

WETUMPKA, ALABAMA DEVELOPMENT PLAN

THE PREPARATION OF THIS REPORT WAS PARTIALLY FINANCED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED: ADMINISTERED BY THE OFFICE OF STATE PLANNING, ALABAMA DEVELOPMENT OFFICE, OFFICE OF THE GOVERNOR.

THE WETUMPKA PLANNING AREA HAS BEEN SKETCHED USING URBANOGRAPHY-AN URBAN DESIGN MAPPING SYSTEM. THE SYSTEM WAS DEVELOPED AT THE UNIVERSITY OF CINCINNATI AND WAS PUBLISHED NATIONWIDE. THE SYSTEM WAS DEVELOPED FOR USE BY URBAN DESIGNERS TO RECORD, ANALYZE AND DESIGN URBAN SITUATIONS. AT THE SCALE SHOWN DETAIL IS LACKING, BUT THE SYSTEM IS CAPABLE OF EXPANSION FOR UTILIZATION IN DESIGNING URBAN SPACES AND SEQUENCES. THE SYSTEM IS USED IN VARIOUS SECTIONS TO RECORD, ANALYZE AND DESIGN SITUATIONS IN WETUMPKA.

GENERALLY, THE COVER DEPICTS THE SETTING OF WETUMPKA ALONG THE COOSA RIVER WHICH IS A RELATIVELY SLOW MOVING, WINDING WATER WAY. THE PREDOMINANT ACTIVITY CENTER IN WETUMPKA IS UNORGANIZED AND CRAMPED BETWEEN THE RIVER AND THE SEVERE TOPOGRAPHIC CONDITIONS WHICH EXIST EAST OF THE CITY. THE HILLY AREA TO THE EAST IS LARGELY COVERED WITH MAJOR VEGETATION. IN WEST WETUMPKA THE MAJOR DEVELOPMENT IS RESIDENTIAL WITH DOMINANT STRUCTURES BEING CHURCHES, SCHOOLS AND THE DAN RIVER MILLS. THE NOISE AND OTHER INTENSITY OF ACTIVITY OF THE INDUSTRY IS PORTRAYED AS RADIATING OUTWARD FROM ITS LOCATION. THE OTHER FEATURE SHOWN IS THE SKELETON FRAMEWORK OF PATHWAYS, OR MAJOR STREETS, WHICH EXIST IN WETUMPKA.

Verna Dobe City JWestempka 567-5147

ABSTRACT

TITLE:

Wetumpka Development Plan

AUTHOR: Staff - Central Alabama Regional Planning and Development Commission

DATE: June, 1971

LOCAL PLANNING AGENCY:

Wetumpka Planning Commission

SOURCE OF Alabama Development Office, Statewide Planning Division, State Office COPIES: Building, Montgomery, Alabama 36104

> Central Alabama Regional Planning and Development Commission, 303 Washington Avenue, Montgomery, Alabama 36104

HUD PROJECT NUMBER: Alabama P-79

SERIES NO: N/A

NO. OF PAGES: 190, plus Appendices

ABSTRACT:

This document provides a general guide for the development of Wetumpka. It consists of four major sections: historical and background information relating to the evolution of the community; an inventory of data on population, economy, community systems and services, and environmental impact; the Plan for physical development, including land use, transportation, and community facilities; and the implementation package, containing a proposed capital improvements program and a summary of various effectuation tools.

The Development Plan assesses the present problems of Wetumpka in light of the economic, historic and unguided growth patterns which have brought them about, as well as the physiographic and geologic conditions which have been influential in shaping the community. It proposes a statement of Goals and Objectives and an instrument for the control of development by local agencies, so that the present problems can be overcome and similar ones avoided in the future.



CENTRAL ALABAMA REGIONAL PLANNING COMMISSION

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PROGRESS THROUGH PLANNING

TANDY LITTLE, JR. Chairman

June, 1971

Director

To the Honorable Mayor, City Council City Planning Commission and Citizens of Wetumpka, Alabama

On behalf of the Central Alabama Regional Planning and Development Commission, it is my pleasure to forward the attached copy of the "Wetumpka, Alabama Development Plan." It is a part of the comprehensive planning program which was undertaken this year.

The Development Plan is an effort to consolidate the inventory information relating to the Wetumpka planning area and to make a preliminary analysis of this data to present development proposals for the community through 1990. The Development Plan provides a starting point and gives direction to the continuous planning which should be done locally. This plan, plus continual feedback from the public and private sectors, can provide the basis for future implementation projects which should lead to the development of a compatible environment. Therefore, we sincerely hope that this plan will be used as a guide for improving the conditions for all citizens in Wetumpka.

If you have any questions concerning the proposals or related development matters please contact our staff.

Sincerely, Tandy D Chairman

WETUMPKA CITY COUNCIL

C. E. Weldon, Jr., Mayor

Edward Speer Fred Slaughter Edward Ragin Duncan McInnes

Sam Bass

George Howard, City Attorney Dorothy Whitt, City Clerk

CENTRAL ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

Tandy Little, Jr., Chairman Robert B. Kutas, Director

TABLE OF CONTENTS

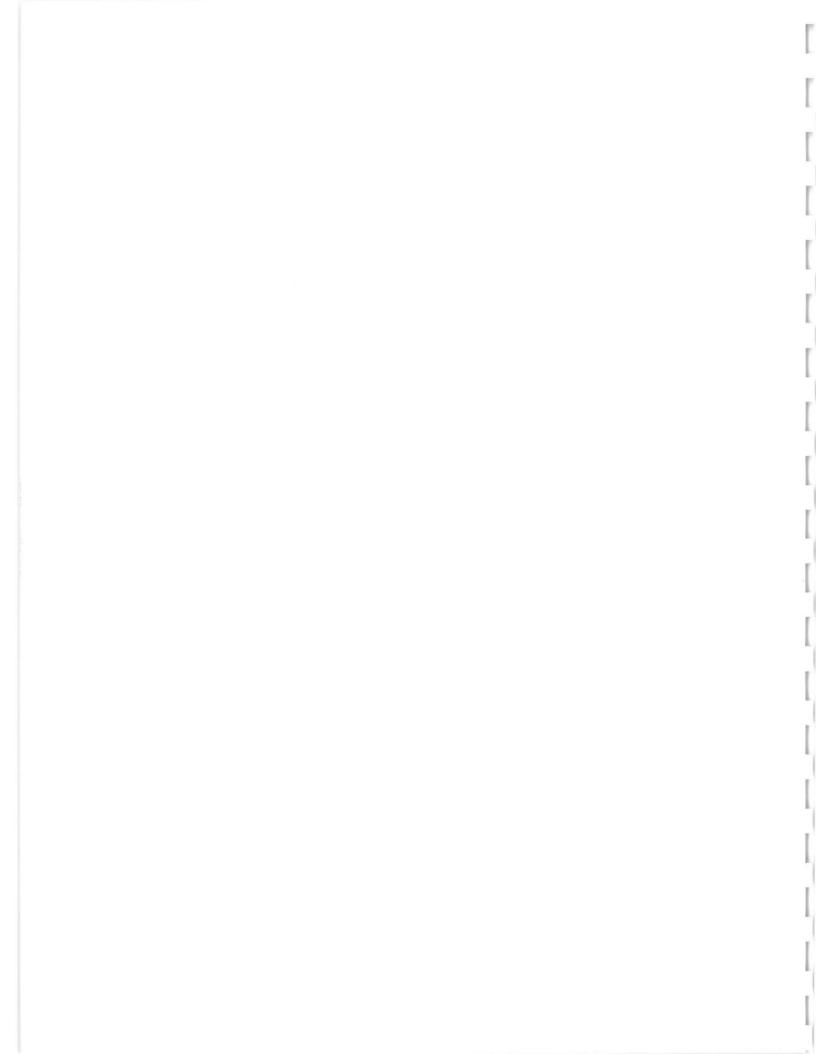
	TEXT	PAGE
Ι.	INTRODUCTION	1
II.	LOCATION.	7
III.	NATURAL SETTING	13
IV.	MICRO ECONOMY	27
۷.	POPULATION	49
VI.	EXISTING LAND USE	63
VII.	SYSTEMS AND SERVICES	73
VIII.	ENVIRONMENTAL IMPACT ANALYSIS	113
	A. INDUSTRIALB. COMMERCIALC. HOUSING (CONTINUING PROGRAM)	113 114 119
IX.	DEVELOPMENT PROPOSALS	145
Х.	PROGRAM IMPLEMENTATION	173
XI.	APPENDIX A: BIBLIOGRAPHY	193
XII.	APPENDIX B: HISTORY	194
XIII.	APPENDIX C: UNIFORM RELOCATION ACT	197

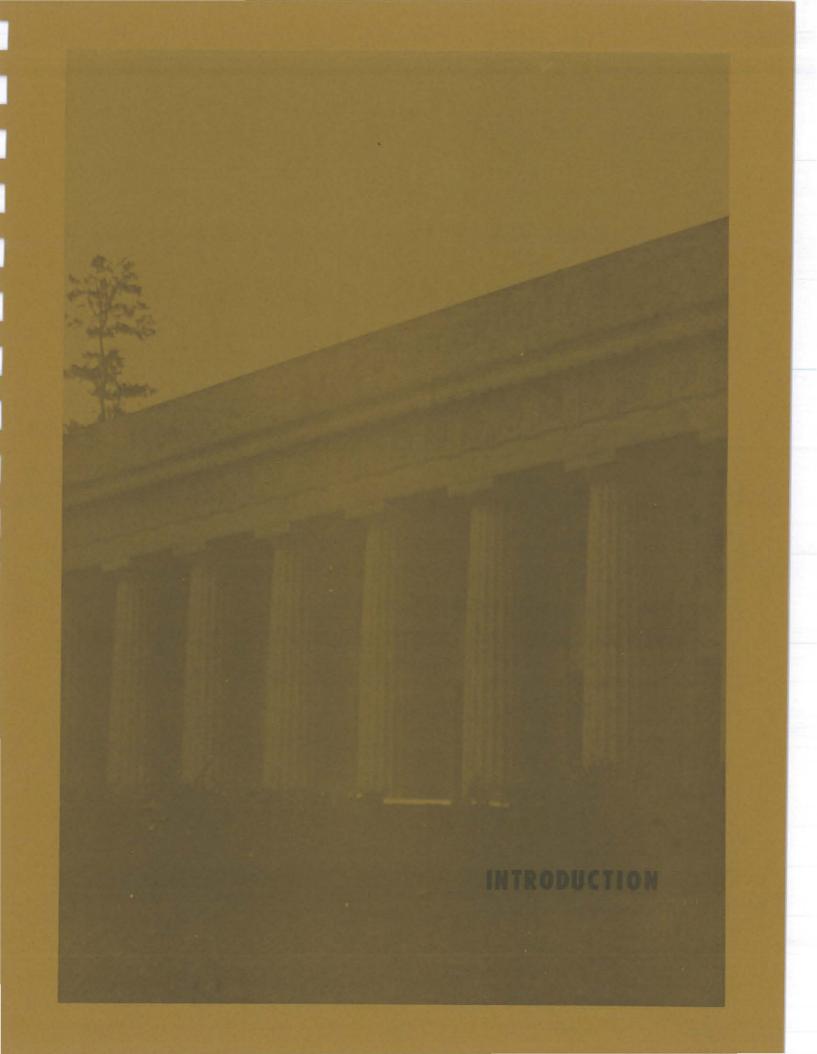
LIST OF TABLES

1	MANUFACTURING EMPLOYMENT
2	RETAIL TAX AND SALES
3	MUNICIPAL RECEIPTS AND EXPENDITURES
4	REVENUES AND DEBT LIMIT.
5	ANALYSIS OF BONDED DEBT.
6	WORK FORCE ESTIMATES
7	NON-AGRICULTURAL WAGE AND SALARY EMPLOYMENT
8	LABOR FORCE PARTICIPATION.
9	POPULATION TRENDS AND PROJECTIONS.
10	AGE GROUP COMPARISON
11	EDUCATION LEVELS
12	INCOME LEVELS.
13	EXISTING LAND USE
14	LIBRARY SPACE GUIDELINES
15	LOCATION STANDARDS OF FIRE STATIONS
16	STANDARDS FOR FIREMEN
17	SCHOOLS
18	SCHOOL SPACE GUIDELINES
19	RECREATIONAL STANDARDS
20	GENERAL HOUSING TRENDS
21	COMPARATIVE HOUSING TRENDS
22	HOUSING CONDITIONS
23	BUILDING PERMITS
24	OCCUPIED HOUSEHOLDS
25	DWELLING UNITS
26	OVERCROWDING OF UNITS
27	DWELLING UNIT SUPPLY/DEMAND
28	HOUSING CONDITION EVALUATION
29	INDUSTRIAL DEVELOPMENT STANDARDS
30	DEVELOPMENT CONCEPTS
31	LAND USE PROJECTIONS
32	PUBLIC IMPROVEMENTS PROGRAM
33	PROPOSED CAPITAL BUDGET

LIST OF ILLUSTRATIONS

1	PLANNING PROCESS.	0		a		0	G	0	0	0		0	0		a	4
2	GEOGRAPHIC LOCATION		0	6	a () e			٥	c			0	c	5	7
3	REGIONAL CONCEPT.		D'		0 0			0	e	0	0	٥	•	0	0	10
4	SOILS MAP	0		٥			0	0	4	e	0				0	17
5	LAND DEVELOPMENT SUITABILITY	D	o		a 1	•	0	ε	ø			•		0	0	23
6	POPULATION PROJECTIONS.	0			0				Q.			2		e	0	51
7	POPULATION DESTRIBUTION	6			a 3			0			0		0		c	53
8	AGE-SEX PARAMIDS	0	3			z a		o		3	0		10		6	59
9	INCOME AREAS		0			1 0		a	6			9	ø	•	e	61
10	EXISTING LAND USE	5	0	e	0	0		0		.0				0	e	69
11	PROPOSED CIVIC COMPLEX		6.) D		0			0		•			78
12	COMMUNITY FACILITIES.	0	5	0			2	ā		•		o	e			87
13	WATER SYSTEM.	0		0					0	o				0		93
14	SANITARY SEWER SYSTEM		¢	8			8	e	•	0		0	0	•	0	97
15	TRAFFIC VOLUMES		5	0			0	D	6	o	2	2	0		0	105
16	SKETCH THOROUGHFARE PLAN	c		0			5	ę	5	0			¢.	0	0	109
17	PROPOSED CROSS SECTIONS	2	з	5	0			.0.	0		-0.		0	ę.	0	111
18	C B D PLAN.	α.		0				e	a		*	0	ç.	0		118
19	PLANNED UNIT DEVELOPMENT.	α			7		0	c	U		9	a				122
20	STRUCTRUAL CONDITIONS	3		Ð		5 0		0	8		p	0		0		129
21	DWELLING UNIT DEMAND	e	e	e	0			3		e			a	ø	a	134
22	TOTAL DEVELOPMENT CONCEPT	e		0		5 0				9	2	D				152
23	LAND DEVELOPMENT PLAN	6	0	e		o e		0		0			0		0	155
24	DEVELOPMENT DETAIL LOCATIONS	e		0		e e	0	e	0	c	c.	c	•	0	0	157
25	TOULOUSE COMMERCIAL PERSPECTIVE	٠	e	0	•			σ		σ	ø		0	0	•	159
26	TOULOUSE COMMERCIAL PLAN.															160
27	RIVER VIEW HOUSING PLAN														1000	161
28	RIVER VIEW HOUSING PERSPECTIVE.	0	0	c						0	e.	0	0	a	0	162
29	CIVIC COMPLEX PLAN.		a	0		o.:	0		e	Ð	0	0	e		0	163
30	CENTRAL AREA PLAN	e	ø					6	ø	6		0	0	•		164
31	STATE PROPERTY PLAN	0	0	,			0	ö		e	•	a				165
32	TOWNHOUSE PLAN				q	e e	•	c	0			0		0		166
33	TOWNHOUSE PERSPECTIVE			e	0		e	6		.0	0	•		a		167
34	PATIO HOUSING PLAN	0		e	3			Ð			•	Ð	0		D	168
35	DUPLEX AND FOURPLEX PLAN	,	ø		3			0	ф.				0		0	169
36	SINGLE UNIT HOUSING PERSPECTIVE	e	5	a	•	2 0	8	æ		e		8	.0		٥	170







Wetumpka has become aware of the dangers of unchecked and unguided growth. Last year the community leaders initiated an active planning program with the preparation of a Reconnaissance Survey. This survey evaluated pertinent planning documents and made a general appraisal of the city's development. A bibliography of the documents which were evaluated and/or used for resourse data for this plan is included as Appendix "A".

The physical growth and development of Wetumpka has resulted from both public and private activities. As the city grows and changes there is a vital need to coordinate these activities to promote efficient, orderly development. The Development Plan for Wetumpka is designed to meet this need. It is a general blueprint for redevelopment and future growth, but is sufficiently flexible to lend itself to changes necessitated by physical, social and economic shifts. To keep abreast of this situation it is strongly recommended that a continual up-dating program be established to reflect the progress of both time and technology.

PLANNING PROCESS

The initiation, planning and up-dating phases are the major components of the planning process. Application of the planning process insures more compatible relationships between the functional and service components of the community. Therefore, in order to promote a better understanding of the logical way to resolve community problems a more complete discussion of the planning process is included.

> The planning process can be divided into six phases. They are: 1. Program Initiation. This starts with the establishment of a

> > -1-

local planning commission, includes a general definition of the problems to be solved by the process, and culminates in the establishment of a planning program. This phase of work in Wetumpka was completed last year.

2. <u>Goal Formulation</u>. This step leads to what might be called the "general specifications" for the plan. Goals should reflect the needs and wishes of the people and strive to advance the well-being of the total community. This phase of work is included in this years work as a part of this document.

3. <u>Community Analysis</u> includes refinement of the problem definitions, inventory of the physical aspects of the community, analysis of existing conditions, population and economic research. This work is also included as a part of this document.

4. <u>Plan Design</u> is the creation of the comprehensive plan through interpretation of previously gathered information and data combined with the community goals. This phase of work is the major effort of this planning program.

5. <u>Effectuation</u> carries out the proposals of the plan through such means as zoning, subdivision control, capital improvements budgets and other assistance programming. The proposed budgets and legal controls for Wetumpka were completed, but continual advisory services will be required for full implementation of the plan.

6. <u>Continuing Process</u> is a continual re-examination of the plan and goals in the light of changing conditions. This is a phase of work which must be instituted in future years.

It can be seen that the planning process is circular rather than linear because the above steps will necessarily be repeated over a period of years if

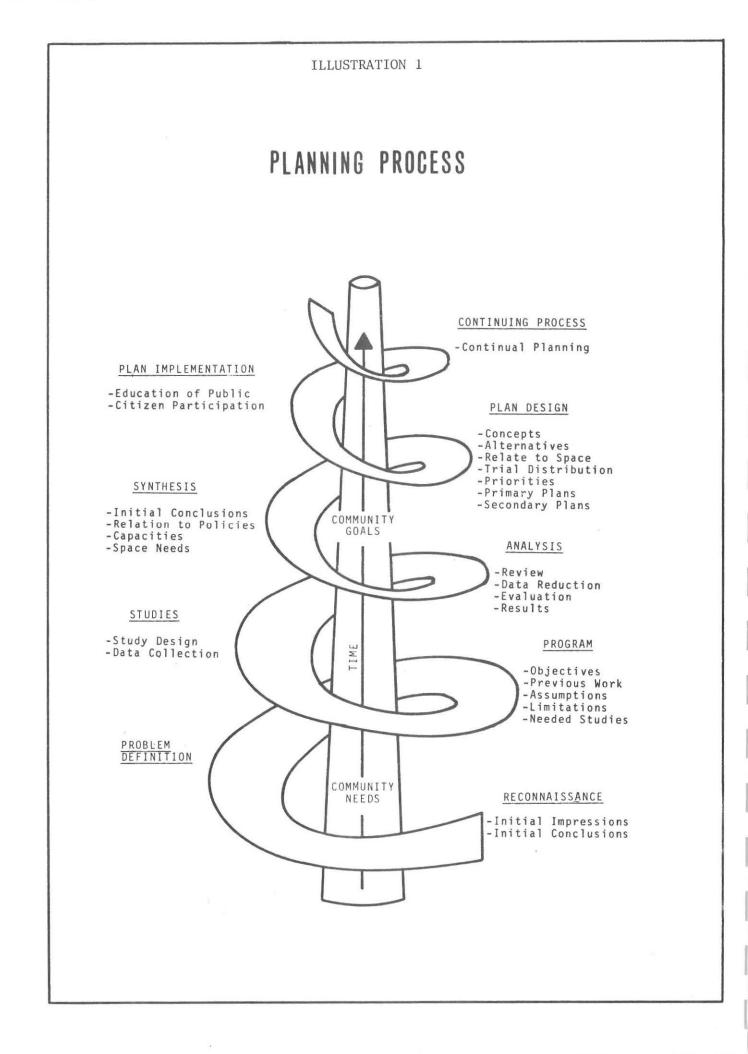
-2-

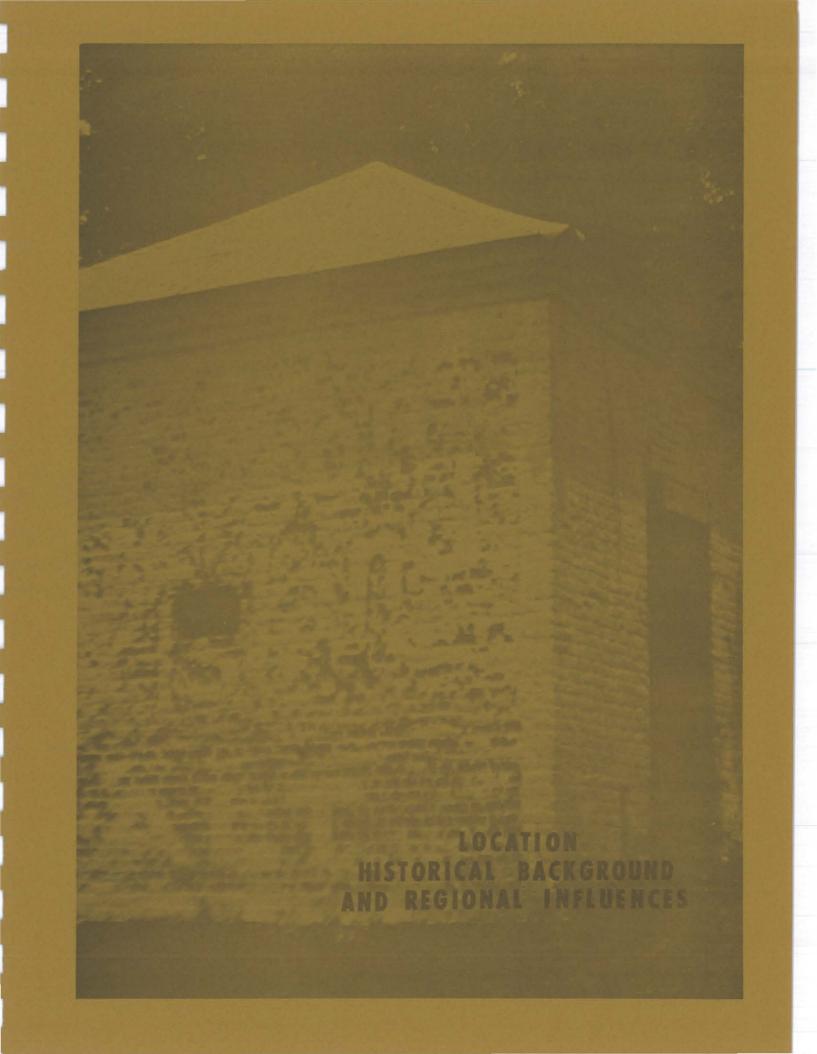
the continuing process is carried out. ILLUSTRATION 1 shows the circular, progressive nature of the planning process. The use of this orderly process will provide Wetumpka with a sound basis upon which to make future development decisions.

THE DEVELOPMENT PLAN

As stated earlier, this plan is a general guide for the future development of Wetumpka. Essentially the plan consists of four parts. The first part contains a historical and background information which consists of data that is relatively stable and should be valid over relatively long periods of time. Included in this section is data on the physiography, geographic location, history and the macro-regional influences. The second part is the inventory stage. This includes the collection and analysis of background information on the economy, population and various systems and services which support the urban fabric of the community. In order to provide a more complete analysis of Wetumpka an environmental impact analysis has been developed to reflect how the various systems and services affect and influence housing, commerce and industrial growth. The third stage is the plan. It presents the proposals for individual systems and services and combines the recommendations into the land use plan to reflect the potential physical development pattern which is being proposed. Although this is only a physical representation it should be remembered that social, economic and administrative constraints have been considered. The last phase is the implementation package. This actually constitutes the effectuation program and includes capital improvements, regulatory measures and information on various types of programs which should be employed in the planned development of Wetumpka.

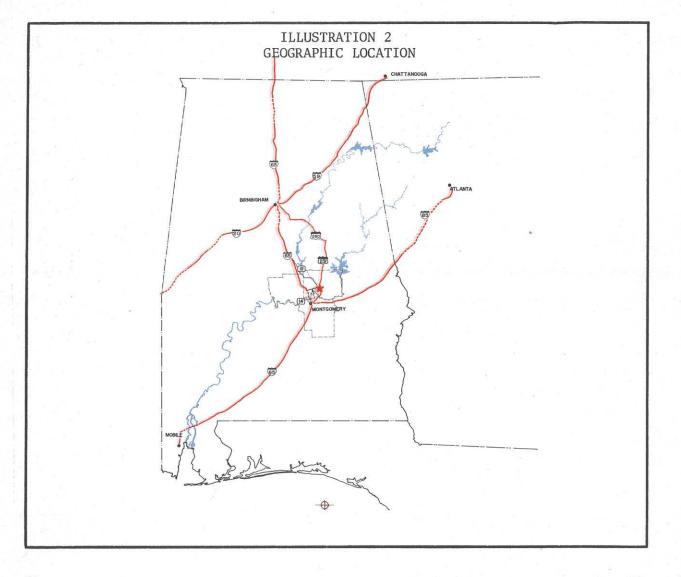
-3-







Wetumpka is located in the south central portion of Elmore County; which is in south central Alabama. The city is 14 miles from Montgomery so for all intent and purposes it has the same regional location as Montgomery. This relationship to other major urban centers in the Southeast is setforth in the Regional Plan. ¹⁾ The location of the Central Alabama Region within the state and the location of Wetumpka in the region is shown in ILLUSTRATION 2.



1) Central Alabama Regional Planning Commission, <u>Preliminary Comprehensive Plan, 1990</u>, March, 1970, page 17.

HISTORY²⁾

The French Fort Toulouse was established by Bienville in 1714 on a Coosa River site south of the present city of Wetumpka. In 1814 the fort was renamed Fort Jackson. The City of Wetumpka was originally settled on the west side of the Coosa River in 1820 and was named for the nearby Creek Indian village of Witumpka. In 1839 a state penal institution, presently Julia Tutwiller Prison for Women, was located near the city. The area has been largely agricultural since it's early days and has just recently begun to modestly become industrialized.

REGIONAL INFLUENCE

Wetumpka does not exist by itself. It influences and is influenced by activities and areas outside of its political boundaries. Hence, the planning areas encompasses an area which is considered to be in the immediate sphere of Wetumpka's influence. It is concerned primarily with the parts of the Wetumpka area which are now, and will potentially be developed within the planning period. As such, the planning area exceeds the present municipal boundaries. To fully realize the influences of the external areas and activities the following overview is presented.

The regional plan sets forth a strong regional concept for the Montgomery sphere of influence. The concept is based on continual regional polarization in the Montgomery core area. Urban centers outside the primary metropolitan node,

-8-

²⁾A more complete history of both the county and the city is included as Appendix "B" of this report. An elaborate history of the city can be found in the following book. Elizabeth Porter, <u>A History of Wetumpka</u>, published by the Wetumpka Chamber of Commerce, 1957.

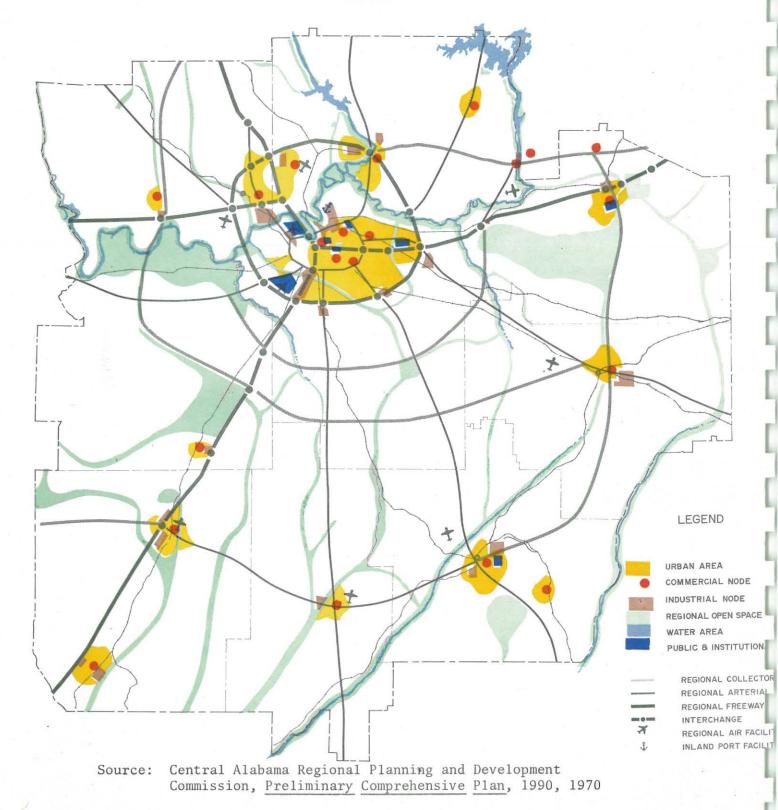
such as Wetumpka, are expected to continue as district growth centers. The regional "loop-radial" thoroughfare system provides the linkages between outlying development centers and the regional core area. Therefore communities such as Wetumpka, Prattville and the Millbrook -Coosada - Robinson Springs area will serve dual roles as growth centers and metropolitan satellites. This concept is presented graphically in ILLUSTRATION 3.

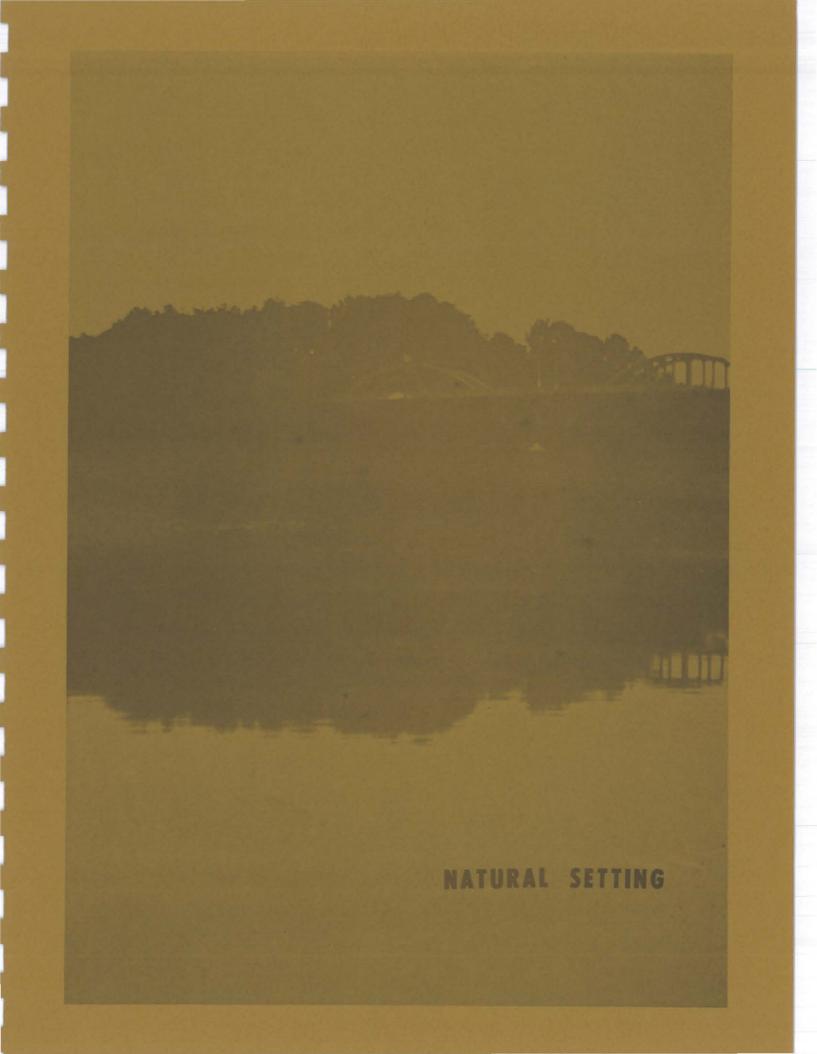
Such a concept reflects the existing situation very well and gives indications of the interrelationship of Wetumpka and Montgomery. Obviously, the total economy of the region focuses on Montgomery. The "micro" or local economy of Wetumpka is a small supporting, but integral part of the overall capitalism configuration. Small and new industries might seek out satellite center locations rather than locating in the urban core. People who work in the regional center will reside in Wetumpka to escape the rigors of the central city. Therefore, movement patterns must be accommodated. In total, it is logical that the Wetumpka plan reflect the regional role and concept so that efficient, economical development will occur.

-9-



CENTRAL ALABAMA AREA REGIONAL CONCEPT 1990







The natural setting of Wetumpka is picturesque. The Coosa River runs in a north-south direction through the center of the community. The land nearby is rolling hill country with areas of severe topographic conditions. The soils found generally north and west of the city are suitable for expansion while areas southeast of Wetumpka present some development problems. A more detailed analysis of this data is found in the following sections on geologic, hydrologic, soils and slope analysis.

GEOLOGIC AND HYDROLOGIC FACTS³)

Economic growth and urban expansion of the Wetumpka area can be greatly aided by the development of natural resources that occur nearby and within Elmore County. Accurate facts on the availability of minerals, water, and energy resources can provide a strong base for planning future growth.

The land surface around the Wetumpka area is that of rolling upland with narrow valleys and small flood plains of cultivated land in the northern portion. To the south the land surface becomes flatter and the major river valleys have broad flood plains and meandering stream channels.

Stream drainage is generally south with the Coosa River flowing through Wetumpka and the Tallapoosa River which forms the eastern boundary

³⁾Alabama Development Office research of data from the State Geological Survey as published in the <u>Reconnaissance Survey and Program Design</u>, Wetumpka, Alabama, 1970.

-13-

of the county. The soils are admixtures of sediments derived from crystalline rocks of the Piedmont Upland and unconsolidated sedimentary rocks of the Coastal Plain.

Wetumpka and the surrounding area, in general, is underlain by sand, gravel, clay and slit deposits derived by the action of the surface drainage system and seas which once encroached upon the ancient shorelines. The sedimentary rocks in turn are underlain by metamorphic rocks which have a granular, shiny and slick appearance caused by the parallel alignment of mica, quartz and other mineral grains. Geologically, the rocks are considered to have a schistose or gneissic texture owing to the alignment of the shiny, elongate and thin crystalline minerals that make up the rock. The metamorphic rocks are exposed in the channel of the Coosa River at Wetumpka, on Bald Mountain east of town and in the stream valleys north of town. The sedimentary deposits generally range in thickness from five feet to the north of Wetumpka to about 500 feet south of town.

Faulting or fracturing of the earth's crust and other structural disruptions and irregularities have created very complex geological conditions.

Potential surface water supplies of 20 million gallons per day (mgd) or more can be developed from the Coosa and Tallapoosa Rivers. The Coosa River is impounded for electric power generation about seven miles upstream from the town. Stream flow in the Coosa River at Wetumpka may range from 1 to 25 mgd and peak flood flows have been recorded at a maximum of 150,000 mgd. The quality of surface water is low in dissolved solids and suitable for most uses.

-14-

The major sources of ground water are from alluvial sand and gravel beds of the Coosa and Tallapoosa Rivers. Artesian conditions exist in water-bearing sand and gravel beds south of town. The waterbearing alluvial sand and gravel beds generally yield 150 gallons per minute or more per well where the bed is sufficiently saturated. The artesian beds will generally yield from 10 to 15 gallons per minute, however, in the area cost of Wetumpka where falultering and structural irregularities occur. The yields are generally 10 gallons per minute or less. Wells tapping metamorphic rocks generally yield sufficient water for domestic and stock supplies, but yeilds of 50 gallons per minute are rare. Ground water in the vicinity is generally low in dissolved solids and otherwise of good chemical quality. Locally, the water contains objectionable amounts of iron and the water may be slightly corrosive.

Mineral deposits of commercial value do not abound in the area, but sand and gravel deposits are presently being worked for use as silica gravel and construction aggregate. Material, locally called granite, is also being quarried for use as a rip rap. At one time in the late 1800's gold was reported from three alluvial deposits along the Tallapoosa River. It is possible that heavy minerals may be sorted from the alluvial deposits that have been washed into and along the surface drainage system from some of the counties to the north. Heavy minerals are those minerals having a high specific gravity and are generally found in most sand deposits. The minerals, if in sufficient concentration, become sources of titanium, gold, chromium, iron, alumina, and thorium. Total resource potential is not available at present, but the deposits of sand and gravel and heavy sands appear to be sufficient for sustained operations.

-15-

Detailed geologic and hydrologic studies are presently underway in Elmore County to further evaluate the mineral potential and availability and chemical quality of surface and ground water. More detailed information on the existing knowledge of mineral and water resources are available from the Geological Survey of Alabama and State Oil and Gas Board. SOIL DESCRIPTION AND INTERPRETATIONS FOR URBAN USES⁴

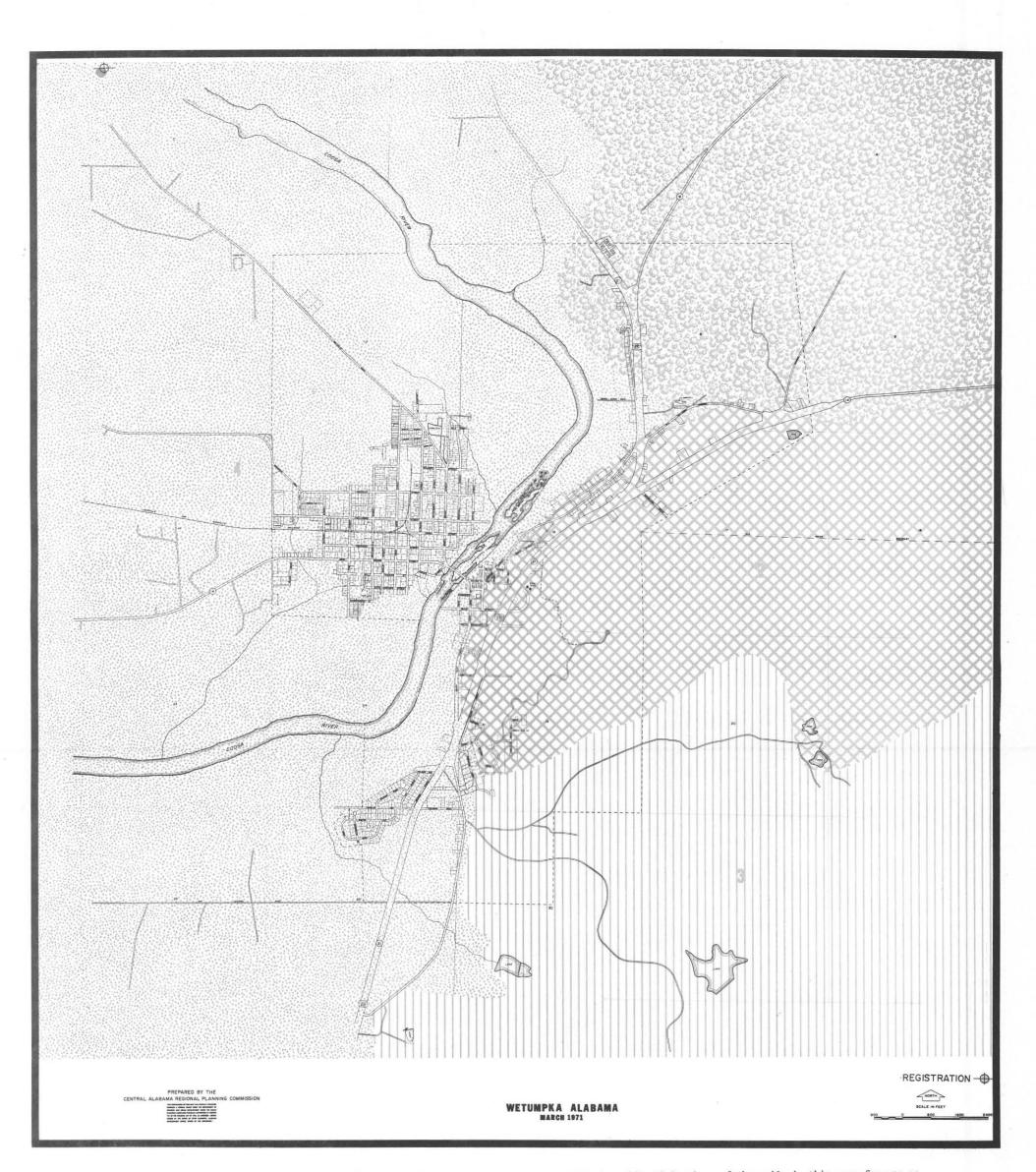
The Wetumpka planning area is quite variable both in soil conditions and relief. Most of the eastern half of the area, except for the northeast part is very steep. The northwest part is level to gently sloping and is dissected by poorly drained sloughs and drainageways. The gently sloping ridges are well drained. About one-half of the southwest part of the area is low-lying wet areas.

The area is drained by the Coosa River. Flooding is not a major hazard for most of this planning area, but is a factor in the low land areas. This is more fully discussed later.

The soils in Wetumpka can be grouped into four district associations. The eastern half of the area is divided into three areas of high, hilly land and the western half is low nearly level land through which the Coosa River flows. These associations are sketched on Soils Map, ILLUSTRATION 4, and identified as Soils Areas (1), (2), (3) and (4).

4)Data developed by the Soil conservation Service, Auburn, Alabama under contract to the Alabama Development Office.

-16-





Soil Area (1): The soils on slopes with gradients less than 8 percent have slight limitations for construction of low cost roads and foundations for residences. The limitations are moderate on slopes above 8 percent. Because of slow percolation rate and the shrink swell potential they have moderate to severe limitations for use as septic tank filter fields.



Soil Area (2): Because of steep slopes, variable depth to rock, and slow percolation rate the soils in this area have severe limitations for residence foundations, septic tanks filter fields, and construction of low cost roads. The small areas with slopes less than 10 percent have moderate limitations.



Soil Area (3): Limitations of the soils in this area for use as septic tank filter fields, residence foundations and low cost roads varies from slight to severe. Stoniness or bedrock is not a factor in this area. The strong slope is the major limiting factor for the above uses but the more gently sloping areas may have percolation rates slow enough to severely limit uses for tank filter fields.

Soil Area (4): About 40 percent of this area made up of the Amite and Wickham soils have slight limitations for use as septic tank filter fields, residence foundations, and low cost roads. Areas of Wickham soils That have silt loam surfaces have moderate road limitations due to trafficability. The lower lying Augusta soils and soils in depressions and drainageways have severe limitations due to seasonal high water tables.

Source: U.S. Department of Agriculture, Soil Conservation Service, under contract to Alabama Development Office.



General Description of the Soils

<u>Soil Area (1)</u>. (<u>Approximately 700 Ac.</u>) Clayey soils on 0 to 12 percent slopes.

About 90 percent of this area consists of soils in the Gilead Series. They have grayish sandy loam surface layers and yellowish-brown clayey subsoils over cemented, stratified loamy sand to sandy clay loam at 3 to 6 feet. The topography is rolling with fairly broad ridgetops with slopes less than 5 percent making up about 50 percent of the area. About 40 percent of the area is on side slopes with gradients up to 12 percent. The remaining 10 percent is nearly level, poorly drained allumium along the drainageways.

Soil Area (2). (Approximately 1400 Ac.)

Clayey, shallow to deep soils over rock, on slopes of 15 to 60 percent.

Most of the soils in this area are shallow soils, cecil-like materials. They have grayish sandy loam surface layers; red clayey, subsoils over soft to hard rock at a depth of a few inches to several feet. Small gravel and/or cobbles up to several feet in diameter may occur on the surface or in the soil in this area. The topography is rough and broken with steep slopes and narrow ridgetops. A few small areas on the ridge tops have slopes that are less than 15 percent.

Soil Area (3). (Approximately 1500 Ac.)

Clayey to sandy soils on slopes ranging from 6 to 30 percent.

Soils in this area are extremely variable in color, texture, and depth. The upper slopes and ridgetops generally have grayish sandy loam surface layers over yellowish-brown to red sandy clay loam to clay subsoils.

-19-

The lower slopes may have up to 5 feet of gray to yellowish-brown loamy sand over finer material. The area is underlain by sandy and clayey marine deposits with no bedrock within 20 feet of the soil surface. The topography is hilly with about 60 percent of the area on slopes greater than 15 percent.

Soil Area (4). (Approximately 6400 Ac.)

Nearly level, well to poorly drained, medium and fine textured soils.

About 70 percent of this area is made up of soils in the Wickham, Amite, and Augusta Series. The Wickham and Amite have grayish sandy loam or silt loam surface layers and reddish sandy clay loam to clay subsoils. Sandier materials occur at 4 to 8 feet. The Augusta soils are somewhat poorly drained with gray silt loam surfaces and yellowish, clayey subsoils⁴ with gray mottles. The topography is level to gently undulating with the Amite and Wickham soils occupying fairly broad areas of the slightly higher elevations. The area is drained by many very shallow drainageways. Depressions that are poorly drained may be ponded during periods of high rainfall. The Augusta soils occupy positions between the drainageways and the highest elevations. About 5 percent of the area is subject to overflow by the Coosa River.

FLOOD PRONE AREA⁵)

The flood prone area was derived from information obtained from the U. S. Geological Survey. This high water elevation was based on a 100 year flood profile of the Alabama River and projected with the appropriate slope up the Coosa River to the Bibb Graves Bridge at Wetumpka. On this calculation, the high water elevation at the bridge was 169.75. Therefore, an assumed average elevation of 170 was taken for the entire area. Most of the area shown as flood prone in ILLUSTRATION 5 is subject to flooding to a depth of 1 to 3 feet.

This is based on general information interpolated on a quad sheet. Topographic maps with sea level datums and sound hydrological calculations would be needed before any definite preventive measures are taken. Eventually, a minimum elevation for permanent structures should be established to prevent flooding.

A thorough investigation should be made of the potential flood hazards to the low lying areas bounding the Coosa River. These locations are potentially good development areas due to the light vegatation and woods with flat to moderate sloping terrain. The drainage situation should be solved as soon as possible so that the areas affected can develop to their fullest potential, or special allowances should be made for preserving flood prone areas as open space. An example of such a proposal is included in the Development Proposal Section of this report.

5)Data assembled by York Engineering Company, Montgomery, Alabama, under contract to the Alabama Development Office.

