

Addendum of Technical Data

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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
Avondale Estates	1,313	68.2%	2,209	18.1%	2,609	98.7%
DeKalb County	483,024	13.0%	545,837	22.0%	665,865	37.9%
State of Georgia	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

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

Source: Georgia Department of Community Affairs

Table 2-3. Population and Gender 1980-2000

Avondale Estates Population & Gender			
Category	1980	1990	2000
Total population	1,313	2,209	2,609
Male population	NA	1,012	1,169
Female population	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

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

Source: 2000 U.S. Census

Table 2-5. Population Age 2000

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

Source: 2000 U.S. Census

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

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

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.

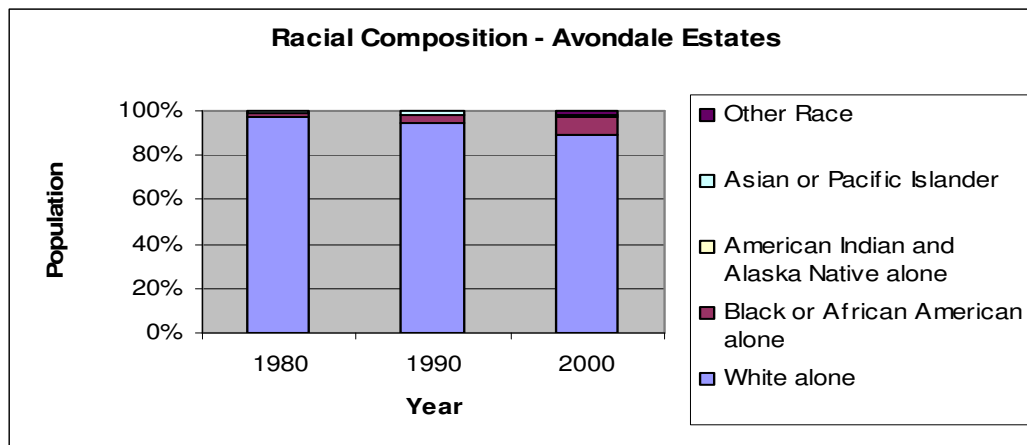
- Between 1990 and 2000, the White population of Avondale Estates decreased from 97.2% to 88.8%, while all other race categories increased (with the exception of Native American).
- Between 1990 and 2000, the White population of DeKalb County decreased by half (from 71.3% to 35.8%), while all other race 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%
TOTAL	1,313	100.0%	2,209	100.0%	2,609	100.0%

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

Avondale Estates Per Capita Income (in dollars)			
Category	1980	1990	2000
Per Capita Income	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

Avondale Estates: Per Capita Income (in dollars)							
Category	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	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

Avondale Estates Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	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

Median Income by Household for 1999			
	Georgia	DeKalb County	Avondale Estates
Median household income in 1999	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

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

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

Top Ten Employers – DeKalb County	
Organization	Employees
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+
Total	122	89	9	15	5	1	3	0
Construction	11	6	2	0	0	0	3	0
Manufacturing	5	3	2	0	0	0	0	0
Wholesale trade	7	4	0	1	2	0	0	0
Retail trade	8	5	2	1	0	0	0	0
Transportation & warehousing	1	1	0	0	0	0	0	0
Information	3	2	0	1	0	0	0	0
Finance & insurance	4	2	1	1	0	0	0	0
Real estate & rental & leasing	9	8	0	1	0	0	0	0
Professional, scientific & technical services	31	28	0	3	0	0	0	0
Admin, support, waste mgt, remediation services	6	2	0	1	2	1	0	0
Educational services	2	2	0	0	0	0	0	0
Health care and social assistance	6	6	0	0	0	0	0	0
Arts, entertainment & recreation	2	2	0	0	0	0	0	0
Accommodation & food services	6	3	0	2	1	0	0	0
Other services (except public administration)	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

Projected Change in Employment from 2004-2029					
Year	Retail	Food & Beverage	Industrial/Auto	Office	Total
2004	229	156	340	428	1153
2009	329	224	305	446	1304
2014	428	291	271	464	1454
2019*	471	320	244	510	1545
2024*	518	352	220	561	1651
2029*	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

