



## 7. APPENDIX

An aerial photograph of a residential neighborhood, showing houses, streets, and trees. The image is overlaid with a semi-transparent blue filter. A quote is centered in the middle of the image in a bold, orange, italicized font. The quote reads: "It is a capital mistake to theorize before one has the data".

***"It is a capital mistake to theorize before one has the data"***

***Sherlock Holmes***

The following appendixes reflect essential data and information used to development Envision Daphne 2042. The series includes:

- Appendix A - Envision Daphne 2042 Discovery Engagement
- Appendix B - Envision Daphne 2042 Discovery Engagement Community Meeting
- Appendix C - Envision Daphne 2042 Community Survey Results
- Appendix D - Envision Daphne 2042 Growth Scenarios
- Appendix E - Preliminary Zoning Code Assessment and Alignment Review

## APPENDIX A - ENVISION DAPHNE 2042 DISCOVERY ENGAGEMENT



### Envision Daphne 2042 Discovery Engagement Overview

Report and Notes: 11.16.21 – 11.19.21 | City Hall

The first phase of envisioning Daphne to 2040 is "discovery." Discovery provides the community its first opportunity to express itself in the planning process and allows the planning team the opportunity to begin its data research and begin onsite conversations through a series of discussion meetings. For Envision Daphne 2040, the city established an Advisory Group to provide project input. The Advisory Group was surveyed, and a set of discussion topics was developed to explore in a series of focus groups. The topics chosen for discussion were:

- Local Economy
- Mobility
- Parks and Open Spaces
- Natural Environment
- Infrastructure
- Neighborhoods/Community Character
- Extraterritorial Jurisdiction

**Focus Group Meetings** - Focus groups were convened during the discovery visit. A simple conversational interview technique was used to engage the groups for insights related to Daphne's current circumstances and future. The facilitators documented key points in these conversations and summarized, with a primary goal of open input from the participants. Participant comments are summarized as understood by the facilitators. Some responses may reflect limited information or misperceptions of policies. Results as summarized are unfiltered. Approximately 70 participants engaged in focus group discussions.

**Community Meeting** - Focus group engagement was complemented with a general community meeting held on the evening of November 17. At this meeting, participants engaged in an online exercise identifying Daphne's general assets and opportunities. The community meeting hosted approximately 50 participants.

**Advisory Group Meeting** - The Discovery visit concluded with a meeting of the Advisory Group on November 19. The results of the focus group engagements, community meeting, and Advisory Group wrap-up meeting are reported in the sections that follow.

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### Envision Daphne 2042 Focus Groups

#### Local Economy Focus Group

City Hall | 11.17.21 | 1:30 – 2:30 p.m.

Summary of Comments

1. Describe Daphne's economic circumstances and current economic climate in your opinion.
  - a. Ten years things were slow. Now custom builders are out of the market. Push back on production builders.
  - b. Two polarizing forces – New people who want to see new things and those who do not want it to change.
  - c. A gap of trust and understanding is wide. It has to be worked on.
  - d. Overheated. Booming. Sales tax has increased. Big boxes are booming.
  - e. People being added are educated and high-income earners. People of lower incomes are leaving.
  - f. There are many tourism transplants, 40% from outside of the state. Lots of retirees.
  - g. Housing product mix?
  - h. Does not have service providers. Where are moderate-priced houses. Need missing middle housing.
  - i. Attainable housing is important. Average sales are over \$400,000.
  - j. 45% of renters are cost burdened.
  - k. Would support anything that has a result. Advocated a component that requires affordable housing set aside.
2. Are there any gaps in the residential market? What is needed?
  - a. Rental - have to balance - section 8 housing - "got to control."
  - b. Price points - \$120k or less.
  - c. GAP - a lot of stuff I am seeing site plans – rental units - traditionally single-family subdivisions. Very narrow market.
  - d. Senior housing - definitely a need for it here.
  - e. Have great senior center here. Library programming is strong.
  - f. Housing is really a problem.
  - g. Very hard for elderly lady to find housing that she could afford. Had to move outside of the community. Passed of loneliness.
  - h. Need Tiered - age in place.
  - i. Seagrass (south part of town) will be tiered senior housing, but will some seniors be able to afford it? There is a waiting list.
  - j. If I want to get somewhere, I can get there, but not very well connected.
  - k. Have noticed a lack of bike accessibility.
  - l. Need dedicated corridors for bikes - if you build a road, have to have a bike path. EAST-WEST in particular
3. Labor Market
  - a. Lot of competition on the Eastern Shore for jobs. 2,000 jobs open. Service labor force being drawn away.
  - b. Foley has lots of affordable housing. Average commuter drives 27 minutes pre-pandemic.
  - c. Opportunity for person to start a career.

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- d. School system of 2,200 seniors. 800 went straight into the workforce. I do not know what they are doing.
  - e. Career tech center needed. Pandemic shifted burden of few workers to all industries.
  - f. Ideas of creating workforce bunk housing. Labor shortage.
  - g. Small business owner – No labor.
4. What is the regulatory climate?
    - a. Development standards make it problematic and push costs up for affordable stuff.
    - b. NIMBY (not in my backyard) is real. People oppose apartments.
    - c. South end of the county is looking at affordable housing.
    - d. Redeveloped trailer park and got push back.
    - e. 1,100 members in Chamber and local businesses were supported in the pandemic.
    - f. Small business is at risk. Have to pay them more. Inflationary pressures.
  5. How does the character of the community contribute to local economic vibrancy?
    - a. Very important that we do have an Old Daphne. Bay access is critically important.
    - b. Working on pedestrian plan for Old Daphne. Vacant buildings on the entryway.
    - c. What about charging stations for your car to revitalize. Needs to be reinvigorated.
    - d. Exit now has competition from others that exist.
    - e. What do we really have in old Daphne: Old Daphne is not really seen as core. Will take local people to invest in downtown Daphne.
    - f. Need a bigger, broader Old Daphne. How do we connect the pieces?
    - g. General apathy about what is going on.
    - h. Daphne is spread out and needs to connect to Old Daphne.
    - i. Daphne is very fragmented. How can we incentivize redevelopment? Mixed-use? Provide vision?
    - j. The eastern part of the city is an opportunity for growth. What are the future city limits?
    - k. Develop city-owned properties. Use RFP to solicit.
  6. What draws people to Daphne? How do you describe community character?
    - a. Congenial.
    - b. Family-friendly, pet friendly.
    - c. Wonderful school systems.
    - d. Growing and thriving.
    - e. History of Daphne as a retreat - a safe place from Mobile - feel comfortable when you get here. It is not just Daphne but the Eastern Shore itself.
    - f. Real estate perspective.
    - g. Low property taxes.
    - h. Do get amazing city services - schools, parks.
    - i. Quality of life - saving money- people working remotely - enjoying salaries from other metro areas, living here.
    - j. Growing city does bring challenges.
    - k. Quality of people - "fun community to live in" - people get along, low crime area.
    - l. High school.
    - m. Safety aspects - feel comfortable walking around and do not think bad things will happen.
    - n. Physical characteristics - ie, Olde Towne - other character areas
    - o. Beautiful trees, except for new neighborhoods.
    - p. New development does nowat save trees.
  7. Other key points
    - a. Trifurcated city.

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- b. Olde Daphne fully developed, mixed-use.
- c. North Daphne - large shopping centers.
- d. East Daphne - half farmland and half-closed neighborhoods.
- e. Challenge is to put those three cities together in terms of common interest.
- f. East/west divide - east of 98 get the traffic, unbridled apartments.
- g. No local shopping - unless you want Dollar Store.
- h. Additional traffic, traffic jams.
- i. Need to keep 98 looking NICE, as 181 grows.
- j. Communities within communities have their own character. Positive and should be reinforced.
- k. Large lots - being subdivided and becoming smaller - not to have close neighborhoods
- l. Out east - no "Daphne" identity out there.
- m. Pockets that are county - chances are they are unzoned county.. House bill on ETJ
- n. Narrow band of housing available.
- o. Need sub \$120k, rental, senior housing.
- p. Lack of connectivity - all feeding on to key roadways/traffic. Lack of bike infrastructure.
- q. No "Daphne" identity in residential area to east (ETJ).

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## Mobility

City Hall | 11.18.21 | 9:30 – 10:30 a.m.

### Summary of Comments

1. **What are key mobility-related goals for Daphne?**
  - a. Create a safe, separated use path/network that connects all of the communities in the county (start at the YMCA?).
  - b. 54 West to Rigsby, county extending Pleasant Road to Rigsby right now (to Whispering Pines).
  - c. Regional trail connection (5-6 miles to get there) – county connectivity plan, ride from Bay Minnette to Fairhope and beyond.
  - d. Rails to Trails in Robertsdale.
  - e. East-west connectors in MPO plan. New roads.
  - f. Working on a bike/ped plan for the whole county. New sidepaths. Work in progress.
  - g. Eastern Shore trail. Almost unrideable. Goes to Weeks Bay. Public works directors coordinate the maintenance. Collaboration among public works directors.
  - h. No bike lanes. Lot of interest in this.
2. **What are the access and connectivity problems and opportunities?**
  - a. Speeding in neighborhoods – how to use design to help with this?
  - b. Maxwell, Deer Avenue
3. **Is it easy or difficult to walk and bike around the city? Can kids walk or bike to school?**
  - a. Put bikes in vehicles and travel down to Fairhope, Orange Beach sports complex.
  - b. Lowered speed limit in Old Towne Daphne – needs to be enforced.
  - c. Ditches for stormwater create travel issues for individuals with mobility issues, especially at crossings.
  - d. There are no designated safe routes to schools – sidewalk network is incomplete, especially along 98 corridor near elementary schools.
  - e. School traffic is really bad; how to solve it?
4. **What is the experience on the City's main streets? (Aesthetic, speed/safety/ walking-biking)**
  - a. Fairhope – narrow streets; need to adjust regulations, incentivize.
5. **Do neighborhood streets feel safe? What are the elements you think contribute to pedestrian safety (based on your experience)**
  - a. Lake Forest has sidewalks being installed by city
  - b. Olde Towne Daphne is very unsafe for pedestrians
  - c. Uneven sidewalks, foolish crosswalk placement, no curbing to protect pedestrians, excessive vehicular traffic, especially around schools in Olde Towne (preschool, four schools, four churches, all in heart of Olde Towne)
  - d. Problem (to some) viewed as the drivers; how do we solve this (design)
  - e. Input on the MPO Long Range Transportation Plan.
  - f. County Road 13 entrance off interstate – very political, some wanted it, challenges with ALDOT (not on long-range MPO plan moving forward)
  - g. Eyesore coming into Daphne (right next to Bryant Bank, north side of the road) – is this a good opportunity for a gateway design?

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- h. Circulation, signage is not good. Is this an ALDOT issue? How is the working relationship with ALDOT)
- i. Access getting on intersection near our hotel is especially bad, wreck waiting to happen
- j. I-10 beach traffic/tourism traffic creates major issues for traffic along highway corridor and impacts side roads when there is an accident
- k. Roundabouts – Pollard and Whispering Pines (people love them, so why not use them more?)
- l. City is good about replacing existing sidewalks in need of repair; parking on sidewalks (enforcement issues)
- m. May need to do sidewalk inventory to assess existing sidewalks vs. future needs – crosswalk study?

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## Environmental Focus Group

City Hall | 11.18.21 | 2:00 – 3:00 p.m.

### Summary of Comments

1. **What is the city's greatest environmental challenge? Why?**
  - a. Influx of people - land coverage, reduced groundwater recharge, increased stormwater-- too many people too fast.
  - b. Habitat loss, in general.
  - c. Water management from storms, drainage, and erosion—responsibility falls on Daphne to deal with; rely a lot on grants.
  - d. Siltation in the marshes, turbidity in the bay, loss of submerged aquatic vegetation; sewer problem related to erosion (exposed sewer mains).
  - e. Balancing growth with livability and quality of life.
  - f. Doing the necessary things to hidden infrastructure.
  - g. The environment is essential to the quality of life; the setting.
  - h. Traffic/streets—air quality, bay runoff; need to establish a primary east-west corridor (you are not going to pave yourself out of congestion).
  - i. Balancing growth with livability, community values that we hold dear, community values the environment, habitats, why this area is attractive to current population and future generations.
  - j. Infiltration due to maintenance issues with sewer systems, causes problems when lack of maintenance (similar to what happened in Nashville); do not want to see Daphne become Franklin, TN.
  - k. Environment was a huge piece of the puzzle, attracted to Daphne because of the environment/setting.
  - l. Promoting infill and reuse is huge – should be a focus.
  - m. Create ways not to disturb new areas; the population is moving east and south, the hard boundary is going to become Hwy 181, have annexed large swaths of pocket neighborhoods that are incongruous to the city.
  - n. Development has not borne the cost to develop; believe the land use ordinance is "good," but need better melding of buffers (increase), protections for the environment into the ordinance – needs better "teeth."
  - o. 16 million spent on stream restoration.
  - p. County provides less environmental oversight.
2. **What is the city's greatest environmental asset? Why?**
  - a. The Bay—it makes Daphne special (need a unifying vision and the Bay is it).
  - b. Need to slow down development and have control over it.
  - c. Need more control over environmental impacts like intermittent streams.
  - d. Existing ecosystems.
  - e. Live oaks.
3. **Are there coordination issues between the city, county, state, and federal agencies concerning protecting assets or enforcing regulations?**
  - a. The city has done a great job with grants.

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- b. Baldwin County cares much less about development than the city. Growth is the single biggest threat to the economy, the community's character; Baldwin County cares much less about the land use in the city/county. Does not want to see more development in Daphne, but if we do not accept some development, it is just going to go to the county (and they do not have as much interest in regulating impact, design, etc.).
  - c. There is not a lot of intergovernmental coordination.
  - d. MS4 compliance example out of Memphis – quarterly meetings about what various groups are seeing, endorsed complaints, coordinated on responses.
  - e. Cities and county need to coordinate using this model.
  - f. Protection of the Bay requires better coordination between jurisdictions because water quality does not stop at jurisdictional boundaries.
4. **If Daphne could only do one thing to protect or improve its environmental resources, what would that be?**
    - a. East/west corridors, connections between Lake Forrest and other development, need to think about means of getting around in Daphne.
    - b. Should there be one main east/west corridor? Highway 64? Sacrifice one primary thoroughfare for the benefit of the other corridors.
    - c. You are not going to pave yourself out of a problem, some congestion does shift mobility; this can be a good thing.
    - d. Raise the bar rather than just allowing things to happen; Hamburger Hill on Highway 98 (overlooks, lighting, special area planning, gateway entrance?).
    - e. Infrastructure (transportation) is at least 15 years behind – by vehicle.
    - f. Believe city has done a good job with sidewalks; vehicular infrastructure is behind, into Spanish Fork and Loxely as well.
    - g. Traffic congestion contributes to pollutants.
  5. **Describe resource protection efforts.**
    - a. Resources are not protected.
    - b. No historic districts defined.
    - c. Locations in the current comp plan are still valid; there are more in the watershed plan.
    - d. Recreational components to restoration projects.
    - e. Need to emphasize Complete Streets, enmesh into land use ordinance.
    - f. TAP grants, trail systems on existing watershed connections.
    - g. Enjoyment without destruction of natural resources, lessen transportation impacts by encouraging alternative modes.
    - h. People are willing to go back outside if we create mechanisms for them to safely recreate.
    - i. Most developers want to know what the playing field is, want to know the rules and the standards (and have them applied consistently).
    - j. Protection is not going to happen until we can slow development and have more control over development that does occur.
    - k. Concept of "do no harm" to your neighbor – how do you sell this/reinforce this through development, the development community.
    - l. Front end user (developer) should be held accountable (cost), vs the backend user paying for the harm dealt.