-21-

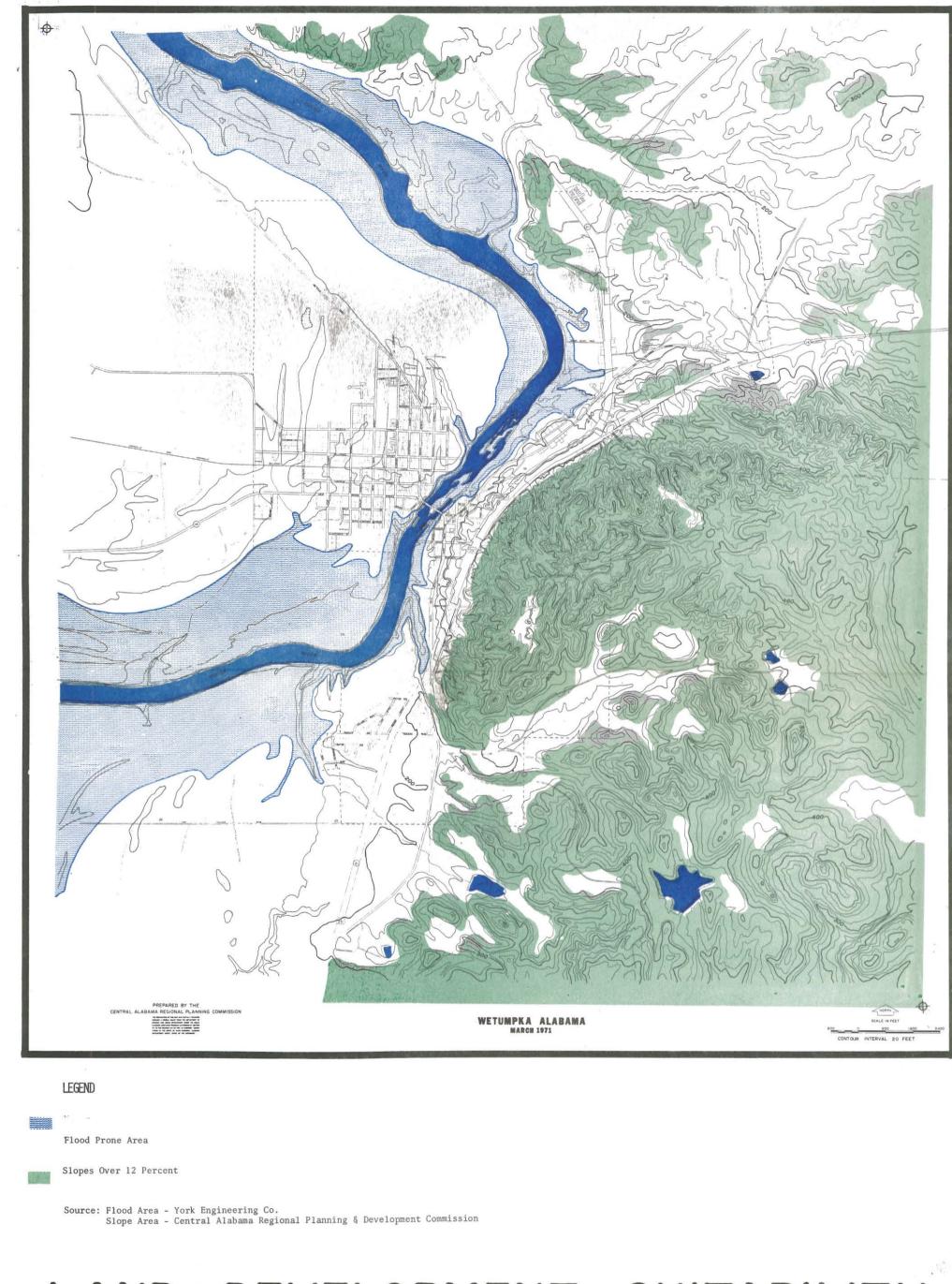
SLOPE ANALYSIS

The second natural feature which has a profound influence on development in the Wetumpka planning area is the topography. Although this was generally discussed as a part of the soil interpretation section the local conditions are such that special attention should be given the topographic situation.

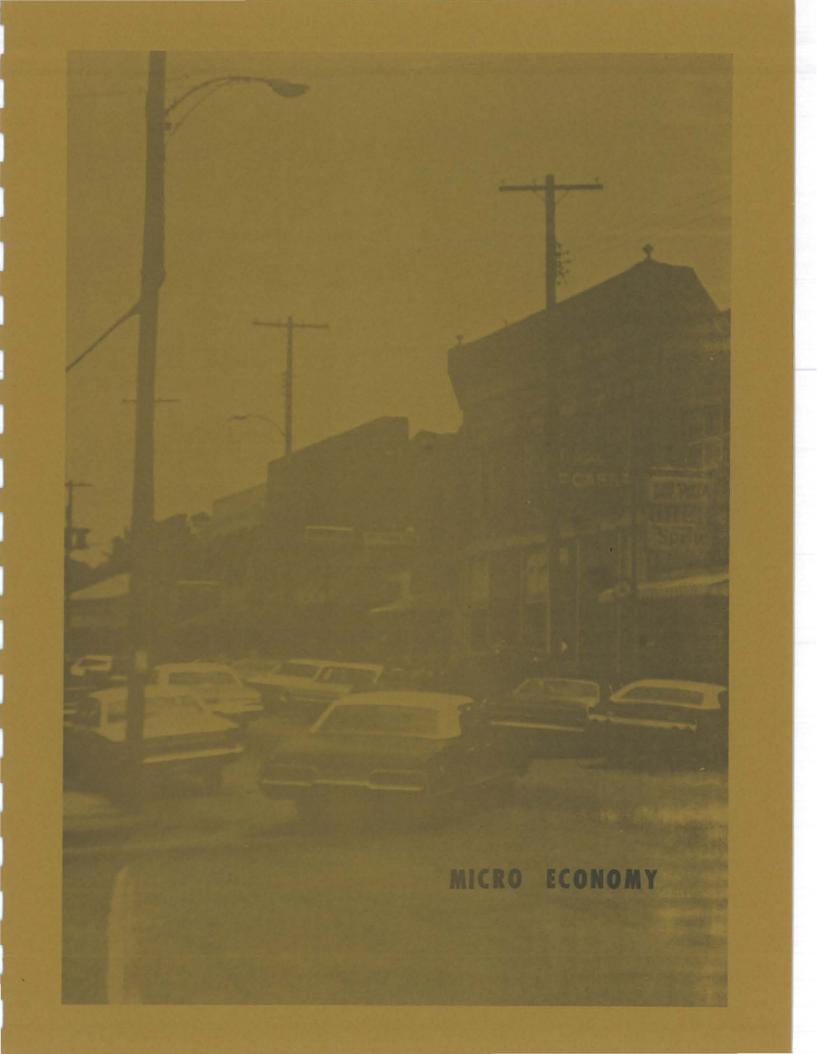
On land which is substantially level, the problem of relating buildings and roads to the topography is comparatively simple. They can be placed and grouped almost anywhere with the knowledge that there will be no great difficulty with grading, drainage, utility installations, foundation depths, and services. Such is <u>not</u> the case on sharply sloping ground. Hilly sites can be costly to the developer and to the community. Excessive gradients may result in significant cut and fill, deep foundations which create no usable space to compensate costs, excessive road maintenance to repair erosion, and deep trenches for utility installations--to cite but a few problems. In a word, slope is a major directive of development planning.

ILLUSTRATION 5 presents a generalized slope analysis of the Wetumpka planning area. For planning purposes the categories utilized in the analysis reflect the general potential for development. Relatively flat areas, up to about 3% slope are considered to be prime building sites for all types of development. Areas with slopes over 3% would generally preclude major industrial development. Areas up to 5% are usually suitable for small commercial development provided truck access is feasible. Slopes of over 5% are considered as developable for a variety of residential patterns. However, sites with slopes of 12% or more are classified as undevelopable.

-22-



LAND DEVELOPMENT SUITABILITY





MICRO-ECONOMY

The term "micro-economy" is used here because this report focuses on the local economy of Wetumpka. The data concerning the regional economy is reported in the regional comprehensive plan and can be used for comparative purposes, but does not need to be discussed here in detail. An overview of Elmore County is presented as a part of this study and pertinent facts and statistics are used for comparison and to indicate general trends of the local economy. An in-depth analysis of the Wetumpka economy was not attempted at this time because complete census data is not available. In order to avoid duplication of effort, it was deemed advisable to await complete census tabulations before undertaking a detailed economy study. However, the following study analyzes factors pertinent to the Wetumpka economy and highlights the existing conditions with the most up-to-date information attainable.

Overview of Elmore County

By virtue of the close proximity of Elmore County and the city of Montgomery, industrialization is becoming more important in Elmore County. The primary economic activities in Elmore County are agricultural, forest production, and related agribusiness. At the present time the county economy is still highly agricultural and should be considered as having heavy basic employment with relatively low wages.

The industrialization that has occurred, to present, is primarily apparel manufacturing which is a low value added type of industry. However,

-27-

the potential for future industrialization is good because of supply of land, water and the availability of hydroelectric power. Another economic asset that should not be overlooked is the location of the county relative to central Alabama lakes. With proper planning the recreational resources can be exploited and developed to serve as a major recreation center within the state.

Agriculture⁶⁾

Agriculture employment in the Central Alabama Region has decreased to slightly less than three percent of the total labor force. This figure is lower than both the State and National figures and is expected to remain near this level for the next decade. The downward trend in agricultural employment reflects the move to larger more mechanized farms and the recent local shift to cattle production. The shift to livestock has increased financial activity because cattle production is a high capital enterprise. Slaughtering and processing could potentially increase, but would probably occur at the same rate that regional expansion does. This agricultural shift in itself will not be of direct consequence to Wetumpka, but the agribusiness located in Wetumpka should also tend to stabilize and begin to closely follow trends.

> 6) A detailed discussion of agricultural activities in Elmore County can be found in the <u>Overall Economic Development</u> Program, pages 30 - 77.

Updated data on agricultural activity in the Central Alabama Region will be published this year in the <u>Comprehensive</u> River Development Plan.

Non-Agricultural

Non-agricultural activity within Wetumpka is limited. The following list of major employers reflects the manufacturing employment in Wetumpka.

TABLE 1

MANUFACTURING EMPLOYMENT WETUMPKA, ALABAMA 1970

FIRM	PRODUCTS	NUMBER OF EMPLOYEES
Bass Lumber Company	Lumber	С
Burton Louver Manufacturing Co.	Shutters & Blinds	
City Provision Company	Meat Packing	A B E B
Dan River Mills, Inc.	Textiles	Е
Elmore County Farmers Exchange	Feeds	В
Kam-Ron Manufacturing Co.	Electronics	N/A
Olympic Products, Inc.	Insulated Garments	D
Robinson and Smith Lumber Co.	Lumber	В
South Alabama Stone Corp.	Crushed Granite	С
Stowe Lumber Co.	Lumber	C B
Strickland Brothers, Inc.	Ready-mix Concrete	A
Netumpka Hearld, Inc.	Newspaper	A
Wetumpka Ice & Coal Co.	Ice	A
Wetumpka Wood Products Co.	Pulpwood & Wood Chips	В
	nder 10 employees) to 25 employees	
	5 to 50 employees	
) to 100 employees	
	00 to 250 employees	
	ot Available	

Source: Alabama Chamber of Commerce, Industrial Alabama, 1970

Based on the above list it is estimated that manufacturing employment in Wetumpka is currently about 425. This represents about 3.5 percent of the total manufacturing employment in the Central Alabama Region. The existing manufacturing employment in Wetumpka is heavily concentrated in employment groups which exhibit average or are markedly sensitive to fluctuations in the national business cycle.

In both Elmore County and Wetumpka there has not been sufficient industrialization in recent years to indicate a distinct development trend. Industrialization which has occurred has tended toward small, diverse operations. This is compatible with the satellite concept of the regional plan. In other words, Wetumpka, by virtue of being a satellite does not tend to attract major industrial firms. It is a suitable location for complementary industries of smaller size. In addition, because of the relative location and tax position of Wetumpka the community is a very probable site for marginal and neophyte industries.

Because of the satellite location Wetumpka could (1) become a residential center or "bedroom community" for Montgomery by emphasizing community services and facilities along with permitting the development of local trade and services creating a residential center for persons working elsewhere or (2) attempt to enlarge the local manufacturing base by relying on the proximity to Montgomery to secure labor and business services plus utilizing local water and electric power resources. In reality both types of development will occur and any attempt to emphasize either polar position would be extremely difficult. Therefore, a mixture of both approaches is

-30-

set forth in this plan with suggested guidelines for future industrialization. It is recommended that in the future:

Wetumpka should seek to attract small diverse industries that will complement the regional manufacturing complex. Primary effort should be placed on securing those industries which require water and/or electric power since these are already in abundant supply. Selectivity among industries should also be encouraged to secure higher value added type manufacturing and industries with growth potential.

The seeking of diverse industries is recommended to avoid specialization which could lead to radical flucturations due to sensitivity to changes in the national business cycle. Industry also seeks to develop facilities in a relatively short period; 2 to 4 months from finding the site to beginning construction. They cannot affort to wait for utilities to be extended so existing services and resources must be relied upon for short range purposes. Long range growth or future development sites should be planned. Finally, selectivity is recommended because the number of marginal and low value added industries seeking locations will out number other prospects. If the city becomes over extended through acceptance of all applicants the more desirable prospect may be lost because of the local situation and the inability to help.

The continual seeking of basic manufacturing employment is recommended because of the multiplier effect that it has on a community. Although somewhat statistically outdated and subject to variation the following purports to show this impact.

-31-

THE ADDITION OF 100 BASIC MANUFACTURING EMPLOYEES WOULD GENERATE

72	Additional Non-Basic Support Jobs
338	More People in the Community
117	New Houses, Based on 2.88 people/house
55	School Age Children
165	More Registered Passenger Cars
\$749,000	Additional Total Income
343,000	More Bank Deposits
\$457,000	More Retail Sales/Year

RETAIL SALES

\$ \$ \$

Retail sales in Wetumpka have generally increased in the last five years. The exception to the steady increase was between 1968 - 1969 when a slight loss in retail sales was recorded. Overall this can be viewed as a leveling off or plateau period when the general economy of the state and nation was experiencing decreased supplies of spendable income. Although the percent gained varies, the total sales in Wetumpka as a percent of Elmore County tends to exhibit relative consistency. This is reflected in the retail data shown in TABLE 2. It is anticipated that retail trade in Wetumpka will slowly decline as a percent of Elmore County. This trend is predicted because of other development patterns and the future impact of Interstate 65 in the Millbrook area.

Local retail sales, although decreasing as a percent of the county, should continue a slow growth trend in terms of gross receipts. Future retail activity will also reflect the satellite characteristics of the Wetumpka -Montgomery relationship. In terms of the hierarchy as a "central place"

- 32 -

TABLE	2	
TUDTE	4	

	ELMORE	RETAIL TAX AND COUNTY AND WETU 1966 - 197	MPKA, ALABAMA			
ELMORE COUNTY a	1966	1967	<u>1968</u>	1969	1970	1971
Calculated Sales	23,447,000.00	23,178,000.00	25,586,000.00	26,949,000.00	28,746,000.00	N.A.
Annual Increase in Sales Over Preceeding Year		(269,000)	2,408,000	1,363,000	1,797,000	
Percent Increase		(1.1%)	10.4%	5.3%	6.7%	
WETUMPKA b	46,426.27 ^C	63,642.19	73,757.78	73,654.38	77.694.60	49,497.65 [®]
Tax Collected	*61,901.69*					*84,853.45*
Indicated Sales	6,190,169.00 ^d	6,364,219.00	7,375,778.00	7,365,438.00	7,769,460.00	8,485,345.00 ^d
Annual Increase in Sales Over Preceeding Year		174,050.00	1,011,559.00	(10,340.00)	404,022.00	715,885.00
Percent Increase		2.8%	15.9%	(0.1%)	5.5%	9.2%
Wetumpka as Percent of Elmore County	26.4%	27.5%	28.8%	27.3%	27.0%	

a) University of Alabama, Retail Trade, 1966-1970, Data given for calendar year.

b) State of Alabama Revenue Department, Sales Tax Division, Data given for fiscal year, October 1 to September 30.
c) Totals show amount of tax collected for a part of the year. The total below in astericks is an estimate of annual taxes calculated in direct proportion to the known collection.

d) Sales indicated based on the ful year tax year estimate.

-33-

Wetumpka business will continue to serve daily, weekly and some monthly needs. For specialized service, products and most forms of commercial entertainment the residents of the area will continue to commute to Montgomery.

To maintain the local share of retail sales the business community of Wetumpka must be aware of consumer demands. This is true not only of the demands for specific merchandise, but also of their desires for economy, convenience and a pleasant shopping environment. Problems such as a declining core area and strip commercial are not unique in Wetumpka. Therefore, planning and remedial treatment are necessary if the retail segment of the economy is to remain its vitality. Suggested actions are included in the commercial environmental impact analysis section of this report.

PUBLIC FINANCES

Examination of governmental costs at this point is appropriate for two reasons. First, the total operating revenues in Wetumpka provide an approximation of the magnitude and growth of the local government sector of the economy. Out of these revenues the City must meet the operating expenditures. These costs are continually increasing due to increased demands for municipal service. Second, an estimate of the community's financial position was made by reviewing the total assessed valuation, bonding capacity, outstanding general obligation bonds and other pertinent capital expenditures. Such an analysis will determine the ability of Wetumpka to support the major demands of the public.

-34-

As shown in TABLE 3 local taxes, licenses and permits, state shared taxes and property taxes are the major revenue producing sources. At the present time, these sources produce over 85 percent of the total revenue. Local taxes represent 42.8 percent of the total and licenses, state shared and property tax represents 19.3, 17.7 and 6.1 percents respectively.

The total revenue has constantly increased since 1965 and has better than doubled in this period. This is primarily due to the increase in state shared taxes. Total expenditures have also steadily increased since 1965. However, the revenues have exceeded the expenditures and enabled the accumulation of a surplus. As of September, 1970 the City Audit showed a surplus of \$53,905.12.

In the future both revenues and expenditures are projected to increase. Revenue is projected to increase in proportion to the growth of the community. Expenditures are projected to increase at a faster rate because of demands for better public service. In effect the difference between revenue and expenditure will decrease; as projected in TABLE 4 this margin will be halfed in the next five years. Thus, the need for planning to make economical and timely expenditures is apparent. In addition local officials should be cognizant of the fiscal management procedures used in the past since they have produced a favorable public finance situation in Wetumpka.

The quality of past fiscal management is also reflected by the bond retirement program and the limited general obligation debt of the community. At the present time Wetumpka has a general obligation debt of

-35-

MUNICIPAL RECEIPTS AND EXPENDITURES

WETUMPKA, ALABAMA

1964		1970
1904	_	13/0

	1970	1969	1968	1967	1966	1965	1964
EXPENDITURES							
Administrative	21,605.49	21,220.29	22,055.33	17,874.22	16,226.68	14,093.92	14,600.53
City Hall	1,354.78	779.76	842.11	825.70	836.46	717.27	532.09
Police Dept.	43,835.81	35,846.41	32,347.04	23,450.00	20,092.06	18,084.46	18,515.91
Traffic Control	7,586.27	6,299.08	4,986.29	4,441.62	4,055.47	4,091.33	4,116.53
Fire Dept.	7,012.81	5,663.65	4,398.36	2,894.83	3,308.63	2,954.01	3,742.67
Street Dept.	45,258.14	41,284.77	33,173.67	28,301.84	26,403.30	22,976.97	23,967.56
Sanitary Dept.	26,658.79	22,645.90	19,757.68	19,479.02	16,342.14	13,745.37	11,502.41
Cemetary	2,735.68	2,263.87	2,312.79	1,926.92	2,017.86	1,285.91	1,530.01
Parks & Recreation	9,007.00	9,377.93	5,233.69	4,162.27	5,405.38	4,593.67	5,038.67
Industrial Park	5,373.51	21,036.08					
Library	1,438.25	1,404.83	1,203.00	1,149.20	979.50	949.58	950.13
Approp. & Donations	6,324.27	7,269.30	6,835.75	2,550.01	4,072.57	2,134.94	2,018.49
Capital Outlay	81,308.48	51,822.85	38,830.72	24,772.30	23,488.70	13,713.83	44,222.31
Other	9,326.55	8,309.97	5,666.87	5,533.79	1,801.10	369.17	1,201.46
TOTAL EXPENDITURES	268,825.83	235,224.64	177,643.30	137,362.69	125,029.85	99,710.43	131,938.77
RECEIPTS							
General Property Tax	14,860.67	13,948.34	13,835.97	14,023.11	12,629.37	11,925.89 10,461.74	11,513.19 10,218.59
Real & Personal Motor Vehicle	12,981.20 1,879.47	12,702.93 1,245.41	11,841.72 1,994.25	12,186.05 1,837.05	10,811.68 1,817.68	1,464.15	1,294.60
Other Local Tax	103,988.58	92,487.56	90,509.64	80,109.73	58,675.07	18,195.76	16,628.16
Licenses & Permits	47,023.30	46,902.23	40,470.68	38,971.21	36,189.50	36,687.06	34,644.35
Fines, Forfeits &	12,062.93	10,251.28	6,628.03	3,734.14	4,555.80	3,054.78	4,871.93
Penalties			0 000 66	0 460 65	8,761.73	8,719.63	8,853.88
Revenue from Use of Money & Property	8,688.03	9,668.72	9,231.66	8,460.65	8,701.75	8,719.03	0,000.00
State Shared Taxes	43,088.52	36,080.42	30,069.47	13,639.09	11,241.01	10,435.18	9,939.35
Contributions					10000		29,463.00
Fed., State, Co.	1,895.00	9,509.70					
Misc. Receipts	11,465.64	10,599.67	9,107.30	9,178.27	8,596.50	8,564.46	8,354.18
TOTAL REVENUE						07 500 76	124 260 04
	243,072.67	229,447.92	199,852.75	168,116.20	140,648.98	97,582.76	124,268.04

Source: City Audits, 1964 - 1970

		TABLE 4				
REVENUES,	EXPENDITURES,		AND	DEBT	LIMIT	
	WET	UMPKA, AL				

	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1980	1985	1990
opulation	3,720	3,731	3,742	3,753	3,764	3,775	3,786	3,875	3,964	4,053	4,142	4,231	4,673	5,164	5,655
otal Revenue xisting Per Capita Revenue	124,268.04 33.41	97,582.76	140,648.98 37.59	168,116.20	199,852.75 53.10	229,447.92	243,072.67 64.20	251,875.00	257,660.00	263,445.00	269,230.00	275,015.00	350,475.00	413,120.00	480,675.
rojected Per Capita Revenue	33141	20.15	57.55	44,00	55.10	00.78		65.00	65.00	65.00	65.00	65.00	75.00	80,00	85.
otal Expenditures	131,938.77	99,710.43 26.72	125,029.85 33.41	137,362.69	177,643.30	235,224.69	268,825.83 71.01	193,750.00	206,128.00	218,862.00	231,952.00	245,398.00	294,399.00	351,152.00	412,815.
xisting Per Capita Expenditures rojected Per Capita Expenditures	22.47	20.72	33.41	30.00	47.20	62.31		50.00	52.00	54.00	56,00	58.00	63.00	68.00	73.
Excess or (Deficit) Surplus (as of Sept. 30)	(7,670.73)	(2,127.67) 17,099.89	15,619.13 32,719.02	30,753.51 63,526.03	22,209.45	(5,776.77) 79,658.28	(25,753.16) 53,905.12	58,125.00	51,125.00	44,583.00	37,278.00	29,617.00	56,078.00	61,698.00	67,860.
er Capita Assessed Valuation	N/C	N/C	N/C	778.51	773.37	776.20	807.65	805.00	805.00	805.00	805.00	805.00	810.00	815.00	820.
ssessed Valuation (as of October 1)	2,497,320.00	a)		2,921,750.00	2,910,950.00	2,930,160.00	3,057,780.00	3,119,375.00	3,191,020.00	3,262,665.00	3,334,310.00	3,405,955.00	3,785,130.00	4,208,660.00	4,637,100.
bt Limit ^b) 5% Assessed Value ^C) 20% Assessed Value	124,866.00	a)	146,087.50	583,450.00	582,190.00	586,032.00	611,556.00 91,733.40	623,875.00 93,581.25	638,204.00 95,730.60	652,533.00 97,879.95	666,862.00 100,029.30	681,191.00 102,178.65	757,026.00 113,553.90	841,732.00 126,259.80	927,420. 139,113.
3% Additional for Sewers				87,652.50	87,328.50	87,948.00	703,280.40	717,456.25	733,934.60	750,412,95	766,891.30	783,369.65	870,579.90	967,991.80	D-
				671,102.50	669,518.50	673,980.00									-,,

Source: H. A. Gumpf, Public Accountant, <u>City Audits</u>, 1964-1970, Central Alabama Regional Planning and Development Commission

\$140,000. This leaves a bonding capacity of \$483,875. The bonding capacity should increase due to (1) retirement of the general obligation debt and (2) growth of the community. As projected in TABLE 5 the bonding capacity should be \$631,191 by 1975. In effect the fiscal status of Wetumpka is excellent for implementing a logical, well programmed plan.

ECONOMIC SUMMARY

The economy of Wetumpka is based both on employment in the City itself and on employment in surrounding cities. Establishments in Wetumpka consist primarily of a number of trade and service establishments; governmental offices, including the county seat; and two manufacturers, a textile mill of approximately 250 employees and a new insulated garment plant with a prospective employment of approximately 500. Employment outside Wetumpka is available primarily in the city of Montgomery (largely trade, service, and government employment) and in Prattville (primarily manufacturing employment). Both places are less than 20 miles distance. An outcommuting rate for the county of 36.5 percent in 1960 indicates the importance of these employment centers. A further analysis of the general employment trends and a discussion of force commuting follows.

LABOR FORCE

The most current data on labor force and employment groups are the March, 1970 statistics published by the Alabama Department of Industrial Relations. The statistics are reported at the county level and unfortunately in the case of the Montgomery metropolitan area, Elmore and Montgomery Counties are combined. The statistics do reveal that the metropolitan area did increase between 1960 and 1970 in both the number of people in the

-39-

TABLE	5
TUDUU	2

ANALYSIS OF BONDED DEBT AND DEBT MARGINAL WETUMPKA, ALABAMA 1971 - 1990

	1971	1972	1973	1974	1975	1976	1980	1985	1990
DEBT LIMIT ^{a)}	623,875	638,204	652,533	666,862	681,191	696,358	757,026	841,732	927,420
Bonded Indebtedness ^{b)}	160,000	140,000	120,000	100,000	80,000	60,000	-0-	-0-	-0-
Debt Retirement Interest Total Payment Debt Balance ^c)	20,000 6,375 26,375 140,000	20,000 5,525 25,525 120,000	20,000 4,675 24,675 100,000	20,000 3,825 23,825 80,000	20,000 2,975 22,975 60,000	20,000 2,125 22,125 40,000			
Debt Margin	483,875	518,204	552,533	586,862	621,191	656,358	757,026	841,732	927,400

a) Twenty Percent (20%) of Assessed Valuation as calculated in TABLE 4.
b) Outstanding bond to be retired in 1978.
c) Bond maturity dates March 1 annually; therefore debt balance was used to reflect current fiscal position.

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civilian work force and total employment at about the same rate as the State as a whole. In comparison the unemployment rate in the metropolitan area has always been well below that of the State. Non-agricultural employment in the metropolitan area has not increased as fast as the State. These trends are documented in TABLE 6.

Comparison of the various employment groups show that the State out grew the metropolitan area in manufacturing, construction, transportation, finance, insurance and real estate and services. This reflects that the metropolitan area is not obtaining its share of the Alabama's growth -- in other words it is falling behind. Overall State trends and a detailed analysis of metropolitan employment by industry group is included in TABLE 7. The lag in critical areas, such as manufacturing, accounts for the poor growth performance of the metropolitan area over the past decade. Therefore, the growth trends exhibited in Wetumpka are not signs of total problems, but merely reflections of regional patterns.

An estimate of the labor force that is potentially available within Wetumpka was made based on labor force participation rates. Each rate was applied to the appropriate sex/age group and a labor force estimate of 1,436 was obtained. Based on the previous estimate of manufacturing employment, and an assumed multiplier effect as discussed earlier, there should be approximately 725 people employed within Wetumpka. If this is true about 700 potential employees are out-commuting to work. TABLE 8 shows the calculation of these employment statistics. Thus, given the opportunity to work locally it is assumed that a sizeable potential labor force is available within Wetumpka.

-41-

CIVILIAN WORK FORCE ESTIMATES FOR THE STATE OF ALABAMA AND MONTGOMERY-ELMORE COUNTY METROPOLITAN AREA 1960 - 1970

		CIVILIAN WORK FORCE	TOTAL UNEM- PLOYMENT	UNEMPLOY- MENT RATE	TOTAL EMPLOYED	AGRICULTURAL EMPLOYMENT	NON TOTAL	-AGRICULTURAL WAGE & SALARY	ALL OTHER
	1960	1,104,800	81,100	7.3	1,023,700	91,700	932,000	763,800	168,200
la	1961	1,142,200	104,200	9.1	1,038,000	91,300	946,700	759,300	187,400
Alabama	1962	1,115,000	68,300	6.1	1,046,700	84,400	962,300	781,400	180,900
	1963	1,120,500	70,600	6.3	1,049,900	81,800	968,060	794,300	173,700
of	1964	1,147,000	61,400	5.4	1,085,600	80,400	1,005,200	826,700	177,200
State	1965	1,168,000	51,200	4.4	1,116,800	76,200	1,040,600	864,400	174,300
	1966	1,200,500	47,500	4.0	1,153,000	69,600	1,083,400	912,200	171,100
the	1967	1,224,900	49,400	4.0	1,175,500	74,900	1,100,600	933,100	164,900
for	1968	1,227,300	52,900	4.3	1,174,400	61,800	1,112,600	950,300	161,400
Estimates	1969	1,249,200	46,200	3.7	1,203,000	62,400	1,140,600	978,700	161,500
ima	1970	1,271,700	52,400	4.1	1,219,300	56,100	1,163,200	998,000	161,200
Est	CHANGE '60 - ' NUMBER	70 166,900	N.C.	N.C.	195,600	(35,600)	231,200	234,200	(7,000)
	PERCENT	15.1%			19.1%	(38.8%)	24.8%	30.7%	(4.2%)
	1960	72,100	3,900	5.4	68,200	3,100	65,100	53,000	12,100
ъ	1961	74,200	3,700	5.0	70,500	3,300	67,200	53,500	13,700
Area	1962	73,200	3,400	4.6	69,800	3,000	66,800	53,900	12,900
tan	1963	73,000	3,200	4.4	69,800	2,900	66,900	54,500	12,400
Metropolitan	1964	75,400	2,900	3.8	72,500	2,800	69,700	57,000	12,700
trop	1965	75,700	2,300	3.0	73,400	2,700	70,700	58,500	12,200
Me	1966	78,000	2,200	2.8	75,800	2,500	73,300	61,400	11,900
the	1967	80,900	2,300	2.8	78,600	2,600	76,000	63,700	12,300
for	1968	79,700	2,100	2.6	77,600	2,100	75,500	64,300	11,200
	1969	83,100	1,900	2.3	81,200	2,200	79,000	67,000	12,000
mat	1970	83,700	2,100	2.5	81,600	2,000	79,600	67,700	11,900
Estimates	CHANGE '60-'70 NUMBER	11,600	N.C.	N.C.	13,400	(1,100)	14,500	14,700	(200)
	PERCENT	16.1%			19.6%	(35.5%)	22.3%	27.7%	(1.7%)

N.C. Not Calculated

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Source: State of Alabama, Department of Industrial Relations, Division of Research and Statistics

NON-AGRICULTURAL WAGE AND SALARY EMPLOYMENT FOR THE STATE OF ALABAMA AND THE MONTGOMERY-ELMORE COUNTY METROPOLITAN AREA BY INDUSTRY 1960 - 1970

					- 1970				
		TOTAL WAGE & SALARY	MANUFACT- URING	CONSTRUC- TION	TRANS. COMM. UTILITY	WHOLESALE RETAIL TRADE	FINANCE INSURANCE REAL ESTATE	SERVICE & MISC.	GOVERN- MENT
Al	abama								
	1960	763,800	234,400	38,500	49,900	147,600	32,200	88,700	159,200
0 170	1970	998,000	320,500	48,600	54,500	186,500	40,700	129,400	209,600
50 - '70 UMBER	CHANGE	234,200	86,100	10,100	4,600	38,900	8,500	40,700	50,400
ERCENT		30.7%	36.7%	26.2%	9.2%	26.4%	26.4%	45.9%	31.7%
	ropolitan Area								
	1960	53,000	7,800	4,000	3,800	12,200	3,800	7,600	13,80
	1961	53,500	7,700	4,400	3,800	12,200	3,400	7,700	14,30
	1962	53,900	7,600	4,300	3,800	12,500	3,500	7,800	14,40
	1963	54,500	7,900	4,300	3,700	12,600	3,600	8,100	14,30
	1964	57,000	8,400	4,100	3,900	13,100	3,700	8,600	15,20
	1965	58,500	8,800	4,400	3,800	13,500	3,800	8,800	15,4
	1966	61,400	9,600	4,700	3,900	13,700	4,000	9,200	16,3
	1967	63,700	10,400	4,400	4,500	14,400	3,900	9,500	16,6
	1968	64,300	9,200	5,100	4,200	14,600	4,000	10,000	17,2
	1969	67,000	10,200	5,100	4,500	15,500	4,300	10,100	17,3
	1970	67,700	10,400	4,600	4,100	15,400	4,200	10,500	18,5
60-'70 NUMBER	CHANGE	14,700	2,600	600	300	3,200	400	2,900	4,7
PERCENT		27.7%	33.3%	15.0%	7.9	26.28	10.5%	38.2%	34.

1/ May not be the same total as the sum of individual columns because of information withholding and combining of employment groups.

Source: State of Alabama, Department of Industrial Relations, Division of Research and Statistics.

	MALES		19	70	FEMALES		
	MALES				FEMALES		
1970 ESTIMATED LABOR POOL	1970 POPULA- TAIN	PERCENT IN LABOR FORCE	AGE GROUP	PERCENT IN LABOR FORCE	1970 POPULA- TION	1970 ESTIMATED LABOR POOI	-
67	207	32.3	65+	7.3	318	23	
332	390	85.1	45-64	43.1	477	206	
480	578	83.1	18-44	44.7	632	283	
32	114	27.7	14-17	9.7	132	13	
=	10.00 2010	<u>)</u>	0-13	-	-	19 1	
911						 525	_
MALES	IN LABOR H	FORCE				911	
FEMALE	S IN LABOR	R FORCE				525	
	IAL LABOR TICIPATION	FORCE N RATE 37.9)8)	6		9	1,436
ESTIMA	TED MANUFA	ACTURING EN	IPLOYMEN	т		425	
ESTIMA	TED MULTII	PLIER EFFEC	CT EMPLC	YMENT		300	
ESTIMA	TED WETUME	YKA EMPLOYN	IENT				725
ASSUME	D OUT-COM	UTING LABO	OR FORCE	l)			711

LABOR FORCE PARTICIPATION, POTENTIAL AND OUT-COMMUTING WETUMPKA, ALABAMA

Source: Prepared by the Central Alabama Regional Planning and Development Commission

ECONOMIC OUTLOOK

Wetumpka is located in Appalachian Alabama. It is a spatial economic fact that the city is a satellite community influenced by Montgomery. As such the area possesses certain potential to attract small, diverse industries plus having certain development programs available which would not be available in Montgomery County. Industry, no matter how badly it is desired, should be carefully selected in relation to the regional location and local resources. This selectivity should consider sites which are more fully discussed in the industrial environmental impact analysis section of this report. This type approach will promote sound economic development in Wetumpka and assure efficient, profitable operation for the industry.

LIABILITIES AND ASSETS

Wetumpka currently must face certain detrimental aspects which are currently liabilities to future development. They are:

- 1. Lack of good rail service.
- 2. Distance offset from the interstate highway system.
- Past low educational levels of local residents seem to indicate there may be problems in securing skilled labor.
- Utility availability is generally adequate for present day needs, but needs more consideration for industrial growth allowances.

Items which are considered to be <u>marginal problems</u>, but which need attention in the long range are:

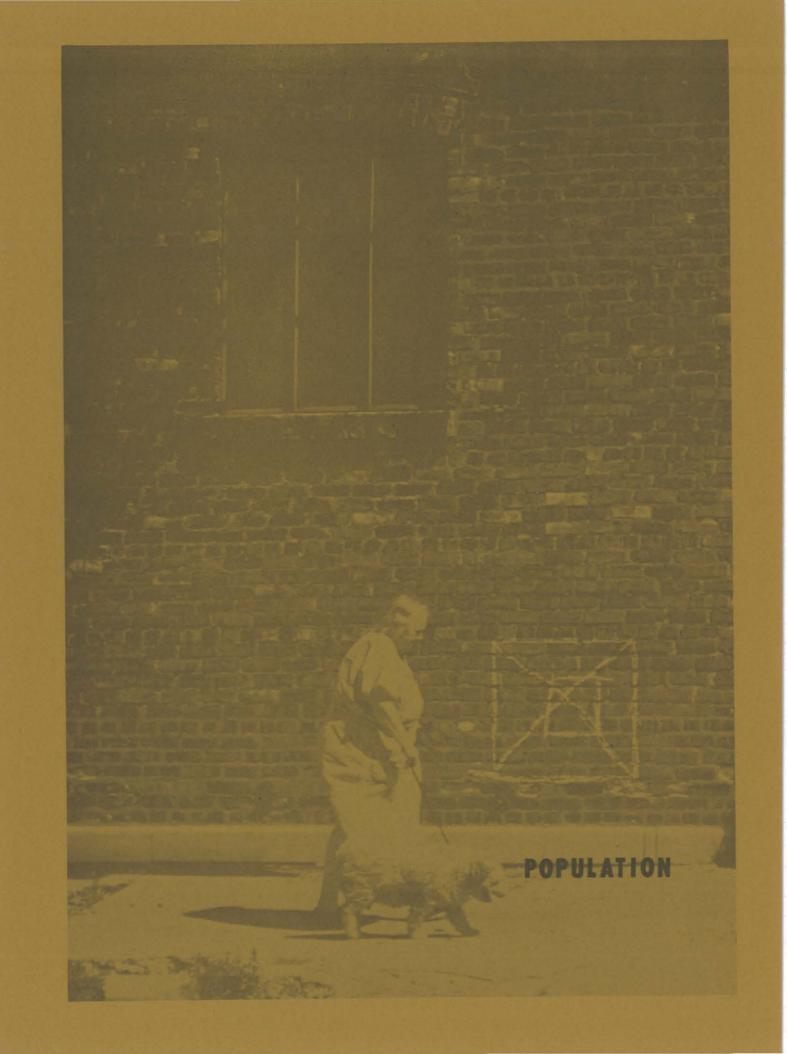
 The provision of a full complement of community facilities and services, such as parks and recreation areas.

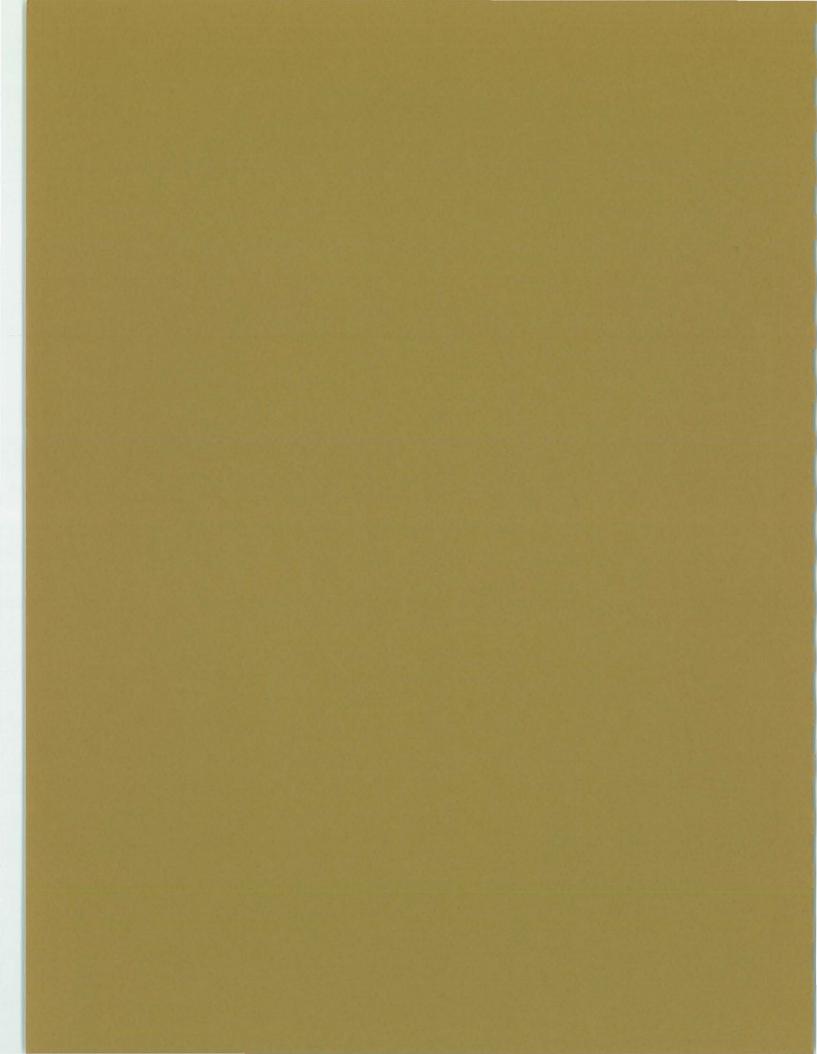
-45-

- A program for vocational and adult education which will train people for productive employment in indigenous or near-by industries.
- Commercial degradation from a lack of coordinated merchandising planning, lack of parking, access, etc.
- The generally poor aesthetic image presented by the mixed land uses, structures, general signs and other urban material.

Assets which Wetumpka presently possess are:

- Low labor rates and located within easy commuting distance of a large labor pool plus a potential internal labor pool of people who now outcommute.
- 2. Opportunities for non-union plants.
- 3. Good truck service.
- 4. Low power rates (electricity and gas)
- 5. Adequate land for industrial sites.





POPULATION

The population, or human resources, of a community represents the most important resource available. It is the people who cause the community to be, make the community work and shape its overall appearance. This survey and analysis of the total population and its composition serves as a basis for evaluating future community needs and potentials. For example, the need for additional water, parks and services will be in direct proportion to Wetumpka's population. The population composition is reflected in the labor force and reciprocally, the population will closely follow the regional economy and employment offerings.

TOTAL POPULATION

Total population for the Central Alabama Region, its constituent urban areas, Elmore County and Wetumpka are presented in TABLE 9. A presentation of both past trends and future projections have been included in the table and population graph, ILLUSTRATION 6.

Elmore County, like many other rural counties in Alabama experienced a net loss of population between 1940 and 1970. This loss was caused by outmigration prior to 1960 and gains in the past ten years have not offset two decades of decline. In the future Elmore County is projected to increase in population; primarily because of its proximity to metropolitan Montgomery.

Urbanization patterns in Elmore and Autauga Counties will also change within the next few years with the opening of Interstate 65. The

-49-

	1940	1950	1960	1970	1980	1990
Central Alabama Region	169,943	188,800	218,473	225,785	246,484	265,743
CHANGE (10 Years) Number Percent		18,857 11.09%	29,673 15.71%	7,312 3.34%	20,699	19,259 7.81%
C.A.R. Urban <u>CHANGE</u> Number Percent	83,837	119,876	156,352	159,289	183,359 ^{¢)}	210,389 ^{c)}
		36,039 42.48%	36,476 30.42%	2,937 1.87%	24,070	27,030 14.74%
Elmore County <u>CHANGE</u> (10 Years) Number Percent	34,546	31,649	30,524	33,535	38,846	44,087
		(2,897) (8.38%)	(1,125) (3.55%)	3,011 9.86%	5,311 15.83%	5,241 13.49%
lmore Urban	3,089 ^{a)}	6,023 ^{b)}	6,843	7,190	13,549 ^{C)}	19,758 ^{c)}
<u>CHANGE</u> (10 Years) Number Percent		2,934 94.98%	820 13.61%	347 5.07%	6,359 88.44%	6,209 45.82%
Wetumpka <u>CHANGE</u> (10 Years) Number Percent	3,089	3,813	3,672	3,786	4,673	5,655
		724 23.43%	(141) (3.69%)	114 3.10%	887 23.42%	982 21.01%
	1.82 8.94 100.00	12.05%		1.67% 11.29% 52.65%		2.13% 12.83% 28.62%
Percent of Elmore Co. Percent of Elmore Urban 	100.00	63.31% 	53.66%	52.65%		1000 A 100 A 10

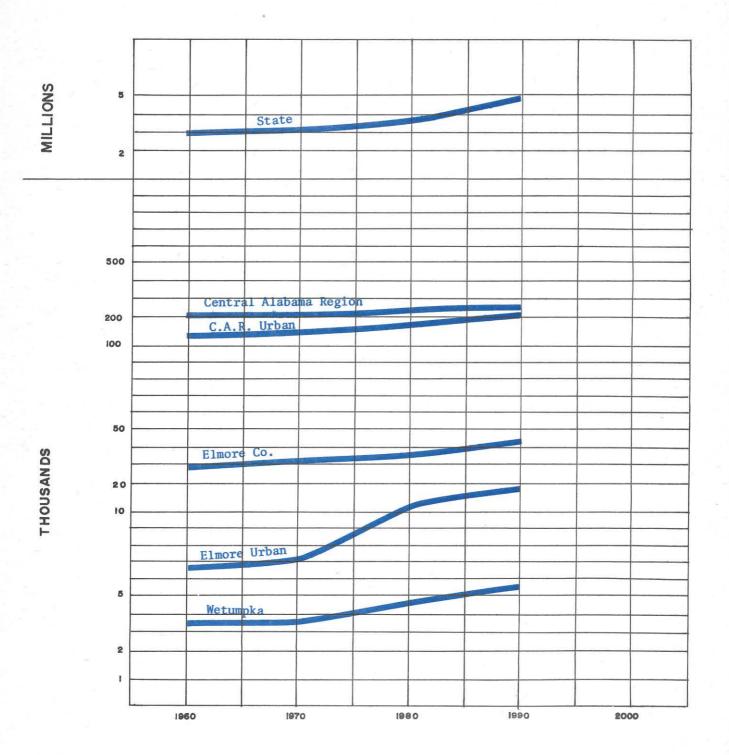
POPULATION TRENDS AND PROJECTIONS FOR SELECTED AREAS 1940 TO 1990

TABLE 9

Sources: U. S. Department of Commerce, Bureau of Census, 1940 - 1970. Central Alabama Regional Planning and Developemnt Commission, 1980 - 1990

-50-

POPULATION PROJECTIONS



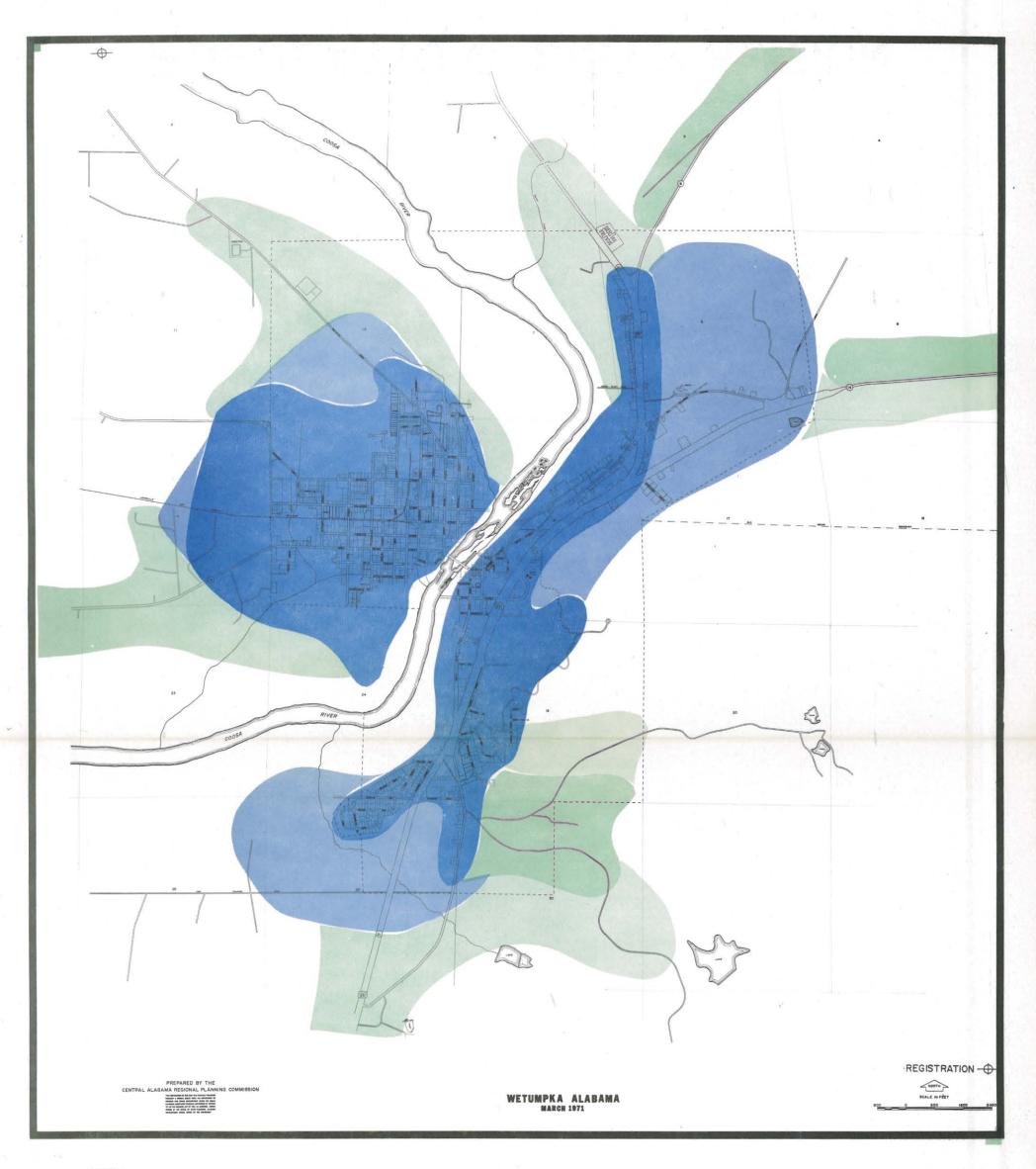
past trends of growth will shift to newly accessible areas which will be suburbs of the central city. Based on this shift it is projected that urbanization in Elmore County will tend to shift to the southwest portion of the county; in other words the Millbrook area. With this shift in new growth generated by Montgomery it is projected that Wetumpka will continue a natural increase growth trend similar to that exhibited between 1940 and 1950. Thus the projections shown for Wetumpka represent a moderate growth rate of about 50 percent for the next 20 years.

It should be realized that the projections for Wetumpka are based on the corporate limits and reflect past annexations. In the past annexations took in 871 people, but the total population only increased 114. The difference of 757 represents relocation to new housing and the overall effects of migration out of old Wetumpka to the suburbs. This fact also accounts for the relatively low number of households outside the city, but within the planning area. It is estimated that 640 people now reside in the planning area.

Future growth is projected to fill in vacant areas within the existing corporate limits except to the south. The influence of Montgomery and the accessibility along Route 231 will undoubtedly cause new residential growth south of the city. This type of growth is seen as being moderate and is reflected in ILLUSTRATION 7, the population distribution map. COMPOSITION

The age, sex and race of the total population are normally considered in the composition analysis. Each of these are discussed in the following sections.

-52-



LEGEND



Less Than One Person Per 8 Acres

Source: Central Alabama Regional Planning & Development Commission Preliminary Comprehensive Plan, 1990, 1970.

POPULATION DISTRIBUTION

Nationally, the average age is decreasing. This trend is generally true throughout the country although the shift is more noticeable in heavily urbanized areas. Therefore, it is not surprising to see a higher percentage of older people in the Wetumpka area. The lower percentage of people in the 15 - 24 age group reflects that the productive segment of the population is moving elsewhere to find jobs and live. However, the higher percentage under 5 attests to the child bearing capacity of the community and the ability to have a natural increase growth. Assuming that the outmigration could be minimized the natural increase growth rate would be about 10 percent over a 10 year period. An age group comparison of Alabama, the Region, Elmore County and Wetumpka, as of 1970, is presented in TABLE 10.

SEX

The distribution of males and females is important in terms of labor force composition and future growth potential. Generally speaking, the women outnumber the men. This has been the case in Wetumpka for more than 20 years. The trend is not expected to change in the next ten years so the potential for increased births and new household formations will be surpressed. In contrast the number of women available for work should remain higher. A detailed analysis of the 1970 sex distribution by age group and the labor force participation was included in the economic analysis in TABLE 8.

RACE

Throughout the deep south states the number of non-whites has been decreasing primarily due to out migration. This is contrary to national trends

-55-

AGE

		2010		
AGE GROUP	WETUMPKA	ELMORE COUNTY	CENTRAL ALABAMA REGIONª/	ALABAMA
65+	525	3,611	18,346	325,727
	13.86%	10.75%	9.11%	9.45%
55-64-	399	3,248	17,778	317,736
	10.53%	9.68%	8.83%	9.22%
45-54	468	3,594	22,318	372,378
	12.36%	10.71%	11.08%	10.81%
35-44	356	3,496	22,950	382,357
	9.40%	10.42%	11.39%	11.10%
25-34	431	3,912	23,922	408,569
	11.38%	11.66%	11.88%	11.86%
15-24	604	5,649	35,031	616,224
	15,95%	16.84%	17,40%	17.89%
5-14	662	6,926	43,088	719,257
	17.48%	20.65%	21.40%	20.88%
UNDER 5	341	3,099	17,892	301,917
	9.00%	9.24%	8.88%	8.76%
TOTAL	3,786	33,535	201,325	3,444,165
Non-White Percent Non-White	713 18.8%	9,504 28.3%	70,607 35.1%	915,182 26.6%

AGE GROUP COMPARISON OF ALABAMA, CENTRAL ALABAMA REGION ELMORE COUNTY AND WETUMPKA 1970

a/ ELMORE COUNTY & MONTGOMERY COUNTY

Source: U. S. Department of Commerce, Bureau of Census, 1970

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which shows the non-white population to be increasing slowly. The national increase is attributable to the relative young age of the total non-white population and the number of women in the child bearing ages. Since out migration is now occuring at a decreasing rate the absolute losses should soon be eliminated and the non-white population will remain a constant percent of the total population in the short range. Then over a period of time the local trend should reflect current national trends and the non-white population will increase as a percent of the total population. A comparison of the percentage of non-white population in Wetumpka, Elmore County, the Region and Alabama is included as a part of TABLE 10.

WETUMPKA POPULATION COMPOSITION

The composition of the Wetumpka population can be portrayed on population pyramids. This compilation of age, sex and racial data in ILLUSTRATION 8 presents the historic aspects of the Wetumpka population. The pyramids show the local increase in the number of elderly people, the loss in the young productive age groups and the decreasing non-white population.

EDUCATION AND INCOME

The last two aspects of the population to be analyzed and correlated to the economy are the educational levels of the people and the income levels. Since this census data is not yet available the 1960 data and a map reflecting the physical location of general income areas (ILLUSTRATION 9) as reported in the Wetumpka Reconnaissance Survey, is reiterated here. This section should be up-dated when new information becomes available.

-57-

EDUCATION LEVEL OF PERSONS 25 YEARS OR OLDER FOR SELECTED AREAS 1960

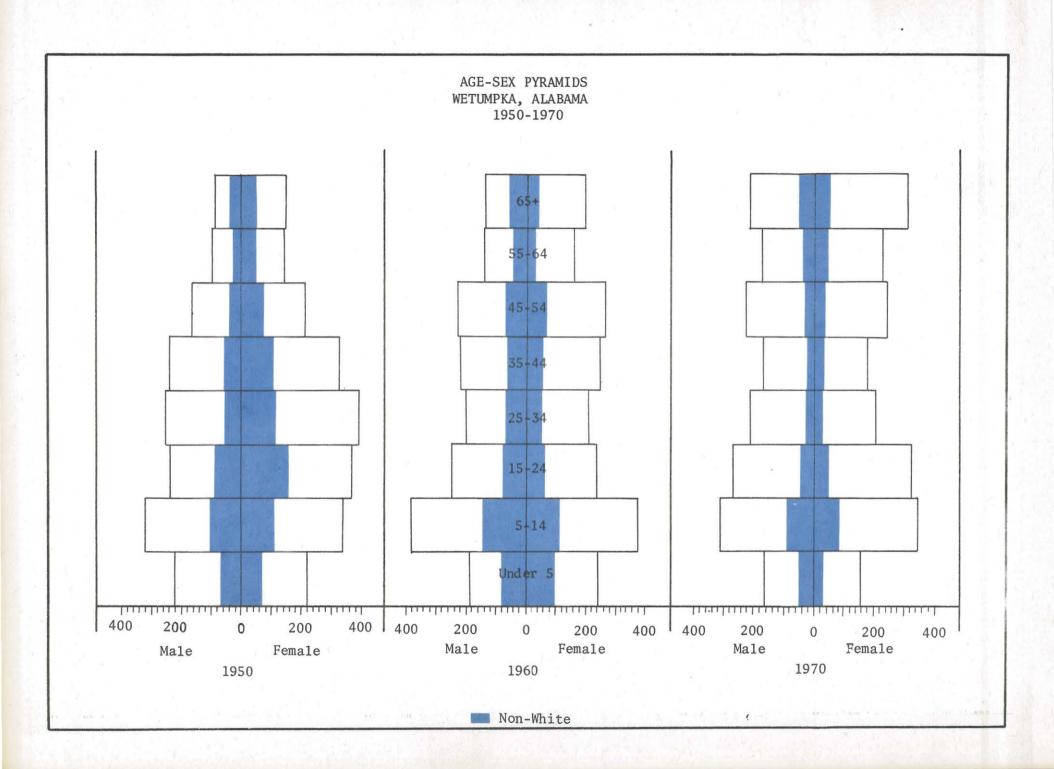
	Median Grade Level	Percent with H.S. or better
Wetumpka	9.6	37.48
Elmore	8.7	25.2
Alabama	9.1	30.3
Urban Alabama	10.3	38.7

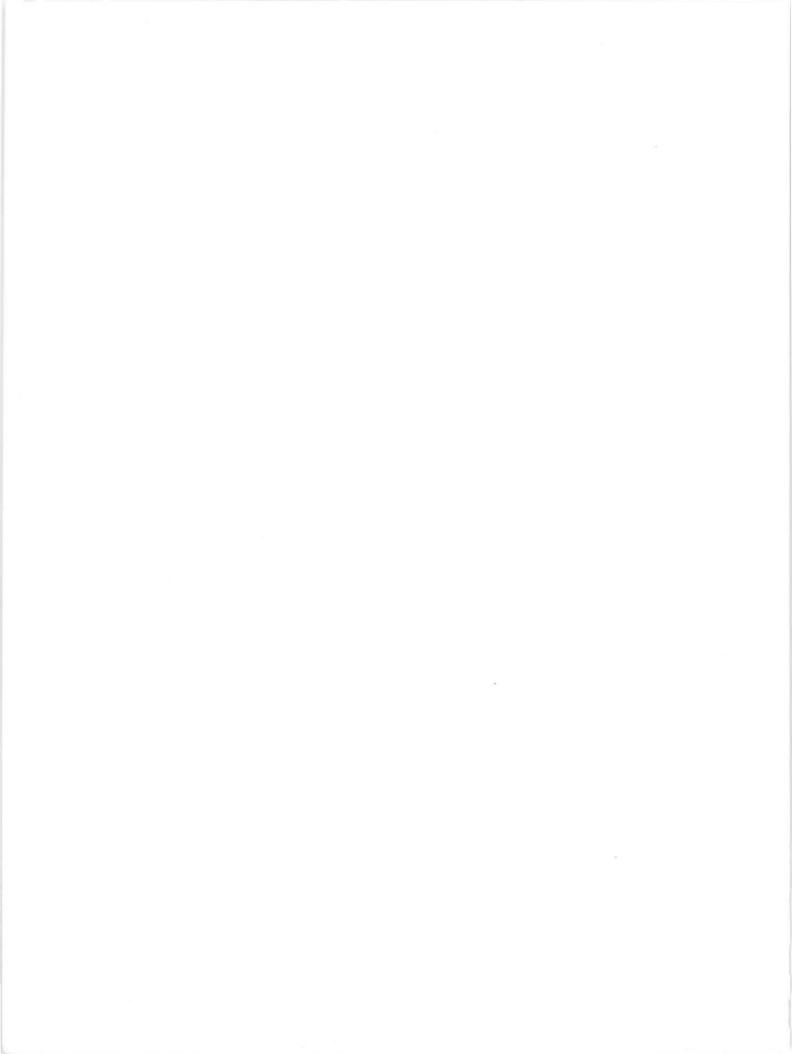
Source: U. S. Census of Population, 1960

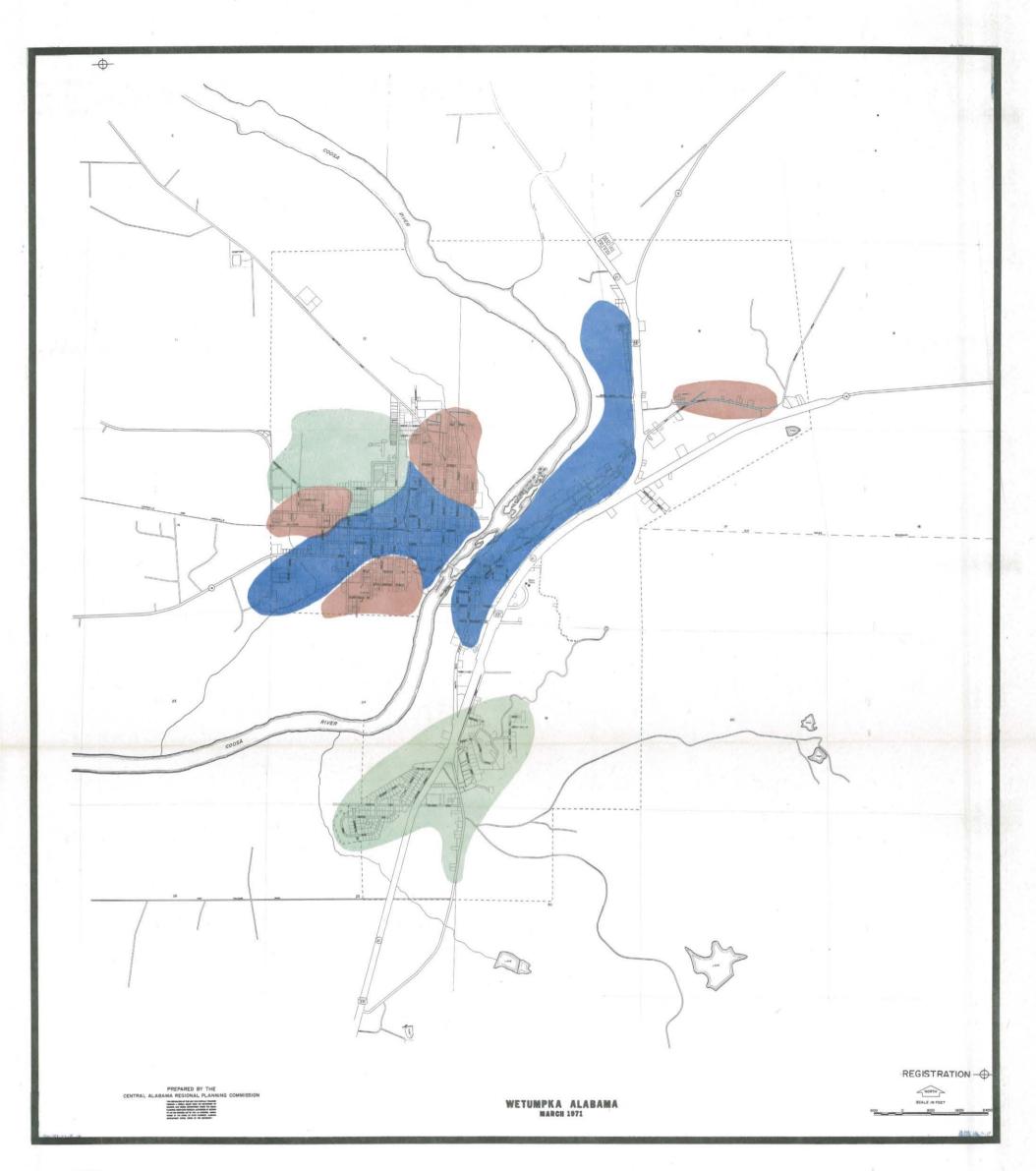
TABLE 12

COMPARATIVE INCOME LEVELS OF SELECTED AREAS

	Wetumpka	Elmore County	Alabama	Urban Alabama
Median Family Income: 1960	\$3,953	\$3,273	\$3,937	\$4,853
% Families with income less than \$3,000: 1960	37.8%	46.4%	39.1%	29.0%
Per Capita Income: 1960		1,079	1,491	
1967		1,437	2,162	











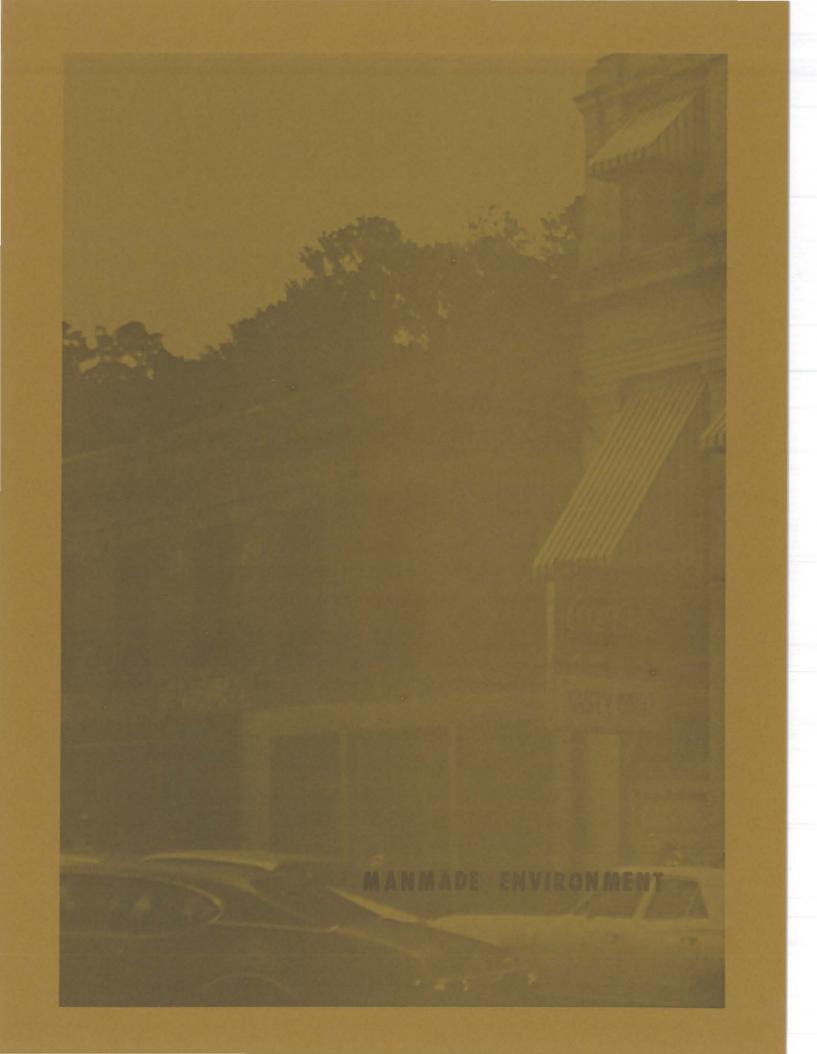
Medium Income

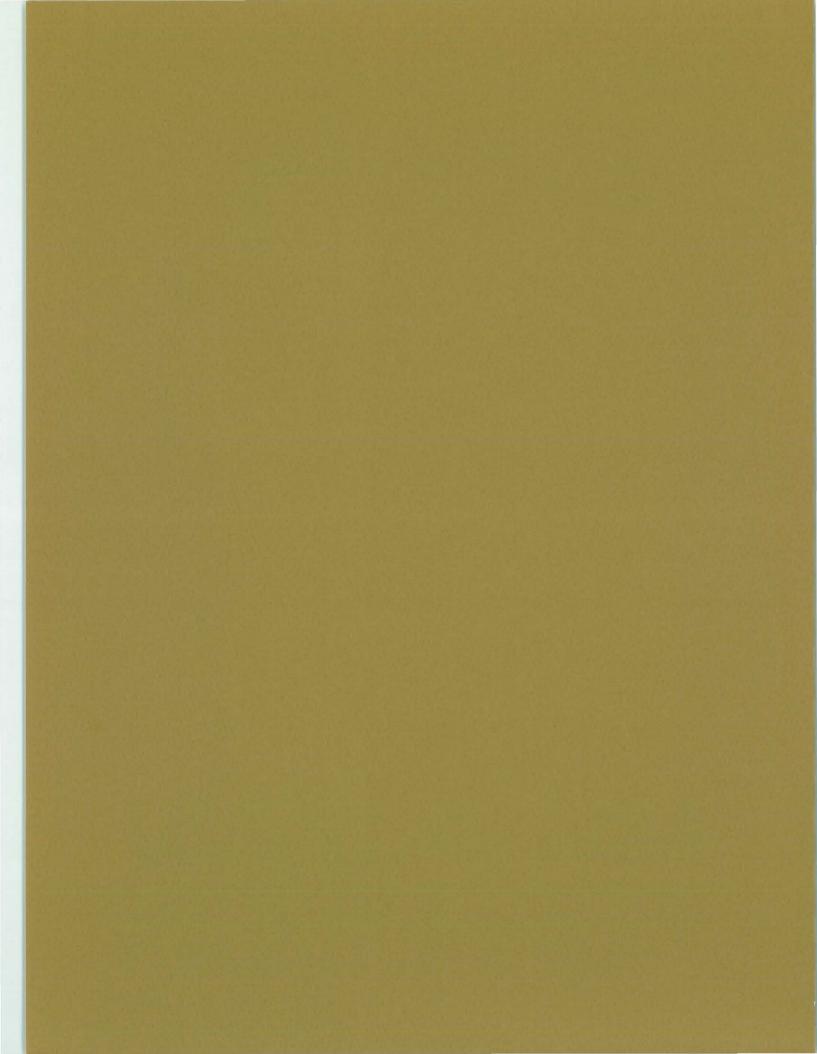
Low Income

Source: Alabama Development Office

GENERAL DISTRIBUTION OF INCOME

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EXISTING LAND USE

The present use of land in the Wetumpka planning area is another basic feature of the city which must be analyzed. As a part of the Wetumpka Reconnaissance Survey a generalized land use map was compiled. Generally the Reconnaissance Survey reported (1) a haphazard intermixing of land uses, (2) a great deal of vacant land within the corporate limits, and (3) that most land outside the city is vacant. This report presents a more detailed analysis of the use of land in Wetumpka.

The Wetumpka planning area is 23.90 square miles; of which 7.18 square miles are within the corporate limits of Wetumpka. Within the planning area only a little over two square miles is developed and within the corporate limits slightly over one and one-half square miles are developed. The remaining area is agricultural, vacant land or water. Water bodies account for 422.8 acres or 2.5 percent of the total planning area. Undeveloped land and agriculture account for 15,295.1 acres or almost 90 percent of the total planning area.

VACANT AND AGRICULTURAL LAND

The flood prone area in the Wetumpka planning area covers 2,200.0 acres. This represents 12.9 percent of the total area. Within the flood plain area there is minimal development; about a tenth acre each of residential and commercial. A park of 3.5 acres is also located in this area, but is considered a compatible use.

Agricultural land in the planning area accounts for 3,693.7 acres, or 21.7 percent of the total area. The majority of agricultural land is outside the corporate limits and west of the present City of Wetumpka. Some agricultural property exists south of the city and west of U. S. 231 which is now primarily pasture land. The majority of agricultural land is located outside the areas of steep topography.

Areas considered to have excessively steep slope were those areas generally determined to have over 12 percent slope. Within the general areas delineated, as shown on Illustration 5, there are 4,394.3 acres. These areas are considered undevelopable except for scattered, high cost residences and open space. The areas of steep slope are largely in forest cover and account for 25.8 percent of the total planning area.

As reflected above the flood prone area and areas of steep slope account for a total of 6,594.3 acres or 38.7 percent of the total planning area. This represents 43.1 percent of the 15,295.1 acres of undeveloped land and is considered not suitable for development. In addition there are other areas, because of depth to bedrock, soil percolation, and shrink/swell potential that were described in the soil interpretations as creating moderate to severe development problems. Since this area was not specifically located it was assumed that an additional 10 percent of the area was undevelopable. Thus 53.1 percent of the vacant land in the planning area is considered suitable for future urban development.

Developed land in Wetumpka occupies 990.9 acres; which represents 261.7 acres per thousand population. This reflects the dispersed development and topography of the area. The west side of Wetumpka is relatively compact while the east side has experienced strip development along U. S. 231. The severe topographic conditions east of the Coosa River also account for the dispersal of development on this side of town. In the future compact development can occur in west Wetumpka and south of the city. Topography east of the city will perpetuate the dispersed, low intensity type of development. RESIDENTIAL

Residential development accounts for 51% of the developed land within the corporate limits. Most of this is single family development with multi-family uses randomly dispersed throughout Wetumpka. Residential growth occurred primarily south of Wetumpka and was annexed. This trend is expected to continue as the dominant growth pattern for the next few years. After the interstate is completed growth to the west of Wetumpka should increase. The key to this growth pattern will be the provision of access between the interstate and Wetumpka.

COMMERCIAL

Commercial development in Wetumpka is scattered and profuse. Presently 3.6 percent of the city is commercially developed. A minor part of the total is in the downtown area. Strip commercial development exists along South Main Street, Company Street and a portion of U. S. 231.

A number of businesses are mixed in the residential land use on the west side of Wetumpka. In the future efforts to control dispersal of such non-conforming uses should be strict and methodical. This will prevent uncoordinated growth.

Growth in the central business area is practically impossible due to the topographic conditions. It is proposed that efforts be made to consolidate this area and provide parking. As such the area will be accessible and continue to serve a large portion of Wetumpka's shopping needs.

Major commercial growth in the form of a subregional shopping center will also be feasible in the future. Because of the regional aspects this center will have to be highly accessible and will probably serve a large part of Elmore County. The relation of such a facility to the lake area will also be an important consideration.

Secondary commercial growth will occur south of Wetumpka to serve the newly developing residential areas. This growth should be planned and consolidated in a neighborhood center. Because of the proximity of Fort Toulouse this center could be larger than normal and incorporate certain tourist facilities and services.

Overall commercial growth should continue, but a reordering of uses will be required if efficient, economical business development is to occur. Also, a number of commercial uses should be terminated or limited to minimize blighting effects on other parts of the community.

-66-

INDUSTRIAL

Industrial development occupies almost 4 percent of the total developed land in Wetumpka. As reflected by the low percentage, industrial development has been minor up to now. Unfortunately, even though the amount of development is low, it is widely scattered and severe incidences of non-compatibility occur. In time these uses need to be relocated or phased out.

As with commercial use, Wetumpka also enjoys a favorable position in the region for industrialization. The land needed for industrial growth is projected to increase and development should occur in logically located, preplanned industrial parks.

PUBLIC AND SEMI-PUBLIC

Public and semi-public land includes the schools, parks, hospital and other similar facilities. Currently the schools, hospital and governmental property accounts for the majority of the land in this category. The total area devoted to parks and recreation is deficient and poorly distributed in Wetumpka. Based on overcoming this deficit and allowing for growth the amount of public land will increase; both in terms of acreage and as a percentage of total developed land. At the present time public and semi-public property occupies about 14% of the developed area. SUMMARY

The land use statistics for Wetumpka are summarized in Table 13 which shows acreage and percent of development. The existing land use pattern is graphically portrayed on Illustration 10. The preceeding

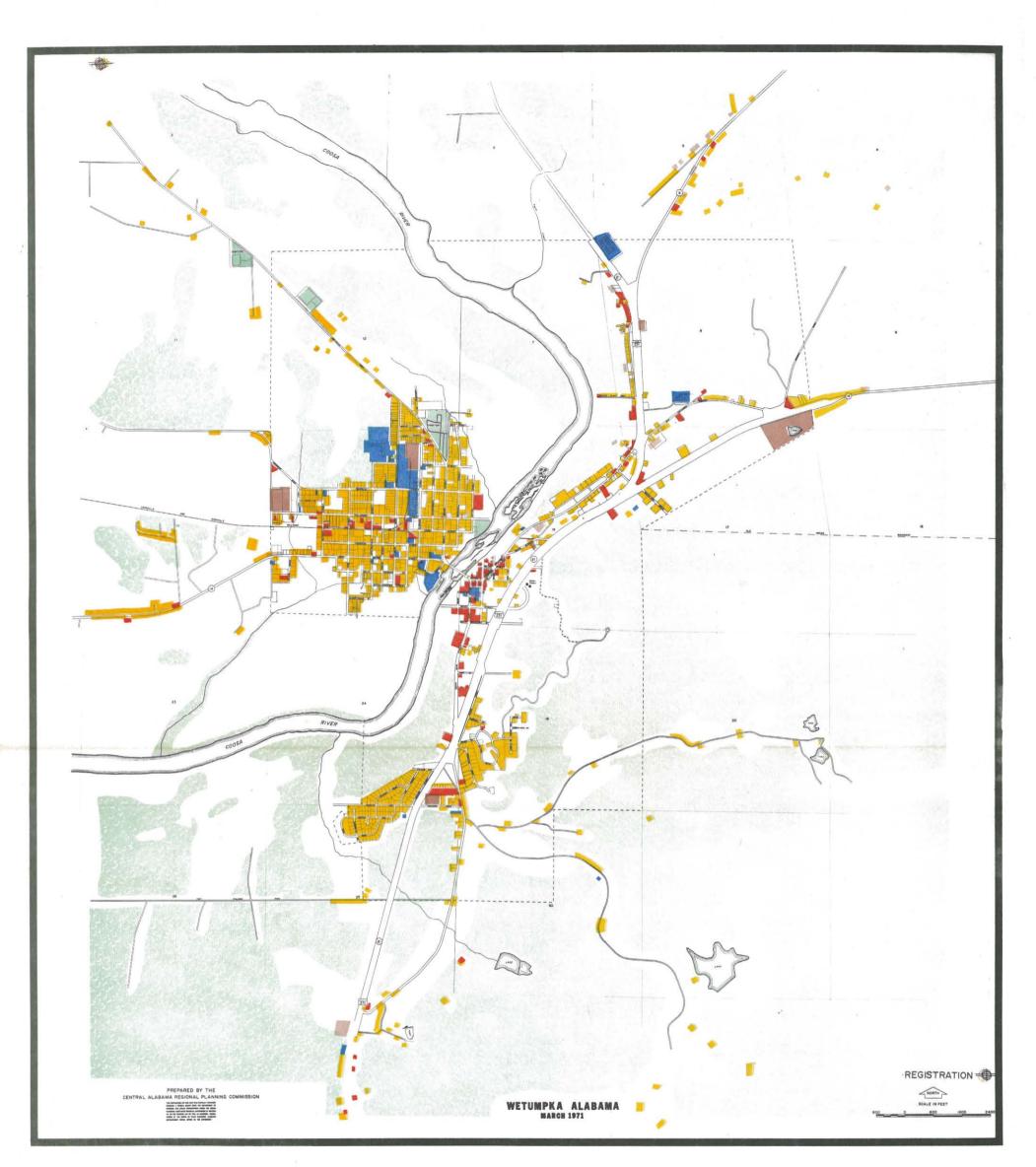
discussions have pointed out some existing land use deficiencies in Wetumpka and indicated general trends of future development. Based on these conditions and plan details, which will be specified in subsequent sections, the future land use plan can be developed and community policies established to take positive steps toward implementation.

TABI	E 13
EXISTING	LAND USE
WETUMPKA,	ALABAMA
10	971

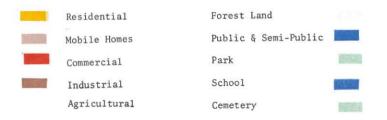
	CITY OF	WETUMPKA	URBAN FI	RINGE	PLANNIN	G AREA
LAND USE	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
Total Area	4,598.4	100.0	12,401.2	100.0	16,999.6	100.0
Water	240.3	5.2	182.5	1.5	422.8	2.5
Land	4,358.1	94.8	1,221.7	98.5	16,576.8	97.5
Undeveloped	3,367.2	73.2	11,927.9	96.2	15,295.1	90.0
Developed	990.9	21.6	290.8	2.3	1,281.7	7.5
Undeveloped Land	3,367.2	100.0	11,927.9	100.0	15,295.1	100.0
Agricultural	662.6	19.7	3,031.1	25.4	3,693.7	24.2
Forests	2,704.6	80.3	8,896.8	74.6	11,601.4	75.8
Developed Land	990.9	100.0	290.8	100.0	1,281.7	100.0
Residential	505.3	51.0	113.7	39.1	619.0	48.3
Single Family	479.0	48.3	101.5	34.9	580.5	45.3
Multi Family	12.3	1.3	-	-	12.3	1.0
Mobile Homes	14.0	1.4	12.2	4.2	26.2	2.0
Commercial	35.9	3.6	9.8	3.4	45.7	3.6
Industrial Public and Semi-	38.5	3.9	-	-	38.5	3.0
Public	142.7	14.4	15.3	5.2	158.0	12.3
Transportation	268.5	27.1	152.0	52.3	420.5	
Development Suit- ability						
Flood Prone a/	480.7		1,719.3		2,200.0	
Residential	.1	-	-	-	.1	-
Commercial	.1	-	-	-	.1	
Public	3.5	-	-	-	3.5	
Vacant Land	477.0		1,719.3		2,196.3	
Steep Slopes <u>a</u> / Other Develop-	759.2		3,635.1		4,394.3	
ment Problems a/ Unsuitable Vacan			1,192.8		1,529.5	
Land	1,572.9	46.7 <u>b</u> /	6,547.2	54.9 <u>b</u> /	8,120.1	53.1 <u>b</u>
Developable Vacant Land	1,794.3	53.3b/	5,380.7	45.1b/	7,175.0	46.9b

b/ Percent of undeveloped land.

Source: Central Alabama Regional Planning and Development Commission



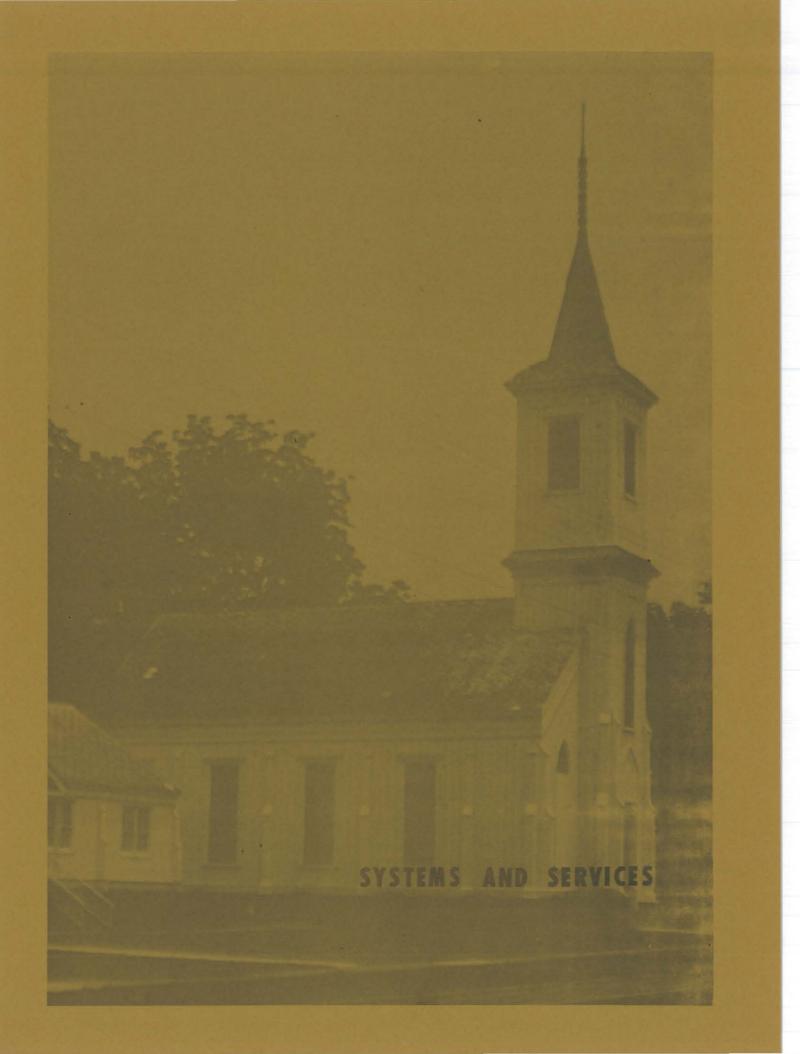
LEGEND

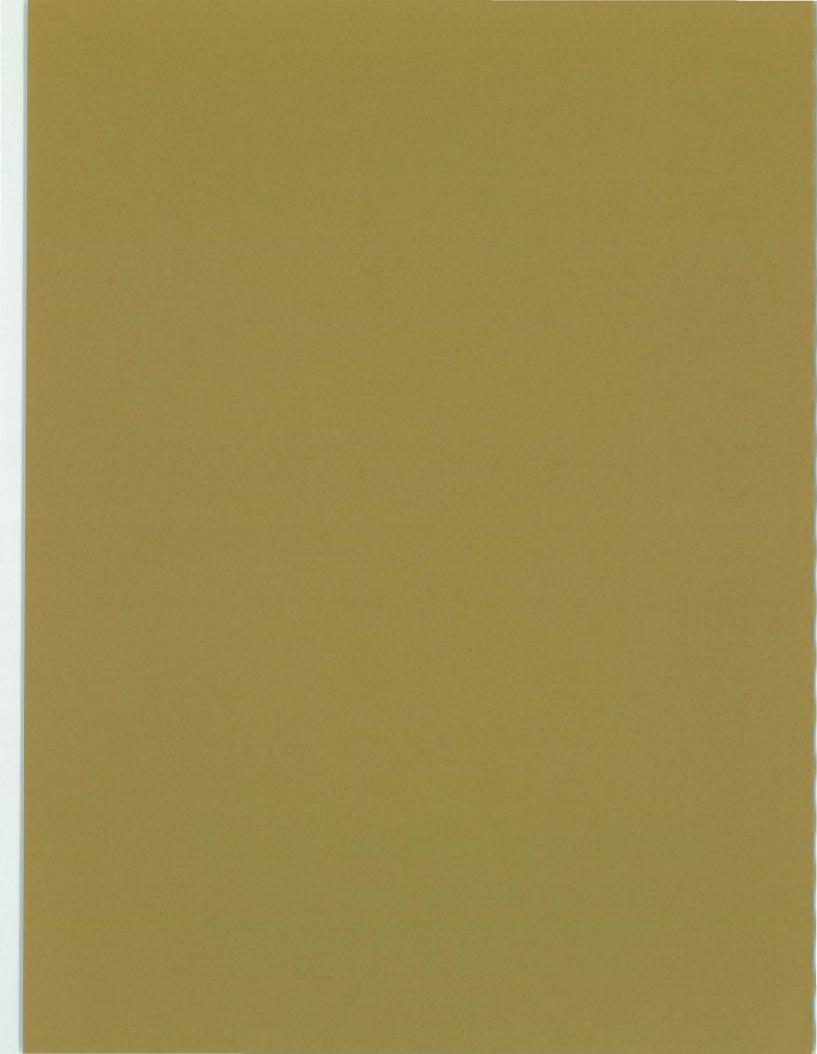


Source: Central Alabama Regional Planning & Development Commission Field Survey, March, 1971.

EXISTING LAND USE

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SYSTEMS AND SERVICES

The provision of certain community facilities and services has become a fundamental process of government. The following study segments are presented as a general guide to future decision making and coordination of plans in regard to the provision, expansion and extension of various types of systems and services commonly considered as community facilities. Included in this discussion are public buildings, protection services, educational facilities, parks and recreation, water system and the sanitary sewage system.

Post Office

The post office is located on East Main Street near Commerce Street. It was completed in 1937 and is considered to be adequate to serve Wetumpka throughout the planning period. The present location also conforms with the Development Plan proposal to create a Civic Complex southwest of the downtown commercial area. The major consideration in the redesign of the area will be to provide adequate truck access for mail trucks and convenient parking and drop points for the residents of Wetumpka. This is more fully portrayed in the Civic Complex proposal.

Courthouse

The Elmore County Courthouse is located in Wetumpka off East Main Street just south of the downtown area. The building was constructed in 1931 and is basically sound. Space is inadequate for efficient operation of the various departments and is critical for some departments. In addition to the shortage of space the general layout is not conducive to smooth governmental

-73-

operation. It is proposed that the judiciary functions of county government remain in this structure, but that a new county administrative office be constructed. As shown in the Civic Complex proposal a joint City - County building is suggested.

The County Jail is located in a separate building behind the Courthouse. This building is modern, having been constructed in the late 1950's, and considered adequate.

Government Offices

The Pensions and Security Office, a county extension of a state function, is also in a relatively new structure behind the Courthouse. Other governmental functions are dispersed in Wetumpka. The Civic Complex proposal incorporates a governmental office structure which could be developed to consolidate the miscellaneous governmental offices located in Wetumpka.

City Hall

The current City Hall facility is located in the rear of the block of East Main Street and East Bridge Street. The building was actually designed with commercial enterprise in mind. The City functions of police, water works, recorders office and library are included in the structure. The building was erected in 1930 and is antiquated and functionally obsolete. It is recognized and conceeded that a new facility is required.

Apart from financial considerations there are four steps in planning a new city hall. They are: 1) determining the need for a new or expanded structure; 2) choosing a location; 3) studying space requirements;

-74-

and 4) developing site and building plans. Generally the first two steps are planning considerations and the latter two steps are architectural in nature.

It has already been determined that new facilities are needed; both for the City Hall and the Courthouse. It is proposed that the two units combine their efforts and build one structure for joint administrative purposes. It is proposed that the new facility be located in the central Civic Complex.

Library

The library is located on the second floor of the City Hall structure. Because of the location of the structure near the commercial area parking space is usually unavailable. The facility is also hard to reach because of the location on the second floor. Finally, and making the facility almost inaccessible, the library is only open 10 hours per week. Three days a week it is open from 3 to 5 p.m. and from 8 to 12 on Saturday.

The Wetumpka library has approximately 6,000 volumes available. Only 1,000 are owned by the city library. Another 2,000 are reference books owned by the regional library and 3,000 books are exchanged by the regional library in Dadeville. A bookmobile also operates out of Dadeville and makes scheduled stops throughout Elmore County. The County pays \$5,700 a year to the regional library.

In order to provide an adequate library facility it is proposed that the Courthouse be remodeled and the library incorporated in this structure. This would keep the library facility within the proposed Civic Complex and enable more than adequate space for expansion.

-75-

TABLE 14

GUIDELINES FOR DETERMINING MINIMUM LIBRARY SPACE REQUIREMENTS

		SHELVING SPACE ^{a)} Linear				Estimated Additional	
Population Served	Size of Book Collection	Feet of Shelving ^b)	Amount of Floor Space	Reader Space	Staff Work Space	Space Neededc)	Total Floor Space
Under 2,499	10,000 vol.	1,300 linear ft.	1,000 sq. ft.	Min. 400 sq. ft. for 13 seats, at 30 sq. ft. per reader space	300 sq. ft.	300 sq. ft.	2,000 sq. ft.
2,500 - 4,999	10,000 vol. plus 3 books per capita for pop. cver 3,500	1,300 linear ft. Add 1 ft. of shelving for every 8 bks. over 10,000		Min. 500 sq. ft. for 16 seats. Add 5 seats per M. over 3,500 pop served, at 30 sq. ft. per reader space		700 sq. ft.	2,500 sq. ft. or 0.7 sq. ft. per capita whichever is greater
5,000 - 9,999	15,000 vol. plus 2 bks. per capita for pop. over 5,000			Min. 700 sq. ft. for 23 seats. Add 4 seats per M. over 5,000 pop. served, at 30 sq. ft. per reader space	Add 150 sq. ft. for each full time		3,500 sq. ft. or 0.7 sq. ft. per capita, whichever is greater

a) Libraries in systems need only to provide shelving for basic collection plus number of books on loan from resource center at ANY ONE TIME.

b) A standard library shelf equals 3 linear feet.

c) Space for circulation desk, heating and cooling equipment, multipurpose room, stairways, janitors supplies, toilets, etc., as required by community needs and the program of library services.

Source: Public Library Service (Public Library Association, 1962)

Civic Complex

The proposed Wetumpka Civic Complex will consolidate various governmental functions along East Main Street near the existing Courthouse. Such an arrangement would enable the convenient and efficient handling of many business matters as well as creating a pleasant, attractive environment. A sketch plan of a potential arrangement of structures, landscaping and parking is included here as ILLUSTRATION 11.

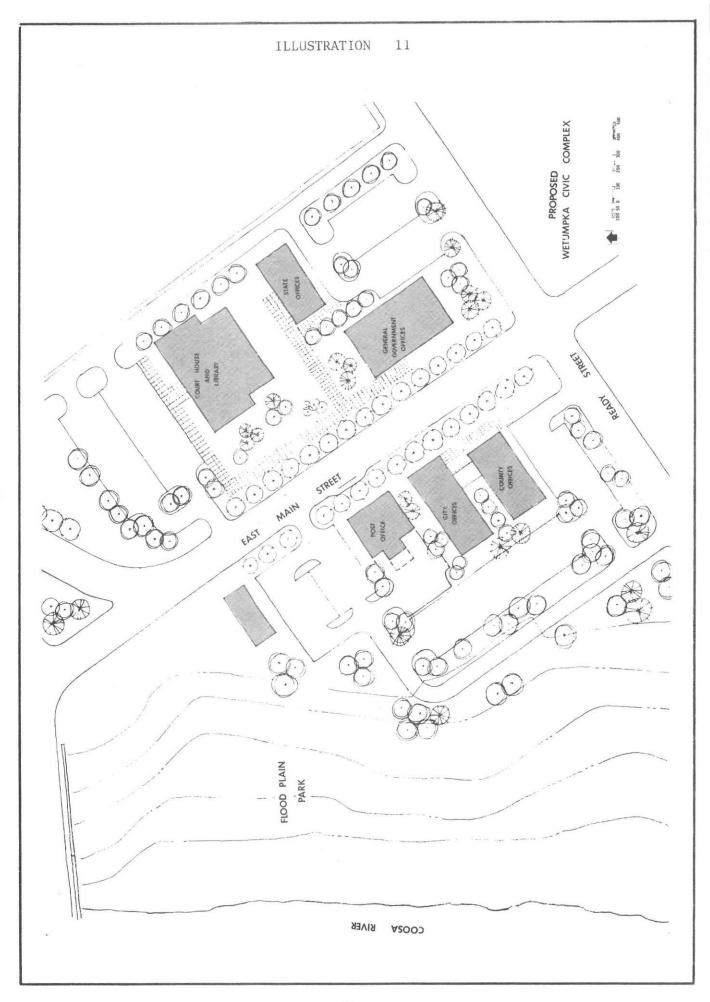
Fire Department

The fire station is located off Company Street on Hill Street in central Wetumpka. The station is in a commercial structure which was converted in 1950. The building is inadequate and the City has plans to build a new fire station on South Main Street near U. S. 231. This location will provide better service to new residential areas to the south and will still be within one mile of the present downtown. The location is about two miles from the hospital, but access is relatively rapid via U. S. 231. This leaves only the western portion of Wetumpka to be better served.

In order to properly locate the west side fire station, certain standards need to be considered. These are set forth in TABLE 15.

To provide better protection to the west side of the City, a second fire station should be located in this area. Considering probable growth trends and thoroughfare proposals, a site on West Bridge Street near the west corporate limits should be a good site for the station. A site in this area would be about a mile from the bridge which would avoid excessive double coverage, but still provide good coverage in the central area. By being near

-77-



the proposed major arterial following the west corporate limits relatively good coverage of new development north and west of the city will also be provided.

TABLE 15

LOCATION STANDARDS FOR FIRE STATIONS

Type of Area	Nearest Pumper Co. ^{a)} Running Distance	Nearest Ladder Co. ^{b)} Running Distance
High Value	3/4 mile	l mile
Medium Value	1 1/2 miles	2 miles
Scattered Residential	3 miles	
 a) In municipalities having companies = .085 + .12 	g less than 50,000 population the	number of pumper

(P) = Population in thousands

 Ladder companies are generally not required in communities of less than 10,000

Source: American Insurance Association

Existing fire equipment includes two fire trucks and other general equipment. The two trucks are: (1) 1954 GMC, 500 gallon pumper and (2) 1969 GMC, 750 gallon pumper. The city also has a 2,000 gallon tanker truck on a 1961 GMC frame. These trucks are equipped with ladders (less than 50' of reach) and hose and are all considered to be in good condition. The normal life of a fire truck is considered to be 15 years so replacement of the 1954 truck should be anticipated. However, as indicated by the standards in TABLE 15 two pumper companies are not really required. Since none of the ladders reach above 50' a hook and ladder could be

-79-

added to supplement existing equipment. If this is done the oldest pumper truck could be maintained and held in reserve.

