



COMPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

City Council/Planning Commission Joint Meeting #1

November 10, 2009

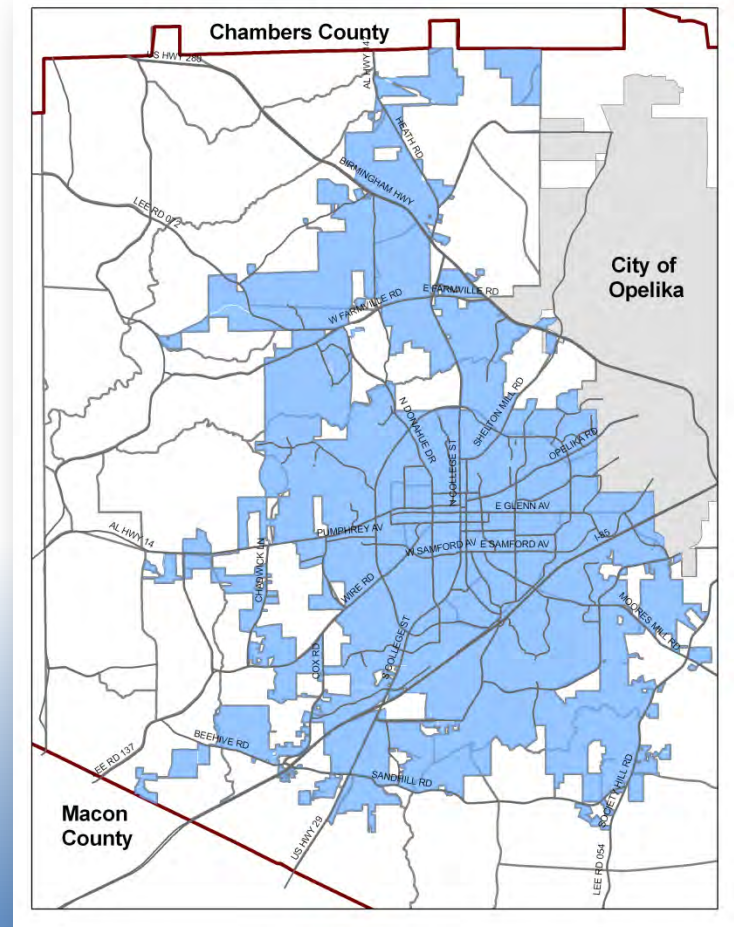


Long-Range Planning in Auburn

- What is comprehensive planning?
- Why is comprehensive planning important?
- Existing long-range plans
- CompPlan 2030
- AIGM
- Visioning
- Public Meeting Results

What does comprehensive planning involve?

- Broadly speaking:
 - Looking at everything related to the physical development of the community
 - Including all of the land area that is or may be subject to the City's regulatory jurisdiction
 - A long-range time horizon

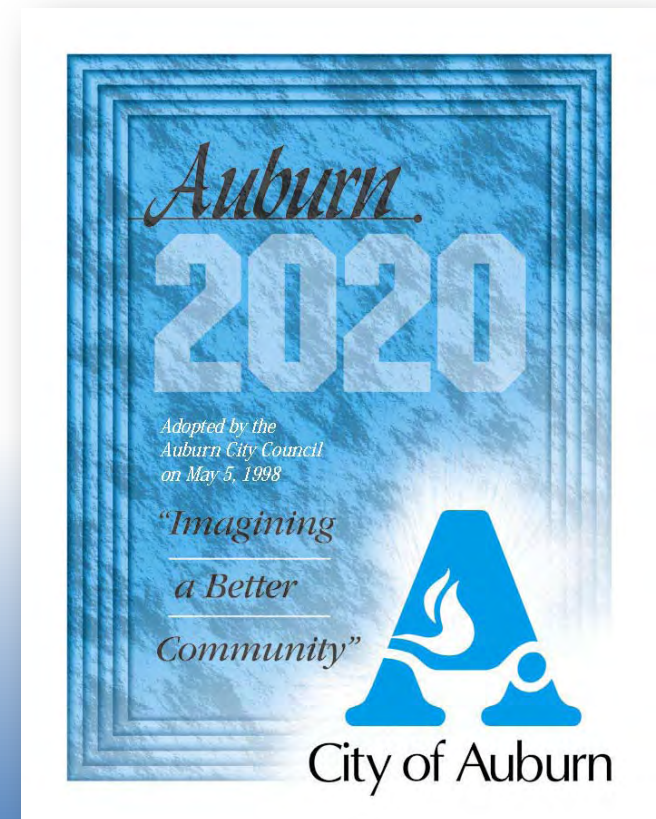


What is a comprehensive plan?

- A comprehensive plan is “a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the **growth and development** of the community”

Comprehensive Planning in Auburn

- Auburn 2020
 - A strategic planning document
 - Adopted May 5, 1998
 - Citizen committees reviewed:
 - Education
 - Growth and Development
 - Intergovernmental Relations
 - Transportation
 - Utilities and Technology
 - Family and Community
 - Public Safety



Comprehensive Planning in Auburn

- Auburn 2020
 - Committees issued reports with goals and objectives for 2020
 - Sample goals:
 - Maintain strong schools
 - Develop water sources to keep up with demand
 - Provide facilities and programs for the arts
- Land Use Plan 2004
 - provides guidance for future land use in the City.

Updating the Plans

- The 2004 Land Use Plan provides guidance for future land use in the City, but is overly general and has not been widely applied.
- Auburn 2020 provides goals and policies across a wide range of growth- and development-related topics, but is now over 10 years old.
- CompPlan 2030, Auburn's new comprehensive plan

What is CompPlan 2030?

- CompPlan 2030 is the City of Auburn's comprehensive plan. As a plan, CompPlan 2030:
 - Provides guidance for the future, based on analysis of existing and future conditions, best practices, and Auburn's best vision for itself
 - Gives the aspirations of the community substance and form
 - Provides predictability and fairness for citizens, elected officials, city staff, and the development community
 - Integrates many disparate systems into one harmonious whole



COMPPLAN 2030
THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

What makes the plan comprehensive?

- The plan analyzes a broad spectrum of existing conditions to provide a clear picture of the current state of the City.
- The plan covers a wide array of subject areas related to the future growth and development of the City, from land use and transportation to the natural environment and open space.

What makes the plan comprehensive?

