

PREPARING DAPHNE FOR THE FUTURE



A COMPREHENSIVE PLAN 2000-2020 ADOPTED JUNE 26, 2003



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Preparing Daphne for the Future

A Comprehensive Plan 2000-2020

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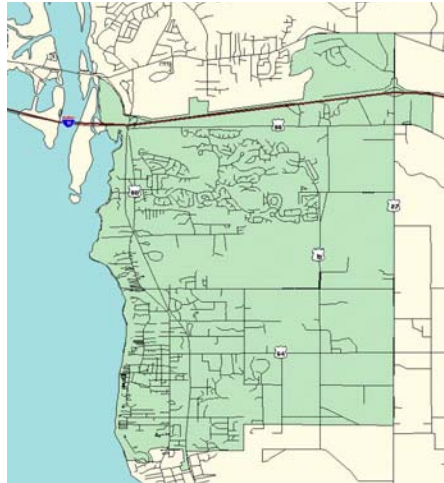
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A Comprehensive Plan 2000-2020

Purpose

To be the preferred residential waterfront community
in South Alabama for families, retirees and businesses.

Vision

To be a safe, healthy, caring and progressive City committed to a high quality of life, financial self-sufficiency, a spirit of civic cooperation, a strong sense of community, and a positive environment for educational, personal, cultural, religious, and business growth. Through comprehensive planning, the citizens of Daphne intend to manage and direct the City's growth, ensure the highest quality of living for each resident, stimulate economic growth, and attract quality industry.

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INTRODUCTION

Daphne is a growing community and change is inevitable. The annexation of Lake Forest to the north, Park City and Jackson Oaks to central and western Daphne, in 1988, the change in governmental structure, and in-migration have played significant roles in this growth. Change and growth however, can be good or bad. Foremost, both should be managed.

Growth and change, and their impact on the present and future of Daphne, are concerns of the present administration and many informed citizens. Has the growth of Daphne over the last two decades jeopardized the small town atmosphere that is valued so much by so many residents? Should growth continue in the same manner, or could leaders provide new directions that will lend to the stability of the city and the protection of its character? The search for answers to these questions, as well as those issues stated in the legal purpose of a comprehensive plan prompted Daphne's officials and community leaders to update the City's long-range plan. Paramount to this decision was the need to provide greater public involvement during the early stages of the planning process. By going through the planning process the consultants and planning commission were able to evaluate both past and current performances. In doing so the City is in a better position to decide what type of growth is good growth and where it should occur.

The first step in the comprehensive planning process for Daphne was to collect physical, structural and social data about the city. This step proved readily attainable because of the city's Geographic Information System (GIS).

Concurrently, the City's Industrial Development Board undertook a strategic planning economic development project, which provided significant input to the plan. Daphne Bay Front Park and Waterfront Restoration projects also played key roles in the visioning process.

When the inventory was complete, an analysis was made of the assets and liabilities, opportunities, and constraints, with which the City of Daphne has to work. This information coupled with the above referenced projects expanded the Comprehensive Plan, which includes housing, transportation, community facilities and services, and land use. Land use was the last to be written and incorporated the findings of the other elements. In each element, public policy statements were established to direct future decisions. The policy statements take the form of goals and objectives.

A **goal** is a very general, long-term approach to growth and development. It is a statement of what is designated to guide actions for many years to come.

An **objective** is based on a goal and is specific, measurable and within a defined time element. Normally, an objective is a general proposal by the community of how it intends to achieve a goal.

Based on the findings of each element and the goals and objectives established, an implementation strategy was devised which outlines a plan of action and establishes policies to be followed and programs to be executed. Although the implementation strategy was the last

portion of the comprehensive plan to be developed, the implementation strategy – called the Plan of Action – contains the meat of the comprehensive plan and can be used by itself, or in conjunction with any or all of the elements for more in-depth information.

PLANNING AREA

The planning area includes the corporate boundaries of Daphne plus the surrounding area equal distance between Spanish Fort to the North, Fairhope to the South and that land area west of Baldwin County Road 27. The planning area is shown on Figure 1. The Code of Alabama, 1975 as amended authorizes a municipality to exercise an extra-territorial planning jurisdiction up to five miles outside any other jurisdiction. The City of Daphne, however, elected to include only that area immediately adjacent to its corporate limits, approximately one and one-quarter (1 ¼) mile.

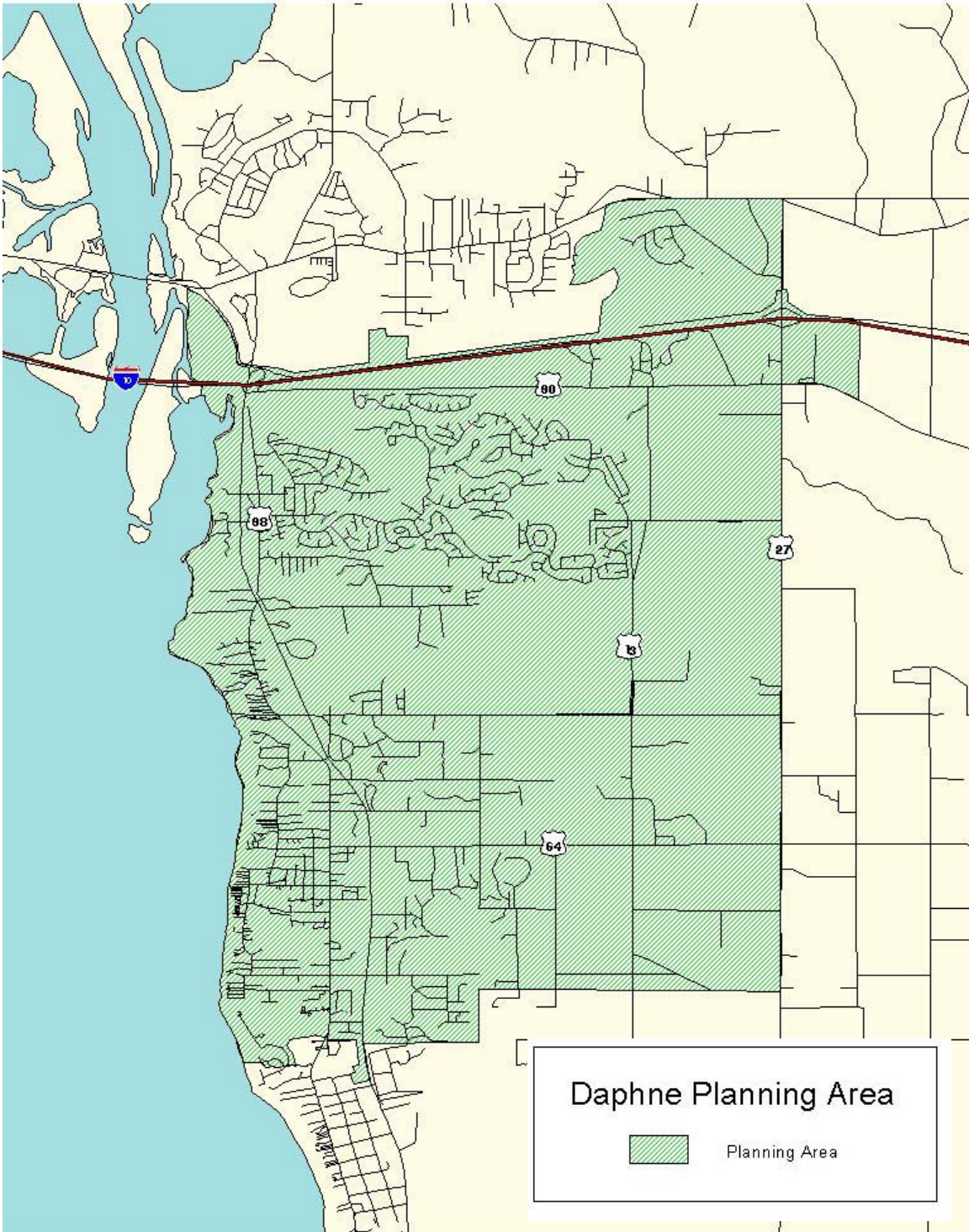
CITIZEN PARTICIPATION

When the City of Daphne began considering the development of a long-range comprehensive plan, there was a concern as to whether or not a strategic plan would be more suitable. On the other hand, there was considerable opinion that a strategic plan would be limited by its very nature, to focus in on the more salient issues. In addition, there was some doubt as to whether or not a strategic plan would truly be a guide for Daphne's future development. The Daphne Planning Commission being the responsible entity as legislated by the Code of Alabama 1975 as Amended decided to undertake a comprehensive plan. This plan would have widespread input from the community.

Input to the comprehensive plan came in several forms. First a community opinion survey was undertaken. The results of which were analyzed by the planning commission and consultants and made available to the public.

Several public meetings were held and the results of the survey were shared with participants. Persons in attendance were given the opportunity to be heard concerning issues and problems. Suggestions and recommendations were solicited from the participants by the planning commission as to their merits. The Planning Commission extends its appreciation to the 150 plus participants who showed concern for the city's future and gave of their time and energy and to the 1,250 who returned survey forms..

**FIGURE 1
PLANNING AREA
DAPHNE, ALABAMA**



SETTING

Daphne is located in west central Baldwin County in the southwestern portion of the State of Alabama, as shown on Figure 2. Encompassing 12.8 square miles, Daphne is a waterfront community, which lies on the eastern shore of Mobile Bay. The once Indian "Village" and later French Settlement in the 1700's became a resort area and later, a bedroom community of Mobile. Daphne often referred to as "The Jubilee city" has had a rich and colorful past and has tried hard to maintain the small town atmosphere, a trait that attracted many of its more recent residents.

In 1868, the Baldwin County Commission selected Daphne as the County seat, which it remained until 1901. Daphne remained a small community until it annexed Lake Forest, Park City and Jackson Oaks in the late 1980's and instantly became the largest city in Baldwin County. In 1989, Daphne also changed its governmental structure. The city now operates under a mayor/city council form of government.

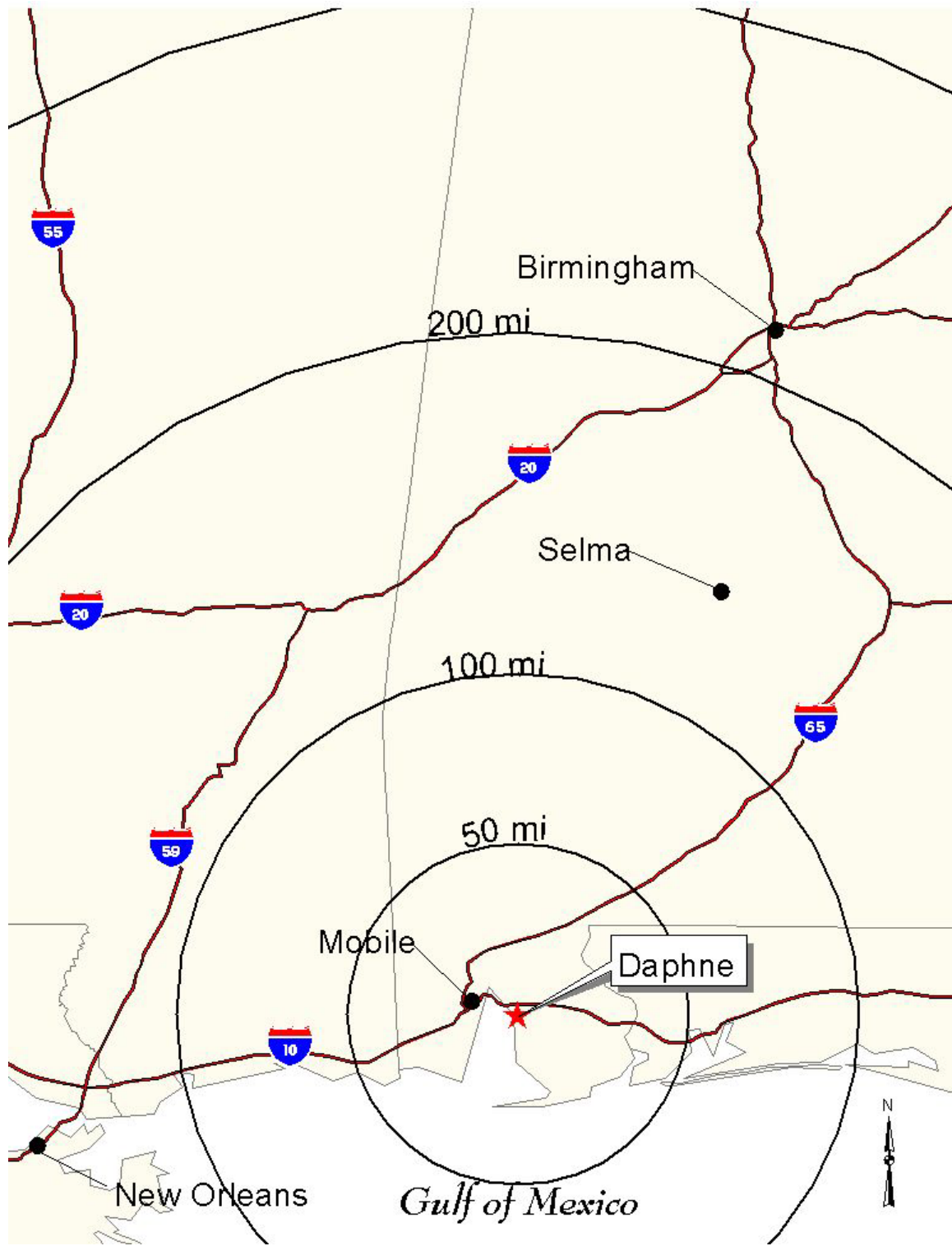
Over the past decade 1990-2000, Daphne's population increased 46.0 percent. Over two dozen new businesses and developments have emerged along the 3.6-mile strip development of U.S. Highway 98. As the economy grows along with Daphne's constant stream of new residents and customers, the volume of cars on U.S. Highway 98 has increased, but not the pace of traffic.

Traffic is the major source of concern to Daphne residents as pointed out in the Citizen's Opinion survey (see Appendix A). Estimates by the South Alabama Regional Planning Commission based on Annual Daily Traffic Volumes of the Alabama Department of Transportation indicate that there are currently 62,455 vehicles a day on U.S. Highway 98 south of I-10. Ten years ago there were 42,730 vehicles a day at the same station, an increase of 47.1 percent. It appears that Daphne's traffic is keeping pace with its population growth: i.e. origin, destination and pass through.

Along with the growth in population, comes increased demands for urban type services. The very services many left to seek a small town atmosphere. Police and fire protection, water, sewer, gas, electricity and communication facilities and services were soon strained to keep pace with the growth. In response to the increased demands Daphne has recently completed a new justice center, fire station, library, civic center, and multi-purpose community center. Daphne also continues to support and encourage parks and recreation facilities, schools, medical facilities, restaurants and shopping facilities necessary for the new urban households.

Daphne has done quite a remarkable job over the past decade in managing the tremendous growth and making community services and facilities available. Resources to provide these services comes primarily from taxable revenues. These facilities and services, as listed above, increase the Quality of Life for Daphne's residents as well as the surrounding area.

FIGURE 2
SETTING
DAPHNE, ALABAMA



QUALITY OF LIFE COMPONENTS

Because the enhancement of Daphne's quality of life is a central focus of the Comprehensive Plan, it is important to examine the concept of "quality of life". Generally, quality of life refers to a city's desirability as a place to live and work. The factors, which make a place desirable, are weighted differently by each individual, according to personal needs and preferences. However, there are some quality of life components, which are important to the functioning of the community as a whole, even if they are not highly valued by all individuals. For example, the level of available mass transit service may not be of immediate importance to those who never use it; yet a good mass transit system is a key element of efforts to reduce traffic congestion, minimize the need for parking space, improve air quality and serve a senior population.

It is those quality of life components, which are important to the community as a whole on which this plan is focused. These components include such things as education, recreation, transportation, housing and employment opportunities. These and other quality of life components affect people in the context of their working environment, their living environment, or both. A third environment, the natural environment, interacts with both residential and occupational settings.

Many quality of life components are important in more than one environment. Education, for instance, affects both residents who attend Daphne's schools, and employers who depend on the availability of an educated workforce. Both residents and employers share the common goal of ensuring quality education, although their motives may be different. The issue of education is therefore addressed in both the Population and Economy and Housing sections.

Despite the existence of many shared goals, there is a constant tension among the three environments. To focus solely on the preservation of the natural environment would be to restrict severely or even stop residential and commercial development. Unrestricted commercial development would be at the expense of the residential environment, and vice-versa. The purpose of this plan is to provide for the enhancement of the overall quality of life by balancing the demands of all three environments.

PLAN OF ACTION

The citizens of Daphne have a purpose – *to be the preferred residential waterfront community in South Alabama for families, business, and industry.*

The citizens of Daphne also have a vision – *To be a safe, healthy, caring community and through comprehensive planning, the citizens of Daphne intend to manage and direct the City's growth, ensure the highest quality of living for each resident, stimulate economic growth, and attract quality industry.*

That's a lot to say for a city of 16,581 people, with many of its residents having moved to Daphne in the last 15 years. But what is more is that the citizens of Daphne have a plan for getting what they want. That says even more – not just about the city's leadership, but also about the residents and the businesses who depend on Daphne's well-being to provide them with the lifestyle they have come to enjoy and want to continue.

In August of 1999 the City of Daphne began formulating a plan of action to maintain a city where heritage is strong, people are respected, city character is valued, and where growth is welcome. In a word, the citizens of Daphne want to maintain their 'community'. Early in the process, the citizens established four mission statements to help them reinforce the purpose of the city and achieve their vision:

- Continually confirm our purpose as the "Preferred Community in South Alabama" by providing superior educational facilities and opportunities so that Daphne children may remain nationally competitive graduates.
- Excel in the provision of protection services, infrastructural facilities and cultural opportunities so that Daphne residents are afforded the highest quality of living possible.
- Maintain vigorous citizens oversight of municipal activities to ensure that opportunities are realized for continuous improvement in the provision of services, facilities and resources.
- Foster an atmosphere which stimulates economic growth and attracts quality industry through adequate transportation facilities, a stable and active business environment, a skilled and educated work force and a strong customer base.

Over the course of a year, the citizens of Daphne evaluated the city's resources and liabilities; identified those issues which could encourage or limit desired growth; and made recommendations which would address deficiencies and promote the type of development that is wanted and needed. The results of these studies are found in the six elements of this plan, which are Population and Economy, Housing, Transportation, Open Space and Recreation, Education and Land Use. The study of each of these elements of the city's life produced goals and

objectives which were used to develop the action plan for the City of Daphne. Those goals are as follows:

Economic Development

To provide for the future economic growth of Daphne by expanding employment opportunities for all residents and to attract industries by offering the skilled labor force and business environment necessary for continued expansion.

Housing

To provide Daphne residents with adequate and appropriate housing opportunities to ensure that current housing demand is met and to encourage quality residential growth.

Transportation

To establish and maintain a transportation system that addresses the City's present and future transportation problems and concerns.

Open Space and Recreation

To establish, a progressive and farsighted approach that provides the highest standard of quality recreational facilities and environment by promoting fitness, relaxation and sportsmanship.

Education

To ensure that educational resources, facilities and opportunities exceed national educational standards and provide continual support for the on-going improvement of education.

Land Use

To support the City of Daphne's economic development, housing, transportation, open space, recreation and education goals through planned land use.

Community Facilities and Services

Seek to establish a more informed public by making information on governmental activities more accessible and to provide governmental services in a timely manner and at the most cost effective level in existing and proposed service areas.

Provide adequate governmental facilities in central locations relative to the population to be served with adequately trained and equipped staff to perform the duties assigned.

Increase communication between City Departments and Utilities Board.

CITIZEN COMMENT

To determine the views of the citizens of Daphne toward public problems and future growth, a citizen survey was prepared and delivered to Daphne households. The detailed results of the survey are included as Appendix A. Approximately thirty percent (30%) of the surveys distributed were returned. The high return allowed credible inferences about the entire population of Daphne, and provides a glimpse of the opinions of Daphne citizens.

The average respondent to the survey was between the ages of 35 and 54 years old and the members of a two person household. The majority of the respondents were white males and full time residents of Daphne.

Responses to the survey revealed that Daphne's low crime rate and proximity to Mobile strongly influence a resident's decision to live in the city. The survey also revealed that while many residents feel that Daphne is a family-oriented city, they also feel that persons outside of Daphne perceive the city only as a suburb of Mobile. Respondents are concerned about a variety of problems. Most are concerned about improving education, public infrastructure, planning for future growth, and having a city government accountable to Daphne residents. While the survey responses revealed that many people desire well-planned and controlled growth, a significant minority of the responses stated that Daphne did not need to grow or that the undesirable problems associated with growth would destroy the character and quality of life which first attracted them to Daphne.

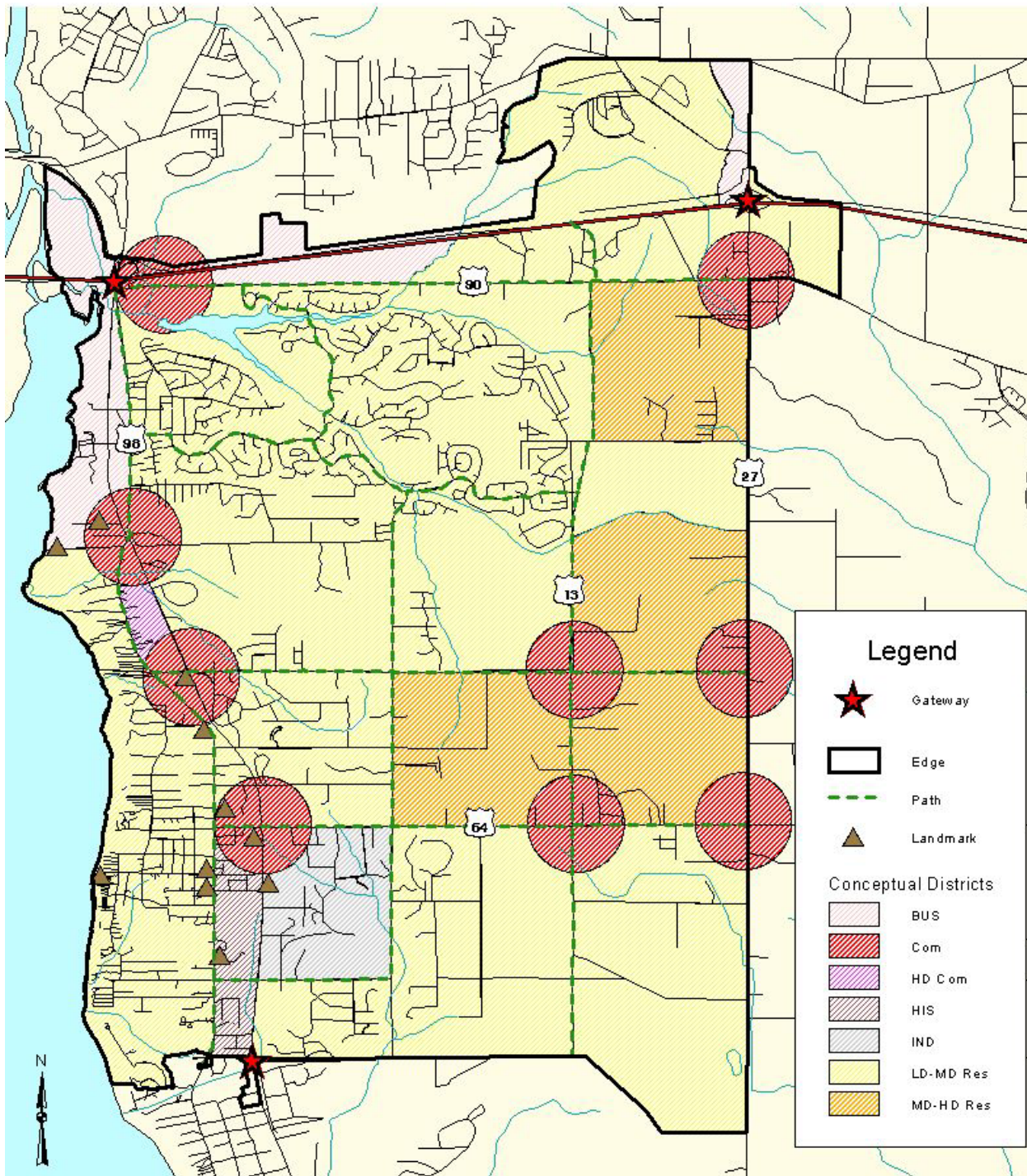
DESIGN

The physical form of Daphne was studied in a simplistic and conceptual format using six visual design elements: paths, edges, landmarks, nodes, districts and gateways. The results of this study are shown as graphic depictions in Figure 3 and are discussed in detail in the land use element of this plan.

The design graphic shows the Daphne planning area as it currently appears. The area is bounded to the north generally by I-10 and Spanish Fort; to the south by the City of Fairhope; to the west by Mobile Bay and to the east by Baldwin County Road 27. There are limited circulation routes, or pathways, and few organized districts. A concentration of nodes and landmarks exist in the downtown area and along Main Street. The true gateway, or entrance, to the city is at the I-10 interchange and Eastern Shore Parkway (U.S. Highway 98).

Using responses and knowledge gained from the survey, Daphne developed an image map that showed what they want Daphne to look like. In the image map, the circulation system (Pathways) is greatly improved. Boundaries are formed which represent where Daphne begins and ends, and gateways are established to welcome people to the city. Gateways became increasingly important as a method of welcoming occasional visitors and to improve the traveling experience for everyday commuters. Also, districts became more defined and enlarged to meet resident needs. The districts, for the most part, are planned around existing nodes and landmarks.

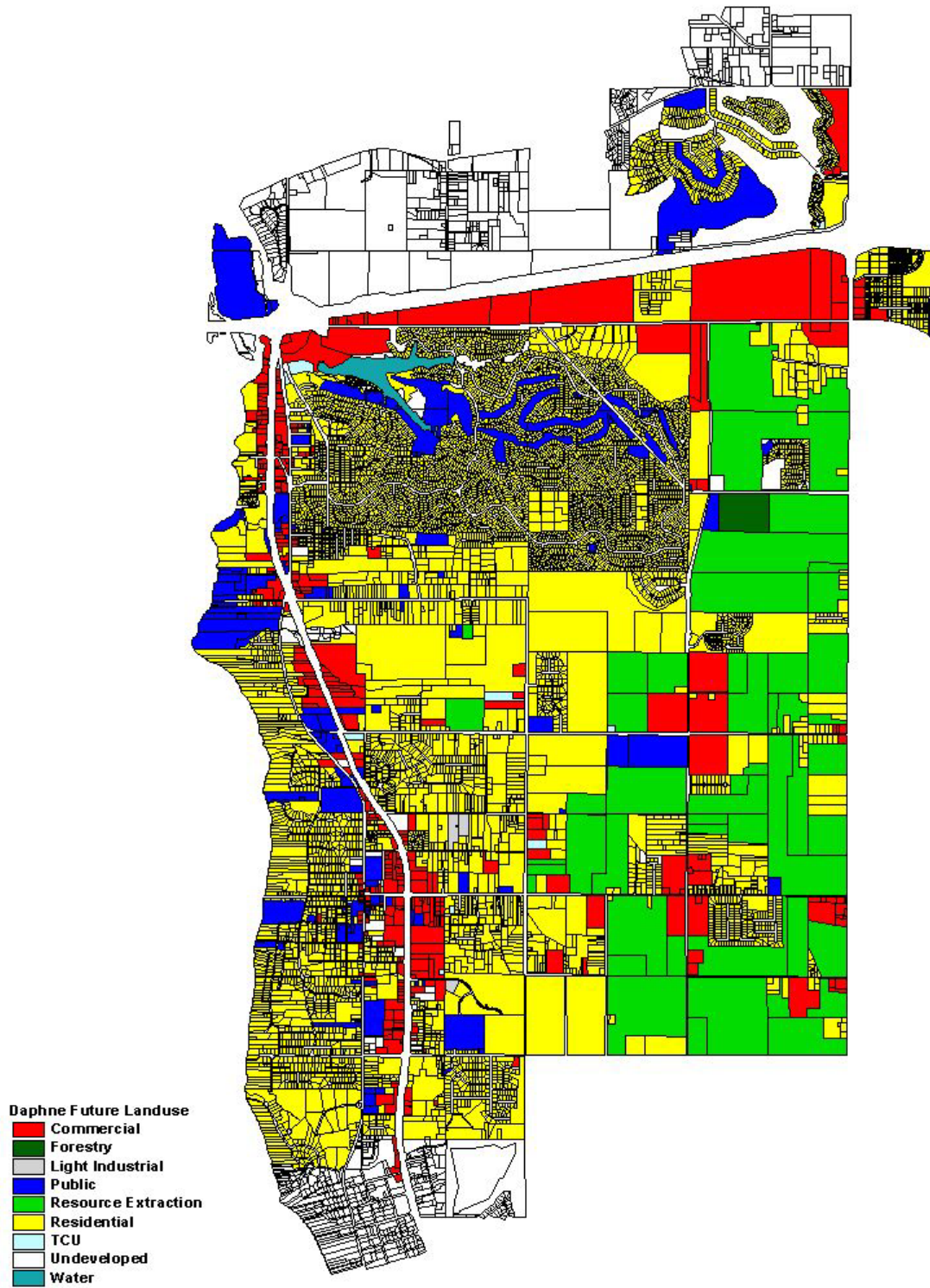
**FIGURE 3
IMAGE MAP
DAPHNE, ALABAMA**



PLANNED LAND USES

Using the image map to provide a visual form of Daphne and the recommendations of each of the plan elements, a future land use map (shown as Figure 4) was produced to guide growth and development. The land use plan for the City of Daphne is for retail commercial development to be clustered along major arterial roads and major intersections, while office-commercial uses are concentrated in the Daphne Avenue and downtown areas. Residential development forms a hierarchal pattern, with higher density residential uses abutting commercial areas. One intent of this pattern is to preserve the cohesiveness and stability of low density neighborhoods while allowing convenient access from major and minor arterial roads to high density residential areas.

**FIGURE 4
FUTURE LAND USE MAP
DAPHNE, ALABAMA**



Industrial development is planned to be located in the eastern part of Daphne. Directly adjacent to the industrial area is a commercial corridor to encourage commercial uses which are related to, or similar to, the industrial facilities. Institutional uses, such as fire stations, schools, and municipal buildings are located strategically throughout the city to serve the entire population as needed.

The future land use map also shows an increase in park land and open space so that almost every residential neighborhood has convenient access to the natural world. For the most part, the open space and parks are planned for land that is not highly suitable for other types of development. Future land use is discussed in further detail in the land use element of this plan.

IMPLEMENTATION

Implementation is the means by which the goals, objectives and recommendations of the plan are accomplished. The implementation strategy uses five groups of implementation tools, which are: (1) advice, persuasion, education, and influence; (2) budgeting and strategic planning; (3) regulation, or the police power; (4) incentives and inducements; and (5) and political. All of the recommendations, actions, policies and programs for implementation can fit into one of these four groups. The first group of implementation tools – advice, persuasion, education and influence – is centered around building a consensus within the community for implementation of the comprehensive plan and its recommendations. In order to do this, the community must be educated about the contents of the comprehensive plan and the reasons behind the decisions. Then, they can be influenced to work with community leaders to accomplish established goals.

Budgeting and strategic planning are the financial means for accomplishing goals and objectives. Recommendations and actions that are capital improvement projects should be included in the annual budget to project costs that are not covered by the City in its regular maintenance program. A rolling five-year financial projection adjusted annually should be provided as part of the capital improvement planning program.

Regulating tools include city ordinances and codes, design guidelines, regulations, and the police power. The police power is the power of the government to regulate individual and group actions as required to protect and promote public health, safety and welfare. The police power is generally carried out through local ordinances. The existing local ordinances should be reviewed to ensure that they are in compliance with the future plans and policies for the development of Daphne.

Incentives and inducements generally refer to partnerships formed between local government and private citizens. By working together, development can occur that is in accordance with the comprehensive plan and is profitable to the private citizen – creating a win-win situation.

Tools in each of these categories can, and should, be used in conjunction with other tools to produce a full range of opportunities for the continued growth and development of Daphne. In the implementation strategy, which follows, tools from each of these categories are utilized as necessary to accomplish the comprehensive plan, vision, goals and objectives.

The land development guidelines were used as a basis to review each of the recommendations from the plan elements so that programs, policies and actions could be formulated. The actions were then prioritized, categorized as being a high or low cost item, and finally, assigned to various groups and/or persons for implementation. The following is an implementation strategy to achieve the City of Daphne's vision and missions and to reach the goals and objectives as set forth for economic development, housing, transportation, community facilities and services, open space and recreation, education and land use.

A summary of the implementation strategy is provided in a chart format. The summary describes the focus of each phase of implementation and a timeframe. The detailed action steps and persons or groups who have been assigned the responsibility for implementation follow the summary.