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- m. Advocate for strong jurisdictional control; Corps of Engineers is taking back jurisdiction of ephemeral streams, but this protects the bay; there should be heavy incentive to reconstitute loss in watershed – if you impact, then you must abate at a rate agreed upon by the community as appropriate (right now it is 9 to 1 in terms of quality wetlands).
  - n. Maximum buildout analysis – what is the total impact (to the environment)? City moratorium on rezoning for multi-family; believes we are at a tipping point and need to reassess multi-family units.
  - o. Define quality of life – ask constituents what "quality of life" means to them.
  - p. Impact fees – had a study and a draft ordinance (2005-2006 approved?); stayed the ordinance, what happened? Currently, no political will to pass them (but need them).
6. **Are archeological resources protected in Daphne?**
    - a. NO (resoundingly); no historic district protections, none defined (is there a need?). Not much in the way of protected archeological sites.
    - b. Some properties listed in the current comp plan but no teeth to protections.
    - c. Village Point, where Jackson Oak is, historic homes (only protected by article 106 for the purpose of public expansion or redevelopment).
    - d. Preserve Alabama; very little (if anything) regarding architectural components, no controls currently.
    - e. Endangered species.
    - f. Popcorn trees, privets.
    - g. Invasives – yupon holly (privet), taro in waterways.
    - h. Nature center (trying to get on national register).
    - i. Need education of new homeowners, on exotic invasives, regulate certain areas of the city for specific environmental preservation concerns.
    - j. Tree ordinance is very good at protecting significant trees, canopy.
    - k. Stormwater MS4/Watershed.
    - l. Coordination is key; wants to see everyone on the Eastern Shore come together to address issues—the Bay is an asset to everyone.
    - m. Creek restoration has been good, but no recreation component is enjoyed by not destroyed.
  7. **Other points of discussion**
    - a. Need to promote infill.
    - b. The city has borne the cost of infrastructure for new development and is now more attractive for more development; need to keep the bar high and have strong standards—that is not business unfriendly.
    - c. Code is good but need better melding of issues into the code.
    - d. Buffers.
    - e. Infrastructure.
    - f. Stormwater.
    - g. How do we build standards into the code that protect what makes Daphne special? Complete Streets, walkability, stormwater, watershed.
    - h. Dottie? Bay Watershed; Tallahassee?
    - i. \$16 million in stormwater/stream improvements

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- j. Lake Forest.
- k. Need east-west corridors.
- l. Transportation by vehicle is at least 15 years behind; the city is/has done a good job with sidewalks.
- m. Need to think creatively and strategically.
- n. Daphne has set the standard in Baldwin County for years.
- o. At a tipping point with multi-family.
- p. Limited access to the Bay.
- q. Need to define what quality of life means.
- r. Impact fees need to be studied.
- s. Threatened and endangered species.
- t. Invasive/exotic removal program—need to at least have a program for the nature preserve; need homeowner education.
- u. Tree ordinance is pretty good; Daphne is a designated Tree City USA.

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### Neighborhoods/Community Character Focus Group

Daphne Library|11.29.21|8:30 – 9:30 a.m.

#### Summary of Comments

- 1) **How would you describe Daphne's character to someone who does not live here?**
  - a) Congenial, with the exception of large pickup.
  - b) Wonderful school system.
  - c) Has really drawn people to the area, almost 80% of people from out of state.
  - d) Growing and thriving.
  - e) History of Daphne is that it is a retreat; you feel comfortable, Eastern Shore.
  - f) Beautiful trees, except in new neighborhoods, temperature shifts.
  - g) Recent resident, came here for the lifestyle.
  - h) Trees are a big draw.
  - i) Trifurcated city; Olde Daphne (mixed-use), north Daphne (shopping centers, big box stores), east Daphne (disconnected developments in terms of utilities) – interest in pulling all cities together in some meaningful way.
  - j) Eastside/west side (divided by 98) – east of 98 gets traffic, unbridled apartment development, no local shopping.
  - k) Park system is unprecedented.
  - l) Quality of life – being able to save money.
  - m) Safe area – tight community, feel comfortable walking around.
- 2) **Are there any gaps in the residential market? What is needed?**
  - a) Rental/ - have to balance - section 8 housing - "got to control".
  - b) Price points - \$120k or less.
  - c) GAP - a lot of stuff I am seeing site plans = rental units - traditionally single-family subdivisions. Very narrow market.
  - d) Senior housing - definitely a need for it here.
  - e) Have great senior center here and library programming.
  - f) Housing is really a problem.
  - g) Very hard for elderly lady to find housing that she could afford. Had to move outside of the community. Passed of loneliness.
  - h) Need Tiered - age in place.
  - i) Seagrass (south part of town)- going to be tiered senior housing.... but will some seniors be able to afford. Waiting list. a year.
  - j) If I want to get somewhere, I can get there, but not very well connected.
  - k) Have noticed a lack of bike accessibility.
  - l) Need dedicated corridors for bikes - if you build a road, have to have a bike path, east-west in particular.
  - m) Doesn't the 46% cost-burdened suggest that we need more rental units?.
  - n) Lake Forest used to be a starter home neighborhood.
  - o) Young professionals cannot afford to live in Daphne (not just the retail profession) – attainability.
- 3) **What draws young professionals – connectivity?**
  - a) Bringing in fiber has been a challenge; if you do not build the fiber network, new development in the industrial will be tied to this, roads need to move people and data.
  - b) Need to balance between crime problem – need to control the safety, walkability, how does term "affordable" factor in?

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- c) Need to look at vacancy rates, too (for the rental market, vacancy rates are zero).
  - d) A lot of the site plans coming in are multi-family, rental market.
  - e) Need senior housing. Should we communicate with seniors at the senior center?
  - f) Housing affordability and availability for them is a problem.
  - g) Need to find sense of community for seniors, create connection.
  - h) Tiered housing, from independent to assisted living.
  - i) Only one facility in the whole area that accepts Medicare.
  - j) Walkability.
  - k) Really challenging to get between places, Olde Towne Daphne is easy to get around.
  - l) Characterize bike accessibility.
  - m) Need dedicated corridors, if you build a road, need bike path with it (not just walking paths).
  - n) Need a network – Corte Road/Johnson Road would be a good east/west corridor.
  - o) Three miles away from a completed sidewalk network in Lake Forest.
  - p) Consulting group that came in and talked about traffic about six months ago, if you pooled all your money together, you could solve about.
- 4) **Other points of discussion?**
    - a) Need to look at PUD standards – need to look at what we are asking developers to do? Ask more of them.
    - b) Look at what Fairhope is requiring, what could we apply to new development
    - c) Highway sign ordinance – need to be mindful of keeping 98 beautiful and other roadways.
    - d) Each neighborhood has its own character – this is a positive, needs to be reinforced.
    - e) Reinforced through Covid.
    - f) Large lots in the City of Daphne – keep some of this in the heart of Daphne, not have close neighbors. This is still desirable.
    - g) City district 4, on eastern edge of Daphne – concerned about how to make connectivity work, have NO identity out there (school borders and city borders confuse people, Fairhope issue).
    - h) Want more of a city presence out in this area, to create identity, connection to city.
    - i) Daphmont is a very close-knit community, and everyone knows everyone, have worked closely with Old Towne Daphne, major concern is traffic if Johnson Road is connected.
    - j) Out of development space in the heart of Daphne, if you put too many restrictions on development, they will not want to come into the city.
    - k) Pockets of county, many of them are unzoned, recent house bill (Elliot) to reduce the ETJ back to city limits unless city/county can agree.
    - l) Eastside of Highway 98, four roads that struggle to get out on Highway 64 – traffic calming, lighting.
    - m) Beach access.
    - n) People are assets, and they are a resource we need to tap.
    - o) Church community, what this provides, contribution to community.

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### Infrastructure Focus Group

City Hall | 11.18.21 | 11:00 – 12:00 noon

Summary of Comments

#### 1. Who are the current utility providers within Daphne?

- Daphne Utilities
- Belforest Water
- Baldwin County Sewer
- Park City Water
- Fairhope Gas and Water
- Baldwin County Trash
- Loxley Water
- Riviera Electric
- Baldwin EMC
- Mediacom
- Century Link
- ATT
- City of Daphne Stormwater

#### 2. Are there capacity challenges?

- No one present mentioned any significant capacity issues.
- Keeping up with the growth is the hard thing.
- The pace cannot keep up with the developers' pace, meaning the developers can do their own utilities faster.
- Keeping up with what is coming is the challenge.
- Gone from 20 lot projects to 300 lot projects.
- Houses are coming on line 10 houses a week.
- Utilities are not out of capacity, just having a hard time keeping up with the pace.
- Water and sewer capacity is good for the next 10-20 years.

#### 3. Is there capacity for other growth besides residential?

- There has been minimal industrial demand

#### 4. What is the flooding frequency?

- City growth has out run the storm sewer run off.
- Daphne is way behind on stormwater infrastructure, putting band-aids on the issue.
- Park City: A typical 3-day rain will flood the streets.
- Having a lot of stormwater rushing through the community was not the case in years prior.
- Daphne has not maintained its infrastructure in years and is now playing catch up.
- Park City is having the same problem.
- Olde Town Daphne is way behind on stormwater infrastructure. Had manhole boxes drop 16-20 feet.
- Average rainfall will flood Park City.
- Culverts not being maintained, full of clay.
- Rainfall flooding the street and causing potholes.

#### 5. Does capacity limit development?

- It has not, but growth is causing them to fall behind.
- Supply chain issues are causing a problem, PVC shortage, meter box shortage.
- Manpower is also an issue.

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- Builders are going to have to slow down due to lack of materials.
  - Can not find enough pipe to keep up. Entertaining using other pipe materials just to keep up.
  - Supply chain is a real issue.
  - Has increased from 3,200 to 5,800 people in 6 years (not sure which neighborhood)
  - Sidewalks are not everywhere in the rural areas.
  - Bridges in Lake Forest need repair.
  - Daphne has a 3rd party doing inspections.
  - Daphne doing only small repairs to bridges.
  - New neighborhoods are doing a better job of sidewalks than the older neighborhoods.
  - There is a sidewalk plan in place in Daphne, and they are trying to do some improvements every year.
  - There have been some improvements to intersections for pedestrian crossings and sidewalks.
  - Not caught up yet but doing a great job of installing them.
- 6. Where do you feel unsafe as a pedestrian?**
- Several projects are underway to repair sidewalks in several areas.
  - The intersection of 54 and 64 is dangerous (risk your life).
  - Some of the areas with the worst streets are being repaired.
- 7. Climate Change, how is it affecting Daphne?**
- In good shape for sea-level rise.
  - See some higher intensity rain events as a result of climate change.
  - Storm events are different than 20 years ago.
  - They have 4 to 5, 100-year flood events every year.
  - LID practices have been occurring in new projects.
  - Some road projects, Well Road, got a grant to do a better LID type design.
  - Tiawasee restoration project was one example.
  - Doing natural stream restoration creating habitat.
  - Seeing more stormwater retained underground to not eat up real estate.
  - Daphne using some solar powered traffic calming measures.
  - The perception is solar does not pencil. It does.
- 8. Describe internet capacity.**
- Lots of issues with cell coverage.
  - ATT is problematic for some.
  - The closer you get to the water you have more connection issues.
  - Several blank spots where there is no coverage.
  - Internet service is spotty.
  - There is some fiber optic where bandwidth is good.
  - Century Link is not popular.
  - Some old buying houses where Century Link exists.
- 9. Is there a need for free wireless?**
- Not a lot of demand issues or complaints.
  - Baldwin County schools provide all the students with WIFI hot spots if they do not have internet.
  - Library has free WIFI where some kids will come use the Wi-Fi for those who do not have it at home.
  - The library has a 3D printer.
- 10. Where are turn lanes needed?**

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- East-west corridor needs turn lanes.
- Van and 98 needs a turn lane as well as others.

#### 11. Characterize fire protection.

- Fire protection and distribution are good right now.
- But as growth occurs demand grows exponentially.
- Emergency response times are 5.5 mins on average.
- Insurance rating is a 3 currently.
- About to be re-graded as a 2.
- Hydrants are tested monthly.
- Good flows for all water hydrants for fire.
- Water systems are interconnected largely.
- All surrounding communities are connected.
- 100% hydrant use.

#### 12. Sports Complex Matters

- Sports Complex need to look at the lighting.
- Vehicle issues seeing due to lack of lighting right around Sports Complex.
- Everyone using headlight brights and blinding other motorists.
- Really dark at that spot and everyone has their lights on bright.
- The amount of traffic it added and lighting issue creating a problem.

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### Parks and Open Space Focus Group

City Hall | 11.17.21 | 3:30 – 4:30 p.m.

Summary of Comments

1. **Current Operations?**
  - a. Have all the city programs and promote private information. Have athletic coordinator, crew of 12.
  - b. Submitted a comprehensive proposal to the recreation board. Comprehensive list of 60 items.
  - c. Community is younger family. Have an outlet for kids and family. The shoreline is special for the community.
2. **How would you improve current Parks configurations?**
  - a. Connectivity among all of the parks. Pedestrian connection among parks. Skelton sidewalk from Point Clear to Battleship. Could connect with that.
  - b. There is a sidewalk plan in place. \$200,000 each year for sidewalk Publix to Yacht Club Drive. Big discussion on sidewalks.
  - c. Access to Bay and access.
  - d. Equity – Alfonso Park.
  - e. There is no public pool.
  - f. Park Drive does not have sidewalk accessibility. Needs to go to a destination.
  - g. Weak neighborhood connectivity.
  - h. Dog park, playgrounds, green space, all need to go out east in the 181 corridor.
  - i. 8,000 people at the sports complex. Do a good job of drawing weekend tournaments.
  - j. Soccer and football facilities. Need to add these facilities.
  - k. Construction of a true recreation center. No indoor spaces now. #1 Priority.
  - l. Two courts, pool, track on top. Need to ask for.
  - m. There is a Senior Center that has a weight room.
  - n. Spanish Fort used to combine programs with Daphne.
3. **Future Capacity**
  - a. Cannot accommodate 20 percent growth. Beyond capacity on football and lacrosse.
  - b. Most underserved – athletics have had a big impact.
  - c. Need to do more for passive parks and facilities.
  - d. Gator Park is the gateway to Baldwin County.

16

### Extraterritorial Jurisdiction Focus Group

City Hall | 11.18.21 | 3:30 – 4:30 p.m.

