

**STATE OF GEORGIA
CITY OF AVONDALE ESTATES**

RESOLUTION NO. 2025-06

**RESOLUTION TO AUTHORIZE THE BOARD OF MAYOR AND COMMISSIONERS
TO APPROVE AND SUPPORT THE SUBMISSION OF AN APPLICATION FOR A
CITY OF AVONDALE ESTATES DOWNTOWN MASTER PLAN UPDATED LIVABLE
CENTERS INITIATIVE (LCI) STUDY TO THE ATLANTA REGIONAL COMMISSION**

WHEREAS, the Livable Centers Initiative (LCI) is a program of the Atlanta Regional Commission (ARC) created as a way to reduce vehicle miles traveled and improve air quality, and is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services; and

WHEREAS, the Board of Mayor and Commissioners approved the 2014 Updated Downtown Master Plan and authorized its transmittal to the ARC; and

WHEREAS, significant implementation of initiatives set out in the 2014 Updated Downtown Master Plan along with strategic investment by the City of Avondale Estates have created a reality that the current downtown plan needs to be updated to reflect current conditions in downtown Avondale Estates; and

WHEREAS, \$100,000 was budgeted in FY 2025 as local match for a Downtown Master Plan Update; and

WHEREAS, the LCI program is a reimbursable grant program where ARC pays up to 80% of the study amount; and

WHEREAS, the LCI program goals to encourage the co-location of diverse housing, employment, recreational and cultural amenities at major transit, local, and regional centers for people of all ages abilities, and income levels aligns with the goals of the City of Avondale Estates; and

WHEREAS, the LCI program goals to enhance access to a range of travel modes including transit, roadways, walking, and biking and increase connectivity and improve access for all users aligns with the goals of the City of Avondale Estates; and

WHEREAS, the LCI program goals to foster public-private partnerships and sustained community support through an outreach process that promotes the involvement of all stakeholders, including community-based organizations and those who are historically underserved or underrepresented aligns with the goals of the City of Avondale Estates; and

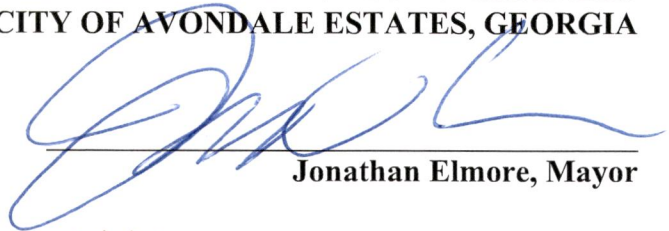
WHEREAS, evidence authorizing the acceptance of said application must be provided;

NOW, THEREFORE, BE IT RESOLVED BY the Board of Mayor and Commissioners of the City of Avondale Estates that the submission of the Downtown Master Plan Update LCI Catalytic Study application is hereby approved, and if awarded, the Mayor is hereby authorized to execute award package with directives under the LCI Program; and

IT IS HEREBY FURTHER RESOLVED, that the Board of Mayor and Commissioners of the City of Avondale Estates do hereby acknowledge and agree to provide a cash match equivalent to twenty percent (20%) of the total study amount.

SO RESOLVED, this 26 day of February, 2025.

**BOARD OF MAYOR AND COMMISSIONERS
CITY OF AVONDALE ESTATES, GEORGIA**



Jonathan Elmore, Mayor

ATTEST:



Karina Reyna, City Clerk





2424 Piedmont Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

February 25, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

RE: Avondale Estates Livable Centers Initiative (LCI) 2025 Application - Letter of Support

Dear Ms. Blaszyk:

I am excited to fully support the City of Avondale Estates' 2025 Livable Centers Initiative (LCI) grant application for the Downtown Master Plan Update.

Avondale Estates has made significant strides in implementing or reimagining 37 of the 41 recommendations outlined in the 2014 Downtown Master Plan. The most notable of the accomplishments include the completion of a town green, ongoing construction of the Complete Streets project on US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code that incorporates street standards and building design criteria for the Central Business District (CBD).

The goals for the proposed Downtown Master Plan update focus on enhancing connections to the adjacent Avondale and Kensington Transit Stations, including improvements to the US 278 bus corridor, expanding the pedestrian and bicycle networks, advancing placemaking efforts, and increasing the variety of housing options. These objectives are aligned with MARTA's community development initiatives and will foster stronger ties to the regional transit network.

Given Avondale Estates' proven ability to implement planning initiatives and the proposed improvements to vital connections with MARTA, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Regards,

A handwritten signature in blue ink, appearing to read "Collie Greenwood", with a large, stylized loop at the end.

Collie Greenwood
General Manager & CEO



AVONDALE ARTS ALLIANCE

Avondale Arts Alliance
avondaleartsalliance.com
Info@avondaleartsalliance.com

Avondale Arts Center
84 N. Avondale Rd.,
Avondale Estates, GA 30002

February 17, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk,

I am writing today to express Avondale Arts Alliance's full support for the City of Avondale Estates' 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update.

With the Avondale Arts Alliance as a dedicated partner, Avondale Estates has made significant progress implementing the 2014 Downtown Master Plan. Key achievements include providing a home base for the Avondale Arts Alliance at 84 N. Avondale Road, the completion of the adjacent town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code.

The proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure.