Summary Of Implementation Strategy For Daphne Comprehensive Plan

Phase I: One Year Implementation Time	Focus: Establish ordinances, regulations and plans in place to insure that future development is in compliance with the comprehensive plan.
Phase II: One to Three Years Implementation Time	Focus: Educate the citizens of Daphne about long-range plans through the development of public/private committees and public meetings. Encouraging citizen involvement in the decision-making process and implementation of plans. High cost items include purchase of land and additional rights-of-way.
Phase III: Three to Five Years Implementation Time	Focus: Upgrade and construct new infrastructural services to continue to provide a high quality of life and to continue to attract growth. The responsibility for implementing lower cost items, such as citizen education and attracting development, is shifted to public/private committees and other agencies.
Phase IV: Five to Seven Years Implementation Time	Focus: Continue constructing, upgrading, and expanding infrastructural facilities, with a particular emphasis on transportation services. The private sector is focused on improving appearance and increasing resources, as well as, working to secure site for industrial park.
Phase V: Seven to Ten Years Implementation Time	Focus: Acquire land for industrial and institutional growth and improvements, and continued emphasis on improving educational system and transportation system. Private sector to continue encouraging commercial attractions and provision of housing, educational and recreational facilities.
Phase VI: Ten to Fifteen Years Implementation Time	Focus: Begin extending development efforts beyond corporate boundaries by improving transportation accessibility. Begin working on increased quality of life factors.
Phase VII: Fifteen to Twenty Years Implementation Time	Focus: Looking into alternative transportation facilities which ease commuting and increase the quality of life through transportation/recreation facilities.

Phase One:
One Year
Implementation Time

Low Cost Items

1. Adopt an ordinance requiring decision makers to compare impact of proposed actions with an adopted comprehensive plan.
City Council
2. Develop, adopt and enforce a stringent nuisance ordinance to eliminate deteriorated and dilapidated housing, and abandoned property, as well as unsafe and/or unsightly appearances.
City Council, Planning Commission
3. Adopt and implement a long-range strategic plan.
City Council
4. Continue a positive working relationship between the City of Daphne and the Industrial Development Board.
City Council, Industrial Development Board, Economic Developer
5. Develop a thoroughfare plan, which identifies major arterials, minor arterials, collectors and minor roads. Include limitations on access, an access plan for all schools, ways to decrease congestion, and industrial access needs. Designate truck routes. Correct existing line of sight and turning lane problems. Study feasibility of one-way streets to clarify traffic patterns.
City Departments
6. The City Boys and Girls Club and YMCA should work together to continue recreational programming to provide role models for children and youth, and to build respect.
City Council, City Departments
7. Encourage community involvement in and awareness of the educational system.
Mayor/Administration, City Council, Baldwin County Commission, Board of Education
8. Amend and enforce Daphne's Land Use and Development Ordinance to protect and preserve established neighborhoods. Include: service roads and access, preservation of residential traffic, circulation, aesthetics, sidewalks, mobile home and manufactured home development, parking and farm lands.
Planning Commission, City Departments, City Council
9. Develop a plan for all city owned parks and bay access points.
City Departments

10. Conduct a space utilization analysis of City Hall.
Mayor, City Council, City Departments

High Cost Items

11. Promote the recreational and cultural facilities, events and activities that enhance the family atmosphere at Daphne's Bay Front Park.
City Departments, City Council
12. Remodel and expand City Hall to reflect needed changes identified in the utilization analysis for a one-stop permitting operation.
City Departments, City Council

Phase Two:
One to Three Years
Implementation Time

Low Cost Items

1. Improve attractiveness of and support the revitalization and development of Old Towne Daphne.
City Council, Downtown Development Authority; Public/Private Committees
2. Educate population about the City's intent to develop an industrial area in the eastern part of Daphne planning area to discourage other types of development.
City Council, Industrial Development Board, Economic Developer
3. Develop a plan to educate the community concerning the need for and benefits of attracting new businesses and light industries.
City Council, Industrial Development Board, Economic Developer
4. Seek State Certified/Prepared City status.
City Council, Industrial Development Board, Economic Developer
5. Establish a Daphne Housing committee to bring all housing information to a central source so that the information may be disseminated as a collective resource. Committee should work with developers to encourage the present trend for construction of variable priced housing.
City Council, Public/Private Committees, Planning Department, Planning Commission
6. Develop campaign to educate Daphne citizens about the City's transportation needs through participation in joint city-county transportation committee.
City Departments, Industrial Development Board, Public/Private Committees
7. Support the citizen-based organization to help fund-raise and maintain parks, as a civic project Committee should actively seek the donation and/or contribution of land from corporate and civic benefactors.
City Departments, Public/Private Committees
8. Discourage vandalism in Daphne parks through community participation and civic awareness programs for all age groups.
City Departments, Public/Private Committees
9. Continue to promote and expand the existing recreation programs for both youth and adults.
City Departments, Public/Private Committees

10. Promote the continuing education of Daphne citizens through post secondary education by encouraging the physical location of programs and facilities into the City of Daphne.
Public/Private Committees
11. Establish and education enhancement committee to oversee and recommend the dispersing of city resources in a manner that furthers education in Daphne.
City Council
12. Develop community programs to inspire teachers to be inspirations; in other words to help students reach beyond the basics to realize their potential.
Public/Private Committees
13. Hold open meetings and/or town meetings to bring educational issues to light.
City Departments, Public/Private Committees
14. Continue efforts between the City of Daphne and schools within Baldwin County so that efforts to provide quality education may be concentrated and have better results.
City Council, Baldwin County Commission, Board of Education
15. Form a business park site selection committee.
Industrial Development Board, City departments, Utilities Board, Planning Commission

High Cost Items

16. Develop and implement a comprehensive drainage study.
Planning Commission, City Departments, City Council
17. Include education as a line item under non-departmental funds in City budget.
City Council
18. Working with the Alabama Department of Transportation, complete the widening of U. S. Highway 98 – six lanes to County Highway 11. Establish and implement schedule for all transportation improvements listed in the Plan.
City Departments/Mayor/Administration
19. Extend police jurisdiction three miles beyond corporate city limits.
City Council
20. Develop small business incubator to promote new start-up and expanding businesses.
Mayor/Administration, City Council, Economic Developer, Industrial Development Board
21. Provide sidewalks to and from all Daphne Schools
City Department, City Council
22. Build a new training facility in the firefighters training yard.
Fire Department, Mayor, City Council

Phase Three:
Three to Five Years
Implementation Time

Low Cost Items

1. Promote infill development and the use of vacant commercial buildings. This action should be the main thrust of the Daphne/Eastern Shore Chamber of Commerce (DESCC).
Mayor/Administration, DESCC
2. Broaden retail base by attracting more family-oriented and specialty retail outlets.
Mayor/Administration, City Council, DRC, Industrial Development Board
3. Work with housing committee to expand resources as needed to meet demand.
City Council, Other Government Agencies, Public/Private Committees
4. Seek creative private sector solutions for moderate income housing which upholds the image of Daphne.
City Council, Public/Private Committees
5. Combine housing information services with work force programs in vocational education curriculums.
Board of Education, Other Government Agencies, Public/Private Committees
6. Develop seminar programs with a variety of resource programs to inform homebuyers of opportunities and responsibilities.
Other Government Agencies, Public/Private Committees
7. Support recreation efforts to provide pedestrian facilities, which increase and improve transportation resources.
City Departments, Public/Private Committees
8. Work with Baldwin County Board of Education to further develop shared recreational facilities.
Baldwin County Commission, Board of Education
9. Include walking trails in development of new parks. Also take advantage of natural resources, such as flood plains, to develop linear parks and trails.
Planning Commission, City Departments

High Cost Items

10. Maintain appropriate personnel ratios in police and fire departments to continue provision of high quality services (low insurance ratings and low crime).
City Council

11. Provide sewer service to all parts of Daphne.
Mayor/Administration, City Council, City Departments, Utilities Board
12. Develop business parks for business and light industrial activities with funds appropriated by the City of Daphne.
Mayor/Administration, City Council, City Departments, Chamber of Commerce, SCEDA, Daphne Industrial Development Board
13. As funds become available, Daphne should continue development of the multi-use, citywide sports complex that is capable of meeting recreational demand as well as providing an opportunity to host sports tournaments.
City Council, City Departments
14. Working with the Alabama Department of Transportation, extend the Highway 13 by-pass from I-10 to County Highway 64 along the existing route.
City Departments, Mayor, Administration
15. Broaden Public Safety measures by establishing a precinct in the Jubilee Mall area.
City Departments, Mayor, Administration

Phase Four:
Five to Seven Years
Implementation Time

Low Cost Items

1. Encourage, support and where necessary enforce applicable ordinances for private industries to clean up appearances.
City Departments
2. Establish working relationships with Habitat for Humanity, or similar associations, to promote infill residential development.
Public/Private Committees
3. Work with neighborhood associations (form where needed) and the City of Daphne in lobbying for specific common needs.
Public/Private Committees
4. Increase awareness of recreational facilities and resources, and public involvement in the existing and planned recreational programs so that a regional presence is maintained.
Mayor/Administration, City Departments, Industrial Development Board
5. Develop a soccer program and build participation to attract sources of recreational support.
City Departments
6. Expand vocational education opportunities for Daphne students.
Board of Education, Public/Private Committees

High Cost Items

7. Upgrade areas with deficient water and fire protection service.
Other Government Agencies
8. Secure adequate land for a publicly owned public transportation transfer station; develop an implementation plan; and secure appropriate funding.
City Council, City Departments
9. Upgrade fire hydrants to meet ISO specifications.
City Departments
10. Expand funding mechanism for seed money for industrial expansion.
City Council, Industrial Development Board

11. Address growth corridor (County Road 64) needs as related to transportation, utilities, drainage and other needs.
City Departments, Mayor, Administration

12. Build a new fire station in the eastern portion of the planning area.
Fire Department, City Council

Phase Five:

Seven to Ten Years Implementation Time

Low Cost Items

1. Encourage commercial development, which adds to the city's attractiveness.
Mayor/Administration, Economic Developer, Industrial Development Board, Developers and Businesses
2. Seek agribusiness opportunities as a means of helping to maintain the viability of farming and farm related businesses.
Mayor/Administration, City Council, Economic Developer, Industrial Development Board
3. As opportunities arise, convert older existing housing units into rental units, so that affordable rental opportunities are available and rental housing is not necessarily congregated in one area. The dispersal of rental properties may also help deter blight and crime.
Public/Private Committees
4. Take advantage of opportunities as they arise to develop neighborhood and community parks. Place emphasis on development of larger parks (neighborhood type) as opposed to smaller, pocket parks to increase recreational opportunities and decrease maintenance.
City Departments, Developers and Businesses

High Cost Items

5. Acquire land in eastern part of Daphne planning area for business parks and industrial purposes by setting money aside now.
City Council, Industrial Development Board
6. Secure land for institutional purposes that promote economic development (parks, fire stations, etc.).
Mayor/Administration, City Council

Phase Six:
Ten to Fifteen Years
Implementation Time

Low Cost Items

1. As residential growth trends are recognized in a particular area, the City of Daphne should proactively seek the purchase or donation of recreational land to service future residents.
City Council, City Departments
2. Whenever possible, develop trails with destination points, to promote use and long-range activity.
City Departments, Public/Private Committees
3. Annex all infill areas west of CR27 and at least two miles East of CR27.
Mayor/Administration, City Council

High Cost Items

4. Develop roads to meet the area's needs. Four-lane CR27 south to U.S. 98; extend CR 27 to U.S. 31 to connect to I-65; improve CR13.
Mayor/Administration, City Council, Industrial Development Board, Baldwin County Commission
5. Secure land for a new municipal complex, which would be more centrally located, or acquire additional land for expansion of existing municipal complex.
City Council, City Departments

Phase Seven:
Fifteen to Twenty Years
Implementation Time

Low Cost Items

1. Investigate the demand/need for carpooling and park and ride facilities for commuters to Mobile.
City Council, City Departments, Industrial Development Board, Public/Private Committees

2. Use the Fly Creek floodplain as the foundation for a pedestrian and bicycle trail to connect areas in central Daphne. Such a trail should be extended north and east to connect future residential and commercial development in north and northeast Daphne.
City Departments, Public/Private Committees

High Cost Items

3. Provide pedestrian access to the Daphne Middle School through sidewalks along Whispering Pines Road.
City Council, City Departments, Other Government Agencies, Public/Private Committees

4. Promote, enlarge and improve the Baldwin Rural Transportation System (BRATS) routes to better serve the population of Daphne.
City Council, Industrial Development Board, BCEDA

POPULATION AND ECONOMY

GOALS

Promote desirable residential environments and sound commercial developments.

Continue to encourage the diversification of the local economy.

Provide for the future social and economic growth of Daphne by expanding residential and employment opportunities for all residents and to attract industries by offering the skilled labor force and business environment necessary for continued expansion.

POPULATION ANALYSIS

INTRODUCTION

Examination of the recent trends in population change in Daphne and Baldwin County reveals much about the community and adjacent area, especially when these trends are compared to the growth and development of the economic factors affecting the community. This information is used in formulating an effective comprehensive plan and public policies.

To understand the growth and development of Daphne, an analysis of the population characteristics and economic conditions is necessary. Knowledge of these factors affords some insight into the future. This section of the plan will focus on population change and the population's characteristics. The economic well being of the community is analyzed through the educational attainment of its citizens, income, poverty status, and employment characteristics. The 1990 and 2000 U.S. Census was used as a combined source for this section.

POPULATION TRENDS

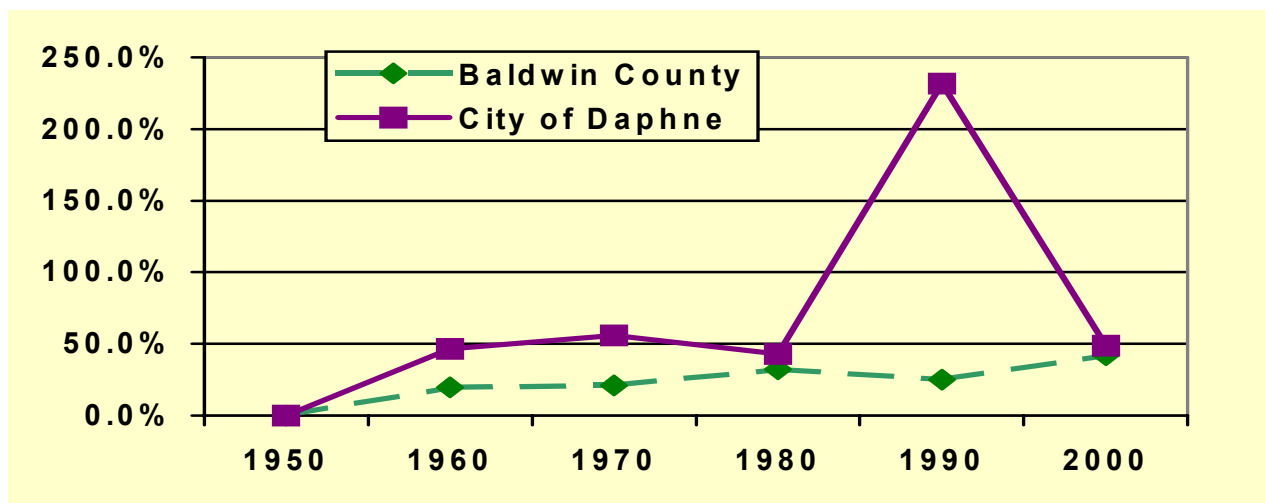
Historically, Daphne's population increased between the years of 1950 and 1970, from 1,041 in 1950 to 1,527 in 1960 (46.7 percent increase), to 2,382 (56.0 percent increase) in 1970. From 1970 to 1980, population growth in Daphne slowed somewhat as percent increase resulting in a 1980 population of 3,406 or an increase of 43 percent since 1970. In comparison, Baldwin County grew at a slightly slower rate from 59,382 in 1970 to 78,556 in 1980 and continued to grow steadily to a population of 98,280 in 1990. In 1990, Daphne grew substantially to a population of 11,290, which amounted to a decennial increase nearly three times its size in 1980. By 2000, the U.S. Census Bureau determined the population of Daphne to be 16,581. Most of these increases can be attributed to annexation as well as the accelerated economic development that has come to characterize much of Baldwin County over the past two decades. The population trends for Daphne and Baldwin County are depicted in Table 1. Population trends for Daphne and Baldwin County by percentage are depicted in Figure 5.

**TABLE 1
POPULATION TRENDS
CITY OF DAPHNE AND BALDWIN COUNTY
1950-2000**

<u>Year</u>	<u>City of Daphne</u>		<u>Baldwin County</u>		<u>Daphne as</u>
	<u>Populatio n</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>	<u>% of County</u>
1950	1,041	--	40,997	--	2.5
1960	1,527	+46.7%	49,088	+19.7	3.1
1970	2,382	+56.0%	59,382	+21.0	4.0
1980	3,406	+43.0%	78,556	+32.0	4.3
1990	11,290	+231.5%	98,280	+25.0	11.5
2000	16,581	46.9%	140,415	+42.9	11.8

Sources: U.S. Census, 1930-1990, Summary Tape File IA
 Population Estimates for Cities and Towns in Alabama, 1996
 Alabama County Data Book, 1997
 Calculations, South Alabama Regional Planning Commission

**FIGURE 5
POPULATION TRENDS BY PERCENTAGE
CITY OF DAPHNE AND BALDWIN COUNTY
1950 – 2000**



Sources: U.S. Census, 1950-2000, CPH-1
 Calculations, South Alabama Regional Planning Commission

FACTORS INFLUENCING GROWTH

There are three basic factors which directly influence the population growth of a community: 1) natural increase (births minus deaths); 2) migration (movement into or out of a community); and, 3) annexation (increasing or decreasing the community land area and thus, adding to or subtracting from the resident population of that area).

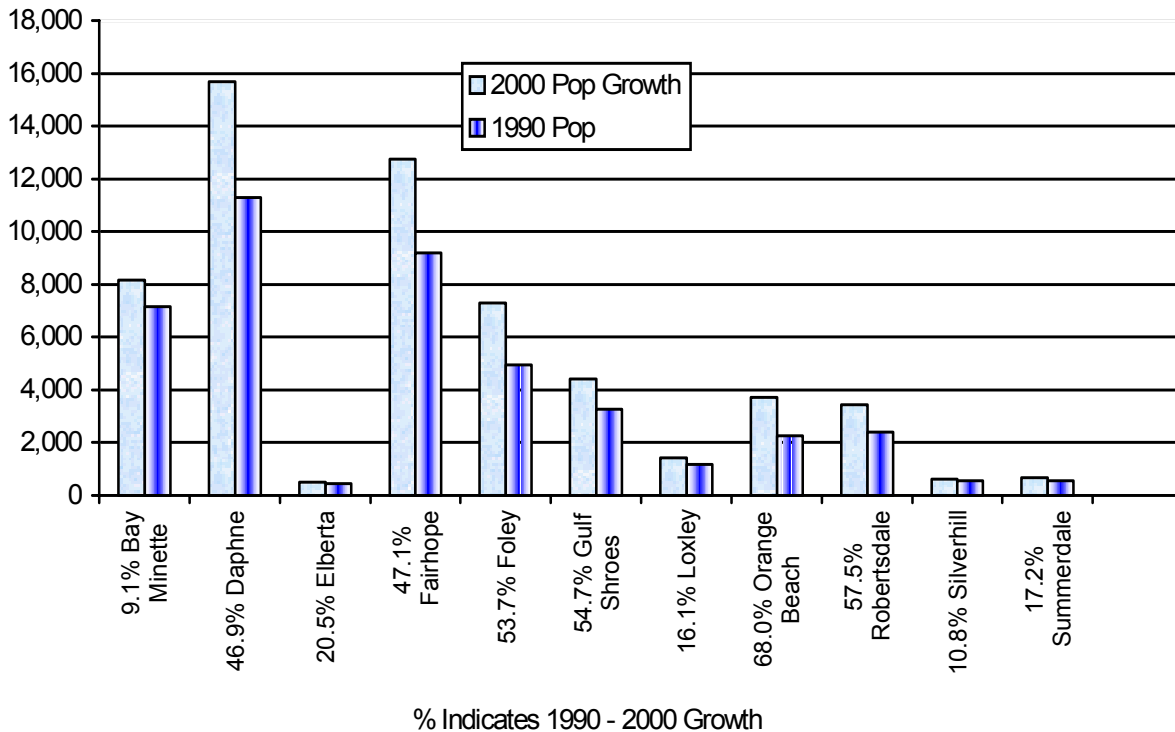
To determine the natural increase, the birth and death rates compiled by the Alabama Center for Health Statistics for Daphne for the period between 1990 to 2000 were applied to the 1990 population. Natural increase accounted for 28.5 percent of the total growth during this time period, or as Table 2 shows, there was a natural increase of 1,172 births over deaths.

**TABLE 2
MIGRATION TRENDS
CITY OF DAPHNE
1990-2000**

	<u>City of Daphne</u>
1990 Population	11,290
Total Births	2,150
Total Deaths (Minus)	978
Natural Increase	1,172
Expected 2000 Population (1990 Population Plus Natural Increase)	12,462
U.S. Census Bureau	16,581
Population Gain from Migration (U.S. Census Bureau 2000 Population Minus Expected Population)	4,119

Sources: 1990 and 2000 U.S. Census of Population
Alabama Center for Health Statistics

FIGURE 6
POPULATION AND GROWTH RATES
BALDWIN COUNTY MUNICIPALITIES
1990-2000



Source: U.S. Census Bureau Estimates, 2000

Thus, considering only natural increases, the City of Daphne would have experienced a population increase of 1,172 persons or a total of 12,462 persons in 2000. However, the City's 2000 population of 16,581 represented an increase of 4,119 persons excluding natural increase. This was primarily due to annexation and in-migration. Building Permit data for most of the 90's decade suggests that the latter was probably responsible for most of Daphne's growth for this time period. Between 1990 and 2000, more than 2,600 residential building permits were issued. Although it is possible that not all residential units were constructed, such large scale, building permit activity is indicative of the high demand for new residential development, and the desire for large numbers of newcomers to migrate to the City of Daphne. Figure 6 depicts Daphne and other Baldwin County cities by percent of growth.

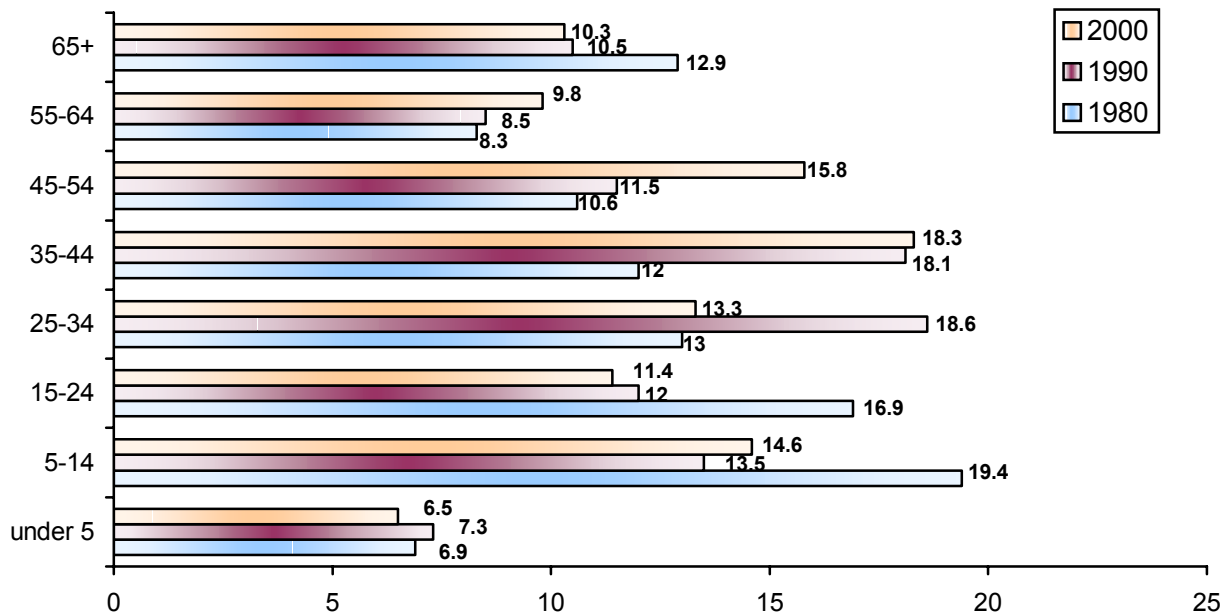
AGE

The 2000 U.S. Census of Population indicates that the median age of Daphne's population was 37.5 years. Approximately 31.6 percent of the population was between the ages of 25 and 44 in 2000. This group is generally referred to as the most economically productive age group. The age group between 5 and 24 comprised 32.5 percent of the total 2000 population. Senior

Citizens, those persons who are 65 years and older, comprised 10.3 percent of the total population, a 2.6 percent drop from the 1980 Census count.

Figure 7 presents age group comparisons for 1980, 1990 and 2000. Generally, Daphne’s population has witnessed a growing number of people between the ages of 25 and 44 between 1980 and 1990; the 2000 Census shows a loss in this group. The 5 to 24 groups decreased substantially from 1980 to 1990, from 43.2 percent of the population to 32.8 percent. The 2000 U.S. Census shows a slight drop of population in this age group to 32.5. The 45-54 age group has shown the largest increase while the 55-64 age group showed a less, but notable increase. Also, the senior citizen group decreased slightly. However, despite the decrease from the 1980’s to the 2000’s, it is likely that this group will increase significantly within the next fifteen years as the “baby-boom” generation reaches retirement age. The expectation of a large increase in the senior citizen population relies on the assumption that Baldwin County will continue to be a desirable region for senior citizens to locate.

**FIGURE 7
PERCENT DISTRIBUTION BY AGE GROUP
CITY OF DAPHNE
1980, 1990 AND 2000**

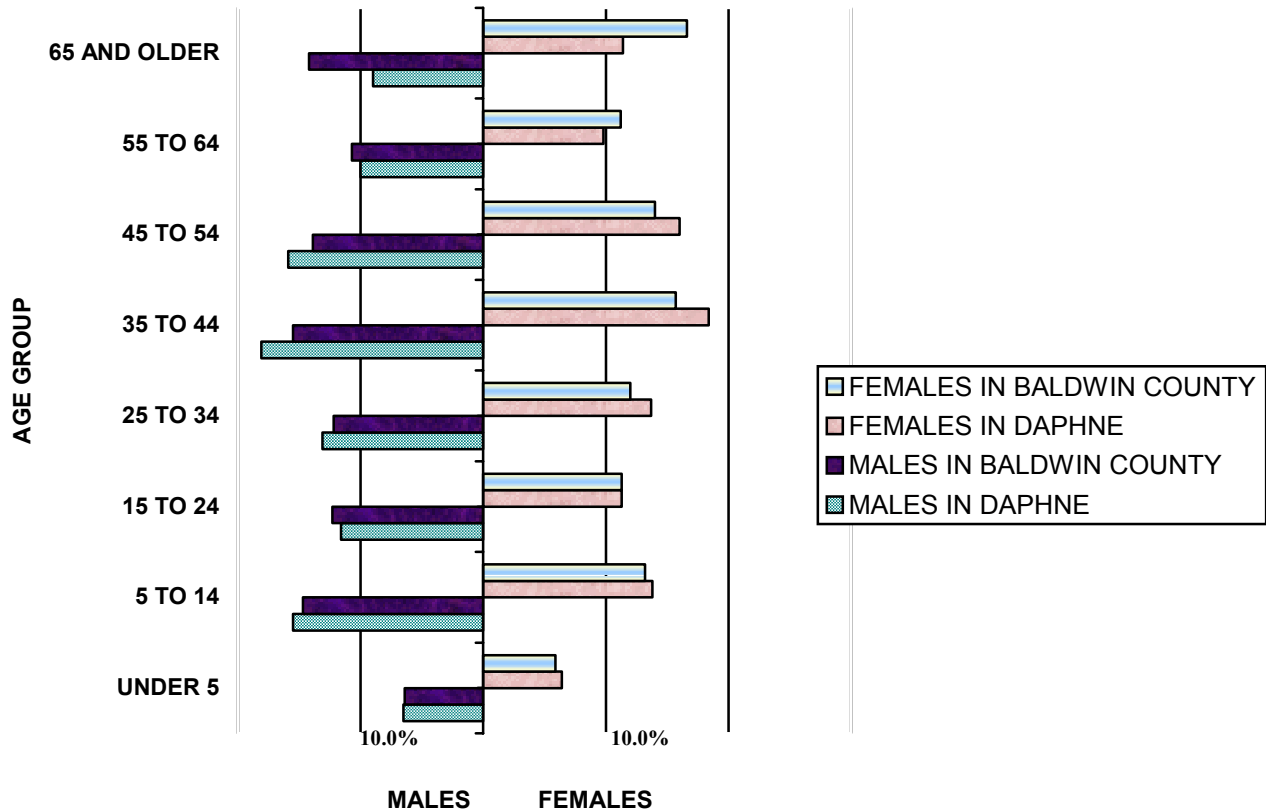


Source: U.S. Census, 1980, 1990, and 2000

SEX

The population composition by age and sex for 2000 is shown in Figure 8. The largest percentage of males in the City was in the age group between 35 and 44 years, representing 18.1 percent. The largest percentage of females (18.4%) in the City was between 35 to 44 years old. In the County, the largest percentage (16.6%) was 65 years old and older. The 2000 Census shows that females represented 51.3 percent of the population of Daphne. In the City, 43.1 percent of all females were in the childbearing age groups, which are between 15 and 44 years of age.

**FIGURE 8
PERCENT DISTRIBUTION OF POPULATION BY SEX AND AGE
CITY OF DAPHNE AND BALDWIN COUNTY
2000**



Source: U.S. Census, 2000

RACIAL COMPOSITION

The City of Daphne is populated principally by Whites, which made up 85.3 percent of the population. Two thousand and forty-eight (2,048) people were Black, which represented 12.4 percent of the population. There were 50 American Indians, 101 Asians and 234 categorized as other. Table 3 shows population by race and sex.

**TABLE 3
POPULATION BY RACE AND SEX
CITY OF DAPHNE
2000**

<u>Population</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>American Indian</u>	<u>Asians</u>	<u>Other</u>
Number	16,581	14,148	2,048	50	101	234
Percent	100.0	85.3	12.4	0.3	0.6	1.4
Male/number	8,073	6,883	986	31	45	128
Female/number	8,508	7,265	1,062	19	56	106

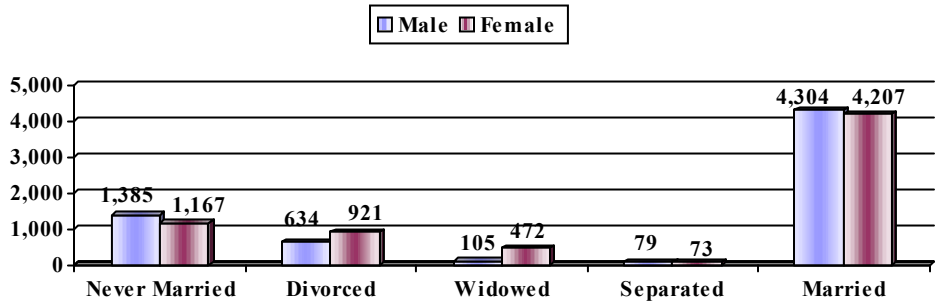
Source: U.S. Census, 2000

Calculations: South Alabama Regional Planning Commission

MARITAL STATUS

Figure 9 outlines the marital status of Daphne’s residents who were 15 years or older in 2002. Married persons totaled 64.5 percent; 1.1 percent were separated; 4.4 percent were widowed; 11.8 percent were divorced; and 19.3 percent had never married. More females were divorced, widowed, than males. Males outnumbered females in the never-married, separated, and married categories.

**FIGURE 9
MARITAL STATUS AND SEX OF POPULATION 15 YEARS AND OVER
CITY OF DAPHNE
2000**



Source: U.S. Census, 2000

HOUSEHOLDS

About 87.4 percent of the population resided in family households. Non-family households comprised the remaining 12.6 percent of the population in households, and 144 persons resided in group quarters. Refer to Table 4 for detailed information.

**TABLE 4
PERSONS BY HOUSEHOLD TYPE AND RELATIONSHIP
CITY OF DAPHNE
2000**

<u>Household Type/Relationship</u>	<u>Persons</u>
Total Population In Households	16,581
In Family Households:	14,604
Householder	4,804
Spouse	3,981
Other Relatives	177
Non-Relative	137
In Non-Family Households:	2,095
Householder Lives Alone	1,815
Householder Not Alone	253
Non-relative	280
In Group Quarters:	144
Institution	129
Other	15

Source: U.S. Census, 2000

The 6,563 households in Daphne had an average of 2.5 persons per household, as indicated in Table 5. Over 34 percent of the households contained two persons. Another 24.5 percent contained only one person. The remaining households contained 3 (17.9%), 4 (15.0%), and 5 or more (8.1%) persons.