The volunteer rooster carries 38 men, but experience has shown that about 15 men respond to fire alarms. The volunteers elect their own Chief and Assistant Chief each year. Manpower is an area of critical need for Wetumpka in the future. Standards for personnel to man various types of fire equipment are shown in TABLE 16.

TABLE 16

	STANDARDS FOR FIREMEN	and the second
EQUIPMENT AVAILABLE	MEN ON DUTY	
Pumper Company	4-5	ž.
Ladder Company	5-6	
Pumper-Ladder Company	8-10	

Source: American Insurance Association

As reflected by TABLE 16 Wetumpka should have a minimum of eight men on duty. If the hook and ladder is purchased and when two stations are constructed there should be 9 to 12 men on full duty.

Two meetings are held each month to conduct training sessions. These meetings are held at the fire station. Two fire drills per year are held at each public school and inspections of businesses and residences are made at the request of owners. No other educational programs exist. Currently the fire department is operated out of Wetumpka's "General Fund" and maintains a Class 8 rating.

Police Protection

The Wetumpka Police Department is staffed by 7 full-time employees, 2 of which have had formal training in law enforcement. The present ratio is 1.9 officers per thousand population which exceeds the standard of 1.75 officers per thousand population. Therefore the existing staff is considered adequate. To maintain a standard level of service one more policeman should be added before 1980 and another before 1990. The department is equipped with two radio patrol cars. Equipment should be upgraded and another patrol car should be placed in service by 1980.

The police station is currently in City Hall and the space is inadequate. This problem should be resolved with the provision of new city office space. The City utilizes the County jail which is adequate.

Health Facilities

The 38 bed Elmore County Hospital was constructed in 1959 and based on the desired standard 4 beds per thousand population the facility is inadequate. However, there are three factors which must be considered. Tallassee Memorial Hospital, which is about twenty miles away, has 55 beds and serves eastern Elmore County. Montgomery with major medical facilities and 898 beds is about fifteen miles from Wetumpka. Last, a 33 bed expansion is planned for the Elmore County Hospital which will increase its capacity to 71 beds. Based on the availability of nearby hospitals it is assumed that the proposed expansion will be adequate to meet the needs of central Elmore County and Wetumpka.

A nursing home "Valley Brook Park" is operated at 208 Marshall Street by a private firm. This facility located in the old General Hospital building

-81-

has excess beds at the present time. The current capacity of the facility is 80 beds with 58 occupied. Based on the standard of 2 beds per thousand population the existing capacity should serve the needs of the area throughout the planning period.

Schools

The schools in Wetumpka are a part of the Elmore County school system. There are three schools in the city; namely (1) Wetumpka Primary School; (2) Wetumpka Middle School; and (3) Wetumpka High Schools. The various data on each school is shown in TABLE 17.

TABLE 17

ELMORE	COUNTY	SCHOOLS	LOCATED	IN	WETUMPKA	
		1971				

School	Age of Buildings	Grades	Acres	Enrollment	Classrooms	Students Per Classroom
Primary	45	1-2 ^{a)}	1	391	14	27.9
Middle	9	3-7	20	1,026	35	29.3
High	32	8-12	6	911	37	24.6
TOTALS			27	2,328	86	27.1

Source: Elmore County Superintendent of Education

The following standards for school construction can be utilized to estimate the adequacy of the existing school facilities.

TABLE 18

School Type	Grades	Students Per Room	Site Size a) in Acres
Elementary	1-6	30	5
Middle	4-8	30	8
Junior High	7-9	28	15
Senior High	9-12	25	25
a) For each additional 10		ltimate enrollment add	d 1 acre to site size.

GUIDELINES FOR DETERMINING SCHOOL SPACE REQUIREMENTS

The three schools are closely grouped together on Alabama and West Main Streets. At the present time the location of the Dan River Mill creates excessive traffic in the vicinity of the schools and the industrial use is not compatible with the surrounding residential uses. At some time in the future the industry should be relocated and it is proposed that the land be used to create a central school complex. Currently the school sites are a minimum of 10 acres below standard. The proposal to relocate the industry would not entirely overcome this deficit so other site expansions would also have to be made. The best area for this expansion to occur is behind the middle grade school.

Recent changes in attendance patterns and school assignment make past enrollment trends useless to determine the future enrollments. It is estimated that about 2,400 students could be accommodated in the existing facilities. With this level of enrollment it would become increasingly necessary

-83-

to expand and improve the total school site. In addition the facility presently utilized as a primary school needs to be replaced. This would decrease the enrollment capacity to slightly over 2,000 students, but would eliminate a severely substandard facility.

School proposals are offered here as suggestions because they are not binding on Wetumpka officials. It is suggested that local people strive to have the County Board of Education demolish the existing primary school, expand the school campus to a minimum of 40 acres and remodel existing facilities as required. As the site is expanded new classrooms could be added to replace the rooms which would be lost when the elementary school is demolished.

RECREATION FACILITIES

Wetumpka currently operates two parks; Memorial Park and the Wetumpka Recreation Center. The facilities at Memorial Park include general playground equipment, a community house (with kitchen facilities), tennis court, volley ball court, picnic tables, barbeque pit, scout hut and a swimming pool with bath house. Currently the swimming pool is closed. Memorial Park is located at the southeast corner of Tallassee and Cotton Streets in north Wetumpka. The site is about 2 acres.

The Wetumpka Recreation Center is located on a 5 acre site north of Wetumpka on Lancaster Street. Facilities at this park include general playground equipment, an indoor recreation building, a baseball field, a storage building and a dwelling unit for the caretaker. A summer recreation program is directed by a temporary parks director.

-84-

In addition to the public parks operated by the city there are several privately owned parks. The JayCee's own a ball field north of Wetumpka on Highway 111. This ball field has two baseball diamonds used for the Dixie Youth League and the Babe Ruth Leagues.

Another baseball field is located on private property at the corner of Tuskeena and Broad Streets. Facilities include a baseball diamond. Another playfield owned by the AME Zion Church is located at the corner of Milly Francis and Optheola.

TABLE 19 summarizes recreational standards by type of facility.

TABLE 19

Type of Facility	Age <u>Group</u>	<u>Siz</u> Minimum	e Desirable	Required By Population
NEIGHBORHOOD:				
Totlot or Playlot	Under 5	1/4 ac.	5 ac.	1 lot per 300 to 700 persons
Playground	Primarily 5-15	3 ac.	5 ac.	1 acre per 1,000 persons
Neighborhood Park	All ages	1 1/2 ac.	5-10 ac.	l acre per 1,000 persons
COMMUNITY: Playfield	15 & Over	12 ac.	20 ac.	1 1/4 ac. per 1,000 persons
Community Park	All ages			1 park for 20,000 persons
GENERAL: Tennis Court Swimming Pool Baseball Field Softball Field				1 per 2,000 persons 1 per 20,000 persons 1 per 6,000 persons 1 per 3,000 persons

RECREATIONAL STANDARDS

Source: Central Alabama Regional Planning and Development Commission, Preliminary Comprehensive Plan, 1990, 1970. Based on the general recommendation that recreational acreage be provided at 10 acres per 1,000 population, excluding school playgrounds, Wetumpka has a present need for an additional 33 acres. This need will have increased to 53 acres by 1990 unless additional lands are acquired before that time. The greatest recreational needs are for neighborhood parks equipped to handle various age groups. Proposed parks should provide convenient recreational facilities for all parts of Wetumpka. Each park should be located near the center of the residential area to be served or located in conjunction with some other special feature or open space. Parks should vary in size according to population to be served although 5 to 10 acres are generally adequate for neighborhood parks.

FACILITIES SUMMARY

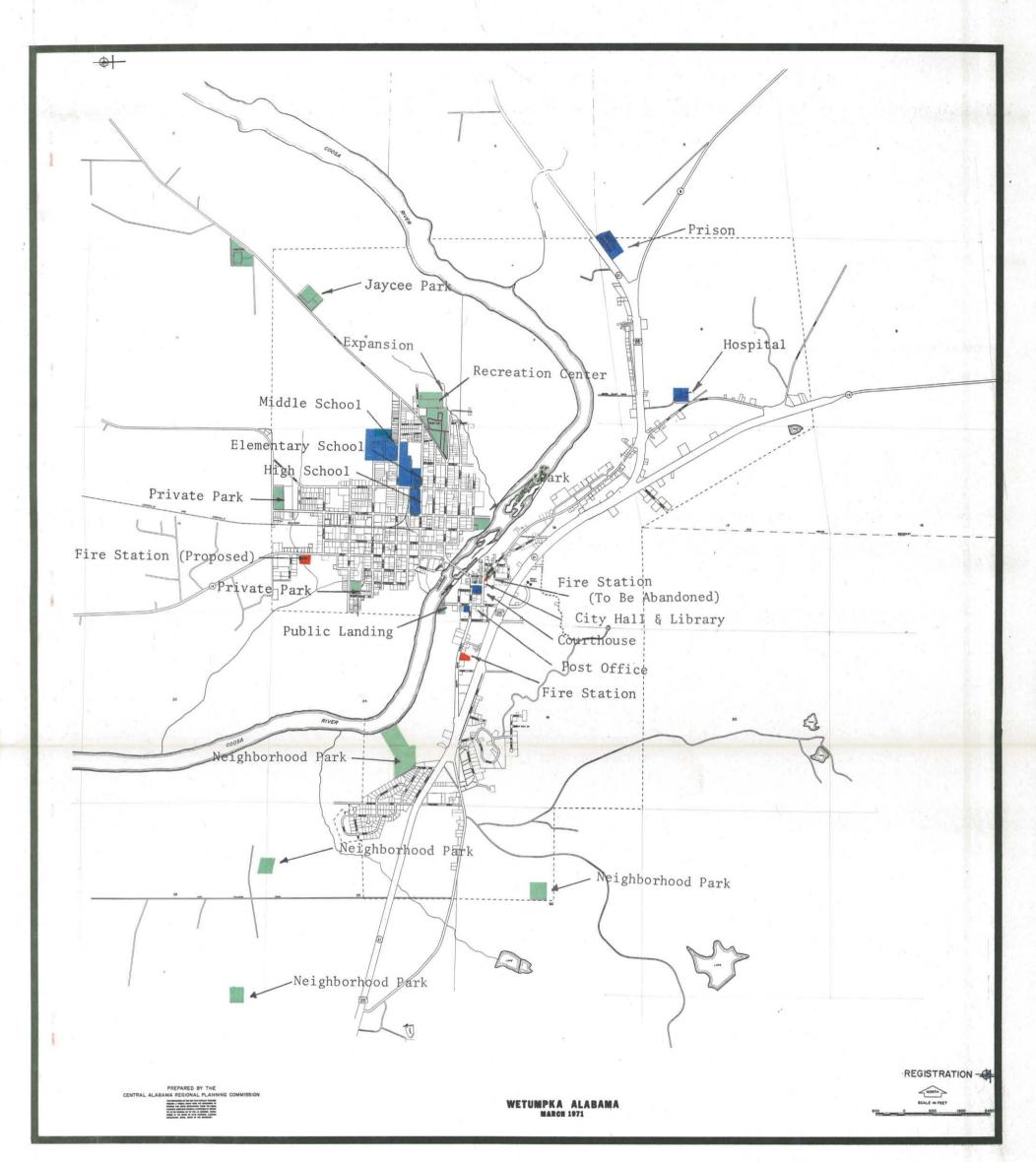
The location of existing and proposed community facilities are graphically presented on ILLUSTRATION 12.

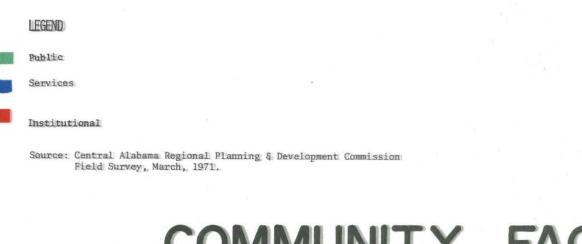
WATER SYSTEM 7)

The Wetumpka system derives its supply from the Coosa River which has a minimum average flow of 1,375,300,000 gallons per day. About 3 years ago, the city improved the system by adding a goagulation basin to the filter plant, a new stand-by service pump, base facilities for two additional pumps, a 500,000 gallon standpipe and generally reinforced and extended the distribution system. The above improvements increased the capacity of the system to 1,152,000 gallons per day and was considered to be Stage I. As built drawings of the system are available from the consulting engineers. Stage II will consist of an increase in plant pumping capacity to an approximate maximum of 2,400 gallons per minute. The treatment plant is located next to the Coosa River about 1 1/4 miles from

7) Data prepared by York Engineering, Montgomery, Alabama under contract to the Alabama Development Office.

-86-





COMMUNITY FACILITIES

the standpipe. These facilities are connected with parallel mains of 8 and 12 inch. The remainder of the distribution lines vary from 2 to 8 inches; the majority of which are 6 inches or smaller.

There are 1,250 water meters connected to the present system. This represents approximately 96% service to the total industrial, commercial and residential units within Wetumpka. With a present population of approximately 3,850 persons $^{8)}$ the domestic demand, based on 100 gallons per capita per day, should be 385,000 gallons. The actual usage is about 500,000 gallons. This gives an average consumption of approximately 130 gallons per capita per day.

The present fire demand, based on the formula of the American Insurance Association, is approximately 1,960 gallons per minute. The domestic demand, based on current consumption, is 347 gallons per minute. With the maximum pumping rate of 800 gallons per minute, the calculated storage required for an 8 hour duration fire would be the fire demand of 1,960 gallons per minute, plus the domestic demand of 347 gallons per minute, less the pumping rate of 800 gallons per minute, or approximately 650,000 gallons. The present storage capacity adequately meets this demand.

Using the same formula and a projected population in 1990 of 4,660⁹⁾ persons, the fire demand would be 2,160 gallons per minute and the domestic need would be 420 gallons per minute. Utilizing existing pumping rates the

 $^{8)}$ The population as reported by the 1970 Census was 3,786.

9) The Alabama Development Office provided the projection of 4,660 in 1990 to York Engineering. This is 995 lower than the Central Alabama Regional Planning projection of 5,655. required storage is the fire demand of 2,160 gallons per minute, plus the domestic demand of 420 gallons per minute, less the pumping rate of 800 gallons per minute, or approximately 865,000 gallons.

Therefore, the present reservoirs of 1,000,000 gallons will be adequate throughout the 1970 to 1990 planning period. For purposes of this report and indicating future improvements the planning period was divided into Phase I (1970 - 1980) and Phase II (1980 - 1990).

During Phase I primary improvements will be the completion of Stage II along with extensions and additions to subdivisions within the city limits and those areas to be annexed. It is standard practice in Wetumpka for the City to install water mains at the developer's expense or the City will accept a system installed by the developer, provided it meets all the requirements and specifications of the City.

The following improvements are included in Phase I. The assigned line numbers are for identification and do not represent priority. The growth and subsequent demand for water service should determine priorities.

Line 1 is the extension of a 6 inch main along Jasmine Hill Road to the city limits.

Line 2 is the addition of lines in the undeveloped portion of Meadow Brook subdivision.

Line 3 would enable the addition of a possible subdivision south of South Boundary Street, west of the Coosa River.

Line 4 provides for the addition of probable subdivisions north and south of Alabama Highway 111, approximately 1/2 mile from the city limits.

<u>Line 5</u> allows for the extension and addition of possible subdivisions on undeveloped portions of West Micanopy, North Autauga, North Gaddis and North Pine Streets, along with loop ties for better circulation.

-90-

Phase II improvements are as follows:

Line 6 is the extension of an 8 inch main along U. S. Highway 231 to the south city limits and looping back to the Old Montgomery Highway.

Line 7 is the extension of the main on Emerson Road and looping back down Emerson Street and providing service on the hill behind the reservoir.

Line 8 allows the further development of the subdivision between Micanopy and Alabama Highway 111.

Line 9 provides for the addition of a subdivision at the end of North Bridge Street.

Estimated costs of these improvements are tabulated below by planning phase and graphically displayed in ILLUSTRATION 13.

PHASE I

Line No.	Approximate Length - Size	Estimated Cost
1	2,600 L. F. 6"	\$14,300.00
2	15,000 L. F. 6"	75,000.00
3	25,000 L. F. 6"	125,000.00
4 5	10,000 L. F. 6"	50,000.00
5	6,500 L. F. 6"	29,250.00
	1,600 L. F. 8"	8,800.00
	PHASE II	
6	4,500 L. F. 8"	23,750.00
7	30,000 L. F. 6"	165,000.00
8	20,000 L. F. 6"	90,000.00
	5,000 L. F. 8"	27,500.00
9	15,000 L. F. 6"	67,500.00

SUMMARY

The present water supply and system of Wetumpka is adequate to meet current demands. With the completion of Stage II phase of the water

treatment plant and installation of the proposed lines the water service demands throughout the entire planning period should be adequately met.

SANITARY SEWERS 10)

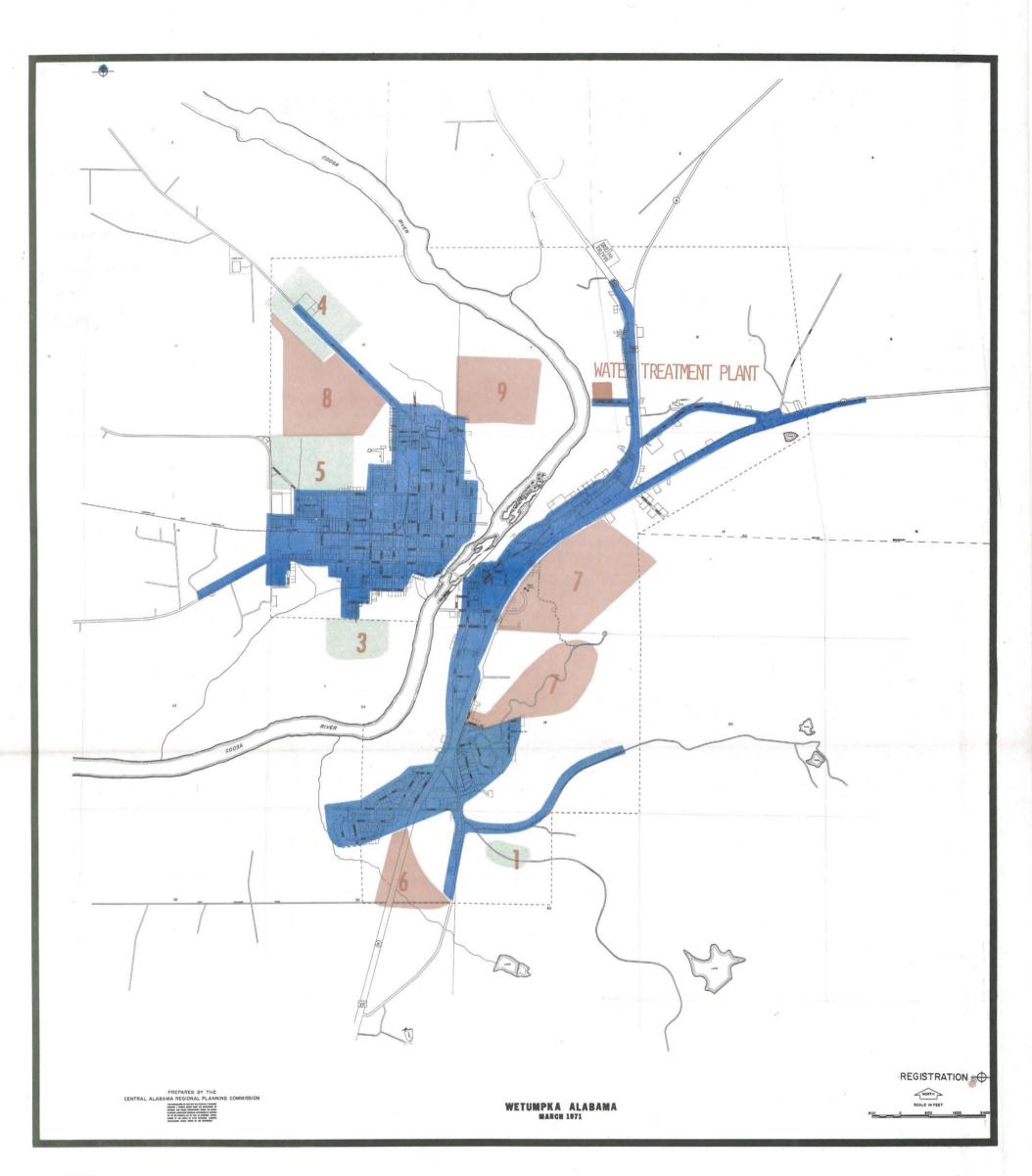
The City of Wetumpka has recently stopped dumping raw sewage in the Coosa River and installed sewage lagoons. At the time this was done many other improvements were made to the system. Extensions and additions, along with the necessary lift stations, were added in order to make the system workable. These improvements cover approximately 95% of the developed areas. The remaining 5% that is unserved is located in the more remote areas, but within the city limits. The improvements along with subdivision regulations requiring that proper sewage facilities must be present in order to be annexed has placed Wetumpka in good shape as far as existing sanitary service is concerned.

Wetumpka, unlike most towns its size, has two separate sanitary systems, including 2 lagoons. This was necessitated by the fact that the Coosa River divides the city into two portions. The portion of the City to the east is mostly hilly and rough whereas the portion to the west is flat and gently sloping. The two existing lagoons are 23 acres each and both are designed to handle 7,000 persons. Therefore the existing facilities should be adequate to handle residential sanitary wastes throughout the planning period.

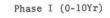
As in the discussion of the water system the planning period has been divided into two phases; Phase I from 1970 to 1980 and Phase II from 1980 to 1990.

-92-

Data prepared by York Engineering, Montgomery, Alabama under contract to the Alabama Development Office.







Phase II (10-20Yr)

Existing Service Area

Area Identification Number 0

Source: York Engineering Co.

WATER SYSTEM

The additions and extensions proposed in Phase I and Phase II are indicated by areas. As with the water proposals these are for identification purposes and do not reflect priorities.

The growth in Phase I is projected to be scattered and consist of two types of development. The first type is planned subdivisions with inplace facilities. The second type of development would be individual lot developments along existing or dedicated streets. In the latter case, it is more or less axiomatic that if sanitary sewer service is to be provided on the City must do it. Individual owners are usually not in a position to handle such an undertaking. Phase I proposals are listed below.

<u>Area 1</u> lies west of U. S. Highway 231, north of Meadow Brook subdivision.

<u>Area 2</u> is located north of area 1 across the river south of South Boundary Street.

<u>Area 3</u> is along both sides of Alabama Highway 111, approximately 1/4 mile from the City limits.

<u>Area 4</u> is approximately 1/4 mile from the City limits along the Old Montgomery Highway.

<u>Area 5</u> includes the extension of lines along Micanopy, Autauga and Gaddis Streets.

The growth in Phase II of the planning period will be along the highways leading into Wetumpka, in areas of rougher terrain to the east of the river and possibly in some isolated areas west of the river such as north of Myrtle Street. It will be far more expensive to provide sanitary facilities in these areas than the areas served in Phase I. The following proposals are included in Phase II.

-95-

<u>Area 6</u> lies along both sides of U. S. Highway 231 south from Charles Avenue to the south city limits.

<u>Area 7</u> stretches along both sides of U. S. Highway 231 north from Woodlawn Drive to Georgia Road.

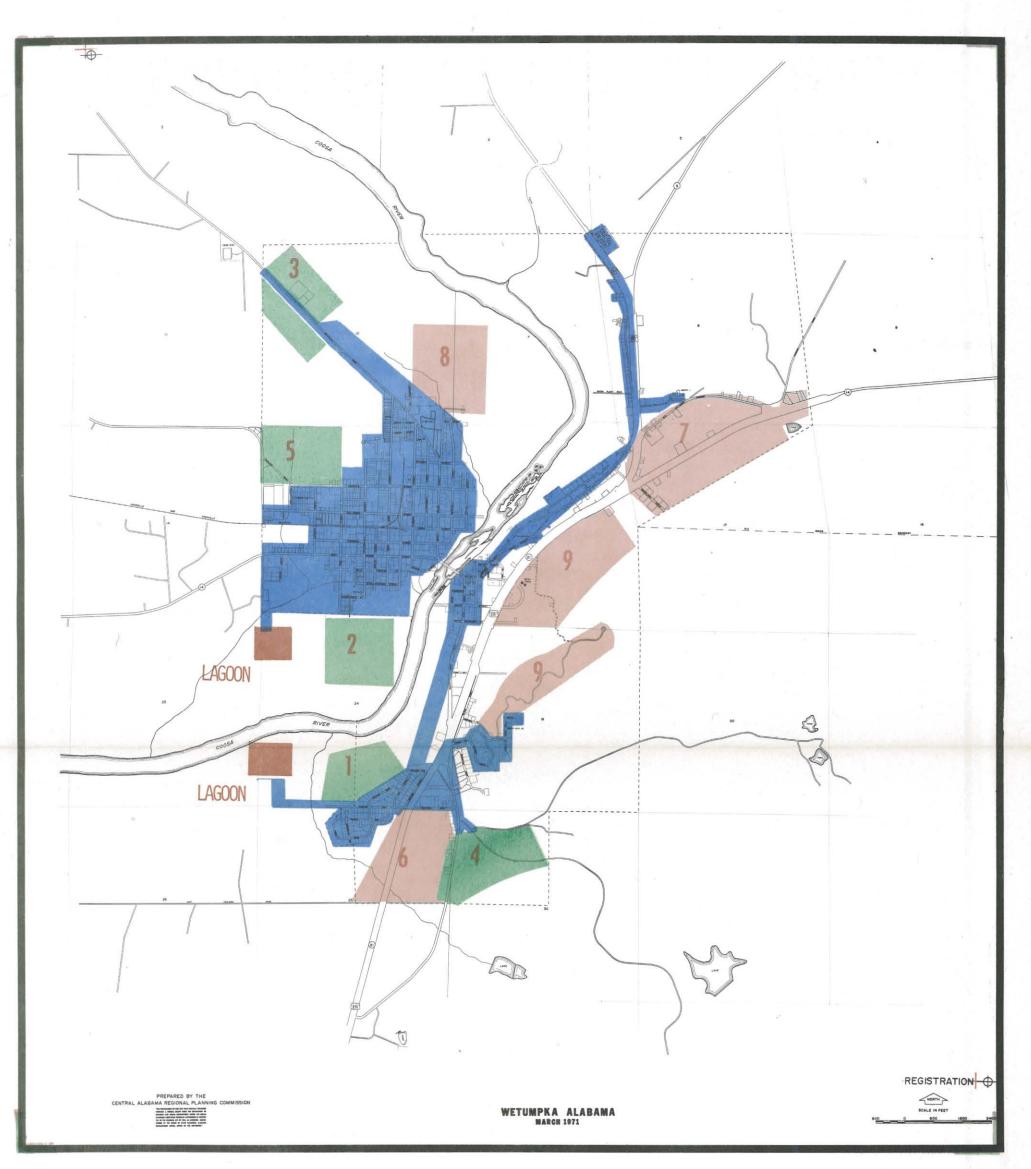
Area 8 is the area north of Myrtle Street, west of the Coosa River.

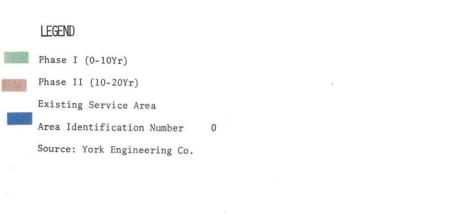
<u>Area 9</u> is in two parts, one being along Emerson Road and the other being east of U. S. Highway 231 behind the reservoirs.

The estimated costs for sanitary improvements are listed below by phase and area and graphically located on ILLUSTRATION 14.

PHASE I

Area No.	Approximate Length -	Size Estimated Cost
1	7,500 L. F. 8" 2,000 L. F. 4"	
	1 Pumping Station	20,000.00
2	10,000 L. F. 8" 2,000 L. F. 4"	
	1 Pumping Station	25,000.00
3	8,000 L. F. 8" 1,500 L. F. 4"	
	1 Pumping Station	20,000.00
4	10,000 L. F. 8" 1,000 L. F. 4"	
	1 Pumping Station	20,000.00
5	4,800 L. F. 8"	V.C. 28,800.00





SANITARY SEWER SYSTEM

PH	AS	E	II	

6	2,	500 L	. F	7. 8"	V.C.	16,250.00
7	6,	200 L	J. F	?。 8''	V.C.	37,200.00
8	3,	000 L 000 L	. F	7. 10"	V.C. V.C.	102,000.00 21,000.00
	1,	500 L	4. F	?。 4''	Force Main	6,000.00
9	13,	000 L	. F	· 8''	V . C .	130,000.00

SUMMARY

The sanitary sewer system provides nearly complete coverage of the developed area of Wetumpka. The present treatment facilities should handle the anticipated disposal demands throughout the twenty year planning period. However, a constant check should be made on the operation of the lagoons for effectiveness of treatment. An increase in use of garbage disposal units in homes, or the addition of industrial waste could change the character of the sewage and increase the biochemical oxygen demand, or possibly the industrial waste could hinder or destroy bacterial action. Of course, if such should occur, remedial steps must be taken immediately.

STORM DRAINAGE

The eastern portion of Wetumpka has rolling uplands with slopes from 5 to 15%, narrow valleys and short drainage areas. The western and extreme southern portions of the city have a topography of gentle slopes to flat flood plains, with meandering stream beds and larger drainage areas. These different topographical features give Wetumpka a wide variety of drainage patterns along with varying problems and solutions.

-99-

The problem in the upland portion is maintly that of erosion. As long as the natural vegetation is maintained, there should be no problem. When development occurs, plans and designs should include measures to check and prevent this occurrence. Some methods are simple, such as leaving proper vegetation cover where possible, sodding of bare slopes and replanting shrubs and trees. Other methods, such as, slope paving, piping, concrete lined ditches, ground swalls and ditch checks require more time and expense. These, along with other methods in a well designed development plan, will prevent erosion and other drainage problems arising from such occurrence.

To the south of the river and east of the Old Montgomery Highway, the area is relatively flat and drains to the northwest toward the Coosa River. At present, the majority of these drains are open ditches with piping across the highways. These ditches need cleaning periodically to prevent obstruction and retardation of flow. In that part of Wetumpka west of the river, the very flatness of the terrain has created drainage problems.

Another major factor in the design of storm drains is the possibility of flood water intrusion, thus retarding flow and causing water to pond in the streets. A thorough investigation of the areas subject to flood should be made and provisions provided.

SUMMARY

Storm drainage is presently inadequate. In order to solve these problems, it is essential that a topographic map of the area be made, profiles run on streets and existing drains, and a complete set of engineering plans

-100-

be prepared. The plan can be prepared utilizing data developed in the regional document "Preliminary Surface Drainage Study". In the interim period until the local detail plan can be prepared local officials in Wetumpka should use the regional study for guidance.

When a master plan is devised, its application would be governed through a central planning commission. Individual development, coordinated through this commission as a final authority, would ensure proper coherence to the master plan. Although it may not be economically possible to correct all of the problems at one time, construction or remedial measures should conform to this master plan. Even though construction may be on a piecmeal basis, adherence to a plan would ensure proper operation of the system upon completion.

TRANSPORTATION SYSTEMS

Air Travel

The Wetumpka airport is located about seven miles west of downtown Wetumpka. It has a paved runway of 2,500 feet and is lighted for night-time operation. There are accompanying light service facilities operated by Capital City Aviation. As such the air field can efficiently handle small and medium sized aircraft.

Commercial air transportation is available at Dannelly Field in Montgomery; a distance of about 19 miles. Montgomery is served by three airlines which have 21 flights per day. Connections are made directly to other major southern cities and to Atlanta where transferring enables connection to all major U. S. cities.

-101-

Railroad

Presently, Wetumpka is on a branch line of the L & N Railroad which connects to the main line. This spur serves a limited portion of Wetumpka west of the Coosa River. In the future it is proposed that the spur be stopped west of the present city limits and that the excess track be removed. This would eliminate a blighting influence in the residential areas of west Wetumpka.

Surface Transport

Wetumpka is served by a network of county, state and federal highways which enable both passenger and freight service to all parts of Alabama and beyond. Passenger service is provided by three (3) <u>bus lines</u>. Greyhound and Trailways are both national systems and the third is Ingram bus lines. This is a semi-local system which provides limited service between Montgomery and Wetumpka. Freight service is provieed by nine (9) truck lines. These lines and the type of service offered are listed below.

TRUCK FREIGHT SERVING WETUMPKA

	SERV	/ICE
CARRIER	REGULAR	IRREGULAR
A-OK Motor Lines	Х	
Baggett Transportation Co., Inc.	X	
Canton Transfer Co.	Х	
Deaton Truck Lines		Х
Hall Motor Express	Х	
North Alabama Express	Х	
Osborne & Co. Truck Lines		Х
Red Wing Carriers		Х
Superior Trucking Co.		х

-102-

Thoroughfares

Thoroughfares, or streets, comprise the dominant circulation system in Wetumpka. These traffic arteries move traffic through and within Wetumpka. To plan for both types of movement the accompanying sketch Thoroughfare Plan shows both major and collector thoroughfares. The major thoroughfares are the highways that provide access to Wetumpka. Collector thoroughfares are primarily for the people of Wetumpka. These streets provide access between homes, jobs, schools, shopping and connect to the major thoroughfare system. The major traffic movements in the Wetumpka area are reflected by the traffic volumes shown on ILLUSTRATION 15.

Regional Arteries

The regional comprehensive plan is a combination system of radial and loop roads. In this plan Wetumpka is located on a major "regional radial" coming out of Montgomery and on a major "circumferential loop". This connection to the regional system will serve two principle functions. First, high speed arteries such as these by-pass densely developed areas to facilitate movement of traffic. Second, these major arterials provide rapid access to the vicinity of major centers within the Central Alabama Region. Although these two functions overlap the development of an efficient system must realize these two functions and maintain integrity from smaller arterials which penetrate and promote access to land areas devoted to residential, commercial, industrial, recreational or agricultural uses.

At the present time the major regional arterials in Wetumpka are U. S. 231 and State Highway 14 and 111. Route A, U. S. 231, is the regional

-103-

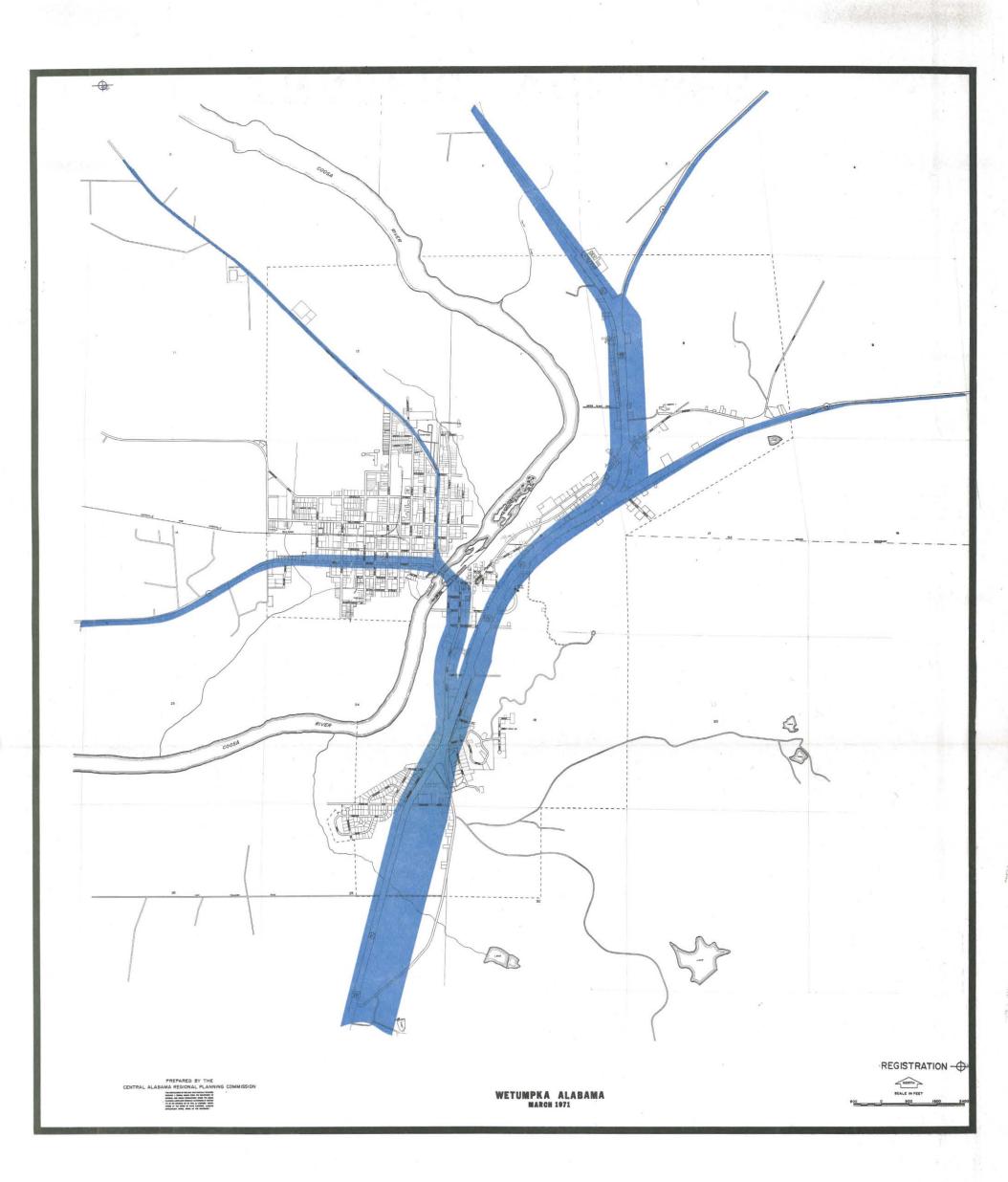
radial coming out of Montgomery, but there is no route suitable for consideration as the circumferential route. The proposed section of the regional circumferential loop road, Route B, can also function as a northern bypass for State Highway 14. According to the regional plan this arterial would be a controlled access, four lane divided facility. To meet present needs a smaller road will suffice, but the full right of way should be acquired.

Local Arterials

As a part of the long range proposals South Boundary Street, Route C, has been considered for use as a southern by-pass. This function would be enabled by the development of a road from State Highway 14 west of Wetumpka to U. S. Highway 231. Ultimately this arterial should be extended east to serve the hilly area east of the city and connect to the circumferential route beyond the present planning area. This would be one of the major arterials necessary to open this area for development.

With the development pressures that exist south of Wetumpka early action will be required on Route D, Fort Toulouse Road. The segment from U. S. 231 west to the historic park should be developed to serve both the park and potential residential areas between the Coosa and Tallapoosa Rivers. Based on potential traffic volumes, the desirability of good aesthetics, and the required turning movements to afford access to residential development, it is proposed that this street is developed as a boulevard with turn lanes and a minimum of crossing intersections. To the east of U. S. 231 this would be a major arterial to create access to potential development areas and should eventually be extended to the circumferential road beyond the planning area.

-104-





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TRAFFIC VOLUMES

U. S. 231 would continue to be the major arterial for north-south movement through Wetumpka. With the ultiment development of the circumferential road it would also serve north-south movement on the extreme eastern edge of the city. The intersection of 231 and the loop road will require major improvements and influence the present intersection of State Highway 9.

It is proposed that Route 9, referenced as Route E, be realigned to run parallel to 231 until it intersects old Route 14. From 14 south the street should be continued as a major arterial serving the hilly area. An important feature of this realignment is that the Elmore County Hospital would be served by another major arterial and greatly benefit from increased accessibility.

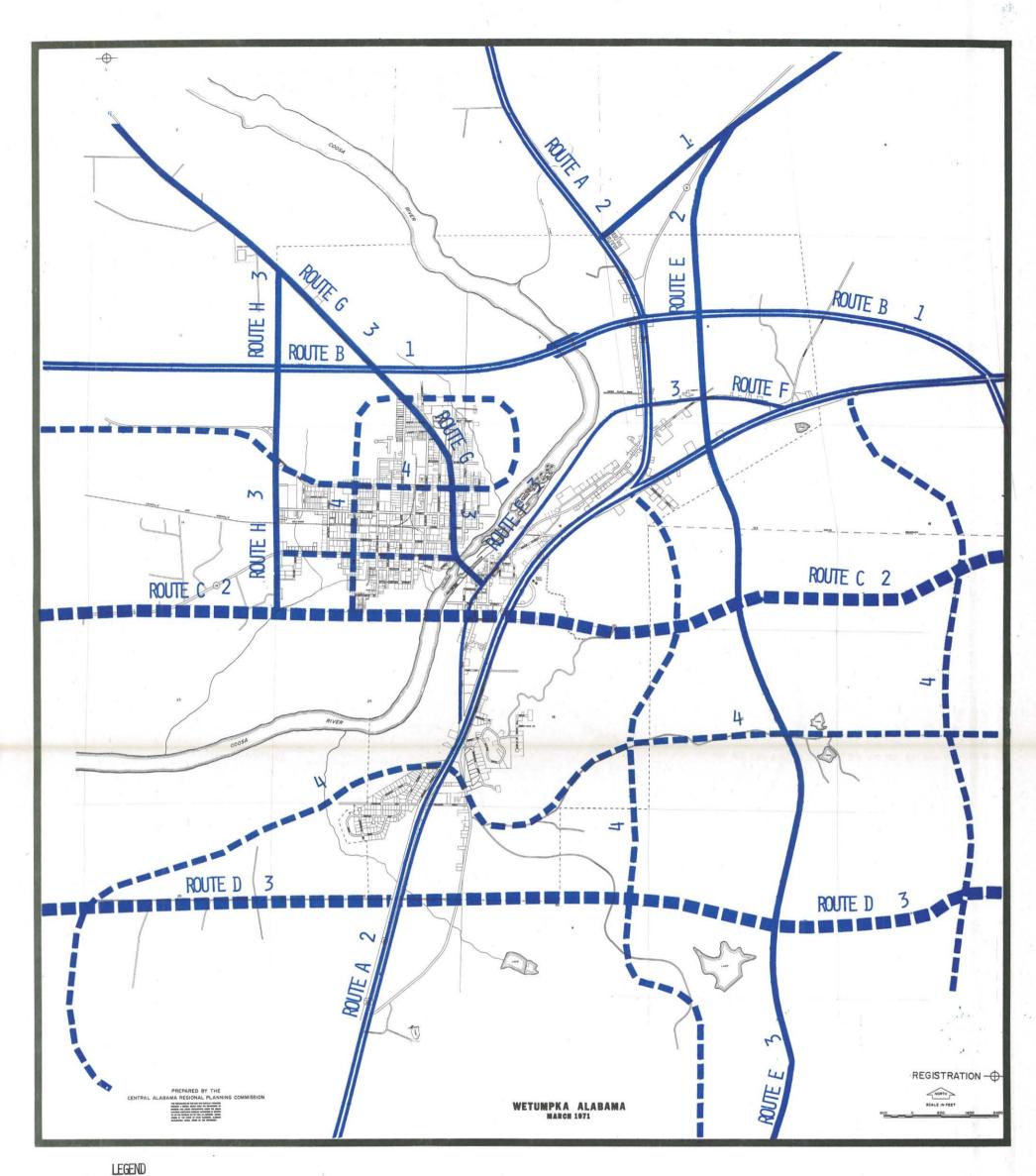
Another arterial paralleling U. S. 231 is the business route, South Main Street, which leaves 231 south of the city and leads to the bridge. It is proposed that realignment of Main Street and Company Street be undertaken in the downtown area to improve movement and accessibility to the commercial area. To the north of the commercial area it is proposed that, as a long range improvement, Route F, be re-routed to more closely follow the flood plain and cross 231 to give direct access to the hospital. Such a realignment would open area for more intense residential development along the Coosa River.

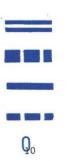
In west Wetumpka State Highway 111, Route G, will continue to serve north-south movement from the present bridge northward. It is proposed that a new major arterial, Route H, be developed along the existing west corporate limits. This street should extend from Route 111 to the proposed arterial at South Boundary.

Route 14, because of the existing development of churches and facilities, should be maintained as a collector street from the existing west corporate limits

-107-

to the bridge. Other proposed collector streets are shown on the Sketch Thoroughfare Plan, ILLUSTRATION 16, but are not discussed here because they can be developed as subdivision plats are submitted for review. The plan also includes route references keyed to the text and a cross section index key to ILLUSTRATION 17. The cross sections shown are the appropriate cross sections from the region plan and the Wetumpka Subdivision Regulations.

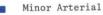




Regional Freeway



Major Arterial

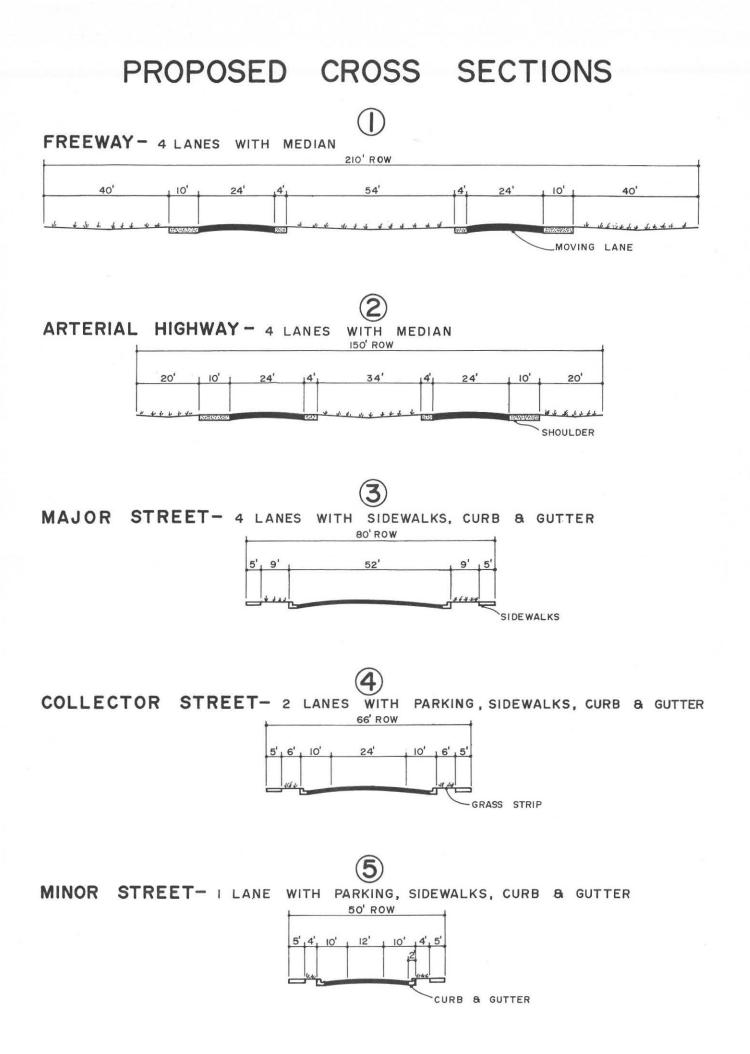


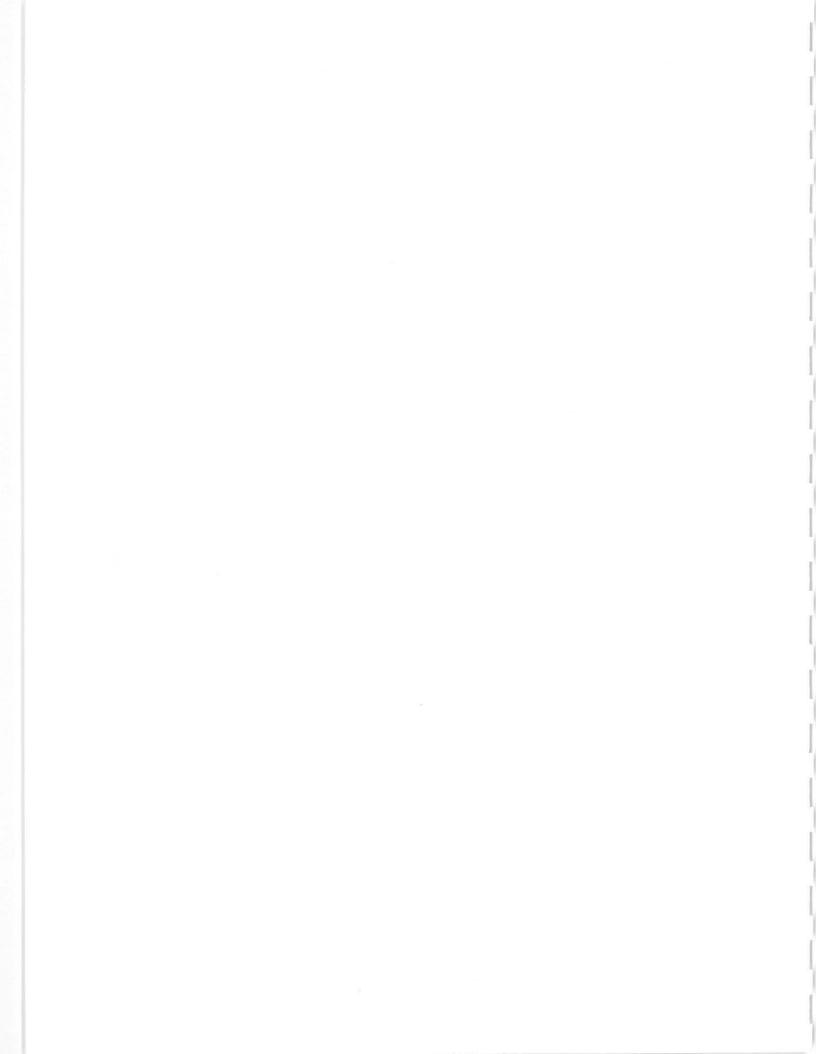
Collector Streets

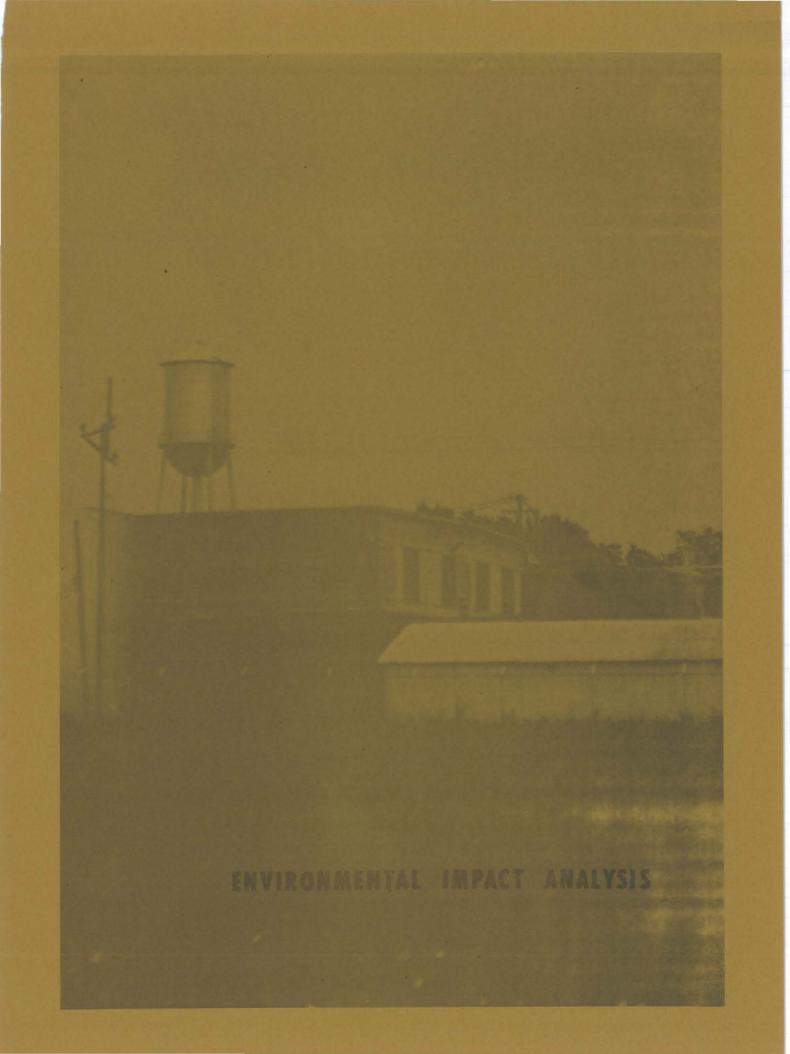
Cross Section Index

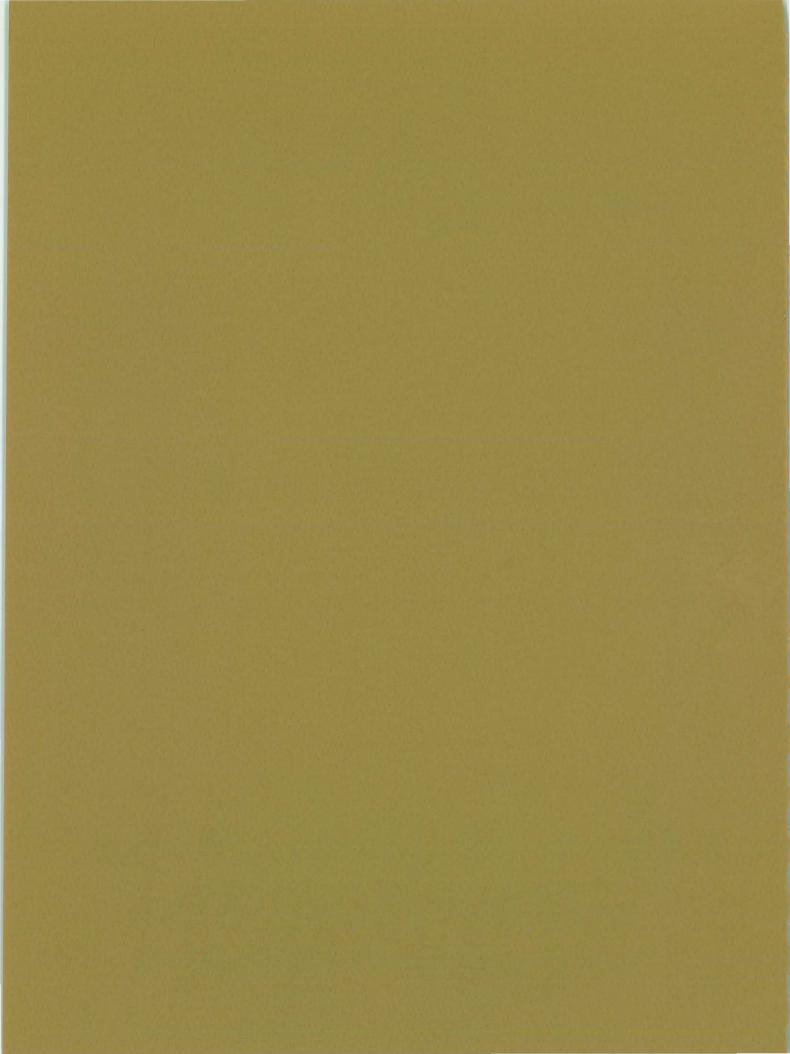
Source: Central Alabama Regional Planning & Development Commission

THOROUGHFARE PLAN









ENVIRONMENTAL IMPACT ANALYSIS

In the previous sections of the Development Plan individual systems and services were independently analyzed. In this section the problems will be viewed on a citywide basis with a comparative analysis being made. In this way it can be shown how poor conditions and problems tend to cluster in certain areas of the city. The following section analyzes these disorders to determine and evaluate the total environment for industry, commerce and housing in Wetumpka.

INDUSTRIAL

The Wetumpka Board of Commissioners appointed the Industrial Development Board of the City of Wetumpka in 1965 under the provisions of the Cater Industrial Act of the State of Alabama.¹¹⁾ The Board is composed of nine business leaders appointed to staggered six year terms. Its purpose is the promotion of industry and development of trade. The Board is authorized to buy land, build buildings and equip them through the issuance of bonds payable solely from the revenues and receipts derived from such properties. All properties financed under the bond program are exempt from ad valorem taxation.

Alabama has a "Right-to-Work Law" which provides that no citizen of the State shall be denied the right to work by reason of membership or non-membership in any labor organization. Union activity in the Montgomery area is confined to the usual construction and utility organizations. Unions are virtually unknown in Elmore County. Past employer/employee relations have been excellent and this is one of Wetumpka's major attractions to industry.

11) Title 37, Section 815 - 830, Code of Alabama

As indicated earlier in this report Wetumpka is a satellite community of Montgomery and is a suitable site for complementary, marginal and neophyte industries. In addition ample quantities of water and hydroelectric power are available. It was also indicated that ample industrial sites were available. The Montgomery Chamber of Commerce, which serves Elmore County, shows four sites to be available for industrial purposes.

The Central Alabama Regional Planning Commission has proposed a 510 acre river industrial site west of Wetumpka. This site proposal fully incorporates one of the sites shown by the Chamber of Commerce. The Wetumpka Development Plan shows an additional large industrial site which also incorporates another of the Chamber of Commerce sites. A third site is adjacent to the large site proposed in the Development Plan and should be considered a secondary alternative. The fourth site, on U. S. 231 near the hospital, was sited for replanning and would result in small sites suitable for truck transport users.

Under normal circumstances the size of the industrial sites shown would be considered exorbitant. However, in view of the location relative to Montgomery and the overall regional industrial aspects, the amount of land is not so extreme. It must be remembered that it will take some time for the area to be fully utilized. As planned the area is accessible by rail, regional major thoroughfares and is convenient for the ultimate extension of all city utilities. As such the ultimate use and proper subdivision of the site rests with local officials and promoters.

COMMERCIAL

The Wetumpka Central Business District (CBD) consists predominantly of commercial establishments, with government buildings clustered on the

-114-

south side of the Business Core. It has many of the same problems which are confronting central business districts throughout the nation.

Basically, the CBD is ugly, with a strikingly large percentage of deteriorating and dilapidated structures and an unpleasant jumble of signs and advertisements. This is especially true of the Business Core. Other problems are the number of vacant buildings and the lack of accessibility of the CBD. Businesses which wish to expand are leaving the CBD--including the Wetumpka City Government--because the topography of the area in effect prevents expansion of the district.

Demand

The next several years will see alterations in the pattern of demands on the CBD. Likely, interconnected, influences include population growth, probable development of a Regional Shopping Center and the construction of the proposed new bridge across the Coosa River.

Population growth should mean increased retail trade. In fact, in recent years there has been a total increase in firms of 40.9 percent, with a 51.5 percent increase in sales.

Construction of the proposed new river bridge in the northern section of Wetumpka will mean a lessening of through traffic in the CBD. Traffic circulation patterns in the city will be changed, causing changes in the patterns of retail trade and likely changes in store locations.

Elmore County has great potential to become a prime recreation area for the population within a 50 to 100 mile radius, and Wetumpka is in a good location for a Regional Shopping Center for this recreation area. With

-115-

the increasing number of second homes on area lakes and the general population increase of Elmore County, the demand is there. Wetumpka's CBD cannot answer this demand because of its insufficient parking facilities and lack of accessibility, and therefore the construction of a Regional Shopping Center within the next decade is a vertual certainty. Naturally, this center would attract not only a large portion of the retail trade of the CBD, but also a significant number of its businesses.

Results

So far, the combination of the increasing retail demand and the problems of the Wetumpka CBD has resulted in strip development south of the CBD along South Main Street, and the beginnings of a minor shopping area where Company Street joins U. S. Highway 231.

The continuation of this trend seems assured. The topography of the CBD prevents its expansion, hampers efforts to increase parking facilities and discourages construction of more streets to increase access. Retail trade can be expected to decrease while business moves to greener pastures, such as the Regional Shopping Center. Thus, the CBD is expected to become a Government-Secondary Business District.

Plan

"If you can't beat 'em; join 'em." The regarding of the CBD to a Secondary Business and Government District is effectively inevitable, so the best plan is to work with this trend in order to control it.

The strip developments along South Main and Company Streets should be encouraged and improved by the construction of service and access roads to

-116-

prevent traffic congestion. Adequate parking facilities should be required, and a landscaping program should be begun to improve appearance.

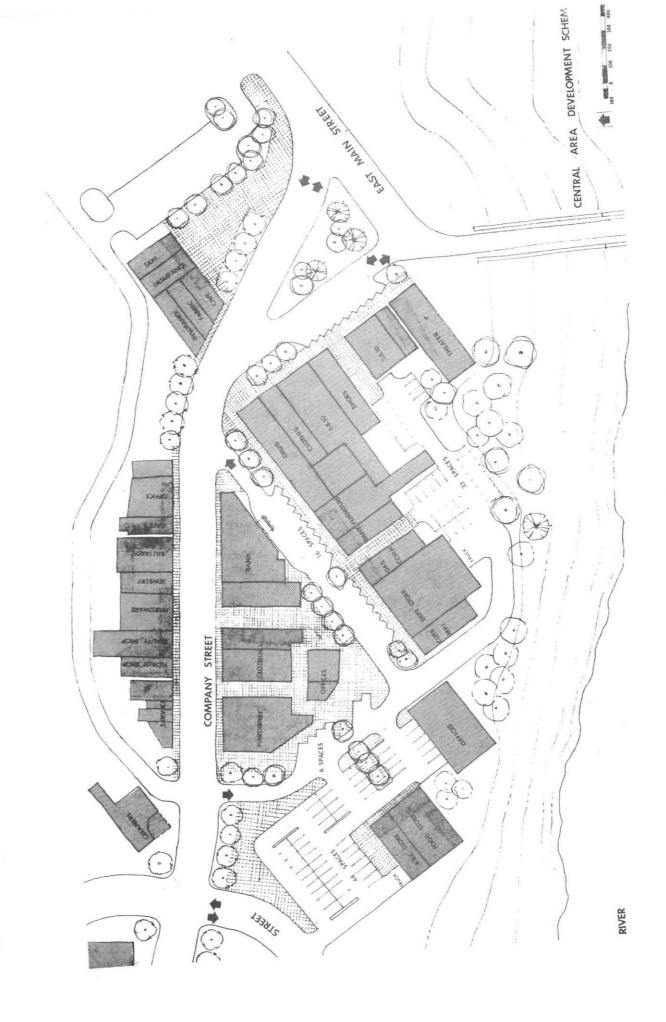
A study should be done of the possible characteristics of a Regional Shopping Center, so that the City will know exactly what to encourage in its development.

For the CBD, ILLUSTRATION 18 shows possible improvements. This is only a sketch plan and is intended primarily to encourage discussion of the possibilities. All the elements of the plan are sound ideas, but not all can be accomplished at once.

Immediately, the CBD needs a "paint-up fix-up" campaign. This should be done in conjunction with a program to eliminate the clutter of store and street signs, the planting of small trees and shrubs and the changing of parking meters to shorter-time, faster-turnover meters.

As events make it practical, other improvements can be made. Traffic density, retail trade and number of businesses will all decline in the CBD, opening the way for the type of improvements shown in the sketch plan. Vacant stores can be removed to create through-block walkways, plazas can be constructed, trees and shrubs planted, new store entrances opened into walkways and street furniture installed for increased comfort and convenience to the shopper. A new City Hall can be built in the CBD in conjunction with a plaza and re-aligned streets, thus keeping all government offices in one area, rejuvenating the area's appearance and vastly improving the traffic circulation. Increased off-street parking to replace most on-street parking will also improve traffic circulation and will encourage greater pedestrian circulation.

-117-



Wetumpka can have a downtown area of great vitality, charm and beauty. Proven methods of achievement exist -- Wetumpka need only desire this goal.

HOUSING

Last year an <u>Initial Housing Element</u> was prepared in conjunction with the Wetumpka Reconnaissance Survey. Since 1970 Census data is now available and a considerably more critical analysis of the City has been made, the Initial Housing Element has been substantially updated in this section.

Development Planning and Control

One of the principal findings of the Reconnaissance Survey was that Wetumpka has never had a comprehensive plan to guide development. This has been a detriment to the total community as evidenced by the "hodge-podge" land use pattern which now exists. The survey also indicated that Subdivision Regulations were adopted in 1951 and a Zoning Ordinance was adopted in 1967. At the present time Wetumpka has adopted some standard codes, but the enforcement of any code has been minimal. During this past year a consultant has been hired to develop a code enforcement program which should be the first step toward solving this problem.

Natural Features

As pointed out earlier in this report both steep topography and significant flood plain conditions exist in Wetumpka. About 50 percent of the Wetumpka planning area has soil conditions which present problems for either residential construction and/or the use of septic tanks. Therefore, in

-119-

many areas where suitable housing sites exist sanitary sewer service must be made available so safe and sanitary housing can be developed. These problem areas are indicated in ILLUSTRATION 5 which shows natural features prohibiting or restricting development.

Utility Service

Existing water and sewer service in Wetumpka covers virtually the same area. However, it does not serve all development, nor are utilities readily available in all portions of the corporate limits. Current estimates indicate that 95 percent of the developed city is served by water and 90 percent is served by sanitary sewer. Existing utility service is shown in ILLUSTRATIONS 13 and 14 . With upgrading of the present systems and planned growth in areas where service can be provided, water and sewer service should be available for residential development.

Access

Accessibility to new housing sites in the Wetumpka area is a problem because of two factors. The first is accessibility in terms of transportation-that is, roads. This problem must be realized in relation to existing major thoroughfares and local topographic conditions. Second, the land for new housing must be in ownership which will lend itself to the marketing and development of the site. Primary growth areas, as a result of both of these factors, are now to the north, along State 111, and the south, along 231. To the southeast rough topography limits access and makes site development costs higher than would be practical for moderate or low cost housing. To the west of the city property ownership by private individuals will retard growth.

-120-

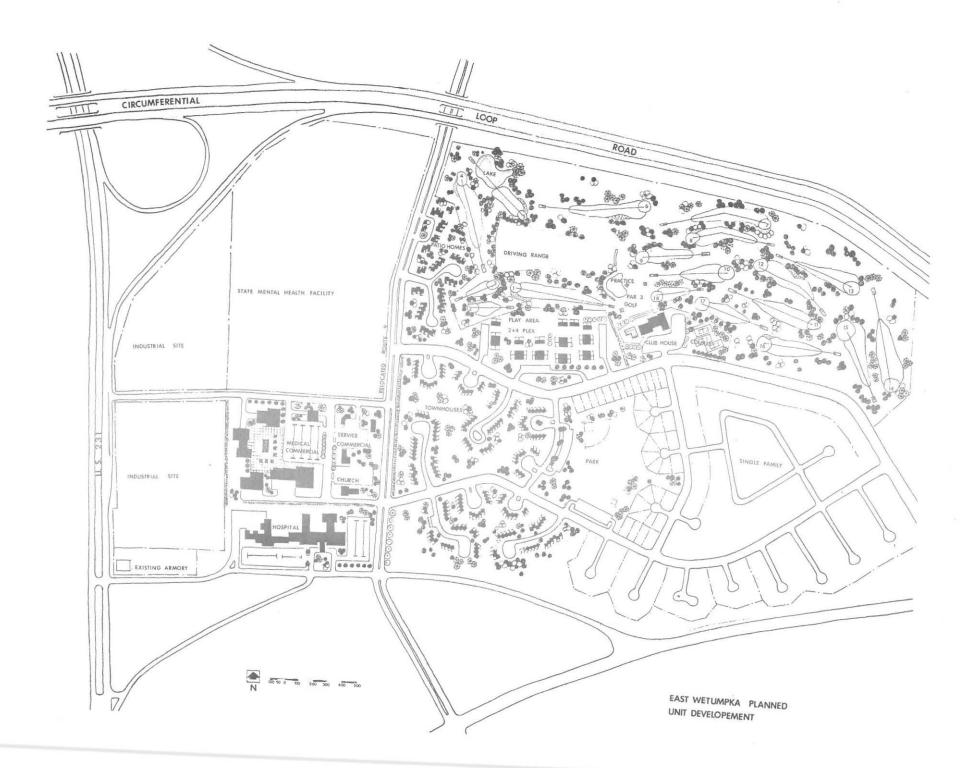
In the northeast section of Wetumpka, near Elmore County Hospital, the land was reported "tied up in ownership." The fact is that the State of Alabama Prison Board owns ninety (90) acres of land which is zoned and being held for industrial purposes. In reality the configuration of the site, the gross size as compared to local development potential, and the location seems to indicate that the State could replan the use of this property to conform with the Development Plan and take appropriate action to encourage residential development. A suggested planned unit development sketch of this area is included as ILLUSTRATION 19.

COMPARATIVE TRENDS

With the exception of the non-white out migration influence on the number of occupied housing units, the Wetumpka market followed the trends of the region and the State, as shown on TABLE 20. Other trends are briefly discussed here to show the similarity between the housing situation in Wetumpka to that of the region and the State as a whole. Although the comparison are not exhaustive it is felt that the analysis and comparison is sufficient to establish parallels and validate the reporting of the Wetumpka housing market.

In terms of total housing units the State and the region made comparable gains, but Wetumpka added more housing than either as determined on a percentage basis. Very possibly this is because of the smaller base numbers in calculating the percentage. However, it is interpreted rather as a reflection of the general move to suburbia and smaller satellite communities. It is noted that local developers were able to successfully meet the demand within competitive price ranges.

-121-



	196	0 - 1970		
	1960	1970	1960-70 CHANGE	PERCENT CHANGE
TOTAL HOUSING UNITS				
ALABAMA	967,466	1,118,948	151,482	15.6
CAR ^{a)}	58,901	67,877	8,976	15.2
WETUMPKA	1,129	1,357	228	20.2
TOTAL OCCUPIED UNITS				
ALABAMA	884,116	1,033,642	149,526	16.9
CAR ^a)	54,063	60,453	6,390	11.8
WETUMPKA	1,047	1,241	194	18.5
OWNER OCCUPIED				
ALABAMA	528,031	688,534	160,503	30.4
PERCENT OF OCCUPIED	59.7	66.6		
CAR ^a)	28,140	37,112	8,972	31.9
PERCENT OF OCCUPIED	52.1	61.4		
WETUMPKA	495	756	261	52.7
PERCENT OF OCCUPIED	47.3	60.9		
RENTER OCCUPIED				λt
ALABAMA	356,085	345,108	(10, 977)	(3.1)
PERCENT OF OCCUPIED	40.3	33.4		
CAR ^a)	25,923	23,341	(2,582)	(9.9)
PERCENT OF OCCUPIED	47.9	38.6		THE COLO
WETUMPKA	552	485	(67)	(12.1)
PERCENT OF OCCUPIED	52.7	39.1		
NON-WHITE OCCUPIED				
ALABAMA	228,408	230,842	2,434	1.1
PERCENT OF OCCUPIED	25.8	22.3		
CAR ^a)	17,804	17,913	109	.6
PERCENT OF OCCUPIED	32.9	29.6		
WETUMPKA	278	219	(59)	(21.2)
PERCENT OF OCCUPIED	26.5	17.6		

GENERAL HOUSING TRENDS ALABAMA, CENTRAL ALABAMA REGION, AND WETUMPKA 1960 - 1970

a) CAR: Central Alabama Region; for purposes of this study the region is composed of Elmore & Montgomery Counties

Source: U. S. Department of Commerce, Bureau of Census, 1960 and 1970

Both Wetumpka and the region added more total housing than the increase in occuped housing. Thus, in an overall housing market where a gradual tightening occurred, this area showed an increased vacancy rate. Theoretically, this should have created a wider selection of available housing in the local area. However, there is a higher percentage of substandard units in the area than in the state as a whole, so it is assumed that the increased vacancies are predominantly deficient units.

Owner occupied units increased universally. The large increase in Wetumpka is felt to be the local balancing of the low percentage in 1960. Despite the large increase in the percent of local owner occupied units the city still falls behind both the region and State. The increase in owner occupied units is also reflected in the decline of renter occupied units.

Generally speaking, it is felt that the Wetumpka housing market follows the larger market. Discrepancies are caused by what the Regional Planning Commission Staff feels is a "small community lag." In other words, new trends and problems are felt first and are more magnified in more highly urbanized areas. Smaller communities, such as Wetumpka, experience the same trends, but somewhat displaced in time, probably in inverse ratio to the distance from the nearest major urban center.

"The housing problem" tends to be somewhat more uniform in time, cause and effect because of the integral relation of the construction industry and the overall economy.

A slightly more complete reporting of basic trend data appears in TABLE 21, but 1960 - 1970 percentage changes are not included.

-124-

			BY RA	VE HOUSING TRENDS CE AND TENURE 960 - 1970	5			
		1960)			1970	0	
	ALA	CAR	EL,M	WET	ALA	CARR	ELM	WET
ALL HOUSING	967,466	58,901	9,743	1,129	1,118,948	67,877	12,106	1,357
OWNER OCCUPIED	528,031	28,140	4,610	495	688,534	38,112	6,842	756
PERCENT OWN./ALL	54.6%	47.8%	47.3%	43.8%	61.5%	54.7%	56.5%	55.64%
WHITE OWNER	431,344	21,671	3,793	361	571,679	29,741	5,801	664
NON-WHITE OWNER	96,687	6,469	817	134	116,036	7,342	1,036	91
PERCENT NON-WHITE OWNER	18.3%	23.0%	17.7%	27.1%	16.9%	19.8%	15.1%	12.03%
RENTER OCCUPIED	356,085	25,923	3,403	552	345,108	23,341	2,838	485
PERCENT RENT/ALL	36.8%	44.0%	34.9%	48.9%	30.9%	34.4%	23.5%	35.80%
WHITE RENTER	224,364	14,588	1,991	408	229,488	12,711	1,736	357
NON-WHITE RENTER	131,721	11,335	1,412	144	114,806	10,571	1,097	128
PERCENT NON-WHITE RENTER	37.0%	43.7%	41.5%	26.1%	33.3%	45.3%	38.7%	26.39%
VACANT	83,350	4,838	1,730	82	85,306	7,424	2,426 20.0%	116
PERCENT VAC./ALL	8.6%	8.2%	17.8%	7.3%	7.6%	10.9%		8.57%
TOTAL OCCUPIED WHITE	655,708	36,259	5,784	769	801,167	42,452	7,537	1,022
TOTAL WHITE POPULATION	2,283,609	104,485	20,221	2,561	2,528,983	130,718	20,031	3,073
TOTAL NON-WHITE OCCUPIED	228,408	17,804	2,229	278	230,842	17,913	2,13 3	219
TOTAL NON-WHITE POPULATION	983,131	95,249	10,303	1,111	915,182	70,607	9,504	713
POP/OCC DU	43,043	53,499	46,223	39,964	39,645	39,417	44,557	32,706
TOTAL POPULATION	3,266,740	199,734	30,524	3,672	3,444,165	201,325	33,535	3,786
TOTAL OCCUPIED DU	884,116	54,063	8,013	1,047	1,033,642	60,453	9,680	1,241
POP/OCC DU	36,949	36,945	38,093	35,071	33,321	33,303	34,644	30,507
PERCENT OCCUPIED DU NON-WHI	ITE 25.8%	32.9%	27.8%	26.6%	22.3%	29.6%	17.6%	17.56%

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TABLE 21

a) CAR: Central Alabama Region; for purposes of this study the region is composed of Elmore & Montgomery Counties

Source: U. S. Department of Commerce, Bureau of Census, 1960 and 1970

Housing Analysis

Past housing trends and the condition of the current housing stock is important in order to establish a benchmark. Past housing trends have been determined by utilizing Census data. The conditions reported by the Census are compared with the results of a recent field survey to determine the actual condition of the housing which exists in Wetumpka. The results are tabulated in TABLE 22.

As shown in TABLE 22 and ILLUSTRATION 20, the housing in Wetumpka has generally deteriorated over the years, although the rate of deterioration is decreasing. Almost thirty-eight percent (38%) of the housing stock is presently considered substandard, and the amount of substandard housing has increased by 13 percent since 1960. The total housing supply increased by 254 homes between 1960 and 1970, an increase of 22 percent. This increase in housing units was far in excess of population growth, which was only 3 percent for the same period. These trends and the current vacancy rate of 8.5 percent seems to indicate that some of the substandard units could be removed from the housing stock at this time. However, standard units should be created to maintain enough units for a viable housing market. It is estimated that vacancy rate of about 5 percent would be adequate for these purposes. This means that about 48 substandard units could be removed from the housing stock. This would decrease the total number of substandard units by ten percent and not effect the availability of standard housing within the city.

-126-

HOUSING CONDITIONS	
WETUMPKA, ALABAMA	
1940 - 1970	

1070

						1970	
	1940	1950	1960	1969	CITY	PLAN AREA	TOTAL
Sound			668	NR	859	112 ^{c)}	971
Deteriorating	(736) ^{a)}	(864) ^{d)}	279	135	366	34	400
Dilapidated	68 ^{b)}	239	182	61	158	65	223
Not Reporting	29						
TOTAL	833	1,103	1,129	N.A.	1,383+)	211	1,565
Housing Change		270	26		254		
Percent Change		32.4	2.3		22.5		
Substandard	102 ^c)	359 ^c)	461	196	524	99	623
Percent Total Housing	12.2	32.5	40.8		37.8		39.8
Substandard Change		257	102	N.C.	63		
Percent Change		251.9	28.4		13.6		
Population	3,089	3,813	3,672		3,786		
Population Change		724	(141)		114		
Percent Change		23.4	(3.7)		3.1		
	-						

a) Reported as"Not needing major repair"
b) Reported as "Needing major repair"
c) Assumed to be 150% of total dilapidated units
d) Reported as "Not dilapidated"
e) Includes 33 mobile homes

f) Includes 22 homes constructed since the Census count

Source:

Demographic Factors

Population

The population of Wetumpka from 1940 to 1970 is also reported in TABLE 22. Population projections reported earlier were 4,673 people in 1980 and 5,655 in 1990. Assuming 2.9 people per household in 1980 and a ratio of 2.8 in 1990 the minimum need would be 1,612 units and 2,020 units, respectively. This represents a 20-year increase of 641 units exclusive of recomputing for a vacancy rate and the built-in deficit of substandard units. These figures calculate to about 32 units per year as a minimum. Current building permits records reported in TABLE 23, show present construction produces about 20 incity units per year. Construction which is subsequently annexed would increase this to about 25 units per year. In effect, housing production needs to be increased more than 30 percent to meet projected growth needs.

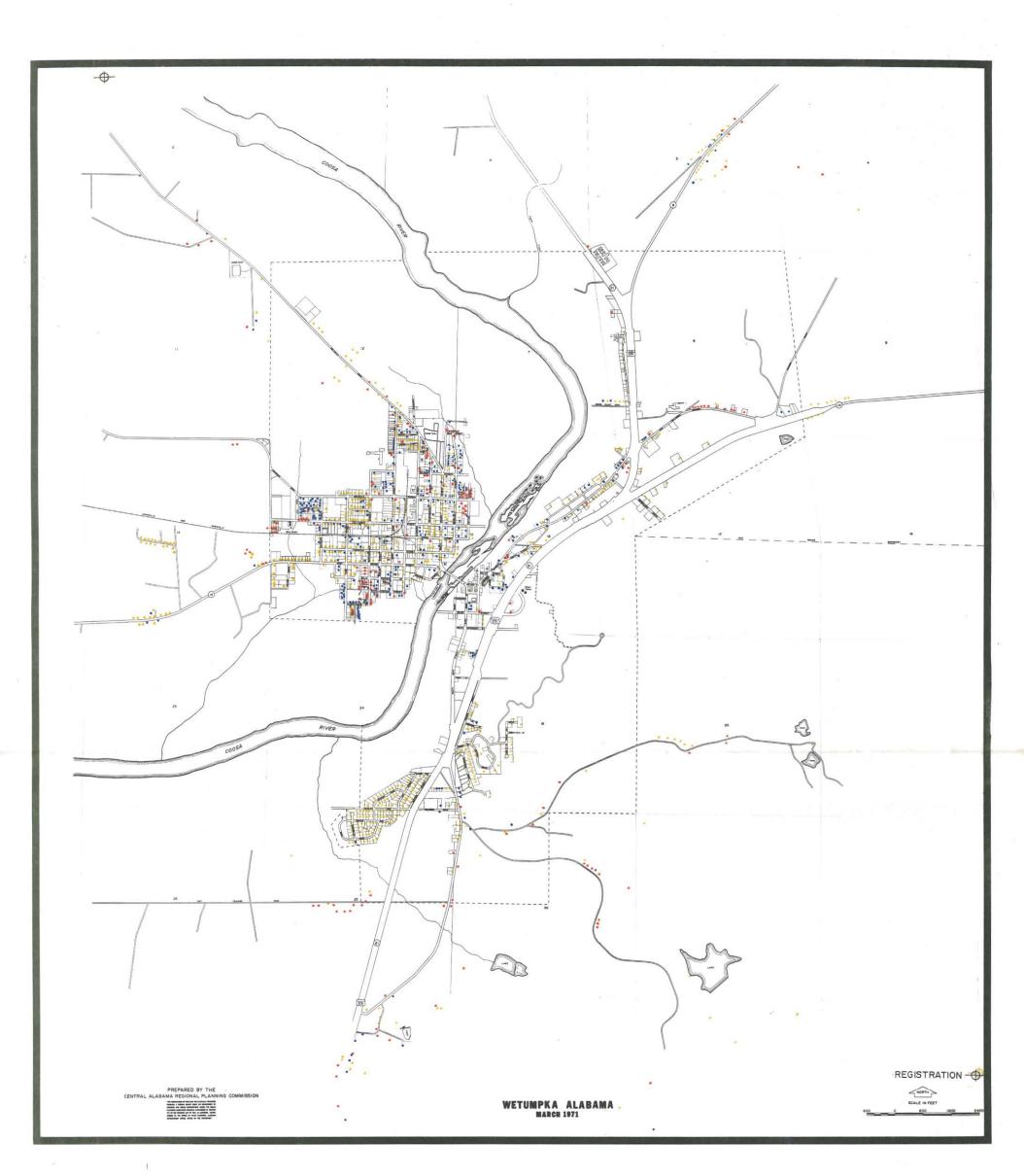
Mobility and Income

The 1970 data is not yet available from the Census Bureau, and 1960 data is not considered adequate for inclusion. Therefore, it is necessary that subsequent work review these two factors and report on their implications.

Households

The total number of households in 1970 totaled 1,241. TABLE 24 shows the household size and the distribution as a percent of all households. It should be noted that the percent of households with one and two people is high because of the large elderly population in Wetumpka.

-128-





Source: Central Alabama Regional Planning & Development Commission Field Survey, March, 1971.

STRUCTURAL CONDITIONS

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BUILDING	PERMITS
WETUMPKA,	ALABAMA
1963 -	1970

Single Family Dwelling New	Multiple Family Dwelling New	Misc. New	Houses Remodeled	Businesses Remodeled	Misc. Remod- eled
1			3	1	
8		3 bus.* 1 caf.*	9	1	
10	4-? Assume Duplexes		11		
14	1 Duplex	2 bus.* 1 church	12	3	
24	1 Duplex	4 bus.* 1 church 1 shop at High School	11	2	
22		3 bus.*	11	1	1 nursing home
15	1 Duplex	5 bus.*	14	4	2 churche
22		4 bus.* 1 church	6	5	1 church

*caf. -- Cafeteria

Source: U. S. Department of Commerce, Bureau of Census, 1970

-131-

1970	
NUMBER OF	PERCENT OF HOUSEHOLDS
HOUSEHOLDS	HOUSEHOLDS
250	20.1
354	29.5
231	18.6
4 185	
105	8 . 4
44	3.5
44	3.5
28	2.2
1,241	100.7 ^{a)}
	NUMBER OF HOUSEHOLDS 250 354 231 185 105 44 44 28

OCCUPIED HOUSEHOLDS BY PERSONS PER UNIT WETUMPKA, ALABAMA

a) Does not total 100 due to rounding

Source: U. S. Department of Commerce, Bureau of Census, 1971 Housing Supply

As of 1970 there were a total of 1,355 dwelling units in Wetumpka; of which 1,241 were occupied. The 116 vacancies represented slightly higher than an 8.5 percent vacancy rate. Past trends in yearly production indicate a growth of 25 units per year. The housing units were distributed in size as shown in TABLE 25. The assignment of the number of bedrooms is based on concensus of the Central Alabama Regional Planning and Development Commission Staff.

Overcrowding

The 1970 census reported 109 units with more than 1.01 person per room. This indicates 8.8 percent of the total housing to be in an overcrowded condition. As evident in TABLE 26, renters tend to experience overcrowding more than owners, but, interestingly, more white families are overcrowded than non-whites.

UMBER OF	ESTIMATED	NUMBER	PERCENT OF
ROOMS	BEDROOMS	OF UNITS	UNITS
1	0	17	1.2
2	0	31	2.2
3	1	110	8.1
4	2	222	16.3
4 5	2 ₂ a)	324	23.9
6	3	324	23.9
7	4	177	13.0
8+	4 5b)	150	11.0
OTAL		1,355	99.6 ^{c)}

DWELLING UNITS BY ROOMS PER UNIT WETUMPKA, ALABAMA 1970

a) Assumes the addition of a dining roomb) Assumes the addition of a combination den-bedroom

c) Does not total 100.0 due to rounding

Source: U. S. Department of Commerce, Bureau of Census, 1970

TABLE 26

OVERCROWDING OF HOUSING UNITS AS DETERMINED BY PERSONS PER ROOM WETUMPKA, ALABAMA 1970

		PER	SONS PE	R ROOM			
	-1	.00	1.0	1-1.50	1.	51+	
	W	NW	W	NW	W	NW	
OWNER OCCUPIED	648	77	14	9	4	4	
RENTER OCCUPIED	315	92	35	11	7	25	
SUB-TOTALS	963	169	49	20	11	29	
TOTAL (1,241)	1	132	6	9		40	
PERCENT TOTAL UNITS		91.2	5.	5	3	. 2	

Source: U. S. Department of Commerce, Bureau of Census, 1970

MARKET ANALYSIS

The characteristics of the housing market are only generalized at this time and will need to be refined after mobility, income, and other detailed Census data is available. However, based on the available information regarding family and dwelling distribution, an estimate of internal imbalance between supply and demand has been developed.

TABLE 27

HOUSEHOLD SIZE						
Persons/Household	Estimated Bedrooms	Demand Household Distribution	Supply Dwelling Distribution			
1	0	20.1	3.2			
2	1	. 29.5	8.1			
3	2	. 18.6	40.0			
4 & 5	3	. 23.3	23.9			
6 & over	4	9.2	24.0			

DISTRIBUTION OF DWELLING UNIT SIZE TO HOUSEHOLD SIZE

Source: Compilation of 1970 Census Data by Central Alabama Regional Planning and Development Commission

It should be realized that TABLE 27 does not reflect personal values, such as whether or not a single person would want a separate bedroom. Therefore the approach does not recognize that this may be cause for deficiencies in the existing housing supply. Graphically the differences are readily seen, as apparent in ILLUSTRATION 21.

As indicated, there is an over supply of housing units which would accommodate 3-person households at a distinct shortage of units for 1- and 2person households. In actual practice it is known that the smaller households have accepted larger units thereby distributing the supply. The next largest supply of housing is large units. However, most of these units would be beyond the economic ability (either initial expense or operating costs) of smaller households (assumed to be elderly and newly weds) and low income families.

The "critical" area in terms of providing adequate housing is in providing units for growing families and preventing overcrowding. In the case of "growing families" it is assumed that couples with the first child will probably desire to move up to a 3 bedroom unit when the second child is born. Since the supply and demand are virtually the same, the situation is considered to be critical because of the potential shortage.

Based on the deficit in smaller units and the critical area just discussed, it is proposed that three bedroom units be constructed to accommodate growth and open the supply of smaller, older units. It is felt that more in depth study needs to be made relative to the small unit demand (0 and 1 bedroom) to determine the demands of the elderly.

Deficit Demand

Deficit demand is the term used in this report to represent two factors; one related to housing demand and the second, to supply. The first factor is undesirable doubling up. This term describes situations in which secondary household members, 18 - 65 years of age, not heads of households, would maintain separate dwelling units if adequate units within their means were available. This number is assumed to be 25% of the total persons representing potential doubling up. The second factor is the reduction of the total housing supply by removal of all substandard units.

In arriving at the rate of undesirable doubling up, the technique developed by Southern Research Institute was utilized.¹²⁾ According to the 1970 -----12) Southern Research Institute, Birmingham, Alabama

-135-

Census there were 1,241 dwelling units in Wetumpka. Since that time 22 more units have been built. The doubling-up factor accounts for an additional demand of 106 dwellings. The result is a total demand of 1,369 units.

In calculating the number of standard and substandard units a slightly different method was utilized because of the availability of data from the recent field survey undertaken as a part of this project. The survey indicated that there were a total of 1,383 units in the city. The Census reported a total of 1,357 plus the 22 new constructions, which would make the total 1,379. The difference of four represents an error of one-third of one percent (1/3%) so the survey count was utilized.

It was calculated that 36 of the units appearing sound from the southside probably lacked some plumbing facilities. Of the total deteriorating units it was estimated that 197 had all plumbing facilities and the remainder needed both maintenance and some plumbing facilities. The total 158 dilapidated units are considered substandard. These figures are summarized in TABLE 28

TA	BL	E	28

HOUSING CONDITION EVALUATION WETUMPKA, ALABAMA 1971

	Dwelling Units	Units Lacking Plumbing	Remaining Units	Considered Substandard	
Sound	859	36	823 197 ^a)	36	
Deteriorating	366	169	197 ^{a)}	366	
Dilapidated TOTAL	$\frac{158}{1,383}$	158		$\frac{158}{560}$	

a) Units that are assumed to be rehabilitable, but substandard at the present time. The rehabilitation of these units will decrease the total demand for new units.

Source: Central Alabama Regional Planning and Development Commission, 1971

Considering the total number of units to be 1,383, with 560 substandard, there are 823 available standard units in Wetumpka. Based on a total demand of 1,369, there is only .60 standard units available per household.

The locations of the six study areas defined in the Initial Housing Element were reviewed and generally found appropriate. The major difference is that the staff of the Central Alabama Regional Planning Commission assesses the problem as much more severe than it was considered by the State, This is evident in the current survey of exterior structural conditions grading 524 units as substandard compared to the 196 reported a year ago. (See TABLE 22)

Effective Demand

The total demand to accommodate new growth was established at 641 units; or 32 units per year for the next 20 years. The deficit demand of 560 units represents an additional demand for standard units. It is calculated that 197 units should be rehabilitated, which would reduce the deficit of new units to 363; or 18 units per year for the next 20 years. The total demand is therefore in the magnitude of 50 units per year. This is a number approximately twice what the current in-town construction and annexation are producing.

COMPONENT REVIEW

The following section represents a review and revision of the problems, obstacles, objectives, planning activities and implementation actions stated in the Initial Housing Element. Specific statements are not repeated but can be found on pages 20 to 26 of the 1970 report. ¹³⁾

13) Alabama Development Office, Progress Thus Far in Wetumpka, Alabama, 1970

-137-

Problems

- Data related to the cost of housing, income and the calculation of corresponding trends was not included pending the availability of Census data. However, the initial report was correct when it stated that low income and minority people will need assistance in securing both new and rehabilitated standard housing.

- This study will provide Wetumpka with a Development Plan, an updated Zoning Ordinance and Subdivision Regulations. However, it is anticiapated that a period of continuing service will be required to educate the citizens, officials and planning commission as to the use of the plan. Unfortunately it will be some time before remedial treatment can be effectuated to overcome the haphazard growth of the past.

- Although some land is held in private ownership and will retard development there is an opportunity for State leadership as discussed earlier in this report.

Obstacles

- As a part of the continuing service to Wetumpka, the Regional Planning staff will work with local officials to adopt codes and ordinances providing local regulations. This procedure will, with continued enforcement training, overcome the previous obstacle.

- This program has developed a Comprehensive Plan for Wetumpka; thereby removing this obstacle. The provision of plans for water, sewer and other public services is also included in the Plan. Securing financial assistance for these improvements remains an obstacle.

-138-

- Accelerating construction to double the present housing production rate is potentially a problem. The obstacle is the lack of data on construction capabilities and financing. It could very well be that local contractors are already producing at their maximum output which would mean importing labor to accelerate production.

Objectives

- The initial study called for the construction of apartments, but at a rate substantially below what is needed to offset the lack of efficiency and one bedroom units. In order to accelerate the construciton of apartments it would be desirable for the City to secure data on sites and modern apartment environments so contractors can be informed that the local government is desirous of solving the problem.

- The major objective of applying for Workable Program Certification and the sub-objectives relating to codes and citizen involvement were not achieved this year. It is expected that they will be met in the following year since the Development Plan will be available.

- The development of a coordinated relocation program will need to be further refined to incorporate the intentions and operations of the "Uniform Relocation Act". For local information a copy of the Act has been included as Appendix "C" of this report.

Planning Activities

- Previous planning activities should be revised to include the Development Plan, continuing housing program, Zoning Ordinance and Subdivision Regulations.

- Future planning activities should continue to include:

-139-

--Apply for Workable Program Certification

--Continual survey of housing programs and tools.

The list should be amended to provide for:

- --Review and revision of the population, economy and housing sections after complete Census data is available.
- --Continued development of local housing data relating to housing for the elderly and apartments.

--Coordination with the regional housing plan and program.

The list should delete:

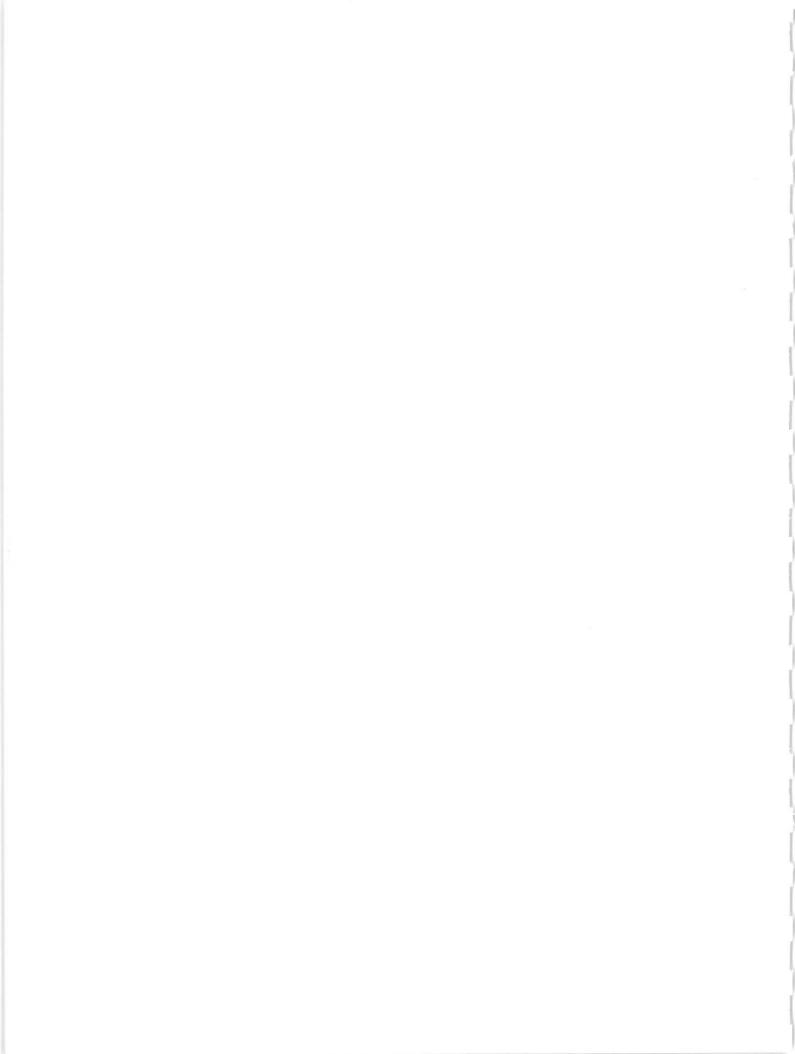
--Establishment of a local housing authority. There are two reasons for this deletion. First, the housing authority would probably be ineffective because of the lack of funding available in housing construction programs. The authority would need an adequate turnover in units to support itself. This is not probable at this time; therefore, the authority would become an added financial burden to the City. Second, the regional program may evolve the development of a regional authority which could operate in Wetumpka and other areas with a higher degree of efficiency and more financial capability. In view of this potential, the decision regarding a local housing authority could be prudently deferred.