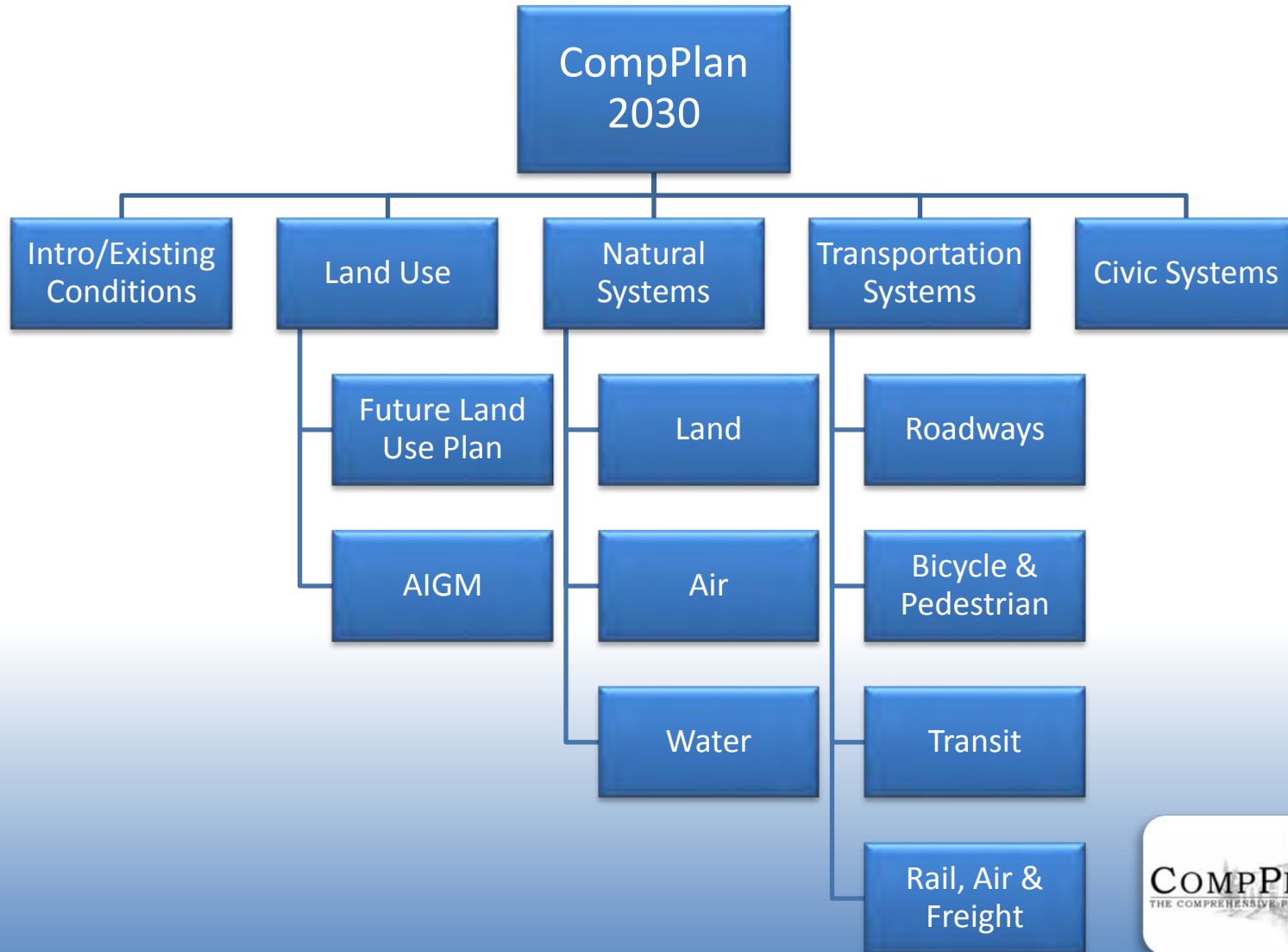
The plan moves from:

- *Acquisition*, in which we gather data on the broad spectrum of existing conditions;
- To *analysis*, in which the information is examined, turned over, and examined again;
- To *awareness*, the end result of successful analysis in which the nature of problems and trends is revealed, connections determined, and goals and objectives stated;
- To *action*, the hard work of making the plan's recommendations more than just words on paper.

What makes the plan comprehensive?

- The plan coordinates and unifies the dozens of existing plans and other documents that currently guide the City of Auburn.
- Fundamentally, CompPlan 2030 is a plan about good growth. Auburn is a fast-growing community that faces many challenges in the days and years ahead. Because we know we will grow, the question must become: how do we grow, and how do we do it well?

