

A large, white, spherical water tower stands against a light sky. The tower is supported by a metal lattice structure. The words "ECLECTIC, AL" are printed in large, bold, black letters across the middle of the tower's sphere. The entire image is in grayscale, with a red horizontal bar overlaid at the bottom.

ECLECTIC, AL

TOWN OF ECLECTIC COMPREHENSIVE PLAN

ECLECTIC 2035

Prepared for the Town of Eclectic, AL
By the Central Alabama Regional
Planning and Development
Commission
March 2016

Town of Eclectic

Gary Davenport – Mayor
Deborah Rowe – Town Clerk
Chief Robert Head – Police Department
Ronald Wilhoit – Police Department
Betty Coker – Eclectic Library
Minnie Johnson – Eclectic Senior Center
Lee Tucker – Town of Eclectic
Josh Dorminey – Fire Department

Planning Commission

Gary Davenport - Chairman
Kay Wallace
Robbie Crosby
Nathan Collins
Jackie Stearns
Chris George
Linda Reed
Deborah Row

Industrial Development Board

George Flowers, Ph.D. – Chairman
Gary Fuller
David Goodwin
Rhett Smith
Terry Sanders

Central Alabama Regional Planning & Development Commission

Alan Axford – Planner & GIS Analyst
Katherine Ennis, AICP – Planning Director
Greg Clark – Executive Director
Veronica Gray – Secretary

Eclectic Town Council

Gerrie L. Hayes
Charles Powell
Linda Thornton Reed
Wanda Estes
Inez Gates

Special thanks to the stakeholders who assisted in the community survey, put input meetings, and others who helped along the way:

Elmore County High School
Eclectic Middle School
Eclectic Elementary School
Hercules Poly
Madix
Piggly Wiggly
Trustmark Bank
First Community Bank
Mooses Café
Russell Do-it Center
Eclectic Warehouse

Acknowledgements.....	1
List of Figures & Maps.....	3
List of Definitions.....	4
Introduction	5-8
Background & Purpose.....	9
Regional Concept	10
Eclectic Concept	11
Public Input	12-15
Vision Statement	16
Socioeconomic & Demographic Data.....	17-24
Plan Elements.....	25
Transportation.....	26-38
Town Services & Utilities.....	39-43
Economic Development	44-56
-Downtown Revitalization.....	53-56
Land Use	57-61
Environment.....	62
Implementation	63-66
Action Plan Matrix.....	66
Funding Sources	67-70
Attachments.....	71-102

FIGURES

Figure 1: Dot Survey.....	14
Figure 2: Population Comparison.....	18
Figure 3: Population Change.....	18
Figure 4: Population Characteristics	19
Figure 5: Soil Classifications.....	22
Figure 6: Employment Profile for Census Tract 305	46
Figure 7: Consumer Expenditure Census Tract 305.....	47
Figure 8: Housing by Census Year.....	50
Figure 9: Land Use Analysis.....	58

MAPS

Map 1: Historic Town Plan	7
Map 2: Planning Area	8
Map 3: Regional Concept Plan.....	12
Map 4: Eclectic Concept Plan.....	13
Map 5: Soils.....	21
Map 6: Topography.....	23
Map 7: Drainage.....	24
Map 8: Regional Road Volumes.....	31
Map 9: Road Classifications.....	33
Map 10: Roadway Conditions.....	34
Map 11: Road Volumes.....	35
Map 12: Sidewalk Conditions.....	37
Map 13: Elmore County Census Tract 305.....	45
Map 14: Downtown Revitalization Plan Map.....	55
Map 15: Current Land Use	59
Map 16: Future Land Use	61

ATTACHMENTS

Attachment 1: Police Vehicles.....	71
Attachment 2: Fire Department Vehicles	71
Attachment 3: Water/Sewer Service Vehicles.....	71
Attachment 4: Crime Statistics 2005-2014.....	72
Attachment 5: Historic Structure Preservation.....	73
Attachment 5: Eclectic Community Survey	74-102

1. **BASIC INDUSTRY** – refers to industry that serves and provides product to an area outside of the production area and brings money into the local economy resulting in growth.
2. **CENSUS TRACT** – a small, relatively permanent statistical subdivision of a county for the purpose of presenting decennial census data. Larger than a Census block or block group, and generally has a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people.
3. ***COMPREHENSIVE PLAN (GENERAL PLAN)** - The adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and /or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water.
4. ***CONSERVATION SUBDIVISION** – A subdivision in which the lots sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent (shared) open space.
5. ***GATEWAY** – A point along a roadway at which a motorist or pedestrian gains a sense of having entered the city or a particular part of the city. This impression can be imparted through such things as signs, monuments, landscaping, a change in development or character, or a natural feature.
6. ***GREENFIELD DEVELOPMENT** – Development on undeveloped parcels not surrounded by existing development, or on large parcels surrounding partially developed areas or undeveloped areas.
7. **HUMAN-SCALE** – refers to development of buildings, roads, and other infrastructure within a community that is designed to show respect to human functionality. Building details, street trees, street furniture and widths, building set-backs are all physical elements that contribute to human scale.
8. ***INFILL SITE (INFILL DEVELOPMENT)** – Any vacant lot or parcel within developed areas of the city, where at least 80 percent of the land within a 300 foot radius of the site have been developed, and where water, sewer, streets, schools, and fire protection have already been developed and are provided. Annexed areas located on the periphery of the city limits shall not be considered as infill sites.
9. ***LAND USE** – The type of use activity occurring on a land parcel or within a building situated upon a land parcel.
10. ***LAND USE INTENSITY** – Relative measure of development impact as defined by characteristics such as the number of dwelling units per acre, amount of traffic generated, and amount of site coverage.
11. **NON-BASIC INDUSTRY** – refers to industry that provides goods and services to the local economy, thus not bringing additional money into the area. Ex. Hair stylist or local retailer
12. ***PLANNING** – The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and controls enacted to achieve the goals and objectives as they relate to cities and communities.
13. ***PLANNING COMMISSION** - The administrative body, appointed by the city council charged with the development of the General Plan and formulation and administration of the zoning map and ordinance.
14. ***PLANNING JURISDICTION** – The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.
15. **SUBDIVISION** – The process of laying out a parcel of raw land into lots, blocks, streets, and public areas. In most states, a subdivision is defined as the division of tract of land into five or more lots.
16. **WAY FINDING** – refers to a unified signage system that directs residents and visitors to destinations within a municipality.
17. **ZONING** – The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas. Also, a program that implements policies of the general plan.

*Definitions taken from “A Planners Dictionary” published by the American Planning Association

STARS FELL ON
ECLECTIC



MARSHALL LUCIUS FIELDER
MUNICIPAL BUILDING

TOWN OF ECLECTIC COMPREHENSIVE PLAN

INTRODUCTION

The Code of Alabama under Title 11 Counties and Municipal Corporations Chapter 52 Planning, Zoning and Subdivisions empowers any municipality to create a planning commission. Said planning commission is authorized to make and adopt a master or comprehensive plan for the physical development of the municipality and from time to time may amend or add to the plan. A comprehensive plan's purpose, including any subsequent amendments or updates, is to guide the comprehensive development of the municipality which will, based on its current and future needs, best promote the health, safety and general welfare of the municipality.

LOCATION

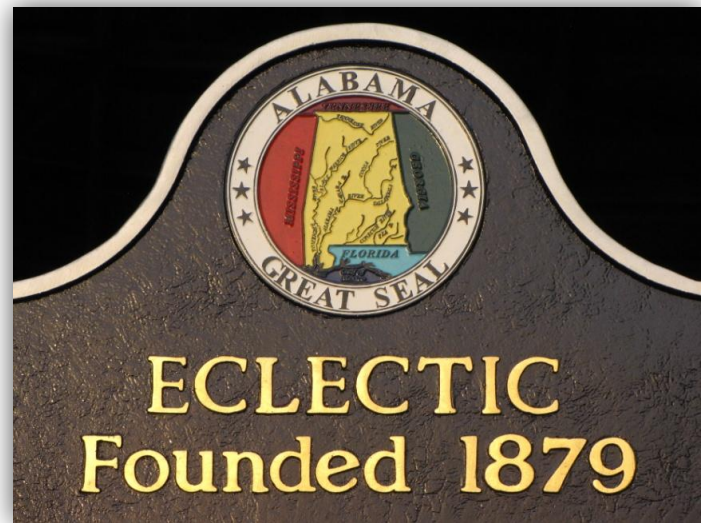
The Town of Eclectic is located in the northeast quarter of Elmore County in Alabama. It does not share a border with another municipality, however, it is approximately equidistant from the City of Wetumpka, the City of Tallassee, and Lake Martin. Eclectic is located 22 miles from Montgomery, 12 miles from Wetumpka, 9 miles from Tallassee, and is 10 miles to Lake Martin. Eclectic is accessed primarily by Highways 63 (Claud/Kowaliga Roads) and 170 (Georgia Road). Downtown Eclectic is approximately 4 miles from Highway 14, which is a prominent East/West thoroughfare through Elmore County.

PLANNING AREA

The planning area for the purpose of this comprehensive plan will include the corporate boundaries of Eclectic and extending 1.5 miles outside of the boundary (See Map 2).

HISTORY

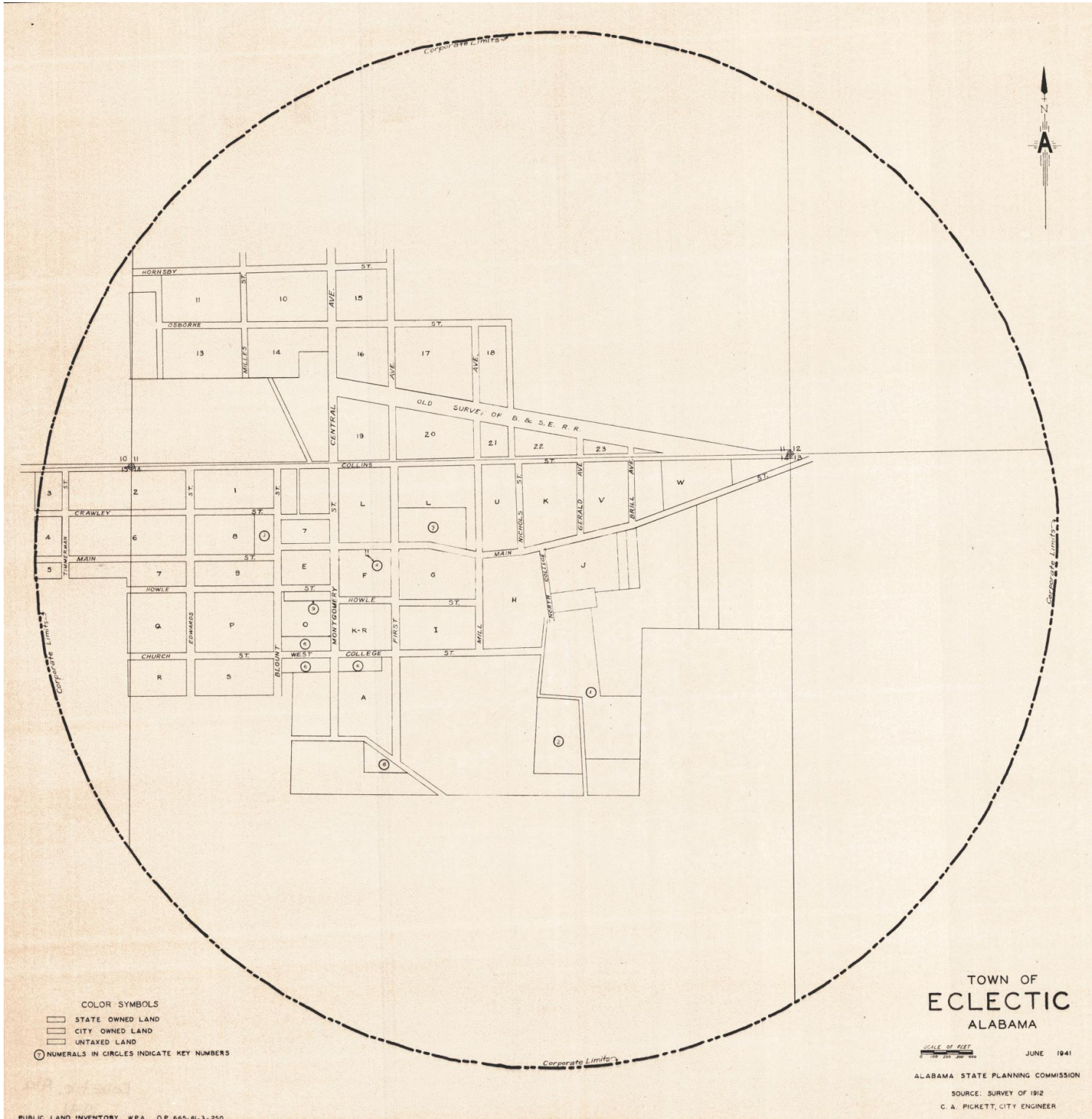
The Town was first known as Pleasant Grove until 1877 when Dr. James Fielder moved into the area and purchased 122 acres. In 1879, Dr. Fielder received permission to open a post office and subsequently named it “Eclectic” in respect to the form of medicine which he practiced. This type of medicine would be viewed as a more holistic approach today. Once he got permission, Dr. Fielder built the Post Office and was appointed Post Master. After some time, people began referring to this area as Eclectic rather than Pleasant Grove. In 1907, 51 voters came together to cast their ballot to incorporate Eclectic and, thus, Eclectic was born. The following month, Eclectic would elect their first Mayor and town council. In the 19th to early 20th centuries, Eclectic’s economy was fueled by the cotton industry, which brought businesses, people, and a railroad line from Tallassee. However, over time the cotton industry faded and the development of road infrastructure saw the railroad fall into disuse. Eclectic has a rich history in which images of the past can be seen throughout Town and it is culturally important to protect this history as the years come and go.



TOWN OF ECLECTIC - MAP

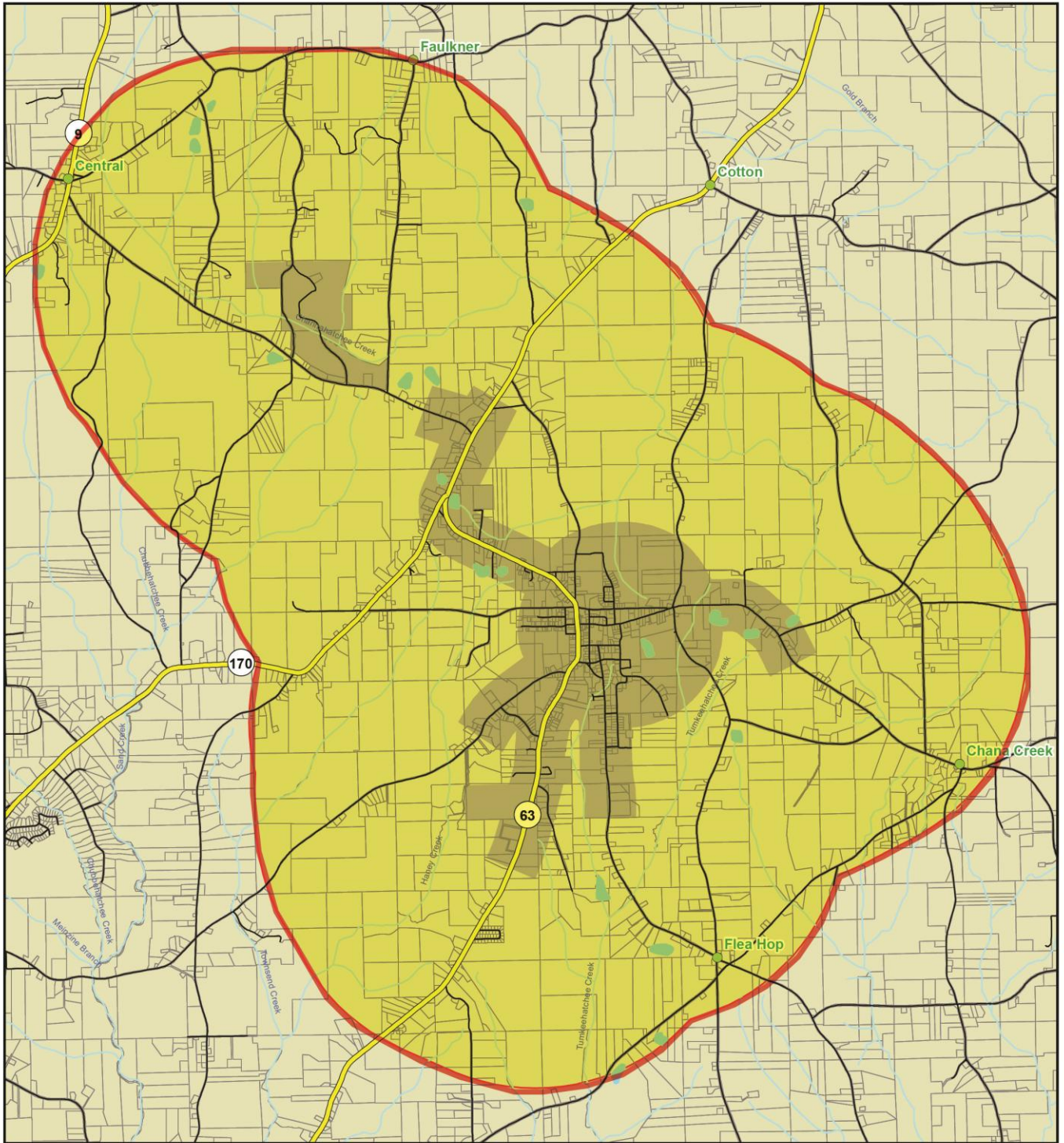
CIRCA 1912

Map 1: Historic Town Plan



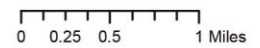
This is the original platted street diagram of the Town of Eclectic, circa 1912. Some of these roads have been constructed, others remain as existing right-of-way, and many no longer exist other than on this survey.

Map 2: Planning Area



Planning Area

- Communities
- State Highways
- ~ Roads
- ☒ Water
- ☐ Parcels
- Town of Eclectic
- Elmore County
- ~ Streams and Creeks



What planning has been done & why do we need one?

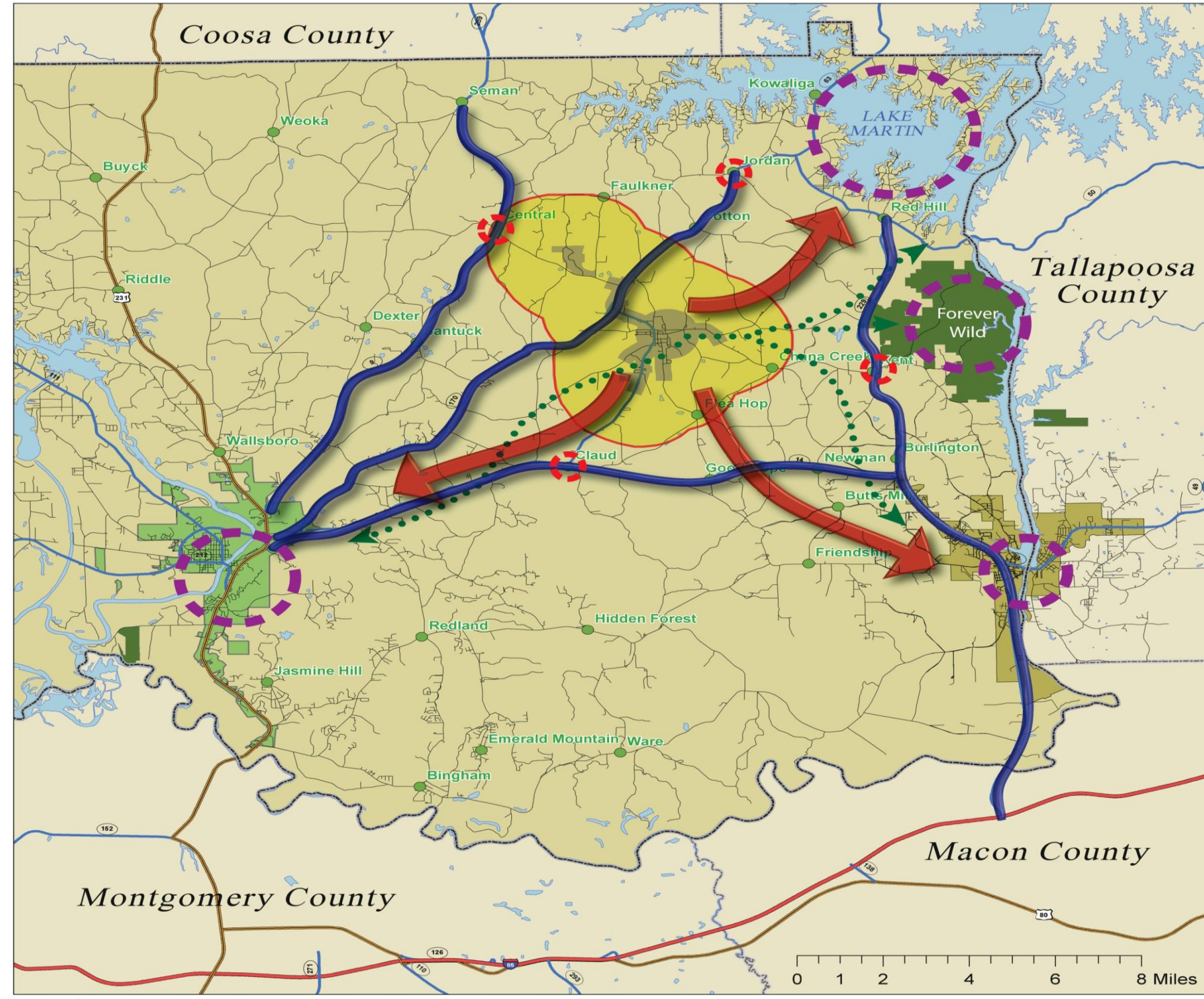
Comprehensive plans are broad in scope and created to provide guidance for a 20+ year planning horizon. Updates are usually done every 3-5 years in order to maintain the accuracy of the document and reflect the new physical, political, and market environment of the municipality. During the update, new policies are added, whereas, others are archived that have been successfully accomplished or decided to be unnecessary. Comprehensive plans act as a guide for development and do not necessitate that any or all policies recommended within the plan must be implemented.

Eclectic has never been through a complete comprehensive planning process before and has struggled in recent years to gain momentum in one direction as a town. This plan aims to unify the voices of Eclectic. In 2003, the Town of Eclectic Planning Commission adopted a very basic land use plan in order to begin zoning within the municipality. This plan does not provide the depth of coverage needed to fully address the needs of Eclectic.

Between 2009-10, students from Auburn University's Urban Studio created a revitalization plan for Eclectic. This plan provided good redevelopment recommendations and design guidelines that the Town should place under consideration for future decision making and planning. However, further planning which takes a more inclusive approach needs to be conducted through a comprehensive planning process.

Funding for this planning project was provided through the use of a Community Development Block Grant (CDBG) and in-kind match by the Central Alabama Regional Planning and Development Commission (CARPDC). In July 2014, the Town of Eclectic, through the assistance of CARPDC, applied for and was awarded a CDBG Planning Grant. Eclectic chose to pursue a comprehensive plan in order to provide guidance over the next 20 years.

MAP 3: REGIONAL CONCEPT



	Regional Connections		Communities		Forever Wild Land
	Greenway / Trail		Town of Eclectic		Elmore County
	Planning Area		Tallassee		Adjacent Counties
	Regional Destinations		Wetumpka		Water
	Strategic Corridor				
	Directional Signage				

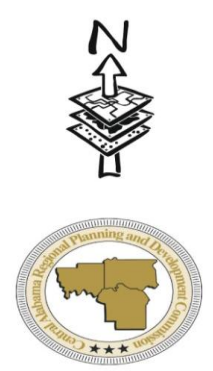
Town of Eclectic - Regional Concept

Eclectic is more than the boundaries of the Town, as one citizen explained during an input meeting, "Eclectic spans from the Tallapoosa River to Kowaliga, Jordan and beyond."

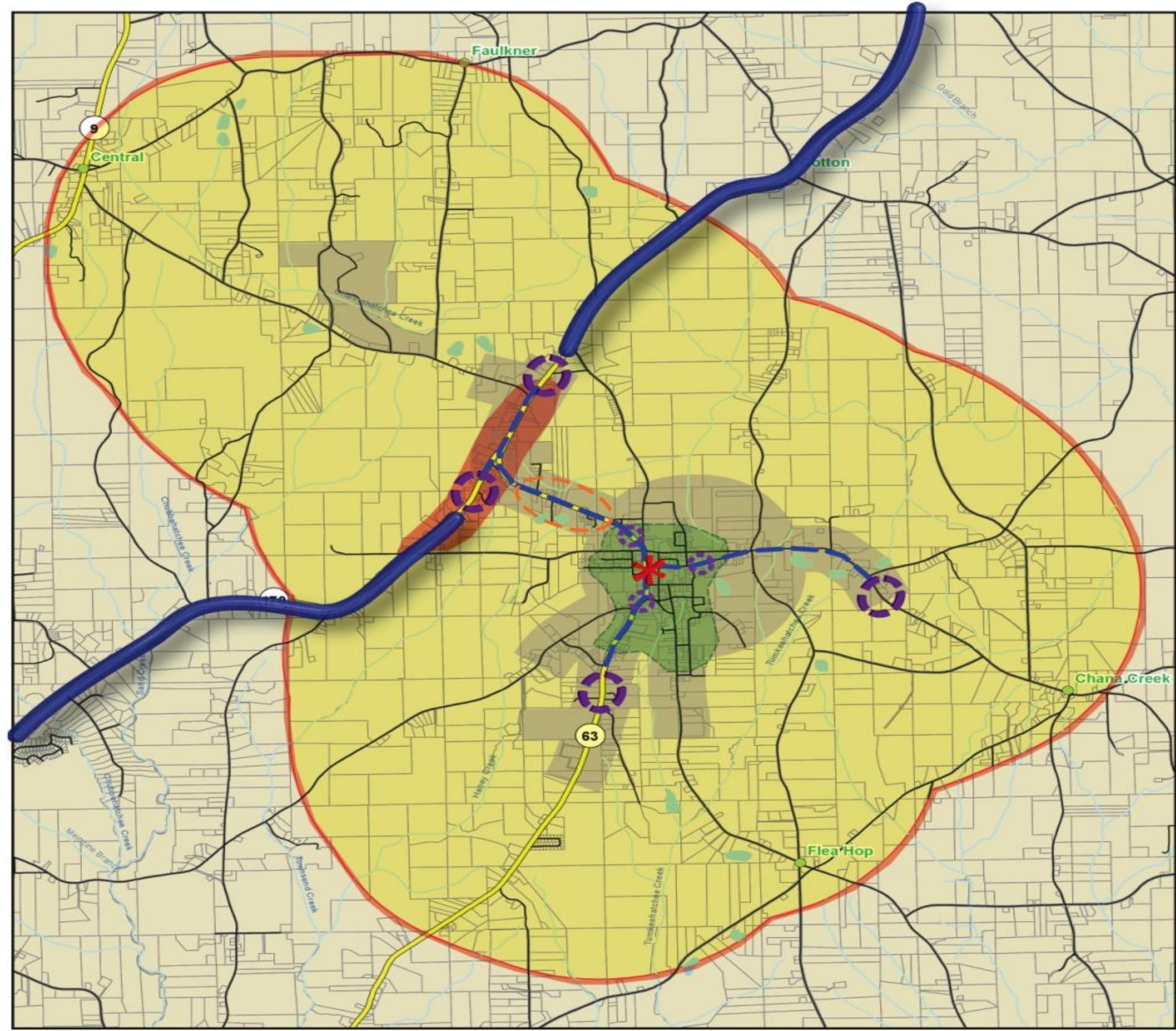
This supports the reasoning behind a regional outlook. The regional concept represents a graphical depiction of how Eclectic could promote a broader approach to planning and relationships within the area.

ELEMENTS OF THE REGIONAL CONCEPT

1. **RED ARROWS** - Promote activities that support the relationships between adjacent municipalities and Lake Martin
2. **PURPLE CIRCLES** - Stronger connections to major destinations and points of interest close to Eclectic should be forged
 - Adjacent municipalities, Lake Martin & the Forever Wild property are key assets
3. **GREEN ARROWS** - Regional trails that present connections between municipalities offer opportunity for economic development
4. **BLUE LINES** - These road corridors are highly traveled and provide substantial access and a medium to see more visitors
 - Directional signage should be implemented along these routes for travelers to find Eclectic easily
5. **RED CIRCLES** - Direction signage is needed to flow traffic into Eclectic
 - Eclectic should promote its uniqueness, but understand that the economy will be assisted by stronger regional connections
 - Eclectic could be the "Gateway to Lake Martin"



MAP 4: ECLECTIC CONCEPT



Town of Eclectic - Concept Plan

ELEMENTS OF THE CONCEPT PLAN

1. **PURPLE CIRCLES** - Develop the gateways to Eclectic
 - Include gateways to Town and the downtown
 - Capture more traffic off of Hwy 170/63
2. **DASHED BLUE LINE** - Promote the image corridors, which are the most highly visible areas within town
 - Look aesthetically pleasing
 - Should also function for the pedestrian
3. **RED HIGHLIGHTED AREA** - Continue to promote the commercial core and transitional zone between it and the historic town area
4. **ORANGE DASHED CIRCLE** - Transitional area should allow for higher density developments and mixed-use to create a buffer between high-intensity commercial and the downtown
5. **GREEN AREA** – Downtown Redevelopment
 - In-fill housing development
 - Promote housing downtown or within walking distance of downtown & mixed-use development downtown
 - Renewed pedestrian infrastructure
6. **RED ASTERISK** – Develop business resources to aid downtown business
 - Chamber of Commerce
 - Business resource center (One Stop Shop)
 - Incubator Locations

PUBLIC INPUT

Community Meetings

Throughout the planning process, public input is welcomed and efforts to gather input are made. Public input is critical to formulating a comprehensive plan because it helps the community to synthesize a multitude of ideas and preferences into a unified document that is representative of the community's overall vision. Between April to July 2015, five community input sessions were held with each meeting based on a different topic.