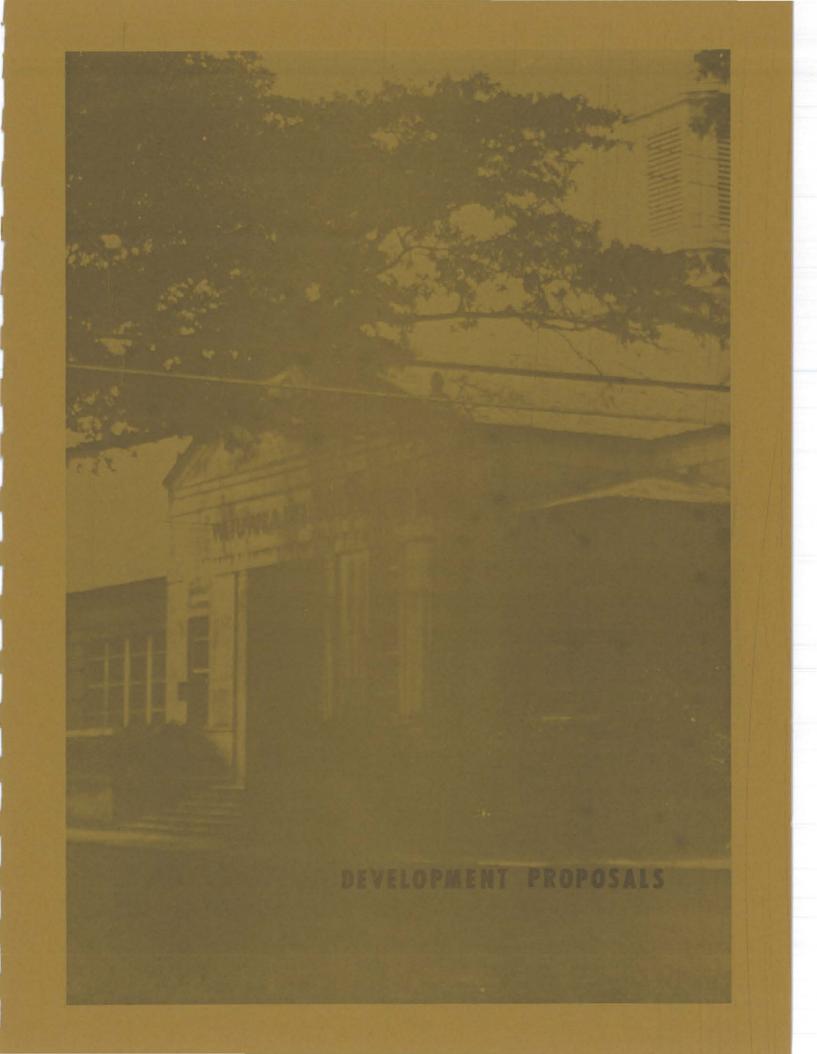
Implementing Actions

- Previous implementing actions have been minimal at the local level and comments in the Initial Minimum Housing Element were directed to state level decisions and studies.
- It is proposed that future local implementing acitons be directed at solving housing related problems. In other words, Wetumpka should

work toward providing a complement of services and facilities to support housing. This should include the improvement of the existing residential environment. These activities are included in the Community Improvement Program in the Program Implementation section of this report.

 A listing of various housing assistance programs is included in the original study and can be utilized as required for housing development.







COMMUNITY GOALS

- 1. To improve Wetumpka as a place for living, working and shopping by creating and strengthening the social and physical environment making it a more convenient, pleasant, safe, healthful and satisfying community.
- To provide or promote the development of safe and decent housing for all families and provide adequate recreation, open space, and appropriate community facilities and services to all sections of the city.
- 3. To protect, preserve and enhance the economic, social, cultural and aesthetic values that establish the desirable quality and unique characteristics of Wetumpka.
- 4. To establish and coordinate a pattern of land uses which will provide the highest degree of health, safety, efficiency and well-being for all segments of the community. There should be a smooth working relationship between land used for residence, commerce, industry and recreation.
- 5. To develop a circulation system of both regional and local streets, which will provide for the safe, convenient movement of people and goods, within Wetumpka and to and from the surrounding region. Such a system must be designed so that the trafficways will serve, rather than interfere or destroy the functions and character of the industrial, commercial and, most important, the residential areas of the community.
- 6. To recognize the relation of Wetumpka to the Montgomery Metropolitan Area and to the State of Alabama as a whole and the relationship of Wetumpka's growth within the development of these broader areas.

OBJECTIVES AND STANDARDS

These six broad goals are suggested as an initial goal statement. Given these general goals, it is possible to outline the objectives and standards which should be followed pursuant to their realization. These suggested criteria are outlined below:

- A. Work Areas
 - 1. Objectives

Generally, work areas should be so located as to be easily accessible from the living areas. They should be within easy reach of other work areas performing support or complementary operations. They should be near adequate utilities and transportation facilities. Undesirable characteristics such as smoke, odor, noise and waste emission should be controlled so that air and water purity will be maintained. No natural hazard should be aggravated and the general amenity of the community should not be changed. Sites should be adequate in size, economical to develop, potentially attractive and appropriate in all aspects to the nature of the specific operation to be performed.

- Specific types of work areas, in addition to complying with the foregoing general requirements, should be developed according to the following criteria:
 - Manufacturing areas should be located on land of not more than (a) 5 percent slope which is capable of grading without undue expense. Alternative locational provisions should present a choice among close-in, gringe and dispersed locations. Extensive manufacturing should be located on large open sites in fringe and dispersed locations containing from 5 to 100 or more acres. Intensive manufacturing should be afforded the choice of a variety of site sizes in close-in and fringe locations. These sites should usually comprise areas of under 5 acres. They should have offstreet parking and loading facilities. Both of these manufacturing types should have direct access to transportation facilities such as railroad lines and major trucking routes. They must be within easy commuting time of the residential areas of their labor forces. They should be accessible to major arterial routes directly connected with housing areas. Adequately sized utilities should be within close proximity to these sites. They must be so located as to be compatible with the surrounding land usage. In this regard, consideration should be taken of wind direction, water flow and runoff rates. Atmospheric and water purity should not be downgraded, nor should prevalent natural hazards be aggravated.
 - (b) Wholesale and related uses should be situated on land of not more than 5 percent slope which is capable of being graded at reasonable expense. They should be afforded a wide choice of sites in closein and fringe locations containing areas of under five acres. Sites should have direct access to the arterial street system, and provisions should be made for the smooth flow of incoming and outgoing goods. A minor proportion of the available sites should have access to rail lines. These uses should, whenever possible, be grouped into integrated centers, with off-street parking and loading facilities. Consideration should be given to the negation of the deleterious effects of heavy traffic generation on surrounding uses.
- 3. Planning standards designed to fulfill the objectives of the plan in keeping with the foregoing principles are outlined below:
 - (a) The plan should be provided for the accommodation of three types of industry. Differentiation is based upon the probable severity of deleterious effects generated by their operation.
 - Heavy industry includes operations wherein objectional effects cannot be controlled by internal measures and consequently must be negated by physical isolation.

- (2) Restricted industry includes operations wherein all objectionable factors including noise, smoke, dust, glare, odor, gaseous emissions or caustic wastes are confined within an enclosed building.
- (3) Light industry includes operations wherein all objectionable effects are confined to a site which is so designed as to screen all internal operations from the hearing and view of surrounding uses and wherein the major functions are confined within an enclosed building.
- (b) Location and site standards for these categories of industrial usage are shown on TABLE 29.

B. Commercial Areas

1. Objectives

Business and commercial operations should be developed to serve not only the private interests of developers and operators, but also those of the general public. To this end, a system of interrelated facilities, grouped as much as possible into centers of the appropriate size, should be developed to serve all levels of consumer and business needs. These centers should be located in positions easily accessible to their respective service areas. Access should be from appropriate streets which connect directly with the living areas of the community. Provisions should be made for accommodating the traffic generation potentials of each of these uses, and sites should be sufficiently ample to handle peak accumulations of vehicles and on-site material handling activity. Facilities of similar function should be grouped into sub-districts which are easily accessible to off-street parking and service sufficient to handle peaks of activity. Measures should be taken to buffer the potentially disruptive qualities of these uses including heavy traffic generation, noise and intense activity from surrounding uses. Facilities should be so arranged that the scale of development in the peripheral areas of these districts or centers will not be radically different from that of adjacent areas.

- 2. Specific commercial and business service areas should also comply with the following criteria:
 - (a) Region- serving Business and Commercial Centers: The economic viability of the community depends, to a certain degree, upon the rationally timed development of centers of new outlying shopping centers until all conditions are optional for the economic success of such centers. In conjunction with development of these new centers, and in the interest of serving the diverse and complex material and social needs of the residents, the central business district should be reorganized to create a center containing all of the better attributes of a high quality urban focal point including quality of design, efficiency of operation, provision of amenities, variety of service, separation of traffic types and accessibility.

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		WETU	JMPKA, ALABAMA				
	Locat:	Site Standards					
Industrial Type	Transportation	Max. Com- muting Time	Surrounding Uses	Site Size	Slope	Soil Condition	Other
Restricted	Truck routes, cargo airport	20 minutes	Commercial, medium to high density residential, open space recreation, public facili ties, light industry	Under 5 acres	Under 5%	Stable, easily graded	Not subject to flooding
Light	Truck routes, cargo airport, same railroad	30 minutes	Commercial, open space, recreation, public facili ties, restric ted or heavy industry		Under 5%	Stable, easily graded	Not subject to flooding
Неаvу	Truck routes, cargo airport railroad (500')	45 minutes	Open space, light industry	Unre- stricted	Under 5%	Stable heavy bearing, easily graded	Downwind from city, no caustic or blight- ing effects on <u>any</u> surround- ing uses

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PROPOSED STANDARDS FOR INDUSTRIAL DEVELOPMENT WETUMPKA, ALABAMA

- (1) The Central Business District: The CBD should be located close to peak flows of pedestrian and vehicular traffic where retail, professional, financial, governmental and related services can be conveniently grouped into sub-centers which are easily accessible to adequate off-street parking and amenable to aesthetic site treatment.
- (2) Regional Shopping Centers: This type center should be located close to two primary arterials tributary to an adequate trade area on a site adequate to accommodate peak parking and service loads and a complete line of store types, financial and business operations, and entertainment facilities.
- (3) Highway Service Centers: Should be located in outlying areas or arterials. Sites should be adequate to provide for thoughtful entrance and exit control and to encourage consideration of traffic safety, highway beauty and on-site amenity.
- (b) Local Shopping Facilities should be located on sites large enough for off-street parking and for the appropriate shops. These centers should be in areas easily reached from specific tributary trade areas for which they were intended. They should be accessible to routes carrying incoming goods.
 - (1) Community Shopping Centers should be located on major cross town streets on the inlying edges of their tributary trade areas on sites adequate to encourage integrated center development, with due consideration for buffering objectionable effects emanating from the center of from surrounding uses.
 - (2) Neighborhood shopping groups should be located within easy pedestrian and vehicular travel distance of their specific tributary trade area and should be designed with due consideration for pedestrian amenity and safety.
- (c) Business and commercial planning standards designed to fulfill the objectives of the plan are outlined in TABLE 30.

C. Residential Areas

Living areas should have convenient access to work areas, businesscommercial areas, school and recreation facilities. Sites should be varied, interesting, attractive, capable of economical development and free from hazards due to natural phenomena. Slopes should be 12 percent or less. Movement within and between residential areas should be protected and economically conceived. The neighborhood principle of residential design should be adhered to wherever possible so that orderly movement, convenient arrangement, safe activity, human scale and economical development might be encouraged. Areas should be well designed and conducive to satisfying usage. Development should be encouraged only in areas contiguous to existing developments and controlled by the provision of utilities.

DEVELOPMENT PROPOSALS

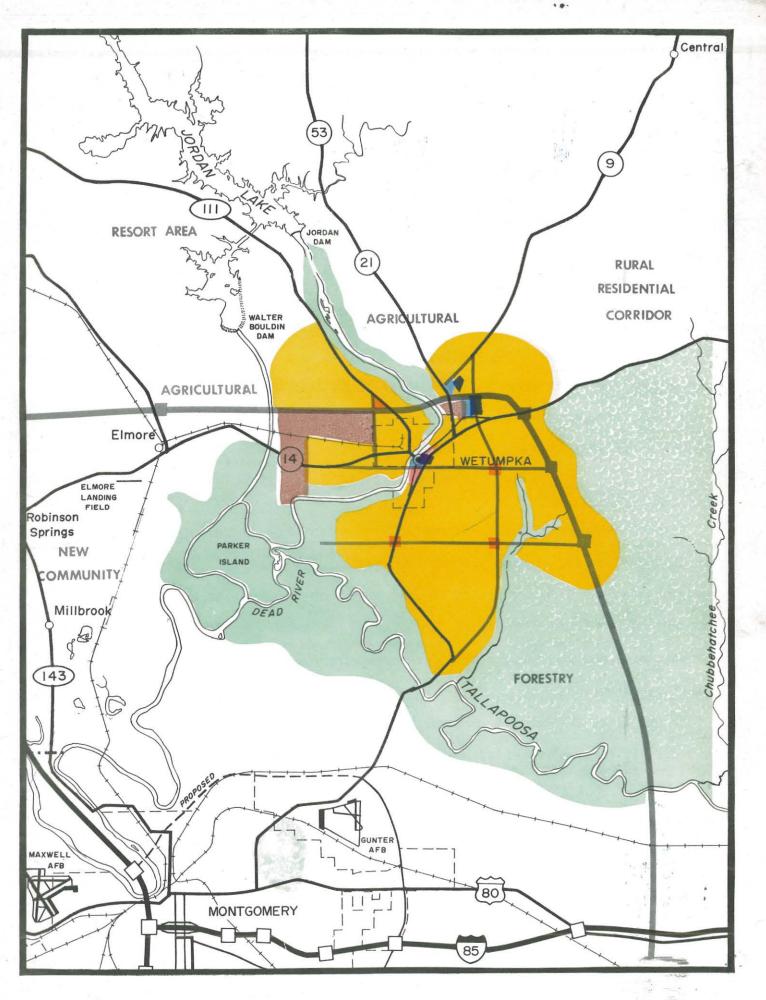
INTRODUCTION

In presenting this Development Plan it is the intent of the Central Alabama Regional Planning and Development Commission to promote understanding of the planning concepts set forth. In undertaking the planning design phase of the planning process to create the plan for Wetumpka the staff has drawn hearily on related regional plans, local situation analysis, classical planning theory and human engineering factors. Past studies and plans, at both the local and regional level, serve as the basis for various analyses and contribute to the development of solutions to basic problems; planning theory lays the groundwork for future growth; and human engineering factors give the city scale by designing the environment for people.

The Development Plan starts out by setting forth some general goals for Wetumpka and outlines objectives for the types of development considered in the preceeding section; namely industrial, commercial and residential. The specific needs of various systems and services have been considered and are consolidated in the Development Plan. Based on the goals, objectives and standards -- the essence of the Development Plan -- and seeing illustrations how these can be translated into the community, the planning commission and local officials can develop working policies for future development.

The time period covered by the plan is 20 years. This gives a time dimension to the plan and indicates that the proposals presented herein will not occur "overnight", but will take place over a period of time -- the planning period. Further, it allows the residents of the planning area to be able to measure the progress of the plan; it allows the governmental departments to coordinate their developmental plans with those of other departments and

-150-



governmenmental units through the capital programming procedure.

DEVELOPMENT CONCEPT

The Wetumpka Development Plan is set within the context of the Central Alabama Regional Preliminary Comprehensive Plan. The concept of the regional plan was discussed earlier and is shown in ILLUSTRATION 3. As shown the uses are general and not very definitive in terms of location. Based on more study (The River Development Plan) and refinement of prior proposals the regional concept can be more specifically delineated in the Wetumpka area. The total development concept of the local area is set forth in ILLUSTRATION 22. It should be realized that this concept merely sets forth the strategy for future development and covers a period considerably in excess of twenty years.

LAND DEVELOPMENT PLAN

The proposed twenty year Land Development Plan for Wetumpka is shown on ILLUSTRATION 23. TABLE 31 shows the projected land use requirements for Wetumpka for the planning period to 1990. The table shows the changes in the percent of development, Man/Land Ratio (acres per 1,000 population), land acreage required and the percent of the Planning Area utilized for the various land use categories.

Since residential, commercial and industrial uses function most effectively in areas reserved specifically for each use, every effort has been made to provide reserved areas for each of these three basic land uses. Obviously, an attempt to completely reorganize the existing pattern of land uses in any community would be impractical. In many cases, existing land uses were

-151-

economic factors or conditions which have become deeply rooted and accepted as a part of the City. Therefore, every effort was made to integrate existing development with the Future Land Use Plan, where sound planning principles were not violated.

The Future Land Use Plan has no legal effect on property. However, it does serve as a guide to such legislation and administrative measures as zoning, subdivision regulations and the advance acquisition of rights-of-way and public property. The Future Land Use Plan should be a constant source of references and a guide to private developers and individual citizens in acitons involving the purchase, sale and development of property.

DEVELOPMENT DETAILS

ILLUSTRATION 24 shows the general locations in Wetumpka for which various detail plans have been prepared. The details are presented in plans and perspectives from ILLUSTRATION 25 through ILLUSTRATION 36. These are merely suggestions as to possible types of development and the quality of environment which could be created. This will help the officials, planning commission and developers visualize the types of development which could conceivably occur in Wetumpka.

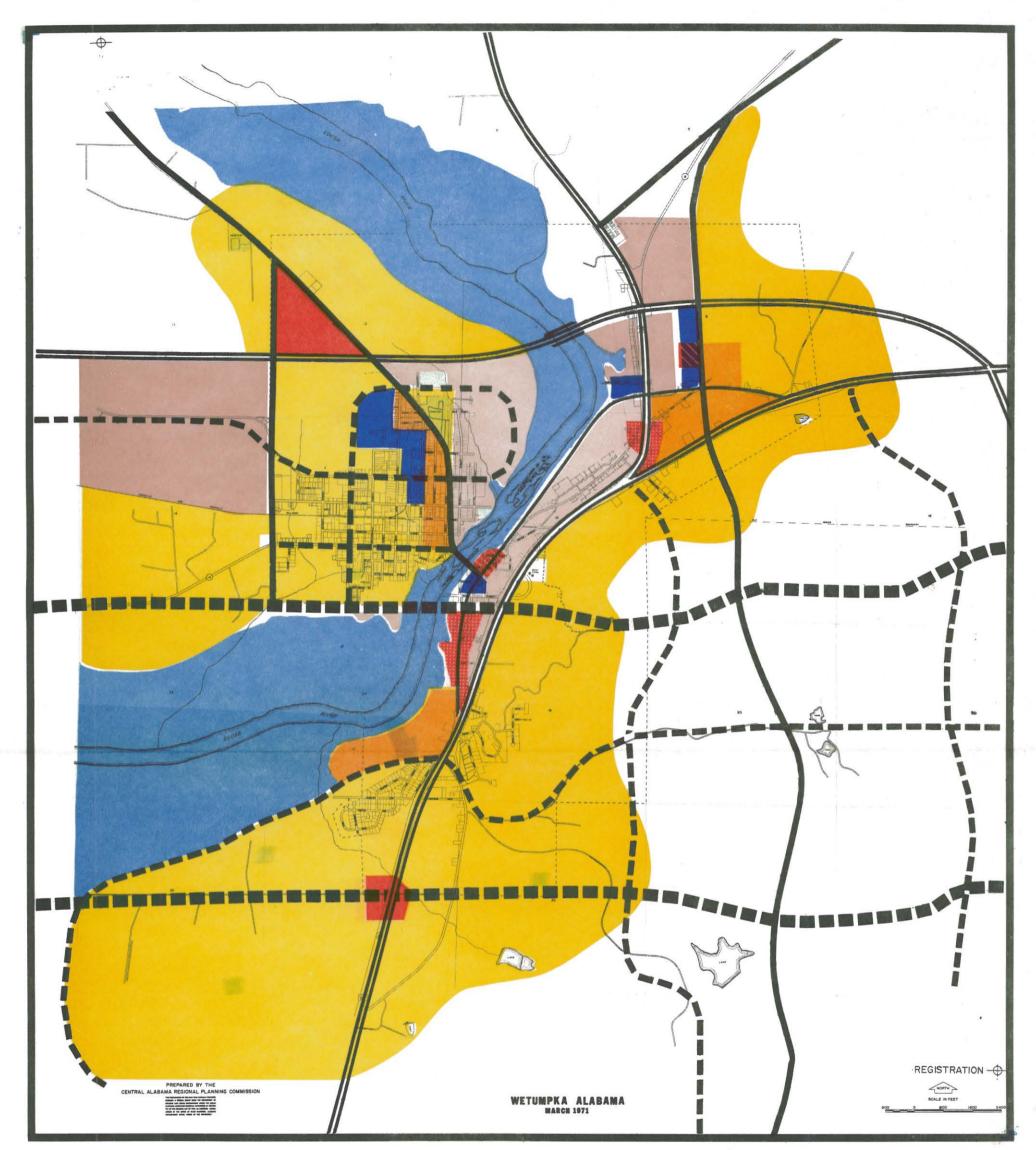
LAND USE PROJECTIONS

WETUMPKA, ALABAMA, 1990

	1970 DEVELOPMENT			19	1990 DEVELOPMENT			1970-1990 Change	
	Acreage Percent Acres/1000		Acreage	Percent	Acres/1000	-	in Acres		
Land Use									
Residential	505.3	51.0	133.4	680.3	46.0	120.3		175.0	
Commercial	35.9	3.6	9.5	59.4	4.0	10.5		13.5	
Industrial	38.5	3.9	10.2	74.1	5.0	13.1		35.6	
Public & Semi- Public	142.7	14.4	37.7	236.4	16.0	41.8		93.7	
Rights-of-Way	268.5	27.1	70.9	428.6	29.0	75.8		160.1	
Total Developed	990.9	100.0	261.7	1,477.4	100.0	261.3	*	486.5	

a) Projection does not include land planned for regional, industrial and commercial uses.

Source: Central Alabama Regional Planning & Development Commission



Agriculture

Forest Land

Flood Prone Area

Water

Low Density Residential

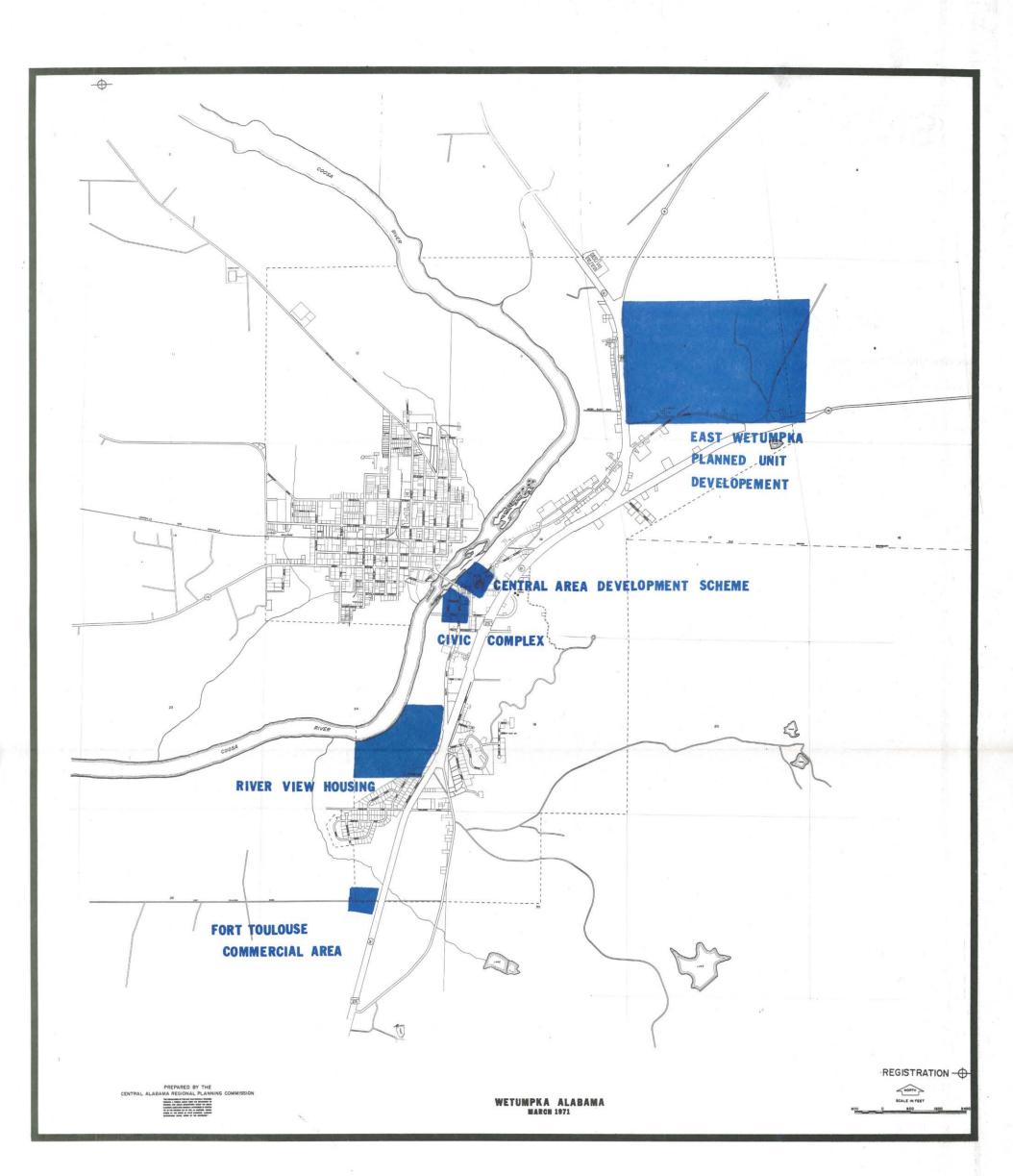
Medium Density Residential

High Density Residential

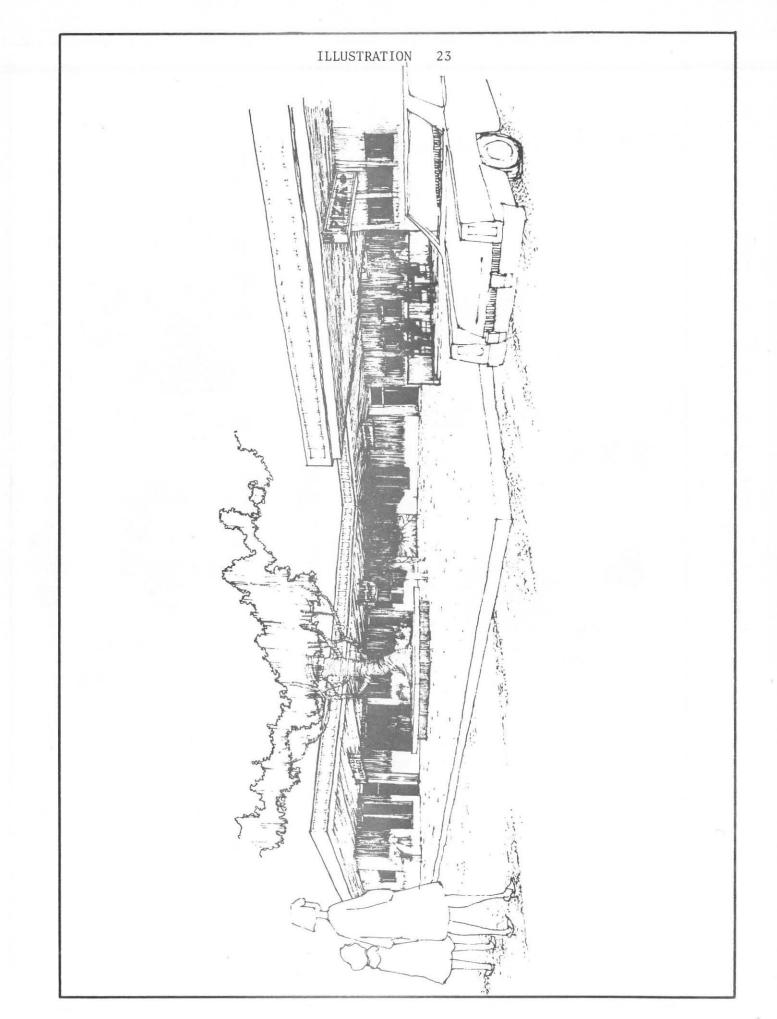
Central Business District Regional Shopping Center Community Shopping Center Medical - Commercial Light Industry Heavy Industry Public & Semi-Public Cemetery Major Thoroughfares Central School Campus Hospital

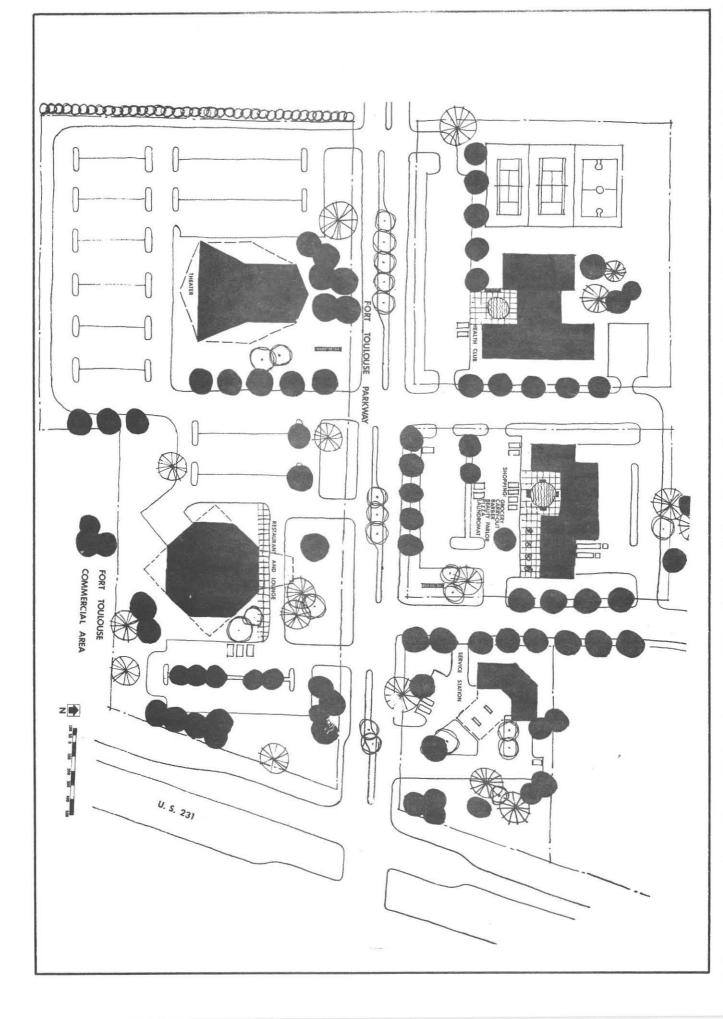
Source: Central Alabama Regional Planning & Development Commission

