

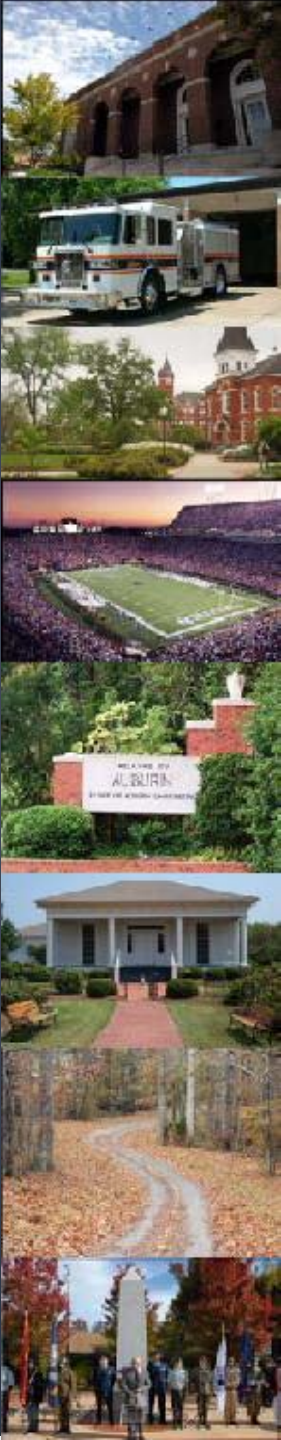
# City Council / Planning Commission Joint Meeting #2



**COMPPLAN 2030**  
THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

The text is set against a background illustration of City Hall and a flagpole. The illustration is in a sketch-like style with fine lines and shading.

March 30, 2010



# Meeting Agenda

- AIGM Introduction/Refresher
- 2009 AIGM Update
- How the AIGM and CompPlan 2030 work together
- Recent CompPlan activity
- Vision Statements
- Next Steps
- Q & A

# THE AUBURN INTERACTIVE GROWTH MODEL UPDATE

Presented to the Auburn City Council  
and Planning Commission  
March 30, 2010

By Van Buskirk, Ryffel and Associates, Inc.  
In Cooperation with  
The City of Auburn Planning Department



# AIGM Introduction/Refresher

- The growth model is an analytical tool for predicting the population of Auburn over time
- The model helps us predict the location of future growth based on a variety of factors
- Other components of the model assist predicting desirable future locations for:
  - Schools
  - Parks
  - Commercial Centers
  - Fire Stations

# AIGM Introduction/Refresher

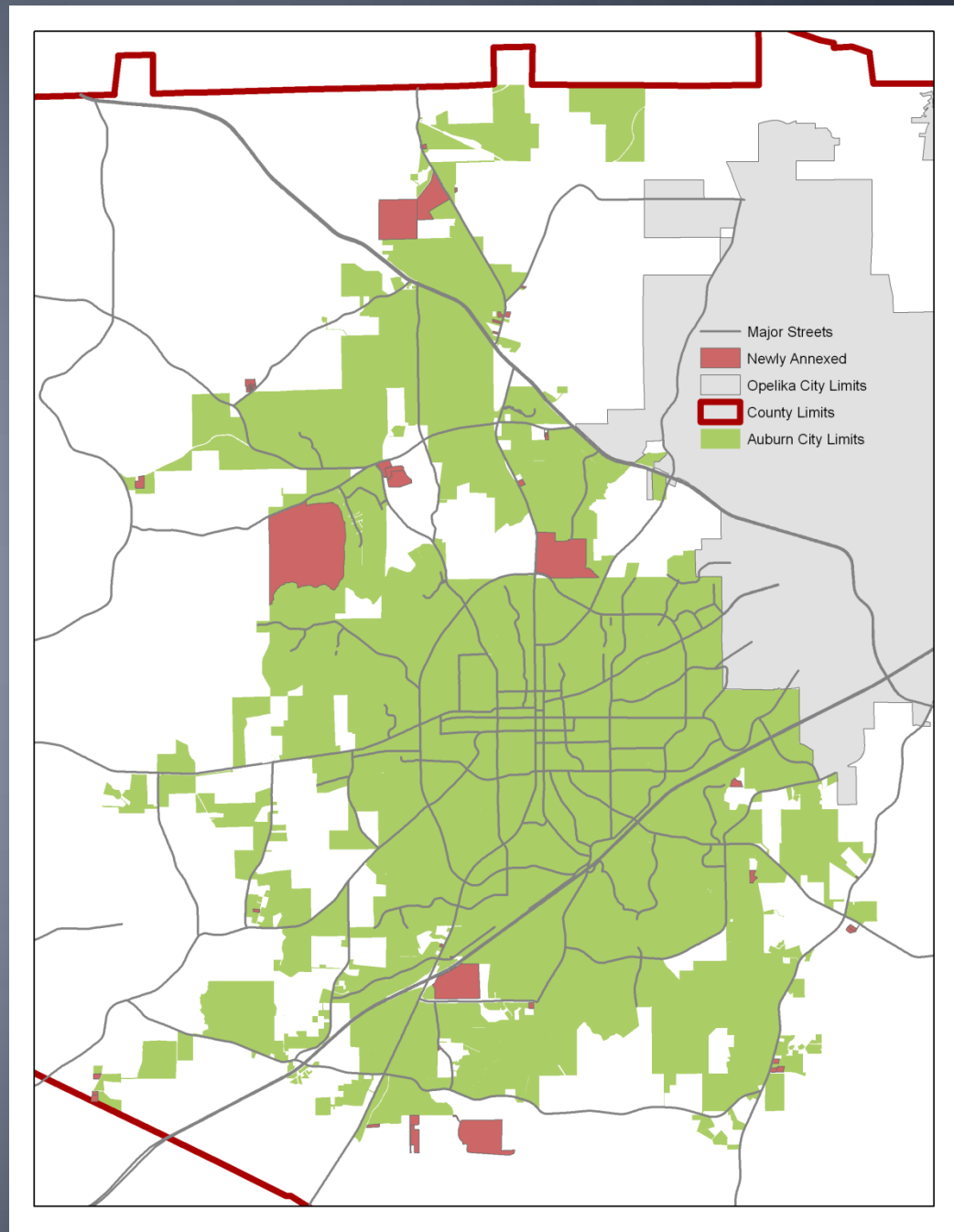
- The AIGM consists of the following models:
  - Demographic
  - Economic
  - Socio-Political
  - Spatial Relationships
  - Land Resources
- The AIGM is a very complex model applied to a very complex environment
- AIGM won 2009 Outstanding Planning Award for a Project, Plan, or Tool from the Alabama Chapter of APA



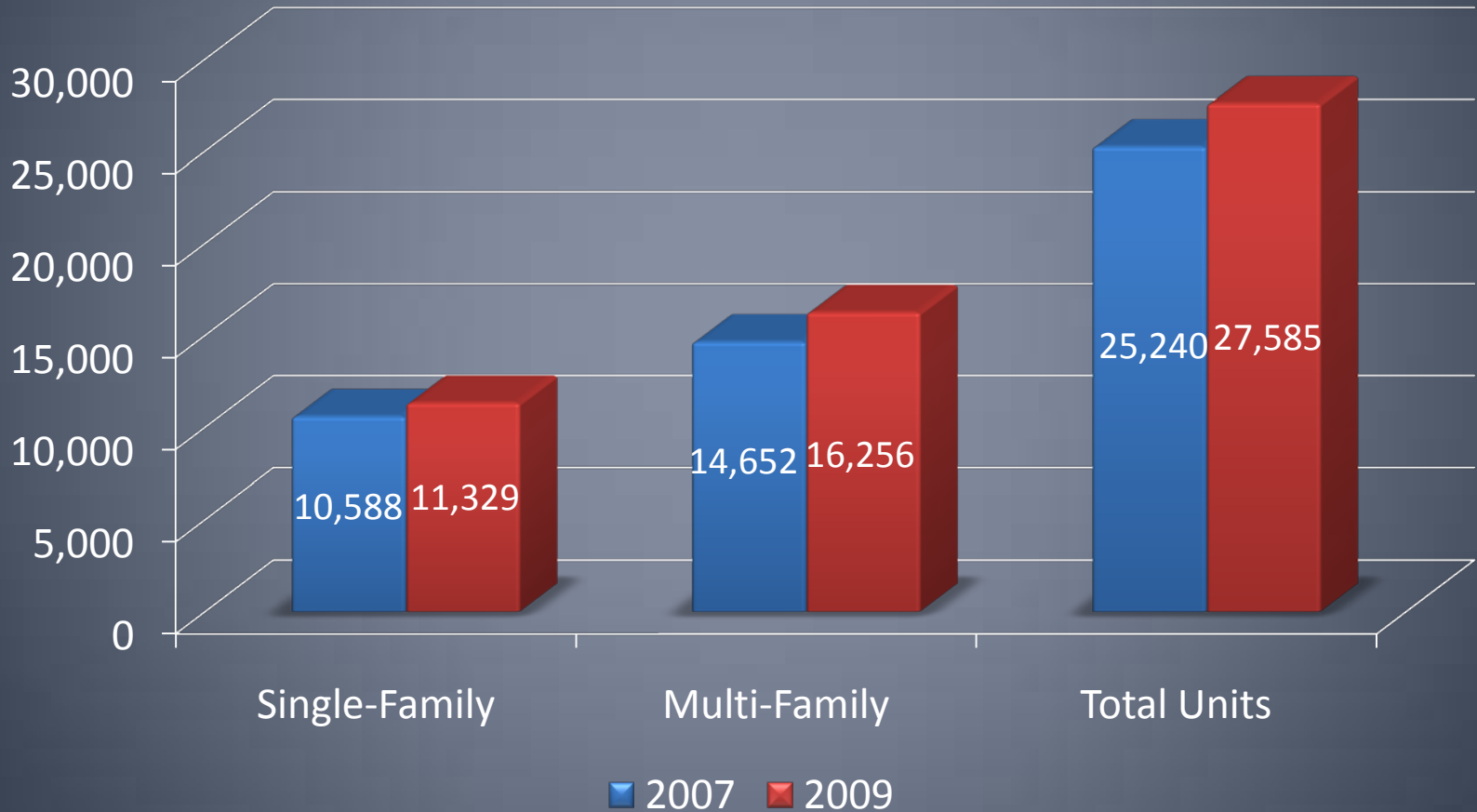
# AIGM Update:

## Land Annexed Into Auburn from May 2007 to September 2009

Major Annexations	
Property	Size (Acres)
Samford Property	680
Gold Hill Annexation	260
Cary Creek	225
West Pace	150
Ward Annexation	150
Donahue Ridge	62
Others	162
<b>Total :</b>	<b>1689</b>



# AIGM Update: New Residential Units

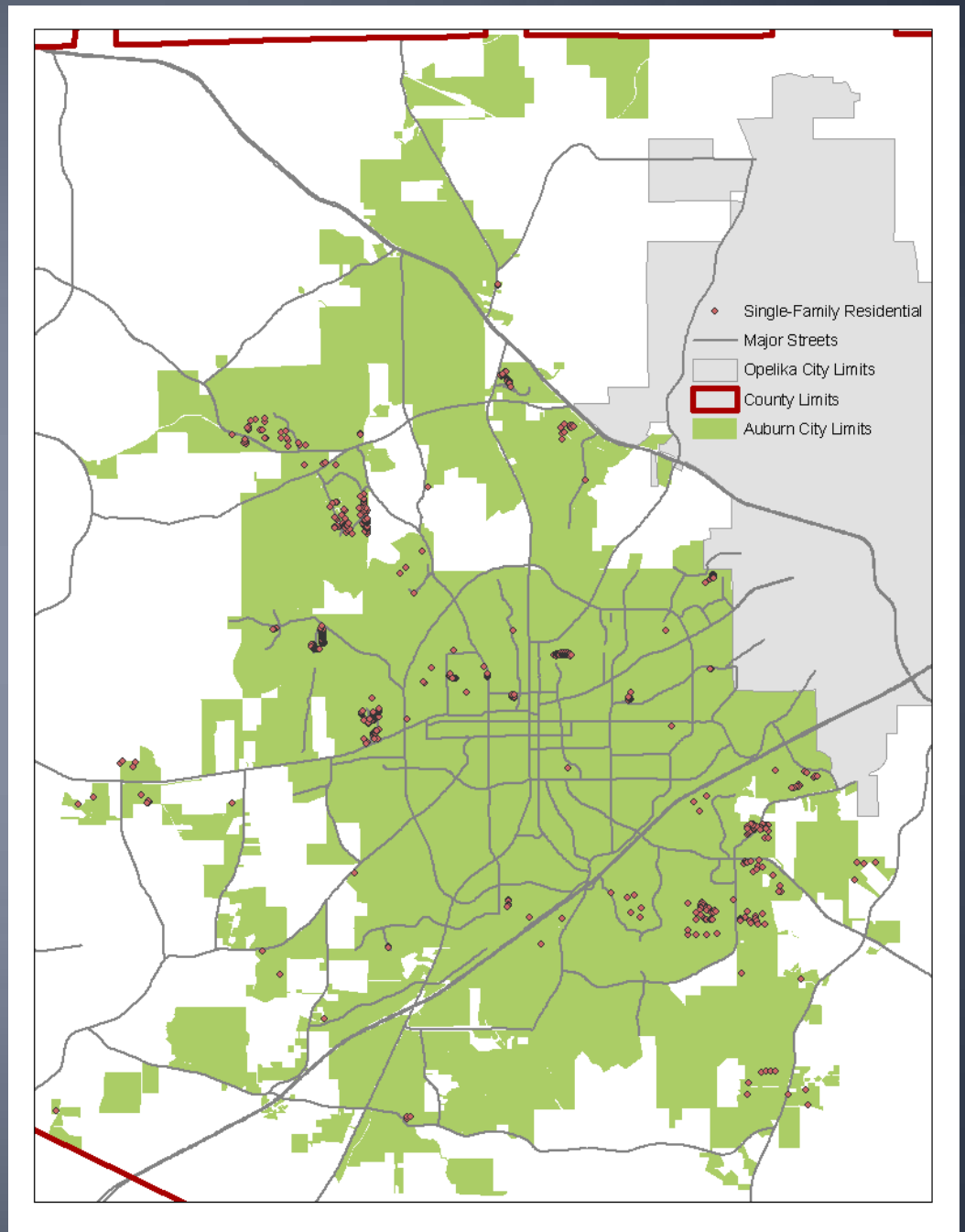


# AIGM Update:

## Single-Family Certificates of Occupancy

### May 2007- September 2009

Year	Single Family	Multi-Family	Total Units
2007	10,588	14,652	25,240
2009	11,329	16,256	27,585
Change	741	1,604	2,345



