

NORTHWEST AUBURN NEIGHBORHOOD PLAN

June 2017 (Final Draft)

March 2018 (Minor Amendments)



ACKNOWLEDGEMENTS

CITY OF AUBURN

Planning Staff:

- Forrest Cotten, Director
- Katie Robison, Senior Planner, Project Manager
- Alan Seifert, Planner, Project Planner
- Judd Langham, Planner, Project Planner
- Tyler Caldwell, Principal Planner
- Thom Weintraut, Principal Planner
- Kaleb Kirkpatrick, Planner
- Logan Kipp, Planner
- Amber English, Administrative Assistant

Office of City Manager:

- James C. Buston, III, City Manager
- Kevin Cowper, Assistant City Manager, COO
- Mike Edwards, Budget Manager

Public Works:

- Alison Frazier, City Engineer, Acting Director
- Jeffery Ramsey, Director (retired)

Economic Development:

- T. Phillip Dunlap, Director
- Megan McGowen, Deputy Director
- Todd White

Parks & Recreation:

- Becky Richardson, Director

Environmental Services:

- Timothy L. Woody, Director

Water Resource Management

- Eric Carson, Director

Public Safety

- Bill James, Director

CITY COUNCIL

Mayor Bill Ham, Jr.
Verlinda White, Ward 1
Ron Anders, Jr. Ward 2
Beth Witten, Ward 3
Brent Beard, Ward 4
Lynda Tremaine, Ward 5
Dick Phelan, Ward 6
Gene Dulaney, Ward 7
Tommy Dawson, Ward 8

PLANNING COMMISSION

Sarah Brown, Chair
Phillip Chansler, Vice-Chair
Dan Bennett
Wayne Bledsoe
Mac LaZenby
Marcus Marshall
Charles Pick
Nonet Reese
Matt Rice

STAKEHOLDERS

Auburn AME Zion Church
Bell Missionary Baptist Church
Bragg Avenue Church of Christ
Showers of Blessings Church of God
St. Luke CME Church
True Deliverance Holiness Church
Royrickers Cook
Sam Glover
Ralph Foster
John Zellars
Frank McLeod
Habitat for Humanity
E.L. Spencer, Jr.
Auburn Housing Authority

Special thanks to all residents of Northwest Auburn who participated.

TABLE OF CONTENTS

i PROJECT SUMMARY

01	CONTEXT	01
02	RESEARCH & ANALYSIS	04
03	PUBLIC MEETINGS	14
04	THE VISION	34

APPENDICES

- APPENDIX A: PUBLIC MEETING AGENDA | SCHEDULES
- APPENDIX B: PROPOSED LIGHTING
- APPENDIX C: STREET INVENTORY

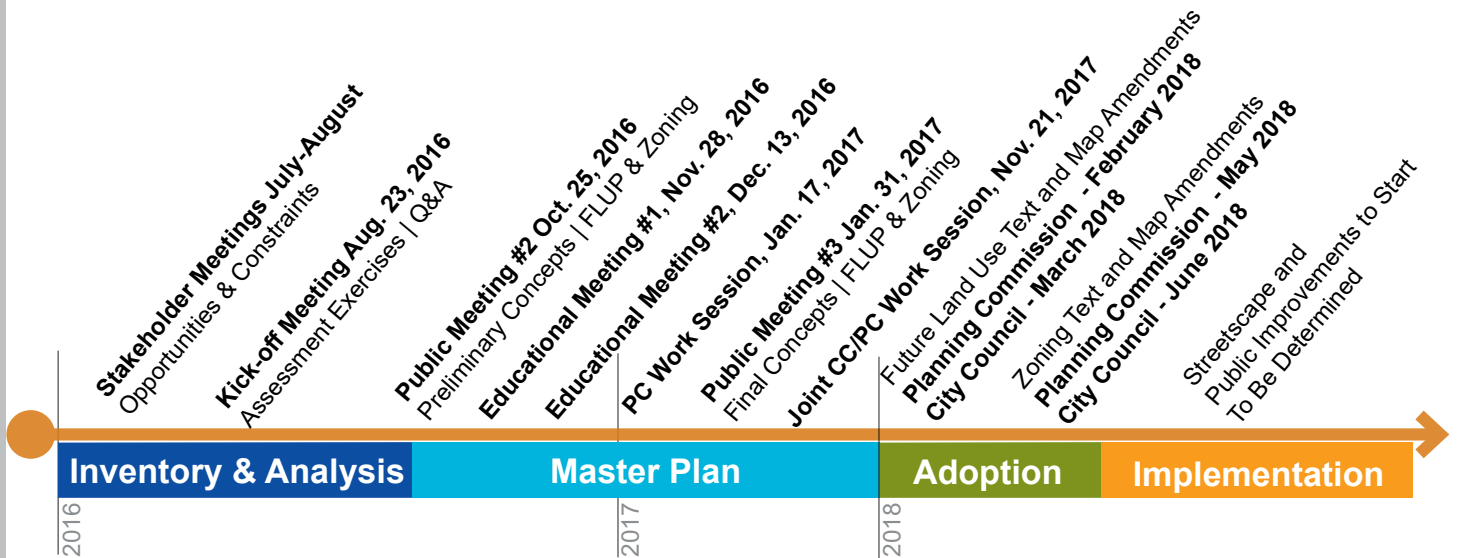
PROJECT SUMMARY

Northwest Auburn provides one of the primary gateways into the City of Auburn, including key routes into both downtown and the Auburn University campus. This initiative was designed to help maintain and improve this key corridor to better serve area residents and businesses. The planning process has emphasized stakeholder input to provide residents the opportunity to assist city staff in the creation of a plan to guide the future growth and development of the study area. The plan encourages redevelopment and proposes to improve the streetscape within the plan area. The need for infrastructure and streetscape enhancements in the area, and especially along Martin Luther King Drive and Bragg Avenue, have been identified by residents in recent annual citizen surveys. Improvements to be discussed include enhanced landscaping, sidewalks, lighting and more. Ultimately, the Plan will provide a guide to enhance Northwest Auburn's attractiveness, walkability and vitality while maintaining the heritage and character of the neighborhood.

Two major components that have been extracted from the Plan are the proposed zoning and future land use changes. Zoning and future land use amendments were discussed during all of the public meetings and were the primary focus of the two educational meetings. The proposed changes were presented at the final public meeting; however, the public remained uncertain about these changes and additional educational work sessions will likely be needed.

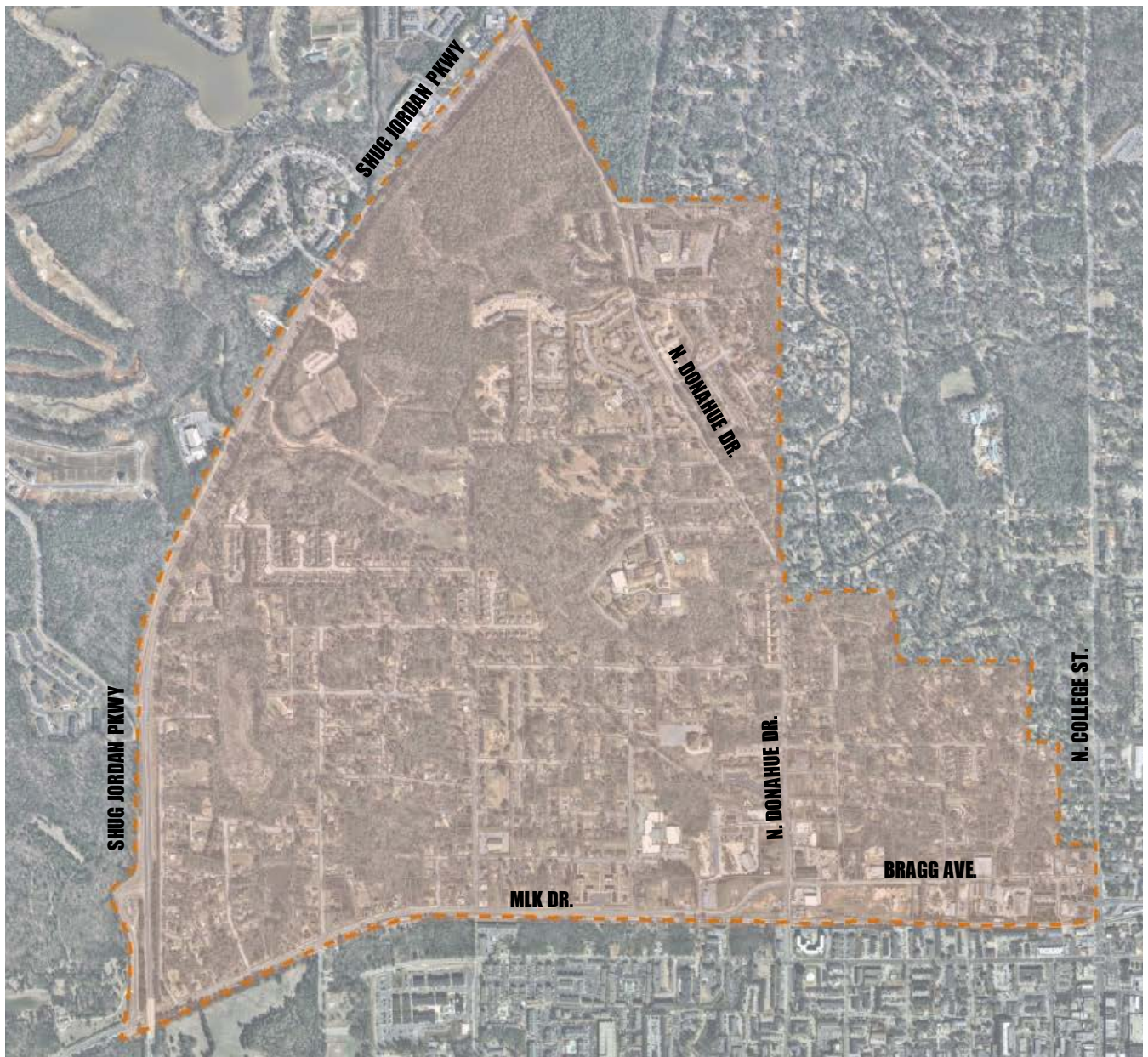
As a result, in an effort to capture and preserve the results of the planning process to date, staff created this status report which focuses on public improvements that were identified during the planning process. Some of these improvements include sidewalk connectivity, street lighting, traffic and street surfaces, property maintenance, and a streetscape plan.

TIMELINE: MASTER PLAN UPDATE



01 | CONTEXT

The Northwest Auburn study area covers approximately 1.40 square miles and is bordered by Shug Jordan Parkway on the west, North Donahue Drive and North College Street on the east, and Martin Luther King Drive and Bragg Avenue on the south. Almost half of the study area consists of residential uses. A majority of the remaining area is vacant land and public parks.



CHARACTER OF PRIMARY NEIGHBORHOOD CORRIDORS

Bragg Avenue

The southeastern portion of the neighborhood was historically comprised of commercial and industrial uses along with a mobile home park and single-family residences. Some of the larger properties in this area have been redeveloped in the last 10 - 12 years, while others offer the opportunity for adaptive reuse of existing structures. Today, most of Bragg Avenue is comprised of apartments/condominiums and a lumberyard (scheduled for relocation). With its proximity to downtown, this area could lend itself to more urban-style redevelopment.



Martin Luther King Drive

A majority of the southern boundary of the study area is Martin Luther King (MLK) Drive. MLK Drive is a corridor street and a primary gateway into Auburn. MLK is unique in that development is restricted to the north side of the street due to the adjacent CSX Railroad on the south side of the street. Most of this development consists of single-family residences with a commercial node at the intersection of Foster Street and church at the intersection of Mary Brooks Drive. Due to the aging of some of the buildings along this stretch, some buildings are in disrepair while others have been removed by property owners. A sidewalk is present on the north side of MLK from Richland Road to North Donahue Drive.



CHARACTER OF PRIMARY NEIGHBORHOOD CORRIDORS

North Donahue Drive

North Donahue Drive primarily consists of a variety of residential uses such as single-family residential, condominiums, apartments, and most recently townhomes. New commercial uses are found where North Donahue Drive intersects with other major streets, like Shug Jordan Parkway and Bragg Avenue/MLK Drive. The latter intersection has the potential to be a successful neighborhood commercial node as it is on the edge of downtown and is in close proximity to Auburn University.



Shug Jordan Parkway

The entire western boundary from North Donahue Drive to Martin Luther King Drive is bordered by Shug Jordan Parkway, which is an arterial road. Currently, the Shug Jordan corridor is fairly undeveloped and lacks pedestrian infrastructure. It is anticipated that this corridor will primarily develop with more intense mixed-use and commercial uses and serve higher traffic loads than elsewhere within the northwest Auburn planning area. With the middle of this corridor between North Donahue Drive and MLK Drive designated as institutional and park lands, these commercial and mixed-uses will most likely be seen in close proximity to the intersections of North Donahue Drive, MLK Drive and Shug Jordan Parkway.



02 | RESEARCH & ANALYSIS

During the research and analysis phase of the project, staff analyzed the project area in order to gain a better understanding of the existing neighborhood conditions. Staff took inventory of current uses, specifically related to housing stock to understand the “missing middle housing” within the neighborhood. “Missing middle housing” refers to housing stock that bridges the gap between traditional single family detached housing and multi-family housing. These missed housing types can provide affordable options for communities in the form of duplexes, triplexes, quadplexes, townhomes, and cottage homes.

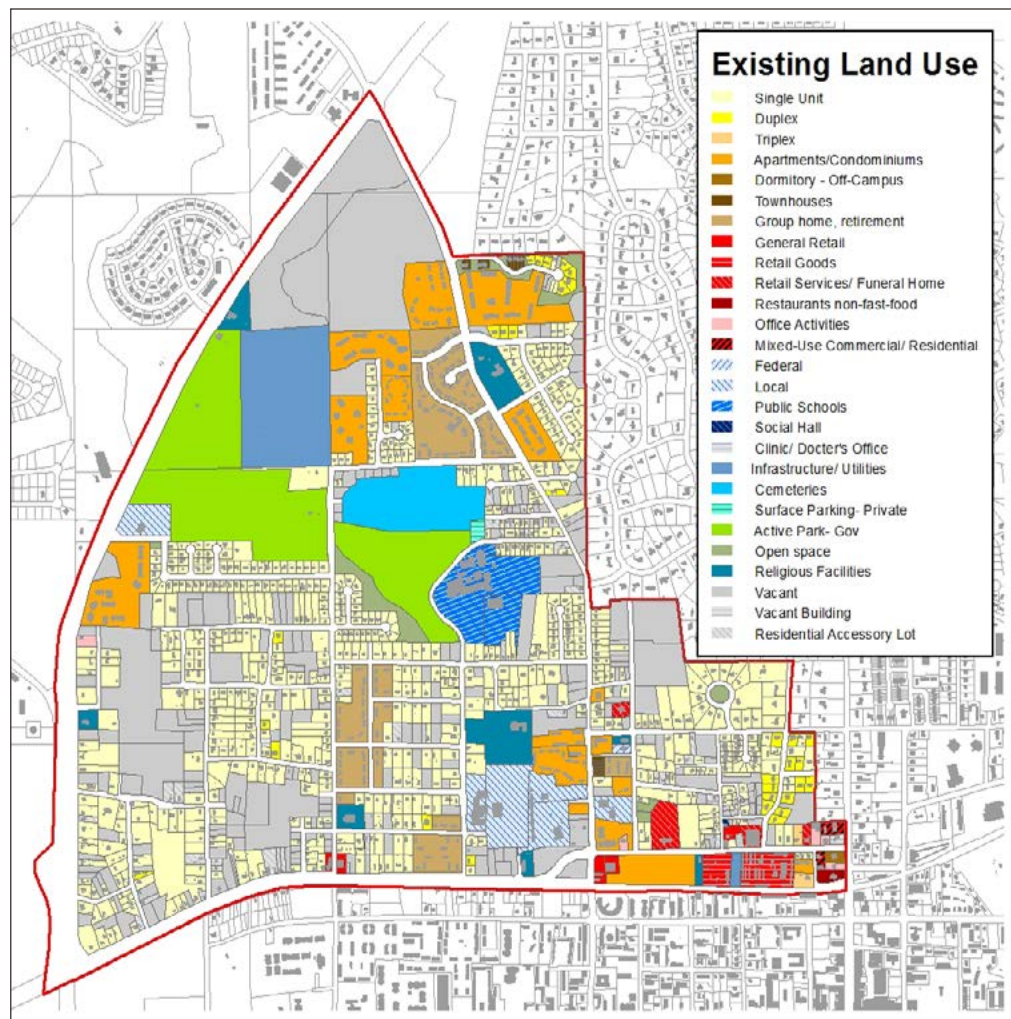
Existing Land Use

Land Use by Unit

Residential units:	1763	Commercial/office units:	15
Single units:	674	Institutional:	8
Duplex units:	53	Local Government:	5
Triplex units:	6	Public Parks:	3
Apartment/Condo units:	766	Public Schools:	1
Townhouse units:	20	Open Space:	2
Mixed-use units:	8	Vacated Buildings:	34
Housing Authority units:	225	Vacant lots:	230

