



# COMPLAN 2030

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THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

## Appendices

Updated March 20, 2018: Northwest Auburn Neighborhood Plan

Updated February 14, 2019: Harper Avenue Focus Area Plan

Updated April 11, 2019: Glenn/Dean Focus Area Plan

Updated March 12, 2020: Cox and Wire Road Corridor Focus Area Plan

Updated September 7, 2021: U.S. Highway 280 Focus Area Plan

## **Appendix A: List of Plans Reviewed**

- 2008 Ambient Air Quality Monitoring Plan
- 2009 Annual Surface Water Quality Report - Final
- 2010 Citizen Survey Full Report
- 2010 Citizen Survey Presentation
- Alabama Watersheds Map
- ALDOT Statewide Transportation Plan
- Annexation Policy
- Annual Surface Water Report
- Auburn 2000 Comprehensive Plan
- Auburn 2020
- Auburn 2020 Goals & Objectives List
- Auburn Ecosystem Analysis
- Auburn Interactive Growth Model Final Report
- Auburn Land Use Plan 2004
- Auburn Land Use Plan 2004 Activity Centers Guide
- Auburn Land Use Plan Appendices 2004
- Auburn University Central Campus Aerial Photo
- Auburn University Central Campus Study Presentation
- Auburn University Image and Character Document
- Auburn University Master Plan - Board of Trustees Presentation
- Auburn University Master Plan - Existing and Proposed Buildings
- Auburn University Master Plan - Expansion
- Auburn University Master Plan Executive Summary
- Auburn University Master Plan Update Presentation 1-31-08
- Auburn University Research Park Master Plan
- City Council Resolution 04-114 - Goals 2004
- City of Auburn 1998 Annexation Study (Draft)
- City of Auburn Annexation Study 1988
- City of Auburn Bicycle Map
- City of Auburn Bicycle Plan
- City of Auburn Biennial Budget
- City of Auburn Business Continuity Plan Final
- City of Auburn CDBG Needs Assessment Survey 2010-2014
- City of Auburn Citizen Survey 2010
- City of Auburn Community Development 2005-2009 Consolidated Plan
- City of Auburn Community Development Action Plan 2007
- City of Auburn Community Development Action Plan 2007
- City of Auburn Community Profile 2009
- City of Auburn Comprehensive Annual Financial Report
- City of Auburn Comprehensive Stormwater Quality Monitoring Plan Final Draft

- City of Auburn Comprehensive Transportation Plan 2010
- City of Auburn Green Space and Greenway Master Plan
- City of Auburn Growth Boundary Plan 2000
- City of Auburn Land Use Implementation Plan (Draft)
- City of Auburn Land Use Plan Goals and Objectives Breakdown
- City of Auburn Major Street Plan
- City of Auburn Mid-Biennium Budget Review
- City of Auburn Mission Statement
- City of Auburn Proposed Greenways
- City of Auburn Proposed Greenways
- City of Auburn Regulating Multi-Family Development Memorandum
- City of Auburn Revised Long Range Transportation Plan 2006
- City of Auburn Sewer Flow Transfer Schematic
- City of Auburn Sidewalk Master Plan
- City of Auburn Sidewalk Policy and Procedures
- City of Auburn Sign Policy
- City of Auburn Storm Water Report 2006
- City of Auburn Stormwater Management Plan 2011
- City of Auburn Stormwater Policies and Procedures 2007
- City of Auburn Street Tree Master Plan 1989
- City of Auburn Vision Statement
- City of Auburn Walking Trails
- Comprehensive Economic Development Strategy Update 2007
- Comprehensive Transportation Plan 2010
- Lake Ogletree Dam Evaluation and Capacity Analysis 2006
- Lake Ogletree Fact Sheet
- Lee County Development Framework Concept 9-23-09
- Lee County Development Framework Concept Matrix 9-23-09
- Lee County Master Plan
- Lee County Natural Hazards Mitigation Plan
- Lee County Soil Report
- Lee County Soil Survey 1981
- Lee County Town Hall Meetings Round One Report
- MPO Draft FY2008-2011 TIP - FY2010 Rebalance
- MPO Final 2035 Long Range Transportation Plan (LRTP) Update
- MPO Long Range Transportation Plan 2030
- MPO Transportation Improvement Program FY08-FY11
- MPO Unified Planning Work Program FY11
- Opelika Comprehensive Plan
- Opelika Future Land Use Map
- Parks and Recreation Capital Projects Priority List
- Parks and Recreation Greenspace Task Force Report

- Parks and Recreation Greenways Master Plan Document
- Public Works Manual
- Public Works Traffic Calming Policy
- Public Works Traffic Study
- Public Works Traffic Study (TS) Presentation
- Regional Growth Management Plan - Lee County
- UFORE i-Tree Urban Forest Effects and Values January 2010
- Urban Core Design Guidelines
- Various Park Master Plans
- Wastewater Master Plan Status Report Dec 07
- Water Resource Management CIP Map
- Water Resource Management Design and Construction Manual
- Water Resource Management Improvements to Water Supply Report 1996
- Water Resource Management Sewer CIP Schedule
- Water Resource Management Wastewater Treatment and Disposal Master plan
- Water Resource Management Water Board LWA History Memo 2007
- Water Resource Management Water Board LWA Purchase Analysis 2006
- Water Resource Management Water Supply Agreement with Opelika, 2nd Amendment
- Water Resource Management Water Supply Master Plan 2007
- Water Resource Management Water Supply Planning and Assessment Status Report 2006
- Water Resource Management Water Works Presentation LWA 2007
- Water Service Areas Map
- Watersheds Map 2006

## Appendix B: Stakeholders

These organizations were provided surveys and offered opportunities to comment on the draft recommendations of CompPlan 2030.

- Alabama Clean Water Partnership:
- Alabama Cooperative Extension System:
- Alabama Department of Conservation & Natural Resources
- Alabama Department of Environmental Management
- Alabama Department of Public Health (including Lee County Health Department)
- Alabama Department of Transportation
- Alabama Forestry Commission
- Alabama Land Trust
- Alabama Power
- Alagasco
- AT&T
- AT&T Wireless
- Auburn University
  - Administration
  - Alabama Water Watch
  - Art Department
  - Athletic Department
  - Campus Planning
  - Campus Recreation
  - Center for Forest Sustainability
  - College of Agriculture
  - Fisheries and Allied Aquacultures Department
  - Music Department
  - Natural Resources Management & Development Institute
  - School of Architecture, Planning, and Landscape Architecture
  - School of Forestry & Wildlife Science
  - Student Government Association
  - Theatre Department
  - Tiger Transit
  - Water Resources Center
- Auburn Aquatics
- Auburn Area Community Theatre
- Auburn Arts Association
- Auburn Beautification Council
- Auburn Chamber of Commerce
- Auburn City Schools
- Auburn Community Garden
- Auburn Community Orchestra
- Auburn Community Tennis Association

- Auburn Dixie Baseball/Softball Association
- Auburn Heritage Association
- Auburn Housing Authority
- Auburn Ministerial Association
- Auburn Preservation League
- Auburn Soccer Association
- Auburn University Regional Airport
- Auburn Water Works Board
- Auburn Youth Football Association
- Auburn/Opelika Tourism Bureau
- Auburn-Opelika Sports Council
- Bicycle Committee
- Boys and Girls Clubs of Greater Lee County
- Cemeteries Advisory Board
- Charter Communications
- Child Care Resource Center
- City of Opelika
- City of Smiths Station
- City of Auburn
  - Office of the City Manager
  - Codes Enforcement
  - Economic Development
  - Environmental Services
  - Finance Department
  - Information Technology
  - Library
  - Parks & Recreation
  - Public Safety
  - Public Works
  - Water Resource Management
- Commercial Development Authority
- CSX
- Development Community
- Downtown Merchants Association
- East Alabama Food Bank
- East Alabama Medical Center
- East Alabama Medical Center EMS
- Ft. Benning Regional Growth Management Plan
- Greenspace Advisory Board
- Historic Preservation Commission
- Industrial Development Board
- ITC Deltacom
- Knology

- Lee County Association of Realtors
- Lee County Government
- Lee County Health Department
- Lee County Home Builders Association
- Lee-Russell Council of Governments
- Meadwestvaco
- North Auburn Housing Development Corporation
- Osher Lifelong Learning Institute
- Parks and Recreation Advisory Board
- Red Cross of Lee County
- Save Our Saugahatchee/Friends of Chewacla
- Sprint
- Tallapoosa River Electric Cooperative
- T-Mobile
- Tree Commission
- U.S. Army Corps of Engineers - Mobile District
- United Way
- Verizon Wireless

## **Appendix C: Public Input**

The pages following contain public input gathered during the major public meetings for the CompPlan. Information is provided on the vision statements developed from public input, a ranked summary of the public input, compiled input from the first set of public meetings; and responses to the vision statements posted at the second public meeting.

July 23, 2010

The following draft vision statements were developed by the Planning staff, based on responses to the two questions posed to citizens attending meetings at Auburn Junior High School, Boykin Community Center, and Auburn High School. Vision statements are in alphabetical order and are not ranked by priority.

1. Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
2. Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
3. Maintain existing parks and greenspace while acquiring additional land as needed to provide a quality park system that is accessible to all citizens.
4. Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
5. Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
6. Protect Auburn's rich and distinct character and heritage while continuing to cultivate a future character and heritage worth preserving.
7. Provide a vibrant, expanded downtown with green space, public parking, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
8. Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
9. Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
10. Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
11. Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.

The tables below show category rankings for responses to the two questions posed to citizens attending meetings at Auburn Junior High School, Boykin Community Center, and Auburn High School. Many votes were counted twice, since individual responses are included in more than one category in many places. Thus, total vote counts cannot be considered an absolute ranking by category.

**“Imagine the best possible  
Auburn in the year 2030.  
Describe one aspect of it.”**

Category	Votes
Transportation Choices	130
Walkability	91
Downtown	69
Character/Heritage	65
Connectivity	64
Parks & Open Space	48
Schools & Education	42
Streets/Traffic	41
City Services	40
Entertainment/Recreation	36
Housing	33
Seniors	33
Neighborhood Commercial	30
Sustainability	27
Arts	23
Redevelopment	22
Utilities	19
Trees	16
Local Businesses	12
Mixed-Uses	11
Students	8
University	8
Airport	7
Health	7
Jobs	4
Other	3

**“What challenges must Auburn address  
between now and 2030 to become the  
best possible place it can be?”**

Category	Votes
Planning and Development	107
Infrastructure	87
Growth Management	79
Environmental Sustainability	68
Housing	64
Character of Auburn	59
Transportation	53
Citizen Participation	49
Infill Development and Revitalization	46
Education	36
Economic Sustainability	34
Accountability	33
Auburn's Budgeting Efficiency	32
Other	27
Governmental Reform	24
Anticipated Development Projects	22
Reliance on Local Resources	21
Public Awareness	21
Social Activities	13

Respondents at two public meetings and one focus group were asked to “Imagine the best possible Auburn in the year 2030. Describe one aspect of it”. The responses were then broken into categories; many responses were assigned more than one category. In some cases similar responses were grouped into a single summary response (i.e. “Build a network of on- and off-street paths for pedestrians and bicycles that connect the places we live, work, learn, and play”). The numbers in brackets represent the number of votes the category or individual response received. If several responses were summarized as one response, the votes were added together. Many votes were counted twice, since responses are included in more than one category in many places. Thus, total vote counts cannot be considered an absolute ranking by category. One vote was added to every response, to prevent responses with zero votes from being excluded.

## “Imagine the best possible Auburn in the year 2030. Describe one aspect of it.”

### Arts [23]

- Create an arts district [6]
- Create a center for arts & culture, possibly at Webster’s Lake [17]

### Character/Heritage [65]

- Protect Auburn’s essential character and heritage that make the city what it is today [59]
  - Protect Auburn’s historic downtown and college town atmosphere [18]
  - Promote village/small town feel [17]
  - Promote local businesses [11]
  - Preserve historic buildings and neighborhoods [5]
  - Limit the height of downtown buildings [4]
  - Protect and maintain walkable neighborhoods near downtown and Auburn University [4]
- Provide a livable city that is welcoming to all people [6]

### City Services [40]

- Increase nuisance code enforcement, including property maintenance and overgrowth [9]
- Enforce existing ordinances [7]
- Better maintain existing facilities [6]
- Provide branch libraries, including one on the west side of Auburn [4]
- Provide excellent public services [3] Provide a larger, more effective public library and add satellite locations [3]
- Rely less on sales tax revenue [3]
- Provide better recycling facilities and services [2]
- Provide broader noise ordinance [1]
- New tree and landscape ordinance that ties into sustainability goals [1]
- Mosquito spraying [1]

#### Downtown [69]

- Provide a vibrant, expanded downtown with green space, public gathering spaces, and a mix of uses oriented toward pedestrians [40]
- Protect Auburn's historic downtown and college town atmosphere [18]
- Limit the height of downtown buildings [4]
- Acquire the downtown Baptist church for a park or downtown square [4]
- More parking decks downtown [2]
- More activities/venues/people magnets downtown [1]

#### Entertainment/Recreation [36]

- Provide more entertainment options for youth through enrichment programs, a City youth/teen center, and after-school programs and activities [27]
- Provide or encourage additional entertainment and recreation options, including community events, theme park, water park, or museums [9]

#### Health [7]

- Address the need for doctors to serve a growing and aging population [3]
- Provide resources and infrastructure that promote a healthy and active lifestyle [2]
- Provide healthy dining options [2]

#### Housing [33]

- Provide affordable housing that is accessible to all, especially seniors [17]
- Provide quality public and low-income housing that makes provisions for future home purchases [7]
- Maintain older neighborhood areas within walking distance of downtown and AU [4]
- Build no more apartments [2]
- Lower-density apartment and better infrastructure in and out of those areas [1]
- More cluster developments with low-impact development that reduces energy consumption by 25% by 2030; walkability and quality of life [1]
- Better real estate market [1]

#### Jobs [4]

- Provide new job opportunities that are high-tech and provide a livable wage [4]

#### Local Businesses [12]

- Promote local small business startup and ownership [11]
- Encourage a more diverse pool of business owners to more accurately reflect citizenry [1]

#### Mixed-Uses [11]

- Provide village centers as conceived by the 2004 Land Use Plan [11]

#### Neighborhood Commercial [30]

- Provide more shopping opportunities in north and west Auburn, especially grocery stores [21]
- Expand retail options in Auburn [9]

#### Parks & Open Space [48]

- Preserve and expand green space [19]
- Provide a connected network of greenways and parks that offer bike, pedestrian, and water recreation opportunities [14]
- Incorporate green space into downtown [9]
- Acquire the downtown Baptist church for a park or downtown square [4]
- Provide more diverse recreational facilities [2]

#### Redevelopment [22]

- Reuse and redevelop existing buildings [9]
- Redevelop Opelika Road and other greyfield areas [8]
- Promote infill development [5]

#### Schools & Education [42]

- Maintain and continue to improve Auburn City Schools's status as one of the best public school systems in America [27]
- Provide more early education opportunities [4]
- Provide additional continuing education opportunities for adults working full-time [3]
- Provide better bus routes and districting for elementary school children [2]
- Maintain a city school system with only one high school [3]
- High school and kindergarten are too large; add high school and kindergarten schools [1]
- New school near Samford extension [1]
- Two separate high schools [1]

#### Seniors [33]

- Provide affordable housing that is accessible to all, especially seniors [17]
- Create opportunities for seniors to be involved in the community [10]
- Provide more activities for seniors of all incomes [4]
- Provide less expensive transportation for seniors [2]

#### Students [8]

- Encourage students to volunteer [8]

#### Sustainability [27]

- Protect the quality of our land, air, and water [14]
- Encourage city-wide business recycling and recycling of natural materials [8]
- Require use of the International Energy Conservation Code [1]
- Show dedication to sustainability w/ resource use; population and economic growth occurring at a manageable rate that can be maintained indefinitely without significant deterioration of resources [1]
- Framework of 2030 plan guided by specific goals for environmental sustainability, esp building standards and International Energy and Efficiency Standards (LEED, commercial and residential) [1]
- More cluster developments with low-impact development that reduces energy consumption by 25% by 2030; walkability and quality of life [1]
- New tree and landscape ordinance that ties into sustainability goals [1]

## Transportation

- Provide a full range of transportation choices [130]
  - Build a network of on- and off-street paths for pedestrians and bicycles that connect the places we live, work, learn, and play [56]
  - Provide a viable mass transit system that is a functional alternative to car use [53]
  - Limit car use in some areas [9]
  - Use existing parking at vacant buildings for high school student parking, and provide transit to the school [7]
  - Improve rail and air travel options [3]
  - Construct a streetcar line on College Street from Shug Jordan to Shug Jordan [2]
- Connectivity [64]
  - Provide connections between different forms of transportation [bicycle and pedestrian paths, the mass transit system, roadways] and destinations [homes, businesses, schools, parks] [50]
  - Provide a connected network of greenways and parks that offer bike, pedestrian, and water recreation opportunities [14]
- Streets/Traffic [41]
  - Provide more street trees [4]
  - Reduce congestion, especially in residential neighborhoods, by providing additional infrastructure, through traffic enforcement, and by limiting cars in some areas of the city [23]
  - Improve traffic flow [6]
  - Add curb and gutter to all streets [4]
  - Add a traffic signal at Shug Jordan and Richland [2]
  - Upgrade lighting, sidewalks, and building facades along Highway 14 [2]
- Airport [7]
  - Plan for future growth at Auburn/Opelika Airport, including a possible move [4]
  - Improve rail and air travel options [3]
- Walkability [91]
  - Provide a more walkable city with a walkable downtown, sidewalks and streets that are safe for pedestrians, and greenways that connect everyday destinations and provide opportunities for interaction between people [88]
  - Provide pedestrian bridges or other safe ways to cross railroad tracks [3]

## Trees [16]

- Provide more trees in public spaces, along streets and pedestrian pathways [8]
- Provide additional landscaping city-wide [7]
- New tree and landscape ordinance that ties into sustainability goals [1]

## University [8]

- Use Auburn University talent, research and outreach to enhance the city [8]

## Utilities [19]

- Maintain existing utility infrastructure [7]
- Provide a system of dedicated water cisterns for community irrigation [5]
- Move power lines underground [4]
- Improve street lighting, especially on Highway 14 [3]

Other [3]

- Auburn of 2030 will not be satisfied; continue to strive for improvements [1]
- Diversify economy beyond football-related revenue; more independent industry, not football-driven [1]
- Merge Auburn and Opelika [1]

Respondents at two public meetings and one focus group were asked "What challenges must Auburn address between now and 2030 to become the best possible place it can be?" The responses were then broken into categories; many responses were assigned more than one category. The vote numbers represent the number of votes the category or individual response received. Many votes were counted twice, since responses are included in more than one category in many places. Thus, total vote counts cannot be considered an absolute ranking by category. One vote was added to every response, to prevent responses with zero votes from being excluded. Group numbers with no suffix indicate input from the public meeting at Auburn Junior High School; group numbers with the "NW" suffix indicate input from the public meeting at Boykin Community Center.