TABLE 5
HOUSEHOLDS BY PERSONS IN HOUSEHOLDS
CITY OF DAPHNE
2000

<u>Persons per Household</u>	<u>Households</u>		
	<u>Number</u>	<u>Persons</u>	<u>Percent</u>
1 Person	1,612	1,612	24.5
2 Persons	2,260	4,520	34.5
3 Persons	1,179	3,537	17.9
4 Persons	985	3,940	15.0
5 Persons	392	1,960	5.9
6 Persons	106	636	1.7
7 or More Persons	29	376	0.5
TOTAL	6,563	16,581	100
Average Persons/ Household		2.5	

Source U.S. Census, 2000

Calculations: South Alabama Regional Planning Commission

POPULATION PROJECTIONS

The provision of adequate public facilities in the future is dependent upon making accurate population projections. The existing and further development of Daphne's economic, physical and social facilities and services for people of all ages is an influential factor.

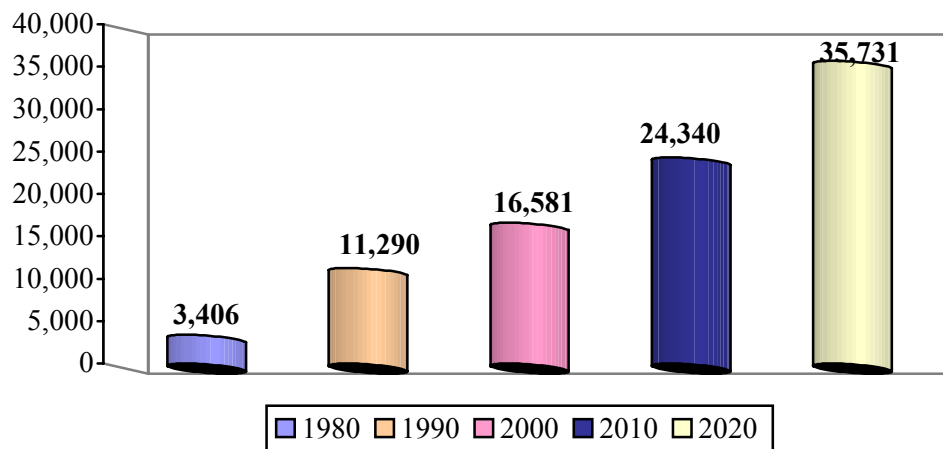
A number of methods may be employed to estimate and project the future population of Daphne. Three methods that were used in this plan are briefly described. These projections are all based on historic data and can be supported with hard figures from past U.S. Census counts. However, in view of estimates of County growth since 1990, these may be considered conservative projections.

METHOD 1 – STRAIGHT LINE EXTRAPOLATION BASED ON THE ANNUAL AVERAGE GROWTH RATE

One basic assumption underlies this method – the 1990-2000 growth-rate of Daphne’s population will continue into the future.

The average 10-year growth rate of 46.8 percent for the years 1990-2000 is applied to the 2000 population to obtain a year 2010 estimate. With the assumption that this growth rate will remain constant, it is subsequently applied to the year 2010 projection in order to obtain the year 2020 projection. Figure 10 graphically displays these projections.

FIGURE 10
ANNUAL AVERAGE GROWTH RATE POPULATION PROJECTIONS
CITY OF DAPHNE
1990 – 2020



Source U.S. Census, 1980-2000
 Projections: South Alabama Regional Planning Commission

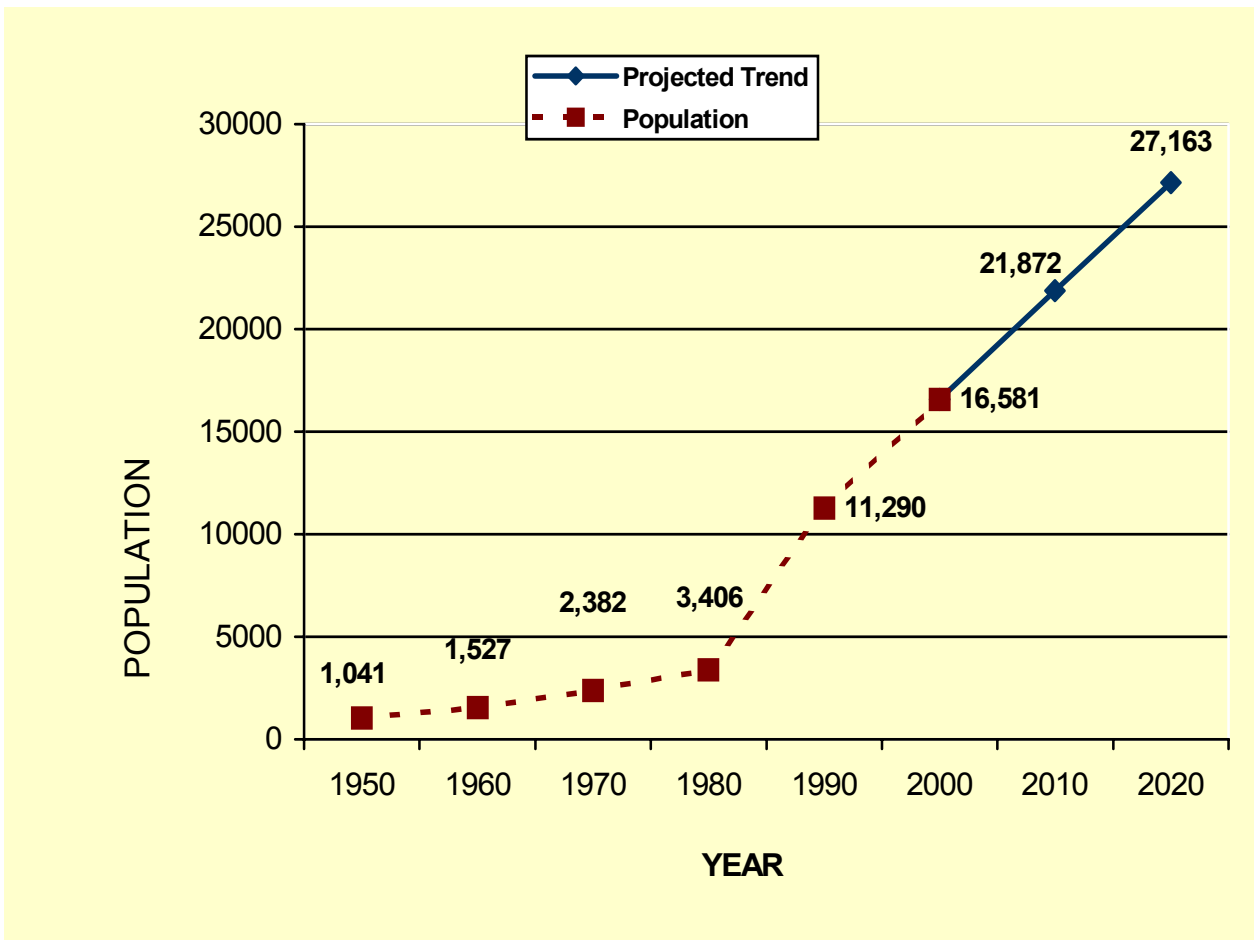
METHOD 2 – REGRESSION ANALYSIS

This method employs a mathematical formula to estimate the value of a variable Y corresponding to a given value of a second variable X, where X represents time.

The regression line of Y on X is often referred to as a trend line and can be used to estimate, project, and forecast future conditions based on long-term historic data. Historic population data over a long period of time is used to derive the formula in which various values of X representing future years are then substituted to obtain corresponding values of Y or population projections. This method is generally more accurate over a long period of time than the “growth

rate” method because it tends to smooth out the abnormalities of short-term data. However, the growth rate in this study appears to more closely resemble the local building patterns and the over-all growth patterns of Baldwin County and similarly situated municipalities. (See Figure 11)

**FIGURE 11
HISTORIC AND PROJECTED POPULATION
BY REGRESSION ANALYSIS
CITY OF DAPHNE
2000**



Source: U.S. Census, 1950-2000 / Projections, South Alabama Regional Planning Commission

METHOD 3 – STEPDOWN TECHNIQUE

Another technique for projecting population of small areas is a “step-down” from larger area projections. In this case, the larger area is Baldwin County. This technique ignores the independence of the small area and determines the population growth by the growth pattern of the larger unit.

Technically, the step-down technique consists of deriving smaller area population level as a function of the larger area projection through a ratio. Thus, the key elements are the projections for the larger area and the ratio, which is expressed as a percentage of the larger area’s population.

Table 6 illustrates expected population growth for Daphne as a portion of Baldwin County using the step-down technique.

TABLE 6
STEP-DOWN TECHNIQUE
BALDWIN COUNTY AND CITY OF DAPHNE
1970 - 2000

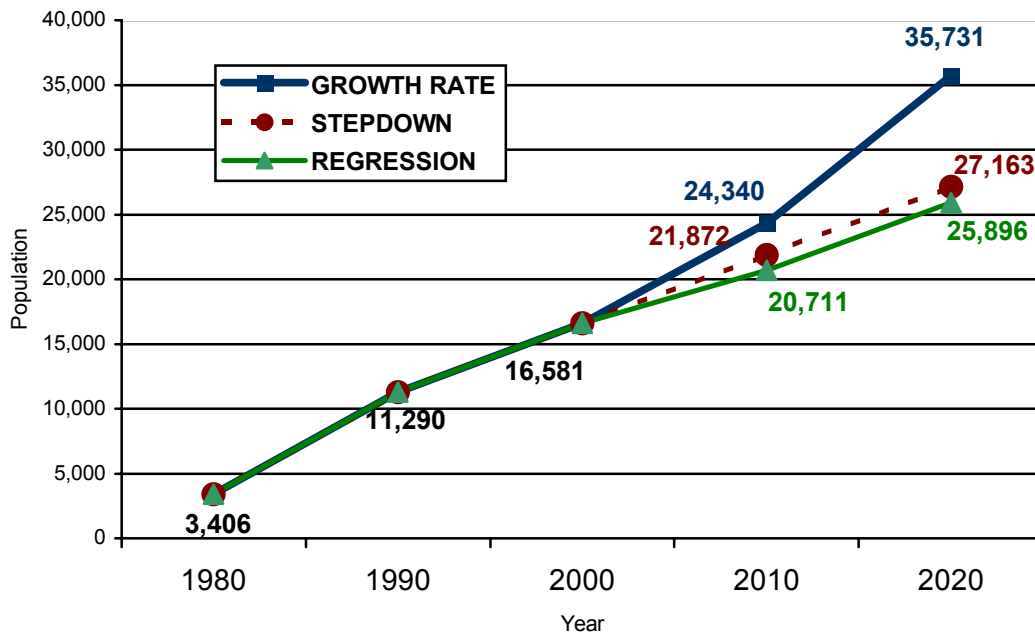
<u>Year</u>	<u>Baldwin County</u>	<u>Proportion</u>	<u>Daphne</u>
1970	59,382	4.0	2,382
1980	78,556	4.3	3,406
1990	98,280	11.5	11,290
2000	140,415	11.8	16,581
2010	175,518	11.8	20,711
2020	219,457	11.8	25,896

Source: U.S. Census, 1970-2000; County Projections, Alabama Department of Economic Affairs
City Projections, South Alabama Regional Planning Commission

In 1970, Daphne represented 4.0 percent of Baldwin County’s population. By 1980, Daphne had increased to 4.3 percent of the County and by 1990 Daphne increased to 11.5 percent of the County. Daphne increased as a proportion of the County in 2000 to 11.8 percent. Although the increase for 2000 slowed it is expected to continue to increase through 2020.

The three methods of population projection are illustrated in Figure 12. The space between the lines indicates the area of probability of the future growth in Daphne.

FIGURE 12
HISTORIC AND PROJECTED POPULATION
CITY OF DAPHNE
1980 – 2020



Source: U.S. Census, 1970-2000
 Projections, South Alabama Regional Planning Commission

ECONOMIC ANALYSIS

INTRODUCTION

In order to gain insight into Daphne's present economic situation, it is essential to examine certain population characteristics such as educational attainment, labor force statistics, occupation, class, income of workers, and place of work. Trends in the community's business environment, the wholesale, retail, service and manufacturing trades, and other indicators of economic activity are also discussed. Current conditions are assessed on the basis of past economic trends of the City. Comparisons with Baldwin County and the "balance" of the economy are examined in terms of employment figures.

EDUCATION

One crucial aspect of any city's economy is the educational attainment of its citizens. This has a direct effect upon the income and type of employment that exist within a community. There is a direct correlation between the location of highly technical industries and a well educated, highly paid labor force.

As Table 7 illustrates, Daphne was behind the County in percentage of persons 25 years old and over with high school diplomas in 2000. Of those persons 25 years old and over, 20.2% were high school graduates in Daphne compared to 29.6 percent for Baldwin County. The City, however, fared much better than the County at the top ranges of the educational attainment groups, with 24.7 percent of its population over 25 attaining a bachelor's degree compared to 14.8 percent for the County.

TABLE 7
EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OLD AND OVER
CITY OF DAPHNE AND BALDWIN COUNTY
2000

	<u>Daphne</u>		<u>Baldwin County</u>	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
Less than 9 th grade	199	1.7	4,197	4.4
9 th to 12 th grade, no diploma	731	6.4	13,061	13.6
High school graduate (includes equivalency)	2,310	20.2	28,428	29.6
Some college, no degree	2,962	25.9	22,456	23.4
Associate degree	954	8.3	5,722	6.0
Bachelor's degree	2,831	24.7	14,225	14.8
Graduate or professional degree	1,468	12.8	7,921	8.3
TOTAL	11,455	100.0	76,010	100.0

Source: U.S. Census, 2000

*Note that "high school graduate," as an educational category, refers specifically to those whose formal education completely ended with high school graduation. Persons in this category not only lack advanced degrees, but also credit for college courses.

INCOME

In reviewing Daphne's economy, we must examine the population's buying power, or its personal wealth. Purchasing power is one of the factors that are usually reflected in improved facilities and living standards. It is also an indicator of the deficiencies in these same units of society.

Personal wealth is one of the major characteristics concerning the socio-economic structure of a community. Decisions on buying land, houses, retail goods and services are dependent upon the income of the populace. Such decisions, in turn, influence the various types of land use, which prevail in a community.

As Table 8 indicates, 6.7 percent of Daphne's families earned less than \$25,000 per year, and 26.0 percent earned between \$25,000 and \$49,999 in 1999. Those with incomes between \$50,000 and \$74,999 represented 29.3 percent of the families, and 36.2 percent had incomes over \$75,000.

It can be readily seen in Table 8 that the City's median family income was significantly higher than it was in Baldwin County in 1999. At \$61,563 the median family income for citizens of Daphne was 23.6 percent more than that for County residents.

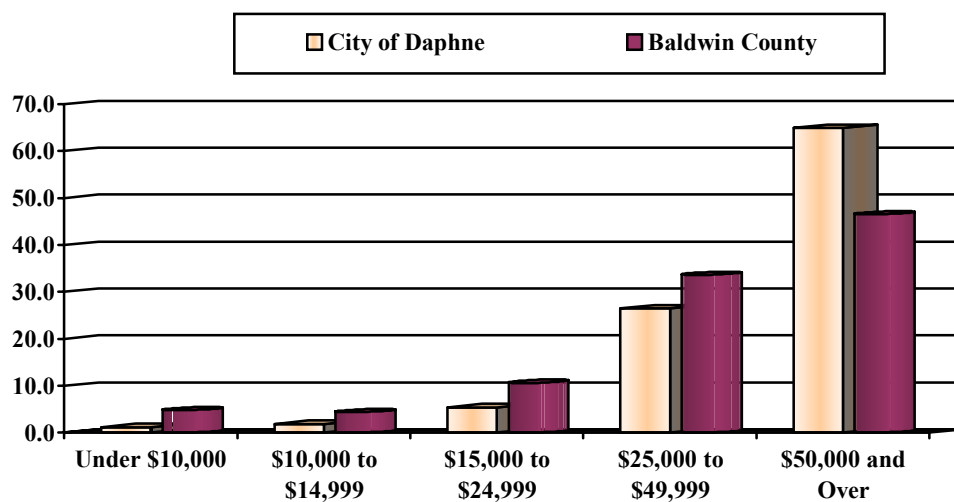
TABLE 8
FAMILY INCOME
CITY OF DAPHNE AND BALDWIN COUNTY
1999

<u>Income</u>	<u>Daphne</u>		<u>Baldwin County</u>	
	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>
Less than \$10,000	59	1.3	1,955	4.8
\$10,000 - \$14,999	91	1.9	1,780	4.4
\$15,000 - \$24,999	166	3.5	4,268	10.6
\$25,000 - \$34,999	400	8.5	5,467	13.5
\$35,000 - \$49,999	868	18.5	8,174	20.2
\$50,000 - \$74,999	1,380	29.3	9,420	23.2
\$75,000 - \$99,999	779	16.5	4,676	11.5
\$100,000 - \$200,000	781	16.6	3,850	9.5
\$200,000 or more	183	3.9	941	2.3
TOTAL	4,707	100.0	40,531	100
Median Family Income in 1989	\$44,717		\$30,199	

Source: U.S. Census, 2000
Calculations, South Alabama Regional Planning Commission

When Daphne’s family income distribution is compared to that of Baldwin County’s in Figure 13, we find that, in the highest income range, the City had a tremendously higher representation. For example, in 1999, the County had 46.5 percent of its families earning above \$50,000 compared to 64.9 percent for Daphne. In the \$25,000 to \$49,999 range, the City and the County differed slightly in family income distribution at 26.5% and 33.6%, respectively. The County percentages exceeded Daphne’s for families in the income groups below \$10,000, \$10,000 to \$14,999, \$15,000 to \$24,000 and \$25,000 to \$49,999. Daphne’s highest lead among the income ranges was the \$50,000 and over range where the City income distribution was 64.9 percent compared to 46.5 percent for the County.

**FIGURE 13
PERCENT OF FAMILIES BY INCOME
CITY OF DAPHNE AND BALDWIN COUNTY
1999**



Source: U.S. Census, 2000

Table 9 shows that, in 1999, median household income in Daphne was \$52,603, which exceeded the County's level of \$40,250. Of all 6,594 households in Daphne, 8.5 percent had incomes less than \$15,000. This was considerably smaller than that of the County's households (15.7%). In the upper income ranges, 54.2 percent of Daphne's households earned \$50,000 or more, compared to 38.7 percent of the County's households. Approximately 53 percent of households in Daphne had incomes between \$12,000 and \$75,000.

TABLE 9
HOUSEHOLD INCOME
CITY OF DAPHNE AND BALDWIN COUNTY
1999

Income	Daphne		Baldwin County	
	Households	Percent	Households	Percent
Less than \$10,000	315	4.8	4,874	8.8
\$10,000 - \$14,999	246	3.7	3,834	6.9
\$15,000 - \$24,999	604	9.2	7,326	13.2
\$25,000 - \$34,999	647	9.8	7,588	13.7
\$35,000 - \$49,999	1,213	18.3	10,355	18.8
\$50,000 - \$74,999	1,675	25.3	10,908	19.7
\$75,000 - \$99,999	880	13.3	5,216	9.4
\$100,000 - \$200,000	844	12.7	4,228	7.7
\$200,000 or more	195	2.9	1,027	1.8
TOTAL	6,619	100.0	55,356	100.0
Median Household Income in 1999:	\$52,603		\$40,250	

Source: U.S. Census, 2000
Calculations, South Alabama Regional Planning Commission

Per capita income is another useful and comparative tool. In 1999, the per capita income for Daphne residents was \$25,597, third when ranked with other municipalities in the County. In Baldwin County the per capita income was \$20,826.

Table 10 presents 1999 per capita income for the twelve incorporated areas of Baldwin County, in which Daphne ranked third highest after Orange Beach and Spanish Fort. Fairhope ranked fourth with a per capita income of \$25,237. All other municipalities ranked below Baldwin County with Elberta coming in last at \$12,942.

TABLE 10
PER CAPITA INCOME
1999

Municipality	Per Capita Income 1999
Orange Beach	\$27,082
Spanish Fort	27,081
Daphne	25,597
Fairhope	25,237
Gulf Shores	24,356
Baldwin County	20,826
Silverhill	20,723
Foley	19,364
Loxely	18,099
Robertsdale	16,510
Bay Minette	16,093
Summerdale	13,775
Elberta	12,942

Source: U.S. Census, 2000

The differences in income between Daphne and Baldwin County correlate well with the respective difference in educational attainment previously mentioned. Compared to the County, Daphne has a higher percentage of its population attaining college education and degrees and a higher percentage of its population in upper income groups. This supports the positive correlation theory often applied to the concepts of advanced education and economic power: As the number of people with advanced education increases, so does the number of people with increased economic power.

POVERTY

In 1999, there were 756 persons determined by the U.S. Census to have incomes below the poverty level, or 4.6 percent of Daphne's total population, as shown in Table 11. Over 16 percent of those were children 11 years old or younger and 15.1 percent were senior citizens.

TABLE 11
PERSONS WITH INCOME BELOW POVERTY LEVEL
CITY OF DAPHNE
1999

	Number	Percent
Under 5 years	74	9.7
5 years	13	1.6
6-11 years	39	5.1
12-17 years	70	9.6
18-64 years	445	58.8
65-74 years	66	8.7
75 years and over	49	6.4
TOTAL	756	100.0

Source: U.S. Census, 2000

Note: This table denotes persons with incomes below poverty level by age. Persons over 16 years of age may be actively seeking employment

LABOR FORCE

Employment typically generates population growth as well as provides a source of income for the purchase of homes, retail goods and local services. In addition, the businesses that provide employment generate revenues, which support governmental services.

CIVILIAN LABOR FORCE

Daphne's labor force, like that of other Baldwin County municipalities, has relied primarily on the private sector for employment.

The labor force of an area is, by definition, persons 16-years old or over, who are employed or are actively seeking employment. In 2000, the City's employed labor force totaled 8,360, representing 96.7 percent of the total civilian labor force and 87.2 percent of the City's population between 18 years and 65 years old. This was 64.1 percent of the City's total 2000 population.

From 1990 to 2000, both the population and the labor force grew tremendously. Over this same period, the growth of Daphne's civilian labor force mirrored that of its population. While the City's population increased by 68.1 percent during that period, the civilian labor force grew 67.7 percent, from 5,855 in 1990 to 8,649 in 2000. Table 12 presents a comparison of 2000 civilian labor force by sex for Daphne and Baldwin County.

TABLE 12
CIVILIAN LABOR FORCE BY SEX
CITY OF DAPHNE AND BALDWIN COUNTY
2000

Sex/Labor Force Status	Daphne		Baldwin County		Daphne as a % of the County
	Number	Percent	Number	Percent	
Civilian Labor Force	8,649	100.0	65,940	100.0	13.1
Employed	8,360	96.7	63,238	95.8	13.2
Unemployed	289	3.3	2,813	4.2	10.2
Not in Labor Force	4,266	N/A	44,295	N/A	9.6
Male	4,700	100.0	35,437	100.0	13.2
Employed	4,522	96.2	34,042	96.1	13.2
Unemployed	178	3.8	1,395	3.9	12.7
Not in Labor Force	1,572	N/A	17,422	N/A	9.0
Female	3,949	100.0	30,314	13.0	13.0
Employed	3,838	97.2	28,896	95.3	13.3
Unemployed	111	2.8	1,418	4.9	7.8
Not in Labor Force (NA/Not Applicable)	2,694	N/A	26,873	N/A	10.1

Source: U.S. Census, 2000

OCCUPATION AND CLASS OF WORKER

As shown in Table 13, the majority of Daphne's 2000 labor force was employed in two major occupational groupings. Of these two groupings, the largest was management & professional related occupations (43.3%); the second largest was sales and office occupations (30.8%). These two occupational groupings represented 74.1 percent of Daphne's employed labor force and 57.1 percent of the County's employed labor force.

In 2000, the largest percentage of the County's labor force was employed in management, professional, and related occupations (29.5%) followed by sales and office occupations (27.6%).

TABLE 13
OCCUPATION OF EMPLOYED PERSONS 16 YEARS AND OVER
CITY OF DAPHNE AND BALDWIN COUNTY
2000

	Daphne		Baldwin County		Daphne as % of County
	Number	Percent	Number	Percent	
Management, Professional And Related Occupations	3,624	43.3	18,562	29.5	5.7
Service Occupations	1,053	12.6	9,152	14.5	1.7
Sales And Office Occupations	2,577	30.8	17,304	27.6	4.1
Farming, Fishing And Forestry Occupations	9	0.1	622	1.0	0.0
Construction, Extraction And Maintenance Occupations	513	6.2	8,701	13.8	0.8
Production Transportation And Material Moving Occupations	584	7.0	8,597	13.6	0.9
Total	8,360	100	62,938	100	13.2

Source: U.S. Census, 2000

Table 14 indicates that Daphne and Baldwin County's working populations were composed overwhelmingly of private wage and salary workers, at 67.6 percent and 71.2 percent, respectively. Local government workers comprised 8.2 percent and total government employees (local, state, and federal) represented 16.9 percent of Daphne's employed workforce. The self-employment rate was 7.2 percent and there were 23 unpaid family workers.

TABLE 14
CLASS OF WORKER OF EMPLOYED PERSONS 16 YEARS AND OVER
CITY OF DAPHNE AND BALDWIN COUNTY
2000

	Daphne		Baldwin County	
	Number	Percent	Number	Percent
Private for profit wage and salary workers	5,605	67.6	43,986	71.2
Private not-for-profit wage and salary workers	674	8.1	3,997	6.5
Local government workers	681	8.2	4,709	7.6
State government workers	479	5.8	2,646	4.3
Federal government workers	237	2.9	1,300	2.1
Self-employed workers	598	7.2	4,988	8.1
Unpaid family workers	23	0.2	146	0.2
Total	8,297	100	61,772	100

Source: U.S. Census, 2000

PLACE OF WORK

Of those workers 16 years and over living in Daphne in 2000, 23.9 percent worked there and 76.1 percent worked outside of the City as shown in Table 15. It may be that the size of the local labor force exceeded the employment opportunities in Daphne. It is also likely that workers in 2000 chose Daphne because they felt it was a place to “live” rather than a place to work. Daphne was probably viewed by many as an ideal bedroom community where one could reside in a clean, aesthetically pleasing environment, relatively free of traffic congestion and crime. This speculation is supported by the exponential growth that occurred from 1990 to 2000. Why would so many high-income families move to a City where there are relatively few high paying jobs? Most likely, many of these high-income families retained their jobs in nearby Mobile, or moved to Daphne from another area and then sought employment in Mobile. The result of this mass migration of high-income families, however, has been increasing strip-mall type development and traffic congestion.

TABLE 15
"AT PLACE" EMPLOYMENT
CITY OF DAPHNE
2000

Living in a Place	Number	Percent
Worked in place of residence	1,970	23.9
Worked outside place of residence	6,278	76.1

Source: U.S. Census, 2000

A community's economic base is analyzed by examining its economy, to see whether it is more involved in exporting its goods and services or in servicing the local market. Obviously, if the economy is based primarily on exporting goods and services, then money will flow into the community from the outside, which means that the economy will expand and grow. If, however, the economy is mainly concerned with serving the local market, then money will merely be re-circulated and little if any real growth will take place. The important point to be recognized is that growth tends to occur when the number of firms that export their goods and services increases.

Of the nine major employers in Daphne, that is to say organizations that employ more than 100 people (as defined by the Alabama Business Directory), WalMart is the largest boasting an employee range between 500 and 999 employees. Of the eight remaining major employers, all of which employ a range between 100 and 249 employees, 4 are retail trade establishments; 2 are health establishments, 1 involves the Baldwin County School System, and 1 the City of Daphne's public administration. Some employ highly skilled and commensurately paid workers while others employ minimum wage-type workers, requiring little and/or no formal education and skills. Daphne's major employers are listed in Table 16.

TABLE 16
MAJOR EMPLOYERS
CITY OF DAPHNE
2000

<u>Employer</u>	<u>Product/Service</u>	<u>Range of Employees</u>
Terry Thompson Chevrolet-Olds Inc./ Eastern Shore	Retail Trade	100-249
Baldwin County Schools	Education	100-249
City of Daphne	Public Admin.	100-249
Delchamps Food Store	Retail Trade	100-249
Dillard's Department Store	Retail Trade	100-249
Mercy Medical	Health	100-249
Searcy Hospital Admissions	Health	100-249
Wal-Mart Supercenter	Retail	500-999

Source: Alabama Business Directory 2000-2001

It is likely the case that those minimum wage/low skilled workers are primarily commuters from other areas while the high paid/high skilled workers are residents of Daphne. This speculation is supported by the high representation of Daphne residents in high-income groups.

EMPLOYMENT BY INDUSTRY

The educational, health and social services was by far the largest employment category in Daphne, accounting for 22.3 percent of the employed work force in 2000. See Table 17. Retail Trade, at 11.9 percent, and Manufacturing at 11.4 percent were the next largest categories. The fourth largest industrial category was Professional, Scientific and Technical Services at 9.7 percent.

TABLE 17
EMPLOYMENT BY INDUSTRY
CITY OF DAPHNE AND BALDWIN COUNTY
2000

	Daphne		Baldwin County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	63	0.7	1,166	1.8
Construction	465	5.5	6,742	10.7
Manufacturing	942	11.4	7,895	12.6
Wholesale Trade	450	5.4	8,939	14.2
Retail trade	1,000	11.9	2,407	3.8
Transportation and warehousing, and utilities	308	3.6	3,276	5.2
Information	350	4.3	1,472	2.3
Finance, insurance, real estate and rental and leasing	649	7.8	3,838	6.1
Professional, scientific, and technical services	808	9.7	4,679	7.4
Educational, health and social services	1,871	22.3	10,802	17.2
Arts, entertainment, and recreation	628	7.5	5,723	9.1
Other Services (except public administration)	355	4.3	3,374	5.4
Public administration	471	5.6	2,625	4.2
Total	8,360	100	62,938	100

Source: U.S. Census, 2000

MANUFACTURING

According to the Alabama Manufacturers Register, 2000, there are 15 manufacturing establishments, all of which contribute significantly to the City's economy. Employment for manufacturing firms in the Daphne area is presented in Table 18. The manufacturing industry in Daphne is fairly diverse with a wide array of produced goods ranging from roof coatings, chemical cleaning compounds, and sanitizers and janitorial cleaners to offset printing, engine rebuilds, office furniture, and wooden cabinets.

TABLE 18
INDUSTRY/MANUFACTURERS AND EMPLOYMENT
CITY OF DAPHNE
2000

<u>Industry</u>	<u>Range of Employees</u>
American Standard Coatings	1-4
CC I Industries	5-9
Duplicators Printing & Copy	1-4
East Bay Machine Shop	5-9
Faircloth Enterprises	1-4
Handcrafted Wood Products	1-4
Kemko, Inc.	20-49
Long-Airdox Co.	50-99
Olds Filtration Engineering, Inc.	20-49
Sherman Industries	10-19
Signs Now	1-4
Southern Oak Expressions	10-19
Speir Laboratories	1-4
USA Ready Mix LLC	10-19
Wright & Assocs. J.H.	20-49

Source: Alabama Manufactures Register, 2000

CONSTRUCTION

As a result of the increasing population in Daphne, brought about primarily by annexations and in-migration, businesses are increasing as well. Daphne offers a desirable residential setting, which has stimulated the population growth and, subsequently, commercial growth. Most of the businesses in Daphne are of retail or service trade and are supported by the populace of the community and are also a good source of revenue for the City. Daphne's sales tax is broken down as follows: 2.5 percent City, 2.0 percent County, and 4.0 percent State, equaling an 8.5 percent retail tax rate.

Along with the conventional types of employment, we cannot ignore the construction sector of the labor force. In 1990, construction employment captured 7.5 percent of employed residents 16 years and older. This represents only a portion of the construction activity in the City.

Depicted in Table 19 are the types and values of construction activity in Daphne between the years 1992 and 1999. Although the construction activity of resident construction workers also occurs outside Daphne, building permit trends reflect the steady pace of this activity within the City.

The volume of residential building permits issued indicates not only whether the construction sector of the economy is steadily growing, but also whether, subsequently, the retail sector will expand accordingly to address the needs of the new residents. A look at building permits issued from 1992 to 1999 reveals that single family residential units averaged approximately 216 units per year in Daphne, and commercial establishments averaged approximately 18 units per year. The average value of residential units over this eight-year period was approximately \$21,700,000; for commercial units, it was approximately \$10,391,000.