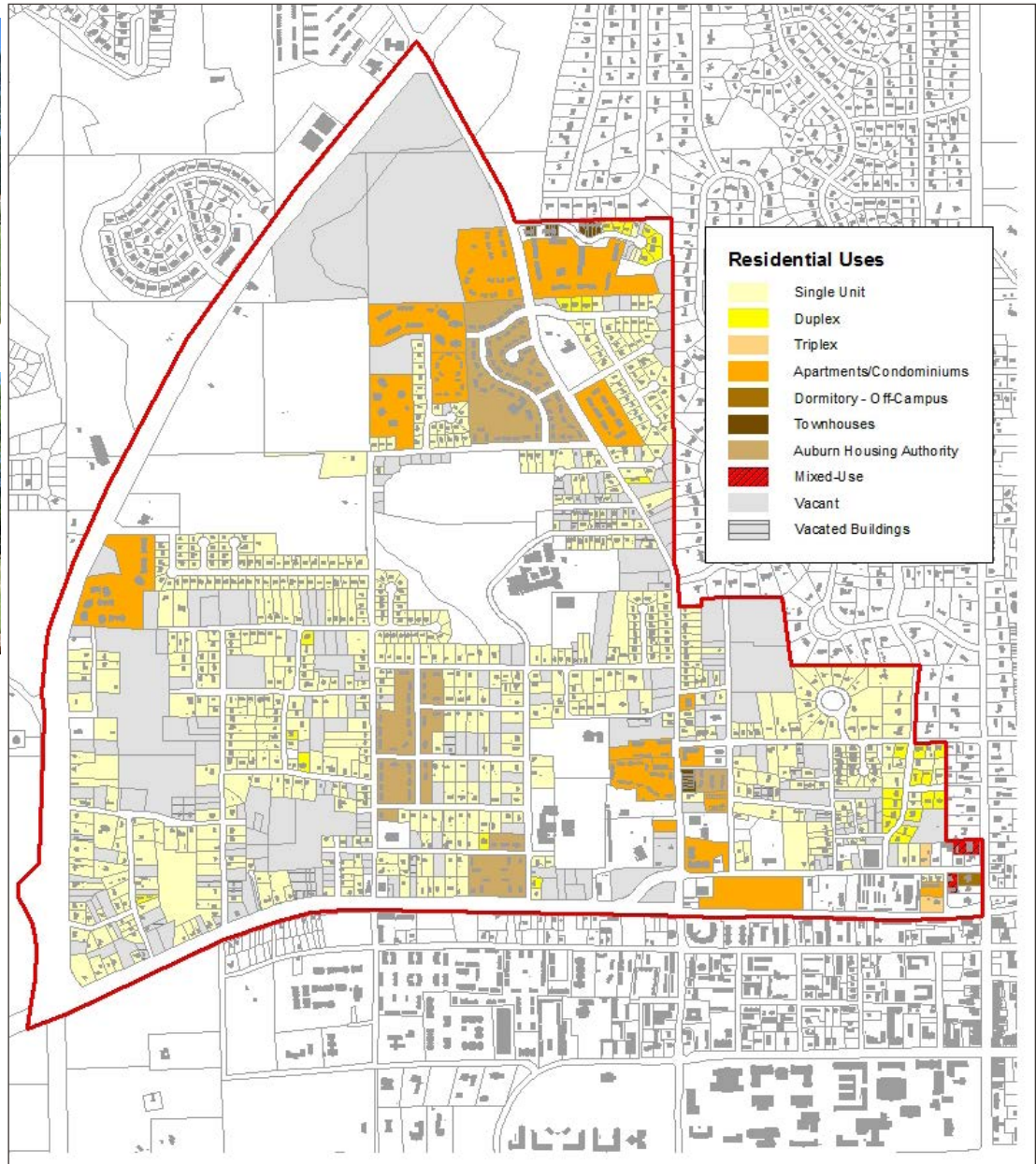
Land Use by Acres

	Acres	Percentage
Residential:	338	46%
Commercial:	17	2%
Institutional:	18	2%
City Facilities:	23	3%
Public Parks:	85	12%
Public Schools:	17	2%
Open Space:	10	1%
Vacated Buildings:	9	1%
Vacant Lots:	190	26%
Utilities:	29	4%



HOUSING TYPES

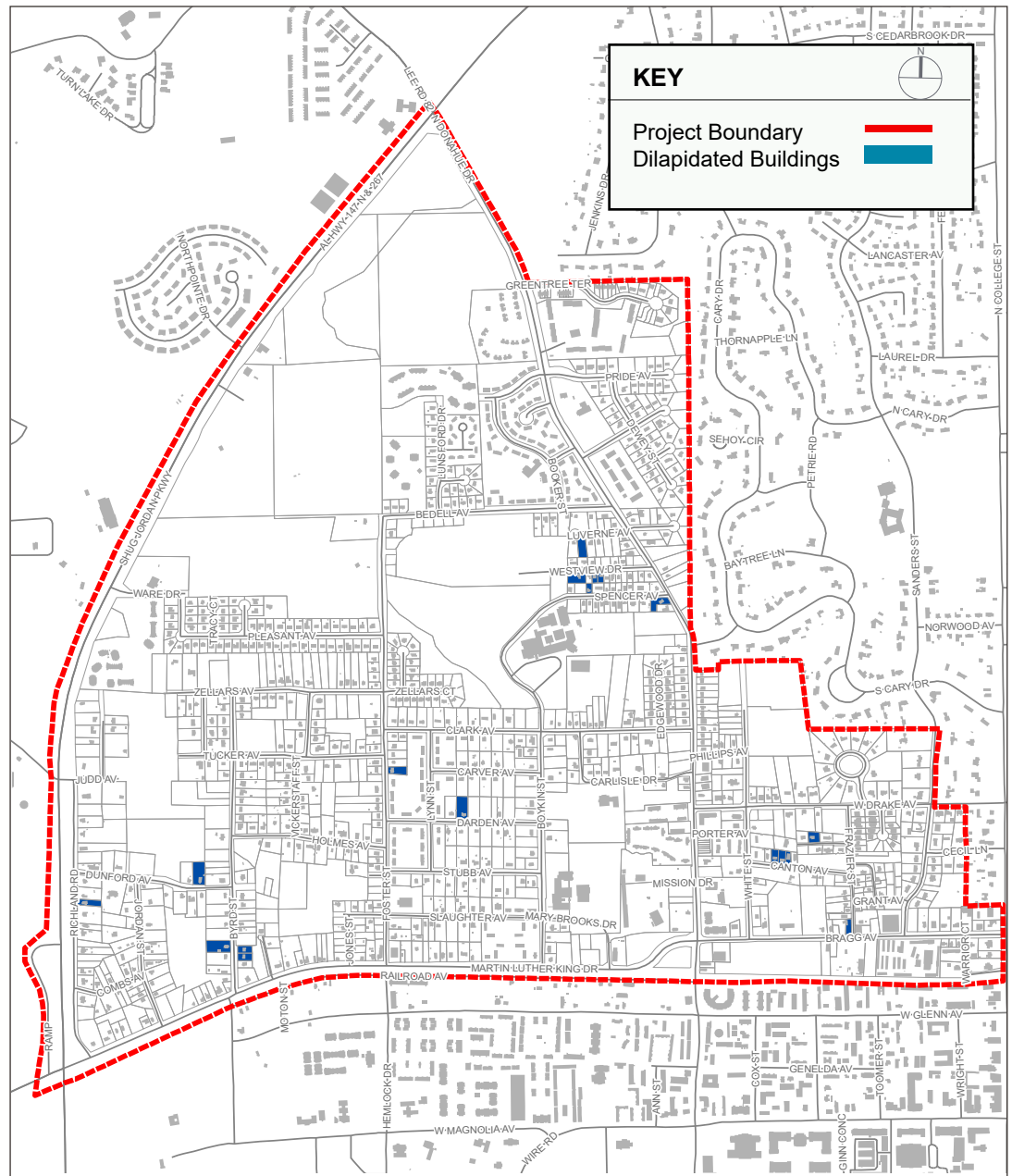
Overall, the neighborhood consists of mostly single family detached units, with the exception of a number of multifamily units located along the major corridors that primarily provide housing for Auburn University students. Historically, the neighborhood has a single family detached character. The average age of the single-family housing stock is 41 years old. The aging of the housing stock has led to some deterioration of structures in some areas of the neighborhood. In addition, there is a relatively high volume of vacant lots scattered throughout the neighborhood that could provide an opportunity for future infill development.



BUILDING CODE COMPLIANCE

Several dilapidated structures are found within the study boundary. It will be the responsibility of the Auburn Codes Division of Public Safety to maintain an up-to-date survey of existing compliance issues and monitor them. This plan re-establishes City policy targeting demolition of dilapidated structures, as appropriate by the City of Auburn Codes Division. Removing poorly maintained structures will help create a more pleasant experience for passersby and residents of the neighborhood.

In addition to dilapidated structures, there are several properties across the neighborhood that contain weed abatement violations. The City of Auburn also has significant right-of-way within the area that must be maintained. This plan promotes the enforcement of City regulations in order for properties to be maintained and provide for a better impression of the neighborhood's character.



STREETSCAPE ANALYSIS

During this phase of the project, staff took inventory of the existing streetscape to include all conditions within the City of Auburn rights of way. Specifically, staff focused on the conditions of existing sidewalks and roadways. Through inventory and analysis, including input from stakeholders meetings, the following information is intended to guide the community in the overall transformation of the existing streetscape into “complete streets.” The term “complete streets” is a transportation and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all modes of transportation. Some features include sidewalks, street tree plantings and other landscape elements, bike lanes, transit stops, frequent crossing opportunities, and medians.

The following roadway segments were identified as needing improvement. The full streetscape inventory is located in the appendices of this plan document.

ROADWAY SURFACE IMPROVEMENTS

- Pride Avenue
- Bedell Avenue
- Raintree Avenue
- White Street
- Boykin Street | Spencer Avenue
- Slaughter Avenue
- Lynn Street

SIDEWALKS





- North Donahue Drive (gaps on both sides of road)
- MLK Drive (gaps and connect to multi-use path connecting to Kiesel Park)
- Slaughter Avenue
- Combs Avenue
- Westview Drive
- Stubb Avenue
- Carlisle Drive
- Byrd Street
- Richland Road
- Pleasant Avenue
- Mary Brooks Drive
- Dunford Avenue

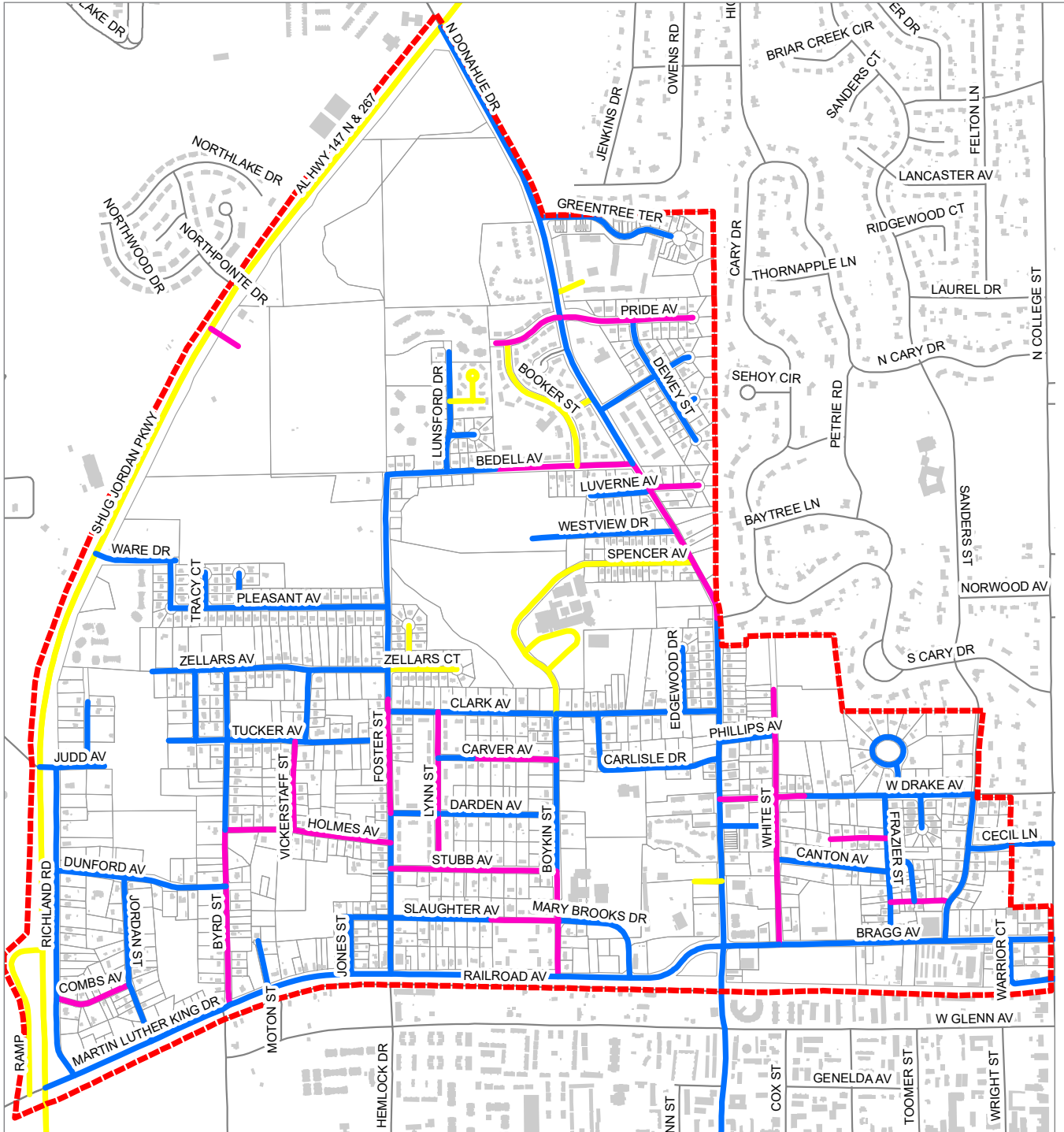


STREETSCAPE ANALYSIS

The image depicts the Public Works grading system from four (4) years ago (2013). The grading system provides a basis for repaving prioritization.

