2. BASELINE - DISCOVERING DAPHNE TODAY

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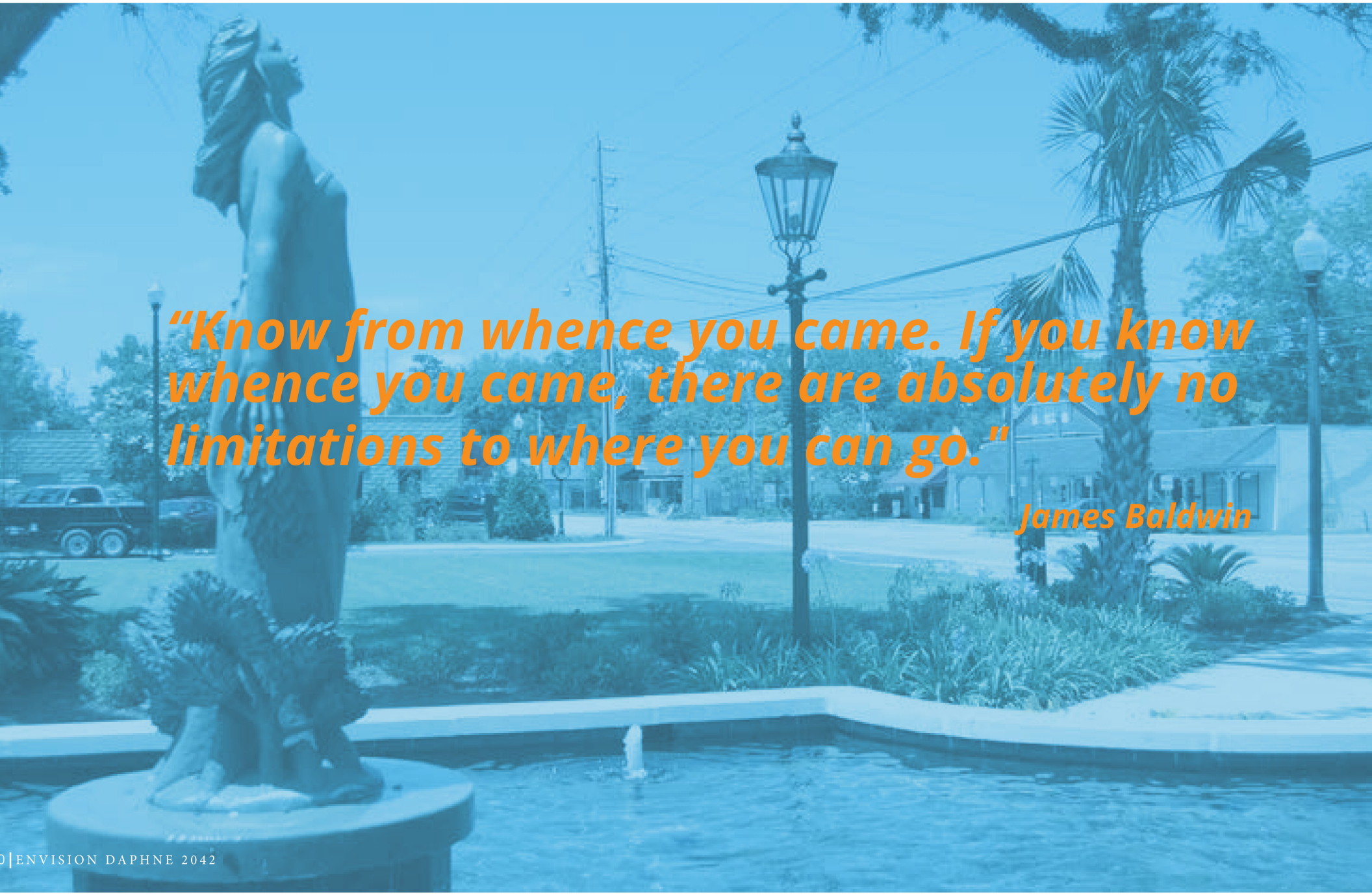

"Know from whence you came. If you know whence you came, there are absolutely no limitations to where you can go."
James Baldwin

THE PURPOSE OF DISCOVERY

Realistic and achievable city plans must be rooted in a thorough knowledge and understanding of existing community development conditions. This section of discovery documents and analyzes Daphne's existing conditions and current growth dynamics. Discovery also projects future conditions based on assumptions about the city's growth prospects. Discovery is developed by analyzing the natural and built environment, population characteristics and trends, economic characteristics, development patterns, mobility network, and community support facilities.

The purpose of the discovery process is to document and analyze Daphne's existing conditions and growth dynamics.

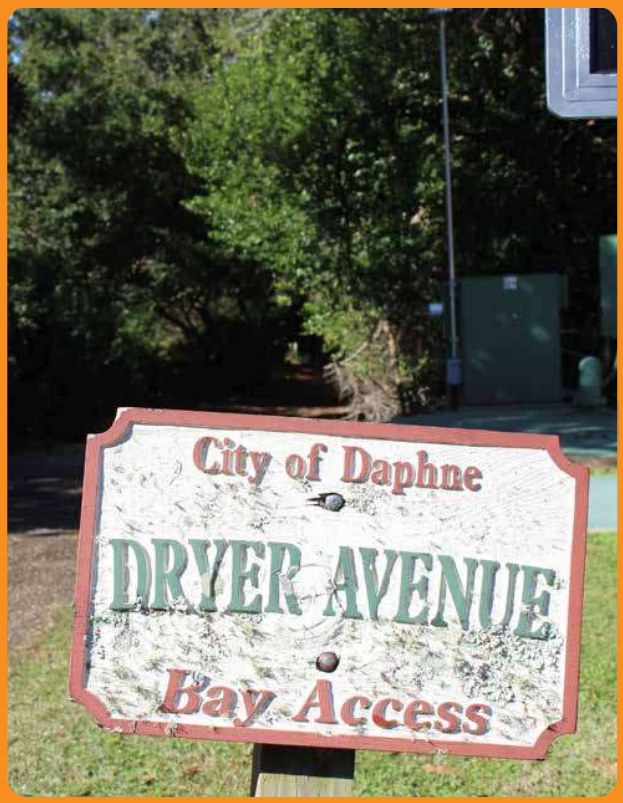
Each of these components of the community can be studied individually. However, they are all interrelated, with each element impacting the other in an overlapping urban ecology. The overarching goal is to understand these interrelated and interdependent systems, track their dynamics, and describe the story they tell. Through the discovery process, key issues and opportunities have been identified and analyzed as a basis for considering Daphne's future possibilities.

The topics covered in this section can be studied at varying levels of detail on a spectrum ranging from a high-level macro scale to a specific micro scale. The level of study for each topic is based on an assessment at the macro scale followed by a determination of the need for more detailed analysis. This section reflects this process. Discovery begins with an overview of Daphne's history, followed by a discussion of its natural environment, on which all else depends. Discovery then proceeds to study the city's development patterns, economics, mobility network, and concludes with community facilities.

***Right** : Dryer Avenue Bay Access Sign*
***Below** : Mobile Bay Waterfront*

KEY TOPICS COVERED IN THIS CHAPTER:

- *The Purpose of Discovery*
- *Daphne's Historic Overview*
- *Environmental Context*
- *Daphne's Development Patterns*
- *The Local Economy*
- *Daphne's Existing Mobility Network*
- *Community Facilities and Assets*
- *Discovery Summary Findings*



Photos. From top left to clockwise:
Old Daphne Courthouse
Jackson Oak
Daphne State Bank (Olde Towne)

DAPHNE'S HISTORIC OVERVIEW

Before the arrival of Europeans, the Native American peoples of the Tensaw, Alabama, Creek, Seminole, and Choctaw Indians lived in the area that now is known as Daphne. Historical records document visits from European and Spanish explorers around 1557. The region was under the control of the Spanish until the late 1600s. In 1773, a settled area above Daphne known as "the Village" served as a site for meetings with local Indian leaders and for conducting important business.

During the first half of the nineteenth century, the Daphne area was known by its three landings: Belrose, Hollywood, and Shorts. The town itself was settled in 1874. William Howard, a prosperous hotel owner, became the postmaster of the settlement and gave the town its name, possibly after the exotic shrub that his wife admired and planted.

By the time of the Civil War, the Daphne Methodist Episcopal Church had been erected and was used as a resting place for Union soldiers on the way to the Battle of Spanish Fort and Blakeley. The original Spanish Fort had been reinforced as Fort McDermott, one of the forts used to help protect Mobile. Here, Union soldiers lay siege in a battle that lasted several days before moving north to Blakeley.

In 1868, the Baldwin County seat was moved from the defunct town of Blakeley to Daphne. A building was constructed facing the bay, as well as a separate jail house. Daphne was the center of all county activity until the railroad was completed across the Mobile Bay delta, when train travel rivaled bay boat access to Mobile. The city of Bay Minette successfully won the legislative designation of county seat in 1900. In1899,the Eastern Shore Missionary Baptist Association founded a school in Daphne, which, by1916,had been transferred to the Baldwin County School System and eventually became the Baldwin County Training School.

During the first half of the nineteenth century, the Daphne area was known by its three landings: Belrose, Hollywood, and Short.

By the end of the turn of the 19th century, the community grew significantly. There was an influx of new residents who were enticed by the ideal living conditions. A colony of Italian residents was encouraged by the efforts of Alesandro Mastro-Valerio, who purchased land in 1888 to assist fellow Italians with finding homes outside of the large cities where many immigrants congregated. Many of the Italians who purchased land here settled what is today known as Belforest.

Another significant colonization effort was initiated by Jason Malbis, who developed an agricultural plantation just east of Daphne for the purpose of employing and training young Greek men in America. The colony was self-sufficient, with communal housing for workers, a religious establishment, electric power plant, cannery, dairy, icehouse, and large farm holdings. A Greek Orthodox Church was built in 1965 to honor Jason Malbis and his vision. Constructed by old country artisans using materials from the homeland, it is a landmark in architecture for the county. The Alabama State Teacher College on Mobile Bay, also called the State Normal School, operated from 1907 until1940.

Daphne's downtown area gradually shifted from the bayfront to Main Street. The bay boat landing at Daphne was the jump-off for all points north as well as the Old Spanish Trail, the road that connected

Mobile to Pensacola. The downtown area was filled with a bustling trade, with stores such as Trione's Grocery, Bertagnollis Store. Russell Garage, Dryer's Drug Store, a barbershop, a doctor's office, banks, and restaurants. When the causeway was opened in 1927, connecting the Eastern Shore to Mobile by way of Spanish Fort (Bridgehead), the bay boat era began to fade, but the road running through the hill at Spanish Fort aided in the growth of the community there.

Daphne is perhaps most famous for being one of the few places in the world to experience the phenomenon known as a "Jubilee." A Jubilee - generally considered a time of great rejoicing - holds a special meaning around Mobile Bay on the Eastern Shore. To folks around Daphne and the rest of the Eastern Shore, it means a "phenomenon" which brings blue crabs, shrimp and fish swimming from the depths of the bay into the shallow waters along the shoreline, just waiting to be scooped up by those waiting to fill their ice chests. Generally, the bottom fish, such as flounder, catfish and stingrays, are the most affected. Crabs are almost always a part of the event.

TIMELINE SUMMARY OF DAPHNE HISTORY

Pre 1500s

Native Americans (Tensaw, Alabama, Creek, Seminole, and Choctaw) occupy the area.

1557

Era of European Exploration begins.

1702

First permanent fort established at the site of Old Mobile by d'Iberville

1763

Area becomes part of British West Florida.

1783

Area ceded to Spain as Spanish West Florida.

1813

Area annexed to the United States

1814

Andrew Jackson addressed troops under the Jackson Oak at the site of present day Daphne, in route to engage the British.

Mid 1800s

Daphne's elevation serves as a major entry point into Baldwin County. Summer homes and hotels constructed on the Eastern Shore.

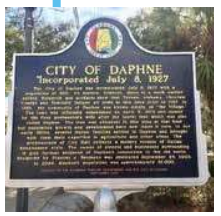
1868

Daphne communitdy begins service as the County Seat until 1900 when the legislature designated Bay Minette as the county seat.

1888

Italian immigrants relocate to Daphne as a refuge from urban areas.

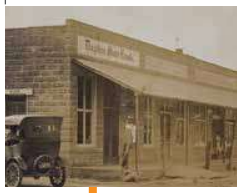
1927



Daphne incorprated in 1927. The initial population was 500.

mid 1900s

Daphne thrives as transportation routes provide access to the area.



2000s

Daphne initiates new planning to capture its potential as the Eastern Shore's premier coastal city.

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2021

BALDWIN COUNTY

Baldwin County ranked as fastest growing county in Alabama and the growth is far from over

Daphne and Baldwin County grow steadily, becoming one of the fastest growing areas in the county by 2020.

DAPHNE'S ENVIRONMENTAL CONTEXT

Daphne's location and attractiveness can be attributed to its climate, coastal environment, and natural resources. This environmental section highlights, summarizes, and assesses Daphne's significant environmental features, providing context for future growth and development. In addition, the section reviews geography, water quality, flooding and stormwater, tree cover, climate factors, and natural hazards.

Daphne's Geography

Daphne lies mainly in the Southern Pine Hills section of the East Gulf Coastal Plain region of Alabama, located on the east side of Mobile Bay. Unlike much of the coastal area, the city is situated on a high bluff. The land adjacent to Mobile Bay lies within the Coastal Lowlands section and is at or near sea level, but the transition to the Southern Pine Hills is a rapid increase in elevation to heights as high as 120 feet.

Unlike much of the coastal area, Daphne is situated on a high bluff.

Southern mixed forests, including longleaf pines, characterize the Southern Pine Hills area. Southern mixed forests have been repeatedly logged or converted to agriculture. In cities like Daphne, the land is transforming as urbanization replaces farmland. Still, intact ecosystems within Southern mixed forests and the East Gulf Coastal Plain are among the richest ecoregions in plant and animal species. Many plant and animal species found in this area occur only in this region.

Historically, Southern mixed forests depended on fires to maintain healthy pine stands. Where fires have been suppressed, oaks and other hardwoods have overtaken the pines changing habitats and other ecosystem characteristics. Furthermore, fragmentation of the Pine Hills habitat caused by agriculture and urbanization has resulted in a decline in native wildlife. Coupled with an increase in invasive non-native species competing with, and in some cases, out-competing native plants and wildlife, the area is undergoing significant changes to the foundation of its historical biodiversity.

The Coastal Lowlands within Daphne and surrounding areas are characterized by marshes, estuaries, and historically rich and productive marine environments. Unfortunately, sedimentation, fill, pollution, and invasive aquatic species have also damaged some areas.

Soils and Climate

The East Gulf Coastal Plain soils are thick sedimentary deposits composed of sand, silt, and clay from the Appalachian Mountains and Piedmont plateaus carried to the region by rivers and streams over millennia.

Daphne is in USDA Hardiness Zone 8b, where its short winters may result in minimum temperatures as low as 15 degrees on occasion. However, average lows do not drop below 42 degrees, and winter is generally dry. Daphne's summers are long, hot, and humid, with frequent rain. The city enjoys clearer skies from late August through May. Due to its relatively mild climate, Daphne can be enjoyed all year outdoors.

Drinking-Water Supply and Quality

Daphne Utilities serves over 11,000 customers through 180 miles of water supply pipeline. The utility can supply seven million gallons of drinking water daily with an average daily withdrawal of approximately three million gallons. Public drinking water comes from 12 wells ranging in

