



Comprehensive Plan 2020

COMPREHENSIVE PLAN
City of Opelika

Prepared for
The Opelika City Council
with the advice and counsel of the Opelika Planning Commission
and the Comprehensive Plan Review Subcommittee

By the
Opelika Planning Department

2009

Opelika City Council

Eddie Smith, President
Patricia Jones, President Pro Tem
Larry Gray
Joey Motley
William Lazenby

Mayor

Gary Fuller

City Administrator

John Seymour

Opelika Planning Commission

Keith Pridgen, Chairman
Lewis Cherry, Vice-Chairman
Lucinda Cannon
Alfred Cook
Mayor Gary Fuller
Michael Hilyer
William Lazenby
Jesse Seroyer Jr.
William Whatley

Comprehensive Plan Review Committee

Keith Pridgen, Chairman
Alexander Bell
Alfred Cook
Tommy Cummings
Carlton Hunley
Arturo Menefee
John Rice
David Scott
Jacquetta Ward
Jimmy Wright

Table of Contents

Comprehensive Plan 2020	i
I. Executive Summary	1-4
II. Introduction	5
III. Planning	6-22
(Gerald Kelley, Martin Ogren, Luis Gallarado-Rivera, & Rachel Dennis)	
IV. Economic Development	22-31
(Alfred Cook & Lori Huguley)	
V. Engineering	31-43
(Walter Dorsey)	
VI. Opelika Light & Power	43-46
(Derek Lee & Brian Kriel)	
VII. Parks and Recreation	46-50
(Bill Harrison)	
VIII. Police Protection	50-53
(Tommy Mangum)	
IX. Fire Department	53-55
(Terry Adkins)	
X. Opelika Utilities	55-60
(Dan Hilyer & Alan Lee)	
XI. Education	60
(Mark Neighbors)	
XII. Health Care	61-65
(John Atkinson)	
XIII. Airport	65-67
(Bill Hutto)	
XIV. Appendix:	67
1. Celebrate Alabama	
2. Downtown Study	
3. Economic Development Study	

I. Executive Summary

During the months of March, April, May and June in 2009 the subcommittee of the 2020 Opelika Comprehensive Plan met weekly to hear from directors and staff of several different city departments and Opelika Utilities, Opelika City Schools, Auburn/Opelika Airport Authority, and East Alabama Medical Center to review their input into the 2020 Comprehensive Plan and make recommendations.

Historically, the Comprehensive Plan has been a five (5) year document. The Planning Department and Planning Commission Chairman; Keith Pridgen, felt that a ten (10) year time frame was needed, with updated information at specific times. This will keep the 2020 Comprehensive Plan current and useful as a continuing work in progress. Mr. Pridgen gratefully appreciates the time and thought these subcommittee members contributed towards this endeavor, and to the staff of seven (7) city departments and four (4) agencies who prepared this report.

Planning is a uniquely human activity. We plan a vacation in order to visit what we want to do in the time allowed. We plan for our children to prepare them for adulthood. We plan for our retirement, trying to manage our financial resources to achieve health and security in later years. We plan because we recognize the strategic advantage of anticipating change, identifying problems, and then following through on opportunities. WE PLAN FOR OPELIKA'S FUTURE GROWTH AND DEVELOPMENT, TOO! We want to make the most efficient use of our land and our past investments in utility services, school buildings, parks, and streets. Planning reflects a fundamental desire for a better future.

This Opelika 2020 Comprehensive Plan embodies our ideas about making Opelika a better place to live and work. It embraces our desire to create our future, manage changes that come from outside and actively direct change within our City. The Comprehensive Plan gives the citizens in Opelika's physical development process a common vision to work toward. It inspires us with a vision of what might be possible for our citizens. If it is successful, the 2020 Comprehensive Plan may be one of the most important planning efforts ever taken by Opelika.

Therefore, the Comprehensive Plan Subcommittee has identified a list of categories with suggested improvements to our City. These items have no priority, and are provided only to give some guidance to the Planning Commission and City Council for the next decade.

Priorities

Engineering

Road Infrastructures

- ◆ Complete Frederick Road Project-Tiger Town to Opelika/Auburn city limit
- ◆ Build North “Loop” Road
- ◆ Access road to Sportsplex (reroute log truck traffic if possible)
- ◆ Connect Staley to Bruce (Abandon Shannon Court)
- ◆ Extend N. Railroad westward to connect with First Avenue at Eleventh Street. Extend First Avenue eastward to connect Third or Fourth Street to Second Avenue.
- ◆ Improvements at Exit 60 (Marvyn Pkwy) and Exit 62(U.S. Hwy 280/U.S. Hwy 431) of Interstate 85
- ◆ Build a new Exit 68 on I-85 at Chambers County Line at Lee Road 177 (post 2020).
- ◆ Extend Frederick Road to M.L. King Blvd.
- ◆ Link road from Veterans Pkwy from Pepperell Pkwy to Frederick Road

Misc.

- ◆ Staffing Shortage
- ◆ Sidewalk Improvements

Opelika Light and Power

- ◆ Cable & Internet System
- ◆ Build a facility between Avenue C / M.L. King Avenue / Tenth Street / and Railroad Avenue which could also include city land between Avenue B & Avenue C currently used by Light & Power and Fire Department.
- ◆ Adopt current version of International Energy Conservation Code (IECC 2009) and tri-annual update schedule.

Economic Development

- ◆ Tear down City’s storage building on Geneva Street in Historic District

Police and Fire

- ◆ Raise Pay at least to parity with East Alabama cities.
- ◆ Safety as the highest priority
- ◆ Build a facility between Avenue C / M.L. King Avenue / Tenth Street / and Railroad Avenue which could also include city land between Avenue B & Avenue C currently used by Light & Power and Fire Department.
- ◆ Community policing of target areas

Parks & Recreation

- ◆ Access road to Sportsplex
- ◆ Multi-purpose Stadium off campus (football and baseball). Recommend McCoy and Fox Run location.
- ◆ Hire Adequate Staffing
- ◆ Use of Denson/Armory Facilities
- ◆ Study of Monkey Park expansion to Moore Stadium

Education

- ◆ Character Development
- ◆ Funding for Needed Projects
- ◆ High School Renovations
- ◆ What is the Long Range Plan?
- ◆ Need Citizens Advisory Committee to the School Board for diversity sake (Drop-out, teen preg., other specialty programs).
- ◆ Teacher Pay Increase
- ◆ AP Programs expanded.
- ◆ Where does Adult Education fit in?

Housing

- ◆ Energy efficiency as a priority
- ◆ Public/private partnership to clean up dilapidated housing
- ◆ Rental Property Ordinance
- ◆ Manufactured Home Park Ordinance
- ◆ Affordable Home ownership vs. Subsidized rent (Public Housing)
- ◆ Give Priority to Opelika Residents for residence in Public/Section 8 Housing.

Keith Pridgen, Chairman

Alexander Bell

Alfred Cook

Tommy Cummings

Carlton Hunley

Arturo Menefee

John Rice

David Scott

Jacquetta Ward

Jimmy Wright

II. Introduction

The purpose of the Opelika 2020 Comprehensive Plan is to ensure that Opelika maintains the capability to guide development so that the nature and character of the City may be preserved for future generations. In addition, the 2020 Plan outlines goals, objectives, and recommendations as the framework for future City of Opelika government development and planning functions. The methodology has simply followed the logical thought processes that are related to all forms of planning, namely:

- Review of existing conditions, resources, and problems.
- Examine current trends and anticipate future happenings.
- Set forth objectives to achieve certain goals in the future.
- Make recommendations to implement the objectives.

The effectiveness of the 2020 Plan will depend upon the desire of the City Council, Planning Commission, and the citizens to make it work. It must be remembered that the 2020 Plan is a guideline consisting of goals, objectives, recommendations and development patterns which form the framework for Opelika's future. It should be treated as a goal to be worked toward and achieved through the use of strong and effective implementation tools.

Goals:

To have a 2020 Plan which is accepted as the primary statement on development issues of the City, and to implement the recommendations when feasible. To maintain and improve the overall quality of life for all citizens of Opelika by encouraging a stable and enduring economic base, and wise land use decisions that protect the natural, cultural, and historic resources of Opelika.

Policy Implementation:

Base City policies, budget decisions, land use regulations, infrastructure initiatives, and administrative actions for land development decisions on the 2020 Plan. The Planning Commission shall update the 2020 Plan biannual, beginning in the First Quarter of 2011 and report to the City Council their findings so that it will remain an effective tool for policy formulation and budget decisions. The 2020 Plan is designed to address concerns to the year 2020. Some of the recommendations require capital funding, federal/state matching funds, others by private/public grants and public/private partnerships, or by changes in policies, plans, and ordinances.

III. Planning

A. Future Land Use

The *Future Land Use Map* is the land use plan for the future of Opelika extending approximately 10 years. It is a map of what the community wants to look like in the future, but it is not an official map as the zoning map. The Future Land Use Map is created to be consistent with current land uses and assigns the most reasonable and appropriate location for the various land uses. A prime objective of the map is to benefit the residents and businesses in Opelika. It is also the physical document that represents the policies for growth and development as stated in the 2020 Comprehensive Plan.

The land use categories identified on the Future Land Use Map is a representation of the City's future land use design. The design was derived from the current land uses, City policies, and existing plans for Opelika such as Celebrate Alabama, an expansion of the Northeast Industrial Park, or extension of sewer lines. Over the years the dominant element of design that has evolved in Opelika is the node or centers concept which is common in many cities. It means that higher intensity land uses such as multi family residential and commercial uses are concentrated into nodes such as intersections of arterial or major collector streets where transportation facilities can support them. This design channels traffic directly into an area and provides a large number of people opportunities to shop, work, and live. The following is an overview of each land use category on the Future Land Use Map.

Low Density Residential (yellow) – This land use category is dominate in Opelika and characterized primarily by single family detached dwellings. This category is located throughout the City. The historical residential neighborhood along the north side of the downtown area is recognized as a part of this category. By allowing only single family detached dwelling units in stable neighborhoods, the neighborhood is preserved and the integrity enhanced.

Medium Density Residential (orange) – This land use category provides for a variety of housing types i.e., a mixture of single family, duplex, and apartment dwellings. The medium density residential areas are located in various parts of Opelika. These areas are provided opportunity for the construction of a variety of housing types. In many areas, these residential areas are near parks, recreational centers, or schools. This maximizes the potential use of open space facilities provided to Opelika citizens. In many instances, dwellings in this category are located near office and commercial land uses. Medium density residential areas near commercial areas usually generate a higher population concentration, and therefore, increase commercial opportunities and provide employment for citizens.

High Density Residential (dark brown) – The main purpose of this district is to provide maximum density housing for apartment or condominium developments. The density allowed is a maximum of 16 dwellings per acre. This category provides housing to a variety of income levels and offers a variety of housing types. Typically, high-density residential developments are located near medium density residential uses and adjacent to arterial or collector streets.

Mobile Home Park District (light blue) – This category provides housing diversity in the City concerning housing choice, price, and type of home. It identifies those mobile home park communities that are at least three acres. The Mobile Home Park category encourages a quality living environment for residents by providing adequate minimum lot size, paved private streets, and privacy within the park. This category should be located in areas where they are compatible with adjacent land uses.

Mixed Use - Commercial & Residential (purple) – This category identifies the planned unit development areas in the City. These areas of commercial and residential uses were approved by the Planning Commission and the City Council. Mixed use is also transition areas. Transition areas are usually fully developed properties located between commercial and residential districts that do not have a distinct character. That is, the land uses could be commercial, residential, or the two (2) land uses mixed together.

Retail-Entertainment (violet) – This category allows a special mixed use classification that focus on tourism with a variety of entertainment venues, retail, and allows residential developments. This unique category has a regional economic impact; therefore, it cannot be reasonably served by other categories. Proposed developments must be at least 500 acres and contiguous with Interstate 85 with access to at least two (2) interstate interchanges.

Light Commercial (clay or light red) – This land use category allows general office and “neighborhood” retail type stores. This category primarily serves the convenience needs of the immediate area. The village commercial zoning district is part of this category. This commercial land use category may be located adjacent to several types of residential land use categories. With this combination of uses, residents can work in those commercial areas close to where they live. An advantage of this situation is that traffic movement in Opelika can be reduced with people living closer to their jobs. The future land use map shows this category conveniently located near many residential neighborhoods.

General Commercial (red) – This category is for those commercial areas providing a broad line of products and/or services. These areas are usually located on arterial or major collector streets with high traffic volumes. In contrast to the light commercial category, this category provides shopping for people from several residential neighborhoods.

Downtown Commercial (dark brown) – This category is the oldest in Opelika also known as the central business district of Opelika. This eight city block area consists primarily of commercial uses but allows residential dwellings on the second floors.

Manufacturing (grey) – This land use category is intended to provide for intensive uses. These uses generate heavy traffic, and therefore are located on arterial roadways and adjacent to railroads. In addition to the heavy truck traffic, other impacts such as noise, odor, or pollution may occur on adjacent incompatible land use. It is important to provide buffers or screens at the perimeter of these land uses. The future land use map shows the heavy industrial areas on arterial roads and railroad. Fox Run Industrial Park, a light industrial/business park, is located on a major collector.

Institutional (green) – This land use category provides public services to the community. Examples include parks, cemeteries, the airport, East Alabama Medical Center, Justice Center, fire stations, public library, churches, and schools.

The following are proposed changes to the Future Land Use Map:

1. Frederick Road from Gateway Drive to the Opelika city limits – change from Residential (R-2, 3, 4) to Office/Retail (C-2) zoning district.
2. Gateway Drive between Columbus Parkway and Marvyn Parkway (Transportation Policies, p. 38, Items 24 and 25)—Protect the existing transportation corridor centerline of Gateway Drive with future commercial retail and office land uses which are compatible with existing and future residential development.
3. Shannon Court, Ermine Street – change from Manufacturing (M-1) to General Commercial (C-3) zoning district.
4. Interstate 85 between interchange 64 and 66 – add retail-entertainment (R/E) zoning district.
5. South Uniroyal Road, Fieldstone residential subdivision – from General Commercial (C-3) to Medium Density Residential (R-3) zoning district.
6. Lafayette Parkway – from General Commercial (C-3) to Office/Retail (C-2) zoning district.
7. Marvyn Parkway, Foxchase residential subdivision – from Low Density Residential (R-2) to Low Density Residential (R-1A) zoning district.
8. All Mobile Home Parks at least three (3) acres include in a Mobile Home Park zoning district.
9. Williamson Avenue, from Manufacturing (M-1) to General Commercial (C-3) zoning district.
10. Stonybrook Road, from Medium Density Residential (R-4) to Low Density Residential (R-2) zoning district.
11. Airport Road, from High Density Residential (R-5) to Medium Density Residential (R-3) zoning district.
12. Cunningham Drive, from Medium Density Residential (R-4) to Low Density Residential (R-3) zoning district.

13. Second Avenue, Five Points, from General Commercial (C-3) to Office/Retail (C-2) zoning district.
14. First Avenue, from Leshner Mills to Tenth Street, from Manufacturing (M-1) to General Commercial (C-3) zoning district.
15. Fox Run Parkway, Office/Retail (C-2) zoning district along Interstate 85.
16. Market Street and Industrial Boulevard, from Manufacturing (M-1) to General Commercial (C-3) zoning district.
17. Enlarge downtown area (new zoning district) from Second Avenue to Torbert Blvd and Tenth Street to Seventh Avenue.

