CompPlan 2030
THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Planning Commission Work Session #1

May 4, 2010

Meeting Agenda

- Review of Vision Statements

- Issues & Needs Assessments

- Future Land Use Plan
  - Optimal 2030 corporate boundary

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

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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.

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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.

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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.

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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.

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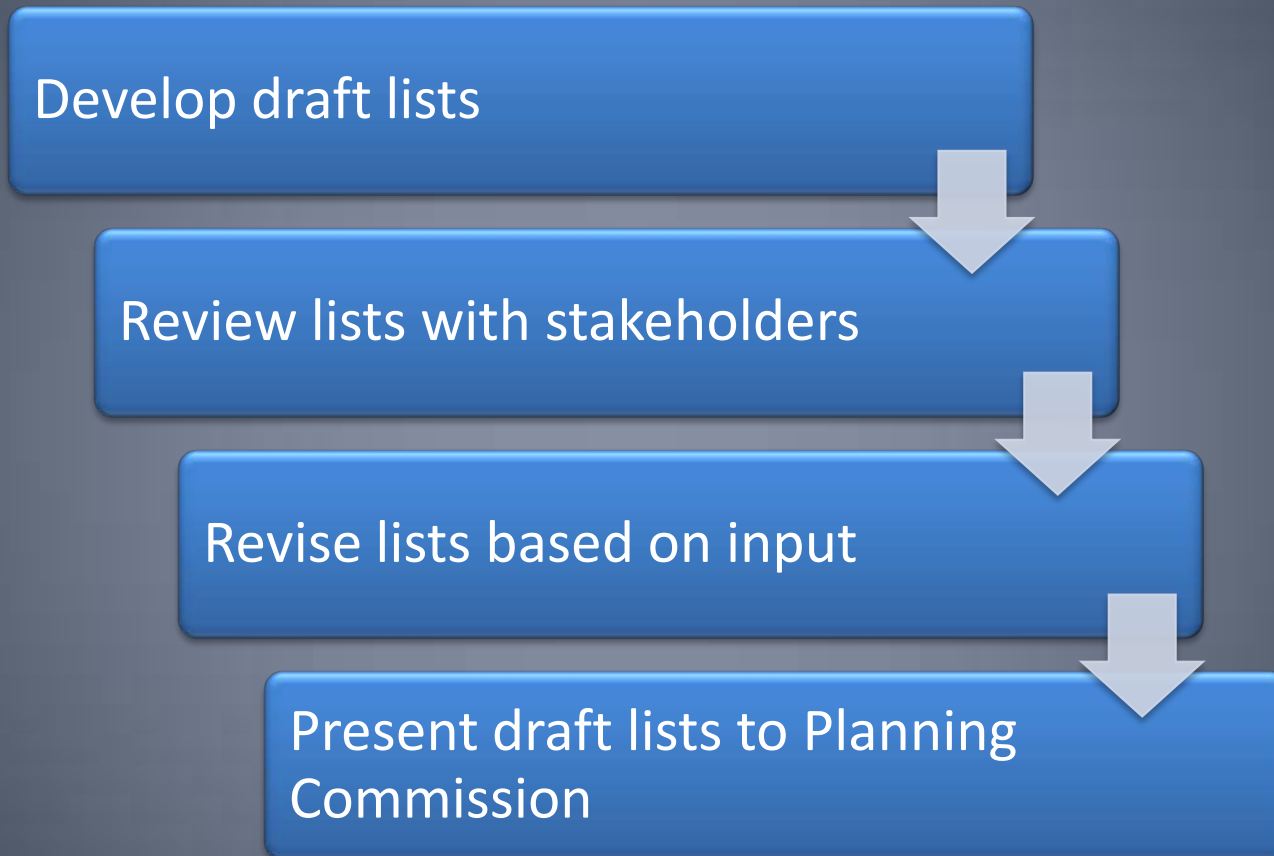THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

How the vision statements will be used

- Vision statements will act as top-level guiding principles for the plan

- Statements may be thought of as a "constitution" for the plan; no recommendation should contradict the vision statements

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Issues & Needs Process

Develop draft lists

Review lists with stakeholders

Revise lists based on input

Present draft lists to Planning Commission

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Example of an issues & needs list