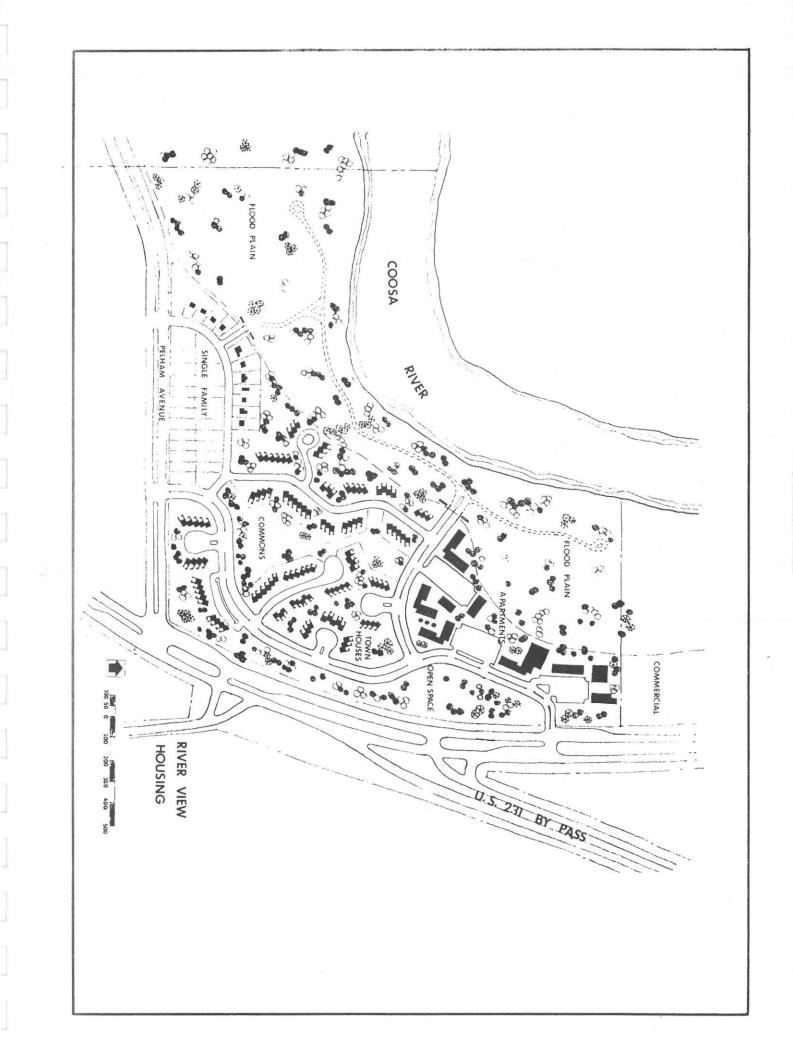
LAND DEVELOPMENT PLAN

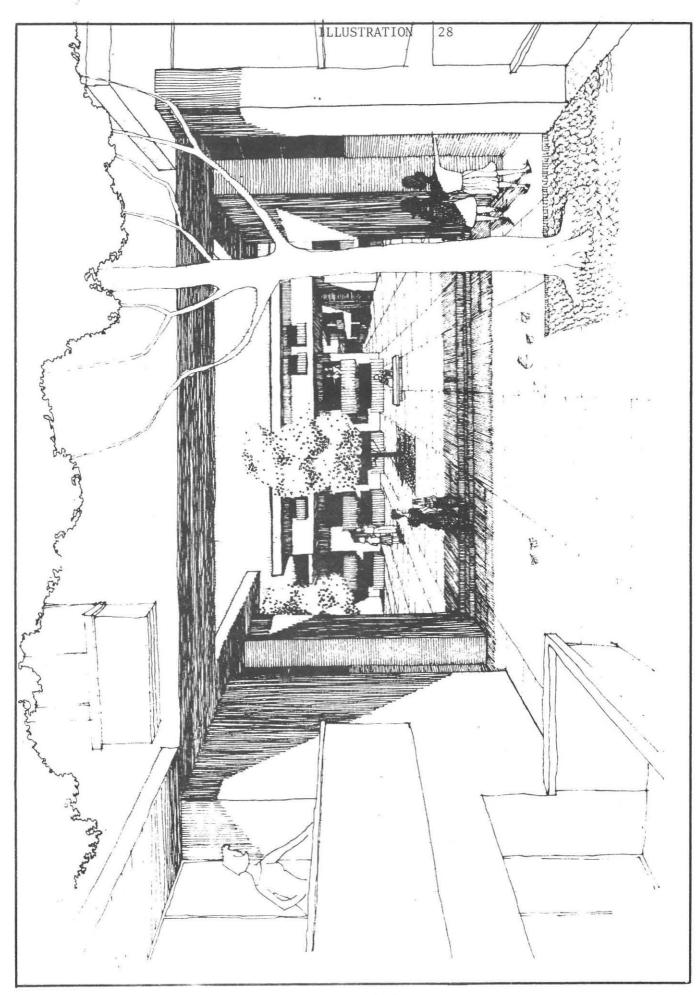


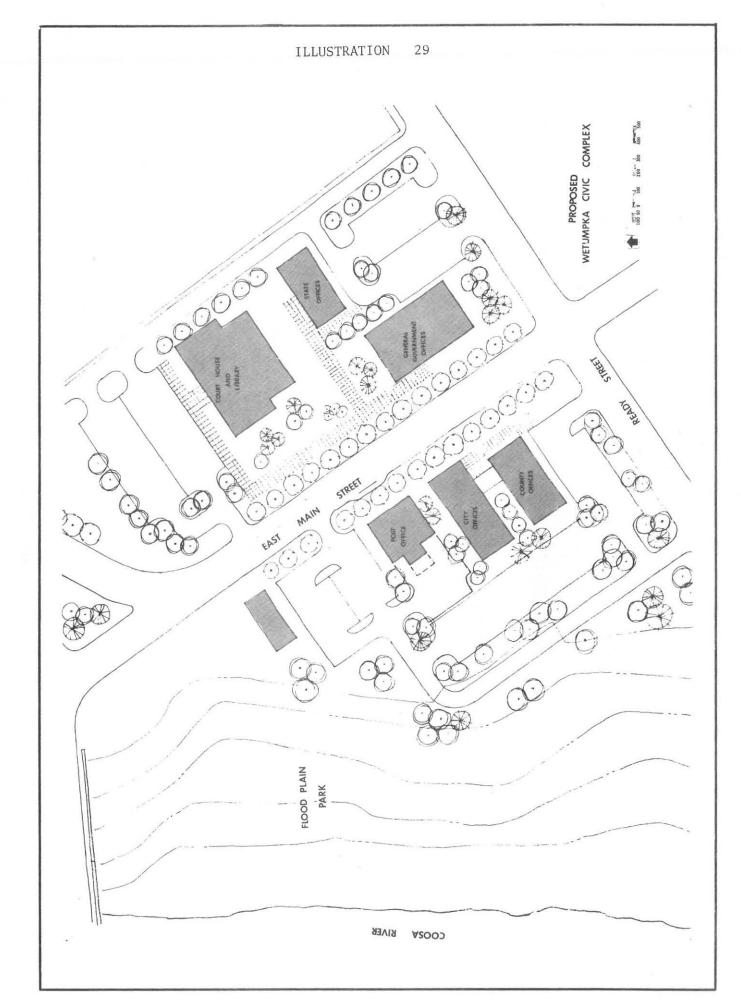
DEVELOPMENT DETAIL LOCATIONS

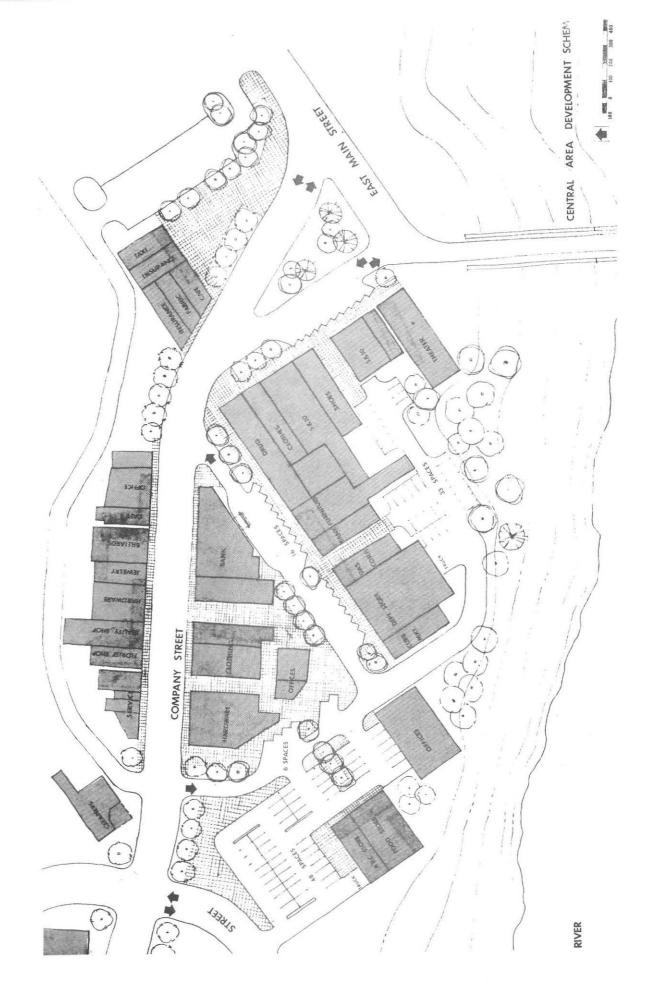


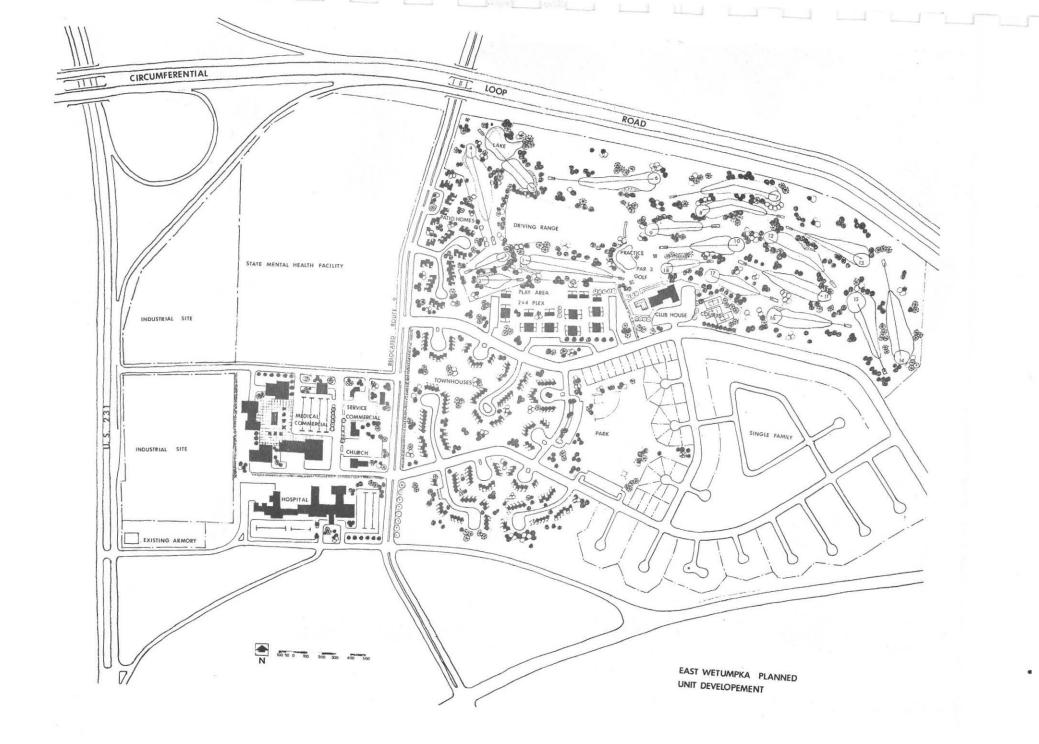


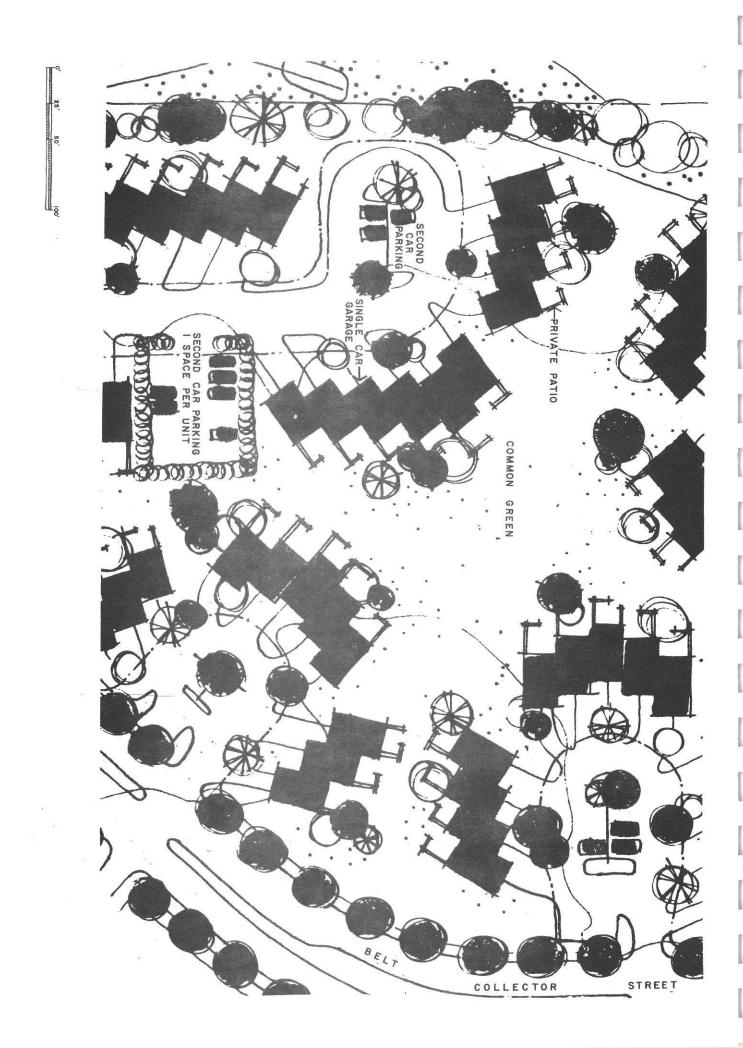


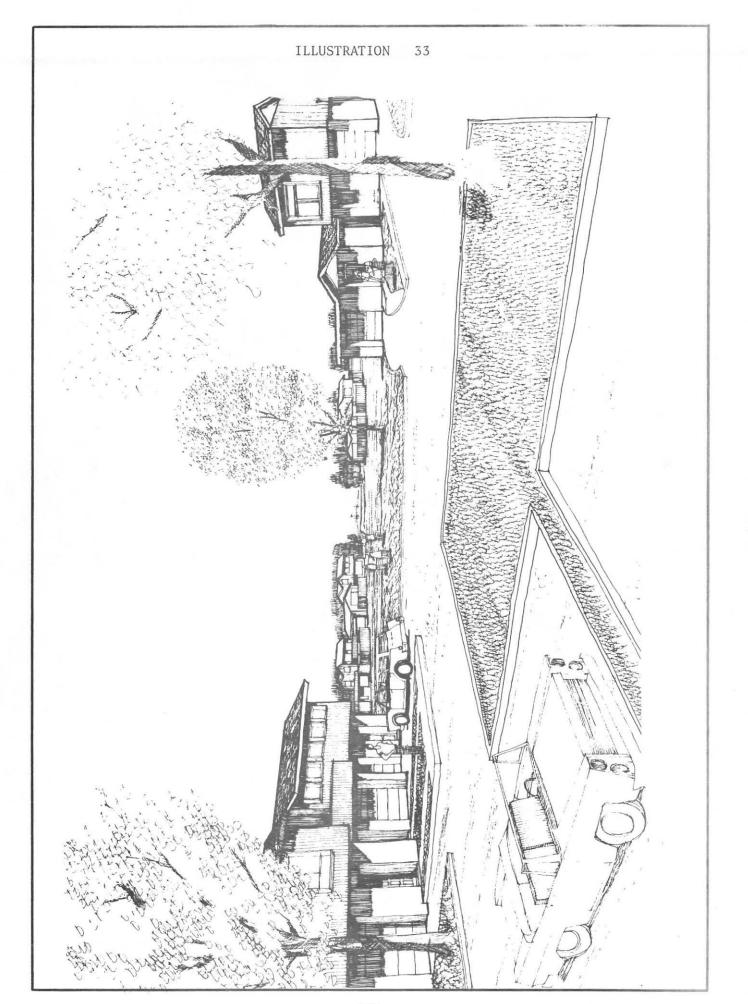




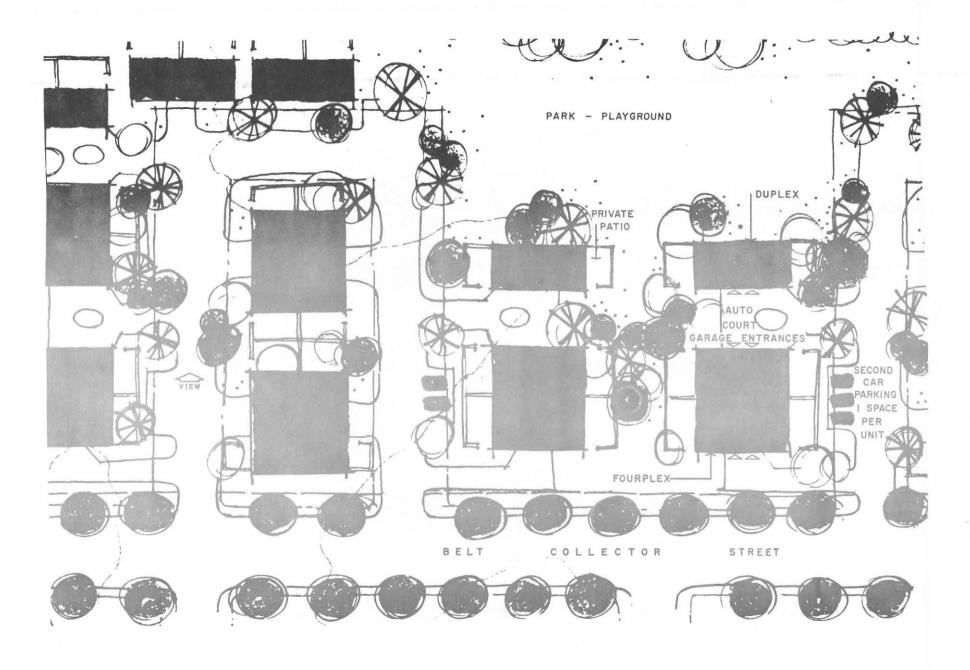


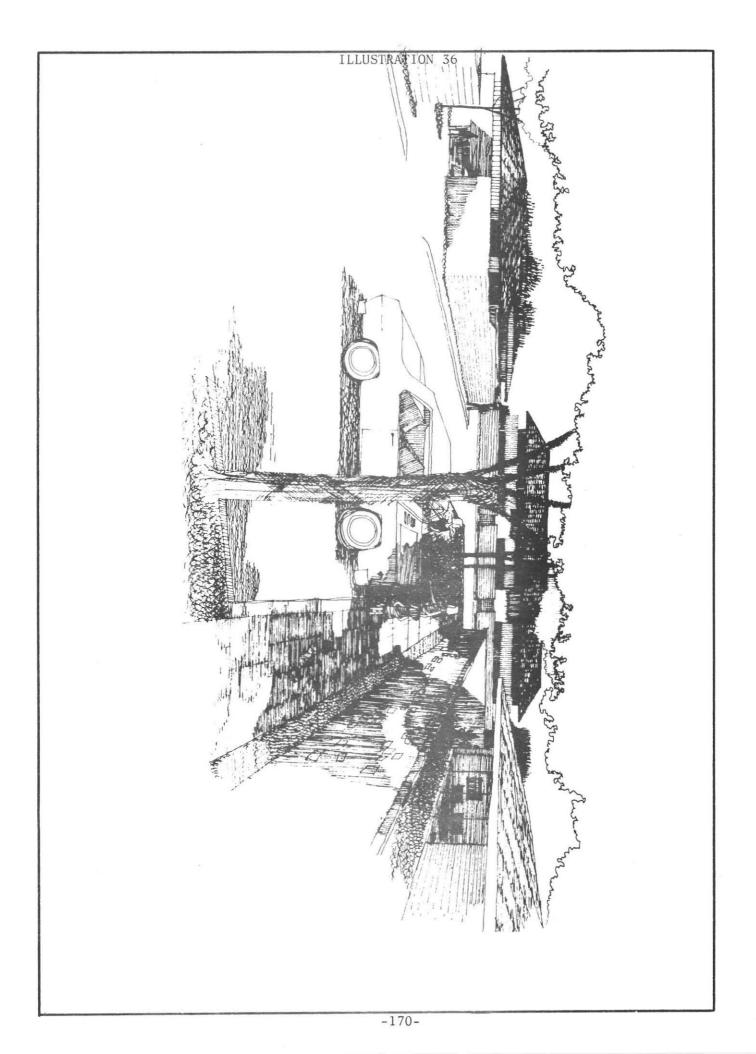


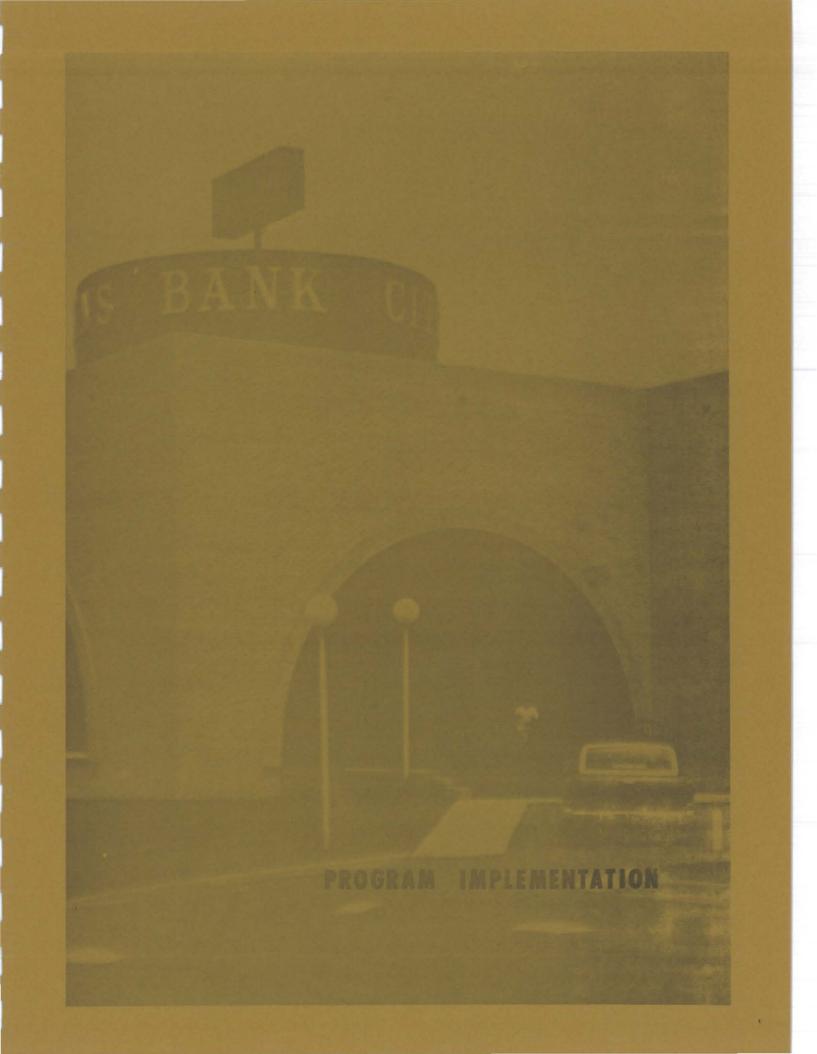


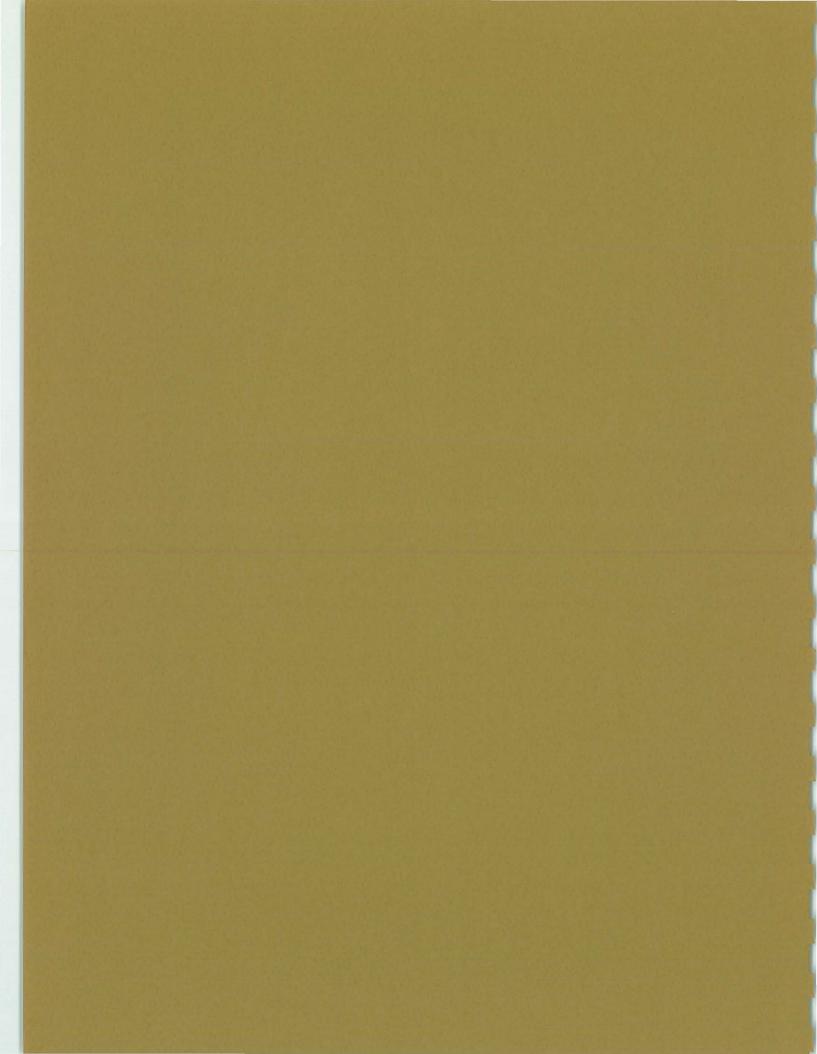












PROGRAM IMPLEMENTATION

Public Improvements

The financial status of Wetumpka was examined as a part of the economic analysis. Detailed data on the public financial situation is included in TABLES 3 through 5. Generally, the fiscal status of Wetumpka is good and the city is in a favorable position to implement the Development Plan. As shown in TABLE 5 the current debt margin if \$483,875 and is projected to increase to \$656,358 in 1976.

The Public Improvements Program for Wetumpka is a list of improvements considered essential to achieving the development objectives set forth in the Development Plan. The various programs and projects have been arranged in three groups according to the urgency of public need.

> <u>Priority 1 (1971-1976)</u> These are improvements which are considered necessary to correct existing deficiencies. These projects are considered in more detail in the Capital Improvements Budget. <u>Priority 2 (1977-1982)</u> These are improvements which are necessary to prepare for future growth and development. The planned coordination of these projects should enable the community to influence growth patterns. <u>Priority 3 (1982-1990)</u> These are improvements which will be necessary with community growth and projects which would improve situations, but are not critical needs. Generally, these improvements can be made as the demand arises if they have been programmed and moved forward in successive budgets.

To realize the true purpose of the Public Improvements Program, the assignment of priorities must be flexible and continually reviewed. Unforseen circumstances or development may necessitate assigning higher priorities to some

-173-

TABLE 32

PUBLIC IMPROVEMENTS PROGRAM WETUMPKA, ALABAMA 1970-1990

Pri	ority 1: 1971-1976	Priority II:		
1.	Water System, phase 1 improvements	1.	Water Sys	
2.	Sewer System, phase 1 improvements	2.	Sewer Sys	
3.	Fire Department	3.	Fire Depa	
	- First new station		- Secor	
	- Ladder truck	4.	Police De	
4.	Police Department		- 1 add	
	- l additional cruiser	5.	Schools	
5.	Hospital - 33 bed expansion		- Const	
6.	Schools	6.	Parks	
	- Demolish old Structure		- Add	
	- Expand site	7.	Thorough	
7.	Parks		- Relo	
	- Renovate existing parks		- Relo	
	- Add 24 acres of new parks		- Init	
8.	Thoroughfares			
	- Circumferential loop road			
	- West boundary road			
	- Fort Toulouse Boulevard			

9. City-County Structure and Remodeling

Source: Central Alabama Regional Planning and Development Commission

1977-1982

1.	Water	System,	phase	II	improvements	
----	-------	---------	-------	----	--------------	--

- stem, phase II improvements
 - partment
 - ond station
 -)epartment
 - Iditional cruiser
 - struct 5 new classrooms
 - 15 acres of new parks
- - ocation of Route 9
 - ocation of Company Street
 - tiate city street paving program

Priority III: 1983-1990

- 1. Water System, continual improvement
- 2. Sewer System, continual improvement
- 3. Fire Department
 - Pumper truck
- 4. Schools
 - Construct 5 new classrooms
- 5. Parks

-Add 15 acres of new parks

- 6. Thoroughfares
 - South Boundary Street
 - Extend Route 9

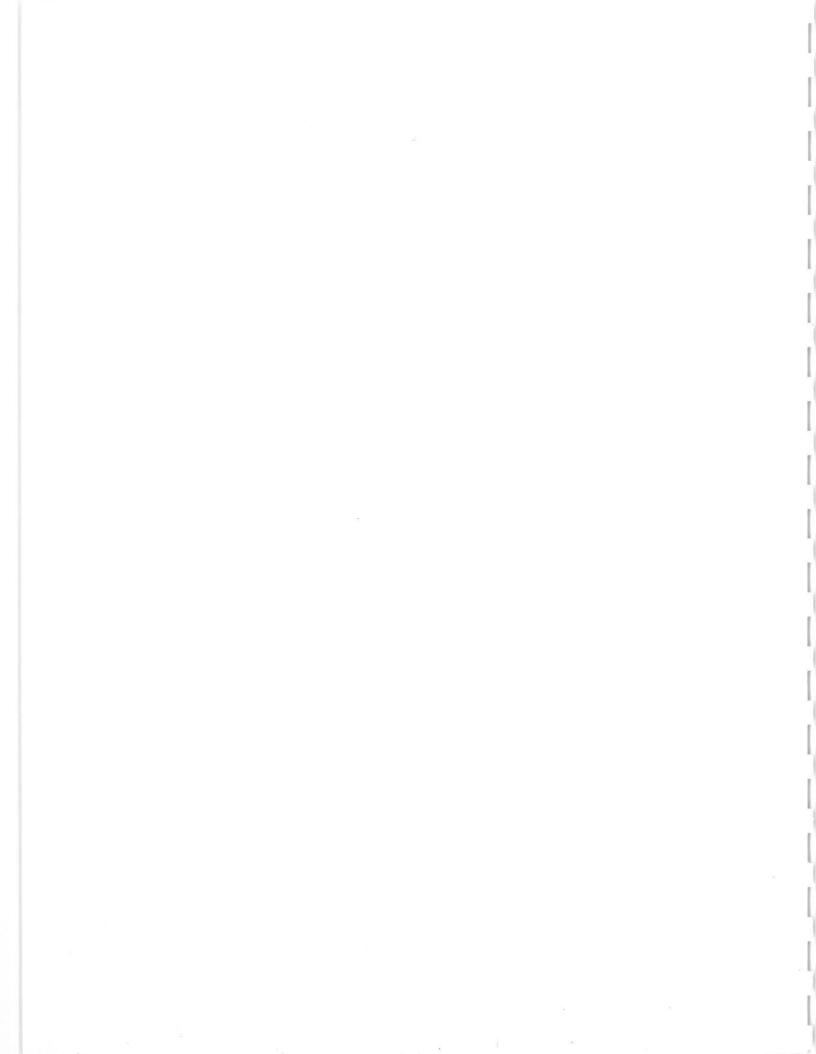
projects while others may become less urgent. New projects may need to be added from time to time. Since this program should be progressively advanced into the budget. periodic review is necessary.

The Department of Housing and Urban Development is interested in the implementation of the projects listed in the Public Improvements Program. In essence, it is a progress check to see if the community is developing decision making process. It is recommended that when various projects are completed, some sort of documentative evidence of accomplishment should be made for future use and evaluation.

The following proposals, by priority group, are included in the Wetumpka Development Plan.

CAPITAL IMPROVEMENTS BUDGET

This section proposes a budget, TABLE 33, for the items listed under Priority I of the Public Improvements Program. The budget covers the next five years and suggests means of financing for various projects. The improvements needed can frequently be supplemented by funcs from other governmental levels; assistance such as this is also indicated. The budget, to function effectively, should be reviewed annually prior to adoption to insure that previous projects are complete and to add an additional years work at the end of the budget period.



PLAN EFFECTUATION

The purpose of the Development Plan is to help the town of Wetumpka, Alabama, achieve sound community development and redevelopment in the near future and in the distant future.

The Plan cannot accomplish its purpose without firm policies capable of transforming it from a printed document into actuality. This section outlines the procedures for obtaining the best use from the Plan, keeping it up to date, maintaining public interest and promoting public approval. The following paragraphs deal with the various processes and programs involved in the effectuation and maintenance of the Wetumpka Development Plan; these are the development-related activities which determine the workability and ultimate usefulness of any planning document.

Adoption of Plan

The Development Plan becomes official upon its adoption by the local government, pursuant to a thorough examination of it. When adopted, it immediately becomes a statement of public policy to which all departments of the local government are expected to adhere.

It is suggested that this Plan be given ample public discussion, and that any possible modifications in light of this discussion, be seriously considered. Then, when adopted as developemnt policy by the City Government, it will achieve the status it must have to be effective in providing the guidance of which it is capable. Thereafter, recommendations of the City Council are made in light of the Plan, and the goals adopted by the people of Wetumpka will thus be constantly a part of the operation of the City Government.

-177-

For the near future, the goals set forth in the Plan are reasonably definite and precise. Measures to effect these goals may be begun at once. For the distant future, more flexibility must be provided. Even the most completely prepared Plan cannot foresee every possible future condition; latitude msut be afforded in the Plan to meet changes in conditions that cannot reasonably be anticipated at the present time.

In general, the further into the future comprehensive planning extends, the less definite can be its proposals. Hence the plan must be subject to periodic review to insure that it will continue to reflect the community's current development goals. To aid in the review process, the general goals are translated into more specific implementation proposals, such as Neighborhood Analysis, Renewal Studies, Zoning Ordinances, Major Thoroughfare Plans, and many others. One great value of these written devices, in addition to their serving for Plan effectuation, is that any proposal to change the physical aspects of the community can be quickly tested by them to see if it is a step in the desired direction;

It must be remembered that the measure of the overall Plan must be how well it serves every citizen. The end products of good planning are constantly improved places to work, to shop, and to live. Thus, the overall Plan is a guide for the intelligent investment of both public and private funds in better living and working arrangements. The best use of these funds, as alternatives arise, takes into account not only the original Plan, but also changing development trends and land needs. Like the town itself, the Plan must be flexible enough to adopt itself to new forces and the changing desires of its citizens; only in this way can it remain a constant and viable force to guide development.

-178-

EFFECTUATION TOOLS

The Development Plan has value as a statement of goals. Until put into effect by governmental and citizen action, the plan has no influence upon the actual conditions in the community. The goals established in the Plan can be achieved, first, by the community's enlightened adoption of them, and, second, by legal implementation measures brought about through the community's active and aggressive support.

Chief among the effectuation tools which are recommended for Wetumpka are the following:

Land Use Regulations

Zoning

Subdivision Regulation Capital Improvements Programming Local Government Organization Local Ordinances Building Codes Housing Codes Fire Codes Assistance Programs

Community Appearance Measures

ZONING

This basic, and most common, effectuation measure, is one of the many exercises of the "Police Power"--that power vested in each of the United States by the Constitution, which grants local authority to establish rules and regulations affecting the "health, safety, and general welfare" of the people. Each state has,

-179-

over the years, enacted legislation which establishes zoning as a proper exercise of the police power, and delegates zoning authority to local government under stipulated provisions.

Alabama cities and towns derive their zoning powers from the enabling legislation forming a part of the Code of Alabama. This legislation was adopted by Act of The Legislature of Alabama, approved July 2, 1940; recompiled, 1958. It grants authority to provide for the establishment of districts within the corporate limit of Alabama's cities and towns; to regulate such districts, the height, number of stories and the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open space, the density of population and the use of buildings, structures, and land; and to provide methods of administration of the ordinance and penalties for the violation thereof.

Zoning is the most important of the effectuation measures because it provides local government with the only comprehensive control over private development available today. In guiding development from its present pattern into the pattern set forth in the Plan, zoning must play the principal part; only through zoning is it possible to establish a carefully designed sequence of land use patterns to bridge the gap between present and future while at the same time enhancing the general welfare by providing optimum use and enjoyment of all private property, the protection of private investment, and the most effective use of public funds.

It is well to reiterate here the differences between the Development Plan and Zoning.

1. The Development Plan is a long-range, general, and comprehensive guide for future development. It indicates the general extent of

-180-

the various uses of the land without showing their exact limits, the general location and extent of future transportation needs without necessarily designating the particular streets to serve those needs, and the general location of schools, parks and other public facilities without necessarily designating their specific sites.

Zoning, on the other hand, consists of a set of specific regulations applying to precise areas at the present time. It sets forth exact use or uses which may be established in precisely delineated areas and how these uses may be carried on. The zoning map portrays, in terms of land uses appropriate for each parcel of land in the community, a desirable pattern for today, which is one step toward the future pattern of the Development Plan.

- 2. Zoning will have to be carefully designed to achieve the objectives of each of the land use categories of the Development Plan. This is true especially of the proposed commercial and industrial areas which are not yet developed.
- 3. Residential development objectives more specific and detailed than those of the Development Plan will be needed as bases for zoning. This is particularly important to the proper location of future multiple dwelling structures and to the establishment of population densities appropriate for existing and future development.
- After very careful study, policies must be formulated for land uses not conforming to the applicable zoning regulations. Gradual

-181-

elimination of nonconforming uses is essential toward ultimate achievement of the Development Plan goals, but it is a difficult and sometimes thankless task which needs the foundation of clear policy fairly and firmly carried out.

5. Periodic review and revision of the Zoning Ordinance is necessary in order to effect, from time to time, those changes which will bring the community closer to its Development Plan goals.

SUBDIVISION REGULATIONS

The most permanent feature of a community is the way the land is divided into parcels. Old town maps show that streets and alleys in the downtown area are like those that are familiar today; regardless of the number of buildings erected in succession on the same site, the lot and the street it fronts on are very likely still there in their original size and position. Most of the present features of any town can be traced to the way the land was subdivided in the beginning; land subdivision, therefore, is among the most significant of all processes in determining the town's eventual form. With the exception of occassional non-residential areas such as shopping centers or industrial plants, the only way in which physical expansion of urban areas occurs is through the subdivision of land. Therefore, each new subdivision creates a part of the future city, and it is of the utmost importance that each of these parts conforms in every respect to those standards which the community has set for its future.

As a fundamental objective of public policy on the subdivision of land, it is suggested that lots, utilities, and streets should be improved at the

-182-

time of subdividing to the level desirable for the future, without regard for existing conditions in other parts of the community. Further, all such improvement should be accomplished without cost to local government and without cost to future owners of the land, except that included in the initial sale prices of the lots.

It is usually within the province of the Planning Commission to regulate the subdivision of land within its area of jurisdiction. The regulations should set forth the procedures for subdividers to follow in obtaining the approval of the Planning Commission, a process which includes submissions to the Commission of a proposed sketch of the area, with proposed layout of street patterns and lot sizes. This affords the community both review and reasonable control authority relative to all apsects of development, while encouraging the use of newer and better design techniques. The proposal must consider such matters as economical extension of public services, and the future locations of schools, parks, and other public facilities.

In short, subdivision regulations and their administration have the task of insuring that each new development will indeed be a fitting part of the future portrayed in the Development Plan.

CAPITAL IMPROVEMENTS PROGRAMMING

The earlier portion of this Chapter dealt in detail with a number of public improvements as part of the community's development. These have been divided by priority into several groups, which constitute the immediate goals for the near future. They serve as an example of capital improvements programming, which must be a continual, on-going process by which the town over a period of time attains both its short and long range goals. This process is essentially one of consciously balancing available monies against the volume of needed improvements in such a way

-183-

that the most badly needed items are taken care of first and other needs met in logical order over a period of years.

The usual term for capital improvements programming is six years; that is, each year the program is prepared for the present fiscal year, plus five years into the future. The program considers all capital improvements expected to be necessary or desirable during the six-year period, allowing priorities among the proposals and permitting judgement on whether or not they are in accord with the long range Development Plan. Capital budgets made for periods of less than six years sometimes suffer from being too close to immediate problems; whereas for longer periods they tend to get into the realm of unrealistic rather than workable programs. It is therefore considered that for most municipalities a six year capital improvements program is optimum.

Wetumpka will continue to require additional public improvements: new public buildings, utility services, library expansion, all of which will arise quite naturally out of town growth and population increases. The policy of careful budgeting of public monies and programming of expenditures must necessarily become a permanent part of planning administration. It will serve both now and in the future to coordinate public with private development, to show the citizens how their tax money is being spent, and to measure progress toward the goals of the Development Plan.

LOCAL GOVERNMENT ORGANIZATION

Since the guidance of a community's physical development concerns all aspects of its life, so almost all aspects of local government and local legislation have some bearing on the effectuation of the Development Plan.

-184-

Quite fundamental here is governmental organization. Alabama State law grants the same planning and zoning powers to both cities and towns and stipulates only certain organizational requirements quite directly applicable to the carrying out of the planning and zoning functions. However, above this fundamental base each city and town has the opportunity for a multitude of different governmental organizations and policies concerning planning and its effectuation.

It is obvious that local government organization should facilitate the coordination of the various functions concerned with development--planning, zoning, building inspection, and others. Less obvious is the desirability of utilizing the organizational structure to develop procedures for all planning and development matters. Wehther it be an amendment to the Plan, a proposal for a new shopping center, or an apparently routine building permit application, definite procedures should be followed to inform all in government whose function may be concerned, to allow review and to obtain approval of all appropriate local government officials in a certain deliberate sequence.

The functions of the Planning Commission are especially important in this connection. The "bringing to life" of the Development Plan is largely the responsibility, duty, and mission of every member of the Planning Commission. They are directly involved with the implementation of the major parts of the Plan -zoning and subdivision regulations, thoroughfare plan, and special programs carried out with federal assistance. The Planning Commission has a unique opportunity to guide and encourage the expansion of the city.

-185-

In terms of organization, the Planning Commission has direct jurisdiction over the exercise of zoning ordinances and subdivision regulations. The Commission must insure that subdivision plats are drawn up in conformity with the goals of the Development Plan. In cases where appeals for zoning variances occur, it is necessary for a Board of Adjustment (or Appeal) to review the application; it is felt that in Wetumpka it would be convenient and beneficial for the Planning Commission to act also on appeals. In the event that a separate Board of Appeal is appointed, there must be a very close liaison between it and the Planning Commission.

All other forms of local government also have considerable bearing on Plan effectuation. It is highly desirable for the community to maintain local autonomy over financing government operations and improvements and in debt and tax management. Although none of these alone can determine the success of the effectuation program, all may either facilitate or impede it.

FEDERAL ASSISTANCE PROGRAMS

There are numerous local assistance programs of the United States government can contribute to the effectuation of the Wetumpka Development Plan. One of the major sources, of course, is urban renewal--the improvement and rebuilding of obsolescent and blighted parts of cities. In almost every community there are some areas which cannot economically be improved to the extent necessary by local resources alone. If detailed studies determine the need for large scale rehabilitation, or of demolition of structures, in order to achieve the community's goals, it is possible to obtain Federal assistance in the form of loans and grants for carrying out this work.

There are, in addition, housing programs such as Public Housing and the 235 ownership and 235 rental programs which are listed in a previous chapter of

-186-

the Development Plan. Public utilities and community facilities can be assisted by federal funds. In fact, almost any public capital improvement may be speeded up by federal loans for planning and designing the improvement as well as by hardware grants for construction and equipment.

The Hill-Burton Health Facilities Construction program is another valuable matching-funds program. At the present time, federal funds are available to most communities for water and sewer systems and for open space acquisition and development, both of which are high on the priority list of the Federal Government. Wetumpka, like any other town embarking on a long range Development Plan, needs to investigate thoroughly the federal assistance programs available to it; then to determine in view of the community's actual needs which ones will best serve its purposes.

LOCAL LAWS AFFECTING DEVELOPMENT

It is almost self-evident that other ordinances concerning development must be adequate. The Building Code is of greatest importance here, for it is capable of far greater influence than simply providing for safe structures. A code can be one which allows and even encourages the use of new materials and techniques, providing only that the final result meet certain performance specifications. Or it can be a code which is incapable of recognizing advances in technology and construction, and hence, tends to stifle architectural imagination and progress and discourages those whose talents might otherwise be able to make a real contribution to quality development and community growth. The Southern Standard Building Code, long in use among municipalities in this area, is currently undergoing extensive revision to bring it into closer conformance with current techniques and practices. It is possible that this model code might be reviewed by the City of Wetumpka, and adopted either by reference, or with some modification, for use as local construction code.

-187-

Fire and health and housing codes are three additional areas deserving mention. Realistic application of fire prevention and safety practices may well influence the development of commercial areas in the same direction of higher quality that health codes have achieved in residential development. To supplement the building, fire and health codes, the application of a housing code will assure that no member of the community will live below the minimum standard of housing befitting human dignity. It is easy to forget that one good thing begets another, and a bad one begets another bad one. The achievement of a "suitable living environment" must necessarily commence with the enforcement of adequate housing codes, from which high environmental standards can spread into the neighborhood and finally into the community as a whole.

COMMUNITY APPEARANCE

The Development Plan is concerned primarily with physical improvements to the town of Wetumpka. However, it must also be concerned with the aesthetic qualities which often render one community attractive and another dull. There are many facets to this issue; from a purely pragmatic standpoint, it must be considered that prospective industries and commercial enterprises, choosing between two towns equal in physical condition, would be apt to choose the one more pleasing to the eye. More important, however, is the objective of creating for the citizens themselves a community which is desirable, attractive, and in which they can take pride.

Wetumpka is a town which has, especially in the CBD, failed to take full advantage of its beautiful natural setting. Although total community appearance is ultimately determined by the cumulative effort of private citizens and firms, there is much the city can do to bring about the desired objectives.

-188-

The city can and should pursue programs which are aimed at encouraging and rewarding private effort in the maintenance and beautification of property. In this effort, Wetumpka is fortunate in having a group of active garden clubs which can be of invaluable assistance, as can the news media and civic clubs.

Street trees, among the most important factors in the creation of a pleasant environment, exist in abundance in Wetumpka. The trees in the residential areas should be carefully maintained, and, ideally, some planting under the supervision of the city should be carried out in the CBD.

One of the biggest offenders in the city appearance is the unsightly look of power poles and utility lines along streets. Regardless of where they are placed, they detract from appearance. In the Business District, and elsewhere as possible, the city should seriously consider the use of underground conduit for utility lines. In other areas, the city might encourage the use of alleys, and back right-of-way locations, where underground conduit is not feasible. The cost of underground wiring while considerable, is low in comparison with the benefits derived. "Street furniture" is ordinarily the single most important contribution to appearance, and this category includes outdoor lighting standards which might reasonably be replaced in connection with underground wiring.

The Central Business District has been discussed elsewhere in this report. It should be emphasized that strong policies regarding signs and advertisements should be adopted and enforced by the city. Overhanging signs are generally objectionable; fortunately, this problem is not severe in Wetumpka, but steps should be initiated to eliminate overhanging signs entirely. The business district, occupying as it does the bank of a scenic river, should make the most of this fact and concentrate on removing or minimizing impediments to the view of the river.

The keeping of all premises clean and neat contributes much to the appearance of the community. This requirement is significantly more important

-189-

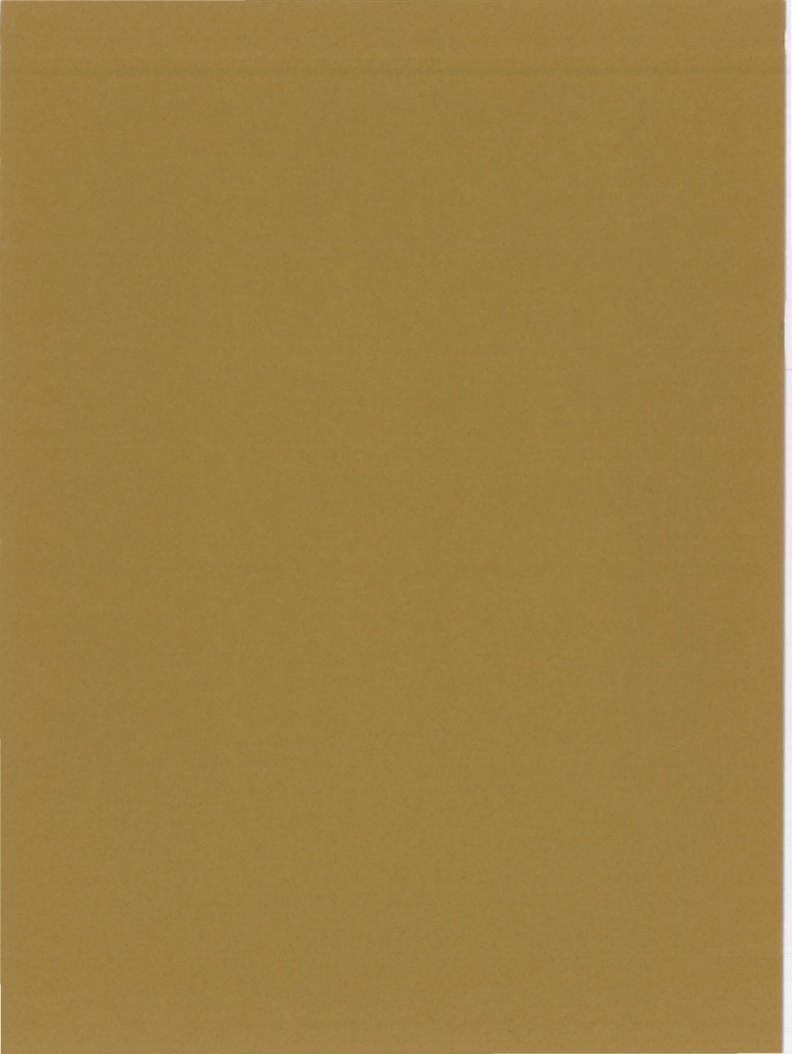
where larger open spaces, such as Wetumpka's riverbanks, are concerned. The dumping of trash and refuse along these banks has long been offensive, and should never be permitted. Municipal clean-up should be devoted especially to these and other public areas; except for these unsightly evidences of litter, there are few areas in the state more naturally scenic and worthy of administration than the bend in the Coosa River which forms the town site of Wetumpka.

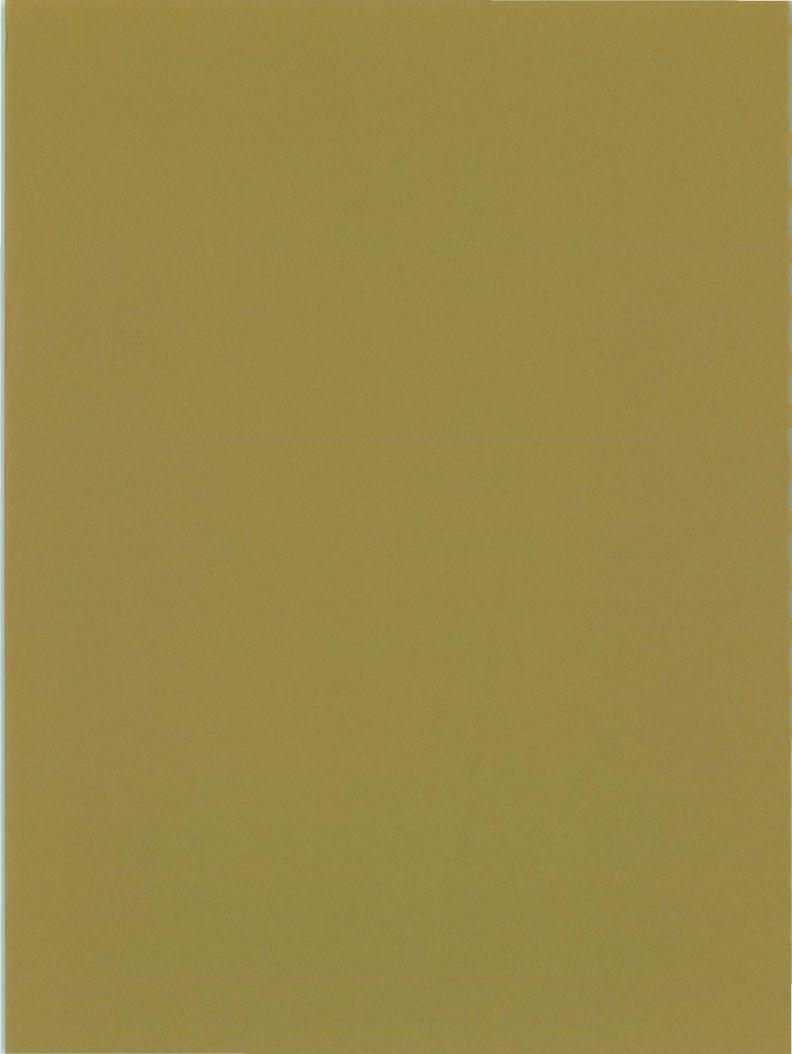
In summary, it is recommended that every effort be made to take advantage of the natural beauty already available in Wetumpka. As the goals of this Development Plan are attained, there is every reason to believe that this town can become the most scenically attractive community in the entire area, making it a choice location for new trade and industry and a constant source of visual pleasure for its citizens.

CONTINUING PLANNING

Since the community is ever changing, planning for it can never cease. Just as this Development Plan is the end of a long process of community analysis and plan design, so it is also the beginning of a detailed process of planning studies, re-evaluation and plan adjustment.

There is no guarantee that all aspects of this Plan will be achieved, but it is felt that its goals are desirable and feasible. With strong public support, it can serve as a roadmap to guide the town toward a more vital, more successful future.





APPENDIX A

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-193-

APPENDIX B

Elmore County was created by an Act of the State Legislature, February 15, 1866, from parts of Autauga, Coosa, Montgomery and Tallapoosa counties. It is named for General John Archer Elmore, a native of Virginia, soldier of the Revolutionary War, and General in the Alabama Militia. The county is one of the richest in aboriginal history and embraces many town sites of the Upper Creek Nation, including the capital at Tuckabatchee on the Tallapoosa River.

The first European to visit Elmore County was Hernando De Soto in 1540 who was on an expedition seeking gold and other treasures he thought were in the southeastern part of the United States. His men spent several weeks in the area before pushing on wesward to the discovery of the Mississippi River.

The next Europeans to visit Elmore County were French and British traders. The French established Fort Toulouse in 1714 in order to solidify their dominance over trade in the area and counter the influence of the English among the Creeks. Fort Toulouse was occupied by the French until sometime between November, 1763, and 1764, when they were forced to abandon the fort by the territorial provisions which concluded the French and Indian campaign of the Seven Years' War.

The strong British influence in the area was due primarily to two Scottish traders who came to the area in approximately 1740. They were Lachlan McGillivary and Charles Weatherford, who became influential among the Indians by marrying into the ruling families and becoming de facto chiefs of various tribes.

Indian influence continued strong in Elmore County until 1814 when the Treaty of Ft. Jackson (originally Ft. Toulouse) was signed between William Weatherford, the Creek leader, and Andrew Jackson. This treaty was the official surrender document ending the Creek Wars after the Battle of Horseshoe Bend.

-194-

As a result of the treaty the Creeks gave up all claims to the land lying west of the Coosa and agreed to a boundary line drawn in a south western direction from the falls of Wetumpka to the mouth of the Summochio Creek on the Cattahoochee River, below the town of Eufaula. Following the treaty at Fort Jackson, about three-fourths of the land was opened to the whites.

After the treaty with the Indians the immigrants came in great numbers. High prices for cotton and confidence in the West (as it was known then) promoted this great influx of white settlers. Joseph House, in 1815, because the first white man to raise a commercial crop in Elmore County. From then until the present, agriculture has been the dominant industry for the county.

Wetumpka became the first town established in Elmore County, between 1814 and 1819, although it was not incorporated until 1834. From it's beginning to the present, Wetumpka has served as a trading and government center for the county.

In 1841, the first state penitentiary was opened in Wetumpka, and there has been a state correctional institution located there ever since.

Also in 1841 the Tallassee Falls Manufacturing Company was chartered by the State Legislature. This facility has continued operations to the present. This date is important as it marks the beginning of the textile manufacturing industry in Elmore County. Other textile manufacturer's have established mills in Elmore County since, such as Dan River Mills in Wetumpka.

In the years during the Civil War and Reconstruction, Wetumpka and Elmore County suffered from the same hardships and problems as the rest of the south--economic unrest, corruption, bankrupcy, and choatic social change.

-195-

In 1928 the Alabama Power Company finished construciton of Jordan Lake, Dam, and powerhouse. This marks the beginning of the large electric power and recreational industry now thriving in Elmore County.

Today Elmore County's dominant industry is still agriculture with textile manufacturing, electric power and recreation all competing for second place. However, today there appears to be the beginning of diversification of the industrial base with such manufacturers as Neptune Meter Company locating in the county. APPENDIX C

Number 77 (1-28-71)

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

P. L. 91-646, 84 Stat. 1894 (January 2, 1971).

[114,701], SHORT TITLE

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970."

TITLE I-GENERAL PROVISIONS

[114,702] [DEFINITIONS]

Sec. 101. As used in this Act-

(1) The term "Federal agency" means any department, agency, or instrumentality in the executive branch of the Government (except the National Capital Housing Authority), any wholly owned Government corporation (except the District of Columbia Redevelopment Land Agency), and the Architect of the Capitol, the Federal Reserve banks and branches thereof.

(2) The term "State" means any of the several States of the United States, the District of Columbia, the Commonwealth of Puerto Rico, any territory or possession of the United States, the Trust Territory of the Pacific Islands, and any political subdivision thereof.

(3) The term "State agency" means the National Capital Housing Authority, the District of Columbia Redevelopment Land Agency, and any department, agency, or instrumentality of a State or of a political subdivision of a State, or any department, agency, or instrumentality of two or more States or of two or more political subdivisions of a State or States.

(4) The term "Federal financial assistance" means a grant, loan, or contribution provided by the United States, except any Federal guarantee or insurance and any annual payment or capital loan to the District of Columbia.

(5) The term "person" means any individual, partnership, corporation, or association.

(6) The term "displaced person" means any person who, on or after the effective date of this Act, moves from real property, or moves his personal property from real property, as a result of the acquisition of such real property, in whole or in part, or as the result of the written order of the acquiring agency to vacate real property, for a program or project undertaken by a Federal agency, or with Federal financial assistance: and solely for the purposes of sections 202(a) and (b) and 205 of this title, as a result of the acquisition of or as the result of the written order of the acquisition of or property, on which such person conducts a business or farm operation, for such program or project.

[The next page is 7701-3.]

Urban Affairs Reports

114,702

7701



Number 77 (1-28-71)

Uniform Relocation Assistance Act

(7) The term "business" means any lawful activity, excepting a farm operation, conducted primarily--

(A) for the purchase, sale, lease and rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property;

(B) for the sale of services to the public;

(C) by a nonprofit organization; or

(D) solely for the purposes of section 202(a) of this title, for assisting in the purchase, sale, resale, manufacture, processing, or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display or displays, whether or not such display or displays are located on the premises on which any of the above activities are conducted.

(8) The term "farm operation" means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber for sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

(9) The term "mortgage" means such classes of liens as are commonly given to secure advances on, or the unpaid purchase price of, real property, under the laws of the State in which the real property is located, together with the credit instruments, if any, secured thereby.

[14,703] EFFECT UPON PROPERTY ACQUISITIONS

Sec. 102. (a) The provisions of section 301 of title III of this Act create no rights or liabilities and shall not affect the validity of any property acquisitions by purchase or condemnation.

(b) Nothing in this Act shall be construed as creating in any condemnation proceedings brought under the power of eminent domain, any element of value or of damage not in existence immediately prior to the date of enactment of this Act.

TITLE II-UNIFORM RELOCATION ASSISTANCE

[14,704] DECLARATION OF POLICY

Sec. 201. The purpose of this title is to establish a uniform policy for the fair and equitable treatment of persons displaced as a result of Federal and federally assisted programs in order that such persons shall not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole.

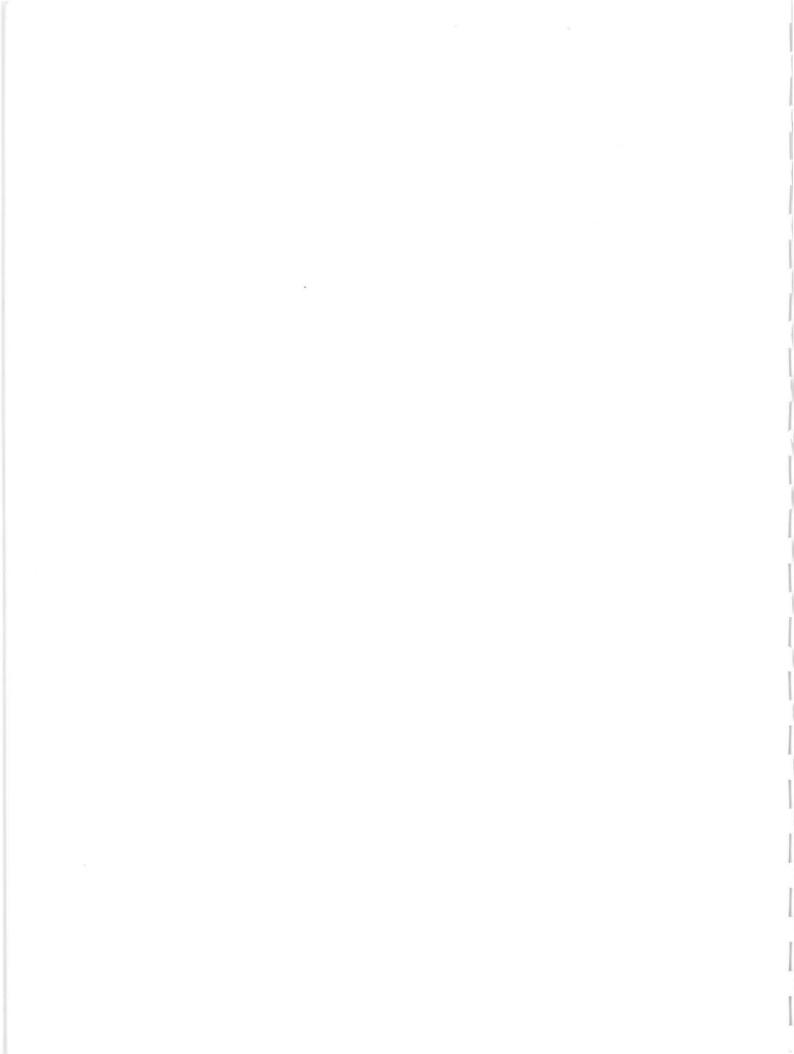
[14,705] MOVING AND RELATED EXPENSES

Sec. 202. (a) Whenever the acquisition of real property for a program or project undertaken by a Federal agency in any State will result in the displacement of any person on or after the effective date of this Act, the head of such agency shall make a payment to any displaced person, upon proper application as approved by such agency head, for---

(1) actual reasonable expenses in moving himself, his family, business, farm operation, or other personal property;

Urban Affairs Reports

114,705



7702

Laws and Regulations

(2) actual direct losses of tangible personal property as a result of moving or discontinuing a business or farm operation, but not to exceed an amount equal to the reasonable expenses that would have been required to relocate such property, as determined by the head of the agency; and

(3) actual reasonable expenses in searching for a replacement business or farm.

(b) Any displaced person eligible for payments under subsection (a) of this section who is displaced from a dwelling and who elects to accept the payments authorized by this subsection in lieu of the payments authorized by subsection (a) of this section may receive a moving expense allowance, deter-

114,703

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mined according to a schedule established by the head of the Federal agency, not to exceed \$300; and a dislocation allowance of \$200.

(c) Any displaced person eligible for payments under subsection (a) of this section who is displaced from his place of business or from his farm operation and who elects to accept the payment authorized by this subsection in lieu of the payment authorized by subsection (a) of this section, may receive a fixed payment in an amount equal to the average annual net earnings of the business or farm operation, except that such payment shall be not less than \$2,500 nor more than \$10,000. In the case of a business no payment shall be made under this subsection unless the head of the Federal agency is satisfied that the business (1) cannot be relocated without a substantial loss of its existing patronage, and (2) is not a part of a commercial enterprise having at least one other establishment not being acquired by the United States, which is engaged in the same or similar business. For purposes of this subsection, the term "average annual net earnings" means one-half of any net earnings of the business or farm operation, before Federal, State, and local income taxes, during the two taxable years immediately preceding the taxable year in which such business or farm operation moves from the real property acquired for such project, or during such other period as the head of such agency determines to be more equitable for establishing such earnings, and includes any compensation paid by the business or farm operation to the owner, his spouse, or his dependents during such period.