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

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

Source: 2000 U.S. Census

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

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

Source: 2000 U.S. Census

Table 3-7. Employment by office Location

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

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

Source: 2000 U.S. Census

E. Worker Commute patterns

Table 3-9. Transportation Methods to Work

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

Source: 2000 U.S. Census

Table 3-10. Travel Time to Work

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

Source: 2000 U.S. Census

Table 3-11. Travel Time by Means of Transportation

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

Source: 2000 U.S. Census

Table 3-12. Primary Vehicle Occupancy for Workers

Primary Vehicle Occupancy for Workers (Age 16+)			
	Georgia	DeKalb County	Avondale Estates
Total:	3,832,803	341,110	1,534
Car, truck, or van:	3,525,972	292,968	1,360
Drove alone	2,968,910	240,374	1,199
Carpooled:	557,062	52,594	161
In 2-person carpool	406,954	36,752	133
In 3-person carpool	87,725	8,173	23
In 4-person carpool	34,505	4,088	5
In 5- or 6-person carpool	18,718	2,652	0
In 7-or-more-person carpool	9,160	929	0
Other means (including those who worked at home)	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
Total Employed Civilian Population	636	100%	1,177	100%	1,540	100%
Agriculture, Forestry, Fishing, hunting & mining	2	0%	20	2%	4	0%
Construction	28	4%	75	6%	89	6%
Manufacturing	53	8%	86	7%	104	7%
Wholesale Trade	51	8%	84	7%	5	0%
Retail Trade	87	14%	146	12%	130	8%
Transportation, warehousing, and utilities	40	6%	68	6%	54	4%
Information	NA	NA	NA	NA	107	7%
Finance, Insurance, & Real Estate	60	9%	100	9%	102	7%
Professional, scientific, management, administrative, and waste management services	32	5%	35	3%	257	17%
Educational, health and social services	107	17%	268	23%	454	30%
Arts, entertainment, recreation, accommodation and food services	28	4%	14	1%	69	5%
Other Services	76	12%	204	17%	83	5%
Public Administration	72	11%	77	7%	82	5%

Source: 2000 U.S. Census

Table 3-14. Employment Projections by Industry

Avondale Estates: Employment Projections by Industry							
Category	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	1,540	1,766	1,992	2,218	2,444	2,670	2,896
Agriculture, Forestry, Fishing, hunting & mining	4	5	5	6	6	7	7
Construction	89	104	120	135	150	165	181
Manufacturing	104	117	130	142	155	168	181
Wholesale Trade	5	0	0	0	0	0	0
Retail Trade	130	141	152	162	173	184	195
Transportation, warehousing, and utilities	54	58	61	65	68	72	75
Information	107	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	102	113	123	134	144	155	165
Professional, scientific, management, administrative, and waste management services	257	313	370	426	482	538	595
Educational, health and social services	454	541	628	714	801	888	975
Arts, entertainment, recreation, accommodation and food services	69	79	90	100	110	120	131
Other Services	83	85	87	88	90	92	94
Public Administration	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
TOTAL Housing Units	540	100.0%	1,074	100.0%	1,239	100.0%
Single Units (detached)	507	93.9%	832	77.5%	999	80.6%
Single Units (attached)	3	0.6%	86	8.0%	217	17.5%
Double Units	2	0.4%	10	0.9%	2	0.2%
3 to 9 Units	28	5.2%	136	12.7%	21	1.7%
10 to 19 Units	0	0.0%	1	0.1%	0	0.0%
20 to 49 Units	0	0.0%	0	0.0%	0	0.0%
50 or more Units	0	0.0%	0	0.0%	0	0.0%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%
All Other	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

Avondale Estates city: Average Household Size			
Category	1980	1990	2000
Persons per household	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
Total:	1,239
Built 1999 to March 2000	0
Built 1995 to 1998	0
Built 1990 to 1994	26
Built 1980 to 1989	202
Built 1970 to 1979	61
Built 1960 to 1969	171
Built 1950 to 1959	391
Built 1940 to 1949	226
Built 1939 or earlier	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
Total housing units	1,074	1,239
Lacking plumbing facilities	3	0
Lacking complete kitchen facilities	0	0
Housing Units Vacant	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)
Owner Occupied	87%	54%	47%
Renter Occupied	7%	38%	43%
Vacant	6%	9%	11%
Total	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%
Total	1,132	151,911	192,097
Median Home Value	\$236,957	\$157,979	\$163,037

Source: ESRI BIS 2003

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

	Avondale Estates		DeKalb County		Georgia	
Category	1990	2000	1990	2000	1990	2000
Median property value	\$118,000	\$203,500	\$90,900	\$135,100	\$70,700	\$111,200
Median rent	\$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

Affordability of Renters Units by # of Bedrooms				
Housing Units by Affordability	0-1	2	3+	Total
1. Rent <=30%				
# 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
2. Rent >30% to <=50%				
# 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
3. Rent >50% to <=80%				
# 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
4. Rent >80%				
# 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

Affordability of Owned or For Sale units by # of Bedrooms				
Housing Units by Affordability	0-1	2	3+	Total
1. Value <=30%				
# 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
2. Value <=50%				
# 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
3. Value >50% to <=80%				
# 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
4. Value >80%				
# occupied units	0	132	672	804
# vacant for sale	0	0	19	19

Source: 2000 CHAS Data Book

Table 4-14. Poverty Level

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

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

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
- Berkely 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 20th 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.