B. Land Use Initiatives

1. Propose a Future Land Use Map that would include a comprehensive rezoning for portions of the city predominantly in areas already platted but not compatible with the zoning district in relation to the existing lot area
2. With the study of downtown to be completed and presented to the City of Opelika this fall, recommend appropriate strategies to be implemented based upon the report. Also, consider expanding the boundaries of downtown, and include a new title for downtown called Downtown Commercial (DC) zoning district.
3. Propose a new zoning district entitled Neighborhood Commercial (C-1) to provide limited commercial services and office use.
4. Propose a new zoning district entitled Research/Research Application (R/RA) District for inclusion into our Northeast Industrial Park.
5. Delete the R-4M (Manufactured Home) Medium Density and R-5M (Manufactured Home) High Density zoning districts and create a new district entitled Manufactured Home Park (MHP) using the standards now set forth in Section 8.3. Existing manufactured home parks currently not meeting the standards set forth in Section 8.3 would become legal non-conforming. Any existing manufactured home park under three (3) acres could not add additional manufactured homes and any manufactured home leaving the site could not be replaced. The property would simply be zoned as R-4 or R-5. Manufactured home parks greater than three (3) acres must comply with existing standards in Section 8.3 within five (5) years.
6. No manufactured home subdivision shall be permitted. No subdivision of this type currently exists, and Section 8.5 Mobile Home Subdivisions Development Standards will be deleted.
7. Individual manufactured homes would only be permitted in the Rural (R-1) zoning district, and be required to be a double wide unit in gross floor area meeting the manufactured site standard as set forth in Section 8.19.
8. Rewrite the Subdivision Ordinance and Public Works Manual originally written in 1991.
9. With new Flood Insurance Rate Maps (FIRM) studies completed in 2009, consider deleting all structural development in the flood plan except for infrastructure

improvements. All uses such as open space, agriculture, nurseries, and outdoor recreation would be permitted.

10. Amend the Gateway I Design Standards for all future development to include a 50 foot wide natural buffer setback along right-of-way of I-85, U.S. Hwy 280, U.S. Hwy 431, and U.S. Hwy 29.
11. Modify if possible our ward boundaries after the 2010 Census so that our three historic districts could reside in one (1) ward instead of three (3).
12. Consider either City of Opelika initiated annexation or state legislative annexation for all areas currently outside the city limits but surrounded by the city limits, creating a "doughnut hole" whereby no land use regulations now exist.
13. Adopt a new Airport Overlay District.
14. Dispose of excess city properties.
15. Consider initiating an annexation policy requiring any land adjacent to the City of Opelika which seeks subdivision approval in the planning jurisdiction shall petition for annexation prior to preliminary plat approval. In addition, any parcel of land requesting service from Opelika Utilities shall submit a petition for annexation prior to receiving water service.
16. Adopt a new sign ordinance.

THESE PROPOSED POLICIES WOULD REQUIRE EITHER PLANNING COMMISSION OR CITY COUNCIL ACTION IN THE FORM OF AN ORDINANCE / RESOLUTION TO BECOME EFFECTIVE. I RECOMMEND THESE INITIATIVES BE INCLUDED FOR CONSIDERATIONS BETWEEN 2010 AND DECEMBER 31, 2015.

BETWEEN 2016 AND 2020 A NEW ZONING ORDINANCE TEXT AND MAP SHOULD BE PROPOSED FOR ADOPTION

C. Intergovernmental Initiative

Under the direction of both Mayor's and Manager's in Opelika and Auburn, request the Planning Director's and City Engineer's of both municipalities to propose the extension of municipal boundary limits between the cities, as both cities grow north and south of their existing city limits. (2010)

Under the direction of both Mayor's in Opelika and Auburn, request Lee County to pursue zoning in the county up to one (1) mile from the municipal boundaries of Opelika and Auburn, after their approval of a comprehensive plan to provide a transition of compatible zoning districts as both cities extend their city limits in the future. (2010)

Under the direction of both Mayor's in Opelika and Auburn, discuss with Lee-Russell Council of Governments the viability to seek the addition of Chambers County into the Lee-Russell Council of Governments from East Alabama Regional Planning and Development Commission. (2010)

D. Building Inspections Division

Building Permits: The building permit reports were examined for the fiscal years 2004 to 2008. During this time, construction has set all time records for construction values four (4) out of the five (5) years reviewed. Residential construction has occurred in all areas with increased growth towards the east, south, and southeast. A significant increase in single family residences over this time period has occurred. The number of homes constructed totaled 1,115. This averaged 223 homes a year with the highest total of 290 being built in FY 2007. In addition, many multi-family projects were also built. A total of 232 dwelling units were constructed as multi-family projects.

Commercial construction growth has also experience rapid growth. Two-hundred fifty-six (256) new commercial buildings were built in FY 2004 to FY 2008. This included Tiger Town, manufacturing facilities, a distribution center at the North Industrial Park, and a five (5) story addition to East Alabama Medical Center. The commercial values peaked at \$109 million in FY 2005 and the lowest value of \$49 million occurred in FY 2004.

Goal:

ADOPT THE ENERGY STAR CONSERVATION PROGRAM FOR RESIDENTIAL DEVELOPMENT ALONG WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

Table 1: Residential Building Trends

**City of Opelika
Residential Building Trends**

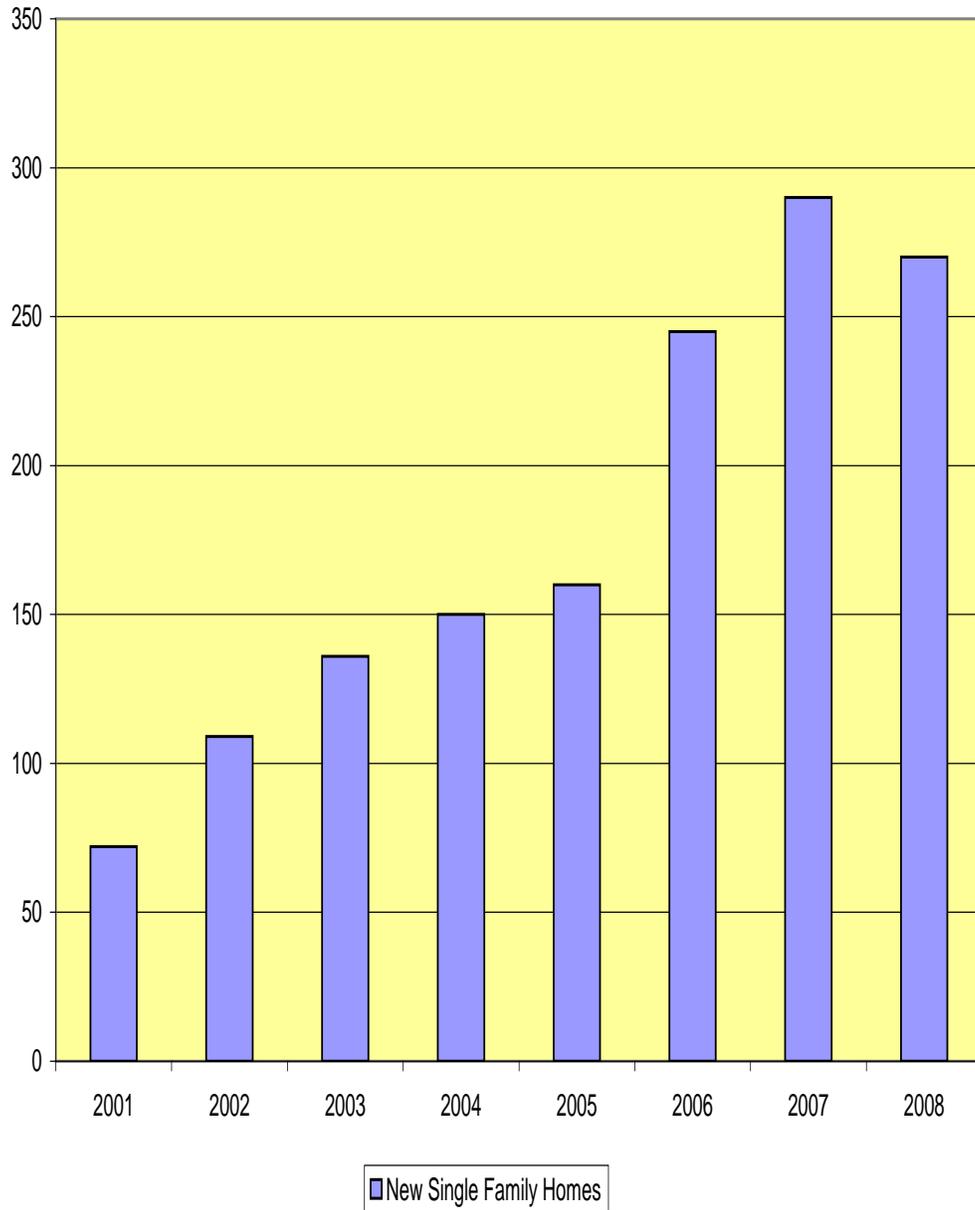
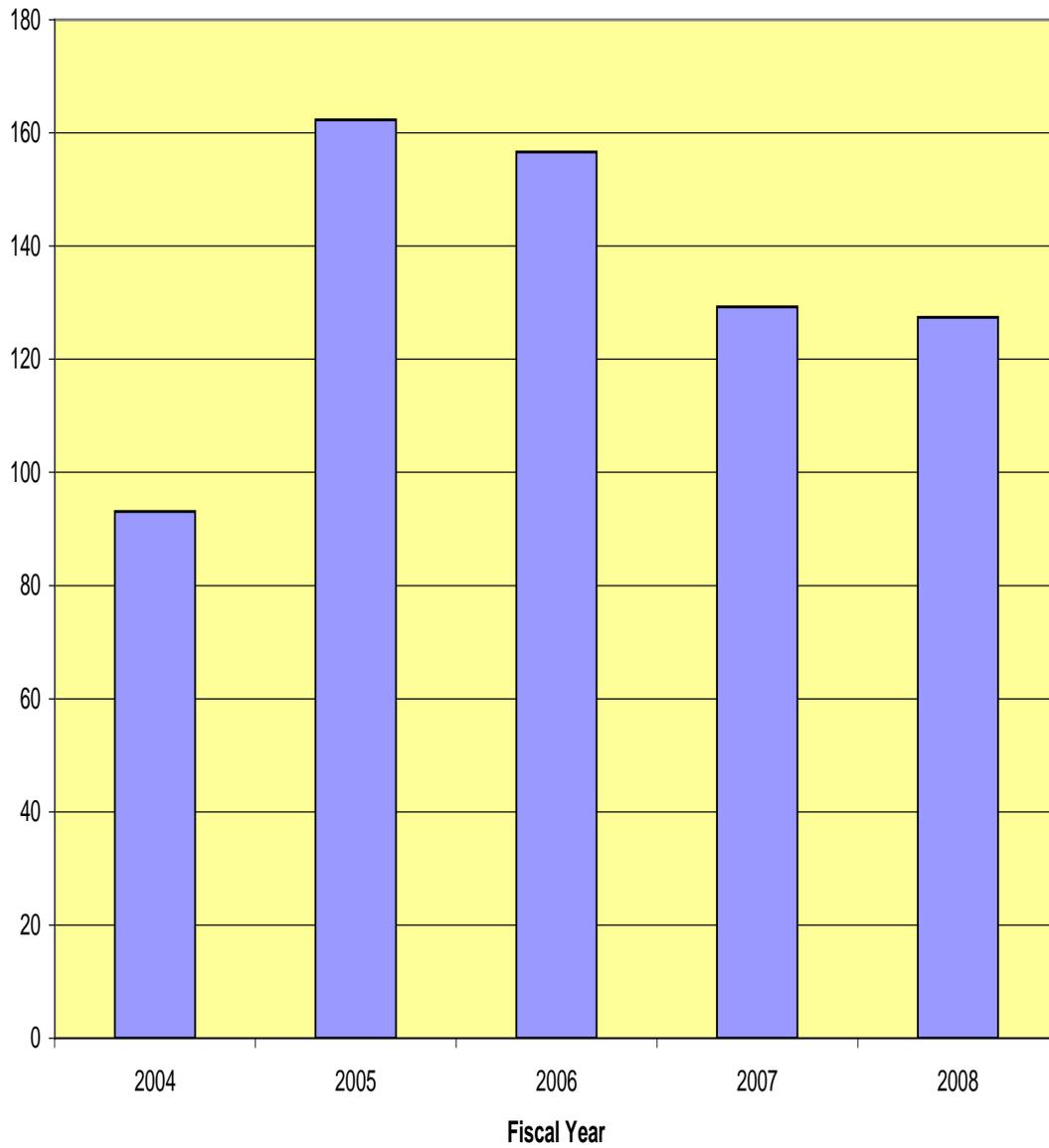


Table 2: Building Values, Millions

**Building Values, Millions
2004 Thru 2008**



2010 U.S. Census Information and Opelika Population Estimates

At this time the 2020 Comprehensive Plan will not address the array of outdated 2000 Census data until after the 2010 Census is complete. A more accurate analysis between 2000 and 2010 will be made and included in the biannual report. However, it is important to impress upon the citizens of Opelika the need for all of us to participate in the 2010 Census.

The 2010 Census will shape the future of Opelika, define our representation in Congress, change our ward boundaries and generate local employment opportunities for Opelika's population. Census information helps determine locations for schools, roads, utility extensions, and other community service activities. Businesses use census data to locate retail establishments, employment generators, new housing, and other facilities.

In the 2000 Census, one (1) in six (6) households received a long questionnaire asking for detailed information. In 2010, every residence will receive a short questionnaire that is simple and quick to complete and return. The questionnaire asks only a few questions of each person such as name, relationship, gender, age, date of birth, race, and whether the person rents or owns his or her home.

1. The following key dates provide the 2010 Census timeline till March 2011:
 - a) February-March 2010: Census questionnaires are mailed or delivered to households.
 - b) April 1, 2010: CENSUS DAY
 - c) April-July 2010: Census takers visit households that did not return a questionnaire by mail.
 - d) December 2010: By law, Census Bureau delivers population counts to the President.
 - e) March 2011: By law, Census Bureau completes delivery of redistricting data to the States.

Before the end of summer this year (2009), Mayor Fuller, will appoint a Complete Count Committee to develop and implement an Opelika based outreach and awareness campaign for the 2010 census. This committee's primary focus is to promote the 2010 census in Opelika and to ensure that EVERY RESIDENT IN OPELIKA IS COUNTED.

After considerable dialogue with the U.S. Census Bureau in 2008, the population estimate for Opelika was revised for July 1, 2007 to 25,815. On July 1, 2008 the Census Bureau estimated our population to be 26,808.

The Planning Department based upon past trends of new occupancy permits only estimate our 2010 population may be approximately 28,000.

E. Historic Resources: Existing Inventory

A historic resources inventory was prepared in 1980 under the auspices of the Lee County Area Council of Governments. That inventory found six (6) fairly extensive areas of Opelika that contain a large number of historic resources. These are: Since then, three (3) of those six (6) areas have been declared official historic districts through City Council resolution.

* **Geneva Street District.** Much of the early history of Opelika is associated with this 11-block portion of the south side of Opelika. It contains a mixture of architectural styles and buildings from many periods. The cornerstone of the district is the Gingerbread house because of its unique Carpenter Gothic style, but the district includes examples of the raised cottage, Eastlake and Queen Anne designs, as well as the bungalow style. This district was designated as the Geneva Street Opelika Historic District through Ordinance No. 112-07 on June 19, 2007.

* **Auburn Street District.** This area dates mostly from the late 1890's to about 1910. The earliest building occurred nearest to the commercial district, with later building occurring further west. Located toward the end of the street are several residences, two (2) commercial building and a church linked to the black history of the City.

* **Railroad Avenue and Central Business District.** Since the 1850's this has historically been the City's center, with two (2) major focal points: the railroad in a low area through the district and the Lee County Courthouse sited on a high point two (2) blocks south of the railroad. The original district was a collection of small wooden buildings arranged on both sides of the railroad. However, after the fire of 1868 mostly one (1) and two (2) story brick buildings were constructed in blocks. The district's major building phase occurred from the 1880's through the 1920's. The architectural character of the buildings is representative of the plain style of that period. Building forms are simple, with flat roofs and projecting cornices. In recent decades, efforts to modernize the appearance of the commercial buildings have included installation of new glass and metal storefronts, and veneers of various materials. However, the period appearance of most of the buildings is retained at the second floor facade. In the 1970's a continuous, uniform sidewalk canopy was installed, further obscuring the retail buildings south of the railroad. The canopy was removed in the 1980's/1990's and storefront facade rehabilitation was begun to restore the original storefront facades. In 1987, the Opelika Main Street program was started to implement programs and activities to revitalize the downtown. This district was designated as the Downtown Opelika Historic District through Ordinance No. 151-01 on June 5, 2001.