TABLE 19
TYPES AND VALUES OF CONSTRUCTION ACTIVITY
CITY OF DAPHNE
1992-1999

<u>Year</u>	<u>Type</u>	<u>Number</u>	<u>Value</u>
1992	Residential Units	221	\$16,203,000
	Commercial	13	\$5,201,000
1993	Residential Units	374	\$23,128,000
	Commercial	14	\$4,619,750
1994	Residential Units	411	\$23,775,000
	Commercial	12	\$9,116,000
	Other	3	N/A
1995	Residential Units	192	\$21,220,000
	Commercial	18	\$9,999,024
1996	Residential Units	141	\$20,164,000
	Commercial	21	\$9,825,017
1997	Residential Units	158	\$20,350,600
	Commercial	6	\$2,907,576
1998	Residential Units	152	\$21,931,250
	Commercial	34	\$22,916,092
1999	Residential Units	203	\$27,387,000
	Commercial	33	\$18,547,420

Source: City of Daphne

TRENDS IN RETAIL

As mentioned earlier, retail trade accounted for the second largest industry in Daphne at 18.6 percent. Table 20 illustrates the retail trade activity for the City of Daphne as compared to Baldwin County from 1987 to 1997. As noted in the table, Daphne showed an 86% increase in retail trade establishments between 1987 and 1992. From 1992 to 1997, however, the number of retail trade establishments declined by 14% for a total of 78 establishments. In this same period,

the largest increase was in building materials and garden supply stores for both the City of Daphne and Baldwin County. As of 1997, the largest number of retail trade establishments in Daphne was in the automotive dealer classification; in Baldwin County the largest number was in the apparel dealer classification.

Retail trade should show an increase again for the years 1997 to 2002. This increase is due to several retail centers being developed, i.e.; Jubilee Point and Jubilee Square.

TABLE 20
RETAIL TRADE
CITY OF DAPHNE AND BALDWIN COUNTY
1987, 1992, and 1997

Type	Number of Establishments					
	Daphne			Baldwin County		
	1987	1992	1997	1987	1992	1997
Building Materials and Garden Supply Store	5	5	9	41	34	77
General Merchandise	1	1	2	27	20	24
Food Stores	7	7	4	100	102	57
Automotive Dealers	7	14	17	56	75	98
Gasoline Service Stations	25	7	9	69	79	107
Apparel Dealers	7	6	6	61	87	136
Furniture and Home Furnishing Store	7	6	9	48	54	65
Eating and Drinking Places	15	26	N/A	172	201	N/A
Drug and Proprietary Stores	2	2	N/A	30	27	N/A
Miscellaneous Retail Stores	7	17	4	97	135	96
Electronics	N/A	N/A	4	N/A	N/A	23
Health and Personal	N/A	N/A	6	N/A	N/A	55
Sporting Goods	N/A	N/A	5	N/A	N/A	42
Non-stores Retailers	N/A	N/A	3	N/A	N/A	21
TOTAL	49	91	78	701	814	801

Source: 1987, 1992, and 1997 Census of Retail Trade

SERVICE INDUSTRY AND WHOLESALE TRADE TRENDS

Table 21 summarizes Daphne's service industries and compares them to Baldwin County from 1987 to 1997. The number of service industries has been steadily increasing from 1987 to 1997 in both Baldwin County and the City of Daphne. From 1992 to 1997, service industries increased 17 percent in Daphne, 20.3 percent in Baldwin County. In both the City and the County, health services accounted for the largest service industry.

TABLE 21
SERVICE INDUSTRIES
CITY OF DAPHNE AND BALDWIN COUNTY
1987, 1992, and 1997

Type	Number of Establishments					
	Daphne			Baldwin County		
	1987	1992	1997	1987	1992	1997
Hotels, Rooming Houses, Camps, and other places except membership lodging	0	0	2	29	25	44
Personal Services	6	8	12	56	54	72
Business Services	6	13	15	76	104	132
Automotive Repair, Service & Parking	3	9	14	48	64	80
Misc. Repair Services	1	4	1	24	29	38
Amusement & Recreation Services including Motion Pictures and Museums	5	6	6	41	64	60
Health Services	12	16	19	98	130	183
Legal Services	2	3	7	37	51	68
Social Services	4	5	6	37	37	39
Engineering, Accounting, Research Management, & related Services except non-Commercial organizations	10	17	13	62	80	42
Total	49	81	95	489	630	758

Source: 1987, 1992 and 1997 Census of Service Industries

Table 22 illustrates wholesale trade for the City of Daphne and Baldwin County for 1987, 1992 and 1997.

TABLE 22
WHOLESALE TRADE
CITY OF DAPHNE AND BALDWIN COUNTY
1987, 1992, and 1997

<u>City/County</u>	<u>Number of Establishments</u>		
	<u>1987</u>	<u>1992</u>	<u>1997</u>
Daphne	15	24	23
Baldwin County	133	160	151

Source: 1987, 1992 and 1997 Census of Service Industries

BUSINESS LICENSE REVENUE

There were 958 licensed businesses in the City of Daphne in 2000. At that time licenses are sold at a flat rate of \$80.00. This rate amounted to an estimated annual yield of \$76,640. In 2002 the City initiated a gross receipts business license. The estimated annual yield is anticipated to be approximately \$800,000.

CONCLUSION

Daphne's growth in the past decade has repercussions on all aspects of the City, socially, economically, and physically. Daphne's economy, in terms of production and employment, is strong and has been growing tremendously. Moreover, enormous growth potential still exists as municipalities in the Southern areas of Baldwin County become more densely populated, and people begin looking north for affordable, attractive communities in which to live.

Overall, growth in the City is strong: the population from 1990 to 2000 increased 68.1 percent, from 11,290 to 16,581, while the labor force grew 67.6 percent, from 5,855 to 8,699 over this same time period. Construction activity from 1992 to 1999 indicates steady construction of residential and commercial establishments with an eight-year average of 216 units and 18 units, respectively. This growth is accompanied by a high income earning citizenry. For example, in 1999, a majority (64.9%) of the City's population had household incomes above \$50,000 with a median household income of \$61,563. Also, in this same time period, 36.2 percent had family incomes above \$75,000. At \$61,563, Daphne's median family income was more than 23 percent higher than the County's (\$47,028). Of all the municipalities in Baldwin County in 1999, Daphne had the third highest per capita income (\$25,597). In this same year, only 4.5 percent of Daphne's population lived in poverty.

However, an overwhelming majority of those in the labor force (76.1%) worked outside of Daphne in 2000. There are a few businesses and industries in the City that involve highly skilled activities, such as medical care and engineering. But it appears as though most of the employed population seeks to work outside of their place of residence in Daphne. So, despite the growth that occurred in the population from 1990 to 2000, most of those in the labor force perceived

Daphne as a desirable place to live rather than work. To accommodate this large influx of people, a large number of retail and service industries have located in Daphne. "Big Box" retail chains can be seen frequently along U.S. Hwy 98. Given the amount of residential construction activity that has continued steadily in recent years, it is likely that more retail and service industries will attempt to locate in the City. It is incumbent upon the City of Daphne to remain concerned about the impact of retail development on traffic, and to also consider aesthetic impacts regarding the character and "look" of the City.

HOUSING

GOALS AND OBJECTIVES

After defining the issues, it was possible to establish goals and objectives to direct the City's plans for housing. The last part of this section provided specific recommendation so to help the City of Daphne attain its goals and fulfill its purpose and vision statements. The 2000 U. S. Census information was used when preparing this section.

GOALS

Provide Daphne residents with adequate and appropriate housing opportunities to insure that current housing demand is met at all income levels and to encourage quality residential growth.

OBJECTIVES

Maintain and improve the unique assets and opportunities which make Daphne a desirable place to live and work.

Preserve the image and character of Daphne through neighborhood conservation and elimination of substandard housing.

Provide additional housing for low and moderate income households by increasing rental housing opportunities.

Provide housing financing education and information through a central source.

Utilize commercial and residential growth in conjunction with one another to establish an atmosphere of cohesive and controlled growth patterns.

RECOMMENDATIONS

Daphne should work to maintain the residential climate that gives the city its image/appearance and character. One way to do this is to make efforts to develop vacant lots within established neighborhoods. This is also a means to increase low to moderate housing resources.

The majority of the structurally substandard housing is due to lack of maintenance and can be remedied with minor repairs. Most of these households are not eligible for any type of housing rehabilitation assistance. Therefore it is up to the private sector to encourage housing maintenance through neighborhood projects and programs.

Enforce Daphne's zoning ordinance and subdivision regulations to protect and preserve established neighborhoods.

Absentee ownership should be discouraged whenever possible, so that the potential for property decline is not as prevalent.

Additional housing opportunities should be provided for low and moderate income households. Rental housing opportunities should be increased.

The high percentages of income spent on housing reflect a high need for additional housing units, particularly affordable housing units for households with income levels less than \$20,000.

As opportunities arise, existing older housing units should be converted to rental units so that affordable rental opportunities are available, and rental housing is not necessarily congregated in one area. The spread out characteristic of rental properties may help to prevent blight and crime.

Much of the residential growth has been geared towards the moderate to high income households of commuter employees from Mobile or other areas. While this is an asset and encourages growth within the city, housing resources are not being maintained for the moderate to low income households of Daphne. Therefore, the present trend for moderately high income housing should not be deterred, however, efforts should be made to accommodate lower income households as well.

Provisions should be made to encourage controlled development of mobile home parks and manufactured housing. Design requirements should be established for mobile home parks, as well as for maintenance and upkeep requirements.

Zoning districts for mobile home parks should be located in areas with sewer service, or at the least where sewer service is easily accessible.

A working partnership with Habitat for Humanity should be formed to encourage the development of low income housing.

The possibility of an additional housing authority development should be considered as a means to relieve the existing housing authority resources and accommodate some of the present waiting list.

Establish a Daphne Housing Committee to bring all housing information to a central source so that the information may be disseminated as a collective resource.

Develop housing information packages that can be distributed. These packages should contain a list of available contacts for various housing opportunities.

Initiate housing education programs in local schools so that Daphne children are aware of both housing opportunities and housing responsibilities upon graduation.

Combine housing educational programs with economic development programs in vocational education curriculums.

Work with local resources like realtors and mortgage companies to develop seminar programs to inform home buyers of opportunities and responsibilities.

Utilize commercial and residential growth in conjunction with one number to establish an atmosphere of cohesive and controlled growth patterns.

Encourage planned residential growth to the East of Daphne along with a commercial node between Daphne and Interstate 10 at County Rd. 27.

Develop moderate to high end residential uses East of Daphne to encourage vehicular circulation through the downtown area and not further increase traffic congestion on County Rd 13.

Encourage economic growth through the provision of housing opportunities which are attractive and affordable.

Maintain and improve the unique assets and opportunities which make Daphne a desirable place to live and work.

The City of Daphne should continue its efforts to provide infrastructure services to all residents through the extension of water and sewer lines, as well as gas, electrical and utility upgrades as necessary.

Encourage development of recreational amenities to attract residential growth along the six miles of Bay Front.

Maintain the Small Town atmosphere of the downtown commercial area without hurting the growth potential in other parts of Daphne.

Invigorate Daphne's industrial development means for encouraging future growth, both economic and residential.

Continue to improve Daphne's educational system to attract new residential growth.

INTRODUCTION

The Housing Section provides guidance in: 1) identification of existing and projected deficits in the housing supply; 2) analysis of housing trends and the cause, scope and nature of any housing problems; and 3) development of appropriate plans, programs and policies to achieve sound housing and a suitable living environment for all residents.

This section includes a summary of housing conditions, an examination of special housing needs such as low to moderate income family housing, group homes, manufactured homes and government supported housing. The 2000 U.S. Census has established that the City of Daphne had 6,563 households and 7,164 housing units.

The latter part of the study deals with the existing housing stock and its structural condition.

INVENTORY

AGE OF HOUSING

The age of housing units, in any community, is significant only as it relates to other characteristics of the community's housing supply, especially the quality of the units. The age of an existing house may be a rough index of its condition, but age alone will not measure the adequacy of the dwelling or its structural soundness. However, a classification of houses by age is useful for correlation with other characteristics of the housing stock.

In addition, the age of housing provides the basis for evaluating the need and prospects for rehabilitation, as opposed to the need for outright replacement, when age is analyzed carefully in relation to such factors as the condition of housing and neighborhood stability.

The 2000 Census indicates there are 7,164 housing units in Daphne. As shown in Table 23, approximately 10.6 percent of the housing units were constructed prior to 1970. In comparison, Baldwin County has 19.9 percent of its housing stock over thirty years of age.

Older structures if poorly maintained, are generally classified as substandard and become major contributors to neighborhood blight. It appears that Baldwin County's housing stock, as a whole, is older than Daphne's.

TABLE 23
AGE OF STRUCTURES
CITY OF DAPHNE AND BALDWIN COUNTY
2000

<u>Year Structure Built</u>	<u>Daphne</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1990 to March, 2000	2,657	37.0	29,820	40.2
1980 to 1989	2,177	30.4	17,250	23.2
1970 to 1979	1,568	21.9	12,393	16.7
1960 to 1969	394	5.5	5,972	8.0
1950 to 1959	206	2.9	3,864	5.2
1940 to 1949	41	0.6	2,099	2.8
1939 or earlier	121	1.7	2,887	3.9
TOTAL	7,164	100.0	74,285	100.0

Source: U.S. Census, 2000
South Alabama Regional Planning Commission Calculations

TYPE OF HOUSING

The majority of Daphne's housing stock in 2000 was single family dwelling units, accounting for over 76 percent of the total housing stock. Two or more unit structures accounted for 21.8 percent while mobile homes accounted for 1.8 percent. Table 24 compares the types of housing in Daphne.

TABLE 24
TYPE OF HOUSING
CITY OF DAPHNE
2000

<u>Type of Housing</u>	<u>Daphne</u>	
	<u>Number</u>	<u>Percent</u>
Single family units	5,470	76.4
Two or more family units	1,564	21.8
Manufactured home	130	1.8
Other	0	0

Source: U.S. Census, 2000
South Alabama Regional Planning Commission Calculations

TENURE

Some people in Daphne, for their own economic and social reasons, prefer to rent whereas others choose to own their own homes. In order to determine whether the majority of Daphne residents were owners or renters, an analysis of units by tenure was made.

The 2000 U.S. Census provides information regarding tenure and indicates that 24.7 percent of Daphne units were rental units and 67.3 percent were owner occupied, as shown in Table 25. Baldwin County had a lower percentage of owner occupied units (59.3%). Both Daphne's and Baldwin County's population prefer to own homes, as Table 25 reveals.

TABLE 25
HOUSING TENURE AND VACANCY
CITY OF DAPHNE AND BALDWIN COUNTY
2000

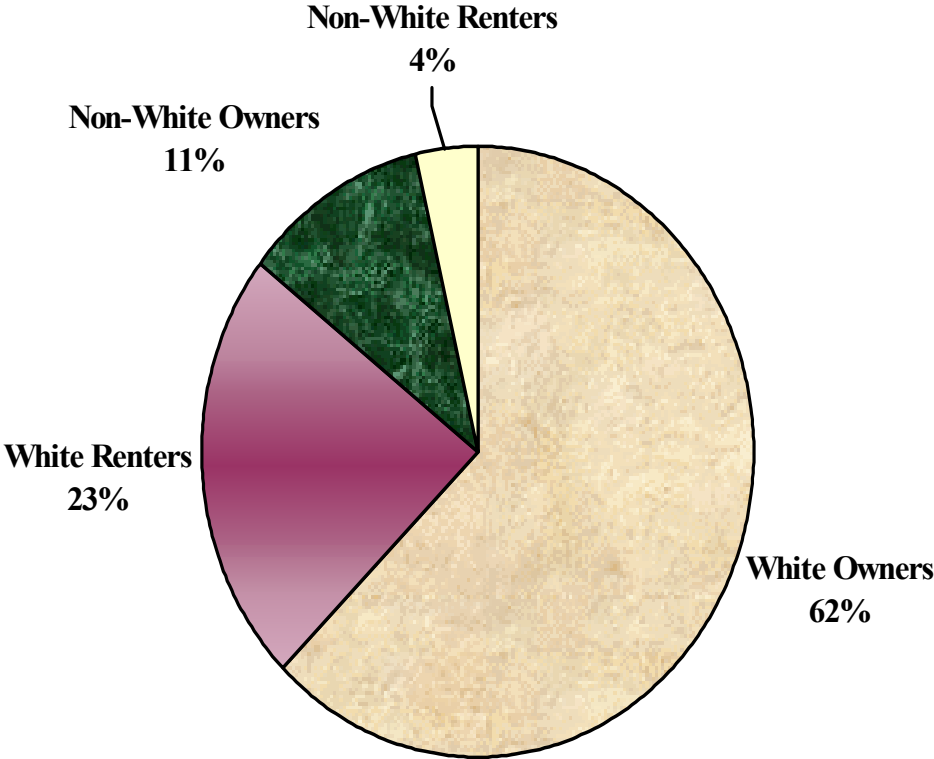
	<u>Daphne</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner Occupied Units	4,826	67.3	44,036	59.3
Renter Occupied Units	1,768	24.7	11,300	15.2
Total Occupied Units	6,594	92.0	55,336	74.5
Vacant Units	570	8.0	18,949	25.5
Total Housing Units	7,164	100.0	74,285	100.0

Source: U.S. Census, 2000

OWNER-OCCUPIED AND RENTER-OCCUPIED DWELLING UNITS

Figure 14 depicts the 2000 U.S. Census data on housing tenure by race. A total of 4,826 or 67.3 percent of the City's 7,164 housing units were owner-occupied. Only 8.3 percent of the City's occupied housing was owned by non-whites. Almost all (74.9%) of the occupied housing units in Daphne were occupied by whites, with only 25.1 percent being non-white, owners or renters. Also, 1,768 or 24.7 percent of the housing units were renter-occupied. The vacant housing units totaled 570, a figure that represented 8.0 percent of the City's total housing stock.

**FIGURE 14
OCCUPIED HOUSING BY RACE OF HOUSEHOLDER
CITY OF DAPHNE
2000**



Source: U. S. Census, 2000

COST OF HOUSING

MONTHLY GROSS RENT

The median gross rent for renter-occupied housing units was \$666 in Daphne and \$566 in Baldwin County, as reported in the 2000 U.S. Census. Of the total rental units in Daphne 86 were without cash rent. Table 26 shows the range of rent for housing in the City compared with that of the County.

TABLE 26
MONTHLY GROSS RENT OF RENTER-OCCUPIED UNITS
CITY OF DAPHNE AND BALDWIN COUNTY
2000

<u>Cash Rent</u>	<u>Daphne</u>		<u>Baldwin County</u>	
	<u>Housing Units</u>	<u>Percent</u>	<u>Housing Units</u>	<u>Percent</u>
No Cash Rent	86	4.8	1,208	10.9
Less than \$200	9	0.5	525	4.7
\$200 to \$299	10	0.6	541	4.9
\$300 to \$499	229	13.0	2,709	24.5
\$500 to \$749	867	49.0	3,707	33.5
\$750 to \$999	371	21.0	1,607	14.5
\$1,000 or more	196	11.1	768	7.0
TOTAL	1,768	100.0	11,065	100.0

Source: U.S. Census, 2000

VALUE OF HOUSING

The value of housing is significant because of its relationship to many other elements of a housing market. If housing values are low relative to cost, they will tend to discourage new construction. If housing values are high relative to family income, some families will pay a disproportionate amount of their income for housing, while others will reduce their housing standards by accepting less desirable units. If housing values are high relative to the investment in existing housing, that fact will be reflected in an increase in the maintenance of housing, and also in an interest in investing in additional new housing.

The value of housing provides a good indication of the quality and adequacy of the housing stock. When comparing housing values for Daphne and Baldwin County, owner-occupied unit values are higher for the City. The higher value for housing in Daphne suggests that the existing

housing stock in the City, for the most part, is higher in quality than most of Baldwin County's housing.

In 2000, the median value of owner-occupied housing units in Daphne was \$122,500 while it was \$105,300 for Baldwin County. Table 27 represents and compares the values of owner-occupied housing in the City and in the County.

TABLE 27
VALUE OF OWNER OCCUPIED HOUSING UNITS
CITY OF DAPHNE AND BALDWIN COUNTY
2000

Value	Daphne		Baldwin County	
	Number	Percent	Number	Percent
Less than \$24,999	58	1.2	2,394	5.4
\$25,000 to \$39,999	53	1.1	2,701	6.1
\$40,000 to \$59,999	196	4.0	3,734	8.5
\$60,000 to \$79,999	311	6.4	4,839	11.0
\$80,000 to \$99,999	929	19.3	6,291	14.3
\$100,000 to \$149,999	1,758	36.4	10,906	24.8
\$150,000 to \$199,999	575	11.9	5,469	12.4
\$200,000 to \$249,999	357	7.5	2,377	5.4
\$250,000 to \$299,999	270	5.6	1,889	4.3
\$300,000 or more	319	6.6	3,436	7.8
TOTAL	4,826	100.0	44,036	100.0

Source: U.S. Census, 2000

South Alabama Regional Planning Commission Calculations

VACANCIES

There will usually be a number of vacant units in the housing inventory. There is no single vacancy rate that is normal for any community; however, large communities tend to have higher vacancy rates than small communities. It has also been observed that the highest vacancy rates tend to occur in the very lowest and in the very highest priced housing, indicating that the best occupancy experience is found in the middle-priced housing bracket. The vacancy rate is also an indication of the amount of housing choice in a community. The vacancy rates of Daphne and Baldwin County are shown in Table 28. In 2000, 570 units or 7.9 percent of Daphne's housing units were vacant, a much lower proportion of vacant housing to that of Baldwin County, with 25.5 percent of its housing units vacant. Two-thirds of Daphne's vacant units (66.5%) were available for rent or sale. Only 25.3 percent of Baldwin County's vacant units were available for rent or sale. There were 107 vacant seasonal units available for rent in Daphne and 12,354 units of Baldwin County's vacant units, which represents 1.5 percent for the City and 16.6 percent for the County, respectively. These figures for Daphne indicate a stable population with little, if any,

seasonal fluctuation while these Baldwin County shows a slightly larger seasonal fluctuation indicating secondary homes or resort areas.

TABLE 28
VACANT AND SEASONAL HOUSING UNITS
CITY OF DAPHNE AND BALDWIN COUNTY
2000

	Daphne		Baldwin County	
	Number	Percent	Number	Percent
Total Vacant Units	570	100.0	18,949	100.0
For Rent	233	40.8	3,217	17.0
For Sale Only	146	25.7	1,577	8.3
For Seasonal Use	107	18.7	12,354	65.2
Other	84	14.8	1,801	9.5

Source: U.S. Census, 2000
South Alabama Regional Planning Commission, Calculations

SIZE OF HOUSING

The importance of the size of the housing unit lies primarily in its use as a measurement of the adequacy of dwelling units to satisfy the requirements of families of various sizes and composition and other demand factors of a community. The income factor is one of the most important elements in determining the size of dwellings available to families. Under average conditions, the square-foot area that can be rented or purchased increases in a more or less direct relationship with increases in the family income.

The median size house in both Daphne and Baldwin County in 2000 had 5 rooms. In Daphne and Baldwin County, the persons per family were 3.01 persons and 2.94 persons, respectively. There were 2.50 persons per household for Daphne and Baldwin County. The size of housing was sufficient to meet family requirements.

OVERCROWDING

The number of occupants per dwelling unit provides an important index of the adequacy of the housing supply. Frequently the factor of overcrowding is closely related to the income level. This is especially true for large families who have difficulty securing adequate housing commensurate with their income. Overcrowding also occurs as a matter of choice for some households because of close ethnic ties. The incidence of overcrowding is measured by 1.01 or more persons per room. If an excessive rate exists, the unit is considered to be severely overcrowded, measured by 1.51 or more persons per room, a guide of substandard housing conditions.

In 2000, 0.8 percent of all occupied dwelling units in Daphne were overcrowded. Baldwin County, in comparison with Daphne, witnessed a slightly lower percentage of overcrowding at 0.7 percent.

LACK OF PLUMBING FACILITIES

Plumbing facilities such as those used in indoor toilets and kitchens are essential in today's housing. Daphne, like most municipalities today have adopted plumbing codes to ensure that essential plumbing facilities are provided in new units. For those older units, residents are encouraged to bring their units up to these standards not only for convenience, but also for health and safety reasons. In 2000, 0.5 percent of housing units in Daphne and 0.8 percent of those in Baldwin County lacked complete plumbing facilities.

COST OF HOUSING

The median month cash rent for renter-occupied housing units in Daphne was \$572 in 2000, as reported in the 2000 census. Of the 1,768 rental units, more than 42 percent were above the median interval and 37.7 percent fell below the median interval. Of the total rental units 4.9 percent were without cash rent. Table 29 shows the rent ranges of rental housing in the City.

TABLE 29
MONTHLY CASH RENT OF RENTER-OCCUPIED UNITS
CITY OF DAPHNE
2000

Cash Rent	Units	%
No Cash Rent	86	4.9
Less than \$100	0	0
\$100 – 199	25	1.4
\$200 - \$299	77	4.4
\$300 - \$399	122	7.0
\$400 - \$499	358	20.0
\$500 - \$599	352	19.9
\$600 - \$699	349	19.7
\$700 - \$999	343	19.5
\$1,000 or more	56	3.2
Total	1,768	100.0

Source: U.S. Census 2000

HOUSING CONDITIONS

EXISTING HOUSING STOCK

The South Alabama Regional Planning Commission conducted a windshield survey of the housing stock of the Daphne Planning Area in 1991. Housing structures were classified as standard, deteriorating or dilapidated by exterior observation. This section serves as an update to that initial housing condition survey.

Standard – Housing units in this classification are those that visually need no repairs and require only routine maintenance and normal upkeep. Generally, rooflines are straight and surface wear is not considered a problem.

Deteriorating – This category includes structures that reveal definite signs of deterioration and will require rehabilitation to upgrade them to acceptable standards. These structures may have poor roofs, poor foundations and /or flaking paint.

Dilapidated – The condition of structures in this classification is not considered economically feasible to repair without a major expenditure of funds. Generally, removal of the structure is recommended for health, fire, and other safety reasons, not only for the individual's concern, but also for the general welfare of the entire community.

The 1991 Survey found that 81 single-family dwellings and 8 mobile homes were in varying degrees of substandard condition. In 1993 the City submitted an application and was awarded a Community Development Block Grant to rehabilitate 30 homes.

SPECIAL HOUSING NEEDS

AVAILABLE PROGRAMS

There are a number of programs for subsidized housing, primarily at the federal level. The U.S. Department of Housing and Urban Development (HUD) funds many rental housing subsidy programs. Major federal programs include the Public Housing Program, Section 8, Section 202, Section 312, and Section 236. Some of these programs are not presently being funded for additional construction; however, housing constructed or rehabilitated under some of these programs may serve the occupants and provide for additional tenants when vacancies occur.

In addition to the HUD programs, some of the rental and owner subsidy programs are funded by Rural Development, an agency of the Department of Agriculture. Subsidized housing and home rehabilitation funds may also be gained through general community assistance programs such as the Community Development Block Grants (CDBG).

PUBLIC HOUSING AND SECTION 8 HOUSING

There is no public housing authority in Daphne and there are no public housing programs sponsored by the City. The City does not have a Section 8 housing program although there are

several section 8 homes in Daphne. The residents in these homes receive funding from the City of Mobile Housing Authority.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG grants can provide money for housing rehabilitation for households with low and moderate incomes. As was stated earlier, the city has utilized the CDBG program for Housing Rehabilitation in the past.

GROUP HOMES

Adult Foster Home

There is one adult foster care home that is privately owned. This facility is licensed by the State. Some of the qualifications to be eligible for this facility are: must be 18 years or older; not eligible for a nursing home facility; and must be incapable of caring for ones self. The capacity in this home is 3 persons.

Child Foster Homes

There are five child foster homes in the city.

Assisted Living Facility

There are three assisted living facilities in Daphne. They are privately owned and licensed through the Alabama Department of Health and Human Resources.

Mercy Medical

Part of the Medial Center is used to house terminally ill patients. The capacity is 18 with the availability varying throughout the year.

The rest of the facility is used for long-term care. This program is open to all persons with ages ranging from 3 to 100 years of age. The only qualification for admittance to this facility is that a person cannot care for himself or herself and lacks a family member who can care for them. The capacity is 60.

MOBILE HOME PARKS AND SUBDIVISIONS

The City of Daphne has one mobile home park. Manufactured homes are currently permitted in mobile home parks and in two single family residential zoning districts provided that the home meets compatibility standards as set forth in the Land Use and Development Ordinance.

HISTORICALLY SIGNIFICANT HOUSING

There is one dwelling unit in the City of Daphne that is listed on the Alabama Register of Landmarks and Heritage. It is:

Strong-Meadow House
805 Captain O'Neal Drive
1858
Added: 6/10/82

There are six dwelling units in Daphne listed on the National Register of Historic Places. They are:

Captain Adams House
907 Captain O'Neal Drive
1850
Added: 12/20/88

George W. Cullum House
1915 Old County Road
1846
Added: 6/4/90

Creole and Gulf Cost Cottages Thematic Group, which include:

McMillan House
1404 Captain O'Neal Drive 1835
Added 12/20/88

Starke, Lewis, Hoose
2103 Old County Road
1850
Added 6/14/90

The Texas
306 Dryer Avenue
1835
Added 12/20/88

Walker House
905 Captain O'Neal Drive
1850
Added 12/20/88

HOUSING PLAN

The housing market is very dynamic and sensitive to many variables. The most influential factor is that of demand. Housing demand depends on population flux, which in turn is partially a function of the attractiveness of the community, employment, and retirement opportunities. The “small town” appeal and business interests in the City are factors that have steadily grown. Barring any major change that might positively or negatively affect these in the Daphne area, this trend should continue into the next century.

HOUSEHOLD SIZE

The 2000 U.S. Census reported 6,563 households with an average of 2.50 persons per household. It is expected that the average persons per household will remain at 2.50 due to lower birth rates, increased longevity of the elderly and single-oriented and late-married lifestyles.

PROJECTED HOUSING NEEDS

The preceding section identified projected changes in household composition. These changes are the basis on which projected household needs are developed. The following assumptions have been made to project future needs:

- Households with only one or two persons are assumed to need dwelling units with two or fewer bedrooms. Three and four person households are assumed to need three bedroom units, and five or more person households are assumed to need four or more bedroom units.
- Higher income families may occupy larger dwelling units than would be required by the household size. Lower income households may, by necessity, occupy units smaller than actually needed.
- The distribution between owner occupancy and rental occupancy reported in the 2000 census was 67.3 percent owner-occupied and 24.7 percent renter-occupied with the remaining (8.0%) being vacant. Projections will be based on the above-mentioned percentages with respect to tenure.
- In 2000, 149 persons resided in group-quarters. It is assumed that this number will remain the same as the group quarters currently available in Daphne are not expected to increase substantially in size or number.

NEW HOUSEHOLD FORMATIONS

The City’s population projections, which are discussed in the Population and Economy Section of this plan, are used here to determine future housing needs. In the Population and Economy Section there are three population projection estimates using three different, but acceptable population projection techniques. The step-down technique was applied to determine housing needs for the projected population. Using this technique, Daphne’s population is expected to

reach 20,711 people by the year 2010 and 25,896 people by the year 2020. This projection represents a 20-year increase (2000-2020) of 9,315 persons, or an average of approximately 465 persons per year.

The 2000 U.S. Census reported 6,594 occupied households in the City. The projected number of households is 8,284 households and 10,358 households, respectively, assuming persons per household remains at 2.5.

Table 30 illustrates housing needed to meet the estimated population for the years 2010 and 2020.

A total of 11,106 housing units will be required to house the projected 2020 population. The greatest housing need will be in the middle to higher income group, which will require additional 5,553 (50%) housing units by the year 2020. The moderate-income group will require and additional 3,339 (30%) housing units and the low-income groups will require and additional 2,221 (20%) by the year 2020. The current housing market is providing for the middle to higher-income groups. It is cautioned that housing for all income groups be provided to ensure the availability of a local labor force for Daphne's employment base.

The 2000 U.S. Census showed an overall vacancy rate of 8.0 percent for Daphne. A vacancy rate between 5 and 10 percent is generally considered a desirable rate for the market to function properly. This rate assumes that there is reasonable availability of housing in the City.

REPLACEMENT OF SUBSTANDARD UNITS

As approximately 32 percent (2,330 units) of Daphne's housing stock was built prior to 1980, by the year 2010, 2,330 units will be 30 years old or older. From the land use survey, most of these units appeared to be in standard condition at the present time. However, many of these older units will require rehabilitation or replacement in the future, to maintain their standard condition.

TABLE 30
HOUSING UNIT REQUIREMENTS
CITY OF DAPHNE
2000-2020

Housing Elements	2000	2010	2020
Population	16,581	20,711	25,896
People in Group Quarters	117	117	117
Person/Occupied Unit	2.50	2.50	2.50
Occupied Units	6,594	8,284	10,358
Occupancy Rate	8.0	8.0	8.0
Total Units	7,164	8,946	11,186
Additional Required	N/A	1,782	4,022

Source: South Alabama Regional Planning Commission

FUTURE HOUSING DEMANDS

ADEQUATE HOUSING FOR EXISTING AND FUTURE POPULATION

Population projections show that the City is expected to increase to 25,896 by the year 2020. Housing needs will increase as well to 11,186 units, an increase of at least 4,022 units over the number of housing units reported in the 2000 U.S. Census. Providing housing for the expected growth will require strategic planning by the City to encourage new housing construction, not only on land not yet subdivided, but also in areas where there are scattered parcels of undeveloped land. The City should look into zoning a larger percentage of land for medium and high density residential.