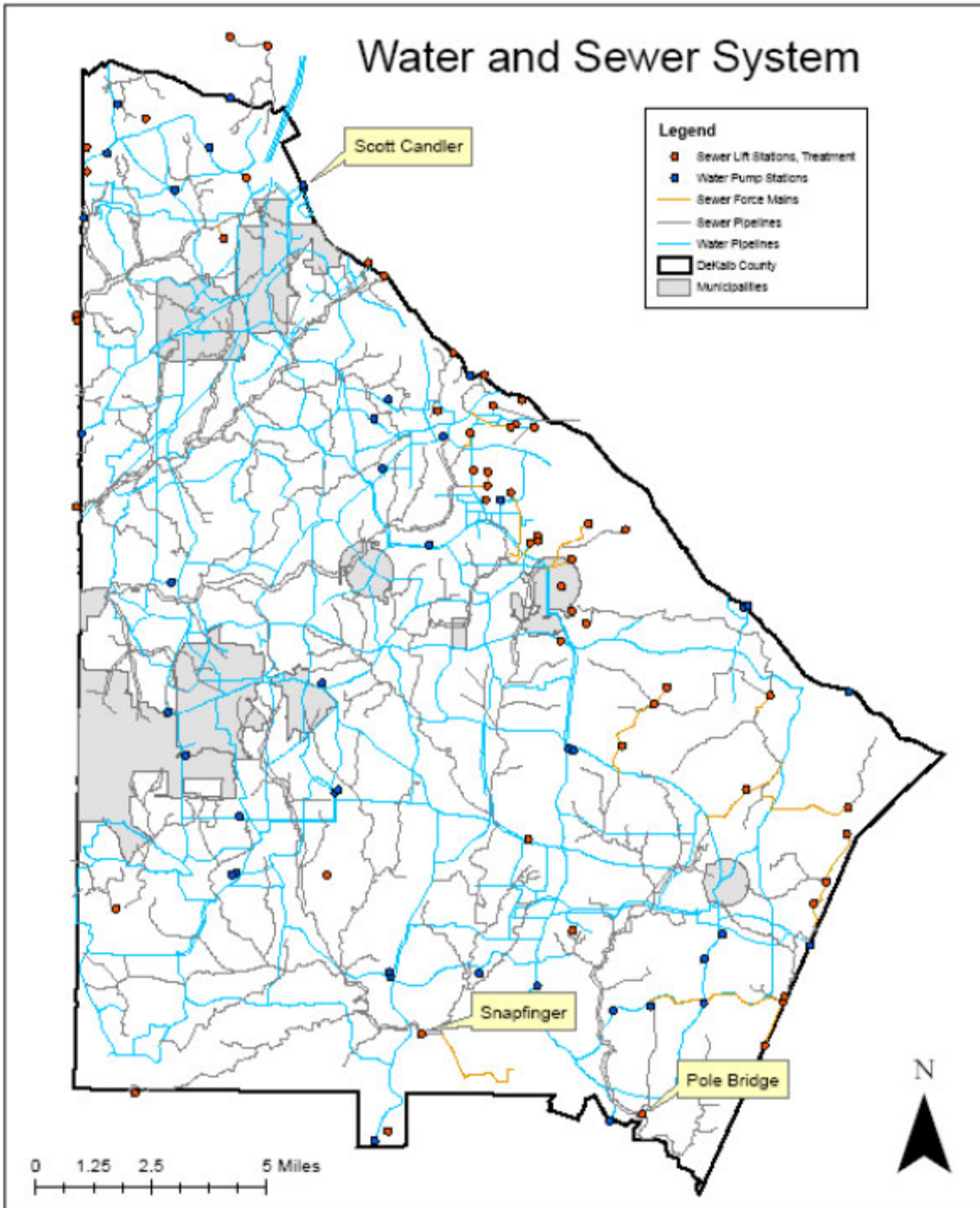
The City of Avondale Estates maintains a service agreement with DeKalb County and prepares a Joint Solid Waste Management Plan with the County. The current service agreement terms are from 2005 – 2014.

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, 2005
 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.

DeKalb County Service Delivery Strategy (SDS) Matrix Selected Services (Avondale Estates)		
Services Provided	Areas Served	Changes in SDS Update (2005)
Police	Unincorporated DeKalb	Negotiations with Avondale Estates to add specialty services
Fire/EMS	DeKalb County provides services to unincorporated areas, and all cities.	
Animal Control	DeKalb County provides services to unincorporated areas, and all cities.	
911	DeKalb County provides services to unincorporated areas, and all cities.	
Dispatch	DeKalb County provides services to unincorporated areas, and all cities.	
Medical Examiner	DeKalb County provides services to unincorporated areas, and all cities.	
Emergency Management	DeKalb County provides services to unincorporated areas, and all cities.	
CBDG	DeKalb County and all cities except Avondale Estates, Doraville, Pine Lake	
Building Inspections & Permits	DeKalb County provides services to unincorporated areas, and all cities.	
Refuse	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.
Land Fill	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.
Recycling	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.
Street construction and maintenance	DeKalb County provides services to unincorporated areas, and some cities including Avondale Estates	
Traffic Engineering	DeKalb County provides services to unincorporated areas, and all cities.	
Storm Water	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 – 5th
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 – 5th
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: 9th – 12th
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: 6th – 8th

<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:

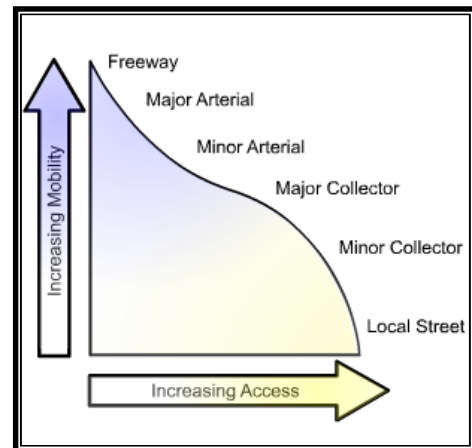
- Roads, Highways, & Bridges
- Connectivity, Signalized Intersections, & Signage

Roads, Highways, & Bridges

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

- Movement of traffic and
- Access to facilities.