* **Northside District.** This area includes the majority of the residences of Opelika built between the 1890's and the 1930's. However, as early as the 1850's there were residences being built to the north of the railroad. The earliest structures were closest to the commercial district, and growth progressed northward. The predominant architectural style reflects a Victorian influence. This followed an effort by the City to develop the area in 1904 when 100 lots were sold at auction. After the intense building of the Victorian era, the later influence was toward the bungalow style. Two (2) Alabama governors lived in this district at the time of their election. This district was designated as the Northside Opelika Historic District through Ordinance No. 129-00 on November 7, 2000.

* **Opelika Manufacturing Mill Village.** In the early 1870's efforts to develop a locally owned and managed cotton mill began in Opelika. However, it was not until 1900 that the "Old Mill" was completed and put into operation. The district around the two-story brick mill contains several buildings of historic importance to the community. In the 1950's the dwellings were sold to the employee occupants.

* **Pepperell Mill Village.** When the Pepperell Manufacturing Company first built its finishing plant in 1925, it was considered the most modern operation of its type in the nation. The Pepperell Mill Village was conceived by the company in the early 1920's as a means of providing employees with a private community in close proximity to their work. In the 1950's the private streets were dedicated to the City and the dwellings were sold--with the residents having first option to purchase.

Opelika is blessed with a great number of historic resources. These resources are significant not only for their local importance but also for the value they have in regards to providing stable, attractive housing opportunities and their potential value as tourist attractions.

F. Historic Resources: Goals, Objectives and Policies

Goal:

CONSERVE AND PROTECT HISTORIC RESOURCES AND PROMOTE PUBLIC AWARENESS OF THESE RESOURCES IN OPELIKA.

Objective:

Opelika intends to conserve and protect its historic and cultural resources in support of the health, safety and welfare of its residents and investors, while maintaining the community's character and livability. The citizens of Opelika in conjunction with the Historical Commission will work toward continued improvements to promote the City as a healthy, attractive, efficient community with a distinct history. The citizens and Historical Commission will strive to achieve the following community policies:

Policies:

1. Protect and maintain buildings, sites, and structures of historic or architectural/engineering significance in Opelika.
2. Encourage reuse of vacant buildings in accordance with their historic and architectural merits.
3. Encourage owners and tenants to display the original beauty and character of their buildings.
4. Protect older buildings from inappropriate and obtrusive signage.
5. Respect the character of older development nearby in the design of new buildings.
6. Protect the existing pattern of streets and open spaces in historic districts from development.
7. Ensure that public development accounts for its impact on historic and cultural resources, and that every effort is made to avoid or minimize negative impacts.
8. Promote public awareness of historic resources through tours, publications, and other public relation efforts.
9. Work with other Local, State and Federal agencies to help preserve and publicize Opelika's historic resources.
10. Utilize resources such as Opelika Main Street program and Alabama Historical Commission grants to provide an incentive for historic property owners to cooperate in Historic Preservation initiatives.

G. Historic Resources: Implementation Strategy

Historic and Cultural Resources: to be implemented primarily through the Historic District Ordinance & Guidelines, Zoning Ordinance and the Subdivision Regulations.

H. Historic Preservation 10 Year Comprehensive Plan Addendum

The benefits of historic preservation are countless and go far beyond mere improvements to the aesthetic qualities of a community. Historic preservation assists in boosting property values, attracting tourism, maintaining a high quality of life, and creating an attractive environment where citizens may work, live, and play. The following paragraphs discuss how current historic districts can be expanded and how new districts can be established in order to extend such benefits to other parts of the City during the next 10 years.

Though Historic Downtown Opelika has undergone impressive improvements during previous years, there still exist a significant number of vacant or under-utilized properties. Investors and business expansion plans can be weary – often depending on public subsidies such as the Main Street Opelika Façade Grant. Downtown Opelika is characterized by its empty streets and sidewalks during evening and weekend hours. Considering the fact that almost 46,000 persons pass through Opelika city limits on a

daily basis (an increase of 31% during the previous 10 years), much could be done to promote Downtown Opelika as a place to shop, dine, live, and visit. Possible initiatives to achieve these goals are discussed throughout the following paragraphs.

As mentioned above, two (2) goals have been established for proposed Historic Preservation initiatives during the next 10 years. Those goals and the specific projects that they entail are as follows:

Expansion and establishment of Historic Districts:

Expansion of current Historic Districts: Many portions of the City's current Historic Districts border neighborhoods that feature homes and structures with just as much historic significance as those found within the Districts. It is not difficult to find historically noteworthy neighborhoods with buildings over a century old. Many have acknowledged the significance of such areas, but have expressed concern about whether or not the low-income residents of these homes could afford to comply with the guidelines for Opelika's Historic Districts.

Means to extend the benefits of Historic Preservation without conflicting with the financial limitations of low-income residents shall be utilized. One such method is to utilize the already existing Community Development housing rehabilitation programs to assist low-income historic home owners in bringing their units in compliance with historic guidelines. New developments in home repair programs, such as the prospect of increased federal funding and the usage of volunteer labor to drastically drop program expenses could increase home repair funds available for such measures. The Main Street Opelika Façade Grant provides the needed mechanism and experience for the expansion of such subsidies to residencies.

The percentage of owner-occupied residencies in census blocks of interest range from 46% to 55%, thus it could be said that extending historic districts to portions of the area could assist many low-income families in increasing their home equity and beautifying their neighborhoods. Collaboration with community groups should be carried out to find ways to hamper any negative impact felt by renters.

In order to execute such a plan, it would be necessary for the City to carry out an inventory of those portions of neighborhood that border current Historic Districts. A series of meetings with the affected citizens as well as community groups would be crucial in identifying methods to convert this proposal into a project that would benefit the residents. Once revised delimitations are established, the City Council and Historic Preservation Commission could then proceed to amend the appropriate ordinances of each current Historic Districts.

Community Development program Action Plans would be amended to reflect the new components of home repair programs. Repairs on low-income Historic homes would then be carried out utilizing the mechanisms already in place from the home repair and Main Street Façade Grant programs.

Establish a new Historic District: One of the areas identified in the Lee County Area Council of Governments 1980 historic resource inventory was that of the “Opelika Manufacturing Mill Village”. This area has much historic significance for the City and has recently been subject to significant marketing and requests for changes in zoning. The moment seems appropriate to assess, evaluate, and hopefully to demote this area as the Mill Village Historic District.

With an impressive historic mill, an old community center, water tower, and other structures of historical significance, the neighborhood makes a perfect candidate for Opelika’s next Historic District. The Opelika Historic Commission as well as numerous citizens have expressed concern over the loss of historic properties if the Mill Village Historic District is not established in time.

It would be necessary for the City to carry out an inventory of those portions of neighborhood that border current Historic Districts. A series of meetings with the affected citizens as well as community groups would be crucial in identifying methods to convert this proposal into a project that would benefit the residents. Once revised delimitations are established, the City Council and Historic Preservation Commission could then proceed to amend the appropriate ordinances of each current Historic Districts.

In order to carry out this goal, in-house and external inventories and viability studies should be created. Once a conceptual image of what the District is created, a series of public meetings and City Council discussions would pave the way for delimitation. Once the District has been established through Council ordinance, new guidelines would be put in place which would reflect the distinct characteristics and necessities of Mill Village. The Historic Preservation Commission would then oversee the enforcement of such guidelines much as it does with the current Historic Districts.

Expanding economic development in Downtown Opelika:

Promote loft development and loft-living: In recent years, Downtown Opelika has become the site of a number of loft developments. Though there already are a handful of loft units and though additional small-scale units are currently under way, the amount of available upper-floor space in the Downtown area is great. Loft development and loft-living should be promoted by the City in coming years.

Opelika’s proximity to Auburn University could benefit such initiatives, as rentable lofts in an area only a few minutes from the University would seem attractive to students temporarily moving to the area. The possible influx from the Fort Benning build up – particular those of civilian contractors, economic migrants, and dependents – could also find it attracting to live in Opelika lofts. Such new residents are most likely familiar with the trendy lofts of Louisville and other areas surrounding Fort Knox, KY.

Many jurisdictions have drafted and implemented Adaptive Reuse Ordinances to expedite approval process of such developments. Though the City’s zoning and

permitting process is already quite efficient, the City of Opelika could explore methods of facilitation that could be implemented via ordinance.

Relocating public administrative offices to Downtown Opelika: The City should evaluate the possibility of relocating Opelika Light & Power and Opelika Utilities administrative offices to Downtown locations within the following five (5) years. Such a move would stimulate existing and future Downtown businesses as employees and clients would visit the area. Though the impact that such a move would have on Downtown parking must first be evaluated, this is highly viable and favorable for Downtown businesses.

The City of Opelika is bound to experience administrative growth during the next two (2) decades and should explore Downtown Opelika as a potential location as opposed to expanding upon already existing structures or renting out new office space.

Downtown Opelika lifestyle: Exploiting the recreational, education, and cultural traits of Downtown Opelika could often assist in familiarizing Opelika residents and neighbors with what Opelika has to offer. Many of those who transit past Opelika on a daily basis are unaware of the beauty and dynamics of Downtown Opelika.

Inviting grade school classes from surrounding cities and counties for free cultural and educational fieldtrips could considerably visits to Opelika during the next 10 years. Other activities, such as an Outdoor Movie Night where relevant films are broadcasted on the side of downtown building walls, could also increase interest in Downtown Opelika. Such innovative methods of attracting locals and visitors to Downtown Opelika could assist in promoting the City as a fun, safe, and enlightening place to visit. The City's Community Relations office, Opelika City School System, non-profits such as Envision Opelika, Opelika Arts Association, the Chamber of Commerce, and Opelika Main Street could independently or jointly coordinate such initiatives.

have provided an increase in 2008 funding of approximately 26 %. It is hoped that such increases are maintained so that the City of Opelika may continue broadening its activities for the benefit of its low- and moderate-income communities.

The Emergency Home Repair (EHR) Grant is the largest of the City's Community Development activities, traditionally utilizing 25% of the program's entire budget. The application, screening, planning, bidding, execution, and auditing processes are carried out by City staff. Though this program has received widespread support from the community as a whole, it requires significant amounts of technical expertise and follow-up from City staff.

Recently, the City has experimented with the Community Assistance Grant (CAG), which provides funding for the purchase of materials for the rehabilitation of low- and moderate-income homes. Though the materials are purchased through the City, labor is carried out by volunteer organizations. This mechanism permits for the City to serve a larger sector of the population with the same amount of funding. It is suggested that during the next 10 years that the entire EHR Grant be slowly passed onto various non-profit, faith-based, and community organizations. Preliminary numbers from the CAG's

pilot program show that three times more population can be served via volunteer labor as opposed to contracted labor.

The following strategies could be utilized to carry out the above mentioned goals:

- a. Implementation of expenditure-based budgets.
- b. Strategies could include increased monitoring and follow-up with sub-recipients. Dispatching quarterly spending reports to the sub-recipients could assist them in comparing the Program Year's timeline with their spending habits.
- c. Cap administrative funding.
- d. The City must retain discipline and retain its fiscal measures despite increased availability of administrative funds. These funds could be channeled into other community development initiatives instead.
- e. "Outsource" execution of the Emergency Home Repair Grant.
- f. During this current 2008 Program Year, the City had executed its pilot program of the CAG. It is suggested that during the following years, the City continue increasing the program's budget while simultaneously diversifying the roster of organizations taking part in the program.
- g. What avenues of financing may be used to implement these capital expenditures?
- h. Implementation of expenditure-based budgets.
- i. Financing is not necessary for this action.
- j. Potential avenues for funding include current CDBG administrative funding sufficient to cover current administrative expenses.
- k. "Outsource" execution of the Emergency Home Repair Grant.
- l. Current EHR funding would provide financing for future CAG endeavors.

IV. Economic Development

A. Employment: Existing Conditions

By far the highest numbers for employment are associated with non-retail providers. In the past, the retail sector was much smaller in providing employment, but with the near complete build-out of Tiger Town a 130-acre shopping center that has grown to close to 1 million square feet, the retail sector is now contributing significant employment opportunities. The impending development of Celebrate Alabama, a destination location for shopping and entertainment venues, will also add significant available jobs to this sector.

The census districts having the highest percentages of residents unemployed during 1989 were those immediately south and west of downtown, plus the districts that include Midway Plaza. The districts having the highest percentages of working women with children seemed well correlated with those having the highest median incomes, with the important exceptions being those districts immediately south and east of downtown, which suffered from the lowest median incomes.

Opelika, unlike many other cities its size and most other cities in its region, is blessed by a convergence of a variety of transportation systems. In addition to Interstate 85 (with its (5) five Opelika interchanges), three (3) federal highways and two (2) state highways, there are two (2) railroad lines, an airport on the edge of the City and State docks nearby. This convergence presents a unique and incompletely exploited opportunity for industrial development in Opelika.

The City's willingness to accommodate industrial expansion, its established capacity to do so, and favorable transportation facilities and close proximity to a major research university is, has been, and continues to be conducive to industrial growth. In the Northeast Opelika Industrial Park, the City has been fortunate to locate a Wal-Mart Distribution Center, a Tier 1 Mercedes/BMW automotive Supplier and three (3) Tier 1 Hyundai/KIA automotive suppliers and a distribution center for Jo-Ann Stores. In the Fox Run Business Park, Gambro Renal Products has completed its 160,000 sq. ft. facility and has hired 149 associates to manufacture kidney dialyzer filters. All buildings are filled and a new distribution center for longtime Opelika company Flowers Foods has been opened.

The commercial and retail sales base of the City continues to expand. The opening of the Tiger Town Shopping Center and the continuing revitalization of downtown has pumped renewed vigor into retail sales in Opelika. Opelika's strong point has long been the diversification of its industrial base and its long-standing reputation as a regional market for retail sales.

The two (2) tables below depict Opelika's major employment industries and employment by industry according to the 2000 Census and the Opelika Chamber of Commerce. Table 1 compares the employment by industry for 1990 and 2000. Through this comparison, one can learn about general employment trends in Opelika. The occupational categories employing 200 or more people that exhibited the most significant growth rate was in the finance and insurance, construction, and the other services fields. These fields indicate the significant increase in new development for the past 10 years and the low interest rates of the late 1990s. Also, the transportation and warehousing field shows a 49% growth rate, and administrative support and waste management services grew by 98%. The occupational category that exhibited the largest loss of employees was in the agriculture forestry, fishing and hunting field, with a loss of 47%. Manufacturing lost 32% of their employees and utilities shrunk by 30% from 1990 to 2000. Numbers from the 2000 census do not reflect the new growth in our community. Since the 2000 Census Opelika has experience new growth in the industrial sector as well as retail growth with the addition on Tiger Town.

TABLE 1: Employment by Occupation Category in Opelika

Source: 2000 Census

Occupational Category	1990 Employment	2000 Employment	Percentage Change
Agriculture, Forestry, Fishing and Hunting	108	57	-47.4%
Mining	1	22	3690.6%
Construction	317	514	62.3%
Manufacturing	3,010	2,042	-32.2%
Wholesale Trade	230	262	13.9%
Retail Trade	1,195	1,205	.9%
Transportation and Warehousing	185	276	49.2%
Utilities	102	71	-30.1%
Finance and Insurance	209	379	81.1%
Real Estate and Rental and Leasing	85	155	82.0%
Professional, Scientific, and Technical Services	387	401	3.5%
Management of Companies and Enterprises	0	5	991.4%
Administrative Support and Waste Management Services	176	350	98.4%
Educational Services	1,197	1,309	9.3%
Health Care and Social Assistance	1,187	1,145	-3.6%
Arts, Entertainment, and Recreation	94	122	29.1%
Accommodation and Food Services	597	658	10.2%
Other Services (except Public Administration)	334	614	83.9%
Public Administration	490	511	4.2%

TABLE 2: Major Employers/Industries in Opelika - 2009

Source: Planning Staff survey

Employer	Products	No. Employed	Year Established
East Alabama Medical Center	Regional Hospital	2500	1952 (County Hospital)
Uniroyal Goodrich Tire Co.	Radial Automobile Tires	1030	1963
Wal-Mart Distribution	Grocery Distribution Center	850	2000
Wal-Mart Super Center	Retail Store	600	2000
Opelika City Schools	Education	630	--
City of Opelika	City Services	347	1854
Lee County	County Services	300	--
Flowers Baking Company	Dinner Rolls/Bread	156	1961
Southern Union State Community College	Higher Education	175-200	--
Bentler Automotive	Automotive Manufacturer	271	2003
Lowe's	Building Supplies	150	1993
Mando American	Automotive Manufacturer	364	2002
Winn-Dixie	Grocery Store	140	1993
Grand National Golf Course	Golf Course	130-150 seasonal	1992
West Frazer	Lumber products	75	1976
Opelika Foundry Co., Inc.	Metal Castings/Meter Boxes	0	1947
Opelika Metal Fab	Metal Fabrication	40	1948
Hanwha Plastics LLC	Plastic Molding	125	2005
Jo-Ann Stores	Distribution Center	198	2005
Daewon America	Automotive Manufacturer	170	2007
Home Depot	Retail	120	2003
Kroger	Retail	180	2005
Target	Retail	150	
Gambro	Renal Filter Manufacturer	150	2005
Olive Garden	Retail	110	2007
Lowe's	Retail	170	2004

From looking at the above list of major employers, one can see that Opelika has quite a diverse employment base. Opelika has a good mix of manufacturing and service related businesses. This mix should allow Opelika to thrive even in the event of changes to the economy.

