

# NW AUBURN NEIGHBORHOOD PLAN

## BRAGG AVENUE | MLK DRIVE



Public Meeting #2 | October 25, 2016



City of Auburn

# MEETING AGENDA:

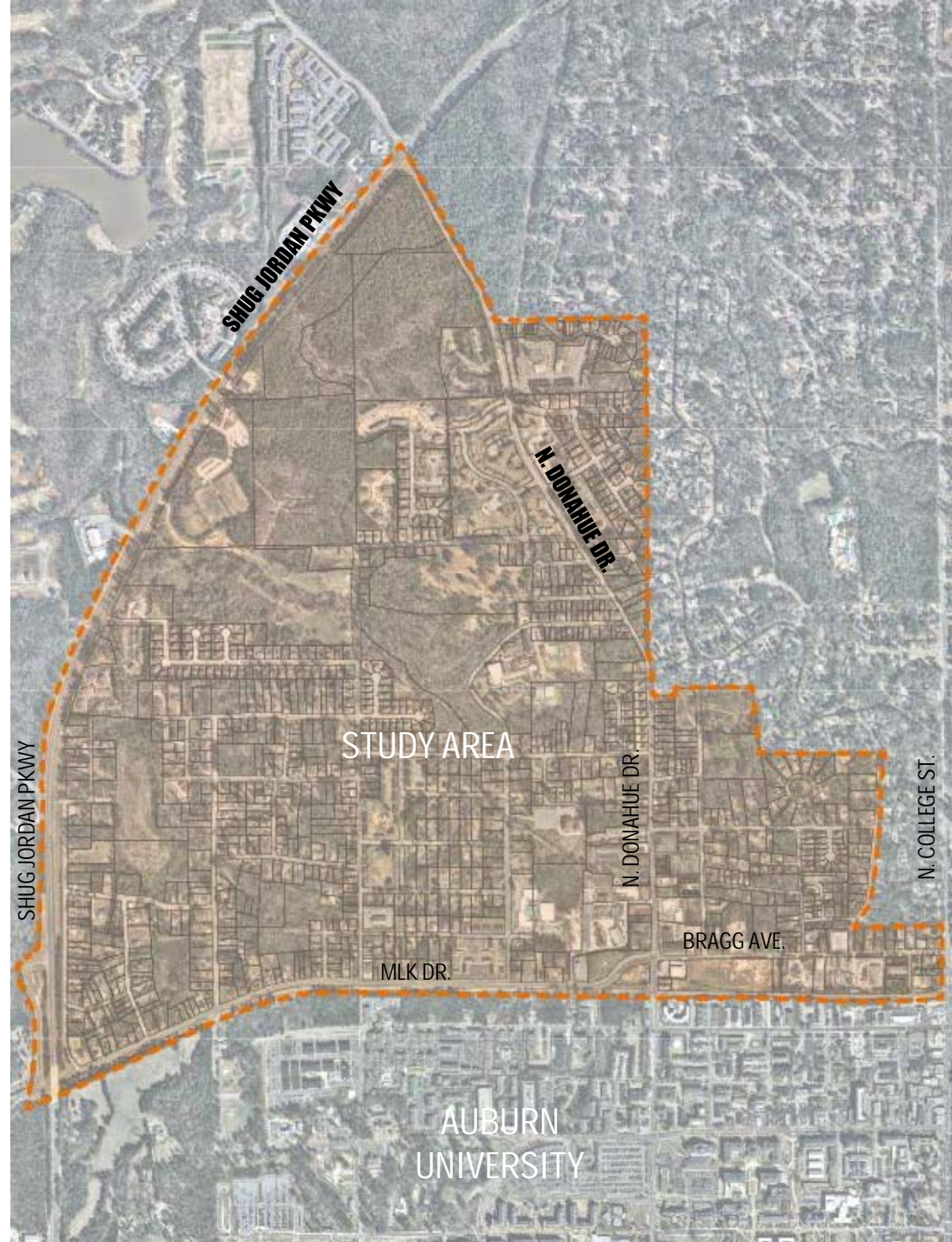
- ***Kickoff Meeting Results***
- ***Preliminary Recommendations***
- ***Staff Updates***
- ***Questions***
- ***Additional Assessment***



NW AUBURN NEIGHBORHOOD

# STUDY AREA

- **1.38 square miles**
- **880 acres**
- **730 developable acres**
- **Population: 3,171**  
*(2010 Census Block Data)*



# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS:

**ATTENDANCE= 200 People**

**CITIZEN PARTICIPATION WAS ACHIEVED THROUGH A VARIETY OF SURVEY INSTRUMENTS.**

### **FOUR (4) ASSESSMENT TOOLS**

- **One Word Cards= Describe the current view of the neighborhood and the vision for the future.**
- **General Comments= Provided these at the end of the presentation.**
- **Survey Instrument= Specific to each department.**
- **Hands-On Design Maps= Identified areas that are assets and areas that need to be improved.**

***\*\*\*165 total survey instruments were returned.***

# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS:

ONE WORD that comes to mind about  
NW AUBURN NEIGHBORHOOD

NOW: Fiscally Disadvantaged

IN THE FUTURE:

Fiscally/Commercially Integrated

(In my vision)

### WORKSHOP AGENDA

NW AUBURN NEIGHBORHOOD PLAN PUBLIC MEETING #01  
AUBURN, ALABAMA  
August 23, 2016

CITY OF AUBURN  
Planning Department

Of the many ideas you heard today, which one seems most exciting to you?

Most exciting is the zoning potential along MLK Dr. —  
Zoning of Martin Luther King Dr to RDD while  
maintaining Neighborhood conservation areas consistent with  
vibrant uplifted neighborhoods.

Comm → MLK  
Preserve Neighborhood

What type of program do you think needs to be added to the Northwest Auburn Neighborhood?  
(Example: civic spaces, open space/parks, new business opportunities, green infrastructure, signage etc.)

In terms of facilities (i.e. program?) I would suggest that  
one focuses on new business opportunities (increase economic potential  
and growth); open space/parks (area beautification) — attractive to  
residents and visitors; and finally, green infrastructure.

- New housing  
- Commercial  
- open space

Please write down any additional comments that you may have (continue on back if needed).

Preserve ~~and~~ expand RDD zoning along MLK Dr to the greatest  
extent possible while increasing the home town look and  
feel of the greater Auburn appeal. Partner w/ private  
investors to transform the NW Auburn while enabling  
residents and local investors to ~~take~~ participate in the  
growth of Auburn, <sup>through the NW</sup> and MLK Dr as a major route through the city.

Thank you for your help and ideas.

Please leave these on the table you are working on.

# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS:

Which of the following are the three most important factors to you about your neighborhood? Please pick from the main categories and number your choices 1 for the most important then 2 and 3 for second and third.