KEY

- Project Boundary 
- Good Condition 
- Fair Condition 
- Poor Condition 

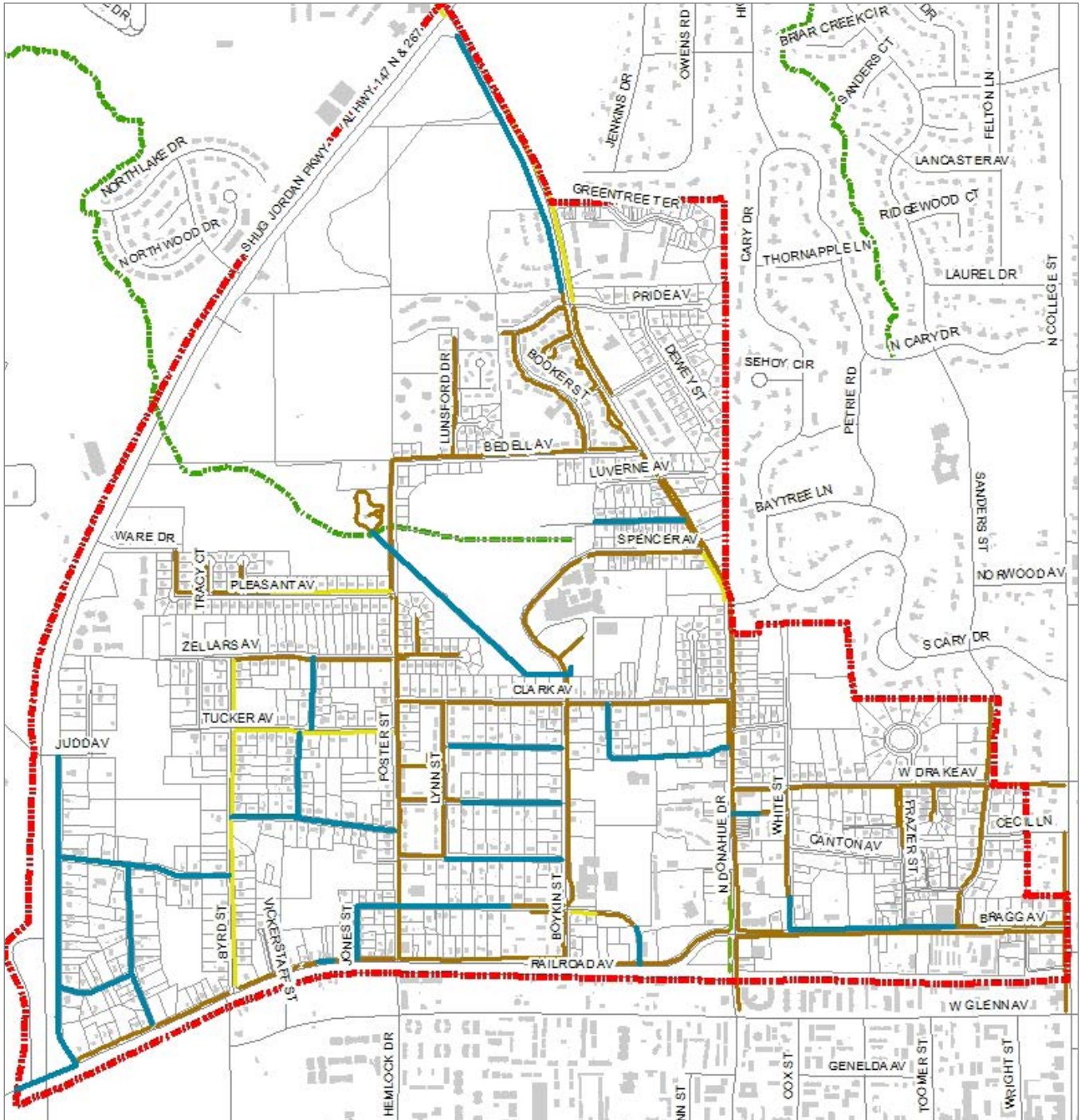


STREETSCAPE ANALYSIS

This map illustrates where new sidewalks are deemed to be needed by the public and where sidewalk improvements have been proposed by the City and development interests.

KEY

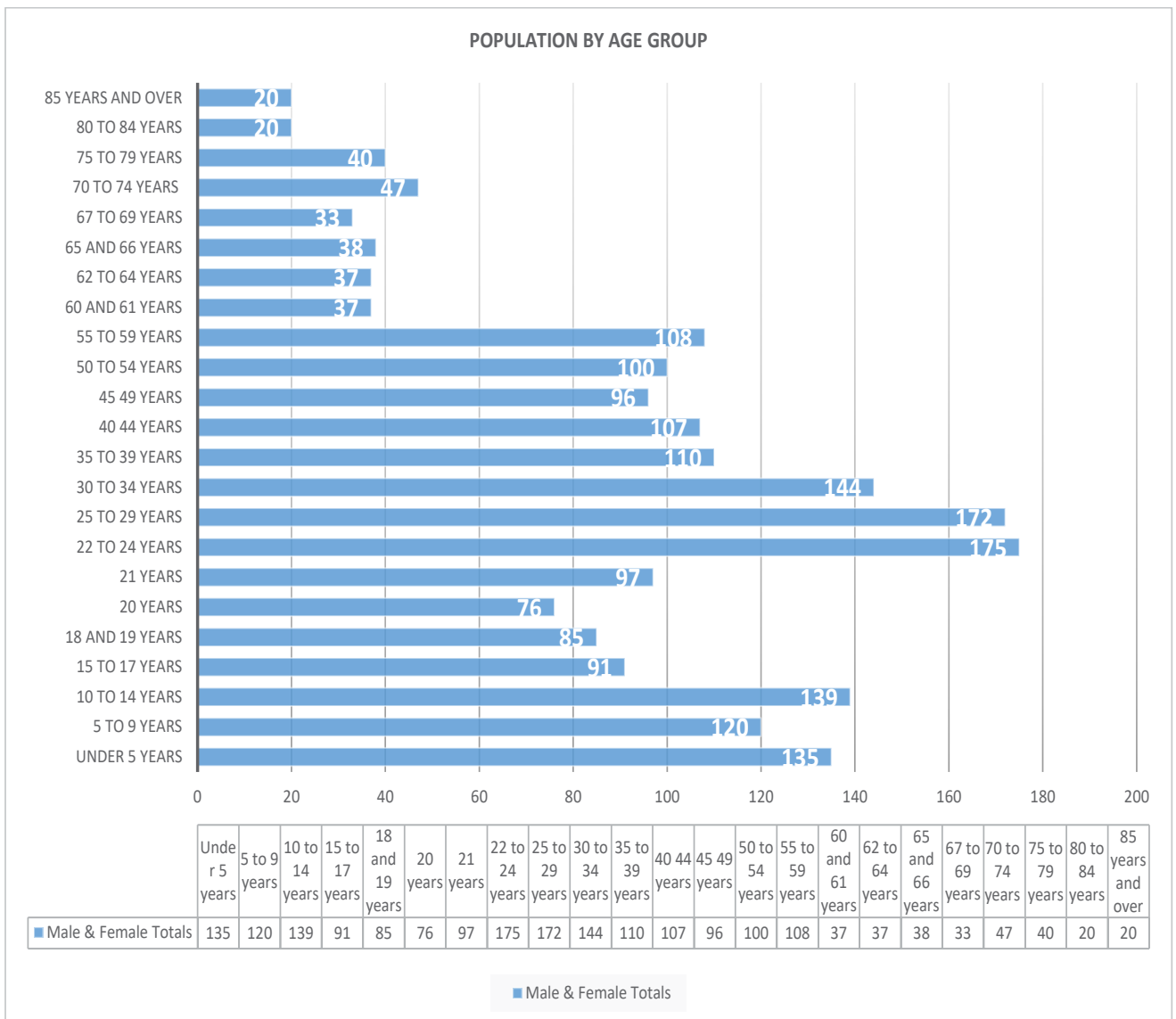
Project Boundary	
Greenways	
Existing	
Proposed by COA	
Proposed by Developers	
Proposed by Public (New and Improved)	



NW AUBURN POPULATION BY AGE GROUP

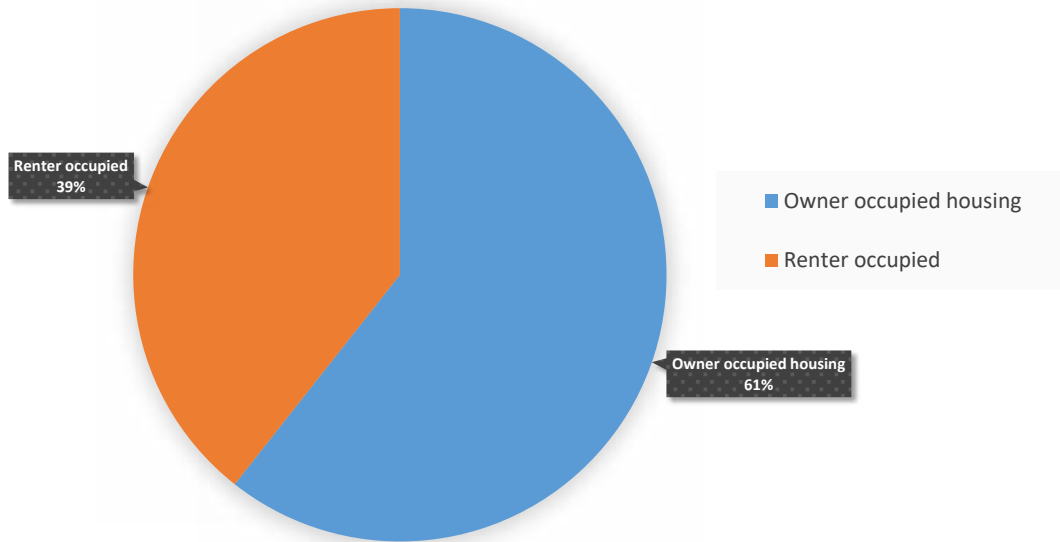
- Predominant Age Group: 22 to 34 year olds
- Second Predominant Age Group: under 5 years of age to 14 year olds
- Third Predominant Age Group: 60 to 85 years olds

Data may be somewhat skewed due to student population.



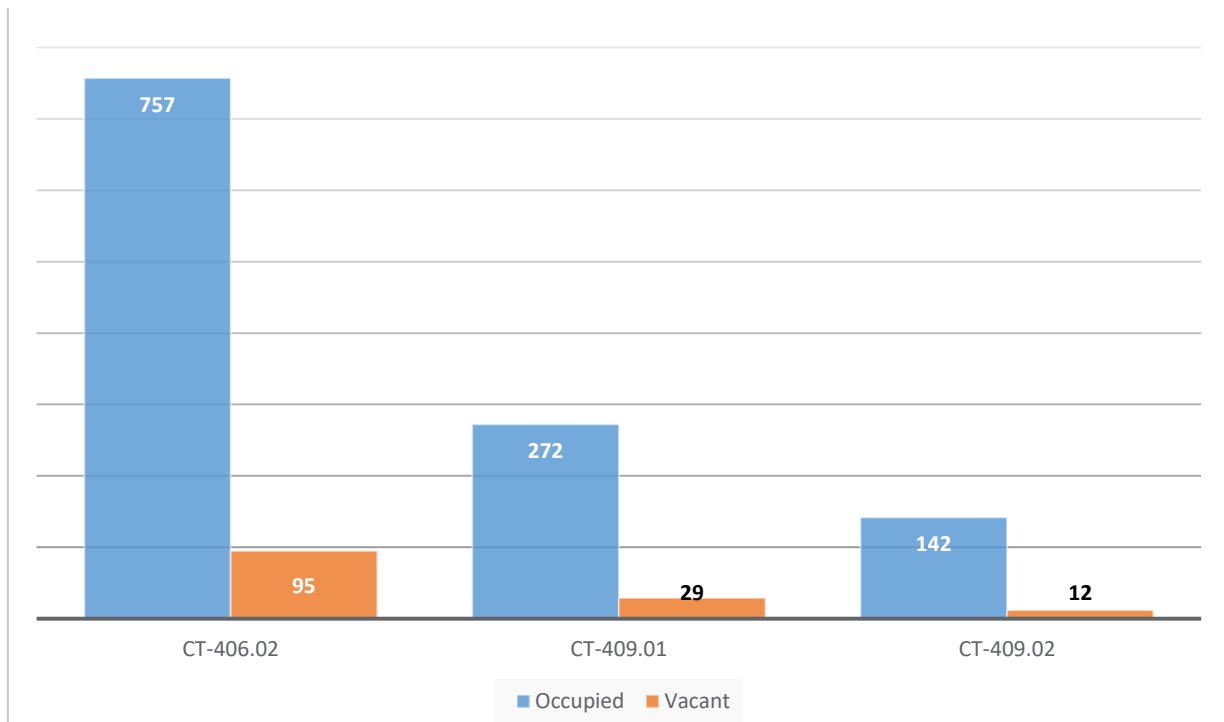
NW AUBURN HOUSING TENURE

- 22% more owner-occupied housing, than renter-occupied housing.



NW AUBURN HOUSING OCCUPANCY

- More occupied housing than vacant housing within each study area census tract.



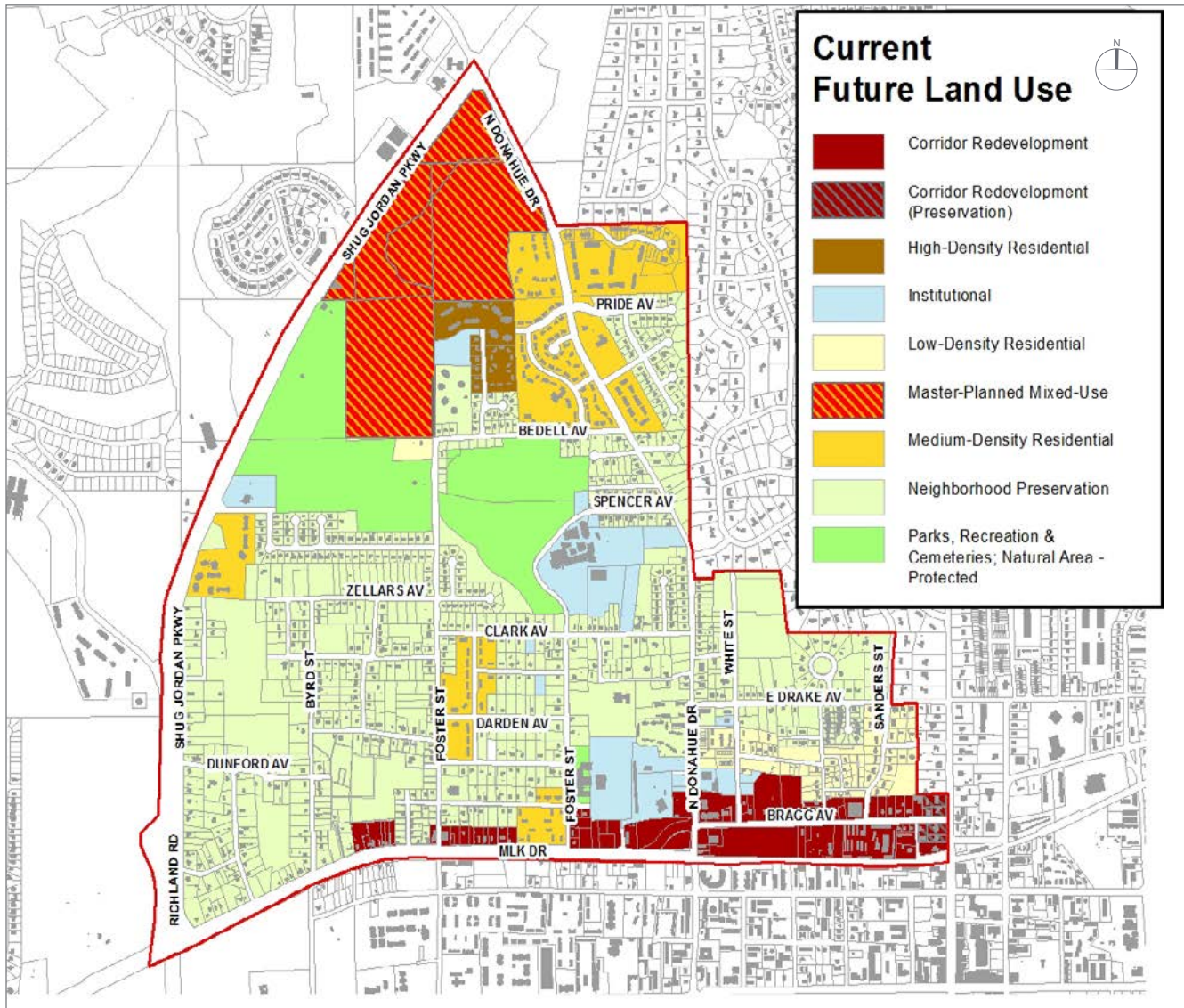
CURRENT FUTURE LAND USE

Future land-use designations are assigned in harmony with the City of Auburn comprehensive plan. These designations are assigned as a guidance tool for decision-making and to help provide a more sensible development pattern, which is cognizant of community needs and the economic benefits of orderly development.

Corridor Redevelopment (Bragg and MLK): This land-use designation acknowledges the need for redevelopment of a corridor and the specific planning required for successful results. Within this land-use classification, redevelopment is encouraged, with incentives for redevelopment, reduced setbacks, shared parking, and possible City investments in infrastructure. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).

Neighborhood Preservation: This land-use designation is for stable existing neighborhoods. Existing density and housing types should be retained.

Master Planned Mixed-Use: This land-use recommends a broad mix of uses (similar to CDD zone) with conditional multiple-unit development. Must take access from an internal network of streets and incentives are offered for implementing nodal principles. Form-based overlay zone permitted.