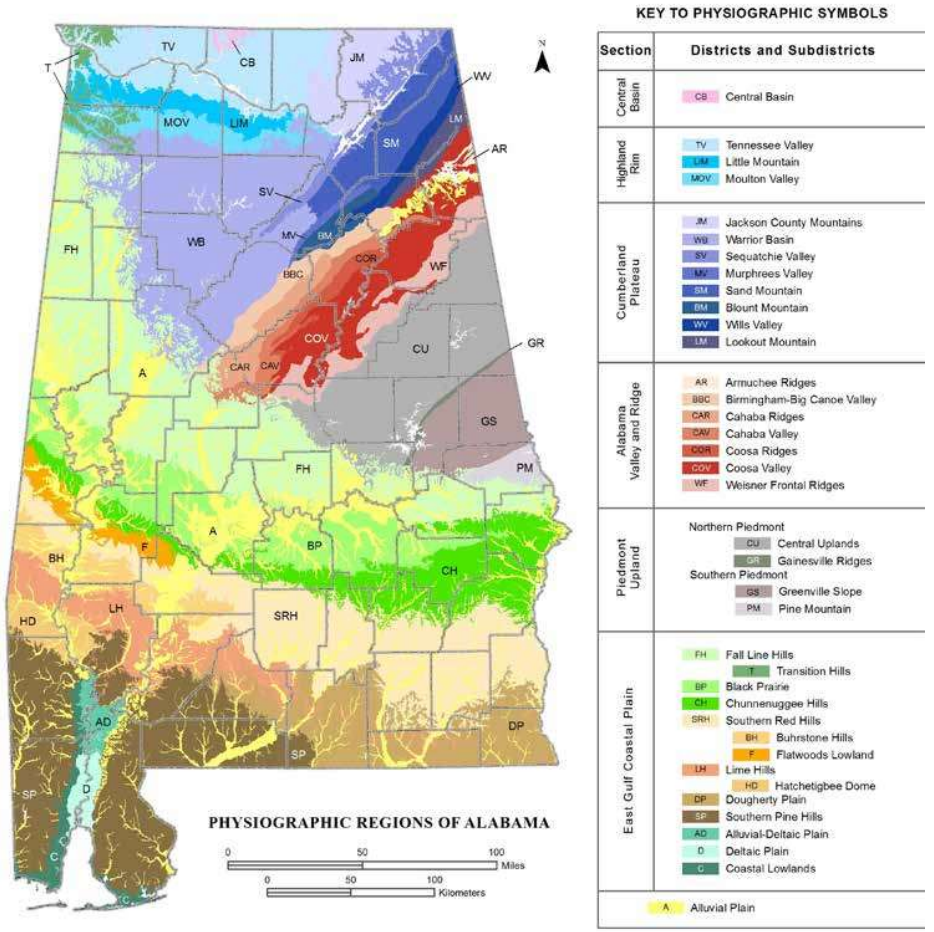
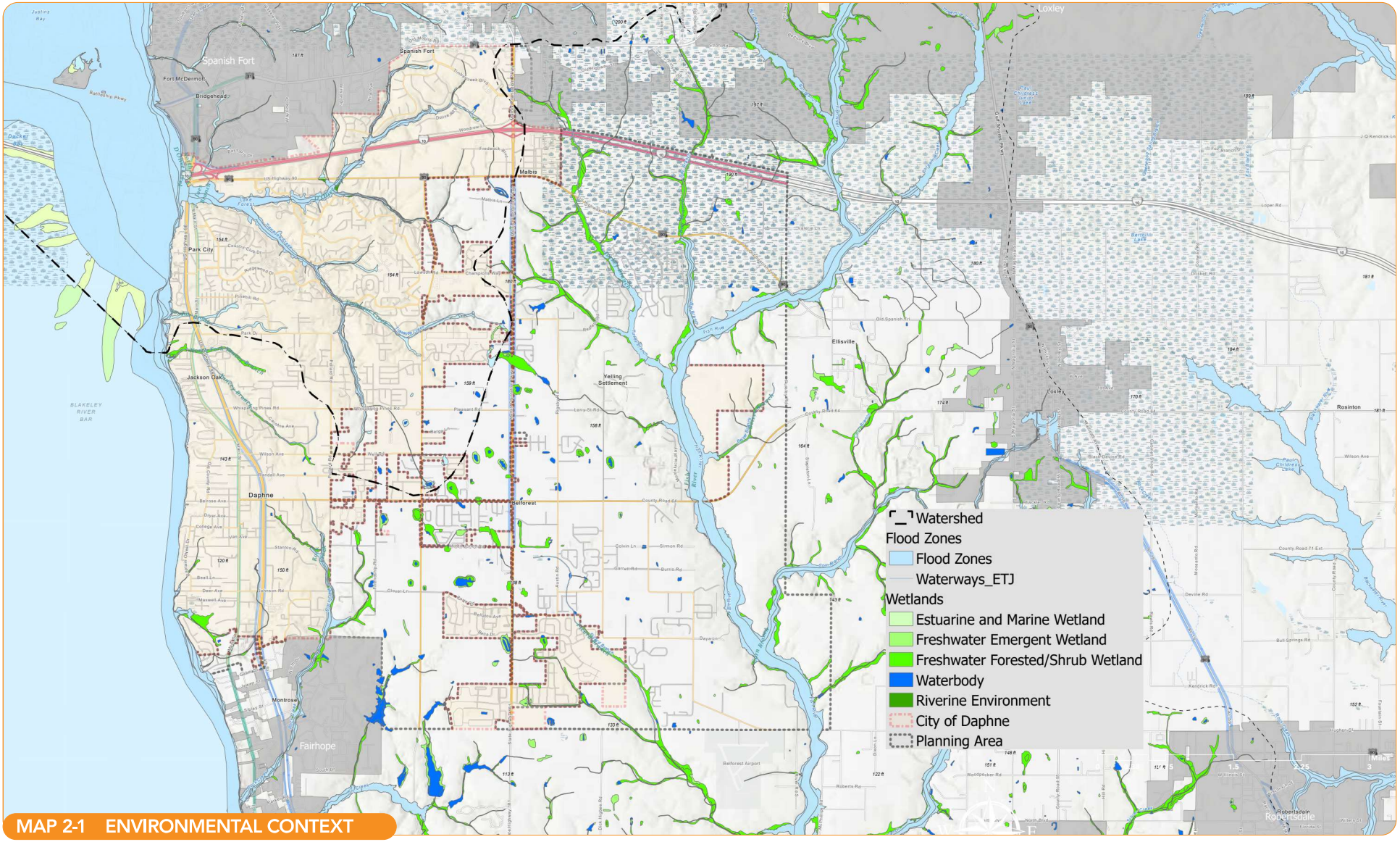


Figure 1: Physiographic Regions

Source: Department of Geography, College of Arts and Sciences, The University of Alabama



MAP 2-1 ENVIRONMENTAL CONTEXT

depth from 250 to 450 feet. These wells draw water from the Miocene Aquifer that underlies an area of about 6,500 square miles in Alabama and Florida. The average production of groundwater within the East Gulf Coastal Plain, where the Miocene Aquifer is located, is higher than anywhere else in Alabama. Recharge of the aquifer occurs primarily through rainfall.

In addition to draws at wells, the aquifer discharges water to streams, bays, and sounds. Although the aquifers within the East Gulf Coastal Plain are at equilibrium, Daphne's groundwater levels have been declining, indicating more water is leaving than recharging.

Every year Daphne Utilities publishes a Consumer Confidence Report (CCR) to educate consumers about the public drinking water supply. Consistent with state regulations, the utility routinely tests public drinking water for various contaminants consistent with state and federal laws and regulations established by the Alabama Department of Environmental Management. The 2021 CCR indicates that the public water supply quality is good, but there are contaminants. The CCR notes these in the Table of Detected Drinking Water Contaminants, along with the likely source of the contamination. None of the contaminations represents a violation of regulatory guidelines.

Floodplains

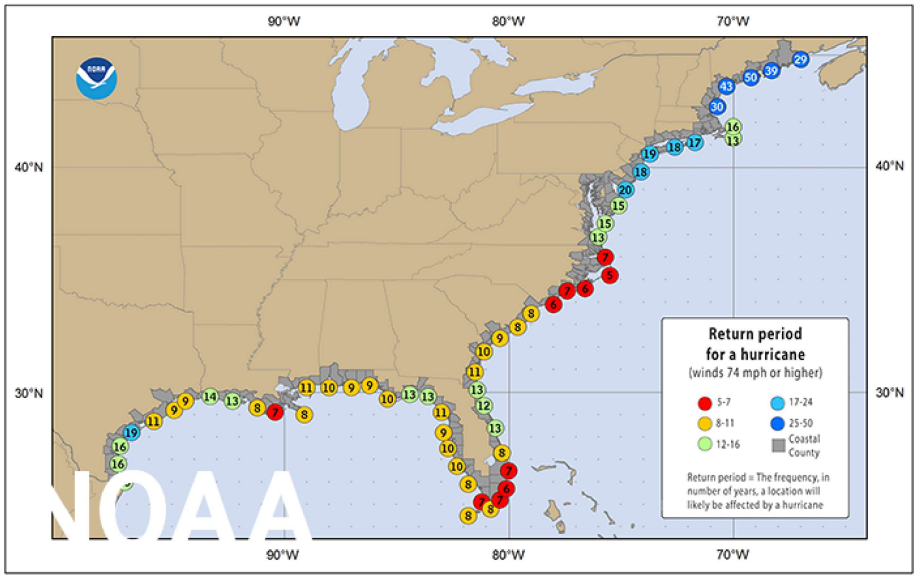
Nearly every natural water body has an associated floodplain. In most cases, floodplains are low-lying areas next to rivers, streams, and coastal areas. A riverine floodplain consists of two main parts: a floodway, which is the main channel of the river or stream, and the floodway fringe, or the area between the floodway and the bluff. Coastal floodplains tend to be flat, relatively broad, and contain some amount of marshland.

Floodplains have been used as highly productive farmland since the advent of agriculture. Too often in the past, floodplain areas in urbanizing areas were considered waste or underused land and filled for building development. But floodplains play an essential role in the natural environment. Healthy floodplains supply critical habitats for plants and wildlife. They help to filter stormwater and maintain quality drinking water supplies. They also temporarily store floodwaters and reduce wave action protecting economic investments and public infrastructure.

Daphne has a low risk of flood due to its topography. The following maps indicate the annual chance of a flood at the one percent chance and the 30-year chance. In both instances, the area affected is relatively small and located in a designated flood hazard area close to the waterbodies with which it is associated.

Daphne is at low risk of flood due to its topography.

Successful floodplain management is a complex balance of flood hazard, economics, and private property rights. Although development within the floodplain is possible, resulting structures and fill dirt change the flood profile and push floodwaters into new areas impacting neighborhoods and other developed areas historically free of flood events. Development within the floodplain also reduces its capacity for stormwater infiltration resulting in faster rises in water levels and more significant erosion downstream. But buffering rivers, streams, lakes, and coastal waters can help. Buffers are well known for their ability to protect streambanks, provide shade on water as well as plant and animal habitat, and allow natural stream meanders. Their ability to filter pollutants depends upon many factors, including the terrain, the soils, and the vegetative cover, but wider buffers generally yield more significant benefits.



Return Period for Hurricanes

Coastal Water Quality and Wetlands

The quality of Mobile Bay is essential to wildlife and Daphne's economic and physical health.

Coastal Water Quality

The City of Daphne and Daphne Utilities have implemented a bacterial water quality sampling plan for three locations on Mobile Bay. These areas are Bayfront Park, D'Olive Bay Boat Launch, and Stedman's Landing. In addition, May Day Park is also monitored and tested separately by the Alabama Department of Environmental Management. Water samples at each location are tested for fecal coliform bacteria. Results are posted on the city's Coastal Water Quality Monitoring website.

Fecal coliform bacteria are passed through the excrement of warm-blooded animals such as humans, livestock, and wildlife and can indicate the presence of harmful disease-causing bacteria. The EPA recommends testing for e. coli (Escherichia coli) as the best indicator of health risk from recreational contact with water. In some states, high levels of bacteria have led to closure of lakes, beaches, and shellfish-harvesting areas. Higher than normal levels of fecal coliform bacteria often result from improper waste handling in agricultural areas, septic tank failure, sewage spills, and stormwater runoff in urban areas that carries pet and wildlife waste. Fortunately, the quality of coastal waters in Daphne is good, as evidenced by periodic sampling.

Wetlands

The Environmental Context Map shows that wetlands in and around Daphne consist mainly of isolated natural impoundments in upland areas and narrow riparian systems along creeks and rivers. These are classified by the U.S. Fish and Wildlife as freshwater forested/shrub wetlands that expand into larger systems where waterways empty into the bay. The bay area

contains the largest contiguous wetland areas, classified as estuarine and marine, clustered in or near Bayfront Park, D'Olive Bay, and Blakeley River.

All wetlands provide valuable plant and animal habitats as well as storm protection in coastal areas. So many marine species either reproduce or spend the early part of their lives in estuarine and marine wetlands that these areas are referred to as the "nurseries of the sea." Around 75 percent of all commercially valuable marine fisheries, for example, depend on this environment. They also provide important recreational benefits and a natural beauty that directly contributes to the economy of Daphne and its attraction to new residents.

Estuarine and marine wetlands are also a first line of defense against damaging storm surges and wave action associated with storm events. But estuaries are fragile ecosystems easily impacted by natural and manmade events. Storms, pollution, and invasive species are common threats, but today they also face a grave risk from sea level rise. This is because the relationship between the sea and land has evolved and changed throughout the earth's history. Gradual sea-level changes are easy for wetlands to adapt to; they migrate with the waters. The relative rapid rise in sea levels today coupled with coastal development, however, means that wetlands may not be able to adapt, and many will likely disappear.

Federal regulations and requirements protect many wetlands from destruction, but local policies related to stormwater, construction, land use, and infrastructure can help protect their environmental integrity. For example, increased buffers and acquisition for perpetual conservation are two strategies that some local governments use.

Stormwater Control

Stormwater runoff that does not result in widespread flooding can still significantly impact nearby properties, public facilities, and natural systems. The first flush of stormwater can carry a large amount of pollutants picked up from the land and surfaces such as rooftops, streets, and parking lots. Stormwater from developed areas can also race toward streams, rivers, and lakes at speeds that cause erosion and channelization and be so warm when it gets there that it changes the biology of the receiving waters. For these reasons, the U.S. Environmental Protection Agency has developed stormwater requirements impacting municipal storm sewer systems across the country. The State of Alabama currently holds a general permit that covers the City of Daphne.

Land within Daphne currently drains into one of four watersheds. Each of these watersheds is an area where precipitation flows to a given point, such as a lake, stream, river, or wetland. All four of Daphne's watersheds are associated with rivers and creeks: Tensaw River-Apalachee River, Yancey Branch, Fly Creek, and Upper Fish River.

The D'Olive Creek watershed is the city's largest and most impacted (impaired) by land use. Portions of the watershed are located within Spanish Fort, Baldwin County, and Daphne. It drains over 7,700 acres and consists of three principal tributaries: D'Olive Creek, Tiawasee Creek, and Joe's Branch. The ADEM water use classification for these tributaries is Fish and Wildlife. In recent years, the Mobile Bay National Estuary Program, in association with the Dauphin Island Sea Lab, spent millions of dollars on streambank restoration in the D'Olive Creek watershed.

For years stormwater was treated as a menace, and solutions sought to move it offsite as quickly as possible. This led to curbing and guttering along streets, open ditches, site grading, and storm drainage systems that piped untreated

Photos. From top left to clockwise
Daphne's Diverse natural environment from rural agricultural lands to bay front.

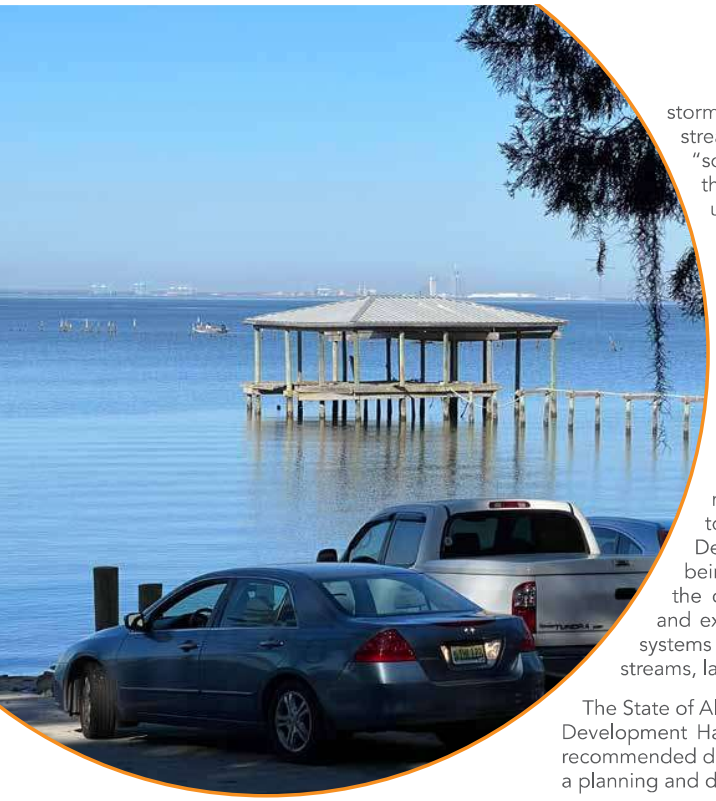


Photo Above.
Mobile Bay Access.

stormwater directly to rivers and streams. Unfortunately, such "solutions" have caused many of the problems experienced by urban systems, including erosion in the D'Olive Creek watershed. Today, there is a growing movement to treat stormwater as a resource and allow natural flow and infiltration to occur onsite. Examples include rain gardens, bioretention, reducing the amount of impervious surfaces, pervious pavement, and roof gardens (green roofs). These and similar methods are collectively referred to as Low Impact Stormwater Development (or Design) and are being used in places throughout the country to reduce the number and extent of municipal storm sewer systems and to improve the health of streams, lakes, and wetlands.

The State of Alabama published a Low Impact Development Handbook that includes a list of recommended development methods as well as a planning and design checklist.

Trees

Although much of the recent growth in Daphne has occurred primarily to the east on land once cleared for farming, trees are integral to the character of Daphne. Live Oaks overhang Main Street and most of the older parts of the City.

Trees provide beauty and form in the landscape and serve other vital functions. They cool the air on hot summer days. They turn carbon dioxide into oxygen, making them one of the best greenhouse gas treatment systems. Trees buffer noise and screen unsightly areas. They provide habitat and food for myriad animal species and anchor soils, preventing erosion. Trees also break up wind patterns minimizing damage to buildings.

Some trees add value due to their age, size, location, environmental contributions, or connection to history or local culture. Daphne recognizes the importance of trees in general and significant trees in particular through standards adopted within the City Code of Ordinances in Appendix A – Land Use and Development. These standards attempt to protect the city's tree resources and replicate tree patterns in older parts of the city. Planting trees and protecting existing trees require a dedication to future Daphne and its residents. Trees, especially stately Live Oaks, take decades to reach maturity.

Non-Native, Invasive, and Threatened Species

Native species of plants and animals evolved with their environments as important elements of the natural system. For example, plants that arose in areas that periodically flood often tolerate water extremes. Plants that evolved where water is scarce or sporadic often do not require irrigation. Plants that evolved in native soils have adapted nutrient needs based on those soils and may not require fertilizers to help them grow. Native plants also evolved with native pests and predators and usually do not require insecticides or fungicides to keep them healthy. Animal populations are regulated by increases and decreases in predators and food sources rarely requiring human culling or relocation. These are just a few examples of the system of checks and balances constantly at work in the natural world to prevent imbalances requiring human intervention. But the balance changes when non-native species are introduced.

Many non-native species can be introduced with little impact on the environment, but some change the dynamics requiring additional and often excessive intervention. A common example is turf grass lawns. The perfect lawn requires constant

Right: *Mobile Bay Sunset*
Below: *Historic Hurricane Tracks*

maintenance, supplemental irrigation, and frequent applications of fertilizers, fungicides, and insecticides. Other non-natives may become invasive crowding out native plants and reducing food and nesting sources for native wildlife. Still others are so noxious that the state and other environmental agencies spend vast resources on control and eradication. An example is Cogongrass. This invasive grass is so widespread in Baldwin County nd surrounding counties that elimination is possible. It presents a wildfire risk to homes, businesses, forests, and wildlife and crowds out beneficial plants.

In addition to Cogongrass, the Forestry Commission also lists the following as invasive species impacting forest resources:

- Autumn Olive
- Bamboo
- Chinese Privet
- Japanese Climbing Fern
- Japanese Privet
- Kudzu
- Princess Tree
- Sacred Bamboo
- Silktree Mimosa
- Tallowtree
- Tropical Soda Apple
- Wisteria

The Nature Conservancy lists the following as "Alabama's Worst Invaders" in addition to the species noted above:

- Invasive roses (multiflora rose/Rosa multiflora, Cherokee rose/R. laevigata, Macartney rose/R. bracteate) - problem for agriculture and wildlife
- Eurasian Water Milfoil (Myriophyllum spicatum) - aggressive invader of reservoirs, rivers, and lakes
- Hydrilla (Hydrilla verticillata) - interfere with water flow, navigation, and drainage, and they harbor mosquitos
- Alligator weed (Alternantherea philoxeroides) - replaces native species, may result in fish kills, and impacts recreational use of water bodies

There are many non-native animals in Alabama, such as the black rat, the Norway rat, the house mouse, nutria, feral swine, and fire ants, and the lists get longer each decade. As climate changes, migrations of animals from other states and countries may also impact Daphne's land and water areas.

Public education and awareness are crucial to preventing and removing invasive and noxious species. Some of the plants and animals listed above were accidentally introduced. Some were carried to the bay, rivers, and lakes in ship ballast water or on contaminated propellers. Some places also use regulations requiring invasive species removal as part of land development approvals. Vigilance is required to manage or prevent additional changes in the natural environment. Close monitoring and coordination with state and federal agencies, non-profits, and surrounding jurisdictions will help Daphne maximize its efforts.

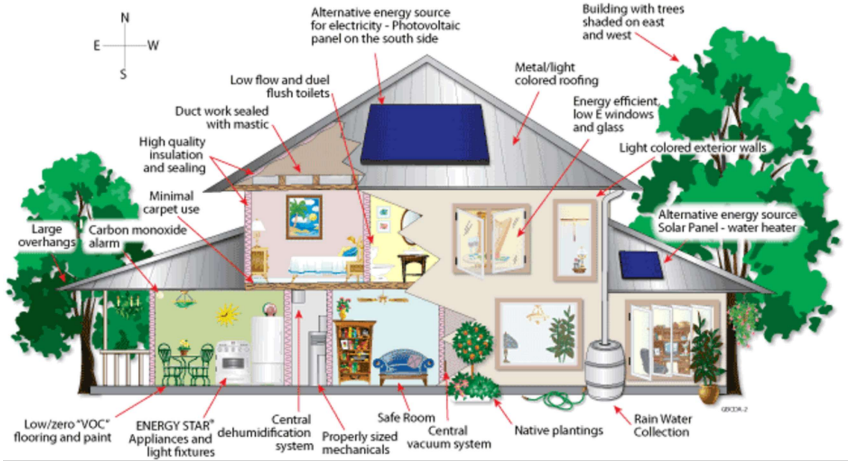
Green Building

Although green building is not in itself a natural resource, its purpose is to conserve natural resources. Green building means increasing the efficiency with which buildings and sites use energy, water, and materials. It also means reducing the impacts of construction on human health and the natural environment. For example, although automobiles receive the most public attention related to energy use, buildings consume nearly 40 percent of all energy resources in the United States, accounting for almost 70 percent of all electricity consumption and almost 40 percent of carbon dioxide (greenhouse gas) emissions.

Green buildings and communities are designed, constructed, and maintained in a way that is environmentally and socially responsible and leads to improved quality of life for residents. Green methodologies employ a whole-systems-approach that includes:

- Designing for livable communities

Figure 3: Green Building Illustration



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- Using sun and site to the building's advantage for natural heating, cooling, and daylighting
- Landscaping with native, drought-resistant plants and water-efficient practices
- Building quality, durable structures
- Reducing, reusing, and recycling construction and demolition waste
- Insulating well and ventilating appropriately
- Incorporating durable, salvaged, recycled, and sustainably harvested materials
- Using healthy products and building practices
- Using energy-efficient and water-saving appliances, fixtures, and technologies

Future Environmental Risks

Hurricanes

Hurricanes are a common event in the Gulf of Mexico. The National Oceanic and Atmospheric Administration (NOAA) estimates that a hurricane can be expected to occur within 50 nautical miles of Mobile Bay once every ten years based on historical records. The occurrence rate for major hurricanes in the same vicinity is once every 28 years. A major hurricane is defined as a category 3, 4, or 5 on the Saffir-Simpson Hurricane Wind Scale. The following map shows historical hurricane tracks as documented by NOAA from 1852 to 2020 that impacted the coast within 60 miles of Daphne and Baldwin County.

Wind and water are the major destructive forces of a hurricane. Both play a role in the formation of storm surges that threaten coastal areas during events. According to the Baldwin County Hurricane Surge Atlas, Daphne can expect surges ranging from 6.9 feet in a Category 1 hurricane to 20.4 feet in a category 5 hurricane. The illustrations that follow indicate surge potential in terms of land affected for category 1, 3, and 5 hurricanes. The topography of Daphne provides significant protection from storm surges.

Sea Level Rise

Sea level is rising globally due to the expansion of ocean water as it warms and melting glaciers and polar ice. However, variations in local conditions mean that the increases are not experienced the same along the world's coastlines. For example, the National Oceanic and Atmospheric Administration (NOAA) reports that the Gulf of Mexico is experiencing the highest sea-level rise rates in the U.S. A factor influencing this phenomenon is land subsidence.

The U.S. Army Corps of Engineers (USACE) has projected sea-level change at monitoring stations along the Gulf Coast. The one closest to Daphne is Dauphin Island, Alabama. The estimated relative sea level change as shown in the graph below is presented as three possible scenarios: low, intermediate, and high.

The following are two maps from NOAA's Digital Coast. The first map shows the level of current Mean High Water. The second map shows Mean High Water plus 6 feet, representing the Corps of Engineers' highest level of increase as indicated in the chart above.

Daphne's topography will protect the vast majority of the city and its investments from sea level rise, unlike many other coastal areas, even around the bay. The estuarine and wetland environment, however, may not be so fortunate.

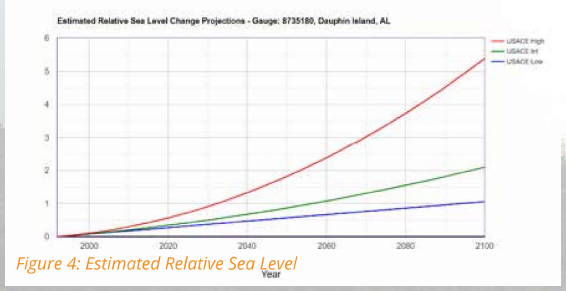
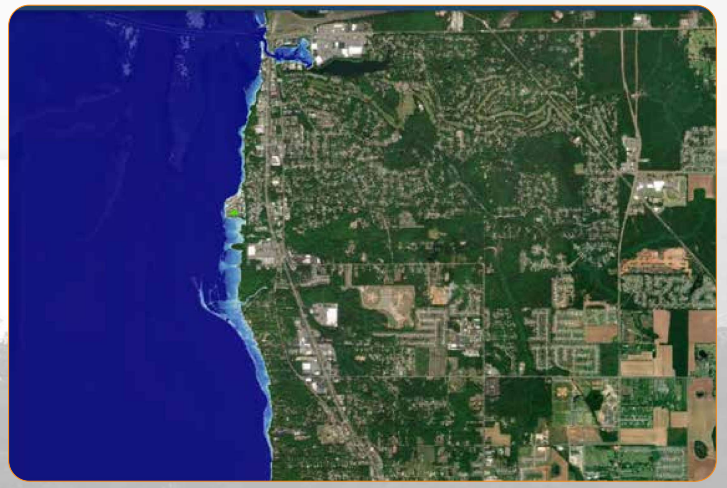


Figure 4: Estimated Relative Sea Level

CURRENT MEAN HIGH WATER LEVEL

CURRENT MEAN HIGH WATER LEVEL +6 FEET



"Analysis of development patterns provides insight and conclusions into future growth and development opportunities.

DAPHNE'S DEVELOPMENT PATTERNS AND BUILDOUT

Analysis of development patterns provides insight and conclusions into future growth and development opportunities and constraints. Development patterns are the result of community development market forces and the cumulative community decisionmaking about what development should occur, the form it should take, and where it should be located. Development patterns provide both a quantitative and qualitative description of Daphne today. The interaction and relationship between shopping areas, neighborhoods, the natural environment and the identification of developable lands for the future, are all a part of a development pattern analysis. These factors must be mapped and measured.

Existing Land Use

Existing land use and development were inventoried, mapped and analyzed in order to illustrate community development patterns and trends for Envision Daphne 2042. Data sources for existing land use included the 2003 Comprehensive Plan, current aerial photography, information from the Baldwin County Geographic Information System and visual surveys of selected areas. The categories used to classify development patterns and their meanings are listed as follows:

Forests and Agriculture

- **Forest –** Land dominated by large areas of trees. While some fields and pastures may be present in this category, the overwhelming character of these tracts is as forest.
- **Agriculture –** Land dominated by open pastures and land in cultivation. While there may be tree stands present, the overwhelming character of the tracts is agricultural.

Residential

- **Low Density Residential** - A single residential living unit of conventional (on-site) construction, designed to house only one family. These are "stand alone" units, as opposed to townhomes or row houses. The density of units per acre may range from 1 to 4.
- **Medium Density Residential** - Medium-Density Residential development typically occurs at densities of 4 to 8 units to the acre in structures that are usually attached. This category also includes manufactured housing.
- **High Density Residential –** These lands accommodate structures designed with more than one separate living unit, such as duplexes or apartments occurring at densities greater than 8 units to the acre. This category includes group homes.
- **Estate Residential –** A single family residential home on larger tracts ranging in size from ¾ of an acre to 10 acres.

Commercial

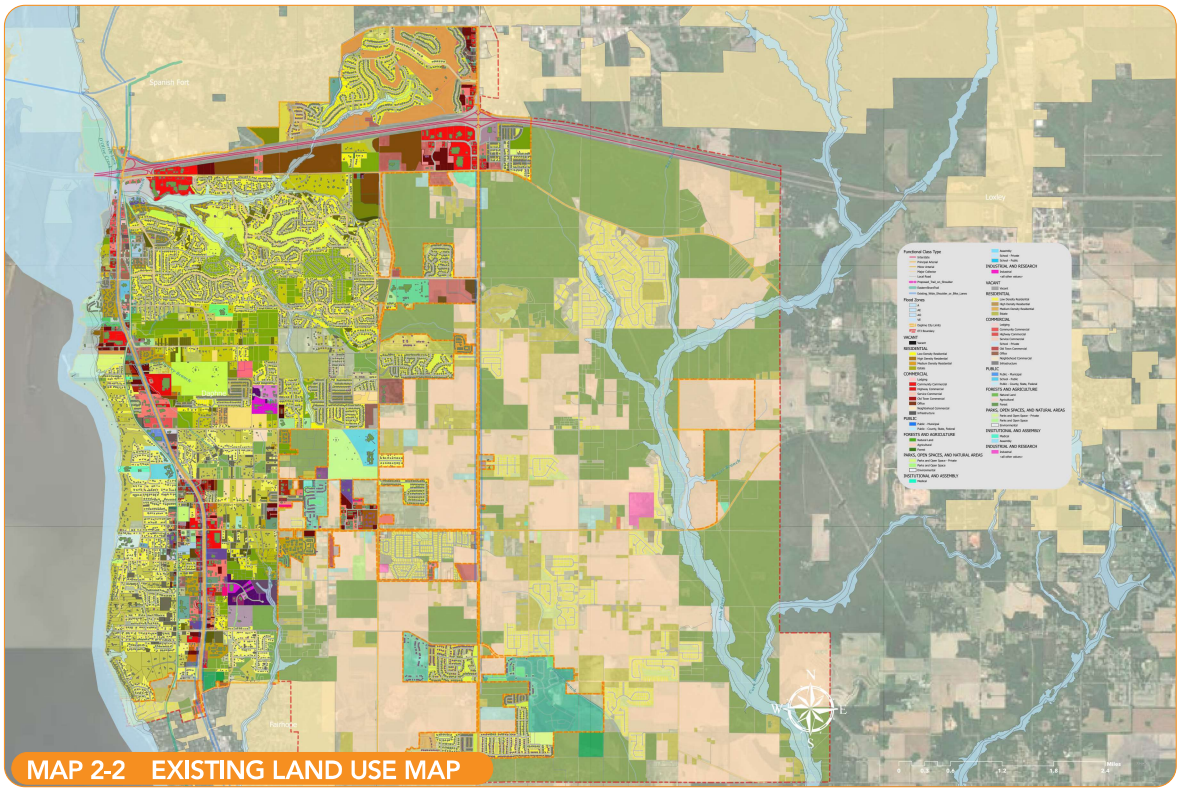
- **Lodging** - This category accommodates lodging facilities such as hotels and motels.

TABLE 1: EXISTING LAND USE - 2020

LAND USE CATEGORY	DAPHNE		PLANNING AREA	
	ACRES	%	ACRES	%
Residential				
Low Density Residential	2,831.2	24.2%	1,208.6	7.3%
Medium Density Residential	242.5	2.1%	2.0	0.0%
High Density Residential	237.6	2.0%	7.5	0.0%
Estate	1,083.6	9.3%	1,298.6	7.9%
Total	4,394.9	37.6%	2,516.7	15.3%
Commercial				
Lodging	24.1	0.2%		0.0%
Community Commercial	201.6	1.7%	13.6	0.1%
Highway Commercial	163.5	1.4%		0.0%
Service Commercial	180.8	1.5%	154.5	0.9%
Olde Towne Commercial	5.8	0.0%		0.0%
Office	118.0	1.0%	5.4	0.0%
Neighborhood Commercial	18.0	0.2%	4.1	0.0%
Total	711.7	6.1%	177.5	1.1%
Public				
Public Municipal	105.0	0.9%		0.0%
Public - County, State and Federal	6.5	0.1%		0.0%
Total	111.5	1.0%		0.0%
Forest and Agricultural				
Forest	1,615.6	13.8%	6,253.5	38.0%
Agricultural	1,018.5	8.7%	5,627.9	34.2%
Vacant	978.2	8.4%	183.2	1.1%
Total	3,612.3	30.9%	12,064.5	73.3%

TABLE 1: EXISTING LAND USE - 2020

LAND USE CATEGORY	DAPHNE		PLANNING AREA	
	ACRES	%	ACRES	%
Parks, Open Space and Natural Areas				
Natural Land	147.7	1.3%	2.5	0.0%
Parks and Open Space - Private	999.4	8.6%	192.4	1.2%
Parks and Open Space - Public	358.6	3.1%	35.4	0.2%
Environmental	13.8	0.1%	45.4	0.3%
Total	1,519.6	13.0%	275.7	1.7%
Institutional and Assembly				
Medical	79.6	0.7%	24.5	0.1%
Assembly	107.5	0.9%	138.2	0.8%
School - Private	31.0	0.3%	12.5	0.1%
School - Public	91.0	0.8%		0.0%
Total	309.1	2.6%	175.3	1.1%
Industrial				
Industrial	55.3	0.5%	57.7	0.4%
Total	55.3	0.5%	57.7	0.4%
Infrastructure and Right of Way				
Infrastructure and ROW	16.9	0.1%	11.7	0.1%
Right of Way	956.8	8.2%	1,168.9	7.1%
Total	973.7	8%	1,180.6	7.2%
Built or otherwise constrained	8,075.7	69%	4,383.4	27%
Unbuilt	3,612.3	31%	12,064.5	73%
Total Area in Acres	11,688.0	100%	16,448.0	100%



MAP 2-2 EXISTING LAND USE MAP

- **Community Commercial** - Lands that accommodate commercial activities providing merchandise or services for retail trade to the community as a whole. Examples include large shopping center and malls.
- **Highway Commercial** - These areas include stores as fixed point-of-sale locations designed to attract a high volume of customers. These establishments are in environments dominated by automobiles and characterized by large parking areas between streets and buildings. Auto-dominated commercial areas are considered suburban in character.
- **Service Commercial** - This category of commercial activity describes commercial activity that is oriented to providing repair, outdoor storage, contracting or machinery and equipment sales, including automobiles. As such, these establishments require outdoor work and storage spaces that often do not blend well with the other land uses.
- **Olde Towne Commercial** - This category represents the historic center of Daphne's community life. Its environment is scaled to pedestrians and buildings are typically sited in close proximity to the street. Parking areas are off-site or to the side and rear of buildings.
- **Neighborhood Commercial** - This category of land use activity describes commercial activity that is oriented to nearby neighborhoods, providing light retail goods and services to meet the ordinary requirements of daily life. Buildings are smaller in scale.
- **Office** - This category accommodates places for professional, health care, or administrative activities.

Industrial

- **Industrial** - These lands accommodate manufacturing, warehousing, storage, or distribution of products or goods. These uses may include uses that generate substantial amounts of noise, odor, light, traffic or other nuisances associated with industrial uses.

Public

- **Municipal** - Municipal uses are those which are exclusively used for the administration of local municipal government and include police, fire and other municipal services.
- **County, State, and Federal** - These uses are exclusively used for the administration of County, State, and Federal government.

Institutional

- **Medical** - The medical category indicates medical uses such as clinics and hospitals.
- **Assembly** - These lands are devoted to various assembly uses such as places of worship, funeral homes, theaters, and other venues in which large numbers of people gather for specific events.
- **School, Private** - The category indicates land used for private educational purposes.
- **School, Public** - The category indicates land used for public educational purposes.

Parks, Open Space, and Natural Areas

- **Parks and Open Space, Public** - Land that is used as active park space or otherwise reserved as open space and available to the public in general.
- **Parks and Open Space, Private** - Land that is used as active park space or otherwise reserved as open space but not available to the public in general.
- **Natural and Environmental Lands** - These lands are generally open lands that serve important ecological functions.

Vacant and Infrastructure

- **Vacant, Environmentally Constrained** - Vacant constrained lands are lands that lie unoccupied but are constrained from development by environmental features such as flood plain, wetland or other environmental constraint.
- **Vacant Environmentally Unconstrained** - Vacant unconstrained lands are lands that lie unoccupied by development.
- **Infrastructure** - These lands include uses devoted to community maintenance functions such as shops and storage yards for maintenance facilities and materials, rights of way streets and other mobility infrastructure and utility easements for community utility infrastructure such as water, sewer and power facilities.

Build-out Analysis

A vital component of the development patterns analysis is determining build-out. Projecting future growth and impacts is required to align growth properly with the community vision. The essential tool used to evaluate future growth is a build-out analysis.

The build-out analysis examines the development carrying capacity of a given geography. Carrying capacity is the geography's maximum amount of residential development and the maximum intensity of nonresidential development. Carrying capacity is developed from variables such as the number of dwelling units and floor area ratios per acre permitted by current zoning rules, environmental factors, infrastructure capacity, and other factors that may affect development density and intensity. Build-out analysis can help answer critical planning questions, including:

- What are the likely community impacts if growth occurs to the maximum extent permitted?
- Is the community prepared to accommodate growth at the scale permitted?
- Are the growth patterns represented by permitted development desirable, and do they align with community vision?
- Does the amount of planned development reflect current market realities?

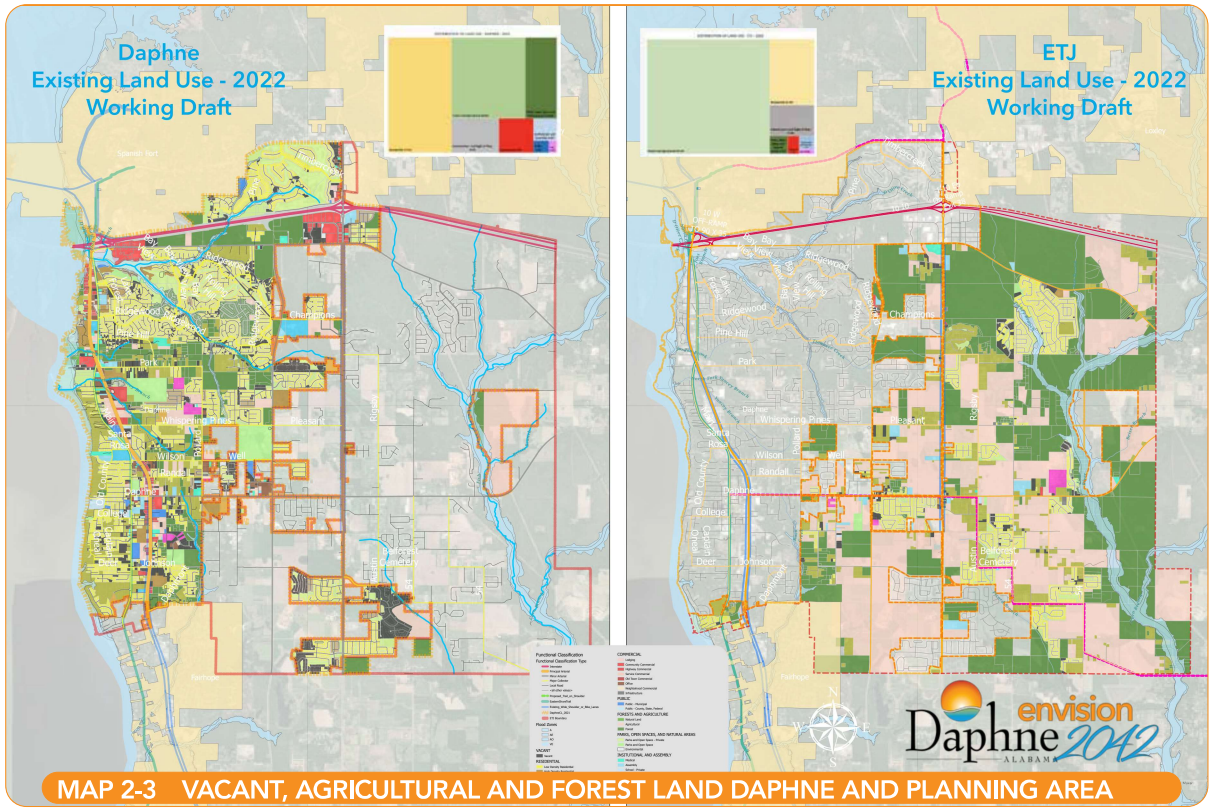
The findings of a build-out analysis may be used to assess the impacts of growth and help determine whether current development patterns, plans, and codes align with a community's vision and actual market realities.

A build-out analysis is conducted at varying levels of precision. Such an analysis can be performed at any point along a spectrum, from general macro-level estimates to more precise, micro-level calculations. Daphne's build-out analysis has been conducted at the macro level of current zoning and flood zone constraints. The analysis assumes that future growth under current zoning will occur to the maximum extent permitted. Flood zone development is assumed to occur at fifty percent of maximum zoning.

Daphne's build-out analysis identified vacant land from the existing land use survey, and the results are illustrated on Vacant Lands Map below. The zoning classification of each parcel of vacant land was then determined. Vacant areas were aggregated, and the development intensity permitted was applied to calculate development carrying capacity in units per acre for residential zones and square feet of building per acre in nonresidential zones. An environmental constraint factor was applied to land impacted by wetlands and flood zones at the rate of twenty-five percent.

By way of example, the maximum permitted dwelling unit density of one hundred vacant acres of land zoned R-1 is two dwelling units per acre. Therefore, the carrying capacity of the land would be calculated at 200 dwelling units (100 acres x 2 units per acre).

Below Left: *Distribution of land use in Daphne*
Below: *Distribution of land use in the planning area*



MAP 2-3 VACANT, AGRICULTURAL AND FOREST LAND DAPHNE AND PLANNING AREA

TABLE 2: DAPHNE BUILD-OUT ANALYSIS - VACANT, AGRICULTURAL, AND FOREST LAND (ACRES)									
CURRENT ZONING OF VACANT LAND	VACANT	AGRICULTURAL	FOREST	TOTAL	DEVELOPABLE W/ 25% CONSTRAINT FACTOR	DEVEL-OPMENT DENSITY/ INTENSI-TY	POTENTIAL DWELL-INGS	PPH 2020	BUILDOUT FLOOR AREA AND POPULATION
Residential Zoning Districts									
R-1, Low Density Single Family Residential District	106.4	32.7	298.3	437.4	328.1	2	656	2.5	1,640
R-2, Medium Density Single Family Residential District	7.3	135	68.4	210.7	158.0	2.5	395	2.5	988
R-3, High Density Single Family Residential District	439.9	180.8	689.7	1,310.4	982.8	3.5	3,440	2.5	8,600
R-4, High Density Single & High Density Multi-Family Residential District	32.2	0	146.6	178.8	134.1	14	1,877	2.5	4,694
R-5, Mobile Home District	0	0	0	0.0	0.0	10	0	2.5	-
R-6(D), Duplex-Two Family District	0	0	0	0.0	0.0	8	0	2.5	-
R-6(G), Garden or Patio Home District	69	0.2	39.8	109.0	81.8	8	654	2.5	1,635
R-7(A), Apartment District	5.7	0	3.3	9.0	6.8	10	68	2.5	169
R-7(M), Mid-Rise Condominium District	0	0	0	0.0	0.0	10	0	2.5	-
R-7(T), Townhouse District	5.7	0	0	5.7	4.3	10	43	2.5	107
TOTAL	666.2	348.7	1246.1	2261.0	1695.8	-	7,133	-	17,832
Business Districts									
B-1, Local Business District	25.7	0	33.3	59.0	44.3	0.3	n/a	n/a	481,883
B-1(a), Limited Local Business District	2.1	0	0	2.1	1.6	0.3	n/a	n/a	17,152
B-2, General Business District	208.9	1.4	425.4	635.7	476.8	0.3	n/a	n/a	5,192,080
B-2(a), General Business Alternate District	0	47	106.5	153.5	115.1	0.3	n/a	n/a	1,253,711
B-3, Professional Business District	9.5	95.8	40.3	145.6	109.2	0.3	n/a	n/a	1,189,188
TOTAL	246.2	144.2	605.5	995.9	746.9	-	-	-	8,134,013
MU, Mixed Use and PUD, Planned Unit Development Districts									
MU, Mixed Use District									
Residential Component	2.7	0	0	2.7	2.0	8	16.2	2.5	41
Commercial Component	0	0	0	0.0	0.0	0.8	n/a	n/a	-
PUD, Planned Unit Development District	285.9	124.3	27.8	438.0	328.5	2	657	2.5	1,643
TOTAL	285.9	124.3	27.8	438	328.5	-	673.2	-	1,683
Industrial Districts					0.0				
C/I, Commercial Industrial District	54.2	0	36.7	90.9	68.2	0.3		0.5	742,426
TOTAL	54.2	0.0	36.7	90.9	68.2	-	-	-	742,426
Outdoor Amusement District									
C-2, Outdoor Amusement District	0	0	0	0.0	0.0	0	n/a	n/a	-
GC, Golf Course District	0	0	0	0.0	0.0	0	n/a	n/a	-
TOTAL	0	0	0	0	0	0			-
GRAND TOTAL	1,252.5	617.2	1,916.1	3,785.8	1,058.7	-	-	-	See Summary Table 4
Source: Consultant Analysis									

Dwelling units can be converted into the estimated population by multiplying by the average household size in Daphne. In 2021 average household size was 2.6. Therefore, two hundred dwelling units multiplied by 2.6 persons per unit represents a population of 520 for the 100 acres.

Commercial building square footage is calculated by multiplying available acreage by either 11,000 or 21,780 square feet per acre. These figures represent an assumed building footprint area per acre of 25 percent in suburban areas or 50 percent in downtown or mixed-use areas, respectively. These ratios are common rules for suburban commercial and urban commercial development intensity. Industrial intensities are left uncalculated.

Daphne's build-out analysis reveals that the city can accommodate over 17,000 additional people, over 8,000,000 square feet of commercial space, and 750,000 square feet of industrial space. The results are presented in Table 2 at left. Build-out calculations for the planning area are illustrated on Table 3 at right. The analysis here shows that the planning area can accommodate an additional 16,000 persons and over 2.6 million square feet of commercial floor area. These calculations are summarized in Table 4.

Below: *Daphne home*

TABLE 3: PLANNING AREA BUILD-OUT ANALYSIS - VACANT, AGRICULTURAL, AND FOREST LAND (ACRES)

CURRENT ZONING OF VACANT LAND	VACANT	AGRI.	FOR-EST	TOTAL	DEVELOPABLE W/ 25% CONSTRAINT FACTOR	DEVEL-OPMENT DENSITY/ INTENSI-TY	POTENTIAL DWELL-INGS	PPH 2020	BUILDOUT FLOOR AREA OR POPULATION
Agricultural & Rural Districts									
RA, Rural Agricultural	27.1	2850.0	2826.2	5703.3	4277.5	0.3	1,283	2.5	3,208
RR, Rural	0.0	30.3	0.0	30.3	22.7	1	23	2.5	57
CR, Conservation Resource	0.0	0.0	10.0	10.0	7.5	0.2	2	2.5	4
TOTAL	27.1	2880.3	2836.2	5743.6	4307.7	-	1,307	-	3,269
Residential Districts									
RSF-1, Single Family	13.5	170.8	477.8	662.1	496.6	1.5	745	2.5	1,862
RSF-2, Single Family	46.3	432.8	754	1233.1	924.8	2.9	2,682	2.5	6,705
RSF-3, Single Family	4.6	20.5	20.5	45.6	34.2	4.4	150	2.5	376
RSF-4, Single Family	0	0.3	0	0.3	0.2	5.8	1	2.5	3
RSF-E, Residential Single Family Estate	18.8	684.1	295.5	998.4	748.8	1	749	2.5	1,872
RTF-4, Two Family	0	0	0	0.0	0.0	4	0	2.5	-
RMF-6, Multiple Family	0	0	0	0.0	0.0	6	0	2.5	-
HDR, High Density Residential	1	12.6	0	13.6	10.2	12	122	2.5	306
TOTAL	84.2	1321.1	1,547.8	2953.1	2,214.8	-	4,450	2.5-	11,124
Unzoned	40.3	1177.2	1886	3103.5	2,327.6	1	2328	2.5	5,819
TOTAL	40.3	1177.2	1,886.0	3103.5	2,327.6	-	2,328	-	5,819
Business Districts									
B-1, Professional Business	10.3	65.3	12.3	87.9	65.9	0.3	n/a	n/a	718,005
B-2, Neighbohood Business District	14.6	132.4	8.8	155.8	116.9	0.3	n/a	n/a	1,272,902
B-3, General Busines	11.4	23.4	19.3	54.1	40.6	0.3	n/a	n/a	441,862
B-4, Major Business	2.8	19.4	0	22.2	16.7	0.3	n/a	n/a	181,319
TOTAL	39.1	240.6	40.4	320.1	240.0	-	n/a	n/a	2,614,088
GRAND TOTAL	190.7	5619.1	6,310.4	12,120.2	9,090.2	-	-	-	See Summary Table 4
Source: Consultant Analysis									

TABLE 4: SUMMARY OF BUILD-OUT CAPACITY AS ZONED

AREA	DWELLINGS	POPULATION	COMMERCIAL FLOOR AREA	INDUSTRIAL FLOOR AREA
City of Daphne	7,806	19,515	8,134,013	742,426
Planning Area	8,085	20,212	2,614,088	0
TOTAL	15,891	39,726	10,748,101	742,426
Source: Consultant Analysis				

“Analysis of development patterns provides insight and conclusions into future growth and development opportunities.

DEMOGRAPHIC AND ECONOMIC OVERVIEW

Introduction

The market analysis for Daphne examines local and regional demographic, housing, employment and commercial data to better understand Daphne's existing market and future development potential. This market analysis report includes the following:

- A demographic profile outlining trends in population growth, income, age and other indicators in Daphne and the region.
- A housing study presenting product, price point, tenure and real estate market trends in Daphne and the region.
- An employment snapshot that presents general employment data for occupations, wages, and commuting patterns.
- A commercial analysis identifying opportunities for business recruitment based on the demand generated by the local customer base living in the market area.

In order to understand Daphne's market in the context of the region, multiple geographies were studied in the analysis, including:

- City of Daphne
- Daphne Planning Area
- 36526 Zip Code
- Baldwin County
- Daphne-Fairhope-Foley MSA
- Mobile-Daphne-Fairhope CSA
- Surrounding counties, cities and towns

Demographics

A demographic profile of Daphne examines key indicators including population growth, race and ethnicity, age, educational attainment and household income.

Population

Daphne experienced rapid population growth over the past two decades, increasing from a population of 16,309 in 2000 to 27,462 in 2020. Population grew by 27.3% over a ten-year period (2010-2020) and by 68% over a twenty-year period (2000-2020). Population in the planning area grew from 7,053 in 2010 to an estimated 11,419 in 2022.

Population growth in Daphne is on par with growth in Baldwin County. While surrounding counties either lost population or saw minimal growth, Baldwin County grew. Daphne's population is projected to continue to grow over the next five years, reaching 30,800 by 2027.

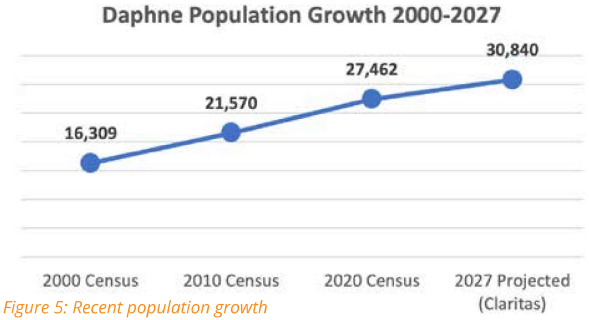


Figure 5: Recent population growth

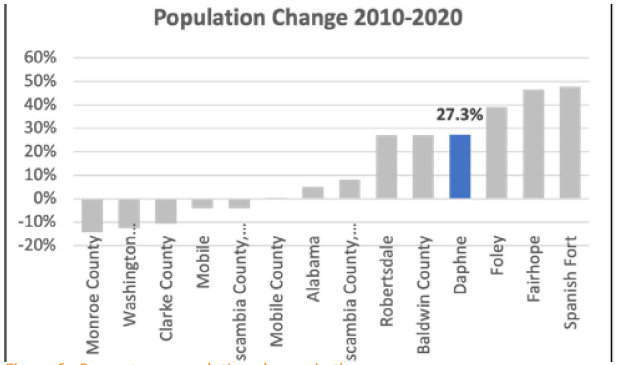


Figure 6 : Percentage population change in the area

Age

The median age in Daphne is 44, similar to the median age in Baldwin County (44.1). Daphne and many of the communities in Baldwin County have an older population than nearby Mobile County which has a median age of 38.4.

Baby boomers make up the largest generation in Daphne, with 28% of the population being between the ages of 55 and 74.

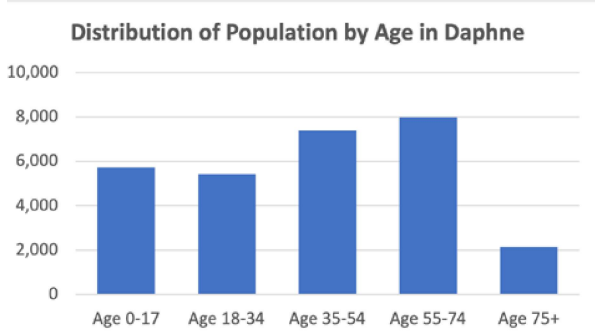


Figure 7: Distribution of population by age, 2022

Educational Attainment

Daphne has a highly educated population, with 42% of the population age 25 years or older having a Bachelor's Degree or higher compared to 32% in Baldwin County and 23% in Mobile County.

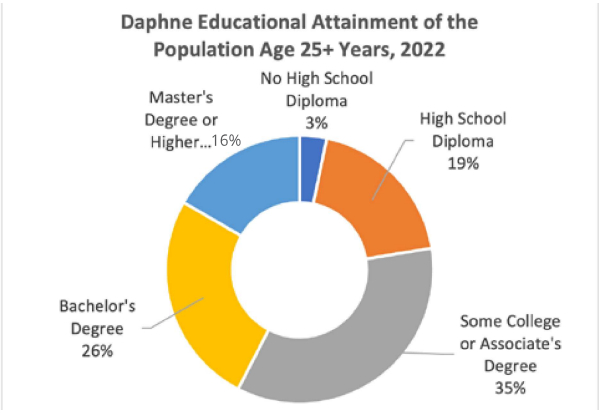


Figure 8: Daphne educational attainment

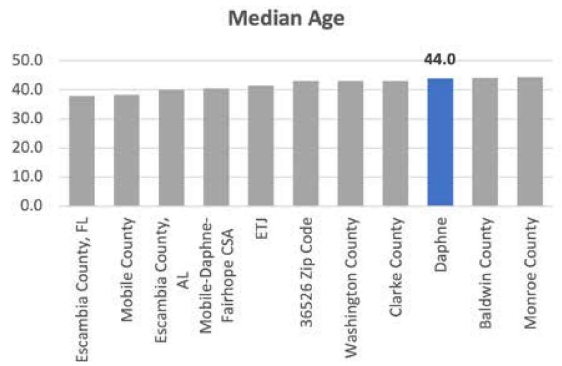


Figure 9: Median age for area cities, 2022

Income

Income levels in Daphne are among the highest in the region. The median household income in Daphne is $80,988 compared to $64,171 in Baldwin County and $53,335 in Mobile County. The median household income in the ETJ is even higher than in Daphne at $99,408.

The distribution of income across households in Daphne is shown in the graph to the right. 32% of Daphne households have annual incomes of less than $50,000 while 30% have incomes between $50,000 and $100,000, and 38% of Daphne households have incomes greater than $100,000. Just under 7% of families in Daphne live below poverty.