## "What challenges must Auburn address between now and 2030 to become the best possible place it can be?"

### Accountability

Comment	Votes	Group #
Holding developers responsible; make them stick to the plan	9	2
Free housing should require more from those receiving the benefits	5	NW2
Who the City responds to - City responds more to development community and should respond to citizens as well.	4	3
Lack of public input at council meeting-could broadcast on tv	4	NW1
Communication (open between government and public)	3	NW1
Restore public engagement in city politics. City Council needs greater respect for citizen comments.	3	7
Transparency in public decisions	2	2
Lack of local control; reform constitution	2	2
Navigating a hierarchy of government bodies as we grow	1	5

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### Anticipated Development Projects

Comment	Votes	Group #
Infill and redevelopment to better use lands already in use	9	5
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Development North, South, East of Auburn coming this way (KIA, Hyundai, Montgomery, Ft. Benning)	3	2
Prepare for strain of growth on infrastructure before growth happens.	2	4
Organize commercial growth with better planning. Enforce zoning	2	7

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### Auburn's Budgeting Efficiency

Comment	Votes	Group #
Alternative funding of schools and maintaining school system ranking	9	6
Funding for acquisition of property for public use (parks etc.)	6	6
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Someone on city staff to research and go after grants for city	5	NW2
Substitute Property tax for sales tax - steady revenue flow. Additional Businesses, Increase Tax Revenue	4	1
Control cost of extension of new City Services through annexation or sprawl.	2	1

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### Character of Auburn

Comment	Votes	Group #
Keep old Auburn feeling in residential neighborhoods	10	HS2
Focus more on citizens, not as much on the university	9	NW2
Maintaining green space	8	2
Maintaining small-town feel	7	HS1
Subdivisions gone wild/ oversupply of subdivisions. Not using existing buildings, "too much out with the old" - Smart Growth.	6	7
Crime - keep the city as safe as possible as it grows	4	4
Keep character of Auburn by careful & frequent updates of existing subdivision regulations and Zoning. Healthy feedback.	3	1
Downtown icons restored Downtown(Tiger theatre, Copper Kettle, Sani-Freeze)	3	7
Appealing to all citizens	2	HS1
Maintain the City of Auburn's relationships with Opelika, Auburn University, etc.	2	4
Keeping up with population growth and maintaining infrastructure	2	7
Focus on community-not just students and gameday	1	NW1
Focus on safety along with growth	1	6
Less Fried Chicken Fingers	1	7

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### Citizen Participation

Comment	Votes	Group #
Overcome resistance to change- Move forward with citizen buy-in through education	12	1
Habits of relying on limited resources of government. Rely more on other Social groups, Church groups, University. Increase Citizen involvement/responsibility.	7	1
Take the zoning concerns of citizens and neighborhood seriously - not just the developers	5	4
Lack of public input at council meeting-could broadcast on tv	4	NW1

Who the City responds to - City responds more to development community and should respond to citizens as well.	4	3
Communication (open between government and public)	3	NW1
Commit financial resources to implement plan and use citizens to establish priorities.	3	3
Diverse representation of everyone who will be impacted by the plan	3	5
Community gardens	3	6
Citizen buy-in of CompPlan	2	2
Come together to make decisions	1	NW1
Fight the urge to sell out	1	2
Retain youth interest in the community	1	2

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### **Economic Sustainability**

Comment	Votes	Group #
Funding for public school system	6	5
Examine tax structure (specifically property tax)	6	6
Economic Base; property taxes	5	2
Substitute Property tax for sales tax - steady revenue flow. Additional Businesses, Increase Tax Revenue	4	1
Control cost of living: Including housing.	3	1
Commit financial resources to implement plan and use citizens to establish priorities.	3	3
Attracting high quality commercial development	3	5
Funding (Commercial pays the bills, not property tax)	2	2
Diversify economic base (outside of Auburn University)	2	2

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### **Education**

Comment	Votes	Group #
Alternative funding of schools and maintaining school system ranking	9	6
As Auburn grows, will there be adequate school facilities?	8	HS2
Auburn University's plans (collaboration with city)	6	5
Funding for public school system	6	5
Need a new high school	6	NW1
Improved supervision in schools and on buses (school safety)	1	NW2

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### **Environmental Sustainability**

Comment	Votes	Group #
Making infill development happen	10	HS1
Infill and redevelopment to better use lands already in use	9	5
Take time to fix and maintain what the city already has instead of always building new	8	NW2
To use water and energy resources sustainably	7	5

Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Poverty and pollution	6	HS2
Where are the future sources of water	5	4
Maintain green space so they would not be lost by 2030.	4	4
Community gardens	3	6
Lack of Best Management Practices on new development. Prevent environmental abuse.	3	7
Waste disposal; sanitation	2	2
Conservation	2	2
Utilize and revitalize existing property with established infrastructure (in fill development)	2	6
Water quality (Erosion & Sedimentation)	1	5

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### Governmental Reform

Comment	Votes	Group #
A belief that economic growth is more important than quality of life. There is need for political will to support public needs, rather than private gains.	7	7
Examine tax structure (specifically property tax)	6	6
Someone on city staff to research and go after grants for city	5	NW2
Restore public engagement in city politics. City Council needs greater respect for citizen comments.	3	7
Lack of local control; reform constitution	2	2
Navigating a hierarchy of government bodies as we grow	1	5

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### Growth Management

Comment	Votes	Group #
Infill and redevelopment to better use lands already in use	9	5
As Auburn grows, will there be adequate school facilities?	8	HS2
Create public spaces in high density population areas like Savannah, GA has.	7	4
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Subdivisions gone wild/ oversupply of subdivisions. Not using existing buildings, "too much out with the old" - Smart Growth.	6	7
Occupancy of existing apartments before new ones are built	5	HS2
Where are the future sources of water	5	4
Managing growth and increasing urbanization effectively so we don't suffer from problems of large urbanized areas.	4	3
Maintain green space so it is not be lost by 2030.	4	4
Uncontrolled Growth	4	5
Development North, South, East of Auburn coming this way (KIA,Hyundai, Montgomery, Ft. Benning)	3	2

Sprawl	2	NW2
Available space for expansion, especially AU	2	HS1
More careful real estate development	2	NW2
Need aggressive annexation to protect/expand city limits and control quality of growth	2	2
Conservation	2	2
Prepare for strain of growth on infrastructure before growth happens.	2	4
Utilize and revitalize existing property with established infrastructure (in fill development)	2	6
Keeping up with population growth and maintaining infrastructure	2	7
Land Use & Zoning	1	5
More concentrated pods for residential development (like Charleston Place) - less sprawl	1	6

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### Housing

Comment	Votes	Group #
Keep old Auburn feeling in residential neighborhoods	10	HS2
Affordable housing	8	HS2
The city should make equal efforts to improve and maintain ALL neighborhoods and areas	8	NW2
Control University and student housing sprawl	6	1
Subdivisions gone wild/ oversupply of subdivisions. Not using existing buildings, "too much out with the old" - Smart Growth.	6	7
Occupancy of existing apartments before new ones are built	5	HS2
Need housing assistance/maintenance programs/grants	5	NW1
Keep the university from being ringed by a wall of highrise apartments	5	4
Free housing should require more from those receiving the benefits	5	NW2
Control cost of living: Including housing.	3	1
Affordable Housing (low to moderate income); attractive	2	2
More concentrated pods for residential development (like Charleston Place) - less sprawl	1	6

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### Infill Development and Revitalization

Comment	Votes	Group #
Making infill development happen	10	HS1
Infill and redevelopment to better use lands already in use	9	5
Take time to fix and maintain what the city already has instead of always building new	8	NW2
The city should make equal efforts to improve and maintain ALL neighborhoods and areas	8	NW2
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Downtown icons restored Downtown(Tiger theatre, Copper Kettle, Sani-Freeze)	3	7

Utilize and revitalize existing property with established infrastructure (in fill development)	2	6
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### Infrastructure

Comment	Votes	Group #
Infrastructure	9	5
Infill and redevelopment to better use lands already in use	9	5
Take time to fix and maintain what the city already has instead of always building new	8	NW2
As Auburn grows, will there be adequate school facilities?	8	HS2
The city should make equal efforts to improve and maintain ALL neighborhoods and areas	8	NW2
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Need a new high school	6	NW1
Thin density of traffic by offering more traffic corridors and keeping lanes consistent, make it easier to get through town.	5	4
Need more conservation of local resources - creating more closed-loop systems/water catchments, local community gardens, mulch from leaves turned to compost, local recycling facilities, reclaimed water for irrigation.	5	7
Road maintenance (Donahue, Bragg)	5	NW1
Public safety (more police; not enough as of now)	5	NW1
Need utilities underground	4	7
Prepare for strain of growth on infrastructure before growth happens.	2	4
Transit systems and roadways	2	5
Utilize and revitalize existing property with established infrastructure (in fill development)	2	6
Keeping up with population growth and maintaining infrastructure	2	7
Maintenance of Roads	1	4

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### Other

Comment	Votes	Group #
Attracting talent (medical and other)	7	HS1
Lack of medical facilities/hospital/quality medical care	6	HS1
Poverty and pollution	6	HS2
Crime increase among teens (fights, etc)	4	NW2
Less loop holes for football patrons on game weekends, i.e. drinking/parking on sidewalks.	2	7
Less Fried Chicken Fingers	1	7
Becoming stagnant	1	HS1

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## Planning and Development

Comment	Votes	Group #
Making infill development happen	10	HS1
Infill and redevelopment to better use lands already in use	9	5
Holding developers responsible; make them stick to the plan	9	2
The city should make equal efforts to improve and maintain ALL neighborhoods and areas	8	NW2
Create public spaces in high density population areas like Savannah, GA has.	7	4
Auburn University's plans (collaboration with city)	6	5
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Subdivisions gone wild/ oversupply of subdivisions. Not using existing buildings, "too much out with the old" - Smart Growth.	6	7
Occupancy of existing apartments before new ones are built	5	HS2
Take the zoning concerns of citizens and neighborhood seriously - not just the developers	5	4
Need more conservation of local resources - creating more closed-loop systems/water catchments, local community gardens, mulch from leaves turned to compost, local recycling facilities, reclaimed water for irrigation.	5	7
Uncontrolled Growth	4	5
Need utilities underground	4	7
Need more physical planning, paradigm shift from separated uses to mixed use.	3	3
Lack of Best Management Practices on new development. Prevent environmental abuse.	3	7
Downtown icons restored Downtown(Tiger theatre, Copper Kettle, Sani-Freeze)	3	7
More careful real estate development	2	NW2
Sprawl	2	NW2
Available space for expansion, especially AU	2	HS1
Prepare for strain of growth on infrastructure before growth happens.	2	4
Utilize and revitalize existing property with established infrastructure (in fill development)	2	6
Organize commercial growth with better planning. Enforce zoning	2	7
Land Use & Zoning	1	5
More concentrated pods for residential development (like Charleston Place) - less sprawl	1	6

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**Public Awareness**

Comment	Votes	Group #
Lack of public input at council meeting-could broadcast on tv	4	NW1
Who the City responds to - City responds more to development community and should respond to citizens as well.	4	3
Incentivize public events to improve participation numbers e.g. business sponsors.	3	1
Lack of diversity recognition	3	NW1
Communication (open between government and public)	3	NW1
Transparency in public decisions	2	2
Communicate the mission - Public service announcements, commercials, newspapers	1	1
Retain youth interest in the community	1	2

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**Reliance on Local Resources**

Comment	Votes	Group #
Habits of relying on limited resources of government. Rely more on other Social groups, Church groups, University. Increase Citizen involvement/responsibility.	7	1
Examine tax structure (specifically property tax)	6	6
Need more conservation of local resources - creating more closed-loop systems/water catchments, local community gardens, mulch from leaves turned to compost, local recycling facilities, reclaimed water for irrigation.	5	7
Community gardens	3	6

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**Social Activities**

Comment	Votes	Group #
Affordable all day summer kids' programs	8	NW2
Community gardens	3	6
Retain youth interest in the community	1	2
Need a performing arts center and sports plex	1	3

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**Transportation**

Comment	Votes	Group #
Downtown parking issues (diagonal parking)-lack of parking	9	NW1
Traffic flow and adequate parking	6	2
Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges	6	6
Traffic flow	6	NW1
Transportation: more pedestrian, non auto, better traffic control, especially speeding and timing of lights, more public transportation, incentives for walking, biking and public transportation	5	3

Thin density of traffic by offering more traffic corridors and keeping lanes consistent, make it easier to get through town.	5	4
Create a Lee County public transportation system.	3	4
Transportation-walkability, buses, more access to I-85)	3	NW2
Train speed is too high	3	NW2
Adequate and attractive parking for downtown	3	6
Transit systems and roadways	2	5
Traffic flow improvement	2	6

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## Vision Statement Comments

February 23, 2010 Public Meeting

Comment	Vision Statement
Slow down housing development	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
The affordable housing should not be separated from other housing opportunities. There must be some sort of blending or the lower income areas will not be able to sustain themselves.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
I think there are choices now, so stop overdevelopment.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
The limitation on the number of unrelated persons living together is unconstitutional.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Instead of just low cost housing, encourage habitat for humanity type programs where folks work to build homes to live in and must help on others. Gives ownership and usable skills. City could provide use of bigger building needed machinery.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Affordable housing should also have grocery stores within walking distance.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Affordable housing is good & should help people in need but don't turn it into welfare. We should think of green housing, water harvesting, vegetable gardens, alternative energy, more efficient shingles, etc.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
We have diverse housing-too diverse. Apartment complexes being build in established residential/subdivisions. Higher priced apts close to campus as the few old ones are left re-done. The apt diversity diminishes for student choices.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Build according to needs rather than perceived needs (i.e. game day housing).	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Allow garage, apartments, etc. to be added to existing houses.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Areas of non-student apartments and condos could be nice.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.

## Vision Statement Comments

February 23, 2010 Public Meeting

Affordable with transportation access to downtown. Grants to bring artists and groups with social and cultural diversity into our area.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Provide incentives for folks to renovate already existing structures in low income areas.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Keep NC zoning to preserve family housing close to schools. Tough to enforce, but good idea.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
How about helping subsidize downtown infill and require some mixed income units in exchange for city subsidy? (CDBG)?	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
Affordable housing should not look like affordable housing and should be integrated into new and existing neighborhoods in pockets - not just in large clusters.	Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
The university has the concourse basically running from Magnolia to Samford; the sidewalk on the "city" side should lead to downtown. Tiger transit stop & late night transit w-s are great starts.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Nose to tail parking downtown, widen sidewalks for outdoor cafes.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
People need cars to do business in Auburn. This is NOT a walking city.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
This is paramount to a livable city and an identity creator. Along with downtown housing, it creates a sense of place. Maintain continuous street width (no two lanes to one to two conversions).	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.

## Vision Statement Comments

February 23, 2010 Public Meeting

Not only downtown, but also have pedestrian facilities elsewhere such as malls. A bad example is Tiger Town: to go from one store to another, they are limited sidewalks and much. The only option is to drive from one store to another.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Gay Street and College Street one way between Glenn and Magnolia. College Street repaved with previous paving/pavers. College Street narrowed to allow more outdoor seating and green space.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Elevated walkways above busy intersections; a multi-level village.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Build parking structures downtown so that people have places to park. This encourages them to spend time downtown.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Good to try.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Continue a sidewalk to the next street at least. Don't end sidewalk in the middle of a block.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
This is definitely important and should be promoted and synergized with the green spaces, downtown and recreational facilities.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.

## Vision Statement Comments

February 23, 2010 Public Meeting

Additional parking downtown, start with better using private capacity downtown. Get pro-active. It's cheaper than building a new deck.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Mixed use infill along Glenn corridor from downtown to Kroger, with street parking parallel.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Use one-way streets to create car free zones? Ex: Gay Street one-way.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
Develop a paved / unpaved trail system that runs along town creek from Moore's Mill Rd to Town Creek Park.	Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
The parks should also be more inviting and comfortable so people will use them. Park on Chewacla Drive never gets used. Landscaping improvements could be made. Consider connecting a bike path/sidewalk from here through Hare Ave.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Plan ahead and seek land on an ongoing basis. Know the citizens and plant seeds of opportunity.... Count them!!!	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
City equestrian facility! Baptist Church area downtown used for cultural events.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Parks should be available throughout the city so people do not need to drive to them.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
I think parks are vitally important and I want to preserve, at all costs, the median on College Street between Thach and Magnolia.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.

## Vision Statement Comments

February 23, 2010 Public Meeting

We have good parks now except for downtown. The university will not allow use of Samford Lawn and Felton Little is not considered downtown. Need a public green space/park downtown.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Link parks and green space together with trails so it creates a network of places to walk/bike without getting on roads. Also, connect the trails to event spaces or downtown	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Extremely important to have recreational areas and green areas. Maybe a balance between larger parks (Kiesel) versus smaller park areas that are more accessible/closer to housing. Maybe require that a % of housing developments be in green/park areas.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Make green spaces and paths that are both user-friendly, worth going to, feel safe and secure and can easily be utilized.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Where will this green space come from? I do not believe paths are an important issue.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Good.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Baptist Church is fixing and renovating. Not to be torn down. Part of heritage.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Connect Baptist Church footprint into park outdoor theater. Concert series. Symphony under stars. Plays. Local performing arts.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Integrate green space and parks. Kiesel Park is nice, but too far away.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Make better use of pocket parks and land next to Auburn Jr. High School	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Land bank for future recreation needs.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.

## Vision Statement Comments

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Some people may not demand additional green space, but they finally appreciate it when it is added to an area. Green trees are better in quality--better quality of life.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Expand Town Creek Park to the land adjacent to it (across Gay St). Try to keep as much of the old growth as possible and develop open space and trails therein.	Maintain existing parks and greenspace while acquiring additional land as needed to meet increasing demand.
Vital to involve citizens: makes them feel they are valued and can be counted on to make a difference.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Should already be the norm.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Continue to let folks know they can influence & change government & that elected officials are reachable & responsive.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Please lead the way in Alabama and make city elections publicly funded.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
E-notifier for downtown?	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Transparency needs to be a priority!	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Continue to solicit & respect citizen input; City employees get paid to do a job, but they don't have all the ideas.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.

## Vision Statement Comments

February 23, 2010 Public Meeting

Better advertising and marketing for the city events, decision, then the citizens' input will be used.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Yes, please maintain transparency & not just lip service to the citizens. We do have good ideas, so please listen to us.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Continue e-notifier program; maybe promote it with radio or TV commercials.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Engaged with citizens and transparent is good but also need to work with the university and neighboring cities/counties.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Continue the citizen surveys-great idea!	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Transparency is crucial? A balance of needs and interests should be the goal. Many of the issues we currently face come from one-sided interests.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
City staff are remarkable for their professionalism and desire to do it right.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
Be available; hold neighborhood meetings.	Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
People should be encouraged to live where they can walk and ride a bike to store and work and not be dependent on cars.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.

## Vision Statement Comments

February 23, 2010 Public Meeting

Re-use commercial buildings. Empty buildings are not a good sight & make the rest of the town look rundown. Perfect example is Opelika Road; however, with densification need to to maintain & add green spaces & alternative transportation.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Something should be done to prevent "game day" housing using up space that students and other people could live in and walk to campus and not use cars.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Promote mixed use developments with a variety of housing and business types.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
As this is done, special consideration should be given to the urban core and encouraging it to expand. Also, green space as it is redeveloped.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Realize that all "developers" do not have Auburn's best interests at heart and that city officials should regulate and hold them to their proposals.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Please limit the sprawl!	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Provide incentives for folks to renovate already existing structures.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Subsidize rates, permits and taxes create real incentive for investors.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Sprawl is the antithesis of a village. We have so much wasted space. Let's be creative on zoning so we can use it.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.

## Vision Statement Comments

February 23, 2010 Public Meeting

The beginning of Opelika Road needs beautification.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
City to provide incentives through lower rates for building permits, sewer taps, and water meter fees for infill as existing utilities are being used.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Just vacant space or space awaiting development is an eye sore. I.e. 1) Magnolia's roofless building 2) Former Daylight Donuts: now demolished 3) Rental apartments next to Spectrum and across from First Baptist 4) Lot next to Shell station on Glenn.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Keep a balance between residential and commercial areas. Currently, there are parts of the city with housing as the major use, but no commercial use (Supermarket, etc.). Families in those areas have to drive to get to the commercial areas.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
This is critical. We need to re-purpose all that we have rather than building new. This would for more green space.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Opelika Road could be beautiful with improvements of existing property and visual magnifications (trees/landscape improvements, etc.).	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Strive to responsibly recycle existing infrastructure.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
More arts, more theater, more concerts. Screen on the green.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.

## Vision Statement Comments

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Yes, limit sprawl. Sprawl increases our dependence on cars.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Re-infrastructure: eliminate the "build it they will come" mentality.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Opelika Road is an example of huge potential for infill and redevelopment, along with Highway 14. Sprawl will be controlled by making condensed living attractive.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Allow mixed use in university services zoning without 20% reduction in allowable units.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Building up is not that bad.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Limit buildings' height.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
There should be a grocery store within walking distance for everyone. Closing A&P was bad for lots of people, especially some of the poorer neighborhoods.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Yes, save older structures where possible.	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
Limit/restrict the development of multi-family dwellings and apartment complexes within established communities. This practice gives the city an identity disorder. The city should also take action on vacant and dilapidated structures within city limits (fines or tear them down).	Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.

## Vision Statement Comments

February 23, 2010 Public Meeting

Do not destroy old buildings or cut down old trees. Preserve Auburn!	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
We have so many historic markers and buildings downtown. They truly help make it the loveliest village! The immediate concern: The Auburn Depot. Year of small towns and downtowns! The Auburn Depot and visitors/welcome center???	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
The city needs to purchase the depot.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
No more luxury condos downtown.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Restore the train depot for use by the city for the Chamber of Commerce or museum or visitor center, etc.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Encourage the Architecture School to get involved with historic renovations, including landscaping and horticulture.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
No more streets like Opelika Road and South College.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Don't destroy the village. Thoughtful growth; recycle structures of character and/or history.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Landscape! Landscape! Landscape! Coming in from South College to Opelika Road, lets make all of it more beautiful. Use the students' labor and make Auburn more beautiful.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.

## Vision Statement Comments

February 23, 2010 Public Meeting

Change university services zoning to promote more businesses and storefronts and less apartments and condos.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
To preserve the village, limit buildings heights.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Do not tear anything else down without exhausting the possibility of keeping the charm of what is here. Give businesses credit to preserve instead of building new.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Please preserve these things that are notably Auburn, but eliminate some of the eyesores of the city.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Encourage more historic preservation (both residential and business) by recognizing those efforts with awards or signs to be displayed that note some historic significance at that site.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
I like the old buildings.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Utilize Auburn's architecture professors and departments to work on this issue since some of them specialize in it.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Protect downtown without being too restrictive.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Would help attract new residents and keep current ones.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.

## Vision Statement Comments

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Save the depot!	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Ask citizens to be specific about what structures and areas exemplify Auburn's cultural heritage. E.G. I really would like the stone house at the end of Cedar Crest Circle to be preserved.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
It was too bad that old homes near downtown were being converted to student housing. Even worse, that they were torn down for luxury condos.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
More money for historic preservation, which is economic development.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Every comfortable city retains and enhances its history and historical buildings. This doesn't mean rigid rules, but staying true to character.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Streetfront: new residential/commercial infrastructure on Thach between Gay Street and Armstrong; would build future character for Auburn.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Encourage restoration of older, single family homes in residential areas close to downtown.	Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
Pedestrian orientation should include slowing down or limiting motor vehicle traffic (e.g. speed bumps) to keep pedestrians from being hit.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.

## Vision Statement Comments

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Turn the alley between Auburn Hardware and Hills Jewelry into a pretty alleyway with shade plantings and pavers for a sidewalk.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Consider one way downtown streets and wider sidewalks to allow for more inviting business (i.e. sidewalk seating), multi-use buildings (build-up) to make a larger downtown footprint.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
A "Central Park" in the downtown area would be wonderful.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Make everyone conform to our vision of downtown. Don't break rules for someone like Waffle House.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Make more public seating and tables so that people can just hang out downtown without having to spend any money.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Provide a parking facility for cars & bikes for people to visit downtown. The city parking area is mainly rented (unusable for visiting). Street parking is limited. There are no parking facilities for bikes, just racks. Bike facilities would be nice.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Need more green space in the downtown area.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.

## Vision Statement Comments

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Provide a couple of areas in the "expanded" downtown for a few larger national retailers and actively pursue them. These would provide a magnet to bring more people downtown. Maybe a bookstore?	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Open some underdeveloped lots and make into public spaces. Widen sidewalks and narrow streets.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Go up, not out with parking decks. Zone for more 3-5 story storefronts in blocks surrounding downtown (Gay St between Glenn and Magnolia).	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
More tower parking must be considered for downtown.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Do not allow the university to lease any city owned parking spaces! They need to solve their own parking problems.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
I think that an outdoor public gathering space that is not a street or Samford Lawn would be a great asset to the downtown area. It would allow all types of groups to hold events down there.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
A parking structure is vital to downtown Auburn so people can enjoy downtown. People cannot walk to downtown from most of the neighborhoods in the city of Auburn.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.

## Vision Statement Comments

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Parking! Increase foot traffic. Increase business revenue and thus sales tax revenue. Increase potential redevelopment. Allow for better event attendance. A public meeting space with restrooms. PUBLIC RESTROOMS!	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Green: sitting on park bench type places downtown.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Design an outdoor space with an RFP that has something for everyone.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Mixed use infill corridor along Glenn from Kroger to downtown, parallel parking and a bike lane. Get proactive and negotiate for after hours access to private parking capacity. It is cheaper than building a deck for now.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Preserve, at all costs, the median on College St between Thach and College.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Amphitheatre, sidewalk cafes, outdoor alcohol license for consumption & public events, more parking, marketing money to promote downtown, and concert series.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Downtown is the "heart" of Auburn. It is vitally important to the feel and character of the community. Urgency on the buildings' improvements and keeping the existing business.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.

## Vision Statement Comments

February 23, 2010 Public Meeting

Prosperous. Reinforcing the small town feel and locals supporting the area. Help us keep the love and tradition.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Build it and will come. This is an outstanding business opportunity (revenue).	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Encourage City Planning Commission & City Council to adopt stronger incentives to encourage developers to utilize conservation neighborhoods so that green space will be a regarded part of the development. This is a dire need.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Parking!!!	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Yes, yes, yes!! When people think of Auburn, they think of downtown, but a lot of them don't come to downtown because so many of the businesses cater to students. It needs to be bigger & have more businesses that cater to everyone.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Low interest facade improvement loans. Performance arts center. More railroad tracks to open Glenn and Bragg. Level Colonial and continue Bragg, Highway 14, and Opelika Highway.	Provide a vibrant, expanded downtown with green space, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.
Be proactive in approaching owners of private parking facilities downtown. Using existing capacity is cheaper than a new deck.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.

## Vision Statement Comments

February 23, 2010 Public Meeting

Need more rental hangars for aircraft storage at the airport. Citizens should be able to build smaller (40'X40'-60'X40') hangars on leased land from the airport for their personal use. Aircraft rental should be open to the public, not only students.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
If we're committed to expanding, we need not only concentrate on outskirts subdivision housing development but the roads that lead to those developments.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Repair sidewalks in residential areas and also build sidewalks in neighborhoods.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Park and ride transit system especially for summer nights, art fest, CityFest and block parties.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Please!!! Thanks for the Tiger Transit.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.

## Vision Statement Comments

February 23, 2010 Public Meeting

Biking and pedestrian transportation should not always be lumped together. For the safety of pedestrians, bikes should be kept off pedestrian facilities. For the convenience of bicyclists, pedestrians should be kept off bicycle facilities.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Any mass transit system should pay for itself by user fees.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
LRCOG and LETA is not a good public transportation. Maybe partner with Groome and Tiger Transit for public use.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Connectivity--bike lanes.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Do whatever you can to get people out of cars.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.

## Vision Statement Comments

February 23, 2010 Public Meeting

Bus system loop downtown to Kroger, Winn Dixie, mall, post office and downtown. Route 2: downtown to West Pace Village and back.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Complete streets--serve all forms of transportation.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Keep building bike lanes on roads and paths along waterways. More linear parks.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Expand park along west Chewacla through to Hare Ave. via the existing right of way and incorporate a pedestrian bridge over the creek to Chewacla Dr via Hare Ave. right of way.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Have development that does this too. In other words, does every business have to have its own parking lot? If businesses were more connected, customers could walk from one to the other...not like South College which is a driving & parking nightmare.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.

## Vision Statement Comments

February 23, 2010 Public Meeting

Eco-friendly vehicles--more fuel efficient; more frequent stops downtown. Larger routes: 6 a.m.-12 a.m hours. Rent space on buses for ads to help funding.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Strong need in Auburn at several intersections for traffic lights that function by magnetic response to vehicles; so when no traffic from one direction the light quickly changes to allow traffic in other lanes to advance. Will greatly speed traffic flow!	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Extremely important to have a balance of transportation choices. We are way too dependent on vehicles. Bikes, walking and riding transit makes a lot of sense. Reduce energy use, carbon footprint, while enhancing health. Systems connectivity is needed!	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
More bike lanes and sidewalks. Less business growth.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Downtown parking needs a better plan. The garage is empty on most days! Help!!!	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.

## Vision Statement Comments

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Very important because it would make Auburn a more attractive city both for current residents and continue to attract new residents, especially those wanting to use cars less.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Need a true public transportation system.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Provide parking in the "connectivity spots" (i.e. downtown). Drive to adequate parking and walking around. Since no bikes/skateboards are allowed downtown, bike paths should be on adjacent streets?!	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
I think a workable and affordable mass transit is very important. Bike paths are good, but sometimes other means of transportation are needed especially as the city expands and travel distance increases.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
The goals of this system should be: reduce traffic and congestion, reduce carbon footprint, maximize safety for walking/biking, and create a bicycle "interstate" system.	Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
Yes, make these opportunities available in a central location that is in a pedestrian area.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
We need a performing arts center. Draw larger performances and arts & theatre musical acts; preferably downtown where people could walk and dine and sit up.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.

## Vision Statement Comments

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A real performing arts center and a larger recreation center to accommodate the above population.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
I like the idea of integrating some senior/youth activities and projects.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Encourage community events like: the downtown block parties, Pinehill cemetery tour, the tour of homes, and the charity 5K runs.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
To benefit from cultural & recreational opportunities, people must be able to reach the venues throughout the day & night & weekends. This vision statement is strongly dependent on adequate transportation, especially for senior and youth.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Do we need more community centers where this kind of thing can take place? Also, think about integrating seniors and youth. They can be resources for each other.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Take into account the equestrian community and equestrian activities in the area.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
It will come with increased diversity.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
We need a dedicated theater for Auburn area community theater and other art groups. Open more gyms in schools for recreational basketball and volleyball in the evenings.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Provide transportation to these areas and somehow make sure it is a safe and secure place.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Help support downtown events; maybe \$1,000/month budget for activities?	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
Create a variety of options and locations. Don't require users to be bussed or have to drive to remote locations to participate.	Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.

## Vision Statement Comments

February 23, 2010 Public Meeting

Encourage citizen participation, but by what means?	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Work with the university and City of Opelika and Lee County to ensure this mission statement can happen to its fullest. Auburn may be a lovely village, but we are not an island.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Civic services and diversity are crucial.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
The best supportive electorate is an educated citizenry. Use newspapers, radio, TV, & internet and please establish a central calendar of events. Too often there are multiple events scheduled simultaneously.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Provide opportunities for all people to contribute. Give value to all. We are all differently able.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Want to commend Parks and Recreation for now building a senior center. If you can't find something to do, you can't hear or see.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Continue to emphasize excellent schools in Auburn.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.

## Vision Statement Comments

February 23, 2010 Public Meeting

Be sure that economic development occurs without damage to air quality, water resources, and the aesthetics of Auburn.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Plan now for a new high school.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Promote and encourage industrial arts and manual labor skills so we can attract more industries, especially metal working & home improvement skills.	Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
Forests/ woods but not golf courses.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Provision of water for future use; already buying water.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Require semi-permeable (in new development) parking lots to help with storm water damage.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Stop developers from building malls and apartments or condos unless a needs study show that there is a shortage of any of these.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.

## Vision Statement Comments

February 23, 2010 Public Meeting

We need a land bank of property for future public buildings, parks and public services. Target wet lands and keep development restrictions.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Slow housing development and let community and social development catch up.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Concentrate on being environmentally sound.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Controlled housing development and commercial development too. Smart space use; living areas with commercial areas that service these living areas. Why can't we walk or take a bicycle to buy some milk & bread or go to a restaurant?	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Save Chewacla Creek!	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Downtown is an important economic engine for Auburn! It should be a priority to encourage redevelopment and growth there! The first and most obvious challenge there is parking--deck expansion asap PLEASE!	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Go green!	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.