The community input focused on gathering ideas and developing a vision for Eclectic. Over the course of the meetings, close to 50 citizens participated in giving feedback on transportation, community services, economic development, and land use. Feedback received from these meetings influence the goals and objectives that have been identified within this plan. Additionally, a public input survey was developed and distributed to several employers within Eclectic.

KEY OUTCOMES OF COMMUNITY INPUT

- 1) Housing options are a critical need
- 2) Downtown Revitalization is very important
- 3) There is a need to diversify retail
- 4) Service-based business are needed
- 5) Eclectic is a unique town with a pleasant charm, centered on historical assets and sense of community
- 6) Deterioration of community assets such as sidewalks, roads, and parks is a concern

What did citizens say?

COMMUNITY INPUT

Below is a summary of the input that was received during the public input sessions.

WHAT DO CITIZENS WANT TO SEE IN THE FUTURE?

- REVITALIZE DOWNTOWN
 - THERE SHOULD BE PLEASANT NEIGHBORHOODS
 - ECLECTIC SHOULD BE SELF-CONTAINED/SUFFICIENT
- IMPROVE SEWER SYSTEM, PEDESTRIAN INFRASTRUCTURE, & INTERNET
 - A RANGE A HOUSING OPTIONS, INCLUDING RENTAL PROPERTY
 - A MIX OF ENTERTAINMENT FOR VARIOUS AGES
 - MAINTAIN ECLECTIC CHARACTER AND CHARM
 - MORE ACTIVITIES FOR CHILDREN

COMMERCIAL DEVELOPMENT

Needs?

More Shopping Options

- Boutiques
- Shops/Stores that create social atmospheres

More Services

- Hotel/Motel
- Restaurant

Better Business Knowledge

Community Support of Local Business

Reach out to people through community events and churches

Create an entity to promote business development and educate entrepreneurs on process

INDUSTRIAL DEVELOPMENT

Needs?

Computer Programming

Need More Housing 1st

High-Speed Internet

Improved Sewer System

ENVIRONMENT

Protect sensitive areas of Environment

Underground Water

DOWNTOWN

Vision?

Trees

Occupied housing/storefronts

New Buildings

Greener

Great Sidewalks

Inviting Atmosphere

Housing Options in Downtown

What are the issues?

Lack of money to revitalize

Properties are neglected and uninhabitable

Poor Sidewalks

Lighting

Landscaping

Weeds/Maintenance/Trash

Unattractive Buildings

How can we market Downtown?

Word of mouth

Social Media

Events on Normal Basis / Close Street

Need a sign or message board to advertise events

Entertainment?

Food

Bar/Lounge

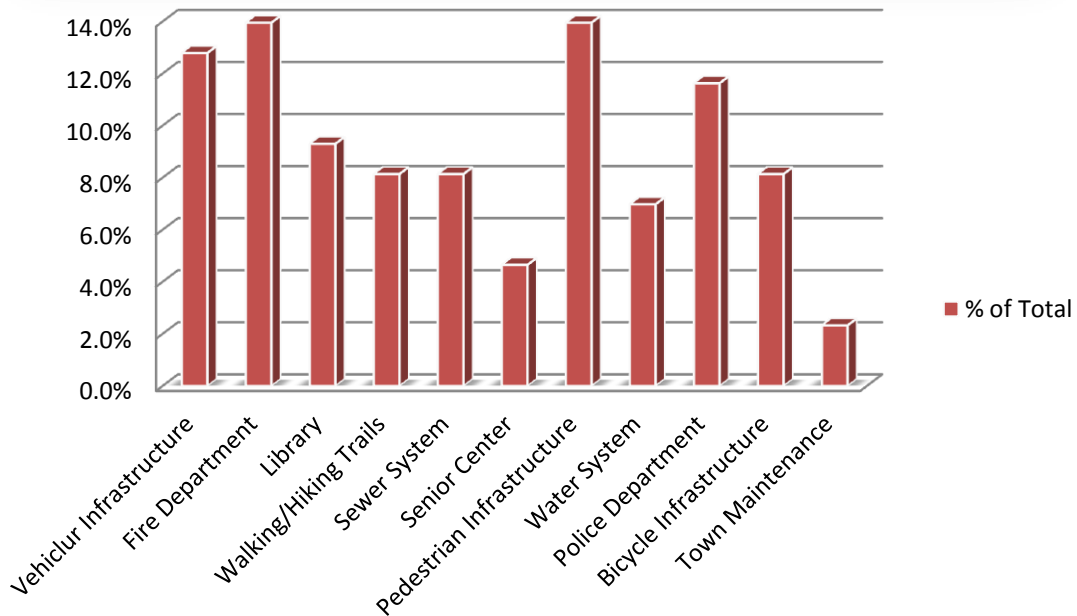
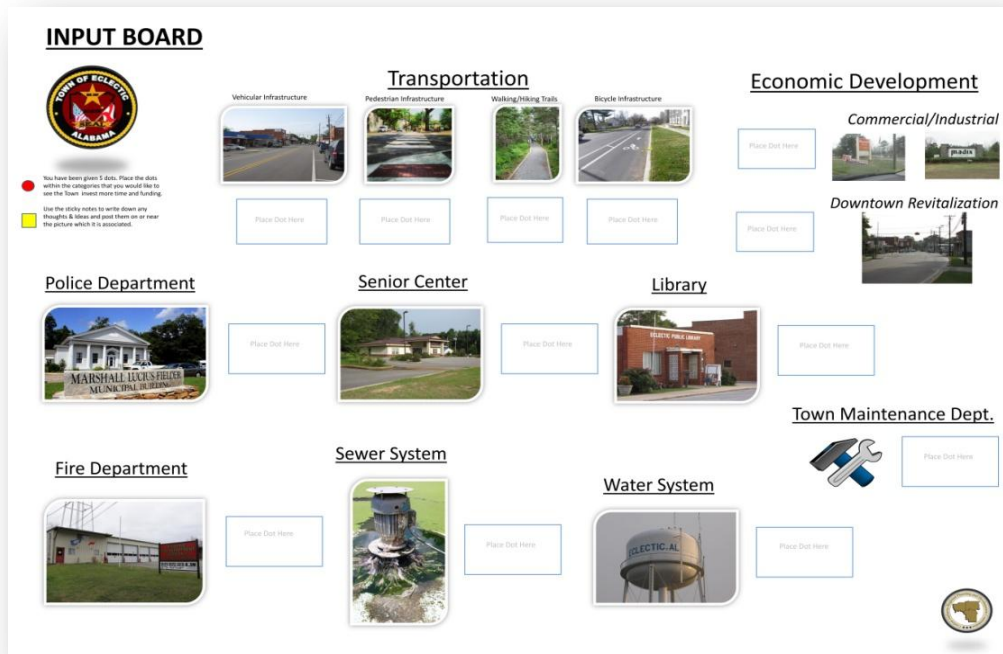
Concerts

Community Meeting Survey

COMMUNITY INPUT

Over the course of the community input meetings, a survey of community infrastructure & services was periodically asked to be completed. This survey consisted of a poster board displaying several different aspects of the Town’s services and infrastructure. Participants were given 5 dots each and were tasked with applying the dot to the areas in which they feel that Eclectic should focus more money and effort. The results of this survey can be seen in Figure 1 below.

Figure 1: Dot Survey



What were the results?

The survey was targeted at the people who live or work in Eclectic. It was distributed to several significant employers within Eclectic, including the Elementary, Middle, and High Schools. The survey asked for demographic data and what citizens thought could improve Eclectic. Over 130 surveys were returned for evaluation. The following provides a look into the results of the survey.

Strengths of Eclectic?

- Small Town
- Access to Lake Martin
- Friendly Family Atmosphere
- Schools
- Friendly People
- Safe Community
- Downtown Opportunity

Needs of Eclectic?

- Renovated Buildings Downtown
- Boutique Style Shops Downtown
- More Activities for Children/Adolescents
- More Retail
- Trendy Clothing Store
- Variety of Restaurants
- A Better Sense of Unity
- Entertainment
- More Service Businesses (Car wash etc.)

Percentage of respondents that work in Eclectic?

- 97% work in Eclectic

Percentage of employees that live in Eclectic?

- 35% Live in Eclectic*

44 Respondents indicated that they live in Eclectic. Of these, what % Own/Rent?

- 7 (16%) Rent & 37 (84%) are Homeowners

Do respondents shop in Eclectic?

- 85% Indicate that they do some form of shopping in Eclectic
- 58% Indicate that they shop for groceries or food
- 13% Indicate that they purchase lunch in Eclectic

What retail/services are needed?

- Clothing Retail was mentioned by 27 respondents
- Grocery Store was mentioned by 14 respondents

What would make Eclectic a more attractive place to live?

- 23 Respondents indicated Downtown Revitalization
- 15 Respondents mentioned more entertainment options
- 15 Expressed the need for more infrastructure for children & adolescents
- 2 Respondents mentioned enforcement of a leash law

***It should be noted that a majority of survey takers are not citizens of Eclectic. However, their opinion provides valuable insight into what is needed.**



Vision Statement:

To preserve the small town community charm and history of Eclectic while promoting economic development and the well-being of local businesses in an effort to create a vibrant community with an increased quality of life and renewed sense of place.

TOWN OF ECLECTIC COMPREHENSIVE PLAN

SOCIOECONOMIC CONDITIONS & TOPOGRAPHY

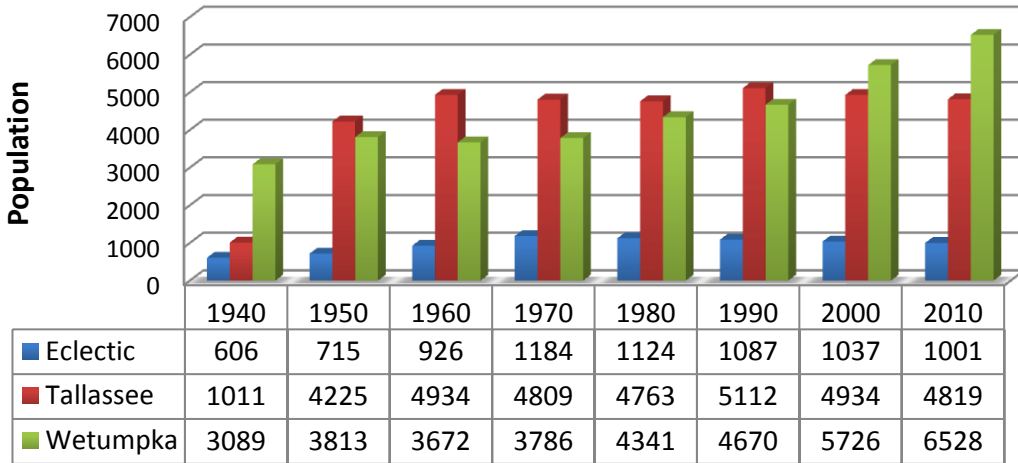
The socioeconomic conditions described herein communicate the change in demographic data over time, the current employment and purchasing power environment, and how it relates to the state of the economy within Eclectic. This data provides information that identifies patterns and trends within the community.

Topography affects the orientation and ability of development in all cities and towns. Hence, topographic data is used to aid in decision making. Soil type, slopes, areas of sensitive environments, poor drainage, and water bodies all affect the placement and intensity of urban environments.

How has Eclectic's population changed?

Between the years of 1940-1970, Eclectic saw its most substantial growth. Over these thirty years, the population grew from 606 to 1,184 and Eclectic has not seen the population increase since. From 1970 to the present day, Eclectic has seen a small yet steady decline in population, down to 1,001 in the Census 2010. Refer to Figure 2 to see how the population has changed in comparison to other local municipalities.

Figure 2: Population Comparison



As Figure 2 depicts, Eclectic has not seen growth since the 1960's. Much of the growth in the area has been in Wetumpka due to its proximity to City of Montgomery and the outward migration of people from Montgomery County., Figure 3 below breaks down the population into different age cohorts. Since 1990, the population appears to be aging in place.

Figure 3: Population Change

Census 2010	Total Pop	Under 5	5-19	20-44	45-64	18-64	65 and over
Eclectic	1001	68	214	284	259	X	176
% Change	-3.5%	4.6%	-22.2%	-14.7%	31.5%	X	5.4%
Census 2000	Total Pop	Under 5	5-19	20-44	45-64	18-64	65 and over
Eclectic	1037	65	275	333	197	X	167
% Change	-4.6%	-20.7%	X	X	-15.1%	X	-19.7%
Census 1990	Total Pop	Under 5	5-17	18-44	45-64	18-64	65 and over
Eclectic	1087	82	177	388	232	620	208
% Change	-3.2%	49%	-32.2%	X	X	0.7%	8.3%
Census 1980	Total Pop	Under 5	5-17	X	X	18-64	65 and over
Eclectic	1124	55	261	X	X	616	192

Population Analysis

In the twenty years between Census 1990 and Census 2010, the 20-44 year old age cohort declined, which is a key indicator and critical part of the community. With this being the working cohort, it is apparent that quality jobs are lacking in Eclectic and will need to be addressed in the years ahead. It also suggests the likelihood of other obstacles for this cohort in Eclectic. The only substantial growth has been seen in the 45-64 and 65 and over cohorts, but with the overall population declining this increase is most likely attributable to an aging population.

Figure 4: Population Characteristics

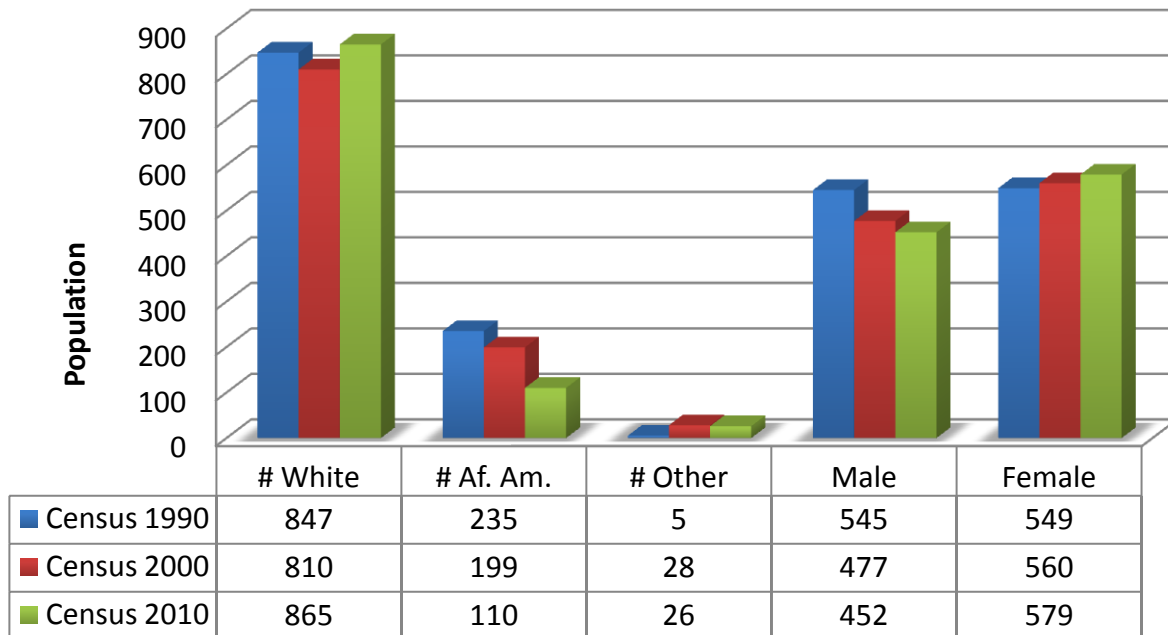


Figure 4 shows the population of different race and sex cohorts. In the last twenty years, the African American population has declined by more than 50%, whereas, the white population has increased slightly. Other races have also shown an increase from 5 to 28. Another significant observation can be seen in a 17 % decrease in male versus a 5 % increase in the female population.

Overall, Eclectic’s population is weakening, therefore, attracting new residents is a pivotal challenge. This plan will take into account some of the reasons for lack of population growth, such as housing, jobs, and other amenities that attract new residents.

The topography of an area refers to the physical conditions present on the surface. This could include any mountains, valleys, water bodies, artificial structures such as buildings or towers, vegetative coverage such as grassland or forest, soil or rock types, and other features. Each of these characteristics play a role in how an area can be developed and will provide knowledge as to where the most developable and sensitive lands are located.

Soils Map

A soils map is shown in Map 5 and followed by a chart (Figure 5) describing each of the soils listed within the map. Soils affect the ease to which rainwater or storm water runoff will be absorbed into the underlying water layer, the susceptibility to erosion and mudslides, ability to built upon by varying levels of intensity, and ability to be used for farming purposes.

Topography Map

The topographic map shown in Map 6 shows the locations of water bodies, streams, wetlands or swamps, forested vs. open areas, and contour lines to show elevation. This map can be used to determine suitable areas for conservation or development and for making planning related decisions.

Drainage Map

The drainage map (Map 7) correlates with the elevation shown in the topographic map by displaying areas of lower elevation which typically do not drain well. This map depicts areas of poor drainage such as swamps and streams. This information is important when making developmental decisions.

Topography of Eclectic

Eclectic is characterized by considerable forest land north of downtown, whereas, areas to the south pose more open grasslands. The terrain north of downtown is typically more hilly than that to the south. Most of Eclectic sits on higher ground and thus there is not a considerable waterway that bisects the Town limits; however, there are several small stream corridors in the area. The most notable of these is Channahatchee Creek which crosses Highway 63 just north of Eclectic. Scattered across the town, there are many small ponds built for fishing and livestock purposes.

Soils

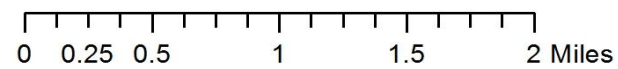
Map 5: Soils



Legend

- Town of Eclectic
- Planning Boundary
- Roads

Soil Type	
	Ha
	Aa
	Ba
	Bc
	Bd
	Cb
	Cc
	Cd
	Ce
	Cf
	Ch
	Ck
	Cl
	Db
	Fe
	Ga
	Gb
	Gc
	Gd
	Hb
	Hc
	Ja
	La
	Ma
	Oa
	Ra
	Re
	Rf
	S2
	Sb
	Sc
	Vb
	Vc
	Vd
	Ve
	Vf
	W



*Town of Eclectic
Elmore County, Alabama
Soils Map*

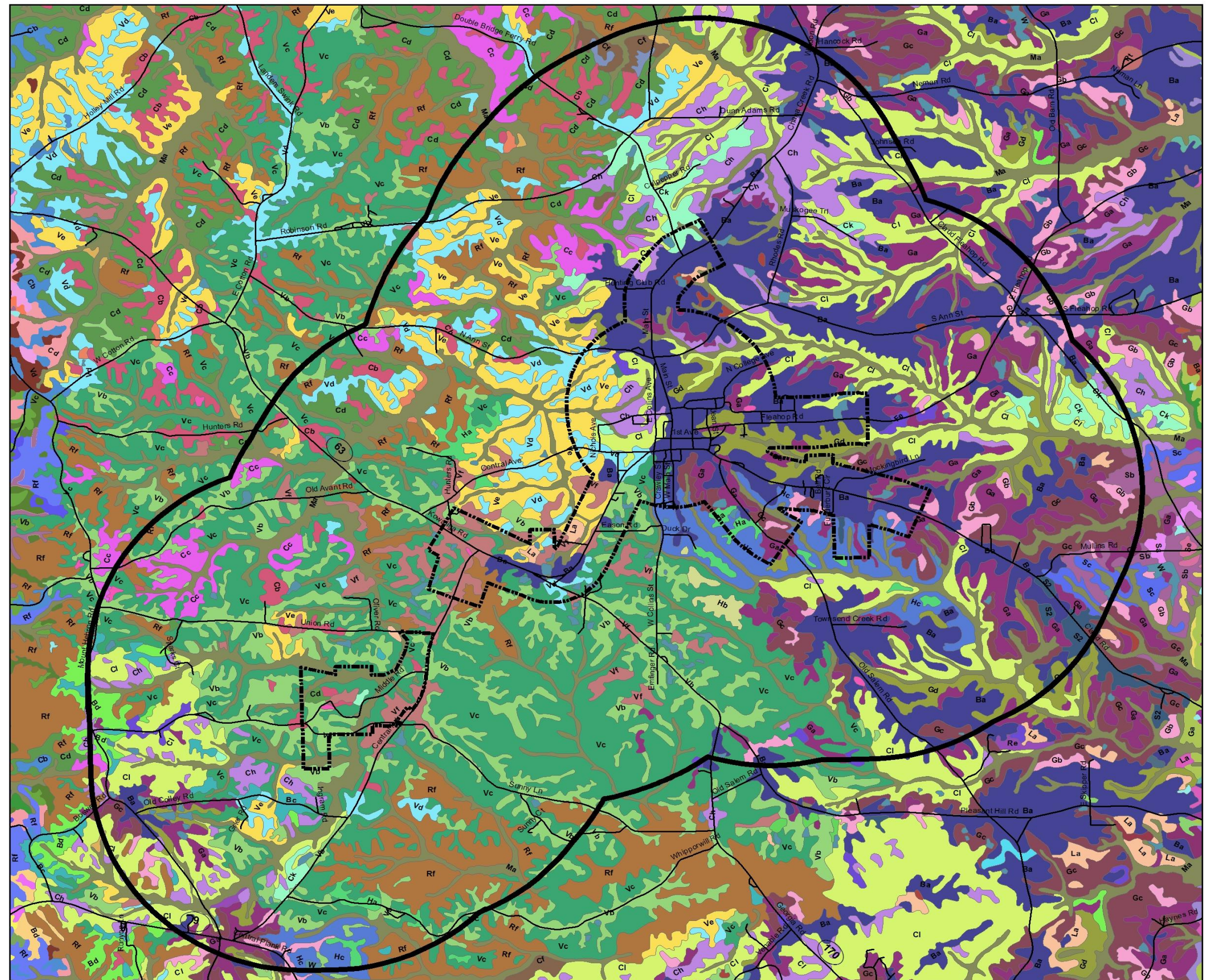


Figure 5: Soil Classifications

Map Unit Symbol and Name	Component Name	Percentage Slope	Map Unit Symbol and Name	Component name	Percentage Slope
Aa—Altavista fine sandy loam	Altavista	0-3%	Ja—Jamison fine sandy loam	Jamison, (ochlockonee)	0-2%
Ba—Bowie sandy loam	Bowie, (dothan)	0-5%	La—Lakeland loamy sand, shallow phase	Lakeland, (blanton)	0-5%
Bc—Bradley gravelly sandy loam	Bradley, (cecil)	2-6%	Ma—Mixed alluvial land	Bibb	0-2%
Bd—Bradley gravelly sandy loam, rolling phase	Bradley, (cecil)	7-12%		Iuka	0-2%
Cb—Cataula gravelly sandy loam, 0 to 6 percent slopes	Cataula, (mecklenburg)	2-6%	Oa—Orangeburg fine sandy loam, slightly eroded phase	Orangeburg	0-5%
Cc—Cataula gravelly sandy loam, hilly phase	Cataula, (mecklenburg)	13-30%	Ra—Rains loamy sand	Rains	0-2%
Cd—Cataula gravelly sandy loam, rolling phase	Cataula, (mecklenburg)	7-12%	Re—Rolling and Hilly land (coastal plain materials)	Troup	6-20%
Ce—Cecil clay loam	Cecil	2-7%		Luverne	6-30%
Cf—Cecil clay loam, rolling phase	Cecil	8-15%	Rf—Rough broken land (cecil soil materials)	Tallapoosa	15-60%
Ch—Chesterfield sandy loam	Chesterfield, (marvyn)	2-7%	S2—Shubuta fine sandy loam	Shubuta, (luverne)	2-7%
Ck—Chesterfield loamy sand	Chesterfield, (marvyn)	1-6%	Sb—Shubuta and Boswell fine sandy loams	Shubuta, (luverne)	1-5%
Cl—Chesterfield sandy loam, rolling phase	Chesterfield, (marvyn)	8-12%		Boswell	1-5%
Db—Durham sandy loam	Durham	0-5%	Sc—Shubuta and Boswell fine sandy loams, sloping phases	Shubuta, (luverne)	6-12%
Fe—Faceville sandy loam, thick surface phase	Faceville	0-5%		Boswell	6-12%
Ga—Gilead sandy loam	Gilead, (cowarts)	0-5%	Vb—Vance coarse sandy loam	Vance	2-6%
Gb—Gilead sandy loam, eroded phase	Gilead, (cowarts)	2-7%	Vc—Vance coarse sandy loam, rolling phase	Vance	7-12%
Gc—Gilead sandy loam, eroded, sloping phase	Gilead, (cowarts)	6-12%	Vd—Vance gravelly sandy loam	Vance	2-7%
Gd—Gilead sandy loam, sloping phase	Gilead, (cowarts)	6-12%	Ve—Vance gravelly sandy loam, rolling phase	Vance	6-12%
Ha—Helena sandy loam	Helena	2-6%	Vf—Vance loamy sand	Vance	2-6%
Hb—Helena loamy sand	Helena	2-5%	W—Water	Water	
Hc—Helena sandy loam, rolling phase	Helena	7-18%			







Source: U.S. Department of Agriculture Natural Resources Conservation Service

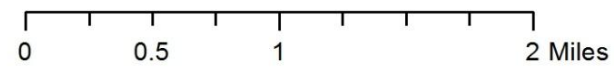
Map 6: Topography

Topography

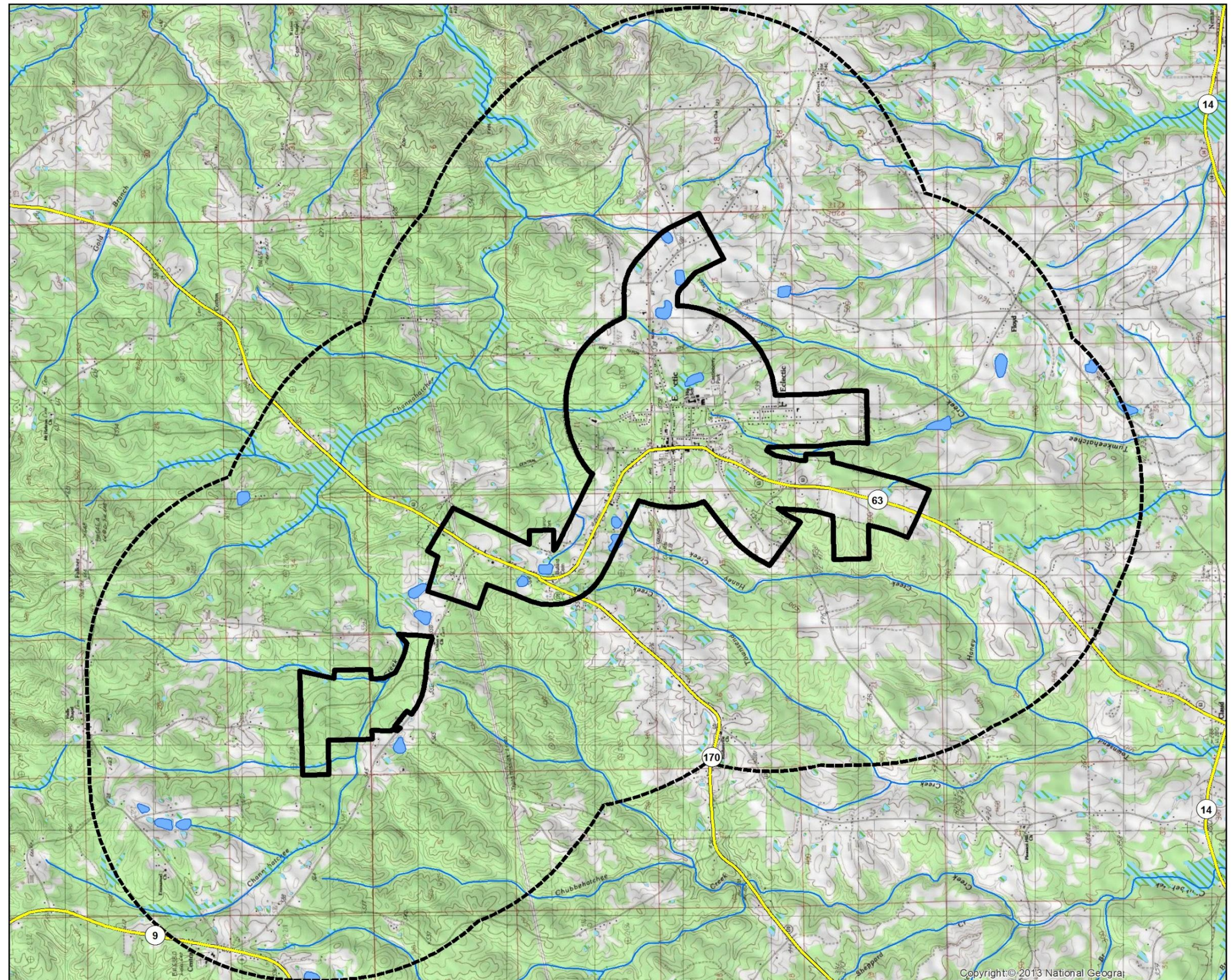


Legend

- Town of Eclectic 
- Planning Jurisdiction 
- State Highways 
- Ponds 
- Streams 
- Wetland Areas 



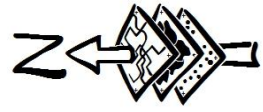
*Town of Eclectic
Elmore County, Alabama
Topography*






Copyright © 2013 National Geogra

Map 7: Drainage




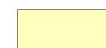

Drainage Conditions

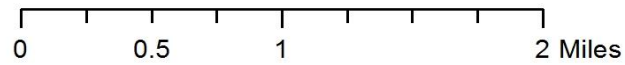


Legend

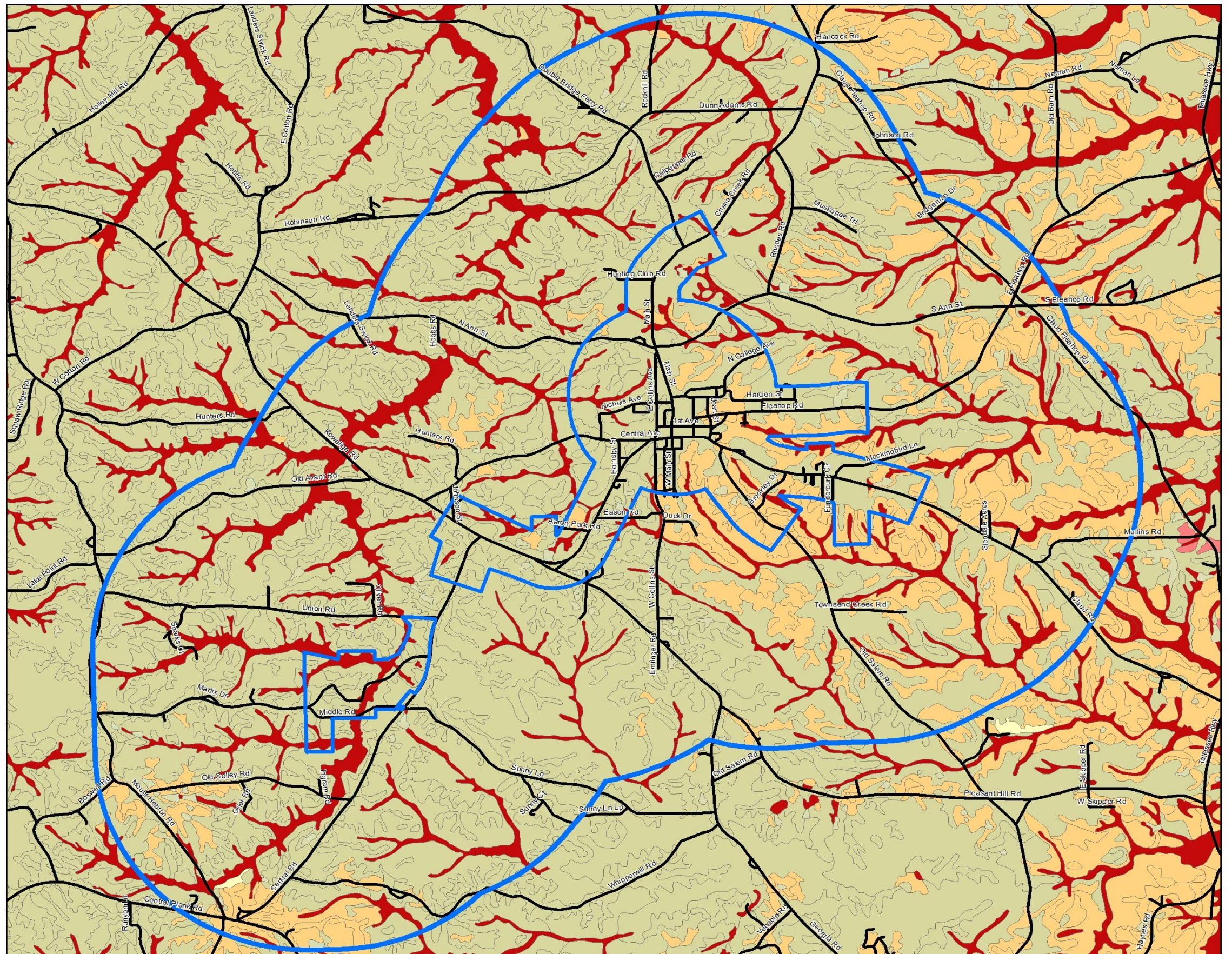
-  Planning Boundary
-  Town of Eclectic
-  Roads

Water Drainage Class

-  Poorly drained
-  Somewhat poorly drained
-  Moderately well drained
-  Somewhat excessively drained
-  Well drained



*Town of Eclectic
Elmore County, Alabama
Drainage Classes*



TOWN OF ECLECTIC COMPREHENSIVE PLAN

PLAN ELEMENTS

The following sections will cover different elements of the Eclectic comprehensive plan. Each element received its own feedback from the public, local officials, and civic organizations and their input was put into the development of each.

