



Meeting Agenda

Introductions and Welcome

Presentation

- Process: Where we are and where we're going

- Framework plan

- Development and redevelopment

- Parks, greenspace, and gateways

- Mobility, streetscapes, and parking

Present Group Designs

- Evaluate land use and transportation plans

- Prioritize projects

Meeting Summary

The third community meeting for the Avondale Estates Downtown Master Plan 2014 was held on Thursday November 14th from 6:00 to 8:00 pm at Avondale Estates City Hall (21 North Avondale Road). Over 100 individuals attended the meeting, which included a presentation of the draft concepts and an opportunity for citizens to prioritize their preferred projects. Mayor Rieker opened the meeting and reminded the group about the Downtown Master Plan's study purpose. Joel Reed and the rest of the consultant team presented the draft concepts for development, open space, and transportation throughout the study area.

After the presentation, Joel Reed invited participants to visit two stations to learn more about each of the proposed projects and identify their favorite projects. The Draft Development Plan showed information about development and redevelopment concepts, including land use, scale, architectural style, and building form. This station also included a description of proposed greenspace locations in the city. The Draft Transportation Plan station included a map of recommended transportation projects in the city, which include bicycle and pedestrian facilities, streetscapes, traffic calming measures, and intersection improvements.

Next Steps

Board of Mayor and Commissioners Adoption Hearing: January 2014

This summary constitutes the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing.



Interactive Exercise Results

Transportation Projects

Project	Votes
Intersection improvement at N Clarendon Ave and N Avondale Rd Option B: offset T intersection	22
Intersection improvement at N Clarendon Ave and N Avondale Rd • Option C: roundabout	20
Intersection improvement at Laredo Dr and N Clarendon Ave • Option B: roundabout (including Parry St)	17
North Avondale Rd Road Diet (Section A) • Remove one travel lane in each direction • 6' bike lane in each direction • 8' landscape zone on north side of street from N Clarendon Rd to Sams Crossing • 13' sidewalk on north side of street from N Clarendon Rd to Sams Crossing • 8' landscape zone on south side of street from S Avondale Rd to Sams Crossing • 13' sidewalk on south side of street from S Avondale Rd to Sams Crossing	14
Intersection improvement at N Clarendon Ave and N Avondale Rd • Option D: consider other alternatives	10
N Clarendon Ave from N Avondale Rd to Laredo Dr (Section D): • 11' travel lanes in each direction • 6' landscape zone on both sides with street trees • 8' sidewalk on both sides	7
Intersection improvement at N Clarendon Ave and N Avondale Rd • Option A: intersection improvements, prohibit left turn from northbound Clarendon Ave to N Avondale Rd	6
Trail on west side of N Clarendon Ave from Laredo Dr to PATH crossing	4
All New Mill District Streets (Section C): • 11' travel lanes in each direction • 8' parallel parking on both sides • 7' landscape zone on both sides with street trees • 8' sidewalk on both sides	4
Trail from N Clarendon Ave through park to Ashton Pl	3
Parry Street (Section B): • 11' travel lanes in each direction • 18' back-in angled parking on both sides • 8' landscape zone on both sides with street trees • 8' sidewalk on both sides	3
All Rail Arts District Streets (Section F): • 10' travel lanes in each direction • 8' parallel parking on east side • 2' landscape buffer on one side • 5' sidewalk on both sides	3
Rectangular rapid flashing beacon at Ashton Place and US 278	3
Pedestrian safety enhancement at N Avondale Rd and Hillyer Ave	3
Sharrows on Craigie Ave from Exeter Rd to Arcadia Ave	2