These goals align with the Avondale Art Alliance's mission to foster an artistic community, provide arts opportunities to those who live and work in our city, and overall grow a cohesive, vibrant, and well-connected downtown Avondale Estates arts district. The board of the Avondale Arts Alliance is ready to take a leading role by innovating placemaking, planning public art, hosting art-making workshops and events, as well as programming cultural events to involve under-represented groups in the LCI planning process.

Given the City of Avondale Estates' proven track record in successfully implementing planning initiatives with the Avondale Arts Alliance as a key partner in placemaking and public arts, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Respectfully,

Isadora Pennington

President, Avondale Arts Alliance
Director, Avondale Arts Center

February 14, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk:

As the Super District 6 Commissioner, which includes the City of Avondale, I am writing to express my full support for the City of Avondale Estates' 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update.

With DeKalb County as a dedicated partner, Avondale Estates has made significant progress implementing the 2014 Downtown Master Plan. Key achievements include the completion of a town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code with building and street design requirements.

The proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, link to the Stone Mountain PATH trail, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure. These goals align with DeKalb County's ongoing efforts to foster a cohesive, vibrant, and well-connected downtown Avondale Estates.

Given the City's proven track record in successfully implementing planning initiatives with DeKalb County as a key partner, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Respectfully,



Edward C. "Ted" Terry, Commissioner
DeKalb County, Super District 6



DeKalb County Board of Commissioners

February 19, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk:

I enthusiastically support the City of Avondale Estates' 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update.

Avondale Estates has made significant progress implementing the 2014 Downtown Master Plan including the completion of a town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code with building and street design requirements.

The proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, link to the Stone Mountain PATH trail, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure. These goals align with DeKalb County's ongoing efforts to foster a cohesive, vibrant, and well-connected downtown Avondale Estates.

The City of Avondale has a proven track record in successfully implementing planning initiatives with DeKalb County as a key partner. Please feel free to contact me if you have any questions.

Sincerely,

Chakira Johnson, PE
Commissioner
DeKalb County Board of Commissioners | **District 4**
1300 Commerce Drive | 5th Floor | Decatur, GA 30030
| Cell: 470.727.5229 |

CHAKIRA
DEKALB COMMISSIONER - DISTRICT 4
JOHNSON



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509 North McDonough Street
P.O. Box 220
Decatur, Georgia 30031
404-370-4102 ■ Fax 678-553-6518
info@decaturga.com ■ www.decaturga.com

February 14, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk:

I am writing to express the City of Decatur's full support for the 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update.

Our neighboring community, Avondale Estates, has made significant progress implementing their 2014 Downtown Master Plan. Key achievements include the completion of a town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code with building and street design requirements.

The Avondale Estates proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, link to the Stone Mountain PATH trail, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure.

These goals align with the City of Decatur's ongoing efforts to connect with surrounding areas and foster a vibrant, multimodal, and well-connected broader community. The Avondale MARTA Transit Station is located within the Decatur city limits adjacent to Avondale Estates and Decatur supports strengthening connections to this station.

Given Avondale Estates' proven track record in successfully implementing planning initiatives, with the City of Decatur as a supportive neighbor, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Respectfully,

Andrea Arnold
City Manager



City of Avondale Estates
Downtown Development Authority

February 11, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk:

I am writing to express full DDA support for the City of Avondale Estates' 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update.

With the City of Avondale Estates Downtown Development Authority (DDA) as a dedicated partner, Avondale Estates has made significant progress in realizing 37 of the 41 recommendations outlined in the 2014 Downtown Master Plan. Key achievements include the completion of a town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code that incorporates street standards and building design criteria for the Central Business District (CBD)

The proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure. These goals align with the DDA's ongoing efforts to drive community development and create a cohesive, vibrant, and well-connected downtown Avondale Estates.

Given the City's proven track record in successfully implementing planning initiatives with the DDA as a key partner in execution, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Respectfully,

David Deiters, Chair



PLANNING, ARCHITECTURE, AND ZONING BOARD

February 24, 2025

Lauren Blaszyk, AICP
Program Manager, Livable Centers Initiative
Community Development
Atlanta Regional Commission
229 Peachtree ST NE, Suite 100
Atlanta, GA 30303

Dear Ms. Blaszyk:

The City of Avondale Estates Planning, Architecture, and Zoning Board (PAZB) fully supports the 2025 Livable Centers Initiative (LCI) grant application for a City of Avondale Estates Downtown Master Plan Update. The PAZB is committed to an innovative and inclusive public engagement process and will help to broaden the participation of minority populations, the arts community, and other community-based organizations in the creation of an updated downtown master plan.

The City of Avondale Estates has made significant progress implementing recommendations outlined in the 2014 Downtown Master Plan. Key achievements include the completion of a town green, the ongoing construction of the Complete Streets project along US 278 (E. College, N. Avondale, Covington Hwy.), and the 2021 adoption of a new zoning code.

The proposed Downtown Master Plan update aims to expand pedestrian and bicycle networks, strengthen connections to the adjacent Avondale and Kensington Transit Stations, and enhance improvements to the US 278 bus corridor. Additional priorities include advancing placemaking initiatives, diversifying housing options, and addressing storm water deficiencies with green infrastructure. These goals align with the PAZB's ongoing efforts to create a cohesive, vibrant, and well-connected downtown Avondale Estates.

Given the City's proven track record in successfully implementing planning initiatives with the PAZB as a key partner in inclusive and meaningful public engagement, we wholeheartedly support the 2025 LCI grant application for the City of Avondale Estates' Downtown Master Plan Update.

Respectfully,

Dan Marcec, Chair