



CITY OF
Avondale
ESTATES



Downtown Master Plan Update

LIVABLE CENTERS INITIATIVE (LCI) STUDY

Introductions

SHANNON POWELL

Assistant City Manager

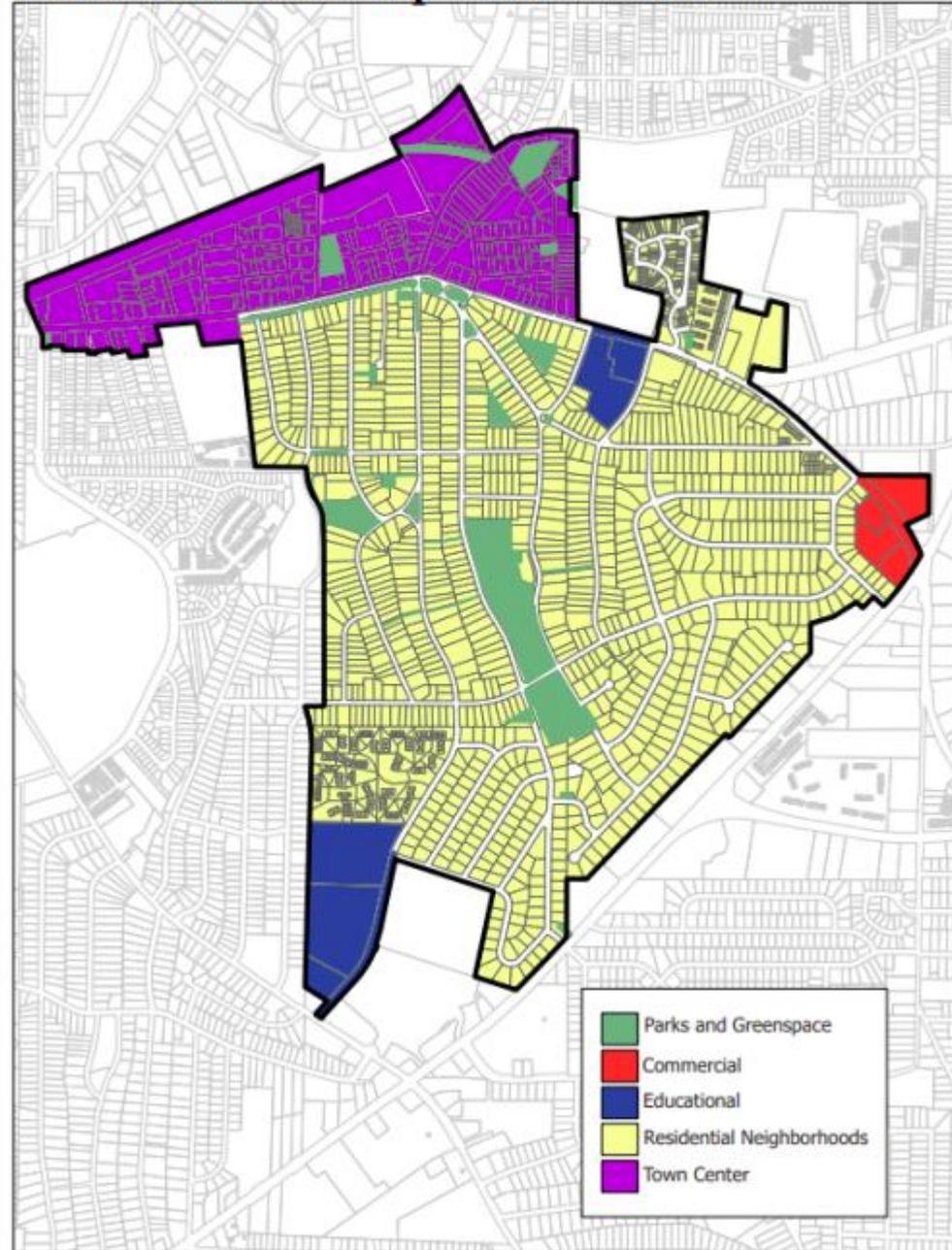
LORI LELAND

**Planning and Development
Director**



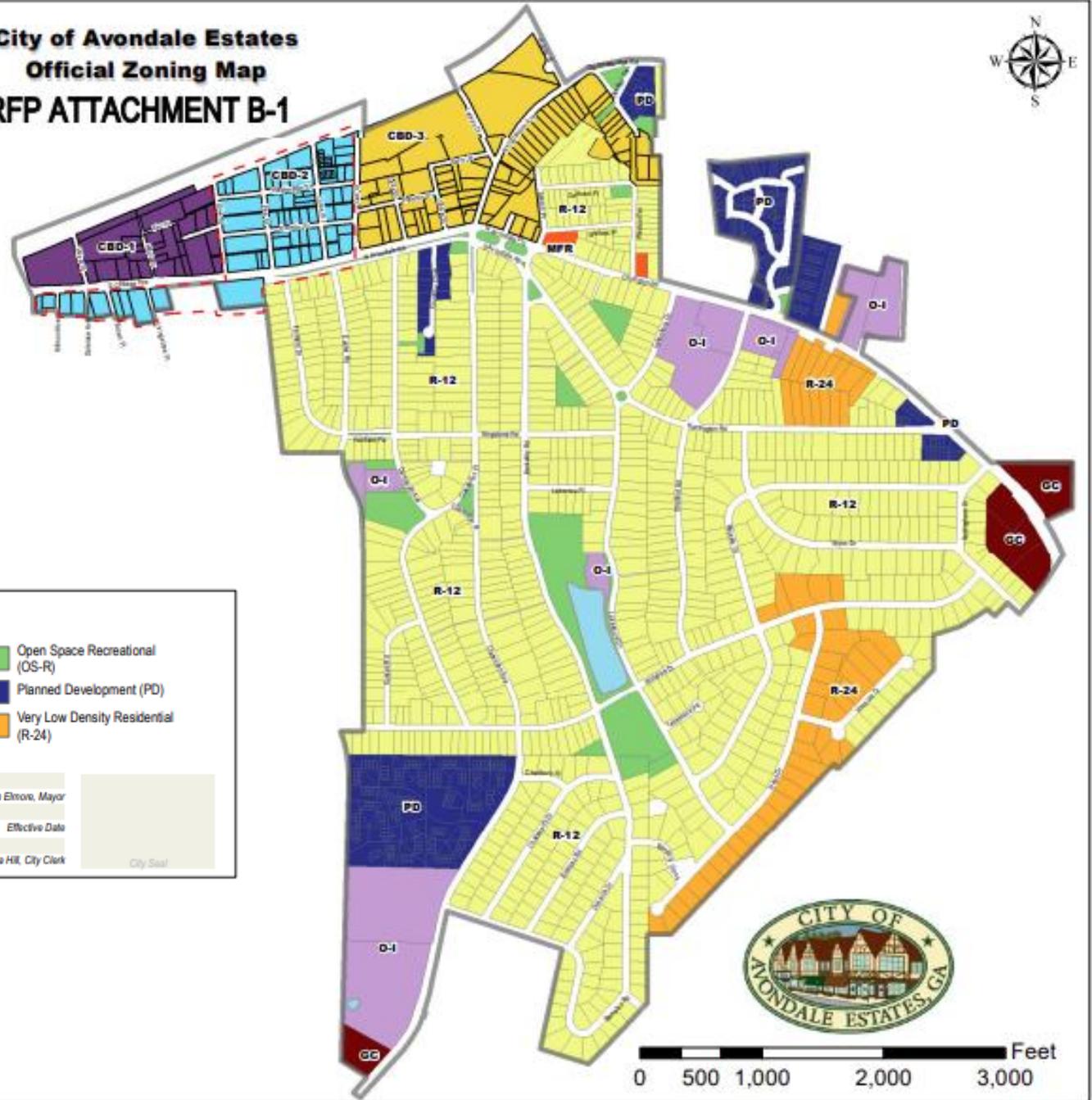
Future Land Use

Future Land Use Map-Character Areas



Zoning Map

City of Avondale Estates Official Zoning Map RFP ATTACHMENT B-1

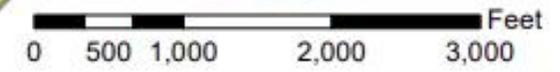


Legend

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
| City Boundary | Central Business District 2 (CBD-2) | Low Density Residential (R-12) | Open Space Recreational (OS-R) |
| Waterbodies | Central Business District 3 (CBD-3) | Multi-Family Residential (MFR) | Planned Development (PD) |
| Adaptive Reuse Overlay District | Central Business District 1 (CBD-1) | Office Institutional (O-I) | Very Low Density Residential (R-24) |
| Central Business District 1 (CBD-1) | General Commercial (GC) | | |

This is to certify that this is the Official Zoning Map referred to in the Avondale Estates Zoning Ordinance, together with the date of adoption of this Ordinance. The Official Zoning Map and all notations, references, and other information shown thereon are a part of the Zoning Ordinance and have the same force and effect as if the Zoning Map and all the notations, references, and other information shown thereon were fully set forth and described as if actually depicted within its pages.

Signed: Jonathan Elmore, Mayor
Effective Date: _____
Attest: Gina Hill, City Clerk
City Seal





Major Accomplishments

Town Green Development and Activation

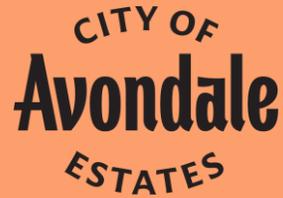
The Dale Mixed Use Development

Transportation and Streetscape Improvements

Zoning, Urban Design, and Policy Updates

Stormwater and Infrastructure Modernization

Economic Development and Housing Initiatives



Future Projects Underway

Downtown Master Plan Update (LCI Study)

Comprehensive Plan Update (due for October 31, 2026 adoption)

Overlook- affordable senior housing (66 units under construction)

Avila and Hedgewood Homes Oak Street (13 ac. 380 MF & 72 SF units)

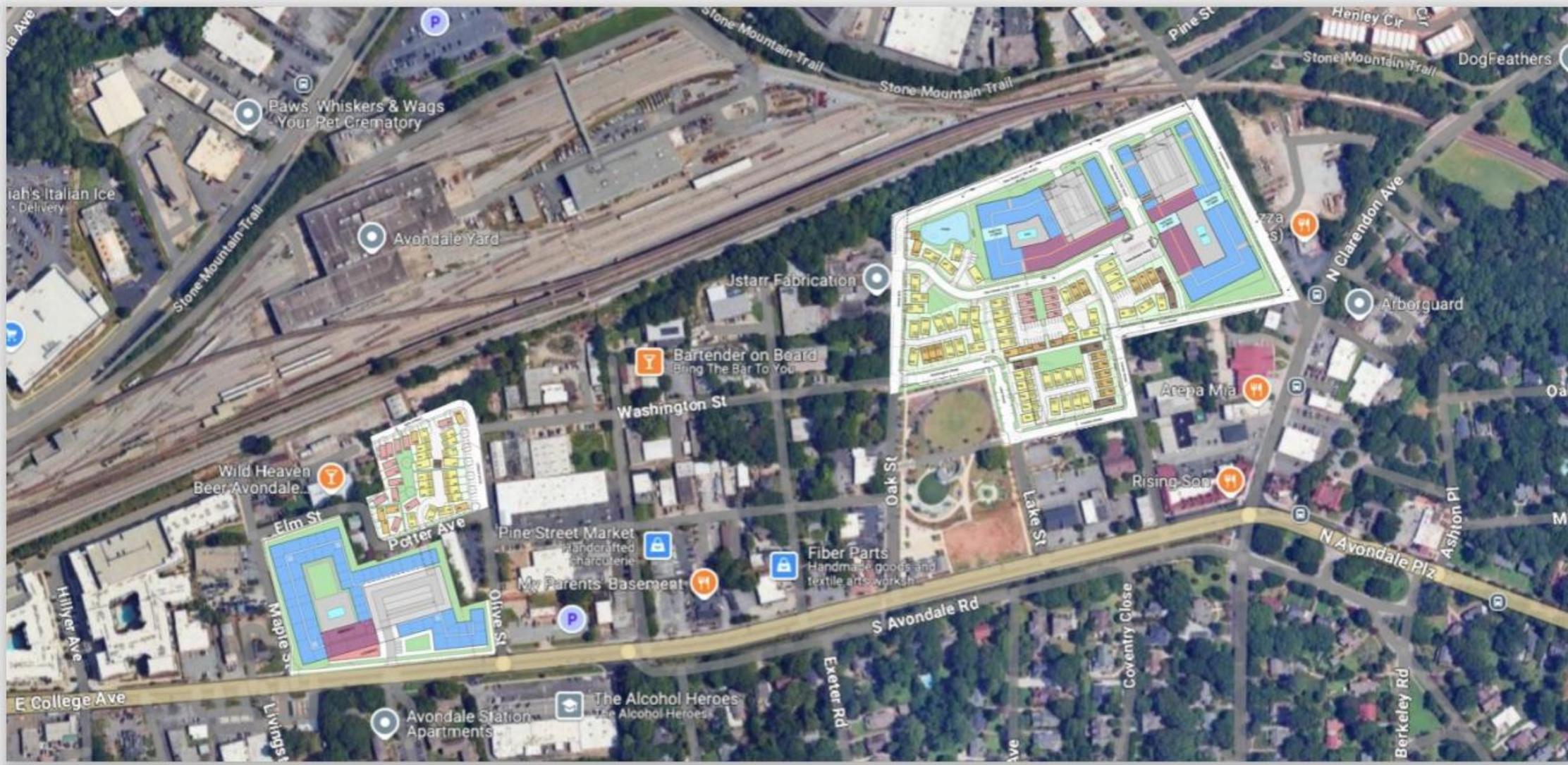
Avila and Hedgewood Homes Maple Street (5 ac. 300 MF & 36 SF units)

TAD District Allocation to build out street grid

Downtown Avondale Shared Streets project (\$3.37 M GDOT grant)

Downtown Development Authority (DDA) ongoing development catalyst

Avila/Hedgewood - Oak Street & Maple Street



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Avila/Hedgewood - Oak Street



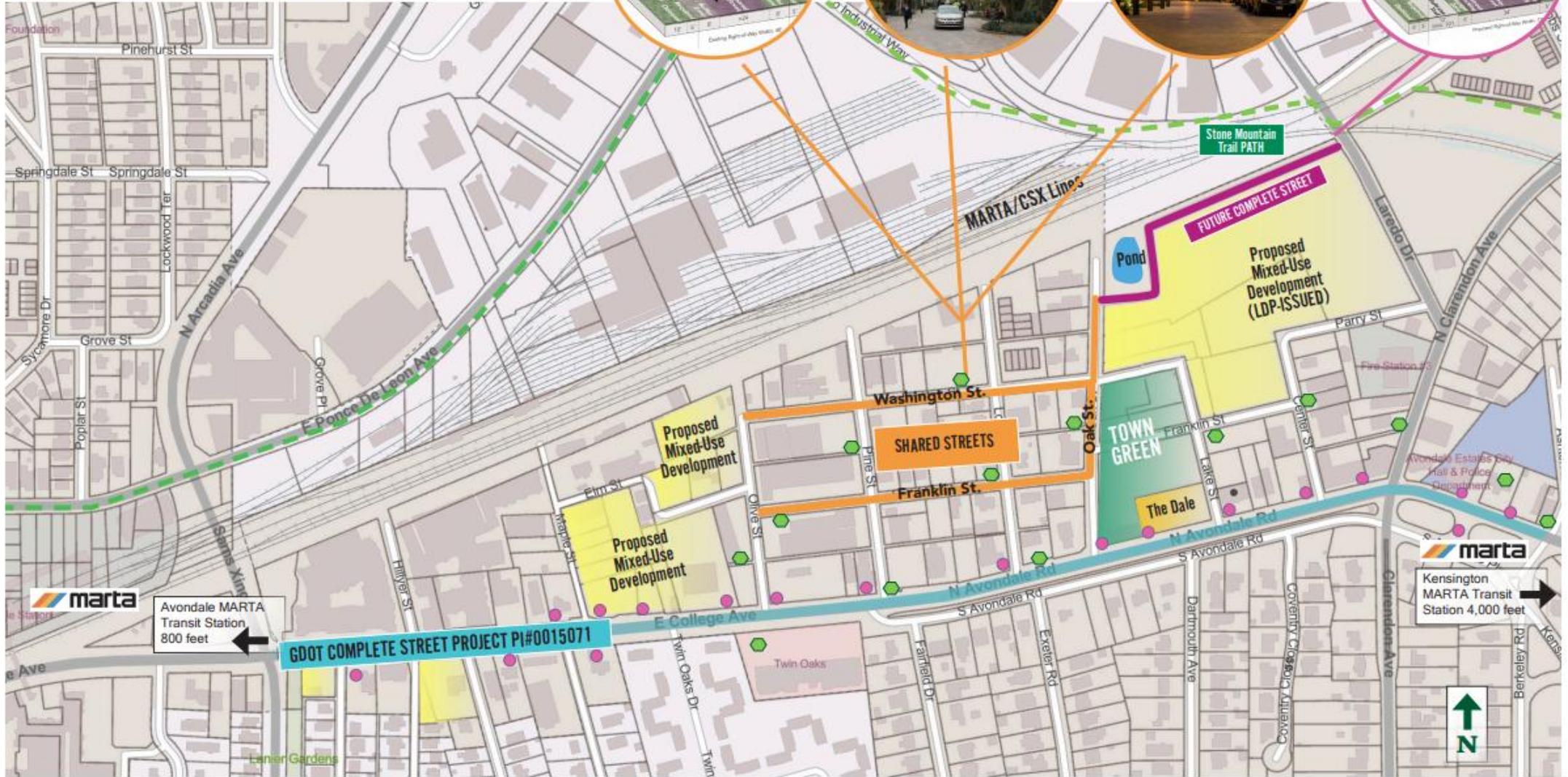


Avila/Hedgewood - Maple Street



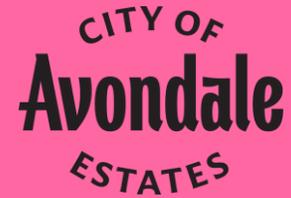


City of Avondale Estates
Shared Streets Project
 Washington, Franklin and Oak Streets
 February 28, 2025



CITY OF
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● Complete Street Bike Rack Location ● GM Grant Bike Rack Location



Robust Public Involvement

Expectations

CONNECTIVITY

- Within and to the downtown

LAND USE

- Clarendon corridor
- Adaptive Reuse Overlay District (protect industrial arts character)
- Integrate proposed future development

PLACEMAKING AND IDENTITY

TRANSPORTATION/ACCESS/BIKE-PED/PARKING STRATEGIES

Schedule

RFP Release December 16, 2025

Pre-Proposal Conference January 7, 2026 at 10:30 AM

Deadline for Questions January 12, 2026 at 5:00 PM

Responses to Questions Posted January 20, 2026 by 5:00 PM

Proposal Submission Deadline February 2, 2026 at 5:00 PM local time

Meetings with Finalists February 16– 20, 2026