CompPlan 2030 Structure

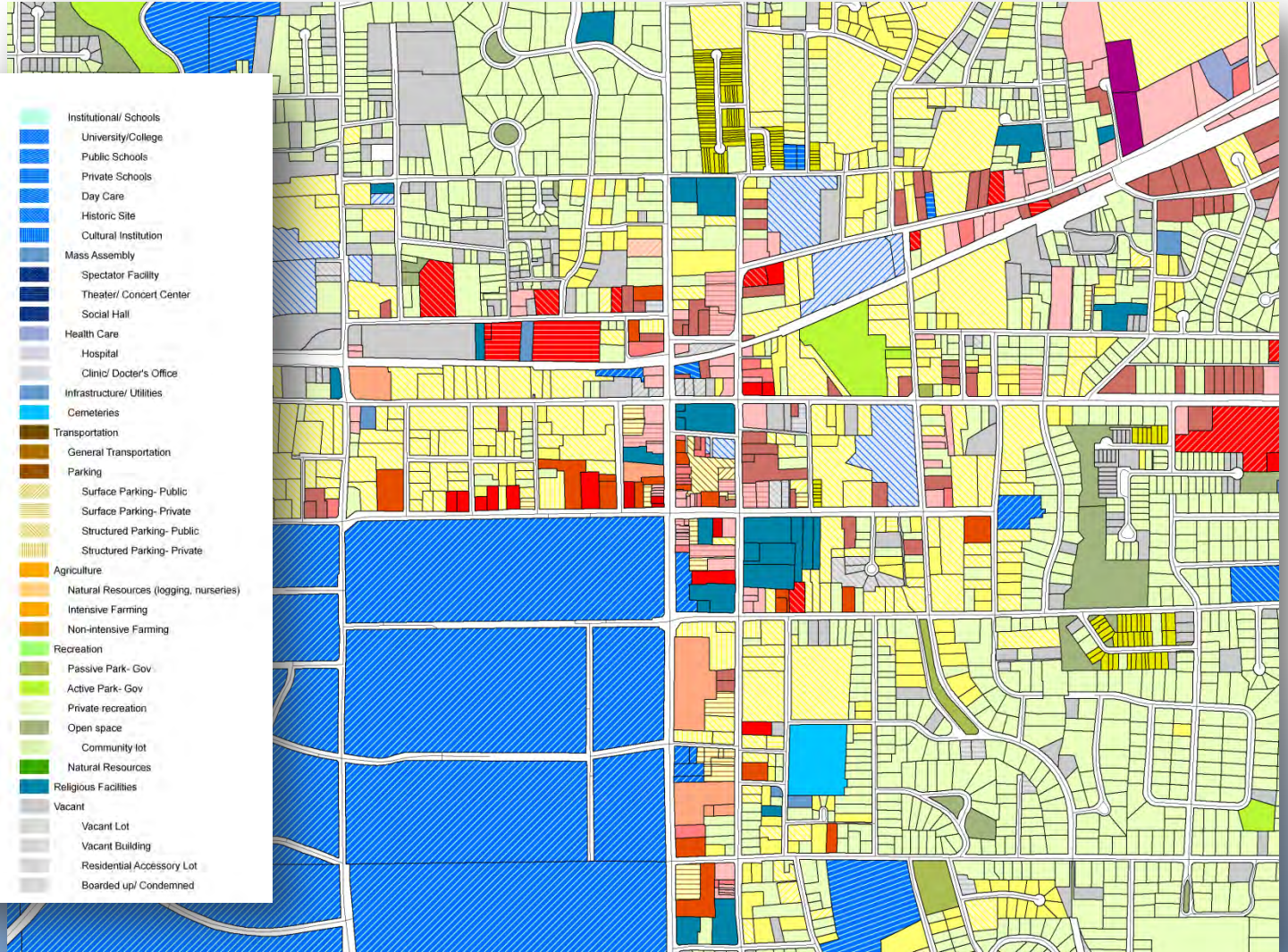


Current Land Use

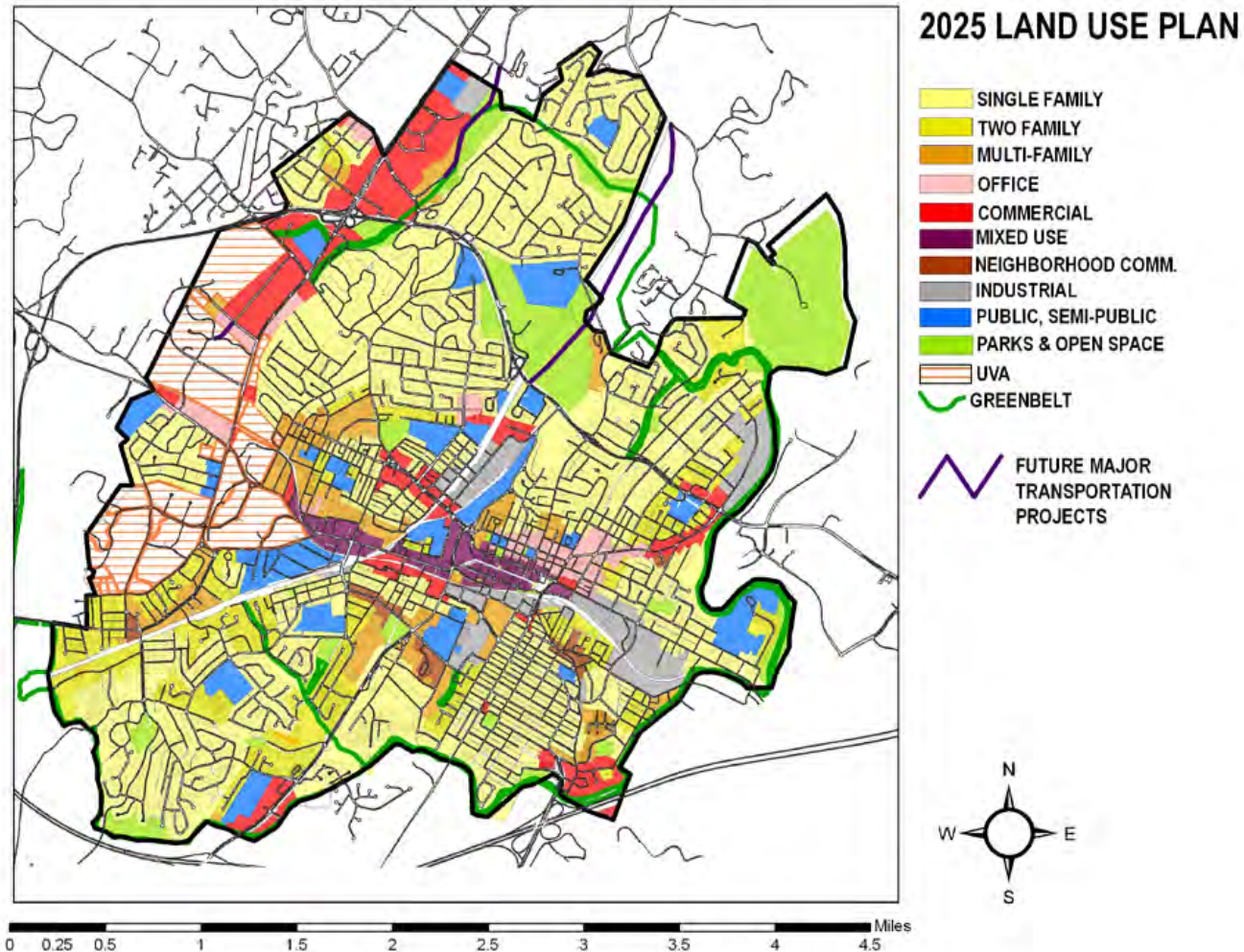
Legend

Land Use Sub-Categories Description

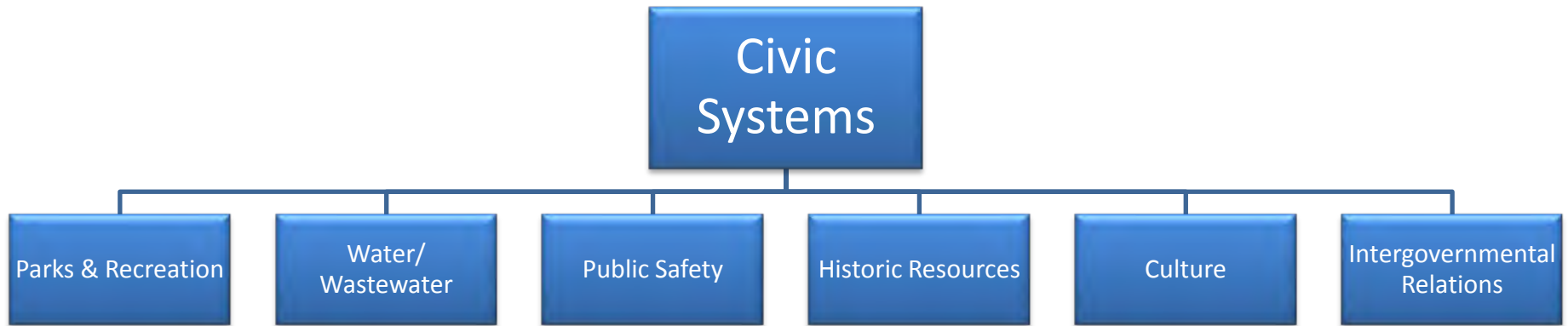
- | | |
|------------------------------------|--|
| Not Classified | Institutional/ Schools |
| Residential | University/College |
| Single Unit | Public Schools |
| Duplex | Private Schools |
| Multi-family (> 3 Units) | Day Care |
| Triplex | Historic Site |
| Quadplex | Cultural Institution |
| Apartments | Mass Assembly |
| Condominiums | Spectator Facility |
| Dormitory (non-campus) | Theater/ Concert Center |
| Townhouses | Social Hall |
| Group home, retirement | Health Care |
| Mobile home | Hospital |
| Mobile home park | Clinic/ Doctor's Office |
| Commercial | Infrastructure/ Utilities |
| General Retail | Cemeteries |
| Shopping Center/ Mall | Transportation |
| Retail Goods | General Transportation |
| Retail Services | Parking |
| Restaurants non-fast-food | Surface Parking- Public |
| Restaurants fast-food | Surface Parking- Private |
| Entertainment/ Lounges/ Clubs | Structured Parking- Public |
| Office Activities | Structured Parking- Private |
| Office Park | Agriculture |
| Bank | Natural Resources (logging, nurseries) |
| Hotel/ Motel/ Bed & Breakfast | Intensive Farming |
| Bed & Breakfast | Non-intensive Farming |
| Mixed-Use Commercial/ Residential | Recreation |
| Industrial Manufacturing | Passive Park- Gov. |
| Manufacturing | Active Park- Gov. |
| Mixed-Use Fabrication/ Residential | Private recreation |
| Warehouse/ Wholesale/ Storage | Open space |
| Mini-warehouse/ Self storage | Community lot |
| Solid Waste Management | Natural Resources |
| Government/Social/Institutional | Religious Facilities |
| Government | Vacant |
| Federal | Vacant Lot |
| State | Vacant Building |
| Local | Residential Accessory Lot |
| Fire Station | Boarded up/ Condemned |