According to the data below Opelika's unemployment rate is slightly higher than that of Lee County, owing in part to the large number of industries located in Opelika and also the presence of a large number of government employees in the county. With its economy based on manufacturing, an economic decline will always have a more immediate and discernible impact on Opelika than on communities with a more diversified economic base.

TABLE 3: Employment for Opelika and Lee County - 1970, 1980, 1990, 2000

Source: 1970, 1980, 1990, 2000 Census

Opelika	1970	1980	1990	2000	% Change (1990-2000)
Person 16 years older	12807	16111	16506	17708	8.6%
Labor Force	8225	10138	11158	10905	-2.32%
% person 16 years or older	64.2%	62.9%	67.6%	61.6%	--
Civilian Labor Force	8170	10072	11023	10896	-1.17%
Employed	7954	9382	10251	1030	0.5%
Unemployed	216	690	772	594	-30%
% Civilian Unemployed	3.4%	6.9%	7.0%	5.5%	--
Persons not in Labor Force	4582	5973	5348	6803	21.4%

Lee County	1970	1980	1990	2000	% Change
Persons 16 years older	43,705	59,562	70,031	91,203	23.3%
Labor Force	23,981	33,071	43,279	56,221	23.1%
% person 16 years or older	54.9%	55.5%	61.8%		--
Civilian Labor Force	23,762	32,762	42,916	56,221	23.7%
Employed	22,955	30,774	40,041	52,980	24.5%
Unemployed	807	2,021	2,875	3,241	11.3%
% Civilian Unemployed	3.4%	6.2%	6.7%	5.8%	--
Persons not in Labor Force	19,724	26,491	26,752	34,656	22.9%

TABLE 4: Labor Availability

Source: Alabama Dept. of Industrial Relations (2008)

Area	Total	Average Annual Unemployed
Auburn-Opelika MSA	66,189	4.90%
Total for 40 mile radius	257,304	6.1%

B. Economic Development: Implementation Strategy

Industrial Development: to be implemented primarily through public and private capital investment to encourage development, and the Zoning Ordinance.

Commercial Development: to be implemented primarily through the Zoning Ordinance along with the Subdivision Regulations.

C. Economic Development: Goals, Objectives and Policies

Industrial Development

The City will strive for continued industrial growth and development by attracting compatible industries, expanding local employment opportunities, seeking a more diversified economy, and broadening the tax base. The City Council and the Administration, in concert with the Industrial Development Authority are developing strategies to effectively market industrial development opportunities within the City of Opelika.

Goal:
PROMOTE AND MAINTAIN HEALTHY INDUSTRIAL GROWTH AND DEVELOPMENT.

Opelika intends to attract compatible industries to expand local employment opportunities, promote and maintain a more diversified economy, and broaden the tax base. As they work toward local economic growth and development, the City of Opelika, on behalf of the citizens, will strive to achieve the following community objectives:

Objective:
Promote and maintain healthy and diverse industrial growth and development in Opelika.

- Policies:**
1. Promote and encourage the continuation and expansion of existing industries.
 2. Encourage coordination of state, regional, county and local promotion of industrial development for the Opelika area.
 3. Maintain a current inventory of local industrial sites and structures.
 4. Encourage new and expanding industry to locate primarily in the several industrial parks and at appropriate sites, especially along arterial highways and railroads that are ready for industry.
 5. Seek and promote diverse, long-term manufacturing employment opportunities and industrial investment in Opelika.
 6. Develop and implement a marketing strategy designed to enhance the creation of jobs in Opelika.

Commercial Development

Goal:

SUPPORT AND MAINTAIN A VIABLE COMMERCIAL ENVIRONMENT

Objective:

Facilitate and coordinate City services that are appropriate to support commercial development.

Policies:

1. Maintain compact, distinct commercial districts and discourage additional scattered or strip patterns of commercial development and encroachment of incompatible business uses into residential neighborhoods.
2. Promote and encourage relatively higher residential densities near commercial districts and lower densities further from commercial areas.
3. Make all commercial districts easily and safely accessible, while minimizing conflicts between pedestrians and vehicles, in order to enhance the safety of the street system.
4. Provide parking spaces to meet average daily demand, locating on-street parking where it will not conflict with through traffic and locate parking lots where they will be convenient for pedestrians and accessible to motorists.

Objective:

Develop, maintain, and promote a healthy and attractive commercial image for Downtown Opelika.

Policies:

1. Support and maintain the commercial vitality of downtown as the heart of the community, with high quality building and landscape design, construction and maintenance.
2. Make downtown more visible and apparent to both residents and those traveling through Opelika.
3. Minimize any adverse impact from all construction and demolition on the appearance of downtown and from key surrounding locations.
4. Promote, support and develop downtown as a good area for private business investment, with residential uses as secondary consideration.
5. Provide downtown with a strong "anchor" in the form of a node of daily activity.
6. Implement the downtown master plan in order to attract or maintain businesses. The plan consists of nine areas: information about starting a new business, recruitment of new businesses, public relations and events, code enactment and enforcement, reclaiming old and vacant buildings, the arts in downtown, traffic flow in downtown, look and use of downtown, and residential space in downtown.

7. Promote an attitude of confidence in downtown commerce and the enhancement of comparison and specialty goods shopping downtown.
8. Landscape and maintain downtown in accord with an appropriate overall design concept that fits the heritage and character of the area's physical resources.
9. Seek to conserve, promote, protect and appropriately and economically use buildings and other resources of historic interest and significance.
10. Preserve and enhance a continuous building frontage on downtown streets by securing uses for empty buildings that would reflect the overall retail character of downtown business.
11. Encourage owners to keep their buildings in good repair and to restore those buildings that have fallen into disrepair and neglect. Eliminate those buildings beyond repair.
12. Encourage merchants to design and maintain effective, current and well maintained window displays and to use only signs that are compatible with the character and scale of their buildings and surroundings.
13. Encourage the Opelika Main Street Program with their initiatives to promote, develop and renovate downtown Opelika through the following measures:
 - a. Encourage the retail committee of Opelika Main Street in its efforts to coordinate merchandising and promotional activities in the downtown area.
 - b. Encourage organized, cooperative advertising by downtown retailers as a regular activity.
 - c. Encourage coordination and lengthening of business hours by downtown merchants.
 - d. Regularly schedule fairs, events and promotional activities in Downtown Opelika.

V. Engineering

A. Sanitary Sewer System: Existing Inventory

Opelika's sanitary sewer system is currently comprised of approximately 200 miles of collector and interceptor lines, approximately 50 miles of service lines, 24 pumping stations, and two (2) EPA-certified treatment plants. The Westside Wastewater Treatment Plant, constructed in 1986, treats up to 4.0 million gallons per day (MGD), and can be expanded to meet future growth needs. The Eastside Wastewater Treatment Plant, constructed in 1990 with a treatment capacity of 1.0 MGD, was expanded in 2007 to its current capacity of 5.0 MGD. It can also be expanded further to meet future growth needs. Treated wastewater from the Westside plant is discharged into Saugahatchee Creek, while treated wastewater from the Eastside plant is discharged into Granberry Creek, which is a tributary of Halawakee Creek.

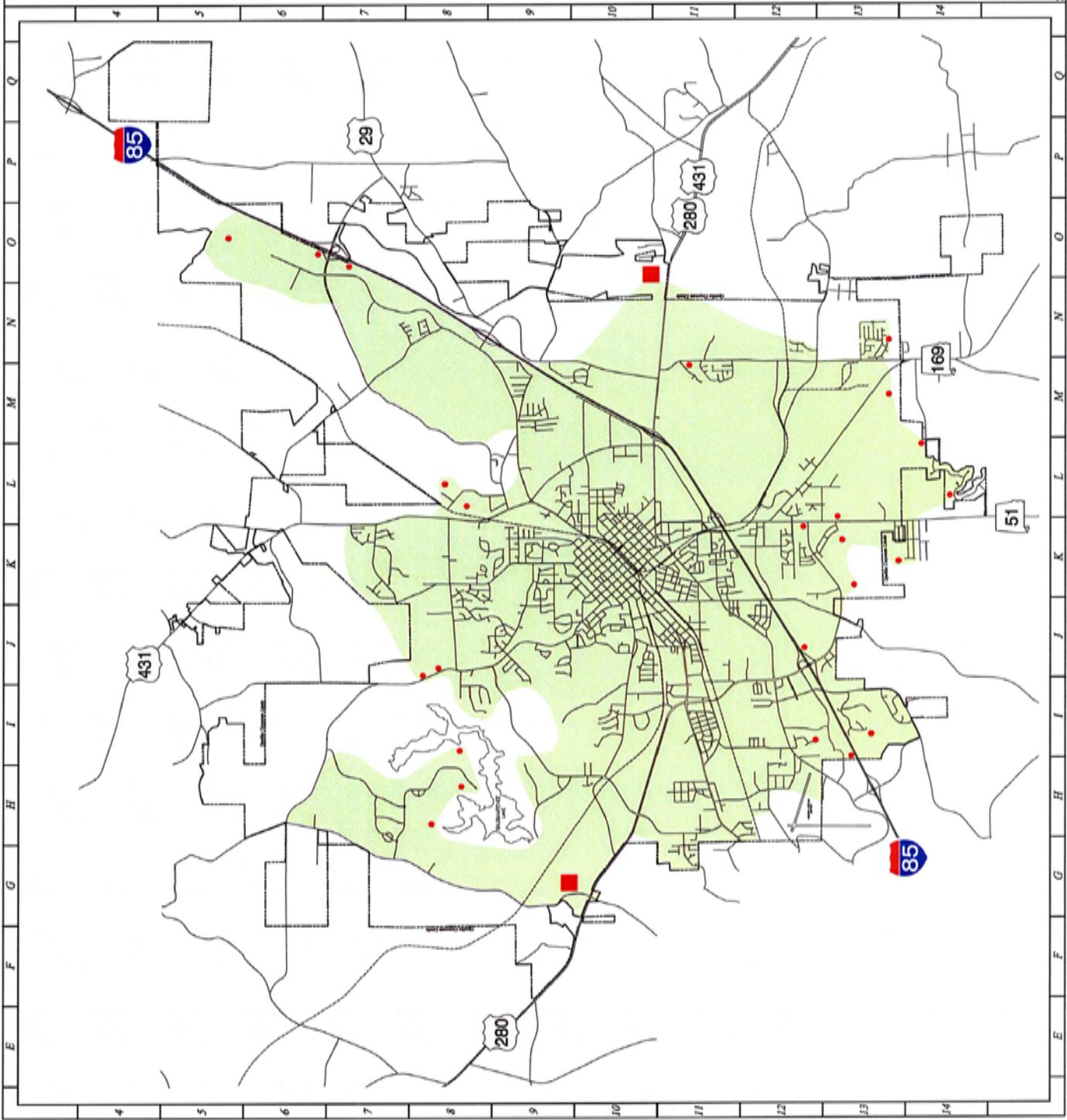
Some portions of the City, particularly the low-density residential zones in outlying areas, do not have access to sanitary sewer service. Sewer service is absent in these areas because of topographic restrictions and/or the excessive distance to the nearest available connection point. There are also several isolated 'pockets' within medium-density residential zones of the City that were developed prior to the availability of sanitary sewer service. All developed areas not served by sanitary sewer use septic tank systems which, according to the Lee County Health Department, work adequately if sufficient land area is available for the field lines and if the system is maintained. However, some of these septic tank systems were installed many years ago in poorly draining soils. Their owners are now experiencing percolation problems, particularly during the winter months when heavy rainfall saturates the soil.

The map on the following page shows the approximate geographic extent of sanitary sewer service in Opelika. Sanitary sewer service is accessible within the shaded land areas of the map, while service is not presently accessible to the non-shaded land areas. Land areas with sanitary sewer access are more conducive to higher-intensity uses and developments than land areas without sewer access, assuming other conditions are right for such uses or developments.

**Sanitary Sewer
 Service Map**

- Treatment Plant
- Pump Station
- Service Area

Scale: 1" = 2,000'



B. Storm Drainage System

The center of the City of Opelika sits on a ridge dividing the Tallapoosa and Chattahoochee River basins; therefore, most storm water drains outward from the center to numerous creeks that eventually flow to the two (2) large river channels. This outward flow of storm water creates a beneficial condition within the City where there are no major drainage problem areas. However, there are numerous minor problem areas and a few severe problems in isolated areas. Most of the severe problem areas are in the older and more highly developed parts of the City with greater impervious surface areas. The primary contributors to the severe problems are undersized drainage culverts and/or a lack of sufficient collection inlets. Other problem areas are the result of ditch blockage by overgrown vegetation and debris, inadequate inlets, poor grading, etc.

Opelika has continually upgraded its storm drainage system within the past 20 years through a series of public works projects. These projects were prioritized by a comprehensive survey that began in 1989. Problem areas were identified by City personnel, elected officials, and citizens, then an engineering consultant prepared a program for remedying those problem areas and for maintaining all existing networks. The City also purchased equipment, such as a vacuum truck and a muck remover, specifically for maintaining the storm drainage system.

In 1991, the Opelika Planning Commission revised its Subdivision Regulations to ensure that new development in any area of Opelika, including areas adjacent to flood zones, will have sufficient storm drainage capacity to accommodate runoff in an appropriate and safe manner. Regulations in the City's Public Works Manual also require the use of on-site detention facilities to reduce post-development stormwater runoff rates to pre-development levels.

C. Streets, Sanitary Sewers, and Storm Drainage Accessibility: Goals, Objectives, and Policies

Goal:

MAINTAIN SAFE, EFFICIENT, AND RELIABLE ACCESSIBILITY SYSTEMS

The City of Opelika is a member of the Auburn-Opelika Metropolitan Planning Organization (MPO). The MPO is administered by the Lee-Russell Council of Governments, who acts in cooperation with, and on behalf of, Opelika's regional transportation planning purposes. The following goals and objectives, as they apply to streets and highways that may be under the planning jurisdiction of the MPO are meant to express City policy to Opelika's representatives to that agency.

Opelika intends to improve and expand its city-wide transportation system to assure safe and dependable access for all residents, businesses, and industries. As they work toward improving and expanding these public facilities, the citizens of Opelika will strive to achieve the following:

Objective:

Improve and extend the transportation system (streets and highways, rail, and air) to promote safe, efficient, and well-maintained access to all properties.