## Vision Statement Comments

February 23, 2010 Public Meeting

More canopy trees downtown!!! Use pervious paving , root trenches, etc. Allow and promote trees in the right of way around the city.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
City needs to address the change in stormwater run off that has caused the change in the floodplain by putting in pervious paving, bioretention ponds, and other means.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
Don't let us just keep spreading out. If annexation is limited then infill will have to happen. One of our big resources is our beautiful, rural areas/farms. Don't let these disappear. They have a lot to do with the character of the town.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
The concern revolves around managing storm water runoff and the city's current infrastructure of storm water drains & sewer lines that allow mixing of the two. Save our Saugahatchee organization. Need to make it clear to the public about water resources.	Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.

## **Appendix D: Auburn Interactive Growth Model**

The pages following contain excerpts from the 2008 Auburn Interactive Growth Model (AIGM) Final Report that provide additional background on the AIGM and its application for comprehensive plans.

## Introduction and Purpose of this Study

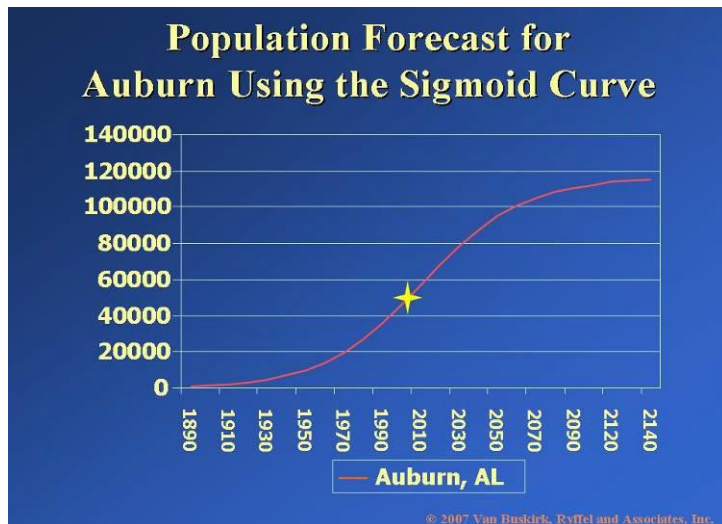
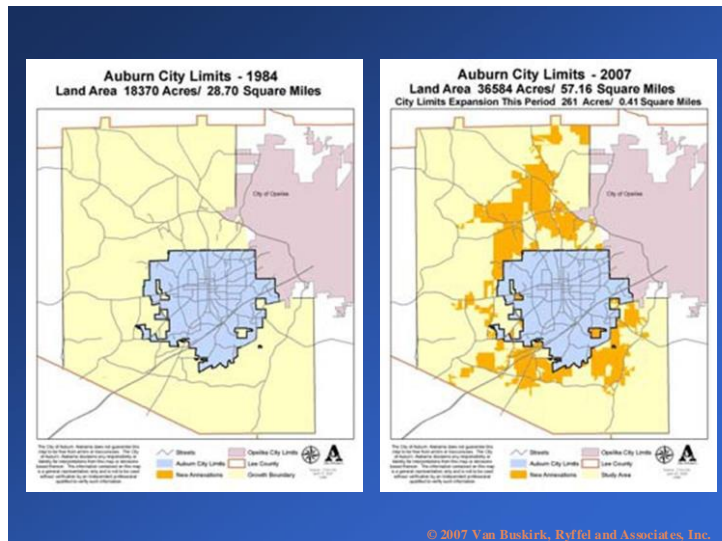
Between 1984 and 2007, the City of Auburn doubled its geographic area mirroring its increase in population, which has doubled since 1970. In order to better anticipate and manage growth, the City of Auburn recognized the need to develop an accurate population forecast and its distribution that would go beyond the standard five or 10 year forecast but rather to build-out in five-year increments.

Additionally, the City recognized that an interactive growth model could be used to distribute the population over time to create a build-out based on zoning and land use. Continued annexations will be the trend for many years to come due to the abundance of potential annexation land surrounding the City and the many “quality of life” benefits available to Auburn residents.

Providing a high quality of life has made Auburn attractive to its residents and to outlying property owners that are seeking annexation. The City of Auburn’s mission statement reflects the emphasis on maintaining this coveted quality of life.

The mission of the City of Auburn is to provide economical delivery of quality services created and designed in response to the needs of its citizens rather than by habit or tradition. We will achieve this by:

- Encouraging planned and managed growth as a means of developing an attractively built environment and protecting and conserving natural resources;
- Creating diverse employment opportunities leading to an increased tax base;
- Providing and maintaining reliable and appropriate infrastructure;



*The City of Auburn recognized that accurate population forecasting is critical to the creation and updating of comprehensive plans to guide a community's future growth and at the same time, provide services consistent with that growth.*

- Providing and promoting quality housing, educational, cultural and recreational opportunities;
- Providing quality public safety services;
- Operating an adequately funded City government in a financially responsible and fiscally sound manner;
- Recruiting and maintaining a highly motivated work force committed to excellence;
- Facilitating citizen involvement.

Annexations impact the community in a variety of ways. Significant population increases affect the demand for public services and the need for the appropriate balance of land usage and spatial distribution to accommodate growth. At the same time, fiscal responsibility implications require optimizing the greatest return on public investments to meet future growth and setting reasonable priorities. The City concluded that an interactive growth model could be used to address these complex and interrelated issues, and to provide opportunities to consider alternative “what if” growth scenarios and their related costs.

It should be recognized that annexing land into city limits is a somewhat symbiotic relationship. While a city increases its scope of responsibilities, annexation allows the city to maintain some control over areas, which affect city assets where significant investments have already been made. With annexation, the City has the ability to apply its codes, zoning regulations, design requirements and Comprehensive Plan to control the type, quality and quantity, and distribution of new development and thus protect property values and maintain the high quality of life that Auburn enjoys. New annexations also mean an expanded tax base and the potential to diversify the tax base.

From the perspective of landowners annexing into the City, they garner the benefit of the predictability of knowing new development will abide by City’s codes. This is important since zoning in Alabama, which precludes the creation of incompatible uses, is optional. This, in turn, diminishes land value. In Auburn, zoning is required and, therefore, annexing lands into the City provides the assurance that public services will be provided. That translates to value.

It is the purpose of this study and the Auburn Interactive Growth Model to serve as an important planning tool to help the City of Auburn realize its mission.

## **Chapter 12**

### **Comprehensive Plan Creation Using the AIGM**

Like the Auburn Interactive Growth Model, the City's Comprehensive Plan needs to be dynamic and capable of being updated to reflect changes and relevant new data. Over time, it should reflect community values, population growth and location of that growth, land uses to meet the needs of the public, changing policies and values, property rights, financial opportunities and constraints, and above all, the public welfare.

The creation of the AIGM provides the City with the unique opportunity to update its Comprehensive Plan with an unprecedented base of information that includes:

- Very accurate information on existing conditions;
- Population projections that extend not to a standard 10 or 20 years, but to the City's build-out;
- The optimal timing, location, and extent of land uses to serve the population growth as it occurs and its location over time; and
- The ability to "see" the implications of alternative land use decisions, including frequent annexation requests.

Theoretically, if a community without a comprehensive plan developed an interactive growth model, that model could be the framework around which a comprehensive plan is developed. The City of Auburn does have a comprehensive plan-like documents entitled, *City of Auburn Land Use Plan* (adopted October 2004), and *Auburn 2020*. These contain growth management principles and goals. The AIGM will be used in conjunction with them to create The City of Auburn Comprehensive Plan within the coming year.

The City and the surrounding area are divided into 143 Traffic Analysis Zones (TAZ). Taken together, these represent over 18,000 individual parcels of land. This enables the processing of huge amounts of data in manageable parts.

The data, tables and spreadsheets now in City hands contain all the information of the AIGM including population, land use, and its distribution over time for each TAZ in five-year increments to build-out. City planners can review any or all of these for specific time periods as a basis of updating the Comprehensive Plan, and as a guide to prepare the Plan's goals, objectives and policies. The information contained in the AIGM can be used effectively to substantiate these. With this achieved, an updated Future Land Use Map will be

created within the Comprehensive Plan update to guide future development consistent with those goals, objectives and policies. The implementation tool of comprehensive plans is the zoning ordinance. In the future, that document can be revised to affect the plan's implementation.

There were several sub-models developed in the AIGM in addition to general land use that show the timing, size, optimal location and levels of service, where applicable, of various land uses. These sub-models included schools, parks, commercial/office uses, and fire stations. As part of the Comprehensive Plan update, these locations will be refined consistent with standards developed by the planning staff for the various types of uses.

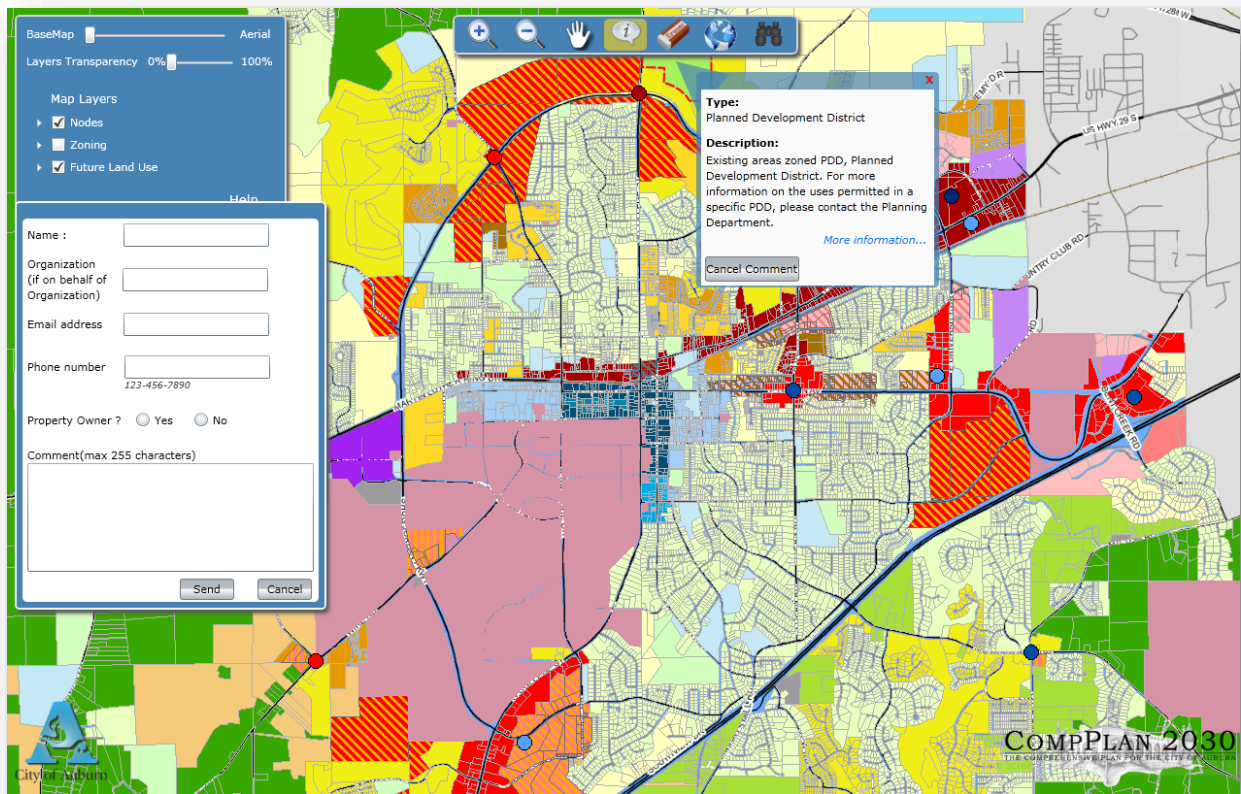
Not all standards will be the same. For example, fire station locations precede build-out conditions in an area for obvious safety reasons. Commercial/office uses follow population growth because they require a market within certain distances to make their construction financially viable. The AIGM can be used to assist in the location, timing and acquisition of school sites because it contains forecasts of population growth, demographics, and distance to population concentrations.

The planning horizon or year on which the Comprehensive Plan will be based has not been determined. It could be a twenty or thirty-year window or some other period of time. Regardless of the year, with continual updating of the AIGM database, revisions to the Comprehensive Plan will become easier over time as more is known about the City's growth and subsequent needs.

## Appendix E: Interactive Future Land Use Map

The Interactive Future Land Use Map is an interactive participatory mapping application used to disseminate and solicit information to and from citizens. It was conceived by staff of the City of Auburn's Planning and Information Technology Departments as a means to interactively share information with citizens about the City's proposed Future Land Use Plan and to encourage them to comment, question, and respond to the plan. The map contains future land use recommendations for the entire City and the City's projected 20-year growth area projected to the parcel level. Information on individual parcel land use designations are available within the application, while more in-depth information is available via hyperlinked PDF documents hosted on the City's website.

The purpose of the application is to improve citizen access to information, enhance citizen understanding of the Future Land Use Plan, and provide greater opportunities for citizen engagement. Traditionally, a map such as the Future Land Use Plan map might be shared in a public meeting format or as a static document online. With over 18,000 parcels, each with different classifications, citizen comprehension of a traditional, static document is often limited without expert assistance. Limited comprehension inevitably leads to low response rates from citizens. Auburn's use of an electronic Future Land Use Plan improves access to the information, facilitates understanding without the need for expert assistance and provides an "always-on" map containing a great deal of context-specific information with built-in search and commenting capabilities.



## Appendix F: Acronyms

- ADEM : Alabama Department of Environmental Management
- AFD: Auburn Fire Division
- AIGM: Auburn Interactive Growth Model
- ALDOT : Alabama Department of Transportation
- ALS: Advanced life support
- AOMPO : Auburn-Opelika MPO
- AORBA: Auburn Off Road Bicycling Association
- AU : Auburn University
- AUMC : Auburn University Medical Center
- AWWB : Auburn Water Works Board
- BMPs: Best management practices
- CAC: Citizens Advisory Committee
- CC: Commercial Conservation District
- CDD: Comprehensive Development District
- CEOD: College Edge Overlay District
- CO2: carbon monoxide
- COD: Conservation Overlay District
- CSA: Combined Statistical Area
- DD-H: Development District – Housing
- EAMC : East Alabama Medical Center
- ED: Economic Development
- EMA: Emergency Management Agency
- EMS: Emergency Medical Services
- ES: Environmental Services
- FHWA: The Federal Highway Administration
- GIS: Geographic Information Systems
- Gpm: gallons-per-minute
- greenhouse gases: GHGs
- HD: Holding District
- HDNR: Huntsville Department of Natural Resources
- HR: Human Resources
- I: Industrial District
- ICMA: International City / County Management Association
- IGRT: Image Guided Radiation Therapy
- IMRT : Intensity Modulated Radiation Therapy

- ISO : The Insurance Service Office
- ISO: Insurance Service Office
- ISR: impervious surface ratio
- IT: Information Technology
- JCAHO: Joint Commission on Accreditation of Healthcare Organizations
- LDD: Limited Development District
- LETA: Lee County Transit Agency
- LRPT: Lee-Russell Public Transit
- LRTP : The Long Range Transportation Plan
- MGD : gallons-per-day
- MPO : Metropolitan Planning Organizations
- NAAQS : National Ambient Air Quality Standards
- NC: Neighborhood Conservation Districts – Combined
- NHS : National Highway System
- NO<sub>2</sub>: nitrogen dioxide
- NPDES: National Pollutant Discharge Elimination System
- NRPA: National Recreation and Park Association's
- O<sub>3</sub>: Ozone
- OCM: Office of the City Manager
- Pb: Lead
- PDD: Planned Development District
- PM: Particulate Matter
- PM10: Particulate matter less than 10 microns
- PSD: Public Safety Department
- R: Rural District
- RDD: Redevelopment District
- ROW : rights-of-way
- SHA : Safe Harbor Agreement
- Site Development Review Tool (SDRT)
- SO<sub>2</sub>: Sulfur Dioxide
- SOS : Save Our Saugahatchee
- Statewide Comprehensive Outdoor Recreation Plan SCORPs
- STIP : Statewide Transportation Improvement Program
- STRAHNET: Strategic Highway Network
- SWaMP : The Saugahatchee Watershed Management Plan
- SWMP : Stormwater management program
- SWTP: Alabama Statewide Transportation Plan

- TAC : Technical Advisory Committee
- TIP : Transportation Improvement Program
- TMDL : Total Maximum Daily Load
- UC: Urban Core
- UFORE : Urban Forest Effects
- UPWP : The Unified Planning Work Program
- US: University Service District
- WIC: Women, Infants and Children Program
- WPCF : Water Pollution Control Facilities
- WRM: Water Resource Management
- WTP : Water Treatment Plant
- WWF : World Wide Fund for Nature

## Appendix G: CompPlan 2030 Amendment Policy

Amendments to CompPlan 2030 will be governed by state law regarding amendments to master plans.

§ 11-52-10. Master plan; adoption procedure.

The commission may adopt the plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding with major geographical sections or divisions of the municipality or with functional subdivisions of the subject matter of the plan and may adopt any amendment or extension thereof or addition thereto.

Before the adoption of the plan or any such part, amendment, extension or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official gazette, if any, of the municipality; provided, that the planning commission may dispense with such public hearing prior to the approval or disapproval of a plan when the municipal governing body to whom the plan will be submitted will be required to hold a public hearing, and give notice thereof before the plan can be adopted by such municipality.

The adoption of the plan or of any such part or amendment or extension or addition shall be by resolution of the commission carried by the affirmative votes of not less than six members of the commission or, in any city having a 16-member planning commission as provided in subsection (a) of Section 11-52-3, by the affirmative votes of not less than 12 members of the commission. The resolution shall refer expressly to the maps and descriptive and other matters intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the chairman or secretary of the commission. An attested copy of the plan or part thereof shall be certified to the governing body and to the county probate judge.

