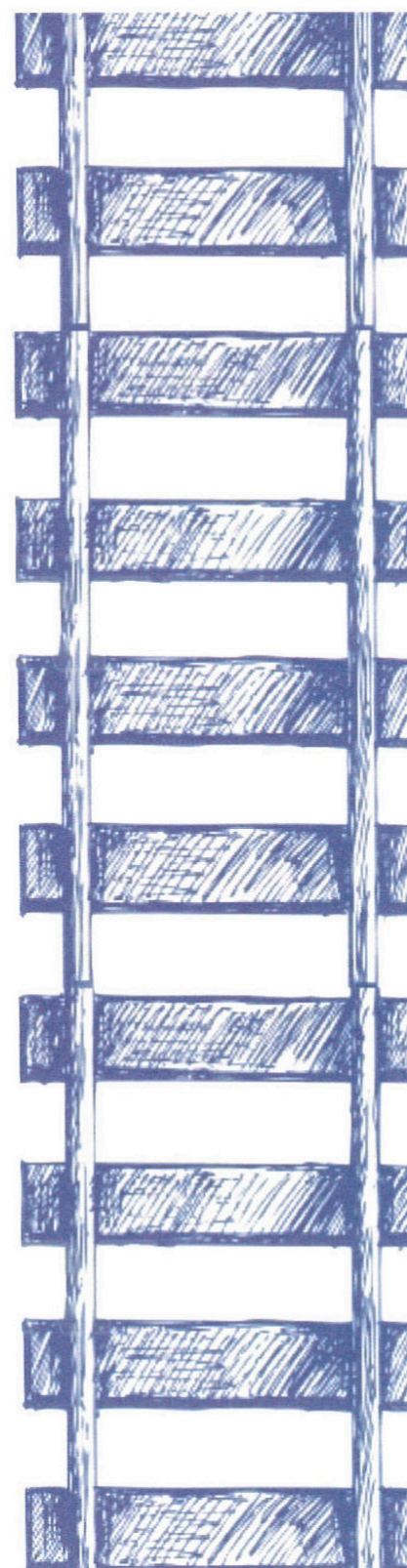


Carver-Jeter Plan

a master plan for the Carver and Jeter areas of Opelika

UPDATE MARCH 2021

October 2014



Department Legend:

- AA - Opelika Arts Association
(Arts Association of East Alabama)
- CD - Opelika Community Development Office
- GP - Greater Peace Baptist Church
- HS - Opelika Historic Preservation Society
- LB - Lewis Cooper Jr. Memorial Library
- PL - Opelika Planning Department
- PW/CE - Opelika Public Works & Opelika
Engineering Department
- PD - Opelika Police Department
- PR - Opelika Parks and Recreation
- PS - Private Sector

Carver-Jeter Plan
Update - March 2021

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Form task force to design neighborhood banners & flags	# 1	None	AA, CD	This has not been initiated. The banners have not been a priority for community members or the City.
Form task force to create street art designs & concepts	# 2	None	AA, CD	This goal has been accomplished with new street art installed in multiple locations.
Implement task force recommendations for street art	# 2	\$10,000/intersection	AA, PW/CE	This goal has been accomplished with new street art installed in multiple locations. Due to concerns by neighbors, many of these installations have been removed.
Form task force to plan historic Darden High School trail	# 4	None	CD, HS, PW/CE	The Opelika Community Development Office has researched the process to create the historic Darden High School trail. To date, we have not been able to identify task force of leaders to spearhead this project.
Form task force to determine list of historic figures	# 5	None	CD, HS	The task force for the the Darden High School trail would also likely be suited to determine who key historic figures are. Again, staff has done some initial work, but this should be a community led task force.
Create dream catcher opportunities throughout the community	# 7	\$1,000	AA, CD	Not Completed. After negative community reaction to other community art projects were paused.
Form task force to spur re-investment into single-family homes in the community	# 8	None	CD, PS	Not initiated. Staff has worked with developers and home owners to improve and renovate properties within the area, but a task force has not been created.
Analyze emergency responses caused by mobile home parks	# 9	None	PD	This data has not been analyzed yet.

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Form task force to establish new community business incubator	# 10	None	CD, PS	A task force has not been created for a new business incubator. The city is examining ways to partner with others to help launch businesses.
Form task force to establish new bikeshop	# 11	None	GP	A bicycle shop was opened in Downtown Opelika, within the plan area. A repair program could still be created by Greater Peace or through connections with the Opelika Bicycle Committee.
Finalize plans for implementation of the new bike-pedestrian path	# 12	\$15,000	PL, PW/CE	The initial bike route from Pepperell Village to Opelika High School has been constructed. A city wide Bicycle and Pedestrian Plan is in the final draft review.
Form task force to establish new urban farm	# 18	None	CD	O Grows created a community garden and a program to teach horticulture skills within the community.
Create an outdoor reading room at the public library	# 19	\$15,000	LB	The Opelika Library has a new location centralized in the Carver-Jeter area. The new building scheduled to open by October 2021 will have multiple outdoor areas accessible to citizens.
Install murals underneath the 10th St bridge	# 20	\$10,000	AA, PW/CE	A mural ordinance allowing new murals has been approved by the Opelika City Council. A design or concept has not been approved.
Implement new zoning ordinance changes	# 23	None	PL	The proposed regulations would create more consistent architecture throughout the neighborhoods. These requirements may also slightly increase the cost of development and maintenance.