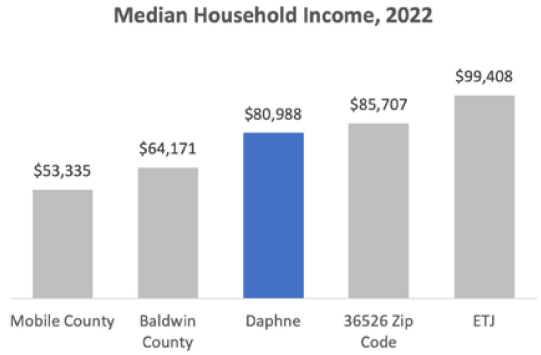


Figure 10: Median household income levels

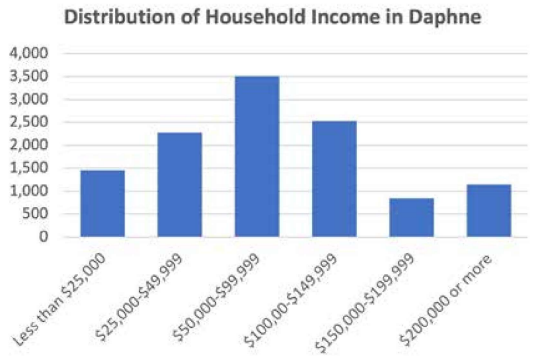


Figure 11: Distribution of household income, 2022

Population Projections

Population projections were developed for Daphne and for the planning area based on historic growth rates. These projections were used to develop Daphne's growth scenarios described later in the Community Engagement section. Projections indicate that Daphne and the planning area are projected to grow significantly over the planning period as illustrated in the chart below. Daphne is expected to grow from its estimated population in 2021 from 27,478 to 38,010 by the year 2041. During the some time period, the planning area is expected to grow from 10,365 to 17,323.

This represents a combined population for both the city and the planning area of over 55,000 people and an overall increase for both areas combined of over 17,000 people for the planning period.

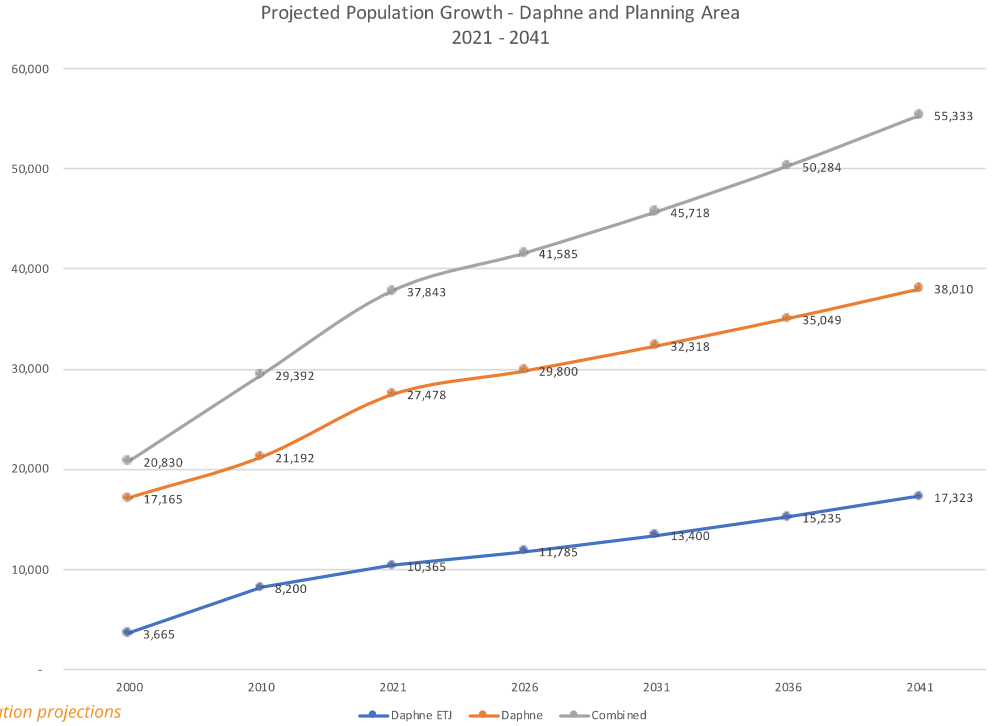


Figure 12: Population projections

When translated into households, as illustrated in the Household Forecast chart in Table 5 at right, the combined area can be expected to increase by nearly 7000 households. These households can be expected to represent dwelling units. These forecasts form the basis for expected growth and development in the city and the planning area.

Daphne's Growth Scenarios

Two growth scenarios were developed as a basis for planning Daphne's future. The quantitative outcomes of growth scenario development were used to design a community exercise in which development types could be located in the city and the planning area, guided by Envision Daphne 2042's planning vision and themes.

The first growth scenario forecast 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 used the same population growth rates as a base. However, it adjusted household size, dwelling unit density, and per capita land consumption to reflect a more urbanized environment.

Growth Scenario 1

Scenario 1 projected current conditions into the future. For the planning area, this projection resulted 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.

For the City of Daphne, however, the projection result did not scale to the available land supply. Projections here indicated 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 build-out, its growth rate declines. Based on this fact, continued growth in Daphne would require expansion of the city limits to accommodate the Scenario 1 forecast. Without expanded city limits, the city's rate of growth would likely decline over the planning period.

Growth 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 sizes, and lower land consumption rates. These differences can be observed in Table 6.

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 acres 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 Planning Process

The growth scenarios 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 it should be designed. Questions of geography and design character were posed in the Daphne Futures Workshop discussed in Section 3, Engagement.

Table 5: Household Forecast

Area	Total Pop. Projection to 2041	Avg HH Size (2021)	DU Forecast
Planning Area	6,958	2.8	2,521
Daphne	10,532	2.4	4,407
Combined	17,490	-	6,928

Source: Consultant Analysis

Table 6: Development Forecast by Land Use Category (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

Housing

Housing Stock Age, Type and Tenure

Approximately 76% of Daphne's housing stock is single-family detached homes while 21% is multi-family housing units. Daphne housing units are 71% owner-occupied and 29% renter-occupied. The age of the housing stock in Daphne is reflective of the city's recent population boom, with 46% of the housing units built since 2000.

Residential Permits

The area has not seen any slowdown in the residential market as a result of the COVID-19 pandemic. Permit data has steadily increased since 2017 with 2020 seeing a record amount of residential new construction, with 510 new permits. Although housing construction continues in the area, there have been a limited number of new multifamily units.

Housing Values

Home values in Daphne are in the upper tier of the region. The median value of owner-occupied housing in Daphne is $281,768, higher than the County at $265,686. The median home value in the ETJ is even higher at $324,576. Point Clear has the highest housing values in the county at $504,512. While Daphne has a range of housing price-points, approximately a third of owner-occupied units are valued between $200,000 and $300,000.

The Zillow Home Value index for the Daphne 36526 zip code in February 2022 was $291,597, a 25% increase year over year and up from a low of $159,000 in 2013. A historical look at this measure shows that housing values in Daphne tracked with housing values in Baldwin County overall over the past decade.

The median sales price of single-family homes in Daphne in 2021 was $268,100, an increase of 11.2% over the 2020 median sales price of $241,000. The median sales price of Daphne homes has been steadily increasing since 2011. In 2021 there were 1,428 single-family real estate transactions totaling $420.9 million in value in Daphne. Daphne and Foley are the top areas for new home sales in Baldwin County.

Rental Market

At the time of this study, there were approximately 2,230 multifamily rental units in Daphne with 185 additional units available in the region. According to the US Census, the median rent in Daphne is $1,200 per month. Average rent data from Zumper shows that rents are on the rise, with rents for 2-bedroom apartments increasing 8% year over year.

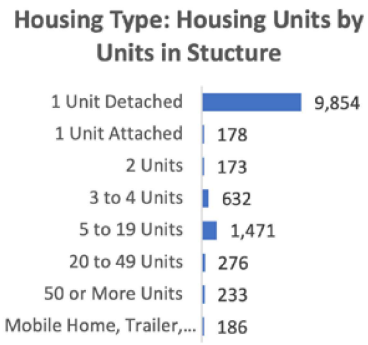


Figure 13: Housing units by structure

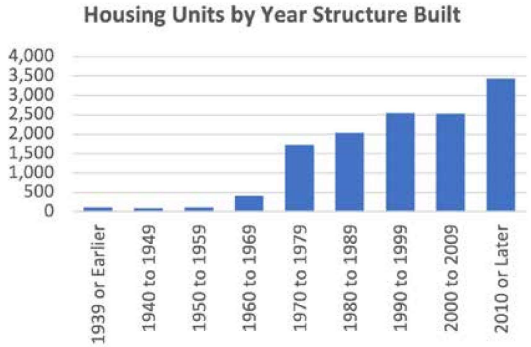


Figure 14: Housing units by year structure built

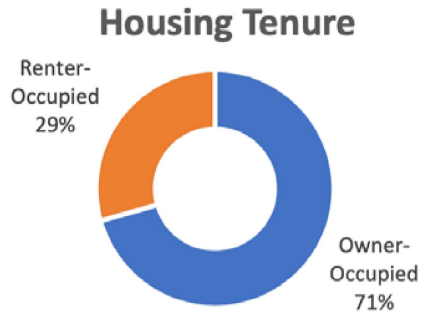


Figure 13: Housing by tenure

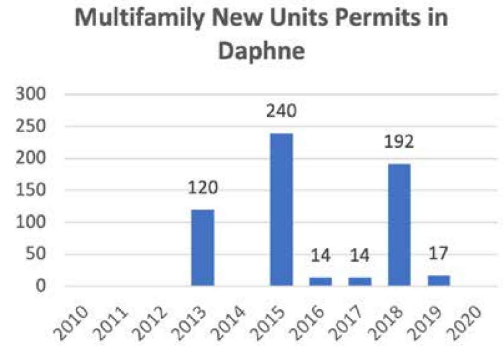


Figure 15: Multifamily permits by year, Daphne

Figure 16: Residential permits by year, Daphne

Housing Affordability

Given rising housing values and rents, housing affordability is a challenge in Daphne, particularly for renters. Nearly one in two renters (45%) and one in five homeowners (19%) in Daphne are cost-burdened, meaning they spend more than 30% of their household income on housing.

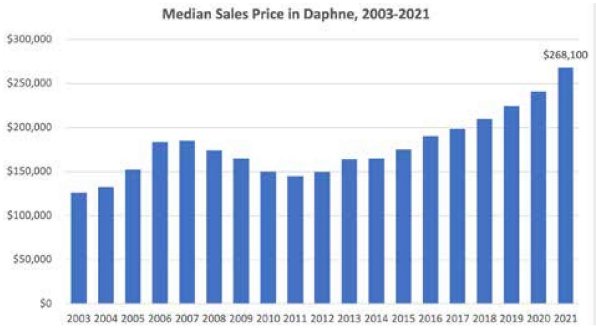


Figure 17: Median sales price, Daphne

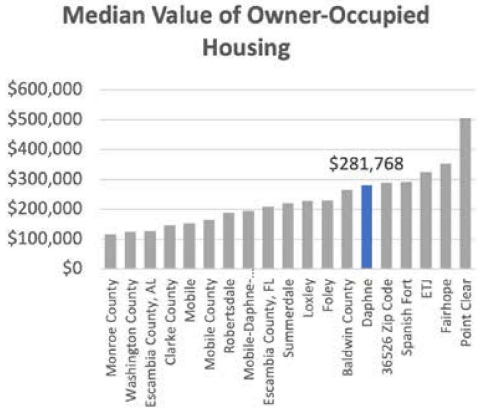


Figure 19: Median value, Owner occupied units, Daphne

Figure 20: Distribution of housing value, Daphne

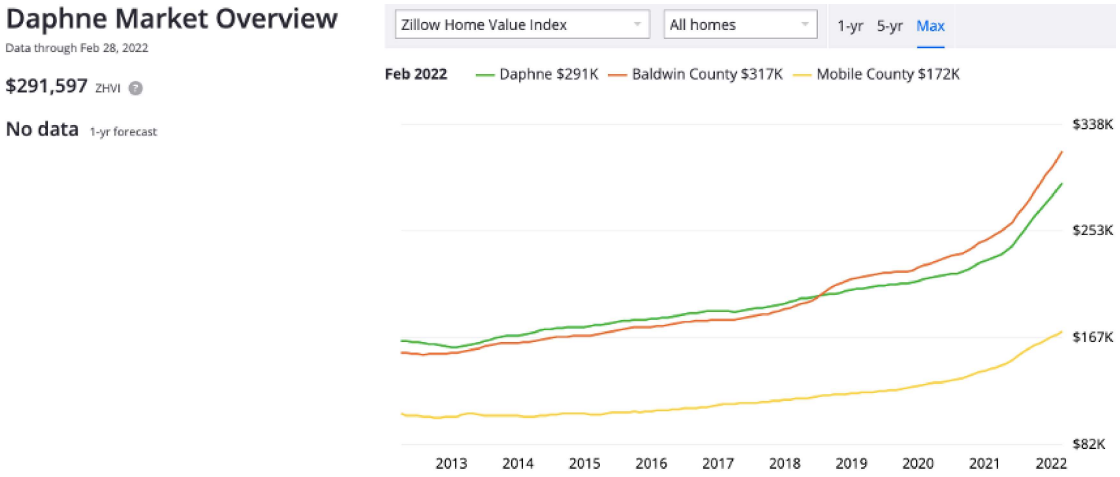


Figure 18: Housing market overview, Daphne

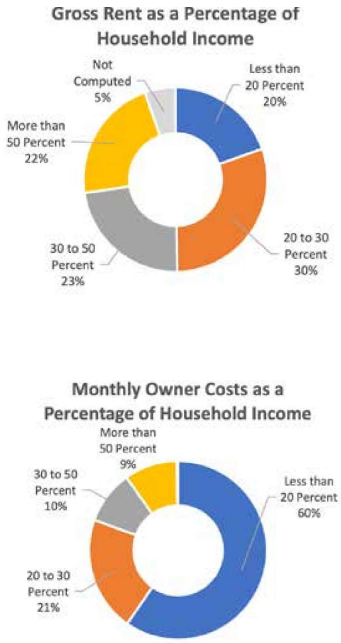
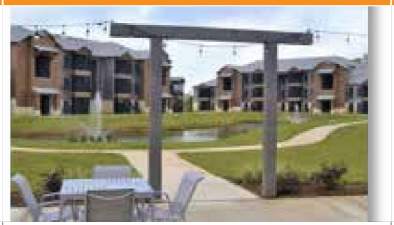


Figure 21: Gross rent and monthly ownership costs, Daphne

The examples of Daphne area rental housing to the right demonstrate that newer multi-family housing units being built in the area are at a much higher price-point than the older units and often not attainable for many Daphne workers including teachers and police officers.

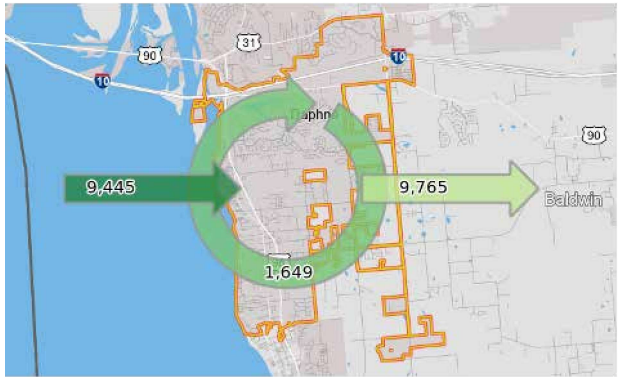
East Bay Apartments	The Gates At Jubilee	Belforest Villas	Palladian at Daphne
			
• Studio - 2 bedroom apartments; 2 bedroom townhomes • 178 units • $995-$1,445/month • 500-1,450 sq ft • Built in 1978 • Amenities: pool, fishing pier, fitness center, and pavilion	• 1-3 Bedroom apartments • 248 units • $1,060-$1,464/month • 850-1,400 sq ft • Built in 1995 • Amenities: gated, fitness center, pool, and garages	• 1-3 Bedroom apartments • 168 units • $1,455- $2,195/month • 862 - 1,504 sq ft • Built in 2019 • Amenities: pool, fitness center, club-house, garages, and dog park	• Patio homes, attached • 120 units • $1,761 - $2,042/month • 1,580 - 2,007 sq ft • Built in 2017 • Amenities: pool, fitness center, movie theater, pet park, and clubhouse

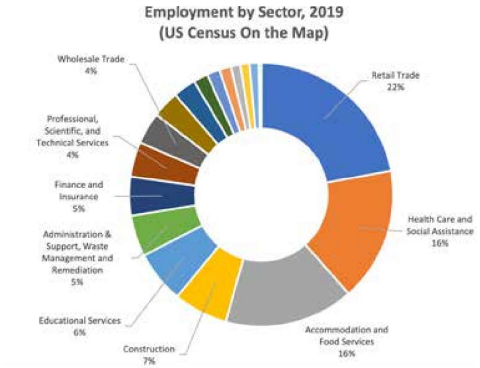
Employment

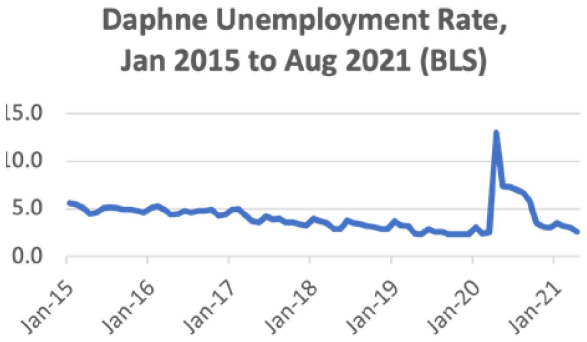
In 2019, there were approximately 11,094 people working in Daphne. The three largest sectors by employment include retail trade (22%), health care (16%) and accommodations and food services (16%).

Commuting patterns indicate that Daphne has a small net export of jobs, with slightly more Daphne residents commuting out for work than employees coming into Daphne. Residents commuting out have a larger percentage of higher wages than workers commuting into Daphne.

With the exception of COVID-19 related spikes in 2020, unemployment in Daphne has trended steadily downward over the past decade. In August 2021, unemployment in Daphne was at 3.0% compared to 2.8% in Baldwin County and 3.4% statewide.







Retail

The retail analysis provides insight into the retail patterns in Daphne and the surrounding area including retail sales, consumer expenditures, retail leakage or market gain, and projected demand growth. The retail analysis helps to identify key opportunities to capture any existing retail leakage and leverage projected growth in the market.

Retail Leakage Analysis

"Retail Leakage" refers to the difference between the retail expenditures by residents living in a particular area and the retail sales produced by the stores located in the same area. If desired products are not available within that area, consumers will travel to other places or use different methods to obtain those products. Consequently, residents are purchasing more than the stores are selling, and the dollars spent outside of the area are said to be "leaking."

