Photo Credit: Rebecca Bott

Comprehensive Plan

Town of Triana, Alabama

Town of Triana
Welcome Home

This report constitutes the Comprehensive Plan for the Town of Triana, Madison County, Alabama

Adopted 27 March 2017

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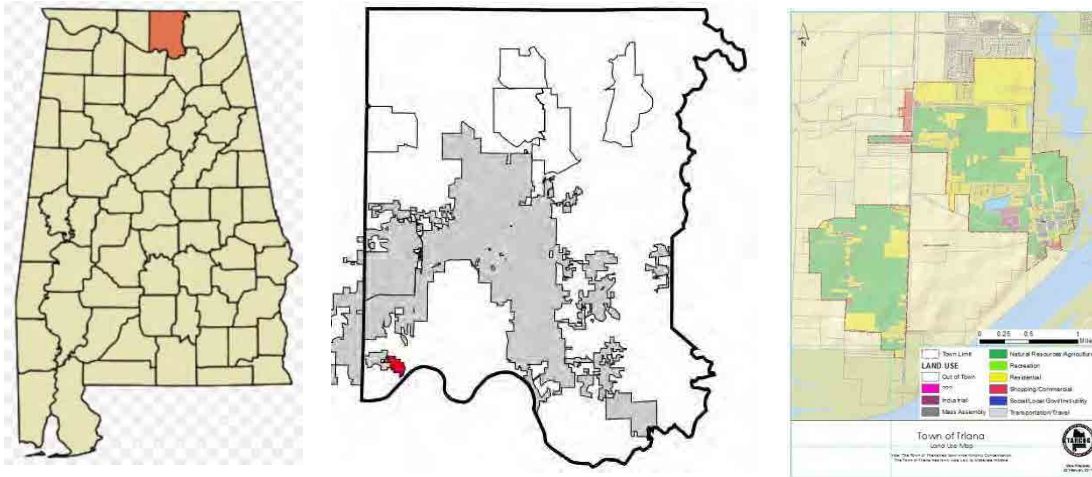K. Triana Aquifers
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I. INTRODUCTION

The Comprehensive Plan for Triana, Alabama is based on the unique aspects and challenges that characterize the Town of Triana. Like many other small rural towns, Triana faces enormous challenges. Economics, public finance, infrastructure, education, transportation, demographic changes, and others- are issues that must be assessed and addressed in order to sustain and support the Town of Triana in the future. The Comprehensive Plan is the best tool to coordinate this task. Through an assessment of the town's history, culture, character, assets, and issues, the Comprehensive Plan offers a realistic inventory of the challenges and resources available to the Town of Triana and the ultimate solutions to the most important challenges Triana faces.

The Comprehensive Plan has been drafted through research and public engagement to serve as a policy guide- a map of sorts - to assist the Town of Triana to guide growth and the commitment of vital resources in the coming decades.

Study Area

While the study area for the Comprehensive Plan encompasses the incorporated town limits of Triana, the plan recognizes that the Triana community does not end at the city limits. Others in the nearby vicinity provide employment and trade that is critical to the future of the

town. Where necessary, and possible, the plan also addresses those elements beyond the incorporated limits that are important for the future of Triana.

Purpose of the Comprehensive Plan

The Triana Comprehensive Plan is meant to serve as a policy guide for the future of the town. It assesses the physical, social, and economic conditions and trends of the town and provides a realistic guideline for policies that will enhance the quality of life and prosperity of the Town of Triana. These policies are intended to be implemented over the next five to ten years and will be the groundwork for successful development in Triana.

Organization of the Plan

The plan is organized into eight chapters. The Introduction provides an overview of the plan and a summary of the key challenges facing Triana. The Land Use Plan provides an assessment of the vision and goals of the Comprehensive Plan. This section is a snapshot summary of the critical goals and objectives of the plan and the actions needed to promote sound future planning and development. The next four chapters present profiles of the Town of Triana that describe existing conditions, challenges, and opportunities. These chapters describe History and Natural Resources, Transportation and Land Use, Population and Economy, and Public Services and Capital Facilities. The final chapter presents information on key implementation tools.

Public Involvement Summary

Throughout the planning process, the Comprehensive Plan was informed by the participation of citizens of the Town of Triana and nearby residents through a series of public meetings, and surveys, designed to keep residents informed of the plan and its contents as well as elicit responses and recommendations regarding the future of the town. An initial public meeting was conducted on May 5, 2016 to provide an overview of the Comprehensive Plan. A subsequent meeting was conducted to discuss the strengths, weaknesses, opportunities and threats to Triana on August 25, 2016. To develop the Vision of the Town, a visioning process was conducted at a meeting on September 8, 2016. On October 27, 2016, Town leadership and citizens began the process of developing Goals, Objectives, and Actions to be addressed when the Comprehensive Plan is developed and implemented. This series of interviews and meetings

with key stakeholders was used to align the objectives of the public with the realities of constraints and opportunities in Triana.

Final recommendations were incorporated into a draft of the plan that was presented at a final public involvement meeting on March 28, 2017.

Summary

The Triana Comprehensive Plan is intended to provide an assessment of the existing conditions and trends in the town and to present policies to guide growth and development in the future toward a better quality of life. The plan incorporates the views of citizens and nearby residents and provides a continuous action plan for accommodating change. The Comprehensive Plan expresses the desires of Triana residents for a prosperous future through the Vision and Goals, which will be brought into reality through action in coming years.

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II. DEVELOPMENT PLAN

Purpose of the Development Plan

The purpose of the development plan is to identify assets, opportunities, and challenges in Triana and to determine how these can be leveraged, maximized, or changed to improve quality of life and economic opportunities in the town. The development plan illustrates the descriptive vision for the future of Triana and the goals that are necessary to achieve this vision. Although it is not limited to physical development, the development plan also contains a vision for future land use patterns in Triana.