<p>Gateway on North Clarendon Ave on MARTA bridge:</p> <ul style="list-style-type: none"> • Signature landscaping • Relocate existing PATH crossing closer to bridge • Add new trail crossing south of tracks • Speed table between trail crossings 	2
<p>Intersection improvement at Laredo Dr and N Clarendon Ave</p> <ul style="list-style-type: none"> • Option A: add crosswalk 	2
<p>Trail in City Hall driveway from N Avondale Plaza to parking lot</p>	1
<p>New Western Gateway Street (Section C):</p> <ul style="list-style-type: none"> • 11' travel lanes in each direction • 8' parallel parking on both sides • 7' landscape zone on both sides with street trees • 8' sidewalk on both sides 	1
<p>Oak Street and Maple Street (Section E):</p> <ul style="list-style-type: none"> • 10' travel lanes in each direction • 8' parallel parking on east side • 6' landscape zone on both sides with street trees • 5' sidewalk on both sides 	1
<p>Gateway on E College Ave at Sams Crossing / Arcadia Ave</p> <ul style="list-style-type: none"> • Signature landscaping and signage, including kiosk/bike trail map • Convert painted island on the north side of 278 into concrete • Reconstruct curb to tighten radius and remove channelized right turn 	1
<p>Add angled parking and plaza between North Clarendon Ave and Center St, Potter Ave and Parry St</p>	1
<p>Sharrow on Kensington Rd from North Avondale Rd to Clarendon Ave</p>	0
<p>Close parking area at North Avondale Rd and Ashton Pl, convert to plaza</p>	0
<p>Hillyer Avenue (Section C):</p> <ul style="list-style-type: none"> • 11' travel lanes in each direction • 8' parallel parking on both sides • 7' landscape zone on both sides with street trees • 8' sidewalk on both sides 	0
<p>Laredo Dr from city limits to N Clarendon Ave (Section D):</p> <ul style="list-style-type: none"> • 11' travel lanes in each direction • 6' landscape zone on both sides with street trees • 8' sidewalk on both sides 	0
<p>8' sidewalk and streetscape on N Avondale Plaza from N Clarendon Ave to Ashton Pl</p>	0
<p>Rename E College Ave to N Avondale Rd</p>	0
<p>Add angled parking to Potter Ave</p>	0
<p>Enhance parking lot behind City Hall to add parking; connect to North Clarendon Ave and add angled parking</p>	0
<p>Public-private partnership parking deck in Mill District redevelopment</p>	0
<p>Pedestrian safety enhancement at N Avondale Rd and Oak St</p>	0
<p>Pedestrian safety enhancement at N Avondale Rd and Pine St</p>	0
<p>Pedestrian safety enhancement at N Avondale Rd and Maple St</p>	0



Development Projects

Project	Votes
Town green	15
Redevelopment on North Avondale Road	10
Amend zoning and comprehensive plan to align with master plan recommendations • Allow additional residential units in Central Business District • Increase the setback along streets perpendicular to North Avondale Road to "open" the Rail Arts District	10
Street network development: perform study and explore policies for city to participate in the creation of the new street grid network with redevelopment sites.	10
Dog park	9
Public space: deed back required open space to the City as public open space	8
Attract retail shopping and dining businesses through a targeted marketing program.	8
Redevelopment of Western Gateway	7
Linear park between Franklin Street and Tudor Village	6
Mill District (former Fenner Dunlop site)	6
Plaza behind Tudor Village	6
Events, such as concerts, food truck nights, food/beverage festivals	5
Amphitheater site	4
Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting.	4
Implement public art program	2
Skate park	1
Façade grants to improve appearance of existing structures	1
Passive park on MARTA/PATH site	0
Improve parking behind City Hall	0
Institutional building (i.e. senior housing) on Oak Street	0
Adaptive reuse of post office into classrooms, studios, or gallery space	0
Infill residential development in Rail Arts District	0
Update Architectural Review Board guidelines	0
Branding and marketing strategies	0
Small business outreach and education	0

Other comments:

- Make sure that bulb-outs on Franklin Street and other streets in the Rail Arts District do not extend into travel lane so cyclists do not need to move into traffic to avoid them
- Keeping the parking in front of Tudor Village is important to the retailers there, so the recommended alternative should be able to keep it
- Consider adding parallel parking in certain areas on North Avondale Road
- The state requires that alternatives are considered for any transportation project that affects a National Historic Register property, which the roundabout would do
- Consider eliminating the 2' landscape zone on Franklin Street and widening the sidewalks to 6'
- There is concern that the landscape zone on North Avondale Road will block businesses from view
- Add a crosswalk on the east side of the North Avondale Rd/North Clarendon Ave intersection.

AVONDALE ESTATES

Downtown Master Plan 2014