THE ELEMENTS COVERED BY THIS PLAN INCLUDE:

- TRANSPORTATION
- TOWN SERVICES & UTILITIES
- ECONOMIC DEVELOPMENT
- LAND USE
- ENVIRONMENT

The transportation system within Eclectic is primarily geared towards vehicular infrastructure. There is a significant sidewalk network, however, several areas are in disrepair. The Eclectic Senior Center provides a limited transit service for its users. As time goes on, it will be important to explore how to repair and maintain the existing infrastructure and how to develop new roads, sidewalks, and other forms of transportation platforms. When residential development occurs more frequently in Eclectic, regulations should already be in place that promote the development of new and necessary infrastructure that fits in with what is currently desired, i.e. road widths, sidewalks, trail systems. Signage and image corridors are included within this element because they directly affect how your transportation system operates and how it impacts the impressions made of Eclectic.

The following are noted issues or needs for Transportation infrastructure:

- Need to widen East Collins Avenue to accommodate for large transport trucks or identify a new trucking route
- Improve sidewalk network where needed and fix all areas in disrepair
- Pedestrian infrastructure in new development
- Pave additional streets
- Identify transit pick-up & drop-off locations
- Implement signage or lanes for bike routes
- Develop new parking areas downtown
- Stable bus driver for transit service
- Adequate parking

The figures in the following pages depict the existing conditions of the transportation system in Eclectic and the effect of land use on transportation. Data on sidewalk and roadway conditions was compiled through a drive-by survey in March of 2015. Data related to road volumes was attained through the Alabama Department of Transportation and based on the 2014 traffic counts.

Municipal Signage

GOAL: TO DEVELOP A MUNICIPAL SIGNAGE SYSTEM THAT BENEFITS THE LOCAL ECONOMY

Eclectic can benefit by forming a unified identity through developing a cohesive theme and design for all directional signage within Town. This will help to establish the Eclectic “brand” and help keep Eclectic in the forefront of visitors’ minds once they have left.

Creating this platform for municipal directional signage is called “Way-finding” in many communities and is a more holistic approach to traditional directional signage. The content of these signs is unique to each place where the method is implemented. Wayfinding may acknowledge a variety of community assets such as:

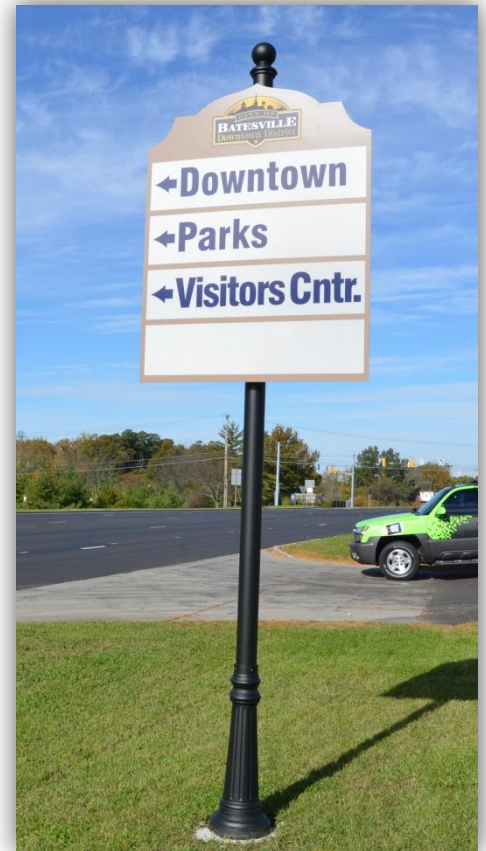
- Parks - Schools - Churches - Restaurants
- Stores - Downtown - Commercial District
- Library - & other notable community assets.

By directing travelers to these destinations, not only does it aid in navigation, but it also serves as an advertisement through promotion of existing features within Town.

POLICIES FOR SIGNAGE:

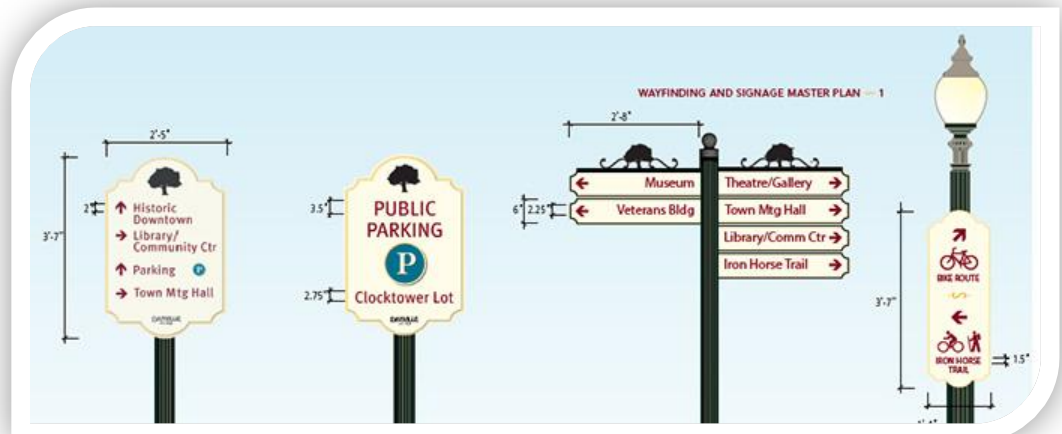
1. POSITIVE IMPACT FROM IMAGE CORRIDORS
2. ECLECTIC BRAND AND IDENTITY
3. ENHANCE THE OUTWARD APPEARANCE
4. CAPITALIZE ON TRAFFIC FROM LOCAL HIGHWAYS

Wayfinding Sign



Source: Batesville, IN

Wayfinding Design



Source: Danville, CA

Image Corridors

As state previously, image corridors are the most traveled and visible areas of a community. When visitors and travelers come through Eclectic, they will develop an impression based on what they have seen. By improving the aesthetic appearance of these corridors, people who are unfamiliar with Eclectic will have a better impression and respect for the Town and what it has to offer. Image corridors within Eclectic exist primarily along Claud Road as you head north into Town or on Kowaliga heading south, Main Street, and Georgia Road. Refer to the Eclectic Concept Plan (Map 4) for a visual of the location of image corridors. A majority of the strategies for improving image corridors fall within the context of improved streetscape: addition of trees and other landscaping, sidewalks, lighting and etc. Sign regulations also come into play in some areas.



In this example, Claud Road is seen with the addition of street trees, street lights, and sidewalks. Similar concepts could be implemented or expanded in other sections of the image corridors. These additions give the impression that Eclectic supports an active and health conscious community.

Image Corridor Example



CLAUD ROAD LOOKING NORTH

Gateways

The locations in which a citizen, visitor, or traveler enters a part of Eclectic, where it could be recognized as a place distinctly different from the surrounding area, is an opportunity for a gateway. The pictures below offer suggestions on where to locate gateways. The gateways of Eclectic need to be developed so that anyone can recognize when they arrive or leave the Town. They act as a entry point and should be visually appealing and promote the value and character of Eclectic. These areas mark the first point in which Eclectic begins to make an impression on visitors and whether or not that impression convinces them to stop or make a return visit in the future. Research has shown that an impression is formed within seconds of entering an environment and we want people to perceive Eclectic as an interesting place with a sense of pride.

A gateway should be located somewhere significant that signifies more than an invisible line such as the municipal boundary. It is most effective when gateways are located where visitors can realize a physical difference in the environment. Eclectic does have welcome to Eclectic signage, which can be seen on the right, but they could be more optimally located. The Eclectic Concept Plan offers potential locations for gateways.



The locations of these signs are too far away to make a connection with the Town. Gateways should reinforce the entry or exit of a place by being adjacent to other known features and not standing alone.

POTENTIAL GATEWAY LOCATIONS

(REFER TO THE ECLECTIC CONCEPT PLAN FOR ALL SUGGESTED LOCATIONS)



Potential Gateway – Georgia Rd. looking north. This location is located on the same road as the picture in the top right, but is much closer to the commercial corridor .



Potential Gateway – Main St. looking west near the cemetery.

Gateways

POTENTIAL GATEWAY LOCATIONS



Potential Downtown Gateway – Main St. looking west close to Town Hall



Potential Downtown Gateway – Kowaliga Rd looking south towards the train depot



Potential Gateway – Claud Rd. looking north just south of Old Salem Rd.

EXAMPLES OF GATEWAYS



Source: McKenzie Towne, Canada

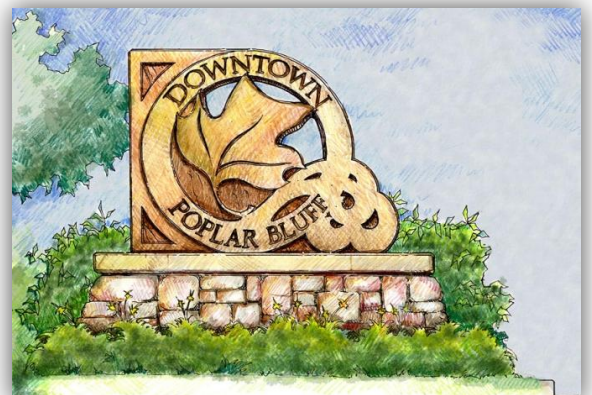
TOWN GATEWAY

Each of these gateways are distinctly different and offer a unique understanding of what that place is like and its atmosphere. It should not be confused with directional municipal boundary signage. The outward perception of Eclectic and decisions to visit can emanate from their impression of your “gateway,” therefore, you want to excite and intrigue people.



Source: Town of Lexington

TOWN GATEWAY



Source: PGAV Planners

MULTIPURPOSE GATEWAY

Capitalizing on Existing Traffic

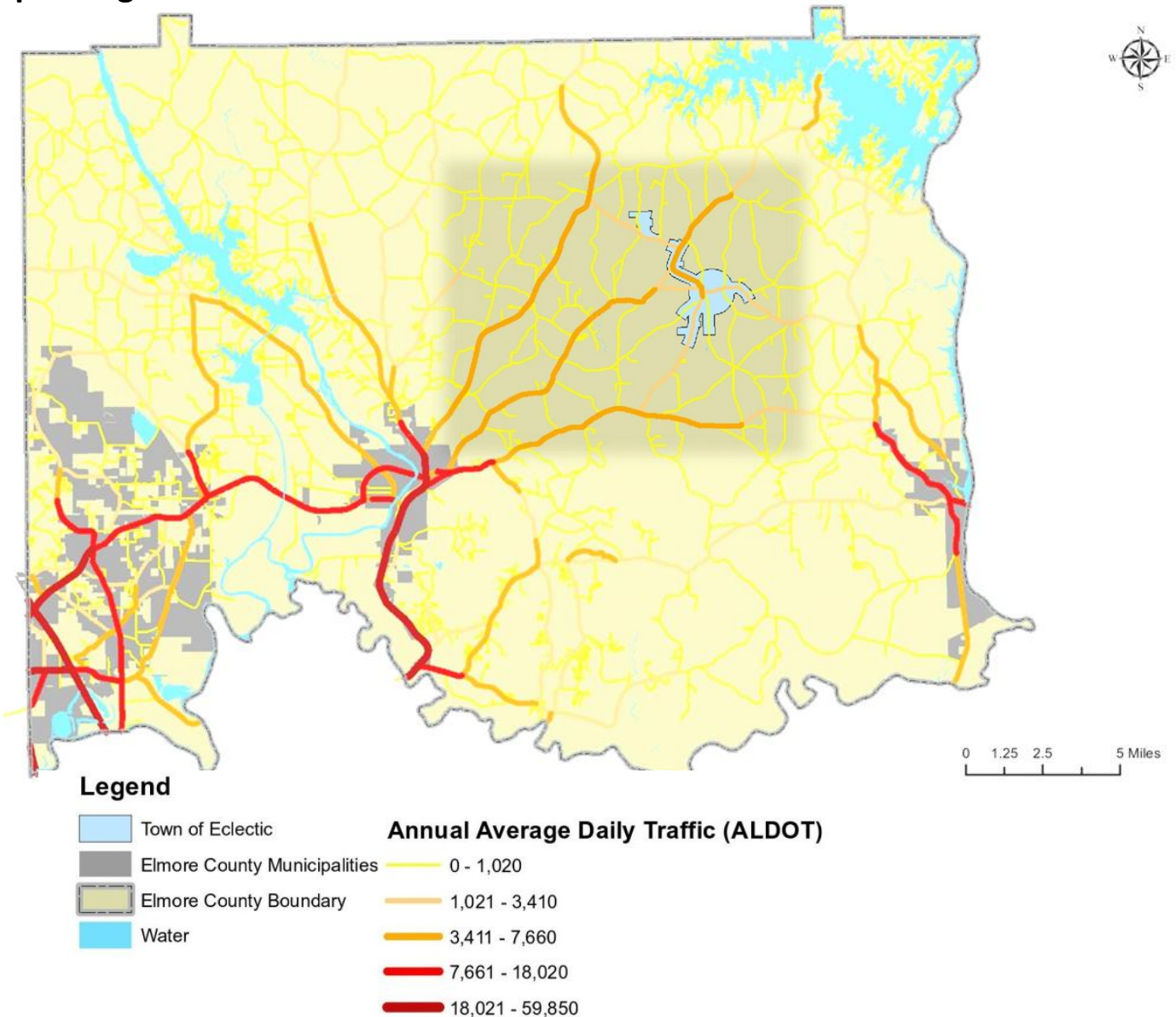


Directional sign – Hwy. 14

Data collected through the Alabama Department of Transportation (ALDOT) gives insight into the traffic volume of local highways that traverse through and around Eclectic. As Map 8 displays, there is a substantial amount of traffic between Lake Martin and Wetumpka (See grey area). For many of those traveling to the lake, Eclectic is the last stop before arriving and could serve as the “Gateway to Lake Martin” in this sense. Eclectic is the last and closest option for many goods and services. Through the use of proper signage and a newfound identity, Eclectic should make concerted effort to capture this traffic and insure that they plan to return by promoting a positive image through Eclectic “brand.”

The Regional Concept Plan depicts locations where some type of directional signage should be located.

Map 8: Regional Traffic Volume



Vehicular Infrastructure

GOAL: PROVIDE SAFE & MAINTAINED ROADWAYS AND ADEQUATE PARKING ACROSS ECLECTIC

Automobiles are the primary mode of transportation for citizens within Eclectic and it is the only transportation option between Eclectic and other municipalities. Anytime a road is built or repaved, it is an opportunity to re-think the current design so that it will allow that corridor to transport more than vehicles.

In addition, some roadways are much more visible to travelers and therefore give an impression of what your Town is like and the sense of pride of the community. In this way, roadways have the capacity to promote economic development through impression formation. An emphasis on improving the aesthetics of these corridors should be made because of their ability to make a lasting impression. Each of these corridors, described as image corridors, within Eclectic are identified in the Eclectic Concept Map (Map 4).



East Collins Avenue is a designated truck route and improvements are needed to allow better accessibility for large trucks.

POLICIES FOR VEHICULAR INFRASTRUCTURE:

1. ENSURE THAT ALL ROADS ARE EASILY NAVIGABLE AND IN PROPER CONDITION
2. CREATE MORE DIVERSE USE ROADS
3. ENSURE ADEQUATE PARKING



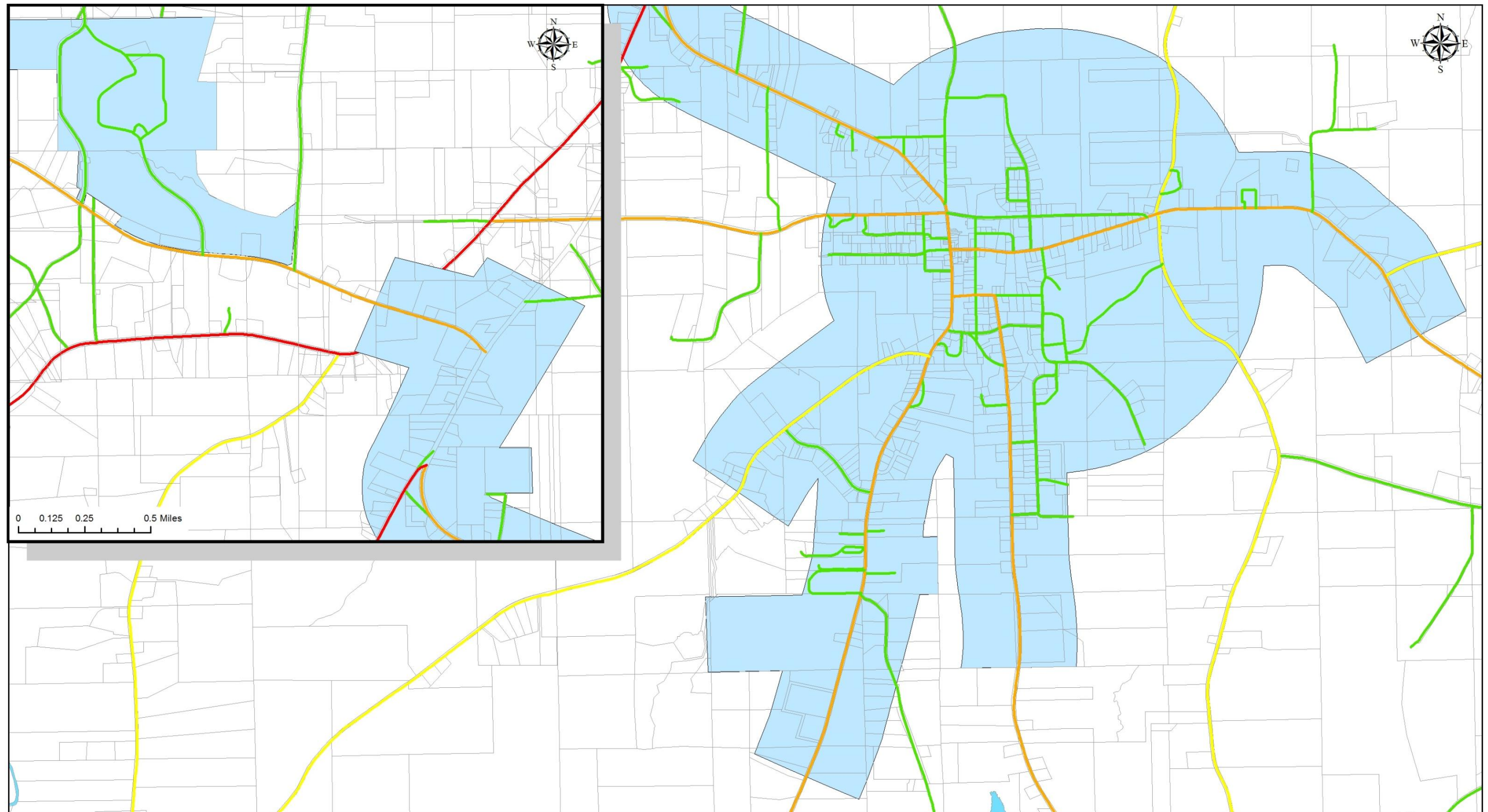
New streets should encompass a more inclusive approach so that they allow a diverse use and not solely for vehicles, such as adding sidewalks to new developments. This can be accomplished through proper subdivision regulations and enforcement.

Potential area for parking. Located on east side of Claud south of Main St.



Map 9: Road Classifications

Functional Road Classification



- Functional Road Classification**
- Interstate
 - Principal Arterial - Other
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Town of Eclectic
 - Parcel Lines

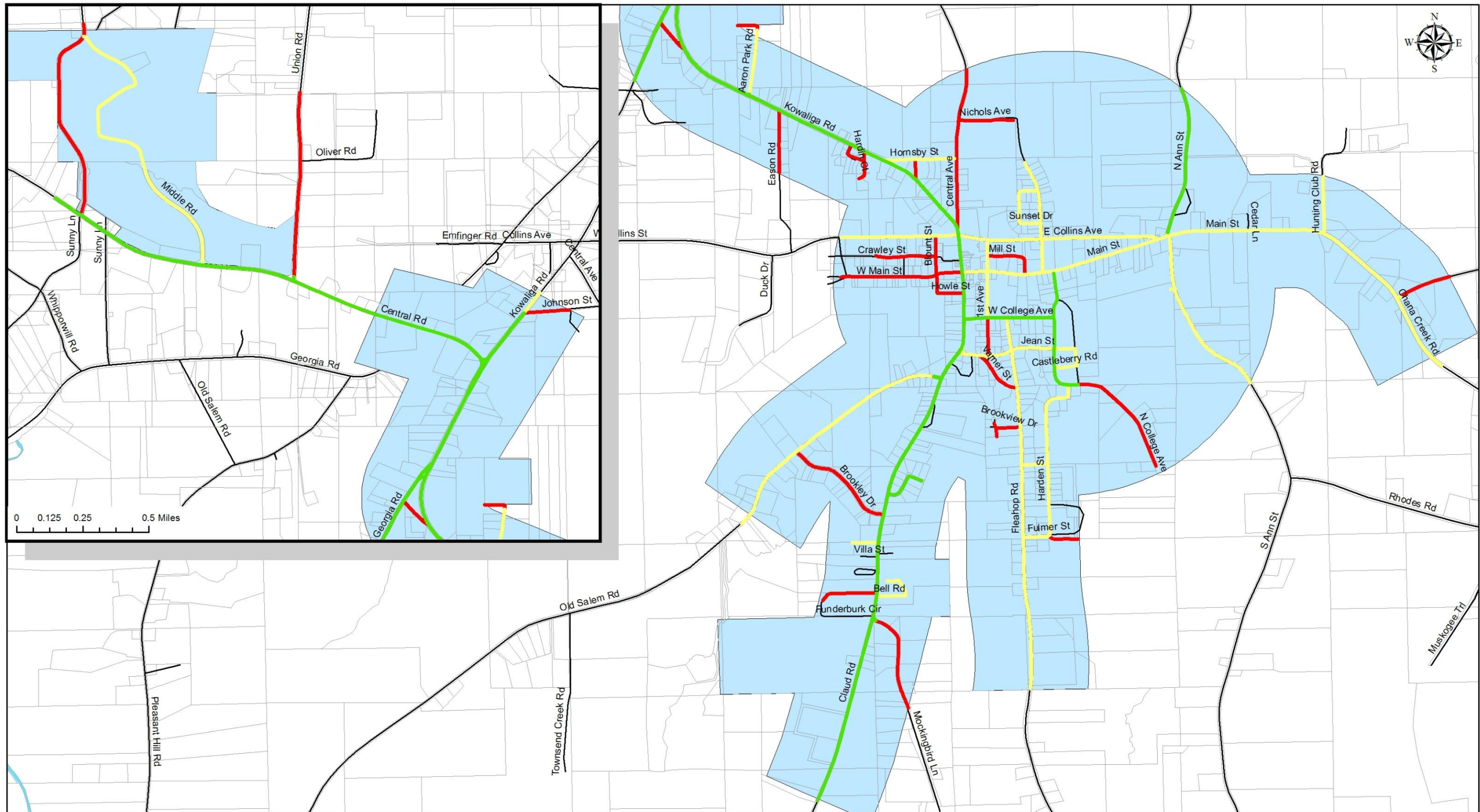
0 0.125 0.25 0.5 Miles

*Town of Eclectic
Elmore County, Alabama
Roadway Classification Map*



Map 10: Roadway Conditions

Road Conditions



Road Condition

- Good - No Issues
- Fair - Minor Issues - Maintenance Needed
- Poor - Major Issues - Repair Needed

- Town of Eclectic
- Parcel Lines

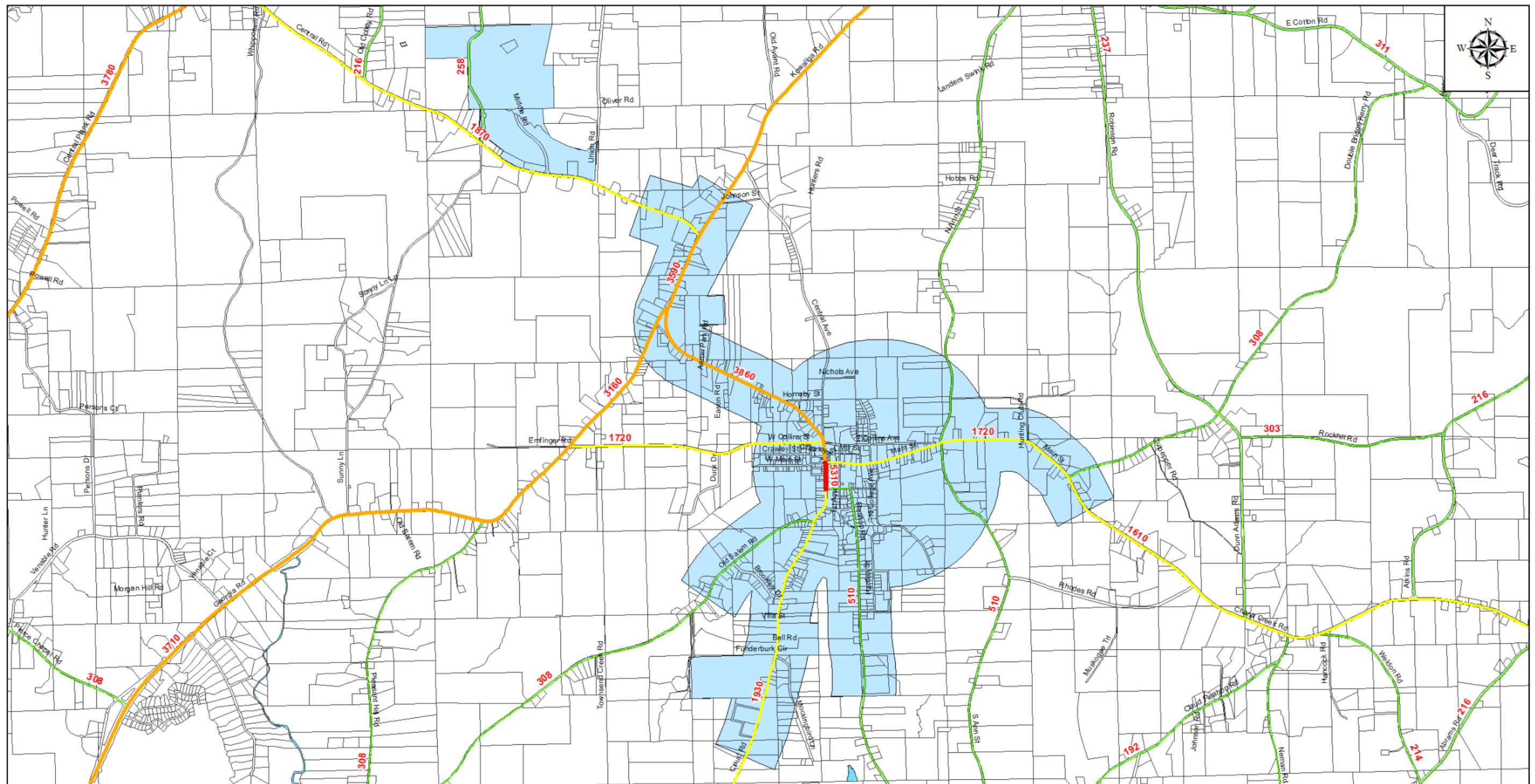
0 0.125 0.25 0.5 Miles

*Town of Eclectic
Elmore County, Alabama
Roadway Conditions Maps*



Map 11: Road Volumes

Traffic Volumes



Annual Average Daily Traffic (ALDOT)

- 0 - 1,000
- 1,001 - 2,000
- 2,001 - 4,000
- 4,001 - 7,500

- Town of Eclectic
- Parcel Lines

0 0.25 0.5 1 Miles

*Town of Eclectic
Elmore County, Alabama
Road Volume Map*



Pedestrian & Bicycle Infrastructure

GOAL: ENSURE A SAFE PEDESTRIAN AND BICYCLING ATMOSPHERE FOR ECLECTIC'S CITIZENS

In downtown Eclectic and in the adjacent neighborhoods, there are numerous sidewalks which are fairly well-connected with an extension leading out to Aaron Park along Kowaliga Rd, however, this infrastructure is aging and repairs are needed in many places. Sidewalks are a crucial part of a pedestrians ability to navigate from one area to another and to create accessibility without the use of a vehicle. In many communities, sidewalks are more than a means of transportation, they serve as an exercise corridor and a social medium.