Altogether, these elements of the Comprehensive Plan serve as a roadmap of sorts that can be followed to create greater opportunities for growth and development in Triana.

The Development Plan seeks to ask and answer the question: What do we want to be in the future? Once this is understood, the Plan presents ways to go about achieving this vision.

First, the plan presents goals, which are broad statements of what things need to happen in order to successfully build the social, economic, and physical environment needed for the future. The goals are a checklist of sorts. The question "How many of our goals does this project address?" should be asked before deciding what specific actions to take. Finally, the Development Plan offers strategic recommendations. These are reasonable and specific actions that should be taken to implement the plan. These activities are presented because they are needed to move things forward in Triana. The details of how to ensure that the goals of the plan are met are left unspecific- but each recommendation offers opportunities for cooperation, volunteerism, business development, etc., as called for throughout the Development Plan.

How to use the Development Plan

Focus on projects and recommendations that have the highest value to the Town of Triana. Whether from the recommendations presented below, or from an idea newly come to the table, the projects that meet the most immediate needs and touch on the broadest range of goals are the most important to undertake. Cost is a factor, of course, so those with the lowest cost should be implemented as soon as possible, while higher cost activities should be scheduled as opportunities become available. Remember, the plan is meant to build community capacity. Low cost investments today will lead to greater returns and financial capacity in the future.

Issues and Assets (S.W.O.T. Analysis)

In August, 2016, the citizens of Triana were asked to describe the Strengths, Weaknesses, Opportunities and Threats that were at the heart of Triana's challenges with respect to growth and development. A variety of comments were heard and considered as residents provided insight into the various existing conditions that they would like to see changed or preserved and promoted. These were keyed to five different areas of importance to the community: Public Safety and Health, Infrastructure, Housing, Education, and Recreation. The results of the SWOT Analysis can be found in the Appendix C.

Major themes that frequently arose during the community input process included:

Assets:
- Availability of developable land.
- Access to Tennessee River recreational resources.
- Relatively clean slate from a zoning perspective.
- Small, rural community within close proximity to larger cities with a broad range of retail business, research and industrial parks, educational institutions for all age groups, and many fields of endeavor.
- AT&T telecommunication service is strong throughout the town

Issues:
- Lack of adequate revenue to support Town's essential services, and improvements.
- Lack of full-time Police and Fire departments
- Lack of community-based jobs, as well as inadequate retail and industrial businesses.
- Need for more diversity in housing types and values.
- Lack of recreational facilities and programs for citizens of all ages
- Inadequate telecommunications services coverage, and choices, throughout the entire community from non-AT&T wireless carriers.
- Appearance and curb appeal of the town, low revenue, services, and aging infrastructure

Community Vision and long Term Goals

The challenge for Triana is to evaluate these assets and issues within the framework of a Vision for what the town *desires to be* in the future and then to identify goals and strategies that can be undertaken to accomplish this task.

In each instance, actions taken by the town should work to correct some perceived deficit or enhance a beneficial condition to bring about the Vision. Priorities should be evaluated against these statements to determine appropriate actions now and in the future. The following Goals should serve as principles, a checklist, of sorts, to further guide the selection of priorities for the future. Insofar as possible, town decisions should embody these goals, with those actions that can simultaneously achieve multiple goals being prioritized higher than others.

Vision:

Following a presentation on community visioning, and a visioning process workshop conducted by TARCOG staff on 8 December, 2016, the Steering Committee worked together on developing a vision statement. Information was provided to the steering committee which .resulted in the following vision statement:

"The Town of Triana seeks sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture."

Goals:

Following an initial presentation on 27 October 2016 outlining the method of developing goals, objectives and assigning major actions, TARCOG staff conducted a workshop sessions to create a set of goals, objectives and actions for the town around six areas of concern identified in the Survey and SWOT Analysis: Economic Development, Education, Housing, Infrastructure, , Public Safety and Health, Recreation. A second work session with TARCOG staff was held on 9 December 2016, to generate more information on goals. After this second session, the town's steering committee decided to work on the last few topics. As TARCOG staff reviewed the information developed during this process, a seventh area of concern, Community Facilities was added.

While the town of Triana's citizens were developing specific goals for the town, they also created several vision statements that pertained to their goals:

Triana cares for its citizens - from children to elders - and provides expanded opportunities and services for their needs and enjoyment.

Triana is protected by adequate, full-time, Police and Fire Department services.

Triana is technologically relevant and is served with choices of telecommunications and Internet services from multiple providers.

Triana is self-sustaining with commercial services, retail markets, and quality dining establishments.

Triana has an economically sustainable revenue stream to support its services, on-going maintenance, and community improvements.

Triana capitalizes on its abundant natural resources, including its river front access, utilized by its citizens and visitors for recreation, and other commercially viable activities.

Triana's Economic Development team and Chamber of Commerce actively work to entice and recruit a diversity of businesses to locate *within* the Town of Triana for retail, industrial, manufacturing and other commercial trade, and to bring jobs for skilled and willing workers, and provide revenue to support the community's mission(s).

Triana is known for its support of diverse local entrepreneurs and small businesses that have established the town as a destination for unique experiences.

The Primary Goals, identified by the Town of Triana are as follows:

Community Facilities

- Build new Municipal Administration Building
- Renovate/Remodel Existing Municipal Building
- Build an additional (second) Storm Shelter in other part of town.
- Build pavilion at boat launch area for community events at river dock

Economic Development

- Create an Economic Development Plan for Triana
- Increase economic development Activities in Triana to support Town services, maintenance, repairs, improvements, and growth.

Education

- Strengthen existing relationship with Madison City Schools and PTA
- