



**CITY OF FAYETTE, ALABAMA
COMPREHENSIVE COMMUNITY MASTER PLAN
JANUARY 2010**



ACKNOWLEDGEMENTS

Mayor

Ray Nelson

City Council

Cedric G. Wilson, Mayor Pro Tem

David Brand

Anne Hamner

Mike Hardin

Linda McCraw

Planning Commission

Jimmy Ayres, Chairman

Jacalynn Killion, Vice Chair

Larry Humber

Felix Caine

Stevie Sparks

Robert Avant

Anne Hamner, City Council

Dewayne Roby, City Engineer

Ray Nelson, Mayor

Fayette Water Works

Scotty Moore, General Manager

Fayette Gas Board

Jeannie Feltman, General Manager

City of Fayette

Dewayne Roby, City Engineer

West Alabama Regional Commission

Robert B. Lake, Executive Director

Auburn University Urban Studio

Cheryl Morgan, Director

Alabama Communities of Excellence (ACE)

Linda Swann

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INTRODUCTION

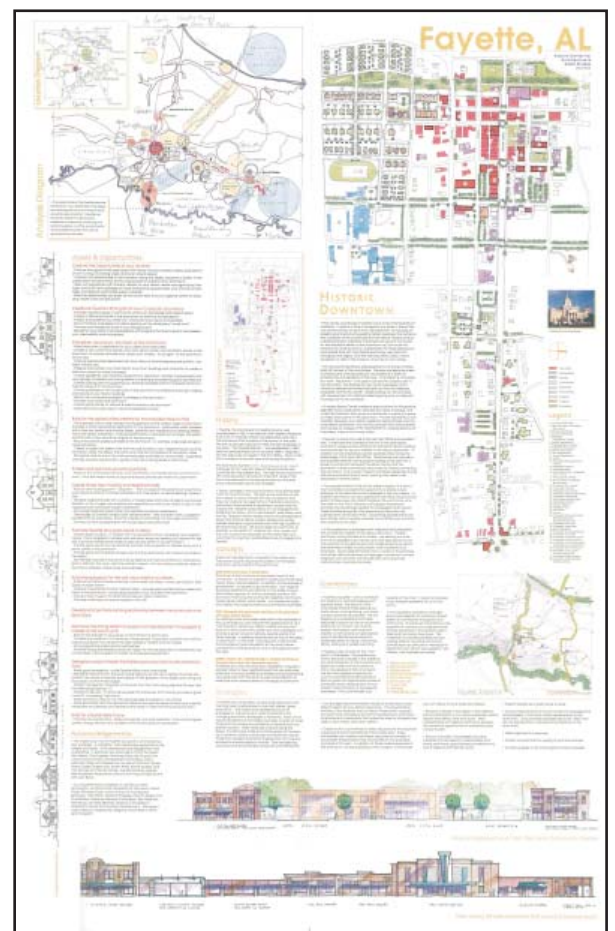
History of the Master Plan

The City of Fayette has undertaken a number of planning and design based initiatives. These have included participation in the Alabama Communities of Excellence program, a strategic plan and a Small Town Design Initiative, prepared with the Auburn University Urban Studio. The City has also participated in a number of regional planning initiatives, including a Comprehensive Economic Development Strategy (CEDS) completed West Alabama Regional Commission, rural transportation planning process, supported by W.A.R.C. as well as an Interstate-22 Alliance for northwest Alabama.

The Comprehensive Community Master Plan has incorporated the best ideas and input from previous efforts and endeavored to synthesize these ideas, along with new input, into a comprehensive long term plan with recommendations for implementation.

Purpose of the Master Plan

The purpose of the Master Plan is to provide a guide for the long term physical development of the City of Fayette, including the immediate environs outside the City. The intent of the Master Plan, in addition, is to comply with the requirements of the state legislative authority for planning in the City of Fayette. The plan should provide guidance for land use, community design and zoning, recommendations for capital improvements in transportation and infrastructure, proposed community facilities and services, protection of natural resources, historic and cultural resources and, finally, recommendations for economic development and fiscal improvements that will result in continued and enhanced sustainable development of the City of Fayette.



Master Planning Process

The Master Planning process started with the collection and review of information, previous plans and studies, field surveys of the City, in order to provide an assessment of the community relative to the Master Plan; from this assessment, a concept plan was drafted, utilizing the vision and goals previously expressed by the community; this concept and general goals were reviewed in a community meeting for further input; utilizing additional input, the Comprehensive Community Master Plan has been drafted for consideration by the Planning Commission and City Council, following additional input from the citizens, businesses and interested stakeholders. Upon approval of the plan by the Planning Commission and City Council, the Planning Commission will assist the Mayor, Council, City Departments and others in the implementation of the plan. The Planning Commission should review the plan annually and update the plan as needed.

Master Plan Summary and Overview

The comprehensive community Master Plan includes the following components.

Community Assessment – A summary assessment of the conditions and future prospects for important factors affecting the City of Fayette. The assessment concludes with identifying key findings, assets and opportunities.

Plan Vision and Goals – A statement or picture of the overall direction envisioned by the citizens, businesses, government and organizations for the City of Fayette, relative to long term physical development. Goals that have been stated in previous consensus building efforts are included to give further direction to the Master Plan.

Plan Recommendations – Plan recommendations, including policies and strategies, are included for land use, community design and zoning; housing and neighborhoods; transportation and streets; infrastructure; community facilities and services; and economic/community/fiscal development.

Plan Implementation – Recommendations are included to facilitate the implementation of plan policies and strategies. It should be noted that recommendations requiring expenditures of City funds or other actions requiring action by the Planning Commission or City Council will only be considered in accordance with public hearing and open meeting requirements as well as other opportunities for the public to be informed.

Early Action Program – Included in the plan recommendations and implementation are certain actions that should be considered immediately. These recommendations are included in an Early Action Program section of the plan.

COMMUNITY ASSESSMENT

Regional Context

The City of Fayette is located in West-Northwest Alabama and near the Mississippi/Alabama line. The City is part of the West Alabama regional commission, in Fayette County. The surrounding counties in the study area include Pickens, Marion, Lamar, Tuscaloosa, Winston and Walker Counties. These seven counties have an estimated population of 356,955 people in 2010 (Figure 1). The only major population center in the study area is the City of Tuscaloosa located to the south of the City of Fayette in Tuscaloosa County. The estimated 2010 population for the City of Tuscaloosa is 81,923 people which is 23% of the total population of the seven county study area. The seven county study area, other than the Tuscaloosa metro area, is rural in character with agricultural and industrial/mining based economies. The area continues to suffer from high unemployment with all of the seven counties higher than the June 2010 state average of 10.3%. (Figure 2). The area has some positive economic opportunities with the Tuscaloosa metro area gaining jobs from May 2009- May 2010. According to The University of Alabama Center for Business and Economic Research, Tuscaloosa was one of only four metro areas in the state showing job growth during the period. Another economic bright spot for the City of Fayette is the proximity to the almost completed Interstate-22 interstate highway and it being a part of the Interstate-22 development corridor.

Corporate Limits and Intergovernmental Relationships

The City of Fayette is entirely in Fayette County and encompasses approximately 8.65 square miles. Being located in Fayette County, the City is located in The West Alabama Regional Commission (WARC) planning jurisdiction. The City of Fayette is the county



Figure 1.1 – Regional context of Fayette.

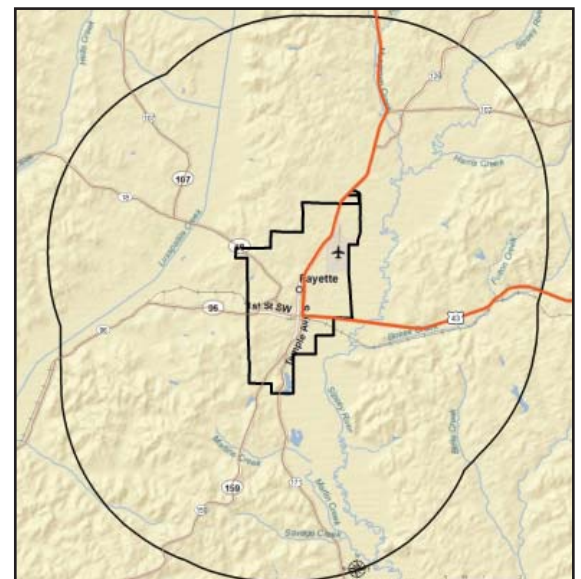


Figure 1.2 – City of Fayette with Planning Jurisdiction.

seat and is the largest of the population centers in the county. Other incorporated areas in the county are Berry, Belk, Glen Allen, and part of Winfield. The City has authority to plan up to 1½ miles and regulate subdivisions in its planning area up to five miles of the City limits (Figure 1.2). Although, no formal subdivision regulations are adopted, there are subdivision standards.

Population and Growth

Population growth in The City of Fayette has been modest for the past twenty years, according to census reports. The City population increased during the ten year period spanning 1990-2000 increasing by 106 people or 0.7% annually resulting in a total population of 4,922 in 2000. However, the trends have changed. In the last ten years the seven county planning area has seen an overall decline in 6 of 7 counties including Fayette County.

The City of Fayette has seen loses in population as well, with an estimated population of 4,431 in 2010, a loss of 561 people or -1.02% annually during the 2000 to 2010 time period. The official count of the 2010 Census will give a better understanding to this situation and will mostly likely vary from the estimates. The recent contraction of the global economy has had a negative effect on the City and its population base.

The City of Fayette also experienced declines in the number of households, and families from 2000-2010. This was expected as the decrease in population is correlated with household and family variables. The trends continue through 2015. The average household size is decreasing similar to national trends and the population is aging with the median age increasing by 3.9 years by 2015 with gains seen in the 55 and above age cohorts. Despite the loss of population and high unemployment rates the median household income is estimated to increase at about 1.96% annually which is higher than the state average of 1.81% and just under the national average of 2.3% during the 2010-2015 time period. The increase in median income indicates a solid economic base and potential for expansion and investment under the proper economic conditions.

Table 1: City of Fayette Population

	2000	2010	2015
Population	4,922	4,431	4,266
Households	2,092	1,934	1,871
Families	1,303	1,200	1,148
Average Household Size	2.20	2.14	2.13
Owner Occupied Housing Units	1,247	1,264	1,236
Renter Occupied Housing Units	845	670	635
Median Age	41.4	44.1	45.3

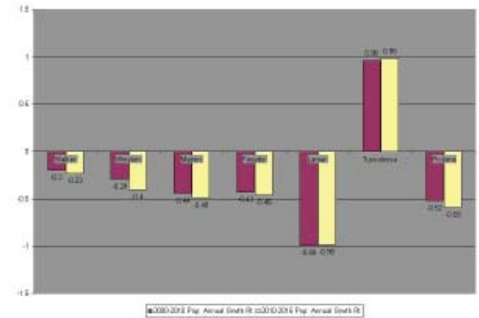


Figure 1.3 – Surrounding county population growth rate.

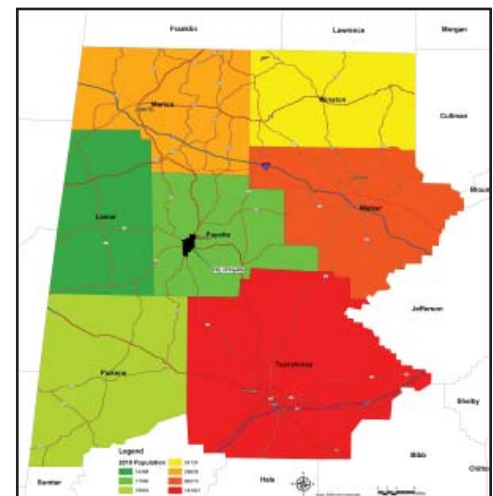


Figure 1.4 – 2010 Estimated regional populations.

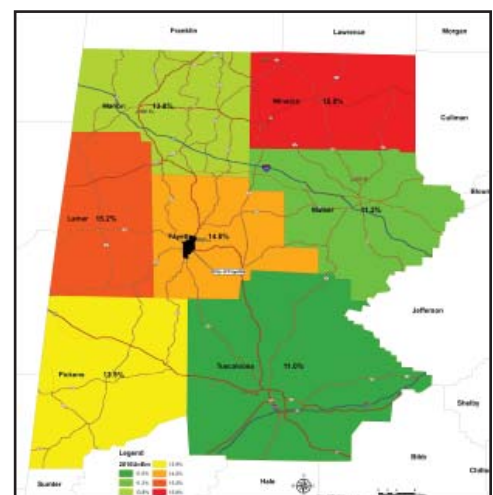


Figure 1.5 – June 2010 unemployment statistics.

Fiscal Conditions

The City of Fayette provides a wide range of community services. Revenues to the City include sales tax and portion of fees and income from the utility service provided in the City and a franchise tax paid by Alabama Power.

Capital projects are generally paid for from the general fund revenues and various federate and state grants.

The community has long been supported by family foundations and endowments from individuals and families. Those foundations and endowments are major sources of funding for the museum, the library and other assets.

Economic Development

The City of Fayette is part of a multi-county rural region. Certain key findings are critical to the future economic development of the City.

- The population of the three county region has been slow to declining over the past 20-30 years.
- Population and housing growth in Fayette has been slow.
- City of Fayette workforce primarily works in Fayette County, 74% in 2000. Currently, 84.3 % of the civilian labor force in the Fayette market area is employed and 15.7 % are unemployed. In comparison, 89.2 % of the U.S. civilian labor force is employed, and 10.8 % are unemployed (ESRI data).
- In five years the rate of employment in the City of Fayette market area will be 87.4 % of the civilian labor force, and unemployment will be 12.6 %. The %age of the U.S. civilian labor force that will be employed in five years is 91.2 % and 8.8 % will be unemployed. In 2000, 49.8 % of the population aged 16 years or older in the market area participated in the labor force (ESRI data).
- In 2010, the occupational distribution of the employed population is:
 - 57.2 % in white collar jobs (compared to 61.6 % of U.S. employment)
 - 13.3 % in service jobs (compared to 17.3 % of U.S. employment)
 - 29.5 % in blue collar jobs (compared to 21.1 % of U.S. employment)
- In 2000, 88.1 % of the market area population drove alone to work, and 1.3 % worked at home. The average travel time to work in 2000 was 20.3 minutes in the Fayette market area, compared to the U.S. average of 25.5 minutes.
- The City of Fayette is the county seat and has numerous government functions in the downtown area. Downtown Fayette remains a key part of the City's economic development assets.
- Beville State Community College is a major factor in the City's potential for economic development.
- In the regions that serve Fayette, the University of Alabama and University of North Alabama also contribute to the overall regional economy.
- The City is located in the west-northwest part of the state which has been underserved by interstate access. The completion of Interstate-22 provides new interstate access through the northwest part of the state and will provide opportunities for growth in the region in general.
- The cities location on the U.S. 43 corridor between the new Interstate-22 and the City of Tuscaloosa has the potential to bring increased flows of traffic to and through the City in the future.
- The City has an industrial park and available industrial sites.
- Fayette is part of the Interstate-22 Alliance for economic development, aimed at recruiting industry and business to the region and communities along the Interstate-22 corridor.
- Forestry/Timber business remains an important industry in the region.
- The City has been home to trucking companies, which remain an important business.

Fayette, Alabama

- The City continues to support regional businesses such as strong automobile dealerships, furniture stores and places for similar major purchases.

Important economic development opportunities

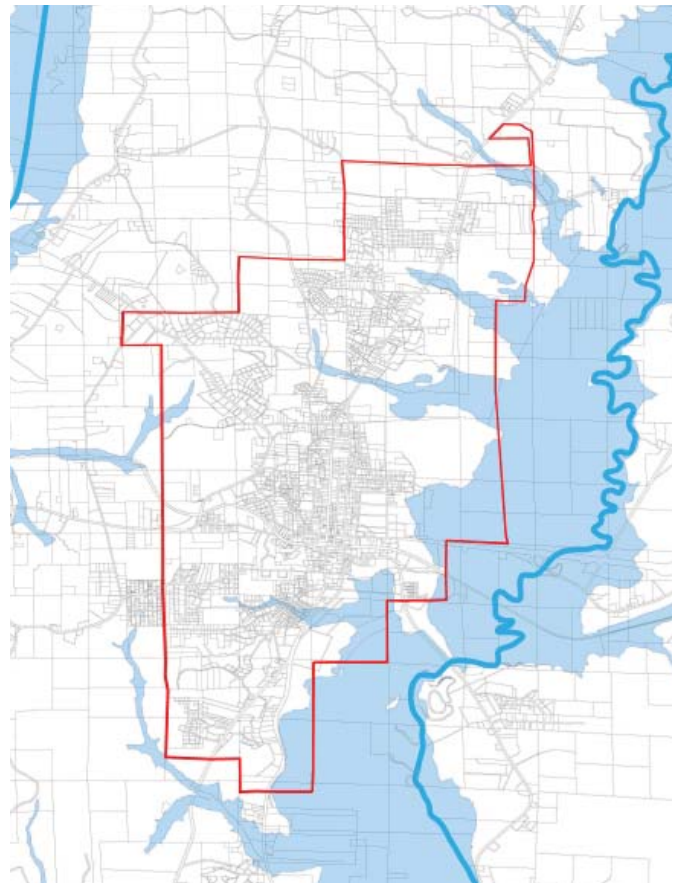
- The City, which is somewhat remote, is the center of a rural region and provides services such as government, health care, etc.
- The Interstate-22 corridor is going to increase job opportunities and general growth throughout the region.
- The City of Fayette has an excellent quality of life as a rural community.
- Over the years, the City and community have created assets that are attractive to prospective residents and businesses.
- The City has excellent infrastructure for industrial and commercial development, which can be expanded.
- The City has a well located airport with room to expand.
- The City has an excellent industrial park and other isolated sites for buildings ,which can be marketed to industry or possible reuse for commercial development
- While the City is remote, the City provides excellent opportunities for residential development associated with Interstate-22, Tuscaloosa and east Mississippi.
- The City has a collection of arts and artists that serve as a draw for the larger region.
- Retail opportunities are somewhat limited due to population size and limited access to larger traffic volume; there are vacancies in retail space including shopping centers and space downtown. These sites can be converted to re-use opportunities such as special industrial or entrepreneurial business. Perhaps there is potential for both industrial and business incubators.

Other economic development opportunities include

- Recreation, visitor/tourism related to the river, creeks and other natural resources, as well as outdoor recreation in general; promote hunting and fishing clubs.
- The use of special events, arts and cultural resources develop opportunities for visitors and create opportunities for small businesses and entrepreneurial enterprises; package the library, museum, civic center, park – all of which are endowed.
- Hotel development in conjunction with Agricultural/Event center, Bevill State and located in that area of the City in addition to Bed-and-Breakfast establishments.
- Market Fayette as the center of another auto industry district – “Between Toyota and Mercedes”

Topography and Natural Features

Fayette is generally flat to rolling topography, along a ridge and plateau. Areas of the City and outside to the east are part of the foothills of the Appalachian Mountains and



Flood plains.

have more steep topography. The City is traversed by several streams such as Luxapallia Creek, Boxes Creek, and Gumbound Creek. The City is bound by extensive flood plain areas to the East, West and South. The Sipsey River located to the East and South East of the City, flows through the entirety of central Fayette County and is one of the last free-flowing swamp streams in Alabama. The Sipsey has some of the states largest bottomland wetlands; the river is highly prized among canoers for its scenery as well. The river also offers sport fishing including catfish, crappie, pickerel, bream, and largemouth and spotted bass. The City is blessed with this natural asset and the opportunity for increased eco-tourism is promising.