Bicycle infrastructure is equally important as a medium for social interaction and recreational use. Public support was shown during the planning process, yet at the present time, no known bike infrastructure exist in Eclectic. Town leadership should include bicycle advocates as part of decision making and efforts by Town leadership in the future.

Policies for pedestrian & biking infrastructure:

1. Eclectic should have a safe pedestrian atmosphere
2. Bicycling should be an option for Eclectic citizens



In high traffic areas, sidewalks are feasible when placed away from the road or when some other safety barrier is implemented.



Develop safe pedestrian crosswalks across town



Source: mmba.org

Signage along corridors used by bicyclist could be used as a cautionary and navigational tool.



Source: colourbox.com

Bike infrastructure such as this rack is a low-cost means to create a bicycle culture.

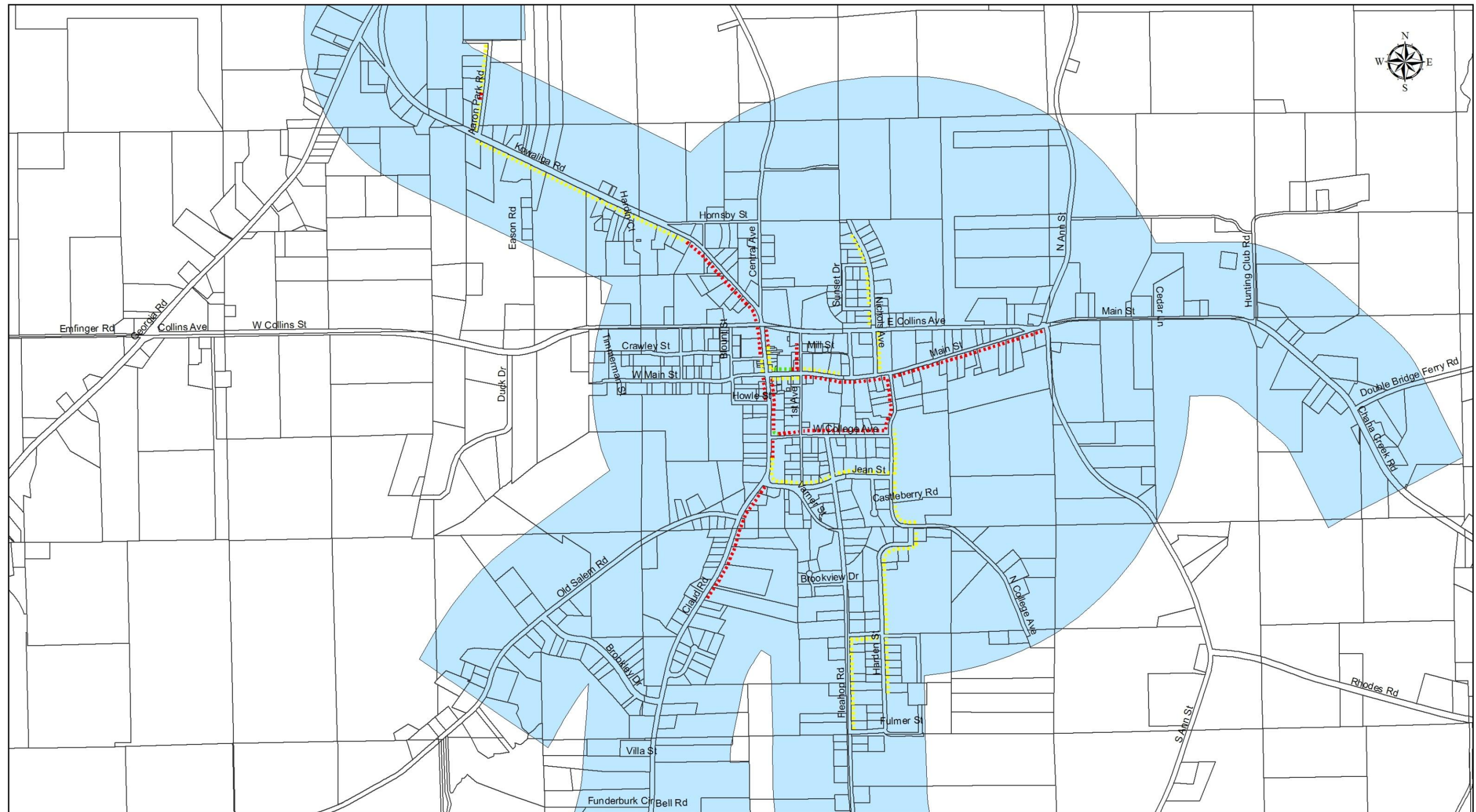


Source: planetizen.com

Bicycle lanes encourage bike use through a safer environment.

Map 12: Sidewalk Conditions

Sidewalk Conditions



Sidewalk Condition

- Good - No Issues
- Fair - Minor Issues - Maintenance Needed
- Poor - Major Issues - Repair Needed

- Town of Eclectic
- Parcel Lines

0 0.125 0.25 0.5 Miles

*Town of Eclectic
Elmore County, Alabama
Sidewalk Conditions Maps*



Transit Infrastructure

GOAL: ENSURE ADEQUATE TRANSPORTATION SERVICES FOR ALL CITIZENS AND VISITORS IN NEED

Transit is currently provided for several patrons of the Eclectic Senior Center. The seniors are the primary users of the bus, but there is an opportunity for transit to be expanded into other areas of Eclectic. Increased transit will promote mobility among many citizens which are in need and offer others an alternative to taking their vehicle.

Popular ideas for Pick up & Drop-off locations have been noted as:

- Aaron Park
- Piggly Wiggly
- Each School
- Town Hall
- Post Office
- Downtown
- Senior Center
- Doctor Office
- Dentist Office

Policy for Transit Infrastructure:

1. Provide reliable & quality transit infrastructure for seniors and visitors in need



Source: usedbusesforsale.net

The current bus has been noted to have over 132K miles and a dysfunctional air-conditioning system. Issues pertaining to this bus will need to be addressed before expanded service could be provided.

Transit also has other possibilities within Eclectic. On occasions with greater numbers of people in Town, such as the Cotton Festival, the bus can be used as a shuttle service for parking outside of downtown.



Source: ridemetrobuses.com

This example of a traditional transit stop offers protection from the sun and weather.



Source: Montgomery Advertiser

Likewise, the bus could also be used during festival times for historical tours of Eclectic.

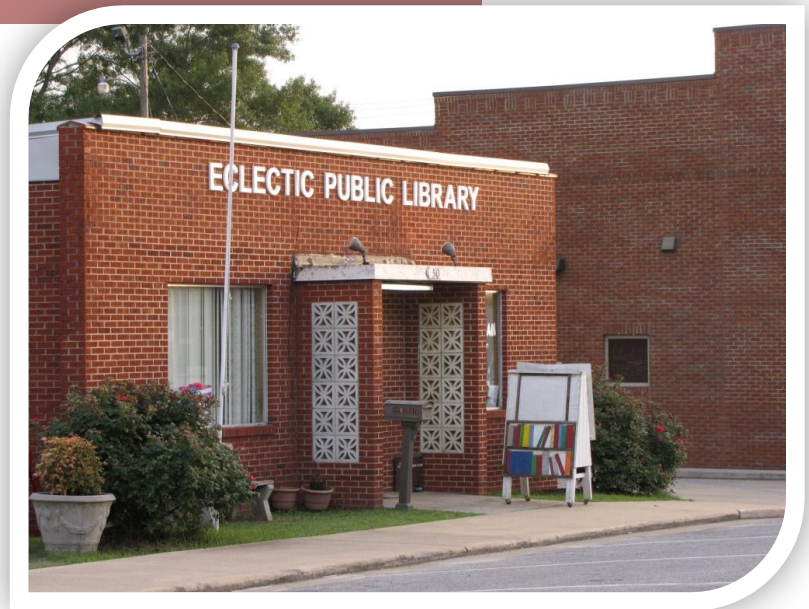
The Town of Eclectic offers several services to residents including: sewer, water, police and fire departments, library, and senior center. The Town maintenance department will also be considered within this planning section. During the planning process, the issues and needs of each utility and service were documented. In the next several pages each of the services and utilities will be covered and their respective needs will be acknowledged.

Town Library

GOAL: ENSURE THAT ALL RESIDENTS CONTINUE TO HAVE ACCESS TO EXCELLENT LIBRARY SERVICES

In the former location of the Eclectic Town Hall, the library serves as an example of an adaptive reuse of a building structure. Changing the purpose of buildings for different uses is an effective means for historical preservation. This is a model that is used nationwide and could be applied to other locations within Eclectic. The Eclectic Library is open approximately 16 hours per week and contains over 13,000 items including books, cds, dvds, and books on cd. Since opening in September 2010, it has issued over 1,500 library cards. Other amenities include six desktop computers with internet access.

The current location in downtown is beneficial and helps to draw attention to its presence, however, the facilities are relatively small and do not allow for much expansion. Currently, efforts are being made to convert adjacent storage area into more space for reading and after school programs.



Policy for Library:

1. Ensure the growth and continuity of the library

Senior Center

GOAL: ENSURE THAT ALL RESIDENT CONTINUE TO HAVE ACCESS TO EXCELLENT SENIOR SERVICES

The Eclectic Senior Center was constructed with funds from a Community Development Block Grant awarded by the Alabama Department of Economic & Community Affairs (ADECA). The Central Alabama Regional Planning & Development Commission (CARPDC) assisted in the grant writing and administration of the project.

The center is less than 10 years old, making it one of the newest facilities in the area. Since opening, the center has grown to serve over 400 citizens a month. This includes handicap assessable pick-up for lunch and events as well as a daily subsidized lunch program. It also includes a fully-concreted storm room, full-size kitchen, and handicap assessable restrooms. With the increase in use of this facility it has become apparent that higher capacity kitchen equipment is needed to adequately serve all patrons.

It has been explained that transporting seniors to medical appointments is difficult due to lack of transportation services provided locally. Many of the seniors rely on the Town Bus to pick them up to transport them to the senior center.



It will be important for Eclectic to explore a regional transit system to facilitate use of the senior center and for transporting seniors and others in need to necessary appointments.



The senior center has proven to be an asset to the community and provides additional meeting space for Town functions.

Policy for Senior Center:

1. Maintain a safe and efficiently running senior center

Police Department

GOAL: ENSURE THAT ALL CITIZENS CONTINUE TO HAVE ADEQUATE POLICE PROTECTION

The Eclectic Police Department is located within the Town Hall of Eclectic and is situated at the front half of the building. The department currently has nine full-time and two part-time employees with the possibility of hiring another part-time employee. Being located within Town Hall has hindered the effectiveness of police business in regard to investigations. The walls within the building are so thin that they do not allow for private interrogation to be conducted properly. Much of the department's equipment is dated and will need to be replaced in the near future to maintain current effectiveness. For example, the radio system used by officers does not allow for communication with other agencies, which could result in poor performance in times of emergency. A full equipment inventory and description of current needs should be compiled to address funding of new equipment. In Attachment 1, you will find an inventory of department vehicles and their respective condition. Officers have also noted that overtime is being taken on a regularly, suggesting that the department may be understaffed.

There is not a set standard for number of police officers needed per thousand residents. Staffing decisions, particularly in patrol, must be made based upon actual workload (International City/County Management Association). However, the International Association of Chiefs of Police published that the national average for a town of 1,000 to 2,499 averages 2.6 full-time officers per 1,000 residents. Crime in Town has remained at a consistent level over the last 10 years. Attachment 4 shows crime statistics for the years 2005-2014.



The department also does not have a computer system for officers to build case files from investigations.

Policy for Police Department:

1. Eclectic will increase the functionality of its Police Department

Fire Department

GOAL: ENSURE THAT ALL CITIZENS CONTINUE TO HAVE ADEQUATE FIRE PROTECTION

Elmore County has a total of 21 fire departments and the Eclectic Fire Department is the only department serving the corporate limits of Eclectic. However, Santuck and Seman Volunteer Fire Departments cover part of the Eclectic Planning Jurisdiction to the northwest. These two departments will become more important as once Eclectic expands and develops in that direction. Currently the Eclectic FD has a mutual aid agreement with Santuck and an automatic aid agreement with Redhill and Kowaliga VFD's, which are located to the northeast of Eclectic's jurisdiction. Within the Eclectic Fire Department service area, there is a considerable amount of housing, an elementary, middle, and high-school, and significant commercial and industrial sites. It is important that each of these departments maintain a professional level of service capability, which includes maintaining adequate service vehicles, training, and equipment. Attachment 2 displays the condition of each department vehicle. The department has noted its need for equipment such as SCBA air packs, fire gear, and also training opportunities. The department should make the Town leadership aware of its needs and apply for grant funding when possible or hire the services of grant writing professionals to apply for equipment necessary for a professionally equipped department.



Policy for Fire Department:

1. Provide Professional Fire Service to all of the Eclectic Planning Area

In one of the public input survey's, Fire Service was listed as one of the most important needs of the Town and future funds and/or efforts should be made to increase the capability and performance of this department.

Water & Sewer Service

GOAL: ENSURE THAT ADEQUATE WATER AND SEWER SERVICE IS PROVIDED TO ALL RESIDENTS

The ability to provide clean water with adequate pressure is crucial to all communities. The Eclectic Water Works & Sewer Board provides water service for approximately 1,500 customers through three full-time employees and contracting for additional labor as needed. This office has noted that leaks are an issue and could be alleviated by replacing older pipes, which would also result in better water quality. In addition, construction of new lines is needed to support growth as it occurs. The Water and Sewer Departments share the equipment listed in Attachment 2, which describes the equipment and its respective condition. This equipment is also used by the Town for other projects as needed. In order to prevent serious issues, the water & sewer board should keep an updated account of the condition of the systems and note to the Eclectic leadership at the first sign of any potential issues.



The sewer system currently serves a substantial amount of residents, though not all. With service to residents in addition to three schools, there has been a serious strain put on the system causing the sewer lagoon to exceed its capacity. System components such as the pumping system are outdated and replacement parts are becoming nonexistent due to the age of the pumps. These systems are underperforming and will continue to cause problems and limit economic development until the sewer system is updated. Without the capacity for sewer expansion, it is going to be difficult to attract and support new industrial, commercial, or housing development.

Policy for Water Service:

1. Maintain and expand water service throughout Eclectic

Policy for Sewer Service:

1. Alleviate problems and increase capacity to support growth

ECLECTIC

1907

ALABAMA



Economic development is a broad term used to refer to improvements to a number of aspects of a community. Economic development from a municipal perspective cannot be framed in a single context, which is often jobs, but rather it must incorporate all facets of the Town that reflect its quality of life, functionality, and over-all perception.

This plan aims to promote economic development through a inclusive approach that includes a breakdown of the employment profile, key economic strategies, industrial and commercial development, and downtown revitalization.

CURRENT TRENDS

The following are trends and analysis of Eclectic which give insight into the current economic landscape.

POPULATION

Has decreased 8% in the last 20 years

HOUSING

There has been a net loss of 3 housing units since 1980

EMPLOYEES

*63% of employees live outside of Eclectic**

BUSINESS

Many new businesses in the last 10 years have struggled

INDUSTRY

Stable industry with room for growth

DOWNTOWN

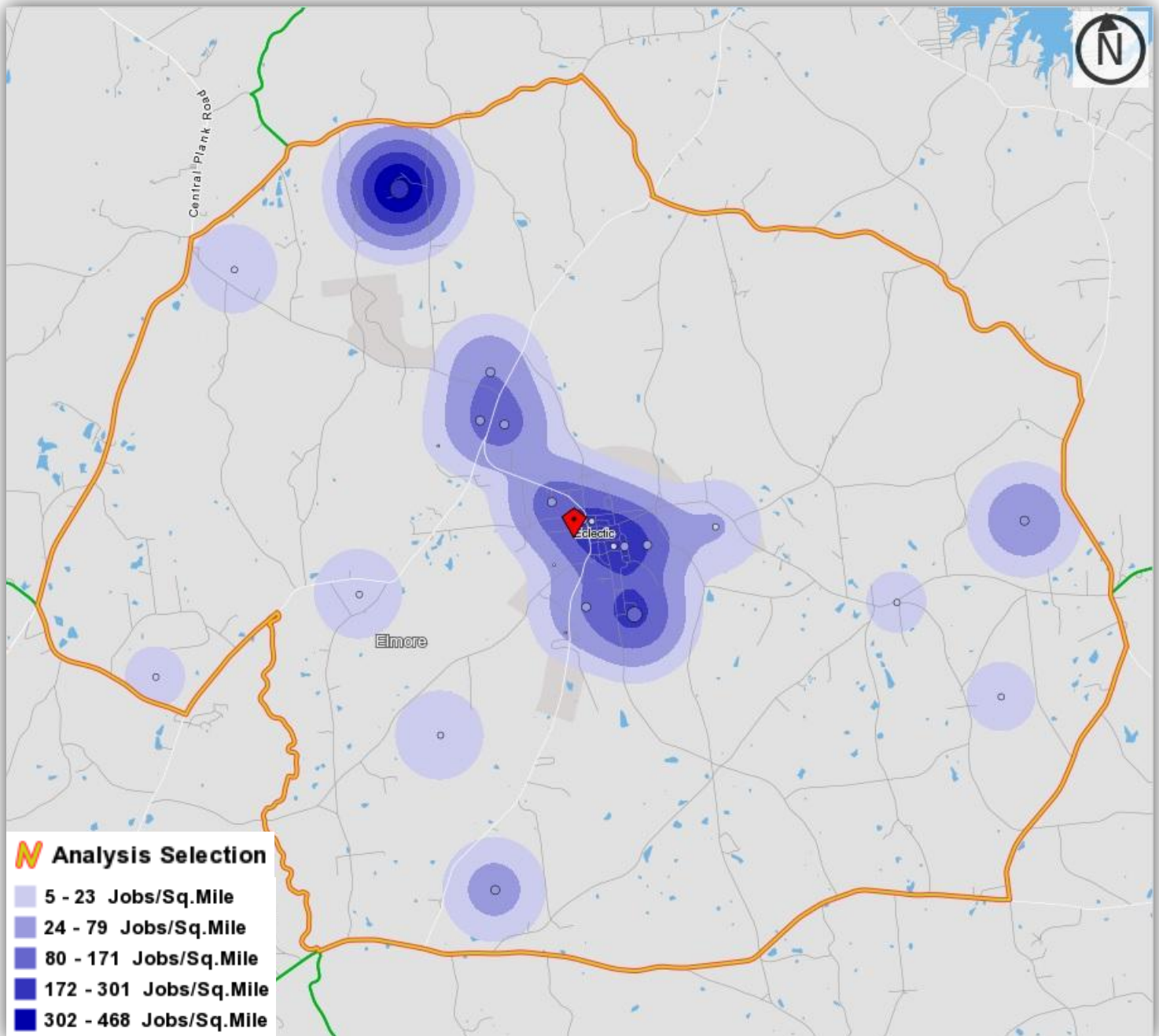
Current lack of maintenance and underutilized space

*Based on the respondents from the community survey conducted through this plan

Area Employment Profile - Map

In order to improve the economic landscape of Eclectic, it is important to understand the current employment profile of the area. The map below shows Census Tract 305 for Elmore County and a heat layer depicting the general (not exact) locations of the jobs in the tract. This geography allows for a more inclusive look at the job landscape in the Eclectic vicinity and will be used in portraying additional data later in the plan. On the next page, Figure 9 portrays data collected by the Census Bureau to show a detailed employment profile for all jobs within the area.

Map 13: Elmore County Census Tract 305



Source: U.S. Census Bureau

Area Employment Profile - Report

Figure 6: Employment Profile for Census Tract 305

Total Primary Jobs - 2013	Count	Share
Total Primary Jobs	636	100.0%
Jobs by Worker Age		
Age 29 or younger	114	17.9%
Age 30 to 54	373	58.6%
Age 55 or older	149	23.4%
Jobs by Earnings		
\$1,250 per month or less	148	23.3%
\$1,251 to \$3,333 per month	283	44.5%
More than \$3,333 per month	205	32.2%
Jobs by NAICS Industry Sector		
Mining, Quarrying, and Oil and Gas Extraction	2	0.3%
Construction	27	4.2%
Manufacturing	180	28.3%
Wholesale Trade	57	9.0%
Retail Trade	128	20.1%
Transportation and Warehousing	20	3.1%
Information	3	0.5%
Finance and Insurance	11	1.7%
Real Estate and Rental and Leasing	1	0.2%
Professional, Scientific, and Technical Services	1	0.2%
Management of Companies and Enterprises	4	0.6%
Educational Services	134	21.1%
Health Care and Social Assistance	36	5.7%
Accommodation and Food Services	2	0.3%
Other Services (excluding Public Administration)	3	0.5%
Public Administration	27	4.2%
Jobs by Worker Race		
White Alone	513	80.7%
Black or African American Alone	113	17.8%
American Indian or Alaska Native Alone	2	0.3%
Asian Alone	5	0.8%
Two or More Race Groups	3	0.5%
Jobs by Worker Ethnicity		
Not Hispanic or Latino	621	97.6%
Hispanic or Latino	15	2.4%
Jobs by Worker Educational Attainment		
Less than high school	56	8.8%
High school or equivalent, no college	194	30.5%
Some college or Associate degree	170	26.7%
Bachelor's degree or advanced degree	102	16.0%
Educational attainment not available (workers aged 29 or younger)	114	17.9%
Jobs by Worker Sex		
Male	314	49.4%
Female	322	50.6%

Elmore County Tract 305 Consumer Profile

The following data is representative of the consumer profile for Census Tract 305 in Elmore County (Map 13). It is the same geography used for analysis in Figure 6.

Figure 7: Consumer Expenditure Census Tract 305

CONSUMER EXPENDITURES

Dining out (Food away from home) (\$)	\$5,098,267
Entertainment / Recreation (\$)	\$5,159,483
Financial Investments (\$)	\$2,686,212
Health Care (\$)	\$7,918,746
Household Services (\$)	\$2,712,743
Housing (\$)	\$31,340,293
Personal Care Products and Services (\$)	\$1,235,946
Local Transportation (\$)	\$17,999,850
Travel (\$)	\$2,691,265
Total consumer expenditures (\$)	\$110,922,603
Median household income (\$)	\$46,399
Median Household Income (\$) (Eclectic Only)	\$40,391
Percent Bachelor's degree or higher (%)	15.3%
Percent high school degree or higher (%)	86.9%
Percent in poverty (%)	13.5%
Percent Employed (%)	57.1%
Percent 18 years and over (%)	75.4%
Percent 65 years and over (%)	14.5%

Source: 2009-2013 American Community Survey 5-Year Estimates

Industrial Development

GOAL: ECLECTIC BECOMES A FAVORABLE AREA FOR INDUSTRIAL COMPANIES

Attracting new industry (basic sector) to locate in Eclectic is an essential element of growth and revitalization. Eclectic has an existing Industrial Development Board (IDB) dedicated to promoting new industry. Notable industries currently within Eclectic are Madix, Worthy Industries, Fuller Warehousing, and Hercules Poly. Each of these are distinctly different, but represent the ability for Eclectic to support industry. Eclectic currently owns approximately 93.6 acres of available land in the Industrial District (I) zone. In the future, additional or more optimal land may be needed to meet the requirements of certain industry, thus perpetuating the need to identify best locations for future growth of industry by ensuring proper land type and accessibility. In identifying new lands, it will be important to develop a plan to ensure that the area has necessary infrastructure.

Through public input and discussion with the IDB, it became apparent that tech or other low-impact and clean industry is of particular interest. Fortunately, modern industry is proving to be much cleaner and have a lower-impact than similar industry in the past.

In order for Eclectic to support industrial growth and more technologically advanced industry, adequate infrastructure will need to be provided. The sewer system will need to be improved and expanded to provide necessary capacity. Access to high-speed internet will need to be implemented, especially for high-tech industry. Another aspect to consider is where employees of new industry will live. Therefore, housing is another key element for attracting industry and reducing leakage of potential residents to adjacent communities. Results of the community survey reveal that a lack of turn-key living accommodations was a deciding factor when choosing where to live, hence, many employees in Eclectic have chosen to reside in adjacent communities or other areas outside of the Town limits.

POLICIES:

- 1. INSURE THAT ECLECTIC IS PREPARED FOR FUTURE INDUSTRIAL GROWTH**
- 2. INFORM COMPANIES OF INDUSTRIAL POTENTIAL IN ECLECTIC**
- 3. CREATE AN ATTRACTIVE ENVIRONMENT FOR INDUSTRY**
- 4. RETAIN EXISTING & FUTURE WORKFORCE**

Commercial Development

GOAL: ECLECTIC BECOMES A SUCCESSFUL TOWN FOR NEW BUSINESSES

Commercial (non-basic industry) development is different than industrial development (basic sector) in that it primarily functions to support basic-sector employment. Commercial goods and services are bought and sold within the context of the community, whereas, industrial goods are exported to other areas, thus bringing money into the area.

Commercial development, particularly local-business, has struggled to gain momentum and several businesses have failed to survive for any substantial amount of time. This is due, in part, to the business owner's lack of a sufficient business plan or knowledge. Entrepreneurs in Eclectic have also noted that inconsistency in the rental market price has caused issues when trying to maintain a budget and keep business doors open. In order for local business to develop and succeed, there needs to be assistance in identifying the target market and evaluating the types of goods and services needed. A business resource in Eclectic would enable entrepreneurs to learn the basics on how to gauge the market, create a business plan, and run a business. On page 47, Figure 7 gave details about the consumer profile living within Census Tract 305. Tools, such as the Census Business Builder, are available to offer assistance in developing a business plan. Eclectic should start an effort to support business from a community perspective and offer incentives and resources for potential business owners to help them succeed.



**Entrepreneur
"The Idea"**

POLICIES:

1. INCREASE LOCAL BUSINESS & SUCCESS RATE
2. IDENTIFY TARGET MARKETS
3. ENSURE OPTIMAL LOCATIONS FOR COMMERCIAL DEVELOPMENT BY LAND-USE INTENSITY
4. RETAIN EXISTING & FUTURE WORKFORCE

Housing

GOAL: ECLECTIC BECOMES A DESTINATION FOR INDUSTRIAL COMPANIES

Through community input, surveys, and meetings with stakeholder groups, it is apparent that housing is a significant impediment to economic development in Eclectic. Since 1980, there has been a net loss of 3 housing units according to Census data (See Figure 8). Numerous community surveys reveal that the lack of available housing and vacant housing lots are deterrents to living in Town. An effort should be made to develop a more robust housing stock with multiple income levels in mind. Rental housing is important to younger cohorts and those without the resources to purchase a home. With the advent of new residential development, it is important to plan for the best location for various types of residential housing and to limit the segregation of housing types. Careful consideration should be given to how zoning regulations segregate housing types. Eclectic should put an emphasis on generating a relationship with housing developers and assist in deciding what housing is needed and in locating available properties.

Housing characteristics, setbacks, and other requirements for different areas of town should be clearly explained within the zoning ordinance. A review of the zoning districts and their requirements should be done to maintain agreement with the preferred outcome.