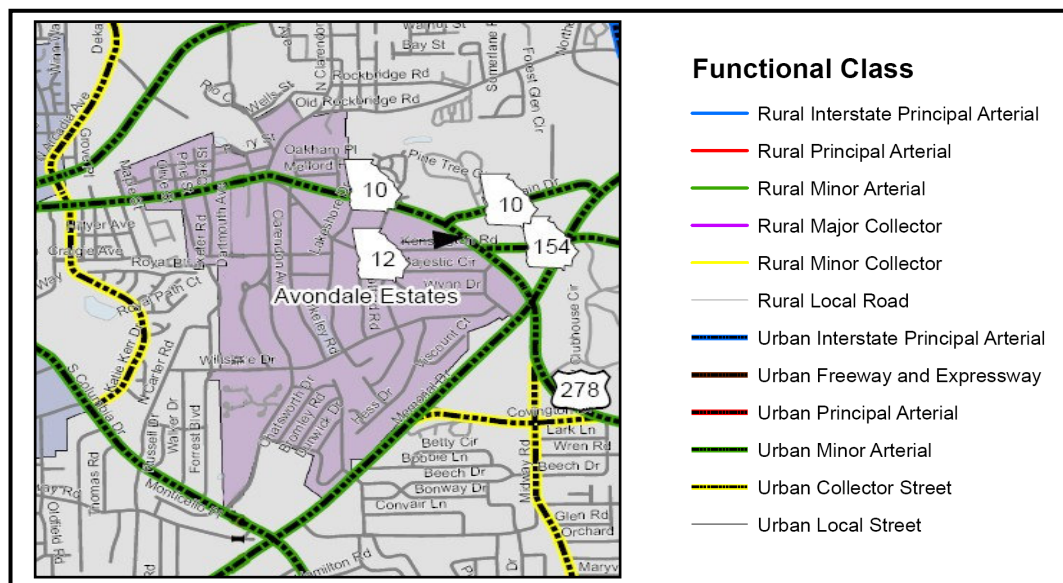
As portrayed in the image at right, these functions are inversely related in that the more traffic volume a roadway can accommodate, the less access it provides (and vice versa). A functional classification provides a hierarchical ranking based on the degree of mobility and accessibility that a street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



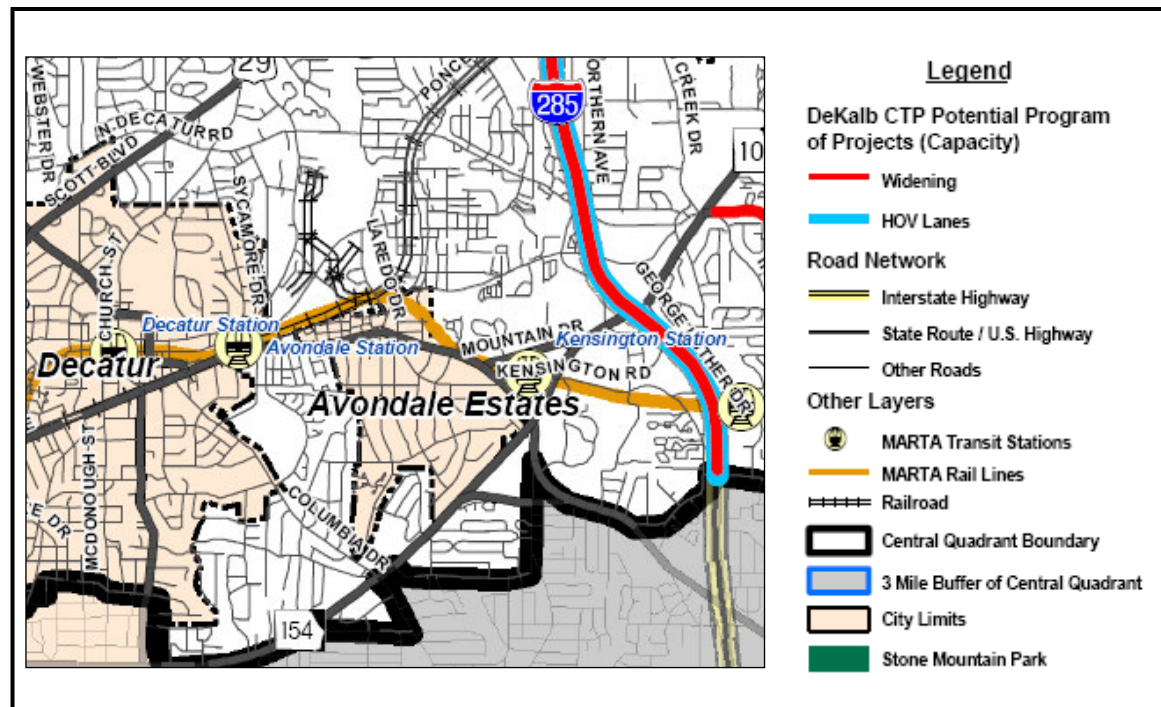
The primary routes serving the city include: College Avenue/Covington Highway (US 278/SR 10) which forms the east-west spine and Memorial Drive (SR 12) which forms the southeastern boundary.