Policies:

1. Provide for the safe and efficient movement of people, goods and services in and around Opelika.
2. Provide paved street access to all residences, businesses, and industries in the City.
3. Improve local access and connectivity to all regional transportation facilities, such as highway, rail, and air.
4. Minimize conflicts between local and through traffic.
5. Protect historic resources and districts from incompatible or damaging traffic patterns.
6. Plan, design, and implement an appropriate landscaping system for public rights-of-way (city, state, and federal). This system shall reduce the maintenance of traffic control devices and utilities and shall create and maintain clear paths of vision and movement along all traffic arteries.
7. Plan, design, and implement a lighting system at all Interstate highway interchanges.
8. Strictly enforce line-of-sight distances and angle restrictions at all intersections.
9. Plan and coordinate with affected property owners to acquire needed rights-of-way for the City's Loop (or Perimeter) Road. The route of the Loop Road was established in 1991, and several segments of the road have already been constructed.
10. Improve the appearance of all roadway entrances into Opelika through the application of Gateway Corridor Overlay Districts. The intent of the Gateway Corridor Overlay District is to prevent incompatible uses and to maintain an attractive 'gateway', or entrance, into the City.
11. Discourage non-residential traffic from traveling on residential streets.
12. Provide for the timely maintenance and improvement of city streets through current engineering and construction practices.
13. Promote infill, clustering, and mixed-use developments in locations that will minimize trip lengths and reduce the number of trips between residential and commercial areas.
14. Encourage capacity and access improvements to the existing airport.
15. Promote access management techniques on all streets and highways as a means to improve traffic safety, reduce congestion, and retain roadway capacity.
16. Promote traffic calming on local streets as a means to reduce vehicle speeds and cut-through traffic.

17. Encourage the use of intermodal transportation as a means to relocate freight and cargo movements from highways to railroads.
18. Encourage the use of video camera enforcement at major intersections as a means to reduce the number of red-light running violations.

Objective:

Promote and support the Bicycle Plan for the City of Opelika as an enhancement to the overall livability in Opelika and to promote the general welfare of the City.

Policies:

1. Establish a process for coordinating the implementation of the Bicycle Plan's goals, objectives, and policies.
2. Develop bikeways, bike trails and other physical facilities for safe bicycle transportation.
3. Coordinate with local organizations and institutions to develop informational programs for cyclists regarding traffic codes, safe operation, and facility design standards.
4. Establish an active traffic code enforcement program for cyclists.
5. Encourage cycling as an alternate mode of transportation.

Objective:

Promote and support pedestrian transportation as an enhancement to the overall livability in Opelika and to promote the general welfare of the City.

Policies:

1. Encourage the construction of sidewalks on all new residential streets.
2. Encourage the construction of pedestrian paths within residential subdivisions.
3. Encourage the construction of pedestrian facilities on existing public rights-of-way.
4. Encourage walking as an alternate mode of transportation.

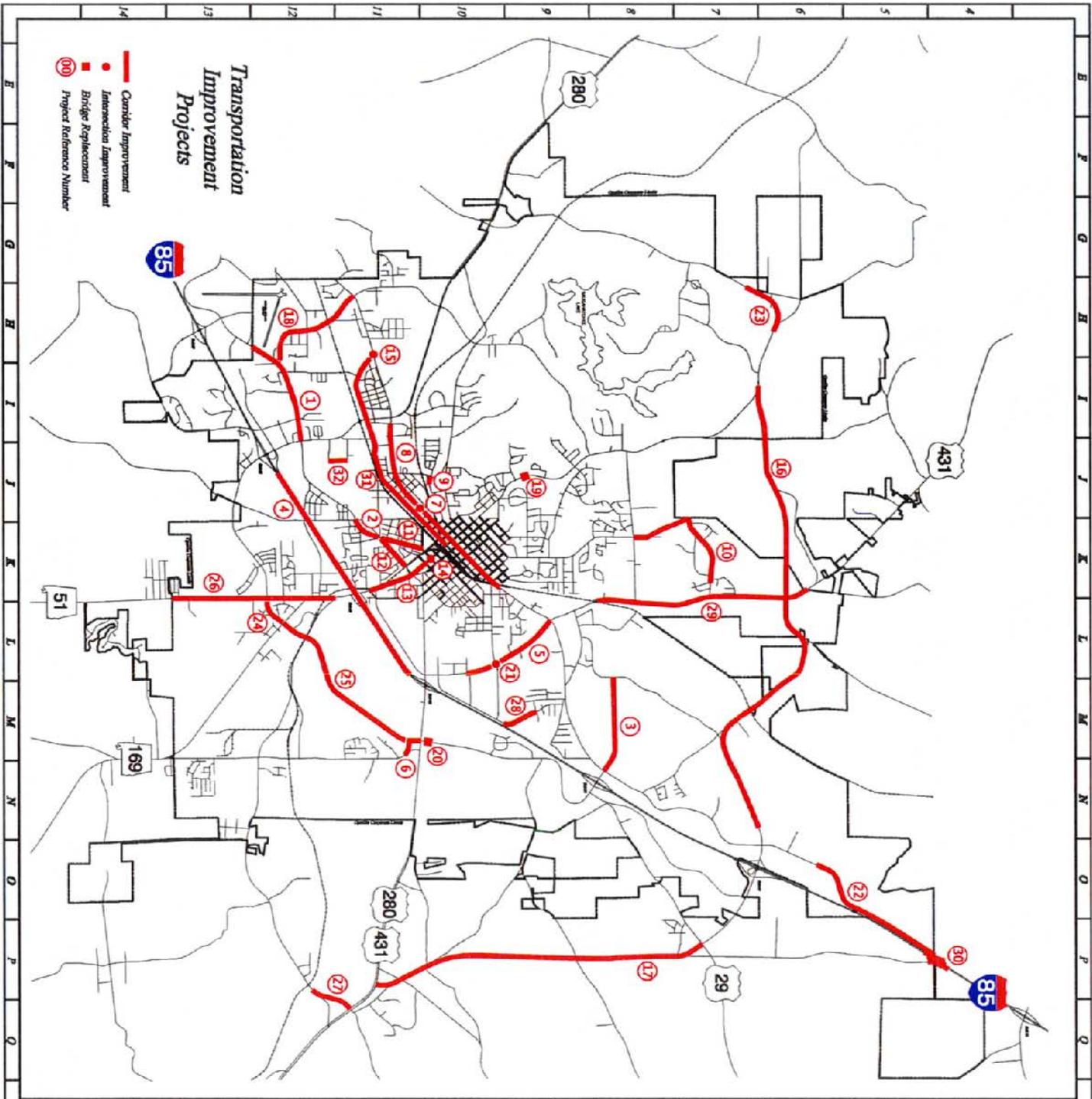
Objective:

Promote and support the following specific roadway improvements:

Policies:

1. Widen Frederick Road from two (2) to five (5) lanes between Gateway Drive (U.S. 280) and the Auburn city limits.
2. Extend Frederick Road eastward between South Long Street and the Auburn Street/Hurst Street intersection.
3. Construct a new two-lane road between the Interstate 85/West Point Parkway interchange (Exit 64) and Andrews Road to improve access to the Sportsplex and Aquatics Center.
4. Widen Interstate Highway 85 from four (4) to six (6) lanes between Exits 58 and 62 to accommodate the U.S. Hwy 280 traffic that shares this segment.
5. Widen U.S. Hwy 431 (Fox Run Parkway) to five (5) lanes between Fox Trail and Samford Avenue.
6. Relocate the northernmost portion of South Uniroyal Road so it intersects U.S. 280/431 (Columbus Parkway) directly across from North Uniroyal Road.
7. Construct left turn lanes on Simmons Street at both approaches to Second Avenue to reduce intersection delays and congestion.
8. Construct additional traffic lanes on Second Avenue between Pleasant Drive and South Railroad Avenue and/or replace the in-place traffic signal system with a demand-response traffic signal system. The demand-response system continually analyzes traffic volumes and speeds and then adjusts signal timings to optimize traffic flow.
9. Relocate the westernmost portion of Shannon Court so it intersects Pleasant Drive directly across from Bruce Avenue.
10. Widen and improve Hillflo Avenue and Rocky Brook Road between Grace Drive and Morris Avenue.
11. Widen Auburn Street to three (3) lanes between Hurst Street and Magazine Avenue.
12. Widen M. L. King Avenue to three (3) lanes between Hurst Street and Clanton Street.
13. Widen South Tenth Street and Geneva Streets to three (3) lanes between Avenue B and McCoy Street.
14. Construct a left turn lane on Avenue B westbound at South Tenth Street.
15. Construct a right turn lane on Pepperell Parkway eastbound at Thirtieth Street.
16. Establish a roadway corridor for a northern by-pass between the Robert Trent Jones Trail/Grand National golf complex and the Northeast Industrial Park.
17. Establish a roadway corridor for an eastern by-pass between U.S. Hwy 280/431 and Interstate 85 at Exit 66.
18. Establish a roadway corridor for a connector road between Pepperell Parkway and Frederick Road near the western city limit boundary.
19. Replace the bridge on Oakbowery Road over Rocky Creek.
20. Replace the bridge on North Uniroyal Road over Granberry Creek.

21. Install a traffic signal at the intersection of U.S. 431 (Fox Run Parkway) and Jeter Avenue.
22. Extend Northpark Drive northward along Interstate 85 to the Chambers County line.
23. Construct the perimeter road segment between Grand National Parkway and Oakbowery Road
24. Extend Gateway Drive eastward from Marvyn Parkway (Alabama Highway 51) to Crawford Road (Alabama Highway 169).
25. Extend Gateway Drive farther east from Crawford Road (Alabama Highway 169) to intersect with Columbus Parkway (U.S. Highway 280/431) at North Uniroyal Road. Protect the existing transportation corridor centerline of Gateway Drive with future commercial retail and office land uses which are compatible with existing and future residential development.
26. Widen Marvyn Parkway (Alabama Highway 51) from Old Columbus Road to the southern city limits.
27. Relocate Old Columbus Road (Lee Road 391) northward between Norfolk-Southern Railroad and U.S. Highway 280/431 to align with Lee Road 155.
28. Extend Fox Run Avenue northward to intersect with Douglas Street at Covington Avenue
29. Widen Lafayette Parkway (U.S. Highway 431) from Freeman Avenue to just north of Cusseta Road
30. Construct a new interchange on Interstate Highway 85 at Lee Road 177
31. Widen North 30th Street and First Avenue to three lanes between Pepperell Parkway and South 10th Street
32. Construct a new north/south road between the end of Corporate Drive and Century Boulevard.



The City of
Opelika
Alabama
 Official Street Map
 August, 2009

Scale: 1" = 2,000'



Objective:

Provide a mechanism to acquire the necessary right-of-way widths on all current and future public roads within the planning jurisdiction.

Policies:

1. Establish standard minimum right-of-way widths for all road classifications within the planning jurisdiction as follows (excluding historic districts and historic structures located adjacent to non-conforming right-of-way widths where these regulations would be damaging to the historic resources):
 - Local Street - 60 feet
 - Collector Street - 80 feet
 - Arterial Street - 120 feet
 - Perimeter Road - 150 feet
 - Interstate Highway - 300 feet
2. Require property owners to dedicate additional right-of-way to meet the minimum width requirements as they develop or subdivide properties adjacent to these roads.
3. Identify those right-of-way widths necessary for the improvements shown on the Future Street Map by indicating them on the Major Thoroughfare Plan Map.

Objective:

Provide a process for the coordination of all projects through the established process with the Metropolitan Planning Organization (MPO).

Policies:

1. Identify those projects that have a possibility for funding assistance through various State and Federal programs and work for inclusion in the Transportation Improvement Program (TIP).
2. Establish an annual program that allocates funds to purchase right-of-way for future street projects to ensure protection from development encroachment and to minimize future acquisition costs.
3. Prioritize all road projects based upon specific criteria, such as traffic volumes and use, and review priorities annually. The prioritized list shall be adopted by the City Council and included in the Transportation Improvement Program.

Objective:

Provide a mechanism to optimize the potential for the implementation of all planned projects.

Policies:

1. Establish a Ten Year Capital Budget Plan to include all phases of work, such as design engineering, right-of-way acquisition, utility relocation, and construction.
2. Review the capital budget annually to delete completed projects or project phases and to add new projects.
3. Submit the Capital Budget Plan to the City Council for funding purposes.

D. Streets, Sanitary Sewers, and Storm Drainage: Implementation Strategy

Accessibility (Street Development): to be implemented primarily through intergovernmental cooperation, Subdivision Regulations, the Zoning Ordinance and public and private capital investment.

Sanitary Sewer System: to be implemented primarily through public and private capital investment, Subdivision Regulations, and Zoning Ordinance.

Storm Drainage System: to be implemented primarily through public and private capital investment, Subdivision Regulations, and Zoning Ordinance (which includes the Watershed Protection Plan).

E. Maintenance: Goals, Objective and Policies

Goal:

MAINTAIN AN EFFICIENT AND RELIABLE SANITARY SEWER SYSTEM

Opelika intends to improve and expand its sanitary sewer system to serve all residents, businesses, and industry. The majority of the City's incorporated areas have, within a reasonable distance, the availability of sanitary sewer service. However, there are some significant areas presently without service and some additional facilities that must be constructed to serve in-place structures and developments in accordance with City policy. These are all indicated on the Future Public Facilities Map.

As they work toward improving these public facilities city-wide, the citizens of Opelika will strive to achieve the following community objectives:

Objective:

Improve and extend Opelika's sanitary sewer system to serve development districts in an orderly and progressive manner and to help implement the City's Growth and Development Policy.

Policy:

1. Encourage those sanitary sewer improvements that would support or encourage new development in areas appropriate for such activities by reason of City policy and the health, safety, and welfare of residents and employees.

Objective:

Plan and promote sanitary sewer improvements in support of planned building and development.

Policies:

1. Construct the sanitary sewer improvements required to serve existing developments and to support planned growth, development and construction in accordance with City policies and programs and as shown on the City's Wastewater Collection and Treatment Facility Plans.
2. Design and construct a new sanitary sewer system to serve the Halawakee Creek basin, which contains the Northeast Industrial Park and Celebrate Alabama. This system shall be a new wastewater treatment plant along Halawakee Creek or a regional pumping station near Halawakee Creek to transport flow to the Eastside Treatment Plant.
3. Construct sanitary sewer improvements in an orderly manner as necessary to minimize inflow and infiltration on existing collection lines and manholes. This will significantly reduce the wastewater volumes that must be treated at the two treatment plants.
4. Construct new regional pumping stations and upgrade existing pumping stations to divert wastewater flow from the Westside Treatment Plant to the Eastside Treatment Plant. The flow diversion will increase the future treatment capacity at the Westside Plant and will allow the Eastside Plant to operate more efficiently.
5. Upgrade the capacity of the existing pumping station at Saugahatchee Country Club to accommodate the increased flow from recent residential and commercial development in the basin, which includes Tiger Town.
6. Construct a septage receiving station at the Eastside Treatment Plant. This will allow leachate and septic tank sludge to be properly disposed and treated and will eliminate the current disposal method in a lagoon.
7. Develop an overall map of the City's wastewater collection infrastructure for use in a geographical information system (GIS). This will allow the City to better manage and maintain its system and to provide better location information for property owners and developers.

Goal:**MAINTAIN AN EFFICIENT AND RELIABLE STORM WATER DRAINAGE SYSTEM**

Opelika intends to improve and expand its storm water drainage system to serve all residents, businesses, and industries. As they work toward improving these public facilities city-wide, the citizens of Opelika will strive to achieve the following community objective:

Objective:

Improve and extend the storm water drainage system to serve development districts in an orderly and progressive manner to help implement the City's Growth and Development Policy.

Policies:

1. Promote and support a storm water drainage system extension that would encourage new development in areas appropriate for such activities by reason of City policy and the health, safety, and welfare of residents and employees.
2. Allow no new development that would ignore the impacts of a 100-year storm event.
3. Install all storm water drainage systems in such a manner that all water is led to and confined in natural drainage channels without causing erosion.
4. Allow no storm water runoff to enter into the City's sanitary sewer system.
5. Connect all new developments to the existing storm water drainage system when they are within a reasonable distance of the system. When new developments are beyond a reasonable distance to the existing system, then they shall drain to locations acceptable to the City and constructed in a manner to properly carry the runoff water.
6. Design and construct all storm water drainage systems in such a manner that natural drainage patterns are not significantly altered, erosion is not accelerated, the accumulation of eroded soil particles in the drainage system is avoided, and the appropriate design storm event is accommodated.
7. Give special consideration to innovative storm water drainage designs that meet all City policy, yet not adversely affect the quality of development of the area under consideration.
8. Design and construct storm water drainage systems with detention or retention basins so the post-development runoff rate is no greater than the pre-development runoff rate.
9. Develop an overall map of the City's storm water infrastructure for use in a geographical information system (GIS). This will allow the City to better manage and maintain its system and to detect illicit discharges.
10. Enforce regulations regarding development restrictions within the 100-year flood zone.