## **Appendix H: CompPlan 2030 Amendment Policy**

The following page is the resolution of adoption and the amendments for CompPlan 2030 by the Auburn Planning Commission.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Comprehensive Plan Adoption – CompPlan 2030 (MS-2011-00044)

Subject: Recommendation to City Council for adoption of CompPlan 2030, the comprehensive plan for the City of Auburn, including the Future Land Use Plan map, plan text, and all plan recommendations.

**WHEREAS**, the City Council of the City of Auburn recognizes the importance of planning for the future growth and development of the City of Auburn; and,

**WHEREAS**, the City of Auburn solicited input from the public, and from that input developed a vision for the City's future; and,

**WHEREAS**, the Auburn Planning Commission, working in concert with City staff and other stakeholders, developed CompPlan 2030, as a guide for the City's future growth and development, based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and,

**WHEREAS**, CompPlan 2030 contains recommendations in the form of goals, objectives and action steps as well as the Future Land Use Plan; and,

**WHEREAS**, achieving the City's vision for the future will be accomplished through the implementation of CompPlan 2030; and,

**WHEREAS**, CompPlan 2030 will be practically applied by utilizing the Future Land Use Plan to guide growth decisions, and through effectuating change to the zoning ordinance only after deliberative Planning Commission work sessions and City Council public hearing processes; and,

**WHEREAS**, Planning staff has recommended adoption of the CompPlan 2030 to City Council; and,

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for adoption of CompPlan 2030, the comprehensive plan for the City of Auburn, including the Future Land Use Plan map, plan text, and all plan recommendations, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held September 8, 2011 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 20<sup>th</sup> day of September, 2011.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: CompPlan 2030 Amendments (MS-2011-00049)

Subject: Adoption of amendments to CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, Auburn Planning Commission Case MS-2011-00049, is hereby **APPROVED, to include:**


- Corrections to several names in the preface
- The insertion of plan adoption dates in Section 1.0 - Introduction
- Clarification of a statement regarding multi-family development in Section 3.0 – Land Use.
- The replacement of the Natural Systems section. The Natural Systems section adopted last month was an outdated version. Only minor updates were made to the recommendations of this section. Most of the recommendations were also renumbered to correct an error.
- Insertion of a current image of the airport and correction of misnumbering of a policy in Section 5.0 – Transportation.
- Correction of policy numbers in Section 6.0 – Parks and Recreation.
- Addition of the PC resolution adopting the CompPlan as Appendix H.

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STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 13, 2011 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 2<sup>nd</sup> day of November, 2011.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: CompPlan 2030 Amendments (MS-2014-00021)

Subject: Recommendation to City Council for approval of amendments to CompPlan 2030, The Comprehensive Plan for the City of Auburn, including amendments to the Future Land Use Plan text and Future Land Use Map in Chapter Three: Land Use.

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to amend CompPlan 2030, The Comprehensive Plan for the City of Auburn, including amendments to the Future Land Use Plan text and Future Land Use Map in Chapter Three: Land Use, as adopted, Auburn Planning Commission Case MS-2014-00021, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 9, 2014 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: CompPlan 2030 Text Amendments (MS-2016-00002)

Subject: Recommendation for adoption of amendments to incorporate the Downtown Master Plan recommendations in to CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation for adoption of amendments to incorporate the Downtown Master Plan recommendations in to CompPlan 2030, as adopted, Auburn Planning Commission Case MS-2016-00002, is hereby **APPROVED, subject to:**

- **The maximum height in the Urban Neighborhood-South district to be 45' unless the use abuts or is directly across a right-of-way from a single-family residential use.**

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 11, 2016 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of March, 2016.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: CompPlan 2030 Map Amendments (MS-2016-00003)

Subject: Recommendation for adoption of map amendments to incorporate the Downtown Master Plan recommendations in to CompPlan 2030

**Commission Action**

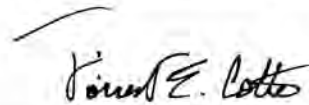
BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation for adoption of map amendments to incorporate the Downtown Master Plan recommendations in to CompPlan 2030, as adopted, Auburn Planning Commission Case MS-2016-00003, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 11, 2016 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of March, 2016.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: CompPlan 2030 Text Amendments (MS-2016-00017)

Subject: Recommendation for adoption of amendments to CompPlan 2030, Chapter Three: Land Use in order to align the Future Land Use Plan with the Zoning Map

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation for adoption of amendments to CompPlan 2030, Chapter Three: Land Use in order to align the Future Land Use Plan with the Zoning Map, as adopted, Auburn Planning Commission Case MS-2016-00017, is hereby **APPROVED.**

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 12, 2016 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 3<sup>rd</sup> day of June, 2016.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Northwest Auburn Neighborhood Plan (MS-2018-00026)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030, Auburn Planning Commission Case MS-2018-00026, is hereby **APPROVED.**

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 8, 2018 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1<sup>st</sup> day of March, 2018.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Northwest Auburn Neighborhood Plan (MS-2018-00027)

Subject: Adoption of map amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of map amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030, Auburn Planning Commission Case MS-2018-00027, is hereby **APPROVED.**

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 8, 2018 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1<sup>st</sup> day of March, 2018.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Harper Avenue Focus Area Study (PL-2018-00705)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Harper Avenue Focus Area Study into CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Harper Avenue Focus Area Study into CompPlan 2030, Auburn Planning Commission Case PL-2018-00705, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 14, 2019 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 5<sup>th</sup> day of March, 2019.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Harper Avenue Focus Area Study (PL-2018-00706)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Harper Avenue Focus Area Study into CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Harper Avenue Focus Area Study into CompPlan 2030, Auburn Planning Commission Case PL-2018-00706, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 14, 2019 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 5<sup>th</sup> day of March, 2019.



---

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Glenn/Dean Focus Area Study (PL-2019-00125)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Glenn/Dean Focus Area Study into CompPlan 2030

**Commission Action**


BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Glenn/Dean Focus Area Study into CompPlan 2030, Auburn Planning Commission Case PL-2019-00125, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held April 11, 2019 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 3<sup>rd</sup> day of May, 2019.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Glenn/Dean Focus Area Study (PL-2019-00126)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Glenn/Dean Focus Area Study into CompPlan 2030

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Glenn/Dean Focus Area Study into CompPlan 2030, Auburn Planning Commission Case PL-2019-00126, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held April 11, 2019 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 3<sup>rd</sup> day of May, 2019.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Cox/Wire Focus Area Study Zoning CompPlan Text Amendments (PL-2020-00077)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan 2030*

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan 2030*, Auburn Planning Commission Case PL-2020-00077, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held March 12, 2020 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 24<sup>th</sup> day of March, 2020.



---

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Cox/Wire Focus Area Study Zoning CompPlan Map Amendments (PL-2020-00078)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use, Auburn Planning Commission Case PL-2020-00078, is hereby **APPROVED AS PRESENTED WITH THE FOLLOWING CHANGES:**

- **The parcel located at the intersection of Cox and Wire Roads shall be entirely Master-Planned Mixed Use**
- **The properties along Cox Road and those with access to Sunset Drive shall remain Rural.**

---

STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held March 12, 2020 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 24<sup>th</sup> day of March, 2020.



---

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: U.S. Highway 280 Focus Area Study Zoning CompPlan Text Amendments (PL-2021-00340)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the U.S. Highway 280 Focus Area Study into *CompPlan 2030*

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the U.S. Highway 280 Focus Area Study into *CompPlan 2030*, Auburn Planning Commission Case PL-2021-00340, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Katie Robison, Acting Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held July 8, 2021 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 29<sup>th</sup> day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: U.S. Highway 280 Focus Area Study Zoning CompPlan Map Amendments (PL-2020-00341)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use, Auburn Planning Commission Case PL-2021-00341, is hereby **APPROVED**.

---

STATE OF ALABAMA  
LEE COUNTY

I, Katie Robison, Acting Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held July 8, 2021 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 29<sup>th</sup> day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

## **Appendix I: CompPlan 2030 Amendment Policy**

The following page is the resolution of adoption and the amendments for CompPlan 2030 by the Auburn City Council.

**RESOLUTION NO. 11-176**

WHEREAS the City Council and the City of Auburn recognize the importance of planning for the future growth and development of the City of Auburn; and

WHEREAS the City of Auburn solicited input from the public, and from that input developed a vision for the City's future; and

WHEREAS, the Auburn Planning Commission, working in concert with City staff and other stakeholders, developed CompPlan 2030, as a guide for the City's future growth and development, based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and

WHEREAS, CompPlan 2030 contains recommendation in the form of goals, objectives and action steps as well as the Future Land Use Plan; and

WHEREAS, achieving the City's vision for the future will be accomplished through the implementation of CompPlan 2030; and

WHEREAS, CompPlan 2030 will be practically applied by utilizing the Future Land Use Plan to guide growth decisions, and through effectuating change to the zoning ordinance only after deliberative Planning Commission work sessions and City Council public hearing processes; and

WHEREAS, Planning staff has recommended adoption of the CompPlan 2030 to City

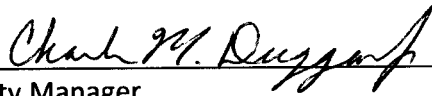
NOW THEREFORE be it resolved by the City Council of the City of Auburn that the request for adoption of CompPlan 2030, the comprehensive plan for the City of Auburn, including the Future Land Use Plan map, plan text, and all plan recommendations, is hereby approved.

ADOPTED and approved by the City Council of the City of Auburn, Alabama, this the 4<sup>th</sup> day of October, 2011.



\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Manager

**RESOLUTION NO. 18-034**

WHEREAS the City Council and the City of Auburn recognize the importance of planning for the future growth and development of the City of Auburn; and

WHEREAS the City of Auburn solicited input from the public, and from that input developed a vision for the City's future; and

WHEREAS, the Auburn Planning Commission, working in concert with City staff and other stakeholders, developed CompPlan 2030, as a guide for the City's future growth and development, based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and

WHEREAS, CompPlan 2030 contains recommendation in the form of goals, objectives and action steps as well as the Future Land Use Plan; and

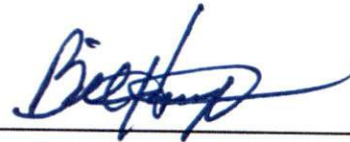
WHEREAS, achieving the City's vision for the future will be accomplished through the implementation of CompPlan 2030; and

WHEREAS, CompPlan 2030 will be practically applied by utilizing the Future Land Use Plan to guide growth decisions, and through effectuating change to the zoning ordinance only after deliberative Planning Commission work sessions and City Council public hearing processes; and

WHEREAS, as a comprehensive plan for the City, CompPlan 2030 should be

NOW THEREFORE be it resolved by the City Council of the City of Auburn that the request for adoption of the five-year updates to CompPlan 2030, the comprehensive plan for the City of Auburn, including the Future Land Use Plan map, plan text, and all plan recommendations, is hereby approved.

ADOPTED and approved by the City Council of the City of Auburn, Alabama, this the 20<sup>th</sup> day of February, 2018.



\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Manager

**RESOLUTION NO. 18-054**

**WHEREAS**, the City Council of the City of Auburn recognizes the importance of planning for the future growth and development of the City of Auburn; and,

**WHEREAS**, the City of Auburn solicited input from the public, and from that input developed a vision for the future of northwest Auburn; and,

**WHEREAS**, the City of Auburn, working in concert with property and business owners and other stakeholders, developed the Northwest Auburn Neighborhood Plan as a guide for the revitalization of Northwest Auburn based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and,

**WHEREAS**, the Northwest Auburn Neighborhood Plan contains recommendations in the form of goals, objectives and action steps as well as recommendations for future land use and transportation improvements; and,

**WHEREAS**, the Northwest Auburn Neighborhood Plan will be practically applied by utilizing the Future Land Use Plan to guide growth and redevelopment decisions, through capital improvements in the form of improved streetscapes, and through effectuating change to the zoning ordinance, the last of which will take place only after deliberative Planning Commission work sessions and City Council public hearing processes; and,

**WHEREAS**, Planning staff have recommended adoption of the Northwest Auburn Neighborhood Plan to City Council; and,

**WHEREAS**, on February 8, 2018 after a public hearing, the Planning Commission of the City of Auburn unanimously recommended adoption of the Northwest Auburn Neighborhood Plan to City Council; and,

**WHEREAS**, the Northwest Auburn Neighborhood Plan will be incorporated as a component of CompPlan 2030, the Comprehensive Plan for the City of Auburn.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Alabama that the request for adoption of the Northwest Auburn Neighborhood Plan, including text amendments and amendments to the Future Land Use Plan map, is hereby **APPROVED**.

**ADOPTED** and approved by the City Council of the City of Auburn, Alabama, this the 20<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Mayor

ATTEST:  


**RESOLUTION NO. 21-182**

**WHEREAS**, the City Council of the City of Auburn recognizes the importance of planning for the future growth and development of the City of Auburn; and,

**WHEREAS**, the City of Auburn solicited input from the public, and from that input developed a vision for the future of the U.S. 280 Corridor of Auburn; and,

**WHEREAS**, the City of Auburn, working in concert with property and business owners and other stakeholders, developed the U.S. Highway 280 Corridor Focus Area Study as a guide for development along the U.S. Highway 280 corridor based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and,

**WHEREAS**, the U.S. Highway 280 Corridor Focus Area Study will be practically applied by utilizing the Future Land Use Plan to guide growth and redevelopment decisions; and,

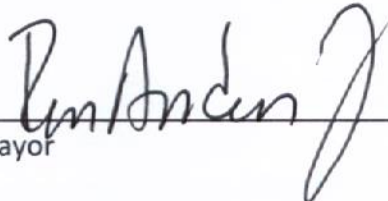
**WHEREAS**, Planning staff have recommended adoption of the U.S. Highway 280 Focus Area Study to City Council; and,

**WHEREAS**, on July 8, 2021 after a public hearing, the Planning Commission of the City of Auburn recommended adoption of the proposed amendments to City Council; and,


**WHEREAS**, the amendments will be incorporated as a component of CompPlan 2030, the Comprehensive Plan for the City of Auburn.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Alabama that the request for adoption of the U.S. 280 Focus Area Study, including text amendments and amendments to the Future Land Use Plan map, is hereby **APPROVED**.

**ADOPTED** and approved by the City Council of the City of Auburn, Alabama, this the 7<sup>th</sup> day of September, 2021.

  
\_\_\_\_\_  
Mayor

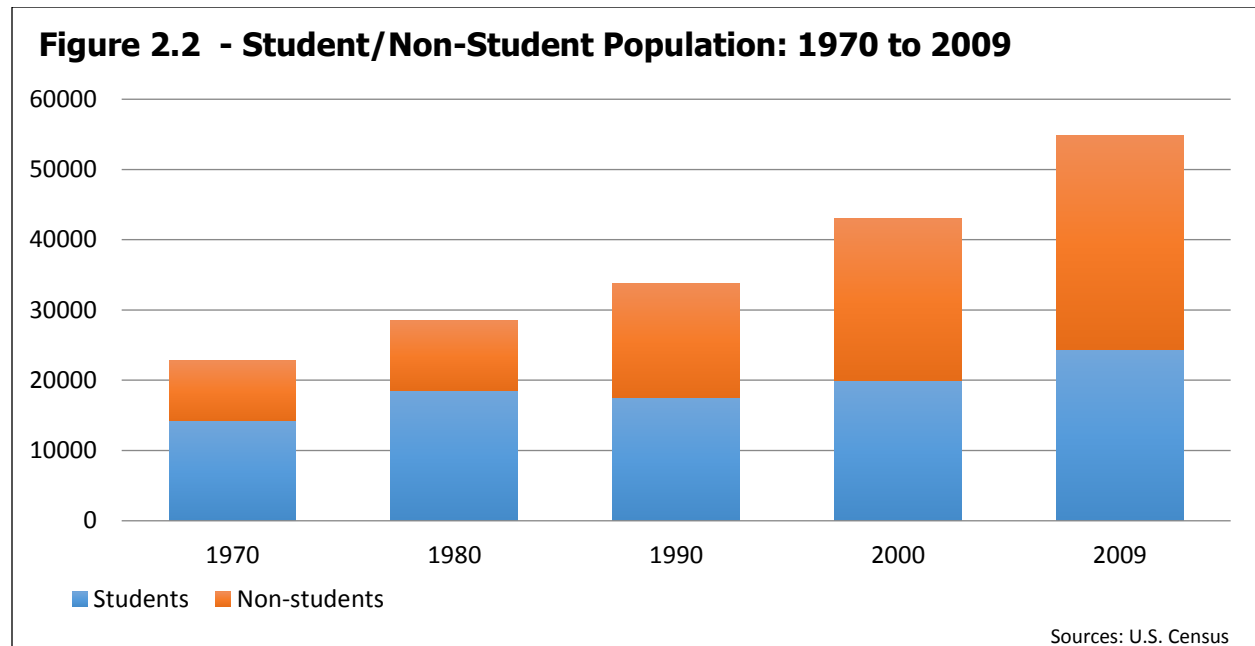
ATTEST:

  
\_\_\_\_\_  
City Manager

## Appendix J: Chapter 2 - Original 2011 Tables and Figures that were amended as part of the Five-Year Update.

Figure 2.2 below was updated to reflect the 2010 Census and Estimated 2015 Student/Non-Student Populations.