Summary of Comments

1. **Annexation for the city - priority areas, concerns, places you do not think should be annexed.**
  - a. Recent legislation – if the city law enforcement does not activate their jurisdiction within (X) months, never able to take it "back."
  - b. Half property taxes are currently paid into the city; if annexed, all taxes.
  - c. Have not done a cost-benefit analysis for annexation.
  - d. Currently getting service that property owner does not pay for.
  - e. Outside of the city limits, Planning Board reviews any subdivision applications (larger developments, master plans in phases).
  - f. If a developer wants to come into the city, pre-zoning and zoning applications precede application, otherwise is annexed as R1.
  - g. Transportation – four-lane Route 64, 104.
  - h. Only about four state troopers assigned to Baldwin County tops 6.
  - i. Police assists outside city limits at least a dozen.
  - j. Lack of east/west Routes.
2. **Annexation of the whole ET? What would this look like, is this desirable?**
  - a. What are the benefits of living in the city limits; we need to highlight the positives.
  - b. Opportunity to vote, have a voice in city elections.
  - c. Belforest, no zoning, voted against annexation but now raising cane over land use regulation.
  - d. Expand facilities, parks, make the area feel more like they are part of the community.
  - e. Disconnect between the city and the county.
  - f. From a development standpoint, what would incentivize you to look to develop in the city vs. the county.
  - g. Want to look at area along Highway 64, 181, Whispering Pines – square off the jurisdictional boundaries here (to 181).
  - h. 181 and Milton Jones – area of new fire station.
  - i. Johnson Road connector – Some do not see the advantage of connection through the community; City of Loxley, development west, recently incorporated as a city (met population threshold), would expand possibly up until Daphne's border, but do we want this?
  - j. Extend to Fish River – natural boundary.
  - k. Extend along 64 corridor as the priority.
  - l. Separate school systems, require payment to go to Daphne schools
3. **Functional collaboration with the County - what would this look like?**
  - a. If the county wants to do something, and has the authority to do that without input or approval from the city.
  - b. Water runoff – county, city, state have very little interaction, lots of finger-pointing front end coordination.
4. **Why did the developers that pre-zoned and annexed choose to come into the city?**
  - a. Need to establish an annexation plan, set of qualifications/requirements within 1 mile of city, developer must annex if they meet this? Can we do this?
  - b. Property taxes on a \$400k home in city are around \$2k; county is half.

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- c. Smart growth is a priority; make new development, roads look great (interest in beautification).
- d. Investigate MOA/MOU option under Alabama state statute.
- e. Shared spaces, pocket parks – how can we include this?
- f. Impact fees for the development community.
- g. Satellite library – consider this for future development on the east side.
- h. Senior center/satellite branch.

#### 5. Other points?

- a. ET is a, if not the prime influencer of Daphne's community development future.
- b. Explosive growth and its implications.
- c. Challenge of lack of zoning control and potentially changing legal status.
- d. Weak identity connection to Daphne and perceived inclusion in the City Limits.
- e. Minimal physical east-west connecting corridors.
- f. Opportunity to anchor the east side at key intersections (commercial mixed-use).

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**Envision Daphne 2040 Community Meeting**  
 City Hall | 11.17.21 | 6:00 p.m.

During the community meeting of November 17, about 60 participants from throughout the community were asked to identify Daphne's assets, and the areas of opportunity as Daphne grows and changes over time. The results are listed in the table below and mapped.

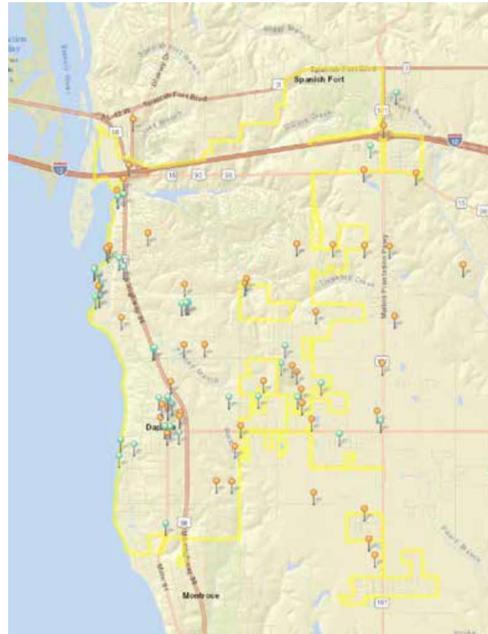


Figure 1 Crowd Sourced Community Assets and Opportunities Map



ASSETS	OPPORTUNITIES
The citizens and visitors who live in and visit Daphne	East-west connections
Bayfront	Trail/bikeways/walkways
	Turn lane is severely dangerous
Bayfront	Olde Towne Daphne needs more of a downtown scene. Additional shops, storefronts, and restaurants should be encouraged whenever possible. Many people pass on down to Fairhope for dinner, drinks and shopping.
	Bay walk
Tennis and pickleball courts	Traffic patterns that can be eased by more roads
Sports Parks	Traffic connectivity
Waterfront	Traffic gets really backed up on Hwy 64
Old Daphne character and architecture	Interstate exits (especially during beach weekends.)
Daphne Sports Complex. I have had the opportunity to travel to several fields locally and regionally. We have a phenomenal facility for baseball and softball.	Need park and recreation resources in this area
Waterfront Parks, Playgrounds, and Recreational Amenities Public Safety Services	Have individual community meetings
Commercial	Connectivity
Community Spirit Environmental Assets Schools	Sidewalks / walkability near Trione Park
Olde Towne	Hwy 98 redevelopment
Most special place in Daphne	With all the growth Daphne is experiencing, we need a better plan for traffic. Infrastructure development is far outpaced by subdivision development.
Beautiful scenery, historic	Lack of connectivity between old and new Daphne, particularly bike and walk
Potential access to the Bay	Growth of city
Dog park Waterfront Olde Towne	This place is a horrible entry point to downtown daphne
Daphne Sports Complex	Schools
Bay Access	



Utilization of zoning to encourage retail and restaurants in Olde Towne	Bike/walking paths and safe connectivity of 98 to 181
Lifestyle Environment Bayfront	Lack of walkable or drivable shopping
The parks, schools, location, etc obviously attract people from all over	Commercial growth
Mobile Bay	
Appreciate the agriculture in this area	Traffic issues at Roundabout on 64 / 13
Good Parks and recreation areas Access to Bay and beautiful beaches Climate	Growth Infrastructure
	Lack of high-speed internet throughout the community
The Bay Park system Local business	Shopping
Lott Park	Bayfront Park
Daphne Sports Complex	Daphne Public Boat Launch
Lott Park	Olde Towne Daphne retail, dining, and entertainment
Olde Towne Daphne	Smart growth for Olde Towne Main Street. I would like to see more development with shops. Lighting is a major issue for the Olde Town neighborhood.
Sports park including dog park	Public marina Dredging needed
Daphne Recreation Civic Center, Senior Center, Library	DISC project move forward
Civic Center	East /west mobility improvement.
Eastern Shore Center is a beautiful place for shopping and dining. I really hope it rebounds.	Further develop water access at Lake Forest Yacht Club and at Bayfront Park
I appreciate smaller grocery stores, like Allright, and shop here often. I like to support locally owned businesses and restaurants.	There is a lack of restaurants, both chain and local, and I believe that the city should focus on attracting new restaurant owners to increase the options.
The geographic position of Daphne offers a great view of the Bay but also is positioned nicely for commuting to Pensacola or Mobile.	We are in desperate need of a recycling center.
	We must develop the retail center on Hwy 90 into a thriving walkable mall area. Too many empty buildings. We should encourage restaurants to the area.

	Walking and/or bike trails would be a great addition to this area. I believe at one time they were proposed here. If concrete is too expensive, perhaps asphalt would be an option. Actually, runners and walkers may prefer that.
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### Envision Daphne 2040 Advisory Group Meeting

Daphne Library | 11.19.21 | 11:45 – 1:00 a.m.

#### Summary of Comments

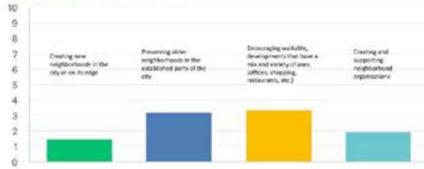
The Advisory Group met at 11:45 a.m. at the Daphne Library. The results of the focus group engagement and the community meeting were summarized by PowerPoint presentation, along with an overview of community research and analysis to date.

The Advisory Group then reviewed the results of Survey that targeted to the Advisory Group, the Planning Commission and the city. At the conclusion of the presentation, the Advisory Group briefly discussed the results and next steps. Key points in the discussion included:

1. Future east-west connectivity
2. Bike and pedestrian connectivity to all parks
3. Ensuring the viability of the 98 corridor as the 181 corridor continues to develop
4. Preservation of key open spaces
5. Account for changing precipitation patterns
6. Enhance neighborhood character
7. Preservation and enhancement of Olde Towne



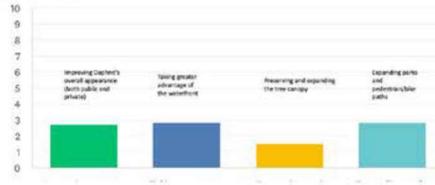
### Neighborhoods



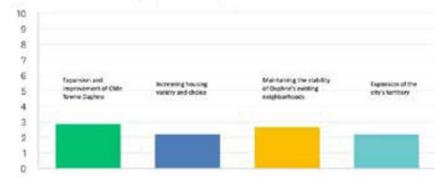
### Mobility infrastructure (streets, sidewalks, bike lanes, etc.)



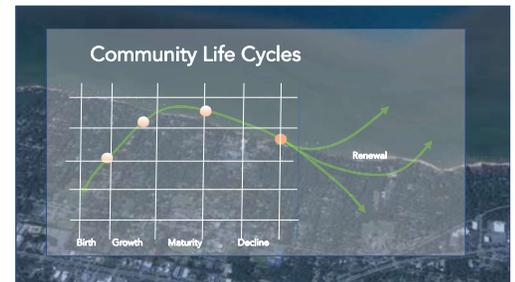
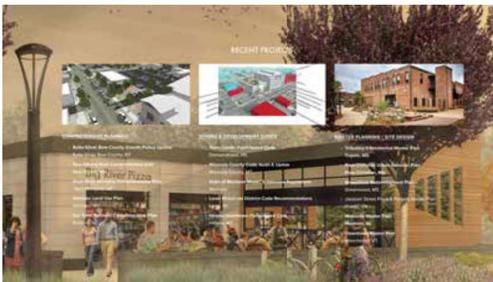
### City environment and amenities?



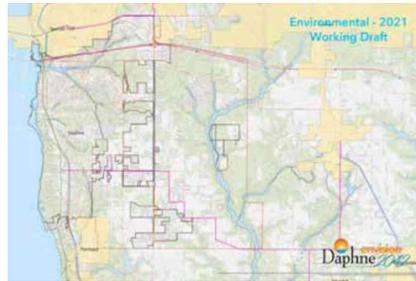
### Community development activities?



# APPENDIX B - ENVISION DAPHNE 2042 DISCOVERY ENGAGEMENT COMMUNITY MEETING



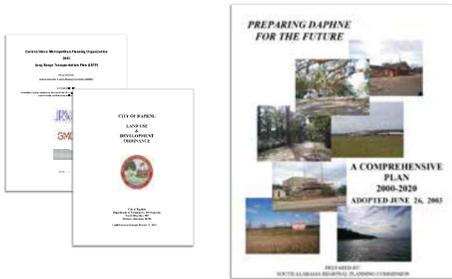
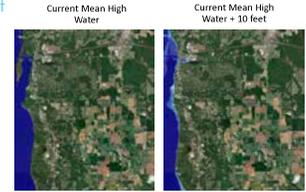
- Fact-Based
- Collaborative and Inclusive
- Vision-Driven
- Outcome-Oriented



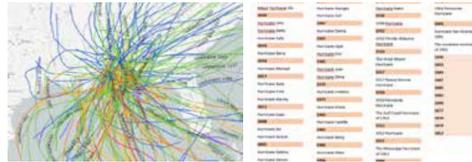
Environmental Context

### Projected Impacts of Sea Level Rise

National Oceanic and Atmospheric Administration, Office for Coastal Management, Digital Coast, Sea Level Rise Viewer <https://coast.noaa.gov/slr/viewer/2012/>

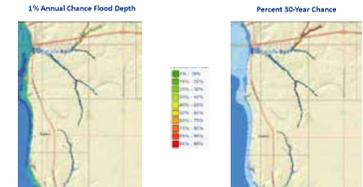


### A History of Hurricanes in Mobile Bay



National Ocean Service, NOAA <https://oceanservice.noaa.gov/news/historical-hurricanes/>

### Flood Risk



ADECA, Alabama Flood Map, <http://alabamaflood.com/map>



### Initial Discovery Observations

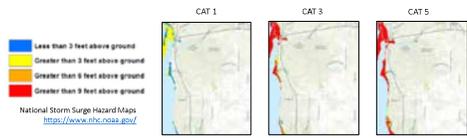
- Natural Environmental
- Development Patterns and Community Character
- Mobility
- Economic Context
- Parks and Open Spaces
- Input and Guidance

### Hurricane Surge Impacts

TABLE 2 - Baldwin County Time History Points

SURGE HEIGHTS IN FEET ABOVE M.S.L. BY HURRICANE STORM CATEGORY

POINT #	POINT NAME	CAT 1	CAT 3	CAT 4	CAT 5
001	BRIDGEWAY	8.0	10.0	12.0	15.0
002	BRIDGEWAY	8.0	10.0	12.0	15.0
003	BRIDGEWAY	8.0	10.0	12.0	15.0
004	BRIDGEWAY	8.0	10.0	12.0	15.0
005	BRIDGEWAY	8.0	10.0	12.0	15.0
006	BRIDGEWAY	8.0	10.0	12.0	15.0
007	BRIDGEWAY	8.0	10.0	12.0	15.0
008	BRIDGEWAY	8.0	10.0	12.0	15.0
009	BRIDGEWAY	8.0	10.0	12.0	15.0
010	BRIDGEWAY	8.0	10.0	12.0	15.0



National Storm Surge Hazard Maps <https://www.nhc.noaa.gov/>

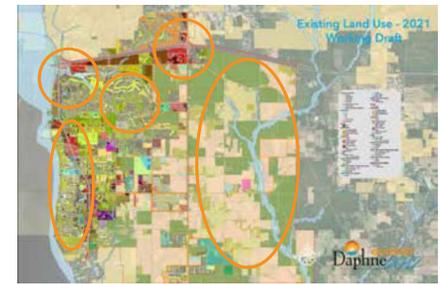
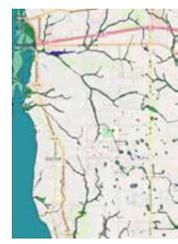
### Threatened and Endangered Species