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.

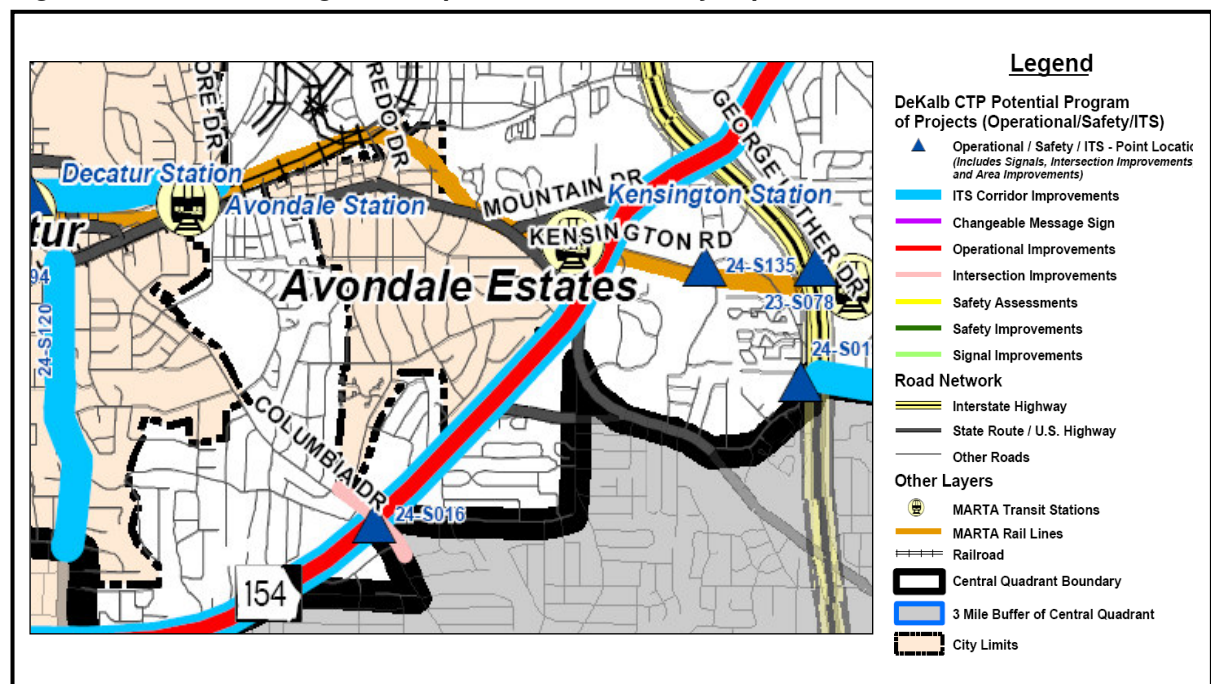
Movement within the downtown area is restricted because there are few east/west connections north of Avondale Road, and because Franklin Street does not connect with Clarendon Avenue. The large block between Maple and Olive Streets impedes flows; redevelopment there could create an improved street network.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