Future Land Use Plan



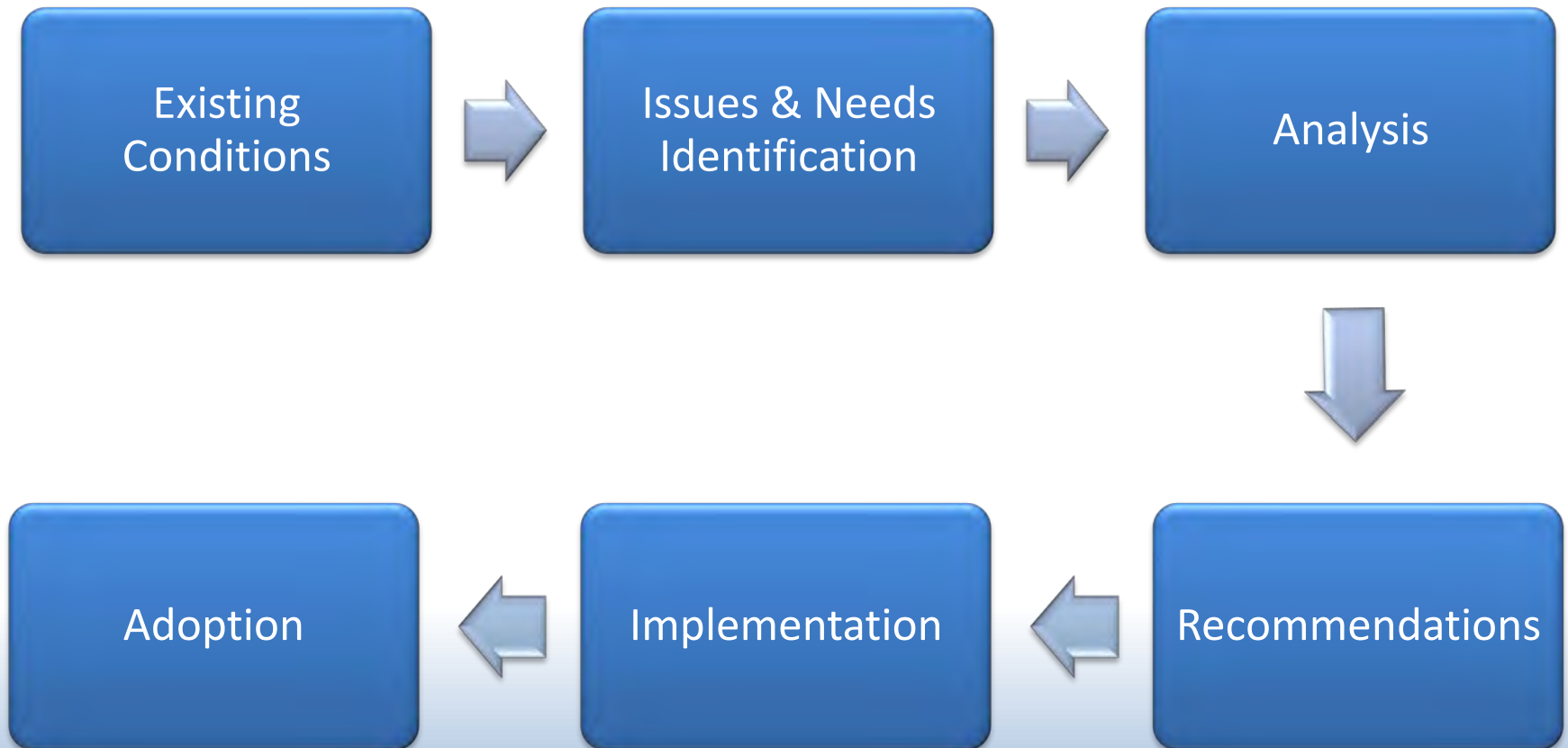
CompPlan 2030 Structure: Civic Systems



Typical Outline of a Sub-element

- Introduction
- Existing conditions
- Existing plans
- Analysis
 - Impact on future growth
- Goals & objectives

The CompPlan Process



Existing Conditions Process

- Meet with departmental or other stakeholders to determine information needs
- Planning staff assemble readily available data; stakeholders assist with assembling more specialized data
- Review existing plans and standards
- Review departmental goals and objectives

Issues & Needs Process

- After existing conditions are complete
- Planning staff and stakeholders generate formalized issues and needs (or opportunities) lists through SWOT analysis or variant
- Issues and needs lists form one basis for recommendations and help inform analysis

Analysis Process

- Will vary by section
- Example: Parks & Rec
 - Review facility inventories: do current facilities meet level of service standards?
 - Review existing plans: what recommendations still need to be implemented?
 - Review current literature: What are emerging trends in the field of parks & rec?
 - Stakeholder interviews
- Ongoing stakeholder review and comment

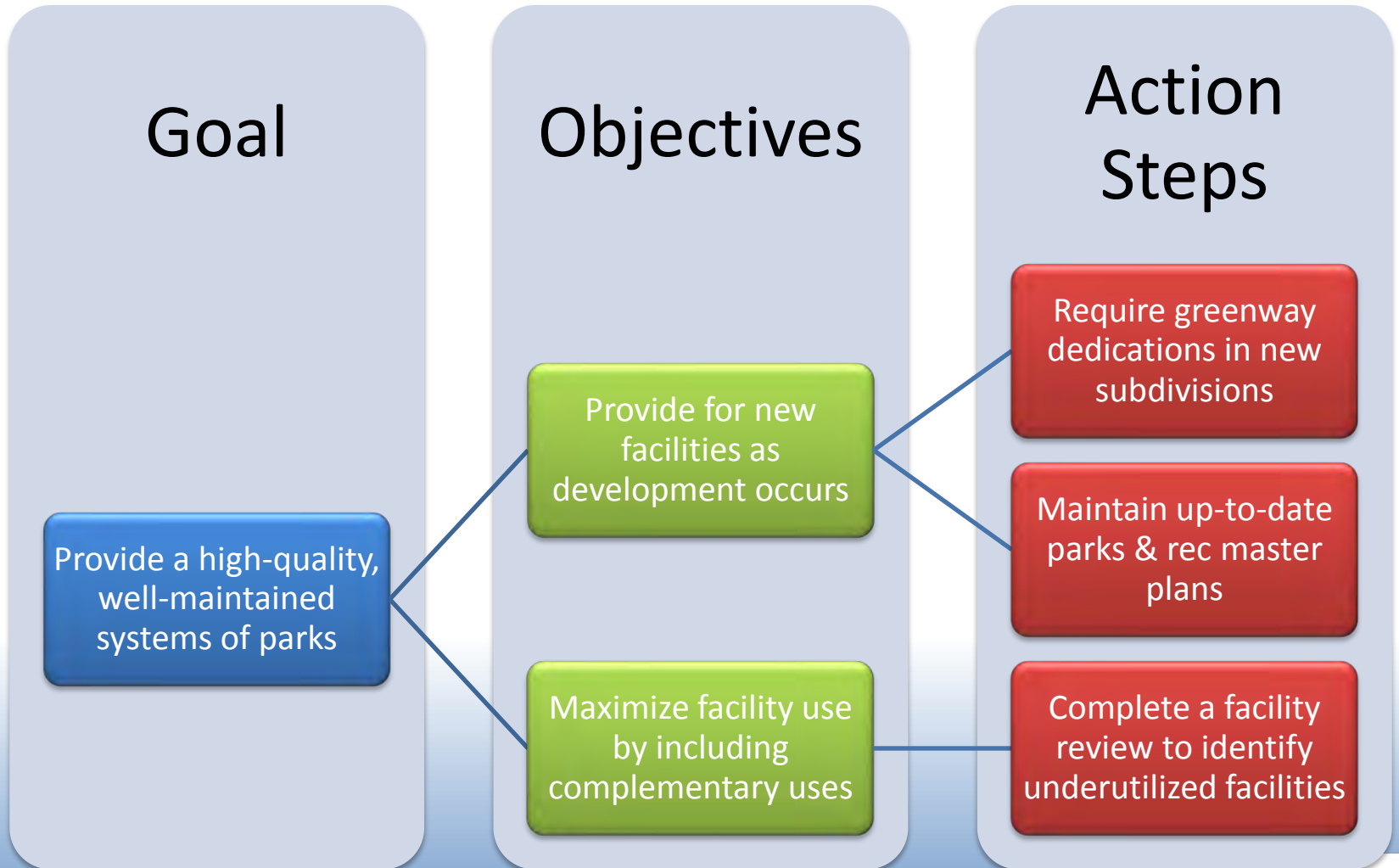
Recommendations Process



Recommendations Process

- Public input generates a share of the recommendations
- Some recommendations will be generated in response to expressed issues & needs
- Other recommendations will come from the AIGM or AIGM submodels and from overall analysis
- Recommendations will consist of goals, objectives, and actions steps.

Recommendations Process



Implementation Process

- Includes all action steps
- Action steps are assembled, and timelines and responsible agencies or stakeholders are assigned.
- Example:
 - Complete a facility review to identify underutilized facilities
 - Responsible Agency: City of Auburn Parks & Rec
 - Timeline: 1-3 years

Adoption Process

- Includes a public meeting prior to Planning Commission public hearing
- Is considered by Planning Commission and City Council for adoption
- Adoption by Planning Commission and City Council is vital to success of plan

The AIGM and CompPlan 2030

Task 1: Baseline Updates

- Update of baseline data, including residential units, commercial & office square footage, etc.
- Estimated completion: Complete

Task 2: New Baseline Maps

- Create new maps illustrating baseline 2009 and projections based on current level of service
- Estimated completion: November 30, 2009

The AIGM and CompPlan 2030

Task 3: Alternate Land Use Scenarios

- Develop and test alternate land use scenarios from baseline
- Evaluate alternate land use scenarios
- Consultant report on pros/cons of each scenario
- Estimated completion: July 2010