VI. Opelika Light & Power

A. Public Power System: Existing Inventory

The Opelika Light and Power Department, an electric utility owned and operated by the City of Opelika, supplies economical and reliable electricity to over 11,000 residences, businesses and industries in the City of Opelika. The Light and Power Department purchases wholesale power from the Alabama Municipal Electric Authority and the Southeastern Power Administration and then redistributes that power throughout Opelika from nine (9) 25 MVA electrical distribution substations. These nine (9) substations provide full redundancy of supply and provide ample capacity to accommodate economic development within Opelika.

The City of Opelika realizes that an adequate supply of low cost and reliable electric power and energy is a key ingredient in Opelika's present and future economic development initiatives. To that end, the City of Opelika, guided by strategic long range planning, provides a rate structure that is competitive with the electrical rates charged by electric utilities in the surrounding region and provides the resources needed for the continuous expansion and improvement of the electrical system.

In 1984 and 1985, the Legislature of the State of Alabama passed territorial legislation that established the territorial boundaries for electric utilities throughout the state. These territorial boundaries define the areas in which the Light and Power Department as well as all other electric utilities in Alabama can provide service. As a result of these territorial boundaries, the Light and Power Department does not provide electrical service to all customers within the corporate limits of Opelika. It is the City of Opelika's belief that all citizens within the city limits of Opelika should have equal access to all city services including electrical service provided by the Light and Power Department. The City of Opelika, along with many other cities in Alabama who own electrical distribution systems, has contested the legislation in court. To date, a court decision has not been rendered in the case.

B. Public Power System: Implementation Strategy

To be implemented primarily through public and private capital investment and the Subdivision Regulations.

C. Public Power System: Goals, Objectives and Policies

The City of Opelika owns and operates its own electric utility, Opelika Light & Power (OLP). OLP purchases wholesale power from the Alabama Municipal Electric Authority, a joint action agency formed by 11 municipal electric systems to save money on purchased power. The City has sufficient capacity to meet all of its energy needs in the future. The OLP electrical distribution system has redundant circuits, which allow power

restoration even with the failure of an entire substation. An adequate supply of low cost, reliable electric power is a key component in Opelika's present and future outlook for residential, commercial, and industrial development. OLP pledges to employ sound management and engineering practices in order to be innovative, progressive, productive, and cost effective in all activities.

Goal:

PROVIDE SAFE, RELIABLE, AND ECONOMICAL POWER TO OPELIKA RESIDENTS, BUSINESSES, AND INDUSTRIES.

Objective:

Improve and extend Opelika's electric distribution system in an orderly and progressive manner to help implement City growth and development polices

Policies:

1. Encourage new development in those areas within Opelika Light & Power's service territory.
2. Promote visual enhancement in Opelika by encouraging/requiring the installation of underground utilities in new developments and when new streets are proposed.
3. Minimize impacts to the environment and to public health and safety when locating new utilities.
4. Continue expansion of the fiber optic network to accommodate all of the public, commercial, and residential needs of the City.
5. Promote visual enhancement and minimizing storm outages by encouraging/requiring the installation of underground utilities in new developments.
6. Encourage all-electric developments due to the economic savings.
7. Operate as an environmentally friendly utility by using natural soybean-based insulating oil in new transformers rather than petroleum based mineral oil.
8. Expand the fiber optic network and work with Knology as needed to accommodate commercial communication needs of the customers.
9. Provide quality roadway lighting for all roads located in Opelika Light & Power's service area.
10. Change out old/defective components, including poles, to increase reliability.
11. Work with other municipal electric systems and elected officials in Alabama to address territorial law that prohibits most municipal electric systems from serving many of the residential, commercial and industrial customers located within their city limits.

Objective:

Provide economical electric power to City of Opelika customers

Policies:

1. Practice sound management and efficient work practices.
2. Provide an adequate supply of electrical power at the lowest possible cost possible.
3. Provide a level of customer service that exceeds expectations and contributes to economic vitality through state of the art technology for citizens.
4. Implement a quality level of service reliability by striving to minimize “down time” (outages) for all customers.
5. Continue relationship with AMEA and encourage low cost power in their future contracts.

Objective:

Promote the following projects to improve customer service and cost savings to customers

Policies:

1. Complete the Automated Meter Reading project
2. Continue installation of Faulted Circuit Indicators in order to improve response to customer outages
3. Implement the installation of the Supervisory Control and Data Acquisition (SCADA) to improve reliability, outage response, and load management
4. Continue installation of the SEL electronic relays to improve reliability and easy tie in to SCADA system
5. Implement a digital mapping system and trouble call management system to improve customer service.
6. Implement a tree trimming program to reduce outages which will improve system reliability.
7. Continue with pole inspection program to improve reliability and reduce liabilities.
8. Implement underground inspection program to prevent unplanned outages.

VII. Parks and Recreation

A. Public Recreation Facilities: Existing Inventory

Opelika has park and recreation programs second to none for a City of comparable size. Located within the City there are four (4) Municipal Parks with a total of 155 acres and eight (8) neighborhood parks with a total of 27 acres, and a county park consisting of 230 acres. There are also two (2) Community Centers, two (2) public swimming pools, a three (3) field softball complex and a tennis complex with a pro shop and 12 lighted courts. Just outside the City limits, the City owns and maintains the 230-acre Springvilla Park and Campground. In addition, there are three (3) golf courses in Opelika; Indian Pines, a municipal course and Saugahatchee Country Club, a private course, and The Grand National, a 54-hole public golf complex, designed by Robert Trent Jones, located in North Opelika surrounding the 350 acre Saugahatchee Lake. The moderate climate makes outdoor recreational activities available all year round. Moreover, there are two (2) area cinemas containing a total of 11 screens, one (1) performing arts theaters presenting two (2) concert series, two (2) local fishing/boating lakes and three (3) area lakes, one (1) dog racing track located 25 miles way, and one (1) 24 lane bowling alley. Finally, in terms of spectator sports, nearby Auburn University provides Division I Athletics for all the major spectator sports such as football (stadium seats 85,214), basketball, baseball, etc.

1. **West Ridge Park:** is a 60 acre park where all our youth baseball and softball is played. Listed are the fields and other amenities of this area.
 - a. Four (4) field Dixie Youth complex with control / restroom / concession building. The fields are lighted with grass infields. The outfield fences are 200 feet and the bases set at 60 feet. These fields are used for youth baseball ages 7-8, 9-10 and 11-12.
 - b. There is another four (4) field youth complex consisting of three (3) additional lighted fields for Dixie Youth, Tee Ball, and Girls Softball ages 5-6, 7-8 and 9 – 10. There is also a control / restroom / concession building on this complex. The fourth lighted field in this area is now a “Miracle Field” that was constructed specifically for use by children of special needs. The playing surface is made of rubber and is accessible for children with all types of physical and mental disabilities. This field has its own control / restroom / concession building that is 100% handicapped accessible.
 - c. We have a two (2) field lighted Dixie Boys Complex for baseball ages (13 & 14). These fields have their own control / restroom / concession building. This complex has grass infields, 300 foot fences and 80 foot bases for this age group.
 - d. We also have an adjacent two (2) field lighted Girls Softball complex, built specifically for girls softball ages 11 through adult. These fields have skinned infields, 200 foot fences and 60 foot bases. This area also has its own control / restroom / concession building.
 - e. We have a total of 12 lighted youth baseball / softball fields with four (4) control buildings in this park. Each field has its own scoreboard.

- f. Two (2) Picnic Shelters
- g. A Playground
- h. A Miracle Field Playground (100% ADA Accessible)
- i. A 1.1 Mile Walking / Jogging Track With a “Fit Course” along the trail.
- j. Paved and Guttered Parking Areas for all Fields.

B. Implementation Strategy: Recreation Facilities

To be implemented primarily through public and private capital investment.

C. Goals, Policies, Policies: Public Recreation Facilities

Goal:

TO ENRICH THE “QUALITY OF LIFE” IN OPELIKA BY OFFERING PLEASURABLE AND LEISURE ACTIVITIES TO RESIDENTS OF ALL AGES, BACKGROUNDS, AND SOCIOECONOMIC LEVELS.

The City of Opelika recognizes that a quality park and recreation system is one of the City’s most important assets. From the establishment of its first recreational center over 50 years ago, the City of Opelika has emphasized recreational programs for public enjoyment, to strengthen families, and to promote community unity. Today, the City’s park and recreational facilities and programs provide many active and passive recreational opportunities for youth, seniors and families.

The City is continually challenged to keep pace with growing demands for park and recreational facilities. The City intends to improve and expand the number, quality and accessibility of its community facilities to serve all residents. The objectives and policies below include strategies for the improvement, expansion and maintenance of the City’s Park and Recreation facilities.

The City of Opelika has appointed the Opelika Parks and Recreation Board to operate and maintain a parks and recreation system for its citizens. Each year the Board prepares and systematically implements a plan for parks and recreation citywide. In addition to the Board’s plan, a task force was formed under the title “Parks and Facilities” as a result of the Envision Opelika process. This task force was formed because citizens expressed strong community support for quality recreational facilities and programs as important to the future of Opelika. This category emerged as one of the highest ranked topics expressed by citizens attending the Envision Opelika meetings. The task force examined the City’s existing parks and facilities, identified deficiencies, and recommended an action plan to address needs. After meeting for months, the task force provided a conceptual plan prepared by a professional engineer/planner for a new recreation complex. The task force believes the complex reflects the desires of Opelika citizens concerning recreation faculties. The objectives and policies below include the ideas and desires expressed by citizens during the Envision Opelika process.

Objective:

Provide Opelika citizens a state-of-the-art public recreational complex designed to meet the recreational needs of citizens of all ages and physical capabilities.

Policies:

1. Search for partnerships with the private sector, foundations, public agencies and major employment centers in planning, developing, and meeting the financial needs of the new recreation complex.
2. Identify and promote revenue-generating programs and implement user fee schedules to help offset expenses associated with funding, operating, and maintaining a new recreation complex and to develop a stronger financial base for recreational service.
3. Plan for bike paths, trails, or greenways that will serve as natural or constructed access ways from neighborhoods to the recreational complex. Seek public or private opportunities to acquire or reserve property for access ways.

Objective:

Offer a wide variety of programs and activities to address the recreational needs of citizens of all ages and abilities.

Policies:

1. Provide active and passive recreational programs for all ages including evening and weekend activities for the area's youth.
2. Provide young people rewarding recreational programs that demonstrate character building and promotes a sense of community pride.
3. Enrich the cultural life of citizens by providing programs in the area of arts, music, drama, and dance.
4. Provide recreational opportunities and activity programs that will attract senior citizens and the physically challenged population.
5. Monitor park and recreation services by conducting a citywide citizen survey and a recreational facility user survey to help determine facility and program deficiencies and future community needs.

Objective:

Implement a five (5) year park and recreation improvement program that prioritizes renovation and/or maintenance projects for existing facilities. Evaluate the conditions of the following parks or facilities, and prioritize projects concerning renovations and/or maintenance:

- Flora Park Softball Complex
- The Arts Center (Armory)
- Denson Drive and Covington Recreational Centers
- Moore Stadium
- Penn Yonge house at Spring Villa
- Spring Vila Park

D. Opelika Sportsplex and Aquatics Center

Implementation of Project Started by Envision Opelika: The “Opelika Sportsplex and Aquatics Center” originally started by “Envision Opelika” officially began in February of 2008. The facility is now 60–70% complete, with an anticipated opening date of July 2009. The Sportsplex is about 75,000 square feet and is a state of the art recreation facility designed for “Family Fun and Fitness”. The facility is on about 80 acres of property on Andrew’s Road about one (1) mile from Opelika High School. The following amenities will be available to the citizens of Opelika and surrounding communities upon completion. (This will be a fee based facility with all fees and charges set and controlled by the Opelika Board of Parks and Recreation.)

Phase One

Sportsplex and Aquatics Center

Meeting Rooms

Dual Gymnasiums

Youth Game Room

Fully Equipped Weight Room

Two (2) Racquetball Courts

Concessions Area

Adult Activities Center

Adult Game Room and Multi Media Area

Administrative Offices

Shower Rooms

Steam Rooms

Indoor Aquatics Center

Splash Park

Fully Equipped Cardio Vascular Area

Indoor Walking Track

Fully Equipped Group Fitness Room (Aerobics)

Outdoor Amenities

Soccer Complex

Five (5) Regulation Lighted Soccer Fields

Two (2) Soccer Control / Restroom / Concession Buildings

Amphitheatre

Walking Track

Phase Two

Softball Complex

Five (5) Lighted Fields

Control / Restroom

Concession Building

Walking Track

Parking Lots

E. Public Recreation Facilities through 2020

With the addition of the Sportsplex and the prospects of finishing the softball complex, plans of other amenities that will come in the next decade, the Parks and Recreation Department does not expect any new initial uses. With the up keep and additions to West Ridge Park and the two (2) recreation centers the department will concentrate on adding programs and services.

VIII. Police Protection

A. Opelika Police Department: Existing Inventory

The Opelika Police Department is charged with the responsibility of providing public service and police protection to the citizen's of the City of Opelika. The Opelika Police Department services an area of 58.6 square miles within its corporate limits. Police headquarters is located at 501 South Tenth Street, which is approximately one mile North of Interstate 85's Exit 60. Opelika Police Department officers responded to 63,562 calls for service during the calendar year 2008.

Existing Departmental Manpower and equipment are as follows:

- a. 83 approved slots for sworn police officers, 11 communications operators, four (4) administrative specialist, and three (3) civilian employees.
- b. 48 police vehicles equipped with radios and mobile data equipment. All marked units are also equipped with video cameras and radars.

Crime: (Per 100,000 Population)

- a. Five (5) minute response time
- b. Violent Crimes: 227/100,000
- c. Non-Violent Crimes: 3180/100,000

Located within the Police Department are a number of Divisions that specialize in answering the needs of Opelika's citizens. The Police Department houses Opelika's E-911 Communications Center. Opelika has an enhanced 911 system which allows its operators to capture all information pertaining to the caller's phone number. This includes but not limited to name, address, and phone number calling from. Our enhance system allows the caller to receive all help that is needed, i.e.: Police, Fire, Rescue, or Ambulance. The City of Opelika contracts with the Lee County Sheriff's Department to house all of its prisoners. The Administrative Section of the Police Department consists of clerical workers who are charged with data entry, assisting in archive retrieval, and answering administrative telephone calls. Building maintenance, inventories, evidence maintenance, supplies, and computer operations also fall within this section. The Uniform Division is in charge of answering all 911 calls along with providing proactive patrols and assisting citizens when needed. Within the Uniform Division are the Traffic Section, which investigates all major accidents and the K-9 Section which consists of apprehension and tracking animals. The Special Services Division is in charge of dealing with the press, all internal investigations, along with providing supervision over the Training Division. Our Training Division consists of training officers, DARE officers, and a Crime Prevention Officer. Each sworn officer within the Department is required to train a minimum of 8.5 hours per month. The Investigative Services Division investigates all major crimes that involve theft of property, breaking and entering, serious assaults, murders, motor vehicle thefts, and any other serious type of offense. Within the Investigative Services Division is the Juvenile Section which handles all juvenile related crimes. The Vice and Narcotics Division addresses all drug related

issues within the City. We are very proactive in our drug approach especially in the apprehension of drug offenders within our community. The Police Department also has a highly trained SWATT team which is infused into the countywide SWATT team. The Police Department is adequately equipped and ready to handle any situation that may arise or any request made by another agency.

The Opelika Police Department has long recognized the need for cooperation with the community it serves. Community policing is a collaborative effort between the police and the community identifying problems of crime along with searching for solutions to these problems. It is founded on close, mutual beneficial ties between the police and community members. Community policing offers a way for law enforcement to help re-energize our community. Developing a strong, self-sufficient community is an essential step in creating an atmosphere in which serious crime will not flourish. Because of this, the Opelika Police Department has developed the Community Policing concept as a way to combat crime and foster better relations within the Community. Through the inter-working relationships between the Community and the Police Department, crime can be addressed and combated on two (2) fronts.