- Transportation
  - Projected levels of service on many streets are projected to be at failure levels by the year 2030 (LRTP 2035)
  - Citizens have expressed a desire to have fixed-route transit service available throughout the City
  - Increased housing density will increase the need for alternate forms of transportation
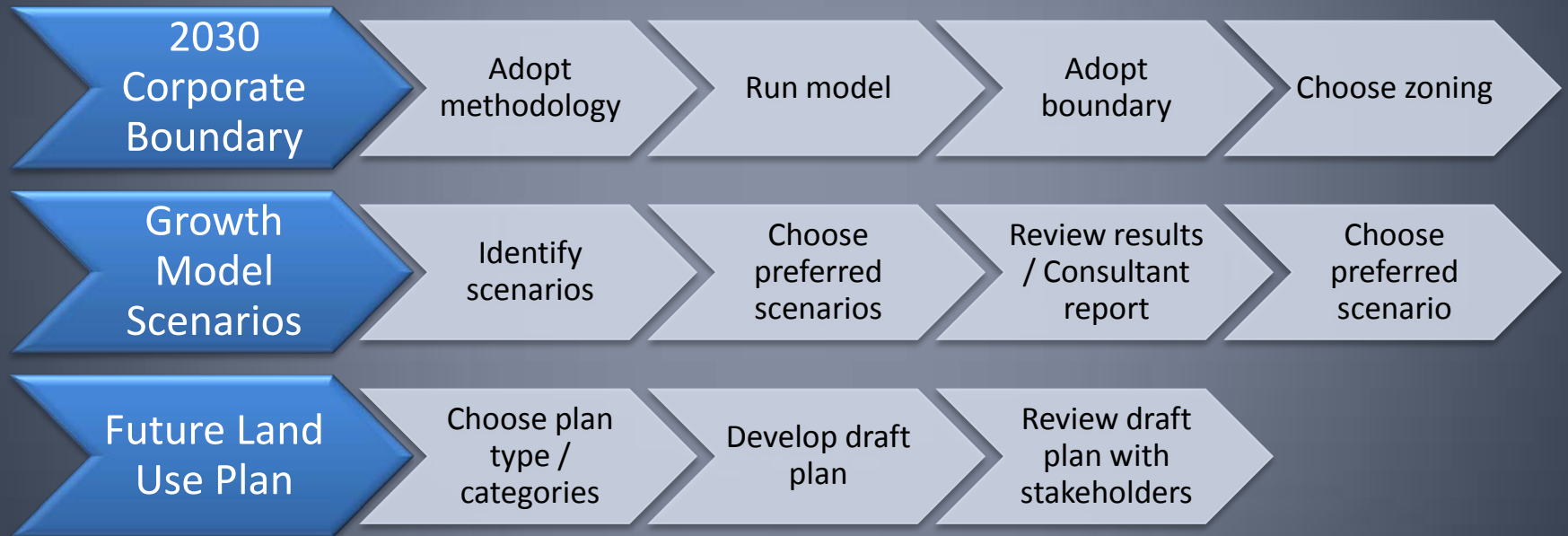
Develop draft lists

- Planning staff use existing resources to develop draft lists
  - Existing conditions data
  - Public input
  - Issues & needs surveys
  - Reference documents
  - Vision statements

Review lists with stakeholders

- Meet formally with internal and major stakeholders

- Send issues & needs lists to stakeholder organizations for comment

- Incorporate recommended changes and review with Planning Commission

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Future land use plan methodology

2030 Corporate Boundary → Adopt methodology → Run model → Adopt boundary → Choose zoning

Growth Model Scenarios → Identify scenarios → Choose preferred scenarios → Review results / Consultant report → Choose preferred scenario

Future Land Use Plan → Choose plan type / categories → Develop draft plan → Review draft plan with stakeholders

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Future land use plan methodology

- 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 city limits and zoning
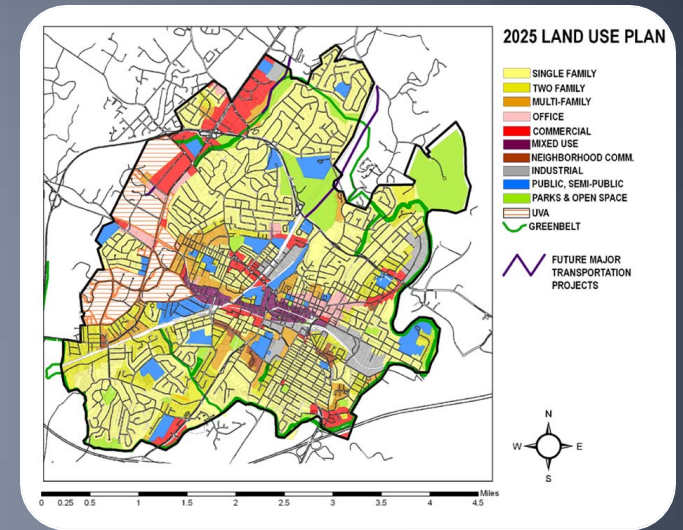
Future land use plan methodology