National Wetlands Inventory



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

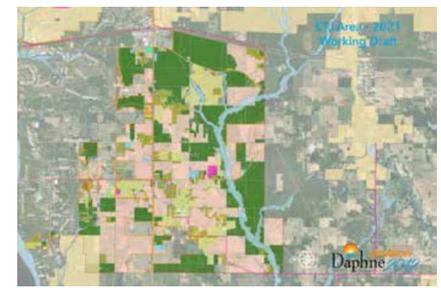


Development Patterns

Tree Canopy

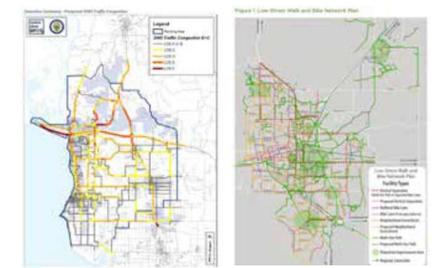


Google Earth, 2020



Development Patterns

Level of Service (LOS)



Invasive Plant Species



AL Invasive Plant Council, AL Forestry Commission, AL DNR

Invasive Animal Species



- Lionfish
- Amazonian Apple Snail
- Carp: common, silver, mix
- Nutria

AL Wildlife & Freshwater Fisheries, AL Extension, AL DNR



## Connectivity



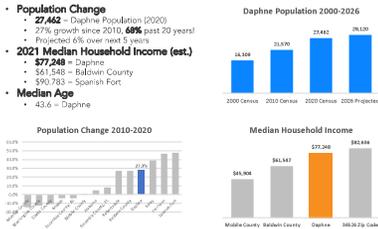
## Connectivity



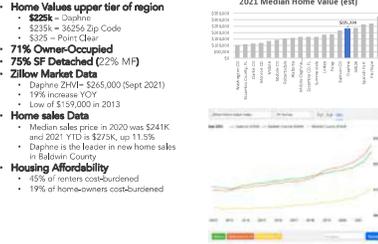
## Safety



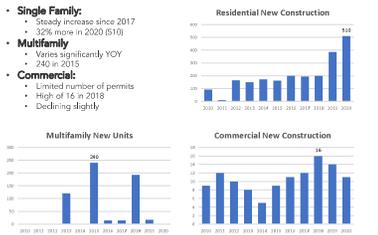
## Demographic Snapshot



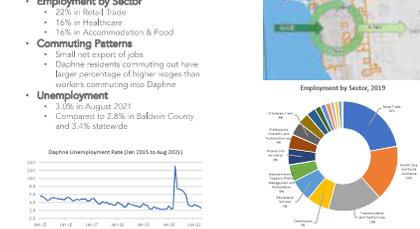
## Housing Snapshot



## Housing Snapshot



## Employment Snapshot



## Retail Snapshot



### Parks and Open Space



## Parks and Open Space

**Athletics Complexes:**

- Al Trone Sports Complex
- Daphne Sports Complex
- Joe Louis Patrick Park
- W.O. Lott Park

**Passive Parks & Bay Access:**

- Bayfront Park
- Balrose Bay Access
- Centennial Park
- Daphne Central Park
- Daphne Dog Park
- Gator Alley Boardwalk
- Dwyer Avenue Bay Access
- Jules Courtyard
- McMillan Bluff
- May Day Park
- Park City Community Park
- Patriots Point Memorial
- Village Point Park Preserve

**Playgrounds:**

- Centennial Park
- Daphne Sports Complex
- Joe Louis Patrick Park
- May Day Park
- Park City Community Park
- W.O. Lott Park

**What is our favorite place and why?**

1. Old Town. Walkability, proximity to Bay libraries and energy created by restaurants, residents, people working in the area, and two schools.
2. Honestly, my favorite place is my home because I love my neighborhood and my location.
3. The town at city hall
4. May Day Park. Enjoy the pier and watching sunsets from this area. The park is great for kids and families.
5. May Day Park
6. Bayfront Park
7. Downtown, park for the children to play, restaurants to eat and drink.
8. Bayfront Park/Village Park Preserve - showcases the beauty of the area Bay - pier/beach/fishing trails
9. Daphne Central Park - It's beautiful and a great place to take the family to get outside and exercise.
10. May Day Park & Bayfront Park - Primarily because I believe we have such a natural beauty, which the City has ensured that its citizens may be able to enjoy with the development of piers, bridges, etc.
11. "The Bay" I grew up near the water in the old part of Daphne. I spent most everyday on the beach as a child. The beach and the bay change exercise and there is always something to see or study. I wish our public access areas were better kept especially May Day Park. Anywhere on the bay overlooking the water, fishing, taking pictures, and watching a beautiful sunset. My family and I love walks at Bayfront Park and watching the sunsets.
12. May Day/Bay Front Parks (Parks on the bay). They provide a sense of solace & access to natural surroundings for both individuals along with their natural beauty and yet, close proximity, to neighborhoods, businesses and schools.
13. May Day Park because of the sunset.
14. May Day Park. Unfortunately, it is one of the few public access areas to waterfront in a city bordered on one side completely by water.
15. Village Point. It's quiet, peaceful place to go for a family walk or a bit of exercise. It's away from a busy street and the bonus at the end is the beautiful scenery of the beach.
16. Old town Daphne. Because it's where I grew up, there was one red light in the entire city and it was in old town Daphne and scenic 98 was the main stream of traffic going the city and it's where are used to catch the Greyhound bus to go to Mobile.
17. May Day Park Public waterfront space with a playground pier and small amphitheater
18. May Day Park and Pals. Large pier, plenty of parking, great lighting and landscaping. Direct access from the road to the waters edge.
19. May Day Park and Pals. Large pier, plenty of parking, great lighting and landscaping. Direct access from the road to the waters edge.
20. The schools, in many ways they are the center point of community life in Daphne.



## Parks and Open Space

**Potential Directions:**

- Recreation Center w/Swimming Pool
- Gymnasium
- Expansion of Ballfields / Pickleball Courts
- Multi-Use Fields – Lacrosse, Flag Football
- Trails Network - Utility Easements for Connectivity

### What, in your opinion, are Daphne's top three community assets?



## Parks and Open Space

- 13 Parks
- 4 Athletic Complexes
- 6 Playgrounds

### What is your favorite place in Daphne?



**What, in your opinion, are Daphne's top three community assets?**

1	2	3
Old Town	City leadership	
Residential and Bay	Family oriented culture	
Walkability of downtown	History of safety in Daphne	
Centennial Park	Trails/Parkways	
People	Location	
Bayfront Park	Recreational activities for children & adults, ball fields, parks, tennis & pickleball courts	
Bayfront park	Bayfront fields	
People care about the community and live in	Bayfront community that isn't overrun with industry	
The ability to keep a small town feel while growing	The bay	The sense of pride individuals have in their community
Neighborhoods, i.e. Bay	Businesses	Local Businesses and Restaurants
Walkable Bayfront Access	Education in Daphne	Sports for Kids
Public Safety Services	Educational Institutions	Parks and Playgrounds
The people who provide community environment & amenities	Location near the water/beach & scenic/water	Schools - great public and private schools & community support
Bayfront Park	Jules Square	Downtown Daphne
Location	Quality of life	Schools
Daphne Sports Center	Village Point/ Bayfront Park	City Center/Community
Bayfront Park	Bayfront	Local Businesses
Public Bay access	Quiet location	Higher average income per household
Parks including but not limited to May Day Park, Bayfront Park, all trails and Daphne Sports Center	Location and access to several modes of transportation	Great recreation park: 7 picnic grounds, tennis and access to kayak, and ball courts
Park	Natural Beauty - Bay	Location - Between Mobile and Pensacola on I-65



## APPENDIX C - ENVISION DAPHNE 2042 COMMUNITY SURVEY\*

Q1--On a scale of 1 to 10 where 1 is very low and 10 is very high, how would you rate the quality of life in Daphne?

# 8.13



- Next Steps
- Continue engagement process
- Planning week

**In a few words, how would you describe Daphne to someone who has never been to the community?**  
 Small town, big heart. I love living in Olde Towne Daphne where the housing is as varied as our residents, but we all enjoy being together. It's a special, special place  
 great potential, location, and it's not Fairhope  
 Outdoorsy family focused community minded city, going through growth pains  
 A "Big" small town! Has everything you need without the hassles of a large city  
 A beautiful place along Mobile Bay with amazing schools and great people  
 A beautiful, friendly town where you can raise a nice family  
 A beautiful, safe and family oriented community  
 A big small town on beautiful Mobile Bay with great food!  
 A city by the Mobile bay with a different experience based on the neighborhood you live in and its surroundings  
 A close knit community filled with hard working people. Great schools and great events. We are pretty much full at this time and can't really fit any more people  
 A coastal fishing Village. Aka, the Jubilee City!  
 A community that meets all my needs  
 A fast growing community that is trying hard to maintain its identity and preserve the parts that make it unique  
 A fast growing suburb city. A very welcoming city but the original "locals" are feeling overwhelmed  
 A gem  
 A great community on the eastern shore of Mobile Bay that is growing exponentially  
 A great place to live  
 A great place to live with excellent schools. Close to the beach but feels like a small town  
 A great place to raise a family. It is a growing community but still remains one of the safest cities in Alabama  
 A large sprawling rapidly growing community in a beautiful location that is full of diverse interests and socio-economic levels which is outgrowing its infrastructure capacity  
 A nice city, but very spread out. There isn't really a central downtown area  
 A once great community now consuming by the chasing of tax dollars  
 A picturesque coastal community with plenty of outdoor activities in nature to explore  
 A quaint city filled with beauty  
 A quiet small city with community spirit  
 A quiet, friendly bedroom community with small city charm and modern day amenities  
 A residential small town that is a safe and nice place to raise a family, if you can afford it  
 A safe, quaint town that is losing its character due to uncontrolled growth  
 A small town feel with access to resources of a larger community. Beautiful natural resources  
 A small town on the eastern shore of Mobile Bay, about an hour's drive north of the beaches, north of the Gulf of Mexico. A very convenient community  
 A small town that is growing full of people who care  
 An ideal place to live in  
 Bayfront community; good schools, high quality of life  
 Beautiful city with a small town feel  
 Beautiful community with caring neighbors  
 Beautiful quiet community where you can fish in the bay, watch the corn grow, and listen to the cows moo.  
 Beautiful town on Mobile Bay that has grown beyond its means  
 Beautiful town on the Gulf Coast with a quaint and vibrant downtown  
 Beautiful town with great parks, awesome schools, good shopping, and near lots of attractions  
 Beautiful, safe, easy going, but it's moving towards congested roads, overcrowded schools, over-taxed residents, with inflated real estate prices trying to push locals out  
 Beautiful, friendly, safe  
 Beautiful, perfect size, great location

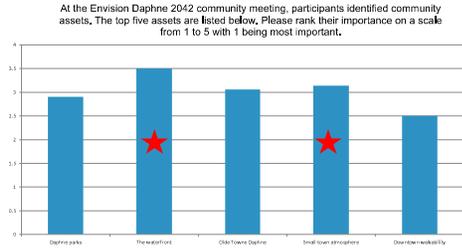
Beautiful, scenic, positive, strong sense of community involvement by the residents  
 Bedroom community of Mobile, AL on the best side of Mobile Bay  
 Bedroom community, which has been taken over by developers  
 Bedroom community/suburb  
 Best quiet town  
 Bustling family oriented high growth community  
 Busy  
 Busy roads. Overcrowding. Bad water and sewer system. Quiet at times if you can find an area that is developed  
 Charming and small bayside village with friendly people and community spirit  
 Classic Southern yet modern community charm, beautiful smaller city with diversity  
 Clean, beautiful community on the Bay  
 Clean, safe, relaxed  
 Close enough to everything but far enough at the same time  
 Coastal community that is attractive, clean and safe  
 Coastal town  
 Coastal weather retirement area  
 Comfortable, safe and convenient place to live  
 Commuter town. A little too practical (i.e., lots of strip malls and big box stores)  
 Convenient small town atmosphere in fast growing Eastern Shore area  
 Crammed packed schools, high traffic, great schools when they aren't being overrun with too many kids  
 Need another middle and high school and with as many new homes that are coming to the area will need a new elementary school. The infrastructure isn't able to handle the influx of people as is and there are still hundreds of homes that haven't been built yet that will only make driving in Daphne even worse. The sewer system needs updating. We love it here. We have enjoyed living here. But they can do better and need to start doing better for the residents of this town  
 Cute city on the Eastern Shore of Mobile Bay. We have Mardi Gras, Spanish moss, and lots of parks and green spaces  
 Daphne has all the charm of a quaint town coupled with the growth and bustle of a bigger city. Right off of Mobile Bay, Daphne offers top quality schools; housing of all kinds, shapes and sizes; and all sorts of hobbies to enjoy such as shopping, sailing, fishing, kayaking, walking, biking, sports, and tons more. We love our city and can't imagine living anywhere else  
 Daphne has two of everything and is five minutes from anything! It's also stunningly beautiful!  
 Daphne is a beautiful city that has suffered from overgrowth  
 Daphne is a beautiful place to live within minutes of almost everything  
 Daphne is a beautiful town on the Eastern Shore  
 Daphne is a friendly city and a great place to raise a family. The schools are wonderful  
 Daphne is a great place to live, great schools and Community. Our crime rate is very low. Great restaurants and seafood  
 Daphne is a growing city with still a small town feel. We greet neighbors, lend a hand, get along with those not like us and enjoy beautiful surroundings  
 Daphne is a pleasant, fairly safe city. Although we have a problem with speeders in our neighborhood Walking across the street to get mail can be frightening with people speeding on our street  
 Daphne is a quiet and lovely coastal town brimming with laughter, peace and sweet southern charm. Historic oaks and mossy shade comprise most of our scenic views. Upscale dining on the bay paired with a stroll through the neighborhood or a sunset with ice cream!  
 Daphne is a small but thriving community with a family focus  
 Daphne is a small town with very friendly residents. It is near more well-known communities but is quickly making a name for itself  
 Daphne is a uniquely small and growing community with friendly people, good schools, above standard athletic facilities for youth sports, passive parks with great views of Mobile Bay, strong public safety and historical community spirit  
 Daphne is a very friendly place to live  
 Daphne is a wonderful place to raise a family!  
 Daphne is an expanding city that is a safe and family oriented community. It has beautiful parks and offer recreational parks for the active community. There is not a variety when it comes to shopping, and restaurants. The infrastructure needs to improve due to the growth of the community. The schools system is working to keep up the growth of the community as well. Daphne has beautiful weather and friendly people. Eclectic, in as much as a small town feel, with plenty of amenities in and around the area Expensive to live and no public housing  
 Fairhope's hat  
 Family and friends who take care of each other and their children  
 Family and neighborhood atmosphere  
 Family friendly