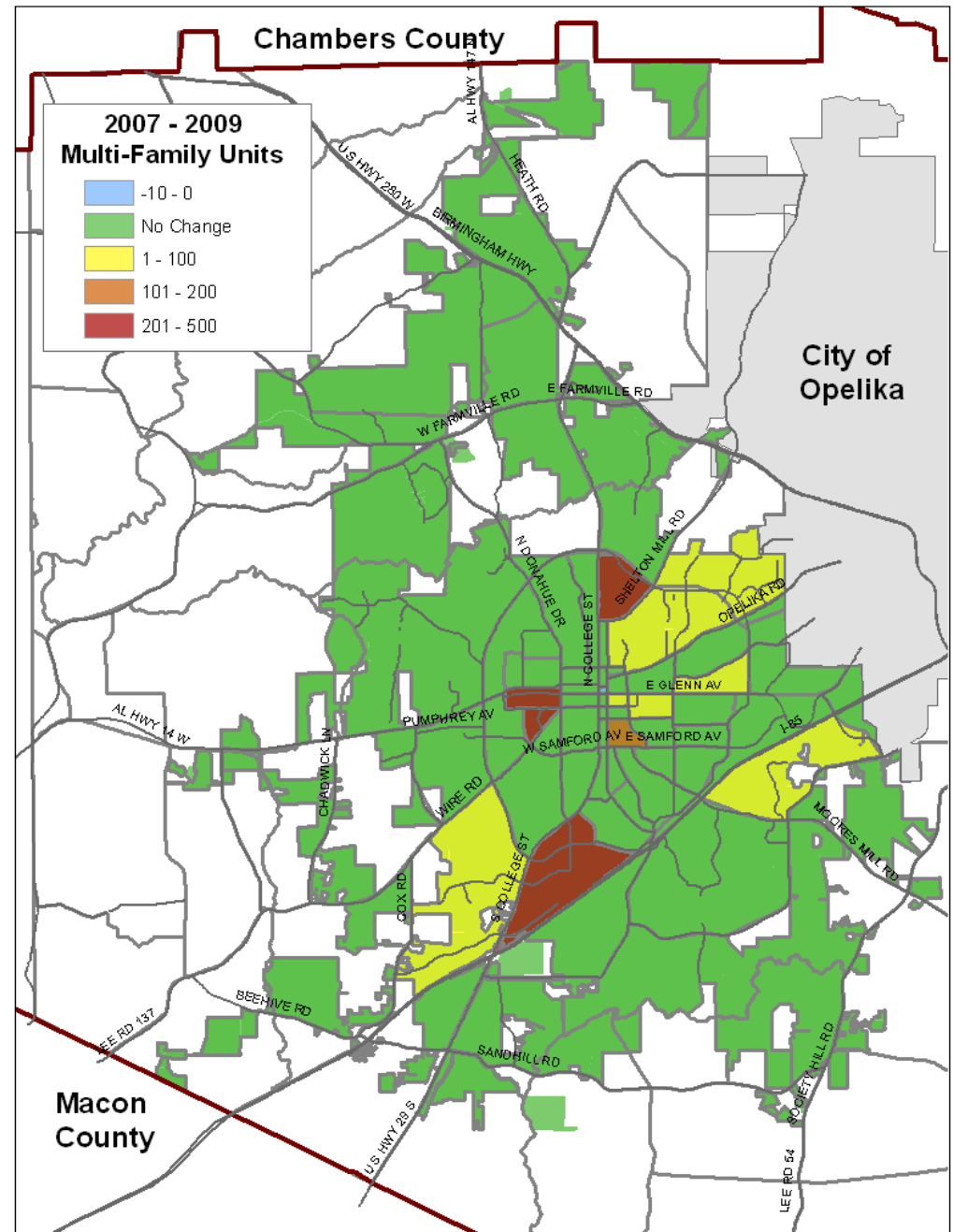


# AIGM Update:

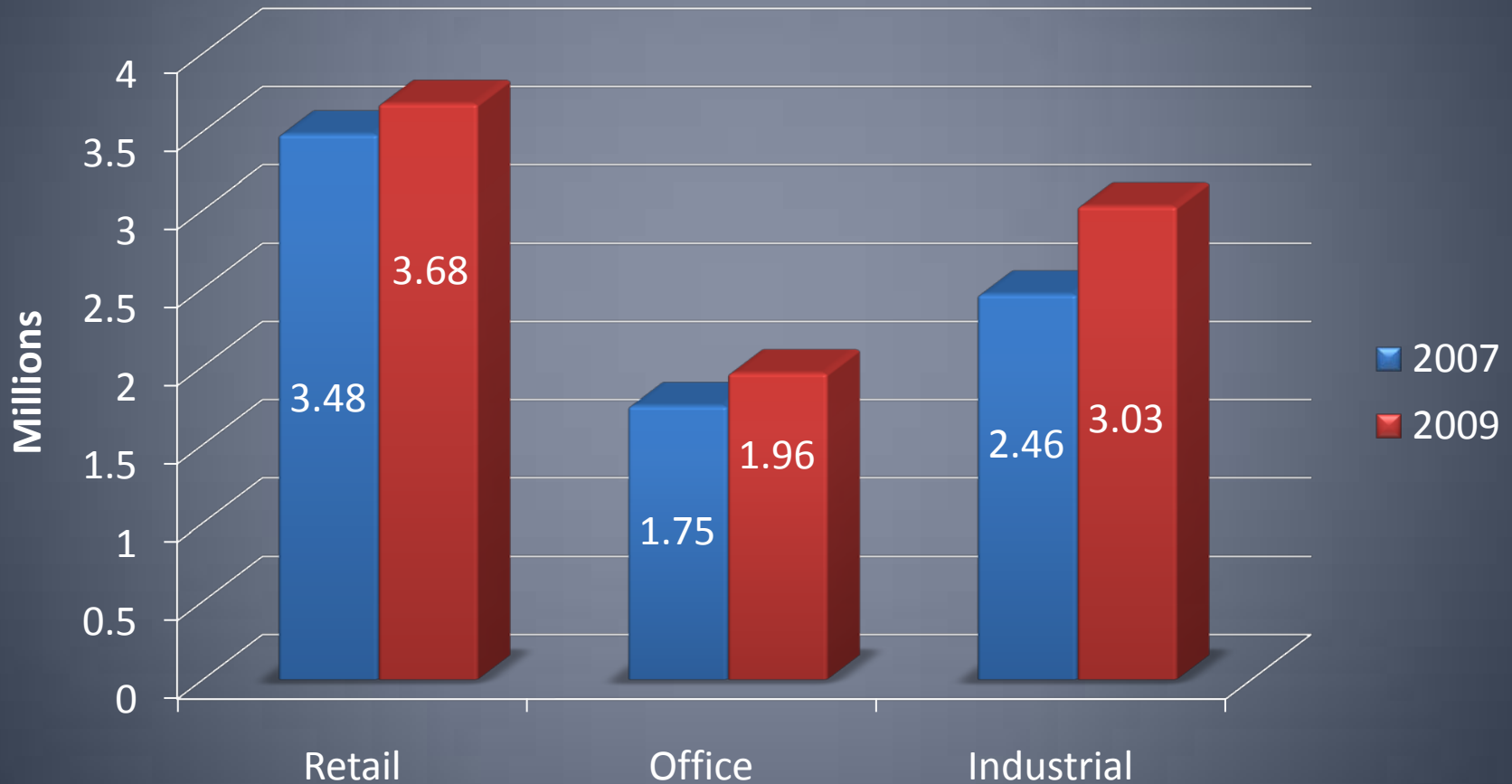
## Multi-Family Certificates of Occupancy

### May 2007- September 2009

Year	Single Family	Multi-Family	Total Units
2007	10,588	14,652	25,240
2009	11,329	16,256	27,585
Change	741	1,604	2,345

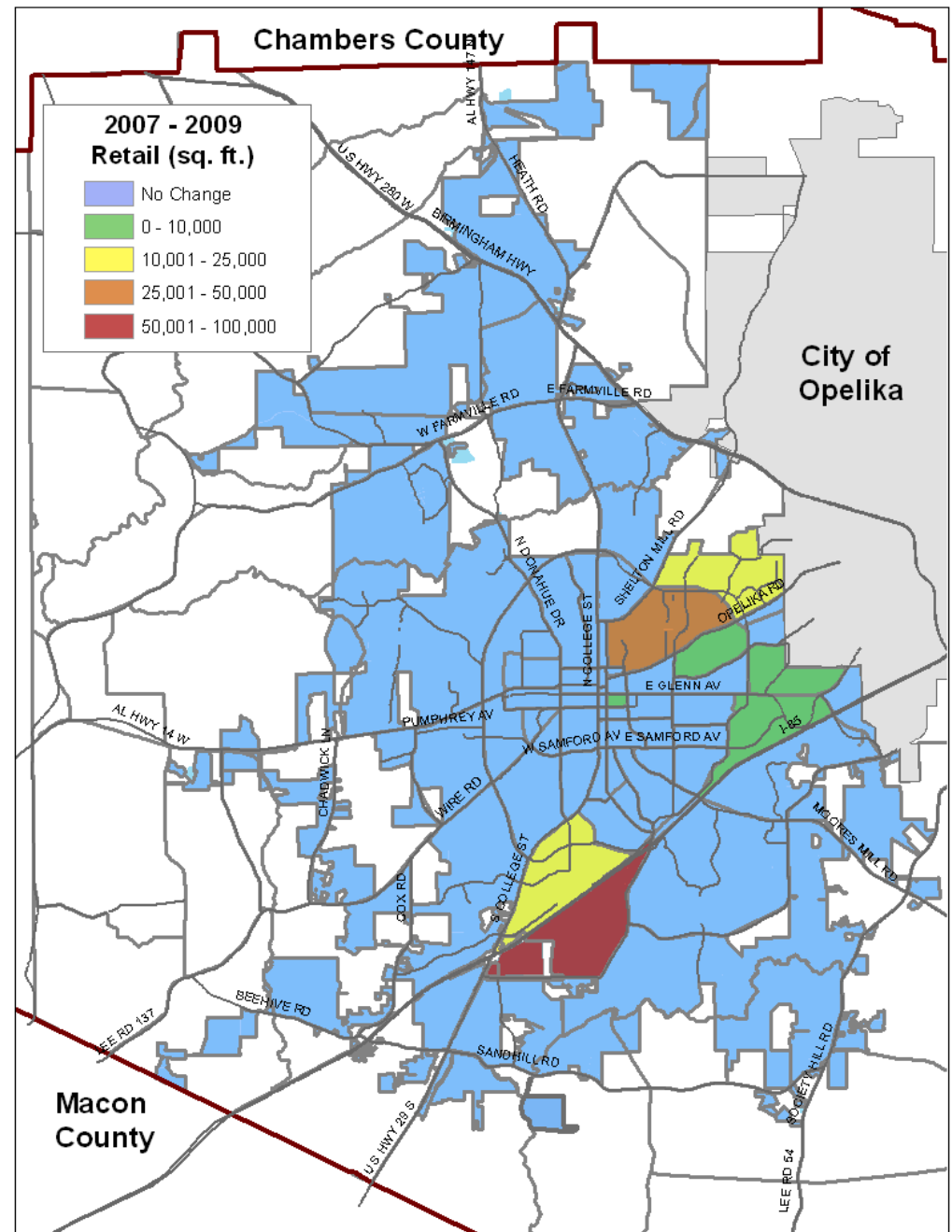


# AIGM Update: Retail, office and industrial square footage



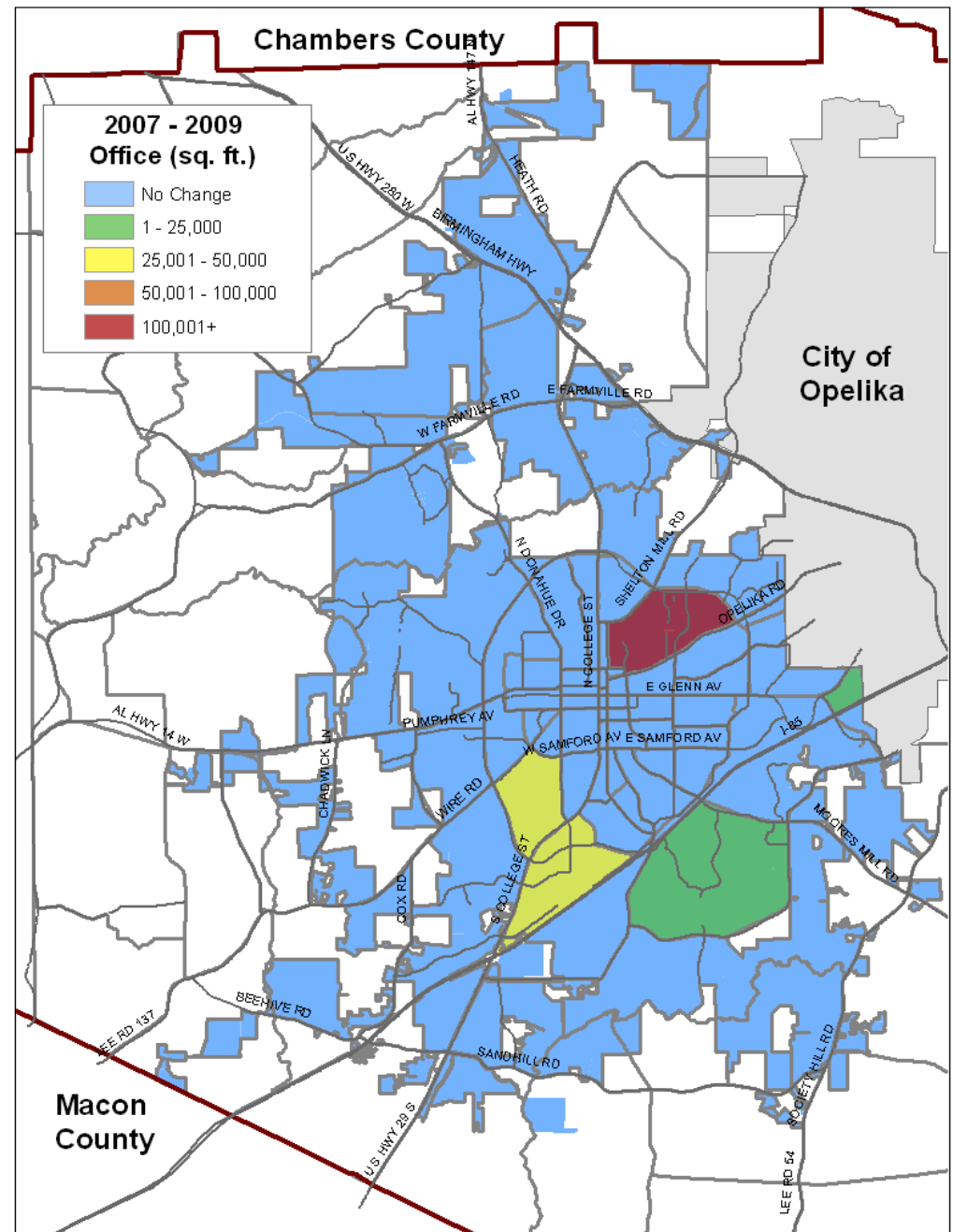
# AIGM Update: Retail square footage

Year	Retail Trade sq ft bldg
2009	3,678,933
2007	3,482,520
<b>Change</b>	<b>196,413</b>



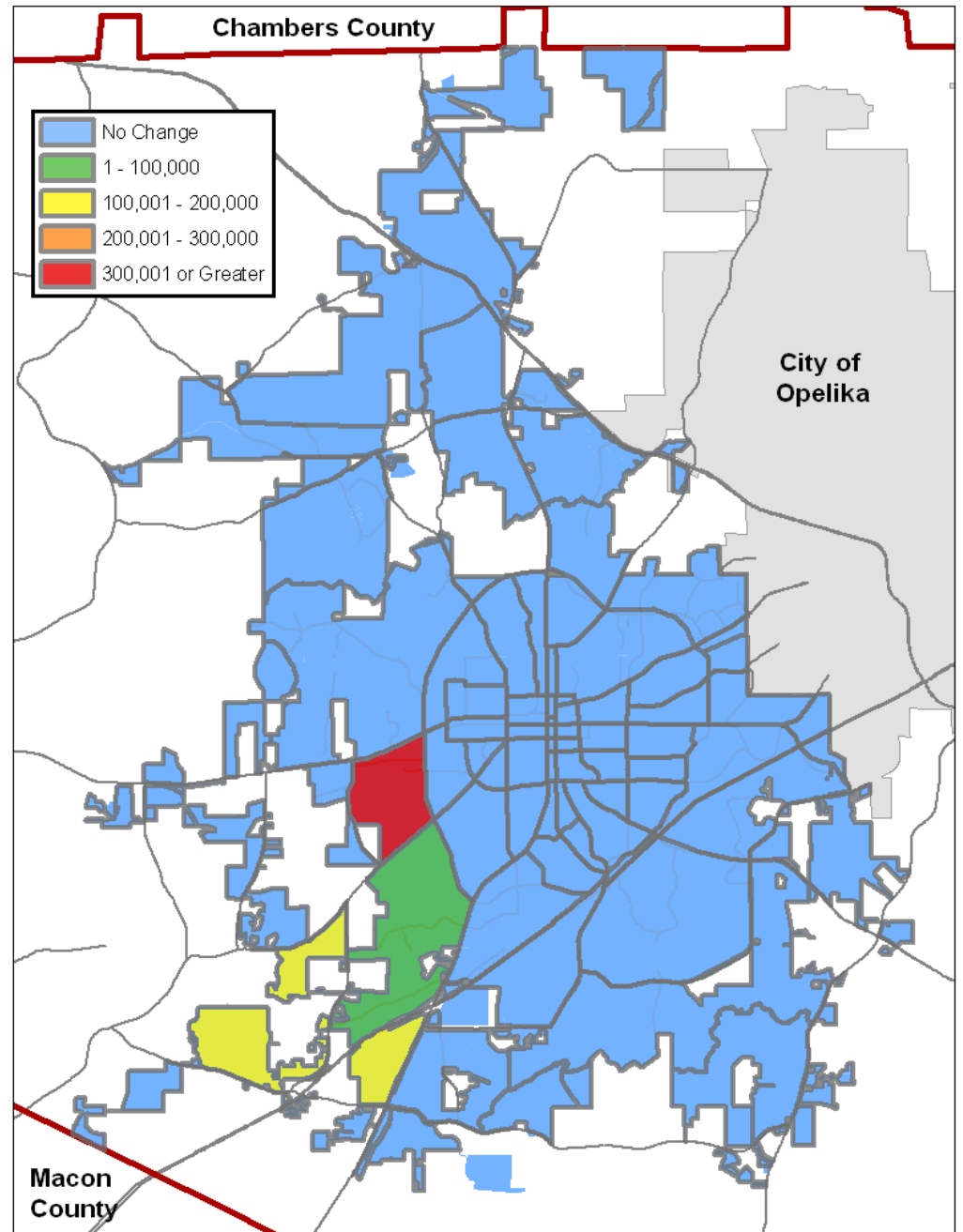
# AIGM Update: Office square footage

Year	Office/ Services sq ft
2009	1,962,530
2007	1,748,449
<b>Change</b>	<b>214,081</b>

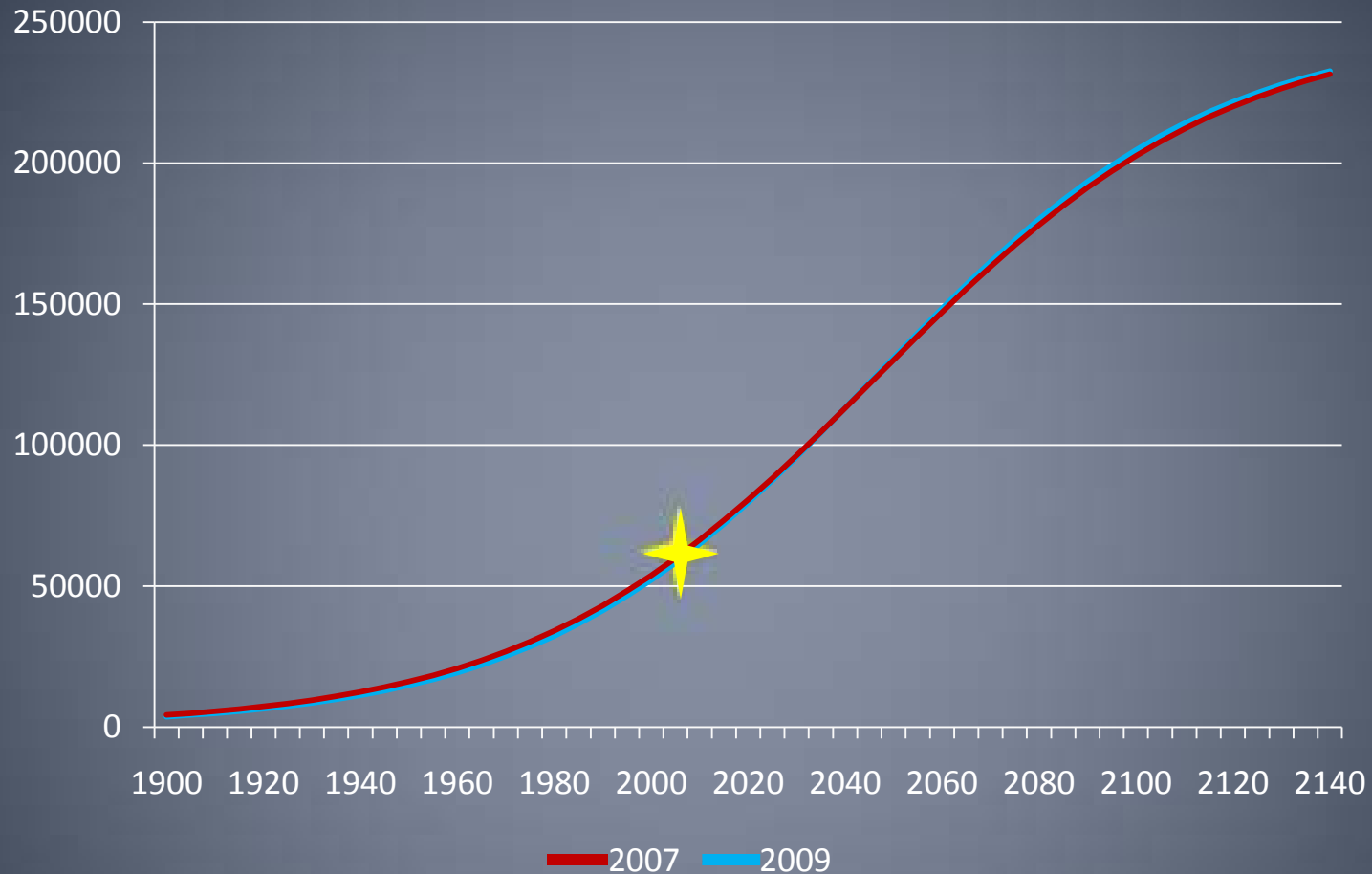


# AIGM Update: Industrial square footage

Year	Industrial sq ft
2009	3,026,046
2007	2,461,956
<b>Change</b>	<b>564,090</b>

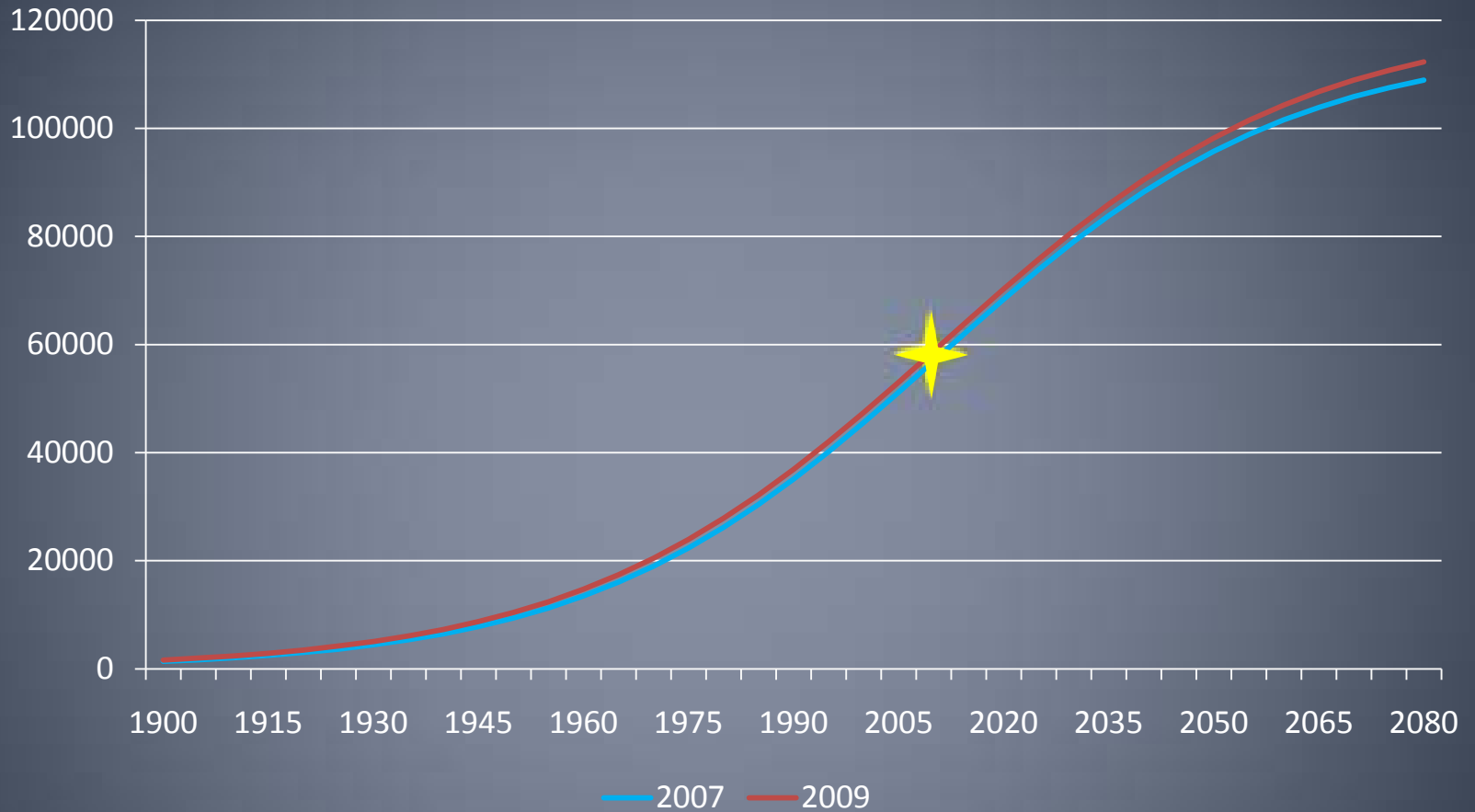


# AIGM Update: Study Area Population



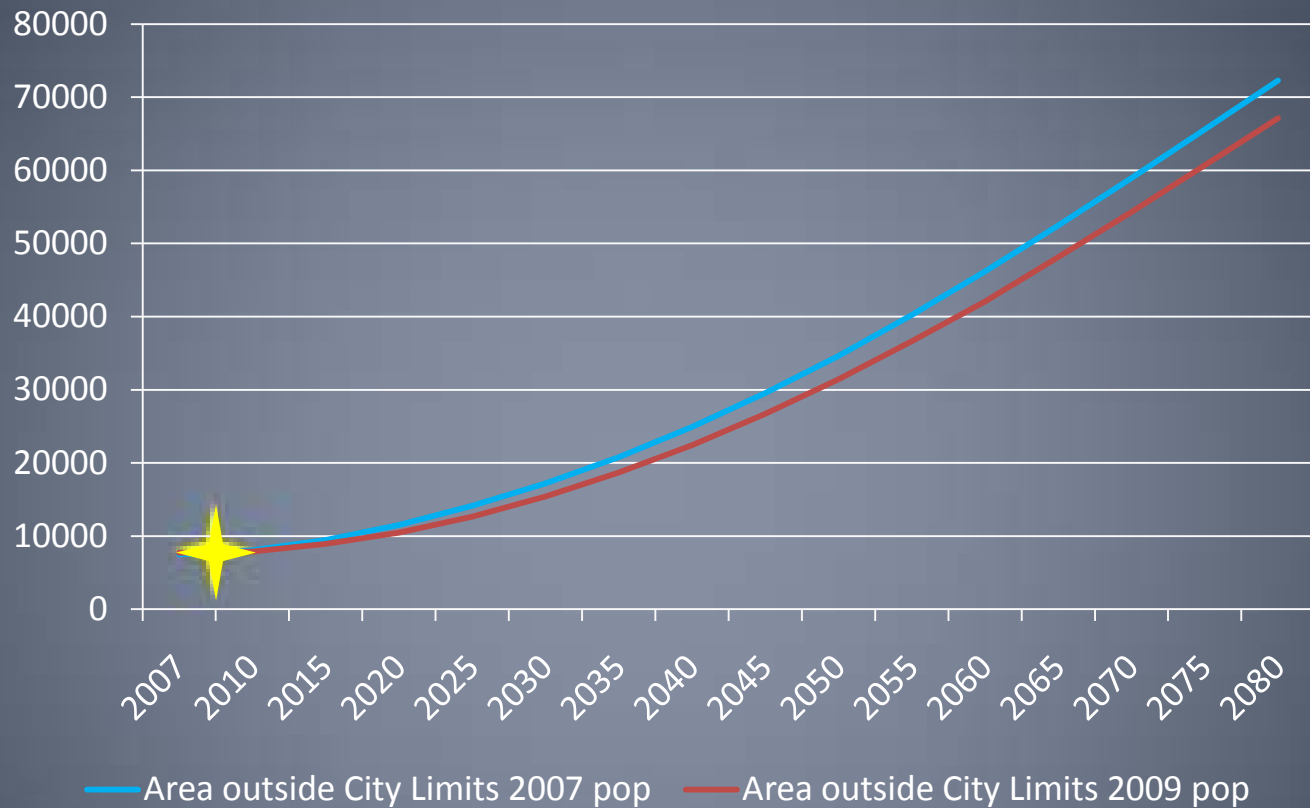
Year	Current (Baseline)	Projected (Build-out)
2007	60,172	248,432
2009	65,375	249,145
Change	5,203	713

# AIGM Update: City of Auburn Population



Year	Current (Baseline)	Projected (Build-out)
2007	52,667	115,865
2009	57,650	119,069
Change	4,983	3,204

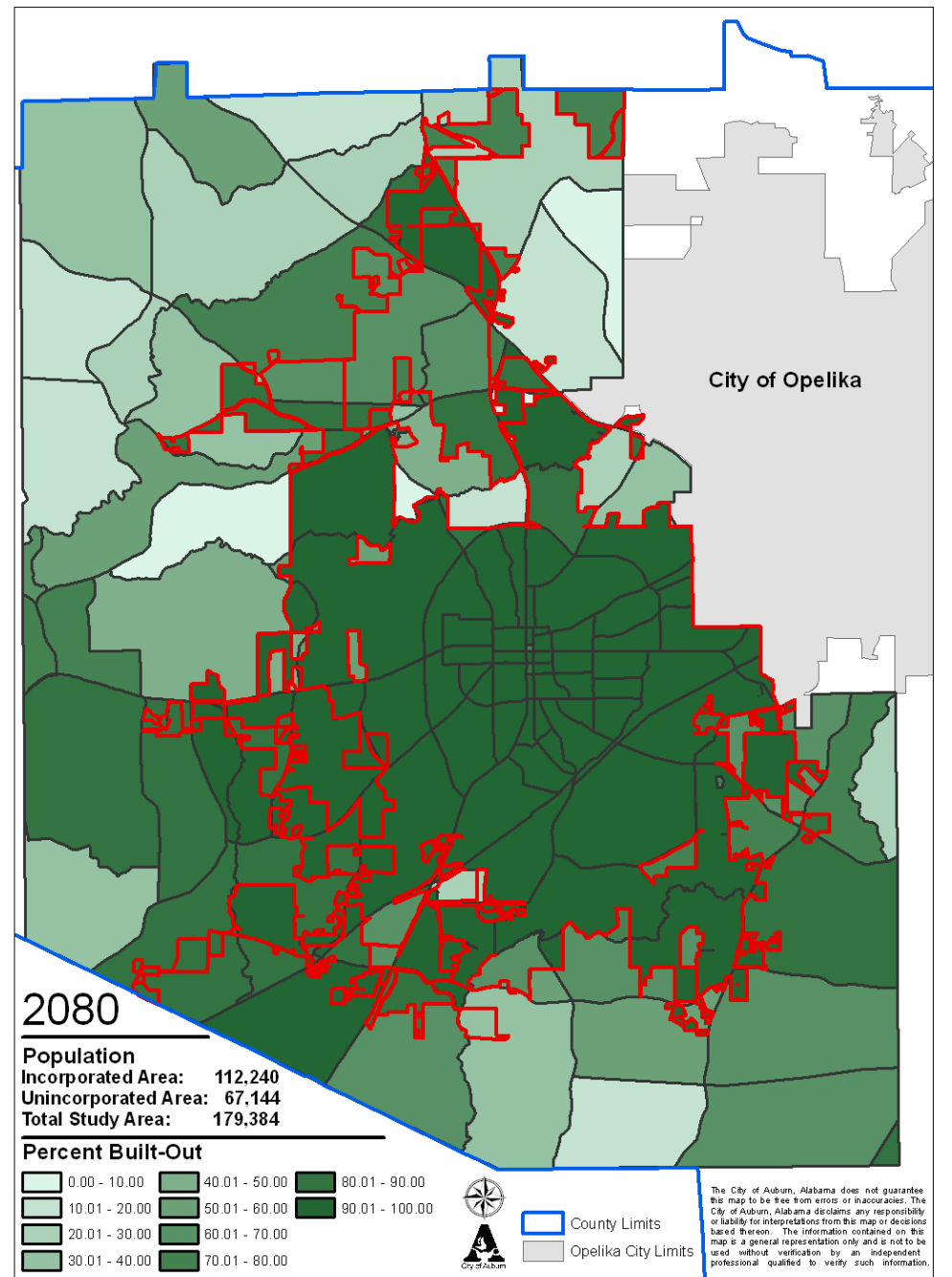
# AIGM Update: Outside City Population



Year	Current (Baseline)	Projected (Build-out)
2007	7,505	132,567
2009	7,725	130,076
Change	220	(2,491)