- 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

AIGM
The Auburn Interactive Growth Model

Determining the 2030 optimal corporate boundary

- 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

- Choosing the optimal 2030 corporate boundary is the first step in developing the land use plan

AIGM
The Auburn Interactive Growth Model
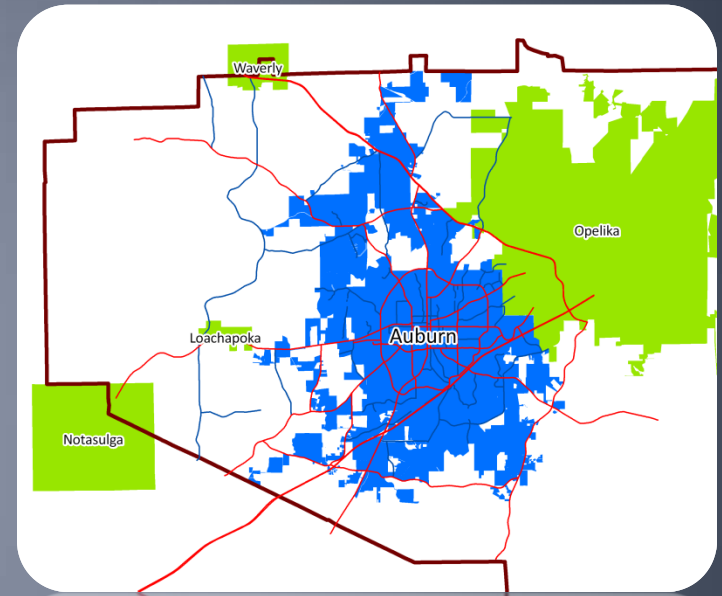
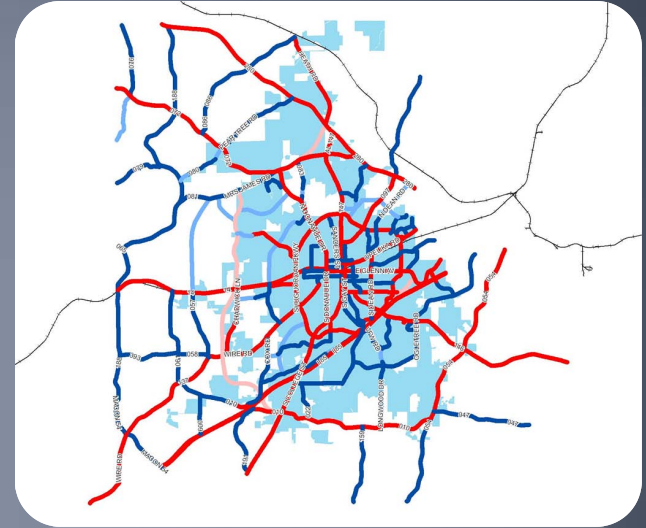# 2030 optimal corporate boundary methodology

- Develop list of inputs
- Determine how to measure inputs
- Rank inputs
- Run model
- Review model output
- Adopt 2030 optimal boundary
- Choose zoning

2030 optimal corporate boundary methodology: Develop list of inputs

% of vacant lots	Fire protection	Police coverage	Topography
Annexation plan	Flood zones	Road network capacity	University property
County master plan	Growth boundary	City school capacity	Utility availability (City)
Current and future road network	Loachapoka city limits	County school capacity	Utility availability (Rural water authority)
Current land use	Opelika city limits	Sensitive areas	
Enclaves	Opelika growth area	Sewer basins	

2030 optimal corporate boundary methodology: Input measurement

- How should each input be represented and ranked geographically?