A retail leakage analysis was conducted for Daphne, the planning area, the 36526 Daphne zip code, Baldwin County and the Mobile-Daphne-Fairhope combined statistical area.

Over the past year, stores located in Daphne recorded $679.7 million in retail sales. During the same time period, residents living in Daphne spent $638.8 million, indicating a retail gain of $40.9 million over the year. This retail gain signifies that Daphne serves as a retail center in the region, having a reach beyond its own residents. Daphne accounted for about 12.7% of the total $5.37 billion in retail sales in Baldwin County. Residents of the ETJ, which serves as a trade area for Daphne, had $249.6 million in consumer expenditures over the past year, much of which likely flows into the City of Daphne.

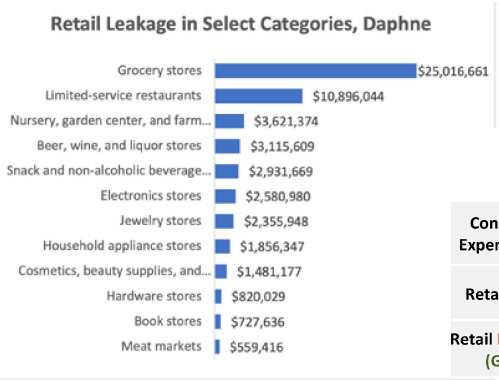
Retail Capture

Although Daphne experienced a retail gain, some specific retail categories had unmet demand over the past year including grocery stores, limited-service restaurants, hardware stores, snack and non-alcoholic beverage bars (such as coffee shops), jewelry stores and specialty food stores. Opportunities exist for Daphne to capture some of the existing retail leakage in key categories.

Although Daphne cannot reasonably expect to recapture 100% of the sales leaking from its trade areas, it can recapture a percentage of leaking sales through strategic recruitment, economic development and marketing.

The table below illustrates the new or expanded retail space that could be supported in Daphne by capturing 20%, 40% or 50% of the leaking sales in Daphne and the Planning Area. The retail capture scenarios are:

- 20% Scenario: Capture $13 million in leakage with 43,000 square feet of retail
- 40% Scenario: Capture $26 million in leakage with 86,000 square feet of retail
- 50% Scenario: Capture $33.5 million in leakage with 113,000 square feet of retail



	Daphne	ETJ	36526 Zip Code	Baldwin County	Mobile-Daphne-Fairhope CSA
Consumer Expenditures	$638.8 M	$249.6 M	$810.8 M	$4.93 B	$12.09 B
Retail Sales	$679.7 M	$176.2 M	$822.2 M	$5.37 B	$13.33 B
Retail Leakage/ (Gain)	($40.9 M)	$73.4 M	($11.4 M)	($438.9 M)	($1.23 B)

Selected Retail Categories Below	Daphne Retail Leakage	ETJ Retail Leakage	20% of Retail Leakage in Daphne & ETJ	40% of Retail Leakage in Daphne & ETJ	50% of Retail Leakage in Daphne & ETJ	Sales per Square Foot	20% Scenario Calculated Potential Capture (Square Feet)	40% Scenario Calculated Potential Capture (Square Feet)	50% Scenario Calculated Potential Capture (Square Feet)
			$12,972,626	$25,945,252	$33,483,322		43,281	86,561	113,460
Furniture Stores	$171,207	$1,932,308	$420,703	$841,406	$1,051,758	200.00	2,104	4,207	5,259
Household Appliances Stores	$1,856,347	$769,902	$525,250	$1,050,500	$1,313,125	245.44	2,140	4,280	5,350
Electronics Stores	$2,580,980	$1,982,077	$912,611	$1,825,223	$2,281,529	**261.00**	3,497	6,993	8,741
Hardware Stores	820,029	1,136,389	$391,284	$782,567	$978,209	**138.00**	2,835	5,671	7,088
Grocery Stores	$25,016,661	$16,126,920	$8,228,716	$16,457,432	$20,571,791	**370.00**	22,240	44,480	55,599
Beer and Wine Stores	$3,115,609	$2,256,474	$1,074,417	$2,148,833	$2,686,042	**345.00**	3,114	6,229	7,786
Health Food Supplement Stores	$511,944	$222,805	$146,950	$293,900	$367,375	**310.00**	474	948	1,185
Jewelry Stores	$2,355,948	$1,005,320	$672,254	$1,344,507	$1,680,634	**350.00**	1,921	3,841	4,802
Luggage and Leather Goods Stores	($407,365)	$490,547	$16,636	$33,273	$41,591	198.82	84	167	209
Sew/Needlework/Piece Goods Stores	$250,948	$96,506	$69,491	$138,982	$173,727	74.91	928	1,855	2,319
Book Stores	$727,636	$298,602	$205,248	$410,495	$513,119	161.16	1,274	2,547	3,184
Florists	578,028	226,944	$160,994	$321,989	$402,486	149.82	1,075	2,149	2,686
Gift, Novelty and Souvenir Stores	($306,150)	$497,747	$38,319	$76,639	$95,799	168.55	227	455	568
Used Merchandise Stores	($157,267)	$611,974	$90,941	$181,883	$227,354	100.00	909	1,819	2,274
Pet and Pet Supplies	($423,974)	$702,170	$55,639	$111,278	$139,098	200.00	278	556	695
Art Dealers	$682,997	$415,046	$219,609	$439,217	$549,022	150.00	1,464	2,928	3,660
Drinking Places	$213,816	$607,519	$164,267	$328,534	$410,668	200.00	821	1,643	2,053

Retail Demand Growth

The increasing population in Daphne, the ETJ and surrounding region will generate additional retail demand. As part of this study, it was determined that an additional 17,490 people are expected to reside in Daphne and the ETJ by the year 2042. Assuming a rate of 12 square feet of retail per person, this additional population will generate demand for an additional 210,000 square feet of retail in Daphne.

Commercial Real Estate Market

In 2021, there were 561 commercial real estate transactions in Baldwin County worth a total value of $633 million, up from 372

transactions totaling $258 million in 2020. The 561 commercial real estate transactions in 2021 broken down by type include:

- **204 Miscellaneous Commercial**
- **86 Office**
- **78 Retail**
- **67 Multifamily**
- **45 Special Purpose**
- **41 Industrial**
- **18 Restaurant**
- **11 Healthcare**
- **4 Hotel**
- **4 Recreational**

Examples of current commercial listings follow.

Retail

- **Magnolia Place; 1,200-2,400 SF spaces available**
- **Fountain Square; 1,200-2,400 SF spaces available; $18.80 - $22.17 /SF/YR**
- **2,000 SF Restaurant on Hwy 98; $28.50/SF/YR**
- **Colonial Plaza; 1,500 SF office/retail; $16/SF/YR**

Office

- **1,200 SF Class B Office Space; New construction; $16/SF/YR**
- **Former bank for sale for $1.1 million; 4,000 SF at $270 / SF**

Commercial lots

- **$75k - $375k per acre**

Demographic and Economic Summary

- Daphne and the planning area experienced 27% growth between 2010 and 2020. This level of population growth is also occurring throughout Baldwin County.
- Daphne residents tend to be well-educated and high earners. Household incomes in Daphne are among the highest in the region.
- Housing is an important part of Daphne's economy. 510 units of single-family homes were permitted in 2020.
- Few multifamily housing units were constructed in the previous two years. Stakeholder engagement suggests there may be some gaps in the housing market with both type and price points.
- This study projects that an additional 17,000+ people will reside in Daphne and the planning area by the year 2042. The additional population will require 5,835 single-family detached homes, 105 single-family attached homes, and 1,751 multifamily units.
- 38% of jobs in Daphne are service-oriented and the job market is predominantly retail, dining, and accommodations.
- Daphne has low unemployment, and its job market is one piece of a larger regional economy. While 85% of Daphne residents commute outside for work, most of its local jobs are filled by outsiders, and the community is just a slight exporter of jobs. Stakeholders suggested that this creates a challenge as there is limited "attainable" housing in Daphne, with no new product currently being created.
- Retail is a driving force in Daphne's economy, as stores in the city had $679.7 million in retail sales in the previous year and had an overall retail gain of $40.9 million.
- The retail market is evolving rapidly nationwide, and people are requiring less square footage of retail than before. The struggles of Spanish Fort Town Center is a testament to these trends. Still, there is local demand for growth in a number of retail categories in Daphne. It will be important to balance this growth with the changing industry.
- Existing retail leakage combined with future population growth indicates that Daphne can support an additional 250,000 to 300,000 square feet of retail space.

EXISTING MOBILITY ASSESSMENT

As a part of the Discovery process, the existing mobility system in Daphne was assessed as a transportation network. Specific components of the network reviewed were:

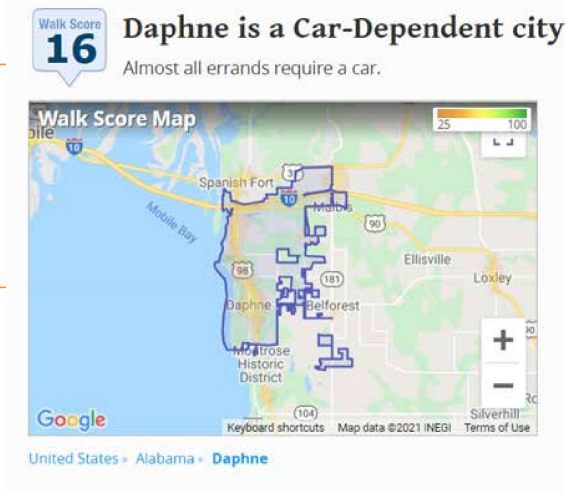
- Existing mobility network
- Street connectivity
- Existing sidewalks and trail facilities
- Level of balanced support for all modes of travels

Existing Network

Map 2-4 on the opposite page illustrates the existing mobility network for both Daphne and the planning area. Streets are classified by their functional classification. The map also illustrates the network of bike and pedestrian facilities.

Street Configuration and Multi-modal Facilities

The city adopted a complete streets resolution in 2009 which stated the intention to create streets that serve all users (young, old, users with disabilities) and all modes (walking, biking, driving, transit, goods movement). A number of new walking/biking facilities have been built, such as the sidepath on Whispering Pines Road and sidewalks in Lake Forest.



However, in examining the existing mobility network map on the opposite page, there are still large portions of the city that are not connected with multi-modal facilities and a number of streets that have been built that do not include sidewalks or sidepaths.

Gaps in the system can be identified from the Strava Heat Map on Map 2-5. The heatmap shows 'heat' made by aggregated, public activities over the last year for Daphne and the planning area. The map indicates popular locations and routes in the city for walking, running and biking, and also where gaps exist in the system for safe and inviting facilities.

In addition to the gap in walking/biking facilities in the city, the lack of mixed-use development has created large distances between where people live and important destinations like parks, schools and daily shopping and dining needs. The official Walkscore of 16 (out of 100) indicates the difficulty in walking as a mode of transportation in the city. The Walkscores of comparison cities can be seen in Table 7.

Intersection Density

Intersection density is a good measure of street connectivity, which is important to disperse traffic flow, enable walkability and bikeability, facilitate emergency vehicle access, and provide redundant access routes to residences, businesses and community facilities.

As can be seen in the illustration to the right, the average intersection density in the city is 88 intersections per square mile, with greater density within the Olde Towne and Lake Forest neighborhoods. Table 8 reflects intersection density compared to other neighboring cities.

The street network map in Map 2-4 highlights the lack of east-west connectivity in the city, and the lack of north-south connectivity for the Lake Forest neighborhood. This condition has created greater traffic pressure on roads like Hwy 98, Daphne Road, and Whispering Pines Road.

Ideally arterial streets are spaced or gridded out every ½ to 1 miles, collector streets spaced every ¼ to ½ miles, and local streets spaced at 300 to 800 feet, providing block sizes of 800 to 1,000 feet max. In contrast, the typical block size in Daphe is 1 mile square, with many reaching upwards of 2 to 4 miles in length.

The effects of the lack of east/west and north/south connections are felt in the primary corridors in the city as shown in the peak traffic congestion heat map on map 2-4. There is increased congestion during normal AM and PM peak times, but the highest congestion typically occurs mid-day and afternoon in the city. Map 2-4 also illustrates selected traffic counts on 2021 Annual Average Daily Traffic (AADT) measured by the Alabama Dept. of Transportation (ALDOT).

Transit

The Baldwin Regional Area Transit System (BRATS) provides public transit services for communities in Baldwin County. BRATS operates an on-demand door-to-door pick-up drop-off service to Daphne residents accessible via smartphone app or telephone, available only on weekdays. This new on-demand service was initiated in 2020 and has seen a ridership increase of approximately 80%.

BRATS also offers fixed-route connections with Mobile through its Baylinc service, picking up and dropping off at the Daphne Civic Center. Three routes are conducted daily with connections to Fairhope, the Town Centre development, Bienville Square in Mobile, and the Austal plant on Addsco Road. Both the on-call Eastern Shore Express and the Baylinc services are available on weekdays only. Transit service areas are illustrated in the lower left of the opposite page.

Intersection Connectivity Illustration

Table 7: Walkscore Comparisons

	Walkscore	Bikescore
Daphne	15	27
Fairhope	81	64
Mobile	32	34
Pensacola	36	47
Homewood	42	25

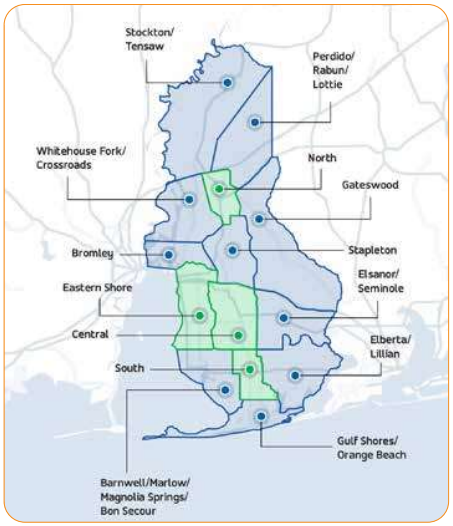
Source: Consultant Analysis

Table 8: Intersection Density (per sq. mile)

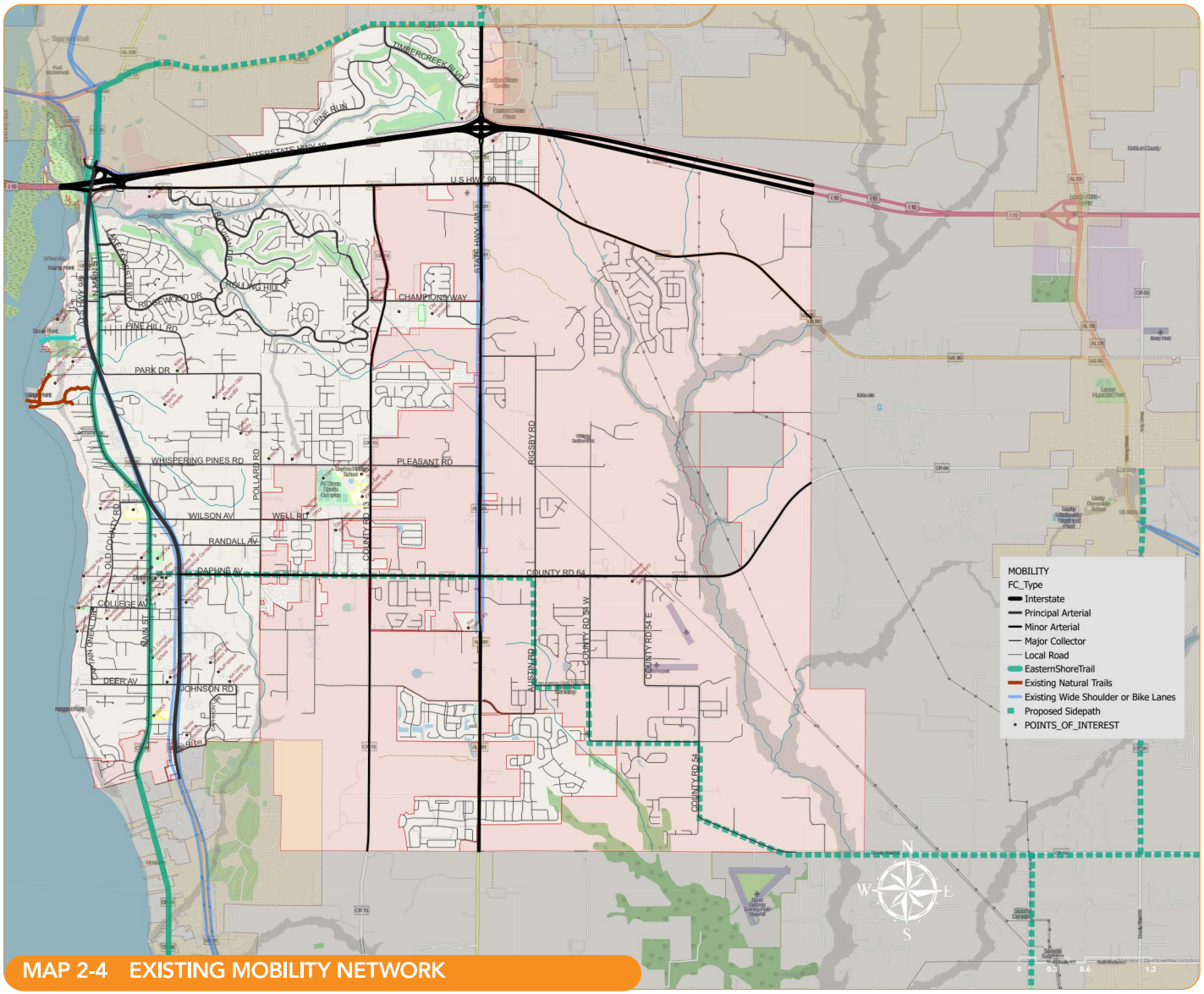
Intersection Density (per square mile)