Pg 156 column 1  
 Family friendly community with beautiful outdoor activities  
 Family oriented and safe  
 Family oriented town  
 Family oriented, preserves its history, educated community  
 Family oriented, slow paced, easy going, some place you wouldn't want to leave  
 Family town, close to interstate, shops and dining, beaches and clean  
 Fastly growing with small town feel  
 Friendly and clean with plenty of nice places to eat and shop  
 Friendly and quiet community with a beautiful view of the waterfront of Mobile Bay  
 Friendly community  
 Friendly little town  
 Friendly neighbors  
 Friendly, caring, with a casual lifestyle  
 friendly, convenient  
 Friendly, good school system, wide range of housing options, poor infrastructure in keeping with new neighborhoods  
 Friendly, quaint, growing  
 Friendly, welcoming community with beautiful parks and recreation opportunities—mostly free  
 Friendly, peaceful, quaint  
 Good place to raise a family. Accessible to a lot of recreation. Good mix of people (racial and financially diverse). Down to earth compared to nearby cities  
 Great community to live in and people are nice  
 Great community, but growing fast and needs a plan for future to keep up with the growth  
 Great community, excellent schools, conveniently located near I-10 for a short ride to Mobile, AL and a 45 minute drive to Pensacola, FL  
 Great Family Community in South Alabama. Great to enjoy the outdoors and raise a family  
 Great family town  
 Great little town that is experiencing unprecedented growth. Hard to find affordable living, though, and traffic is starting to really be an issue  
 Great location near the bay  
 Great people and safe  
 Great people, close to other cities that blend together well, banks and food, rec fields, but no swimming or diving and it's hot here. No Rex center like Fairhope  
 Great people. Great food. Great town  
 Great place to raise a family and has great natural resources in the area.  
 Great place to raise a family!  
 Great police, fire and library. Growth has been unregulated and done without concern for residents. Streets poorly maintained/parks does great job. Pity the day there is another major weather event that requires evacuation. City leaders want growth without infrastructure in place first  
 Great schools, low crime rate, up and coming city  
 Great small southern town on the bay but struggling with lack of overall proactive planning and managing  
 Growing  
 Growing  
 Growing but still with the small town feel. Clean, safe feeling about our community  
 Growing city  
 Growing city, peaceful and good to raise a family  
 Growing community with beautiful surroundings and weather  
 Growing out of control with traffic congestion and little concern for environmental priorities like recycling!  
 Growing too fast  
 Growing too fast and infrastructure can't keep up  
 Growing too fast  
 Growing too fast. Traffic is a nightmare, tearing up all the beautiful farm land trees to build housing, which impacts traffic  
 Growing, pleasant, charming  
 Has a small town feel in some areas but growing rapidly in others not sure how the outcome would look.  
 Hidden gem with small town values and a gentle way of life  
 I already have relocated here and a friend of mine is relocating from MO  
 I describe Daphne often as the best place in the world to live!  
 It is a beautiful SMALL-ish town feel. The community is great with most amenities close by  
 It still has a smaller town feel even though it has more than doubled in the 23 years I have lived here. It does have nice park features and a good selection of stores and eating places  
 It used to be a good place to live, not any more. Too many people moving here, traffic is bad, but mostly crime is out of control. I've lived here for 42 years and have always felt safe, but not anymore. With the influx of so many people moving here it's not a nice small town anymore. I hate it here now  
 It used to be a lovely quiet little town but has been overdeveloped and lost its charm  
 It's paradise ... and expensive to live here  
 It's a Big area with a small town feeling  
 It's a nice, family community

It's a quiet and clean  
 Column 2 pg 156  
 First Block  
 It's nice in some ways but the sewage issues are destroying the bay. The planning board seems like it needs some work  
 Jubilee city. Then have to explain what a Jubilee is  
 Laid back, mid-upper scale, where the city meets the country  
 Laid back, relaxing, atmosphere with beautiful landscape (Currently)  
 Love living here. But we need to stop building more neighborhoods and apartments  
 Lovely Southern town adjoining Mobile Bay, historic sites, family friendly  
 Medium sized bedroom community with good schools  
 Modern day Mayberry  
 Multiple areas of interest; small historic district; mostly residential metropolis east  
 N/A  
 Nice people and beautiful place  
 Nice place to live  
 Nice residential community on Mobile Bay  
 Nice small town downtown area, great bay access parks. Quiet living. Busier area/shopping near the inter-state. Used to be a lot of farm land in the east but less and less as time goes on, being replaced with cheap DR Horton cookie cutter homes clumped together wherever they will allow land purchases and worse still large ugly apartments  
 Nice small town. Manageable traffic flow. Easy place to live. Very friendly and polite people. Nice location between Mobile, Fairhope, and the rest of the county and beaches  
 Nice town, nice people, but growing faster than infrastructure can handle  
 Not much to do with a lot of retired people and young families...not a place for singles  
 Olde Daphne is charming and inviting. Slow paced Bay life  
 On the bay, great neighborhoods & schools  
 Once a small and peaceful place, but high growth has taken its toll on the quality of life.  
 Peaceful, family and community oriented, with lots of new growth that should be contained to preserve the slow paced atmosphere  
 Perfect leadership plus conveniences plus economic diversity  
 Perfect sunsets, quaint  
 Picturesque; options of shopping, dining, and activities but maintains quaint small town feel  
 Place that has changed dramatically in the last 20 years, not for the better  
 Quaint  
 Quaint  
 Quaint and laid back  
 Quaint friendly town  
 Quaint little town on the bay down by Mobile. Bedroom community with good schools. Great place to live being right off the interstate. Small town charm, and what we don't have we're not a far drive from what you might need  
 Quaint small town conveniently located near recreation opportunities. great schools and a decent downtown  
 Quaint town but infrastructure not keeping up with growth. Streets need to be widened for over-crowded streets  
 Quaint, clean, growing  
 Quaint, quiet, beautiful, has character  
 Quiet coastal community  
 Quiet, but not very friendly. Religious  
 Quiet, family friendly  
 Rapidly growing, small town community  
 Residential community by the bay  
 Safe  
 Safe bayfront community but with an unattractive commercial looking entrance on 98 and not enough capitalization of the bayfront  
 Safe, friendly, and beautiful!  
 Small community, close to the bay, great place to live...convenient to the interstate and beaches  
 Small enough to feel like family but large enough to offer all the amenities  
 Small residential town near the water  
 Small town  
 Small town atmosphere although not small  
 Small town atmosphere with big town amenities  
 Small town community  
 Small town feel on the bay  
 Small town feel that has access to many of life's pleasures  
 Small town feel with a short drive to city life. Growing quickly  
 Small town feel with all the amenities. I've lived here 30 years and even though the growth takes adjustment for the most part it has been good  
 Small town feeling - family oriented  
 Small town on Mobile Bay

Small town on the Bay with great untapped potential  
 Small town with a lot of activities and great family vibe  
 Small town with close access to beach and larger cities  
 Small town, big flavor  
 Small town, friendly, great location, bayfront  
 Small, friendly, Daphne has good restaurants, shopping, and activities. Neighborhoods are varied for different goals/likes  
 Small, safe and family-friendly but within reach of larger cities  
 Smaller community with nice people, great weather, awful traffic in summer and spring break  
 Smallish community with many great people. Best community I've lived in  
 Southern Alabama with great people and water  
 Southern charm, sense of community, beautiful natural resources  
 Southern town on Mobile Bay  
 Spread out, family friendly, needs more restaurants and jobs  
 Suburb on the bay  
 Suburban community on Mobile Bay  
 Suburban. Run of the mill chains stores/restaurants. Lackluster art scene. Growing pains that show up in streets and lack of diversity  
 The Jubilee City! Quiet, yet strong with flavors of activities and the best people to be neighbors with. Low crime, high tide baby!  
 The Jubilee City. Small town, safe, convenient  
 The people are the best!  
 This is a beautiful and diverse community. The schools are wonderful. The high school is awesome, but it seems to be a community afterthought  
 Though certainly perceived as a commuter city, Daphne has vast natural resources and a clear commitment to increasing quality of life, including walkability and recreation options, for its residents  
 Too many new people clogging the roadways  
 Traffic is an issue, and the ongoing construction is concerning. The infrastructure seems stretched in general, and has potential to become more of an issue  
 Very beautiful town  
 Very friendly and safe city that focuses on education and recreation  
 Very friendly family focused community  
 Very modern community providing many ways to enjoy life and give opportunities for further career advancement and family togetherness now and into the future  
 Very nice area close to Gulf of Mexico. Offers a variety of parks for sports and passive activities  
 Very nice area to live, but growing too fast  
 Very quaint, quiet, bayside city, but no real tourist attractions to speak of  
 Warm, friendly and welcoming  
 Was a really nice place to live in the past until all this development which has caused gridlock on our roads  
 We are right on the Gulf of Mexico with sweet southern charm  
 We chose to make our home in Daphne 20 yrs ago because it was a quiet, family centric community with an amazing farming community just close to Mobile for "busy life". Now DR Horton and Truland are moving in, lowering our property values, building houses on top of each other, and we don't even have street lights.  
 Welcoming community with heart!  
 Wonderful town located off Mobile Bay in south Alabama



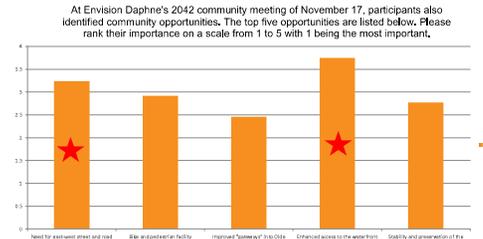


**Is there an asset not listed in the ranking above that you believe to be very important to Daphne?**

- #1 Unclog Roads
- 98 is turning into another Airport Blvd. Also Daphne is not an old English Village, so what's up with the "e" added to the end of Old and Town, plus why town? Can't it just be Old Daphne? Who's stupid idea was that? Too many new stop signs for no reason!
- A walkable entertainment district with restaurants, bars, coffee shops, boutique stores, and a park for the kids
- Accessibility...tolerable traffic levels
- Address multiple sports. Not just football, baseball, soccer
- Adequate infrastructure commensurate with growth BEFORE GROWTH IS ALLOWED; restricted growth to allow for the quiet country atmosphere to continue. It's going to be one big subdivision if we don't stop.
- Affordable housing
- Art center and Museum
- Attracting more restaurants to our city
- Better access to technology infrastructure that will help retain talent in the age of remote work
- Biking/walking/nature paths
- Building covenants and restrictions
- City cleanliness
- City govt does a great job
- City landscaping
- City school!!! We are growing so rapidly and let's face it BCBE is in it for the money not the education Clean and dependable water and sewage
- Close to the beaches
- Commercial building and signage regulations similar to Madison, MS.
- Commercial development and proximity to I-10, Mobile/Pensacola
- Community centers
- Community involvement and inclusion
- Convenient to larger municipalities like Mobile and Pensacola
- Cottage/bay life architecture
- Cultural activities
- Daphne High School
- Easy Access to I-10 comes up a lot with my clients who are moving to the area
- Eliminate building plans that overcrowd people into our community
- Emphasize SMALL town!
- Entertainment
- Entrance to city being more welcoming and cleaner. I-10 at 98
- Excellent schools
- Farming
- Farms
- Friendliness of residents and shop owners
- Future need for more schools due to inevitable overcrowding
- Good school system
- Good schools
- Good schools are our best asset
- GREAT SCHOOLS
- Great schools
- Green area, parking, ease of getting around
- Greenspace
- Having roadways that can accommodate all the traffic
- Highway (98 and 181) infrastructure

- Historic homes and points of interest
- Historical preservation
- History
- History culture sports
- I think community walkability is as important to the City as downtown walkability is. Offering residents safer and more plentiful pedestrian options should be as much of a focus as the smaller population of downtown. I would like to use the beach
- Infrastructure
- Infrastructure
- Keeping mom and pop stores over major chains
- Keeping some farming fields and pastures
- Keeping the small town feel
- Keeping trash off the roads
- Less development; save farmland. Road infrastructure to accommodate development!!!
- Location
- Location on the Eastern Shore
- Lots of near-by shopping availability
- Lots of shopping nearby
- Low cost of living. The cost of living, particularly housing, has been rising faster than it has in surrounding areas. Low cost of living used to be a draw to this area, but it no longer is
- Low crime
- Low crime rate
- Low crime small community
- Maintenance of sidewalks, speed bumps to slow down cars. A lot of cars run the stop signs, thus making them ineffective
- Maneuverability by traffic, very congested
- Modern technology
- More baseball/softball fields
- More community activities
- More playgrounds in addition to city park. Perhaps a splash pad
- More retail in Olde Towne
- Not that I can think of
- Olde Towne development with shops and signage recognizing entering Olde Towne
- Our rural areas staying rural
- Our schools SHOULD be an asset but are not
- Parking, parking, parking!
- Parks
- Parks and walking paths
- Parks in any great city are of great importance, but the Daphne parks are not true nature parks in size or scope
- Places families can gather for entertainment
- Possible Eastern Shore Schools separate from Baldwin County
- Probably
- Proximity to other cities
- Public safety
- Public Safety
- Rec center. Not just park needed
- Recreation services
- Recycling and faster speed internet
- Restaurants
- Restaurants
- Roads!
- Safe community
- Safety
- Safety from a crime perspective, cleanliness of waterfront/water/ pollution
- School system
- Schools, roads, law enforcement
- Schools
- Sense of community
- Sewer improvements
- Shaded sidewalks! That makes the town and neighborhoods friendlier - safer and more valuable! Shopping and restaurants, but that could go into Olde Towne Daphne and walkability
- Sidewalks on all the streets
- Sidewalks everywhere! Scooter rentals. A legit recycling facility
- Street maintenance and pedestrian safety
- The acres of beautiful untouched farm land and wooded areas. These should remain untouched and preserved as part of Baldwin County's agricultural heritage and rural roots
- The citizens
- The classic old town neighborhoods are very important to the look and feel of downtown. Please do not let this area become like Fairhope where the old houses are replaced with huge ugly houses

- The dog park, would like to see more shade, working water fountains, less dirt/mud area
- The family friendly city events
- The naturalness (trees, woodlands). I am so sad to see another natural and beautiful parcel of land SOLD on Hwy. 13, can't we slow development and have natural spaces?
- The people, we are welcome to growth. We understand that it's a natural thing. But you have to let us know our voices are heard and our concerns with traffic and environmental impact
- The school system is a major pull factor for parents and has contributed to the growth of the city. Also, maintaining clean waterways is of importance to the reputation of the city
- The schools
- The schools
- The speeding cars and traffic being a danger to the people of Olde Towne Daphne and Main Street, with little to no police patrol to deter the speeders
- The Sports Academy
- Traffic
- Traffic control
- Traffic control
- Undeveloped land
- Walkability in ALL of Daphne. As Daphne expands east of 98 there are limited sidewalks. I know this has been an initiative but many 181 neighborhoods are locked in because of the traffic on 181 and no sidewalks on 181 connecting neighborhoods. While this expansion project of 181 may be an ALDOT project, much of the project still sits within Daphne City limits. That is one asset I feel the city should have requested. Imagine sidewalks connecting Old Field, Bellaton and all the way to Allegri.
- Walkability outside of downtown area.
- Walking trails
- Walking trails. Not sidewalks along busy streets. Wilderness walking trails. Also more sidewalks needed We have been nearly hit by cars too often while out walking. More street lights
- Walking/transportation/biking connectivity via sidewalks across Daphne
- Wooded areas
- Would like to emphasize when I selected Daphne parks I means dog parks. Adding new things to do would be nice too
- Yes
- Yes. Actual nature parks. Not just baseball fields and tennis courts, but green belts and linked natural parkland. Natural parks are very important to mental health and quality of life. There is a depressing lack of true parkland set aside in all of Baldwin County, and other than Bayfront Park, all of Daphne. Scattered tiny pseudo-parks are not the answer if we want to avoid being nothing but poorly planned sprawling suburbs and asphalt in 20 years. That would be a tragic mistake



**Is there a concern not listed in the ranking above that you believe to be very important to Daphne?**

Curb rapid development. There are so many empty retail locations within city limits and nearby areas There are enough houses already approved for this area. No more needed

#1 Unclod Roads

181 and 104 are way too congested and it is just going to get worse

Add more retail and activities in Olde Towne

An improved animal shelter completed more quickly than currently planned...it is a crisis situation

Animal shelter needs to be bigger, better run and have vet on staff

Appropriate speed limits. Some are too high and many are just police speed traps.

Basic infrastructure and the overdevelopment of the area

Being able to ride your bike or walk on the major roadways without worrying about being hit by a car Better downtown

Build up downtown Daphne. So small. Create a downtown Fairhope feel

Building more schools and keeping the high schools state of the art

City growth

City of Daphne needs to improve upkeep of streets and walkways

City School System or Eastern Shore School System (SF, Daphne and Fairhope)

City schools

Comprehensive recycling program

Consideration for regulated growth

Control development and preserve quality of life and small town feel

Definitely clean up Hwy. 98 that runs through Daphne. More flowers, there are also too many empty store-fronts, just maintaining the side roads on 98 with landscape would look more appealing

Enhanced recreational facility with a pool for youth and seniors

Greener community

Growing population and traffic. Pressure on school capacity

Growing too quickly without proper infrastructure in place

Growing traffic congestion

Growth and expansion of Olde Towne Daphne

Growth is poorly planned. Our roads suck. Home builders should be required to also build and pay for better roads and new schools

Growth of Belleforest. Too much too fast

Growth to quick infrastructure not keeping up

Historic preservation rules, perhaps parks added around historic sites. For example, Malbis land could be acquired and developed into an incredible park that becomes the center of that entire area. More museums and art centers could be added there

Hwy 98 congestion. Variety of food options near Olde Towne and target areas

I am excited to hear of the opportunity for a "downtown district" in Belleforest. Would like to hear more on the proposal

I'd say very few people are concerned about Olde Towne Daphne as they are what you're doing to the rest of the city. Old Town is pretty irrelevant to me

Improve County Rd 64. Traffic flow is AWFUL!

Improve pedestrian crossings on Hwy 98

Improved intersections (More roundabouts and 4-way lights) from side roads onto main roads

Improved traffic flow, especially at the Publix intersection with Old Main St and Hwy 98

Increased local business venues

Increased numbers of distracted driving in the area results in a seeming increase in people running red lights.

More roundabouts to replace lighted intersections in high traffic areas would potentially reduce accidents.

Examples of locations include: Pollard Rd and Daphne Ave and N Main St directly southwest of Starbucks next to the Eastern Shore Shopping Center

Increased outdoor recreation opportunities (running/biking/kayaking/trails)

Infrastructure for traffic is not keeping up with population growth

Infrastructure improvements do not keep pace with growth

Infrastructure improvements! Too much building and not enough Infrastructure projects to handle the influx of new subdivisions

Infrastructure in general needs improvement

Infrastructure

Keeping areas out of construction - leaving some land for the beautiful view of it instead of developing it for more cookie cutter houses

Keeping the commercial businesses inside the city along Highway 98. Allowing areas like Malbis and Belleforest to remain rural and residential

Keeping the county areas in Daphne

Keeping the trees preserved

Lack of sidewalks, police presence in school

Larger, more natural, connected parks throughout the city, coordinated with an overall Baldwin County parkland plan

Limit commercial building

Loitering

More community building. Diverse cities are stronger

More of a downtown area with more shops

More of a downtown with more shops and restaurants and employers

More of Daphne considered important and deserving of our tax dollars than just Olde Towne Daphne

More opportunities for boutique businesses. Less big box stores, banks, etc

More parks and a city pool

More restaurants to the area!

More retail and eateries in old Daphne

More sidewalks and street lighting

More waterfront access and views

Need a real recreation center

Need more restaurants

Need to have more environmentally friendly attractions on the waterfront, such as piers, scenic lookout towers, lighthouses, etc.

Nightlife

None of those are of great concern to me. We already have great public access to waterfront in my opinion

Older areas of town/ neighborhoods kept up to keep the quality of Daphne up

Open space

Overpopulation if Belleforest area

Overdevelopment especially crowded subdivisions

Parking for Main Street downtown

Preservation of green areas between subdivisions, businesses

Preservation of old houses and buildings

Probably

Protect integrity of Olde Towne. Help decrease car traffic and increase leisure.

Public engagement events

Public safety of pedestrians in Olde Towne Daphne and in the surrounding neighborhoods because of people traveling at unsafe speeds in their vehicles. And a need for safer crosswalks in Olde Towne Daphne/Main Street

Quit building subdivisions!

Recreation Center

Recreation-city pool and Rec center

Regulate residential growth so that it doesn't add burdens to traffic and schools

Resurfacing and painting of major arteries. 64 from 98 to 13

Revitalization of the older trip/business center and improvement of the aesthetic appeal of Highway 98

Roads!

Schools

Schools

Schools

See prior comment about a proactive plan for green open spaces and true nature parks

Services like grocery and parks in the Belleforest area

Severat: Lack of vision for preserving nature, e.g. wetlands, trees, animal habitat, etc.

Sign police are way too strict and stringent

Since you asked, adding fruit trees to our city parks and city buildings (herbs in our flower beds) would enhance our city properties, add beauty and encourage others to grow something to share. (In Portugal and Spain, many town halls are surrounded with beautiful mandarin orange trees, it's truly breathtaking)

Site for future schools (public or private)

Size and growth of neighborhoods. New schools are going to be needed

Smart traffic control, i.e. traffic signals, roundabouts, ease of roads

Some sort of rework for Malfunction Junction. It kind of works, but I believe it could be improved

Something for the teenagers to do

Speeding in Lake Forest

Stability and preservation of the Highway 98 area (vs. 90) including riddance of existing and avoidance of future deteriorating/unsightly former businesses

Stop all of the new construction!!!

Stop building any more homes/commercial buildings until the infrastructure has 100% caught up. Traffic now is a nightmare. Can we please leave one inch of green space? Stop the developers from ruining our city! STOP DEVELOPMENT UNTIL INFRASTRUCTURE IS PRESENT AND COMPLETE. It is completely unacceptable that it takes 38 minutes to travel 5.4 miles on 3 roads. 3 years ago it took 12 minutes. I am not against all development but you cannot flood areas with thousands of people and not make a single adjustment. Plans and rumors of improvements are not acceptable. The infrastructure must PRECEDE the growth or you create the nightmare we as residents have to live with daily. STOP ALL DEVELOPMENT IN BELFOREST AREA SPECIFICALLY UNTIL INFRASTRUCTURE IS 100% COMPLETE. Last but certainly not least, BELFOREST DOES NOT WISH TO BE ANNEXED INTO THE CITY.

STOP overdeveloping this area. Place a moratorium on neighborhood subdivisions. Create "green zones" that are protected from being developed. We do NOT need any further development in this area

The area of Highway 98 when you first get off the Bayway going south looks terrible. Numerous vacant buildings, area looks rundown, this is the gateway, the first area people see when they enter our city

The growth has to be controlled before the city is defined by decaying D.R. Horton homes and increased crime

The roads make driving take too damn long

The roads need to be improved before any more development proceeds

The traffic on Highway 98 is terrible all day long

There is no need to focus much on East-west road connections. A deeper focus should be placed on the history and preserving it. Like the museums. We have to hold on to the Jubilee culture

To not increase traffic through Olde Towne Daphne, maintaining the small town charm

Too many new stop signs in Olde Daphne. New buildings do not always fit the Olde Towne Daphne architecture. It's important for us to preserve the charm that I've lived in for 40 years

Too much construction/apartments

Too much growth without an infrastructure to support it

Too much growth, too much traffic, 98 is as bad as Airport Blvd some days. We are losing the small city charm and values and becoming a drive through city just like every other city

Too much growth!

Traffic congestion on main Highway 98. Feels like Mobile's Airport Blvd. Better enforcement to keep Scenic Hwy 98 at 25 MPH with traffic calming, so drivers don't speed. Keep it pedestrian friendly

Traffic congestion

Traffic control is my highest

Traffic has become a nightmare for people living near State Hwy. 181 and 64

Traffic is congested because of all the new homes being added and new families settling here. The country life is quickly dissipating

Traffic issues, loss of green space, lack of infrastructure to support more residents and businesses

Traffic lights on 64 way too many wrecks at intersections

Traffic on main highways

TRAFFIC, specifically the 98/64 corridor. Moratorium on subdivisions and multi-family housing until infrastructure can catch up

Traffic. These roads cannot handle the influx of traffic. Red light cameras would bring this town a lot of money for road improvements.

Uncontrolled growth. I moved here because Daphne was a small town, that's what I liked about Daphne.

Underground power lines

Unsure

Wastewater management before allowing more multifamily development

Water fountains/refill stations on the west side on Main Street. All water fountains are located on the east side where the sidewalks don't connect all the way down Main. Even with the new signs, people don't stop for pedestrians at crosswalks

Water quality issues

Waterfront access is listed but I really wish we had an open pier area like Fairhope

We need a community gym and pool like Fairhope has.

We need a rec center. The YMCA does not cut it fully for this growing community or for the clubs and high school athletics

Widening of county road 64 to better handle traffic congestion

With most of the growth happening to the east, where should or shouldn't the commercial development follow?

Would love to see a commercial boardwalk with Bayview similar to areas in South Baldwin County or Florida, yes

Yes our roads and schools are getting too crowded. The more apartments added the more trashy the city gets. Quit allowing the "cheap@ subdivisions" to drown us out.

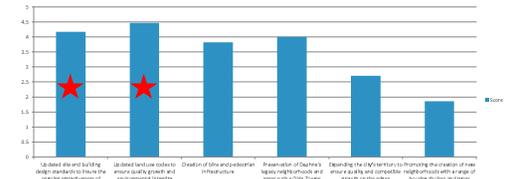
Yes, we need to expand roadways, specifically 64. We also need lights. At the intersection of 64 and 54E, 64 and 54W, 64 and Rigsby. Too many accidents are happening, it's too dangerous.

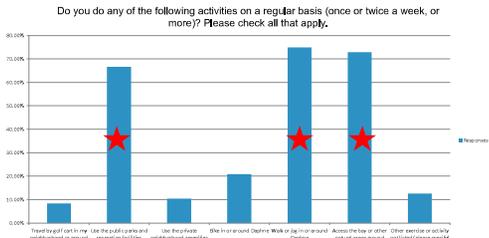
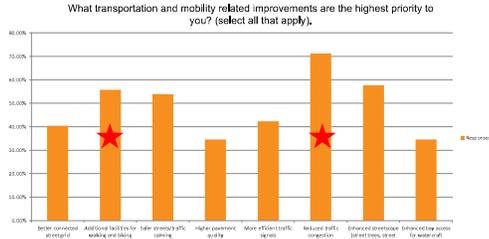
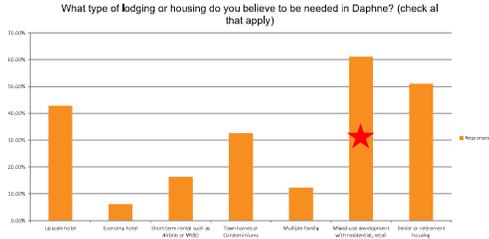
Zoning

Zoning changes to accommodate more high density housing, apartments, townhouses should be halted immediately

Zoning improvements and building moratorium is needed

Communities must manage their futures to achieve the best quality of life. Positive aspects must be identified, preserved, and enhanced. Areas of concern can be viewed as opportunities for positive transformation. Below are some tools that are often used





- Art Galleries
- Boys and Girls Club
- Daphne store (like The Fairhope Store)
- Dave and Busters
- Dining with views of Mobile Bay!
- Dog friendly establishments
- Dog friendly restaurants and areas, like Hop Hounds in Mobile
- Everything we need is here
- Fast food is fine but it should be built to a higher standard for an attractive roadside appearance
- Grocery
- Grocery store on 181
- GROCERY STORES
- Hardee's
- Home decor
- I think that the city has a fairly good balance of businesses
- Indoor/outdoor live music venue on the water, Daphne's version of Florabama!
- Kid-friendly activities such as mini golf, arcade (ex. Dave & Busters), updated movie theatre, bowling alley
- Locally owned businesses
- Low Cost or Free Family Friendly Outdoor Entertainment
- Lowe's, Home Depot
- More meat and three diners
- More parks - too few with city of this size
- More walkable shops on Main Street
- NO MORE
- None. We have plenty. Stop with the overdeveloping already. Please
- Not chain restaurants
- Rec center
- Renovate the property across from the Daphne post office into a similar space like Fairhope has with multiple restaurants and gathering space (the white one on Section Street with the pizza and Mexican restaurant). We need this!!
- Restaurants with outside eating areas
- Stand-alone bakery
- Too many chicken and burger fast food places, same old same old
- Trader Joe's!!!

**Do you have any additional comments that you believe would be helpful for planning Daphne's future?**

Adding traffic lanes to Daphne Ave/Hwy 64 from US 98 to east of Hwy 181; connection from Johnson Rd to County Rd. 13; and connection of Pollard Rd to Lake Forest. Annexation of areas east of the current Daphne City Limit

A CITY SCHOOL SYSTEM

A community pool would be an excellent addition for residents not part of a subdivision or neighborhood with a private pool. Also, another area of town that could benefit from improved entry ways would be Daphne, not just Olde Towne

A walking tour of historic sites. A bi-annual tour of historic homes and sites. Preservation of the aesthetic cottage/ bay style in old Daphne by having an architectural review board for new buildings and houses built from Santa Rosa to Maxwell to protect the character of Main Street and the entire neighborhood

Add more downtown (Olde Towne) retail and restaurant space, to make more appealing for both local residents to live in, and walk to retail/restaurants/events, as well as to attract tourism money to the city. Also, get rid of all the power lines, and improve the curb appeal of the area, so it's more picturesque, and walkable

Add more trees to Eastern Shore Trail section between Johnson and Ryan. It's a barren area and unpleasant to walk. Not inviting and doesn't feel safe due to lack of plantings or calming measures

Additional dog parks with walkable access; less decisions made by developers and developers made to follow a comprehensive plan that is already decided

Again, more green space. A big part of Daphne's charm are the woodlands, trees-seems like these natural places are dwindling way too fast. :(

Amphitheater

An additional dog park, pickle ball courts, and outside activities near 181 would be great

Annex in Belforest to generate more tax revenue for the City of Daphne. Stop allowing these cookie cutter builders (DR Horton and Truland) from buying up all the farm land to build more houses than we have infrastructure to support, then fix the roads and traffic issues in Belforest with those extra tax dollars. Street lights would be nice too

Another Chick-fil-a!! Take off congestion at current one and another Walmart

Another Senior Living Nursing Home that accepts Medicaid

Assess developers for infrastructure. Put in place and enforce uniform building engineering codes for subdivisions

Being such a large community, Daphne needs a better downtown area. Unfortunately if you aren't paying attention you pass right through it without knowing you did. We go to Fairhope to enjoy the downtown atmosphere. I wish we could do that in our hometown. Very limited choices

Bigger doesn't mean better. Slapping neighborhoods up on every piece of land does not improve quality of life for anyone. We need to utilize what we have and make it affordable for retail shops rather than leave businesses empty and deteriorating

City pool

Construction needs to be limited until infrastructure can catch up. Traffic is becoming impossible to navigate. Highway 64, 181, 54, are so congested you need to sit through several lights before going anywhere. Continue to improve city recreational facilities

Create a walking, jogging, biking corridor path along the length of Daphne, near the bayfront, Start with Old County Road

Daphne

Daphne is overgrown and as people outside of the city limits want to stay outside of the limits

Definitely more mixed use walkable, dining, shopping, residential spaces. Appearance code for commercial/retail spaces. Think Seaside, some of Fairhope, etc.