AFFORDABLE HOUSING

An Affordable Housing Task Force should be appointed to examine and recommend programs to help provide affordable housing for the City's existing and future population. The task force could investigate ways to encourage developers to produce lower cost conventional housing by providing incentives, or changes in the Land Use and Development Ordinance.

MAINTENANCE OF STANDARD HOUSING

Action Areas

The City should focus on maintaining the housing stock and rehabilitating those houses warranting it.

The following activities should occur using CDBG funds or City monies:

1. Demolition of houses deemed unsuitable for rehabilitation.
2. Demolition of abandoned non-residential structures.
3. Rehabilitation of substandard units using financial assistance programs offered by federal and state agencies.

TRANSPORTATION

GOALS AND OBJECTIVES

The Planning Commission established the following goal and objectives after evaluating the public input information and recommendations. This goal and the accompanying objectives were made with the intent of providing a transportation system which is adequate to meet Daphne's future transportation needs and improving the quality of life of Daphne's residents.

GOAL

Establish a transportation system, which addresses the City's present transportation problems and concerns; and, manages and focuses on the future development of the city.

OBJECTIVES

Alleviate the overcrowded traffic conditions on Eastern Shore Parkway and in the downtown area by constructing high volume north/south bypass along County Road 13.

Maintain and improve the city's small town atmosphere by providing better pedestrian access to residential, recreational, and shopping areas.

Institute long-range and progressive development policies to help alleviate traffic congestion points by limiting access to major arterial roads, clustering of commercial development, and separating local and through traffic to a practical extent.

Provide for the continued economic prosperity of Daphne and the eastern shore of Mobile Bay by improving the area's regional access to I-65.

RECOMMENDATIONS

Alleviate a portion of the through traffic and congestion on Eastern Shore Parkway by constructing an arterial road east of Daphne connecting I-10 and County Highway 13 South.

Use the Fly Creek floodplain as the foundation for a pedestrian and bicycle trail to connect areas in south Daphne. Such a trail should be extended north and east to connect future residential and commercial development in north and northeast Daphne.

Enforce development regulations, which will help preserve the residential character of future subdivisions and reduce the traffic congestion on major arterials by requiring residential traffic to be directed to the arterials via a collector street.

Future commercial development should be directed to clustered areas, not in a strip fashion. Additional commercial development along the eastern portion of County Highway 64 should be required to incorporate common access driveways, where feasible.

Increase County Road 64 to 3 or 4 lanes where appropriate.

Where possible, the intersections identified by the Planning Commission and the City of Daphne as having sight or turning limitations should be improved. Future development policies should not allow such problem intersections to be created.

Additional lanes should be constructed on U.S. Highway 98 from Van Buren near Interstate 10 to the southern corporate limits.

Extend, enlarge and improve the Baldwin Rural Transportation System (BRATS) route to better serve the population of Daphne.

Widen to four lane, County Road 27 from County Road 64 to U.S. Highway 90.

Install traffic lights at problem intersections along County Road 64, U.S. Highway 98 and at the intersection of Van Avenue and Main Street.

Cooperate with efforts to provide park and ride services.

Extend Park Drive to County Road 13.

Close Santa Rosa between Main Street and U.S. Highway 98.

Widen to three lanes Main Street from Lea Avenue., North to U.S. 98.

Widen Wilson Ave to three lanes from Main St. to U.S. Highway 98. Widen Wilson Ave and improve from U.S. Highway 98 to Pollard Road.

Require that a traffic engineering study be done every five years.

Provide daily traffic counts on the following collectors: Main Street at Daphne Avenue; Pollard Road; Lawson Road; Ridgewood Drive; County Highway 64.

Reduce the traffic congestion in the neighborhood around the Daphne Elementary School by implementing the recommendations of Volkert Engineers Traffic Study for Santa Rosa and Main Street.

Support the efforts of the Alabama Department of Transportation to design and fund future projects which will improve Daphne's regional access. These projects include the addition of lanes to Interstate 10 between Daphne and Mobile, to U.S. Highway 90 between Daphne and Malbis, and the bridge over Mobile River to eliminate the bottleneck caused by the tunnels.

Require sidewalks in all residential developments and to all schools.

Traffic counts on local streets should be done once a year.

ANALYSIS

The city of Daphne has developed along a north-south axis. U. S. Highway 98 (major arterial) and County Road 11 (collector) serve as major north-south traffic carriers for the community. Primary access through the Lake Forest Subdivision is provided by Ridgewood Drive, Bayview Drive and Fairway Drive, which are collector streets. Figure 15 illustrates existing roadway functional classifications. For the remainder of this section, County Road 11 will be referred to as North Main Street, north of U. S. Highway 98 and South Main Street, south of U. S. Highway 98.

Growth in Daphne as well as on the Eastern Shore has contributed to traffic congestion throughout the city. The continued development of the Lake Forest Subdivision and Jubilee Shopping Center, with the primary accesses at North Main Street and U.S. Highway 90 has resulted in the capacity of these accesses being insufficient to meet peak hour demands. South Main Street, Old County Road, Captain O’Neal Drive and Dryer Avenue are experiencing lesser deficiencies in the southern portion of the city serving as access to three schools and a large portion of the residential community located east of South Main Street. Based on this analysis of traffic conditions, it is recommended that prior to implementation of any of the following proposals, a traffic management and circulation study be undertaken.

Average Daily Traffic Volumes

The historical average daily traffic counts were obtained from the Alabama Department of Transportation for 1990 – 1998. Table 31 shows the historical average daily traffic counts on U. S. Highways in Daphne.

The traffic volumes used here are to provide a general indication of problem areas or potential problem areas

FUNCTIONAL CLASSIFICATION

FREEWAYS

Interstate 10

Although a U.S. Interstate, this limited access facility provided east-west access between Daphne and Mobile, and Daphne and Pensacola. Interstate 10 lies in the northern-most part of Daphne forming a northern municipal boundary. Currently, average daily traffic volumes range from 58,510 west toward Mobile to 38,950 east of County Road 27. Based on current traffic flow, I-10 is currently operating at Level of Service (LOS) B. During the peak P.M. hours, a minimum queue existed at the eastbound exit for Daphne. An additional lane was installed by ALDOT to eliminate this condition.

Since 1990, traffic volumes on I-10 have increased 36.9%.

MAJOR ARTERIALS

U.S. Highway 98 is the major north-south arterial in Daphne as well as being the only major arterial along the eastern shore. In Daphne, it intersects U.S. Highway 90 and provides access to Interstate 10. Daily traffic volumes here are the highest in the city (36,240 LOS B). Southern portions are more lightly used, with only 26,540 (LOS C).

Queues exist along U.S. Highway 98 northbound in the peak A.M. hours at the I-10 interchange. The tremendous growth rates being experienced by Daphne and the communities south of Daphne are compounding this situation. The queuing is expected to continue, creating critical levels within the planning period.

MINOR ARTERIALS

U.S. Highway 90, County Road 64 (Daphne Ave) and County Road 27 are the minor arterials which service Daphne.

U.S. Highway 90

U. S. Highway 90 is an east-west minor arterial parallel to Interstate 10 in the northern-most section of Daphne and provides a primary access to the Lake Forest Subdivision. It has become an important arterial with the continued development of the Lake Forest Subdivision, Jubilee Shopping Center and numerous other retail and service businesses. At the present time, no segments of Highway 90 exceed capacity based on average daily counts and the LOS is acceptable. As development continues, delays will increase and the LOS at some segments is expected to drop.

The future development of U.S. Highway 90 could further compound the traffic.

County Road 64 (Daphne Ave.)

County Road 64 (Daphne Ave.) is located in south-central Daphne. It is an east-west arterial connecting County Road 27 with U. S. Highway 98. At present, no segments are below LOS A. This is expected to remain throughout the planning period, although additional businesses may increase.

County Road 27

County Road 27 is outside the corporate limits of Daphne, but serves a vital role as a north-south transportation artery. It is an alternate through route to access Interstate 10 and also provides access to U. S. Highway 90 as well as being the primary route to Daphne High School. As development in the area continues, some segments may become deficient.

FIGURE 15
EXISTING ROADWAY FUNCTIONAL CLASSIFICATIONS
DAPHNE, ALABAMA

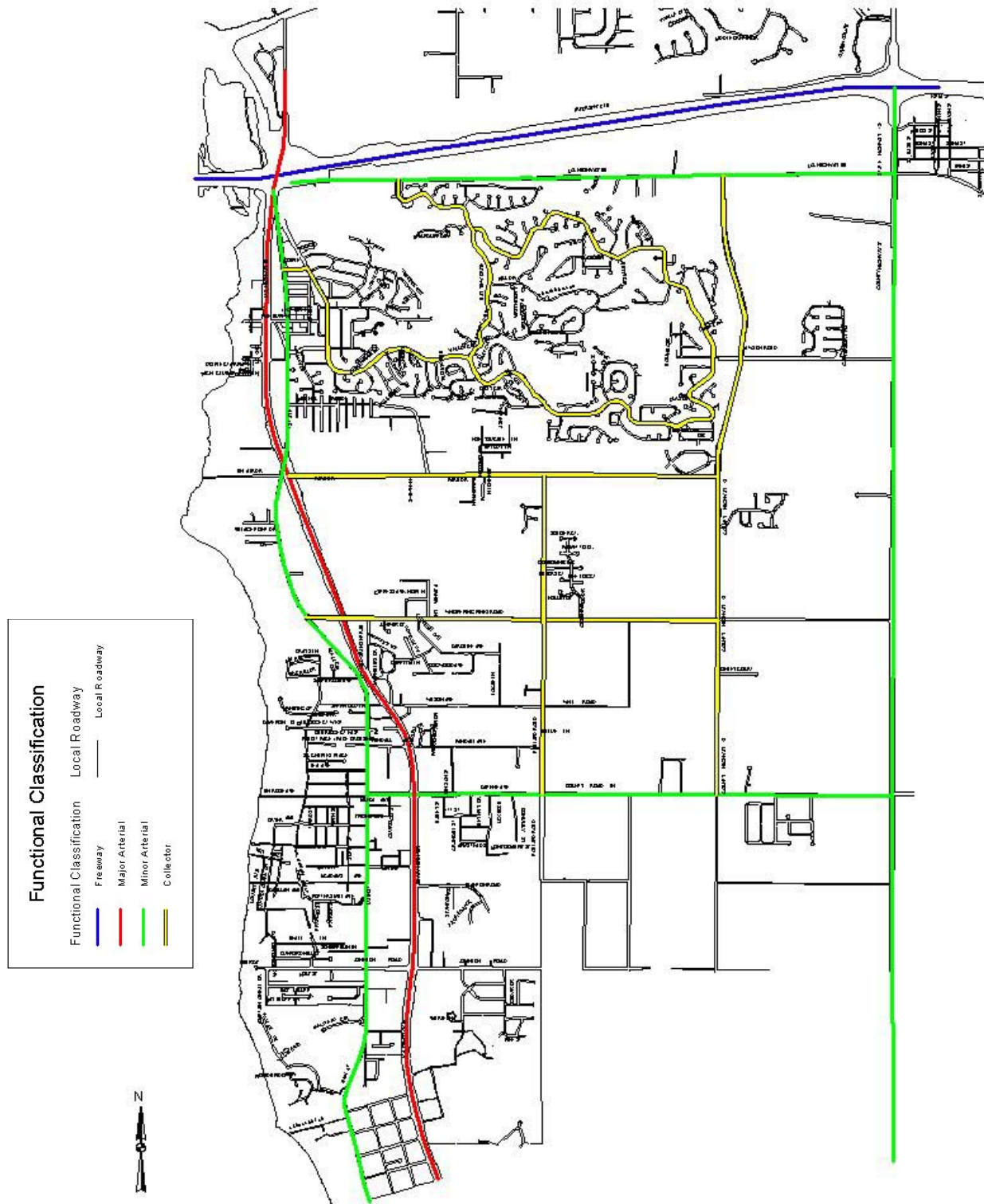


Table 32
HISTORICAL AVERAGE DAILY TRAFFIC
COUNTS ON U.S. HIGHWAYS
DAPHNE PLANNING AREA
1990 -1998

Location	YEAR					% of Change	LOS
	1990	1992	1994	1996	1998		
I-10 West of Daphne	42,730	45,580	50,380	53,340	58,510	30.9	B
I-10 West of Timber Creek	28,490	30,420	33,940	35,630	38,950	36.7	B
Causeway West of Spanish Fort	9,580	10,740	11,790	12,200	12,520	30.6	C
U.S. 90 East of Malbis	2,010	2,020	2,260	2,310	2,560	27.3	A
U.S. 90 half way between U.S. 98 and Malbis	2,970	3,160	3,640	3,89	4,250	43.7	A
U.S. 98 North of Van Buren	27,580	29,280	35,240	34,780	36,240	31.4	B
Alabama Hwy 181 North of I-10	4,280	5,330	6,550	7,760	8,250	92.8	A
U.S. 98 South of Daphne	21,230	21,480	24,020	24,820	26,540	25.0	C

Source: ALDOT, 1990-1998

The project trend average daily traffic counts indicates that by 2020 the existing freeway will operating at LOS D-E. This level of operation will force local traffic to either travel the Causeway, which is projected to operate at a more acceptable level or use some form of mass transportation.

The major arterial in the planning area, U.S. Highway 98, is projected to also decrease in the level of service from C to D. Additional lanes will be needed to carry this level of traffic through the planning area. The alternate improved north/south route (County Road 27) will help alleviate some of this traffic.

COLLECTOR STREETS

Main Street, D'Olive Blvd, Windsor Dr., Lake Forest Blvd, Ridgewood Dr., Bayview Dr., Santa Rosa Dr., Daphne Ave., Dryer Ave., Old County Rd., Captain O'Neal, Johnson Rd., (east of U.S. Highway 98), Pollard Rd., Whispering Pines Rd. and Lawson Rd. are all collector streets serving Daphne. Note; No new traffic counts were taken by the City since most were operating at LOS A.

Main Street

Main Street provides continuous north-south access. It serves as the west access for the Lake Forest Subdivision and is operating at a LOS C north of Windsor Dr. and at a LOS C/D south of

Windsor Dr. It also serves as the main street of Daphne and is primary access for municipal services and the residential community in the southern portion of the city.

D'Olive Boulevard and Windsor Drive

Both collectors serve as ingress and egress for the Lake Forest Subdivision. D'Olive Blvd is operating at LOS A with Windsor Dr operating at LOS B/C. There are indications that queuing occurs during peak hours with LOS dropping significantly. This is expected to continue with LOS expected to diminish during the planning period.

Ridgewood Drive and Bayview Drive

These streets were inadequately designed to service this large residential development and have exposed serious concerns in the past. Since annexation of this development, the city has attempted to eliminate some of the potentially dangerous situations. These two winding streets provide the only continuous access through the Lake Forest Subdivision. The northern entrance at U.S. Highway 90 and Bayview Dr. is congested during peak hours, although it is operating at LOS A based on average daily counts.

Daphne Avenue

Daphne Avenue is the extension of County Rd 64 west of U. S. Highway 98 and it provides primary access to the downtown area from U. S. Highway 98. Daphne's post office and the Utility Board offices are located here. Daphne Ave. is currently operating at LOS A. As stated earlier, it is recommended that the intersection of Daphne Ave., County Rd 11 and Belrose be redesigned to allow smoother traffic circulation.

Santa Rosa Avenue

Santa Rosa Avenue connects Old County Rd with South Main St. and U. S. Highway 98. It is primarily used for residential purposes and Bayside Academy southbound traffic. The daily traffic counts indicate that it is operating at LOS A. Queuing may occur during peak school hours at the Old County Rd. Intersection. This is expected to worsen through 2010 unless corrected.

Dryer Avenue

Dryer Avenue provided the southern access to Old County Road and the northern access to Captain O'Neal Blvd. It is also a primary access to Bayside Academy. Based on average daily traffic counts, Dryer Ave. is operating at LOS A. However, severe traffic congestion occurs during peak school hours.

Captain O'Neal Drive

Captain O'Neal is the western-most north-south street in the southern portion of Daphne. It primarily serves residential and Bayside Academy traffic. Relief from congestion at peak school

hours will not occur until there are improvements to north-south collectors and an additional east-west access is provided.

Old County Road

Old County Road is located west of South Main St. extending a short distance north of Santa Rosa Ave. south to College Ave. There is a small segment existing between Van Ave. and Beal Lane. It is used as a primary access for residents to the north of Bayside Academy.

Deer Avenue

Deer Ave. runs east from Captain O’Neal to South Main St. Its primary purpose is serving residential and Bayside Academy traffic and is currently operating at LOS A. This is not expected to diminish significantly through the planning period.

Johnson Road

Only the short segment between South Main St. and U. S. Highway 98 of Johnson Rd. is considered a collector. It serves as an east-west route for the Daphmont Subdivision and operated at LOS A. It is expected to maintain that rating.

Whispering Pines Road

Whispering Pines is an east-west route connecting South Main Street, U.S. Highway 98 and Pollard Road and provides access from several residential developments.

Pollard Road

Pollard Road is a north-south collector located between U. S. Highway 98 and County Rd 27. It functions primarily as a rural route. There are industrial developments along this route with this type of development expected to continue.

Lawson Road

Lawson Road is an east-west collector connecting the eastern-most part of Lake Forest Subdivision with County Road 27. Daphne’s High School is located here, as well as Fire Station number 3. During peak school hours, all segments experience queues.

Park Drive (Yancy Road)

Park Drive is a local street but will become a collector within the planning period and will provide an important function when Pollard Rd. is extended north and as Park Dr. is extended eastward. Park Dr. is experiencing congestion as it turns north to the U. S. Highway 98 intersection.

SIDEWALKS

Presently, the city's Subdivision Ordinance addresses standards and conditions if sidewalks are installed. Sidewalks along Main Street, Santa Rosa from Bay Front Drive south to the corporate limits have been constructed.

BIKE PATHS

There are currently no provisions for bike paths in the Land Use and Development Ordinance. U.S. Highway 90 has been designated a bike trail, but there have been no improvements to accommodate bicycle traffic.

Figure 16 shows proposed functional classifications. Heavily used local streets have been classified as collectors for ease of identification and to show necessary improvements.

Projected traffic counts are based on the historical traffic counts from 1990-1998 and reflect a trend for 2000-2020. Table 32 shows projected average daily traffic counts for the Daphne Planning Area.

The projected trend in average daily traffic counts indicates that by 2020 the existing freeway will be operating at LOS D-E. This level of operation will force local traffic to either use the causeway that is projected to operate at a more acceptable level or use some form of mass transit.

U.S. Highway 98, south of Daphne, is projected to also decrease in the level of service from C to D. Additional lanes will be needed to carry these levels of traffic through the planning area. The alternate improved north/south route (County Road 27) will help alleviate some of this traffic.

FIGURE 16
PROPOSED ROADWAY FUNCTIONAL CLASSIFICATIONS MAP
DAPHNE, ALABAMA

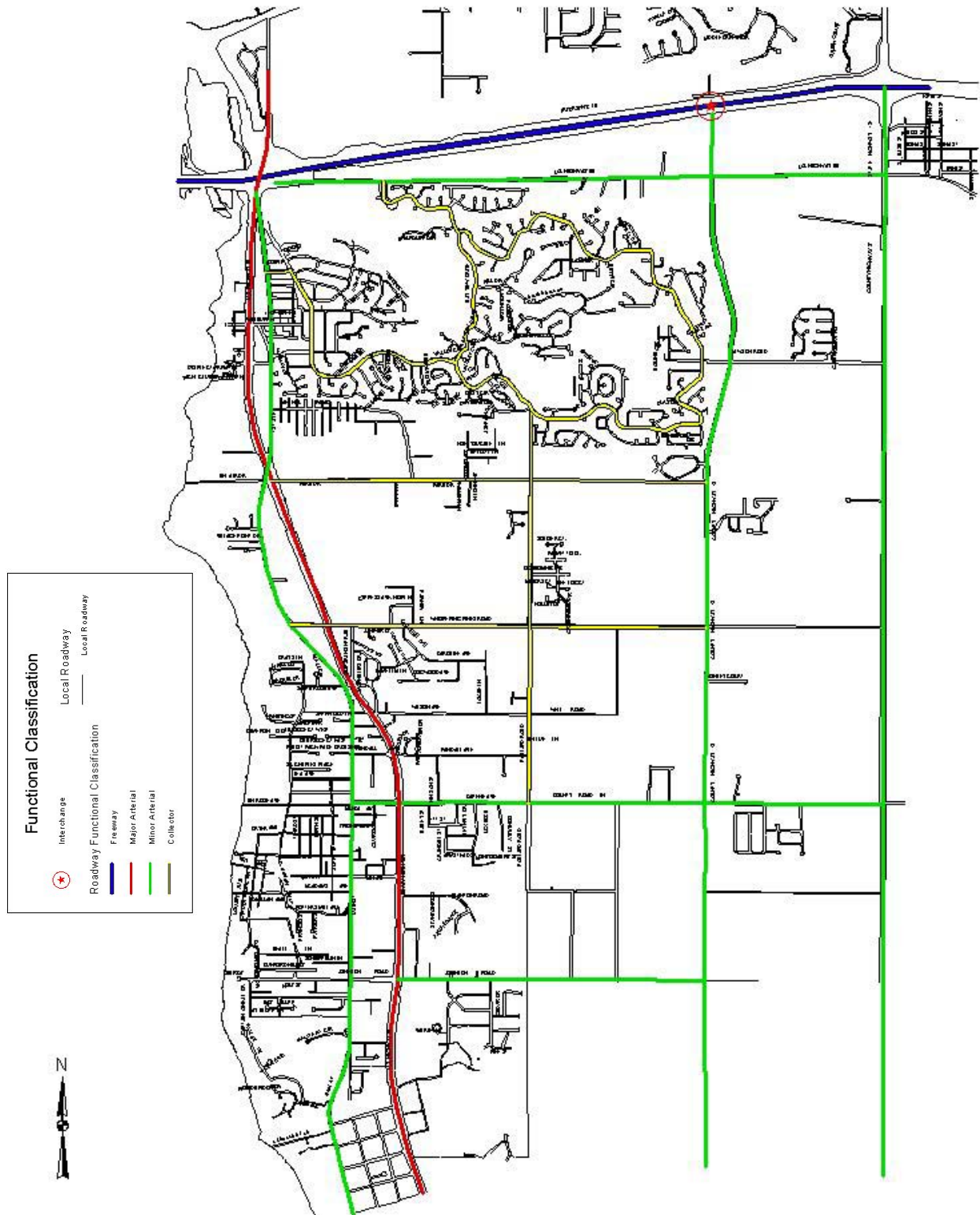


TABLE 33
PROJECTED AVERAGE DAILY
TRAFFIC COUNTS ON U.S. HIGHWAYS
DAPHNE PLANNING AREA
2000-2020

LOCATION	YEAR			LOS
	2000	2010	2020	
I-10 west of Daphne	62,455	70,345	78,235	E
I-10 west of Timber Creek	41,565	46,795	52,025	D
Cauaeway west of Spanish Fort	133,255	15,093	16,930	B
U.S. 90 east of Malbis	2,697	3,001	3,364	A
U.S. 90 half way between U.S. 98 and Malbis	4,570	5,370	6,170	A
U.S. 98 north of Van Buren	38,405	43,818	49,230	D
Alabama Hwy 181 North of I-10	9,243	11,725	14,205	A
U.S. 98 south of Daphne	27,868	31,187	34,506	D

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EDUCATION

The education of Daphne children and youth is a major concern to almost all residents and is an issue which has received significant attention during the last decade. The information provided in this section of the Plan was obtained directly from the Baldwin County Board of Education or the local schools in Daphne.

GOALS AND OBJECTIVES

GOAL

Insure that educational resources, facilities and opportunities exceed national educational standards and provide continual support for the ongoing improvement of education.

OBJECTIVES

Create a positive climate in which Daphne residents encourage academic achievement, increased student participation and enhanced instructional resources.

Upgrade school facilities, grounds and student transportation by assisting in securing increased financial resources.

Strengthen community involvement and communications.

Augment the economic climate through the improvement and expansion of educational resources and opportunities.

RECOMMENDATIONS

Forge a bond between the City of Daphne and the Baldwin County Board of Education so that efforts to provide quality education may be concentrated to achieve better results.

Encourage community involvement and awareness in the educational system.

Promote educational resources and opportunities as a means to attract economic growth and retain a greater proportion of high school graduates.

Develop community programs to inspire students reach beyond the basics to realize their potential.

Increase elective offerings at secondary level to cover all aspects of advanced scholastic potential.

Constantly seek alternative funding resources so that necessary educational facilities can be provided.

Encourage open meetings and/or town meetings to bring educational issues to light.

Continually work to improve testing scores in Daphne schools.

Encourage the Baldwin County Board of Education to make facility repairs or improvements as funding becomes available.

BALDWIN COUNTY SCHOOL SYSTEM

Daphne is served by the Baldwin County School System. The Baldwin County Board of Education operates 45 schools, four of which serve Daphne residents including Daphne Elementary School, Daphne Intermediate School, Daphne Middle School, and Daphne High School. The facilities for each public, as well as private, school are summarized here and shown in Table 33 entitled Inventory of Daphne Schools.

**TABLE 33
INVENTORY OF DAPHNE SCHOOLS
2002-2003**

SCHOOL	GRADE DISTRIBUTION	APPROX. ENROLLMENT	DESIGN CAPACITY
<u>Public Schools</u>			
Daphne elementary	K-2	593	593*
Daphne Intermediate	3 - 5	624	624*
Daphne Middle School	6 - 8	987	800*
Daphne High School	9 - 12	1,565	1,200*
<u>Private Schools</u>			
Bayside Academy	K-3 – 12	637	730-750
Christ the King School	K – 8	470	500
Eastern Shore Christian Academy	K-3 – 6	105	140
<u>Higher Education</u>			
U.S. Sport Academy	N/A	N/A	N/A

Source: Baldwin County Board of Education

* As enrollment increases, portable buildings are provided to accommodate the additional students.

Almost a third of Daphne children attend private school. These children live in Baldwin County and not necessarily in the City of Daphne. This element will only study the Baldwin County School System, since it by far affects the greatest majority of Daphne Children. It should be noted, however, that the fact that children who attend Christ the King School and Bay Side Academy make up 28 percent of the City's school enrollment.

According to the information from Daphne public schools, all the public schools are in danger of becoming overcrowded. The County Board of Education determines a school's enrollment capacity based on the "Smith Bill", which states that there can be no more than 25 students per regular classroom. According to these standards, the Board of Education has calculated that all Daphne schools are currently just below enrollment capacity levels.

DAPHNE ELEMENTARY SCHOOL

Serving K-2 grades, the Daphne Elementary School has 48 regular classrooms and two special classrooms. The enrollment capacity is 593 students. Located on a 22 acre site, the school has approximately 13 acres available for recreational use. Built in 1966, and having undergone several modifications, the school is in excellent shape and can be expected to last between 25 and 50 years. The school has a cafeteria and a media center.

DAPHNE INTERMEDIATE SCHOOL

The Daphne Intermediate School is located on 18 acres and is in good condition. The school utilizes 29 regular classrooms and special classrooms to serve 624 students in the third to sixth grades. Facilities include a media center and a cafeteria. The school's enrollment capacity is 624 students. Community baseball fields and a football field are located at the school.

DAPHNE MIDDLE SCHOOL

Built in 1993 Daphne Middle School has 28 regular classrooms and seven special classrooms. The school was built to accommodate 800 students and has a current enrollment of 987 students. Current student demands are being met with additional portable classrooms. The building is in good to excellent condition and is expected to be in service for another 25 years. Of the 50 acres site, approximately 15 acres are available for recreational use. Community ballparks are located on the school site. Elective programs include home economics, band/choral and technology.

DAPHNE HIGH SCHOOL

The High School serves grades nine through twelve. It has 53 regular classrooms and has an enrollment design capacity of 1,200 students. The current student enrollment is 1,565. Portable classrooms have been added to meet the needs of the students. Built in 1987 and in excellent condition, the date of the school's last addition was 1993. Daphne High school has the second largest site of any of the Daphne schools, at 50 acres of which approximately 35 acres are available for recreational use. Facilities available include a science laboratory, an agribusiness center, a band/choral department, a media center, a cafeteria, and a weight room.

In 2004 Spanish Fort High School is expected to be completed. This new high school will assist with the enrollment pressures currently being experienced at Daphne High School.

FUNDING

Funding for Baldwin County schools is received through federal, state, county and municipal funds. There is, however, a severe shortage of funds with which to operate the schools. According to the state Board of Education records, the state average expenditure per child during the 2000-2001 school year was \$3,561.04. The average expenditure per child in Baldwin County during that same year was considerably less despite the fact that Baldwin County ranked as one of the better systems in the state.

The City of Daphne as an exception provides manpower, money and support for school activities. However, a better balance needs to exist between sports and educational activities.

TESTING RESULTS

Recent test scores in Baldwin County School System reinforce the need to continue improved educational facilities and resources. It should be noted, however, that this is a need for almost every school system in Alabama, not just the Baldwin County school system. In 1998, the national Stanford Achievement Test results for the fourth and eighth grades showed that Daphne's students tested higher than the national average in almost every category. But, also according to the test results, the scores of Daphne students were higher than the corresponding urban schools of the Mobile County School System. And, in most categories, the Daphne students did as well or better than the State average.

EDUCATION ANALYSIS

The education analysis is in the form of a list of assets, liabilities, opportunities and constraints.

ASSETS AND OPPORTUNITIES

Overall, the Daphne Community is very interested in educational opportunities and resources. Therefore, residents are willing to invest time and efforts towards making educational improvements.

Daphne school sites, with the exception of Daphne Elementary and Daphne High School, have adequate acreage to meet growth and expansion demands.

Currently, Daphne schools are able to meet the basic education needs of students. According to the national Stanford Achievement Test results, Daphne students scored better than the state average.

The City of Daphne can use its educational resources to increase economic growth and encourage continued residential development.

LIABILITIES AND CONSTRAINTS

There is a lack of funding to improve educational resources, facilities, and opportunities.

Daphne schools are reaching a point of being over-crowded, and therefore, risk not qualifying for some state funding.

There is a concern by the citizens of Daphne as regards state funding.

ISSUES AND CONCLUSIONS

As a result of the study and discussion of education facilities and conditions, it was possible to define issues with which the City of Daphne is now confronted, or may be confronted with in the future. In the following section, each of these issues is recognized, along with a summary of findings related to the issue.

ISSUE: PROXIMITY AND ACCESSIBILITY TO SCHOOLS

Some children live in Spanish Fort and attend school in Daphne.

Some Daphne children do not have access to safe and secure paths to schools other than vehicular (car/bus) transportation.

The elementary and intermediate schools have sidewalks which provide access to school sites.

ISSUE: MAINTENANCE OF EDUCATION FACILITIES

Funds are lacking for the continued maintenance, repair, and/or replacement of school facilities, such as busses and playgrounds.

Funds are not available to build larger schools to meet growing demands.

ISSUE: USE OF MUNICIPAL FUNDING

The money, manpower and material that are provided by the City of Daphne should be more equitably distributed between sports and educational activities.

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OPEN SPACE AND RECREATION

GOALS AND OBJECTIVES

GOALS

Provide adequate recreation facilities both active and passive, and open space areas for all citizens of Daphne through a combination of public and private facilities.

OBJECTIVES

Upgrade existing recreational sites and facilities where needed to an acceptable condition by 2005.

Provide future recreational facilities with access. These recreational facilities will not be considered complete if public access is not provided.

Coordinate with all appropriate government agencies (Baldwin County, other local municipalities, appropriate state, federal and local agencies), and the private sector, to encourage that the future recreational needs of the City of Daphne are met.

Ensure that parks and facilities will be provided to meet the needs of the projected population for the initial and remaining increments of the planning period.

Ensure that the City and the private sector should coordinate in a continuing and professional effort to provide adequate open space to meet the needs of the projected population for the initial and remaining increments of the planning period. This objective shall be accomplished using the site plan and subdivision review processes.

RECOMMENDATIONS

Complete acquisition of bay front property.

Investigate the possibility of acquiring additional large tracts of land adjacent to the middle school for needed recreational purposes.

Evaluate existing parking capacity of Lott Park and make necessary improvements.

Coordinate with Lake Forest Property Owners Association to provide Tot Lots open to the public.

Provide sidewalks adjacent to all recreational sites and along primary access routes.

Identify city-owned property to be developed as recreational facilities.

This element is concerned with open space and recreation which may seem somewhat superfluous when compared with housing, transportation and utility systems. While these issues may or may not be fundamental to the health, safety and welfare of residents, they are vital to maintaining the happiness of residents and the desired image of the city.

An open space and recreation system consists of site, facilities and programs which perform several functions. The most basic function is the provision of recreational services to residents. An effective system can also provide a wide range of leisure time experiences, help protect sensitive environmental resources, and be an important visual feature in the community.