- Parks and recreation facilities**
  - Safe places for neighborhood children to play
  - More activities in existing parks (ball fields, playground equipment, etc.)
  - Cemetery improvements
  - Other \_\_\_\_\_
- Public Safety**
  - Police protection and crime prevention
  - Fire protection and fire fighting
  - Building Inspection: inspections of new construction, junk cars, and dilapidated houses
  - Other \_\_\_\_\_
- Environmental Services**
  - Pickup of household garbage
  - Pickup of yard waste
  - Pick up of recycling materials (bottles, newspaper, plastic, etc.)
  - Animal Control (stray dogs and cats, neighbors pets run loose)
  - Other \_\_\_\_\_
- Public Works/Engineering**
  - Sidewalks (both new and existing)
  - Conditions of streets in your neighborhood
  - Water runoff from storms standing in streets and yards
  - Other \_\_\_\_\_
- Housing Needs**
  - New housing where people can afford to buy a home
  - Assistance in repairing existing homes
  - Better maintenance of rental properties
  - Other \_\_\_\_\_
- Commercial Needs**
  - Places nearby to shop for general groceries, get a haircut, and wash laundry
  - Opportunities for jobs in or near your neighborhood
  - Other \_\_\_\_\_
- Neighborhood Appearance/Zoning/Land Use**
  - Residents (owners and renters) taking care of their houses and yards
  - Minimizing junk cars and other abandoned items in yards, on vacant lots and in the street
  - Enforcing regulations to protect the residential character of the neighborhood
  - Other \_\_\_\_\_
- Concerns with Public Housing** \_\_\_\_\_
- Concerns about Churches, Schools, Community Center or Other Institutional Uses** \_\_\_\_\_
- Transportation Options**
  - Bus routes \_\_\_\_\_
  - Bus shelters & benches
  - Places to safely ride bicycles for transportation (bike paths, bike lanes)
  - Other \_\_\_\_\_
- Other concerns or general comments, please explain. Use back of page if necessary.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# ASSESSMENT RESULTS

## **Parks and Recreation Facilities:** 28%

- *Safe places for neighborhood children to play.*
- *More activities in existing parks (ball fields, playground equipment, etc.).*
- *Provide greenways and multi-use pathways to connect to parks, retail and downtown.*
- *Create a Satellite library.*
- *Improve cemeteries.*

## **Planning:** 26%

- Amend zoning ordinance to allow for affordable housing, including modular homes, duplexes, and middle housing.
- Amend future land use to encourage redevelopment.
- Enforcing regulations to protect the residential character of the neighborhood.

## **Public Works:** 19%

- Improve existing sidewalks.
- Add additional sidewalks.
- Provide new streetscape amenities (i.e. street trees, signage, lighting, benches).
- Improve conditions of existing streets in your neighborhood (roadway surface).



# ASSESSMENT RESULTS

## **Public Safety:** 10%

- *Increase police presence and create crime fighters (Neighborhood Watch).*

## **Economic Development:** 8%

- *Opportunities for jobs in or near the neighborhood.*
- *Places nearby to shop, commercial nodes.*
- *Improve Boykin Center.*

## **Codes:** 7%

- *Condemn and remove dilapidated structures.*
- *Maintain vacant lots (cut grass and remove debris).*

## **Environmental Services:** 1%

- *Maintain R.O.W. (overgrown areas throughout neighborhood).*

## **Water Resource Management:** 1%

- *Improve stormwater infrastructure near Byrd St.*





# MEETING AGENDA:

- *Kickoff Meeting Results*
- *Preliminary Recommendations*
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NW AUBURN NEIGHBORHOOD