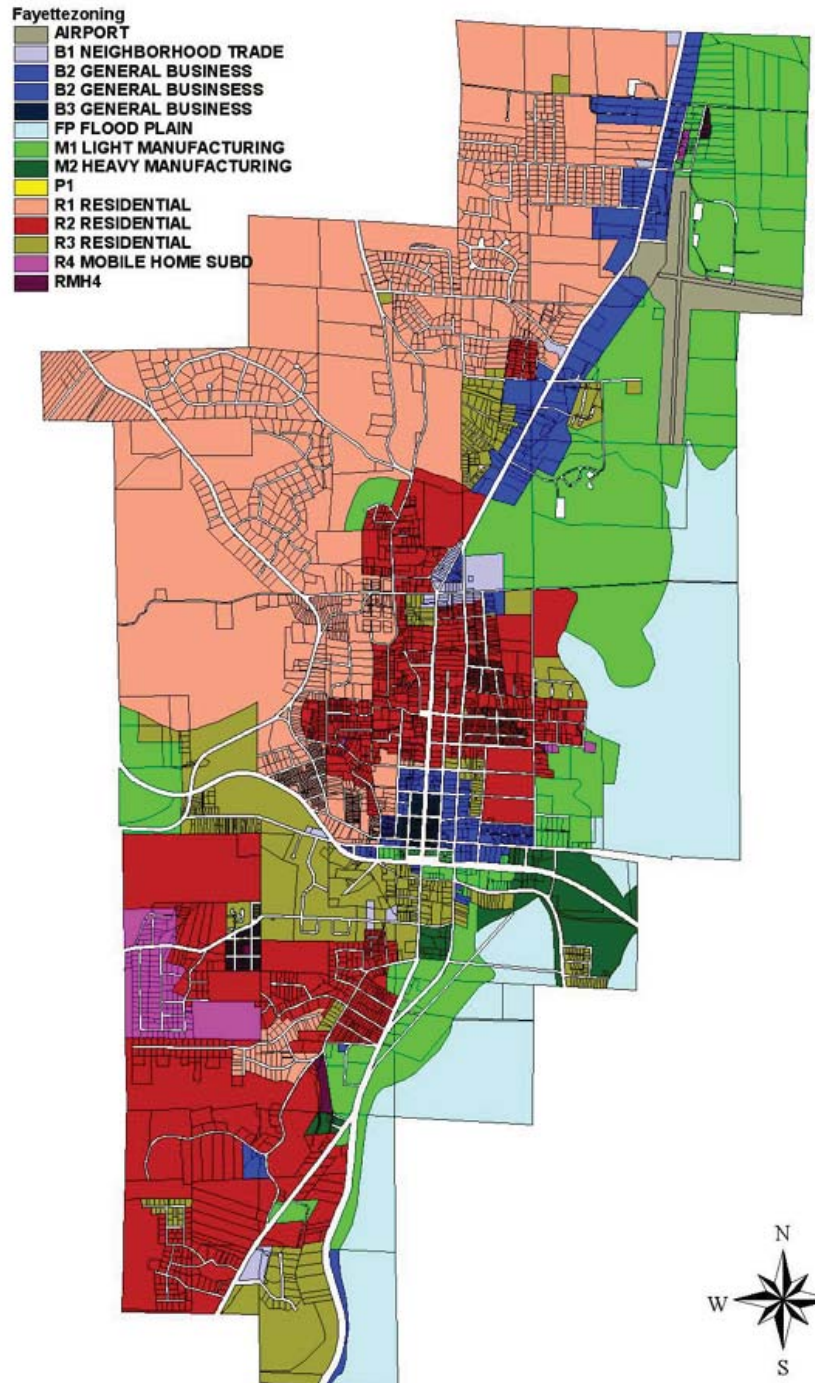
Given its location and natural resources, birding, recreational trails, etc. are strong opportunities for growth and development of the City. The Beautification Committee has an important role to play and associations like Forever Wild can be used to further efforts.

Land Use and Zoning

The existing development pattern in Fayette is generally compact and is organized to some extent around its original town center, which includes the County Courthouse, City Hall and other commercial and government offices. Historic residential areas adjoin the downtown; well maintained subdivisions are developed to the west of downtown. The eastern side of the City includes large industrial sites, school sites, a major park and airport. Natural areas, river, creeks and forested lands are important to residents along with family farms.

There is a considerable flood plain and wetlands to the south and east of the City. Also, the Town of Berry is located nearby to the east. Future growth opportunities tend to oriented toward the north and the west to some extent.

The City enforces a current zoning ordinance and subdivision standards, but the City does not have full subdivision regulations. The general zoning pattern is somewhat consistent with existing land



Zoning Map

use, but not reflective of a long-term land use vision for the city. Large sections of the City are zoned for future industrial and agricultural use.

Housing and Neighborhoods

Much of the established residential pattern remains intact in the original and historic core of the City. According to the 2000 Census, the majority of the housing stock, 51%, was constructed by 1969, the next 35% was constructed by 1989. In the City of Fayette 86% of the housing stock is 30 years and older totaling 1,977 of the 2,291 housing units in 2000. The chart below vacancy rates are estimated to double from 2000 to 2015. This is likely the product of the population loss and the condition of housing. The close range of occupied housing by owner and renter along with the increases in home values suggests aging housing stock taken off the market is a factor. Population decline combined with increased vacancy rates indicate a decreasing rate of home expenditures and further declines in the quality and quantity of housing choices. The per capita income increase from \$15,553 in 2000 to \$19,154 in 2015 and economic indicators such as proximity to the I-22 corridor and future regional growth of the Tuscaloosa region suggests new housing construction will be in demand.

There are a substantial number of public housing and Section 8 subsidized housing units in a few locations in the City.

Table 2: Housing Units by Occupancy Status and Tenure

	2000 Census		2010 Census Est.		2015 Census Est.	
	Number	Percentage	Number	Percentage	Number	Percentage
Totals	2,336	100.0%	2,348	100.0%	2,348	100.0%
Occupied	2,092	89.6%	1,934	82.4%	1,871	79.7%
Owner	1,247	53.4%	1,264	53.8%	1,236	52.6%
Renter	845	36.2%	670	28.5%	635	27.0%
Vacant	244	10.4%	414	17.6%	477	20.3%
Median Value	\$65,820		\$88,633		\$101,042	
Average Value	\$75,671		\$102,850		\$115,638	

Streets and Transportation

Fayette is served primarily by a US Highway-43 that traverses the City, north to south. The City is not located on an interstate highway route, but, is generally well served by U.S., state and local facilities. Access to four-lane roadways and interstate access is limited. Local streets are generally in good condition. There are streets in need of resurfacing; however, the City has been repaving streets as funds are available. Sidewalks are in place in some areas, however, increased connections by local streets and sidewalks are needed. Downtown and other streets have recently been paved. A schedule for ongoing resurfacing is recommended.

The airport in Fayette is a major asset and its central location along US Highway-43 make it an attractive resource. For the future, current needs include full fencing of the perimeter and runway extension. An important long-term goal is the construction of a parallel taxiway.

Public Works Department has significant equipment replacement needs which are critical to the ongoing upkeep and maintenance of the City.

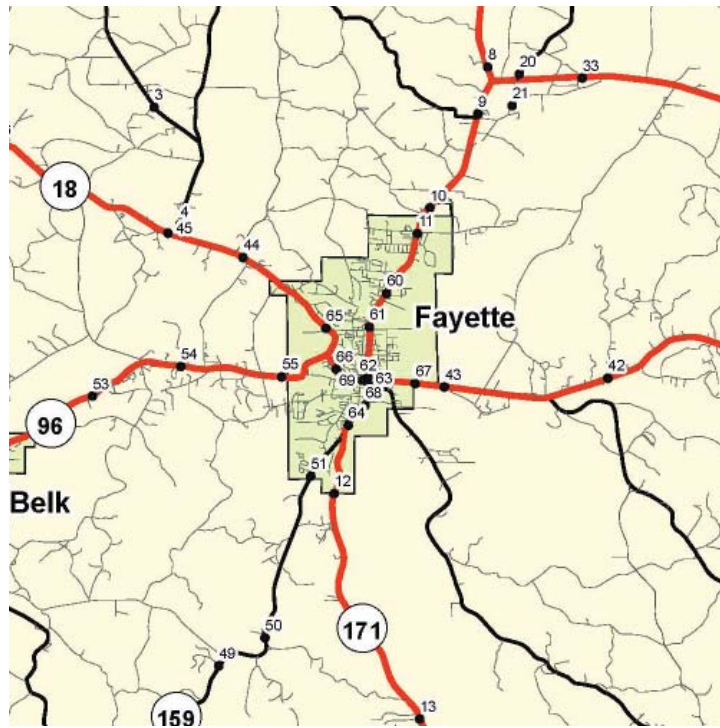
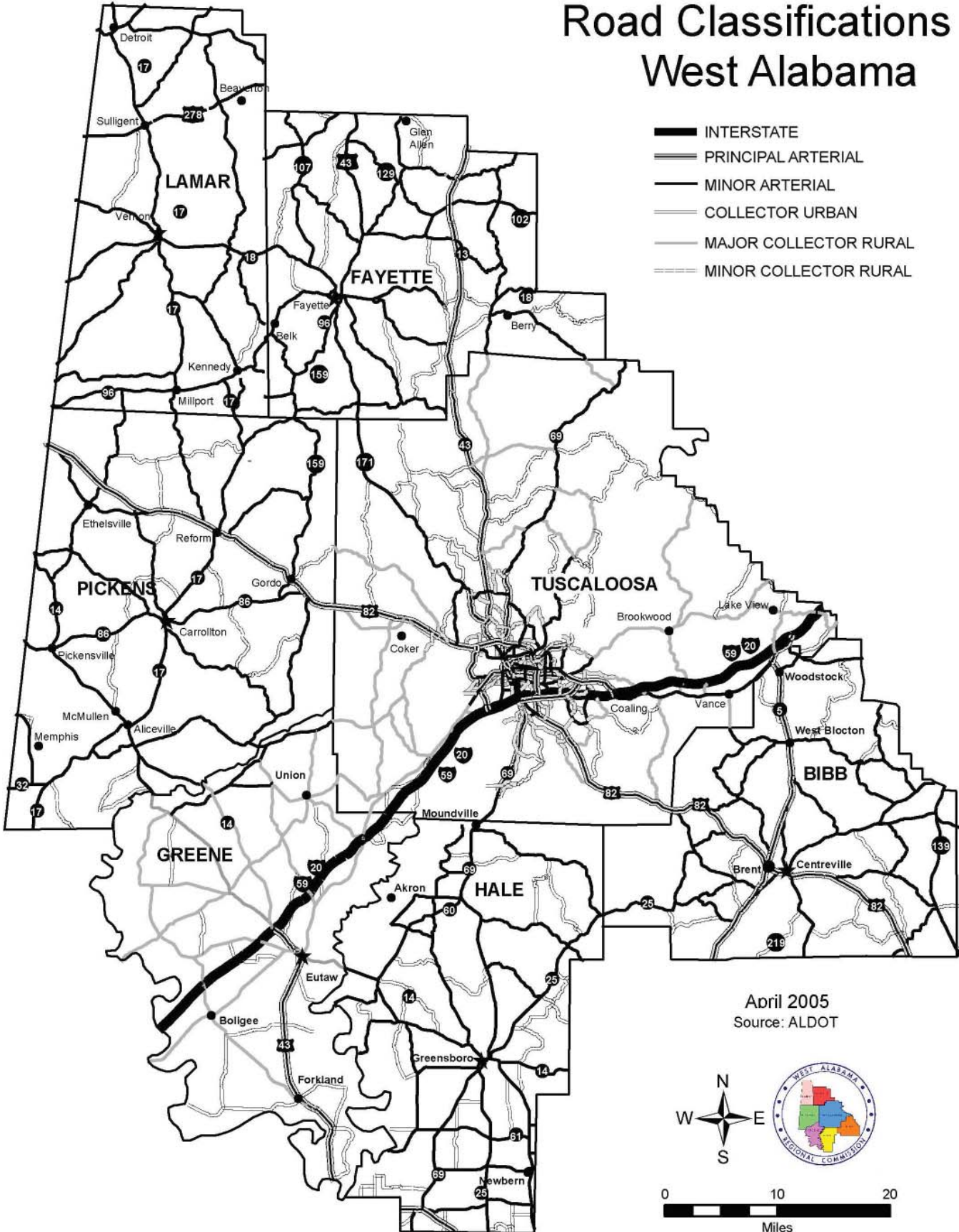


Table 3: Traffic Counts

Station ID	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
3	890	860	850	870	790	710	740	790	760	690	720
8	2960	2800	2520	2870	3040	2890	3030	2750	2670	2560	2640
9	4760	5090	5190	5250	5420	4760	4950	4630	4340	4370	4510
10	5870	6290	6090	6270	6640	5800	5940	5950	5570	5630	5810
11	6700	6800	6590	6790	7190	6690	6800	6810	6380	5650	6140
12	2970	3000	3010	3040	3020	2750	3090	3050	2790	2620	2700
13	2720	2800	2750	2820	2800	2700	2990	2950	2660	2500	2580
20	730	660	660	760	730	710	720	720	720	710	740
21	500	560	560	430	420	330	NA	NA	340	480	500
33	980	1890	1850	1910	1970	1840	1850	1670	1630	1590	1640
42	3060	2950	3040	3070	2810	2940	2910	2740	2840	2570	2680
43	4890	4590	4800	4900	4480	4550	4520	4440	4580	3690	3840
44	3720	3550	3420	3490	3430	3330	3370	3280	3210	2940	3060
45	2420	2510	3650	2580	2540	2590	2580	2510	2450	3120	3250
49	720	670	640	670	740	720	700	700	670	600	620
50	1150	1090	1040	1090	1160	1140	1140	1160	1110	1080	1120
51	1240	1170	1120	1170	1230	1200	1150	1150	1100	990	1030
53	2690	2500	2780	2710	2680	2290	2310	2210	2180	1670	1720
54	3470	3480	3550	3400	3370	3150	3160	3060	2990	2290	2360
55	4290	3910	3980	3810	3770	3700	3710	3650	3500	2680	2770
60	10500	10630	15930	16390	16860	16500	16600	16490	16160	15140	15620
61	10930	10750	10480	10780	11190	10990	11110	11000	10780	10580	10920
62	9750	9430	9210	9470	10020	9230	9410	9300	9110	8540	8810
63	8590	8410	8210	8380	8150	8230	8280	8060	7900	7250	7480
64	4630	4590	4540	4710	4580	4280	4360	4250	4170	3700	3820
65	4160	3970	3790	3900	3830	3730	3800	3700	3630	2420	2520
66	3560	3780	3580	3720	3530	3400	3480	3390	3320	2730	2820
67	5050	4750	5130	5200	5050	5120	5190	5060	4960	4570	4760
68	5490	5350	5220	5300	5150	4470	4550	4500	4410	4050	4180
69	4090	4340	4050	4200	4210	4100	4210	4100	4020	NA	NA

Source: West Alabama Regional Commission

Road Classifications in West Alabama



Infrastructure

Fayette is well served by the Fayette Water Board which is an award winning water system. Currently, the water treatment facility has a capacity of 3 million gallons and is only operating and 1.5 million gallons. Water is being extended to the north. There is a ½ million gallon water tank located along US Highway-43. The 20 year plan for the Water Board includes the current plant, which is expandable, and anticipates bringing more customers on to the system.

The City's waste water plant has a 3 million gallon capacity and is currently operating at 1.5 million gallons. The plant is aging and could require improvement in the near future, such as addressing problems with infiltration. Significant industrial expansion might require additional improvement and pump stations. The oldest pump station is located along AL Highway-153. The previous bond issue will pay out in 2011 and revenue can be used for preventative maintenance. Sewer is provided in most areas of the City. Sewer lines are older and sewer maps need to be updated and digitized into a GIS database. There are areas where repairs/replacements are needed. Additional pump station(s) will be required subject to development to the west and northwest.

There is gas service throughout most of the City, with Wal-Mart being the northern limit. All lines and mains seem to be in good condition. There is interest in extending gas to the east and west. Currently there are no supply problems. Future expansion is expected to the north. Another gas system services areas to the north and south of the City.

Trash pick-up services are provided by the City including brush and leaf pick-up and removal to a brush farm near the airport. Solid waste is transported to a solid waste transfer station, which adds expense to City as opposed to a city-county landfill site. There is no landfill in the county. Storm water service is maintained by the City of Fayette. There are ponding areas including downtown, middle school area, culverts along US Highway-43 and other state routes.

Electrical and telecommunications services are provided by public/private utilities. The City is served by Century-Tel as a single provider. Alabama Power provides electrical service for the City.

Community Facilities and Services

Recreation Facilities and Parks

The City has a parks and recreation department and is served by Gutherie Smith Park which hosts a major sports complex and RV park, and is the home to the annual Balloon Blast. The park is around 300 acres with an 8 acre lake and walking trails. The park also has playgrounds, a splash pad and 4 pavilions. The parks and recreation department is well known in the region for its competitive sports programs. The City offers football, basket ball, softball, soccer, and cheerleading programs. Baseball is the largest program with over 700 participants annually. There is also a neighborhood park, a senior center and a community center that serves the City. Southside Park is located near the community center which provides around 1000 square feet of space. The community center often hosts events such as reunions, parties and dances.

Education

The City is served by the Fayette County School System in three facilities:

- Fayette County Elementary School. Enrollment is approximately 700 students in grades K-4.
- Fayette County Middle School. Enrollment is approximately 550 students in grades 5-8.
- Fayette County High School. Enrollment is approximately 500 students in grades 9-12 which is a class 4A high school.

There is a need for career tech facilities. The Board of Education is building a new building at the high school site.

Bevill State Community College is also located in the City of Fayette and serves a number of functions including being a part of workforce development and home to numerous clubs and civic groups. The campus has around 900 students and employs around 150. Adult education programs are strong. Lights are needed at the baseball fields. The Wellness Center is a public asset. Additional facilities and programs are needed in the tech fields.

Public Safety

The City is served by two fire stations and has an ISO rating of 4 as well as its police and public safety department services. Fire Station 1 is an EOC and is co-located with the Police Department. Station 1 needs upgrading – perhaps adding a second storey; need additional training staff/costs; need to replace pumper truck. Fire Station 2 is located at the airport; in good condition; not manned. Training facility is located within the old industrial park and a 4-5 storey tower is needed; response time is generally good. City allows for volunteer training at their facility. Downtown businesses are a risk, related to conditions of buildings heights, etc. Fire hydrants are generally in good shape and water pressure is adequate. Northeast areas could use additional pressure as that area grows.

Police manpower is always an issue and the police cars in need of repair. Cars are being updated with GPS system and there is also the need an SUV for Police Department. The City is using a “train the trainer” program, cooperating with other departments in the region. City is using a computer based booking system linked in with the state and nation systems. EMA 911, fire, police services are co-located. The Police Department space is land-locked/ needs to consider a new Police Department building near downtown. Areas of concern include downtown and concentrations of public housing.

Arts and Cultural Resources

The Fayette Civic Center was created in 1982 from the former Fayette Grammar School. The Civic Center is home to the Fayette Art Museum which has a permanent collection of over 4000 pieces and 6 folk art galleries. The Civic Center has a 365 seat auditorium and hosts many events for the Fayette Arts Council and productions by the local theatrical company Dogwood Productions. The Civic Center is also home to the Fayette County Sports Hall of Fame.

Bevill State Community College provides considerable opportunities for continuing education, arts and cultural facilities and events. It is home to The Carl Elliott House Museum a historic house museum detailing the life of Congressman Carl A. Elliott, Sr.

Senior Facilities

The Fayette Senior Center is located downtown near City Hall and there is a sense that Fayette is a good location for senior/retirement living.

Health Care

The City of Fayette has an excellent hospital located near downtown. The hospital is privately owned and operated and serves the city and surrounding region. Also in conjunction with the hospital is a nursing home facility.

Summary of Assets and Opportunities

- Unique location in a beautiful area and a regional crossroad
- The advantage of a quality of life/small town character
- Strengthen the historic town center/downtown
- Extent and good condition of existing infrastructure
- Take advantage of industrial park sites and airport services
- Continue to build excellent community facilities, museums, including schools and parks
- Regional assets include – county government, health care, and the airport
- Natural resources and the potential for historic, arts, and cultural events are assets and opportunities
- Eco-tourism focused on the river and natural features
- Take advantage of rails to trails opportunity
- Building on presence and relationship with Beville State Community College
- Take advantage and protect important gateways
- Build a sustainable future
- Revenue streams to include franchise tax, sales tax, payments to utility systems, etc
- Foundations, families and individual contributions and endowments help support special assets

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VISION AND GOALS

Vision

Fayette should be a great place to live, work and visit, with small town charm and character, based on a sustainable economy as a center for future growing multi county region.

Goals

Goals have been identified in previous plans and studies and provide the basis for the Comprehensive Community Master Plan. The goals have been clarified for purposes of the comprehensive master plan as follows.

- Economic Development – Sustainable and fiscally responsible.
- Infrastructure and transportation – Supportive of economic development and quality of life for residents.
- Education and other Community Facilities and Services – Excellence in facilities and services consistent with historical level of services for residents and in supportive of economic development.
- Quality of Life – Healthy, safe, attractive neighborhoods, businesses and public places.

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PLAN CONCEPT

In establishing recommendations and implementation of a Comprehensive Community Master Plan, it is important to develop a concept to guide the process. The Master Plan provides the concept, vision and goals related to issues of physical development, fiscal responsibility, community facilities and services.

Within the City, make downtown a more complete destination and reinforce downtown with good public places, arts and cultural resources, government and non-profit facilities; expand downtown to include edge properties and connect to adjacent neighborhoods and districts.