B The City of Opelika is at the forefront of experiencing phenomenal growth through the next twenty years. As our City grows, more demand is going to be placed on our department. We are going to have to look at growth and how it is going to affect us on several fronts. They are as follows:

1. Buildings:

The original downstairs of the Opelika was built in 1967 with an upstairs edition completed in 1979. We have outgrown this facility the way it is designed. We need to redesign the facility, bring all bathrooms up to meet ADA standards, improve our electrical specification, and improve air circulation for our AC Units, along with upgrading our wiring to support the technology we now have in place. Our supervisors have been displaced throughout the building causing morale issues along with not being located in their area of responsibility. We propose to enclose the downstairs under the building, take out the old jail and completely remodel the facility. This will be a major renovation project.

2. Upgrading our Communications equipment:

The City of Opelika operates on an 800 MHz Trunking Radio System. This system began full operations in 1999. Homeland Security is now mandating that radios and radio systems begin to upgrade to Project 25 standards to allow for common air inter-phase. This will allow for multi-agency communications over several band widths. Due to the age of our equipment along with what is presently being mandated by Homeland Security, we need to begin replacing and upgrading our equipment to meet those standards. I propose this over a six year period so that we will no place a major strain on our budget.

3. Mobile Data Equipment:

The Opelika was fortunate enough to receive a Congressional Appropriation to install a mobile data system that allows every vehicle in our fleet to have instant information at their finger tips on any information in our AS400. This has allowed us to reduce our response time 40 percent. We are arresting more offenders due to the timely information coming on active outstanding warrants. This has also helped us reduce crime within our community. We are now beginning the process of replacing or upgrading our equipment. We will have a five year rotation plan like we have on our vehicles. We will be totally paperless by the end of July with the additions of E-Citation, E-Crash, IO Reporting, along with Field Reporting.

4. Personnel:

As stated above, our City is growing. We will be comparing crime statistics to population, to response time to justify personnel. We project that our Department should grow approximately 18 percent due to the influx of people from the BRAC expansion, new industry, Celebrate Alabama, and growth around Tiger Town.

5. Vehicles:

We presently have a take home vehicle policy. The implementation of this has seen a decrease in maintenance along with a new sense of ownership for our vehicles. At the present time, we do not have enough vehicles to assign one to every officer. We want to complete the program where eventually we will have a vehicle for every officer. We will be able to then hold each officer accountable for his/her piece of equipment. We will rotate vehicle as wear and maintenance dictates. Due to the take home vehicle policy, we are getting a lot more miles and usage out of our vehicles.

6. Technology:

Technology changes almost daily in the law enforcement profession. We are now using infrared, computers, radars, cameras operated on Voice Over IP to combat crime within our community. We will continue to look at new technology and attempt to purchase and use it wisely. We will make sure that the outcome outweighs the cost of the technology.

The above projects take a lot of money to accomplish. We are constantly looking for federal funds to manage most projects. (i.e. Byrne Grants, Department of Justice Grants, Congressional Appropriations, and Homeland Security). However, some are going to have to be absorbed through Capital projects through our budgetary process. One thing is for sure. We will continue to slowly replace equipment and technology on systematic cycle to ensure that we are not caught replacing an entire project at one time.

IX. Fire Department

A. Opelika Fire Department: Existing Inventory

The Opelika Fire Department serves an area of 57 square miles in the city limits. The Opelika Fire Department services the citizens of Opelika with 68 full-time certified firefighters as follows:

- 1 Fire Chief
- 3 Assistant Fire Chief
- 6 Fire Captains
- 1 Training Officer / Captain
- 1 Fire Inspector / Captain
- 1 EMS Coordinator / HAZ MAT Captain
- 6 Fire Lieutenants
- 1 Asst. Fire Inspector
- 15 Apparatus Operators
- 33 Firefighters
- 1 Administrative Assistant

The Opelika Fire Department operates out of four (4) Fire Stations that are located throughout Opelika.

- Station #1 -1015 Avenue B
- Station #2 -1910 Pepperell Parkway
- Station #3 - 600 8th Avenue
- Station #4 - 400 Lake Condy Road
- Training Center - Madison Avenue

The Opelika Fire Department operates the following equipment:

Four (4) front run Class A fire department pumper engine companies with a total possible output of 5500 G.P.M., and two (2) reserve fire department pumper engine companies, one 100-foot aerial apparatus, two (2) front run and one (1) reserve emergency medical service vehicles, one (1) hazardous materials response vehicle, one (1) tractor for brush and woods fires and several administrative vehicles.

The Opelika Fire Department offers a variety of services to the community such as:

1. Firefighting services including response to all types of fire emergencies.
2. Emergency Medical Services including advanced life support and advanced cardiac life support. We have recently implemented 12 Lead ECG monitoring that can be transmitted to the receiving medical facility.
3. Response to hazardous materials incidents for initial command and control of spills.

4. Training for businesses, industries, other fire departments, and the public. The Opelika Fire Department maintains a training center for other fire departments in the area that can be used for a host of fire related training subjects:
5. Fire prevention services including inspections, plans review, investigations, and public fire education for all ages.

The Opelika Fire Department is currently rated as an I.S.O. Class 2. This gives the citizens of the City of Opelika some of the lowest fire insurance rates in the nation.

B. Opelika Fire Department from 2009 thru 2020:

2009- Build new fire station for the north-side of Opelika. This is to lower response times to the north of the City. This will be a relocation of an existing fire station. The funds have been approved for this project.

2010- Budget new pumper truck to be delivered in 2011.
Build new fire station on Dunlop Drive to replace existing fire station. Property has already been secured for this build. Selling of present station will reduce cost by approximately 50%.

Hire additional personnel: (Staff-1, Fire Suppression- 6)
Place 3rd Rescue Truck in service.

2011- Build new fire station at the Northeast Industrial Park. This station will cover the Park, I-85, west and southwest Opelika. Land to be donated by the Industrial Development Board.

2012- Budget new 75' Quint Pumper. This will give the City two (2) aerial devices for emergency response.

2014- Build new Headquarters Fire Station at South Seventh Street and Avenue B.

2015- Hire additional personnel: (Staff-3, Fire Suppression- 9)

2016- Budget new pumper truck to be delivered in 2017.

2017- Build new fire station south of I-85 in the area of Highway 51.

2020- All of the above should be completed by this time period.

During this period of time we will have to constantly monitor response time and the call volume increase that will occur as the City continues to grow at a rapid pace. We will seek out any source of grants, cost effective changes or shifting of personnel that may be necessary in order to fulfill our goals. Our goal is to serve the Public in as safe and efficient manner as possible. Our business is expensive but is offset by the protection of property, saving of lives and the degree of protection that we provide for our environment.

X. Opelika Utilities

A. Public Water System: Existing Inventory

The Water Board - General Information:

The Opelika Utilities Board is a public corporation originally organized on April 22, 1948 under Sections 394 to 402, inclusive, of Title 37 of the Code of Alabama of 1940, as amended, and now exists as a public corporation under Article 8 of Chapter 50 of Title 11 of the Code of Alabama of 1975.

The creation of the Board, its certificate of incorporation and all amendments thereto have, as required by the applicable statutes, been consented to by the governing body of the City. The Board is charged with the responsibility for the construction, operation and maintenance of all water facilities of the City and for the collection of all charges for water services. Control of the Board is vested in a five (5) member board of directors elected by the governing body of the City for six (6) year staggered terms.

Under its certificate of incorporation, the Board has corporate power to acquire and operate the System and to issue the bonds payable from the revenues therefrom.

Franchise:

The Board was incorporated with the objectives and powers to acquire, construct, operate, maintain, improve and extend a water works plant or plants and system or systems and any part or parts thereof in the City, and in the territory surrounding the City. The Board follows a policy of supplying water at its standard rates for subdivisions beyond the city limits where subdivision developers install service lines at their own expense and donate these lines to the Board upon connection to the System.

The governing body of the City has granted a franchise to the Board to use the streets, avenues, alleys, public ways and public places in the City to operate the System which franchise extends for a period of 30 years from June 1, 1996.

State Regulation - The Board is not at present subject to regulation by the Public Service Commission of the State of Alabama or any other state regulatory agency.

The System:

a. Saugahatchee Filter Plant

The System has as its original source of supply the Saugahatchee Reservoir an impoundment of Saugahatchee Creek), and raw water withdrawn from the reservoir is processed at the Saugahatchee Filter Plant for delivery into the distribution system. The Saugahatchee Filter Plant has a nominal treatment capacity of 6.0 MGD. The Saugahatchee Filter Plant, originally constructed as a nominal 3.0 MGD facility in 1945, was expanded to a 6.0 MGD facility in 1968. In 1992, the facility was upgraded to meet new EPA regulations. The upgrade included a new sludge holding basin, new sludge handling process and new filter media. The plant also underwent a facelift that included new roofing, new paint and new landscaping. Raw water is treated by coagulation, flocculation, sedimentation, filtration and disinfection.

Water processed at the Saugahatchee Filter Plant is delivered into the distribution system through two (2) major transmission mains, and the distribution system is comprised of approximately 150 miles of mains ranging in diameter from 2-36 inches. Storage is provided by seven (7) elevated tanks having a total capacity of 9,750,000 gallons.

IN JANUARY 2010, CONSTRUCTION WILL BEGIN ON A NEW TREATMENT FILTER PLANT AT SAUGAHATCHEE RESERVIOR TO REPLACE THE CURRENT FACILITY.

b. Robert A. Betts Filter Plant

Series 1983 Bonds were issued in part to finance the acquisition and construction of a new water filtration and transmission system ("R. A. Betts WTP") which includes three major components:

1. A raw water intake facility which is comprised of a submerged raw water intake structure located on the Lower Halawakee Creek Arm of Lake Harding (an Impoundment of the Chattahoochee River), a subaqueous raw water intake pipeline and a raw water pumping station on the shore approximately 125 feet from the raw water intake;
2. A water filtration plant having an initial nominal capacity of 4.0 MGD and a high rate filter nominal capacity of 8.0 MGD located approximately 2,000 feet from the raw water pumping station;
3. A booster pumping station, water storage reservoir with a capacity of 2,000,000 gallons and a water transmission main approximately 15.2 miles in length connecting the filtration plant and booster pumping station to the Board's existing water distribution system.

The raw water intake is designed to accommodate a raw water withdrawal of approximately 18.0 MGD. The filtration plant can be readily expanded in 2.0 MGD units as demand for potable water increases. Raw water is treated at the plant by coagulation, flocculation, sedimentation, filtration and disinfection. The water transmission main is designed to deliver and distribute a maximum of approximately 18.0 MGD to the distribution system as efficiently as possible.

In 2001 construction began on the first addition to the R.A Betts WTP. This project included the construction of a new 1.0 MG clearwell, 2 new flocculators, 2 new sedimentation basins, and 4 new filters. A new computer controlled SCADA system was also installed. The new computer system allows the plant operator to control all plant processes from a single computer.

The addition gives the Board a treatment and pumping capacity of 16 MGD at the Betts plant. The project was completed in early 2003.

The Board depends solely upon surface water supplies for its water. No wells or well fields are maintained by the Board.

Customers:

In the last 23 years the average number of customers of the System has grown by 63.7 percent from 7,585 in February of 1986 to 12,415 in February of 2009.

Operations and Maintenance:

Operating personnel of the Board conduct a thorough water quality testing program. Water quality is tested at both filtration facilities on an hourly basis, and the Board operates a laboratory certified by the State of Alabama Department of Environmental Management for more extensive testing. Water pumped from both filtration facilities is monitored in accordance with the Federal Safe Drinking Water Act.

Maintenance of Board equipment such as pumps, excavating equipment, meters and vehicles is performed by Board personnel, except where the size of the undertaking requires the assistance of outside contractors. Operating personnel of the Board conduct a comprehensive preventive maintenance program to minimize maintenance expenses. Aspects of the program include water leak detection, fire hydrant testing and valve testing, pumping station testing; cross connection protection testing and other related programs to maintain the System's operational fitness.

B. Implementation Strategy: Public Water System

To be implemented primarily through public and private capital investment and requirements set forth in the Subdivision Regulations.

C. Goals, Objectives and Policies: Public Water System

The City of Opelika has appointed the Opelika Utilities Board to operate and maintain its public water system. The following goals and objectives serve as an expression of city policy to guide that board in its efforts to serve the City with potable water in accord with other City policies and programs.

Goal:

MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC WATER SYSTEM

Opelika intends to improve and expand its public water system to serve all its residents, commerce and industry. As they work toward improving these public facilities citywide, the citizens of Opelika will strive to achieve the following community objectives:

Objective:

Improve and extend Opelika's water system to serve development districts in an orderly and progressive manner to help implement City Growth and Development Policy.

Policy:

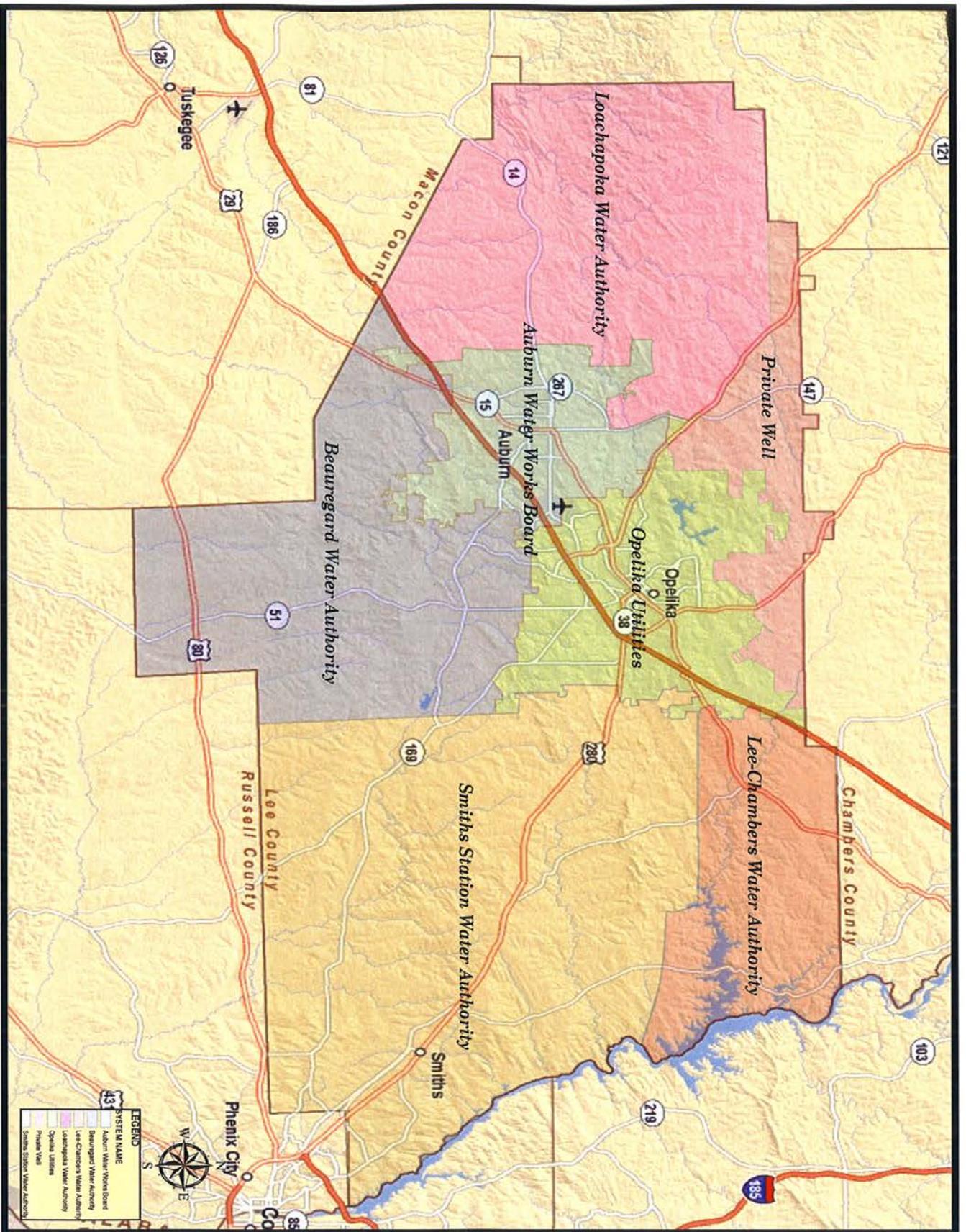
1. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of city policy and the health, safety and welfare of residents and employees.
2. Watersheds determine how stormwater moves on the land surface. Along with this surface water, contaminants may infiltrate into the ground or surface water supply. Non-point sources of pollution are those that cannot be traced to a single source. These sources of pollution are always threats to both ground and surface water. Non-point pollution may come from a variety of sources such as paved streets, construction sites, overflowing septic tanks, agriculture activities, and potentially, at any location used by people. Planning issues related to watersheds concern the level of pollutants that could enter the water supply and become a future threat of increased water quality degradation. The focus of dealing with this issue must be to plan to reduce and control existing and potential sources of water supply contamination. The management of watersheds is an important element in the protection of the water supply of Opelika. (The Watershed Protection Plan is available upon request. The plan was prepared by the Utilities Board and Paul B. Krebs & Associates. Following a public hearing, the Opelika Planning Commission approved the plan at the September 26, 2000 meeting.)