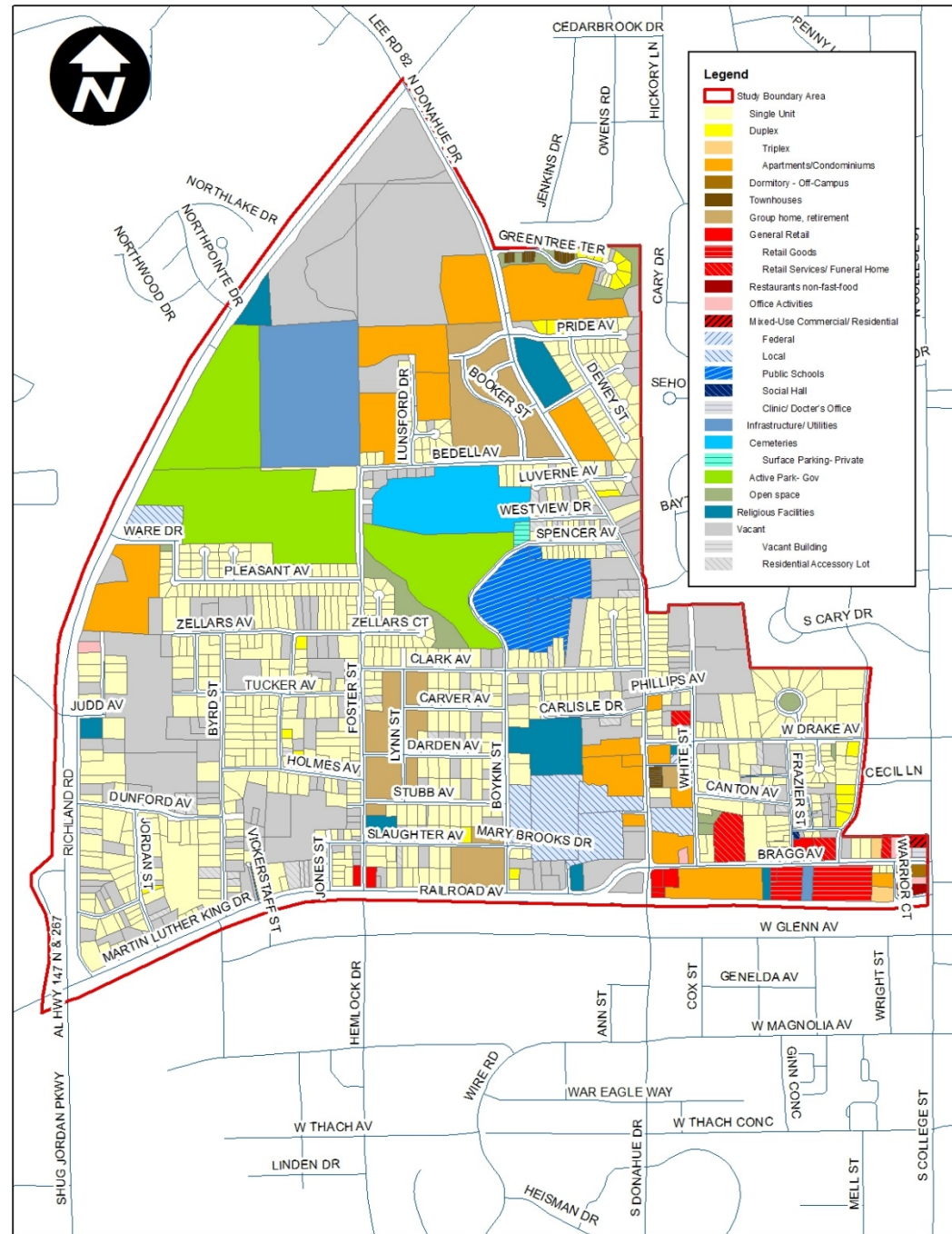


# EXISTING LAND USE

## Focus Area: Existing Land Use

<b>Residential units:</b>	<b>1751</b>
• <b>Single units:</b>	<b>671</b>
• <b>***390 units (58%) are owner occupied***</b>	
• <b>Duplex units:</b>	<b>44</b>
• <b>Triplex units:</b>	<b>6</b>
• <b>Apartment/Condominium units:</b>	<b>766</b>
• <b>Townhouse units:</b>	<b>20</b>
• <b>Off campus dormitory:</b>	<b>11</b>
• <b>Mixed-use:</b>	<b>8</b>
• <b>Auburn Housing Authority units:</b>	<b>225</b>
<b>Number of Vacant Lots:</b>	<b>230</b>
<b>Number of Commercial Uses:</b>	<b>23</b>
<b>Number of Boarded-up/Condemned Buildings:</b>	<b>34</b>
<b>Number of Religious Facilities:</b>	<b>8</b>
<b>Public Park &amp; Cemetery Area:</b>	<b>85.39 ac</b>
<b>Public School Facilities:</b>	<b>17.27 ac</b>
<b>City Buildings:</b>	<b>23.39 ac</b>
<b>Utility Uses:</b>	<b>29.04 ac</b>
<b>Other:</b>	<b>10.11 ac</b>

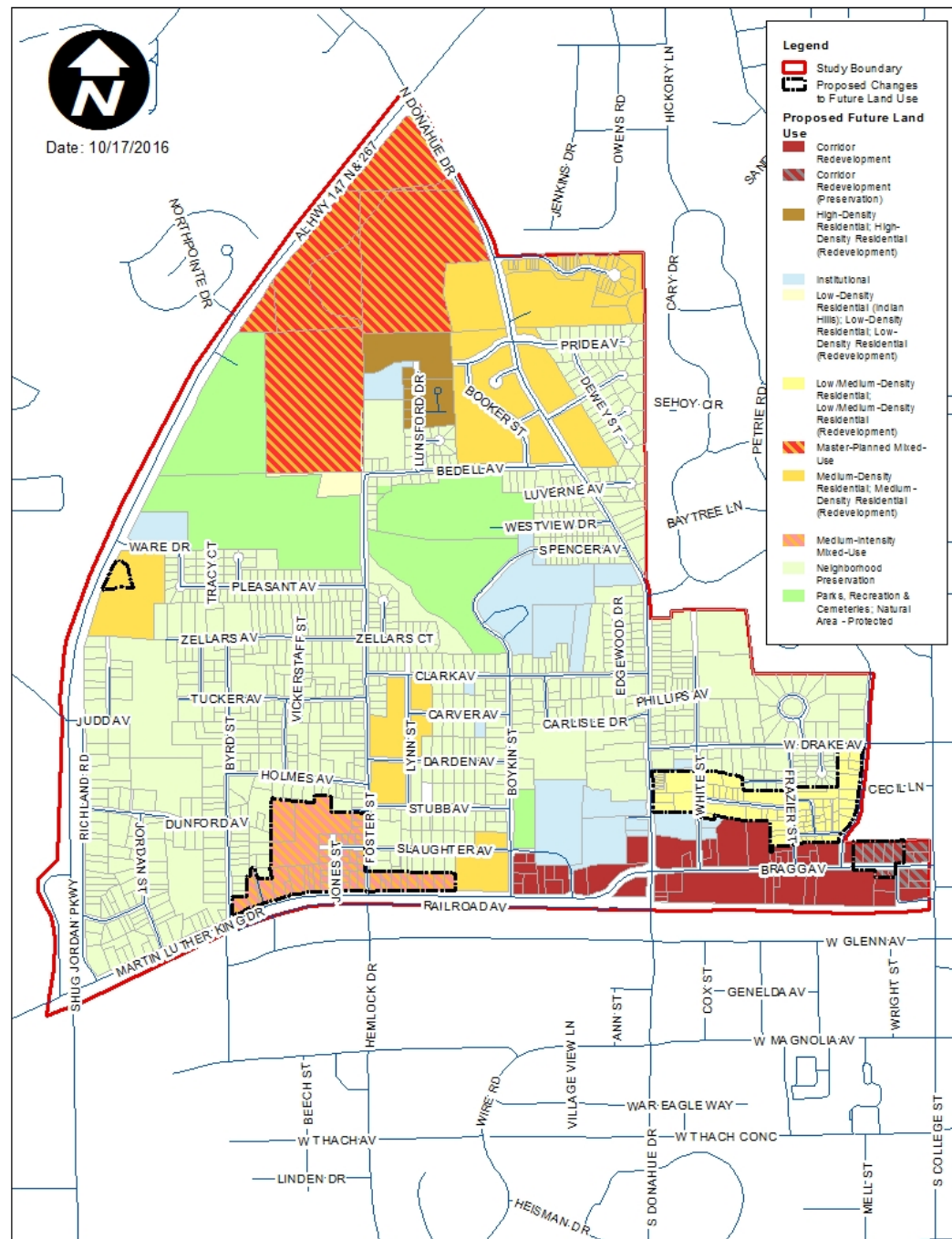
- **46% of study area is residential**
- **9.2% of study area is vacant**
- **12% is public parks**



# PROPOSED FUTURE LAND USE

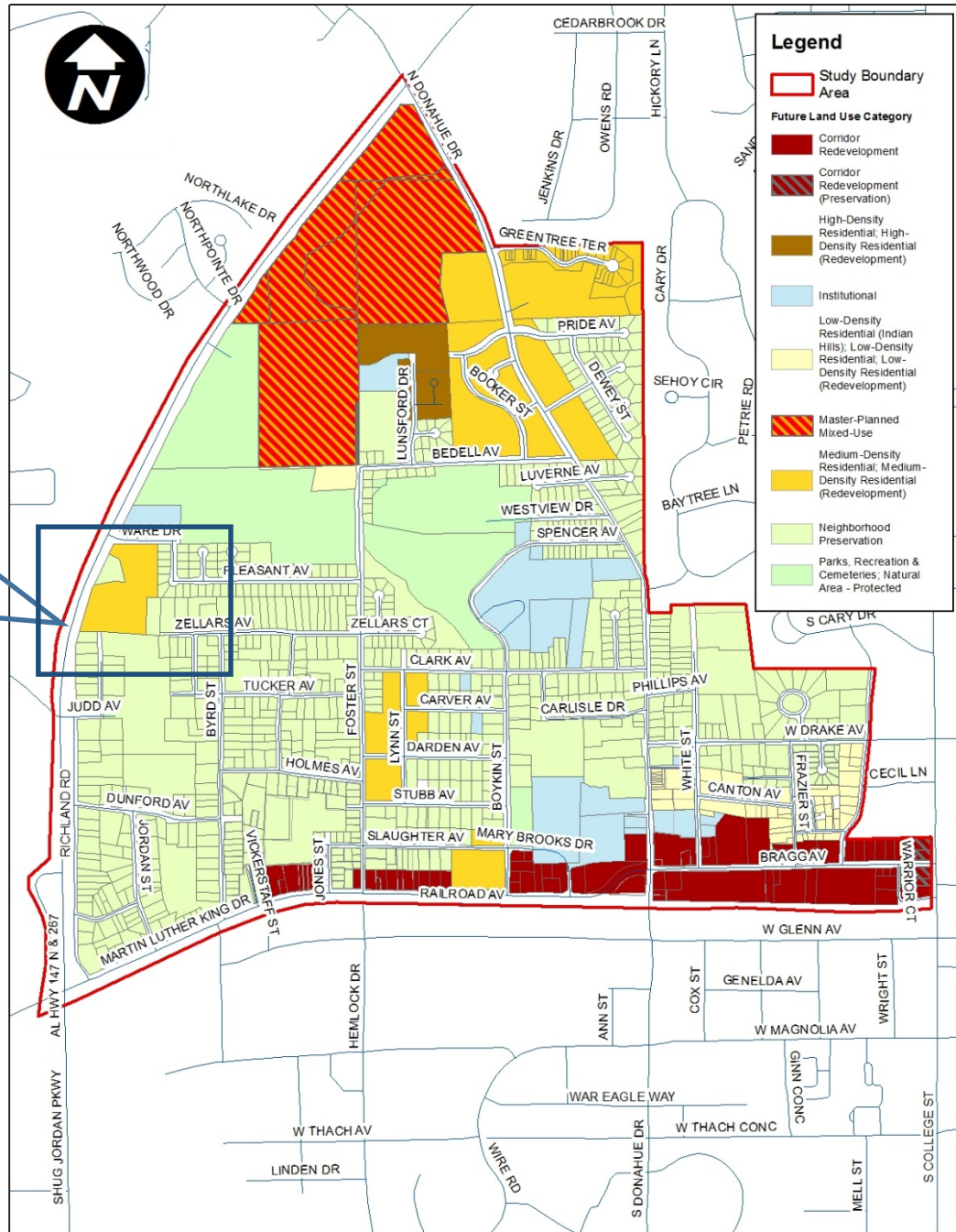
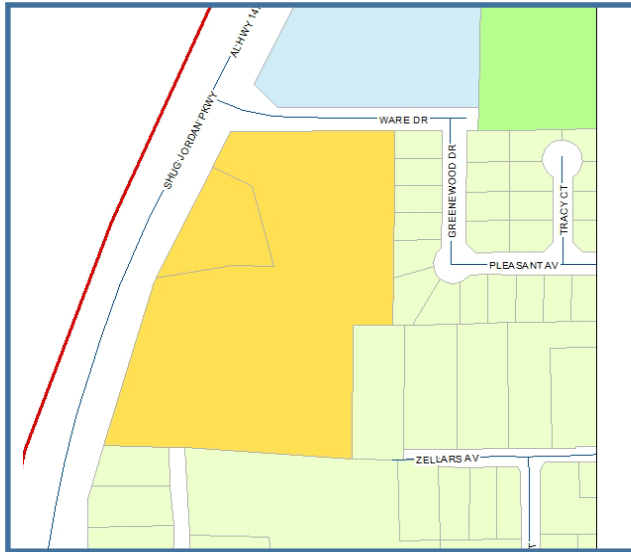
## Four (4) Areas Of Proposed Change

- *Shepherd's Cove*
- *MLK | Foster Intersection*
- *Canton Avenue | Frazier Street*
- *Bragg Avenue | Sanders Street*



# PROPOSED FUTURE LAND USE

## From Neighborhood Preservation To Medium-Density Residential

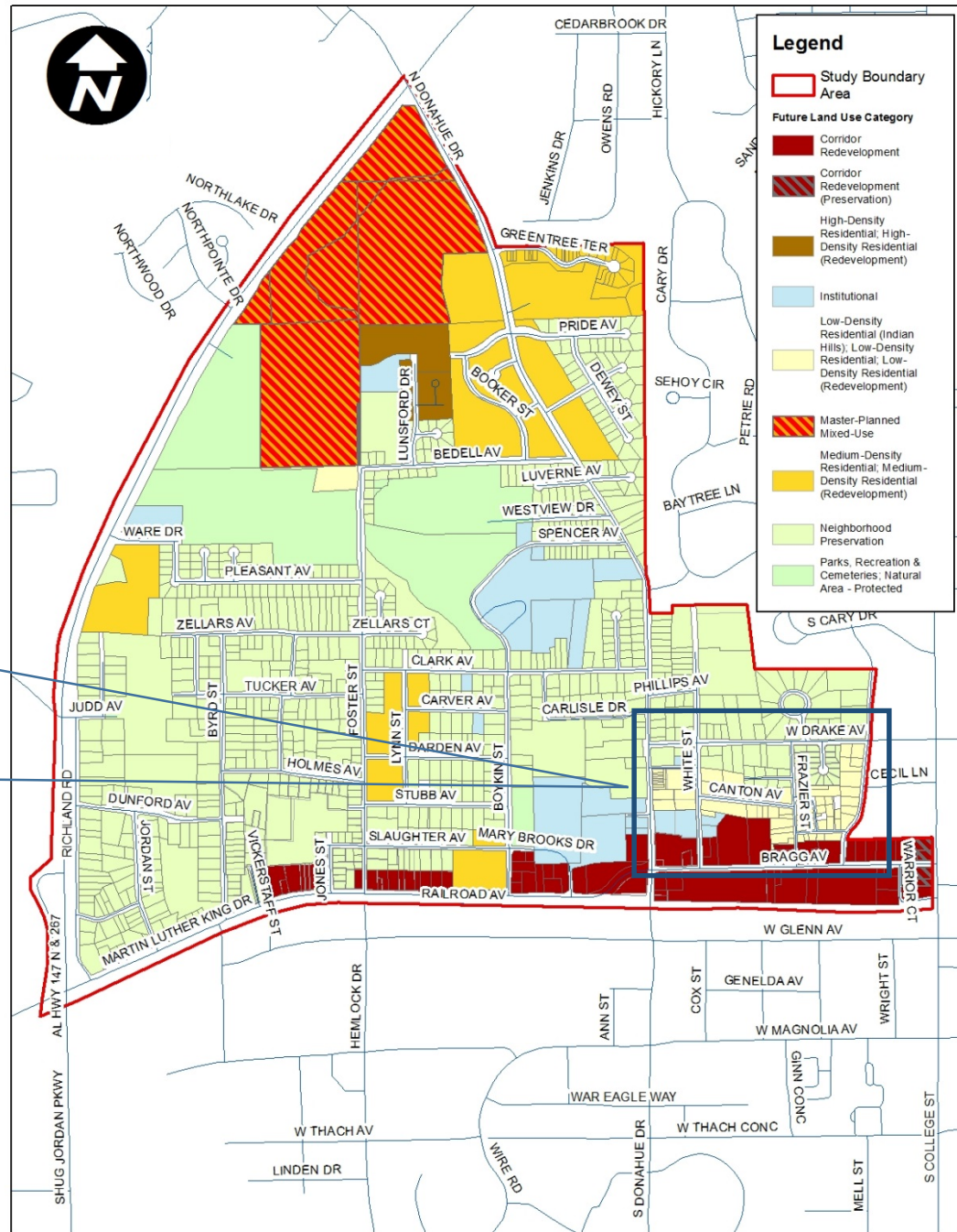
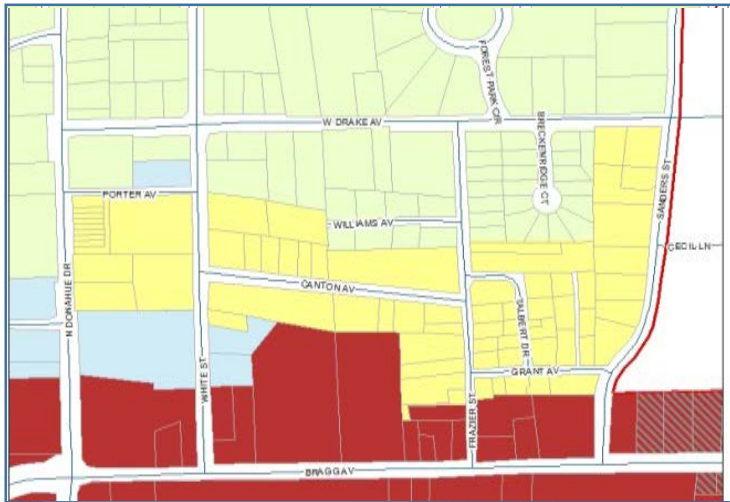