Notification of Selection March 2, 2026

Contract Finalization March 23, 2026

Notice to Proceed March 30, 2026

Study Completion Date October 31, 2027

Final Invoice & Study Documents Due October 31, 2027

Tentative Schedule | Comp Plan vs. LCI

Comp Plan	Date	LCI Plan
	2025	
	Nov	Contract Executed
	Dec	RFP Released
	2026	
MOA Executed Project Kickoff Steering Cmte Formed First Public Hearing (if possible)	Jan	
First Public Hearing (backup) Community/Site Visit Draft ROA Complete	Feb	Proposals Due Consultant Selected
Steering Cmte Mtg #1 Online Engagement Begins	Mar	Consultant Contract to ARC Project Kickoff PAG Formed
	Apr	Online Engagement Begins PAG Mtg #1
Cmty Engagement Event	May	Cmty Engagement Event #1
Steering Cmte Mtg #2	Jun	
	Jul	
Draft Plan Complete Second Public Hearing (if possible)	Aug	PAG Mtg #2 Existing Conditions Complete
Second Public Hearing (backup) DCA Review	Sept	Cmty Engagement Event #2
Plan Adoption	Oct	
	Nov	
	Dec	Draft Recommendations Complete

Comp Plan	Date	LCI Plan
	2027	
	Jan	PAG Mtg #3
	Feb	Cmty Engagement Event #3
	Mar	
	Apr	ARC Transp Coord Mtg
	May	Draft Plan Complete ARC Plan Review Mtg
	Jun	
	Jul	Final Plan Complete
	Aug	
	Sept	
	Oct	Final Docs to ARC Invoicing Complete Plan Adoption

DRAFT-Avondale aims to complete LCI study late 2026/early 2027

Questions?