- Example: Road network
  - Parcels with access to an arterial or collector may be ranked higher than those with access to only a local street
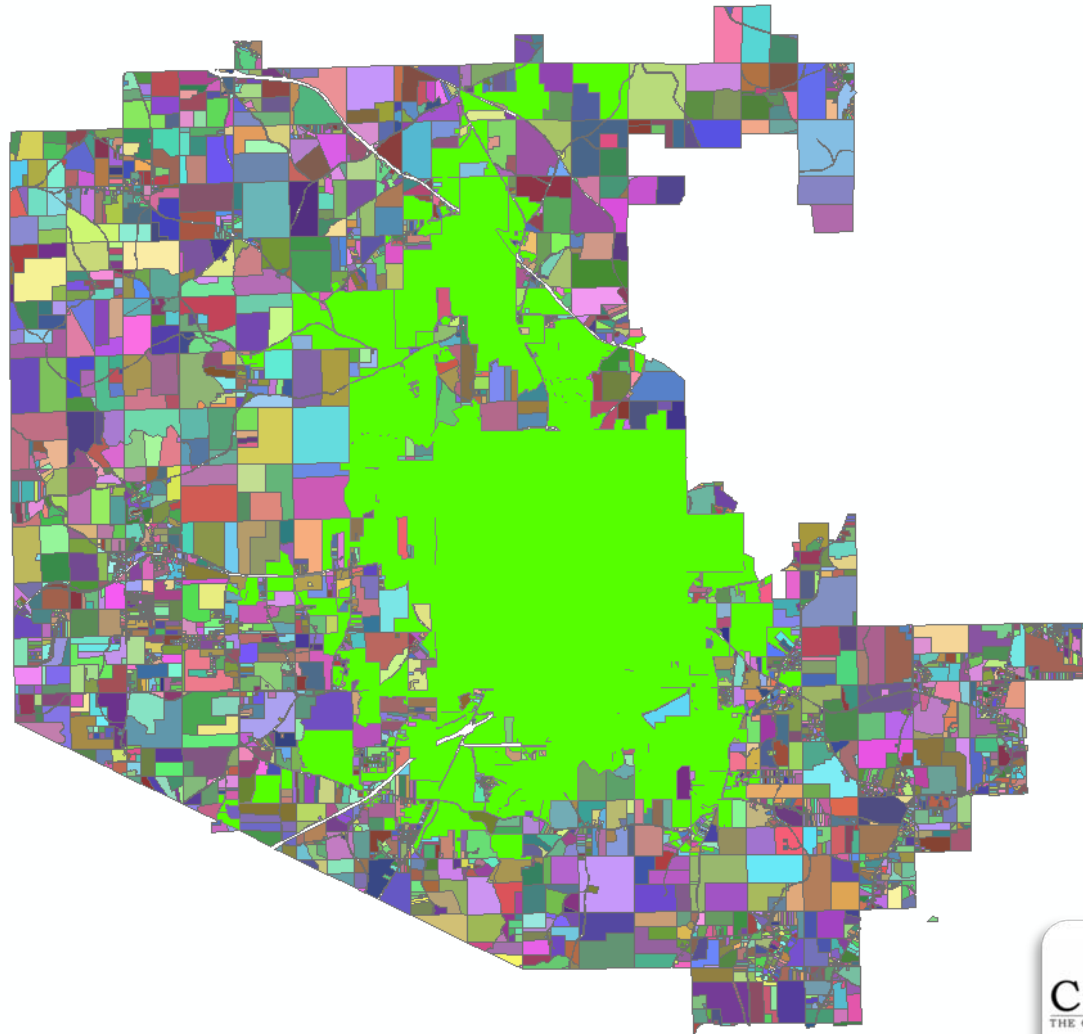
2030 optimal corporate boundary methodology: Rank inputs