- The purpose of change is to align the future land use with the surrounding land use classification.



# PROPOSED FUTURE LAND USE

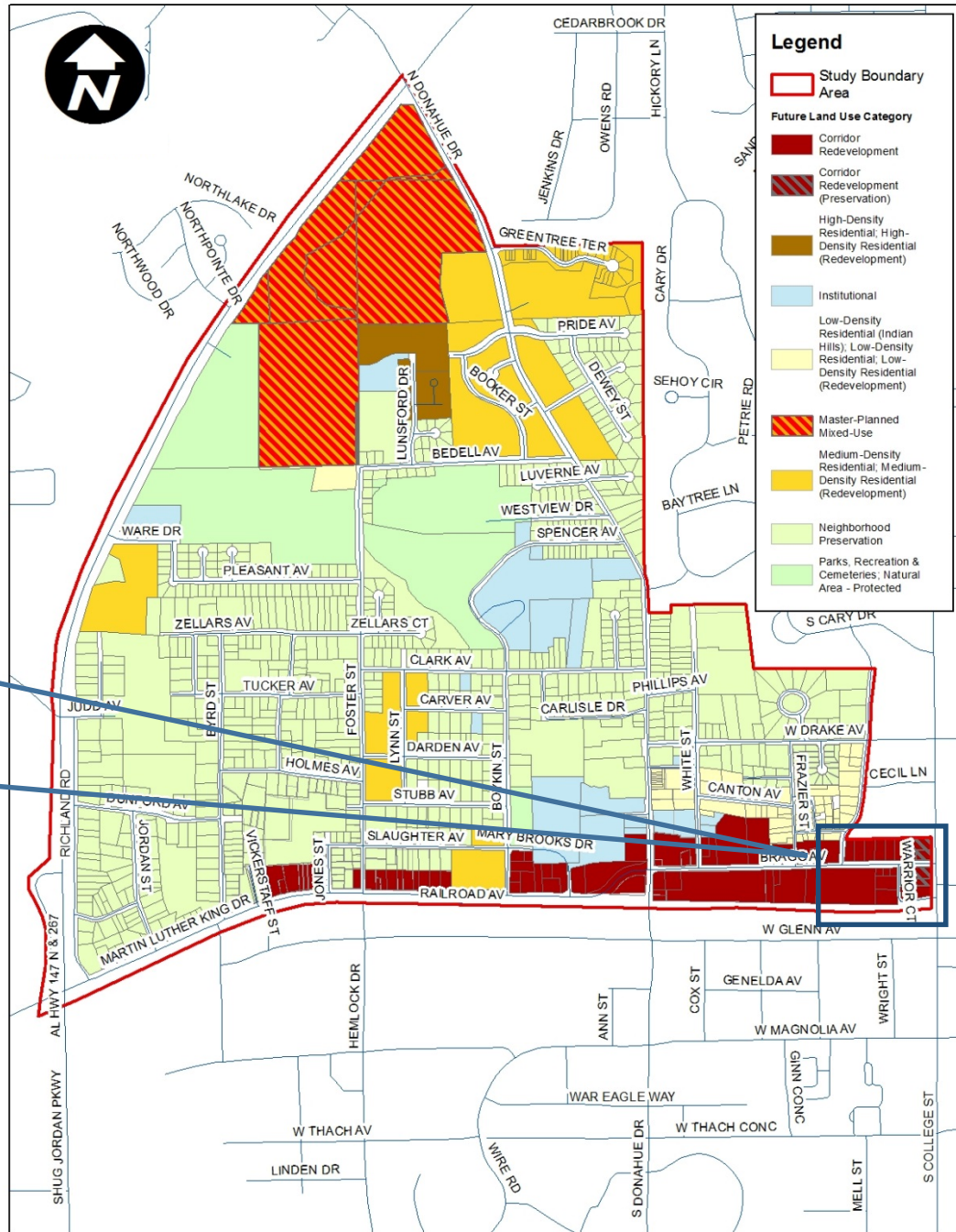
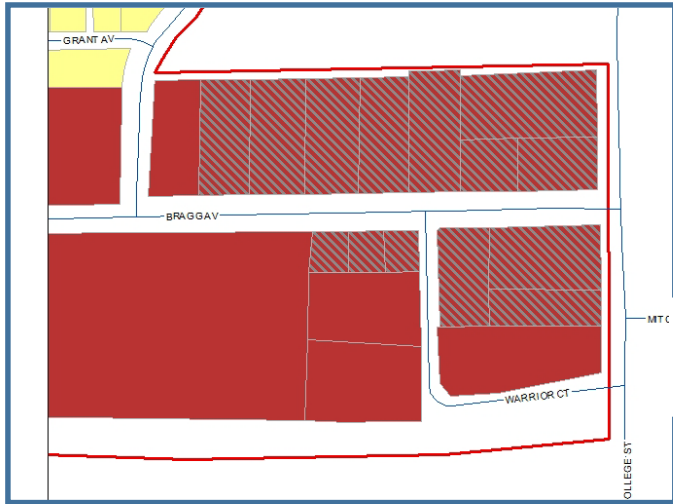
From Low-Density Residential (Redevelopment) to Low/Medium-Density Residential (Redevelopment)



- The purpose of the change is to allow greater variety of housing types. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.