[14,706] REPLACEMENT HOUSING FOR HOMEOWNER

Sec. 203. (a) (1) In addition to payments otherwise authorized by this title, the head of the Federal agency shall make an additional payment not in excess of \$15,000 to any displaced person who is displaced from a dwelling actually owned and occupied by such displaced person for not less than one hundred and eighty days prior to the initiation of negotiations for the acquisition of the property. Such additional payment shall include the following elements:

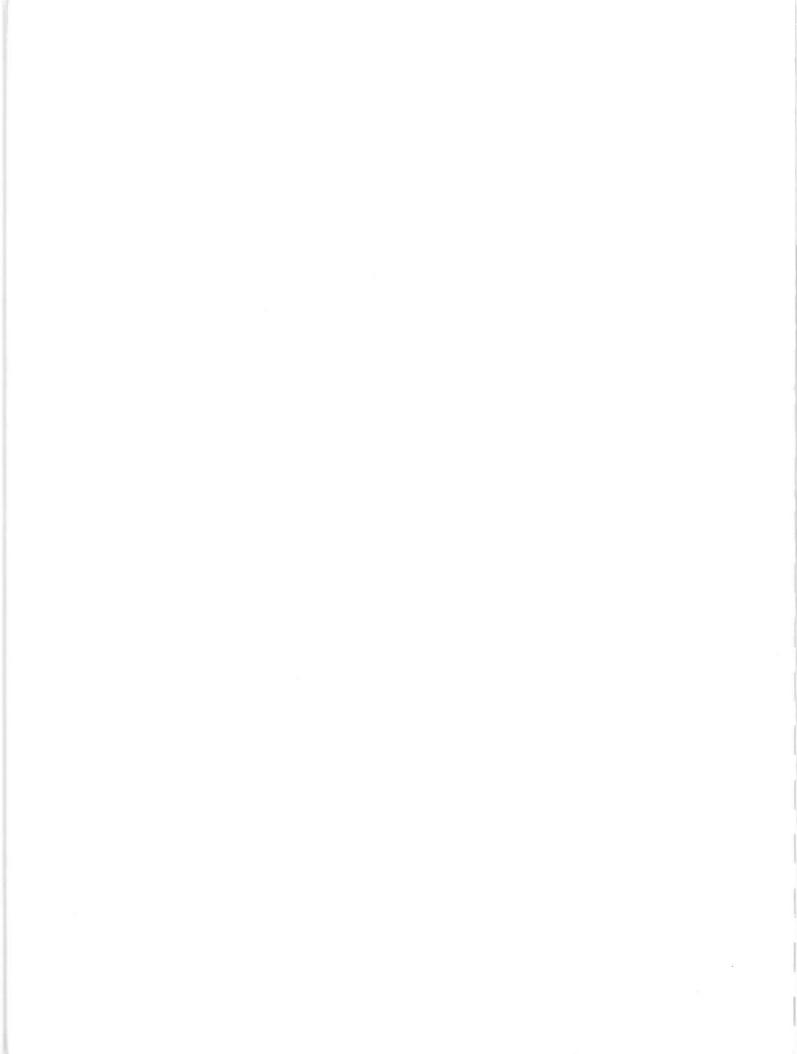
(A) The amount, if any, which when added to the acquisition cost of the dwelling acquired by the Federal agency, equals the reasonable cost of a comparable replacement dwelling which is a decent, safe, and sanitary dwelling adequate to accommodate such displaced person, reasonably accessible to public services and places of employment and available on the private market. All determinations required to carry out this subparagraph shall be made in accordance with standards established by the head of the Federal agency making the additional payment.

(B) The amount, if any, which will compensate such displaced person for any increased interest costs which such person is required to pay for financing the acquisition of any such comparable replacement dwelling. Such amount shall be paid only if the dwelling acquired by the Federal agency was encumbered by a bona fide mortgage which was a valid lien on such dwelling for not less than one hundred and eighty days prior to the initiation of negotiations for the acquisition of such dwelling. Such amount shall be equal to the excess in the aggregate interest and other debt service costs of that amount of the principal of the mortgage on the replacement dwelling which is equal to the unpaid balance of the mortgage on the acquired dwelling, over the remainder term of the mortgage on the acquired dwelling, reduced to discounted present value. The discount rate shall be the prevailing interest rate paid on savings deposits by commercial banks in the general area in which the replacement dwelling is located.

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Laws and Regulations

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(C) Reasonable expenses incurred by such displaced person for evidence of title, recording fees, and other closing costs incident to the purchase of the replacement dwelling, but not including prepaid expenses.

(2) The additional payment authorized by this subsection shall be made: only to such a displaced person who purchases and occupies a replacement dwelling which is decent, safe, and sanitary not later than the end of the one year period beginning on the date on which he receives from the Federal agency final payment of all costs of the acquired dwelling, or on the date on which he moves from the acquired dwelling, whichever is the later date.

(b) The head of any Federal agency may, upon application by a mortgagee, insure any mortgage (including advances during construction) on a comparable replacement dwelling executed by a displaced person assisted under this section, which mortgage is eligible for insurance under any Federal law administered by such agency notwithstanding any requirements under such law relating to age, physical condition, or other personal characteristics of eligible mortgagors, and may make commitments for the insurance of such mortgage prior to the date of execution of the mortgage.

[14,707] REPLACEMENT HOUSING FOR TENANTS AND CERTAIN OTHERS

Sec. 204. In addition to amounts otherwise authorized by this title, the head of the Federal agency shall make a payment to or for any displaced person displaced from any dwelling not eligible to receive a payment under section 203 which dwelling was actually and lawfully occupied by such displaced person for not less than ninety days prior to the initiation of negotiations for acquisition of such dwelling. Such payment shall be either

(1) the amount necessary to enable such displaced person to lease or rent for a period not to exceed four years, a decent, safe and sanitary dwelling of standards adequate to accommodate such person in areas not generally less desirable in regard to public utilities and public and commercial facilities, and reasonably accessible to his place of employment, but not to exceed \$4,000, or

(2) the amount necessary to enable such person to make a downpayment (including incidental expenses described in section 203(a)(1)(C)) on the purchase of a decent, safe, and sanitary dwelling of standards adequate to accommodate such person in areas not generally less desirable in regard to public utilities and public and commercial facilities, but not to exceed \$4,000, except that if such amount exceeds \$2,000, such person must equally match any such amount in excess of \$2,000, in making the downpayment.

[114,708] RELOCATION ASSISTANCE ADVISORY SERVICES

Sec. 205. (a) Whenever the acquisition of real property for a program or project undertaken by a Federal agency in any State will result in the displacement of any person on or after the effective date of this section, the head of such agency shall provide a relocation assistance advisory program for displaced persons which shall offer the services described in subsection (c) of this section. If such agency head determines that any person occupying property immediately adjacent to the real property acquired is caused substantial economic injury because of the acquisition, he may offer such person relocation advisory services under such program.

(b) Federal agencies administering programs which may be of assistance to displaced persons covered by this Act shall cooperate to the maximum extent feasible with the Federal or State agency causing the displacement

114,707

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Number 75 (1-5-71)

to assure that such displaced persons receive the maximum assistance available to them.

 (c) Each relocation assistance advisory program required by subsection
 (a) of this section shall include such measures, facilities, or services as may be necessary or appropriate in order to—

(1) determine the need, if any, of displaced persons, for relocation assistance;

(2) provide current and continuing information on the availability, prices, and rentals, of comparable decent, safe, and sanitary sales and rental housing; and of comparable commercial properties and locations for displaced businesses;

(3) assure that, within a reasonable period of time, prior to displacement there will be available in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced, decent, safe, and sanitary dwellings, as defined by such Federal agency head, equal in number to the number of and available to such displaced persons who require such dwellings and reasonably accessible to their places of employment, except that the head of the Federal agency may prescribe by regulation situations when such assurances may be waived;

(4) assist a displaced person displaced from his business or farm operation in obtaining and becoming established in a suitable replacement location;

(5) supply information concerning Federal and State housing programs, disaster loan programs, and other Federal or State programs offering assistance to displaced persons; and

(6) provide other advisory services to displaced persons in order to minimize hardships to such persons in adjusting to relocation.

(d) The heads of Federal agencies shall coordinate relocation activities with project work, and other planned or proposed governmental actions in the community or nearby areas which may affect the carrying out of relocation assistance programs.

[114,709] HOUSING REPLACEMENT BY FEDERAL AGENCY AS LAST RESORT

Sec. 206. (a) If a Federal project cannot proceed to actual construction because comparable replacement sale or rental housing is not available, and the head of the Federal agency determines that such housing cannot otherwise be made available he may take such action as is necessary or appropriate to provide such housing by use of funds authorized for such project.

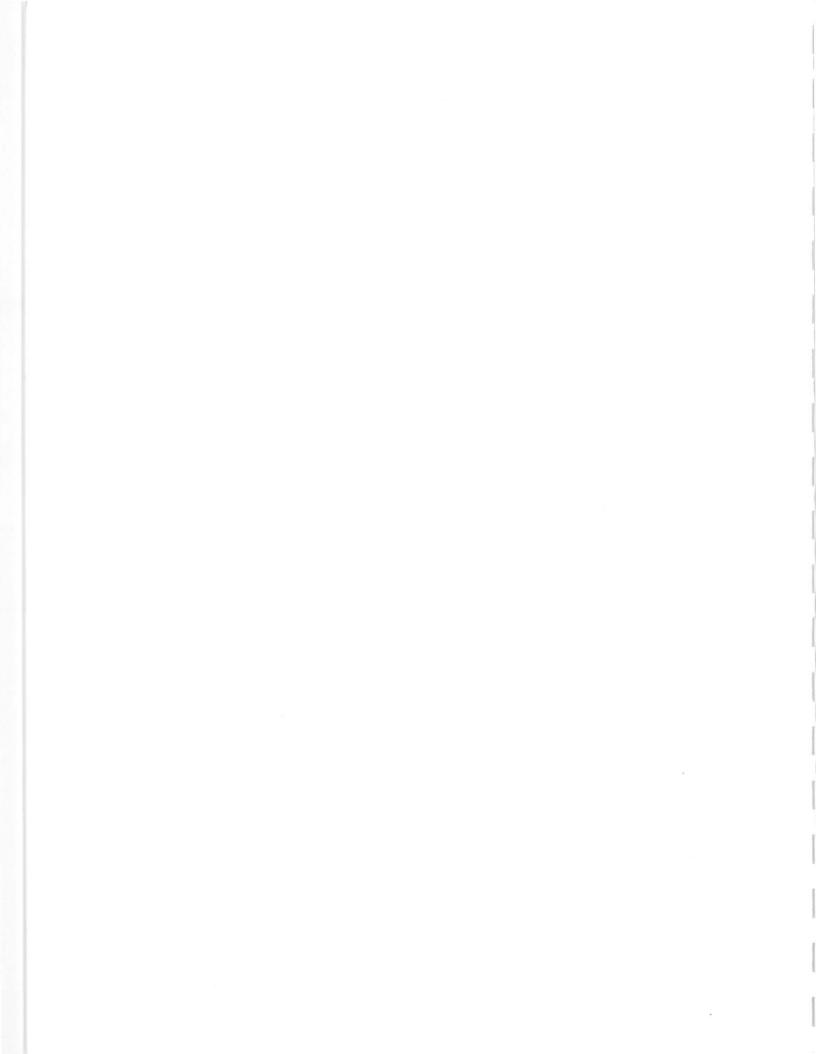
(b) No person shall be required to move from his dwelling on or after the effective date of this title, on account of any Federal project, unless the Federal agency head is satisfied that replacement housing, in accordance with section 205(c)(3), is available to such person.

[1] 14,710] STATE REQUIRED TO FURNISH REAL PROPERTY INCIDENT TO FEDERAL ASSISTANCE (LOCAL COOPERATION)

Sec. 207. Whenever real property is acquired by a State agency and furnished as a required contribution incident to a Federal program or project, the Federal agency having authority over the program or project may not accept such property unless such State agency has made all payments and provided all assistance and assurances, as are required of a State agency by sections 210 and 305 of this Act. Such State agency shall pay the cost of such requirements in the same manner and to the same extent as the real

Urban Affairs Reports

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property acquired for such project, except in the case of any real properry 11 pulsition or displacement occurring agency shall pay 100 per centum of the first such payments and assistance.

[14,710A] STATE ACTING AS AGENT FOR !

Sec. 208: Whenever real property is acq. request of a Federal agency for a Federal progtion shall, for the purposes of this Act, be de-Federal agency having authority over such pro

PUBLIC WORKS PROGRAMS AND PRO [114,711] OF THE DISTRICT OF COLUMBIA AND METROPOLITAN AREA TRANSIT AUTHC

Sec. 209. Whenever real property is acquire-District of Columbia or the Washington Metropolifor a program or project which is not subject to stitle, and such acquisition will result in the displ. or after the effective date of this Act, the Commi Columbia or the Washington Me opolitan Area case may be, shall make all reloion payments a required of a Federal agency by his Act. When quired for such a program or pr ect on or after Commissioner or Authority, as the ase may be, sha meet all requirements prescribed f a Federal agenc

REQUIREMENTS FOR R DCATION PAYME [14,712] FEDERALLY ASSISTED F)GRAMS; ASSURA OF HOUSING

Sec. 210. Notwithstanding at shall not approve any grant to, or under which Federal financial ass of the cost of any program or prof any person on or after the eff satisfactory assurances from suc

(1) fair and reasonable reloc vided to or for displaced persons agency under sections 202, 203,

(2) relocation assistance p section 205 shall be provided to

(3) within a reasonable pe safe, and sanitary replacement sons in accordance with section 95(c)(3).

[CCH Note.—Until July 1, 1 · 2, this section is apply able to a state only to the extent that such state is the under its laws to

[14,713] FEDERAL SHARE OF ()STS

Sec. 211. (a) The cost to assistance pursuant to sections 06, 210, 215, and 30! part of the cost of a program or roject for which Feder is available to such State agenc Federal financial assistance with respect to such pay in the same manner and to the same extent as other provident or project costs.

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AND ASSISTANCE IN **35 OF AVAILABILITY**

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except that, notwithstanding any other law in the case where the Federal financial assistance is by grant or contribution the Federal agency shall pay the full amount of the first \$25,000 of the cost to a State agency of providing payments and assistance for a displaced person under sections 206, 210, 215, and 305, on account of any acquisition or displacement occurring prior to July 1, 1972, and in any case where such Federal financial assistance is by loan, the Federal agency shall loan such State agency the full amount of the first \$25,000 of such cost.

(b) No payment or assistance under section 210 or 305 shall be required or included as a program or project cost under this section, if the displaced person receives a payment required by the State law of eminent domain which is determined by such Federal agency head to have substantially the same purpose and effect as such payment under this section, and to be part of the cost of the program or project for which Federal financial assistance is available.

(c) Any grant to, or contract or agreement with, a State agency executed before the effective date of this title, under which Federal financial assistance is available to pay all or part of the cost of any program or project which will result in the displacement of any person on or after the effective date of this Act, shall be amended to include the cost of providing payments and services under sections 210 and 305. If the head of a Federal agency determines that it is necessary for the expeditious completion of a program or project he may advance to the State agency the Federal share of the cost of any payments or assistance by such State agency pursuant to section 206, 210, 215, and 305.

[114,714] ADMINISTRATION—RELOCATION ASSISTANCE IN PROGRAMS RECEIVING FEDERAL FINANCING ASSISTANCE

Sec. 212. In order to prevent unnecessary expenses and duplications of functions, and to promote uniform and effective administration of relocation assistance programs for displaced persons under sections 206, 210, and 215 of this title, a State agency may enter into contracts with any individual, firm, association, or corporation for services in connection with such programs, or may carry out its functions under this title through any Federal or State governmental agency or instrumentality having an established organization for conducting relocation assistance programs. Such State agency shall, in carrying out the relocation assistance activities described in section 206, whenever practicable, utilize the services of State or local housing agencies, or other agencies having experience in the administration or conduct of similar housing assistance activities.

[14,715] REGULATIONS AND PROCEDURES

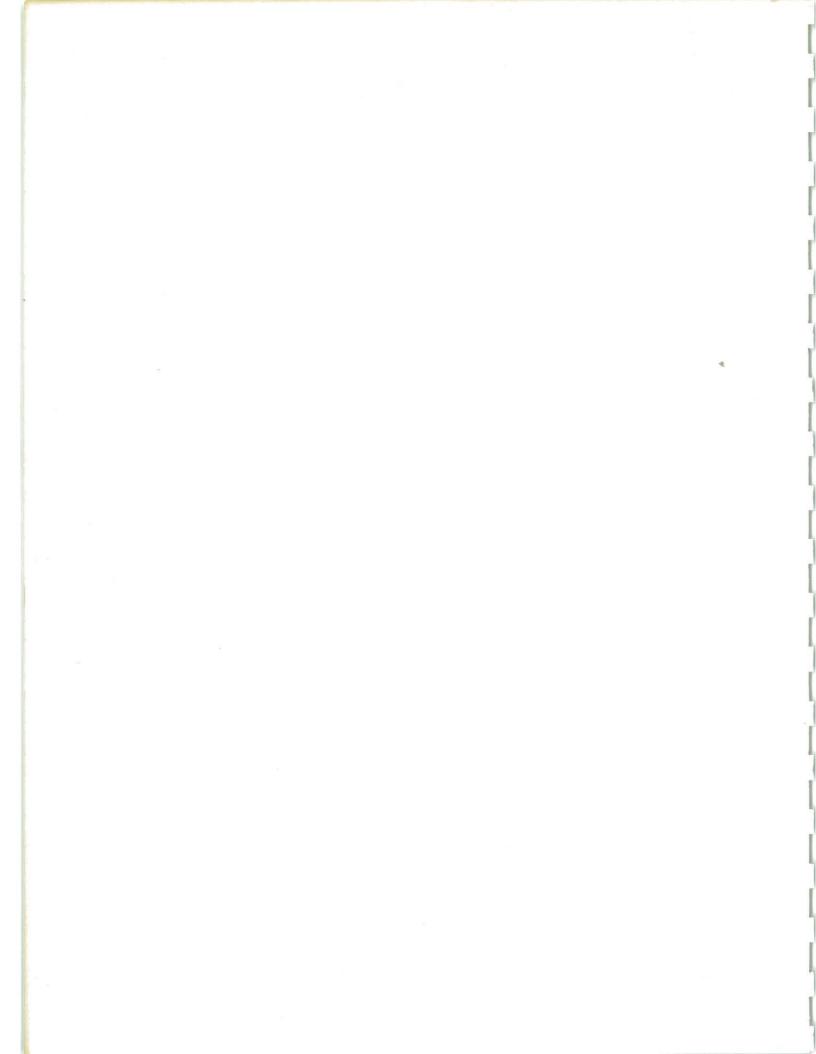
Sec. 213. (a) In order to promote uniform and effective administration of relocation assistance and land acquisition of State or local housing agencies, or other agencies having programs or projects by Federal agencies or programs or projects by State agencies receiving Federal financial assistance, the heads of Federal agencies shall consult together on the establishment of regulations and procedures for the implementation of such programs.

(b) The head of each Federal agency is authorized to establish such regulations and procedures as he may determine to be necessary to assure -

(1) that the payments and assistance authorized by this Act shall be administered in a manner which is fair and reasonable, and as uniform as practicable;

Urban Affairs Reports

1 14,715



Laws and Regulations

7708

(.) that a displayed person who makes proper application for a payment authorized for such person by this title shall be paid promptly after a move or, in hardship cases, be paid in advance; and

(3) that any person aggrieved by a determination as to eligibility for a payment authorized by this Act, or the amount of a payment, may have his application reviewed by the head of the Federal agency having authority over the applicable program or project, or in the case of a program or project receiving Federal financial assistance, by the head of the State agency.

(c) The head of each Federal agency may prescribe such other regulations and procedures, consistent with the provisions of this Act, as he deems necessary or appropriate to carry out this Act.

[114,716] ANNUAL REPORT

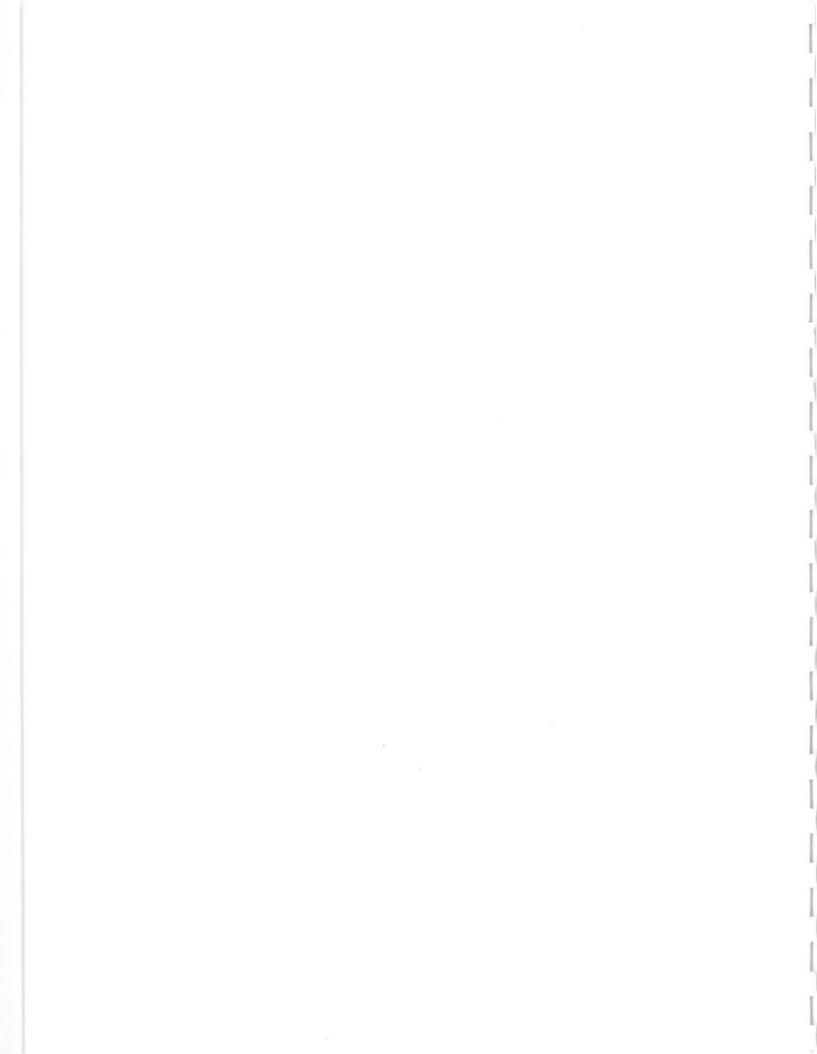
Sec. 214. The head of each Federal agency shall prepare and submit an annual report to the President on the activities of such agency with respect to the programs and policies established or authorized by this Act, and the President shall submit such reports to the Congress not later than January 15 of each year, beginning January 15, 1972, and ending January 15, 1975; together with his comments or recommendations. Such reports shall give special attention to: (1) the effectiveness of the provisions of this Act assuring the availability of comparable replacement housing, which is decent, safe, and sanitary, for displaced homeowners and tenants; (2) actions taken by the agency to achieve the objectives of the policies of Congress, declared in this Act, to provide uniform and equal treatment to the greatest extent practicable, for all persons displaced by, or having real property taken for, Federal or federally assisted programs; (3) the views of the Federal agency head on the progress made to achieve such objectives in the various programs conducted or administered by such agency, and among the Federal agencies; (4) any indicated effects of such programs and policies on the public; and (5) any recommendations he may have for further improvements in relocation assistance and land acquisition programs, policies, and implementing laws and regulations.

[14,717] PLANNING AND OTHER PRELIMINARY EXPENSES FOR ADDITIONAL HOUSING

Sec. 215. In order to encourage and facilitate the construction or rehabilitation of housing to meet the needs of displaced persons who are displaced from dwellings because of any Federal or Federal financially assisted project, the head of the Federal agency administering such project is authorized to make loans as a part of the cost of any such project, or to approve loans as a part of the cost of any such project receiving Federal financial assistance, to nonprofit, limited dividend, or cooperative organizations or to public bodies, for necessary and reasonable expenses, prior to construction, for planning and obtaining federally insured mortgage financing for the rehabilitation or construction of housing for such displaced persons. Notwithstanding the preceding sentence, or any other law, such loans shall be available for not to exceed 80 per centum of the reasonable costs expected to be incurred in planning, and in obtaining financing for, such housing, prior to the availability of such financing, including, but not limited to, preliminary surveys and analyses of market needs, preliminary site engineering, preliminary architectural fees, site acquisition, application and mortgage commitment fees, and construction loan fees and discounts. Loans to an organization established for profit shall bear interest at a market rate established by the head of such Federal agency. All other loans shall be without interest. Such

114,716

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Number 75 (1-5-71)

Uniform Relocation Assistance Act

Federal agency head shall require repayment of loans made under this section, under such terms and conditions as he may require, upon completion of the project or sooner, and except in the case of a loan to an organization established for profit, may cancel any part or all of a loan if he determines that a permanent loan to finance the rehabilitation or the construction of such housing cannot be obtained in an amount adequate for repayment of such loan. Upon repayment of any such loan, the Federal share of the sum repaid shall be credited to the account from which such loan was made, unless the Secretary of the Treasury determines that such account is no longer in existence, in which case such sum shall be returned to the Treasury and credited to miscellaneous receipts.

[1 14,718] PAYMENTS NOT TO BE CONSIDERED AS INCOME

Sec. 216. No payment received under this title shall be considered as income for the purposes of the Internal Revenue Code of 1954; or for the purposes of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other Federal law.

[114,719] DISPLACEMENT BY CODE ENFORCEMENT, REHABILITATION, AND DEMOLITION PROGRAMS RECEIVING FEDERAL ASSISTANCE

Sec. 217. A person who moves or discontinues his business, or moves other personal property, or moves from his dwelling on or after the effective date of this Act, as a direct result of any project or program which receives Federal financial assistance under title I of the Housing Act of 1949, as amended, or as a result of carrying out a comprehensive city demonstration program under title I of the Demonstration Cities and Metropolitan Development Act of 1966 shall, for the purposes of this title, be deemed to have been displaced as the result of the acquisition of real property.

[14,720] TRANSFERS OF SURPLUS PROPERTY

Sec. 218. The Administrator of General Services is authorized to transfer to a State agency for the purpose of providing replacement housing required by this title, any real property surplus to the needs of the United States within the meaning of the Federal Property and Administrative Services Act of 1949, as amended. Such transfer shall be subject to such terms and conditions as the Administrator determines necessary to protect the interests of the United States and may be made without monetary consideration, except that such State agency shall pay to the United States all amounts received by such agency from any sale, lease, or other disposition of such property for such housing.

[14,721] DISPLACEMENT BY A SPECIFIC PROGRAM

Sec. 219. Notwithstanding any other provision of this title, a person-

(1) who moves or discontinues his business, moves other personal property, or moves from his dwelling on or after January 1, 1969, and before the 90th day after the date of enactment of this Act as the result of the contemplated demolition of structures or the construction of improvements on real property acquired, in whole or in part, by a Federal agency within the area in New York, New York, bounded by Lexington and Third Avenues and 31st and 32d Streets; and

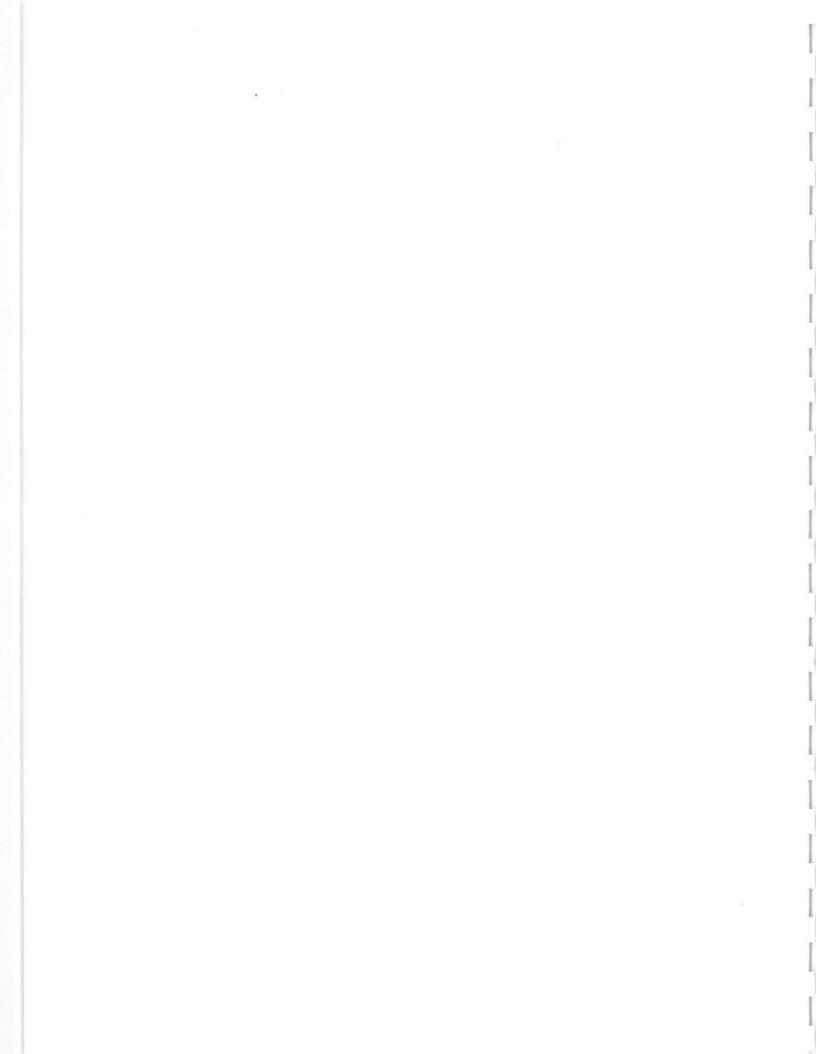
(2) who has lived on, or conducted a business on, such real property for at least one year prior to the date of enactment of this Act;

may be considered a displaced person for purposes of sections 202(a) and (b), 204, and 205 of this title, by the head of the agency acquiring the real property if—

Urban Affairs Reports

14,721

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Number 75 (1-5-71)

Uniform Relocation Assistance Act

gestion in the courts, to assure consistent treatment for owners in the many Federal programs, and to promote public confidence in Federal land acquisition practices, heads of Federal agencies shall, to the greatest extent practicable, be guided by the following policies:

(1) The head of a Federal agency shall make every reasonable effort to acquire expeditiously real property by negotiation.

(2) Real property shall be appraised before the initiation of negotiations, and the owner or his designated representative shall be given an opportunity to accompany the appraiser during his inspection of the property.

(3) Before the initiation of negotiations for real property, the head of the Federal agency concerned shall establish an amount which he believes to be just compensation therefor and shall make a prompt offer to acquire the property for the full amount so established. In no event shall such amount be less than the agency's approved appraisal of the fair market value of such property. Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property. The head of the Federal agency concerned shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for, the amount he established as just compensation. Where appropriate the just compensation for the real property acquired and for damages to remaining real property shall be separately stated.

(4) No owner shall be required to surrender possession of real property before the head of the Federal agency concerned pays the agreed purchase price, or deposits with the court in accordance with section 1 of the Act of February 26, 1931 (46 Stat. 1421; 40 U. S. C. 258a), for the benefit of the owner, an amount not less than the agency's approved appraisal of the fair market value of such property, or the amount of the award of compensation in the condemnation proceeding for such property.

(5) The construction or development of a public improvement shall be so scheduled that, to the greatest extent practicable, no person lawfully occupying real property shall be required to move from a dwelling (assuming a replacement dwelling as required by title II will be available), or tol move his business or farm operation, without at least ninety days' written notice from the head of the Federal agency concerned, of the date by which such move is required.

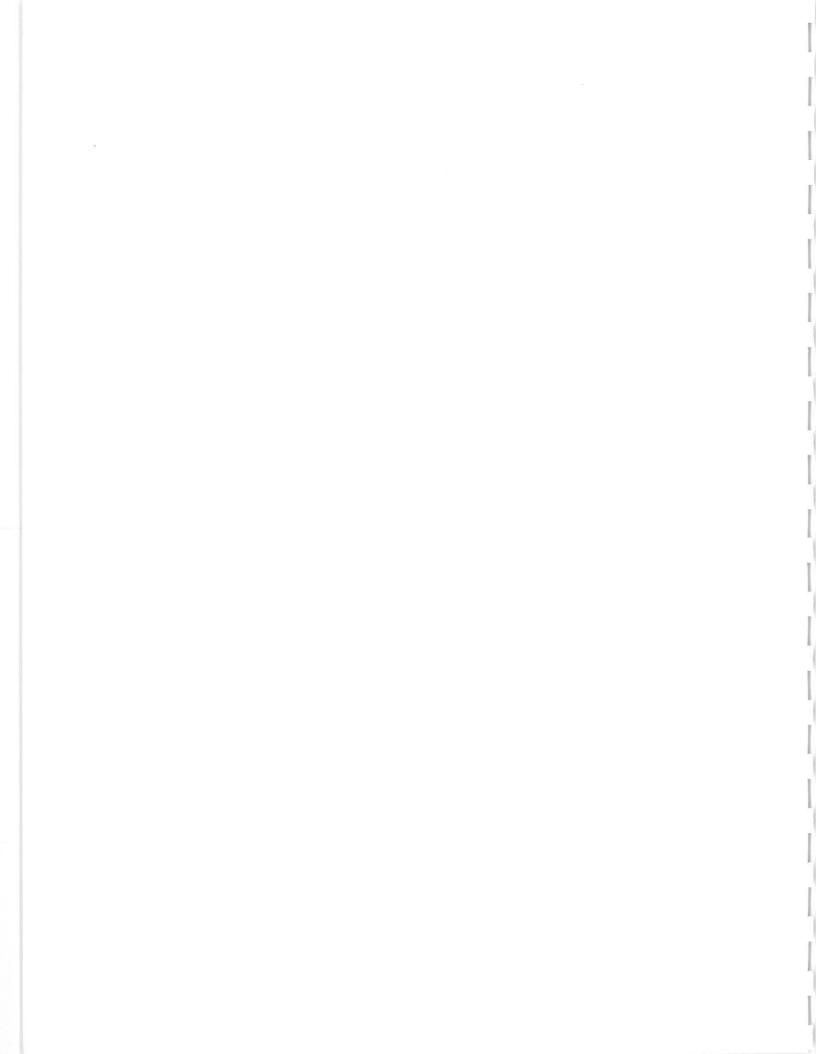
(6) If the head of a Federal agency permits an owner or tenant to occupy the real property acquired on a rental basis for a short term or for a period subject to termination by the Government on short notice, the amount of rent required shall not exceed the fair rental value of the property to a shortterm occupier.

(7) In no event shall the head of a Federal agency either advance the time of condemnation, or defer negotiations or conditions and the deposit of funds in court for the use of the owner, or take any other action coercive in nature, in order to compel an agreement on the price to be paid for the property.

(8) If any interest in real property is to be acquired by exercise of the power of eminent domain, the head of the Federal agency concerned shall institute formal condemnation proceedings. No Federal agency head shall intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of his real property.

Urban Affairs Reports

114,724



(A) the head of the agency determines that such person has suffered undue hardship as the result of displacement from the real property; and

(B) the Federal Government acquired and held such property for at least five years prior to the date of enactment of this Act.

[¶14,722] REPEALS

Sec: 220. (a) The following laws and parts of laws are hereby repealed:

(1) The Act entitled "An Act to authorize the Secretary of the Interior to reimburse owners of lands required for development under his jurisdiction for their moving expenses, and for other purposes," approved May 29, 1958 (43 U. S. C. 1231-1234).

(2) Faragraph 14 of section 203(b) of the National Aeronautics and Space Act of 1958 (42 U. S. C. 2473).

(3) Section 2680 of title 10, United States Code.

(4) Section 7(b) of the Urban Mass Transportation Act of 1965 (49 U. S. C. 1606(b)).

(5) Section 114 of the Housing Act of 1949 (42 U. S. C. 1465).

(6) Paragraphs (7)(b)(iii) and (8) of section 15 of the United States Housing Act of 1937 (42 U. S. C. 1415, 1415(8)), except the first sentence of paragraph (8).

(7) Section 2 of the Act entitled "An Act to authorize the Commissioners of the District of Columbia to pay relocation costs made necessary by actions of the District of Columbia government, and for other purposes", approved October 6, 1964 (78 Stat. 1004; Public Law 88-629; D. C. Code 5-729).

(8) Section 404 of the Housing and Urban Development Act of 1965 (42 U. S. C. 3074).

(9) Sections 107(b) and (c) of the Demonstration Cities and Metropolitan Development Act of 1966 (42 U. S. C. 3307).

(10) Chapter 5 of title 23, United States Code.

(11) Sections 32 and 33 of the Federal-Aid Highway Act of 1968 (Public Law 90-495).

(b) Any rights or liabilities now existing under prior Acts or portions thereof shall not be affected by the repeal of such prior Acts or portions thereof under subsection (a) of this section.

[14,723] EFFECTIVE DATE

Sec. 221. (a) Except as provided in subsections (b) and (c) of this section, this Act and the amendments made by this Act shall take effect on the date of its enactment.

(b) Until July 1, 1972, sections 210 and 305 shall be applicable to a State only to the extent that such State is able under its laws to comply with such sections. After July 1, 1972, such sections shall be completely applicable to all States.

(c) The repeals made by paragraphs (4), (5), (6), (8), (9), (10), (11), and (12) of section 220(a) of this title and section 306 of title III shall not apply to any State so long as sections 210 and 305 are not applicable in such State.

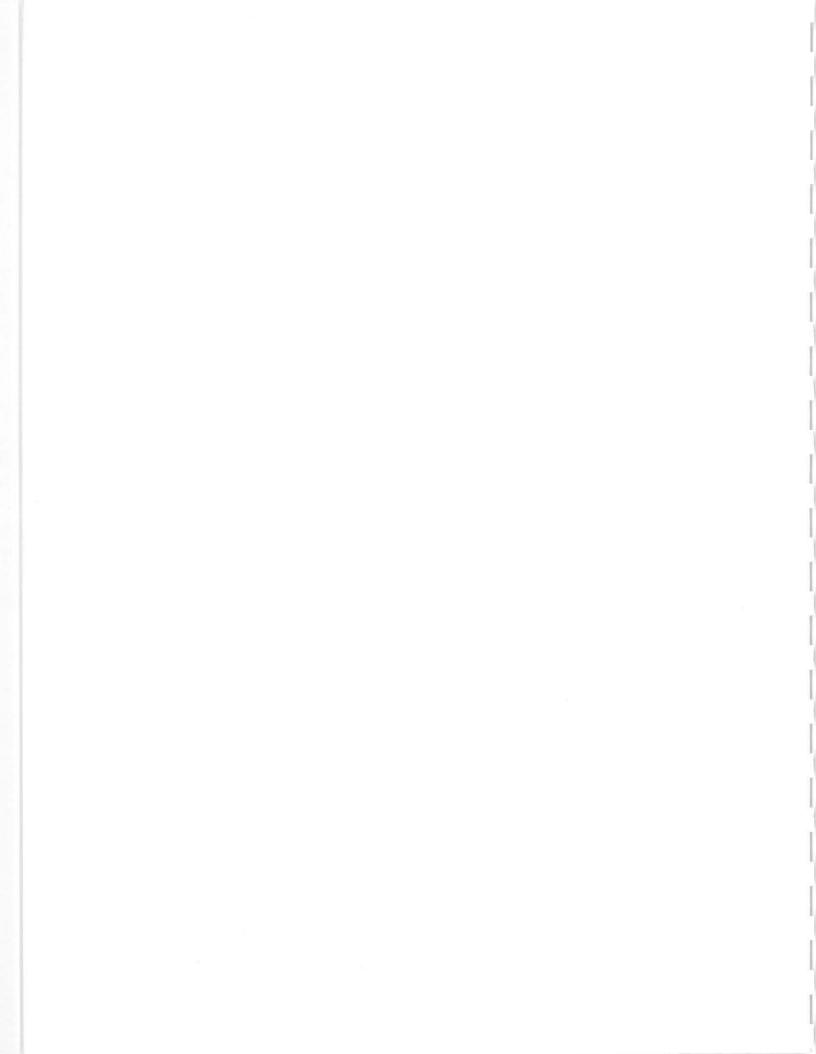
TITLE III-UNIFORM REAL PROPERTY ACQUISITION POLICY

[114,724] UNIFORM POLICY ON REAL PROPERTY ACQUISITION PRACTICES

Sec. 301. In order to encourage and expedite the acquisition of real property by agreements with owners, to avoid litigation and relieve con-

114,722

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Laws and Regulations

(9) If the acquisition of only part of a property would leave its owner with an uncconomic remnant, the head of the Federal agency concerned shall offer to acquire the entire property.

[14,725] BUILDINGS, STRUCTURES, AND IMPROVEMENTS

Sec. 302. (a) Notwithstanding any other provision of law, if the head of a Federal agency acquires any interest in real property in any State, he shall acquire at least an equal interest in all buildings, structures, or other improvements located upon the real property so acquired and which he requires to be removed from such real property or which he determines will be adversely affected by the use to which such real property will be put.

(b) (1) For the purpose of determining the just compensation to be paid for any building, structure, or other improvement required to be acquired by subsection (a) of this section, such building, structure, or other improvement shall be deemed to be a part of the real property to be acquired notwithstanding the right or obligation of a tenant, as against the owner of any other interest in the real property, to remove such building, structure, or improvement at the expiration of his term, and the fair market value which such building, structure, or improvement contributes to the fair market value of the real property to be acquired, or the fair market value of such building, structure, or improvement for removal from the real property, whichever is the greater, shall be paid to the tenant therefor.

(2) Payment under this subsection shall not result in duplication of any payments otherwise authorized by law. No such payment shall be made unless the owner of the land involved disclaims all interest in the improvements of the tenant. In consideration for any such payment, the tenant shall assign, transfer, and release to the United States all his right, title, and interest in and to such improvements. Nothing in this subsection shall be construed to deprive the tenant of any rights to reject payment under this subsection and to obtain payment for such property interests in accordance with applicable law, other than this subsection.

[14,726] EXPENSES INCIDENTAL TO TRANSFER OF TITLE TO UNITED STATES

Sec. 303. The head of a Federal agency as soon as practicable after the date of payment of the purchase price or the date of deposit in court of funds to satisfy the award of compensation in a condemnation proceeding to acquire real property, whichever is the carlier, shall reimburse the owner, to the extent the head of such agency deems fair and reasonable, for expenses he necessarily incurred for—

(1) recording fees, transfer taxes, and similar expenses incidental to conveying such real property to the United States;

(2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering such real property; and

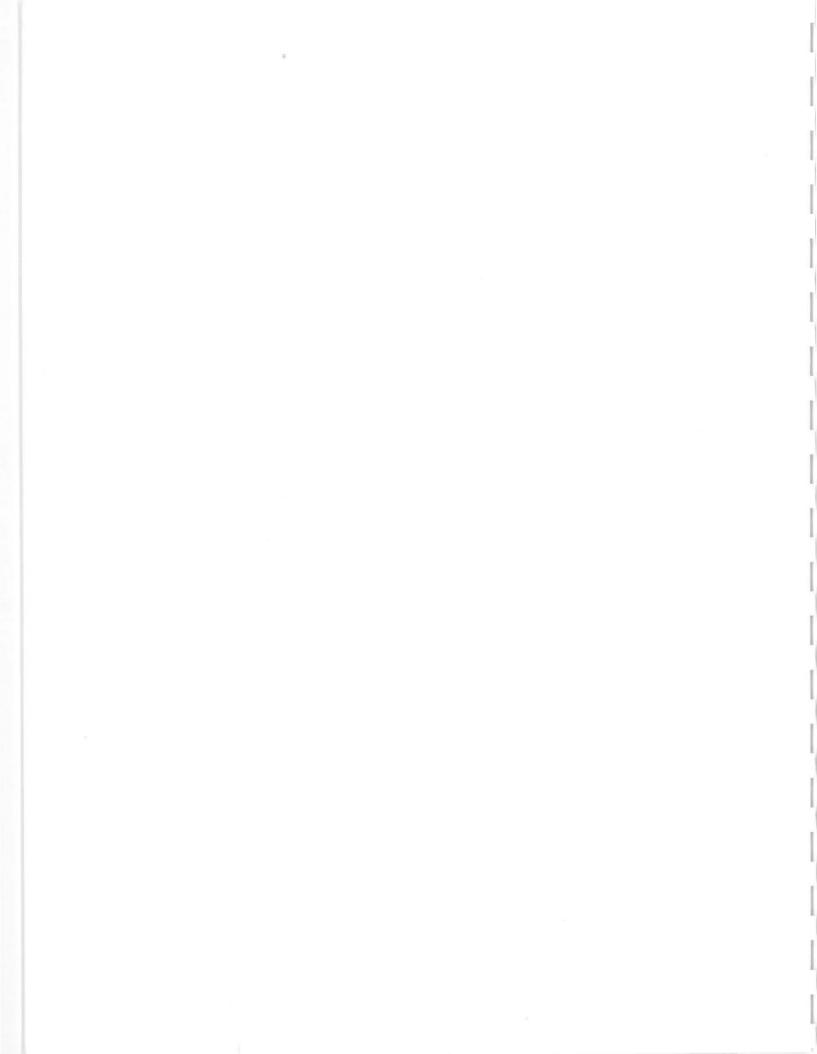
(3) the pro rata portion of real property taxes paid which are allocable to a period subsequent to the date of vesting title in the United States, or the effective date of possession of such real property by the United States, whichever is the earlier.

[14,727] LITIGATION EXPENSES

Sec. 304. (a) The Federal court having jurisdiction of a proceeding instituted by a Federal agency to acquire real property by condemnation shall award the owner of any right, or title to, or interest in, such real property such sum as will in the opinion of the court reimburse such owner for his reasonable

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Number 77 (1-28-71)

Uniform Relocation Assistance Act

costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees, actually incurred because of the condemnation proceedings, if—

(1) the final judgment is that the Federal agency cannot acquire the real property by condemnation; or

(2) the proceeding is abandoned by the United States.

(b) Any award made pursuant to subsection (a) of this section shall be paid by the head of the Federal agency for whose benefit the condemnation proceedings was instituted.

(c) The court rendering a judgment for the plaintiff in a proceeding brought under section 1346(a)(2) or 1491 of title 28. United States Code, awarding compensation for the taking of property by a Federal agency, or the Attorney General effecting a settlement of any such proceeding, shall determine and award or allow to such plaintiff, as a part of such judgment or settlement, such sum as will in the opinion of the court or the Attorney General reimburse such plaintiff for his reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees, actually incurred because of such proceeding.

[114,728] REQUIREMENTS FOR UNIFORM LAND ACQUISITION POLICIES; PAYMENTS OF EXPENSES INCIDENTAL TO TRANSFER OF REAL PROPERTY TO STATE; PAYMENT OF LITIGATION EXPENSES IN CERTAIN CASES

Sec. 305. Notwithstanding any other law, the head of a Federal agency shall not approve any program or project or any grant to, or contract or agreement with, a State agency under which Federal financial assistance will be available to pay all or part of the cost of any program or project which will result in the acquisition of real property on and after the effective date of this title, unless he receives satisfactory assurances from such State agency that---

(1) in acquiring real property it will be guided, to the greatest extent practicable under State law, by the land acquisition policies in section 301 and the provisions of section 302, and

(2) property owners will be paid or reimbursed for necessary expenses as specified in sections 303 and 304.

[CCH Note.—Until July 1, 1972, this section is applicable to a state only to the extent that such state is able under its laws to comply with it. After July 1, 1971, this section is completely applicable to all states.]

[114,729] REPEALS

Sec. 306. Sections 401, 402, and 403 of the Housing and Urban Development Act of 1965 (42 U. S. C. 3071-3073), section 35(a) of the Federal-Aid Highway Act of 1968 (23 U. S. C. 141) and section 301 of the Land Acquisition Policy Act of 1960 (33 U. S. C. 596) are hereby repealed. Any rights or liabilities now existing under prior Acts or portions thereof shall not be affected by the repeal of such prior Act or portions thereof under this section.

[The next page is 7801.]

Urban Affairs Reports

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