Do not let the private schools located on residential neighborhoods continue to expand!!! Bayside and Christ the King are traffic and litter nightmares for those who live close by!

Don't approve any building that impacts Belforest/CR 64 roads. We have a weak road system that is already overloaded for our steady growth

Find ways to reroute traffic coming in from the east so it does not all bottleneck on to 64 and 90

Get. It. Together. That is all

Golf carts could become a problem. Young kids driving them and golf carts on highway driving 15-20 miles, Hwy 98 is becoming more congested with traffic and trying to be like a freeway. There needs to be a long term plan for that traffic

I lived in Alexandria, VA for a while and every time I walked down King Street, I would think, "Daphne could be like this!" Now that I am back home, I'd love to see it happen

I moved here in Jan 2021 from California. The traffic is minimal compared to what I am used to - but - I agree that it would help to have more connections and more walking areas. Thank you so much for being such a welcoming community! I love the way you have done your neighborhoods so far

I think it will be good to slow the constructions of new subdivisions/apartment complex until roads, schools and parks/recreation are improved or taken care of. With the rapid grow and so many people coming to this area we are lacking family practitioners; almost nobody is accepting new patients and it is very difficult to find one that does

I think the City spends too much on Olde Towne Daphne, and forget about other neighborhoods

I understand the need to restore Old Towne, but additional parking is needed if this area is going to be really developed

I would assume that the ETJ would be made part of Daphne in this time frame. 181 and 98 are hard divisions for the city in terms of access to the Olde Towne area. You might have local bike paths, which are very good, and golf cart access but access east-west is going to be an issue and there is not good parking around the Olde Towne area

I would like to see limitation on neighborhoods and apartments. Overpopulated area strains traffic flow and environment. I would also like to see the Malbis plantation be protected by a historical society

I would put focus on existing buildings that need a facelift, rather than businesses building new buildings. We have plenty of space along 98 for businesses to land, but they insist on knocking down trees

If it's not broke, don't fix it. It is important to keep up with the imminent changes that comes with growth. However, we have to hold on to what history has placed in our hands. If it was good enough for them, it'll be good enough for me.... Now and in 20 years. The entire bay front should not be tampered with. Period. From where it touches Spanish Fort, to its meeting with Montrose, Don't bother the Bay! Maybe one or two more public access points will be fine

Implement words by action. That is, enforce zoning once on the books and plan to keep nature (e.g. trees) in place rather than clear cutting for new businesses and/or subdivisions!

Improve Roads!

Improve waterfront activity

Increased infrastructure resilience such as undergrounding of overhead utilities would reduce the impact of storms while acting to beautify the area

It's important to maintain the charm of Olde Daphne. Stop approving buildings that do not enhance the charm of our lovely town

Kayak access to Bayfront

Keep present Mayor

Keep the small town feel, manage growth carefully and thoughtfully. We're getting too crowded

Keeping our city safe and beautiful

Leave Belforest alone!

Less development. Residents should take priority over getting more people moving in

Less DR Horton developments or other builders who develop cookie cutter homes that all look the same!

These neighborhoods are not attractive!

Less multifamily construction in the future

Let all classes of folks live here. Diversity equals strength

Listen to all of the residents of Daphne, especially the locals, not just the transplants and the wealthy Look at investing in the schools by forming Daphne City School

Love our city and hope to see more sustainable growth  
 Maintain the paint on crosswalks  
 Make it easier for food trucks to come to communities  
 More downtown Daphne shops and restaurants. More similar to Fairhope  
 More landscaping and flowers in roundabouts and intersections of city  
 More public transportation options to help reduce traffic congestion and fossil fuel usage  
 More uniformity to speed limits. Every road seems to have a different limit  
 Most citizens are worried about the city infrastructure not being about to keep up with the fast paced growth. This mainly includes traffic congestion  
 Need a usable boat launch at Mayday. Add concrete ping pong tables and corn hole near tennis courts  
 Need an area for events such as the arts and crafts festivals in Fairhope or Sausage Festival in Elberta, etc. Need to create community gardens for people to have access to healthy fresh food and to teach people and children about sustainable living  
 No more apartments and small homes. Apartments are never nice as the first day they open  
 No more subdivisions  
 Our street has not been paved for more than 30 years!  
 Over development is a concern for many citizens  
 Pass ordinances that require builders of subdivisions or large commercial projects to pay to widen the roads and build new schools  
 Please add stop lights off of 64. Please expand the roads at 64. There are too many accidents and too many cars, especially now that Belforest has been built  
 Please control the growth of our amazing city, preserving the beautiful land that is constantly dwindling. It is most important to maintain the 'quaintness' of our town before it is too late - fight the greed of developers and give incentives to the land owners and farmers so they don't feel obligated to sell  
 Please do not let it become Fairhope, where downtown is incredibly congested due to the bike lanes. Keep downtown safe and have parking areas so as not to feel cramped. Encourage the mall area to continue to supply good shopping and parking. The mall is a great asset. Consider acquiring Malbis for a huge park, keep traffic flowing in the 90/181 area. Daphne has huge assets, they just need to be managed well. Please get a community pool!  
 Please grow with us  
 Please, please STOP the development of this precious little town!  
 Please see comment about property across from post office. This grows to be a larger eyesore. Also, the property on Main Street that has been under construction for three years. Property owners have a responsibility to their communities. Also, invite some of our young people to participate. Not only does this give them great experience, but it also provides a valuable Gen Z, futuristic perspective  
 Please utilize vacant (available) commercial properties before rezoning residential areas  
 Please, please bring us Trader Joe's and other modern amenity stores. Many young families have moved back to the area, and we have to leave Daphne or shop online for many of the things we want  
 Please. Stop. Building  
 Power lines underground and a green screen/ trees for Hot Wheels corner would help aesthetically. Better care on power company/ AT&T's part to not chop up trees ( as done in Fairhope)  
 Quit trying to be another City of Hoover  
 Recycling center would be great  
 Remember the "why" behind people's reasons for moving here. Keep that priority high  
 Roundabouts! Definitely need one at 64 and Pollard. New intersection design at Old Main and 98 by Publix. Municipal pool/Rec center  
 Slow development have developers include sidewalks —ENVIRONMENTAL IMPACT AND TRAFFIC IMPACT STUDIES  
 Slow down the rapid growth, we are becoming another Mobile. Stop the apartments and cheap housing. Add a country club or other city recreation complex. The new park and splash pad is located in a dangerous area and scary to play in  
 Slow growth!  
 Slow or stop building until infrastructure can catch up!  
 Slow the growth  
 Slower growth, infrastructure, schools, and environmental concerns must catch up and be in place before new growth occurs  
 So excited City is doing this  
 Stop all housing development until you catch the infrastructure up. We cannot facilitate the people around here! If you plan more development then make sure your infrastructure accounts for your future plans as well  
 Stop all the building  
 Stop building apartments. I've been in a town where they did this and it turned into a nightmare. Crime went through the roof. Traffic was a nightmare. Schools were over crowded. That's why we left. I don't want that happening here too. I've seen what too many housing developments and apartments can do to a small town and it isn't pretty  
 Stop the growth!  
 Stop the over-development and create a city that retains the beautiful small town charm  
 Stop the speeders on Fairway Drive in Lake Forest  
 Strict building codes and thorough inspections  
 Survey didn't address resources for less fortunate

The current control of development needs to be reined in  
 The output is only as good as the input allows. Thanks for allowing for quality input  
 The small town, country feel is what makes living here so appealing compared to other places that are growing way too fast. We don't want to lose that appeal and be packed in like sardines  
 There are good examples of communities across the US that have done development right, and then there are the communities that have failed. Unfortunately the people of Alabama always think they are right, even when they clearly have failed. Daphne needs to start their recycle program back up. It's just a shame that it isn't higher up on importance  
 There are more families moving here by the day! We need to have a plan for future growth & create a more family-friendly city in order to sustain our growth. Traffic and roadways are my main concern as we grow.  
 There has to be something done about the traffic congestion throughout the city  
 Think broader. Walking, biking, ADA access ramps - wider pathways  
 Traffic cameras for those that run red lights. A yield sign at the Chick-fil-A exit. Caution lights for crossing traffic at Chick-fil-A crossover. Too many accidents  
 Traffic junctions are terrible. We have too many "malfunction junctions". Main street ending at the mall is a night mare. Also, traffic signals are not timed right. Some let out too little traffic, while others you have to wait several minutes for a green light. Main street needs direct access to 98. (Period). I find myself cutting through business parking lots to access it  
 Upgrade the appearance of Olde Towne. This is where people come from other parts of the city to walk, eat and shop  
 Water quality is a big concern - and environmental pollution along the bayfront is unsightly if not simply dangerous. WHY DON'T WE WORK TO PRESERVE THE JUBILEE CITY for its tradition and bounty? Or, is it already unsafe to promote fishing or consumption of baycatch? If we overbuild and pollute the bayfront any more, we will lose the very best reason for living here. The silted infill and sewage spills along the shore are a disgrace  
 We don't want to keep going to Spanish Fort or Fairhope, want to spend more money in Daphne  
 What happened to the March 2019 plan for Daphne's future that was presented to the public? No one seems to know about it. Is the same thing going to happen with this plan? Put in some file cabinet and forgotten?  
 While growth might seem like opportunity, it is actually destroying the ideal Daphne area. Stop building houses!!  
 Widen 64 and pave 13 from Pleasant Rd to the high school! No more housing. Our streets can't handle any more congestion. More housing would cause the small town/country feel to quickly diminish  
 Work on improving traffic/road infrastructure  
 Would love to see a small commercial boardwalk with restaurants and music  
 Yes  
 Yes, PLEASE do what is right and in the best interest of the citizens and community here to keep Daphne a small town treasure

## APPENDIX D - ENVISION DAPHNE 2042 GROWTH SCENARIOS



### Envision Daphne Growth Planning Scenarios

Two growth scenarios have been developed as a basis for objective planning for the City of Daphne. These scenarios are intended to provide a rational growth forecast for the City of Daphne and its planning area for the ensuing 20-year period. This document outlines the methodology used to develop a growth scenario and presents the results. The quantitative outcomes of the analysis will be used to spatially allocate development types in Daphne and its planning area guided by Envision Daphne 2042’s framework planning values.

The first scenario forecasts community growth based on current conditions including population growth rates for the city and the planning areas, average household size, and per capita land consumption. The second growth scenario uses the same population growth rates as a base. However, it adjusts the household size, dwelling unit density, and per capita land consumption to reflect a more urbanized environment.

#### Methodology

Three fundamental data sets must be developed to forecast community growth accurately. These three data sets are population projections, per capita rate of land consumption by use, and average household size.

Planning Factor	Scenario	Area		
		Planning Area	Daphne	Combined
1 Total Pop. Projection to 2041		6,958	10,532	17,490
2 Avg HH Size	1	2.76	2.39	
	2	2.40	2.20	
3 DU Forecast	1	2,521	4,407	6,928
	2	2,899	4,787	
4 DU/Acre	1	0.9	1.6	-
	2	2	3	
5 Retail Acres/ Person	1	0.017	0.026	-
	2	0.014	0.021	
6 Public Acres/ Person	1	-	0.004	-
	2	-	0.003	
7 Parks Acres/ Person	1	0.027	0.055	-
	2	0.022	0.044	
8 Institutional Acres/ Person	1	0.017	0.011	-
	2	0.014	0.009	
9 Ind. Acres/ Person	1	0.006	0.002	-
	2	0.005	0.002	
10 Infra. Acres/ Person	1	0.114	0.035	-
	2	0.091	0.028	

Population projections were developed for Daphne and its planning area by applying the annual population growth rate as calculated by ESRI. The planning team verified the ESRI rate by calculating annual growth from population increases reflected in the U.S. Census from the year 2000. These growth rates were applied separately to the 2021 (ACS data) population of each area (city and planning area) to arrive at a population forecast for the year 2040.

The population forecast was converted into the forecasted number of dwellings by dividing the forecasted population by the average size for the city and the planning area. Further, an existing land use survey was conducted to determine overall development patterns and the quantity of land devoted to specific uses. The number of residential acres in 2020 was divided by the number of households to calculate dwelling unit density. Dwelling unit density may then be applied to forecasted population to arrive at future dwelling units.

Land consumption rates for uses other than residential were calculated using current per capita land consumption in acres. The Envision Daphne 2042 Existing Land Use Survey provided the number of acres developed for specific uses. Total acres developed for a particular use were divided by the current population to derive a per capita land consumption rate. This rate can be applied to forecast the population to arrive at projected land consumption by use.

#### Envision Daphne 2042 Growth Planning Scenario Results

The results of Daphne’s growth scenarios are presented in Tables 1 and 2. Table 1 illustrates the projections and ratios developed for the data sets described in the Methodology section. Line 1 specifically shows the total population forecasted to be added to the city and the planning area over 20 years. Table 2 shows the results of applying the planning factors to the projected population to derive projected community development in acres.

Land Use Category	Scenario	Area		
		Planning Area	Daphne	Combined
1 Residential Acres Developed	1	2,801	2,754	5,555
	2	1,449	1,596	3,045
2 Commercial and Mixed-Use Acres Developed	1	118	274	392
	2	95	219	314
3 Public Acres Developed	1	-	43	43
	2	-	35	35
4 Park Acres Developed	1	188	579	767
	2	150	463	614
5 Institutional Acres to Develop	1	118	116	234
	2	95	93	187
6 Infrastructure Acres to Develop	1	42	21	63
	2	33	17	50
7 Total Acres to Develop	1	3,267	3,787	7,055
	2	1,822	2,422	4,245
8 Available Acres to Develop		9,090	2,839	11,929



**Observations for Scenario 1**

Scenario 1 projects current conditions into the future. For the planning area, this projection results in the development of 2,801 acres of residential land, 118 acres of commercial land, 188 acres of parkland, 118 acres of institutional land and 42 acres of infrastructure for a total of 3,267 acres. This total represents just over one-third of the planning area and scales appropriately to the available supply.