# PROPOSED FUTURE LAND USE

## From Corridor Redevelopment to Corridor Redevelopment (Preservation)

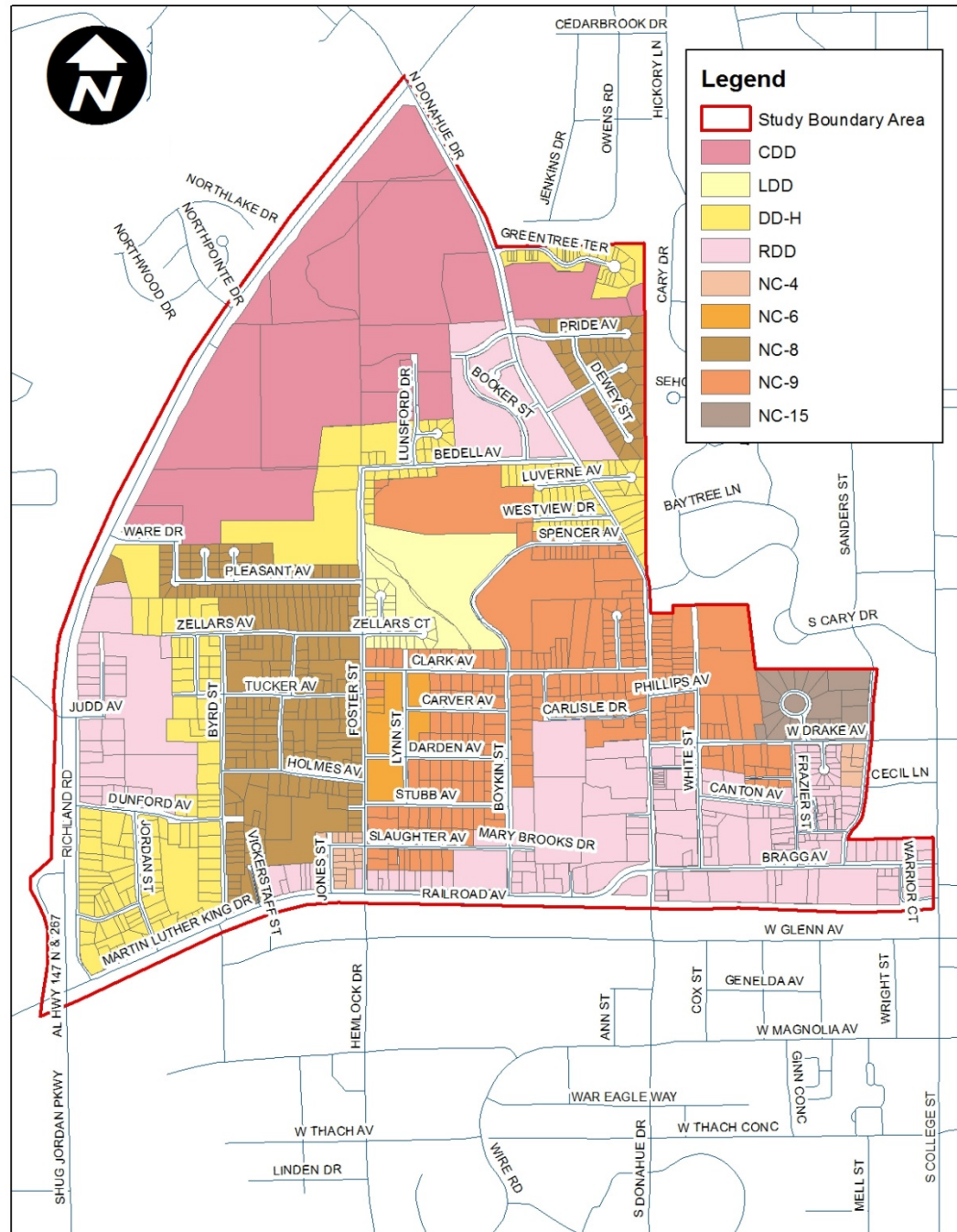


- The purpose of the change is to encourage redevelopment but reuse and protect existing historic structures.



# CURRENT ZONING

- *Nine (9) Zoning Districts*
- *RDD is 23% of the study area*
- *NC combined is 36%*
- *CDD is 22%*