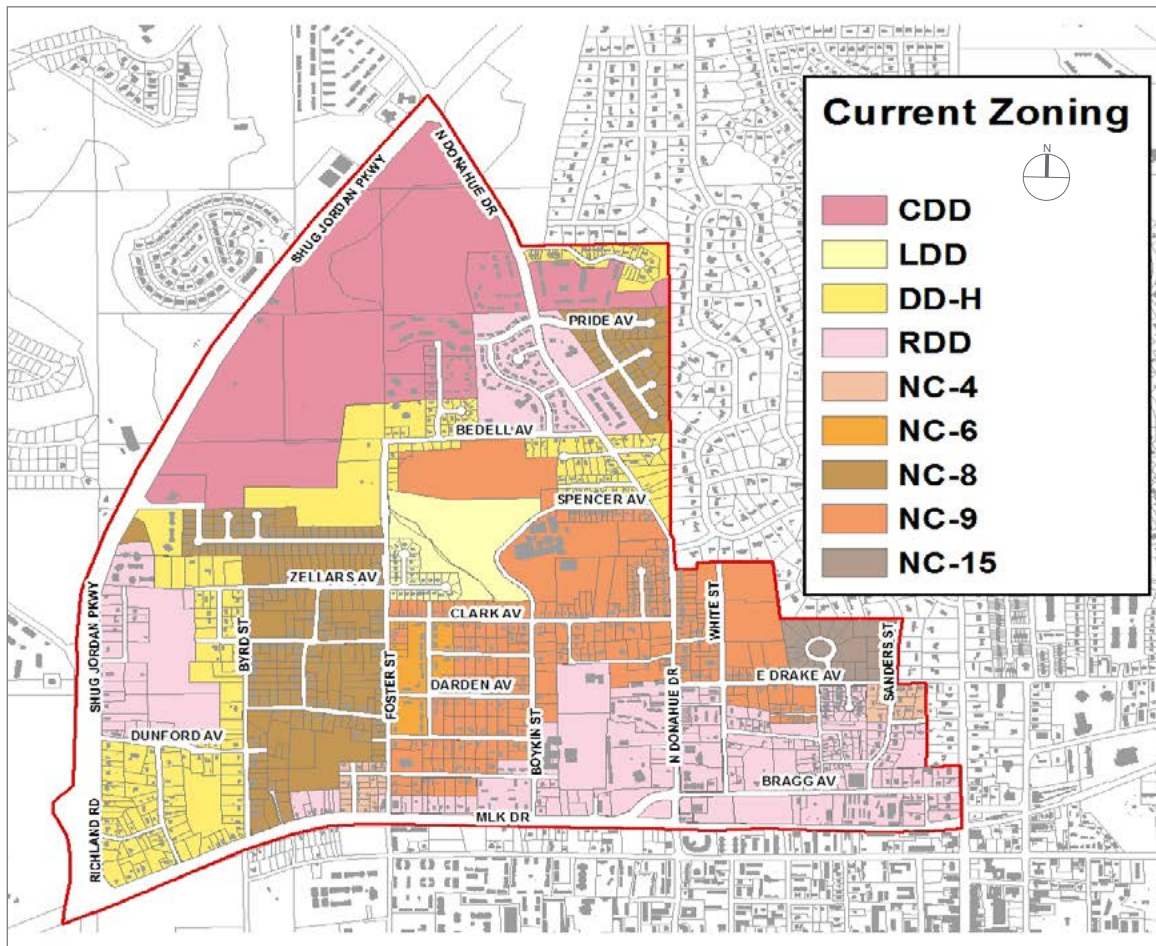
CURRENT ZONING

There are a total of nine zoning districts within the study boundary. The largest zoning district is Neighborhood Conservation, including NC-4, NC-6, NC-8, NC-9, and NC-15, and comprises thirty-six (36) percent of the neighborhood. This zoning district is intended to preserve the character of existing neighborhoods and to provide for in-filling of existing neighborhoods on vacant lots with single family detached dwellings.

Twenty-three (23) percent of the study boundary is zoned Redevelopment District (RDD), Most of the RDD zoning is located along the Bragg Avenue/MLK Drive Corridor with the remaining along Shug Jordan and North Donahue Drive in separate locations. This zoning district is intended to promote a better transition from generally low-density residential to higher-density residential and commercial/offices uses in a more urban character.

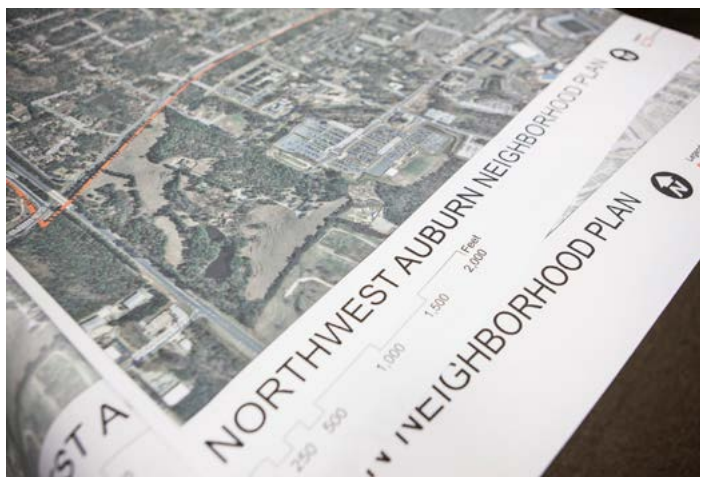
Comprehensive Development District (CDD) comprises twenty-two (22) percent of the study boundary. All of the CDD zoned property within the planning boundary is located to the north along Shug Jordan Parkway and at the intersection of N Donahue Drive. Much of this property is owned by the City of Auburn and The Church of the Highlands, and therefore, redevelopment potential is limited. This zoning district is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and will allow most uses by right.

Nineteen (19) percent of the neighborhood is zoned Development District Housing (DDH). This zoning district is intended to promote conventional and performance single family housing and/or provide a transition between the NC and the CDD districts. Permitted uses in this District will be limited to conventional residential uses of low to moderate densities, outdoor recreation uses, and public service uses. Performance residential uses are permitted conditionally.



03 | PUBLIC MEETINGS

During the planning process, there were a number of stakeholder meetings including three (3) public meetings, two (2) educational meetings, and various stakeholder meetings with engaged citizens ranging from local church ministers to developers to business owners. During these meetings, city staff assessed the community through a variety of survey instruments and hands-on charrette exercises. Staff also discussed the results and input from the community, and provided recommendations for implementation of future land use and zoning changes within the study area. Throughout the entire planning process, the NW Auburn Neighborhood Plan was developed with significant public input to ensure that it would reflect the needs and interests of local residents and businesses.



03 | PUBLIC MEETINGS

First Public Meeting – August 23, 2016 Boykin Community Center

Public attendance of the kick-off meeting for the Plan was higher than any other meeting hosted by the Planning Department. Over 200 participants attended and were able to provide input on neighborhood assets and areas of improvement.

“One Word Cards” were distributed for attendees to use to describe the current view of the neighborhood and the vision for the future.

A survey was also used to identify the most important factors to residents regarding Parks and Recreation facilities, Public Safety, Environmental Services, Public Works, Housing Needs, Commercial Needs, and Neighborhood Appearance. The responses to these questions helped to prioritize the community’s vision for The Plan.

At the conclusion of the meeting, those in attendance participated in a hands-on design session. Participants gathered at tables with large maps of the outlined study boundary and were asked to place a green dot to identify a neighborhood asset and a red dot to identify an area that needed improving. This exercise helped to form a consensus on site-specific assets and improvement areas.



03 | PUBLIC MEETINGS

Second Public Meeting – October 25, 2016 Boykin Community Center

Based on the input that was received from the first public meeting, the 84 attendees were again asked to participate in two exercises to expound on areas of importance to the neighborhood.

Survey results from the first public meeting ranked Parks and Recreation facilities as the top priority. The second highest concern was planning-related issues, such as amending the zoning ordinance and future land use designations to allow for more affordable housing options, such as townhouses and duplexes. However, a majority of the citizens were desirous of more single-family detached housing.

A survey, specific to types of commercial and residential uses that citizens desired, was circulated.

The last exercise was a hands-on design map, which was used to identify areas for commercial uses and various types of residential uses.

During this meeting, citizens requested that staff hold educational meetings to discuss, in detail, the implications of proposed changes to land use and zoning designations for the area to allow everyone to gain a better understanding.



03 | PUBLIC MEETINGS

First Educational Meeting - November 28, 2016

AME Zion Church

The City of Auburn invited the public for the first of two educational sessions for the Northwest Auburn Neighborhood Plan on November 28th at the AME Zion Church. Over 30 citizens attended the event which was intended to educate the public on the existing future land use and zoning designations for the neighborhood. The meeting consisted of a presentation provided by the City of Auburn Planning staff and concluded with a session for the public to provide comments and ask questions.

Second Educational Meeting - December 13, 2016

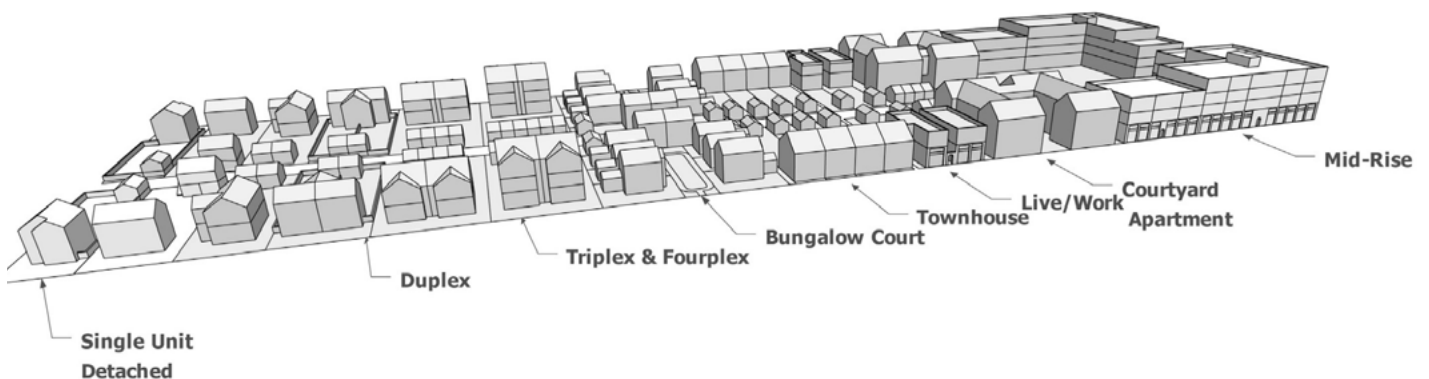
Boykin Community Center

The second educational session for the Northwest Auburn Neighborhood Plan was held on December 13th at the Boykin Center Auditorium. Approximately 20 citizens attended this meeting which covered the same material as the first educational session.



<http://www.museumofthecity.org/project/reestablishing-community-through-cohousing/>

Precedent image of cottage style housing. Staff feels that the character of cottage housing is appropriate to the neighborhood and provides a missing middle housing alternative.



<http://www.cnu.org>

Staff provided precedents and definitions of Missing Middle housing types that ranged from multi-unit or clustered housing types compatible in scale to single-family homes. These housing typologies help meet the growing demand for walkable urban living. Staff used the examples to survey the participants as to whether they thought each type of housing was appropriate for the neighborhood.

03 | PUBLIC MEETINGS

Third Public Meeting - January 31, 2017

Boykin Community Center

Approximately 100 people attended the third and final public meeting for the Northwest Auburn Neighborhood Plan held on January 31, 2017, at the Boykin Center Auditorium. Staff discussed the results and input from the second public meeting and provided future land use and zoning recommendations for the study area.

Zoning changes were recommended to target development/redevelopment; to encourage retail and commercial uses along the corridors of Martin Luther King Drive and Bragg Avenue; to encourage new neighborhood-scale residential development and redevelopment; and to increase mixed-use development along the corridors and adjacent properties. The recommended changes aspire to create a consistent corridor aesthetic and improve the streetscape and pedestrian environment.

Staff proposed the creation of two (2) new zoning districts.

Corridor Redevelopment District – West (CRD-W):

- Additional subsection of CRD targeted for the corridor designated streets within the study boundary.
- Residential density is contemplated to be similar to what is currently allowed in CRD-S (10 dwelling units per acre).
- Uses similar to those allowed in CRD-S, however more restrictive on road service uses.
- Residential occupancy allows up to five (5) unrelated individuals.
- Private Dormitories will not be allowed.

Neighborhood Redevelopment District (NRD):

- Exclusively residential with a variety of types including single family, duplex, twin house, townhouse, cottage housing, and multi-family.
- Density limited to 8 dwelling units per acre.
- Residential occupancy limited to the more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to five (5) unrelated individuals.



03 | PUBLIC MEETINGS

Third Public Meeting - January 31, 2017 continued:

Modifications to the existing future land use designations were also proposed.

Staff proposed to remove the Corridor Redevelopment, Corridor Redevelopment (Preservation), and Low-Density Residential land use designations and replace them with Mixed Use 1, Mixed Use 2, Mixed Use 2 (Preservation), respectively. A Neighborhood Center designation was also proposed.

Corridor Redevelopment:

- Additional subsection of CRD along the corridor designated streets within the study boundary.

Corridor Redevelopment (Preservation):

- Redevelopment is encouraged, but with reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).

Low-Density Residential:

- Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.

THE FOLLOWING DESIGNATIONS WERE PROPOSED:

Mixed Use 1:

- This designation may include retail, commercial, residential and office uses. A mixture of uses is expected to be more horizontal than vertical.

Mixed Use 2:

- Uses are focused on retail and adaptive reuse of existing structures with an urban feel. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically.

Mixed Use 2(Preservation):

- Redevelopment is encouraged, but where reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).

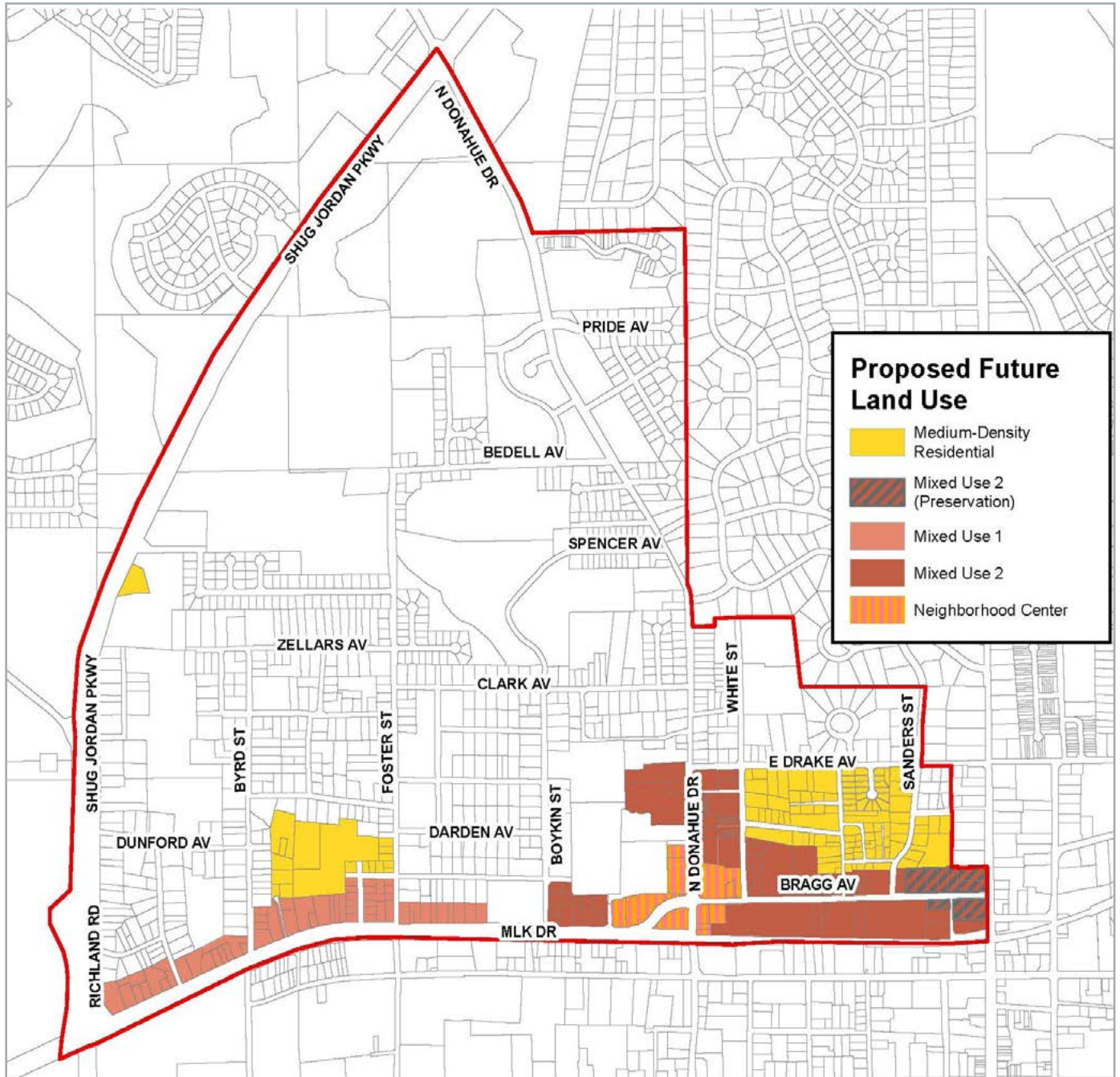
Neighborhood Center:

- Neighborhood Center designation allows both horizontal and/or vertical mixed-uses. Many uses are permitted within this area, the focus being high density residential, retail and entertainment uses.