There are several entities which provide recreational facilities and opportunities to Daphne residents, however, these entities can easily be grouped into two categories: public (not for profit) and private (for profit). The public providers include the City of Daphne Recreation Department (DRD); county, state and national facilities. Private recreation providers include the Lake Forest Property Owners Association, Timbercreek Property Owners Association, and the YMCA. Recreational resources and facilities provided by all of these entities are included in the following review of open space and recreation resources which are available to Daphne residents.

SERVICE AREA

The service area of the Daphne Recreation Department (DRD) encompasses the City of Daphne as well as the surrounding fringe area. At this point, participants who are Daphne residents are not given any preference in activities over participants from areas outside Daphne's corporate boundaries. The Daphne Recreation Department offers a variety of programs for all ages. In the past two years, youth programs have included organized sports, instructional classes and social functions. Although athletic programs have had the greatest participation rates in the last few years, participation in the department's non-athletic programs, such as the summer youth program and kindercamp, are steadily increasing. Adult programs include some organized sports and a variety of classes and activities. The DRD also offers programs specifically geared for senior adults, including both active and passive activities as well as field trips. The DRD also maintains Doster Memorial Community Center department offices and is used as a meeting place and for some recreational programs.

PARK RESOURCES

Along with recreational programming, the Daphne Recreation Department maintains eleven parks, of varying sizes and character, encompassing approximately 118 acres of land. According to the National Parks and Recreation Service (NPRS) a city should have 8.5 acres of parkland per 1,000 persons. Based on the 2000 population of 16,581 people, Daphne should have 140 acres (an additional 22 acres) of parkland. The NPRS has also established definitions and standards for various parks. The following is a review of each of the park types and the related facilities in Daphne. An inventory of the park system is summarized in Table 34.

PLAYGROUND, PLAYLOT OR POCKET PARK

The playground or playlot is a small, often creatively landscaped, area primarily used by elementary age children. The playground is often developed in conjunction with an elementary school or neighborhood park, and is usually developed for about 90 percent to one hundred percent active use. The playground usually serves one neighborhood. Generally, features might include traditional as well as imaginative play apparatus, minimum seating accommodations, walks for access, seating, multi-use courts, and open space. A drinking fountain is recommended. A Pocket park is a small area, which is usually landscaped open space for passive relaxation and enjoyment. These parks are often found within neighborhoods or districts and usually only serve the residents of that area.

Daphne has five playgrounds: Centennial, Lott, Mayday, Park City and Patrick Park. In total, these playground areas encompass approximately 12 acres of land. Of these parks, only Centennial Park is solely used for playground purposes. The other playgrounds are incorporated into neighborhood parks or playfields.

NEIGHBORHOOD PARK

A neighborhood park is usually landscaped open space found at various points within a city that are not suitable for other types of developments. It serves as a place to meet the passive leisure interests and relaxation needs of a neighborhood. Usually no more than 50 percent of the area is developed for active use, with the remainder being primarily open space. Features include landscaped open space, walks and seating accommodations.

There is one park in Daphne, which classifies as a neighborhood park: Lott Park. This park totals approximately 4 acres. Lott Park is located on the west side of Daphne. There are no neighborhood parks serving residents in East Daphne. The shortage of neighborhood parks in all parts of Daphne has been noted by the Daphne Recreation Department Director, as well as other citizens.

**TABLE 34
RECREATION SITES AND FACILITIES
CITY OF DAPHNE**

SITE	TYPE	ACREAGE	LOCATION
<u>City</u>			
Centennial Park	Playground	2	Main Street across from City Hall
W. O. Lott Park	Playfield	4	Main Street across from South Central Bell
May Day Park	Playground	3	Corner of Captain O'Neal and College Avenue
Joe Louis Patrick Park	Playground	2	Johnson Road
Park City Park	Playground	1	Park Drive
S. B. Williams Campground	Open Space	1	Warren Drive
Scenic Overlook	Open Space	1	Hwy 98 at I-10
Bay Front Park		63	End of Bay Front Park Dr.
Bay Side Academy	Multi	1	
Trione Sports Complex		40	Old Co. Country Rd.
Boys and Girls Club			Johnson Road
Total Acreage		118	
<u>Private</u>			
<u>Lake Forest</u>			
Country Club Golf Course		280	Lake Forest Subdivision
Golf Course		60	Lake Forest Subdivision
Yacht Club		6	Mobile Bay behind Pelican Bay Apts.
Tennis Courts			Lake Forest Subdivision
Swimming Pools		6	Lake Forest Subdivision
Riding Stables		10	Lake Forest Subdivision
Lake			
<u>Timber Creek</u>			
Golf Course		275	Timber Creek Subdivision
Pool			Timber Creek Subdivision
Tennis Courts			Timber Creek Subdivision
Soccer/Softball Field			Timber Creek Subdivision
Basketball Courts			Timber Creek Subdivision
Total Acreage		637	

Source: City of Daphne; YMCA; South Alabama Regional Planning Commission

PLAYFIELD

The playfield is usually developed to serve several neighborhoods comprising a community. This area should accommodate the various field and competitive sports that form a large portion of the active outdoor recreational desires of youth and adults. The playfield is usually developed so that about 90 percent of the area may be used for active, organized recreation with the remaining 10 percent used for buffer. A playfield may be developed in conjunction with a Junior or Senior High school. Features include courts and open areas for Sports, landscaping and buffer zone, walks, service buildings, parking and occasionally night lighting. Concession space is optional.

Daphne High School, Tyrone Sports Complex and Lott Park encompass approximately 65 acres of playfield park area in Daphne. These playfield parks are located in different areas of Daphne. Sports facilities available at the playfield parks include football fields, baseball fields, softball fields, soccer fields, basketball courts, and tennis courts.

COMMUNITY PARK

Developed to serve several residential areas, the community park should accommodate a variety of indoor and outdoor recreational opportunities, both active and passive. This park should provide a center building, field areas, hard surface areas, apparatus, open space and landscaped areas. The community park should be developed with 75 to 90 percent of the area usable for active recreation. Features include various hard surface courts and turf fields, a center building, traditional playground area, provisions for parking and night lighting. A pool and picnic areas are optional. None of the existing Daphne parks classify as community parks at this time.

CITY-WIDE PARK

The citywide park, usually located within or just outside of an urban area, is similar to the community park but developed at a larger scale. It provides more diversified recreational opportunities such as nature walks and interpretation, summer day camps, and a pool or access to a body of water. Approximately 70 to 90 percent of the area is developed for active use, usually in the daytime or early evening. Features include a quantity of game and sport fields and courts, accommodations for water related activities, recreation center and special use buildings, and trails through undeveloped natural areas. None of the existing parks in Daphne classify as citywide parks.

COUNTY/DISTRICT PARK

The district park may serve one or more non-urban communities, a subregion of several municipalities, or any combination of the two. There are two types of district parks: indoor development and outdoor development. Both types, however, are usually located away from urban centers. The indoor development type of district park usually accommodates a variety of indoor and outdoor, and active and passive, recreational opportunities. Primary use is generally during the day and early evening, with 75 to 90 percent of the park developed for active use. Features generally include various hard surface courts and turf fields, a recreation center, a pool

and/or playground, trails through undeveloped natural areas and provisions for parking and night lighting. Picnic areas are optional.

The second type of district park, external development, accommodates the more extensive passive and active outdoor recreation desires of people, such as camping, picnicking, water activities, hiking, and nature appreciation, for day and weekend use. These parks are commonly developed so that 50 percent is usable for active recreation and the remaining 50 percent is left in its natural state. Features include interpretive facilities, water-related and enhanced areas, natural areas, and open field areas.

Meaher State Park on the Causeway, located just northwest of Daphne does, qualify as an extensively developed district park. Meaher State Park is approximately 1,327 acres in size, of which about 20 acres are developed park space. The park includes a boat landing which accesses an inlet of the Tensaw River, several picnic areas, a paved walking trail and nature trail. Meaher State Park is open to the public. The park is open from dawn to dusk.

OPEN SPACE

Open spaces, or urban green spaces, are passive areas in landscaped or natural state in or near urban areas. These areas provide environmental quality or act as buffers. Their main recreational purpose is to break-up atmospheres of congestion and to provide aesthetic experience. Open spaces may be used for recreational uses when needed or planned for conversion to more intensive recreational uses at a later date. Characteristics of open spaces may vary greatly within a community. They may be natural lands, a waterfront, a forest, downtown parks or plazas, parkways or boulevards, or medians. The primary accessibility for open spaces is visual as opposed to pedestrian or vehicular. Some open spaces may provide bicycle, hiking, nature or bridle trails as a feature, or have a part of a larger system of trails in a community.

There is a variety of open space within the Daphne park system encompassing approximately 50 acres of parkland, which is incorporated into other parks. May Day Park and Bay Front Park each have undeveloped open space, while the majority of Bay Front Park is open space.

RECREATIONAL RESOURCES

The National Parks and Recreation Service has also established standards for recreational resources and facilities based on population. These standards are shown in Table 35, Recreational Resources and Facilities and are compared with the existing facilities in Daphne based on the 2000 population. It is important to remain cognizant of the fact that these are recommended standards and must be used in concert with the actual conditions and situations which currently exist in Daphne.

The results of the comparison between the National Parks and Recreation Service standards and existing facilities show that, overall, Daphne is attempting to put a good open space and recreation system in place. There are, however, several improvements to be made – some major and some minor. Areas of deficiency include a lack of playground facilities; the absence of a community and city-wide park; a shortage of basketball courts and softball fields; insufficient

areas for picnicking, hiking, camping, horseback riding and nature study; and a need for at least two indoor recreation centers. According to the National Parks and Recreation service standards, Daphne has insufficient play fields, extensive district parks and open space facilities, as well as sufficient resources to meet the swimming, boating and passive water sports needs of residents.

In discussions with the Recreation Department, some discrepancies were found between the recommended facilities and the needs of Daphne's residents. According to the National Parks and Recreation Service standards, Daphne has sufficient neighborhood park space. In reality, however, there are no neighborhood parks on the east side of Daphne where much of the recent residential growth has occurred. It has also been observed that a neighborhood park does not serve many of the neighborhoods in the western portion of Daphne, leaving many areas without convenient access to park facilities.

The National Parks and Recreation Service standards also show that Daphne has a surplus of baseball fields and a shortage of only two softball fields. According to the Parks and Recreation Department Director, the demand for these two facilities is much greater than reflected by the recommended standards. The adult and youth baseball and softball programs are using the existing fields on a nightly basis and games are running late into the night. Part of this demand might be attributed to the service area, which is considerably larger than the Daphne population. Discrepancies were also found in the reported supply and demand of soccer fields. The Recreation Director also noted that although the Lake Forest POA and Timber Creek do have 27-hole golf courses, there are no municipal golf facilities available within the city.

PARK AND RECREATION DEMAND

To make long-range plans for recreational facilities the National Parks and Recreation service standards were compared to projected population estimates for the years 2000 and 2020. Table 36, Projected Demand for Recreational Facilities, shows the areas in which the city has sufficient facilities, as well as those areas, which are expected to be deficient based on population. The projections show that without continued growth and development of parks and recreational resources, the City of Daphne will be deficient in almost all areas, with the exception of open space and water resources.

TABLE 35			
RECREATION FACILITIES SUPPLY AND DEMAND			
FOR THE YEARS 2000 AND 2010			
FACILITIES	EXISTING SUPPLY	2000 DEMAND	2010 DEMAND
<u>Public</u>			
Basketball Courts	2	15	20
Adult Softball/Baseball Diamond	1	3	3
Softball (and/or Youth) Diamond	2	5	7
Tennis Courts	2	8	10
*Soccer (Adult)	0	0	1
*Soccer (Youth)	4	1	2
Playlots	1	6	8
Neighborhood Parks	2	4	4
Neighborhood Center	0	1	2
Open Space: 5 acres per 1,000 persons			
<u>Private</u>			
Lake Forest (assessable to Lake Forest residents and through a non-voting membership)			
Country Club Golf Course	18 holes	N/A	N/A
Golf Course	9 holes	N/A	N/A
Yacht Club	Marina with 96 boat slips	N/A	N/A
Tennis Courts	6 Courts	N/A	N/A
Swimming Pools	3 Pools	N/A	N/A
Riding Stables	12 Stalls	N/A	N/A
Lake	N/A	N/A	N/A
<u>Timber Creek (OPEN TO THE PUBLIC - FEE BASED)</u>			
Golf Course	27 holes	N/A	N/A

*Based on current programs and need

Source: City of Daphne; South Alabama Regional Planning Commission
 Note: Facilities available to Timber Creek residents only are not listed here.

Every ten years, the State of Alabama conducts a study of recreational resources and demands, which is called the Statewide Comprehensive Outdoor Recreation Plan (SCORP). In the plan, the state is divided into regions for analytical purposes. The region in which Daphne is located includes Mobile, Baldwin and Escambia Counties. According to the 1991 SCORP, the top five items in demand by 2010 will be;

1. Salt water beach
2. Walking for pleasure
3. Pool swimming
4. Freshwater fishing
5. Baseball/Softball

Also according to the SCORP, the outdoor recreation needs most commonly cited by South Alabama Residents in 1990 were:

- | | | |
|-----|----------------------------|-----|
| 1. | Public swimming pools | 17% |
| 2. | Parks and land | 17% |
| 3. | Walking and jogging trails | 15% |
| 4. | Bicycle trails | 13% |
| 5. | Playgrounds | 11% |
| 6. | Baseball fields | 8% |
| 7. | Softball fields | 6% |
| 8. | Public fishing areas | 6% |
| 9. | Basketball courts | 6% |
| 10. | Tennis courts | 6% |
| 11. | Better maintenance | 5% |
| 12. | Public hunting land | 5% |

When compared to the statewide study it is clear that Daphne has a need for additional walking and bicycling facilities, as well as parkland. It also becomes clear that the demand for organized sports, particularly baseball and softball, will remain high and should be considered in long-range plans.

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COMMUNITY FACILITIES AND SERVICES

The Community Facilities and Services element of the Comprehensive Plan presents a brief inventory and analysis of existing public facilities not covered elsewhere in this plan and makes recommendations regarding the number and location of public facilities and services that will be required during the planning period to serve the residents of the area.

The community facilities considered in this section include general government, public safety, (police, fire, and emergency medical), public works (streets, drainage, sanitation, and public grounds), utilities (water, sewer, gas, and electricity), planning and zoning, building inspection, and code enforcement.

GOALS

Seek to establish a more informed public by making information on governmental activities more accessible.

Provide adequate governmental facilities in central locations relative to the population to be served.

Provide adequately trained and equipped staff to perform the duties assigned.

Seek to provide governmental services in a timely manner and at the most cost effective level in existing and proposed service areas.

Increase communication between City Departments and Utilities Board.

RECOMMENDATIONS

FACILITIES

Conduct a space utilization analysis of City Hall.

Remodel and expand City Hall to reflect needed changes identified in the utilization analysis for a one stop permitting operation.

Build a new fire station in the eastern portion of planning area.

Build a new training facility in the firefighters training yard.

Complete Jubilee Mall Police Precinct facility.

Provide street lighting on U.S. Highway 98.

Move patrol headquarters to Jubilee Square precinct.

PERSONNEL

Ensure that all employees have the best possible training to perform the duties assigned.

Hire firefighters and one fire inspector.

Hire patrolmen and public works employees.

EQUIPMENT

Replace worn out Public Works tractors, mowers, and service vehicles

Replace all police patrol vehicles with over 100,000 miles showing on odometer.

Replace one fire truck.

Purchase two new fire trucks (for new station).

SERVICES

Improve enforcement by all departments.

Improve training for all personnel.

Provide services to areas inside the City not being served (make a priority).

Seek to reduce the cost of water, sewer and gas services.

Coordinate activities between the City and the Utility Board.

GENERAL GOVERNMENT

The City of Daphne was incorporated in 1927. Daphne's governmental structure consists of a mayor elected at large and seven council members, elected from single member districts. The nature, powers and functions of this governing body are explicitly covered in the City's charter.

The City presently has 179 full time and 6 part-time employees working in nine municipal departments. It has its own municipal court as well as several boards and commissions. These include a Water and Sewer Board, Planning Commission, Board of Zoning Adjustment, Downtown Redevelopment Board, Library Board, Parks and Recreation Board and Industrial Development Board.

The City Council meets on the 1st and 3rd Tuesday of each month at 6:00 P.M. in the Council Chambers at City Hall. The Mayor, City Clerk and the various department heads administer day to day operations of the municipality.

The Daphne City Hall is located in the Old Towne Daphne Area on the west side of Main Street between Belrose and Dryer Avenues. The facility is a modern single story brick structure that was built in 1974. The building houses the administrative offices of the city, a conference room and the Council Chambers.

Building Inspections, Public Works, Planning and Zoning, and Code Enforcement offices are located in a building adjacent to the City Hall. The Fire Department offices are located on North Main Street in Fire Station No. 2. While most of the departments are located in close proximity to City Hall, the Police Department, jail, and courts are located in the Justice Center on U.S. Highway 98. Ideally, governmental facilities and services should be centrally located and easily accessible to the population they serve. Daphne City Hall was once centrally located and highly accessible prior to annexing Lake Forest, Park City, Jackson Oaks, Malbis and the development of Eastern Shore Parkway.

Much discussion has centered on relocating City Hall or the remodeling and expansion of the existing facility. Relocating would allow for a more effective administrative offices arrangement, and a central one-stop permitting and operations center. However, the efforts to establish a Downtown Area worked against relocating City Hall, hence the latter possibility is left to consider.

Daphne owns a fairly new centrally located Public Works facility and yard off Well Road where the sanitation division, including recycling and equipment storage are located.

PUBLIC SAFETY

POLICE PROTECTION

The Daphne Police Department Chief indicated that the Department is committed to being responsible to the community in the delivery of quality services. The Department recognizes the responsibility to maintain order, while upholding the United States Constitution and affording dignity and respect to every individual. The objective is to improve the quality of life through a community partnership, which promotes safe and secure neighborhoods.

The Daphne Police Department is located in the Daphne Justice Center on U.S. Highway 98. The Department has thirty-nine sworn officers including five administrative, twenty-five in patrol division, seven detectives and two DARE/SRO officers. The Department also has thirty-three non-sworn or support personnel including four clerks/secretaries, seven school crossing guards, nine communications operators, ten corrections guards, and two animal control employees.

The Department generally follows the State Personnel Policy regarding the hiring and training of sworn officers and employees. All officers attend school at the Police Academy at Faulkner State Community College in Bay Minette, Alabama and some receive specialized training in the use of SWAT, computer, finger print, foot cast materials and in the use of the intoximeter.

The Department operates three eight-man shifts during each 24-hour period. Marked vehicles are regularly used for patrol on each shift. There are unmarked vehicles used by the Chief, Captain, Detectives and Lieutenants. The Daphne Police Department has a one-man, one-car program and has had for the last twelve years. This program works as a crime prevention tool, as well as being most cost effective in maintenance. The City maintains all vehicles at the City's garage. The dealer performs specialized repairs under warranty. All patrol vehicles are equipped with standard police package and all officers carry the issued equipment to perform their duties. Back-up assistance in an emergency is available from the Baldwin County Sheriff's Department and adjacent municipalities.

Daphne has its own court system consisting of four employees - a Judge, Clerk, Magistrate and Secretary. The court system operates out of the Justice Center. Also located in the Center is the City's jail, a ten-cell, 40-bed facility used only to hold misdemeanors.

Daphne now has a computerized records and CAD system, which enables the department to communicate with State and County Departments and maintain excellent record keeping in regards to where crimes occur. Information from this system enables the Department to identify and geographically depict where crimes of all nature occur. Information from this system indicates that over the past seven years, crime in Daphne overall has decreased. However, over the last two years, the most recent data indicates that a slight increase in major crime is evident. Major accidents are still centered near the intersection of Main Street and U.S. Highway 98.

The department utilizes Grant funds and other Justice Department funds to maintain an adequate force. The Daphne Police Department has maintained a ratio of 2.1 policepersons per 1,000 populations for the past ten years. Based on the population projections in the Population and

Economy Element the Department will need to hire two additional officers per year to maintain the current ratio. A new precinct in the north part of the City and continuation of pro-active policies for police protection is recommended throughout the planning period. The police department was rated as excellent by 88% of Daphne's citizens in the Opinion Survey.

FIRE PROTECTION

The Daphne Fire Department is committed to providing comprehensive emergency care and community service directed toward reducing mortality, injury and suffering by active involvement and dedication to the following: Fire suppression and prevention activities, emergency medical and trauma services to include public awareness and injury prevention programs, reducing mortality of cardiac arrest by establishing a strong community "chain of survival", and continuing education and training necessary to accomplish these goals..

The Daphne Fire Department headquarters is located at Fire Station #2 on North Main Street. The Department has seventeen full-time firefighters and twenty-five volunteers. The full-time employees include the Chief and his Secretary, three Fire Captains, an Inspector, a Public Fire and Life Safety Educator, and twelve firefighters. The Department maintains three 24-hour shifts (24 hours on, 48 hours off), which includes a Captain and four firefighters. Fire personnel receive basic fire fighting training of 400 hours, Haz-Mat response training of 80 hours, and ongoing periodic and specialized training.

The Fire Department maintains 4 fire stations, Station #1 on Sixth Street Street, is a two (2) engine company with one brush truck and one service truck; Station #2 on North Main Street is a two engine with an Aerial, a tanker, a brush truck and one emergency response trailer; Station #3 on Lawson Road is a single engine company with one service truck; and Station #4 on Green Court is a single engine company. The Department uses the City's communication system and cooperates with all City Departments including Daphne Utilities. During FY 2000, the Daphne Fire Department responded to 1,094 emergency calls and 252 non-emergency calls. Fire losses were approximately \$236,250. There were no injuries or fatalities in fire related incidents.

The Fire Department began responding to medical emergencies in March 2000. Since that time they have acted as rapid responders with EMT-Basic capabilities and assist when necessary in traffic crashes. The Fire Department carries two Automated External Defibrilators (AED) and equipment necessary to retrieve victims from damaged vehicles. Daphne has mutual aid agreements with all Baldwin County Departments.

The Daphne Fire Department cooperates with the Planning Commission in development issues, especially in plat review. This ensures that all new developments in the jurisdiction have adequate water for fire protection.

Facilities and equipment are generally adequate except one fire truck needs replacement soon. Inspection services, especially businesses, need to be improved, requiring additional inspectors. Fire training facilities are lacking and are a priority for the Department. Currently, there is a four story burn building under construction at the Fire Training Facility on Profit Drive. Additional

full-time firefighters at each station are needed realizing that it takes a minimum of four firefighters to man an engine.

The Daphne Search & Rescue Squad is an all-volunteer group that is currently made up of 14 members, ten of which are certified scuba divers. The DSAR equipment includes two boats, a pick-up truck, and a support/command vehicle, and various other diving and water related equipment that may be needed to perform their mission. Currently they have one station located at 618 Belrose Avenue.

The DSAR averages 100 calls a year, primarily water related such as stuck boaters, over-turned boats, flare sightings, and drowning recoveries.

The DSAR services the Daphne area primarily and assists the US Coast Guard, The Alabama Marine police, and other emergency groups throughout the area as needed.

PUBLIC WORKS

The Public Works Department strives to keep the city clean, beautiful and in good condition. The goal is to provide the citizens of Daphne with a high standard of service and maintain the quality of life citizens of Daphne have come to expect.

The Public works Department has 71 employees and consists of the following divisions: Administration, Building Maintenance, Grounds, Mowing, Parks, Streets and Solid Waste.

The Public Works Administrative headquarters are located in a building on the north side of City Hall at 1705 Main Street. The Building Maintenance, Parks, Streets and Solid Waste Divisions are located at 8650 Well Road at the Public Works Maintenance and Recycle Facilities. The Grounds and Mowing Divisions are located at the Mechanical Maintenance Facility at 911 Shop Lane.

ADMINISTRATIVE

The Public Works Administrative Division consists of five employees; Director of Public Works, Public Works Superintendent, Public Works Executive Assistant, Public Works Accountant/EM Assistant, and Public Works Administrative Secretary. The Director of Public Works oversees the daily operations of all public Works Divisions, and he is also Emergency Management Coordinator for the City of Daphne. The Public Works Superintendent assists the Director with daily operations of all Public Works Divisions. The Public Works Executive Assistant assists the Director, supervisors, and staff members with daily operations of each division. The Public Works Accountant/EM Assistant is responsible for tracking the budget for all Public Works Divisions and assists the Director of Public Works with the emergency management plan. The Public Works Administrative Secretary serves as the receptionist and telephone operator for Public Works, and maintains work orders for all divisions in Public Works and assists the divisions with various tasks.

BUILDING MAINTENANCE DIVISION

The building Maintenance Department consists of four employees: a Building Maintenance Supervisor, two Building Maintenance Technicians, and a Building Maintenance Assistant Technician. The department is responsible for work functions associated with construction, maintenance and repair of city buildings, equipment and facilities.

GROUNDS DIVISION

The Grounds Department consists of thirteen employees: a Horticulturist, two Crew Leaders, a Greenhouse Coordinator, a Greenhouse Assistant, four Public Service Worker Seniors, and four Public Service Workers. The Grounds Department is responsible for work functions associated with the city horticultural activities, vector control, traffic signal maintenance, landscaping, and general grounds keeping of the city buildings, facilities, right-of-ways and medians.

MOWING DIVISION

The Mowing Department consists of nine employees: a Mowing Department Supervisor, a Public Service Worker Senior, and seven Public Service workers. The Mowing Department is responsible for work functions associated with litter control and mowing of city right-of-ways, medians, grounds, playgrounds, and facilities.

PARKS DIVISION

The Parks Department consists of eight employees: a Parks Department Supervisor, three Public Service Worker Seniors, and four Public Service Workers. The Parks Department is responsible for work functions associated with the maintenance and grounds keeping of city parks, recreational facilities and playgrounds.

STREETS DIVISION

The Street Department consists of twelve employees: two Street Department Supervisors, a Crew Leader, two Equipment Operators, five Public Service Worker Seniors, and two Public Service Workers. The Street Department is responsible for work functions associated with construction and maintenance of city streets, right-of-ways, and drainage systems.

SOLID WASTE DIVISION

The Solid Waste Department consists of three departments: Garbage, Recycle, and Trash. The Solid Waste Department consists of twenty employees; a Solid Waste Supervisor, a Solid Waste Program Coordinator, nine Solid Waste Worker Seniors, and nine Solid Waste Workers. The Solid Waste Department is responsible for work functions associated with collection and disposal of household garbage, recycling materials, and trash/yard debris. The Solid Waste Department provides household garbage collection twice weekly; recycle collection once weekly, and trash/yard debris once weekly. The City of Daphne started collecting its own garbage

and recycling in August of 2000, and collects more than five thousand tons of garbage each year from approximately 5,600 customers. The household garbage is disposed at Magnolia Landfill in Magnolia Springs, Alabama. The City of Daphne sells its recyclable materials. The yard debris is taken to Brantley Pit at the end of Friendship Road in Daphne, Alabama, for mulching. The mulch is free to the citizens of Daphne. Non-yard debris materials are disposed at McBride Landfill in Loxley, Alabama.

PLANNING AND ZONING

The Planning and Zoning Department is located in the building adjacent to City Hall. The Department consists of five employees: a Director of Planning and Zoning, an Executive Secretary, a Planning Coordinator, a Planning Technician and a Geographic Information Systems (GIS) Manager.

The Planning and Zoning Department is responsible for assisting the planning commission with the preparation of the City's comprehensive plan, as well as, the review of all subdivision plans, site plans, zoning amendment requests, vacation of easements and right-of-ways, preparation of zoning maps. Special exceptions, administrative review and variance request, preparation and implementation of the Land Use and Development Ordinance, and a variety of other functions in the day-to-day operation in required to assisting the general public, utility companies, contractors, and other governmental departments and agencies.

BUILDING INSPECTION DEPARTMENT

The Building Inspection Department is located in the building adjacent to City Hall. The Department consists of three employees – one Building Official, one Building Inspector and one secretary.

The Building Inspection Department is responsible for the plan review and inspection of all residential and business structures erected in the City of Daphne. They are responsible for issuing building permits and certificates of occupancy.

CODE ENFORCEMENT

The Code Enforcement Department is located in a building adjacent to City Hall. The Department consists of one employee.

The Code Enforcement Department is responsible for assisting all Departments in code enforcement and to canvas the city for violations of municipal ordinances. The Department also issues sign and banner permits and assists the Revenue Department with issuing Business Licenses.

LIBRARY

The City of Daphne adopted an ordinance creating the City Library on October 21, 1968. The Library started off in a small building on Main Street and later moved to City hall in 1974. The Daphne Library moved to its present location on the Eastern Shore Parkway and Whispering Pines Road in 1996. The relatively new 18,500 square foot facility is open 54 hours a week and is staffed by 6 full-time and 3 part-time employees. The operation and supervision of the Library is vested in the Library Board.

The Library has 35,000 volumes and 26,000 titles. The annual circulation is 163,000. The Library has 18,000 active patrons, 65 percent live in Daphne, 17 percent live in Spanish Fort, seven percent live in Fairhope, and eleven percent live in unincorporated Baldwin County. The staff answers approximately 6,000 reference questions from 159,000 library visitors per year.

The Library has a seating capacity of 102 in the reading room and 279 including all other rooms. All books, videos, audiotapes and CDs are catalogued using an online computer system and LAN. Two computer workstations are dedicated for cataloging by staff and four circulation computers are dedicated for staff use. There are four additional staff workstations. There are five online public access catalog computers available for patron use. There are six computer terminals with online Internet access used by over 7,000 patrons annually. Two additional computers with CD-ROM towers are reserved for children's educational software.

Present programs for children include a Spring Reading Festival with 1,500 participants last year and a Summer Reading Program with 310 participants last year. Additionally, there are regular weekly morning and after-school programs for reading, drama, storytelling, and arts & crafts, which attract 4,800 participants annually.

The Library's peak usage season is during the Summer Children's reading Program. The Library Board has developed a list of long-range goals to be achieved during the planning period.

1. Construct a children's activity Room adjacent to the current library building.
2. Construct a branch library in the northern portion of the city.
3. Increase staffing to Alabama Public Library Service AAA level – one full-time employee per 1,000 population.
4. Purchase additional computers.
5. Increase operating hours.
6. Increase patronage.
7. Cooperate with other libraries in the county and state to expand services.
8. Cooperate with the Friends of the Daphne Public Library fund raising activities.
9. Increase collections size by 30,000 volumes.
10. Provide Internet access to the Library's online catalog.
11. Provide additional educational and training programs for adult library users.
12. Create a Special Collections housing rare books on local history and literature.

DAPHNE CIVIC CENTER/BAY FRONT PARK

The City of Daphne began construction of the Daphne Civic Center in 1995 on the site of the old Jubilee Shopping Center located at the southwest corner of Whispering pines Road and U.S. 98. Completion of the 54,000 square foot facility in early 2000 provided a home for not only a community wide activity center but also the Daphne Recreation Department and Fitness Center and the Senior Citizens Center. The Library, which was a pre-existing facility, shares the same facility complex as the Civic Center, Recreation Department/Fitness Center, and Senior Center.

The Civic Center Complex including the Recreation Department/Fitness Center, and the Senior Citizens Center is currently valued at \$7.6 million which includes a \$2.6 million purchase price for the property, \$4.5 million in construction and another \$.5 million in furnishings. The administration is improving the Centers ability to operate by increasing facility rentals to offset operational costs.

The Daphne Civic Center currently has six full time employees and one part-time employee. The Director and department members also operate the Bay Front Park and Richard Scardamelia Pavilion, which is at the Bayfront Park. The Pavilion which accommodates up to 300 event attendees is available for parties, weddings, meetings, picnics, and more.

The Daphne Civic Center and the Bayfront Park are open for business around the clock 365 days of the year providing an exceptional level of service to renters. The six full-time and one part-time employees aside from facility management and administration are responsible for event planning, facility set-up, facility clean-up, security, and event assistance during the event at both facilities as a minimum of one employee must be present at all functions.

The Daphne Civic Center is a community facility built to meet the needs of the community for concerts, meetings, plays, weddings, trade shows, balls, boat shows, parties, dances, and more. This widely used facility is not designed as a commercial rental facility. Rental rates are established by the City Council and are set so that they are affordable for area citizens.

The maximum amount of facility rental revenue when renting the main arena 365 days of the year cannot support all operational costs of the facility. The facility administration works to promote the facility, create new revenue sources for the facility, and provides community entertainment and information events. These efforts include the previous stated goals while also utilizing the minimum number of employees. The City Council gives a number of reduced rate dates to area schools and city departments which reduces the number of available rental dates.

The Daphne Civic Center serves as a community facility for the benefit of the City's taxpayers. The facility is not designed to handle food and beverage and therefore does not receive revenue for those services which is where commercial rental facilities receive a large portion of profits.

UTILITIES BOARD

The Utilities Board was organized on July 7, 1953. It is a public corporation and has full corporate power to operate and maintain the water, sewage and gas systems in Daphne. It

operates as a separate legal entity from the City of Daphne. The City Council appoints the Board members but Daphne Utilities has its own revenues and debts. The year 2003 marks the fiftieth anniversary of Daphne Utility operations. The utility operation ranks as a medium size regional utility.