### 2011 Figure



### Table 2.4

At the time of the initial writing of this section, the U.S. Census Bureau has not yet released all available data for 2010. In places in this section, data from the 2007-2009 American Community Survey (ACS) is used, with the data year listed as 2009. ACS data is sampled, so the 2007-2009 data represents an average of results across those years. The revised table added data from the 2010 Census and the most current estimates of 2014.

### 2011 Table

<b>Table 2.4 - Educational Attainment</b>						
	1990	%	2000	%	2009	%
<b>Population 25 years and over</b>	<b>12,766</b>	<b>100.0%</b>	<b>17,060</b>	<b>100.0%</b>	<b>22,583</b>	<b>100.0%</b>
Less than 9th grade	700	5.5%	453	2.7%	469	2.1%
9th to 12th grade, no diploma	819	6.4%	1,049	6.1%	991	4.4%
High school graduate (includes equivalency)	1,861	14.6%	2,188	12.8%	3,463	15.3%
Some college, no degree	2,339	18.3%	3,001	17.6%	3,284	14.5%
Associate's degree	657	5.1%	823	4.8%	1,108	4.9%
Bachelor's degree	2,960	23.2%	4,555	26.7%	6,965	30.8%
Graduate or professional degree	3,430	26.9%	4,991	29.3%	6,303	27.9%
<b>% high school graduate or higher</b>	<b>11,247</b>	<b>88.1%</b>	<b>15,558</b>	<b>91.2%</b>	<b>21,115</b>	<b>93.5%</b>
<b>% bachelor's degree or higher</b>	<b>6,390</b>	<b>50.1%</b>	<b>9,546</b>	<b>56.0%</b>	<b>13,279</b>	<b>58.8%</b>

Source: U.S. Census

Figure 2.4 below was updated to reflect the 2014 Estimates.

2011 Figure

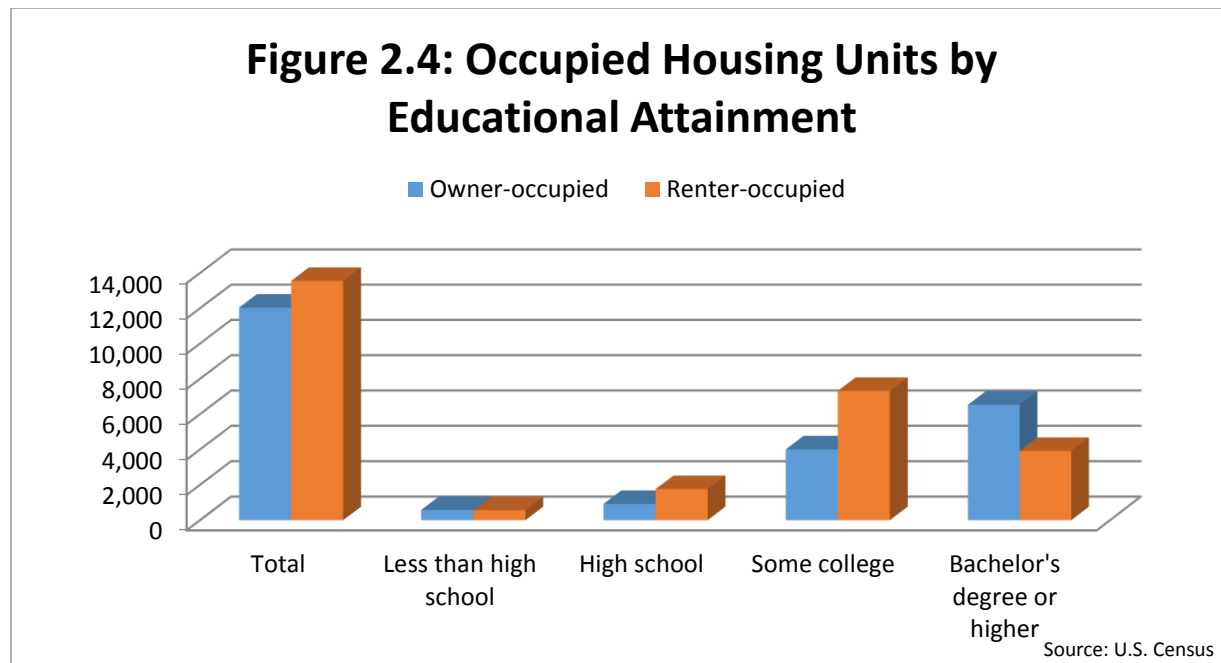


Figure 2.5 below was updated to reflect the 2014 Estimates

2011 Figure

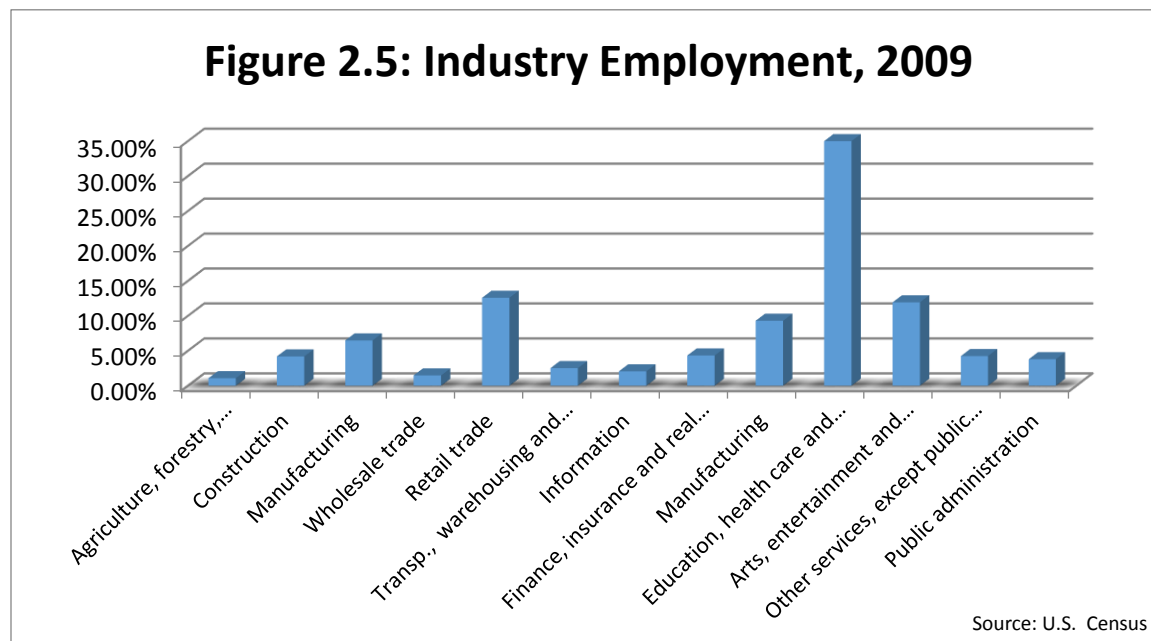


Table 2.8 was update using 2006 and 2015 data from the City of Auburn Economic Development Department and the Alabama Department of Labor.

<b>Table 2.8 - Largest Employers, 2009</b>			Source: U.S. Census
Employer	Employees	% of city employment	
Auburn University	5,500	15.71%	
Auburn City Schools	800	2.29%	
City of Auburn and Auburn Water Works Board	750	2.14%	
Briggs & Stratton Corporation	550	1.57%	
East Alabama Medical Center	508	1.45%	
Wal-Mart Supercenter	375	1.07%	
Masterbrand Cabinets	325	0.93%	
CV Holdings	260	0.74%	
Borbet Alabama	205	0.59%	
SCA, Inc.	175	0.50%	
Rexnord	175	0.50%	
<b>Total</b>	<b>9,623</b>	<b>26.99%</b>	

Table 2.10 was update using 2010 Census data and 2014 estimates.

<b>Table 2.10 - Age of Existing Housing Stock, 2009</b>			Source: U.S. Census
	Number of Units	% of Units	
Built 2005 or later	2,380	8.3%	
Built 2000 to 2004	5,403	18.9%	
Built 1990 to 1999	7,764	27.2%	
Built 1980 to 1989	4,370	15.3%	
Built 1970 to 1979	4,496	15.7%	
Built 1960 to 1969	2,047	7.2%	
Built 1950 to 1959	1,165	4.1%	
Built 1940 to 1949	440	1.5%	
Built 1939 or earlier	498	1.7%	

## Appendix K: Chapter 3 – Completed Focus Area Studies and Goals and Policies of 2011 CompPlan 2030

### 3.2.4 Focus Areas Updates

#### Conservation/Cluster Residential (South of I-85)

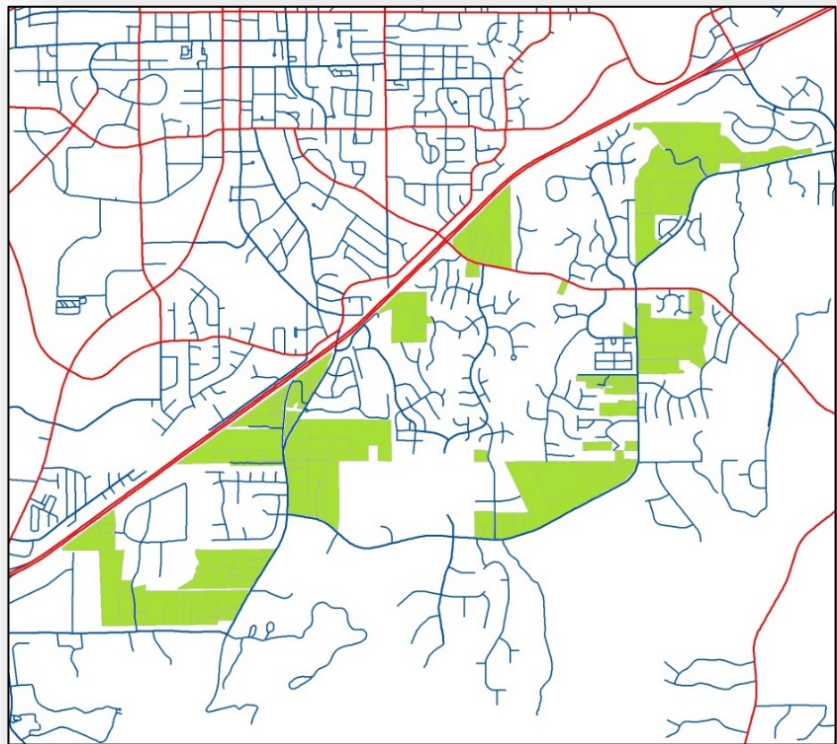
This area includes approximately 1,081 acres and extends along the north side of Ogletree Road between Moores Mill and Wrights Mill Road, as well as along Shell Toomer Parkway and Wrights Mill Road, south of Interstate 85. These areas have a distinctive rural and pastoral character that epitomize and reflect the type of residential community that one might ideally anticipate in a City that is home to a land grant university such as Auburn University. It is a character that is worthy of preserving and this area warrants special care as future development is contemplated here. It is also an area that largely exists in the Chewacla Creek watershed, which includes its sub-watersheds as well (Lake Ogletree, Moores Mill Creek, Parkerson Mill Creek, and Town Creek). This underscores an underlying theme that exists with this designation which is watershed protection, and this helps to largely explain the current rural, low density character of the area. Finally, this character area also includes Shell Toomer Parkway, which is the gateway to Chewacla State Park, thereby reinforcing its value as a primarily rural character area.

#### Recommendation

Maintain the rural character of this area by utilizing the City's Conservation Overlay District (COD) designation or a modified version thereof which encourages cluster housing and low impact development in concert with the City's Conservation Subdivision regulations. Conservation subdivisions are encouraged, with a five (5) acre minimum size for conservation subdivisions. Conservation subdivisions may develop at two (2) dwelling units per acre; all other development may develop at one (1) dwelling unit per acre.

#### Outcome

Recommended changes to the land use for the area north of Hamilton Road east of Moores Mill Master Development, the area west of the Moores Mill Master Development and Grove Hill south of I-85, and along both side of Wrights Mill Road between I-85 and Ogletree Road to Low Density Residential. The land use along the north and west side of Ogletree Road across from Eastlake



Subdivision to the Lake Wilmore property and west of Ogletree Road and north of Shell Toomer Parkway is recommended to change to Neighborhood Preservation. The land use south of Hamilton Road and north of Moores Mill Road west of the Auburn University property change to Conservation/Cluster Residential.

### **Corridor Redevelopment**

This area consists of approximately 378 acres, primarily along Opelika Road, Bragg Avenue, and Martin Luther King Drive, but also including a portion of North Dean Road. The Opelika Road corridor represents a prototypical auto-oriented commercial corridor, and, like many others developed during the same time period, is in a state of aesthetic and economic decline. While the corridor sees significant traffic volumes, it suffers from high rates of vacancy, an unattractive visual environment, outdated buildings and lot configurations, an unsafe pedestrian environment, and underutilized buildings and parcels. The relative health of the corridor differs, but generally from a retail standpoint the corridor is at most healthy in the area centered on the intersection of East University Drive and Opelika Road. While Opelika Road has long been a commercial corridor, Bragg Avenue is seen as having emerging potential for redevelopment, especially since the realignment of the MLK Drive/Bragg Avenue/North Donahue Drive intersection. The character of the Opelika Road corridor differs considerably over its length. For example, the segment from Gay Street to Old Stage Road has a narrower street width, smaller parcels, and smaller buildings built close to the street, while the segment from North Dean Road to East University Drive has a five-lane road section, larger parcels, and larger buildings with significant street setbacks.



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### **Recommendation**

There is significant interest in revitalizing the Opelika Road corridor. The Corridor Redevelopment Future Land Use designation is intended to encourage redevelopment through a variety of means, such as by offering incentives for redevelopment, reduced setbacks, shared parking, and/or possible City investments in infrastructure, such as streetscaping. The designation promotes limited mixed-use, with an average breakdown of uses across the entire area intended to be 85% commercial, 5% office, and 10% residential (12 du/ac). Preference should be given to projects that integrate residential with other use types. Parts of the Corridor Redevelopment area are also in a historic district; when that is the case, it is recommended that redevelopment efforts focus on retention and reuse of existing historic structures.

This area should be the first candidate for a corridor plan following adoption of the CompPlan. Some initial planning work has been completed through a City of Auburn/Auburn University collaborative project.

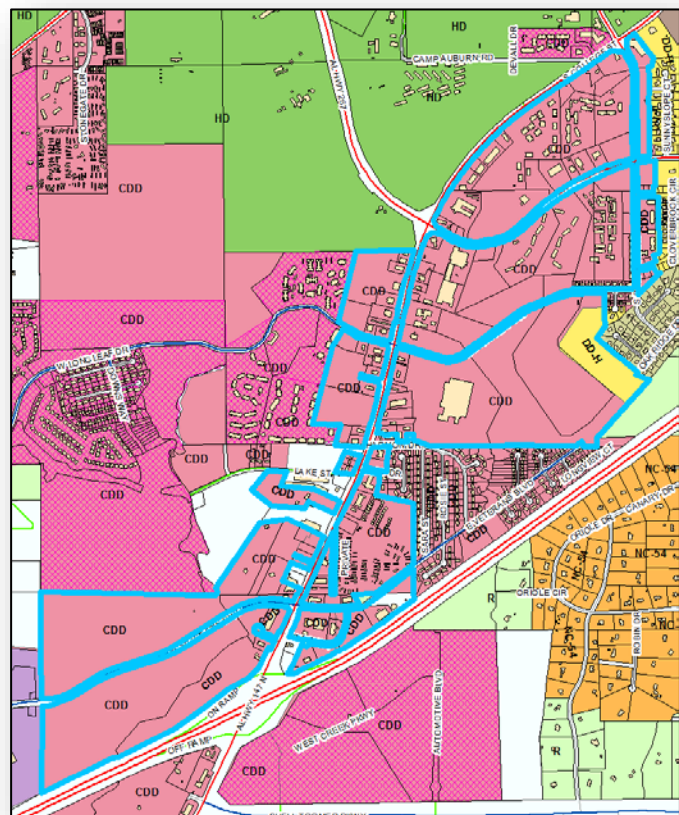
### **Outcome**

The Opelika Road and North Dean Road portion of this area was studied with an update to zoning and land use completed as part of the Renew Opelika Road plan that was adopted in August of 2014. 4 new land use categories were created, Regional Center, Neighborhood Center, Mixed Use 1, and Mixed Use 2. Two new zoning districts were created, Corridor Redevelopment – Urban (CRD-U) and Corridor Redevelopment – Suburban (CRD-S). The intent of the CRD-U zoning district encompasses all of the Mixed Use 2 area and the Mixed Use 1 along Opelika Road from Gay to DeKalb Street. The CRD-U encourages redevelopment in a more compact, urban character with a focus on commercial uses with higher density residential uses above ground floor retail. The CRD-S starts at DeKalb Street and continues to the eastern edge of the City and includes the area shown along North Dean Road. The CRD-S allow more road service and commercial support uses than the CRD-U along with the commercial uses. The CRD-S promotes growth with strong aesthetic and design guidance.

The Bragg Avenue/MLK Drive portion of this focus area was combined with a broader comprehensive land use study for the northwest portion of the City of Auburn defined by Shug Jordan Parkway on the north and west, North Donahue Drive, Cary Woods and the North College Street Historic District on the east, and the railroad track on the south.