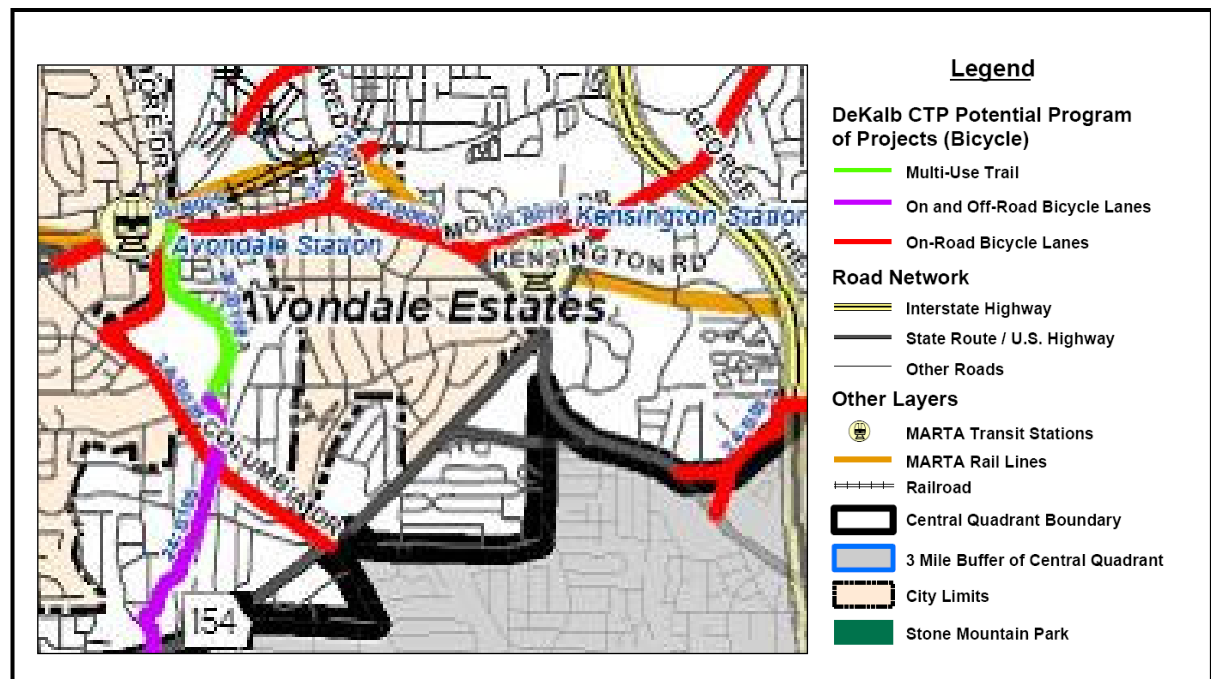
Bicycle Facilities

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.

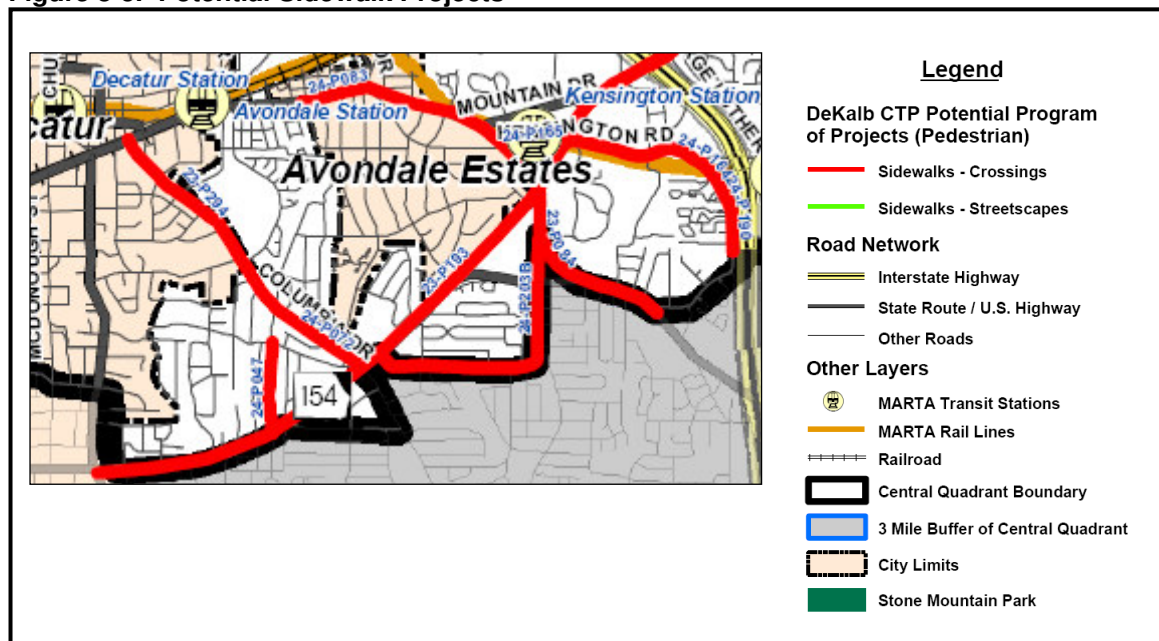
Beyond the streetscape project, facilities are severely lacking. Only a few lots have sidewalks on their property, representing a total of 5,250 linear feet. Overall, the condition of these sidewalks is fair to poor. Many are cluttered by utility poles and are too narrow to be effective.