Lori Leland

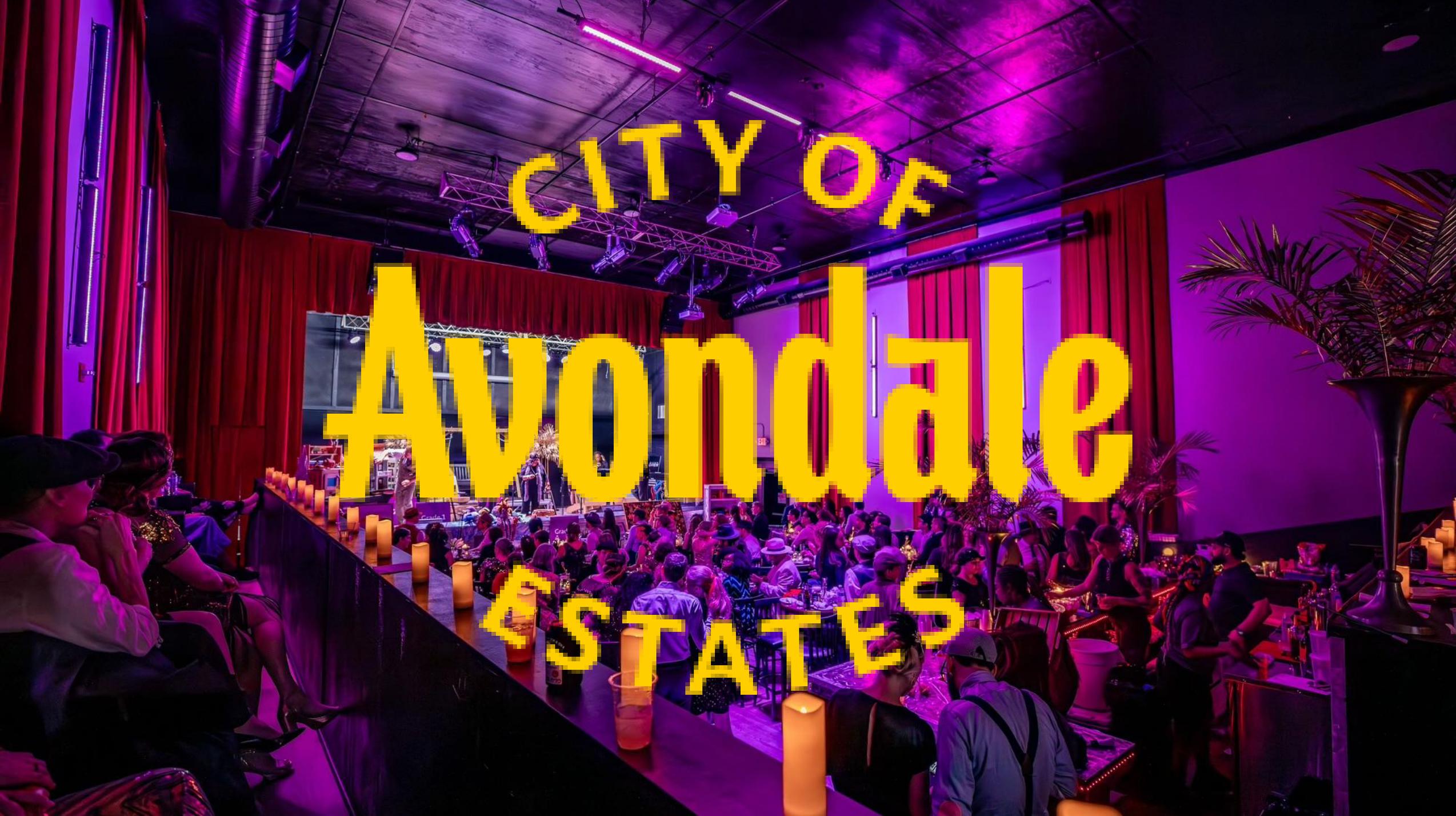
lleland@avondaleestates.org





Thank you!

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& STATES



LCI Study Area