On December 31, 1985, the Utilities Board purchased the water and sewage system serving Lake Forest subdivision and surrounding area. Since that time Daphne has continued to expand its wastewater service to unserved areas of the City.

Daphne Utilities added a major gas transmission line to be able to have the ability to serve its growing area and have control of the price paid for natural gas from the supplier.

WATER SYSTEM

Service Area

The general service area of the water system includes the incorporated municipality of Daphne and the unincorporated communities of Belforest and Montrose (see Figure 17). Water is supplied to approximately 100% of the citizens of Daphne through the Daphne Utilities Board or the Park City Water and Fire Protection Authority.

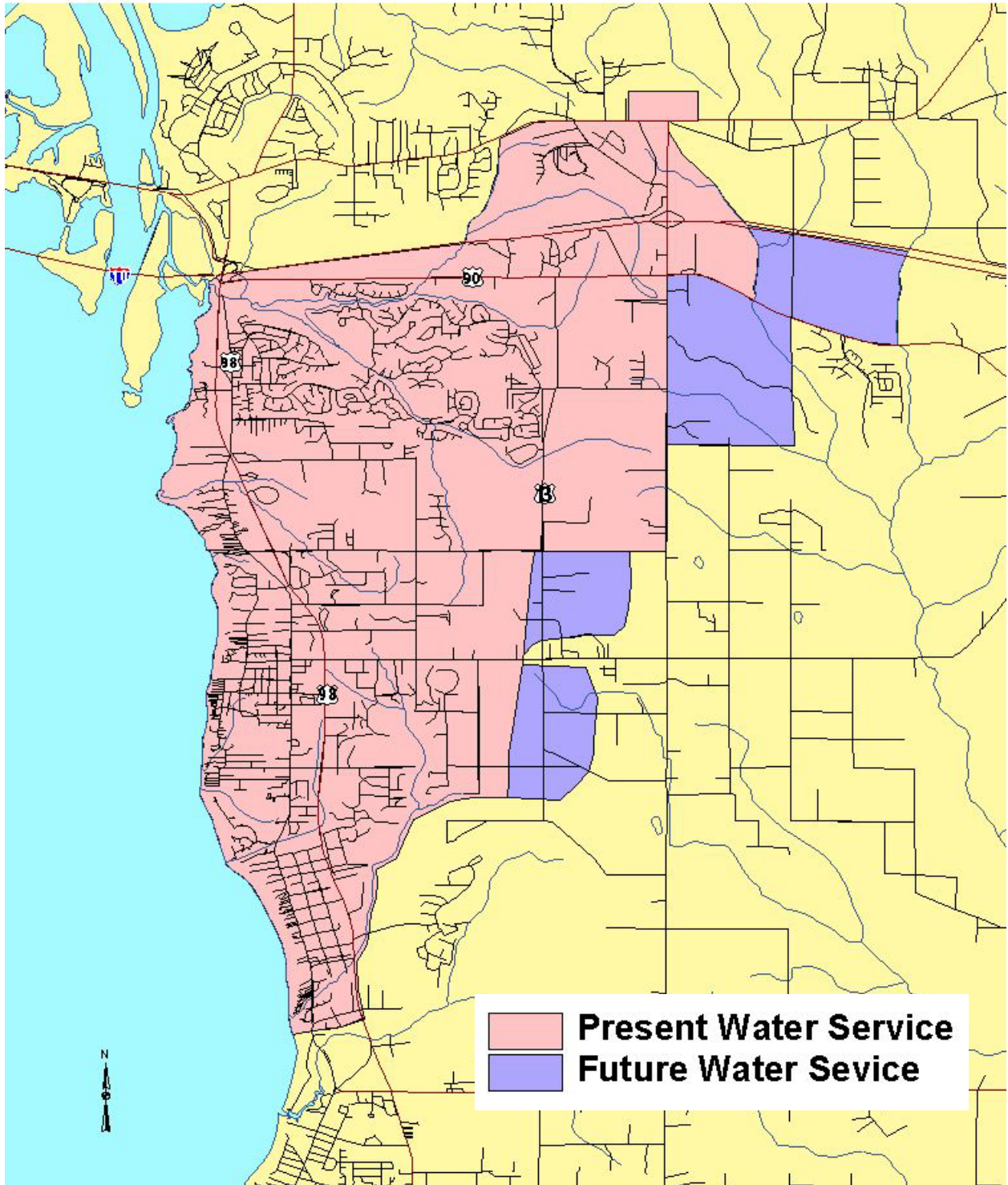
Distribution System

The distribution system consists of approximately 200 miles of distribution mains ranging in size from two to sixteen inches in diameter. There are seven elevated storage tanks with a total storage capacity of 2,000,000 gallons and nine wells with a potable water supply of 3,800 GPM. Daphne's water system is easily, temporarily connected with the City of Fairhope's water system. As the need arises, the Board periodically buys and sells water from and to Fairhope at wholesale rates. Spanish Fort, Belforest and Park City water systems have long-term agreements to purchase water at wholesale rates. Belforest does have its own well and elevated water tank and only uses the Daphne connection for emergencies. Montrose customers buy water directly from the Board at outside city limit rates.

Future Improvements

Continue to increase supply and storage facilities to meet growth and fire protection requirements. Identify segments that have a high incidence of line breaks and replace those segments with more durable pipe designed to accommodate the actual pressure of the area.

**FIGURE 17
EXISTING AND PROPOSED
WATER SERVICE AREAS
DAPHNE ALABAMA**



SANITARY SEWER

Distribution System

The city is served by two wastewater treatment facilities. The Lake Forest facility is located off U. S. Highway 98 on D'Olive Creek and has an average daily treatment capacity of 4.17 MGD. This facility has a daily flow averaging 2.20 million gallons per day and serves approximately 7,500 customers in the Daphne area. The Lake Forest facility has reserve capacity to serve an additional 6,600 homes averaging 300 gallons per day each. This equates to approximately 16,000 persons. The land area available at the Lake Forest facility could accommodate a doubling of the present capacity.

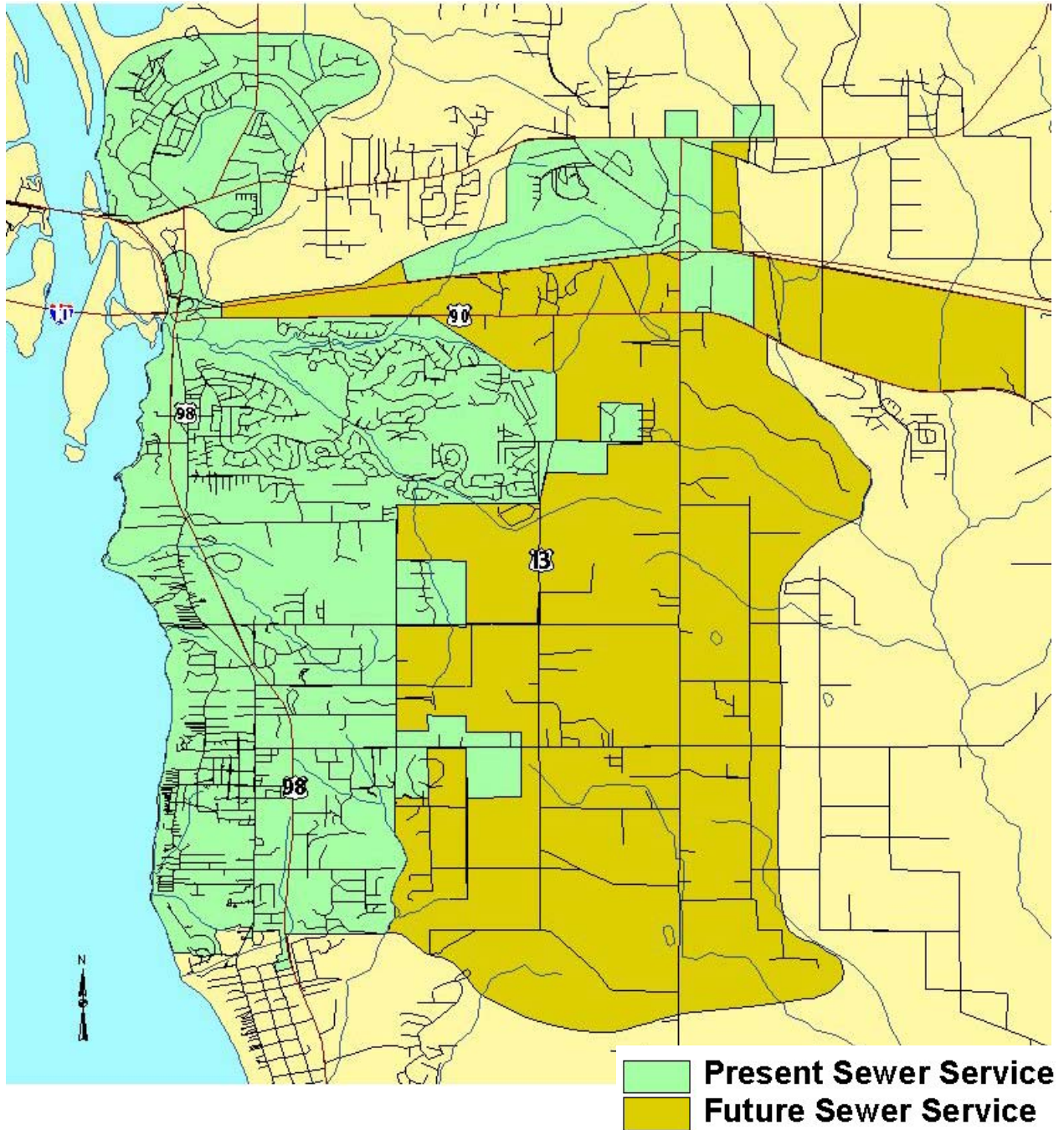
The Eastern Shore Wastewater Treatment Plant is located on the north side of the Magnolia Place Shopping Center and is currently being used as a side stream storage unit to temporarily store excess flows from severe rainfall events. If at some time in the future the facility is returned to service, 500,000-gals/day capacity could be added to Daphne's ability to treat wastewater.

At this time, approximately 85% of the city is being served, leaving the remainder of Daphne to rely on septic tanks. Figure 18 shows the area currently served by sewer and the projected area to be served by the year 2020.

The sewage conveyance system consists of approximately 200 miles of gravity mains ranging in size from 8 to 36 inches, 160,000 linear feet of force mains ranging in size from three to twelve inches and 65 pumping stations.

Future flows into the Lake Forest Wastewater Treatment Facility will come from development of land near the presently served areas. The incorporated area of Spanish Fort and the Malbis and Belforest areas will see extensive development.

**FIGURE 18
EXISTING AND PROPOSED
SEWER SERVICE AREAS
DAPHNE ALABAMA**



Future Improvements

Lake Forest Wastewater Plant – Continue to address odor concerns from adjacent residents.

Eastern Shore Wastewater Treatment Plant – Continue to use as a side stream storage unit.

Collection System –

Continue to expand the system to provide service to all parts of the city.

Continue to reduce infiltration in inflow problems.

Identify and correct deteriorating manholes and lines damaged by hydrogen sulfide.

GAS SYSTEM

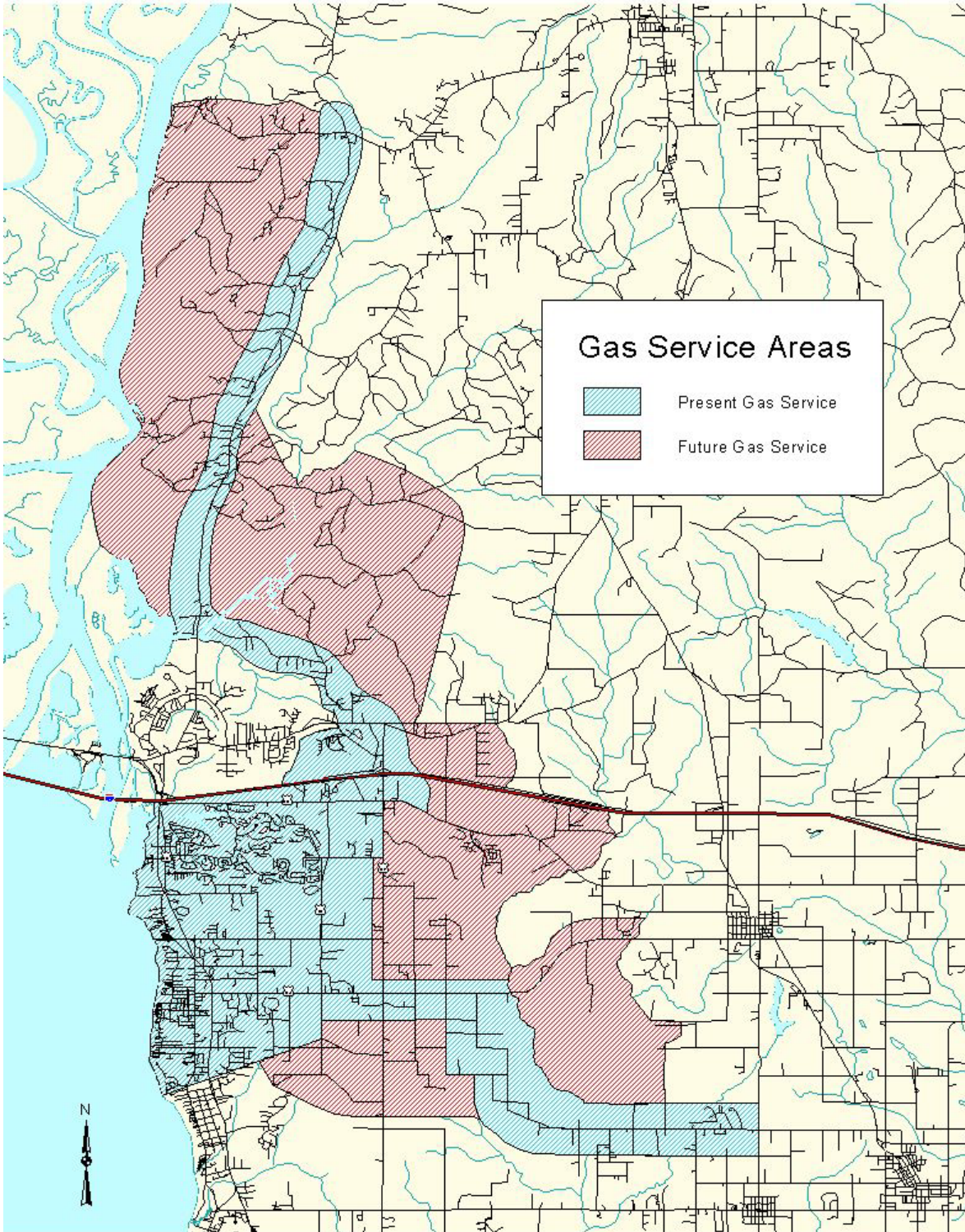
Daphne currently serves approximately 3,000 gas customers both inside and outside the City limits.

The Utilities Board currently receives gas from a new eight-inch high-pressure transmission line owned and controlled by Daphne Utilities. Daphne still owns a minority interest in two transmission lines jointly owned with the City of Fairhope but only utilizes gas from those lines on a temporary emergency basis. Figure 19 shows the current service area, and the year 2020 projected service area.

Future Improvements

Continue to expand service to areas that do not have gas service. The Lake Forest subdivision is one of the larger areas that has indicated an interest in gas service.

**FIGURE 19
EXISTING AND PROPOSED
GAS SERVICE AREAS
DAPHNE ALABAMA**



LAND USE

The Land Use Section sets forth the physical plan for future development of the City of Daphne. This section designates the appropriate locations for future land uses and establishes the policies regarding the location and development of all land uses.

The inventory and analysis of the existing use of land in a community is of special interest to community planning because the future development of the community will be based on strengthening the positive aspects and character of present and past land use patterns.

Existing land uses and recent trends in development, as well as a comparison between the current land uses and the land zoned for each particular use provide the basis for the future land use plan.

GOALS AND OBJECTIVES

After defining the issues, it was possible to establish goals and objectives to direct Daphne's plans for land use and development. The last part of this section provides specific recommendations to help the City of Daphne attain its goals and fulfill its purpose and vision statements.

GOAL

Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life.

OBJECTIVES

Establish minimum requirements for parks and "green" areas based on criteria such as acreage, population density and land use.

Insure appropriate land is available for industrial development.

Treat the land and water as non-renewable resources.

Preserve the history and beauty of Daphne and its surroundings.

Utilize any available state or federal sites.

Anticipate and provide land use for public needs (i.e., educational, governmental, and utility facilities).

Encourage development of sound and cohesive residential areas which meet the housing needs of current and potential residents.

GOAL

Grow sensibly by anticipating land use needs.

OBJECTIVES

Promote and manage growth on undeveloped lands in a manner that will be compatible with, and complementary to, existing adjacent developed properties.

Promote communication between industry, developers, and citizens in approaching land uses by providing firm, but objective, public grasp on land use and zoning.

Maintain a balance between development and infrastructure needs.

Encourage zoning regulations that are more site specific in nature to limit incompatible use and/or development.

RECOMMENDATIONS

Make an ongoing effort to improve and expand vehicular traffic circulation paths in and around Daphne.

Protect and conserve neighborhoods and their individual characters from encroaching commercial development and through the development of parks, open spaces and buffers.

Make an effort to eliminate existing and potential nuisances through ordinance review and long-range consideration of land use compatibility.

Provide opportunities for alternative transportation, such as walking and bicycling, through subdivision review procedures.

Insure that Daphne's infrastructure system will support additional growth through capital improvements and through consideration of alternative financial resources.

Encourage planned unit developments which are beneficial to residents and which creatively take advantage of available properties that otherwise would not be developed.

Protect and preserve the character of Daphne through review of new developments, the encouragement of growth that enhances the community spirit, and through aesthetic considerations.

Insure that Daphne's children are provided with good schools which are located in convenient areas with safe and practical accessibility; and, that the school system can accommodate the growth of the city.

Concentrate industrial land uses in the southern portion of Daphne between Alabama Highway 98 and County Road 27 south County Road 64.

Integrate recreational resources with residential neighborhoods to insure that all portions of Daphne's population have convenient access to parks and open space. Promote clustered commercial development in defined areas.

Develop gateways that alert travelers to their entrance into the City of Daphne and which promote a positive image for the City. Improve vehicular circulation to promote safe and efficient movement around the City of Daphne.

Revise the Land Use and Development Ordinance as necessary to accomplish the desired development plans and character within Daphne.

PHYSICAL CHARACTERISTICS

The physical characteristics of the land help mold the location, intensity, and types of development. An inventory of the land includes its physical features, namely topography, drainage, and soils. An inventory of these features is instrumental in determining the potentials and constraints of future development.

TOPOGRAPHY

Physiographically, all of Baldwin County including the Daphne Planning Area lies in the East Gulf Coastal Plain section of the United States. Its distinguishing surface features occur in the belts, which cross the area from east to west, conforming to the shorelines of ancient seas or otherwise described as gently rolling hills. Rocks underlying the area are of sedimentary origin and consist of sand, gravel, and porous limestone imbedded with chalk, marl, and clay.

Some of the more hilly areas of Baldwin County are located in the Daphne area and range from 25 feet to 260 feet above mean sea level. The lower elevations are generally to the west and easterly areas while the higher elevations are located in the central and northern sections of the planning area. The highest and flatter portion of the planning area is located in the north west section of the City. Topographic features that pose severe limitations to urban development are generally those that are situated at the head of a creek or stream.

DRAINAGE

All of the planning area lies within the Tensaw River- Mobile Bay Drainage Basin. Natural drainage in the planning area includes Tensaw River, D'Olive Creek, and Red Gulley. Because of competition for water, land and air resources, many environmental issues have emerged. With further water-front related development and population growth in the planning area along with industrial development in neighboring counties, the sharing of these resources are beginning to have significant impacts on the environment.

A major environmental issue is the loss of natural habitats, many of which provide direct benefits to the area. Some of the benefits of estuaries and marshes for example, are waste assimilation and recreation not to mention the pure aesthetic beauty displayed by these resources. Threatened and endangered natural lands and water and other areas of high ecological value to the planning area includes Mobile Delta, submerged grasslands, tidal marshes, wet acid pinelands, mesic ravine woods, and habitat of endangered and threatened species.

Federal and State environmental laws have important impacts on any problem or issue principally because the laws regulate many activities that generate issues and are major hedges against large scale environmental destruction. Of major significance are the Federal and State water and air pollution control laws, the Coastal Zone Management laws, and laws and regulations governing resource extraction in State and Federal lands and waters.

SOILS

According to the Soil Survey of Baldwin County, soils within the Daphne Planning Area range from well-drained to very poorly-drained, and from nearly-level to gently sloping. The well-drained soils in the northern, southern, and central portion of the Planning Area belong primarily to the Marlboro-Faceville-Greenville Association, which makes up about 18 percent of Baldwin County soils. Marlboro makes up about 34 percent of this association; Faceville about 25 percent; and Greenville 12 percent. The soils in this Association developed in unconsolidated Coastal Plain material. The soils in this association are highly developed for agriculture, and a large volume of agriculture products comes from these areas. Approximately three-fourth of this association is in cultivated crops, and the remainder is in pasture or wooded areas.

The very-poorly-drained soils in the northwestern portions of the Planning Area belong principally to the Tidal Marsh Association, which makes up approximately three percent of soils in Baldwin County. These areas are located at the lower end of river flood plain, at the head of Mobile Bay. The land generally supports no trees, but there are a few willows and a dense cover of marsh cane, marsh grasses and rushes. This Association is used only for range, wildlife and recreation. It is recommended that a detailed on-site soil investigation be made to fully evaluate a site for any specific use. Detailed information about the capabilities of soils for any type of development can be obtained through the Baldwin County Water and Soil Conservation Service in Baldwin County.

LAND USE SURVEY

In recognition of the need to have a current as well as accurate inventory of existing land use of the Daphne Planning Area, the South Alabama Regional Planning Commission provided the city of Daphne with a windshield survey of land use in 1998. The City's Planning Department staff updated this information in March 2001.

The land use survey consisted of an inventory of existing parcels of land in the Planning Area by type of usage. The information gained from data collected in the survey is presented in two

ways: 1) an existing land use map, which graphically depicts the present usage of land within the planning area; and 2) a statistical and narrative land use analysis.

The land use analysis is an examination of the information gained from data collected during the land use survey. Intended applications of the analysis include securing an overview of the City's existing land development, measuring its effectiveness to function, and providing a basis for the future land development plan and other elements of the Comprehensive Plan for the City.

LAND USE CLASSIFICATION

Existing land use was recorded in eight categories. A brief description of each category follows:

LAND USE CATEGORIES

Residential – This category includes land used for single-family, multi-family dwelling units, mobile homes, hospitals and medical services..

Commercial – This category includes land areas, with or without structures (i.e., off-street parking lots) where goods are distributed and personal services are provided. Retail sales in these commercial areas include both major and day-to-day purchase needs of customers. Personal business services include such land uses as professional offices, beauty shops and barbershops. The central business district is included in this category.

Industrial – These are land areas, with or without buildings, where semi-finished or rough material is further processed, fabricated or manufactured. It includes warehousing and wholesaling establishments engaged in both indoor or outdoor storage and non-retail sales.

Public and Semi-Public – Public land consists of areas occupied by educational, and governmental facilities or land which is owned by federal, state or local units of government. Semi-public areas include land, which is occupied by privately owned uses that are generally open to the public, such as churches, and similar uses. Recreational facilities are also included in this category.

Resource Production and Extraction – This category includes all land used for agriculture, forestry products, mineral production and/or mining.

Rights-of-Way – Access to butting property for the delivery of goods and services and thoroughfares are included in this category.

Transportation, Communications, Utilities – This category includes roads, all land used for utilities, such as pump stations, water towers, generators, water treatment plants, etc. Although it is also public and semi-public land, it is classified separately among the developed land.

Undeveloped (Vacant) – This land is devoid of urban development. Included in this category are vacant plots, gullies and wetlands, and subdivided land, which has no structures on it.

EXISTING LAND USE INVENTORY AND ANALYSIS

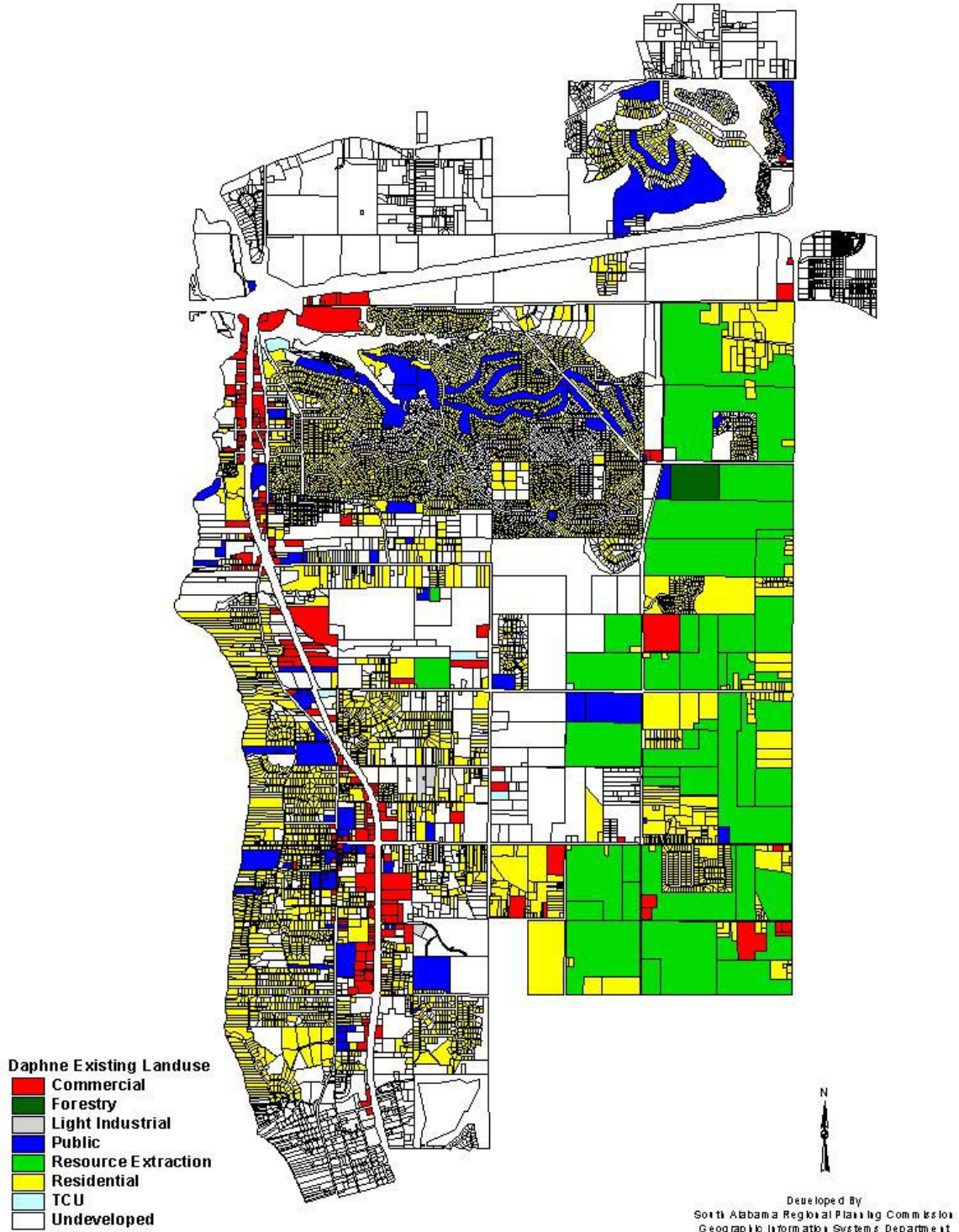
The corporate limits of Daphne contain 8,713.36 acres of which approximately 5,254.6 acres (61.3%) are developed. Within the Daphne Planning Area, there are approximately 15,522 acres, of which 9,145.52 (64.9%) are undeveloped. Table 36 shows the land area and Table 37 classifies the existing land uses, both for the corporate limits and for the urban fringe, which together comprise the Planning Area. The Existing Land Use Map is portrayed in Figure 20. A larger, more readable map is available as an adjunct document to this plan.

**TABLE 36
PLANNING AREA ACREAGE
CITY OF DAPHNE
2000**

<u>Land Area</u>	<u>Acres</u>
Corporate Limits	8,713.36
Urban Fringe	6,809.61
Total Planning Area	15,522.97

Source: City of Daphne Planning Department. South Alabama Regional Planning Commission.

**FIGURE 20
EXISTING LAND USE MAP
DAPHNE, ALABAMA**



**TABLE 37
EXISTING LAND USE
CITY OF DAPHNE PLANNING AREA
2000**

<u>Land Use Category</u>	<u>Acres</u>			<u>Percent of Developed Land</u>			<u>Percent of Total Land</u>		
	<u>Corp Limits</u>	<u>Urban Fringe</u>	<u>Total Plan Area</u>	<u>Corp. Limits</u>	<u>Urban Fringe</u>	<u>Plan Area</u>	<u>Corp. Limits</u>	<u>Urban Fringe</u>	<u>Plan Area</u>
<u>Residential</u>	2,502.5	861.33	3,363.83	47.62	22.13	36.78	28.72	12.65	21.70
<u>Commercial</u>	412.82	127.65	540.47	7.85	3.27	5.91	4.74	1.87	3.48
<u>Industrial</u>	17.96	0	17.96	.34	0	.20	.21	0	.11
<u>Public/Semi-Public</u>	716.79	6.35	723.14	13.64	.16	7.90	8.23	.09	4.65
<u>Resource Production & Extraction</u>	177.26	2,365.83	2,543.09	3.38	61.37	35.08	16.52	34.74	16.52
<u>Right of Way</u>	1,330.78	507.54	1,838.32	25.33	13.04	20.10	15.27	7.45	11.84
<u>Transportation & Communication</u>	29.91	1.23	31.14	.57	.03	.34	.34	.01	.20
<u>Utilities / Lakes (water)</u>	66.58	0	66.58	1.27	0	.72	.76	.0	.42
<u>Total Developed Land</u>	5,254.60	3,892.07	9,145.52	100.00	100.00	100.00	60.31	57.16	58.92
<u>Total Undeveloped Land</u>	3,458.76	2,916.94	6,376.30				39.69	42.84	41.08
<u>Total Area</u>	8,713.36	6,809.61	15,522.97				100.00	100.00	100.00

Source: South Alabama Regional Planning Commission, Survey, 1998

RESIDENTIAL

Residential development is the largest use of developed land both within the City of Daphne and in the Planning Area. Traditional single-family residential development is predominant; however, multi-family developments, trailers and modular/manufactured homes are scattered throughout the Planning Area.

Residential land use represents 2,502 acres of land (47.6% of developed land) within the corporate limits and 861.33 acres (22.13% of developed land) within the fringe area or 21.7 percent of the total Planning Area. The patterns of growth within the City seem to be that of single-family, low-density residential expansion in new subdivisions in the western, northern, and southern portions of the City. The older residential sections of Daphne spread outward from the central business district, along the major transportation arteries.

As was referenced previously, the majority of this residential land use is devoted to single-family housing, including mobile homes. Due to the predominance of single-family developments, housing densities (number of housing units per acre) are relatively low in the City. Ninety-six percent of all housing density in the City is less than 3.0 units per net developed residential acre.

The availability of water and sewer service in much of the undeveloped areas of the City will be an impetus to residential development in these outlying areas within the corporate limits and also within the fringe area of the Planning Area.

Mobile homes are playing an increasingly important role in housing Daphne's population. The 1998 windshield survey indicated that this category of residential use comprises approximately 2.0 percent of the residences in the corporate limits. This pattern of mobile home development suggests that prudent enforcement of the City's Zoning Ordinance and Building Code be in order, particularly with respect to the need for more medium density developments. The development of better designed manufactured home parks and subdivisions in accordance with the City's Land Use and Development Ordinance will help to alleviate this situation and also to protect property values.

COMMERCIAL

Although commercial land use - which includes retail, service, and wholesale establishments - does not represent one of the largest land uses, it is, however, an important generator of traffic. Commercial land uses occupy 412.82 acres within the corporate limits or 7.85 percent of the developed land. The Central Business District contains a majority of retail and service commercial ventures, located along Main Street and Daphne Avenue. This core development spread and now comprises several miles. The balance of commercial land use is located along U.S. Hwy 98 and to the east on County Highway 64. In the urban fringe, this land use represents 3.27 percent of the development land or 127.65 acres.

INDUSTRIAL

Industrial land use provides area residents with a source of employment and income. This type of land use, properly located to avoid conflict with incompatible types of urban development, can enhance the City's economic vitality, which is the mission promoted by the Industrial Development Board.