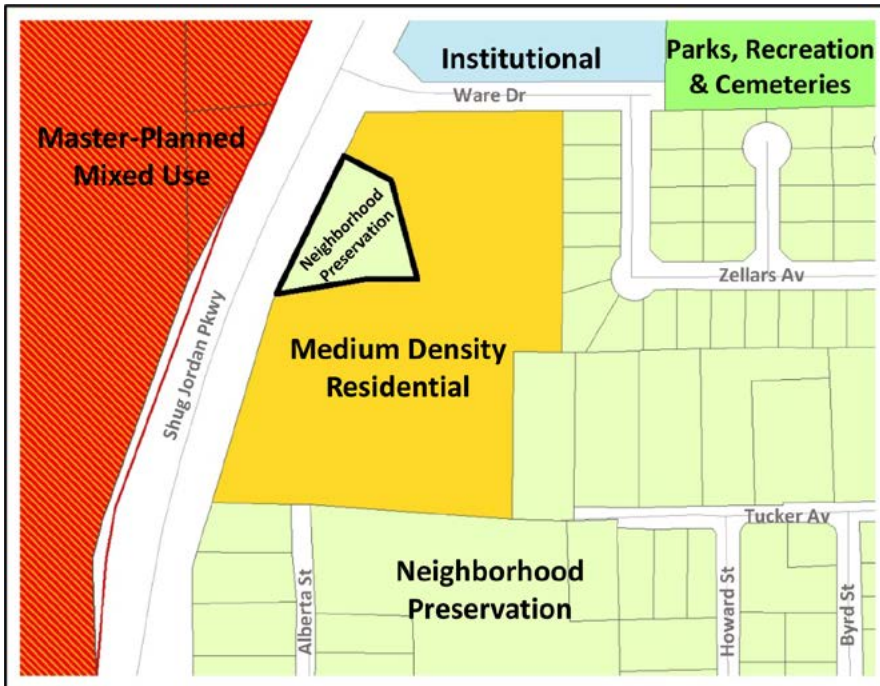
03 | PUBLIC MEETINGS

Proposed Future Land Use



Proposed Future Land Use

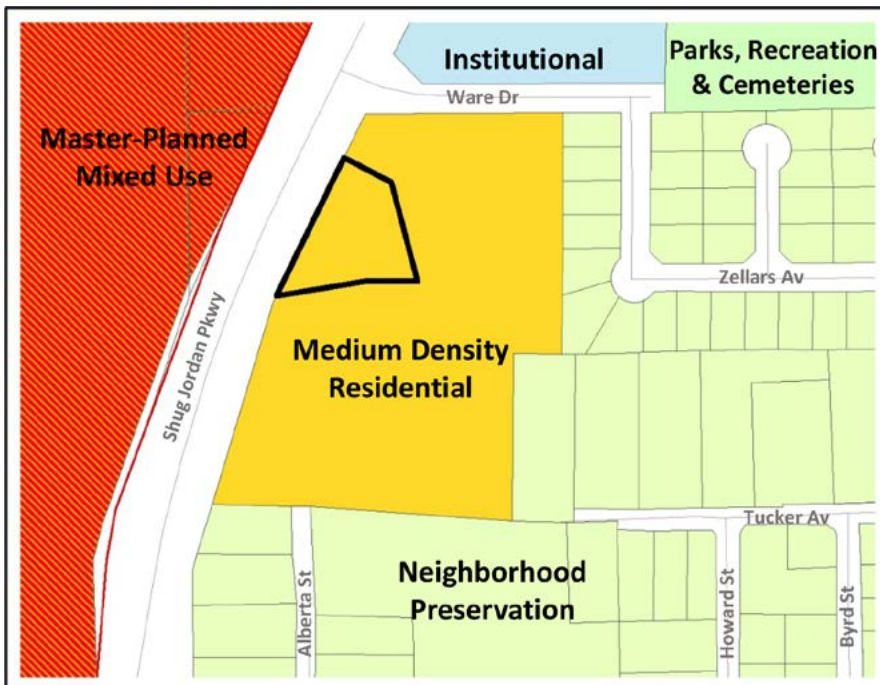
CURRENT



Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

PROPOSED

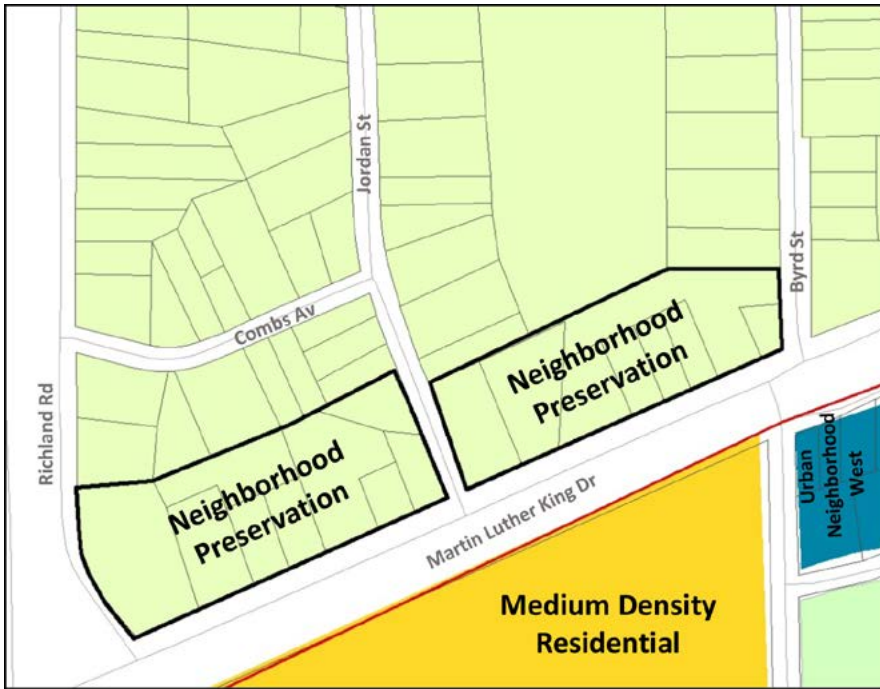


Medium-Density Residential

- Various residential housing types allowed
- Average density of eight (8) dwelling units per acre

Proposed Future Land Use

CURRENT



Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

PROPOSED

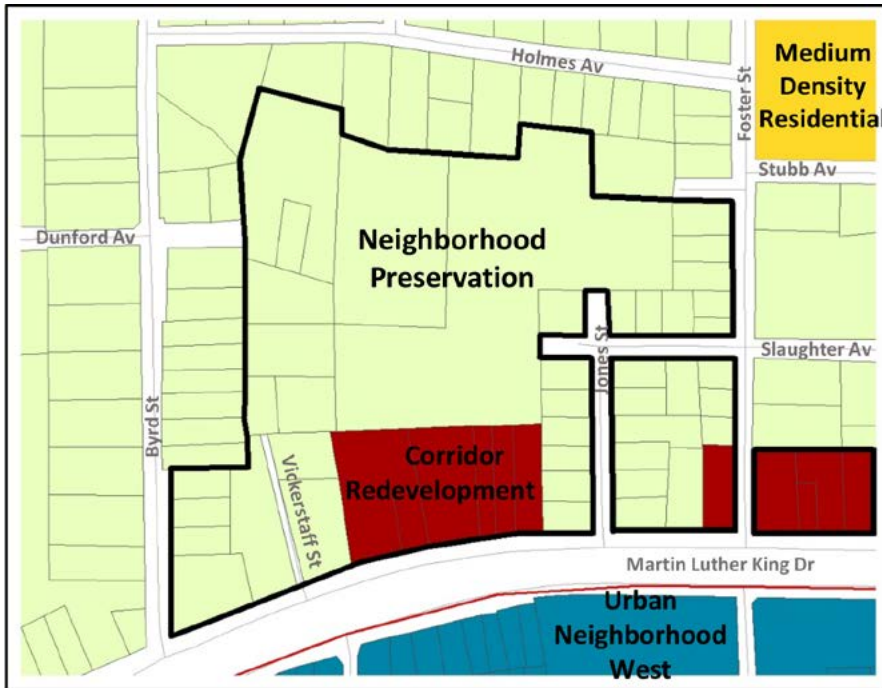


Mixed Use 1

- Includes retail, commercial, residential, and office uses
- A mixture of uses is expected to be more horizontal than vertical

Proposed Future Land Use

CURRENT



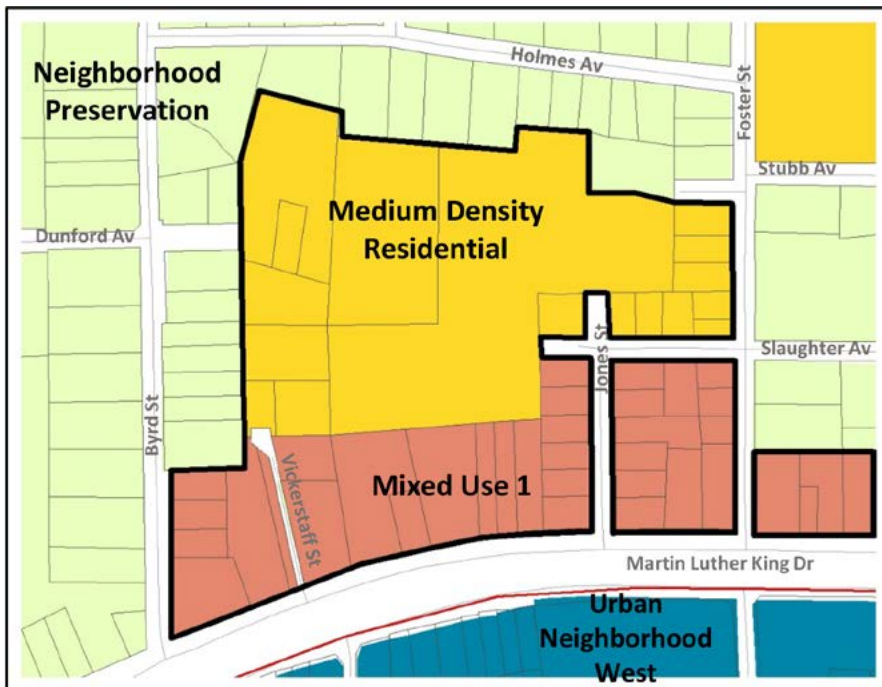
Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

Corridor Redevelopment

- Encourages redevelopment along corridors
- Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

PROPOSED



Medium-Density Residential

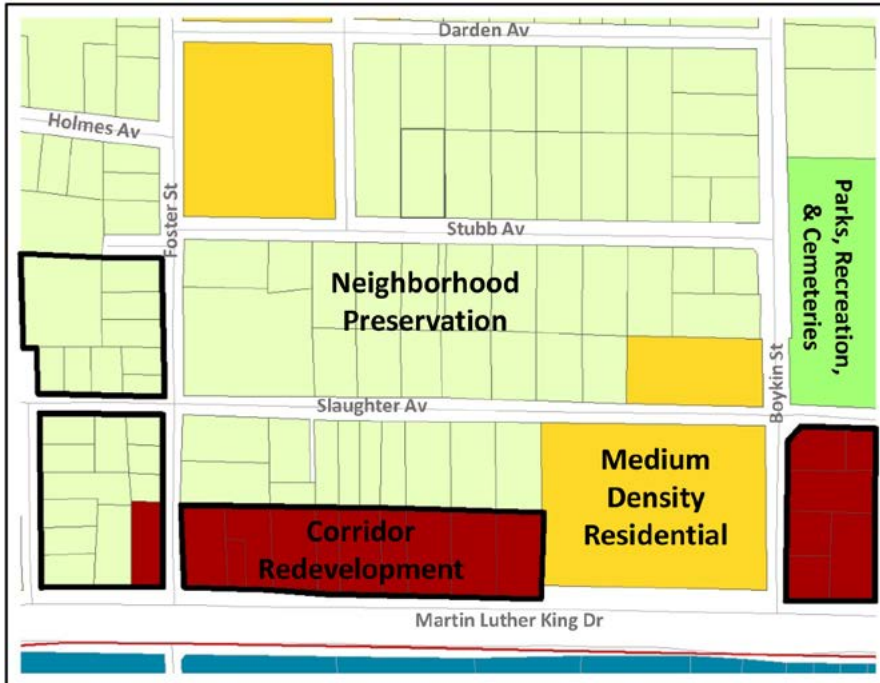
- Various residential housing types allowed
- Average density of eight (8) du/ac

Mixed Use 1

- Includes retail, commercial, residential, and office uses
- A mixture of uses is expected to be more horizontal than vertical

Proposed Future Land Use

CURRENT



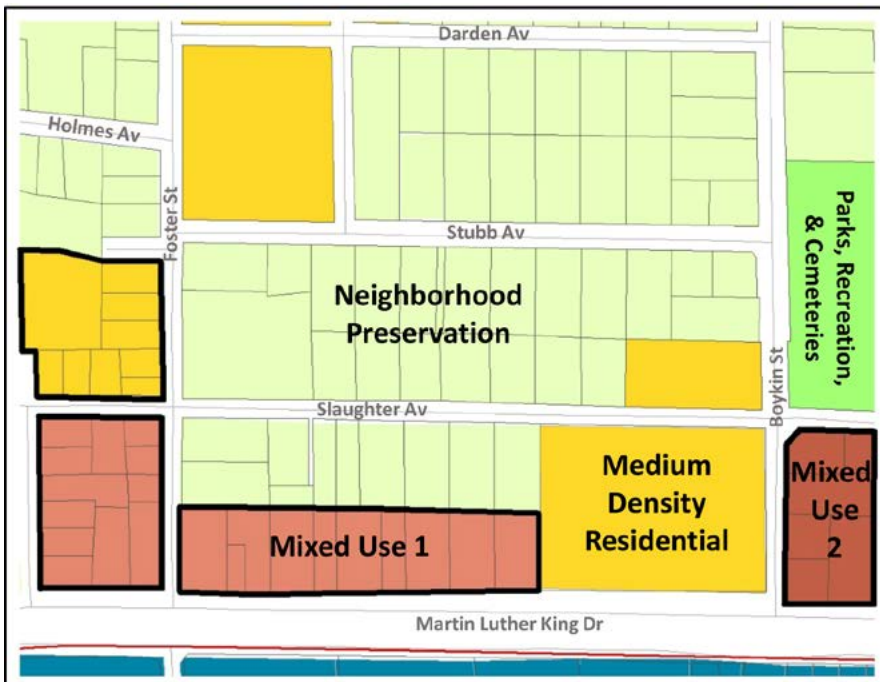
Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

Corridor Redevelopment

- Encourages redevelopment along corridors
- Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

PROPOSED



Medium-Density Residential

- Various residential housing types allowed
- Average density of eight (8) du/ac

Mixed Use 1

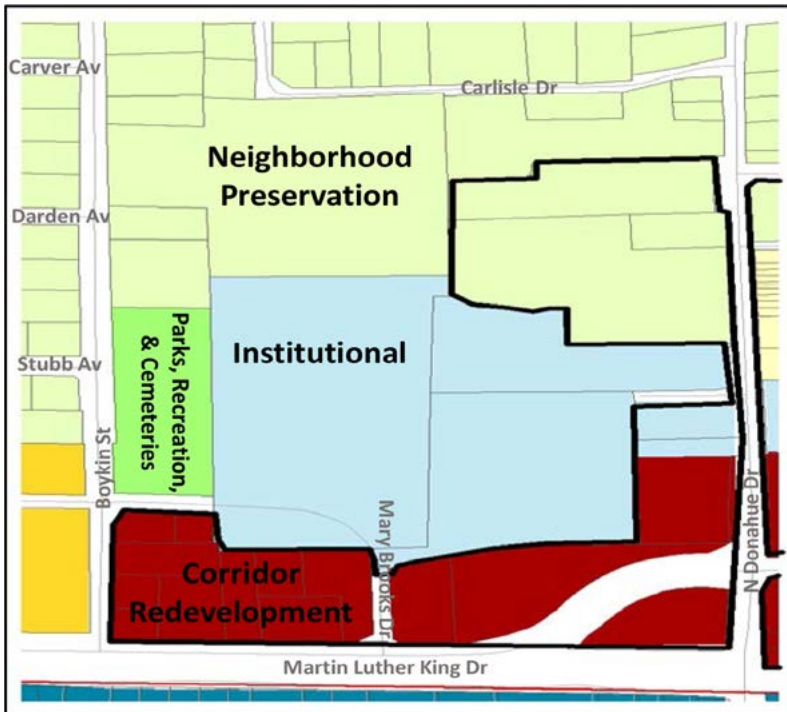
- Includes retail, commercial, residential, and office uses
- A mixture of uses is expected to be more horizontal than vertical

Mixed Use 2

- Focused on retail and adaptive reuse of existing structures with an urban feel
- Residential uses are permitted in integration with retail uses
- Mixed uses are permitted both horizontal and vertical

Proposed Future Land Use

CURRENT



Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

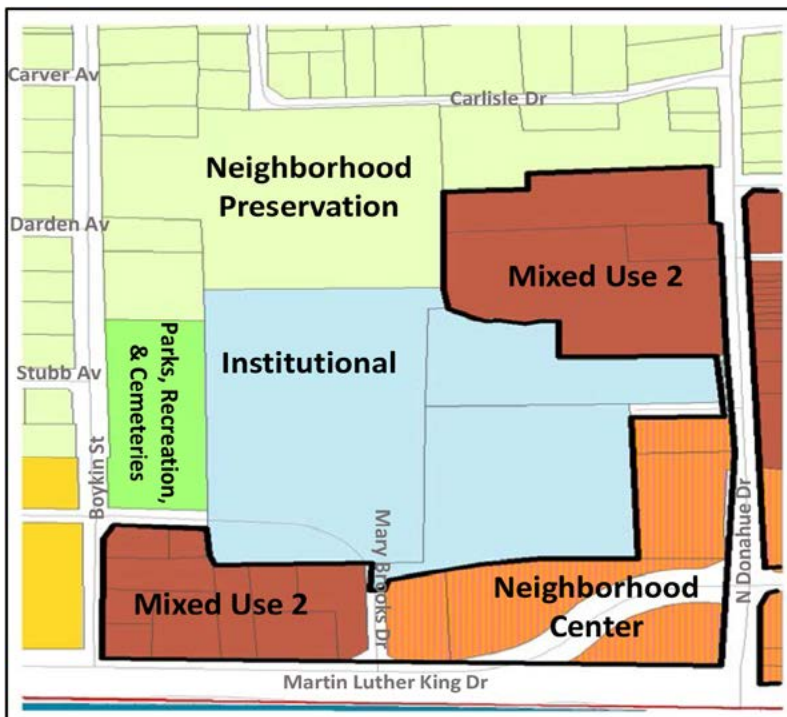
Institutional

- Uses include schools, churches, and government buildings

Corridor Redevelopment

- Encourages redevelopment along corridors
- Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

PROPOSED



Mixed Use 2

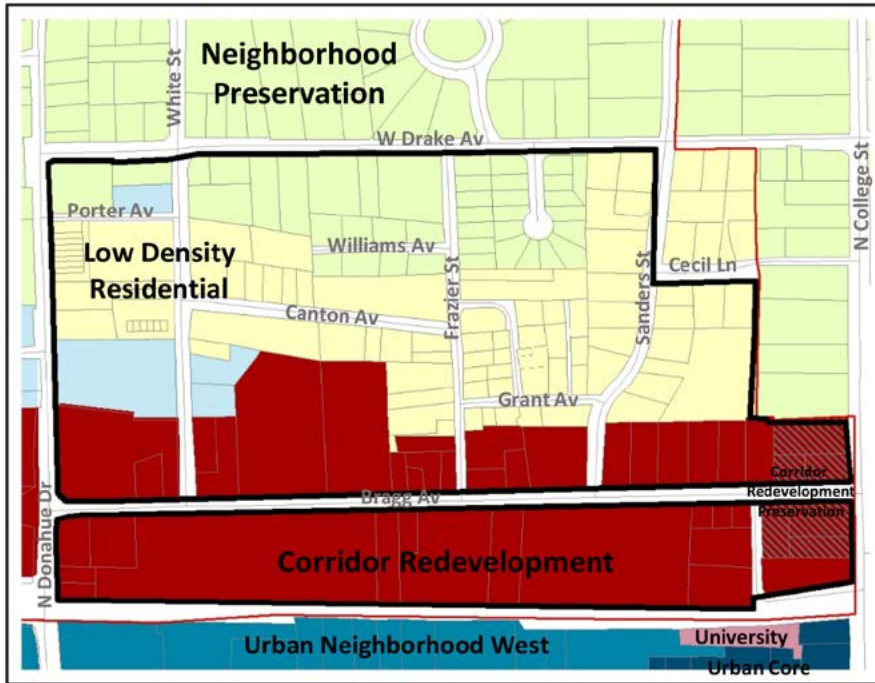
- Focused on retail and adaptive reuse of existing structures with an urban feel
- Residential uses are permitted in integration with retail uses
- Mixed uses are permitted both horizontal and vertical

Neighborhood Center

- Permitted uses include neighborhood-serving commercial uses as well as residential

Proposed Future Land Use

CURRENT



Neighborhood Preservation

- For stable existing neighborhoods, retaining the existing density and housing types

Low-Density Residential

- Average density of four (4) du/ac

Institutional

- Schools, churches, or gov't buildings

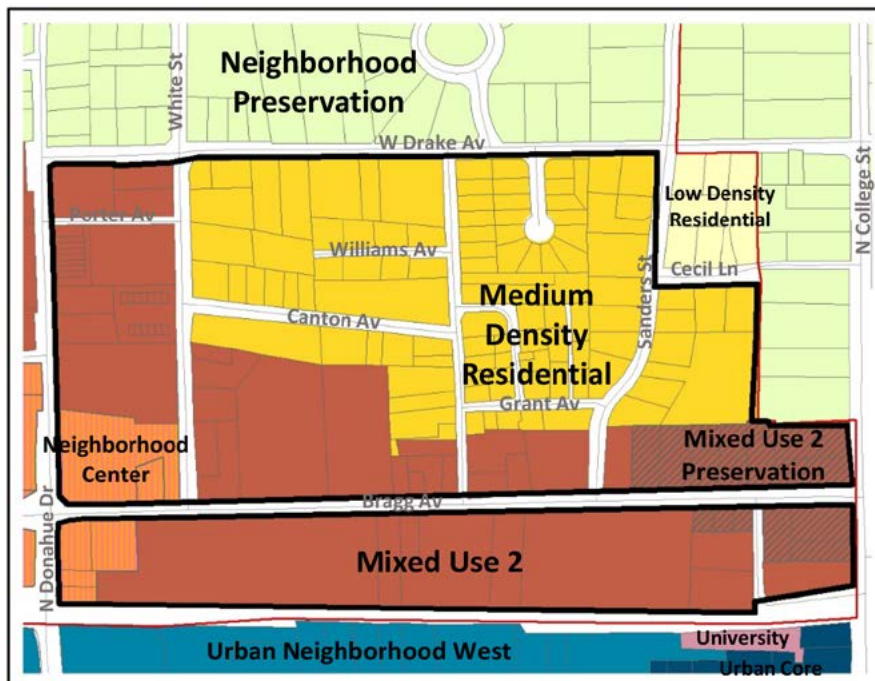
Corridor Redevelopment

- Encourages redevelopment along corridors
- Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

Corridor Redevelopment Preservation

- Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority

PROPOSED



Neighborhood Center

- Permitted uses include neighborhood-serving commercial uses as well as residential

Medium-Density Residential

- Various residential housing types allowed
- Average density of eight (8) du/ac

Mixed Use 2 Preservation

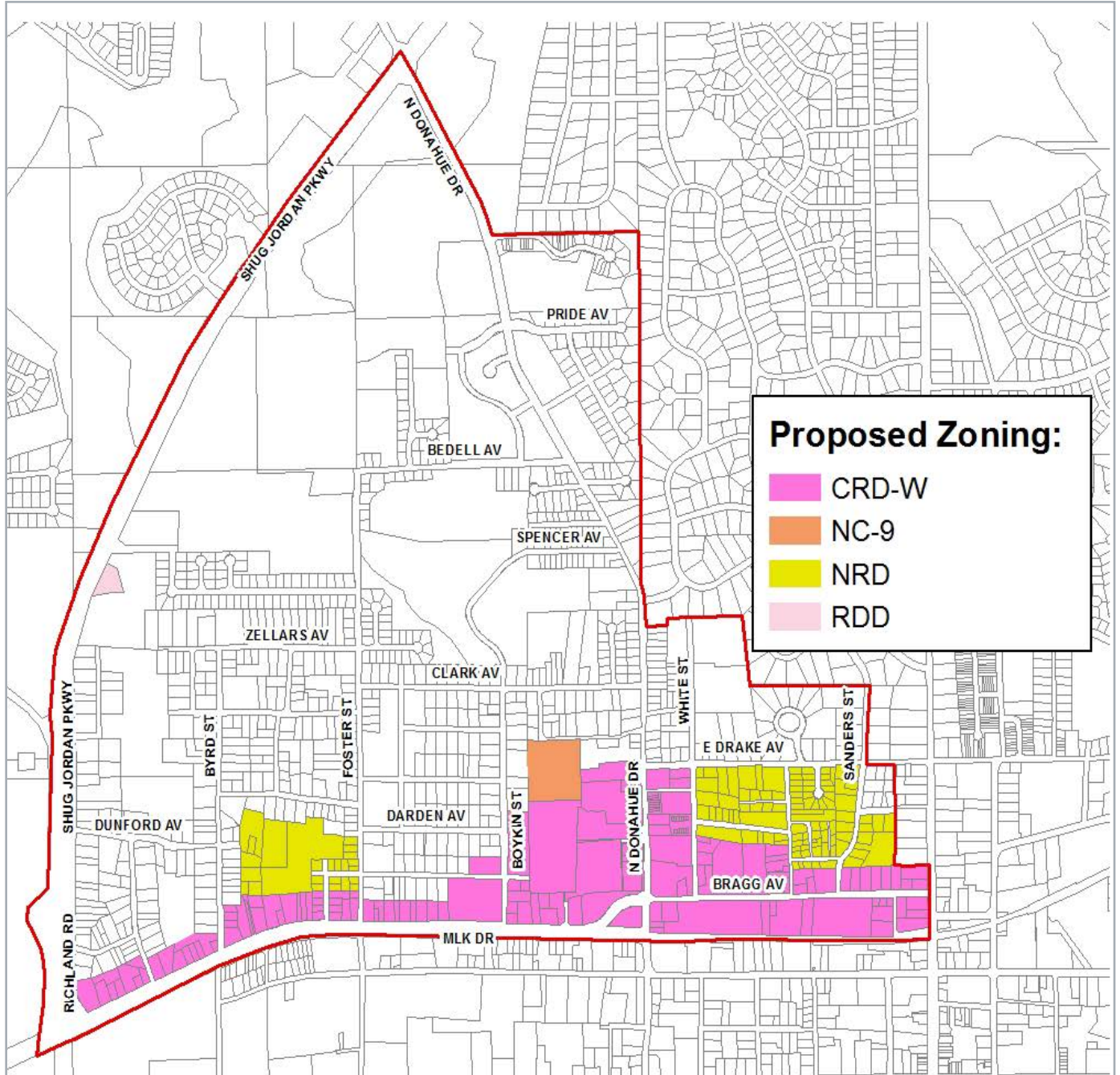
- Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority
- Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac)

Mixed Use 2

- Focused on retail and adaptive reuse of existing structures with an urban feel
- Mixed uses are permitted both horizontal and vertical

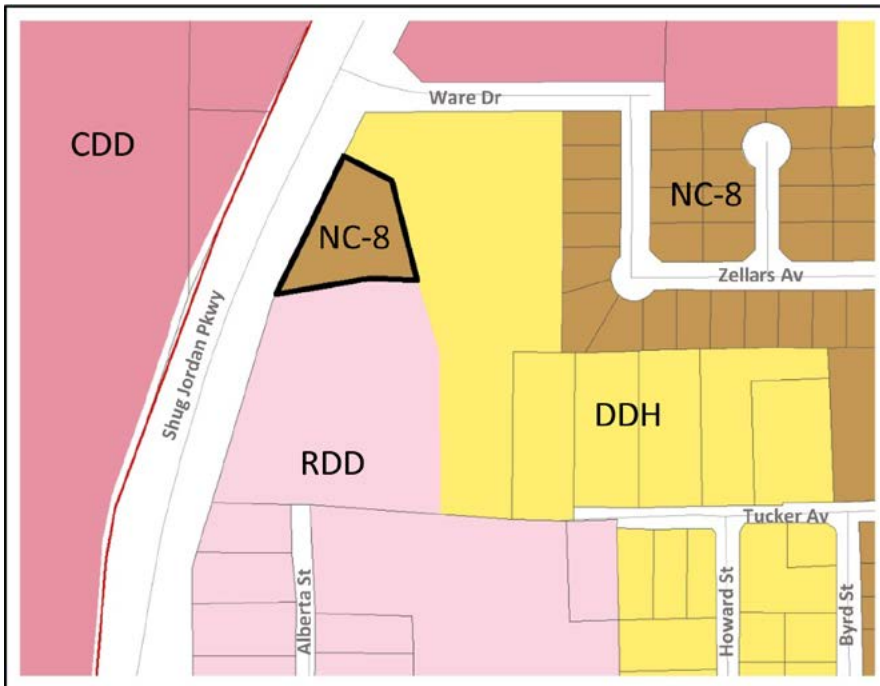
03 | PUBLIC MEETINGS

Proposed Zoning



Proposed Zoning

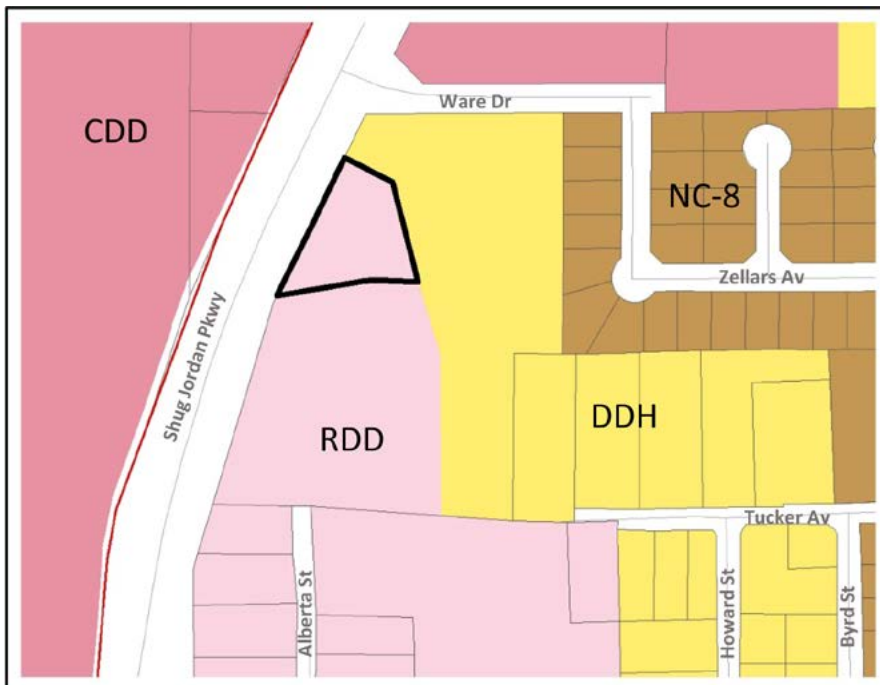
CURRENT



Neighborhood Conservation (NC-8)

- Single-family residential only

PROPOSED

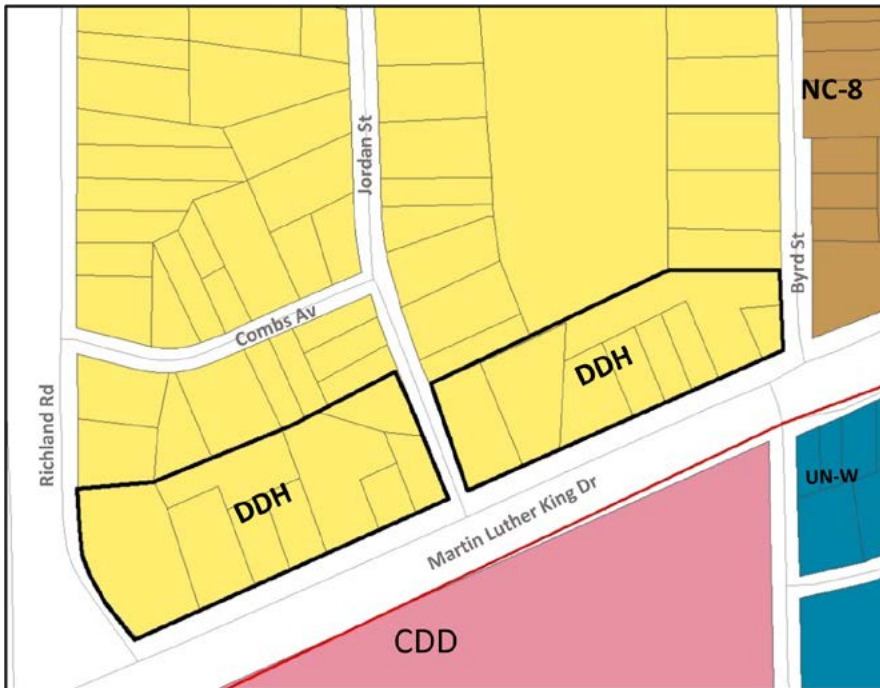


Redevelopment District (RDD)

- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

Proposed Zoning

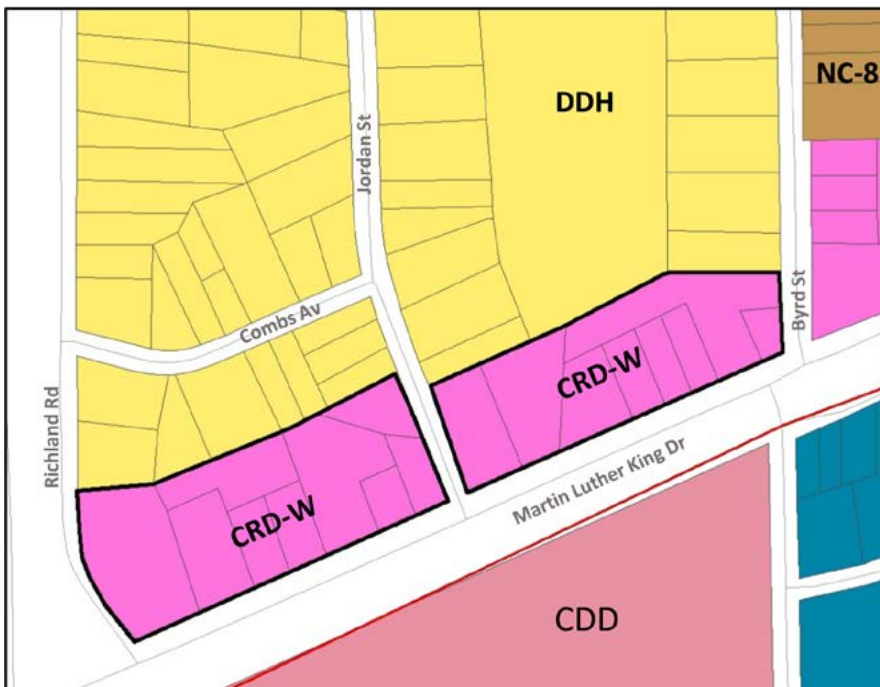
CURRENT



Development District Housing (DDH)

- Allows various types of residential; however, all but single-family require conditional use approval

PROPOSED

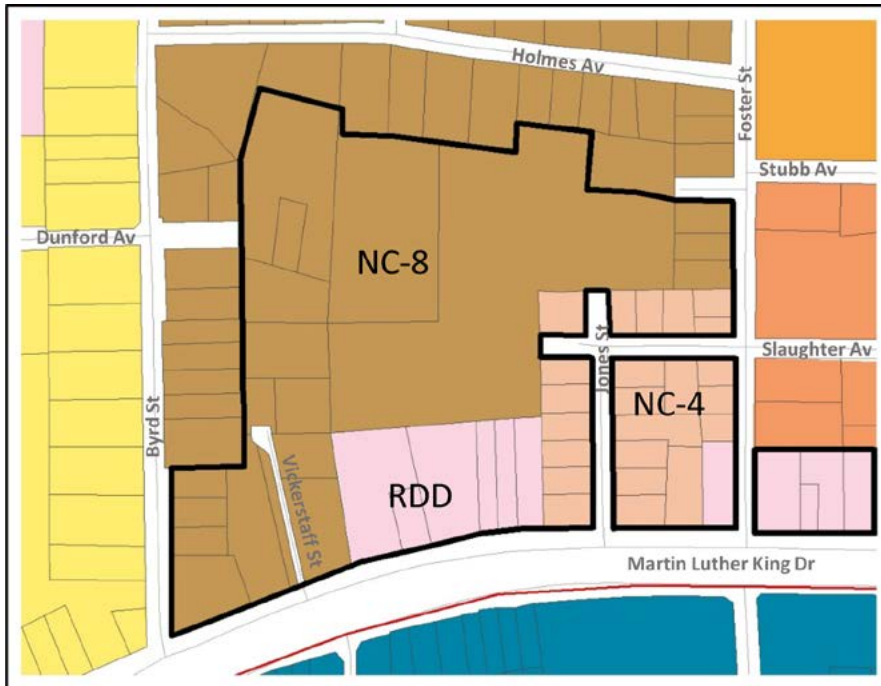


Corridor Redevelopment District - West (CRD-W)

- Allows for residential and commercial uses
- Residential occupancy limited to more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to 5 unrelated individuals
- Commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

Proposed Zoning

CURRENT



Neighborhood Conservation (NC-4)

- Single-family residential only

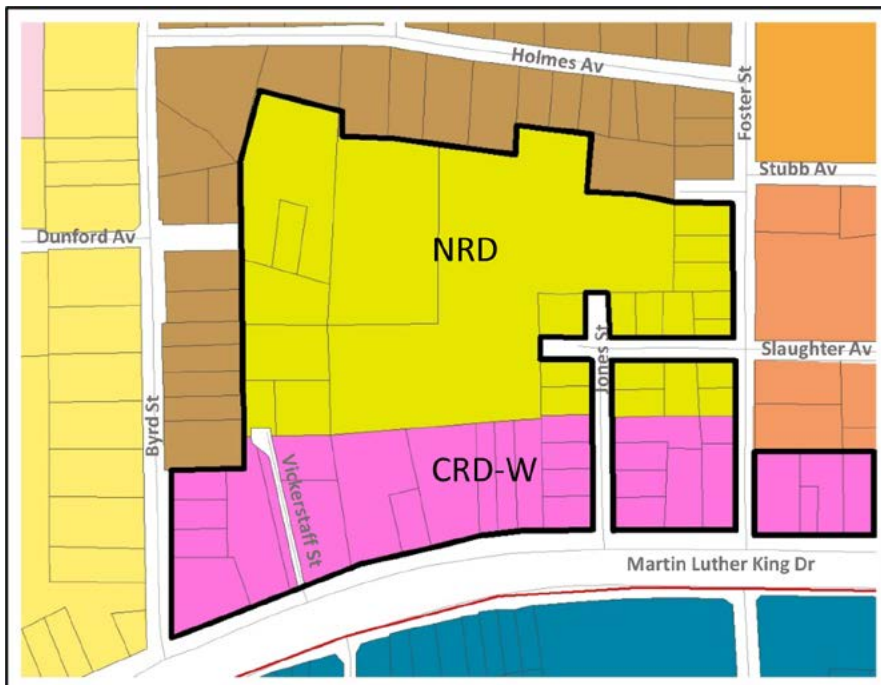
Neighborhood Conservation (NC-8)

- Single-family residential only

Redevelopment District (RDD)

- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

PROPOSED



Neighborhood Redevelopment District (NRD)

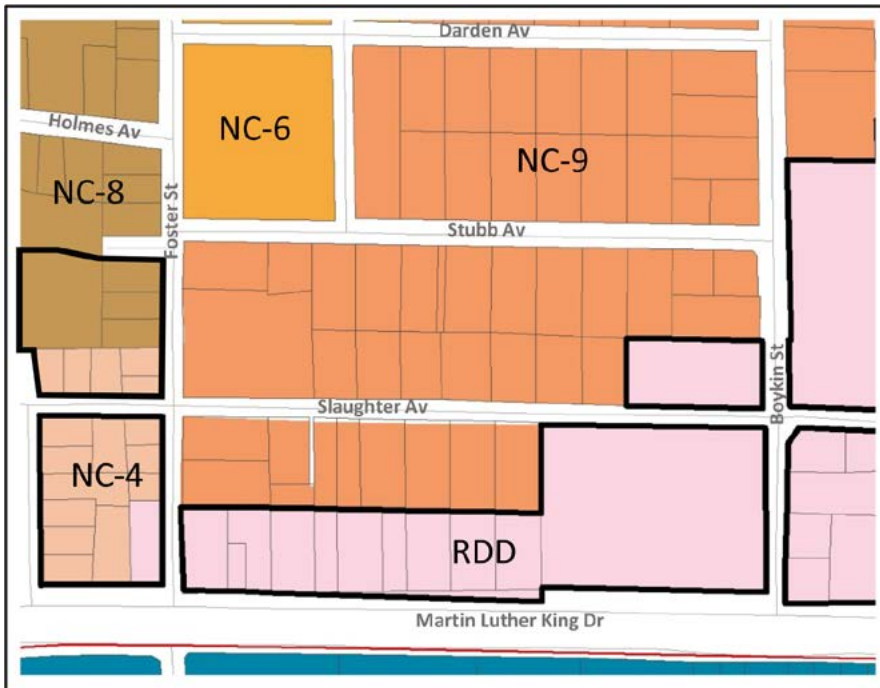
- Strictly residential with various housing types
- Residential occupancy west of North Donahue Drive is limited to the more restrictive family definition

Corridor Redevelopment District - West (CRD-W)

- Allows for residential and commercial uses
- Residential occupancy limited to more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to 5 unrelated individuals
- Commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

Proposed Zoning

CURRENT



Neighborhood Conservation (NC-4)

- Single-family residential only

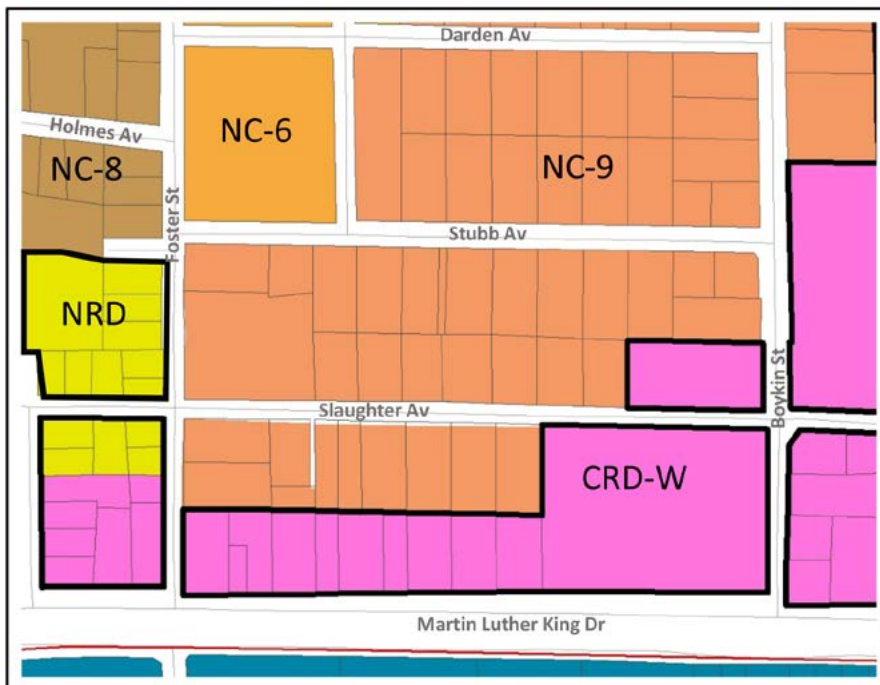
Neighborhood Conservation (NC-8)

- Single-family residential only

Redevelopment District (RDD)

- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

PROPOSED



Neighborhood Redevelopment District (NRD)

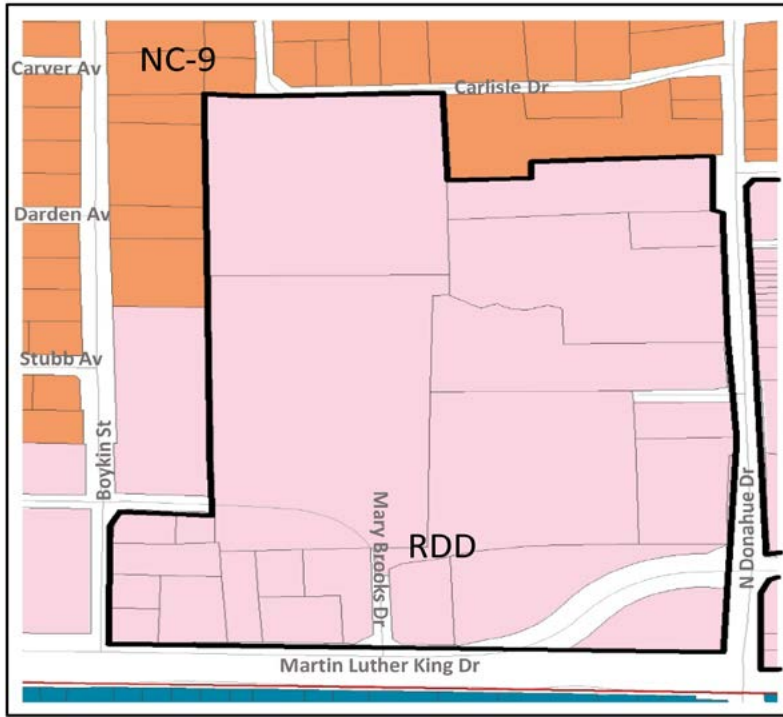
- Strictly residential with various housing types
- Residential occupancy west of North Donahue Drive is limited to the more restrictive family definition

Corridor Redevelopment District - West (CRD-W)

- Allows for residential and commercial uses
- Residential occupancy limited to more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to 5 unrelated individuals
- Commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

Proposed Zoning

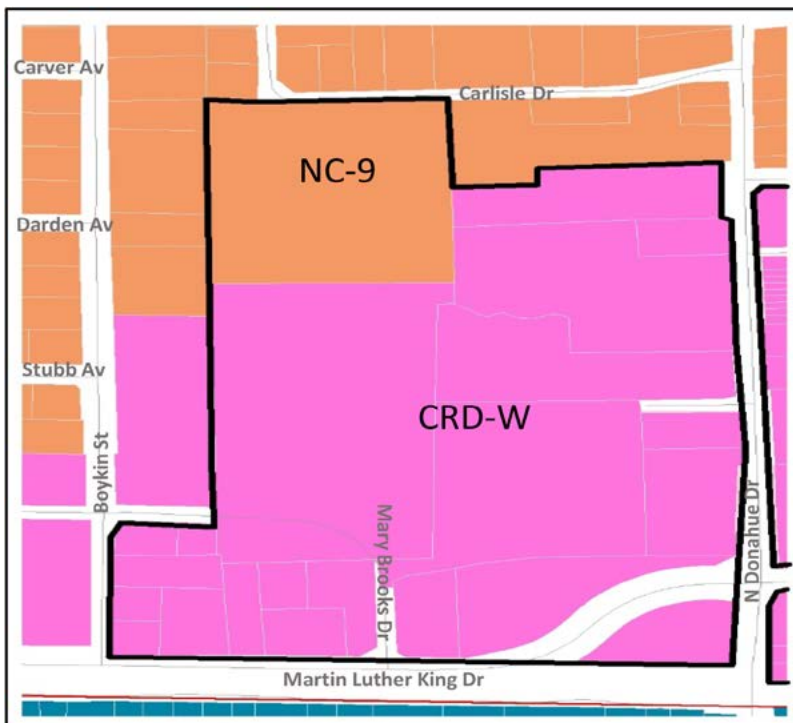
CURRENT



Redevelopment District (RDD)

- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

PROPOSED



Corridor Redevelopment District - West (CRD-W)

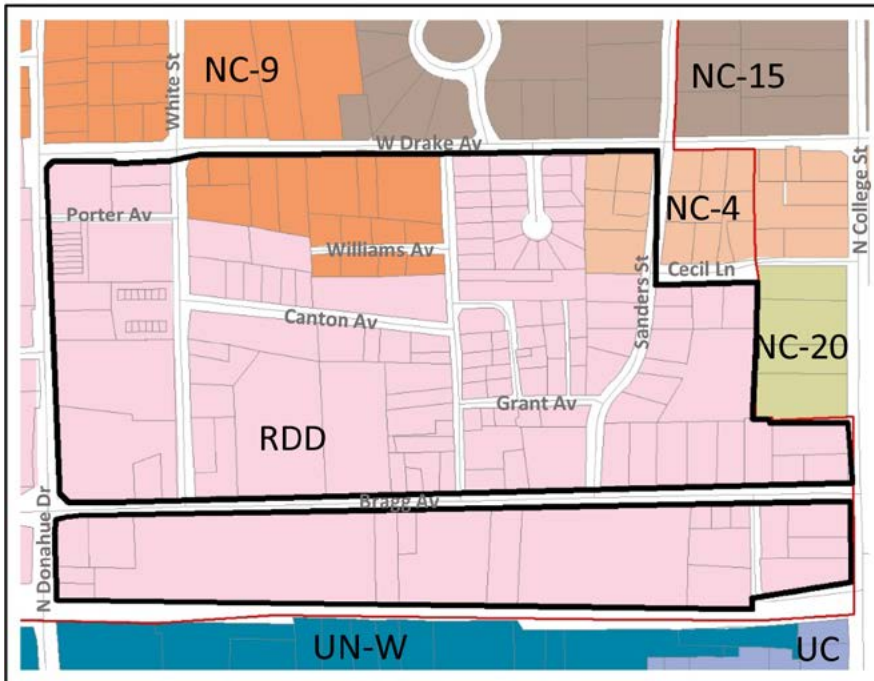
- Allows for residential and commercial uses
- Residential occupancy limited to more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to 5 unrelated individuals
- Commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

Neighborhood Conservation (NC-9)

- Single-family residential only

Proposed Zoning

CURRENT



Neighborhood Conservation (NC-4)

- Single-family residential only

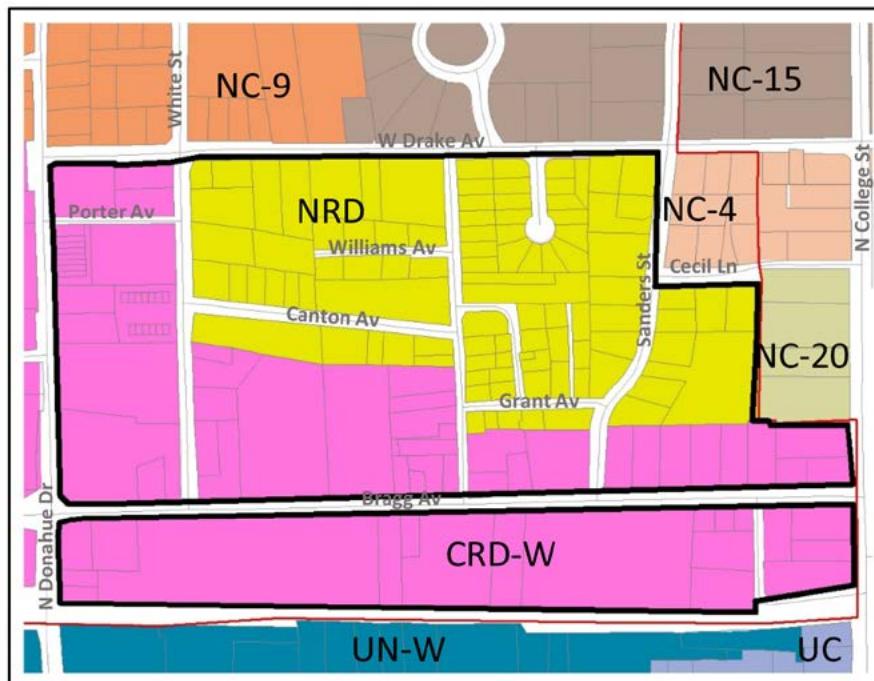
Neighborhood Conservation (NC-9)

- Single-family residential only

Redevelopment District (RDD)

- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

PROPOSED



Neighborhood Redevelopment District (NRD)

- Strictly residential with various housing types
- Residential occupancy west of North Donahue Drive is limited to the more restrictive family definition

Corridor Redevelopment District - West (CRD-W)

- Allows for residential and commercial uses
- Residential occupancy limited to more restrictive family definition (no more than 2 unrelated individuals) west of North Donahue Drive and properties east of North Donahue Drive allowed to have up to 5 unrelated individuals
- Commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

04 | The Vision

Vision Statement

“To create a vibrant and aesthetically pleasing neighborhood that is economically prosperous and connected to other neighborhoods and commercial areas of Auburn.”

Neighborhood Development (Mix of Uses/ Preservation / Economy)

Goal: Create a more vibrant neighborhood

OBJECTIVE #1: Encourage growth and redevelopment.

OBJECTIVE #2: Attain attractive redevelopment along M.L.K Drive and Bragg Avenue.

OBJECTIVE #3: Create a more aesthetically pleasing neighborhood.

OBJECTIVE #4: Preserve existing neighborhoods while promoting redevelopment.

04 | The Vision

Housing

Goal # 1: Achieve excellent housing for all residents.

OBJECTIVE #1: Develop new housing that is affordable, for rent, and for sale.

OBJECTIVE #2: Increase access to housing and financing.

Goal # 2: Improve public assisted housing options and quality

OBJECTIVE #1: Increase quality and level of affordable housing options.

OBJECTIVE #2: Enhance financial and civic responsibility of residents in affordable housing communities.

04 | The Vision

Walkability, Streetscapes, and Transportation

Goal # 1: Create a walkable, safe, and attractive neighborhood

OBJECTIVE #1: Repair broken sections of sidewalk and construct new sections between important points of interest.

OBJECTIVE #2: Update existing streetscapes on significant corridors.

OBJECTIVE #3: Improve pedestrian accessibility at intersections and key crossing points.

OBJECTIVE #4: Improve pedestrian accessibility at railroad crossings.

OBJECTIVE #5: Enhance walkability throughout neighborhood.

Goal # 2: Provide excellent streets and bicycle infrastructure in the neighborhood

OBJECTIVE #1: Improve the condition of streets throughout the neighborhood.

OBJECTIVE #2: Create a bicycle friendly neighborhood by adding new infrastructure.

04 | The Vision

Parks & Recreation & Culture

Goal: Increase access to quality parks and recreation in the neighborhood

OBJECTIVE #1: Complete Parks and Recreation Master Plan.

OBJECTIVE #2: Provide greenways and multi-use trails to connect parks, community centers, and commercial areas.

OBJECTIVE #3: Provide library access.

OBJECTIVE #4: Improve accessibility and appearance of cemeteries, parks, and other recreational facilities.

OBJECTIVE #5: Increase the level of athletic and recreational programming.

1 Neighborhood Development (Mix of Uses / Preservation / Economy)

Goal	Objective	Policy	Responsibility	Timeline
Create a more vibrant neighborhood	1.1 Encourage growth and redevelopment	1.1.1 Promote and support redevelopment efforts across the neighborhood	Economic Development, Planning, Private Sector	On-going
		1.2.1 Prioritize incentives for redevelopment along the MLK corridor	Economic Development, Planning, Private Sector	On-going
	1.2 Attain attractive redevelopment along M.L.K Drive and Bragg Avenue	1.2.2 Develop zoning regulations that are compatible with the vision of the corridor and neighborhood	Planning	Short-term
		1.3.1 Prioritize maintenance and code enforcement along M.L.K Drive and other high-visibility corridors	Code Enforcement, Planning	Short-term
	1.3 Create a more aesthetically pleasing neighborhood through property maintenance	1.3.2 Survey all residences for dilapidation, maintenance, and weed abatement	Code Enforcement	On-going
		1.3.3 Remove dilapidated structures as needed	Code Enforcement	On-going
		1.3.4 Enforce property maintenance code for vacant properties	Code Enforcement	On-going
	1.4 Preserve existing neighborhoods while promoting redevelopment	1.4.1 Create an array of zoning regulations which preserve existing neighborhood character while promoting selective redevelopment	Planning	Short-term

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

2 Housing

Goal	Objective	Policy	Responsibility	Timeline
Achieve excellent housing for all residents	2.1 Develop new housing that is affordable, for-rent, and for-sale	2.1.1 Promote housing diversity through regulatory incentives that are not student-housing oriented	Economic Development, Planning	On-going
		2.1.2 Seek developers with experience using Federal housing assistance programs to develop affordable housing	Economic Development, Planning, Private Sector	On-going
		2.1.3 Develop a mix of zoning regulations that promote affordable housing options and maintain current housing character	Planning	Short-term
Improve assisted housing options and quality	2.2 Increase access to housing and financing	2.2.1 Continue to provide financial assistance to qualified applicants looking to purchase or construct a home	Community Development	On-going
		2.2.2 Seek opportunities to use grant funds to create subdivisions similar to Northwest Village	Community Development	Mid-term
		2.3.1 Continue to monitor needs and provide affordable housing options	Auburn Housing Authority	On-going
	2.3 Increase quality and level of affordable housing options	2.3.2 Renovate current housing stock to remove institutional appearance and increase overall aesthetics	Auburn Housing Authority	Mid-term

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

2 Housing (continued)

Goal	Objective	Policy	Responsibility	Timeline
		2.3.3 Establish a non-profit organization to develop affordable housing	Auburn Housing Authority	Short-term
		2.3.4 Implement security cameras, street lights, and traffic calming devices where necessary in city managed properties	Auburn Housing Authority, Public Works	Mid-term
	2.4 Enhance financial and civic responsibility of residents in affordable housing communities	2.4.1 Offer workshops on housekeeping, domestic violence, credit counselling, and budgeting	Auburn Housing Authority	On-going
		2.4.2 Offer educational programs to school-aged and college-aged students	Auburn Housing Authority	On-going
		2.4.3 Sponsor recreational activities, donate school supplies, and offer college scholarships	Auburn Housing Authority	On-going
		2.4.4 Continue to provide senior services	Auburn Housing Authority	On-going

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

3 Walkability, Streetscapes, and Transportation

Goal	Objective	Policy	Responsibility	Timeline
Create a walkable, safe, and attractive neighborhood	3.1 Repair broken sections of sidewalk and construct new sections between important points of interest	3.1.1 Use survey of sidewalk conditions to schedule repairs and construction	Planning, Public Works	Short-term
		3.1.2 Coordinate repairs and additions with planned new developments and road improvements	Planning, Public Works	On-going
		3.1.3 Seek and use grant funds as necessary to fund construction	Public Works	On-going
		3.2.1 Seek and use grant funds as necessary to fund construction	Public Works	On-going
		3.2.2 Enhance streetscape on Martin Luther King Dr. between N Donahue Dr. and Shug Jordan Pwky.	Planning, Public Works	Short-term

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

3 Walkability, Streetscapes, and Transportation (continued)

Goal	Objective	Policy	Responsibility	Timeline
		3.2.3 Enhance streetscape on N Donahue Dr. between Martin Luther King Dr. and Bedell Ave.	Planning, Public Works	Short-term
		3.2.4 Enhance streetscape on N Donahue Dr. between Bedell Ave. and Shug Jordan Pkwy.	Planning, Public Works	Mid-term
		3.2.5 Enhance streetscape on Bragg Ave. between N Donahue Dr. and N College St.	Planning, Public Works	Mid-term
		3.2.6 Enhance streetscape on Foster St. from Martin Luther King Dr. to Bedell Ave.	Planning, Public Works	Mid-term
		3.2.7 Enhance streetscape on Bedell Ave. from Foster St. to N Donahue Dr.	Planning, Public Works	Mid-term
		3.2.8 Enhance streetscape on Boykin St. from Martin Luther King Dr. to Clark Ave.	Planning, Public Works	Mid-term
		3.2.9 Enhance streetscape on Spencer Ave. from Clark St. to N Donahue Dr.	Planning, Public Works	Long-term
		3.2.10 Enhance streetscape on W Drake Ave. from N Donahue Dr. to N College St.	Planning, Public Works	Long-term
		3.2.11 Enhance streetscape on Westview Dr. from N Donahue Dr. to Westview Cemetery	Planning, Public Works	Long-term

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

3 Walkability, Streetscapes, and Transportation (continued)

Goal	Objective	Policy	Responsibility	Timeline
	3.4 Improve pedestrian accessibility at intersections and key crossing points	3.4.1 Provide pedestrian signaling and crosswalks at intersections and crossing points	Public Works	Mid-term
	3.5 Improve pedestrian accessibility at railroad crossings	3.5.1 N Donahue Drive at Railroad - Seek to improve pedestrian paving, lighting, railing, and experience 3.5.2 Byrd Street at Railroad - Seek to improve pedestrian paving, lighting, railing, & overall experience	Public Works	Mid-term
	3.6 Enhance walkability throughout neighborhood	3.6.1 Seek to add lighting along pedestrian routes	Public Works	Mid-term
Provide excellent streets and bicycle infrastructure in the neighborhood	3.7 Improve the condition of streets throughout neighborhood	3.7.1 Use public works grading system to survey and prioritize street paving and repairs	Public Works	Short-term
		3.7.2 Seek grant funds from the M.P.O. and others for street projects	Public Works	On-going
	3.8 Create a bicycle friendly neighborhood by adding new infrastructure	3.8.1 Provide bicycle lanes and/or signage along Bragg Avenue, M.L.K. Drive, Foster Street, Bedell Avenue, N Donahue Drive, and Westview Dr. 3.8.2 Seek grant funds through the M.P.O. and other sources for bicycle infrastructure projects	Public Works	Mid-term
			Public Works	On-going

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.

4 Parks & Recreation & Culture

Goal	Objective	Policy	Responsibility	Timeline
Increase access to quality parks and recreation in the neighborhood	4.1 Complete Parks, Recreation and Culture Master Plan	4.1.1 Use recommendations from the Parks, Recreation and Culture Master Plan to guide decision-making and update this plan	Parks and Recreation, Library, Public Works, WRM, Planning	Short-term
		4.2.1 Design and implement all proposed greenways proposed in CompPlan 2030	Parks and Recreation, Planning, Public Works	Mid-term
	4.2 Provide greenways and multi-use trails to connect parks, community centers, and commercial areas	4.2.2 Establish areas for future multi-use paths and seek grant funding for construction	Parks and Recreation, Planning, Public Works	Short-term
		4.3.1 Seek to establish a branch library in the neighborhood	Library, Parks and Recreation	Mid-term
	4.3 Provide library access	4.4.1 Bring facilities into compliance with ADA standards	Parks and Recreation, Public Works, Codes	Long-term
	4.4 Improve accessibility and appearance of cemeteries, parks, and other recreational facilities	4.4.2 Remove all invasive species from parks and cemeteries	Parks and Recreation	Mid-term
		4.4.3 Repair or replace all playground equipment and recreational amenities in need	Parks and Recreation	Mid-term
		4.4.4 Implement Cemetery Master Plan	Parks and Recreation, Public Works	Mid-term
	4.5 Increase the level of athletic and recreational programming	4.5.1 Provide additional opportunities to participate in sport teams and recreational programs	Parks and Recreation, Planning	Mid-term

NOTES:

1. Short-term = 1-2 years; Mid-term = 3-6 years; Long-term = 7-20 years; On-going = Continuous
2. Implementation plan items listed herein are recommendations only and are individually subject to available funding and approval by implementation partners.