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



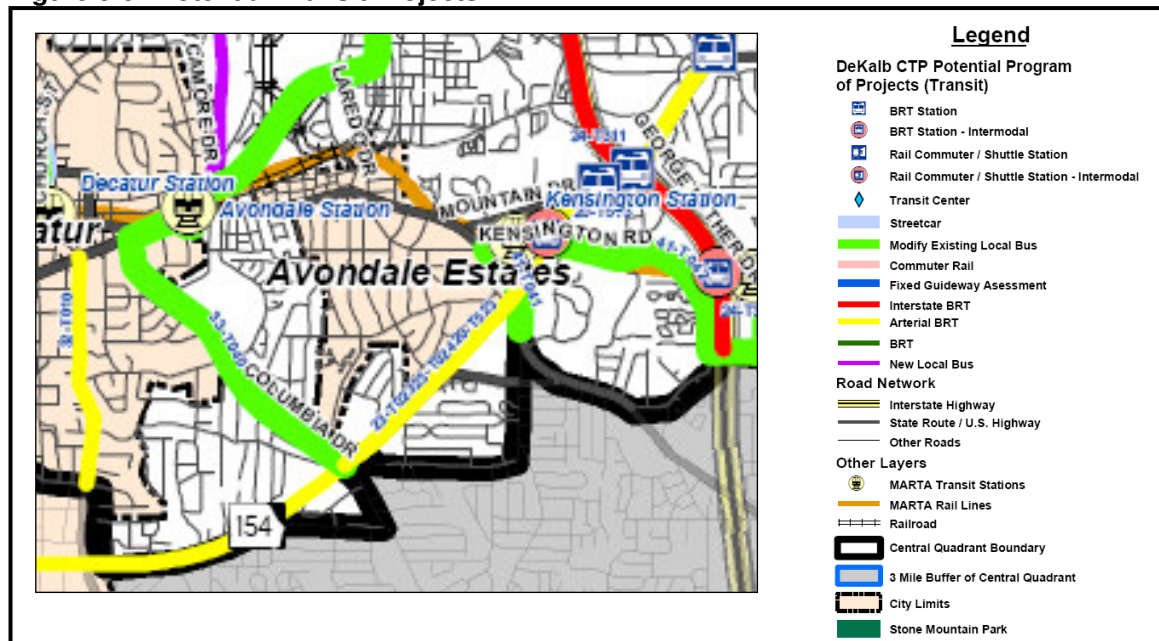
Public Transportation

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:

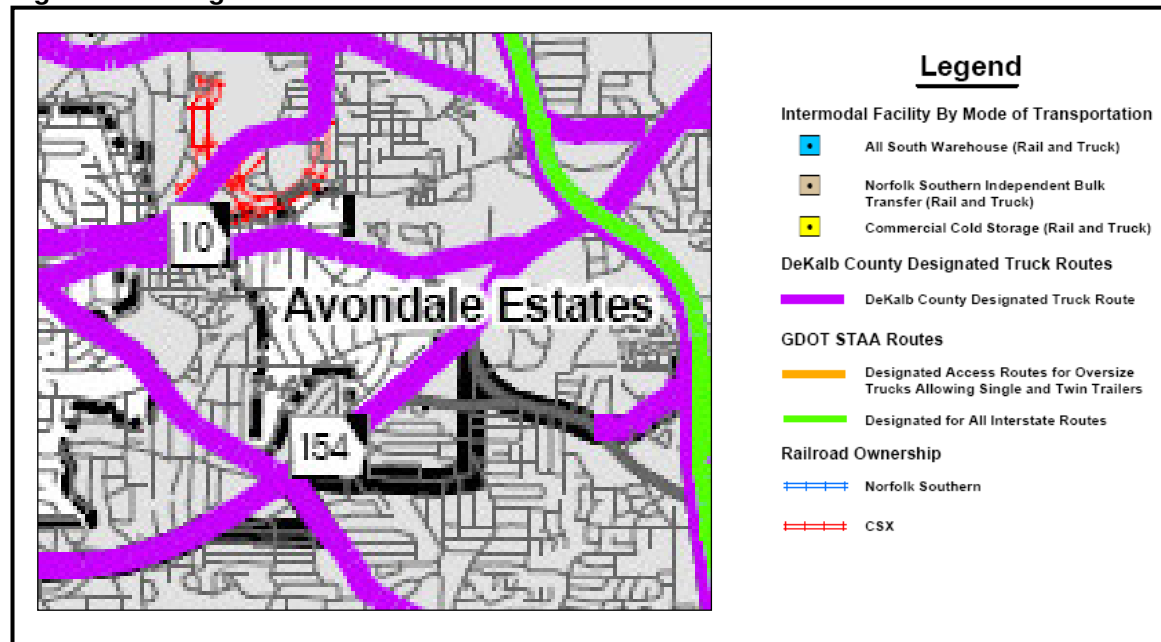
- Passenger Rail Lines
- Major Rail Intermodal Facilities
- Seaports
- Harbors
- Commercial and General Purpose Air Terminals

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)