Census Tract 305 (As seen in Map 13):

- Owner-occupied Housing Units - 1,384
- Renter-occupied Housing Units - 324
- Gross Vacancy Rate - 7.5%
- Median Housing Unit Value (\$) - \$107,100
- Median Monthly Owner Cost (\$) - \$620
- Median Gross Rent - \$695

Figure 8: Housing by Census Year

Census	Housing Units w/in Eclectic
2010	438
% Change	-5%
2000	459
% Change	3%
1990	446
% Change	1%
1980	441

Source: U.S. Census Bureau

POLICIES:

1. INCREASE AMOUNT OF HOUSING STOCK
2. INSURE NEW HOUSING ACCOMMODATES MULTIPLE INCOME LEVELS
3. PROMOTE DEVELOPMENT THAT SUPPORTS VISION OF ECLECTIC

Housing Infill

Housing has been identified as an essential part of economic development in Eclectic. The following examples provide insight on ways that additional housing can be implemented while furthering social interaction and the vision of Eclectic.

INFILL HOUSING

THE FOLLOWING ARE EXAMPLES:



Corner of W College & 1st Ave



Corner of W College & Claud Rd

Infill housing is the process of adding residential units to previously developed areas, as opposed to greenfield development. There are multiple benefits to adding housing in this way. In many cases, infill development does not require new infrastructure such as roads, electric lines, sewer or water lines, and sidewalks. It is advantageous for the Town to add residents without building or taking on the future costs of additional infrastructure. Therefore, future costs associated with infrastructural maintenance of infill development is considerably lower than new greenfield development. Greenfield development (ie.subdivisions) comes with additional maintenance costs due to roads, water/sewer lines, and sidewalks for which the Town will take responsibility once construction is complete. Infill housing will allow residents to use existing infrastructure to walk downtown or other amenities, thus promoting fiscal responsibility and the strong town character of Eclectic by not isolating citizens in inaccessible areas.

Housing – Greenfield Development

Greenfield housing development refers to housing units that are constructed on previously undeveloped land such as a forest or agricultural property. These developments are surrounded by primarily undeveloped land parcels.

SUBDIVISION DEVELOPMENT

Subdivisions differ from in-fill development because it is a brand new development that requires the construction of all infrastructure necessary for living. The cost of maintenance and repair is then passed on to the responsible government once a final approved plat of construction is documented. Though subdivisions are a costly affair for municipalities, they offer the ability to attract much needed residents. If proper zoning regulations are established and enforced, it can also help achieve the vision of Eclectic.

Subdivision-type development has the ability to promote the vision of Eclectic if it is not inaccessible to pedestrians (developed with people in mind) and can benefit greatly by requiring good neighborhood design elements such as:

- Ensuring road connectivity between subdivisions and modest use of cul-de-sacs
- Requiring sidewalk installation
- Limiting the size of the blocks to promote a walkable atmosphere
- Establishing setback requirements that are appropriate.
- Incorporate human-scale design guidelines in setbacks and street widths.
 - Smaller setbacks & narrower roads promote a social environment and reduce speeding
- Requiring streetscaping, such as trees
- Dedicating a % of development to community park use or open-space.
- Conserving environmentally sensitive areas



Source: Flatironsinc

This example shows houses which address the street (smaller set back) and have sidewalks that allow for a better social atmosphere to be enjoyed.



Source: City of Appleton, WI

Trees and condensed road widths help create pleasant neighborhood atmospheres (human scale) and promote social involvement while deterring speeding because the road is too wide.

Downtown Revitalization

GOAL: DOWNTOWN IS A VIBRANT, MAINTAINED, AND ATTRACTIVE PLACE TO HAVE FUN, RELAX, AND SHOP.

Downtown is an integral part of Eclectic’s identity and it is more important than ever to support the revitalization of existing buildings and infrastructure so that this identity is not lost. During the planning process, downtown revitalization was identified by a significant number of people as the most important need in Town.

It is important to consider the context of downtown in the planning process. Downtown is the heart of Eclectic and the center for most functions of the Town. The Eclectic Town Hall, library, local businesses, industry, three schools, senior center, and a historic neighborhood are all interconnected with downtown, therefore, it is important to consider and plan for the entire context of downtown to achieve the aspirations of citizens and stakeholders.



Source: Mt. Pleasant, MI

Current Conditions of Downtown:

- Several vacant structures & underutilized property
- Buildings are neglected by property owners
- Streetscape (sidewalks, landscaping, beautification, infrastructure) needs improvement
- History of unsuccessful businesses
- Lack of entertainment options or retail
- Adjacent neighborhoods aging in place with little development or investment
- Several roads need to be repaired
- Underutilized Historic Assets

SWOT Analysis of Downtown

Strengths

- Sense of Identity
- Warehouse
- Street Network
- Downtown core of Buildings
- Schools
- Historical Assets
- Established Neighborhoods
- Accessible Infrastructure
- Park
- Human Scale & Walkable

Weaknesses

- Sidewalk Condition
- Lighting
- Limited Control of Buildings
- Lack of Housing Growth
- Population Decline
- Buildings Deteriorating
- Underutilized Historic Assets
- Lack of Community Space to Socialize
- Insufficient parking
- Limited Foot-traffic

Opportunities

- Develop housing in the downtown area
- Provide infrastructure for walking & biking
- Create a community space for gathering
- Recreation options for adults
- Development of multifamily housing
- Using Historic Structures
- Room for Growth

Threats

- Loss of Identity due to decline of buildings, loss of housing, and decreasing population
- Schools locating elsewhere in the future
- Loss of Industry
- Lack of investment
- Lack of direction
- Continued lack of partnership with owner of train shed

Downtown Revitalization

Eclectic offers a unique mix of historical assets, human-scaled environment, schools, and community charm that make the downtown a unique place. Eclectic can leverage these assets to promote a revitalization effort. It is critical that Eclectic develop new housing options in the downtown area to compensate for population decreases in recent years. Housing in the downtown area will also promote walking and support downtown businesses. Using historical assets such as the train depot and cotton warehouse for civic events and learning environments can generate more tourism. Linking These assets with additional housing will help solidify the identity of Eclectic and help create a much more resilient place to live.



Train
Depot



Cotton
Warehouse

Eclectic Ya'll – Summer 2014









POLICIES FOR DOWNTOWN REVITALIZATION:

1. INCREASE SUCCESS RATE OF BUSINESS AND DECREASE VACANCY RATE DOWNTOWN
2. IMPROVE AESTHETICS DOWNTOWN
3. SUPPORT DOWNTOWN BY PLANNING FOR ENTIRE DOWNTOWN CONTEXT
4. ESTABLISH DOWNTOWN AS A DESTINATION FOR SOCIAL ACTIVITY & ENTERTAINMENT
5. PRESERVE & UTILIZE HISTORIC STRUCTURES

Eclectic Ya'll is an association of Eclectic merchants focused on revitalizing and stimulating positive growth and activity within Town. Eclectic should further support the stewardship of this organization as a platform for revitalization. "Main Street Alabama" is a growing organization within Alabama that is dedicated to the prosperity of downtowns across the State. Eclectic should become a network member of this organization and consider becoming an official "Main Street Town" in the years to come. These organizations can help provide a framework for revitalization, which will come through the support of the local government and steadfast dedication of the community coming together in a well thought-out process.

DOWNTOWN REVITALIZATION CONCEPT

- | | | | | | |
|---|------------------|---|--------------------------------------|---|-------------------------------|
|  | Proposed Housing |  | Cultural Assets |  | Proposed Development Downtown |
|  | Existing Housing |  | Governmental/Institutional Structure |  | Existing Structures |

1. EXTEND THE STREET NETWORK SOUTH FROM MAIN STREET TO ALLOW HOUSING TO DEVELOP
2. CREATE A PUBLIC SPACE FOR CITIZENS TO GATHER, RELAX, ENJOY FOOD AND MUSIC, AND SOCIALIZE
3. NEW BUILDINGS SHOULD BE PLACED AT THE FRONT OF THE LOT
4. UTILIZE BUILDINGS (IN PURPLE) AS CULTURAL ASSETS AND TOURIST DESTINATIONS
5. IMPROVE THE STREETScape BY ADDING TREES, PARKING, CURB AND GUTTER, SIDEWALKS, AND CROSSWALKS
6. INCORPORATE NEW PARKING AREAS
7. ENCOURAGE MULTI-FAMILY HOUSING (LARGER ORANGE BUILDINGS)
8. DEVELOP A RECREATION AREA FOR ADULTS



Downtown Revitalization Town of Eclectic Elmore County, Alabama

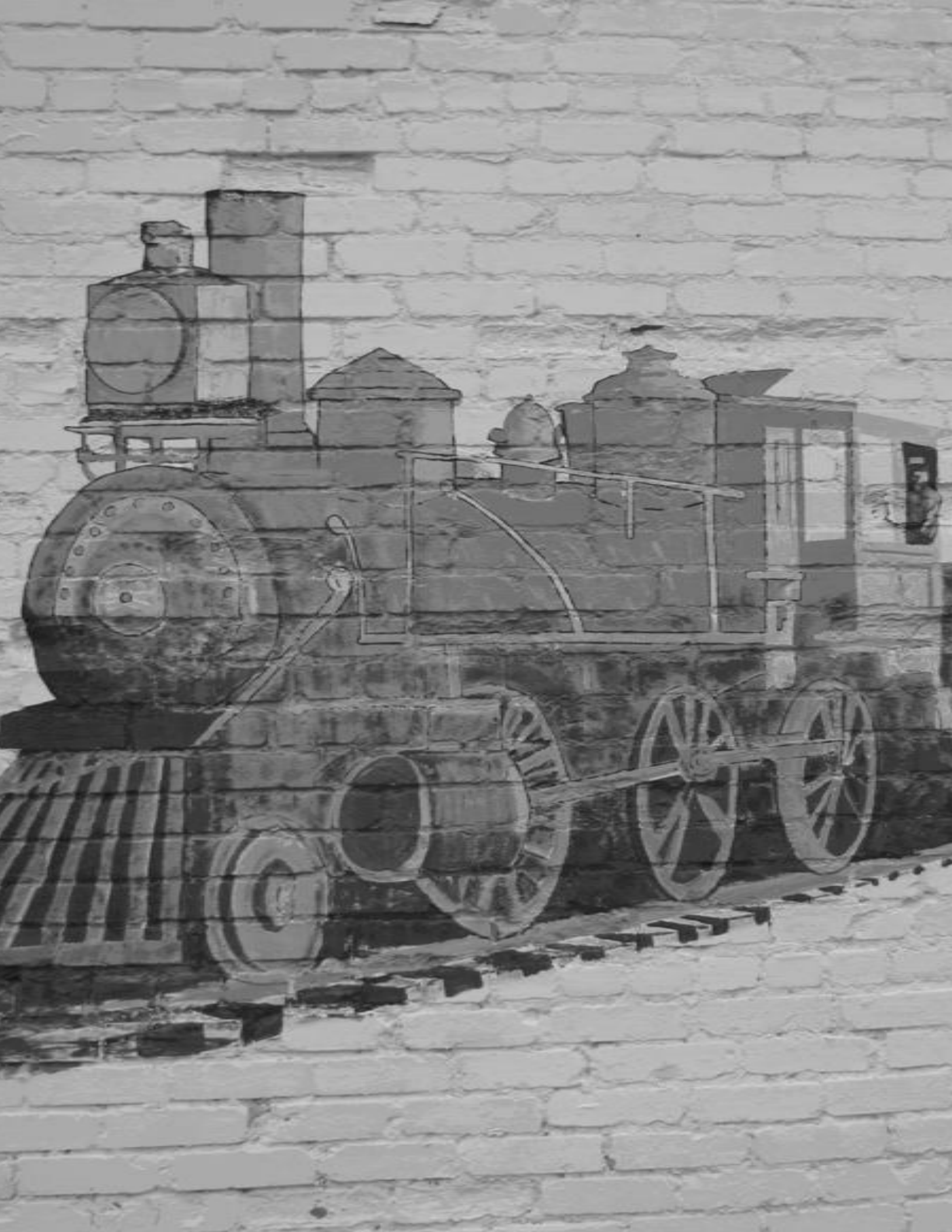


Downtown Revitalization – Concept Map

The concept rendering of downtown uses the existing assets of Eclectic and incorporates traditional design elements to promote the vision of Eclectic and an improved quality of life.

The downtown concept map offers 8 suggestions for Downtown Eclectic:

1. **EXTEND THE STREET NETWORK SOUTH FROM MAIN STREET TO ALLOW HOUSING TO DEVELOP**
 - Developing new road infrastructure within and adjacently connected to downtown will support residential growth, foot traffic in the area, and future business. Some of the roads suggested reflect the original plan of Eclectic circa 1912, see Map 1. New housing is the most critical need for Eclectic and must be addressed. Housing shown in the concept map gives easy access to downtown and promotes a quality of life reflective of the Eclectic values.
2. **CREATE A PUBLIC SPACE FOR CITIZENS TO GATHER AND SOCIALIZE**
 - Residents and visitors currently do not have a place to congregate downtown on a normal basis. Creating a community gathering spot will encourage use and activity downtown. This will support local business and help support Eclectic as a destination and a place to go for enjoyment.
3. **NEW BUILDINGS SHOULD BE PLACED AT THE FRONT OF THE LOT**
 - It is very important that new construction in the downtown core maintain the character of the downtown within building facades located at the lot line adjacent to the road. This promotes human scale development.
4. **UTILIZE BUILDINGS AS CULTURAL ASSETS AND TOURIST DESTINATIONS**
 - These buildings should be preserved and celebrated as Eclectic’s heritage. Efforts should be made to reuse these structures for public access. Each of these buildings has a story that should be shared and leveraged as a tourist destination. Revitalization and use as public space of these structures will provide incentive for visiting. Refer to Attachment 5 for more on historic structures.
5. **IMPROVE THE STREETSCAPES**
 - Complete streets will support future residential growth and additional foot traffic in the area. It will also significantly benefit the aesthetics of the area. Streetscapes can go a long way in affecting the impression that visitors form of your community. If visitors see anything when visiting Eclectic, they will see the streetscape, specifically the “image corridors.”
6. **INCORPORATE NEW PARKING AREAS**
 - Additional parking will support downtown revitalization and growth
7. **ENCOURAGE MULTI-FAMILY HOUSING**
 - Multifamily housing will allow potential residents to quickly move into Eclectic, especially if they are not in the market for purchasing a home. Multifamily housing will allow more people to live in the downtown area and support local business, walk to the park, and enjoy the assets of Eclectic more easily.
8. **DEVELOP A RECREATION AREA FOR ADULTS**
 - Adult recreation is very attractive for potential residents and health conscious individuals. Access to a quality place of exercise is important to many people and will provide an additional incentive for living in Eclectic.



Land use refers to the type and intensity of development on land. Land is not created equal and therefore some areas are better suited for one use or another. The creation of a future land-use map, Map 16, takes land topography, town characteristics, and economic considerations into account to suggest what areas are best suited for certain land classifications. Assigning land use values to property does not predispose that area for that use and should not be confused with zoning. The following comparison explains the differences between land use and zoning.

GOAL: LAND USE IS THOUGHT OUT AND DECIDED UPON SO THAT IT PROMOTES THE VISION OF ECLECTIC

Land Use

- Non-regulatory & Advises what land may be most suitable for specified areas
- Supports Zoning decision making
- Works with long range planning to guide decision making
- Broad scope

Zoning

- Regulatory
- Dedicates certain land to be used for specified uses
- Used as a legal framework to make decisions on an immediate basis
- Narrow scope



POLICIES FOR LAND USE

1. CREATE RELATIONSHIP BETWEEN ZONING MAP AND FUTURE LAND USE MAP
2. ENSURE LAND USE DECISIONS CREATE A RELATIONSHIP BETWEEN PROPOSED LAND USES AND TRANSPORTATION IN ORDER TO PROMOTE THE VISION OF ECLECTIC
3. CREATE STANDARDS FOR DOWNTOWN REVITALIZATION AND DEVELOPMENT, AND PRESERVATION OF HISTORIC PROPERTIES

Current Land Use

The current land use map in Map 15 was completed in 2014 by the Central Alabama Regional planning Commission. The current land use map should be used to aid in decision making and help guide development. The current land use map can be used to understand the differences between current land use and the zoning for the same area to determine how the planning commission can adjust the zoning and implement the comprehensive plan.

The following provides an explanation of each classification used during the land use survey:

1. Agriculture – Pasture Land, Active Farming, Planted Trees for Lumber
2. Commercial – Retail
3. Recreational – Parks, Golf Courses, Trails, & Other Outdoor Entertainment
4. Governmental – Town Hall, Court House, Fire or Police Stations
5. Industrial – Manufacturing or Processing Plants
6. Institutional – Schools, Churches, Hospitals, Banks
7. Residential (Manufactured Housing) - Manufacture Housing Park
8. Residential (Multifamily Housing) – Apartments w/ 3 or more units
9. Residential (Single Family Housing) – Single Family Homes and Duplexes
10. Undeveloped – Areas with no significant sign of development
11. Utility – Communications, Power, Water, Sewer

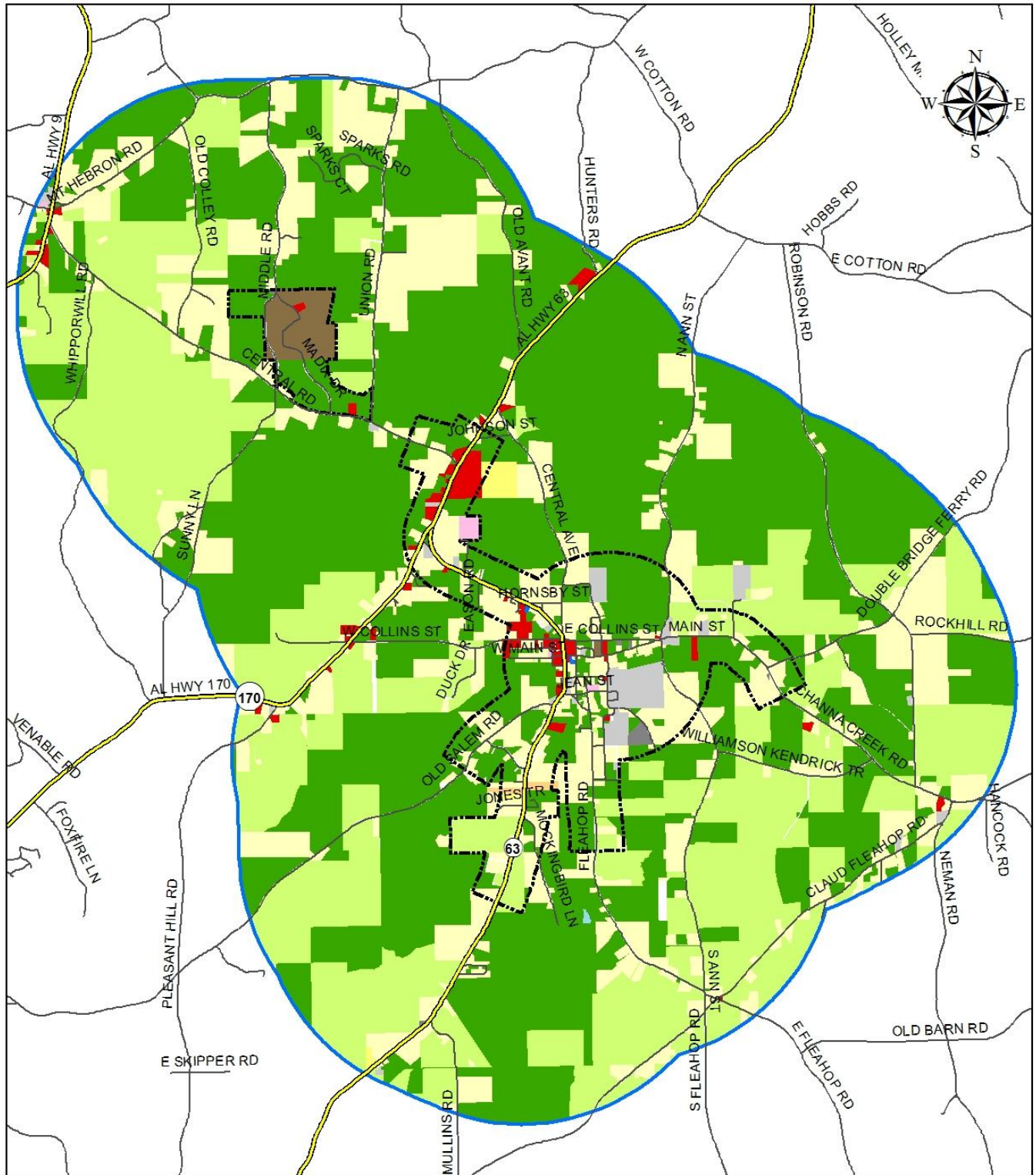
Figure 9: Land Use Analysis

Land Use within the Eclectic Town Limits		
Land Use	Acreage	Percentage
Agriculture	422.5	10.38%
Commercial	127.3	3.13%
Recreational	19	0.47%
Governmental	2.1	0.05%
Industrial	150.6	3.70%
Institutional	151.7	3.73%
Manufacture Housing	47.7	1.17%
Multifamily Housing	14.6	0.36%
Single Family Housing	1031.7	25.35%
Undeveloped	2086.2	51.26%
Utility	15.5	0.38%
Total	4069.4	100.00%

Land Use within the Planning Jurisdiction		
Land Use	Acreage	Percentage
Agriculture	6917.1	29.56%
Commercial	197.24	0.84%
Recreational	20.2	0.09%
Governmental	2.1	0.01%
Industrial	150.6	0.64%
Institutional	192.2	0.82%
Manufacture Housing	52.4	0.22%
Multifamily Housing	14.6	0.06%
Single Family Housing	3943	16.85%
Undeveloped	11889.7	50.81%
Utility	17.3	0.07%
Water	2.3	0.01%
Total	23399.4	100.00%

Map 15: Current Land Use

Current Land Use Map



Current Land Use Map

0 0.4 0.8 1.6 Miles

- | | | |
|---------------------------------------|--|---|
| Town of Eclectic | Residential - Multi-family | Undeveloped Lands-forest, no signs of development |
| Planning Jurisdiction | Commercial | Institutional-churches, schools, hospitals, banks |
| Land Use Type | Cultural, Entertainment, Recreation | Industrial, Manufacturing |
| Residential single-family | Governmental | Utilities, Communications, Transportation |
| Residential - Manufactured Home Parks | Agricultural-pasture, active farming, fields | Water |



2014

Future Land Use

Consideration must be given as to how land use decisions are made and their affect on the character of Eclectic, because land use intensity and transportation play an important role in the function of the Town. Traditionally, higher intensity residential uses are located near the center of Town and get less intense as one moves farther away from the center. Land uses such as housing, schools, and human-scale retail provide positive results when located near one another by promoting the quality of life and character of Eclectic described in the public input process. These uses, when located closely and coupled with proper pedestrian infrastructure, promote walkable and social environments. Higher intensity commercial development may be better located in an alternate location because of their accessibility needs and resulting traffic generated by these type of stores. Hence, these stores are typically located on higher traffic corridors. However, it is important to not distance residents from certain commercial and retail opportunities which can occur if lower intensity uses are located in distant, and not easily accessible, areas.

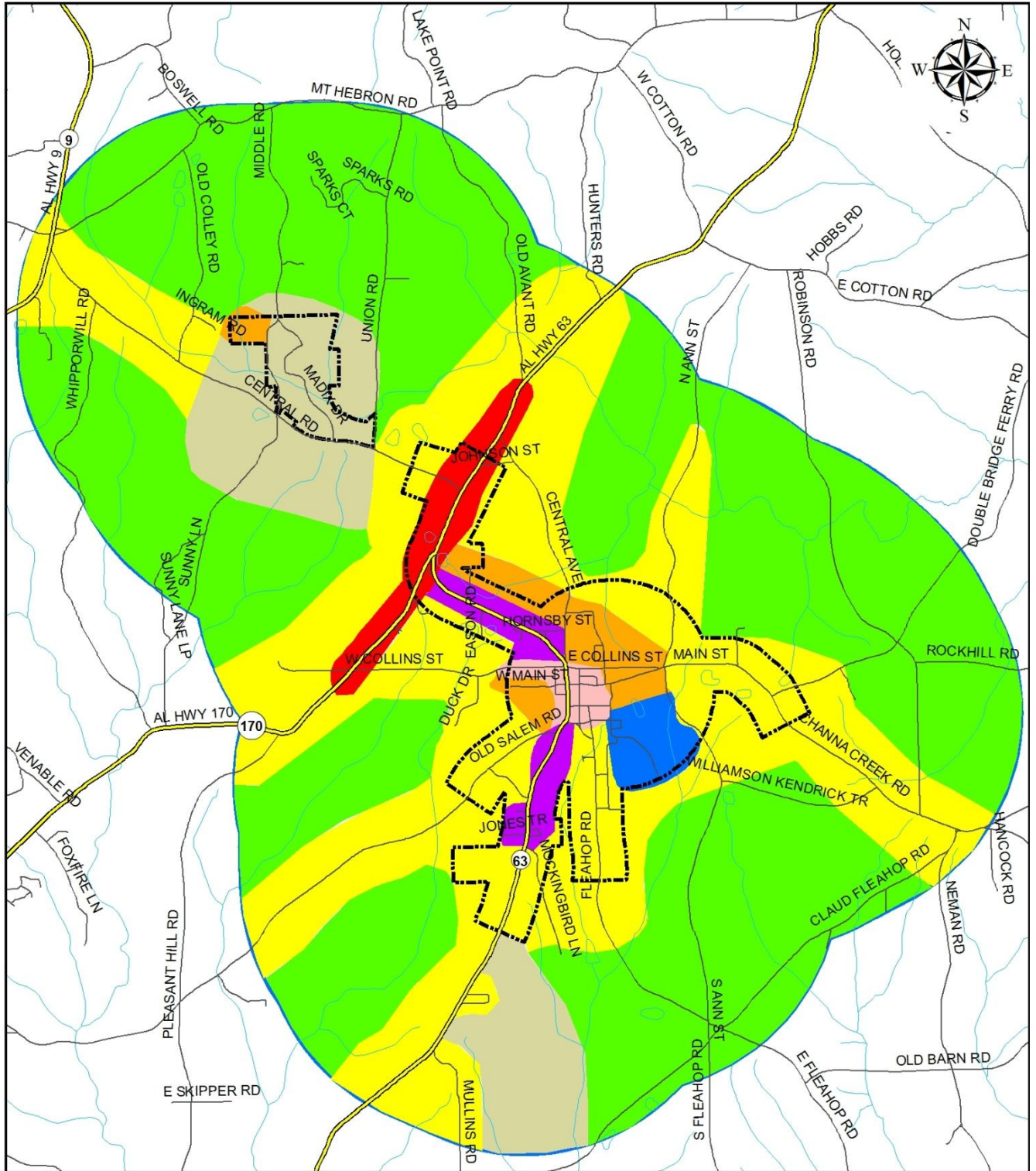
The future land use map, Map 16, uses input from previous efforts and from the current planning process to determine areas which are suitable for various uses. The recommendation made by the land use map is only a recommendation that may promote the community vision, but efforts should continually be made to ensure that land use is appropriate for the community vision.

Land Uses Used in the Future Land Use Map:

1. **Central Business District** - Development types to be included in this district will be small scale retail and service oriented businesses, housing, restaurants, municipal services, and historic support.
2. **Institutional Uses** - These uses include office/medical complexes, schools, churches, libraries, etc.
3. **Small Town/ Mixed Use & Neighborhood Commercial Areas** Uses here will include small neighborhood shopping areas, professional offices, and medium to high intensity residential areas.
4. **Commercial** - Among the uses included in these areas could be fast food and large chain restaurants, arcades, bowling alleys, heavy intensity commercial uses, regional shopping centers. Low intensity industry is also suitable for this area.
5. **Industrial Uses** – Manufacturing and Processing Plants, low-high intensity industry
6. **Low Density Residential** – Primarily single-family homes on medium-large lots
7. **Medium Density Residential** - multi-family housing, townhomes, or single-family homes on small lots
8. **Agricultural/Forestry** - Areas not otherwise identified to accommodate future land uses will remain as rural/agricultural property until such time as growth pressures demand expansion of developed areas and adequate utilities can be provided to accommodate such development.

Future Land Use Map

Map 16: Future Land Use



Future Land Use Map

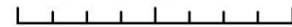
Legend



Future Land Use

- Agricultural/Forestry
- Industrial
- Medium Density Residential
- Low Density Residential
- Commercial
- Office and Institutional
- Small Town Mix
- Planning Jurisdiction

0 0.375 0.75 1.5 Miles



October 2015



It is evident that Eclectic has a considerable amount of pride in the natural beauty of the community. As development occurs in the years to come, Eclectic will need to be proactive in order to protect environmental assets such as streams, ground water, forest, and environmentally sensitive areas. Without necessary construction requirements, development can cause negative externalities on the environment such as erosion, chemical leakage, stream and ground water impairment, runoff, loss of wildlife, elimination of forest lands, impaired wetlands, and more.

During the planning process, Eclectic citizens explained that the environment is an important asset and Eclectic should be proactive in protecting their environmental assets and mitigating the environmental impact of development.

GOAL: THE ENVIRONMENTAL ASSETS ARE MAINTAINED AND PROTECTED FOR FUTURE GENERATIONS



Source: smallstream.blogspot.org

Streams



Source: Gunnarconrad.com

Erosion Control



Source: kwallcance.org

Storm Water Runoff Mitigation

POLICIES

1. MITIGATE ENVIRONMENTAL IMPACTS OF PROPOSED DEVELOPMENT
2. ESTABLISH THE IMPORTANCE OF ECLECTIC'S ENVIRONMENTAL ASSETS



GEO B JOHNSON HARDWARE

This plan should be reviewed periodically, at least every 5 years, for accuracy and concurrence with the current physical and economic environment. Items that have been accomplished should be removed and additional items should be added at this time. An annual report should be submitted by the Planning Commission to the Town Council and Mayor on the implementation status of the plan.