Establish as a priority, residential neighborhoods that offer choices in housing ranging from downtown mixed use and infill; preservation of historic and traditional neighborhoods, conservation and protection of well maintained residential neighborhoods; rehabilitation, redevelopment of dilapidated or deteriorated housing as part of certain neighborhoods; expansion of housing and residential development primarily to the north and northwest (somewhat more limited to the south due to conflicts and flooding issues) as part of new subdivisions and mixed use developments

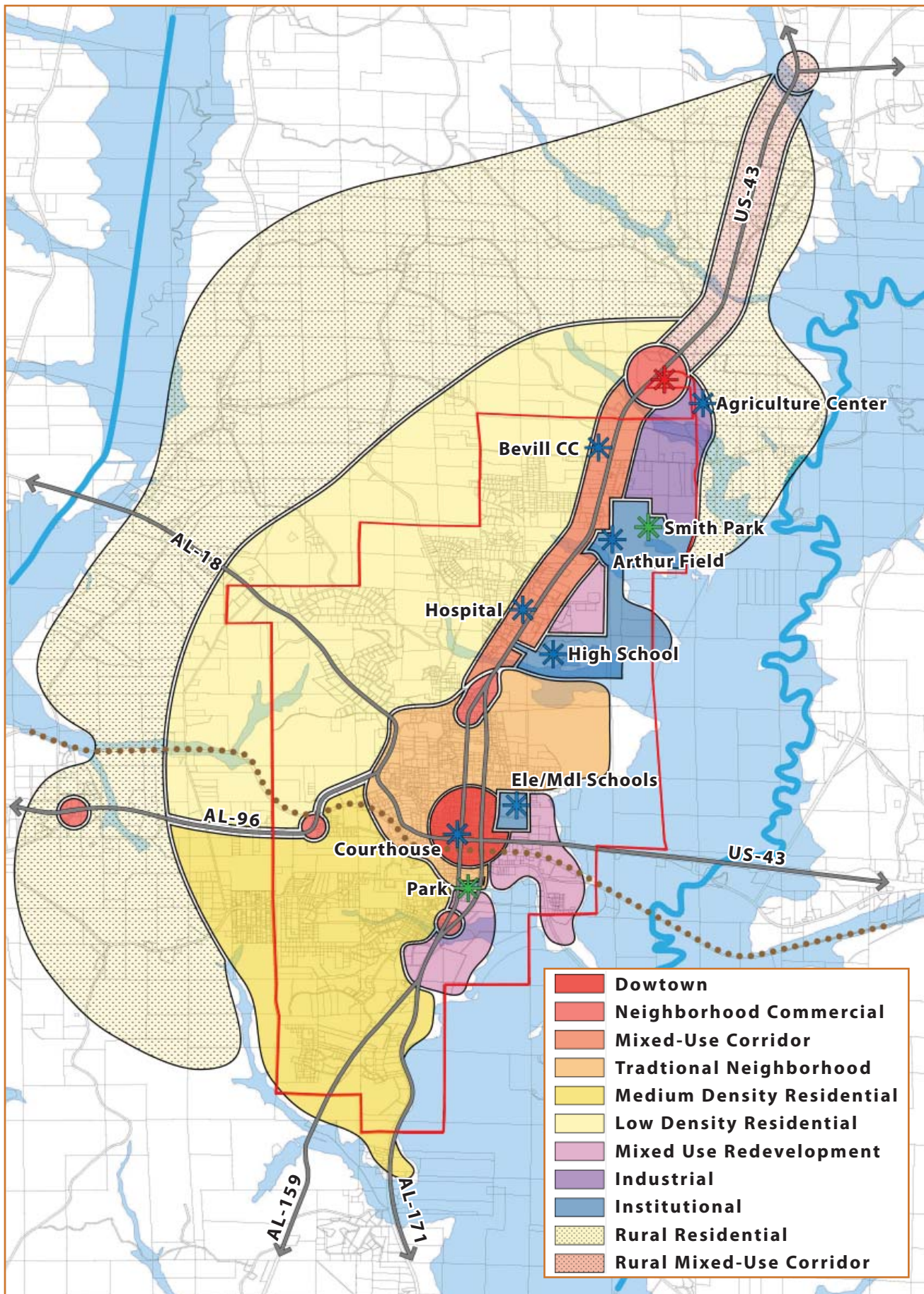
Continue to develop “centers of excellence” around the city including the Fayette Industrial Park, Bevill State Community College, Guthrie Smith Park, County Agricultural Multi-Purpose Center, hospital and medical center, as well as schools and downtown.

Develop mixed use, commercial, industrial districts including a major mixed commercial/residential district at the north end of town-near Bevill State, the industrial park, county facility (include hotel and visitor oriented development), another such special district should include the fragmented commercial and industrial district to the south and southeast of downtown; consider the AL-171 corridor as a special district incorporating business, residential, institutional activities; smaller business/commercial services should be incorporated as commercial center districts including one on the west side of town, nearer new residential development in the northwest quadrant of the city, including the country club, golf course and related development; another similar district north and south of downtown including the five points area.

Create a natural resource, recreation, tourism destination along the Sipsey River. This should include flood plains, wet lands and forested areas along the Sipsey River; include other outdoor recreation uses related to larger areas used for hunting, fishing, camping

Connect downtown, neighborhoods and mixed use districts with complete streets, landscaped corridors, trails and support with excellent community facilities (schools, parks, etc) in walkable locations.

Preserve more rural and natural areas around the City to include timber and farmland, owner occupied farms, etc.



RECOMMENDATIONS

Land Use, Community Design and Zoning

- A. Adopt a land use plan which supports the following. [*Short-Term to ongoing*]
1. Downtown center and expansion to include infill businesses and housing connected to adjacent neighborhoods.
 - a. Include arts, cultural, government and special purpose facilities like the senior center.
 2. Residential land uses developed as walkable neighborhoods providing variation in density and housing type.
 - a. Preservation and revitalization of traditional and historic neighborhoods.
 - b. In fill/expansion of well maintained mid town residential neighborhoods-mainly single family density.
 - c. Expansion of housing into new residential neighborhoods in select areas-mainly to the north and northwest-Incorporate into mixed use developments consistent with the plan concept.
 - d. Mid to Higher density housing as part of mixed use centers, downtown, and selected revitalization areas.
 3. Expanded commercial development as part of carefully planned districts, in addition to downtown.
 - a. Major mixed use commercial development at the north end of town; include connections to the industrial park, county event facility, Beville State, city park; emphasize and market for businesses not competing with downtown business.
 - b. Well designed commercial corridor along AL Highway-143, with access management and landscaping, lighting and signage consistent with the city's standards for design (include the redevelopment of vacant or underused existing commercial sites); establish standards for development consistent with adjacent residential development.
 - c. Redeveloped commercial/light industry south of downtown in conjunction with expansion of downtown and revitalization of older and historic mill housing.
 - d. Smaller neighborhood commercial developments consist with neighborhood location and character (might include somewhat larger center on the west side, consistent with new residential development of neighborhoods on the west/northwest quadrant of the city, including the country club, golf course and related development near the Luxapillia Creek recreation area and incorporating the older industrial park and sites.

4. Industrial development in well planned, maintained sites.
 - a. Continue to expand and develop industrial park on the north end of the city; coordinate with continued development and expansion of the airport; include marketing and construction of spec office building.
 - b. Consolidate and incorporate industrial sites south of downtown into an attractive industrial district-combine with expansion of commercial uses and reuses of industrial buildings for commercial or special purposes in support of downtown development and revitalization/ protection of historic mill houses.
 5. Continued development of other special centers of excellence including Bevill State campus, hospital/ medical center, county event facility.
 6. Continue to locate and maintain community and institutional uses, such as schools, in walking distance and accessible to neighborhoods and other common land uses.
 7. Maintain or expand open space, recreation land uses to include a “preserve” near the Sipsey River connected to downtown and other uses on the east side of downtown; include similar protection along the Luxapalila Creek and other flood plains, natural resource areas.
- B. Adopt updated zoning, subdivision and other regulations consistent with the land use plan, including, but not limited to the following. [*Short-Term to Ongoing*]
1. Create mixed use overlay districts as incentives for commercial development.
 2. Create a specific/more form based zoning district for downtown.
 3. Create a corridor overlay district for AL Highway-171 corridor.
 4. Update residential planned unit development guidelines.
 5. Enforce historic preservation districts/architectural guidelines for downtown and other historic districts established by the Historic Development Commission.
 6. Adopt subdivision regulations, including conservation subdivisions for more rural parts of the planning jurisdiction.
 7. Update sign ordinance as needed consistent with a city wayfinding plan.
- C. Consider annexation of key areas to the north and northwest of the city, to include the US Highway-43, AL Highway-171 corridor and include a mix of commercial and residential development opportunities, which should include positive cost versus benefit for the city. [*Short-Term to Long-Term*]