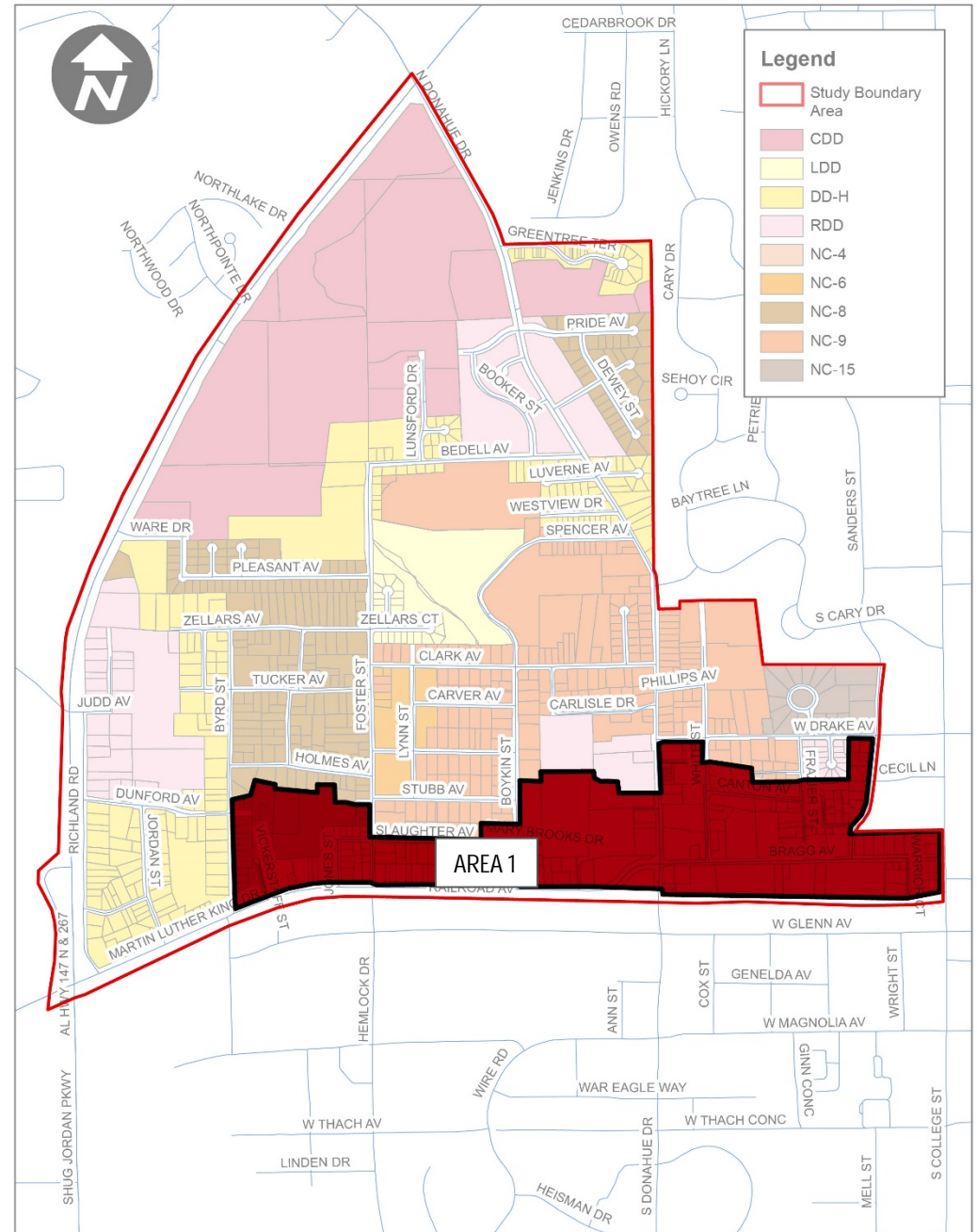


# AREA 1

MLK | Bragg Ave

- **Largely RDD.**
- **Includes Existing Commercial Uses.**
- **Mixed-Use components**
- **Variety of housing types**

**\*\*\*Keep in mind that RDD allows up to 5 unrelated individuals.**



# AREA 1

## Current Permitted Uses

### **Residential**

- *Single-family detached*

### **Commercial and Entertainment**

- *Dry Cleaners*
- *Professional Studios*
- *Veterinary office | Kennel*

### **Office**

- *All Professional Offices*

### **Institutional**

- *None*

### **Road Service**

- *None*

## Current Conditional Uses

### **Residential**

- *Town House*
- *Twin House*
- *Duplex*
- *Cottage*
- *Multiple Family (Non-student Apartments)*

### **Commercial and Entertainment**

- *Banks*
- *Barbershop | Beauty Shop*
- *Clothing Store*
- *Florist*
- *Grocery Store*
- *Lounge*
- *Package Store*
- *Restaurant*

### **Institutional**

- *Church*

### **Road Service**

- *Fast Food w/ Drive thru*
- *Auto Dealership*



## AREA 2

### Current Permitted Uses

#### **Residential**

- *Single-family detached*

#### **Commercial and Entertainment**

- *None*

#### **Office**

- *None*

#### **Institutional**

- *Cemetery*

### Current Conditional Uses

#### **Residential**

- *None*

#### **Commercial and Entertainment**

- *None*

#### **Institutional**

- *Church*
- *Day Care Home*
- *Private School*

# PROPOSED ZONING

## WHY CHANGES ARE BEING RECOMMENDED:

### ***Target Development/Redevelopment***

- ***Encourage retail and commercial uses along the corridors***
- ***Encourage new neighborhood-scale residential development***

### ***Improve the Streetscape and Pedestrian Environment***

### ***Create a Consistent Corridor Aesthetic***

### ***Encourage Redevelopment and Increased Mixed-use Development within the Corridor***

- ***Modify/new zoning districts***

# MEETING AGENDA:

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# STAFF UPDATES

## WORK SCHEDULED FOR 2017:

### PLANNING

- *Future Land-Use: Text and Map Amendments*
- *Zoning: Text and Map Amendments*
- *Streetscape Plan*

### PARKS AND RECREATION

- *Begin renovations of Boykin Center.*
- *Americans Disability Act (ADA) sidewalk improvement at Martin Luther King Park and renovation of the restrooms*
- *ADA Work at Sam Harris Park*
- *As part of the Master Plan project, existing parks are being evaluated and possible changes will be proposed. The master plan will be finished in late spring.*

### PUBLIC WORKS

- *Lighting study is underway.*
- *Street Rating Plan has been completed, Results soon to follow.*
- *Acquiring additional R.O.W. for widening of Donahue Drive.*

### CODES

- *Assessing properties for property maintenance violations (weed abatement and building structures)*