Responsibility

Implementation of the Eclectic Comprehensive Plan should be built upon a public-private partnership with the continual support of the Town and respective political leaders who are working for the good of the community as a whole. The Town of Eclectic Planning Commission holds an extremely important role to ensure the regulations are in concurrence with the comprehensive plan and that all decisions made are content neutral and in the best interest for implementation of the plan. Responsibility for implementation can not lie solely within the hands of the governing body, there must be both public and private leadership, volunteers, development capability for the plan to be optimally successful.

Financing Public Investments

The Town should use efforts by private sector entities as leverage to aid in implementation as much as possible. Financing and funding of Town initiatives should use a combination of public funds, loans, grants, and incentive programs to reach desired goals. Several funding sources are listed in the following pages.

Capital Improvement Budget & Planning

The Town should have developed a capital improvement plan for the next 5 years with an emphasis on implementation of the comprehensive plan.

Regulatory Tools

There are several regulatory tools that should be used in conjunction to aid in implementation of the comprehensive plan. These include zoning regulations, subdivision regulations, building regulations, historic district regulations, and overlay or corridor regulations. These regulations are to be created, approved, and enforced by the Eclectic Planning commission, which is the Town's governing arm for planning decisions.

This section includes an “Action Plan Matrix” that summarizes all actions in the Comprehensive Plan. All of the actions listed in the Matrix are taken from the Plan’s Elements, and the reader is advised to consult the relevant chapter for more information and additional context for each action listed.

The Action Plan Matrix includes the responsible agency, the timeframe for implementation, level of priority, and whether actions will require capital funds for implementation. Relative to the timeframe designation, short-term actions should be completed within one to two years, mid-term actions should be completed within three to five years, long-term actions should be completed within five to ten years, and on-going actions should remain a constant priority of the City. Responsibilities are assigned at the departmental level. Where multiple departments are specified, the first to be listed is the designated lead agency, with subsequently-listed departments in a supporting role.. Action Matrix The Action Plan Matrix is maintained as a spreadsheet document for ease of maintenance. It is incorporated into this document for reference purposes. An updated version should be maintained by the leadership at Town Hall.

Timeframe

Term	Description
Short-term	1 to 2 Years
Mid-term	3 to 5 Years
Long-term	6 to 10 Years
On-going	No Predetermined start or end time

Action Type

Type	Description
Development regulations	Zoning, codes, ordinance-related; site planning and development
Study/plan	Studies, plans, evaluations, research into options, inventories, demonstration projects
Coordination/outreach	Convening and coordinating; educating, promoting, marketing
Systems/support	Adjustments to or expansion of current core systems; continuing support to systems currently in place; implementation of pre-existing plans/ programs; improvements to infrastructure, community facilities
Program/organization	Programmatic changes/additions; development of new tools, processes, and programs; creation of new institutions
Financial	Issues of funding and financing

Internal Agency Acronyms

Type	Acronym
Mayor’s Office	MO
Eclectic Town Council	ETC
Industrial Development Board	IDB
Eclectic Planning Commission	EPC
Board of Zoning Adjustments	BZA
Eclectic Fire Department	EFD
Eclectic Police Department	EPD
Public Works Department	PWD
Water and Sewer Board	WSB
Public Library	PL
Senior Center	SC

External Agency Acronyms

Type	Acronym
Central Alabama Regional Planning and Development Commission	CARPDC
Elmore County Economic Development Authority	ECEDA
Alabama Department of Economic and Community Affairs	ADECA
Alabama Department of Environmental Management	ADEM
Appalachian Regional Commission	ARC
U.S. Department of Housing and Urban Development	HUD
Private Sector (Developers, banks, property owners, local groups & non-profits)	PRIV
Alabama Power Company	APC
Elmore County Engineering Department	ECED

Number	Action	Responsible Entity	Timeframe	Action Type	Capital Funds Needed (Y/N)
ELEMENTS OF THE COMPREHENSIVE PLAN					
Element: TRANSPORTATION					
Vehicular Infrastructure					
Goal: Provide Safe & Maintained Roadways and Adequate Parking Across Eclectic					
Policy 1 - Ensure that all roads are easily navigable and in proper condition					
Action T 1.1	Develop a Street Master Plan	MO, EPC, ETC, CARPDC	Short-term	Study/Plan	No
Action T 1.2	Pave or repair unpaved or neglected roads	PWD, MO, ECED	Mid-term	Systems/support	Yes
Action T 1.3	Address issues with East Collins Avenue	MO, IDB, CARPDC	Mid-term	Financial	Yes
Policy 2 - Ensure that roadways provide sufficient access for multiple modes of transportation					
Action T 2.1	Change development regulations to require biking and pedestrian facilities for approval	EPC, ETC, MO	Short-term	Development regulations	No
Action T 2.2	Implement pedestrian and bicycle facilities when repaving roads	PWD, MO, EPC, ECED	On-going	Systems/support	Yes
Action T 2.3	Introduce signage on roadways to make drivers aware of bicyclist and pedestrians	MO, PWD, PRIV, ECED	Mid-term	Program/organization	Yes
Policy 3 - Adequate parking will be provided in all areas of need					
Action T 3.1	Establish more parking Downtown	MO, PWD, PRIV	Short-term	Systems/support	Yes
Municipal Signage					
Goal: To Develop a Municipal Signage System that Benefits the Local Economy					
Policy 4 - Image Corridors that create a positive impact on visitors and those traveling through Eclectic					
Action T 4.1	Ensure curb and gutters are attractive and functioning	MO, ETC, PWD	Short-term	Systems/support	Yes
Action T 4.2	Incorporate trees & other landscaping where possible	MO, ETC, PWD	Short-term	Systems/support	Yes
Action T 4.3	Develop or improve existing sidewalks and ensure that they provide for multiple uses.	MO, ETC, PWD	Long-term	Systems/support	Yes
Action T 4.4	Ensure that sidewalks are ADA compliant	MO, ETC, PWD, CARPDC	Short-term	Systems/support	Yes
Action T 4.5	Ensure that sign regulations produce attractive results	EPC, MO, CARPDC	Short-term	Development regulations	No
Action T 4.6	Ensure proper building setback requirements by area	EPC, MO, CARPDC	Short-term	Development regulations	No
Policy 5 - Eclectic will have a brand and an identity					
Action T 5.1	Create a Wayfinding System & "Brand"	MO, EPC, ETC, CARPDC	Short-term	Program/organization	No
Policy 6 - The outward appearance of Eclectic will be inviting					
Action T 6.1	Create appropriate Gateways	MO, EPC, ETC	Short-term	Program/organization	Yes
Policy 7 - Traffic from local highways will be diverted and capitalized on					
Action T 7.1	Locate signs along major roadways to direct traffic to various Eclectic amenities and will give motorist sufficient time to make the decision to turn	MO, ALDOT, ECED	Short-term	Systems/support	Yes
Pedestrian & Bicycle Infrastructure					
Goal: Ensure a Safe Pedestrian and Bicycling Atmosphere for Eclectic's Citizens					
Policy 8 - Develop new & maintain existing pedestrian infrastructure					
Action T 8.1	Create a Sidewalk & Bicycle master plan	EPC, MO, CARPDC	Short-term	Study/Plan	No
Action T 8.2	Provide an outdoor map to show walking /running routes by mileage	MO, EPC, CARPDC	Short-term	Coordination/outreach	Yes
Action T 8.3	Repair, replace, and maintain all sidewalks	PWD, MO	Mid-term	Systems/support	Yes
Action T 8.4	Promote a walkable atmosphere by supporting development closer to downtown	EPC, MO	Short-term	Systems/support	No
Action T 8.5	Establish safe crosswalks for pedestrians including appropriate signage	EPC, PWD, MO	Mid-term	Systems/support	Yes
Action T 8.6	Construct new sidewalks	EPC, PWD, MO	Long-term	Systems/support	Yes

Action T 8.7	Ensure town ordinances require sidewalks for development where it is feasible	EPC, CARPDC	Short-term	Development regulations	No
Action T 8.8	Create a bicycle & pedestrian committee to oversee development of infrastructure	MO, ETC	Short-term	Program/organization	No
Policy 9 - Promote bicycling as an option for Eclectic citizens					
Action T 9.1	Implement bicycle infrastructure such as signage, bike lanes, & bike racks	MO, ETC, EPC	Mid-term	Systems/support	Yes
Action T 9.2	Include bicycle routes on outdoor map or in a pamphlet style	MO, EPC, CARPDC	Short-term	Coordination/outreach	No
Action T 9.3	Create a bicycle & pedestrian committee to oversee development of infrastructure	MO, ETC	Short-term	Program/organization	No
Transit Infrastructure					
Goal: Ensure Adequate Transportation Services for Citizens and Visitors in Need					
Policy 10 - Provide reliable & quality transit infrastructure for seniors and regular citizens					
Action T 10.1	Develop a transit plan	MO, ETC, CARPDC	Short-term	Study/Plan	No
Action T 10.2	Develop professional looking transit pick-up locations	MO	Long-term	Systems/support	Yes
Action T 10.3	Acquire a full-time & reliable bus driver	MO	Short-term	Financial	No
Action T 10.4	Provide a functioning & reliable bus	MO, ETC	Short-term	Systems/support	Yes
Action T 10.5	Offer shuttle service to Wetumpka casino periodically	MO	On-going	Program/organization	Yes
Action T 10.6	Explore the potential for the Town bus to be privately rented	MO, ETC	Short-term	Program/organization	No
TOWN SERVICES & UTILITIES					
Library					
Goal: Ensure that all resident continue to have access to excellent Library services					
Policy 1 - Ensure the growth and continuity of the library					
Action TS 1.1	Establish an extension or annex for growth and additional programming	PL, MO, ETC	Short-term	Systems/support	Yes
Action TS 1.2	Promote use of the library for various age groups	PL, MO	Short-term	Coordination/outreach	No
Senior Center					
Goal: Ensure that Seniors continue to have access to excellent Senior services					
Policy 2 - Maintain a safe and efficiently running senior center					
Action TS 2.1	Create an assessable and safe storm shelter by purchasing a storage building	SC, MO, ETC	Short-term	Systems/support	Yes
Action TS 2.2	Upgrade kitchen equipment to meet needs and provide efficiency	SC, MO, ETC	Mid-term	Systems/support	Yes
Action TS 2.3	Fill the need for a bus-driver to transport seniors	SC, MO, ETC	Short-term	Financial	No
Action TS 2.4	Work with regional elected officials to develop a transit system for seniors to access healthcare	MO, CARPDC	Short-term	Coordination/outreach	No
Police Department					
Goal: Ensure that all Citizens continue to have adequate Police Protection					
Policy 3 - Eclectic will increase the functionality of its Police Department					
Action TS 3.1	Build new police department building or move to an alternate location	EPD, MO, ETC, CARPDC	Long-term	Systems/support	Yes
Action TS 3.2	Upgrade equipment so officers can conduct duties more effectively	EPD, MO, ETC, CARPDC	Short-term	Financial	Yes
Action TS 3.3	Maintain current vehicles and upgrade those that are out-dated	EPD, MO, ETC, CARPDC	On-going	Financial	Yes
Fire Department					
Goal: Ensure that all Citizens continue to have adequate Fire Protection					
Policy 4 - Provide Professional Service to Entire Response Area					
Action TS 4.1	Attain funding for equipment, vehicles, and training through Assistance to Fire Fighters Grant program or other programs	EFD, MO, CARPDC	Short-term	Financial	No
Water Service					
Goal: Ensure that adequate Water service is available to All Residents					
Policy 5 - Ensure the growth and continuity of the library					

Action TS 5.1	Develop comprehensive assessment of water and sewer conditions and create a master plan based on current and predicted needs for the next 20 years	WSB, MO, CARPDC	Mid-term	Study/Plan	No
Action TS 5.2	Ensure that there is enough capacity to allow for development of higher density housing, hotels and restaurants	WSB, MO	Short-term	Study/Plan	No
Action TS 5.3	Address needs identified through action with use of grant funding through CDBG other programs	WSB, MO, CARPDC	Short-term	Financial	Yes
Action TS 5.4	Monitor system closely and report any potential issues early	WSB, MO	On-going	Study/Plan	No
Action TS 5.5	Maintain and update equipment as needed	WSB, MO, ETC	On-going	Systems/support	Yes
Sewer Service					
Goal: Ensure that adequate Sewer service is available					
Policy 6 - Alleviate known problems and increase capacity to support growth					
Action TS 6.1	Address capacity issues with lagoon and update pump system	MO, WSB, ETC, CARPDC	Short-term	Systems/support	Yes
Action TS 6.2	Ensure that there is enough capacity to allow for development of higher density housing, hotels and restaurants	WSB, MO, ETC, IDB	Short-term	Study/Plan	No
ECONOMIC DEVELOPMENT					
Industrial Development					
Goal: Eclectic becomes a Destination for Industrial Companies					
Policy 1 - Prepare Eclectic for future Industrial Growth					
Action ED 1.1	Identify and target industry most suited for Eclectic	IDB, MO, ETC, CARPDC	Short-term	Study/Plan	No
Action ED 1.2	Plan for necessary infrastructure improvements	IDB, MO, ETC, CARPDC	Short-term	Study/Plan	No
Action ED 1.3	Implement industrial high speed internet	MO, ETC, IDB	Long-term	Systems/support	Yes
Action ED 1.4	Maintain relationship with CARPDC for grant assistance and project development	IDB, CARPDC	On-going	Coordination/outreach	No
Action ED 1.5	Consult more closely with the Elmore County Economic Development Authority(ECEDA)	IDB, ECEDA, MO	On-going	Coordination/outreach	No
Commercial Development					
Goal: Eclectic becomes a Successful Town for New Businesses					
Policy 2 - Eclectic will Promote Local Business & Increase Success Rate					
Action ED 2.1	Create a local chamber of commerce or business organization that assists new business owners & entrepreneurs in business planning	MO	Mid-term	Program/organization	No
Action ED 2.2	Develop a "one-stop-shop" for potential business owners to go and become enlightened on all necessary steps to take a business idea to fruition	MO, ETC	Short-term	Program/organization	No
Action ED 2.3	Continue to support the local merchants association	MO, ETC, EPC, PRIV, CARPDC	On-going	Coordination/outreach	No
Action ED 2.4	Determine the difference between the buying power of citizens vs. actual retail sales to understand where retail leakages are occurring	MO, EPC, PRIV	Short-term	Study/Plan	No
Policy 3 - Eclectic will Identify Target Markets					
Action ED 3.1	Identify the market of travelers through Eclectic and promote business to fill this need. This market will provide an "export good" for the community. Hence, the goods are being sold to those who reside outside of Eclectic, thus bringing money into the economy	MO, EPC, PRIV	Short-term	Study/Plan	No
Action ED 3.2	Identify Market needs of existing employees and residents of Eclectic. What goods or services provide enough "leakage" to other communities to justify for a business in Eclectic?	MO, EPC, PRIV	Short-term	Study/Plan	No
Policy 4 - Ensure Optimal Locations for Commercial Development by Land-use Intensity					
Action ED 4.1	Ensure that the zoning ordinance locates high-intensity commercial developments in easily accessible areas on roads with sufficient capacity	EPC, MO	Short-term	Development regulations	No

Action ED 4.2	Encourage the mixing of commercial and residential uses when possible through zoning controls	EPC, MO	Short-term	Development regulations	No
Policy 5 - Eclectic will Retain Existing & Future Workforce					
Action ED 5.1	Develop housing options for new employees within Town	MO, PRIV	On-going	Coordination/outreach	No
Housing					
Goal: Adequate housing is provided within Eclectic for a range of income levels					
Policy 6 - Eclectic will Increase Amount of Housing Stock					
Action ED 6.1	Encourage in-fill development as well as new greenfield development	MO, EPC	On-going	Development regulations	No
Action ED 6.2	Incentivize Housing Development	MO, ETC	On-going	Coordination/outreach	No
Action ED 6.3	Identify and maintain a database of best available locations for future housing development	MO, EPC, ETC	On-going	Study/Plan	No
Action ED 6.4	Create an online information portal, or town website, that includes land development information for residents and developers	MO, ETC	Short-term	Program/organization	No
Action ED 6.5	Investigate the feasibility of creating a recreation vehicle (RV) park for the traveling public, recreationalists, and tourists	MO, IDB, EPC	Short-term	Study/Plan	No
Action ED 6.6	Implement housing rehabilitation in existing neighborhoods including removal and replacement of dilapidated housing and commercial units; continuously enforce codes related to housing.	MO, ETC, CARPDC	Mid-term	Program/organization	Yes
Policy 7 - New Housing will Accommodate Multiple Income Levels					
Action ED 7.1	Promote different styles of housing such as apartments, single-family homes of multiple sizes, and loft apartments	EPC	Short-term	Development regulations	No
Action ED 7.2	Develop a mix of owner and renter-occupied property	EPC, PRIV	Long-term	Development regulations	No
Policy 8 - Development will Support the Vision of Eclectic					
ActionED 8.1	Residential development should be human-scale and homes should address the street	EPC, CARPDC, PRIV	On-going	Development regulations	No
Action ED 8.2	Streets width should be in align with their respective function and should not be bigger than needed	EPC, ECED, ALDOT	On-going	Development regulations	No
Action ED 8.3	Development should be compliant with the ADA	EPC, MO	On-going	Development regulations	No
Action ED 8.4	Development should incorporate sidewalks if possible	EPC	On-going	Development regulations	No
Action ED 8.5	Review zoning ordinance to ensure that districts and requirements are in align with the Town's vision.	EPC, CARPDC	Short-term	Development regulations	No
Action ED 8.6	Promote development that is conscientious of multiple modes of travel	EPC	On-going	Development regulations	No
Action ED 8.7	Promote Downtown housing, including redevelopment of property, at the edges of downtown and mixed use/loft housing in the downtown.	EPC, PRIV	On-going	Development regulations	No
Downtown Revitalization					
Goal: Downtown is a vibrant, maintained, and attractive place for citizens and visitors					
Policy 9 - Increase the Success Rate of Business and Decrease Vacancy Rate Downtown					
Action ED 9.1	Create structure and resiliency for the merchants association to prosper for years to come	MO, ETC, EPC, CARPDC	Short-term	Coordination/outreach	No
Action ED 9.2	Become affiliated with Main Street Alabama	MO, ETC	Short-term	Coordination/outreach	Yes
Action ED 9.3	Create a local chamber of commerce or business organization that assists new business owners & entrepreneurs in business planning	MO, ETC	Mid-term	Program/organization	No
Action ED 9.4	Develop a "one-stop-shop" for potential business owners to go and become enlightened on all necessary steps to take a business idea to fruition	MO, ETC	Short-term	Program/organization	No
Action ED 9.5	Encourage reuse of commercial buildings on Main Street and the Court Square to allow for upper floor housing apartments and condominiums.	MO, EPC, ETC	On-going	Development regulations	No
Policy 10 - The Aesthetics of Downtown are Important					

Action ED 10.1	Improve sidewalks (to ada standard), crosswalks, curb & gutter, Lighting	MO, ETC, PWD	Mid-term	Systems/support	Yes
Action ED 10.2	Add street trees, flowers, and other landscaping	MO, ETC, PWD	Mid-term	Systems/support	Yes
Action ED 10.3	Assist property owners in repairing and enhancing building facades	MO, ETC, CARPDC	Mid-term	Coordination/outreach	Yes
Action ED 10.4	Bury all utility lines	MO, ETC, APC	Long-term	Systems/support	Yes
Action ED 10.5	Identify potential uses for vacant buildings	MO, EPC	Short-term	Study/Plan	No

Policy 11 - Downtown is Supported by Planning for Entire Downtown Context

Action ED 11.1	Support In-fill development and increase population near downtown	EPC, MO, ETC	On-going	Development regulations	No
Action ED 11.2	Repair, Enhance, & Maintain pedestrian and Vehicular infrastructure	MO, PWD, PRIV	Mid-term	Systems/support	Yes
Action ED 11.3	Continually create connections between downtown and the surround neighborhoods and destinations	MO, EPC, PRIV	On-going	Coordination/outreach	No

Policy 12 - Downtown is a Destination for Social Activity & Entertainment

Action ED 12.1	Establish a downtown commercial mixed-use district that encourages upper floor housing and reserves storefronts for commercial and office uses.	EPC	Short-term	Development regulations	No
Action ED 12.2	Promote events downtown that are structured and marketed towards your target population(s)	MO, ETC	Short-term	Program/organization	No
Action ED 12.3	Promote seating outside of the restaurants/cafes to attract other people	EPC, ETC, MO	Short-term	Development regulations	No
Action ED 12.4	Incorporate bicycle racks to encourage biking to downtown	MO, ETC, EPC	Short-term	Systems/support	Yes
Action ED 12.5	Establish a gathering location downtown (ie. Town square) to facilitate social interaction	MO, ETC	Mid-term	Systems/support	Yes
Action ED 12.6	Community gardens should be encouraged and coordinated with a permanent or seasonal farmers market downtown	MO, PRIV	Short-term	Coordination/outreach	Yes

Policy 13 - Preservation & Utilization of Historic Structures is important for the future of Eclectic

Action ED 13.1	Create a formal local historic preservation overlay district with rehabilitation standards	EPC	Short-term	Development regulations	No
Action ED 13.2	Using the Secretary of the Interior's standards, develop guidelines for the rehabilitation and restoration of historic properties.	EPC, MO, ETC	On-going	Development regulations	No
Action ED 13.3	Protect historic properties by adopting an appropriate land development code.	EPC	Short-term	Development regulations	No
Action ED 13.4	Protect historic neighborhoods and businesses from the encroachment of incompatible uses and structures.	EPC	Short-term	Development regulations	No

LAND USE

Land Use

Goal: Land use is thought out and geared so that it promotes the Vision of Eclectic

Policy 1 - A Relationship between the Zoning Map and Future Land Use Map is Necessary

Action LU 1.1	Investigate how the current zoning map will impact the character of Eclectic if fully built out as zoned	EPC	Short-term	Development regulations	No
Action LU 1.2	Adjust zoning to promote a pedestrian friendly community	EPC, CARPDC	Short-term	Development regulations	No

Policy 2 - Land Use decisions promote the relationship between Proposed Land Uses and transportation in order to promote the vision of Eclectic

Action LU 2.1	Determine how current zoning will affect transportation in the future if completely built out	EPC	Short-term	Development regulations	No
Action LU 2.2	Adjust zoning to allow housing development	EPC, CARPDC	Short-term	Development regulations	No
Action LU 2.3	Ensure proposed land uses are compatible with the area's character	EPC	Short-term	Development regulations	No

Policy 3 - Downtown Development Standards should Support Historical Context and Structures

Action LU 3.1	Establish a downtown commercial mixed-use district that encourages upper floor housing and reserves storefronts for commercial and office uses.	EPC, CARPDC	Short-term	Development regulations	No
---------------	---	-------------	------------	-------------------------	----

ENVIRONMENT

Environment					
Goal: The Environmental Assets are Maintained and Protected for Future Generations					
Policy 1 - Environmental Impacts of Proposed Development should be Mitigated					
Action EN 1.1	Create development buffers around Environmentally Sensitive Areas	EPC	Short-term	Development regulations	No
Action EN 1.2	Implement Development Requirements that mitigate environmental impact	EPC	Short-term	Development regulations	No
Action EN 1.3	Designate open space requirements for parks and wildlife as part of development	EPC	Short-term	Development regulations	No
Action EN 1.4	Protect agricultural and natural resource areas through conservation subdivisions	EPC	Short-term	Development regulations	No
Policy 2 - Eclectic's Environmental Assets are an Important part of the Rural Character					
Action EN 2.1	Create an accessibility plan for Eclectics environmental assets	EPC, MO	Short-term	Study/Plan	No
Action EN 2.2	Implement parks and outdoor recreation	MO, EPC, ETC, CARPDC	Mid-term	Program/organization	Yes

APPALACHIAN REGIONAL COMMISSION (ARC)

ARC awards grants to projects that address one or more of the four goals identified by ARC in its strategic plan and that can demonstrate measurable results. Typically, ARC project grants are awarded to state and local agencies and governmental entities (such as economic development authorities), local governing boards (such as county councils), and nonprofit organizations (such as schools and organizations that build low-cost housing).

ARC Goal 1: Increase job opportunities and per capita income in Appalachia to reach parity with the nation.

ARC Goal 2: Strengthen the capacity of the people of Appalachia to compete in the global economy.

ARC Goal 3: Develop and improve Appalachia's infrastructure to make the Region economically competitive.

ARC Goal 4: Build the Appalachian Development Highway System to reduce Appalachia's isolation

STATE REVOLVING FUND (SRF)

The Clean Water State Revolving Fund (CWSRF) and the Drinking Water State Revolving Fund (DWSRF) are low interest loan programs intended to finance public infrastructure improvements in Alabama. The programs are funded with a blend of state and federal capitalization funds. ADEM administers the CWSRF and DWSRF, performs the required technical/environmental reviews of projects, and disburses funds to recipients.

Benefits of an SRF Loan:

The SRF offers a loan interest rate substantially lower than the prevailing municipal bond rate available to "AAA" rated municipalities;

The interest rate is fixed with a 20-year payback (extended term may be available);

Projects Eligible for Funding

Projects that strengthen compliance with Federal and State regulations and/or enhance protection of public health are eligible for consideration to receive an SRF loan. If a project qualifies, the engineering, inspection, and construction costs are eligible for reimbursement. Among the projects which qualify for funding are:

Publicly owned water or wastewater treatment works;

- Sewer rehabilitation
- Interceptors, collectors, and pumping stations
- Decentralized wastewater treatment
- Drinking water storage facilities
- New/rehabilitated water source wells
- Water transmission/distribution mains
- Consolidation/water system interconnection
- Water conservation and reuse projects
- Green infrastructure
- Stream bank restoration
- Green roofs
- Permeable pavements
- Rain gardens and bio-filtration products
- Brownfield remediation
- Watershed and estuary protection projects

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

The Community Development Block Grant (CDBG) program benefits majority low- and moderate-income areas and aids in the prevention or removal of slum and blight or to meet an urgent need. Funding is provided by the U.S. Department of Housing and Urban Development (HUD) and administered through the Alabama Department of Economic and Community Affairs (ADECA) with the following program funds: Competitive Fund, Community Enhancement Fund, Planning Fund and Economic Development Fund.

Competitive

The Small City and County funds both have ceilings of \$400,000. The Large City fund has a ceiling of \$500,000. Typical activities include:

- Water and sewer extensions and rehabilitation
- Housing rehabilitation
- Neighborhood & downtown revitalization
- Street & drainage improvements

Community Enhancement Fund

The Community Enhancement Fund has a grant ceiling of \$250,000 to address quality of life issues. Typical activities include:

- Fire Protection
- Senior Citizens Centers
- Community Centers
- Boys & Girls Clubs
- Recreational Facilities
- Other “Quality of Life” – Related Activities

Planning Fund

The Planning Fund currently has a grant ceiling of \$50,000 for eligible communities to conduct planning activities to promote orderly growth, regional development and revitalization efforts. Typical activities include:

- Comprehensive Plans
- Elements of Comprehensive Plans
- Downtown Revitalization Plans
- Regional Strategies and Plans, etc..

Economic Development Fund

The Economic Development Fund is available to all eligible communities for projects supporting the creation or retention of jobs. A 20 percent local match is required, and construction cannot begin prior to grant award or release of environmental conditions. Typical activities include:

- ED Incubator (\$250,000)
- ED Float Loans (\$10 million)
- ED Grants (\$200,000 subject to waiver)

LAND AND WATER CONSERVATION FUND (LWCF)

The U. S. Department of Interior, Land and Water Conservation Fund (LWCF) provides funding to Alabama cities and counties for the development or establishment of outdoor recreational areas. Projects include parks, playgrounds, forest and wildlife refuges, recreational lakes and ponds, outdoor playing fields, and picnic and camping areas.

LWCF assistance can be used to **acquire land and water interests** for park purposes, **develop new outdoor recreation facilities**, and in certain instances **renovate existing recreational facilities**.

Virtually all public outdoor recreation activities are eligible for assistance under the program including playgrounds, ball fields (including lights [concrete poles only]), court sports, picnic areas, camping areas, tracks, trails, swimming facilities, etc. In addition, support facilities such as concession stands, comfort stations, park access roads, parking areas, utilities and site preparation necessary to make a recreation activity area usable may qualify for assistance. The project sponsor must either own or have a perpetual interest in land that is developed with LWCF assistance.

The LWCF program provides **50 percent matching assistance** to project sponsors. The project sponsor may provide the remaining 50 percent of the project cost in the form of cash or in-kind/donated services. Grant funds are distributed to project sponsors on a cost-reimbursable basis.

RECREATIONAL TRAILS PROGRAM (RTP)

The Recreational Trails Program (RTP) is funded by the U. S. Department of Transportation and provides funding for the development and improvement of recreational areas such as walking, jogging, cycling, skating, backpacking, off-highway vehicle and horseback riding trails.

Eligible applicants include federal and state agencies, local governments and private sector organizations.

The Federal share for the program is 80 percent of the total eligible project costs up to either \$50,000 or \$100,000. The **non-Federal share (20 percent)** may come from state, local or private sources, including volunteer labor and donated materials. Grant funds are distributed to project sponsors on a cost-reimbursable basis.