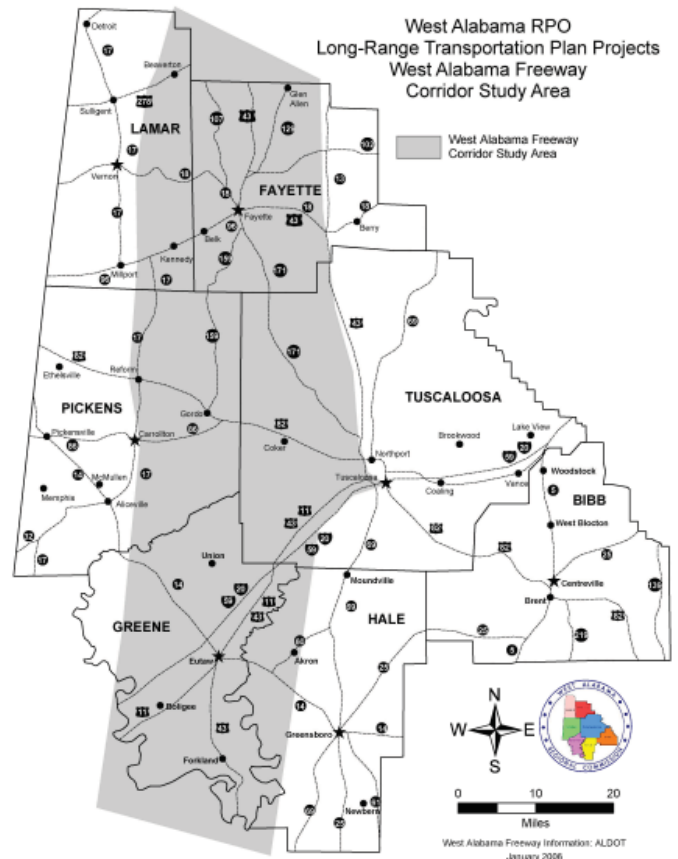
Housing and Neighborhoods

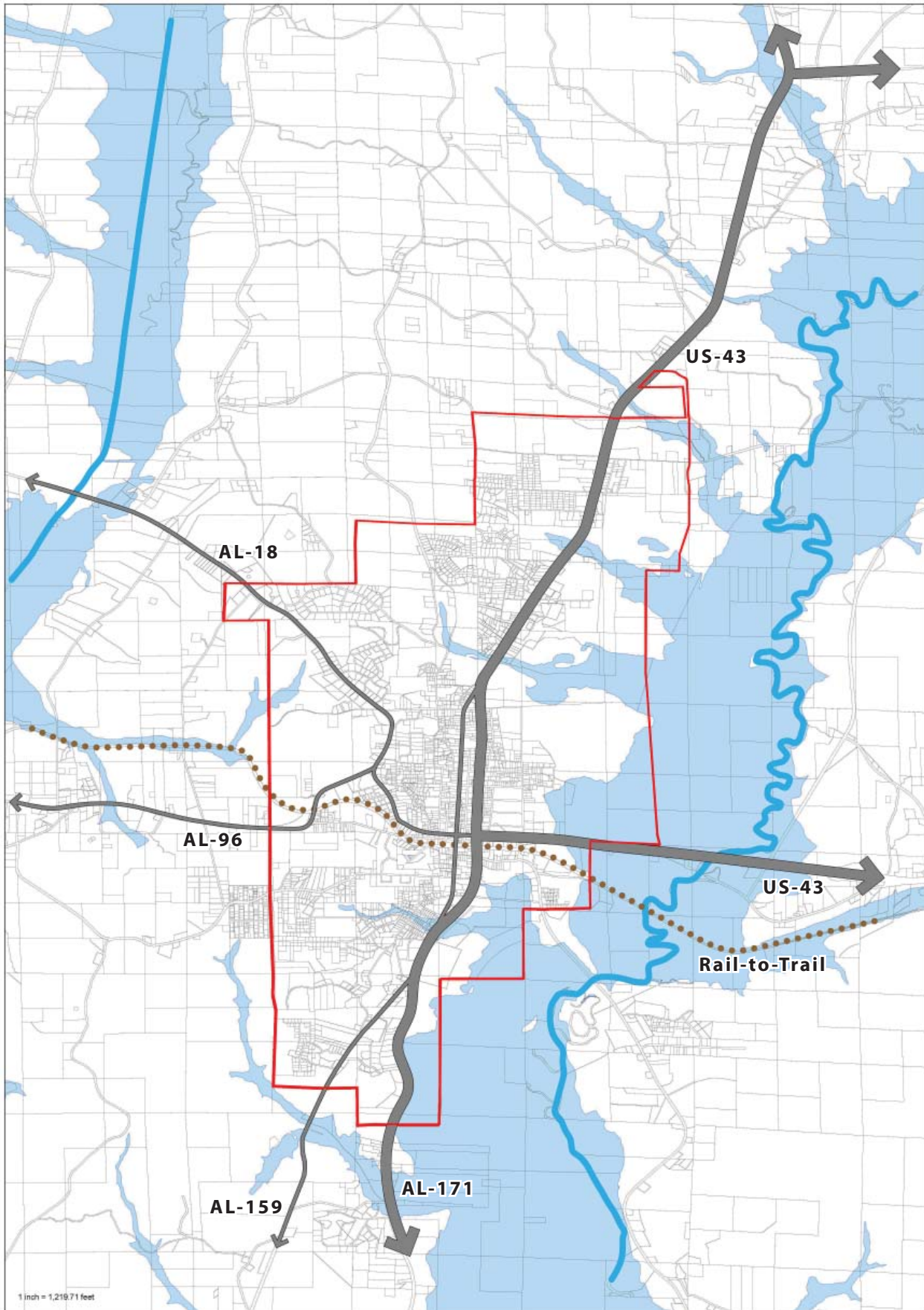
- A. Consistent with land use plan, support a policy of encouraging a choice of housing that meets the needs and opportunities in Fayette, including new housing and rehabilitation to reinforce neighborhoods and include access to convenient shopping, other services and facilities. [*Ongoing*]
- B. Support increased downtown mixed use housing in and adjacent to downtown; for example loft housing, conversion of hotel to multi tenant housing and commercial use.
- C. Preservation of housing in historic district/include bed and breakfast uses.
- D. Maintain and infill residential in well maintained close in residential neighborhoods.
- E. Support new housing in new developments to the north and northwest.
- F. Support/enforce rehab and maintenance of housing in all areas, utilizing the housing abatement program; support new in-fill housing on lots where housings has been removed.
- G. Support redevelopment and major revitalization of neighborhoods needing major improvements, especially those near and adjacent to downtown. Support housing or community development corporation, non-

- profit housing developers to replace dilapidated housing compatible with existing neighborhoods or specific revitalization plans (consider adoption of urban revitalization plan for selected areas).
- H. Support the development of senior and retirement housing, especially if in connection to the medical center and hospital or plans for a major statewide type retirement complex/program.
- I. Plan for and support new residential neighborhoods, primarily to the north and west, including extension of utilities in conjunction with private development.
- J. Support rural residential development and family farms on outlying areas including unincorporated areas.
- K. Adopt and enforce residential zoning, subdivision and other standards consistent with the land use plan, such as design review in historic or revitalization neighborhoods.
- L. Support neighborhood and residential development with complete streets, including sidewalks, trails and infrastructure consistent with the land use plan.
- M. Support neighborhoods and residential development consistent with the land use plan, with community facilities and services including public safety and fire protection, access to parks and schools, etc.

Transportation

- A. Improve regional access and major transportation connections:
 1. Improve US Highway-43, AL Highway-171 as four lane facility from Interstate-22 to Tuscaloosa; include access management as part of any improvement plan. [*Long-Term*]
 2. Continue to support West Alabama Freeway and connections to Fayette from the west. [*Long-Term*]
 3. Incorporate and support other transportation improvement projects as part of West Alabama Rural Transportation Plan and Improvement Program. [*Ongoing*]
 4. Continue downtown street improvements to include improvements that direct traffic to and through downtown, signage, lighting, etc.; connecting to expanded downtown areas. [*Short-Term to Mid-Term*]
- B. Adopt a complete streets policy and program for the City of Fayette to include
 1. Establish a hierarchy of thoroughfares, local streets. [*Mid-Term*]
 2. Construct connections over time of local neighborhood streets to improve internal access between neighborhoods, facilities. [*Mid to Long-Term*]
 3. Continue a regular/annual street resurfacing and repaving plan [*Ongoing*]
 4. Construction of sidewalks, trails connecting major facilities and neighborhoods. [*Short-Term to mid-term*]
 5. Adoption and enforcement of subdivision regulations and design guidelines to include sidewalks or a substitute in new developments in the city. [*Mid-Term*]





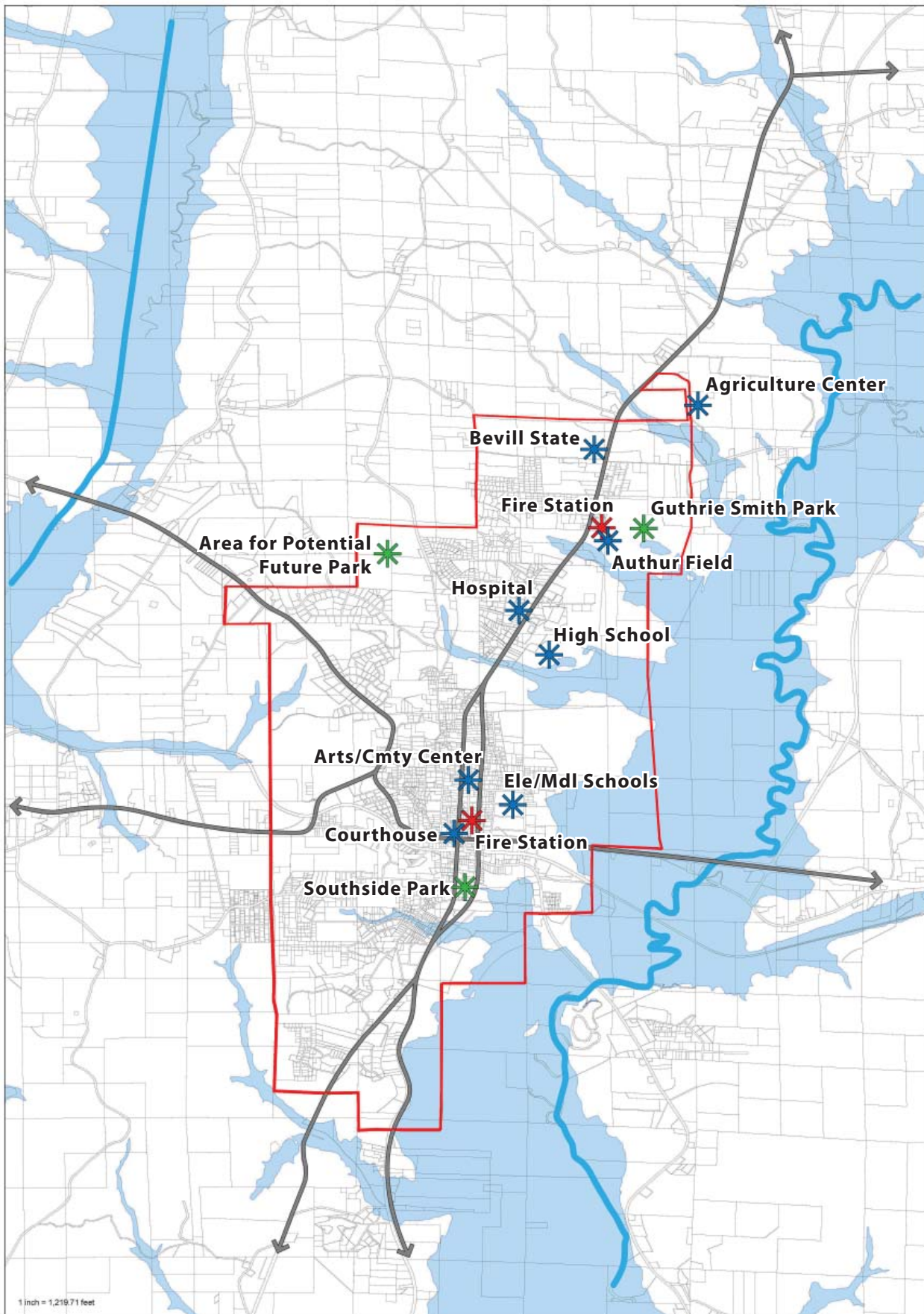
- C. Consider major sidewalk and bicycle connections from downtown to Bevill State and other major destinations. [*Short-Term to Mid-Term*]
- D. Complete a trail system that supports recreation and tourism including the rails to trails project and connections into major facilities as well as the “preserve” along the Sipsey River and Luxapalila Creek. [*Mid-Term to Long-Term*]
- E. Continue to support airport expansion and compatible land uses adjacent to the airport; include fencing and runway extension. [*Short-Term to Mid-Term*]
- F. Support ongoing efforts to improve access to rural transportation services for social services and health care access. [*Ongoing*]

Infrastructure

- A. Continue to maintain water, sewer and storm drainage systems in existing areas, replace and maintain existing water, sewer and storm drainage especially in locations where there is recurring flooding and ponding; continue to upgrade and replace lines to eliminate filtration issues; replace 5 million gallon tank along US-43 using grants. [*Ongoing to Mid-Term*]
- B. Work with Utility Boards and departments to extend water, sewer gas and other utilities improvements to the north and northwest consistent with the land use plan. [*Mid-Term to Long-Term*]
- C. Complete improvements to water treatment plant in support of current and future demands. [*Short-Term to Mid-Term*]
- D. Continue ongoing equipment replacements to support infrastructure improvements. [*Ongoing*]
- E. Continue support of trash pick-up, city operated brush site; explore more options for an economical solid waste, landfill site. [*Mid-Term to Long-Term*]
- F. Complete disaster mapping of water and sewer lines utilizing GIS mapping provided through Master Plan, WARC and ADECA. [*Short-Term*]
- G. Enhance gateways along routes into the city and consider a city-wide wayfinding plan. [*Short-Term to Mid-Term*]
- H. Complete implementation of city-wide high speed internet, broadband service. [*Mid-Term*]