# AIGM Update: Build-Out % by TAZ



# 2009 Update Summary

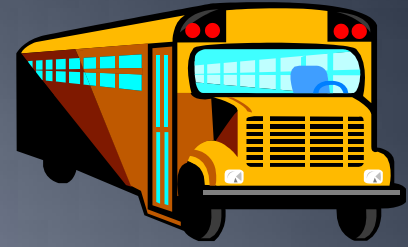
- Changes from 2007 to 2009 resulted in no changes to the submodel outputs
- As part of the CompPlan 2030 process additional meetings will be held to further refine submodel criteria

# How the AIGM is used: Submodels

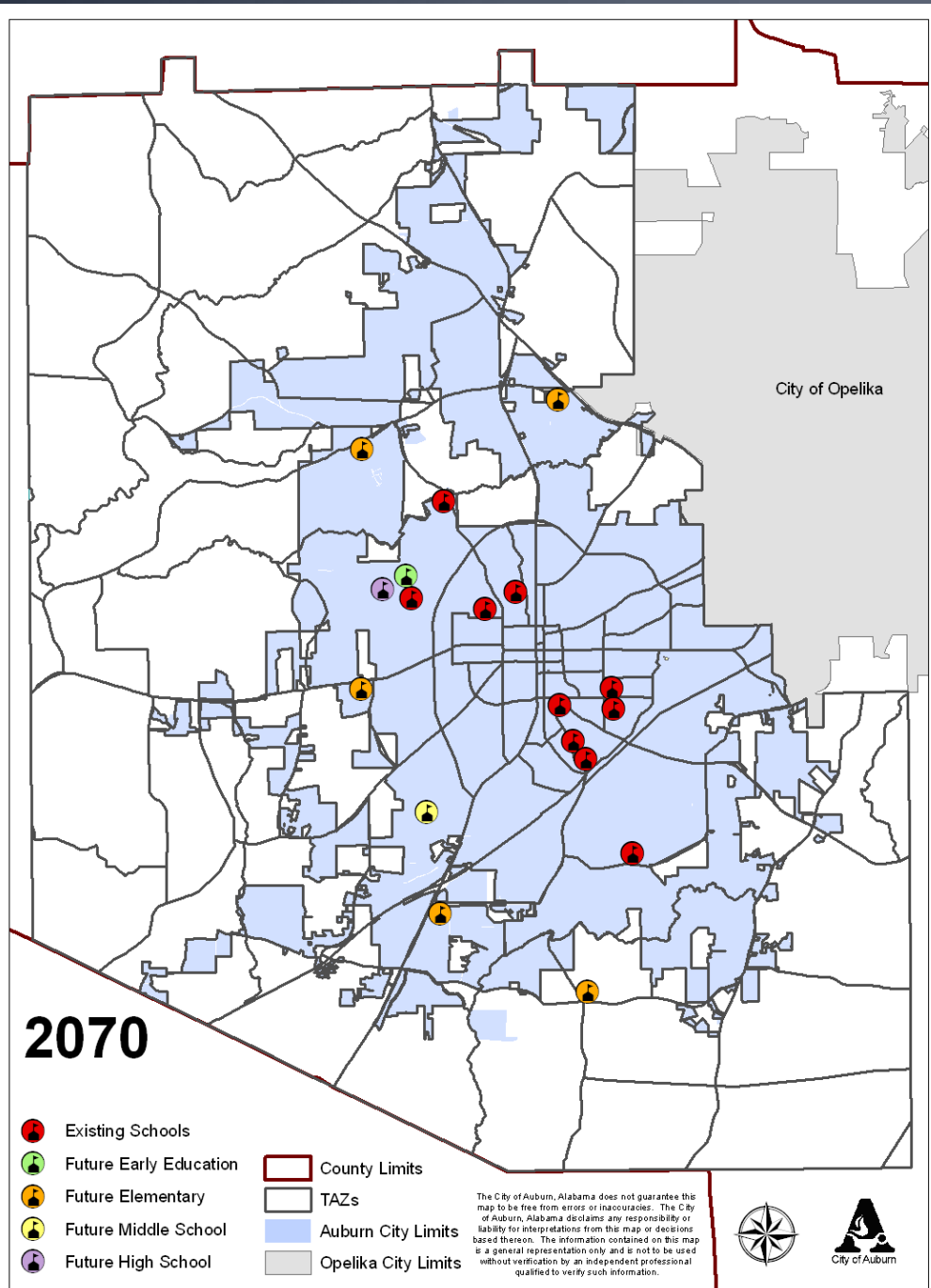
- The parks submodel helps determine the optimal location and phasing of various park types over time, based on level-of-service standards.
- The schools submodel helps determine the optimal location and phasing of primary and secondary schools over time.
- The fire station submodel helps determine the optimal location and phasing of new fire stations over time.

# How the AIGM is used: Submodels continued

- The commercial centers submodel helps determine the optimal location and phasing of neighborhood, community, and regional commercial centers over time.

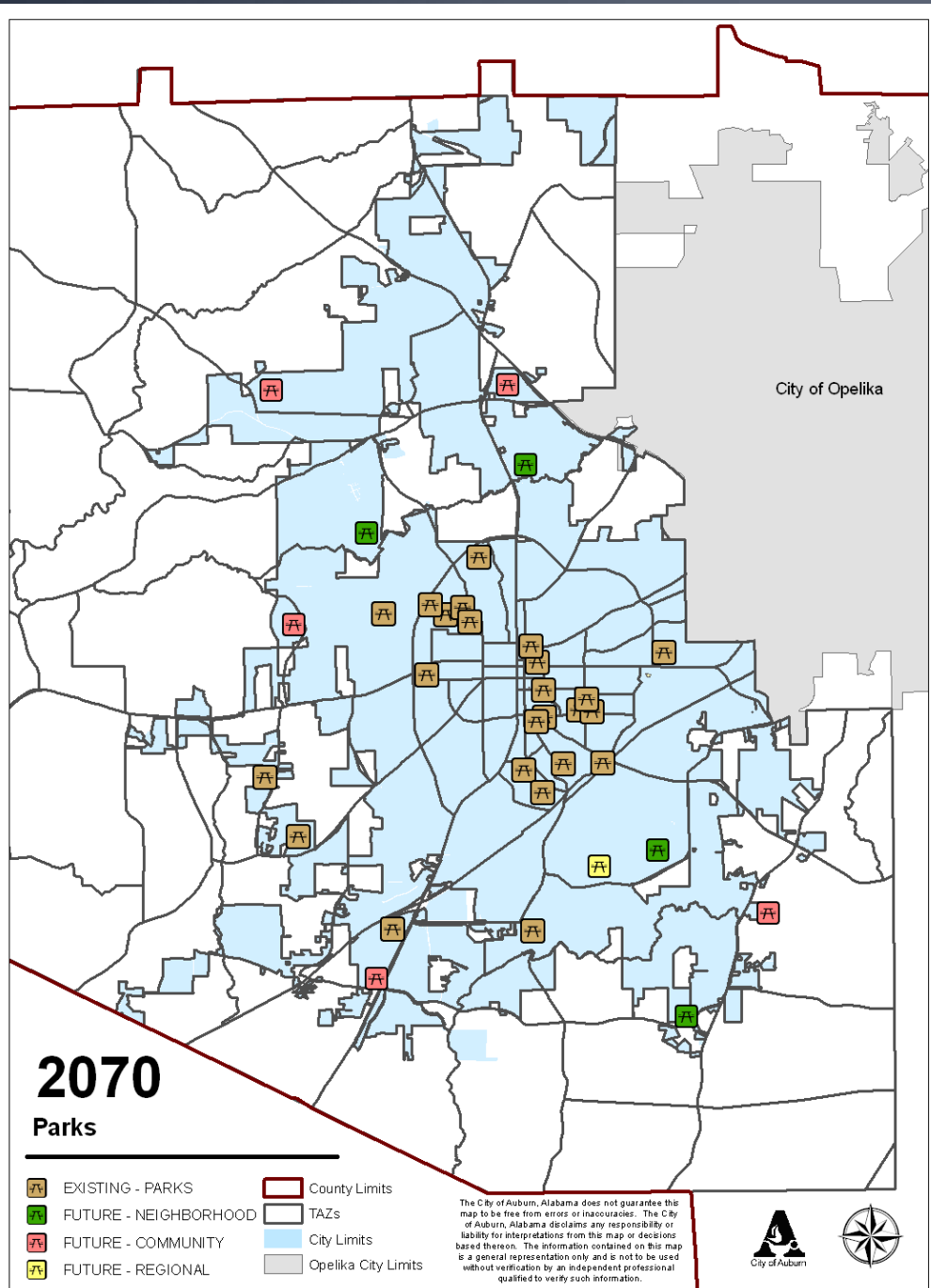


# Schools By Year & Location



- Existing Schools
- Future Early Education
- Future Elementary
- Future Middle School
- Future High School