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Conduct a Tax Increment Financing district feasibility analysis	#24	TBD	CD, PL	The City has decided to fund most improvements in this area directly through the general fund or transportation and CDBG grants.
Create neighborhood banners (for placement on street lights)	# 1	\$250 per banner	PW/CE	Decorative street lights have not been installed to hang new banners on.
Create neighborhood flags (for placement in front of houses & businesses)	# 1	\$10 per flag	CD	This task force has not been created. The flags were not considered a priority item.
Install street sign toppers on designated thoroughfares	# 1	\$40 per topper	PW/CE	Street sign toppers were not considered a priority item.
Repair broken & dilapidated sidewalks on designated thoroughfares	# 1	\$6.50 per linear foot	PW/CE	The City has repaired and installed sidewalks throughout the plan area. Approximately 60 % of all ADA improvements have occurred within the plan area.
Install 6th St/Ave A, 10th St/Ave B & MLK/Auburn traffic circles	# 3	\$75,000 per circle	PW/CE	The traffic circle at MLK and Auburn was installed. Any changes on 6th Street should be part of a larger review. There may not be enough space at 10th Street.
Create historic Darden High School trail	# 4	\$50,000	HS, PW/CE	Task force to create the trail has not been formed. Staff is looking for community members to lead the task force.
Adopt new Carver and Jeter historic zoning districts	# 6	None	PL	Staff has reviewed some of the areas for a potential historic district in the Jeter area with the State Historic Commission. Prior to the creation of a district, additional community support is needed and an in depth survey is needed of the proposed districts.

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Adopt new updates to the mobile home park ordinance	# 9	None	PL	Staff has researched this item and prepared updates. The proposed rental registration ordinance may alleviate many of the issues with substandard housing.
Launch new business incubator	# 10	TBD	PS	The city is examining ways to partner with others to help launch businesses.
Launch new bikeshop	# 11	TBD	GP	Bikeshop opened in downtown Opelika. This program may work better as a partnership with Opelika Bicycle Committee and other interested groups.
Install new bike-pedestrian path from Pepperell Village to South Railroad Ave	# 12	\$350,000	PW/CE	This has been completed.
Finalize plan to acquire Lee County property at Magazine Ave	# 14	None	CD, PL	Not initiated
Finalize development team/funding for Carver area Housing Authority redevelopment	# 15	None	CD, PL	Opelika Housing Authority asked the proposed changes be removed from consideration.
Finalize development team/funding for Jeter area Housing Authority redevelopment	# 16	None	CD, PL	Opelika Housing Authority asked the proposed changes be removed from consideration.
Finalize development team/funding for South Railroad redevelopment	# 17	None	CD, PL	Property owner was not interested in this part of the plan in previous discussions.

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Create new urban farm	# 18	TBD	CD	O Grows created a community garden and a program to teach horticulture skills within the community.
Finalize development team/funding for downtown townhomes	# 19, 20, 21, 22	None	PS	The Planning Department has concerns with the recommendations for townhouses within core of downtown. While townhouses could beautify the eastern side of Courthouse Square, it also privatizes public parking spaces.
Build/relocate historical structures for new Ave A offices	# 19	TBD	CD, HS	The City of Opelika has no immediate plans or need for additional office space at City Hall or Avenue A.
Create new parking spaces to replace the current downtown square parking area	# 20	TBD	PW/CE	New parking would only be necessary if the City pursued creating additional townhouses in the downtown area or Courthouse Square.
Redesign Geneva St at 1st Baptist Church to become a pedestrian way/textured drive	# 22	\$15 per linear foot	FB	No longer necessary due to private ownership of monument
Creation of new Tax Increment Financing district	#24	None	CD, PL	The City has not felt the need to create a TIF district to finance improvements.
Install decorative street lights on designated thoroughfares	# 1	\$700 per light	PW/CE	Additional lighting has been added to some of the thoroughfares although it is not decorative.
Install 1st phase of plaques to honor local significant figures	# 5	\$400 per plaque	HS, PW/CE	Need to form task force first to determine the historic figures to be recognized.
Install new bike-pedestrian path from South Railroad Ave to Opelika High School	# 12	\$250,000	PW/CE	This task has been completed.

PROJECT MASTER PLAN	Rec	Cost	Department	Status
Create a new commercial node at MLK & Magnolia	# 13	TBD	PL, PS	Discussed this concept with the owner of one property and they were interested in the concept. Another property was re-developed as a convenience store and small commercial space.
Implement plan for Magazine Ave redevelopment	# 14	TBD	PL, PS	This would require consent from Lee County to redevelop their property.
Implement plan for Carver area Housing Authority redevelopment	# 15	TBD	PL, PS	Opelika Housing Authority asked the proposed changes be removed from consideration.
Implement plan for Jeter Housing Authority redevelopment	# 16	TBD	PL, PS	Opelika Housing Authority asked the proposed changes be removed from consideration.
Implement plan for South Railroad redevelopment	# 17	TBD	PL, PS	Property owner not interested in the proposed plan at last discussion.
Create new civic/govt building at corner of 7th St/Ave B	# 19, 20, 21, 22	TBD	PL, PS	Fire station was constructed in this location.
Implement development plan for downtown townhomes	# 19, 20, 21, 22	TBD	PL, PS	Planning does not feel this goal serves the best interests of the City.
Create new/expanded downtown square	# 20	\$300,000	PW/CE, PR	This change is predicated on adding townhomes over existing parking and then expanding the square on Lee County's parking lot. Planning does not support the new townhomes.
Implement plan for limited downtown commercial redevelopment	# 21	TBD	PL, PS	The City has discussed this plan with one of the property owners and continues to work towards parts of this goal. Ultimately, First Baptist Church would have to consent to the redevelopment of this property.
Convert triangle at Ave C/Geneva to plaza & eatery	# 22	\$100,000	PL, PR, PS	Planning Department has discussed this concept with the property owner. They were not in favor of this use at the time.