Community Facilities and Services

- A. Schools and Educational Facilities
 - 1. Continue to maintain existing schools in their current location. [*ongoing*]
 - 2. Consider safe routes to schools with grant funds for sidewalks to schools. [*Short-Term*]
 - 3. Utilize leadership programs to include plan implementation.
 - 4. Complete Career Technical Education Building/Renovations for training in existing/future businesses. [*Short-Term*]
- B. Parks
 - 1. Continue to maintain current parks and make improvements needed in order to continue level of service expected, include possible swimming facility. [*Short to Mid-Term*]
 - 2. Expand park and recreation area to include a natural “preserve” along the Sipsey River and connect to downtown and other development east of downtown, to include trails, camping, canoe and boat access. [*Mid-Term to Long-Term*]
 - 3. Improve Southside Park. [*Short-Term to Mid-Term*]
 - 4. Consider neighborhood park to support new residential development in northwest. [*Long-Term*]



C. Fire and Police Stations

1. Maintain current fire and police stations, consider separate police facility downtown. [*Ongoing*]
2. Consider additional station in accordance with standards, depending on growth to the west. (*Long-Term*)
3. Continue to acquire and maintain equipment and training needed to maintain highest possible ISO rating. [*Ongoing*]
4. Continue to upgrade and increase fire and police technology based equipment. [*Ongoing*]

D. Arts and Cultural Facilities

1. Continue to support the Fayette Art Museum. [*Ongoing*]
2. Continue to support facilities at Bevill State, with respect to performing arts, etc. [*Ongoing*]

E. Other Community Facilities

1. Continue to maintain senior center connected to downtown activities. [*Ongoing*]
2. Support the continued expansion and development of the medical center and hospital, including fitness facility at city park, well as considering improving or attracting nursing home/assisted living/retirement facility as a community asset, coordinated with Bevill State Nursing Program. [*Ongoing to Long-Term*]
3. Consider park, fire and public service facilities to the northwest, subject to growth and annexation. [*Long-Term*]

F. Special Events

1. Continue to support special events. [*Ongoing*]

Recreation, Open Space and Natural Resources

- A. Continue to maintain and improve/expand existing parks and recreation areas to serve neighborhoods and citizens; specific improvements to the current park and playing fields at Guthrie Smith Park; improve and expand Southside Park; consider added neighborhood park as development expands northwest; incorporate recreation and sports program into economic development recruiting efforts. [*Ongoing*]
- B. Establish a Fayette natural “preserve” along the Sipsey River and Luxapalila Creek, include birding trails along swamps, rivers and other eco-tourism opportunities. [*Long-Term*]
- C. Establish a city wide greenway system beginning with the “Rail-to-Trail” project; connect into proposed statewide Bicycle and Pedestrian projects; continue to add sidewalks and trails, to include north-south and east-west connections to natural areas. [*Short-Term to Mid-Term*]
- D. Work with land owners and others to protect and access natural areas and open space as a resource for hunting, fishing and other outdoor recreation and maintain rural connections; include hunting and fishing lodges. [*Long-Term*]
- E. Take advantage of the country club and golf course as an asset the overall recreation and economic development efforts-connect to special development near Luxapalila Creek recreation area. [*Ongoing*]
- F. Support Beautification Committee for city-wide improvements. [*Ongoing*]

Economic/Community Development and Fiscal Recommendations

- A. Participate in multiple regional initiatives: [*Ongoing*]
 - 1. Interstate-22 Alliance
 - 2. West Alabama Regional Comprehensive Economic Development Strategy (CEDS)
 - 3. WAEM Project (<http://waem.tmi.ms>)
- B. Expand downtown organization to include a Main Street or similar model, coordinate with Chamber of Commerce, including a facility downtown (maybe a Hope Six Mainstreet). [*Short-Term to Mid-Term*]
- C. Support an expand downtown and mixed use development to the southeast especially consistent with improvements to regional and downtown access and street improvements; focus on reuse of former hotel as downtown housing and mixed use; expand street improvements; incorporate Mill Village. [*Ongoing*]
- D. Support the opportunities provided by the historic district to include bed and breakfasts, home occupations compatible with historic development. [*Short-Term to Ongoing*]
- E. Partner with Bevill State in an industrial/retail and entrepreneurial incubator and/or workforce development center-possible reuse of hotel; include entrepreneurial training program in school and in conjunction with Bevill. [*Mid-Term*]
- F. Work with Bevill State, hospital, county government and others to expand regional medical and governmental services, especially connected to downtown and the special mixed use area near Bevill State. [*Ongoing*]
- G. Continue to grow arts and cultural facilities and events as an economic development tool as well as quality of life asset. [*Ongoing*]
- H. Continue to improve expand and market industrial park connecting Bevill State, airport, etc.; complete infrastructure for industrial park; develop sites south of downtown as mixed industrial/commercial business sites-create a district; make sure all sites are on EDPA advantage sites web site; incorporate re-use/ new uses for vacant industrial buildings; support and expand specific regional industrial development such as large trucking companies, forestry companies, automotive sales, furniture, etc. [*Ongoing*]
- I. Create a special district that includes connecting Bevill State, county multi-purpose facility, industrial park, airport and sports park with consistent landscaping, signage. [*Mid-Term*]
- J. Support a new major mixed use development near Bevill State and the industrial park to include commercial, residential, entertainment, hotel/overnight lodging. [*Mid-Term*]
- K. Make US Highway-43, AL Highway-171 corridor a major redevelopment corridor focusing on appearance and redeveloping vacant sites and annexing strategic properties to include new business and residential development, with overlay design standards and access management, etc.; include major planned and mixed residential and commercial development on major properties along the corridor, including the five points area. [*Short-Term to Long-Term*]
- L. Support industrial development sites between Fayette and Tuscaloosa to increase workers in the area and jobs. [*Long-Term*]
- M. Market and support the development of hunting, fishing and outdoor recreation to include added tourism development, including bed and breakfasts, hotel, and related development. [*Ongoing*]
- N. Change the brand and update the website to support new forms and media marketing. [*Short-Term to Ongoing*]

- O. Continue to support annual and more regular festivals, events such as Christmas in the Park, County Fair, etc.
- P. Expand Farmers Market as a Farmers and Arts Market at County Multi-Purpose site and parallel downtown event.
- Q. Specifically support the use and expansion of Sports Facilities and Events for economic development, such as, sports tournaments, hunting and fishing expositions, biking and hiking events; consider special lake development opportunity; utilize such facilities and events to attract hotel/lodging, recreational vehicle park expansion.
- R. Continue to support workforce development and improve skilled workers.
- S. Support excising business programs and expand to create new expanded businesses.

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IMPLEMENTATION OF THE PLAN

Recommendation Action Items

For each of the Comprehensive Community Master Plan objectives and recommendations, there are action steps that should be considered in order to implement the policies or recommendations. These action items may change, over time, however it is important to identify some of these as a next step. Previous and current plans should be continuously updated and implemented to ensure results and take advantage of momentum.

Priorities and Time Frame

Priorities may be considered short-term (0-2 years), mid-term (3-5 years) and long-term (6-20 years). These designations take into account the importance of a recommendation as well as a sense of time sensitivity or urgency.

Financing and Funding and Public/Private Investments

It should not be presumed that the Comprehensive Community Master Plan is implemented by city resources alone. Most of the Plan recommendations will be implemented by the private sector. The city's goal is leveraging and supporting private sector resources to accomplish the desired results. Plan implementation should also be seen as an investment strategy and not just spending public funds.

Financing and funding of city initiatives should include the use of city funds; grants; loans; other incentives and special funding generated through related development authorities such as a Commercial Development Authority, Chamber of Commerce, Industrial Development Board or Economic Development Authority (county or regional), a Land Trust and other public-private develop organizations (community development corporations) in addition to more common development authorities such as the utility board, school board, park board, etc.

It should be noted that any action requiring expenditure of funds will be subject to appropriate public hearings and review consistent with public hearing and open meeting law requirements.

Regulatory Tools

Certain regulatory tools are important to the implementation of the Comprehensive Community Master Plan. These tools include zoning ordinances, subdivision regulations, historic districts and design review, others. These tools should be seen as consistent with the Master Plan and amended, as needed, to further the implementation of the Plan.

Ongoing and Project Planning

Continuous review and updating of the Comprehensive Community Master Plan is important to responsible implementation of the Plan. Such updating should be done as needed, and, at least every five years. Annual reports should be made by the Planning Commission, to the Mayor, and Council on the status of the Plan.

Early Action Program

In implementing the Fayette Comprehensive Community Master Plan, there are certain critical actions that should be considered;

- Adopt the Comprehensive Community Master Plan
- Update Strategic Plan
- Update leadership team to include implementation teams for critical projects
- Expand downtown organization to support downtown development projects, including hotel renovation; implement downtown façade program
- Update Zoning and establish Subdivision Regulations
- Complete annexation feasibility studies of key areas per Comprehensive Community Master Plan
- Begin plans for mixed use redevelopment area east of downtown/ design next phases of downtown street improvements, to the east and to the west
- Complete plans and funding for rails to trails project
- Start complete streets and safe routes to schools projects
- Implement historic districts and design review/ continue downtown façade program
- Implement in-fill housing program with a CDC and coordinate with housing abatement program
- Establish way finding system
- Complete plans for city wide trail system that connects to Sipsey River and Luxapalila Creek, include rail-to-trail project
- Promote improvements to US-43 from Tuscaloosa to I-22
- Continue to support West Alabama Freeway
- Continue housing and building code enforcement
- Continue street paving program
- Storm sewer improvement program
- Consider safe routes to school projects

IMPLEMENTATION GUIDE

Recommendation	Responsible Party	Time Frame	Cost and Funding Source	
Land Use, Community Design and Zoning				
A	Adopt Land Use Plan	City Council, Planning Commission	2011	N/A
	Downtown Expansion to include infill businesses and adjacent neighborhoods			
	Include arts, cultural, government, special purpose facilities, etc.			
	Develop residential land uses as walkable neighborhoods			
	Preservation and revitalization of traditional and historic neighborhoods			
	Infill and expansion of mid-town residential neighborhoods			
	Expansion of housing in areas consistent with the plan concept			
	Mid to higher density housing as part of mixed-use centers, downtown and selected revitalization areas			
	Expand commercial development as part of planned districts			
	Mixed use commercial district north along US-43			
	Commercial corridor along AL Highway-171			
	Redevelopment of commercial/light industry south of downtown			
	Development of neighborhood commercial districts			
	Industrial development in well planned districts and sites			