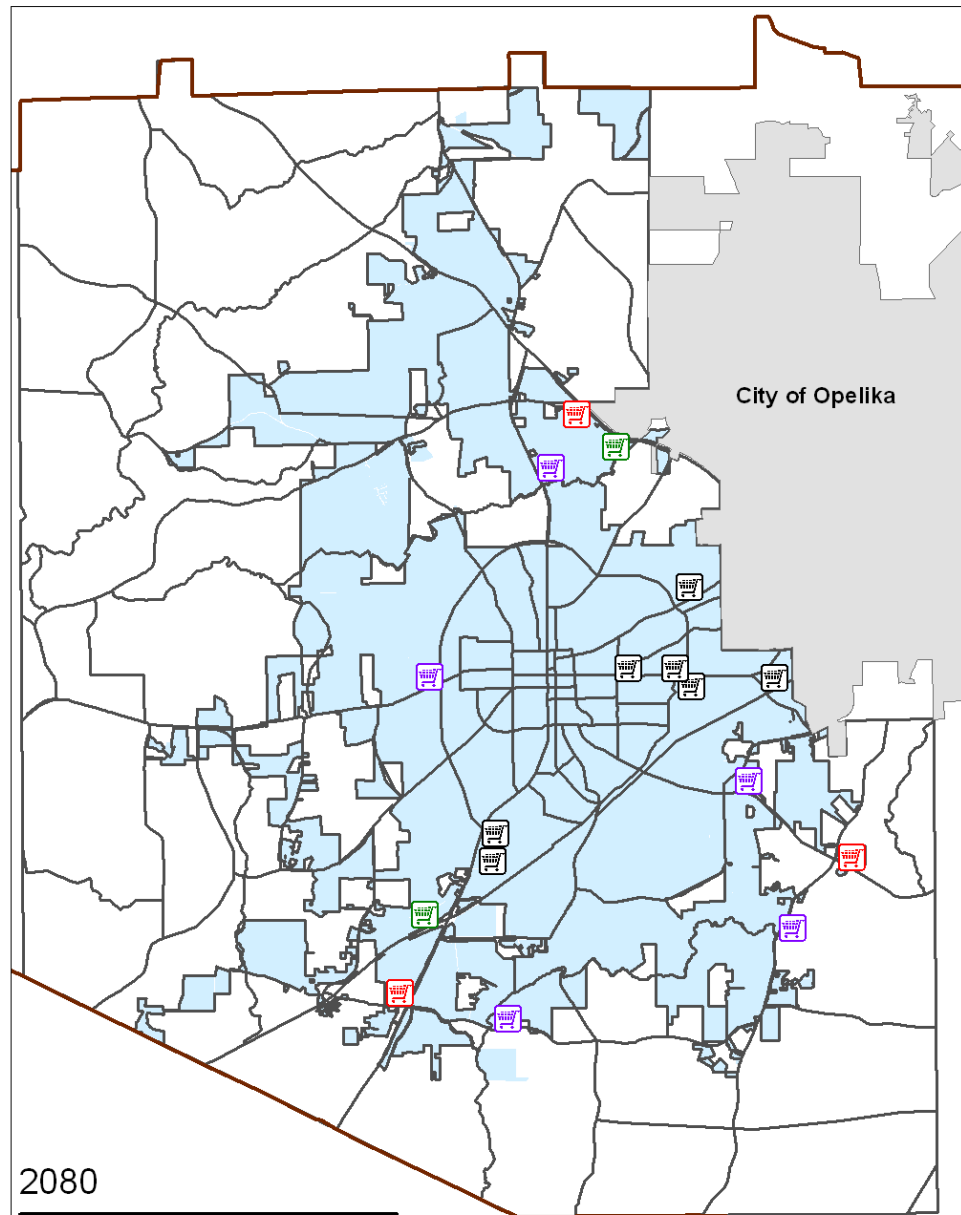
# Parks By Year & Location







	EXISTING - PARKS
	FUTURE - NEIGHBORHOOD
	FUTURE - COMMUNITY
	FUTURE - REGIONAL






# Commercial Centers By Location and Year



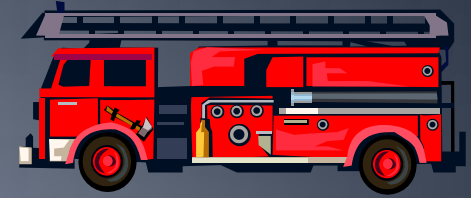
**Commercial Centers**

	Existing Commercial Centers		Future Community Center
	Future Neighborhood Center		Future Regional Center

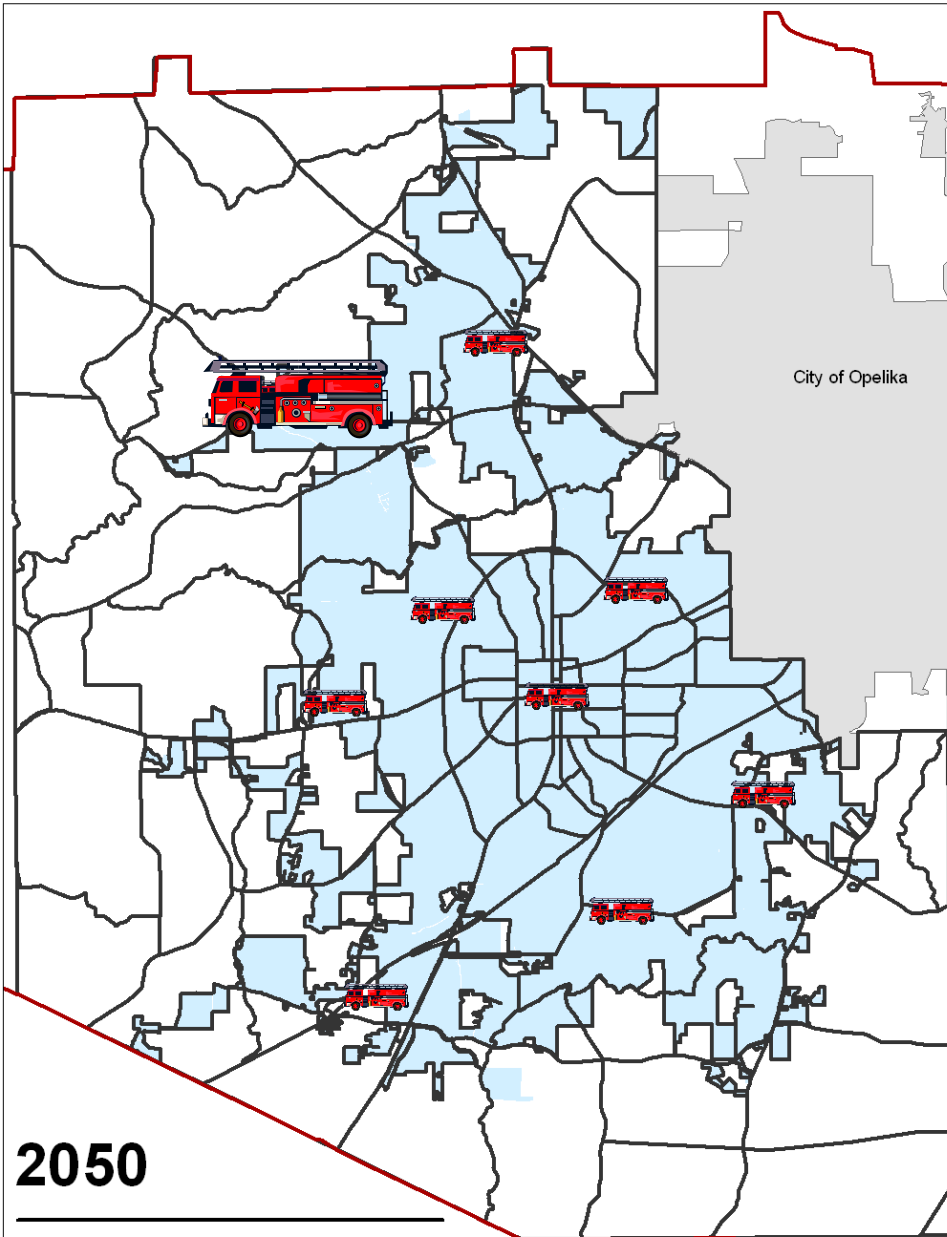
 City Limits  
 Opelika City Limits  
 County Limits

The City of Auburn, Alabama does not guarantee this map to be free from errors or inaccuracies. The City of Auburn, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

	Existing Commercial Centers
	Future Neighborhood Centers
	Future Community Centers
	Future Regional Centers



# Fire Stations By Year & Location



City of Opelika

## 2050

-  Fire Stations
-  City Limits
-  TAZs
-  Opelika City Limits
-  County Limits

The City of Auburn, Alabama does not guarantee this map to be free from errors or inaccuracies. The City of Auburn, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.