### **South College Focus Area**

The South College focus area is located along the South College Street corridor and extends from its intersection with Donahue Drive to the north and Interstate 85 to the south. It encompasses approximately 618 acres of land area with major intersection points at East University Drive, Longleaf Drive, and Veterans Boulevard. While more current than the development along Opelika Road, it has developed in a similar strip commercial fashion, but has benefited from the implementation of cross-access requirements between adjacent developments, which then direct vehicular traffic toward signalized intersections whenever possible. Because it is a major commercial corridor and because it is a major gateway to Auburn University from Interstate 85, it does experience significant traffic during most periods of the day. It is anticipated, however, that some relief will come as a result of the connection of West Longleaf Road between South College Street and Cox Road as well as



with the addition of the new Beehive Road interchange with I-85. In reality, South College is mostly developed and opportunities for redevelopment are likely to be rare in the short term. In the longer term, however, it is anticipated that redevelopment opportunities will present themselves, much like is the case with the Opelika Road corridor today. Finally, this area cannot be fully discussed without raising the issue of those parcels that line this corridor, but remain in the County. These parcels have been identified for annexation for quite some time, but may not be expected to be annexed without some type of legislative remedy. The plan also identifies master-planned mixed-use opportunities along West Veterans.

### **Recommendation**

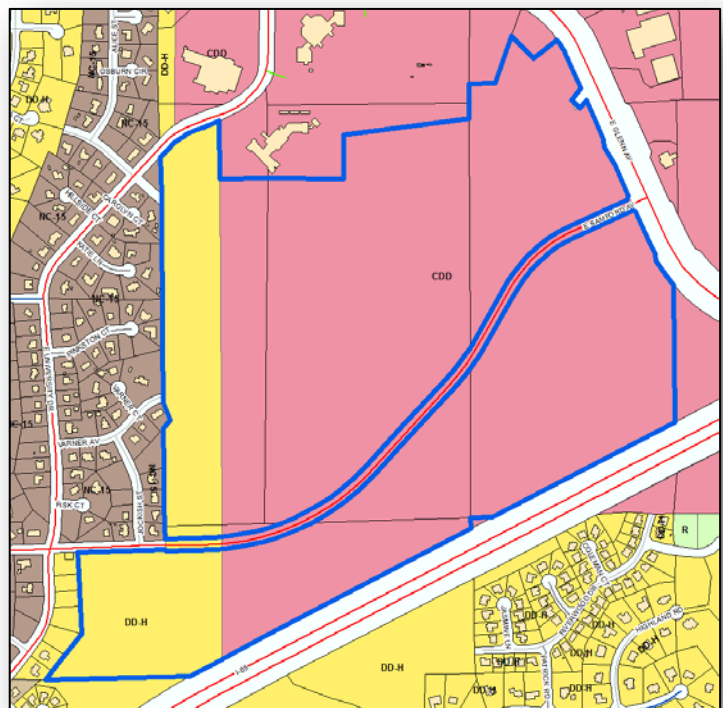
Develop a corridor plan for the South College Street area. Continue to vigilantly control access to the South College corridor, while maximizing cross-access opportunities between adjacent parcels. Promote land assembly and redevelopment as opportunities present themselves. Require master development plans for future developments that are of a certain size. Consider legislative remedies for annexing parcels located within the focus area.

### **Outcome**

The Planning and Economic Development Departments worked jointly on a plan for South College Street in 2015. Because of the high visibility and the connection to the interstate and greater region, both departments recommended a plan that would preserve South College Street for commercial uses with a regional market. The resulting land use and zoning changes excluded all residential uses, most institutional uses, and almost all commercial support uses. In addition, many of the road service uses that previously required conditional use approval were changes to permitted uses in an effort to help facilitate infill and redevelopment opportunities. The new district, the South College Corridor District (SCCD) was placed on parcels with along South College beginning at South Donahue Drive extending down to the north side of Veteran Drive that were nonresidential. In addition, the zoning extend along parcels frontage at East University Drive, Longleaf Drive and Veteran Drive.

### **East Samford Focus Area**

The East Samford focus area is located along the East Samford Avenue extension between East University Drive and East Glenn Avenue. The area comprises approximately 215 acres and is zoned almost entirely CDD, with the exception of a DD-H “buffer” that is located along the western boundary of the focus area which was designed to provide a transition from the existing single-family neighborhoods to the west, and the undeveloped CDD property to the east. The completion of the Samford Avenue extension in 2009 immediately elevated the importance of this area in terms of future development potential, and therefore, elevates the importance of this area in terms of the City needing to identify specific land use categories along



this corridor to ensure its well-planned development. The proximity of the property to the Bent Creek/I-85 interchange and its southern boundary having I-85 frontage, combined with its entirely undeveloped state, provides a proverbial “blank canvas” and a unique opportunity for a functional eastern gateway and entry corridor leading directly to the City’s core.

### **Recommendation**

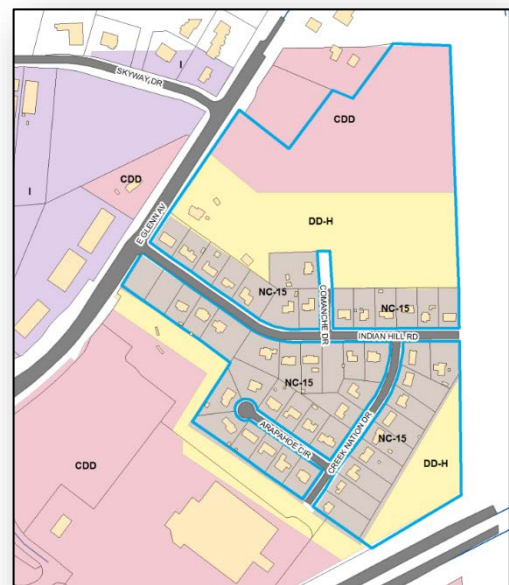
Ensure a gradual transition of uses and increase in development intensity from residential to office to commercial as one travels from west to east along the East Samford Avenue extension. A gradual increase in intensity from west to east utilizing mixed-uses is also encouraged. This will require zoning amendments to the existing CDD portion of the focus area to accomplish this and assure the desired transition. An access management plan will also be key as this corridor evolves into a major transportation corridor for the City, and residents increasingly utilize the Samford Extension as a viable and desirable transportation alternative to East Glenn Avenue.

### **Outcome**

The area has largely been developed since 2011. Along the north side of the street, the Church of the Highlands built a large campus on 20 acres at the intersection of Samford and Glenn Avenue and the remaining undeveloped property to the west was purchased by the Auburn City School for the location of the new high school, which will open in fall of 2017. Along the south side of Samford at the intersection with Glenn Avenue approximately 40 acres are being developed as a commercial/office park. The remaining property to the west, approximately 45 is still undeveloped.

### **Indian Hills Focus Area**

The Indian Hills area is located immediately northeast of the Sam’s Club adjacent to the Bent Creek interchange. The average age of homes in the subdivision is around 28 years. When Indian Hills was constructed, the area around it had not yet developed commercially. As commercial development has progressed, the DD-H zoning buffer around Indian Hills has been of limited effectiveness, and the subdivision is now surrounded by commercial development to the south and west. A recent court ruling that allows access to a large office development in Opelika via Indian Hill Road could significantly increase non-residential traffic through the subdivision. With its close proximity to a major arterial as well as I-85, the Indian Hills subdivision will be under increasing commercial development pressure.



### **Recommendation**

Allow commercial rezoning and redevelopment of the Indian Hills Subdivision at such time as most subdivision parcels can be assembled.

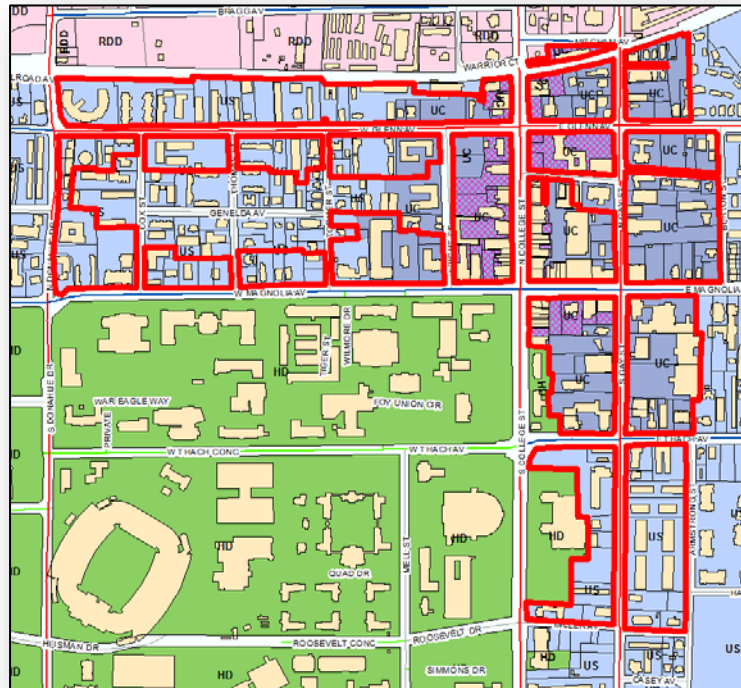
### **Outcome**

In 2016, the City approved a Planned Development (Spring Lake) for the property between located to the northeast of the Indian Hills subdivision and the City of Opelika. Included in the approval was

270 units of multi-family units on the rear of the property, thus continuing and extending residential uses in the area. Land Use for this area has been changed to Master-Planned Mixed-Use.

### Urban Core

The Urban Core (UC) is proposed to expand substantially as part of CompPlan 2030. In fact, this expansion is one of the cornerstones of this plan. The plan acknowledges and embraces the undeniable fact that Auburn's citizens point to the downtown area as a primary component of the community's identity. Most of the proposed expansion area is located north of Magnolia Avenue and consumes what is currently identified as University Service- zoned areas. The main intent of this change is to facilitate form-based redevelopment along a corridor whose identity is inextricably linked to its interface with the northern boundary of the Auburn University campus. The secondary intent of this change is to incentivize redevelopment of existing, dated multi-family/student housing stock into more vibrant, urban, and pedestrian-friendly mixed-use development. This is one important way that one of the primary themes of this plan, that being densification of infill areas, can be realized. As a result, the UC is proposed to expand from an existing 56.16 acres to more than 97.66 acres. The area is proposed to extend westward from just past Wright Street, all the way to Donahue Drive. On the opposite end of the UC, the area is proposed to extend southward from Thach Avenue to Miller Avenue. Finally, this furthers an important objective of the plan which is to ensure the relevance of Downtown Auburn over time by providing an opportunity for further growth and development of the UC commensurate with the growth being experienced throughout the City's outlying areas.



### Recommendation

Implement form-based regulations to allow this area to redevelop, over time, into a true extension of the existing Urban Core while facilitating a greater balance between the scale and character of campus development with that of the City's downtown directly across the street. A future downtown master plan is also recommended by the plan.

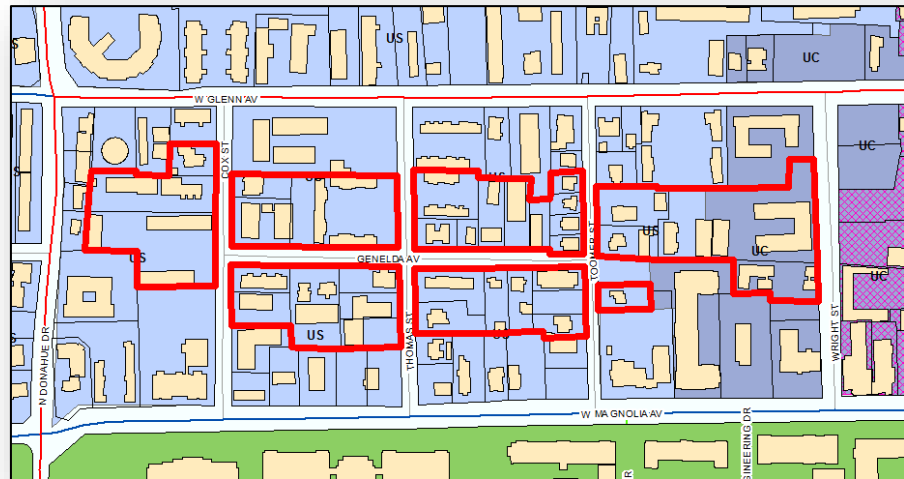
### Outcome

In 2015, the City adopted a Downtown Master Plan (DMP) that expanded the Urban Core (UC) an additional 23 acres south along College and Gay Streets. One significant outcome of the DMP were the reduction of building heights in the College Edge Overlay District from 75 feet to 65 feet. The DMP adoption was tied to a comprehensive study completed by the planning staff regarding multiple-unit development (MUD) and dwelling unit densities in the both the UC and the adjacent University

Service (US) areas. The result of this study created a new performance housing style, private dormitory (purpose built student housing), which is not permitted in the UC area and a conclusion that dwelling unit density would continue to be limited by Floor Area Ratios (FAR) and building height and not a unit density cap.

## Urban Core 2

Urban Core 2 is envisioned as an extension of the existing Urban Core (UC) to the west along an area that is currently zoned University Service (US) and is comprised of, almost exclusively, older multi-family housing stock geared toward fulfilling the off-campus housing needs of Auburn University students. The area includes 15.78



acres and is bound by West Glenn Avenue to the north, Magnolia Avenue to the south, Donahue Drive to the west, and Wright Street to the east. It should be noted, however, that none of the parcels included in the Urban Core 2 area actually front Glenn Avenue, Magnolia Avenue, or Donahue Drive, and that is what sets this area apart. It is insulated from high-visibility corridors, which in turn, lessens the viability for commercial uses to locate here. Urban Core 2 is envisioned as an area where older multi-family housing stock can re-develop at densities similar to the UC and should also be able to realize a more desirable urban form, as a result, by not being encumbered by angle of light setbacks as are found in the existing US district. In other words, the focus in this area should be on form rather than use. While non-residential uses are envisioned to be encouraged in this area, particularly at major intersections, they are not envisioned to be required in recognition of the lower traffic counts and limited visibility of the area. This focus on urban form will increase the attractiveness and safety of the area for existing and future pedestrian traffic in the area which is already considerable. Unlike Urban Core 3 (see below), this area does not have a distinctive character or identity and would best be served by encouraging redevelopment and providing incentives to facilitate redevelopment activity

## Recommendation

Implement form-based regulations to allow this area to redevelop, over time, into a true extension of the existing Urban Core with flexibility in use provisions, such that commercial/non-residential uses would not be required in the Urban Core 2 area due to limited exposure and visibility that is usually needed to sustain those types of uses. Encourage improved future connectivity, by extending Genelda Avenue to North Donahue Drive and Wright Street, for example.

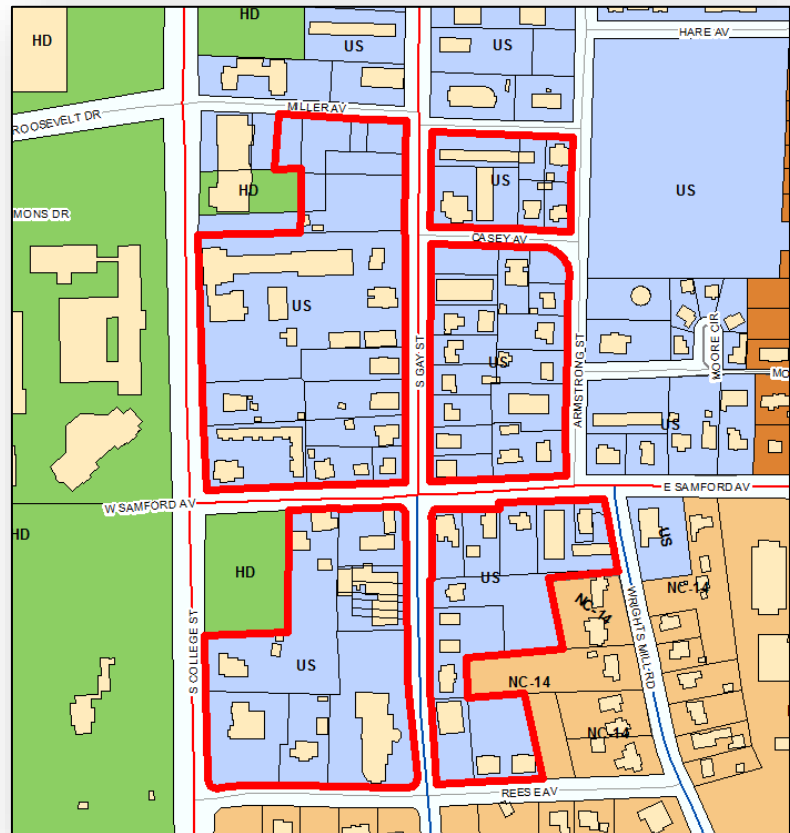
## Outcome

The Urban Core expansion area shown west of Downtown along was not included in the UC expansion, instead it was included in a new land use designation - Urban Neighborhood – West (UN-W). The UN-W area west of Downtown is divided into two area. The area east of North Donahue

Drive has development standards and uses similar to the UC but includes a new performance housing style, private dormitory (purpose built student housing), with a maximum bedroom density of 255 bedrooms per acre, a building height of 75 feet, and a maximum FAR of 8.5. The area west of North Donahue allows for private dormitory development with the same 255 bedrooms density, but a FAR of 5 and a building height maximum of 50 feet and a minimum 15 foot setback to provide transition to less intense land use area.