Task 4: Draft Future Land Use Map

- Complete draft future land use map
- Estimated completion: September 2010

The AIGM and CompPlan 2030

Task 5: Civic Systems

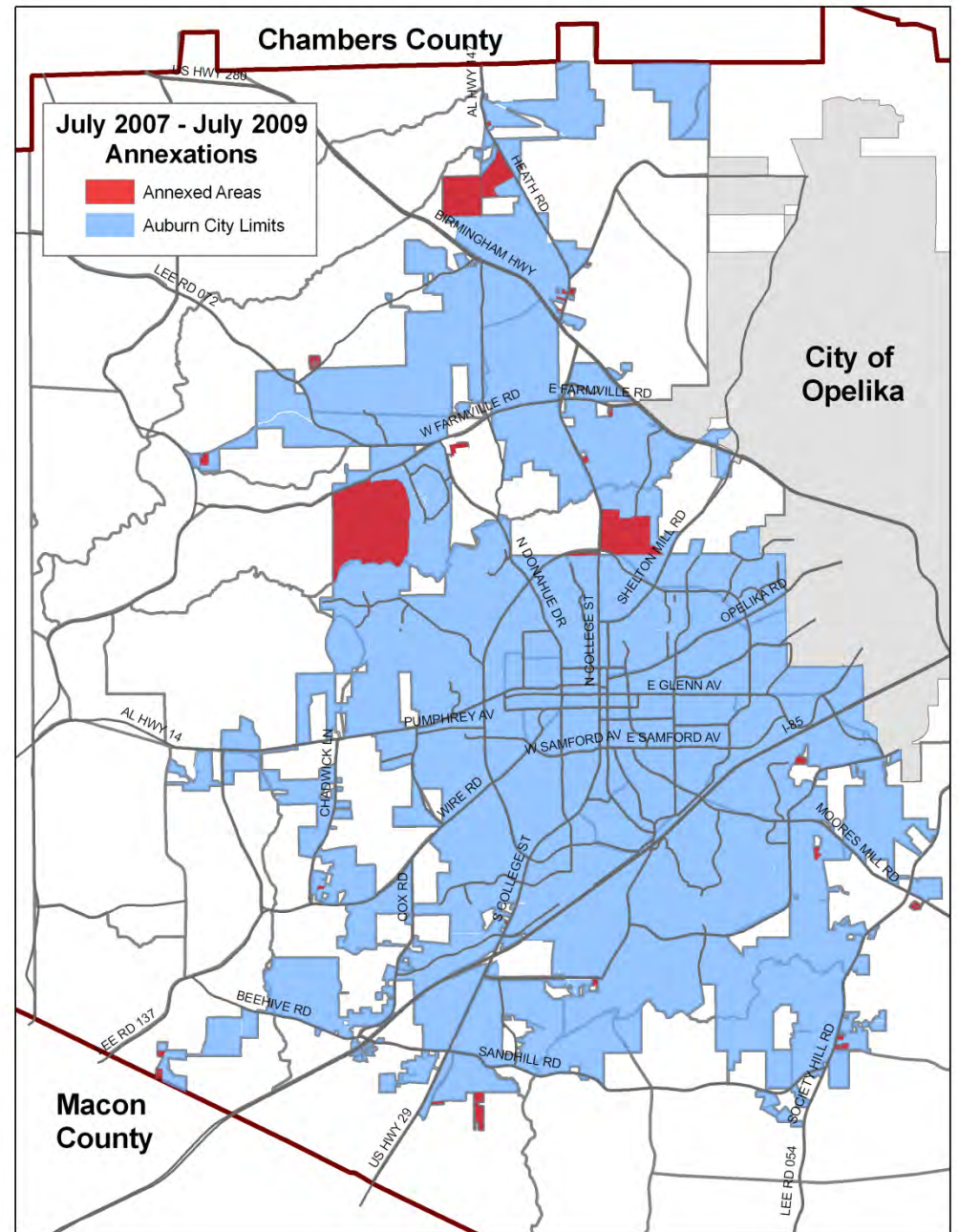
- Work on integration of submodels into appropriate sections and ongoing review of analysis, findings, and recommendations
- Estimated completion: October 2010

Task 6: Implementation Recommendations

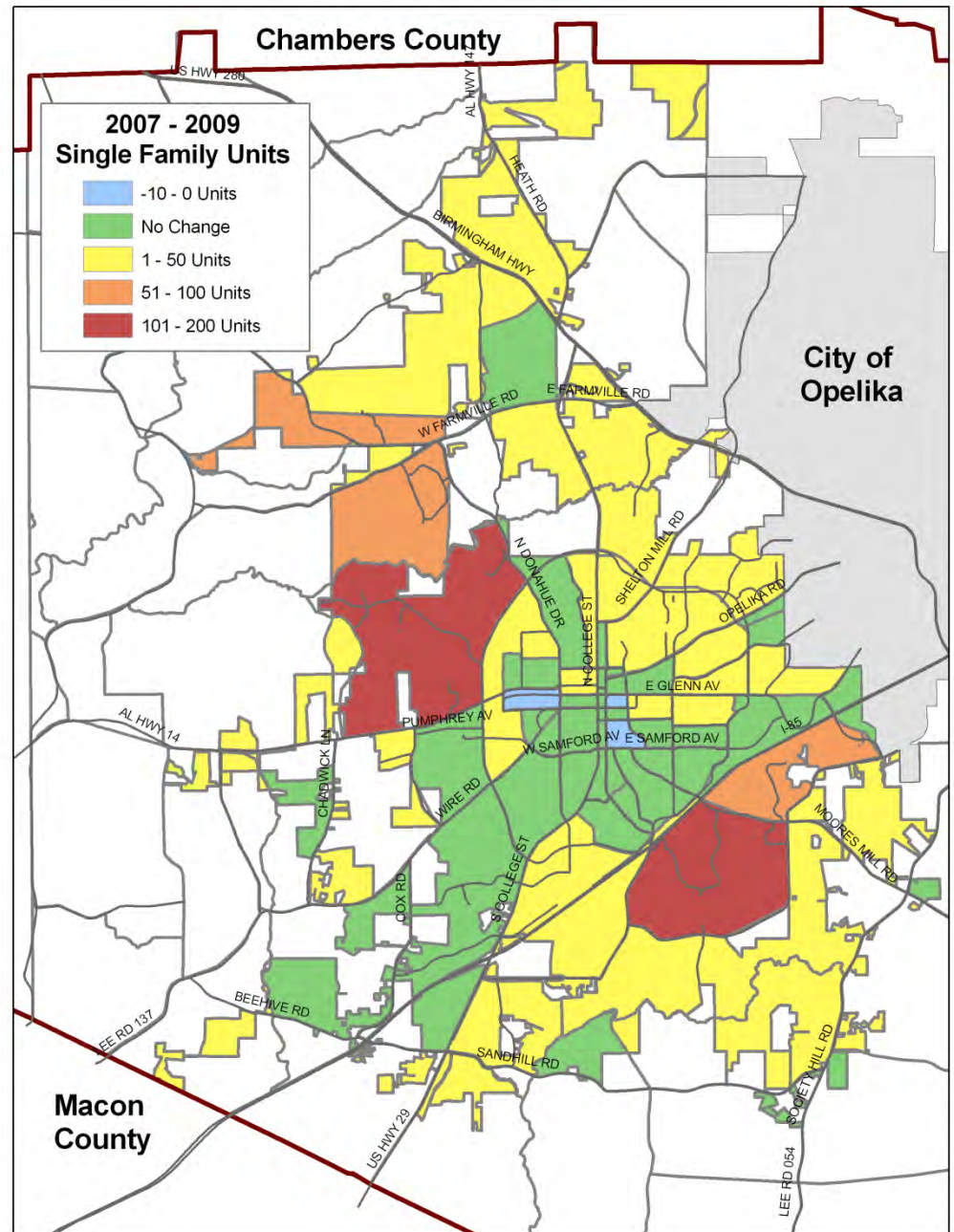
- Preparation of suggested guidelines for development regulation changes based on CompPlan.
- Estimated completion: Early 2011