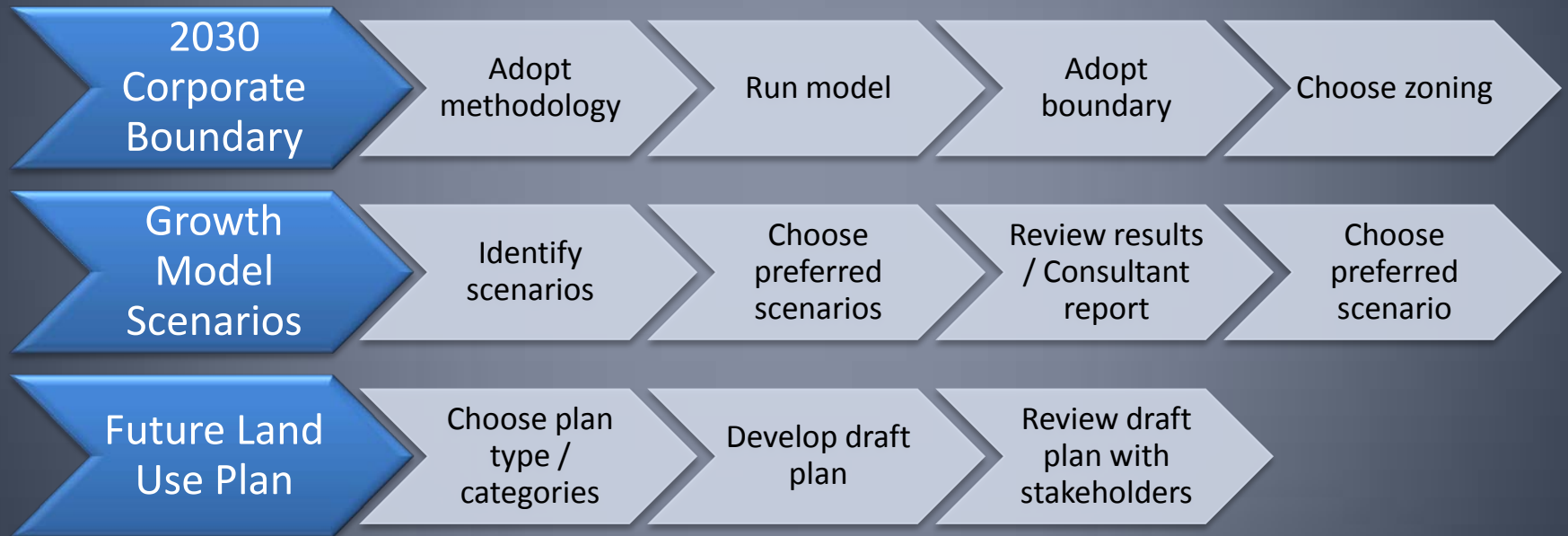| Input	Parcel	Slope	City Limits	City Owned	University	Landuse	Zoning	Street	Unctr Inter	Railroad	Hydrant	Water Main	Sewer	Growth Model	Weights
Parcel															0.02
Slope	3.00														0.02
City Limits	3.00	4.00													0.03
City Owned	2.00	3.00	4.00												0.03
University	5.00	1.00	4.00	3.00											0.04
Landuse	1.00	2.00	0.50	0.33	0.50										0.03
Zoning	3.00	4.00	5.00	7.00	9.00	2.00									0.06
Street	2.00	4.00	5.00	7.00	4.00	3.00	6.00								0.07
Unctr Inter	2.00	4.00	8.00	4.00	4.00	3.00	2.00	4.00							0.08
Railroad	2.00	4.00	8.00	7.00	4.00	1.00	6.00	3.00	4.00						0.09
Hydrant	2.00	4.00	8.00	7.00	4.00	3.00	3.00	2.00	2.00	6.00					0.10
Water Main	2.00	4.00	8.00	7.00	4.00	1.00	6.00	1.00	3.00	3.00	1.00				0.09
Sewer	2.00	4.00	8.00	7.00	4.00	1.00	6.00	5.00	1.00	1.00	7.00	5.00			0.14
Growth Model	6.00	7.00	5.00	6.00	6.00	4.00	7.00	5.00	4.00	5.00	3.00	4.00	4.00		0.20

2030 optimal corporate boundary methodology: Run model and review output

2030 optimal corporate boundary methodology: Adopt boundary and zoning

- Once the output is complete, the parcel-level data will be used to help determine the optimal 2030 boundary

- After the boundary is adopted, potential zoning for the newly-annexed areas must be chosen. All land in the growth model must be assigned growth potential.

Future land use plan methodology

2030 Corporate Boundary	Adopt methodology	Run model	Adopt boundary	Choose zoning
Growth Model Scenarios	Identify scenarios	Choose preferred scenarios	Review results / Consultant report	Choose preferred scenario
Future Land Use Plan	Choose plan type / categories	Develop draft plan	Review draft plan with stakeholders	

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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

AIGM
The Auburn Interactive Growth Model

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

AIGM
The Auburn Interactive Growth Model

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

AIGM
The Auburn Interactive Growth Model

Next steps

- 2030 optimal boundary development
- Development of issues/needs lists
- Work/testing of alternate land use scenarios

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Questions?

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