Industrial uses occupy 17.96 acres in the City, 0.34 percent of the City's developed land. Daphne is the home of approximately 15 manufacturing establishments employing approximately 250 people. Most of the industrial acreage is located in both the southern and northern portions of land adjoining the urban core of the City. These are located along the major transportation arteries due to accessibility. Daphne is well suited for industrial activity, considering its transportation infrastructure, labor force, topography and parcels of undeveloped land in the Planning Area.

PUBLIC AND SEMI-PUBLIC

The level of governmental services, educational, health, park and recreational and other cultural facilities is an important aspect of the total development of the City of Daphne. These facilities are necessary for an environment, that provides healthy, functional, and pleasant living conditions. They are also the major elements, which enhance the human values of an area and its attraction to new residents.

Public and semi-public land use occupies approximately 716.26 acres or about 13.64 percent of the developed land inside the corporate limits and 7.90 percent of the total Planning Area. In addition to the Municipal Complex, Civic Center, Library and recreation facilities, other uses within this category include schools, churches, cemeteries and parks.

RESOURCE PRODUCTION AND EXTRACTION

This land use is utilized for farming and mineral extraction. It is in both the periphery and the urban portion of the Planning Area. As the incorporated area continues to grow, we will see these lands disappear and be replaced by urban development. Resource Production and Extraction use comprises approximately 177.26 acres within the corporate limits or 61.37 percent of the City's developed land.

RIGHTS-OF-WAY

Streets, roads, and utility rights-of-way comprise the majority of uses and consume 1,330.78 acres or 25.33 percent of developed lands in the City and 20.1 percent of the Planning Area.

TRANSPORTATION, COMMUNICATION, AND UTILITIES (TCU)

The TCU facilities not located in rights-of-way and include water towers, server facilities, and telecommunication facilities, which include telecommunication towers that are located throughout the City on privately owned property, all of which are vital elements of an urban area. These comprise 29.91 acres, 0.57 percent of the developed land within the corporate limits and 0.34 percent of the total Planning Area.

UNDEVELOPED

The land that is devoid of urban development is classified as undeveloped. This includes woodlands, wetlands, and vacant parcels. Within the city limits, this land use equals 3,458.76 acres. There are 2,916.94 acres of undeveloped land in the Urban Fringe area. This equates to 39.69 percent and 41.08 percent of the total land area, respectively. Any further development or future use of this land should conform to development policies that are established in this plan.

ZONING

The Land Use and Development Ordinance, which contains the rules and regulations for zoning and was most recently revised in 1999, legislates the land uses within the corporate limits. Single family residential areas dominate, with the density varying from low single-family to high-density multi-family sites located primarily adjacent to transportation arteries and business districts. There is one district zoned for mobile home parks on Whispering Pines Rd.

Business districts abut transportation arteries and the commercial/industrial districts abut Pollard Road throughout north and south Daphne. The percentage breakdown of zoning districts and a comparison of existing land uses and zoned land is depicted in Table 38. Within each category, the amount of zoned land exceeds the amount currently used.

**TABLE 38
COMPARISON OF CURRENT AND ZONED LAND USE
CITY OF DAPHNE
2000**

<i>LAND USE CATEGORY</i>	CURRENT LAND USE		ZONED LAND USE	
	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	1622	10.3	14,853	94.4
COMMERCIAL	105	0.7	480	3.1
INDUSTRIAL	83	.5	392	2.5
RESOURCE EXTRACTION/ AGRICULTURE	656	4.2	N/A	N/A
OTHER	13,259	84.3	N/A	N/A
TOTAL	15,725	100.0	15,725	100.0

Source: South Alabama Regional Planning Commission

LAND USE RELATIONSHIPS

The compatibility of one land use with another in its physical or spatial relationship is a primary factor in the location of new development. The Daphne Comprehensive Plan deals directly with the physical relationships of land use types, especially in the definition and mapped location of zoning districts. Industrial uses are not normally compatible with low-density residential uses. Thus, there should be horizontal distance, a transitional land use type, or a physical buffer between the two. However, the physical relationship between a neighborhood business such as a convenience store and a residential area could be much closer.

The compatible location of land use types also achieves broader goals of the entire community such as adequate light, air, and safety; economically it promotes and conserves the value of land, buildings, and structures; and it promotes the public health, safety, comfort and general welfare of the community. Table 39 illustrates land use relationships.

**TABLE 39
LAND USE RELATIONSHIPS
CITY OF DAPHNE PLANNING AREA**

	Residential			Commercial			Industry			Community Facilities				Transportation				Utilities			
	Agriculture	Single- Fam.	Multi -Fam.	General	Neighborhood	Highway	Light	Openspace	Elementary	Middle/ High	College	Parks	Municipal Buildings	Terminal & Transfer Fac.	Arterial	Major	Collector	Local	Water Supply	Sewage Treatment	Solid Waste Disposal
AGRICULTURE	*	*	*	*		*	*	*	*	*	*	*		*	*	*	*	*	*	*	*
RESIDENTIAL																					
Single-Family	*	*	*		*			*	*	*	*						*	*			
Multi-Family	*	*	*	*	*	*		*	*	*	*				*	*	*				
COMMERCIAL																					
General	*		*	*	*	*	*								*	*					
Neighborhood		*	*	*	*	*						*	*				*	*			
Highway	*		*	*	*	*	*							*	*	*					
INDUSTRIAL – Light	*			*		*	*							*	*	*			*	*	*
COMMUNITY FACILITIES																					
Schools	*	*	*					*	*	*	*	*					*	*			
Parks	*	*	*		*			*	*	*	*	*	*				*	*	*	*	*
Municipal Buildings					*							*	*				*	*			
TRANSPORTATION																					
Terminal & Transfer Facilities	*					*	*							*	*	*			*	*	*
Thoroughfares	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
UTILITIES																					
Sewer Service Plant	*						*	*			*			*	*				*	*	*
Water Service Plant	*						*	*			*			*	*				*	*	

Source: South Alabama Regional Planning Commission

* Denotes Compatibility

LAND USE PLAN

“Land Use” refers to the activity or development characteristics of a given parcel of land. The Land Use Plan presented in the following pages, represents the City of Daphne’s official position on all matters related to the physical use and development of public and private lands within the Daphne Planning Area. The purpose of the Land Use Plan is to guide urban development and to prevent urban sprawl and its attendant problems by promoting good land use management.

The technology to exactly predict how the future will unfold has not been developed. However, it is both desirable and possible to predetermine the reasonable size and arrangement of land uses. The purpose of the Land Use Plan is to provide for adequate amounts of land for each land use based on accepted planning standards for each land use and to assure that these arrangements are harmonious.

Residential development exerts the most influence on character and livability as it uses the largest amount of space in the City. This land use presently accounts for 47.6 percent of total developed land in the City. Commercial land use should be concentrated in a manner of commercial districts; and industrial uses should be confined to areas that offer little or no interface with existing or potential residential development. Efforts should be made to control the conversion of vacant land in a planned manner. With a thorough guide for planned growth, the positive aspects and character of the present land use patterns will be strengthened.

An additional land use category has been added to the Land Use Plan which was not included in the existing land use inventory. This land use category is the Deferred Category. The Deferred Category represents land that may be characterized as being in a holding pattern and is not intended for any type of development prior to utilities being provided. The intent is to negate sprawl and other negative impacts. This land use delineation will change over the years as the market determines and as the City extends its corporate boundaries.

METHODOLOGY FOR FUTURE LAND USE REQUIREMENTS

By utilizing existing land use patterns, facility requirements, economic factors, land development potentials, transportation needs, environmental concerns and other factors, future land use requirements can be approximated. Future annexations are not included in these calculations.

Estimates of future land use requirements, as shown in Table 40 and Figure 12, were based on the 2001 percent distribution of land use as noted in city's land use survey. Additionally, Figure 13 depicts estimates of future land use requirements for the central business area. Future residential land was determined by the housing needs to accommodate the population projected for the year 2020. For more information regarding this see the housing section of this document. To develop the non-residential future acreage, the ratios of various land use categories to existing residential land for the urban and fringe areas were applied to the future residential land. For the fringe area, it is assumed that there will be approximately 2.8 persons per household. Given the total housing units from the survey, the existing population was calculated and projected for the year 2020. Total undeveloped land represents the difference between total land area and the sum of all of the other land use categories.

It must be noted that both future residential and non-residential acreage projected by need vary from the land use acreage depicted on the future land use map. Typically, acreage for most of the various land uses on the future map greatly exceed land use acreage projected by need.

There are two reasons that acreage by need and future map acreage are not the same. First, it is difficult to predict or control precisely the location for the projected acreage needed regarding residential and non-residential land, especially given the fact that parcel sizes vary significantly; therefore, the map features future-land-use-acreage that exceeds projected needs so as to provide a wide margin within which the market will help determine the most feasible areas for residential, commercial, and industrial development. Second, projected needs only illustrate what land use relationships should be in the future if the current ratio is to be maintained.

Projected needs do not reflect the community's desire to increase substantially the acreage of some land uses and to slow the growth of others. The future land use map, however, does reflect what local policy makers and the community want in terms of future growth.

RESIDENTIAL

The future residential acreage for the fringe area was calculated by using the current rate of 2.0 acres per housing unit, which yielded a total need of 1,272 acres. Adding this figure to the total number of required acres projected for the corporate limits (5,162) yields a planning area total of 6,434 acres (see Housing Element for a more detailed discussion of residential acreage projections).

COMMERCIAL

For the Daphne corporate limits in 2000, 1,236 acres were zoned commercial. Current land use for commercial comprises 413 acres. For the Planning Area, the need projected for the year 2020 regarding commercial land use is 1,041 acres. These numbers were calculated by the following method: first, commercial land use was computed as a ratio of existing residential land. Then, these ratios were applied to future residential land to determine the acreage needed in the future for commercial activities. Currently, 541 acres of commercial land in the planning area – 413 for corporate area and 128 for the fringe – can be expressed as 0.17 percent and 0.15 percent of existing residential acreage, respectively. Applying these percentages to future residential acreage yields 852 acres of commercial land use in the corporate limits and 189 acres of commercial land use in the fringe.

INDUSTRIAL

Just over three percent (3.1%) or 480 acres were zoned industrial for the Daphne Corporate Limits in 2000. Of the acreage zoned industrial, 17.96 acres were being used for industrial purposes. The total need projected for the year 2020 for the Planning Area is 192 acres. Like the commercial land-use-acreage projections above, percentages for corporate and fringe areas were derived from existing residential acreage and applied to future residential acreage, plus known acreage recommended for an industrial park, the results being 150 acres for the latter.

PUBLIC/SEMI-PUBLIC

Public/semi-public acreage in the corporate limits is projected to grow approximately 762 acres over the next twenty years. Considering population growth over time, the expansion of public parks or recreation areas and the construction of new emergency and educational facilities will most likely account for this increase in public land-use acreage. The substantial increase in map acreage for public/semi-public land use for the total planning area (723 acres in 2000 to 1,488 acres in 2020) is attributed to wildlife and public/park lands that had not been delineated on the 2000 existing land use map.

RESOURCE PRODUCTION/EXTRACTION

Resource production and extraction acreage typically gets smaller as the planning area develops. However, it is often desirable to preserve as much resource land as possible. In the corporate limits of Daphne, a need of 88 acres is projected for a total of 89 acres by the year 2020. In the fringe area, a total of 1,600 acres is projected.

TRANSPORTATION, COMMUNICATION, AND UTILITIES

Sixty-one (61) acres should be available in the corporate limits for this land use category by 2020. Also, a need of 2 acres has been projected for the fringe area for this same year. However, acreage for transportation, communication, and utilities will be determined largely by market forces – where and how much developers decide to build houses, businesses, and manufacturing plants will directly influence the placement and quantity of roads, phone lines, and electric, natural gas, sewer, and water extensions are included in rights-of-way.

RIGHTS-OF-WAY

The projected acreage needed for rights-of-way in the City's corporate limits is 1,415. Acreage needed in the fringe area is projected at 241 acres; and for the total planning area 1,688 acres are needed.

UNDEVELOPED (DEFERRED)

This category has been modified somewhat by employing a concept for the Land Use Plan that was not included in the existing land use inventory. On the future land use map, the Undeveloped category is renamed the Deferred category, which represents land that may be characterized as being in a holding pattern and is not intended for any type of development prior to utilities being provided. For the year 2020, undeveloped land is projected to be only 1,206 acres representing an 11 percent decrease of undeveloped acreage in the corporate limits.

Undeveloped land for the entire planning area amounts to 1,865 acres, a 2.41 percent decrease over a twenty year period.

**TABLE 40
EXISTING & PROJECTED LAND USE
CITY OF DAPHNE PLANNING AREA
1998 AND 2020**

Land Use Category	Corporate Limits		Fringe Acreage		Total Planning Area	
	2000 Existing	2020 Projected Need	2000 Existing	2020 Projected Need	2000 Existing	2020 Projected Need
Residential Single-Family Multi-Family	2,503	5,162	81	1,272	3,364	6,434
Commercial	413	852	128	189	546	1,041
Industrial	18	36	6	156	24	192
Public/Semi-public	717	1,479	7	9	723	1,488
Resource Production/ Extraction	177	89	2,389	789	2,566	878
Right of Way	1,331	2,746	508	749	1,839	3,495
Transportation, Communication And Utilities	30	61	1	2	31	63
Lakes	67	67	0	0	67	67
Undeveloped Land	3,458	1,206	2,910	659	6,368	1,865
Total Land	8,713	11,698	6,810	3,825	15,523	15,523

Source: South Alabama Regional Planning Commission

LAND USE ISSUES AND CONCLUSIONS

As a result of the study and discussion of existing land use patterns, the desired image of Daphne and the development potential of the city, it was possible to define issues with which the City of Daphne is now confronted, or may be confronted with in the future. In the following section, each of these issues is recognized, along with a summary of findings related to the issue.

ISSUE: CIRCULATION WITHIN DAPHNE

There is a lack of primary circulation routes around Daphne to provide convenient and safe travel. Since U. S. Highway 98 and U. S. Highway 90 are the only two major arterials for residential and commercial traffic, these areas remain congested. Furthermore, the lack of primary circulation has limited commercial development to serve the eastern portion of the city.

Much of Daphne's traffic congestion is due to the heavy commuting to Mobile for employment. The City of Daphne has no facilities, resources, or programs for carpooling or mass transit from Daphne to Mobile to decrease commuting traffic.

Access to business areas is integrated with everyday vehicular traffic, which increases traffic congestion and decreases Daphne's ability to attract additional industry. Heavy commuter traffic is disruptive to residential areas and makes what could be a stable neighborhood an undesirable place to live.

Bicycle and pedestrian resources are virtually non-existent in the majority of Daphne. Although some sidewalks do exist along Main Street and efforts are being made to include sidewalks in new developments, many sidewalks are isolated and do not connect to any destination points.

Upgrades and improvements to construct an efficient circulation system will be costly and will place more maintenance on the City of Daphne. These improvements are necessary, however, if Daphne is to continue to grow and be able to support its residents. Without the improvements, commercial and industrial development will be limited. Without these additional revenues, the City of Daphne will be strained to provide infrastructural services to a growing residential population.

ISSUE: LAND USE COMPATIBILITY

The current Land Use and Development Ordinance has provisions for visual and noise buffering between incompatible land uses. This resulted from complaints from residents primarily located in the east Daphne area who are adjacent to heavy commercial development and the resulting traffic. Buffering requirements are increasing as new developments, both commercial and residential, occur near established neighborhoods.

Commercial development in Daphne is mainly strip type development without any clustering of similar types of businesses. The result is offices adjacent to car repair next to retail stores. Not only has the lack of commercial clustering resulted in an aesthetically displeasing landscape, but

has also contributed to traffic congestion because of the lack of service roads to serve a particular type of development. Further more, specific types of traffic are not funneled in one direction.

Daphne has several strong and cohesive neighborhoods, which attract growth and promote stability. Conservation of these neighborhoods should be a high priority as new industrial, commercial and residential growth continues to occur.

The current Land Development Ordinance is very broad in some commercial districts, allowing just about any type of development, and is very narrow in other areas so that flexibility with unique types of developments is extremely difficult. The zoning map does not provide the hierarchy of land development that it should to encourage growth which protects neighborhoods and manages traffic.

ISSUE: CONSERVATION AND DEVELOPMENT OF NATURAL RESOURCES

The flood plain areas surrounding Fly Creek and D'Olive Creek have the potential to become highly desirable amenities to development, as well as alternative transportation paths for pedestrian and by bicyclists. These areas should be preserved to eliminate danger of harmful development in physically sensitive areas and used instead to promote the high quality of life desired by Daphne residents.

Parks and open spaces are part of the amenities that attract residents to Daphne and help maintain a high quality of life. Although Daphne has a good park system, it is not as strong as it could be since there are several neighborhoods that do not have access to a community/ neighborhood type park. Consideration should be given to new parks as development occurs to insure that the park system is able to accommodate increased growth.

New development should be controlled so that physically sensitive areas, such as the Tensaw River/Mobile Bay watershed, are not continually impacted. Increased urbanization of Daphne will result in increased stormwater runoff. This increased stormwater drainage has the potential to further erode creek beds, increasing the potential of flooding, as well as increasing the pollutants in Mobile Bay.

Daphne is rich with historic resources such as Village Point. The downtown area is one of only a few area downtowns that remains aesthetically pleasing.

ISSUE: MAINTAINING A QUALITY IMAGE

Daphne's system of site plan review is limited to making sure that a development meets all land development and building code requirements. None of these codes provide the flexibility to insure that a development is aesthetically pleasing as well as structurally safe. Site plan review should also address provisions to help alleviate traffic congestion.

The only established group in Daphne with a mission of preserving and improving the City's resources is the Daphne Downtown Redevelopment Authority (DDRA). While this group is strong and active, it does not address many of Daphne's natural resources that promote a quality image. Individual citizens are, however, becoming more aware of this as increased growth continues to eliminate the natural surroundings.

The poor access to schools in Daphne detracts from the image of the city. Although the traffic problem does not directly affect the quality of education, the apparent low priority in resolving this problem is a poor reflection on Daphne.

Recently Daphne has developed a strong organized sports and recreation program which continues to attract residents. The same effort, however, has not been put forth to develop a park and open space system.

The presence of long-term vacant buildings is detrimental to Daphne's image as an active and growing city. When uses cannot be found for vacant buildings (such as the Delchamp's buildings), the impression is that Daphne cannot attract, nor sustain commercial development.

Some entrances to Daphne are poorly defined and do not promote a positive image of the city. Instead, the entrances are somewhat confusing, as the traveler is never sure at what point Daphne begins or ends. This is a result of sporadic development catering to new growth and commuting traffic.

ISSUE: ECONOMICS

In the past, Daphne has not actively sought to provide land resources for necessary services to accommodate a growing population. The result is neighborhoods without parks, inaccessible schools, and the need for additional fire protection facilities, to name a few. The provision of these resources retroactively is going to place a burden on the City of Daphne until they catch up to the growth rate.

The sudden increase in growth during the last fifteen (15) years caught Daphne by surprise in many instances. In an effort to encourage growth and increase revenues, the City has not managed how growth and development have occurred. Daphne is now in a position to manage growth so that the desired character of Daphne is maintained.

Most of the infrastructural system of Daphne (water, sanitary sewer, garbage and other utilities) is capable of servicing the present population. The road system and the stormwater drainage system, on the other hand, are suffering from the increased growth. Well managed growth will be necessary to insure that the infrastructural resources are able to continue to accommodate development. This means that Daphne may have to be more active in their pursuit of commercial and industrial development to help offset the costs of residential development.

Daphne has not taken full advantage of its strong organized sports program and recreational opportunities to attract tourism and increase revenues. This has recently been recognized by the State of Alabama as a means to attract tourism and retirees.

The City of Daphne has spent money to provide services to an expanding commercial base at the cost of leaving buildings vacant and unused in the western portion of the city. Uncontrolled growth to the north and east will only encourage this unwise spending of revenues.

ISSUE: ANTICIPATING AND MEETING LAND USE NEEDS

Land use compatibility has not been an issue until the recent past when fast development has begun to encroach on stable residential and commercial areas, bringing traffic congestion and the potential for loss of property values.

Approximately 40 percent of the land within the corporate boundaries of Daphne is as yet undeveloped. Daphne's citizens and government administration are only now becoming cognizant of this fact and of the cost of developing outside the city limits.

The City of Daphne has a need for increased moderate and high density residential resources that are located with appropriate access for a high volume of traffic. The needs of this type of residential development often include access to major arterials and to Interstate 10 for employment purposes.

For Daphne to maintain its high quality of life and attractive image, the City must be able to predict growth trends and insure that adequate land and resources are available in appropriate areas so that residents continue to find Daphne an attractive place to live and work, and so that commercial resources are available to serve the population.

Daphne is lacking in resources to promote industrial recruitment. Daphne's regional position is diminished by this lack of resources. Nor does Daphne have programs that promote the start-up of industry, such as seed money, a speculative building, or an industrial incubator.

LAND USE CONCLUSIONS

COMMERICAL DEVELOPMENT

Regional type commercial areas are proposed along U.S. Highway 90, parallel to Interstate 10, from U.S. Highway 98 to County Road 27. Regional type commercial areas will continue to develop along U.S. Highway 98. Local and convenience type commercial development occur along U.S. Highway 90 and U.S. Highway 98. As land becomes less available and more costly along these highways local commercial developments should occur along Highway 64 from U.S. Highway 98. Local shopping areas should concentrate along Highway 64 at the intersection of Pollard Road and the intersection of County Road 13.

Commercial development along U. S. Highway 90 should be restricted to office commercial sites which do not generate high volumes of traffic and which do not disturb the surrounding residential areas. A commercial area that relates to industrial development, such as office/warehouse type developments is planned to be developed east of the planning area along Alabama Highway 64.

Local shopping areas are recommended at the intersection of Pollard Road and County Road 13 and at the intersection of County Road 13 and County Road 64.

Commercial development within the downtown area is recommended to be a mixture of retail, office, and municipal uses so that the downtown area remains active and economically viable and is not totally dependent upon one segment of the population for business. Every effort should be made to encourage versatility in the downtown area so that this historic resource is not lost. Furthermore, the downtown area is recommended to become a primary source of tourism revenues.

INDUSTRIAL DEVELOPMENT

The future land use guide recommends that industrial land uses be clustered in the southern part of Daphne between Highway 98 and County Road 27. The future land use guide also recommends improved accessibility to these areas with the widening of Highway 27 bypass around Daphne.

The future land use guide recommends buffering all industrial uses from low density uses with heavy commercial development that are related to the industrial enterprises.

INSTITUTIONAL PARKS AND OPEN SPACE DEVELOPMENT

Institutional land uses are proposed to be located strategically throughout Daphne as needed to serve the population. These land uses include schools, churches, fire stations, police stations, etc.

The future land use guide recommends the development of an open space system that connects residential areas to one another and to commercial and institutional developments. The open space system should be developed along floodplains and utility easements which are not suitable for development, but which enhance the residential and commercial areas.

Neighborhood and community parks are recommended within all residential areas. Larger parks should be located in areas with convenient vehicular access.

A large sports park complex, including fields for organized sports was recently built in the central portion of Daphne adjacent to the middle school.

It is recommended to plan for institutional and recreational resources before development occurs so that the cost may be shared by developers and so that all new developments have necessary services.

URBAN DESIGN

GOALS AND OBJECTIVES

GOAL

Provide an aesthetically pleasing and prosperous community by examining the relationship between people and their physical environment.

The purpose of this section is to examine aesthetic improvements for the City of Daphne.

OBJECTIVES

Urban design can be defined as a discipline concerned with the functional and visual relationships between people and their physical environment. It also examines the ways in which these relationships can be enhanced. Urban design is therefore directly involved with several significant areas of urban planning. These areas include housing, transportation, utilities, open space and commerce. The underlying assumption in the practice of urban design is that the physical environment can be desirably formed, using certain design techniques and methods.

To a great extent, the character of a community is established by the design of its elements. Such elements include public and private buildings, streets and parking areas, parks and open space and neighborhoods. The design of individual elements provides an impression of a community, and together give a sense of community image.

Rapidly growing cities, such as Daphne, often lack time to establish good urban design. When development occurs rapidly, there is no time for an area to acquire a particular character or sense of place. Each new building, street, park or neighborhood is designed autonomously. This often results in areas that, although not ugly, are not attractive. Even though each individual element may be attractive, the whole is not. Daphne has two critical areas; the commercial strip along U.S. Highway 98 and the Olde Towne Daphne District, which is Daphne's central business district.

ENTRANCES INTO THE CITY OF DAPHNE

City gateways or entrances are those immediate surroundings first perceived by the traveler entering the city's limits. These gateways or entrances can be local streets or large freeways. They are approaches to the community and as such, give the traveler a first and often lasting impression. These gateways can visually establish a "sense of place" and heighten the travelers' anticipation of arrival.

Daphne's gateways are located on U.S. Highway 98 north at I-10 and south near Johnson Road. As travelers enter Daphne from the north traveling south along U.S. Highway 98, they begin to experience a pleasing view with limited visual clutter. In previous years development was the

primary intent of this section of U.S. Highway 98, with no aesthetic compatibility, guidelines or control. It should be noted that this development occurred when this area was not part of the incorporated area. This situation has gradually been corrected through enforcement of city ordinances, such as landscaping and the sign ordinance. Eliminating the overhead utility lines will also improve this situation.

Also to be considered are subdivision entrances. These can be important to the traveler as they travel through Daphne. They also provide a sense of neighborhood for subdivision residents and should be attractively designed. This can be achieved through landscaping guidelines in the Land Use and Development Ordinance.

STREETSCAPE

The discipline of urban design contains many elements. It accompanies every visual aspect of an urban area's physical development. The obvious merging point for many of these elements is the street or streetscape. A positive, harmonious streetscape can foster a positive overall impression of the community. If the opposite exists, then a less than favorable impression is made.

Streetscape is a significant component of urban design. Streetscape consists of many basic elements (landscaping, signage, utilities, street furniture, lighting, seasonal decorations, etc.)

LANDSCAPING

Landscaping is important to urban design, since it enhances both street and building design. Moreover, people are attracted to a natural environment and usually respond positively to "green" places. Thus, landscaping is particularly beneficial to residential and commercial/business developments. It softens the harshness of the cityscape. Landscaping can actually promote patronage by providing an attractive environment and ambience suitable for shopping. Parking lots that are bermed and treated with plantings and trees are much more attractive to the user and passerby than lots lacking such treatment.

Landscaping a neighborhood, particularly tree planting, can provide visual beauty, relief from the climate and maintenance benefits. Shaded grass requires less watering and shaded homes require less use of interior air conditioning. Trees can actually reduce the ambient air temperature by several degrees. Landscaped cul-de-sacs and oval turn-arounds provide an almost park-like environment for those homes clustered around these streets. Landscaping residential areas abutting arterials and collectors provides a softer, more attractive image than that provided by fencing or stone walls. Landscaping can require less maintenance than walls or fences if designed properly. If the latter are used as buffers, climbing or clinging vegetation can soften the stark wall or fence façade. Landscape plans are currently mandatory for all multi-family developments and for all business and industrial developments in Daphne.

UTILITIES

Improved protective coatings for underground wiring, trenching and conduit technologies, combined with lower tree and drainage costs, have made undergrounding utilities a more

prevalent practice. Innovative, cost-cutting equipment is currently available to rapidly locate underground interruptions. This lowers maintenance costs. In addition, the electric, telephone and cable television companies can economize and operation by using common trenching. However, the short-term costs of providing above-ground utilities are lower when such facilities are already present.

Aesthetically, underground utilities are superior. The sight of poles along rear lot easements or within street right-of-ways is a disagreeable one. It has been argued that pad-mounted equipment for underground utilities is just as unattractive as aerial equipment. In these cases, the design solution is to landscape areas immediately surrounding this equipment to provide screening. Underground utilities, switches and transformers can be cost-effective by reducing vandalism, maintenance costs and traffic hazards.

VISUAL CLUTTER

Visual clutter is the unplanned, disorganized arrangements of signs, utility poles and equipment, and street furniture. Visual clutter makes a streetscape unattractive and often, unsafe.

Excessive aerial lines striping a residential sky is visual clutter. Unscreened utility pads contribute to visual clutter. Abandoned cars or excessive off-street parking can be termed visual clutter as well as urban blight. Street elements which produce visual disharmony or distraction constitute a form of visual clutter. Billboards, particularly those present at city entrances, can degrade or destroy a community's image. Litter and inappropriate refuse dumping or storage is obviously visual clutter.

STREET FURNITURE

Street elements such as street lights, traffic signals, directional signs, bus shelters or transit rider seating, tree grates, telephone booths, fire hydrants, information kiosks, drinking or decorative fountains, litter baskets, step railings and decorative door knockers can all be termed street furniture. Streetscapes are, in large measure, defined and enhanced by the orderly, disciplined installation of street furniture. Street furniture gives character and quality to a streetscape, while making the area more attractive to the pedestrian. It acts to convert a harsh street scene to a more sensitive human/pedestrian scale.

The city influences the design of traffic signals, directional signs, fire hydrants and litter containers. Design and installation standards for other furniture elements are derived from the private sector. The private sector occasionally responds in a well-planned and designed fashion. More often though, such design considerations are ignored or are not well planned.

SIDEWALKS

Sidewalks are discussed in the transportation portion of this plan, but are elaborated on here.

In designing sidewalks, several questions need to be asked. Are sidewalks necessary for the safety of children playing in the neighborhood or traveling to a nearby store? Are sidewalks

necessary for children to walk to and from school and recreational facilities? Are sidewalks necessary for adults to access neighborhood centers or business areas? Are sidewalks necessary to safely provide fitness and recreational opportunities for adults and the handicapped? Daphne has installed sidewalks in several places in the city. The sidewalk along Main Street is six feet wide and abuts the street. It is recommended that landscaping be provided in a narrow strip between Main Street and the sidewalk. Not only would it visually enhance the area, but also it would serve as a safety factor for pedestrians.

Sidewalks are an important urban design element. They provide the basis for and support of the use of street furniture. The use of a mailbox, a telephone booth, low level street lighting, a drinking or decorative fountain, information kiosk, bus shelter, etc. is linked to a defined pedestrian transportation network.

LIGHTING

Lighting is an important element of urban design and a key streetscape item. Lighting should be sought that offers higher illumination, security and safety, but consumes little energy. Collector and arterial streets, because of their greater traffic volumes, must be adequately lit. Moreover, measures should be taken to assure that right-of-way lighting best serves open space, subdivision entrances, etc.

In areas not in the public domain, the private developer provides lighting and should consider lighting location, style and type.

Night lighting can dominate the mood and focus of a streetscape. Supporting structures for light fixtures (e.g., light poles) are part of the overall "street furniture" associated with public and private streets. As such, these structures can set the tone for streetscape. Low level street lighting offers the most pleasing urban design. There are many types of attractive, low-level street lights available.

Currently, the opportunity to install unique street lighting is provided in private subdivisions on private streets. The city has assumed the responsibility of maintaining all street lights on public streets. Standards and specifications for these lights are enforced throughout the development process are installed by private developers.

Unique or period lighting can add a certain sense, quality and character to a neighborhood or to an area of the city. Areas with special character are the most likely candidates for novel lighting such as Daphne's downtown area. "Theme" lighting has occurred along Main street from Christ the King Church north to Lott Park and along Daphne Avenue from South Main Street to U.S. Highway 98. Another area to be considered for additional lighting is U.S. Highway 98. This would eliminate clutter in front of the commercial establishments.

CENTRAL BUSINESS DISTRICT

The theme is intended to bring back the quaint southern town with limited Italian influences. Wrought iron columns should replace existing columns on the Nix Florist Building. Encourage

owners to install awnings on buildings where appropriate. A mural or wall painting or an Italian market place, possibly Venice with street vendors might be included. City buildings or renovations should have a more traditional façade.

SMART GROWTH

Sprawling land development is gobbling up the countryside at an alarming rate. In some communities the amount of developed land is growing faster than the population. This pattern of growth forces us to be overly dependent on automobiles, increasing the pollution and damage they cause. It also destroys farmland and open spaces and pollutes more and more watersheds. At the same time it contributes to a range of serious social problems. left behind. In response to these trends, citizens, public interest groups and all levels of government have begun to develop smart-growth solutions to revitalize our cities, promote more compact and transit-oriented development, and conserve open space. The Smart Growth initiative is an initiative to eliminate urban sprawl and recapture the small town quality of live that eludes most developments today. The City of Daphne should examine the implementation tool for the Comprehensive Plan, the Land Use and Development Ordinance, and incorporate Smart Growth design criteria for new developments.

CONCLUSION

In general, Daphne needs to continue to improve its gateways and entrances. Attention should be paid to their appearance so that they convey the quality and character of the community in positive light. Streetscapes use many significant urban design elements and represent a merger of these elements. Though several areas demonstrate high-quality urban design, the city contains many unattractive streetscapes. As the city continues to grow, more attention and care is warranted to improve the visual quality and design of Daphne. The downtown area should provide a unique theme. A return to the true Main street theme is recommended to entice pedestrian circulation and create visual pleasure.

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