Objective:

Promote and support watershed management in order to assure a high quality of raw water and adequate water supplies is provided to Opelika citizens.

Policies:

1. Implement a water quality monitoring process to test the conditions of the water quality at assigned intervals and locations within the watersheds.
2. Establish watershed protection regulations that include Best Management Practices for water quality to protect designated public water supply watersheds from activities that could degrade water quality.
3. Expand monitoring of the watershed.



STATE OF ALABAMA
 DEPARTMENT OF TRANSPORTATION
 ALDOT

WATER SYSTEM BOUNDARIES OF LEE COUNTY, ALABAMA



LEGEND

SYSTEM NAME	SYSTEM NAME
	Loachapoka Water Authority
	Auburn Water Works Board
	Beauregard Water Authority
	Smiths Station Water Authority
	Lee-Chambers Water Authority
	Private Well



XI. Education

A. City of Opelika Schools

The Opelika City Schools enroll approximately 4,200 students at eight (8) school sites- three (3) primary schools (grades K to 2), three (3) intermediate schools (grades 3 to 5), one (1) middle school (grades 6 to 8) and one (1) high school (grades 9 to 12). The system also operates an alternative school, a parent center, a program for pregnant teens, and a dental clinic at Opelika Learning Center.

Opelika City Schools is proud to be considered as one of Alabama's leading systems in classroom technology. The City of Opelika and citizens provide strong financial support for their schools through more than \$8.1 million in property taxes, \$3.2 million in sales taxes and \$3 million after City Council 2008-2009 appropriation. Since 1992 the Opelika City Schools has devoted more than \$46 million in new construction and renovation of facilities. Recently, more than \$4 million have been invested in technology throughout the Opelika School System. Included in this amount is equipment such as laptop computers, promethean white boards, LCD projectors, document cameras and wireless equipment.

Current programmatic efforts have increased the Advanced Placement offerings at Opelika High School. The current AP offerings include U.S History 10, 11; English 11,12; Chemistry, Government and Economics, Calculus, Biology, and Studio Art. Additional dual enrollment opportunities are available to OHS students with Southern Union State Community College (SUSCC). Plans also include enhancing our relationship with SUSCC in the area of career technical programs and workforce development.

B. Future Projects

2010-2015

Plans for a new Opelika High School are being developed and construction should start in the near future.

2015-2020

The potential for a new school on the east side of the City is increasing as the BRAC realignment and the resulting potential growth are realized.

XII. Health Care

A. East Alabama Medical Center: Existing Inventory

Lee County is served by the East Alabama Medical Center (EAMC) located in Opelika. EAMC is a 352-bed, acute care regional referral center which includes a 38-bed skilled nursing facility. They have an active medical staff of more than 140 physicians. The Medical Center, with over 2600 employees, is Lee County's second largest employer. The facility opened as an 81-bed general hospital in 1952, but has since grown to accommodate the needs of Lee County residents, as well as the citizens of surrounding counties. Of those 140 doctors, more than 95 percent are board certified or board eligible.

EAMC is a respected regional cardiac referral center with approximately 60 percent of its heart patients coming from outside Lee County, its primary service area. The growth of the heart program began in 1985 when EAMC opened its first heart catheterization lab. Presently, there are three (3) regular heart catheterization labs, one (1) swing lab (a room that has two (2) labs, but uses one (1) camera that swings from one side to the other allowing one (1) patient to be prepped for the procedure, while another patient is having the procedure performed), and an electrophysiology lab. EAMC also offers cardiac and thoracic surgery, more commonly known as "open heart" surgery. A state-of-the-art cardiac surgery suite and cardiovascular intensive care unit were both built in 2006 in the new West Pavilion. There are presently 10 active staff cardiologists and two (2) heart surgeons on the EAMC medical staff. The hospital also supports outreach clinics to make cardiac care available to residents of rural communities.

The Cancer Center of East Alabama opened on the campus of EAMC in December of 1992. The EAMC cancer team is made up of many surgeons, physicians and other medical specialists. In 2007, the Cancer Center was expanded from 7,500 square feet to 17,000 square feet. During the expansion, the chemotherapy suite was renovated and enlarged, and a new vault was built to house a new Varian Clinac iX linear accelerator. This linear accelerator, used to combat cancer via radiation, is unique in that it has on-board imaging in the form of CT and Fluoroscopic scanners. This allows the accelerator to perform two (2) cutting-edge radiation therapy techniques: Intensity Modulated Radiation Therapy (IMRT) and Image Guided Radiation Therapy (IGRT), which minimizes radiation to surrounding tissue and targets the malignancy.

A 50,000 square-foot Outpatient Services Center opened in December of 1993. This facility houses cardiac rehabilitation and all diagnostic cardiac services, in addition to respiratory, endoscopy, neurosurgery, radiology and nuclear medicine services. It also features holding and recovery areas for outpatient surgery.

B. East Alabama Medical Center also offers the following services (at the hospital):

1. A 27-bed, progressive emergency department (physician-staffed 24 hours with dedicated trauma and cardiac rooms).
2. A 6-bed sleep disorders center, with one (1) accompanying guest room.
3. Child/adolescent, adult, and geriatric psychiatric facilities.
4. Neurosurgery
5. A critical care division that features a 20-bed ICU in the new West Pavilion.
6. A Women's and Children's Center that features eight (8) Labor, Delivery, and Recovery suites, three (3) observation suites and a 24-bed post-partum & gynecological unit.
7. Dedicated 10-bed pediatric unit.
8. Advanced diagnostic imaging services including CT, ultrasound, digital mammography and magnetic resonance imaging (MRI), including breast MRI
9. Dedicated renal unit with inpatient dialysis facility (in Opelika-Auburn)
10. A Hospice program that offers both outpatient and inpatient treatment. The inpatient treatment is provided at a 10-bed facility known as Bethany House
11. HealthPlus Fitness Center
12. Complete array of senior services, including the retirement and assisted living communities known as Camellia Place, Azalea Place, Magnolia Place and Oak Park (also offers nursing home services), as well as Lifeline personal emergency response service.
13. Advanced life support ambulance service, originating at three stations in Lee County.
14. Inpatient physical therapy, speech therapy and occupational therapy.
15. Rehab Works (outpatient PT, ST and OT).
16. Homemade durable medical equipment company.
17. A full-service home health service known as Home Care of EAMC.
18. Unity Wellness Center (formerly AIDS Outreach of EAMC).
19. Aperian Lab Solutions, providing drug testing for companies and individuals.

(Updated January 23, 2009 by John Atkinson)

C. FY 2009 Action Plan

Appropriate Care

Strategic Challenge: To Provide Excellent Clinical Care

Action Plan:

- a. Identify and implement strategies to improve compliance with best practices in the treatment of acute Myocardial Infarction, Pneumonia, Coronary Artery Bypass graft, Congestive Heart Failure, Total Joint Replacement, Surgical Care and Home Care, Oak Park, and SNF Patients.
- b. Identify and implement strategies to ensure compliance with Joint Commission standards and Alabama Department of Public Health licensure and certification rulers and regulations.
- c. Develop a plan for the collection, analysis, and reporting of performance on quality measures required in 2010 and beyond for the "Reporting of Hospital Quality Data for Annual Hospital Payment Update (RHQDAHPU) Program.
- d. Identify and implement strategies in chronic disease management to improve access and reduce multiple hospitalizations.

Patient Safety

Strategic Challenge: To Provide Safe Care to Our Patients and Residents

Action Plan:

- a. Identify and implement strategies to improve performance on National Patient Safety Indicators.
- b. Continue implementation of computerized solutions to support clinical care.

Engagement

Strategic Challenge: To Build and Retain an Engaged Workforce, Medical Staff, and Patient/Resident Population

Action Plan:

- a. Implement best practices in customer service, including training, recognition, service recovery, and complaint management.
- b. Respond to opportunities for improvement identify in MD satisfaction survey.
- c. Continue implementation of innovative employee recruitment and retention initiatives to address critical position shortages.
- d. Continue implementation of management team succession planning and provide personal development opportunities to EAMC's management team.
- e. Implement strategies to build relationships, loyalty and support with current, past and potential customers.

Community Health

Strategic Challenge: To meet Social Responsibility and Identify and Respond to Community Health Needs

Action Plan:

- a. Identify and recruit needed physician manpower.
- b. Implement Community Benefit Inventory for social Accountability and prepare an annual report of benefits.

Efficiency

Strategic Challenge: To Maintain Financial Strength to Meet the Needs and Demands of a Growing Population

Action Plan:

- a. Meet pregainsharing net income goal by continuing initiatives to control labor, supply and bad debt expense.
- b. Increase cash balance by limiting capital outlays to less than cash flow per the ENUFF model assumptions.
- c. Employ lean manufacturing principles to improve efficiency of selected processes.
- d. Continue implementation of processes to enhance alignment with Baldrige criteria.

Growth

Strategic Challenge: To Increase Income in profitable Service in Order to Offset Reduction in Reimbursement in other services.

Action Plan:

- a. Identify and implement strategies to increase income.

XIII. Airport

A. Auburn-Opelika Robert G. Pitts Airport: Existing Inventory

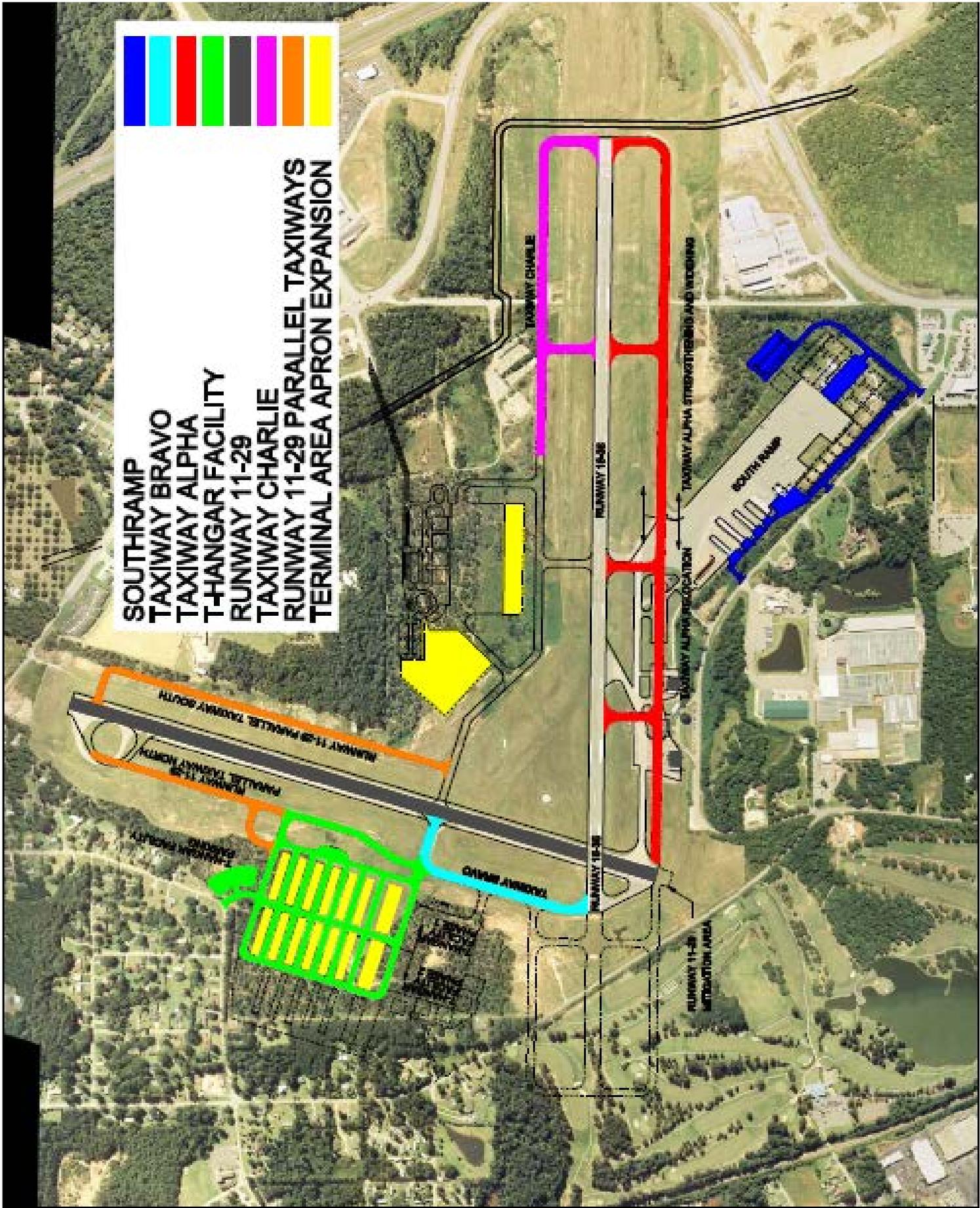
The Opelika, Auburn and Lee County area is served by a State public-use airport, which is owned and operated by Auburn University, with operations and maintenance funding assistance from Opelika, Auburn, and Lee County. The airport has two lighted paved runways. The lengths of the runways are 4,000 and 5,265 feet with both runways equipped with navigational aids that are maintained by the Federal Aviation Administration. In addition to flight training, other airport services such as fuel sales, maintenance, aircraft storage, and aircrew amenities are provided. Currently, about 60 aircraft are based at the airport.

Based on a 2005 Airport Layout Plan (ALP) approved by Auburn University's Board of Trustees and the Federal Aviation Administration, the airport, with the support of the local governments, is embarking on an aggressive plan to develop the airport. Under construction now is a new terminal area complex on the east side of the airport. It includes a new taxiway system, a new aircraft apron, a new terminal building, and a row of four large hangars, along with a new access road from Glenn Avenue and the associated parking spaces to serve the development. Construction of the building is expected to start in the spring of 2009 and be complete by early summer 2010.

Within the next five years, many more improvements are planned for the airport. In 2009, the plan is to construct the needed infrastructure for a new hangar development area on the southeast side of the airport. This project will include the installation of water and sewer lines, the construction of new access roads, and the preparation of hangar lots. Other projects over the next five years include the construction of new and extended taxiways, the preparation of a new t-hangar area on the north side of the airport, and the expansion of ramp space near the new terminal building.

In subsequent years, the airport's ALP shows continued improvements to the airport in an effort to support the community's aviation needs. Continued expansion of aviation related pavements, such as ramps and taxiways, will be developed as needed along with various types of hangars. In addition, the ALP shows the construction of an air traffic control tower, a new fuel farm, and a runway extension.

The timing of airport improvements will be driven by the airport's demand for them as it develops over time. The availability of Federal Aviation Administration funding for federally eligible airport improvements is also critical since, under current law, 95 percent of the money for the projects typically comes from the federal government.



- SOUTHRAMP
- TAXIWAY BRAVO
- TAXIWAY ALPHA
- T-HANGAR FACILITY
- RUNWAY 11-29
- TAXIWAY CHARLIE
- RUNWAY 11-29 PARALLEL TAXIWAYS
- TERMINAL AREA APRON EXPANSION

XIV. Appendix:

1. Celebrate Alabama
2. Downtown Study
3. Economic Development Study