City	Score
Daphne	86
Mobile	154
Pensacola	196
Gulfport	185
Homewood	235

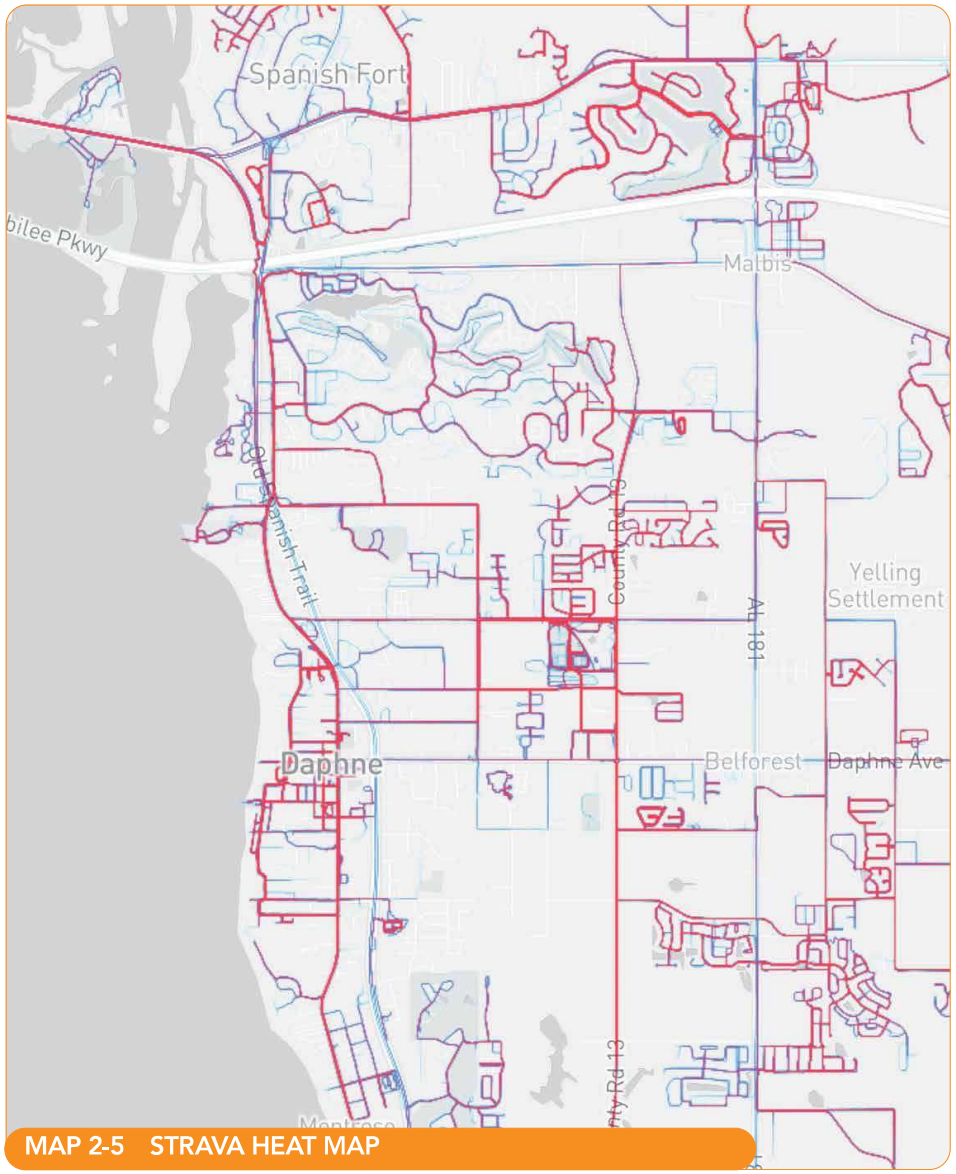
Source: Consultant Analysis



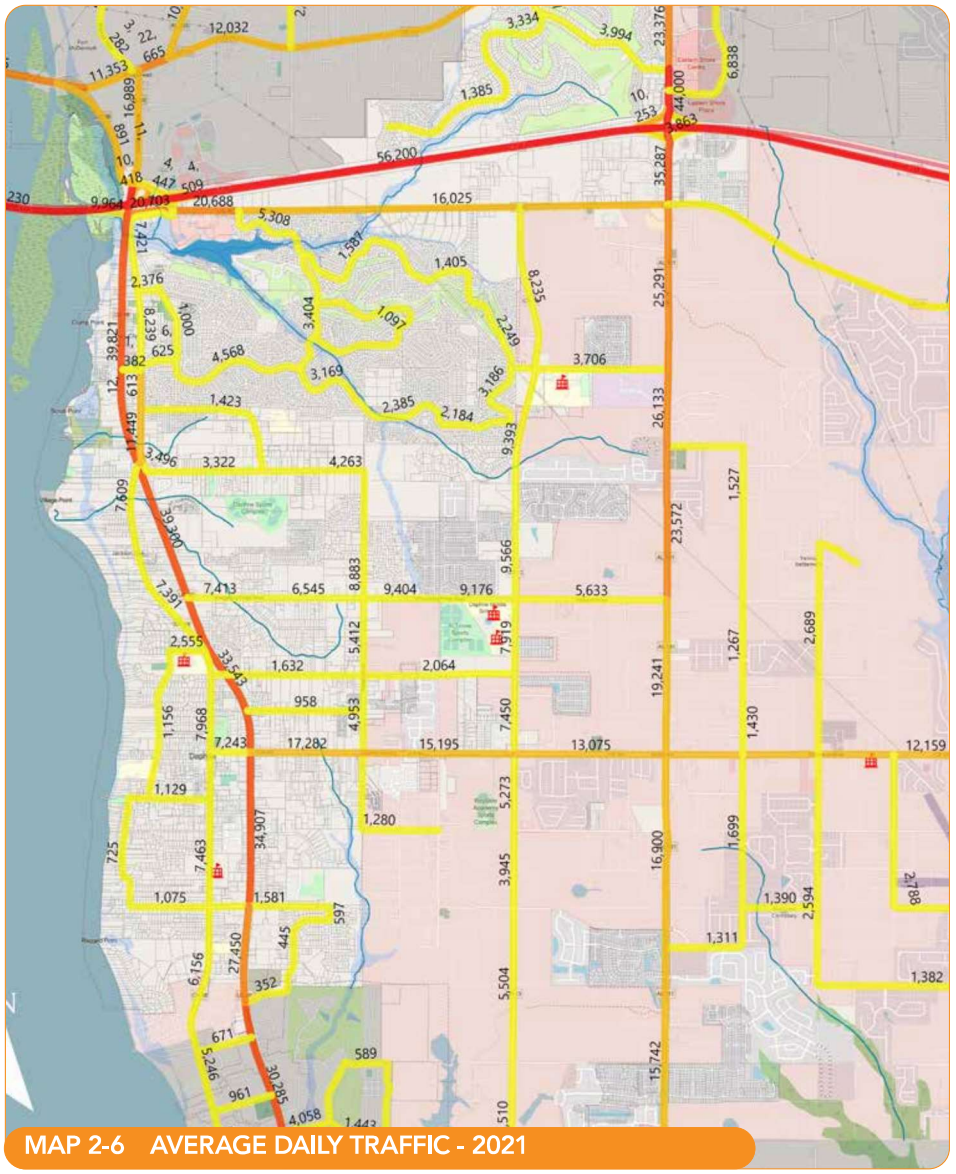
Transit Service Areas



MAP 2-4 EXISTING MOBILITY NETWORK



MAP 2-5 STRAVA HEAT MAP



MAP 2-6 AVERAGE DAILY TRAFFIC - 2021

> *Daphne's buildout analysis indicates the city is nearing the capacity of its growth potential.*

COMMUNITY FACILITIES

Daphne's buildout analysis indicates that the city is nearing the capacity of its growth potential. Rapid growth in the planning areas strongly impacts the existing City of Daphne. To be sustainable, long-term growth must be supported by adequate community support facilities. Rapid growth in the city and the planning area has resulted in a dispersed combination of private, semi-public, and public entities, each owning and managing specific parts of Daphne's community facilities network.

This community facilities section of Envision Daphne 2042 summarizes existing arrangements of management and ownership, assesses current levels of service, and identifies critically essential matters related to the future of Daphne community facilities. The specific community facilities reviewed in this section are:

- Administrative Facilities
  - City Hall
  - Public Works Complex
- Public Safety Facilities
  - Law Enforcement
  - Fire Protection
  - Emergency Services
- Water and Sewer Services
- Public Parks and Recreation
- Public Schools

Left: *Daphne City Hall*
Right: *Daphne Police cruiser*

Administrative Facilities

City Hall

Daphne's municipal government functions are headquartered in the Daphne City Hall, located at 1705 Main Street. City Hall houses the Office of the Mayor, Council Chambers, Community Development, Marketing, Finance and Revenue, and Human Resources.

Public Works Complex

Daphne's pubic works function is conducted from its Public Works and Maintenance facility located at 26435 Public Works Road. The complex consists of a 15-acre site that accommodates seven buildings, equipment and material storage, and administrative offices.

Public Safety Facilities

Law Enforcement

Law enforcement for Daphne is carried out by the Daphne Police Department headquartered at the Joseph H. Hall Justice Center located at 1502 US Hwy 98.

According to the U.S. Department of Justice, Bureau of Justice Statistics, the average number of sworn law enforcement officers per 1000 persons in the United States in 2016 was 2.16. Daphne's police force currently consists of 63 sworn officers. Application of the U.S. DOJ officer to population ratio indicates that Daphne's total force is at approximately the national average. Daphne consistently ranks among Alabama's safest cities.

Fire Protection

The Daphne Fire Department is headquartered at Fire Station #2, located at 28280 North Main Street. The city's fire protection system includes five fire stations, a volunteer station providing for search and rescue, and a Bureau of Fire Prevention located at City Hall. The locations of these facilities are illustrated on the Community Facilities Map at right. There are 57 career, 10 part-time, and 8 volunteer firefighters in the department currently.

The Public Protection Classification (PPC) program of the Insurance Service Office recognizes the efforts of communities to provide fire protection services for citizens and property owners. A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Insurance companies use PPC information to help establish fair premiums for fire insurance, generally offering lower premiums in communities with better protection. The program provides an additional incentive for improving and maintaining public fire protection by offering economic benefits for communities that invest in their firefighting services. Daphne's fire rating under the PPC program is currently a three on a scale of 1 to 10 with 1 as the best ranking.

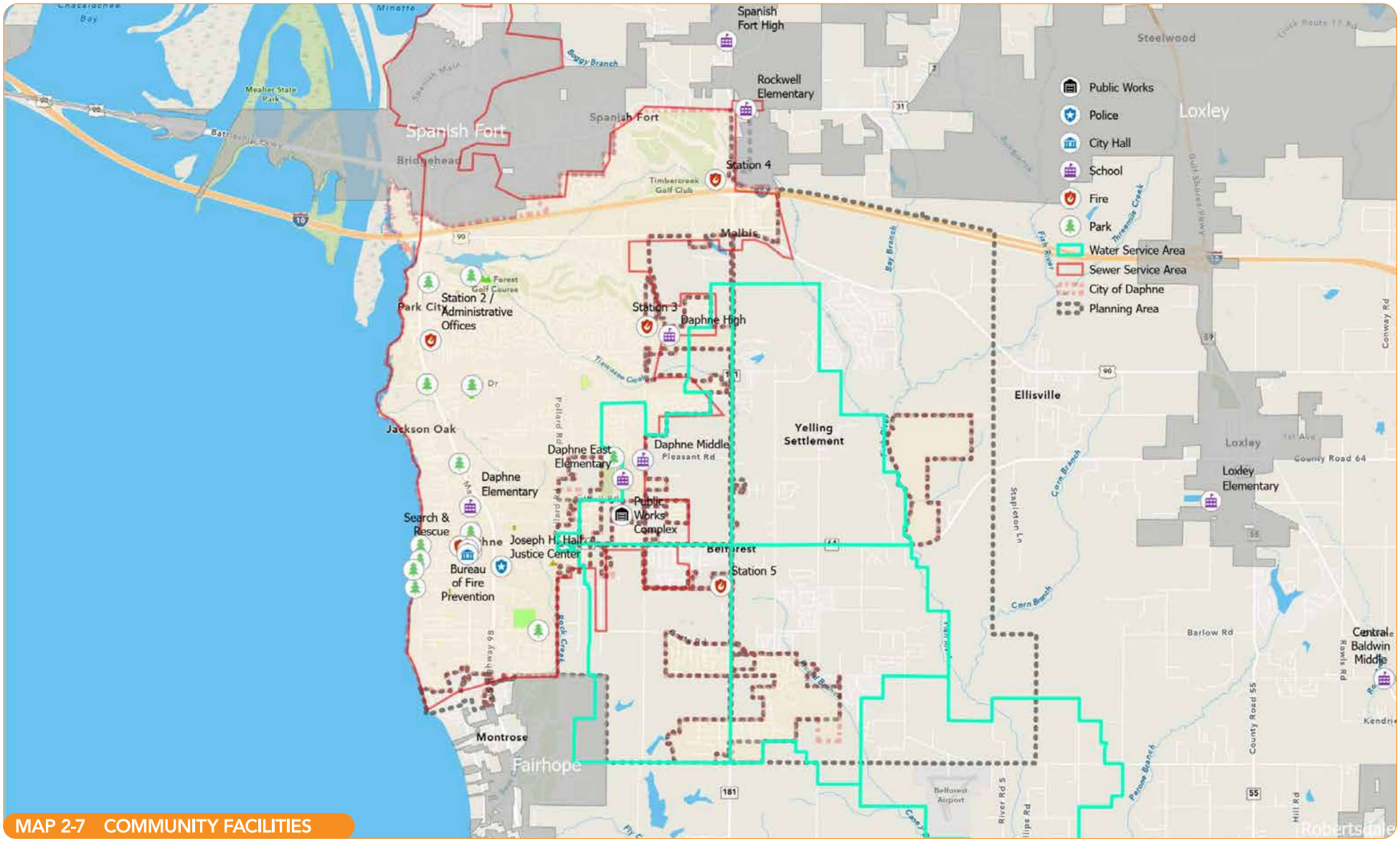
Water and Sewer Services

Water and sewer utility services are essential to the future growth and development of the city. Adequate service and treatment capacity are necessary to accommodate projected growth. A summary inventory of the utilities and their estimated capacities serving Daphne indicates multiple service entities within the existing City Limits and in the planning area.

Daphne Utilities provides the largest share of these services for the City of Daphne. Its service area is illustrated on the map on the opposite page. Belforest Water serves water to the planning area east of the existing City Limits.

TABLE 9: MAJOR COMMUNITY FACILITIES AND INFRASTRUCTURE

COMMUNITY SERVICE PROVIDED	MAJOR FACILITY OR BUILDINGS	LOCATION	PERSONNEL	SYSTEM DESCRIPTION	DESIGNED CAPACITY	STANDARD OR BENCHMARK	LEVEL OF SERVICE (SCALE OF 1 -10)
A. Daphne Administration							
General Government	City Hall - 54,000 sq. ft.	1705 Main Street	13	n/a	216	250 sf/person	10
Public Works Facility	2 Maintenance Buildings, Equipment Yard	26435 Public Works Road	17	n/a	n/a	n/a	n/a
B. Public Safety - Law Enforcement							
Law Enforcement	Joseph H. Hall Justice Center - 25,000 sq. ft.	1502 US Hwy 98	63 sworn officers	n/a	n/a	2.1 Officer/1000 pop.	10
C. Public Safety - Fire Protection							
Fire Protection	Fire Station 1 / Training Facility	25250 Bailey Yelding Jr. Drive (Profit Drive)	57 career, 10 part-time, and 8 volunteer fire fighters	3 bay station and training facility	n/a	Fire Rating - 3	7
	Fire Station 2 / Administrative Offices	28280 N. Main Street		4 bay station and offices			
	Fire Station 3	8945 Lawson Road		2 bay station			
	Fire Station 4	30150 Green Court		2 bay station			
	Fire Station 5	9909 Milton Jones Road					
	Volunteer Station / Search & Rescue	1707 Sixth Street		1 bay station			
	Bureau of Fire Prevention, City Hall	1705 Main Street		Offices			
D. Public Utilities							
Daphne Utilities - Water	Water Infrastructure	900 Daphne Avenue (office)	n/a	9 wells, Distribution System	6.5 mgpd	11,051 connections	n/a
Daphne Utilities - Sewer	Sanitary Sewer Infrastructure			Collection system and water reclamation facility	4.17 mgpd	3 mgpd treated	
Daphne Utilities - Natural Gas	Natural Gas			Distribution	Undetermined	Undetermined	
Belforest Water	Water System Infrastructure	9080 County Road 64	n/a	3 wells, 3 treatment plants, Distribution System	Undetermined	1.2 mgpd	
Park City Water Authority	Water System Infrastructure	6642 Park Drive		Distribution System	Water purchased from Daphne Utilities		



MAP 2-7 COMMUNITY FACILITIES

Parks and Recreation

The City of Daphne currently provides a total of 14 public parks, recreational spaces, and community event spaces. Ten of these offer passive recreational opportunities. The remaining five provide active recreational opportunities. These facilities range from small bay access and other areas of less than one acre to recreational complexes, the largest of which is over 112 acres. The public park spaces are illustrated on the map on the opposite page, along with their respective quarter mile walkshed. There is no identified public park land in the planning area.

Envision Daphne 2042 used the metrics of the National Recreation and Parks Association to benchmark Daphne's park offerings. According to the NRPA 2022 Metrics Report, the median of parkland provided for jurisdictions of 20,000 to 49,999 was 10.6 acres per 1,000 residents. Applying this ratio to Daphne's park offerings, the city would ideally provide 291.5 acres of parkland. As illustrated in the table at right, Daphne currently provides 224.35 acres of public park space.