### Urban Core 3

Urban Core 3 is a relatively compact and unique enclave bounded by Miller Avenue to the north, Reese Avenue to the south, College Street to the west, and Armstrong Street to the east. The area comprises 24.91 acres. and is zoned entirely University Service (US). However, the character of this area is distinctly different than what is normally found in the US district in the other parts of the City, which is generally multi-family residential uses designed to meet the housing needs of Auburn University students, such as what predominates in the existing US district north of the Auburn University campus. Instead, this area is an eclectic mixture of single-family, multi-family, commercial, and institutional uses, with some adaptive reuse thrown in. Altogether, the Urban Core 3 area has a certain appeal and character that is welcoming to both pedestrian and vehicular traffic. With the Urban Core (UC) proper being expanded and Auburn University increasingly locating uses designed for the US district on its campus, there would appear to be some merit in examining this area with an emphasis on retaining much of its character and appeal, while also providing an opportunity for limited densification and encouraging the expansion of limited commercial uses such as the existing neighborhood commercial area located at the southwest corner of Samford Avenue and Gay Street. This type of pedestrian-friendly commercial destination is of a size and scale that provides an ease of transition from the Urban Core to the established and well-maintained neighborhood character areas along South Gay Street and East Samford Avenues.



### Recommendation

Utilize the Urban Core 3 designation as a transition zone of one and two-story structures with viable mixed-use opportunities. This has the potential to enhance the value of the area, both aesthetically and economically, while protecting the character of the existing and surrounding neighborhoods. Emphasis should be placed on reuse of existing structures, especially adjacent to Reese Avenue.

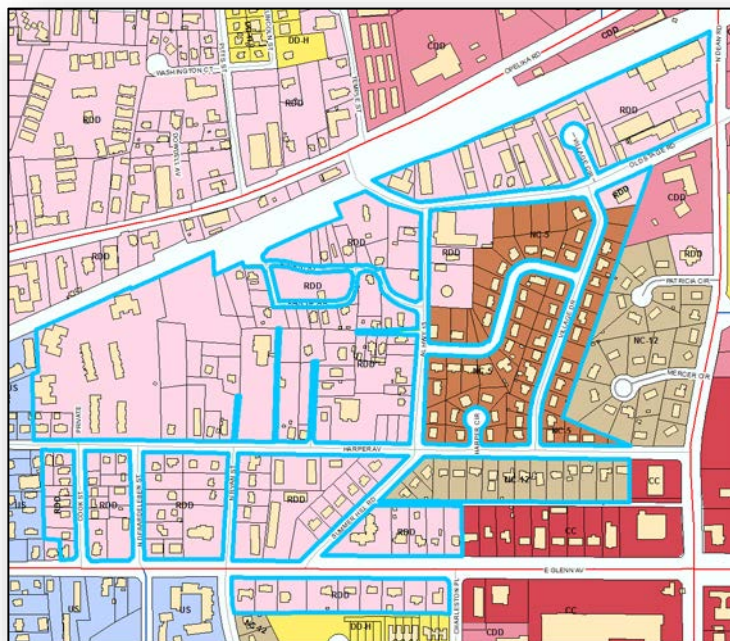
## Outcome

As part of the DMP, the Urban Core was expanded south from Thach Avenue between South College and Gay Street down to Samford Avenue and between Gay and Armstrong Street down to Miller Avenue. The remainder of the area designated as Urban Core 3 that previously had a University Service land use received a new land use designation of UN-S. As with the UN-W, this area is a transitional area between the Downtown, the University, and in this case, the single-family neighborhoods to the south and east. This uses in this area are lesser in intensity than the other urban areas with private dormitory uses be approved conditionally with a lower density of 85 bedrooms per acer for performance housing types, minimum setbacks established at 20 feet front and rear and 15 feet on the side, and maximum building heights of 45 feet. In addition, if development is adjacent to single-family residential zoned property, additional setbacks and lower building heights are required.

In addition to the UN-W and UN-S districts, and an UN-E land use was created. The UN-E covers the remaining US east of the Downtown and north of Thach Avenue. The development standards are the same as the UN-S; however, the range of permitted uses is greater than the UN-S and private dormitory developments are also permitted by right.

## Harper Avenue Focus Area

The Harper Avenue focus area is located along its namesake corridor and is generally bound by Ross Street to the west, Dean Road to the east, the railroad tracks and the Opelika Road corridor to the north, and East Glenn Avenue to the south. It includes approximately 85 acres of land area and its mix of uses is not dissimilar to those found in the Urban Neighborhood – South area, with single and multi-family uses, institutional uses, commercial/professional uses along East Glenn Avenue, and several adaptive re-use examples where formerly small single-family cottages have been converted primarily into office uses. This area diverges from the Urban Neighborhood - South in two fundamental ways, however. First, it does include heavy commercial and contractor-related uses along the north side of the study area where properties abut the railroad track. Second, and more importantly, the housing stock in the area is not as well maintained and appears to suffer from neglect. This is particularly true of the rental housing stock. One could easily conclude that the effects of inattention have spread to adjacent properties, thereby suppressing property values and creating an environment in which investment is not rewarded, and therefore, is not occurring. While some of the centrally-located properties in the area are zoned Neighborhood Conservation (NC), the vast majority of the focus area is zoned Redevelopment District (RDD). This is important in that it would seem the issue of neglect was identified when the RDD designation was placed over the subject property,



yet for whatever reason, redevelopment activity, with the exception of limited activity along Glenn Avenue and Harper Avenue, has been non-existent.

### Recommendation

The Planning Department has identified this focus area as a priority and has made it part of the work plan for FY 2018. Part of this study should examine the existing RDD regulations and look for regulatory incentive opportunities such as those used for Opelika Road. This may result in changes to the existing RDD zone, the creation of an overlay district or even a new zoning designation. Other strategies could include the encouragement of mixed office/residential development along the Glenn Avenue corridor, and identifying strategies for more targeted code enforcement in the subject area.

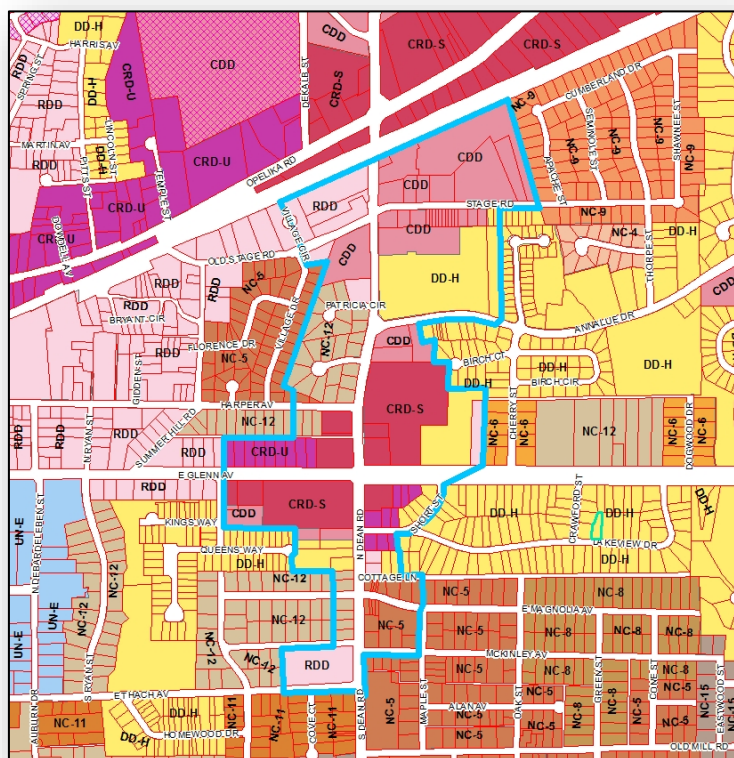
### Outcome

The Harper Avenue Focus Area study was completed in 2019 and resulted in land use and zoning changes. The land use changes included extending the Medium/High Density Residential land use category east to Summer Hill Road and south to Harper Avenue between the east side of Cook Street east to Summer Hill Road. The change excluded properties which are non-residential or front on East Glenn Avenue. Properties on the west side of Cook Street, along East Glenn Avenue, along the south side of Harper Avenue and three parcels at the eastern end on the north side of Harper Avenue, and properties along both sides of Old Stage Road, and the east side of Summer Hill Road north of Bryant Circle were changed to Mixed Use 2 to allow greater opportunities for commercial and residential uses. The remaining properties east of Summer Hill Road along Florence and Village Drives will remain in the Low/Medium Density Residential Land Use category.

### Glenn/Dean Focus Area

The Glenn/Dean focus area comprises approximately 130 acres of land centered on the intersection of East Glenn Avenue and North Dean Road. The area is dominated by commercial uses within the immediate confines of the intersection, surrounded by office and limited commercial uses, followed by residential uses of both the single and multi-family variety.

In 2014, the study area directly benefited from the Renew Opelika Road corridor plan by having Corridor Redevelopment District zoning designations (urban and suburban) placed on the primarily commercial properties along all four corners of the intersection. These regulations provided greater flexibility, effectively incentivizing future development and



redevelopment activity from a planning perspective.

The recent expansion of the Kroger grocery store (accompanied by building façade updates and enhancements to the entire shopping center located at the northeast corner of the intersection) is an example of this and reflects a major reinvestment which should bode well for future similar efforts in the coming years.

The emphasis of this focus area study is on Dean Road, however, as illustrated by the study area map. As Dean Road has evolved into a four lane roadway section over time, this has accelerated an on-going transition away from residential use along that road's frontage to other uses more appropriate for higher traffic volumes. For example, there are multiple locations within close proximity and not so close proximity to the intersection where adaptive reuse of residential structures has taken place in the form of office and limited commercial uses.

In addition, complaints have been expressed by residential property owners along Dean Road for the need to examine their properties for other viable reuse opportunities including potential city-initiated rezoning activity.

### **Recommendation**

Analyze and evaluate current land uses along the Glenn and Dean frontages of the study area. Consider the prospect of city-initiated rezoning activity for residentially zoned areas that may no longer be appropriate for such uses. Current residentially-zoned properties with limited depth could be better utilized for office purposes, for example.

### **Cox and Wire Road Corridors Focus Area**

The Cox and Wire Road study area comprises approximately 1,120 acres of land along both sides of these respective corridors and extends westward along Wire Road from where the Auburn Veterinary School property ends to the eastern boundary of the City of Auburn Soccer Complex. The Cox Road study area commences at the northern end of the road at its intersection with Wire Road and extends southward to Auburn Technology Park North and meets the Exit 50 Interchange study area that was conducted and adopted in 2014.

The Wire Road Corridor largely consists of student housing development (apartments and mobile home parks) on its eastern end near the Auburn University campus (specifically, the vet school). It then transitions to limited commercial uses (retail/convenience stores), RV and mobile home parks (largely in unincorporated Lee County) and road service uses (namely, automobile repair establishments). A minor commercial node exists at its intersection with Webster Road where restaurant and road service uses (gas station w/convenience store, self-service car wash) are present.

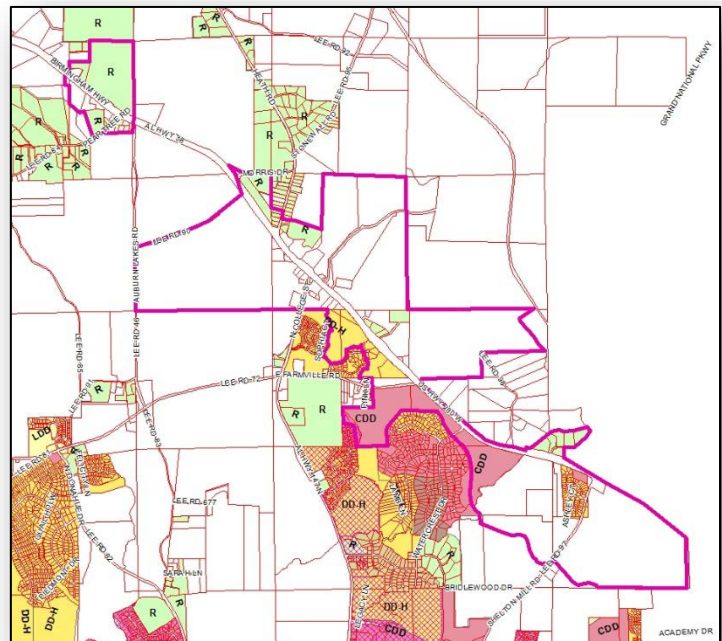
Analyze and evaluate current future land use designations along both corridors, but Cox Road, in particular. Cox Road is a prime candidate for future residential growth due to its proximity to I-85, Auburn University, and Auburn's core. Neighborhood commercial uses needed to support additional residential growth in this area could be accomplished by encouraging limited commercial development at the Cox/Wire and Cox/Longleaf intersections. As the City's residential lot inventory continues to shrink, the opportunity for new residential development within the City's optimal boundary would seem to be more "locationally" appropriate here than it would be along other more "outlying," largely residential corridor alternatives (i.e., Richland Road, North Donahue Drive and even North College Street (north of Asheton Park, Asheton Lakes and Tivoli).

U.S. Highway 280 serves as a guiding boundary for the City of Auburn to its northern and eastern extents, including its shared borders with the City of Opelika. With the exception of the Heath Road Corridor, Auburn generally exists south of the highway, while Opelika exists to the north. As the highway approaches the Veterans Parkway from the west, however, this divide disappears as Opelika then occupies both sides of the highway as it continues eastward to its intersection with Interstate 85.

K-12

A second area of the corridor worth particular study is the intersection of Highway 147 and Highway 280, better known as “The Bottle.” The Bottle is an untidy intersection due to the “jog” taken by 147 once it meets its intersection with 280. The intersection is often described as “troublesome” for travelers as speeds are high and visibility is not optimal due to the topography of the surrounding area.

In addition, most of the property in the immediate vicinity of this “gateway” into Auburn is located in unincorporated Lee County where no zoning regulations are in place. Land uses in the immediate vicinity can be described as less than desirable and are highlighted by a pole barn used for rodeos and more recently, the establishment of a recycling/salvage yard.



### Recommendation

Analyze and evaluate current future land use designations along the corridor, but with particular emphasis on the specific locations described above: 147 intersection area and the segment between Shelton Mill Road and Veterans Parkway. Examine opportunities for enabling legislation that would provide Auburn the opportunity to forcibly annex lands that are both strategic to the City’s interest, but are also of considerable aesthetic importance.

### Completed Goals and Policies

**LU 1.3.5:** Conduct a detailed study of multi-family developments in the City to inventory the current supply and determine the future demand for additional development with recommendations for action based on the study’s analysis. *In April 2012, the City adopted changes to Table 4-1 (Table of Permitted Uses) making multiple family developments a conditional use in the Comprehensive Development District, leaving only the urban core and urban neighborhood areas where multiple family development as permitted by right.*

**LU 2.1.1:** *Evaluate the downtown sewer system and develop a program to upgrade the system to support downtown development, while encouraging close coordination between the Water Resource Management Department and the Planning Department as to budgetary priorities or adjustments to budgetary priorities or land use designations as needed. Completed see Chapter Seven: Utilities Section 7.4.1.3*

- LU 2.1.2:** *A Downtown Master Plan will be created in collaboration with the City government, Auburn University, downtown merchants and property owners, and other stakeholders to identify an agreeable optimal scenario for the future of downtown. The plan should embody and promote an atmosphere of vibrancy, green areas and gathering spaces, public parking and a mix of commercial, institutional and residential uses oriented toward pedestrians. The City of Auburn adopted the Downtown Master Plan in 2015.*
- LU 4.1.2:** *Where residential use is a component of a mixed use development, consider calculating the allowable number of dwelling units on the gross acreage of the property without consideration of the land used for commercial purposes, or eliminating the existing mixed-use “penalty.” In June 2014, the City adopted changes to the zoning ordinance that removed the mixed-use penalty. This change was part of the zoning changes implemented as part of the Renew Opelika Road Plan.*
- LU 4.1.7:** *New commercial centers will provide sidewalks or multi-use paths on their property to allow access to adjacent properties. Sidewalk and path locations are reviewed by Public Works as part of Development Approval.*
- LU 5.1.3:** *Conduct a study to determine the most effective method for rectifying the disparity between the one dwelling units per acre permitted in the County within the City’s Planning Jurisdiction, and the one dwelling unit per three acres permitted in the City’s Rural zoning district. Completed with 2013 amendment to the Subdivision Regulations.*

## **Appendix L: Chapter 4 – Completed Natural Systems Projects from initial 2011 CompPlan 2030**

### **Saugahatchee Streambank Stabilization Project (Completed in 2008)**

In October of 2006, Water Resource Management staff identified an area of concern in which excessive streambank erosion in Saugahatchee Creek was potentially endangering the structural stability of the City's Northside Sanitary Sewer Interceptor Line. It was estimated that 30 +/- lateral feet of streambank had been lost in the last 15 years (estimated at 1,500 + cubic yards of soil). Water Resource Management staff used this as an opportunity to evaluate the costs and benefits of both traditional "hard armor" techniques and natural channel design alternatives to both replace the streambank to the maximum extent practical and to stabilize the streambank to prevent further encroachment upon the easement. With cost estimates of both alternatives nearly equal, Water Resource Management staff chose a natural channel design approach to be used as a demonstration site for how this approach can be used in the protection of critical infrastructure. Additionally, seeing this project as both an educational opportunity and its potential for reducing nutrient loading in Saugahatchee Creek, the Saugahatchee Watershed Management Plan (SWaMP) group awarded the Water Resource Management Department with a \$15,000 grant to supplement the costs of the project.