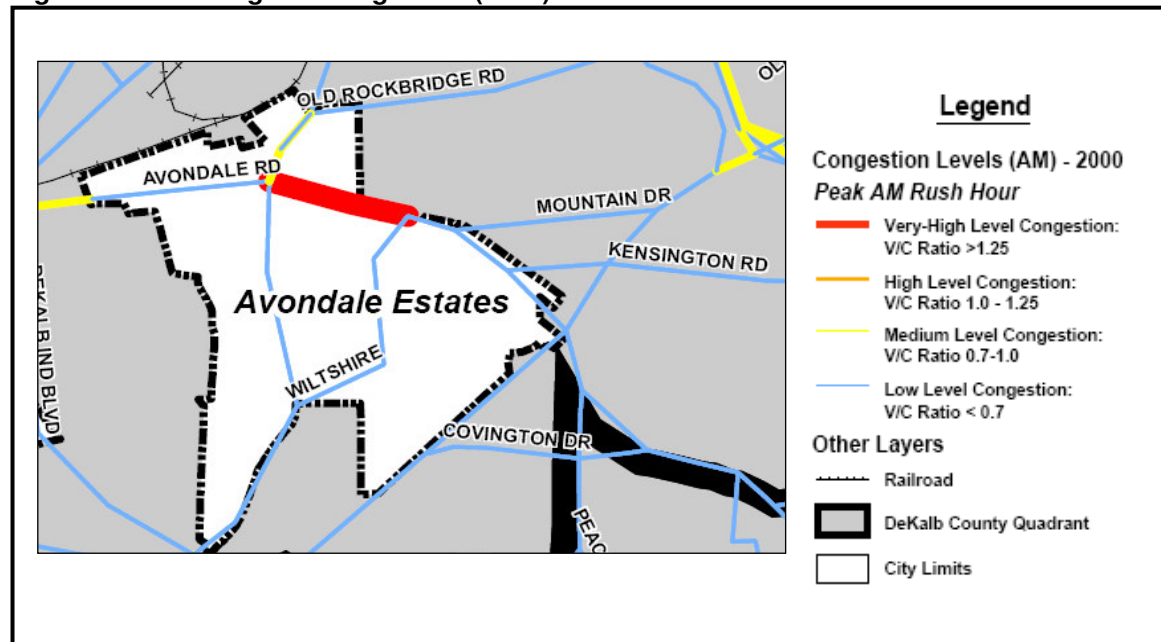
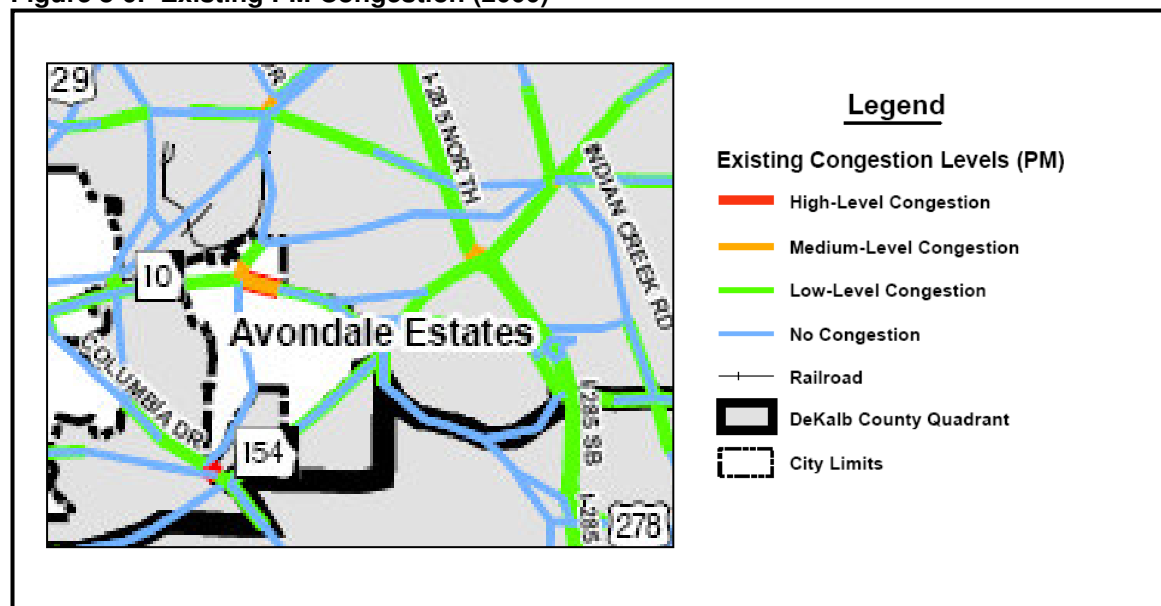


Figure 8-9. Existing PM Congestion (2000)



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
Commercial/Civic													
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	88%	451	12%	62	566	12%	68	88%	498
Office	128	1000 SF	1,613	229	88%	201	12%	27	222	17%	38	83%	184
Park/Green space		Acres		Negligible						50%	-	50%	-
Residential													
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%	-
Multifamily Units	34	Dwelling Units	355	20	20%	4	80%	16	36	80%	29	20%	7
TOTALS			17,909	1,611	68%	1,088	32%	523	1,833	35%	648	65%	1,185
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
Commercial/Civic													
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%	-
Residential													
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	50	Dwelling Units	214	18	25%	4	75%	13	20	63%	13	37%	8
Multifamily Units	104	Dwelling Units	775	55	20%	11	80%	44	75	80%	60	20%	15
TOTALS			26,916	2,265	60%	1,349	40%	916	2,490	43%	1,060	57%	1,429
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
Commercial/Civic													
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%	281	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%	-
Residential													
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	50	Dwelling Units	214	18	25%	4	75%	13	20	63%	13	37%	8
Multifamily Units	104	Dwelling Units	775	55	20%	11	80%	44	75	80%	60	20%	15
TOTALS			29,260	2,431	58%	1,420	42%	1,011	2,632	44%	1,158	56%	1,473
Year 10-25 Change			9%	7%	-2%	5%	3%	10%	6%	3%	9%	-2%	3%
Year 0-25 Change			63%	51%	-14%	31%	28%	93%	44%	24%	79%	-13%	24%