Additional metrics, such as expenditures and personnel, can also be used to assess parks provision. However, park and recreation

Below: *Interpretive park signage*

TABLE 9: PARKS AND RECREATION FACILITIES - DAPHNE

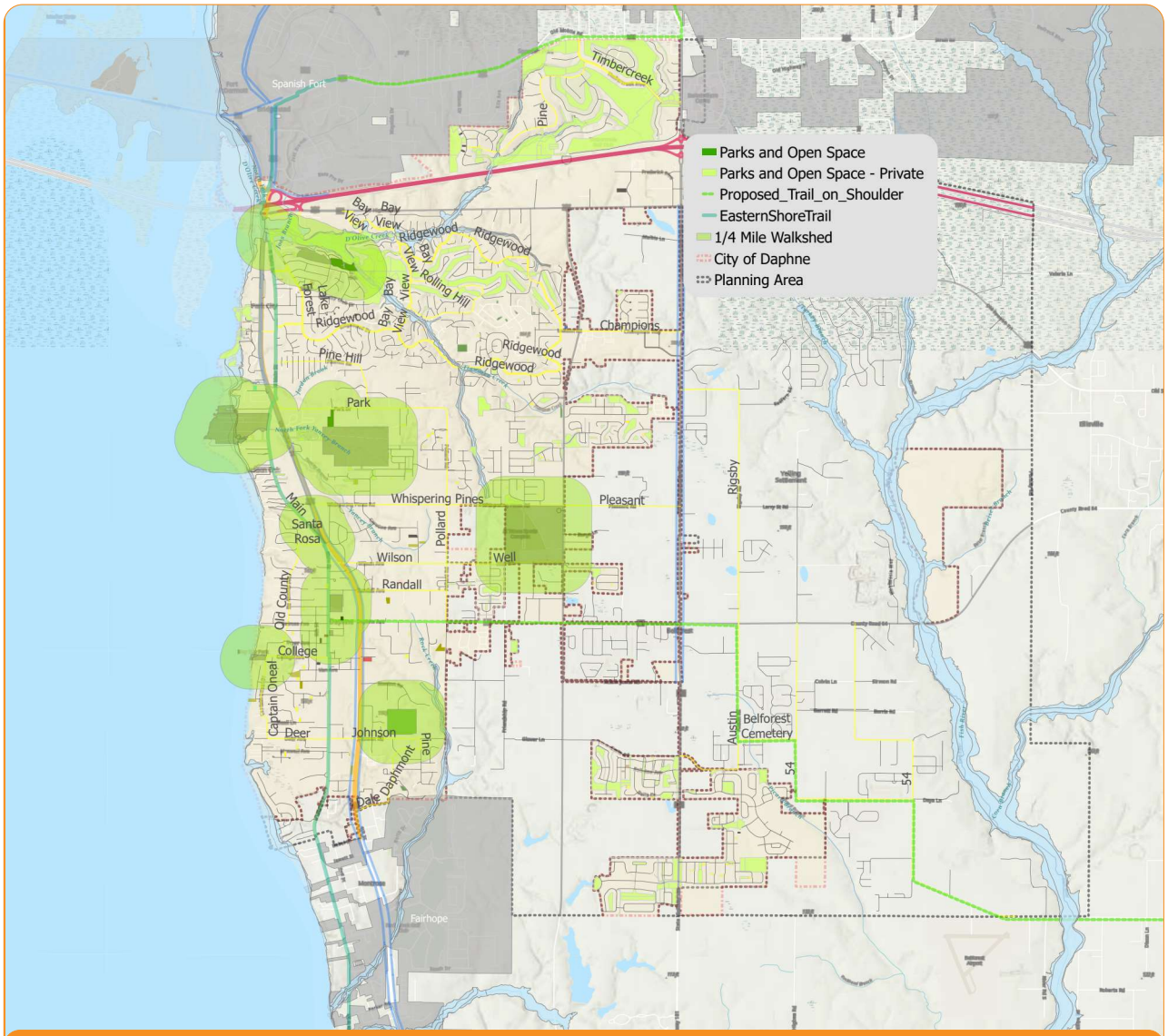
	COMMUNITY SERVICE PROVIDED	MAJOR FACILITY OR BUILDINGS	LOCATION	PRIMARY FUNCTIONS	ACREAGE
		Passive Parks			
1	Bayfront Park	Bayfront/Beach access, Pier/Boardwalk, Gazebo/Picnic area, Kayak/Canoe access, Restrooms, Boardwalk	6200 Bayfront Drive	Passive Recreation, Bay Access	7.4
2	Belrose Bay Access	Bayfront/Beach access, Picnic area	90 Belrose Avenue	Bay Access	.5
3	Centennial Park	Playground, Gazebo/Picnic area, Restrooms	1706 Main Street	Passive Recreation	1
4	Central Park	Gazebo/Picnic area, 18 hole disc golf course, Walking trails	72 Lakeshore Drive	Passive Recreation	19.6
5	Gator Boardwalk	Boardwalk connecting to the Eastern Shore Trail, Educational signage, Alligator viewing	29281 North Main Street, at D'Olive Creek	Passive Recreation	n/a - Trail
6	Dryer Avenue Bay Access	Bayfront/Beach access, Walking access only	Dryer Avenue at Mobile Bay & Bayside Academy	Passive Recreation	.5
7	McMillan Bluff	Bayfront/Beach access, Overlook deck with benches, Walking access only	McMillan Avenue, at Mobile Bay	Passive Recreation Bay Access	.5
8	May Day Park	Bayfront/Beach access, Pier/Boardwalk, Playground, Gazebo/Picnic area, Kayak/Canoe access, Restrooms	100 College Avenue, at Mobile Bay	Passive Recreation Bay Access	1
9	Village Point Park Preserve	Bayfront/Beach access, Pier/Boardwalk, Pavillion picnic area, Grill, Restrooms, Boardwalk & walking trails, Educational signage, Historic D'Olive Cemetery & Jackson's Oak,	27717 Main Street	Passive Recreation Bay Access	.5
				Total Passive Acres	**31.0**
		Active Parks			
10	W.O. Lott Park	10 Tennis Courts, 12 Pickleball Courts, 3 Bocce Ball Courts, 1 Basketball Court, Restrooms, Playground, Picnic Area	2000 Main Street	Active Recreation	10.25
11	Daphne Sports Complex	10 Baseball/Softball Fields, Restrooms, 2 Concession Stands, Walking Trails	7060 Park Drive	Active Recreation	113.9
12	Joe Louis Patrick Park	Basketball Court (1), Playground, Gazebo/Picnic Area, Restroom, Concession Stand	1401 Johnson Road	Active Recreation	35
13	Al Trione Sports Complex and Dog Park	4 Baseball/Softball Fields (4), 6 Football/Soccer Fields, Restrooms, 3 Concession Stands, Dog Park	8600 Whispering Pines Road	Active Recreation	55.5
14	Daphne Civic Center, Senior Center, and Patriot's Point Memorial	Indoor Community Event Space (1,700 capacity), Indoor exercise equipment for Seniors, Benches, Interpretive signage	2603 US Hwy 98	Public Assembly Active Recreation (Indoor)	9.7
				Total Active Acres	**224.35**
				Grand Total Active and Passive	**255.85**
				Median as reported by the NRPA for Comparably Sized Community	**291.5**
				Additional Park Land based on NRPA Median for Daphne	**111**
				Additional Park Land based on NRPA Median for the Planning Area	**183.3**

agencies are as diverse as the communities that they serve, and what works well for one agency may not be best for another agency. A current Parks and Recreation Master Plan would typically assess parks and recreation offerings in greater detail.

The map to the right indicates Daphne's spatial distribution of parks and open spaces. As shown, the distribution of parks and open spaces in the city limits places a significant portion of the city's population within a short distance for access. However, the rapidly growing planning areas are essentially devoid of public parks and open spaces, though a number of private parks and open spaces associated with neighborhoods are present.

As Daphne considers its future in the eastern growth sector, strategic public park development and associated trail access and circulation will be vital in building the city's future. Ideally, these public park facilities would be accessible within a 15-minute walk of each household.

Below: *May Day Park at sunset*



MAP 2-8 PARK AND OPEN SPACES

Public Schools

The Baldwin County School District is made up of 43 public schools. Of the 43 public schools, 17 serve Daphne and its planning area. These consist of nine elementary schools, four middle schools, and four high schools. Five of the schools are located within the existing city limits consisting of two elementary schools, an intermediate school, a middle school, and a high school.

The table at right lists the schools individually and indicates their 2021 enrollment. Overall, the total enrollment for the District in 2021 was 30,215. Enrollment figures suggest that there are 13,743 students enrolled in the schools that serve Daphne and the planning area. This enrollment is comprised of 6,248 elementary and intermediate students, 2,717 middle school students, and 4,767 high school students.

Student enrollment for the Daphne and planning area schools does not originate entirely in Daphne. The Map series below illustrates the current configuration of attendance zones. Except for Daphne East Elementary and Daphne Elementary Schools attendance zones, attendance zones extend beyond these boundaries to encompass nearby communities.

Potential Future Student Growth

Envision Daphne 2042 forecasts the potential future student population for Daphne and the planning area. The forecast was derived in a two-step process. First, the percentage of the population enrolled in public schools for the nation (20 percent) was applied to the population projection Demographics section. Secondly, the result was multiplied by the percentage of the student population enrolled in public schools (80 percent). The table below illustrates the results. As indicated, Daphne is expected to produce an increase of 1,685 students in the next 20 years while the planning area is expected to deliver an additional 1,113 students, totaling nearly 2,800 additional students.

Potential Facility Needs

Growth in student population will require additional school facilities. While no specific space standards were reported by the Baldwin County Board of Education, a general standard of 100 square feet of floor space per student has been observed in the past for estimation purposes. Table 11 indicates additional space needs based on this conventional estimation.

TABLE 10: PROJECTED STUDENT POPULATION INCREASE FOR PUBLIC SCHOOLS

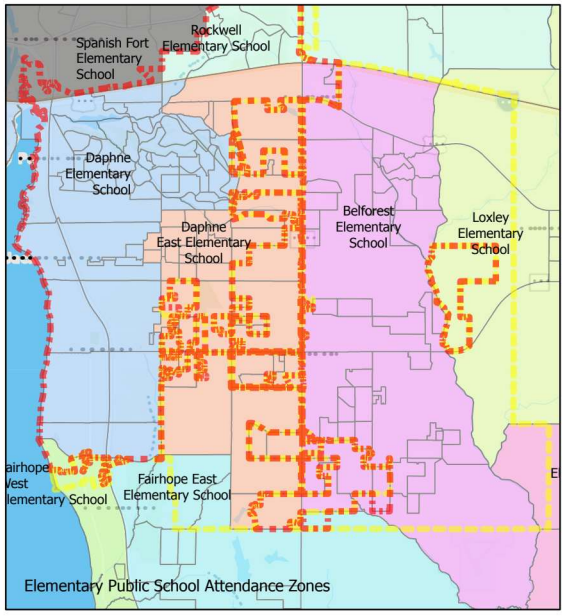
Area	Growth by 5 year Increment				Total for Period
	2026	2031	2036	2041	
Daphne	372	403	437	474	1,685
Planning Area	227	258	294	334	1,113

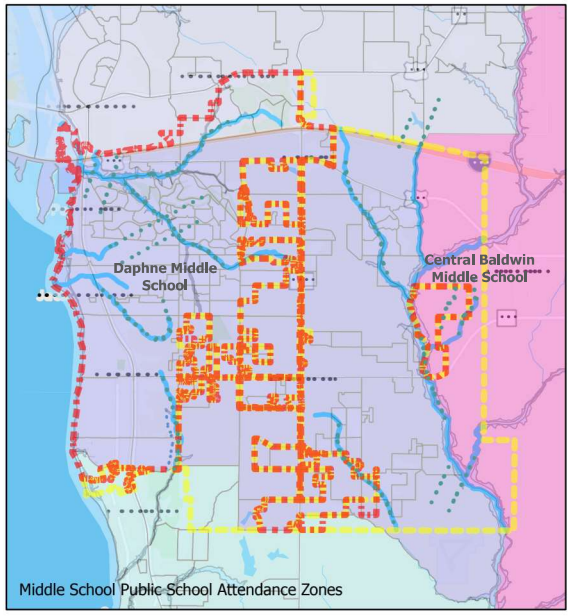
Source: Consultant Analysis, Ratios derived from U.S. Census Bureau

TABLE 11: POTENTIAL FUTURE FACILITY REQUIREMENTS

Area	Student Forecast	Avg. Space Req./ Student. (sf)	Total Bldg. Space Req. (sf)
Daphne	1685	100	168,500
Planning Area	1113		111,300
Total	2798	-	279,800

Source: Consultant Analysis Space requirements imputed from Baldwin County Schools





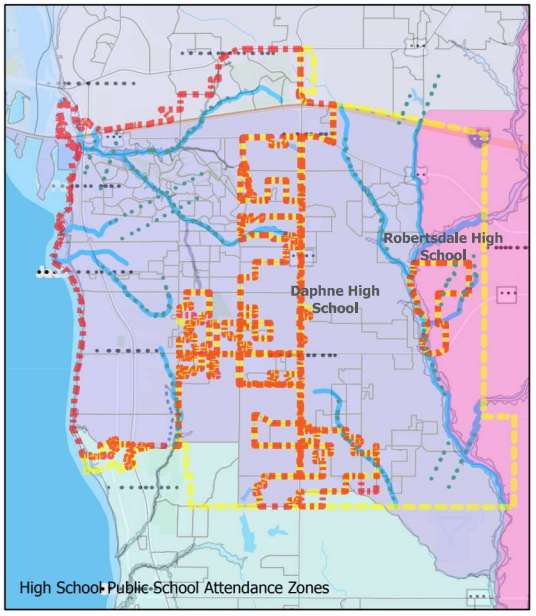


TABLE 12: PUBLIC SCHOOLS SERVING DAPHNE

	SCHOOL LEVEL	SCHOOL	LOCATION	ENROLLMENT 21-22	TOTAL	ENROLLMENT 22-23	TOTAL	DESIGN CAPACITY	ANTICIPATED ADJUSTMENTS
1	Elementary School	Belforest Elementary	11364 County Road 64 Daphne	885	6,546	1,071	7,156	Undetermined at this time. BCSB is currently assessing design capacity at each school.	Reconfiguration of existing facilities in the short term to redistribute student population
2		Daphne East Elementary	26651 County Road 13, Daphne	916		927			
3		Daphne Elementary	2307 Main Street, Daphne	595		695			
4		Fairhope East Elementary	20698 Bishop Road, Fairhope	714		745			
5		Fairhope West Elementary	408 North Section Street	959		999			
6		Loxley Elementary	4999 South Magnolia Street, Loxley	453		483			
7		Robertsdale Elementary	1 Cub Drive, Robertsdale	944		1,041			
8		Rockwell Elementary	10183 US Highway 31 , Spanish Fort	662		717			
9		Silverhill Elementary	PO Drawer 190, Silverhill	418		478			
10	Intermediate School	W.J. Carrol Intermediate (grades 4 and 5 only)	1000 Main St, Daphne	417	417	453	453		
11	Middle School	Central Baldwin Middle	PO Box 930, Robertsdale	745	2,983	752	2,981		Added facilities in longer term likely east of the Highway 181 Corridor
12		Daphne Middle	1 Jody Davis Circle , Daphne	828		837			
13		Fairhope Middle	Two Pirate Drive, Fairhope	794		775			
14		Spanish Fort Middle	33899 Jimmy Faulkner Drive, Spanish Fort	616		617			
15	High School	Daphne High	9300 Champions Way , Daphne	1,611	5,329	1,722	5,969		Added facilities in longer term likely east of the Highway 181 Corridor
16		Fairhope High	1 Pirate Drive, Fairhope	1,585		1,628			
17		Robertsdale High	PO Box 69, Robertsdale	944		1,442			
18		Spanish Fort High	1 Plaza de Toros, Spanish Fort	1,189		1,177			
Source: Baldwin County School District			**Total**	15,275		16,559		-	-

Left: *Daphne Elementary School*
Middle: *Daphne Middle School*
Right: *Daphne High School*

> *“Daphne is a premier coastal community with rapid growth as its most pressing current challenge.*

SUMMARY OF DISCOVERY FINDINGS

Discovery findings discussed in the prior sections are briefly summarized. The summary is provided as a quick reference guide to the underlying conclusions of each section.

Daphne's Historic Overview

Daphne is a community with a rich and distinctive history. While not as old as other coastal communities, its well documented origins dating from the turn of the century, immigration that fueled its initial growth and its ongoing efforts to preserve the best aspects of the community combine to provide a meaningful base for future community development.

Environmental Context

Daphne presents a wholly unique natural environmental context in the gulf coast region. Its position at the terminus of the Mobile River Watershed coupled with its elevated position allow Daphne to access the coastal environment with fewer hazards that impact coastal communities of lower elevations. Its elevated position makes the city less vulnerable to sea level rise.

Fragmentation of the Pine Hills habitat caused by agriculture and rapid urbanization has resulted in a decline in native wildlife. Environmental stewardship is an ongoing challenge in the face of Daphne's rapid growth.

Daphne's Development Patterns

Daphne as a city is approaching its build-out capacity. Expansion is a clear need for the continued growth of the city and to achieve sound growth management. Daphne's planning area offers exceptional growth opportunity.

The Local Economy

Daphne and the planning area experienced 27% growth between 2010 and 2020. This level of population growth is also occurring throughout Baldwin County.

Daphne residents tend to be well-educated and high earners. Household incomes in Daphne are among the highest in the region.

Housing is an important part of Daphne’s economy. 510 units of single-family homes were permitted in 2020.

Few multifamily housing units were constructed in the previous two years. Stakeholder engagement suggests there may be some gaps in the housing market with both type and price points.

This study projects that an additional 17,000+ people will reside in Daphne and the planning area by the year 2042. The additional population will require 5,835 single-family detached homes, 105

single-family attached homes, and 1,751 multifamily units.

38% of jobs in Daphne are service-oriented and the job market is predominantly retail, dining, and accommodations.

Daphne has low unemployment, and its job market is one piece of a larger regional economy. While 85% of Daphne residents commute outside for work, most of its local jobs are filled by outsiders, and the community is just a slight exporter of jobs. Stakeholders suggested that this creates a challenge as there is limited "attainable" residential product in Daphne, with no new product currently being created.

Retail is a driving force in Daphne's economy, as stores in the city saw $679.7 million in retail sales in the previous year and saw an overall retail gain of $40.9 million.

The retail market is evolving rapidly nationwide, and people are requiring less square footage of retail than before. The struggle of Spanish Fort Town Center is a testament to these trends. Still, there is local demand for growth in a number of retail categories in Daphne. It will be important to balance this growth with the changing industry.

Existing retail leakage combined with future population growth indicates that Daphne can support an additional 250,000 to 300,000 square feet of retail space.

Daphne's Existing Mobility Network

With the exception of Olde Towne Daphne, the city is a very auto dominated community. However, the distribution of parks, the waterfront, and the beginnings of a pedestrian infrastructure create multiple opportunities to balance the mobility network and make it accommodating to cyclists and pedestrians. In addition, the need for greater east-west connectivity is increasing as growth in the planning areas continues at a rapid pace.

Community Facilities and Assets

Daphne's parks are a key asset for the community and serve to support the community's quality of life. The ratio of park land to population falls about 12 percent below national averages. While the existing spatial distribution of parks within the city limits provides balanced coverage, the lack of public parks in the planning area is significant.

Public schools that serve Daphne are highly rated and are a key asset to the city. Public school attendance zones are configured in ways that cause Daphne students to attend schools in neighboring communities.

Assessment of utility infrastructure and utility capacity reveals adequate levels currently. However, services are geographically fragmented when considering both the city and the planning area as a whole. Based on Daphne's growth projections, all community facilities, from parks to infrastructure to schools, will face significant capacity challenges in the future.