Recommendation	Responsible Party	Time Frame	Cost and Funding Source
Land Use, Community Design and Zoning (continued)			
	Continue to expand and develop industrial park north of town along US-43		
	Consolidate and incorporate industrial sites south of downtown into a mixed-use district with commercial or special purposes		
	Continued development of special centers of excellence, such as Beville State, Hospital, etc.		
	Continue to locate and maintain community and institutional uses in walking distance to neighborhoods and compatible land uses		
	Maintain or expand open space		
B	Adopt zoning, subdivision regulations, etc. consistent with land use plan	Planning Commission, City Council	2011-2012 \$15,000 - \$20,000
	Mixed-use overlay districts	Planning Commission, City Council	
	Form-based zoning for downtown/ design guidelines	Planning Commission, City Council	
	Corridor overlay for AL Highway-171	Planning Commission, City Council	
	Update planned unit development guidelines/ mixed-use	Planning Commission, City Council	
C	Enforce historic preservation ordinance/ architectural standards/ establish districts	Historical Commission, AHC	2011-2013 \$15,000 - \$20,000 / AHC
	Adopt subdivision regulations for rural unincorporated areas of planning jurisdiction	Planning Commission, City Council	2013 N/A
D	Feasibility study and consideration of annexation of key locations consistent with concept plan	Planning Commission, City Council	2012 \$25,000 for study

Housing and Neighborhoods

A	Encourage a choice of housing consistent with land use plan	Planning Commission, Private	Ongoing N/A
	Increase downtown mixed use housing	City, Downtown Development Organization	Ongoing
	Preservation of housing in historic districts	Historic Commission, Planning Commission	Ongoing
	Maintain and infill close in residential neighborhoods	Planning Commission	Ongoing

Recommendation	Responsible Party	Time Frame	Cost and Funding Source	
Housing and Neighborhoods (continued)				
	Support new housing developments consistent with land use plan	Planning Commission, City Council	Ongoing	T.B.D.
	Support/ enforce rehab and maintenance of existing housing/ continue housing demolition/ housing abatement	Planning Commission, City Administration, Housing Abatement Committee, CDC	Ongoing	\$50,000 - \$200,000 Annually / USDA
	Support redevelopment of major revitalization neighborhoods with infrastructure	Planning Commission, Community Development Corporation, Community Development Corporation	Ongoing	> \$1 Million
	Support the development of senior and retirement housing	City Administration	2013	USDA, Private Funding
	Plan for and support new residential neighborhoods	Planning Commission, Private Developers	Ongoing	Private, TBD
	Provide for rural residential development and family farms	Planning Commission	Ongoing	TBD
B	Adopt and enforce residential zoning, subdivision and other standards consistent with land use plan	Planning Commission	2011-2012	Cost Included Above
C	Support neighborhood and residential developments with "complete streets"	Planning Commission, City Council	Ongoing	See Transportation
D	Support neighborhoods and residential development (consistent with land use plan) with community facilities and services	City Council, Parks Board, School Board	Ongoing	T.B.D.

Transportation

A	Improve regional access	ALDOT, WARC		
	Improve US-43 and AL-171 to four-lane facilities from Tuscaloosa to I-22	City Administration, City Council, WARC, ALDOT, Economic Development Committee	2020	> \$10 million
	Continue to support West Alabama Freeway	City Administration, City Council, WARC, ALDOT, Economic Development Committee, EDA	2020	N/A
	Support other projects as part of West Alabama Rural Transportation Plan and Transportation Improvement Program	City Administration, City Council, WARC, ALDOT	Ongoing	T.B.D.
	Continue and expand downtown street improvements	City Administration, Downtown Development Association, ALDOT	2013-2013	\$1-2 million / ALDOT, City

Recommendation	Responsible Party	Time Frame	Cost and Funding Source	
Transportation (continued)				
B	Adopt a complete streets policy and program	Planning Commission, City Council	2011	N/A
	Establish a hierarchy of thoroughfares, local streets and repaving schedule	Planning Commission, City Council	Ongoing	\$100,000 Annually
	Improve internal access between neighborhoods and facilities	City Administration, City Council	2012-2020	\$100,000 Annually
	Sidewalks connecting major facilities and neighborhoods	City Administration, City Council	2012-2020	\$50,000 Annually / ALDOT , Safe Routes to School
	Subdivision regulations to include sidewalks in new developments in the city	Planning Commission	2012	Included above
C	Consider major sidewalk, lighting and bicycle connections from downtown to Bevill State and other destinations	City Administration, City Council, Bevill State, ALDOT	2013	\$200,000 / ALDOT, City, Bevill State
D	Complete a trail system that supports recreation and tourism, include Rail-to-Trail project	City Administration, City Council	2013-2020	\$500,000 +/- Rail-to-Trail / ALDOT
E	Continue to support airport improvements and extension and compatible land uses adjacent to the airport	City Administration, City Council, Airport, ALDOT	2012-2015	T.B.D. / FAA Grants
Infrastructure				
A	Continue to maintain and upgrade water, sewer and storm drainage in existing areas	City Administration, City Council, Water & Sewer Boards	Ongoing	T.B.D.
	Replace and maintain existing sewer and storm drainage in locations with flooding and ponding	City Administration, City Council	Ongoing	T.B.D.
B	Work with Utility Boards to extend services to areas consistent with the land use plan	City Administration, City Council, Water & Sewer Boards	Ongoing	Subject to Customers
C	Complete needed improvements to water treatment plant	City Administration, City Council Water & Sewer Boards	2011-2015	T.B.D.
D	Continue to improve broadband and telecommunications access	City Council, ADECA, Private Utilities	2011-2015	ADECA, Private Utility

Recommendation	Responsible Party	Time Frame	Cost and Funding Source
Community Facilities and Services			
A	Schools		
	Continue to maintain and improve existing schools at their current location	Ongoing	T.B.D.
	Improve/add sidewalks for connecting schools to neighborhoods and destinations	2012-2015	ALDOT, Safe Routes to School
	Renovations for Career Tech Center	2012-2013	City, School Board
B	Parks		
	Continue to maintain Smith Park and make needed improvements, improve Southside Park, consider new park in northwest	2011-2020	\$100,000-\$500,000 / City, ADECA
	Expand park and recreation to include major natural area along Sipsey River	2015-2020	T.B.D. / Dept of Conservation, Private
C	Fire and Police		
	Maintain current fire station locations	Ongoing	T.B.D.
	Consider additional station in accordance with standards when needed	2020	\$500,000
	Continue to acquire and maintain equipment and training to maintain high ISO rating	Ongoing	Annual Cost
	Consider separate police facility downtown	2013	> \$500,000 / USDA
D	Arts and Cultural Facilities		
	Continue to support Fayette Art Museum	Ongoing	City, Private
	Continue to support facilities at Beville State with respect to performing arts	Ongoing	Beville State
E	Other Community Facilities		
	Continue to maintain senior center connected to downtown activities	Ongoing	WARC/ADSS, City
	Support the continued expansion and development of the medical center, hospital and related facilities	Ongoing	Hospital, Private

Recommendation		Responsible Party	Time Frame	Cost and Funding Source
Community Facilities and Services (continued)				
F	Special Events Continue to support major special events and attractions	City Administration	Ongoing	City, Council, Chamber of Commerce, Private
Recreation, Open Space and Natural Resources				
A	Continue to main and improve/ expand existing parks	City Administration, City Council, Parks Dept	Ongoing	See Community Facilities
B	Establish a natural “preserve” along the Sipsey River and Luxapalila Creek	City Administration, City Council, Parks Dept, Dept of Conservation	2013-2020	Dept of Conservation, ADECA
C	Establish city wide greenway system, beginning with Rail-to-Trail Project	City Administration, City Council, Parks Dept, ALDOT	2012-2020	> \$500,000 / City, ADECA, ALDOT
D	Protect and access to natural areas and open space for outdoor recreation	Planning Commission, City Administration, City Council, Parks Dept	Ongoing	T.B.D. / City, Private Conservation Easements
E	Take advantage of country club and golf course as a recreational asset in conjunction with the Luxapalila Creek	City Administration, County Club	2015	T.B.D. / Private
Economic/Community Development and Fiscal Recommendations				
A	Participate in regional marketing and development initiatives	City Administration, Chamber of Commerce, EDA	Ongoing	N/A
	Interstate-22 Alliance	City Administration, City Council, IDB, Economic Development Authority, Chamber of Commerce	Ongoing	N/A
	West Alabama Comprehensive Economic Development Strategy (CEDS)	City Administration, IDB, Economic Development Committee	Ongoing	WARC
	Participate in WAEM Project	City Administration	Ongoing	WAEM Board
B	Expand downtown organization to include Main Street or similar model/ Downtown Development Association	City Administration, Chamber of Commerce, Downtown Development Association	2011-2012	N/A
C	Expand downtown and mixed use development districts per the master plan; hotel; streetscape	City Administration, Downtown Development Association	2012-2015	See other sections
D	Support opportunities provided by the historic districts/ consider hotel site as retail/housing development, continue façade rehab	City Administration, Chamber of Commerce, Historical Commission	2011-2015	AHC, City, Private, Historic Tax Credit

Recommendation	Responsible Party	Time Frame	Cost and Funding Source
Economic/Community Development and Fiscal Recommendations (continued)			
E	Partner with Bevill State in an incubator and workforce development center/ consider old hotel site	City Administration, City Council, Bevill State, IDB, Economic Development Committee	2013-2015 City, Bevill State, ADECA
F	Work with Bevill State, hospital, county, and others to expand regional medical and governmental services	City Administration, City Council, Hospital, Fayette County Commission	Ongoing T.B.D. / Private, City, County
G	Continue to grow arts, library and cultural facilities; create venue for events, maybe a seasonal market downtown	City Administration, City Council, Museum and Library Board, Downtown Association	Ongoing T.B.D.
H	Continue to improve, expand and market industrial park (complete spec building), multi-purpose agriculture center	City Administration, City Council, Chamber of Commerce, IDB, Economic Development Committee	2012 Spec Building Current Funding, Other T.B.D. / ADO, Alabama Power
I	Create a special district connecting Bevill State, Industrial Park, Airport and Multi-Purpose Center (include landscaping, signage, lighting)	City Administration, City Council, IDB, Bevill State, EDA	2013-2015 \$500,000 +/- / City, County, Bevill State, ALDOT, ADECA
J	Support a new major mixed use development near Bevill State, to include franchise hotel to support Bevill State, Parks and Recreation, Medical Center, etc.	City Administration, City Council, IDB, Economic Development Committee, Bevill State	2013-2015 > \$500,000 / City, County, Bevill State, Private
K	US-43 and AL-171 redevelopment corridor	City Administration, City Council, Planning Commission, EDA	2013-2020 \$1-3 million / City, ALDOT, Private
L	Support industrial development sites between Fayette and Tuscaloosa and I-22	City Administration, IDB, Chamber of Commerce, Economic Development Committee	Ongoing N/A
M	Market and support the development of outdoor recreation for tourism, including “Sipsey Preserve,” birding and hiking trails, etc.	City Administration, Chamber of Commerce, EDA	Ongoing T.B.D.
N	Change the brand and update the website to support new forms of marketing	City Administration, Chamber of Commerce, Dept of Tourism	Ongoing T.B.D.

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