Annexations Since July 2007

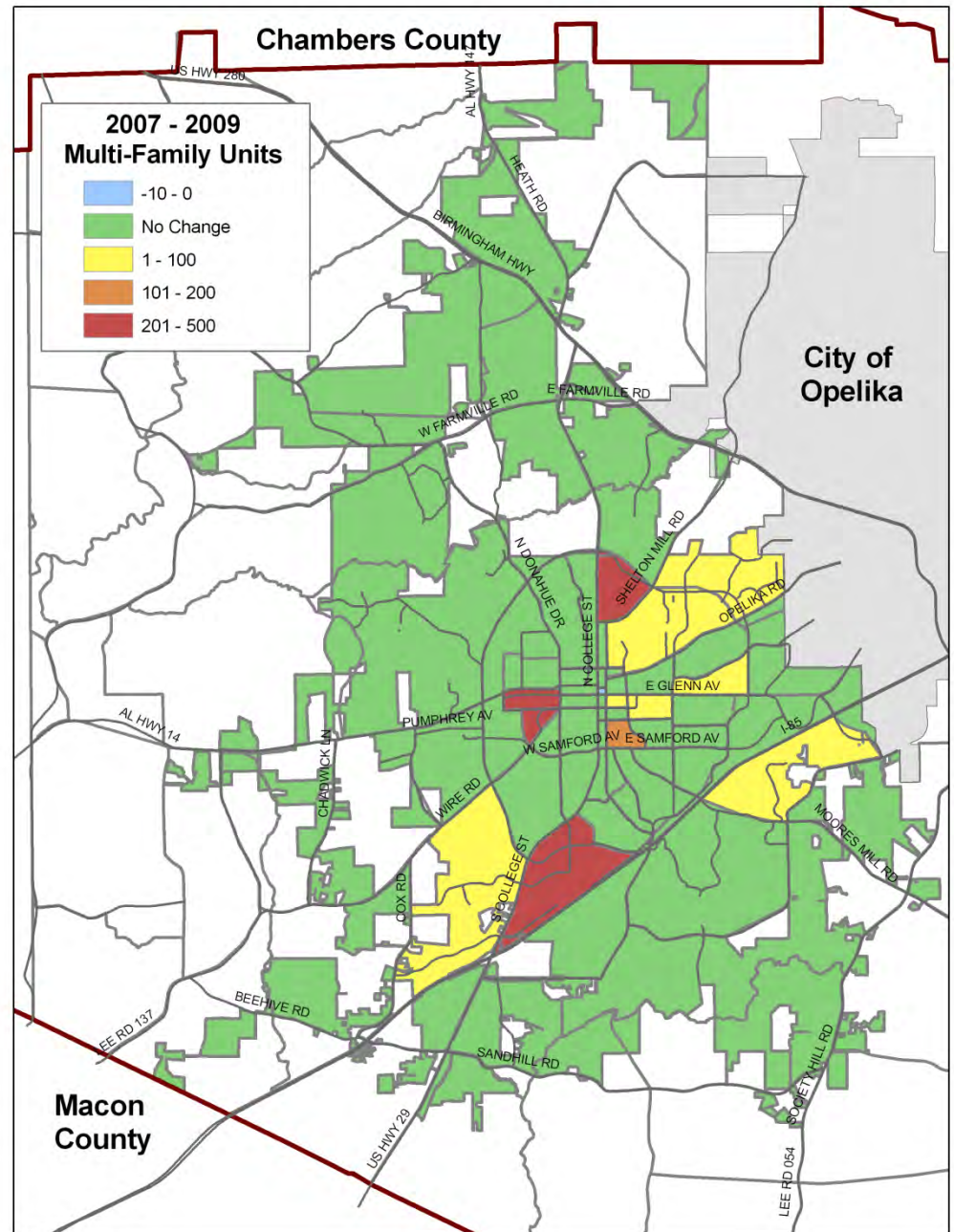
1316 acres or 2.06
square miles added



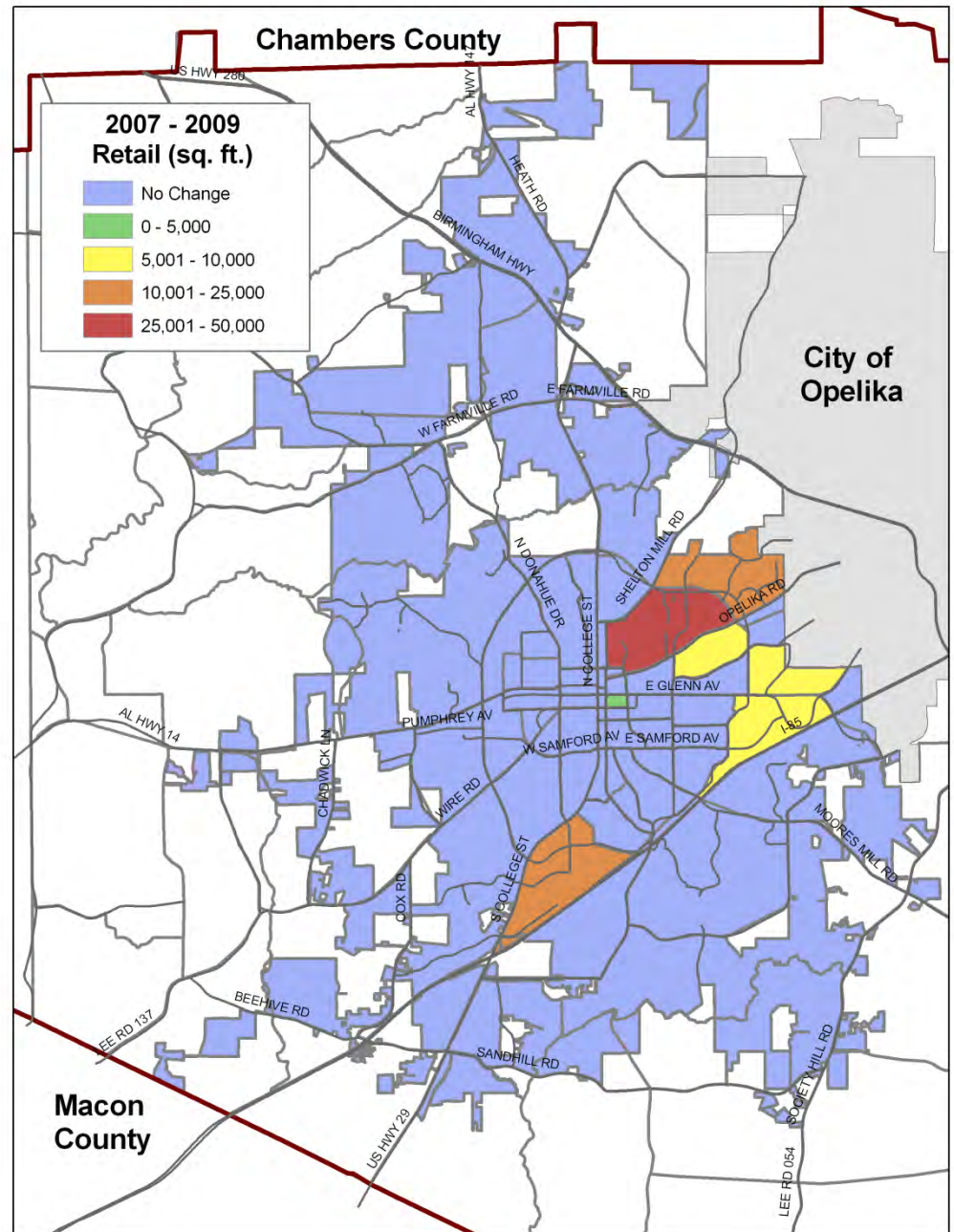
New Single-Family Units Since 2007



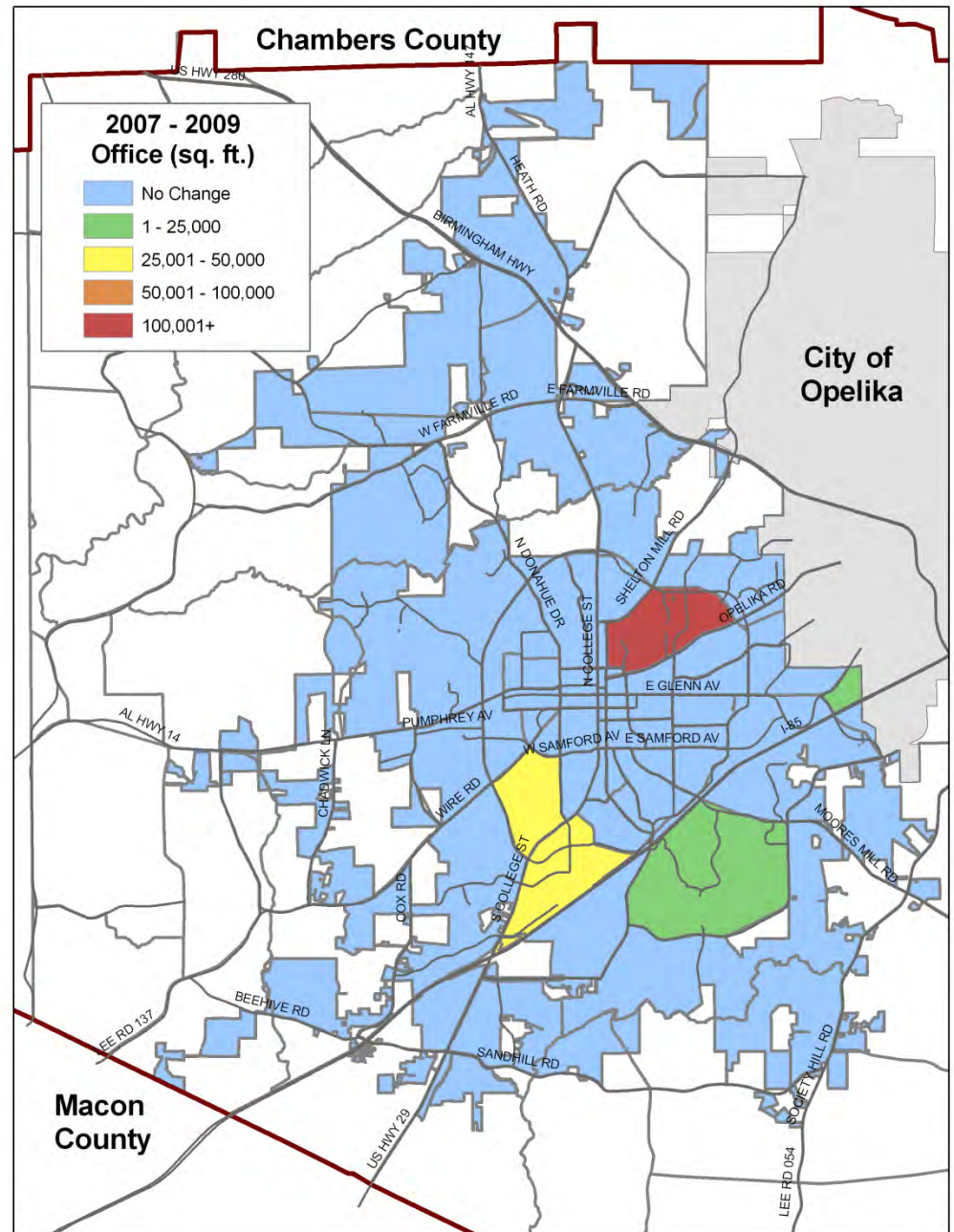
New Multi-Family Units Since 2007



New Retail (in square feet) Since 2007



New Office (in square feet) Since 2007



Why CompPlan 2030 is important

- First comprehensive long-range planning effort in Auburn in over a decade
- Plan will use input from diverse sources:
 - The public
 - Stakeholder groups
 - Quantitative data
 - The best practices of planning
- Recommendations will address broad range of subject areas, from land use and transportation to the natural environment and parks

Why CompPlan 2030 is important

- If adopted, the plan will be an official policy document of the City
- Future land use plan will help determine the type, location, and scale of new development and associated improvements for the next 20 years
- Recommendations may result in substantial changes to zoning ordinance and subdivision regulations

How will it be used?

- A document that provides predictability in decision-making
- A tool for managing growth in ways that reflect the values and aspirations of the people and City of Auburn.
- A tool to inform and be informed by the AIGM in planning for future growth.
- A coordinating document to bring together the many documents and plans that currently guide the City.
