

CITY OF DECATUR COMPREHENSIVE PLAN UPDATE 2005

TABLE OF CONTENTS

1. INTRODUCTION.....	1-1
History of Decatur	1-1
History of Planning in Decatur.....	1-2
Decatur Comprehensive Plan Update 2005 Overview	1-3
Public Involvement Plan.....	1-4
Decatur's Vision for the Future.....	1-7
Quality Community Objectives	1-9
2. POPULATION.....	2-1
Inventory	2-1
Total Population.....	2-1
Households.....	2-2
Age Distribution	2-3
Racial Composition.....	2-4
Educational Attainment.....	2-6
Income	2-8
Assessment of Current and Future Conditions.....	2-9
3. ECONOMIC DEVELOPMENT	3-1
Inventory	3-1
Economic Base.....	3-1
Labor Force Characteristics.....	3-7
Local Economic Development Opportunities and Resources ..	3-10
Assessment of Economic Development Issues, Trends and Opportunities	3-16
Economic Development Community Vision and Goals	3-19
4. HOUSING	4-1
Inventory of Existing Conditions	4-1
Types of Housing Units.....	4-1
Age and Condition of Housing	4-3
Owner and Renter Units	4-4
Cost of Housing	4-5
Cost Burden Analysis	4-8
Housing and Community Characteristics	4-9
Assessment of Current and Future Housing Needs	4-10
Housing Community Vision and Goals	4-11
5. NATURAL AND CULTURAL RESOURCES	5-1
Natural Resources	5-1
Natural Features	5-1
Sensitive and Ecologically Significant Areas.....	5-2
Assessment of Current and Future Needs	5-7
Historic Resources	5-8
Overview.....	5-8
Historic Preservation Commission	5-8
Decatur's Landmark Properties	5-9

Decatur's Preservation Alliance	5-12
Assessment of Current and Future Needs	5-12
Natural and Cultural Resources Vision and Goals	5-12
6 . COMMUNITY FACILITIES.....	6-1
Public Safety Inventory and Assessment	6-1
Police	6-1
Fire Protection	6-1
Emergency Medical Service	6-2
Library Facilities Inventory and Assessment	6-2
Educational Facilities Inventory and Assessment	6-2
Recreation Facilities Inventory and Assessment.....	6-6
Public Water and Sanitary Sewer Inventory and Assessment.....	6-12
Water Treatment and Distribution	6-12
Sewer and Wastewater Facilities	6-13
Future Water and Sewage Capacity	6-13
Storm Water Management Inventory and Assessment	6-14
Solid Waste Collection and Disposal Inventory and Assessment.....	6-15
General Government Inventory and Assessment.....	6-16
Hospitals and Other Public Health Facilities	
Inventory and Assessment.....	6-17
Community Facilities Community Vision and Goals	6-17
7. INTERGOVERNMENTAL COORDINATION	7-1
Inventory	7-1
Entities	7-1
Adjacent Local Governments.....	7-1
School Boards	7-2
Development Authorities.....	7-2
Other Units of Local Government and Utility Companies.....	7-3
Other Organizations (Regional and State)	7-3
State Programs and Activities.....	7-5
Assessment of Current and Future Needs	7-8
Intergovernmental Coordination Community Vision and Goals	7-9
8. LAND USE.....	8-1
Introduction	8-1
Inventory of Existing Land Uses	8-1
Existing Land Use Assessment.....	8-5
Historic Factors	8-5
Land Use Patterns and Densities.....	8-5
Redevelopment Areas	8-5
Environmentally Sensitive Areas	8-6
Other Land Use Issues	8-7
Future Land Use Demand	8-7
Future Land Use Narrative	8-8
Land Use Community Vision and Goals.....	8-11
9. TRANSPORTATION.....	9-1
Introduction	9-1

Inventory of Existing Conditions	9-2
Functional Classifications of Roadways.....	9-2
Number of Lanes, Volume and Capacity	9-4
State Routes	9-5
Evacuation Routes.....	9-5
Bridge Inventory.....	9-5
Signalized Intersection Inventory	9-6
Bike and Pedestrian Trails	9-8
Sidewalk Inventory.....	9-8
Parking Inventory	9-9
Public Transportation	9-10
Railroad Inventory.....	9-14
Programmed STIP Improvements	9-15
Accident Frequency Data.....	9-15
Assessment of Current and Future Needs	9-16
Assessment of the Road Network.....	9-16
Assessment of Public Transit Facilities.....	9-18
Projected Overall System Levels of Service (LOS)	
and System Needs	9-20
Means of Optimizing Existing Facilities.....	9-20
Transportation Requirements for Non-Attainment Areas	9-21
Transportation Community Vision and Goals	9-27
10. IMPLEMENTATION	10-1
2005-2009 Short-Term Work Program	10-2
Report of Accomplishments	10-4
11. APPENDIX OF PUBLIC INVOLVEMENT ACTIVITIES	