# How the AIGM is used:

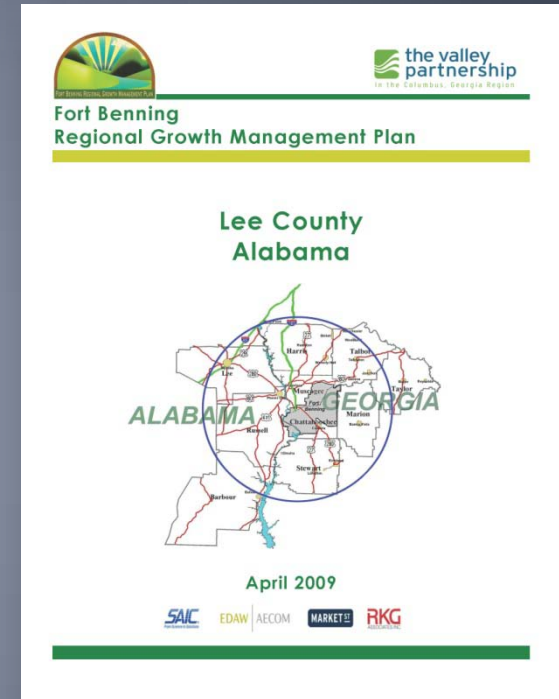
## Locational criteria

- The AIGM provides guidance for optimal future facility locations based on traffic analysis zones (TAZs). It does not specify the exact locations within each TAZ.
- Locational criteria help with determining the appropriate location for a specific facility within each TAZ

# How the AIGM has been used:

## Common data bank

- City of Auburn utility master planning
- Growth projections for the Auburn-Opelika Long-Range Transportation Plan, developed for the Auburn-Opelika Metropolitan Planning Organization
- Growth projections for the federally-mandated Ft. Benning Regional Growth Management Plan, implemented due to BRAC

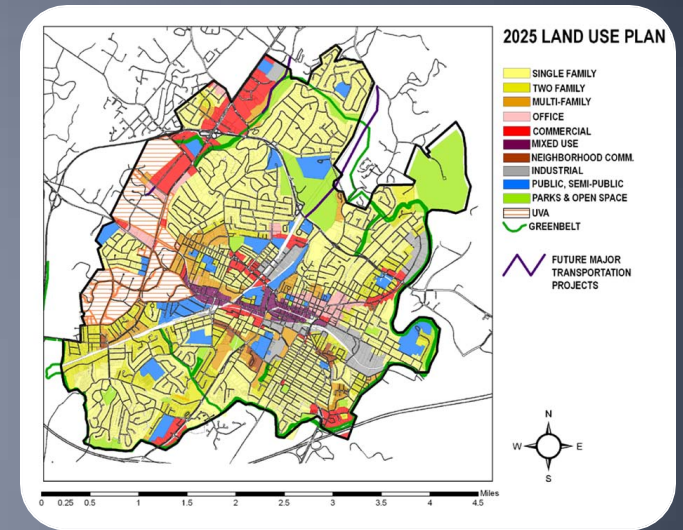


# How the AIGM and CompPlan 2030 inputs work together



# How the AIGM and CompPlan 2030 work together

- AIGM modeling will serve as the foundation for the Future Land Use Plan
- The baseline scenario will tell us where growth is projected to occur by 2030 based on existing zoning
- The AIGM is a growth management tool
- The AIGM is a smart tool

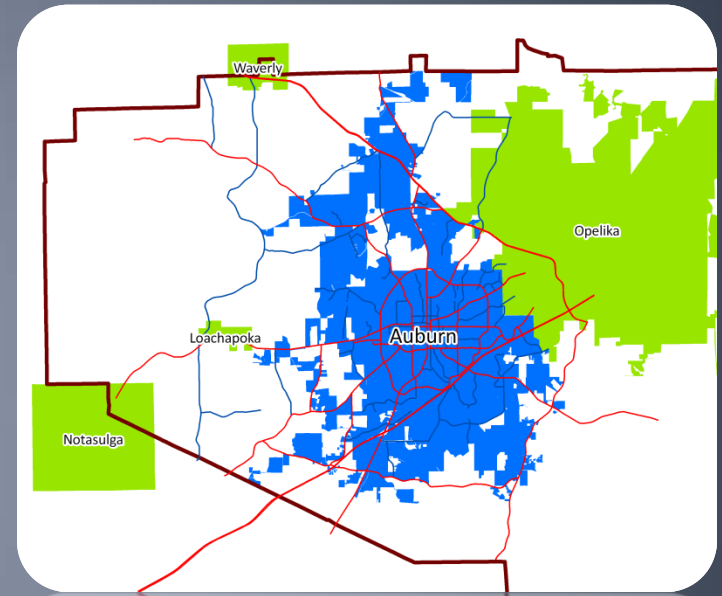


# How the AIGM and CompPlan 2030 work together: Scenarios

- The AIGM allows us to test what impact changes to land uses, zoning, or other factors will have on our future growth
- As part of the development of the future land use plan, staff will choose several land use scenarios to test with the growth model
- The alternate land use scenarios will then be evaluated
- A consultant report on pros/cons of each scenario will be provided and completed by July 2010

# How the AIGM and CompPlan 2030 work together: Annexation scenarios

- The AIGM allocates population in the study area based on the existing corporate boundary of the City
- Consideration of the City's optimal corporate boundary in 2030 is an important part of the comprehensive planning process
- Various potential corporate boundaries can be evaluated via the use of AIGM scenarios



# How the AIGM and CompPlan 2030 work together:

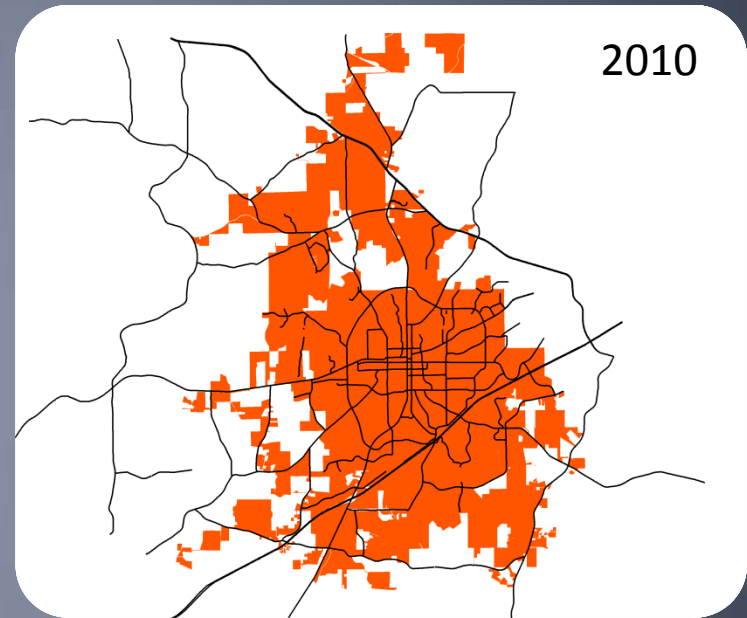
## Sample factors influencing scenarios

- Annexation policy
- Changes to permitted uses/densities
- Transportation network
- Urban service areas

# Sample Factors Influencing Scenarios:

## Annexation policy

- Annexations may currently be initiated by property owner request, legislative action or referendum, but not by direct action of the City
- As a result, the City's corporate limits have, in certain places, grown inefficiently over time
- An annexation policy consistent with the future land use plan could encourage more logical growth over time





# Sample Factors Influencing Scenarios: Changes to uses/densities

- AIGM allocates growth based on existing zoning and density formulae
- Future scenarios could test the impact of removing certain uses from certain zones, increasing or reducing the allowable density in certain areas, and apportionment of land use types

# Sample Factors Influencing Scenarios: Transportation network

- The AIGM takes the existing transportation network into account when allocating growth
- The effect of changes to the network (such as new road connections or construction of the Outer Loop) can be modeled
- Location of facilities can reduce trip lengths, which has a positive effect on the city



# Sample Factors Influencing Scenarios:

## Urban service areas

- An urban service area is an area, which may or may not extend beyond a city's corporate boundaries, in which urban services, especially utilities, will be provided, and outside of which such services will not be extended
- The AIGM allocates growth in part based on available utilities
- Potential investments in utility infrastructure can be modeled to determine the effect those investments would have on future growth

# Choosing a scenario

- As part of the scenario selection process, potential preferred scenarios will be presented to the Planning Commission as part of the ongoing CompPlan 2030 work session process
- Once a preferred scenario is selected, it will be used as the foundation for the future land use plan



# CompPlan activity since last update

- Northwest Auburn Public Meeting
  - Same format as Public Meeting #1
  - 21 attendees
- Focus groups
  - Auburn High School
  - Development Community
  - Auburn University
  - Chamber of Commerce (Pending)



# CompPlan activity since last update

- Presentations/Interviews
  - Women’s Council of Realtors
  - Chamber of Commerce
  - Rotary Club
  - WTSU
  - WANI
  - WLTZ



# CompPlan activity since last update

- Public Meeting #2
  - Citizen review of draft vision statements
  - Over 200 comments received
- Public input results available online at [www.auburnalabama.org/compplan2030](http://www.auburnalabama.org/compplan2030)



# Auburn's Vision for the Future

- Eleven vision statements were drafted by Planning staff that reflect the top categories for responses
- The purpose of the statements is to help set an overall strategic direction for the plan; they are not meant to summarize all input received
- All input will still be used in individual sections where possible





# Auburn's Vision for the Future

- Vision statements are based on over 500 comments received across multiple public meetings
- Remaining public meeting comments and additional 215 comments received from meeting surveys will be used in formulating recommendations

# Good Stewardship

- Protect Auburn's rich and distinct character and heritage while continuing to create a future character and heritage worth preserving.
- 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.



# Future Land Use

- Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
- 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.
- Encourage continued diversity in housing opportunities with a sensitivity toward affordability.

# Good Governance



- 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 a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.

# Parks & Recreation

- Maintain existing parks and greenspace while acquiring additional land as needed to provide a quality park system that is accessible to all citizens.
- Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.

# Transportation

- 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.
- 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.



# How the vision statements will be used

- Vision statements will act as guiding principles for the plan
- Statements are one of four major inputs into the plan

# How the vision statements will be used





# Next steps

- Finalize existing conditions
- Development of issues/needs lists
- Work/testing of alternate land use scenarios
- Planning Commission work sessions (monthly, beginning in May)

# Meeting Schedule

Meeting Name	Date/Frequency
Planning Commission Work Sessions	Monthly starting May 2010
Public Meeting #1	October 13, 2009
Joint Planning Commission/Council Meeting	November 10, 2009
Northwest Auburn Meeting	February 9, 2010
Public Meeting #2	February 23, 2010
Joint Planning Commission/Council Meeting	March 30, 2010
Public Meeting #3	October 2010
Joint Planning Commission/Council Meeting	October 2010
Planning Commission Adoption	December 2010
City Council Adoption	January 2011

# Questions?