- Not a replacement or successor to existing departmental plans
- Not a prescriptive mandate

The importance of a vision

- Great places are not created by accident
- The things we love about places we visit do not have to be exclusive to those places
- Communities make choices everyday about the type of places they will become
- Choices are incremental; it is not always clear what impact a single decision will have
- Many decisions made over time lead us to where we are and will be in the future



The importance of a vision

- Visioning is the act of anticipating that which will or may come to be
- A clearly articulated vision about the kind of community we want to be provides us with a roadmap to our destination
- Without a vision, we lack the guidance we need to ensure our incremental choices create the final result we desire
- A vision is not a guarantee of what we will become; it only helps us get there



What people told us

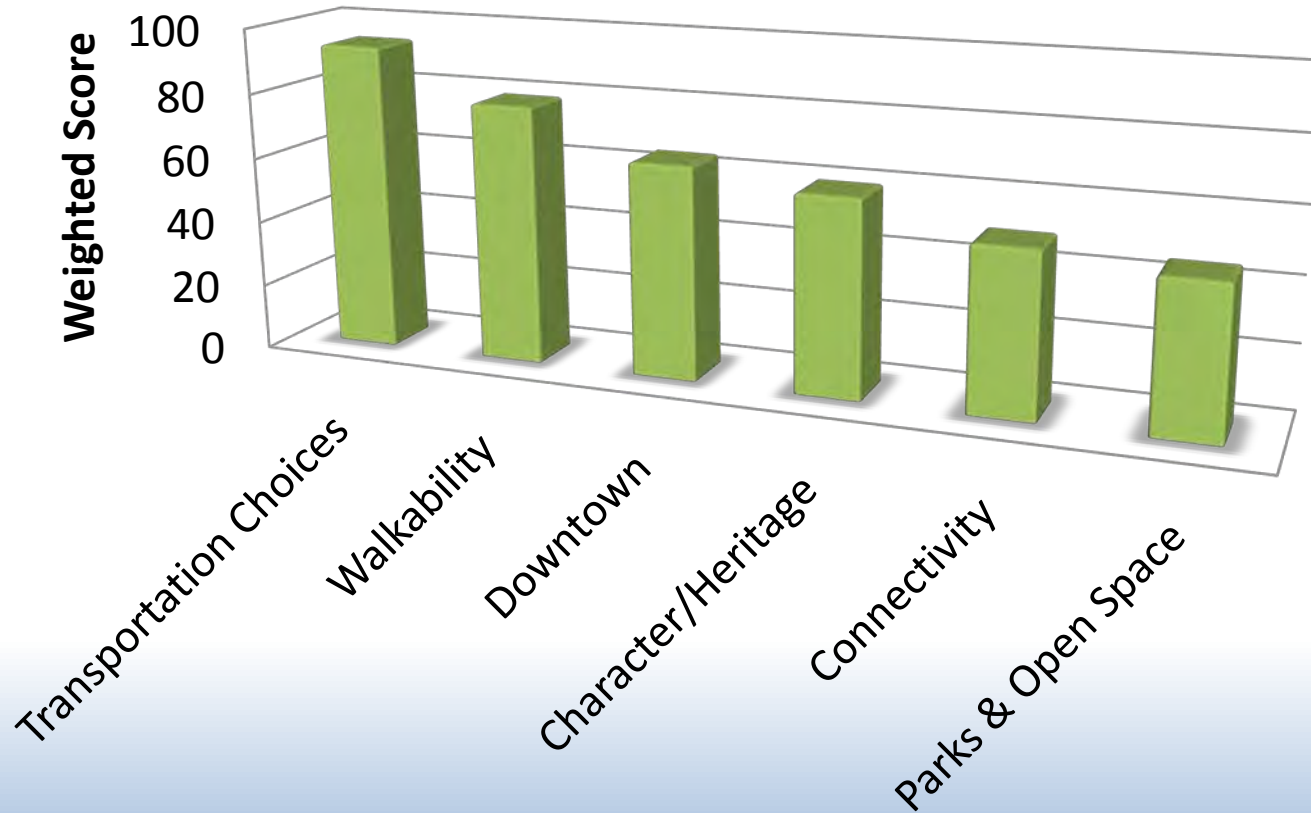
- Around 80 people attended public meeting #1
- Meeting began with short presentation
- Attendees then broke into groups
- Groups were asked to respond to two statements/questions:
 - Imagine the best possible Auburn in the year 2030. Describe one aspect of it.
 - What challenges must Auburn address between now and 2030 to become the best possible place it can be?