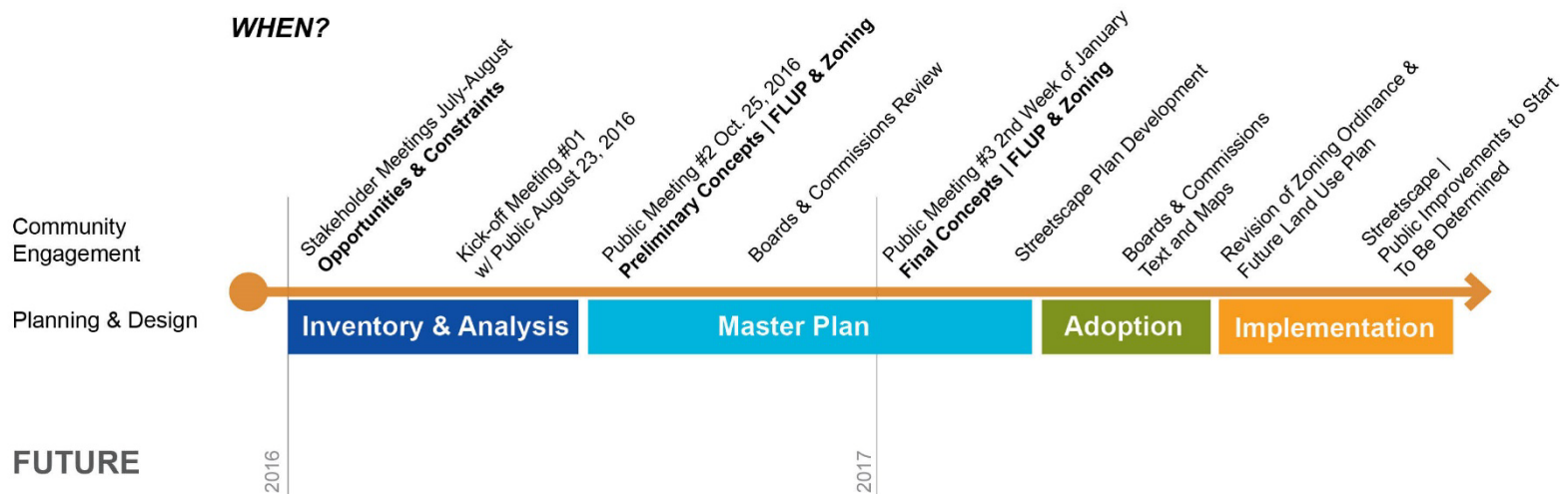
# STAFF UPDATES

## KEY STAKEHOLDERS

	INFORM	INVOLVE	CONSULT	COLLABORATE	EMPOWER
<b>WHO?</b>	General Public	Key Stakeholder Groups + Public	Interested Public	Implementers	Decision-makers
<b>WHAT?</b>	Provide & Present Information, aid in understanding	Involved in outcome	Collect input	Partner on the outcome	Inform final decisions
<b>HOW?</b>	<ul style="list-style-type: none"> <li>Press Releas</li> <li>TV Interview</li> <li>Presentation - shared at public meeting</li> <li>Website (1)</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholder Groups (5) - July-Aug 2016</li> <li>Public Meeting (1) - Aug. 23</li> <li>Public Meeting (2) - Oct. 25</li> <li>Public Meeting (3) - January</li> </ul>	<ul style="list-style-type: none"> <li>Public comment</li> <li>Public Meetings</li> <li>Phone, voice, text</li> <li>Email from consulting team</li> </ul>	Advisory Committes - City Council - Boards/Commisions	Public hearings

## TIMELINE: MASTER PLAN UPDATE

### WHEN?



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# NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE

QUESTIONS?

[www.auburnalabama.org/northwestauburn](http://www.auburnalabama.org/northwestauburn)



City of Auburn

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# ASSESSMENT EXERCISES

## SURVEY:

- *Please ask for a survey if you did not receive it when entering the meeting room.*

## WORKSHOP AGENDA

NW AUBURN NEIGHBORHOOD PLAN PUBLIC MEETING #2  
AUBURN, ALABAMA  
October 25, 2016

CITY OF AUBURN  
Planning Department

Did you attend the neighborhood kick-off presentation (August 23, 2016)?

Yes                      No

Do you live within the study area?

Yes                      No

What types of commercial uses would you like to see within the study area? Circle all that apply:

Banks	Restaurant	Other: _____
Barbershop   Beauty Shop	Fast Food w/ Drive thru	
Clothing Store	Professional Office	
Florist	Dry Cleaners	
Grocery Store	Professional Studios	
Lounge	Veterinary office   Kennel	

Healthy neighborhoods consist of a variety of housing types. Circle the types of housing that you feel are most appropriate in Northwest Auburn:

Duplexes  
Single-family Detached  
Townhomes  
Cottage Houses  
Modular Homes  
Apartments (non-student)  
Other: \_\_\_\_\_

Would you be interested in the establishment of a neighborhood watch program?

Please write down any additional comments that you may have (continue on back if needed).

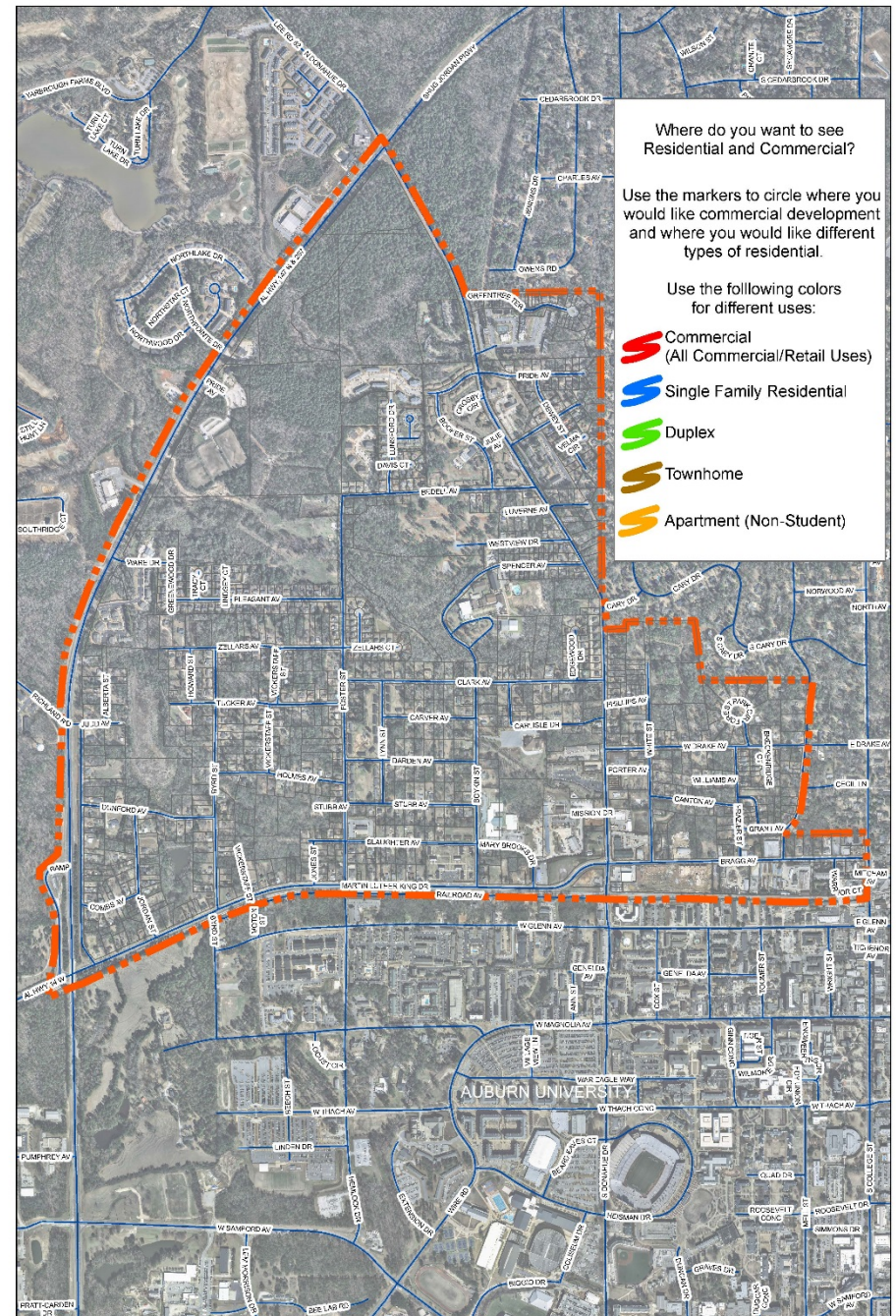
Thank you for your help and ideas.  
Please leave these on the table you are working on.

# ASSESSMENT EXERCISES

## HANDS-ON MAPPING:

- *Directions on table.*
- *Moderator will assist you.*

**\*\*\*One table will ask specific questions as it relates to Parks and Recreation.**



NORTHWEST AUBURN NEIGHBORHOOD PLAN