Applications may be submitted for the following activities:

- Development of urban trail linkages near homes and workplaces
- Maintenance of existing recreational trails
- Restoration of areas damaged by usage of recreational trails and back country terrain
- The provision of features which facilitate the access and use of trails by persons with disabilities
- The acquisition of easements for trails or for corridors identified in the state trail plan
- The acquisition of fee simple title to property from a willing seller for trail development
- The construction of new trails on state, county, municipal or private lands
- Development of trail-side and trail-head facilities that meet goals identified by the National Recreational Trails Advisory Committee
- Purchase of trail maintenance equipment (certain restrictions apply)

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

Transportation Alternatives Program (TAP) grants are available through the Special Programs Sections of the Alabama Department of Transportation (ALDOT). This program provides funding for pedestrian and bicycle facilities, infrastructure for public transportation, safe routes to school projects, and other transportation alternative projects. Projects authorized under this program are for alternative transportation rather than recreation use.

The federal share of a TAP project cost is **80% and the sponsor's share is 20%**.

ALDOT has a maximum cost amount for a TAP project which is \$500,000.00 (\$400,000.00 Federal funds and \$100,000.00 local funds). Applications that exceed the Federal amount will be ruled ineligible.

REVOLVING LOAN FUND (RLF)

The Central Alabama Regional Planning and Development Commission's (CARPDC) Revolving Loan Fund (RLF) is a locally controlled and flexible source of capital, supplies businesses and entrepreneurs with the gap financing needed start or expand their business in Autauga, Elmore or Montgomery Counties. The fund's mission is to enable businesses to grow, create or retain permanent jobs and improve the local economy.

Loan Amount – Revolving loans range from a minimum of \$10,000 to a maximum of \$150,000.

Program loans shall be available to eligible applicants for the following activities:

- The acquisition of land, buildings, and fixed equipment.
- Site preparation and the construction or reconstruction of buildings or the installation of fixed equipment.
- Clearance, demolition, or the removal of structures or the rehabilitation of buildings and other such improvements.
- The payment of assessments for sewer, water, street, and other public utilities if the provision of the facilities will directly create or retain jobs.
- To provide pollution or other environmental controls.
- Working capital (inventory and direct labor costs only).

Figure 6: Police Vehicles

Vehicle ID	Make	Model	Year	Condition	Miles
601	Dodge	Charger	2014	Good	40,470
603	Dodge	Charger	2014	Good	20,500
604	Dodge	Charger	2014	Good	16,763
49	Ford	Crown Vic	2000	Poor	148,944
50	Ford	Crown Vic	2009	Fair	107,870
51	Ford	Crown Vic	2009	Fair	121,878
XX	Chevy	Impala	2006	Poor	186,554

Figure 7: Eclectic Fire Department Vehicles

ID	Year	Vehicle	Make	Condition
801	2009	Pumper	KME	Excellent
802	1998	Pumper Telesquirt	KME	Fair
803	1978	Pumper	Mack	Fair
811	1997	Tanker	Chevrolet/Deep South	Good
821	1999	Brush Truck	Chevrolet	Fair
831	2009	Rescue mini pumper	KME	Excellent

Figure 8: Water/Sewer Service Vehicles

Vehicle/Equipment	#	Year	Make/Model	Condition
Maintenance Truck	1	2014	Dodge Ram 2500	Good
Dump Truck	1	2005	Ford F650XL	Good
Maintenance Truck	1	2004	Dodge Ram	Fair
Trailer	1	1997	Interstate Trailer	Good
Transport Equipment Truck	1	1997	Chevy C70	Good
Backhoe	1	1997	John Deere	Fair
Trencher	1	1997	Case	Fair
Maintenance Truck	1	2001	Dodge Ram	Fair

Attachment 4: Eclectic Crime Data 2005-2014

Year	Population	Index Crimes	Homicide	Rape	Robbery	Assault	Burglary	Theft	Motor Vehicle Theft
2014	1,008	74	0	1	0	6	14	50	3
2013	1,015	71	0	2	0	9	14	46	0
2012	1,017	51	0	0	1	4	8	37	1
2011	1,006	57	0	1	0	11	7	35	3
2010	1,183	45	0	0	1	5	11	28	0
2009	1,159	63	0	0	2	8	12	39	2
2008	1,160	69	0	0	1	6	11	49	2
2007	1,148	18	0	0	0	1	2	10	5
2006	1,122	73	0	0	0	5	13	55	0
2005	1,092	78	0	1	2	8	15	52	0

Source: Alabama Law Enforcement Agency

Attachment 5: Historic Structures

Eclectic has a unique set of historic structures that should be preserved and capitalized on for their cultural importance to the Town's heritage. These structures each provide their own story and offer a unique experience and asset. There are numerous ways to promote preservation of these structures. Efforts should be made to put these structures on the National or State Historic Registrars.

The Secretary of the Interior provides an explanation of varying levels of preservation.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

1. The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
2. **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
3. **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
4. **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

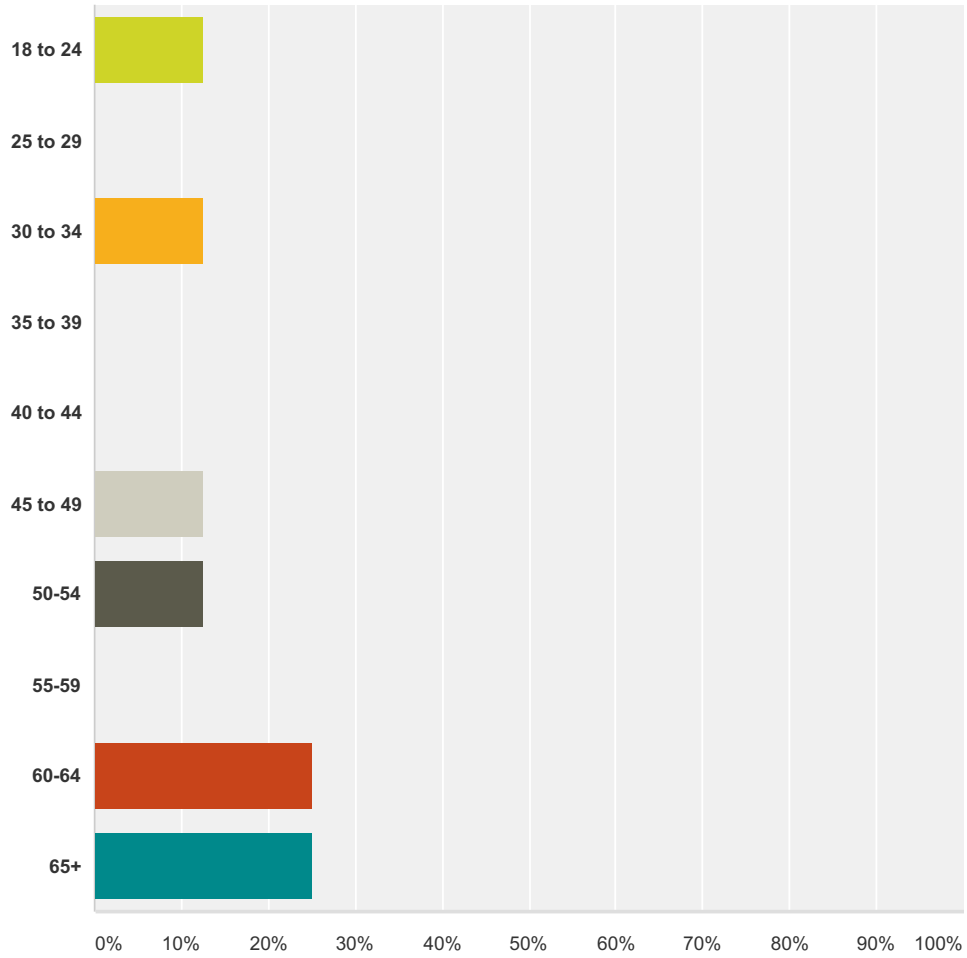
1. **Relative importance in history.** Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.
2. **Physical condition.** What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.
3. **Proposed use.** An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.
4. **Mandated code requirements.** Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Source: National Parks Service, U.S. Department of the Interior

Attachment 6: Eclectic Community Survey Results

Q1 What is your age?

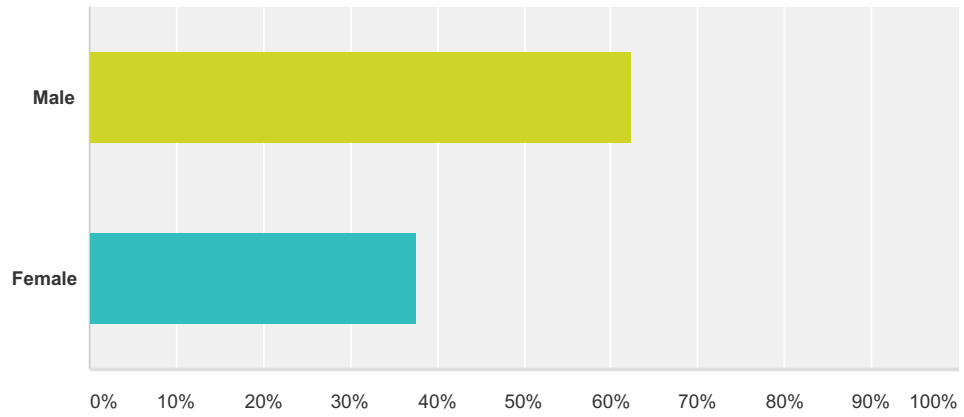
Answered: 8 Skipped: 0



Answer Choices	Responses	Count
18 to 24	12.50%	1
25 to 29	0.00%	0
30 to 34	12.50%	1
35 to 39	0.00%	0
40 to 44	0.00%	0
45 to 49	12.50%	1
50-54	12.50%	1
55-59	0.00%	0
60-64	25.00%	2
65+	25.00%	2
Total		8

Q2 Are you male or female?

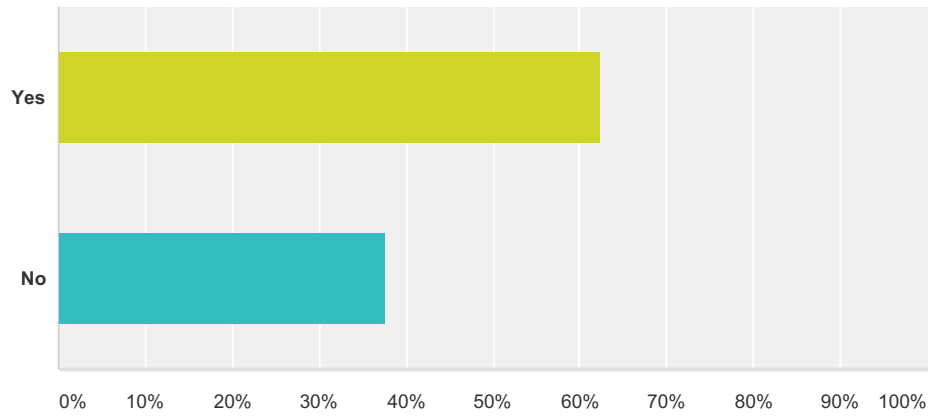
Answered: 8 Skipped: 0



Answer Choices	Responses
Male	62.50% 5
Female	37.50% 3
Total	8

Q3 Are you married?

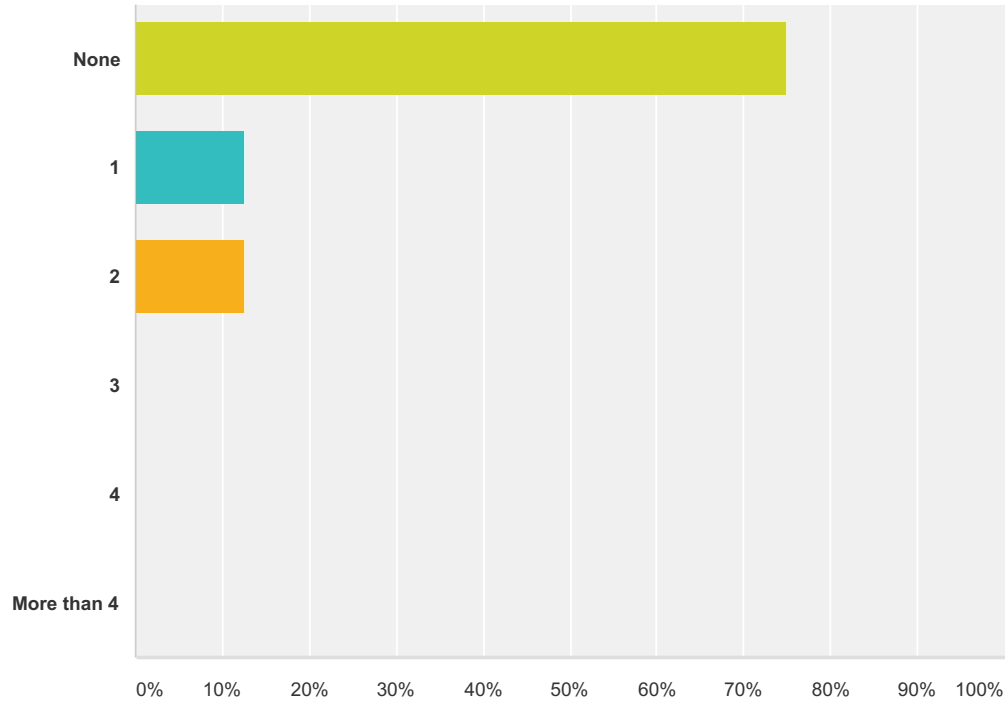
Answered: 8 Skipped: 0



Answer Choices	Responses	
Yes	62.50%	5
No	37.50%	3
Total		8

Q4 How many children are you parent or guardian for and live in your household (aged 17 or younger only)?

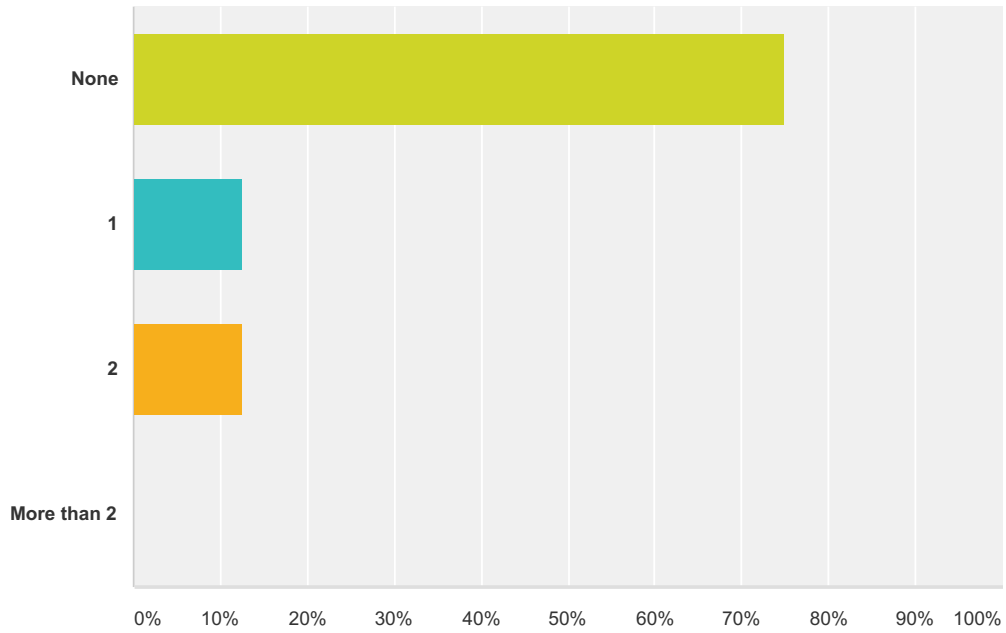
Answered: 8 Skipped: 0



Answer Choices	Responses
None	75.00% 6
1	12.50% 1
2	12.50% 1
3	0.00% 0
4	0.00% 0
More than 4	0.00% 0
Total	8

Q5 How many people living in your household are currently 65 years or older?

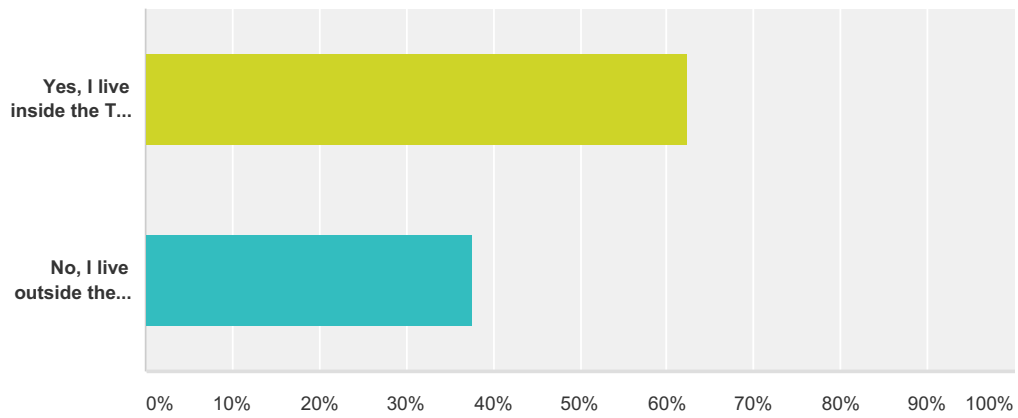
Answered: 8 Skipped: 0



Answer Choices	Responses
None	75.00% 6
1	12.50% 1
2	12.50% 1
More than 2	0.00% 0
Total	8

Q6 Do you live within the Eclectic town limits?

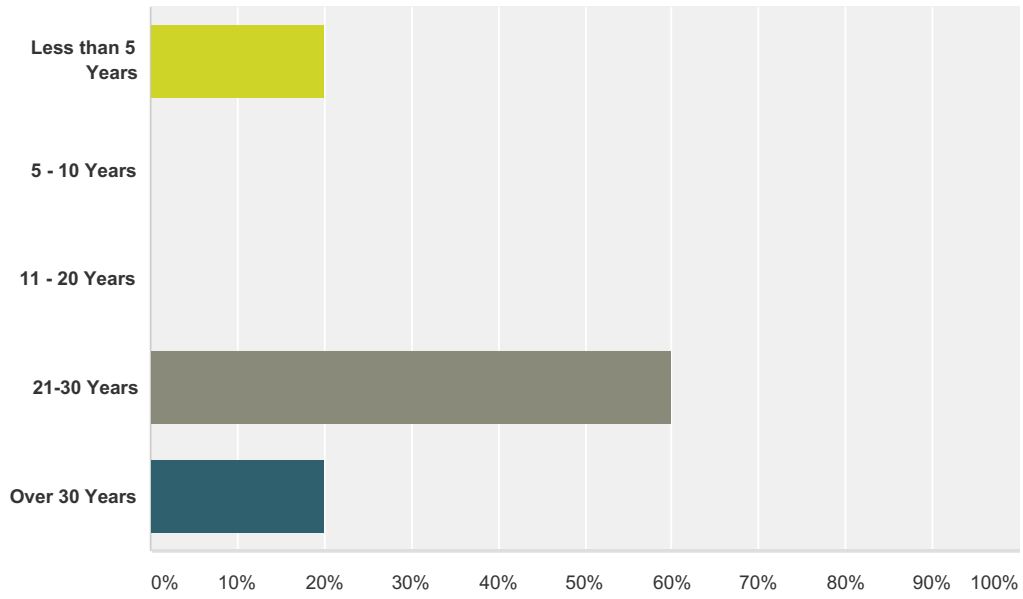
Answered: 8 Skipped: 0



Answer Choices	Responses
Yes, I live inside the Town limits.	62.50% 5
No, I live outside the Town limits.	37.50% 3
Total	8

Q7 How long have you live in Eclectic?

Answered: 5 Skipped: 3



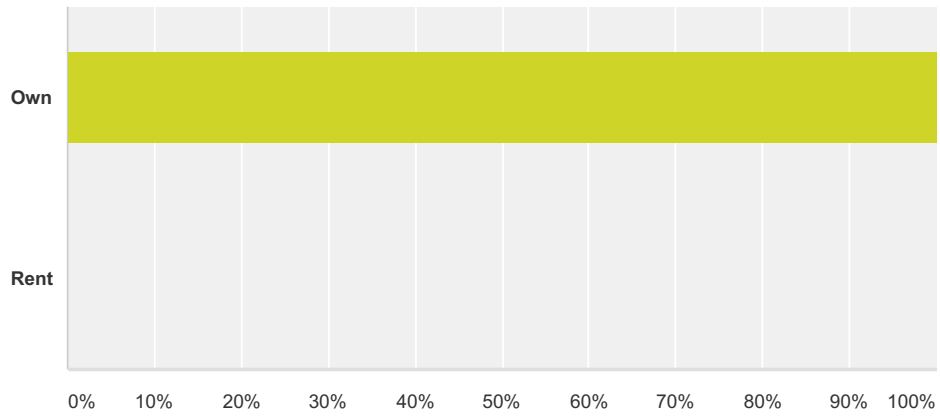
Answer Choices	Responses
Less than 5 Years	20.00% 1
5 - 10 Years	0.00% 0
11 - 20 Years	0.00% 0
21-30 Years	60.00% 3
Over 30 Years	20.00% 1
Total	5

Q8 Since you said you did not live in Eclectic, where do you live? (Addresses are not necessary)

Answered: 2 Skipped: 6

Q9 Do you own or rent your home?

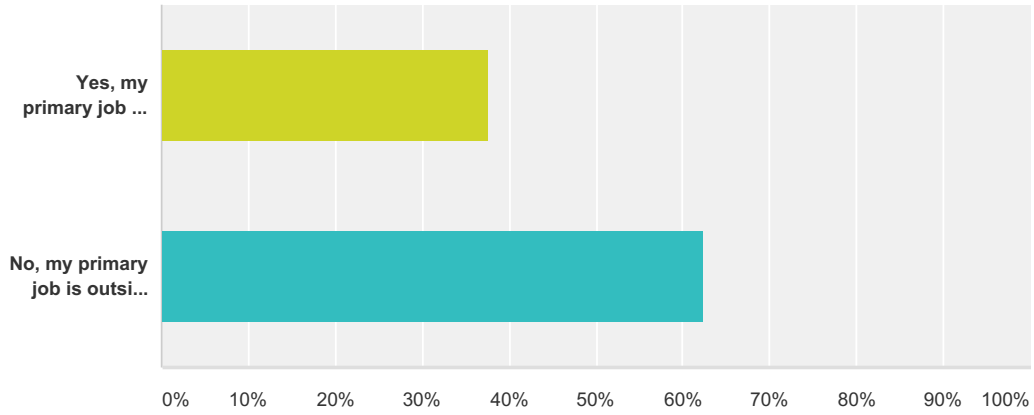
Answered: 5 Skipped: 3



Answer Choices	Responses
Own	100.00% 5
Rent	0.00% 0
Total	5

Q10 Do you work in the Town of Eclectic?

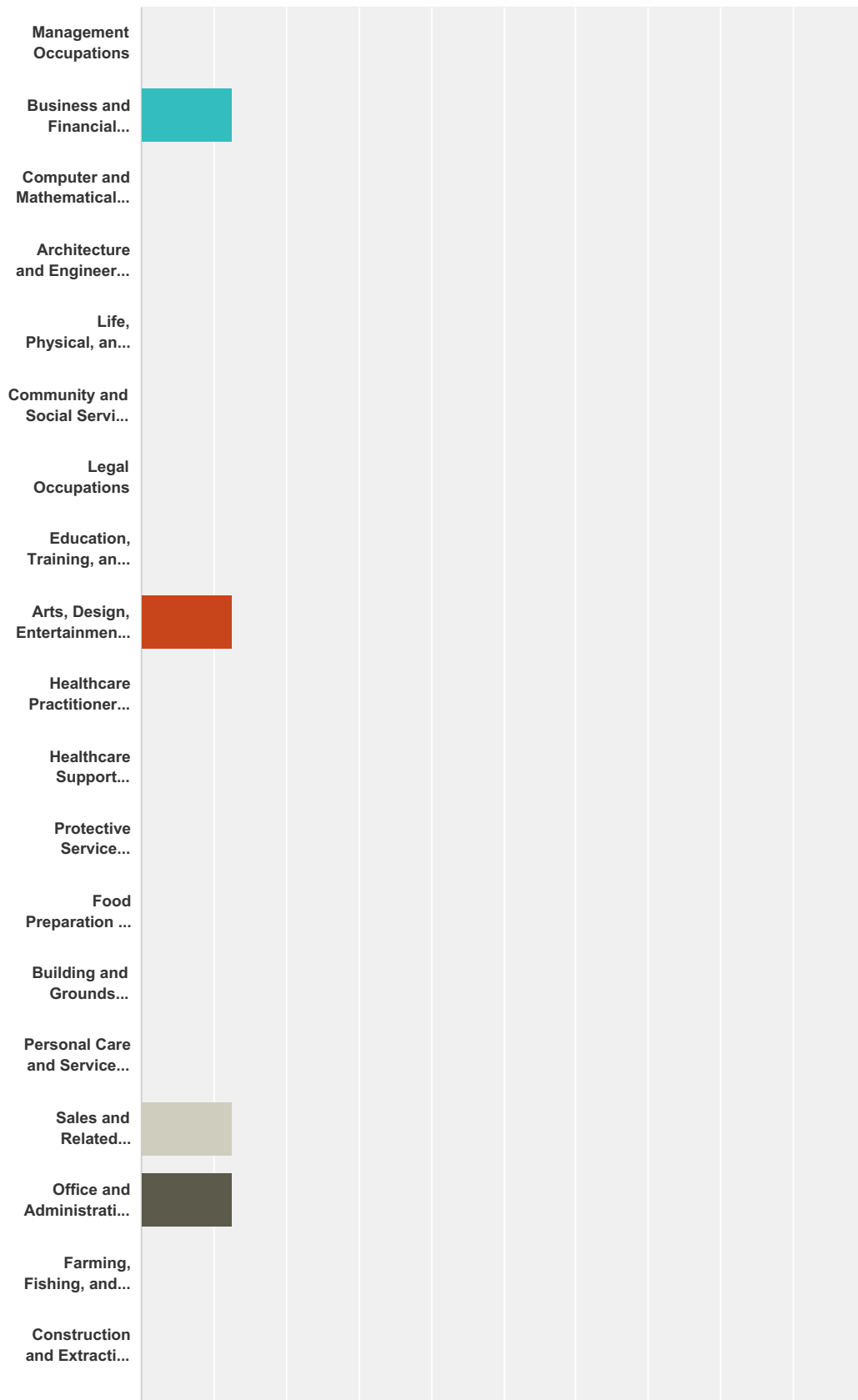
Answered: 8 Skipped: 0

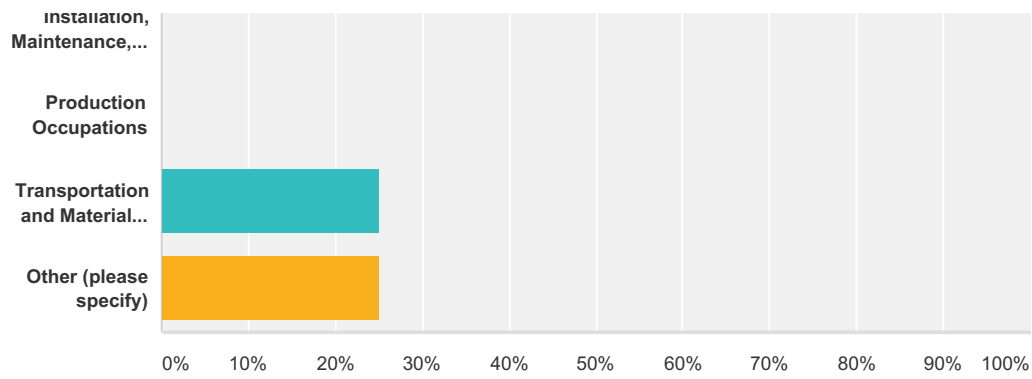


Answer Choices	Responses
Yes, my primary job is within the Town of Eclectic.	37.50% 3
No, my primary job is outside of the Town of Eclectic.	62.50% 5
Total	8

Q11 Which of the following best describes your current occupation?

Answered: 8 Skipped: 0

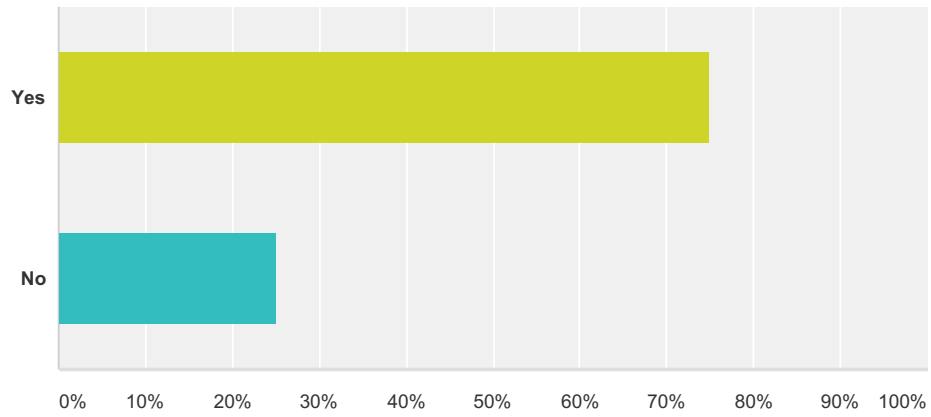




Answer Choices	Responses	
Management Occupations	0.00%	0
Business and Financial Operations Occupations	12.50%	1
Computer and Mathematical Occupations	0.00%	0
Architecture and Engineering Occupations	0.00%	0
Life, Physical, and Social Science Occupations	0.00%	0
Community and Social Service Occupations	0.00%	0
Legal Occupations	0.00%	0
Education, Training, and Library Occupations	0.00%	0
Arts, Design, Entertainment, Sports, and Media Occupations	12.50%	1
Healthcare Practitioners and Technical Occupations	0.00%	0
Healthcare Support Occupations	0.00%	0
Protective Service Occupations	0.00%	0
Food Preparation and Serving Related Occupations	0.00%	0
Building and Grounds Cleaning and Maintenance Occupations	0.00%	0
Personal Care and Service Occupations	0.00%	0
Sales and Related Occupations	12.50%	1
Office and Administrative Support Occupations	12.50%	1
Farming, Fishing, and Forestry Occupations	0.00%	0
Construction and Extraction Occupations	0.00%	0
Installation, Maintenance, and Repair Occupations	0.00%	0
Production Occupations	0.00%	0
Transportation and Materials Moving Occupations	25.00%	2
Other (please specify)	25.00%	2
Total		8

Q12 Do you shop in Eclectic?

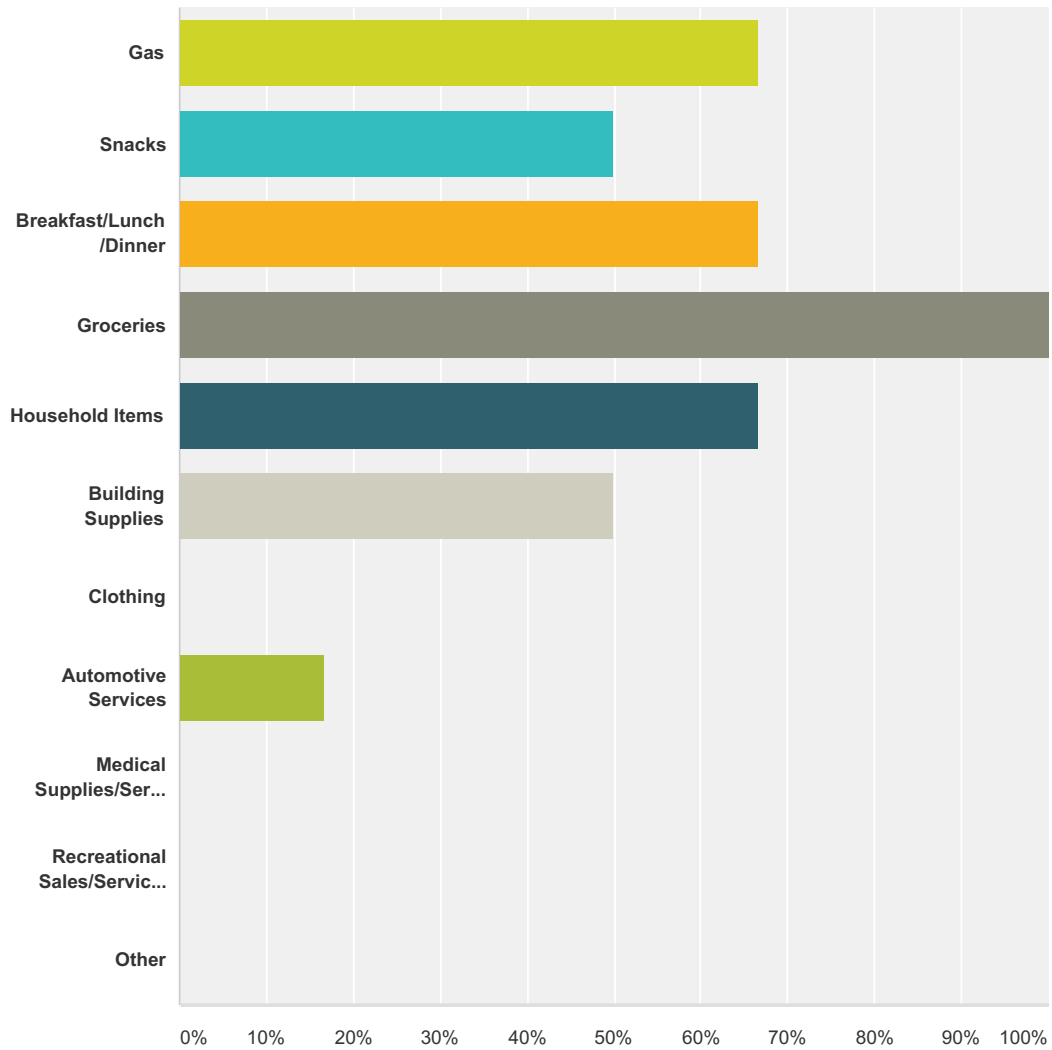
Answered: 8 Skipped: 0



Answer Choices	Responses	
Yes	75.00%	6
No	25.00%	2
Total		8

Q13 What types of Products/Services do you primarily purchase in Eclectic? (Check those that apply)

Answered: 6 Skipped: 2

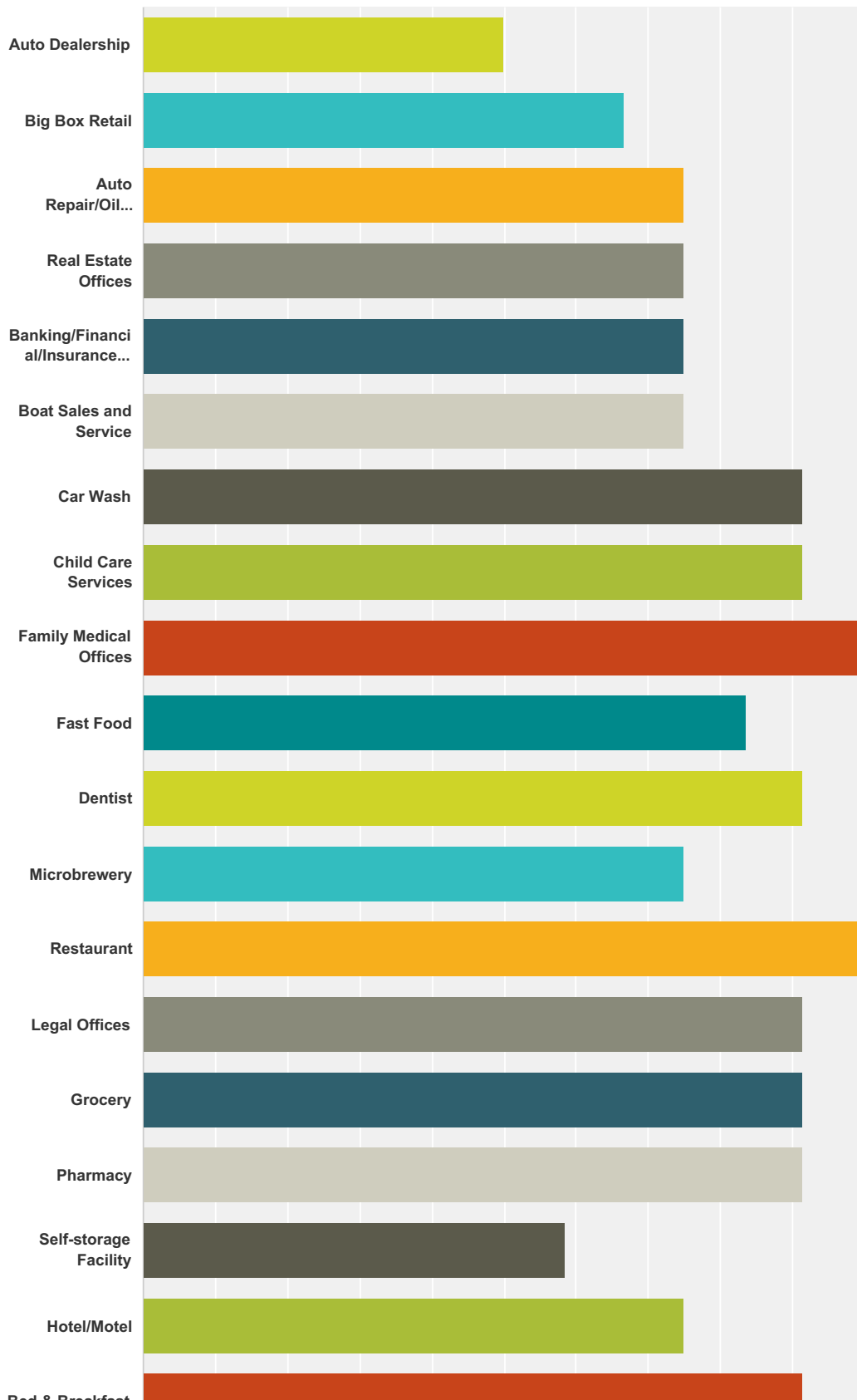


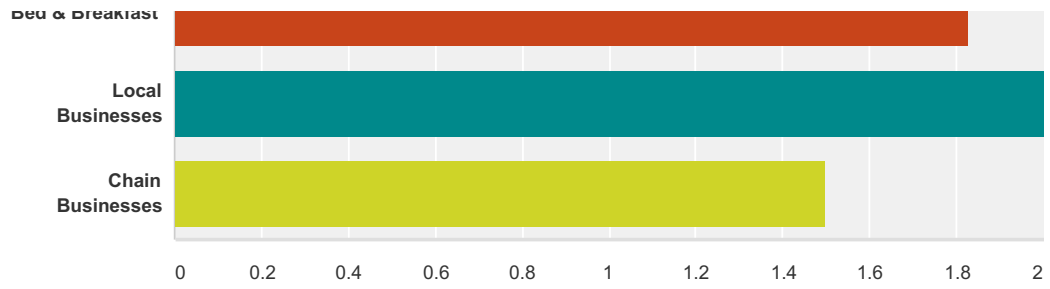
Answer Choices	Responses
Gas	66.67% 4
Snacks	50.00% 3
Breakfast/Lunch/Dinner	66.67% 4
Groceries	100.00% 6
Household Items	66.67% 4
Building Supplies	50.00% 3
Clothing	0.00% 0
Automotive Services	16.67% 1

Medical Supplies/Services	0.00%	0
Recreational Sales/Service (Boats, RVs,Campers, Motorcycles etc...)	0.00%	0
Other	0.00%	0
Total Respondents: 6		

Q14 What businesses would you like to see open in Eclectic?

Answered: 6 Skipped: 2





	Yes	No	Total	Weighted Average
Auto Dealership	0.00% 0	100.00% 6	6	1.00
Big Box Retail	33.33% 2	66.67% 4	6	1.33
Auto Repair/Oil Change	50.00% 3	50.00% 3	6	1.50
Real Estate Offices	50.00% 3	50.00% 3	6	1.50
Banking/Financial/Insurance Offices	50.00% 3	50.00% 3	6	1.50
Boat Sales and Service	50.00% 3	50.00% 3	6	1.50
Car Wash	83.33% 5	16.67% 1	6	1.83
Child Care Services	83.33% 5	16.67% 1	6	1.83
Family Medical Offices	100.00% 6	0.00% 0	6	2.00
Fast Food	66.67% 4	33.33% 2	6	1.67
Dentist	83.33% 5	16.67% 1	6	1.83
Microbrewery	50.00% 3	50.00% 3	6	1.50
Restaurant	100.00% 6	0.00% 0	6	2.00
Legal Offices	83.33% 5	16.67% 1	6	1.83
Grocery	83.33% 5	16.67% 1	6	1.83
Pharmacy	83.33% 5	16.67% 1	6	1.83
Self-storage Facility	16.67% 1	83.33% 5	6	1.17
Hotel/Motel	50.00% 3	50.00% 3	6	1.50
Bed & Breakfast	83.33% 5	16.67% 1	6	1.83

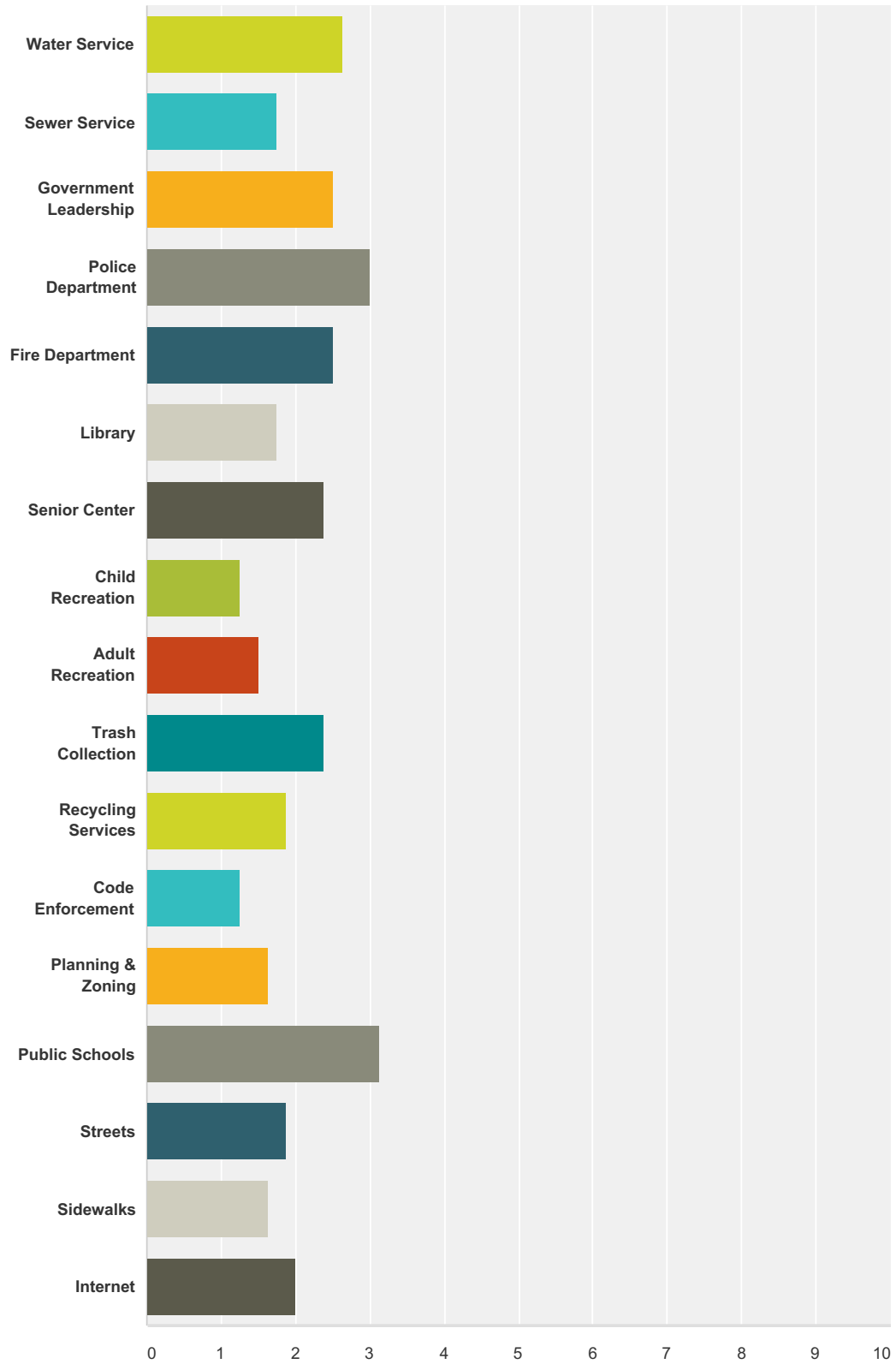
Local Businesses	100.00% 6	0.00% 0	6	2.00
Chain Businesses	50.00% 3	50.00% 3	6	1.50

Q15 If there are other businesses not listed in question 12 which you would like to see open in Eclectic, please share those below:

Answered: 3 Skipped: 5

Q16 Overall, how would you rate the quality of services provided by each of the following:

Answered: 8 Skipped: 0

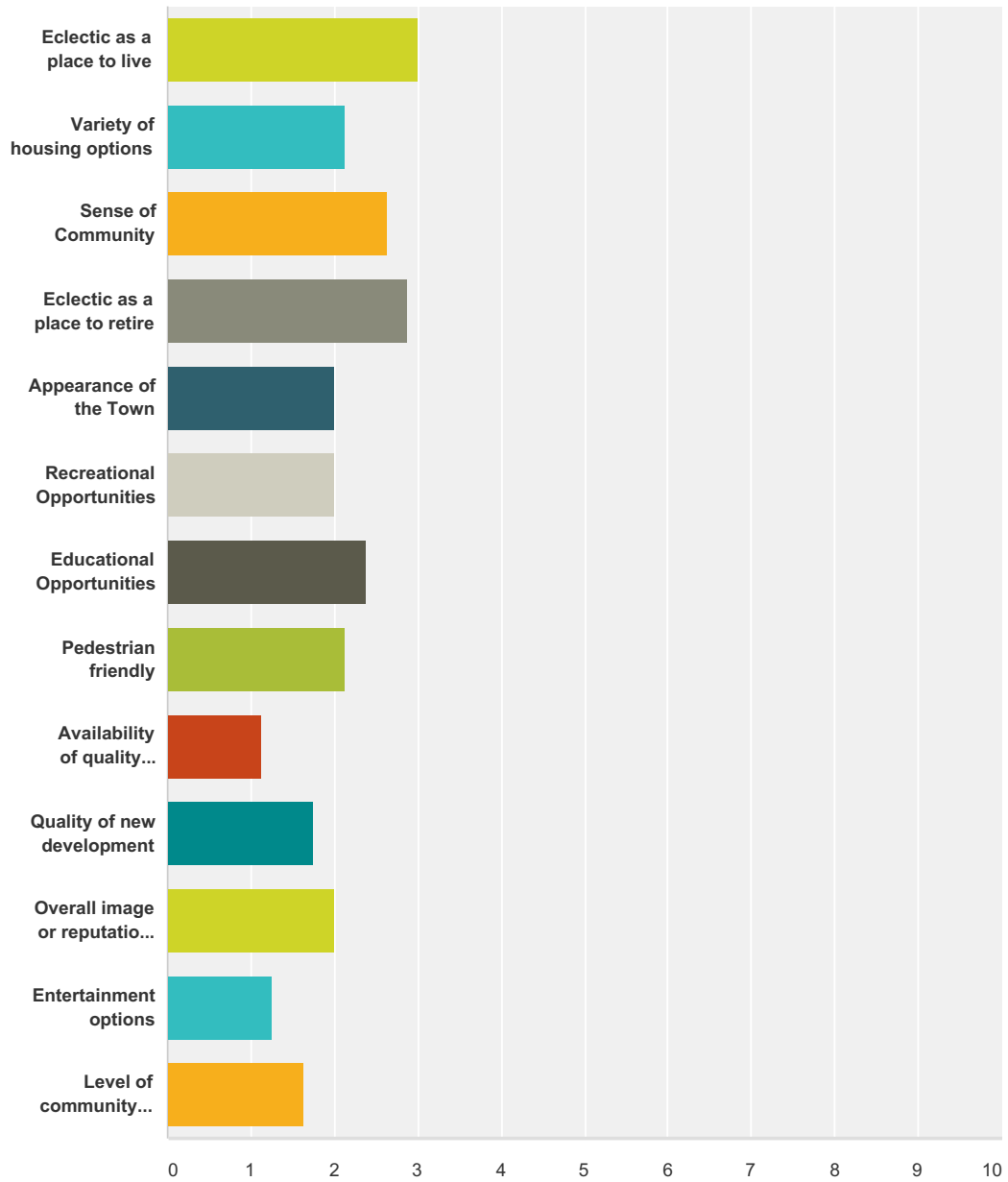


	Excellent	Good	Fair	Poor	Don't know	Total	Weighted Average
Water Service	12.50% 1	37.50% 3	50.00% 4	0.00% 0	0.00% 0	8	2.63
Sewer Service	12.50% 1	12.50% 1	25.00% 2	37.50% 3	12.50% 1	8	1.75

Government Leadership	12.50% 1	37.50% 3	37.50% 3	12.50% 1	0.00% 0	8	2.50
Police Department	37.50% 3	37.50% 3	12.50% 1	12.50% 1	0.00% 0	8	3.00
Fire Department	25.00% 2	37.50% 3	12.50% 1	12.50% 1	12.50% 1	8	2.50
Library	25.00% 2	12.50% 1	12.50% 1	12.50% 1	37.50% 3	8	1.75
Senior Center	37.50% 3	25.00% 2	0.00% 0	12.50% 1	25.00% 2	8	2.38
Child Recreation	0.00% 0	12.50% 1	25.00% 2	37.50% 3	25.00% 2	8	1.25
Adult Recreation	12.50% 1	12.50% 1	0.00% 0	62.50% 5	12.50% 1	8	1.50
Trash Collection	12.50% 1	25.00% 2	50.00% 4	12.50% 1	0.00% 0	8	2.38
Recycling Services	0.00% 0	12.50% 1	62.50% 5	25.00% 2	0.00% 0	8	1.88
Code Enforcement	0.00% 0	0.00% 0	37.50% 3	50.00% 4	12.50% 1	8	1.25
Planning & Zoning	0.00% 0	12.50% 1	50.00% 4	25.00% 2	12.50% 1	8	1.63
Public Schools	37.50% 3	37.50% 3	25.00% 2	0.00% 0	0.00% 0	8	3.13
Streets	0.00% 0	12.50% 1	62.50% 5	25.00% 2	0.00% 0	8	1.88
Sidewalks	0.00% 0	0.00% 0	62.50% 5	37.50% 3	0.00% 0	8	1.63
Internet	12.50% 1	12.50% 1	37.50% 3	37.50% 3	0.00% 0	8	2.00

Q17 Please rate each of the following aspects of quality of life in Eclectic:

Answered: 8 Skipped: 0

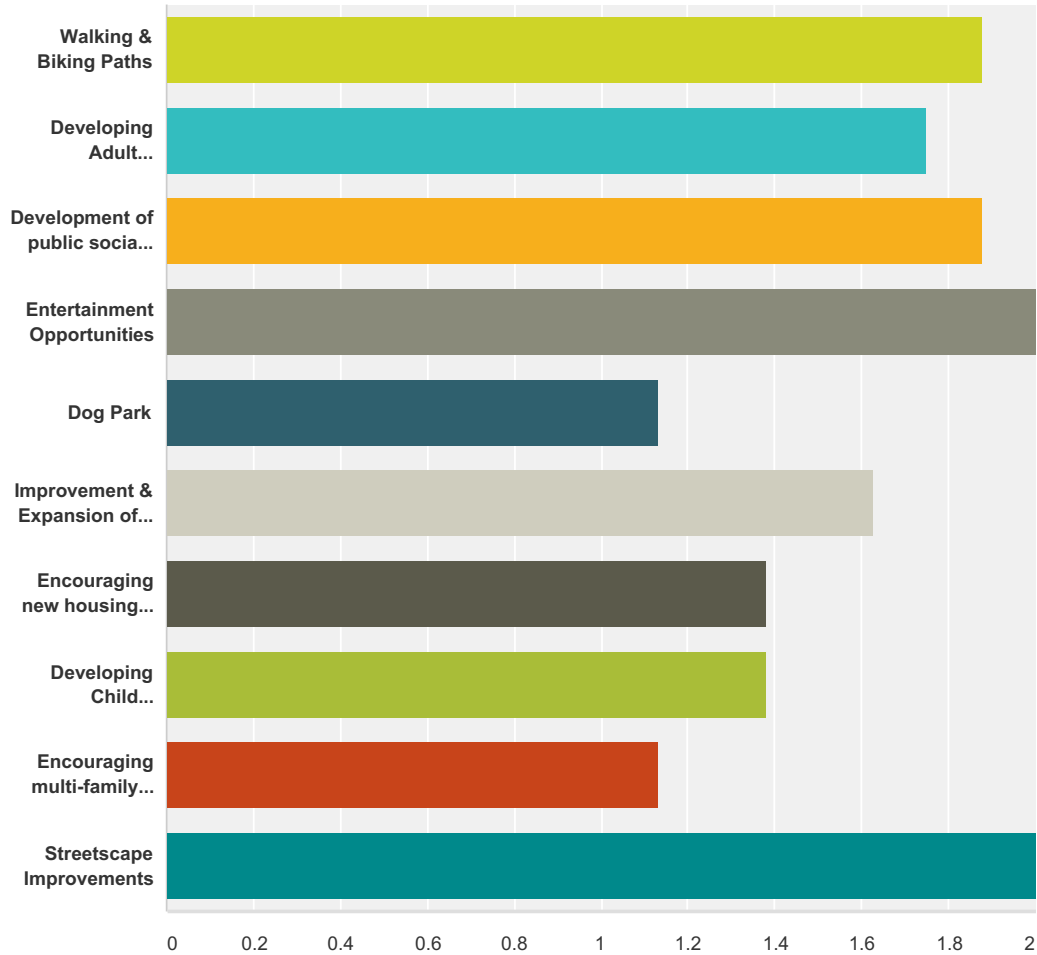


	Excellent	Good	Fair	Poor	Don't Know	Total	Weighted Average
Eclectic as a place to live	25.00% 2	50.00% 4	25.00% 2	0.00% 0	0.00% 0	8	3.00
Variety of housing options	12.50% 1	12.50% 1	50.00% 4	25.00% 2	0.00% 0	8	2.13
Sense of Community	12.50% 1	37.50% 3	50.00% 4	0.00% 0	0.00% 0	8	2.63

Eclectic as a place to retire	25.00% 2	50.00% 4	12.50% 1	12.50% 1	0.00% 0	8	2.88
Appearance of the Town	0.00% 0	25.00% 2	50.00% 4	25.00% 2	0.00% 0	8	2.00
Recreational Opportunities	12.50% 1	25.00% 2	12.50% 1	50.00% 4	0.00% 0	8	2.00
Educational Opportunities	12.50% 1	37.50% 3	25.00% 2	25.00% 2	0.00% 0	8	2.38
Pedestrian friendly	0.00% 0	37.50% 3	37.50% 3	25.00% 2	0.00% 0	8	2.13
Availability of quality child care	0.00% 0	12.50% 1	25.00% 2	25.00% 2	37.50% 3	8	1.13
Quality of new development	12.50% 1	0.00% 0	37.50% 3	50.00% 4	0.00% 0	8	1.75
Overall image or reputation of Eclectic	12.50% 1	0.00% 0	62.50% 5	25.00% 2	0.00% 0	8	2.00
Entertainment options	0.00% 0	0.00% 0	25.00% 2	75.00% 6	0.00% 0	8	1.25
Level of community gathering spaces (for entertainment and socialization)	0.00% 0	25.00% 2	12.50% 1	62.50% 5	0.00% 0	8	1.63

Q18 In the next 5 years which of the following projects would you like to see pursued by Eclectic?

Answered: 8 Skipped: 0

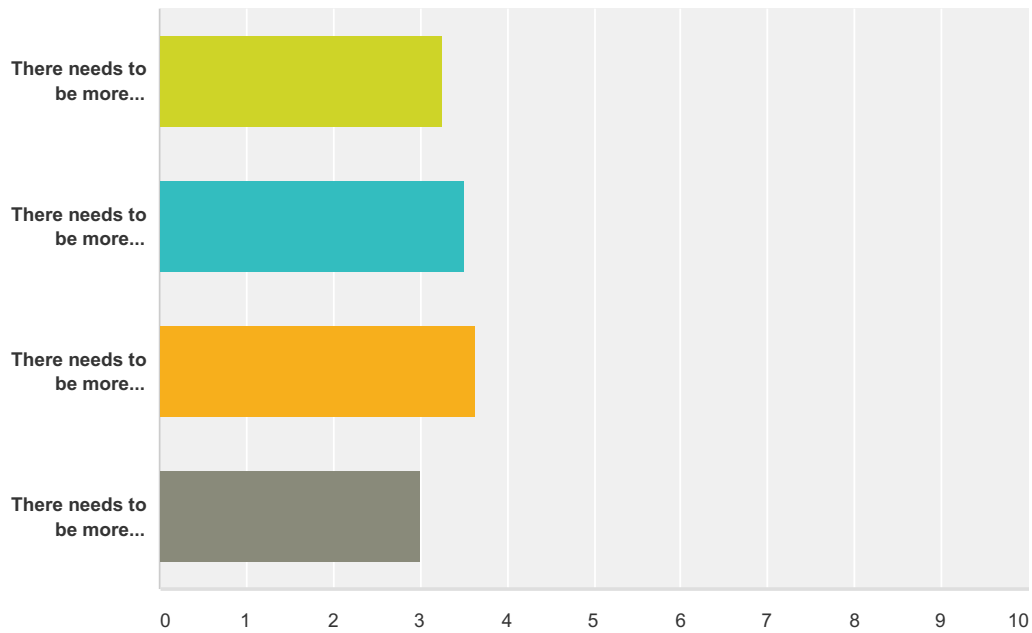


	Yes	No	Don't Know	Total	Weighted Average
Walking & Biking Paths	87.50% 7	12.50% 1	0.00% 0	8	1.88
Developing Adult Recreation	87.50% 7	0.00% 0	12.50% 1	8	1.75
Development of public social space downtown	87.50% 7	12.50% 1	0.00% 0	8	1.88
Entertainment Opportunities	100.00% 8	0.00% 0	0.00% 0	8	2.00
Dog Park	25.00% 2	62.50% 5	12.50% 1	8	1.13
Improvement & Expansion of Sidewalks	75.00% 6	12.50% 1	12.50% 1	8	1.63
Encouraging new housing development	62.50% 5	12.50% 1	25.00% 2	8	1.38

Developing Child Recreation	62.50% 5	12.50% 1	25.00% 2	8	1.38
Encouraging multi-family housing	37.50% 3	37.50% 3	25.00% 2	8	1.13
Streetscape Improvements	100.00% 8	0.00% 0	0.00% 0	8	2.00

Q19 Please indicate how you feel about the following statements:

Answered: 8 Skipped: 0



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total	Weighted Average
There needs to be more activities for children 12 and younger in Eclectic	50.00% 4	25.00% 2	25.00% 2	0.00% 0	0.00% 0	8	3.25
There needs to be more activities for teenagers in Eclectic	50.00% 4	50.00% 4	0.00% 0	0.00% 0	0.00% 0	8	3.50
There needs to be more activities for families in Eclectic	62.50% 5	37.50% 3	0.00% 0	0.00% 0	0.00% 0	8	3.63
There needs to be more activities for retired persons living in Eclectic	50.00% 4	0.00% 0	50.00% 4	0.00% 0	0.00% 0	8	3.00

Q20 If there are other community activities or events that you would like to see created, please share those here:

Answered: 0 Skipped: 8