Imagining the best possible Auburn

Responses were divided into categories:

Airport	Health	Redevelopment	Transportation Choices
Arts	Housing	Schools	Trees
Character/Heritage	Jobs	Seniors	University
City Services	Local Businesses	Streets/Traffic	Utilities
Connectivity	Mixed-Uses	Sustainability	Walkability
Downtown	Parks & Open Space		

Top 6 Categories



Transportation Choices

- Build a network of on- and off-street paths for pedestrians and bicycles that connect the places we live, work, learn, and play [46]
- Provide a viable mass transit system that is a functional alternative to car use [39]
- Limit car use in some areas [9]

Walkability

- 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 [79]

Downtown

- Provide a vibrant, expanded downtown with green space, public gathering spaces, and a mix of uses oriented toward pedestrians [39]
- 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]

Character/Heritage

- Protect Auburn's historic downtown and college town atmosphere [18]
- Promote village/small town feel [12]
- 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]

Connectivity

- Provide connections between different forms of transportation (bicycle and pedestrian paths, the mass transit system, roadways) and destinations (homes, businesses, schools, parks) [36]
- Provide a connected network of greenways and parks that offer bike, pedestrian, and water recreation opportunities [14]

Parks & Open Space

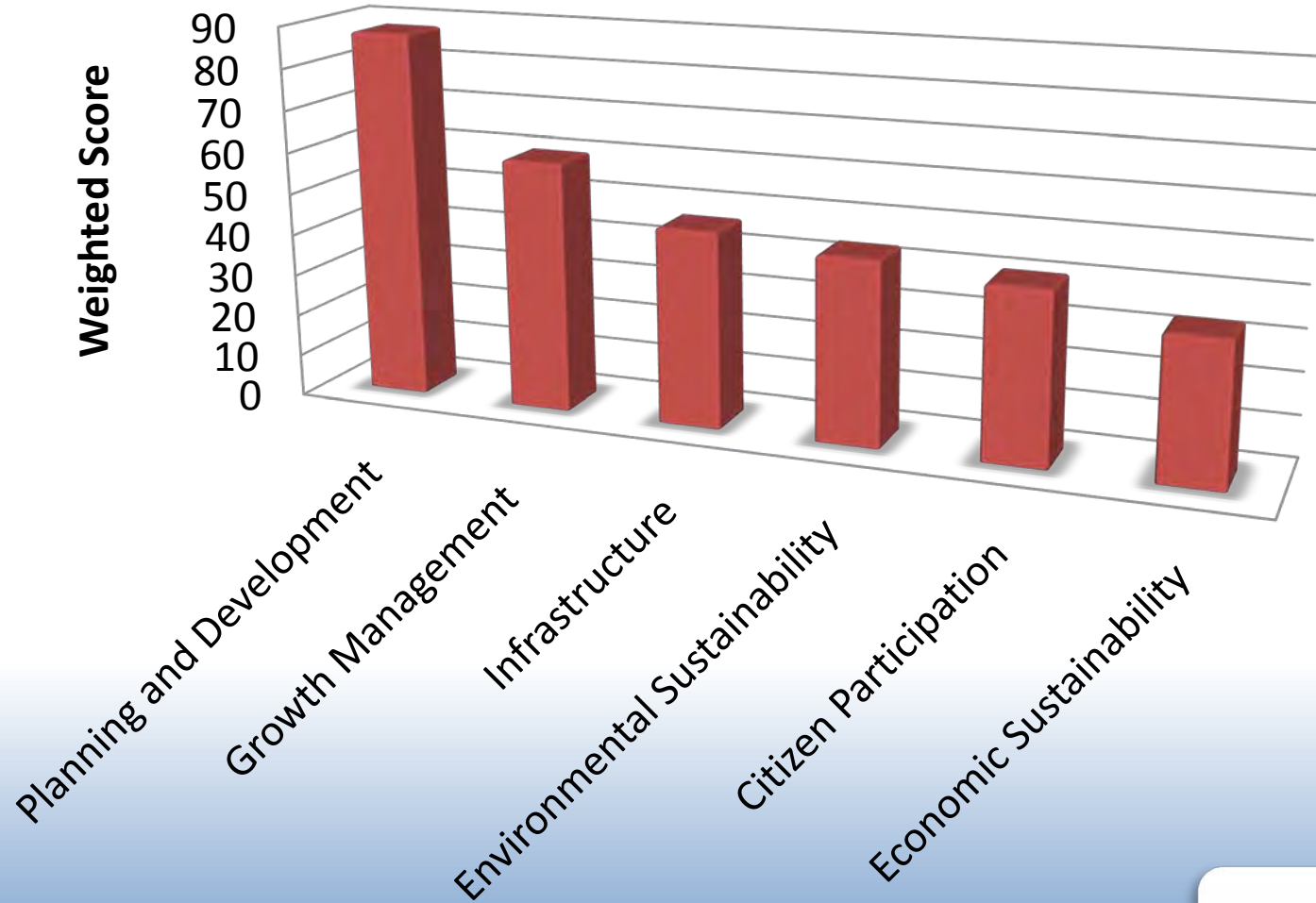
- Preserve and expand green space [17]
- Provide a connected network of greenways and parks that offer bike, pedestrian, and water recreation opportunities [14]
- Incorporate green space into downtown [9]
- Acquire the downtown Baptist church for a park or downtown square [4]
- Provide more diverse recreational facilities [2]

What challenges will face Auburn in 2030?

Responses were divided into categories:

Planning and Development	Housing
Growth Management	Anticipated Development Projects
Infrastructure	Reliance on Local Resources
Environmental and Overall Sustainability	Education
Increase Citizen Participation	Infill Development and Revitalization
Economic Sustainability	Governmental Reform
Transportation	Public Awareness
Character of Auburn	Social Activities
Accountability	Other
City Budgeting Efficiency	

Top 6 Categories



Planning & Development

- Holding developers responsible; make them stick to the plan [8]
- Infill and redevelopment to better use lands already in use [8]
- Create public spaces in high density population areas like in Savannah, GA [6]
- Auburn University's plans (collaboration with city) [5]
- Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges [5]

Growth Management

- Infill and redevelopment to better use lands already in use [8]
- Create public spaces in high density population areas like in Savannah, GA [6]
- Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges [5]
- Subdivisions gone wild/ oversupply of subdivisions. Not using existing buildings, "too much out with the old" - Smart Growth. [5]

Infrastructure

- Infrastructure [8]
- Infill and redevelopment to better use lands already in use [8]
- Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges [5]
- Thin density of traffic by offering more traffic corridors and keeping lanes consistent, make it easier to get through town [4]

Environmental Sustainability

- Infill and redevelopment to better use lands already in use [8]
- To use water and energy resources sustainably [6]
- Expansion and revitalization of existing pedestrian infrastructure & associated funding challenges [5]
- Future sources of water [4]

Citizen Participation

- Overcome resistance to change- Move forward with citizen buy-in through education [11]
- Habits of relying on limited resources of government. Rely more on other social groups, church groups, university. Increase citizen involvement/responsibility. [6]
- Take the zoning concerns of citizens and neighborhood seriously - not just the developers [4]
- Who the City responds to - City responds more to development community and should respond to citizens as well [3]

Economic Sustainability

- Funding for public school system [5]
- Examine tax structure (specifically property tax) [5]
- Economic base; property taxes [4]
- Substitute property tax for sales tax - steady revenue flow. Additional businesses, increase tax revenue [3]

Meeting Schedule

Meeting Name	Date/Frequency
Planning Commission Work Session	Monthly starting 2010
Public Meeting #1	October 13, 2009
Joint Planning Commission/Council Meeting	November 10, 2009
Public Meeting #2	February 2010
Joint Planning Commission/Council Meeting	March 2010
Public Meeting #3	October 2010
Joint Planning Commission/Council Meeting	October 2010
Planning Commission Adoption	December 2010
City Council Adoption	January 2011

Questions?