However, for the City of Daphne, the projection yields a result that does not scale to the available land supply. Projections here indicate 2,754 residential acres, 275 commercial acres, 43 acres of public land, 579 acres of parkland, 116 acres of institutional land and 21 acres of infrastructure. This totals 3,787 acres, with only 2,839 acres available for development. Typically, as a city approaches buildout, its growth rate declines significantly. Based on this understanding, continued growth in Daphne will require expansion of its city limits to accommodate the results of this forecast. Short of expanded limits, the city’s rate of growth will decline over the planning period.

**Observations for Scenario 2**

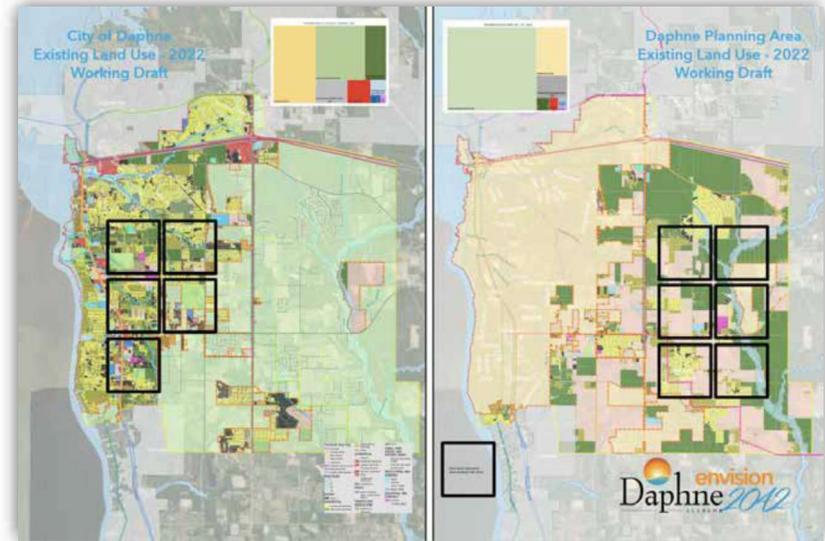
Growth rarely occurs on a straight-line increase. Multiple factors will change over time and impact growth rates. Scenario 2 provides an alternative to the straight-line method in Scenario 1 by changing several key variables. Though the underlying population projections remain the same for Scenario 1, Scenario 2 presents forecasts with increased housing density, reduced average household size, and decreased land consumption rates. These differences can be observed in Table 1.

After adjusting these variables, land development forecasts by area are reduced by almost half in the planning area. Results for the planning area forecast the development of 1,449 residential acres, 95 commercial acres, 150 park acres, 95 institutional acres, and 33 infrastructure acres, totaling 1,822 acres overall. This is well within the supply of 9,090 for the planning area.

Land development forecasts for the city are reduced by about 35 percent. This reduction yields development of 1,596 residential acres, 219 commercial acres, 463 park acres, 93 institutional acres, and 17 infrastructure acres, totaling 2,422 acres overall. This projection falls within the currently available land supply in Daphne.

**Implications for the Envision Daphne 2042 Planning Process**

The growth scenarios presented here provide quantitative targets to plan Daphne’s future. However, quantifying future development does not answer qualitative questions of where the development should occur or how development should be designed. Questions of geography and design character will be posed in the Daphne Futures Workshops. Participants will be asked to site various type of developments and to indicate preferred design character. Results will guide the planning team in developing the completed Envision Daphne.



Map 1- Existing Land Use – Daphne and Planning Area 2022 illustrating scale of projected growth in the Scenario.

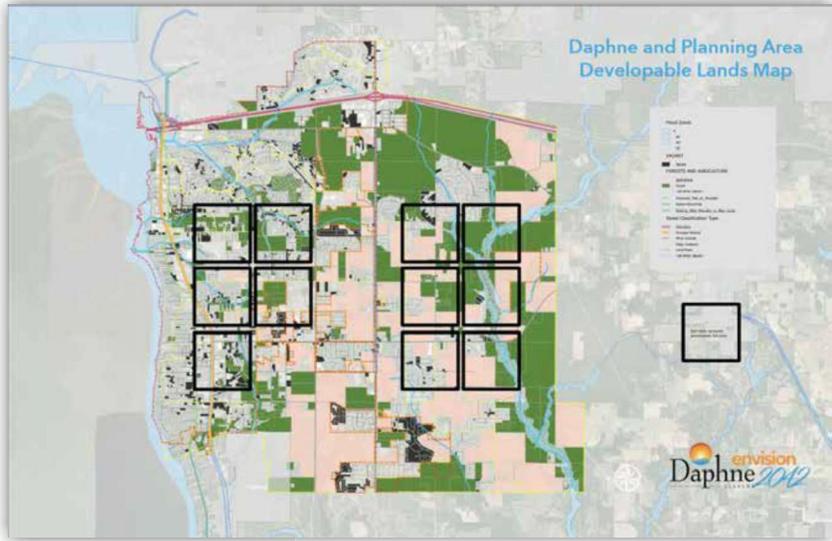
**Planning Questions for Workshop Engagement**

Based on growth forecasts developed in the Daphne growth scenarios, participants in the Daphne Futures Workshops will be asked to address the following:

1. Growth scenarios project a significant number of new neighborhoods. Please identify the best locations for three to five new neighborhoods in Daphne and 8 to 12 new neighborhoods in the planning area.
2. Growth scenarios indicate the need for 5 new commercial centers in the planning area. Where are the best locations?
3. Growth scenarios indicate the need for 4 to 6 future parks in Daphne and the planning area. Where should these parks be located?
4. Future growth will require new east-west connections, greenway network extension, and bay access to more fully integrate Daphne and its planning area. Where should these facilities be established?
5. Are there other special purpose institutions (college campuses, school, faith communities, medical facilities)?



Additionally, participants will be asked to indicate preferred development patterns for the categories above by means of a visual preference survey.

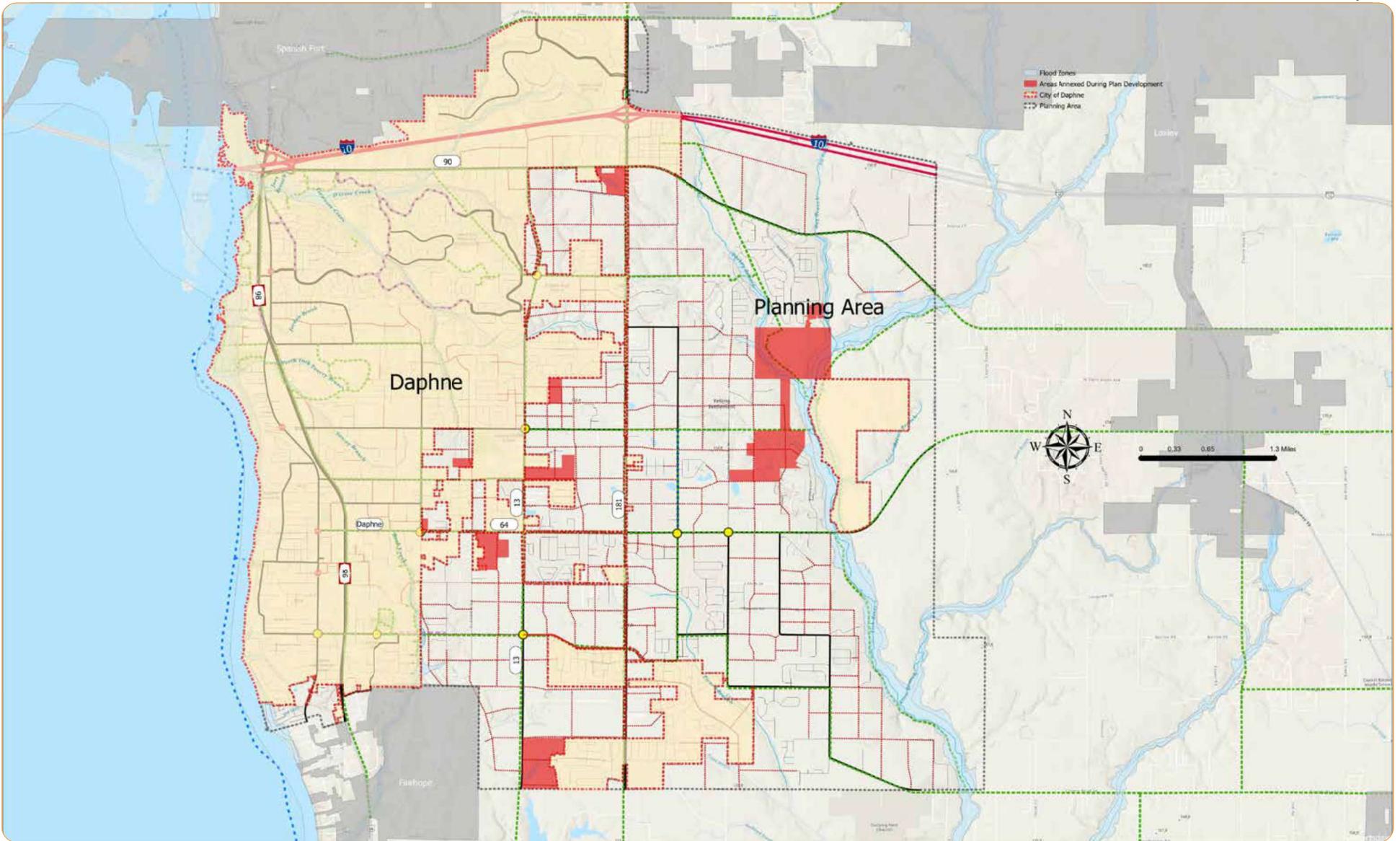


Map 2 - Vacant, Agricultural, and Forested Lands – Daphne and Planning Area 2022 Illustrating scale of projected growth in the Scenario 1.



## **APPENDIX E - CURRENT CITY LIMITS AS OF JANUARY 2024**

During the period of Envision Daphne 2042, the city annexed multiple parcels of land. The map at right indicates parcels annexed. The city limits as currently configured in January 2024 are represented on the map series in Section 4 of the plan.



# APPENDIX F - PRELIMINARY ZONING CODE ASSESSMENT AND ALIGNMENT REVIEW

## Daphne LUDO Notes

*NOTE: Page number references are to the LUDO .pdf page numbers and not document pages unless otherwise noted.*

### General Summary

- There is a heavy emphasis on vehicles.
- There is virtually no building design except general compatibility statements and the encouragement of good design, whatever that is.
- There are relatively robust standards for environmental design.
- There are few opportunities for a real mix of uses—none by right.
- There is little mixed residential by right.
- There are no general or specific gateway design or use requirements—not knowing where you are looking or where the districts are located relative to potential gateways areas.
- The code is greatly in need of reorganization and consolidation. It also needs to reflect Reed v. Town of Gilbert and new FCC requirements.

### Component Summary

- **Sidewalks**
  - a. Six-foot sidewalks required for front property line and interior of mixed-use developments in the Olde Towne District (p 150)
  - b. Sidewalks are addressed within many districts as well as within subdivision standards. Sometimes they conflict with the assumption that one overrides the other.
- **Bikeways—the only reference to bikeways is:**
  - a. Page 104, Section 11-11 (p 12 of Minimum Standards and Required Improvements): “New sidewalks shall connect to any adjacent sidewalks and/or bike paths and shall be interconnected within said development to allow for sufficient pedestrian access.”
  - b. The PUD district encourages connections (e.g., pedestrian and bicycle paths).
  - c. No other references to bikes or bicycles were found in the code.
- **Mixed-Use**
  - a. There is a mixed-use district. It is an overlay district with ties to B-1 B-1, Local Business, B-2, General Business, B-3, Professional Business, and either R-7(A) Apartments, R-7(M) Mid-Rise Condominiums, or R-7(T) Townhouses.
  - b. The PUD District allows a mix of uses but does not require it.
- **Mixed Residential**
  - a. Duplexes and multi-family are limited to R-4.
  - b. Apartments are defined separately from multi-family (regulating ownership). The R-7(A) district is for apartments.
  - c. Mid-rise condos have their own district: R-7M.
  - d. Townhouses have their own district: R-7(T).
  - e. There is a garden/patio home district (R-6).
- **Design**
  - a. Special Exception requirements include a general reference to design.
  - b. There is an “Innovative Design SF” district.
  - c. Design is generally referenced as a goal of the Olde Towne Daphne District: “Promote innovative and cost conscious approach to the design and construction of the District” (P140). Similar general refer-

- ences occur in other districts.
- d. Design is mentioned generally for accessory dwelling units: “The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure” (p. 143).
  - e. Stormwater/Sed & Erosion Control (Article XNIII) and Landscape Standards and Tree Protection (Article XIX) reference design elements both general and specific.
  - f. There are design standards for Mobile Home Parks in Article XXV.
  - g. Design standards for PUD districts are general.
  - h. There are limited/general design standards for uses in Article 31 (conditions).
  - i. There are general design standards for landscaping and parking.
    - i. P 151 Old Towne
    - ii. P 162, Parking: A parking deck design shall be compatible with the design of the principal structure
    - iii. P 167, Parking: This section details location, size, connectivity, paving, etc.
  - j. The Innovative Design Provisions in Article XXIX:
    - i. Require walls or solid fence screening
    - ii. Limited to 10 acres
    - iii. Maximum density limited to 5 dwelling units per acre.

- **Environmental Standards**

- a. Article 18 provides significant regulation related to erosion and sediment. Are these enforced?
- b. The Eastern Shore Park District requires a bond to help address “...land disturbing activity which may pose a risk of drainage and/or siltation damage outside the boundaries of the project...”
- c. The Coastal Protection District has an entire section dedicated to preventing or dealing with erosion (e.g., erosion control plan, shoreline erosion mitigation, bluff and ravine slope protection).

- **Other Matters**

- a. Uses are listed in district requirements and the table of uses (TOU) creating opportunity for conflict.
- b. The table of uses is arranged by type of approval. This is not a best zoning practice.
- c. The code regulates religious uses separate from other similar assembly uses.
- d. Sign regulations appear to need modification to conform to content regulation restrictions
- e. Limited tables and graphics.
- f. Fees are embedded in the code (Article XXXIV), not a best practice.
- g. Overall organization can be significantly improved. Disorganization is probably due to amendments over time:
  - i. Certain items such as uses, sidewalks, landscaping, etc., are addressed globally and then repeated for variation within some districts. This is confusing.
  - ii. It is hard to follow the districts. They are covered in articles 12, 14, 20, 24, 30, 36, 37, 38, and 39
- h. Low impact development is permitted generally and required in the Jubilee Retail Overlay District.
- i. Page numbers are not tied to articles but start over within each article. This is confusing when viewing the document as a whole.
- j. The reference to duplexes and other NSF dwellings as “fixed dwellings” is both interesting and confusing. Definition: “A dwelling unit (or structure containing several units) attached to a permanent foundation.” This appears to be a distinction between permanent and mobile units, but why?
- k. The definitions section is not alphabetical.
- l. Administrative and legal provisions are covered more than once (see the Coastal Protection District).

### General District-Placetype Alignment Summary

See Table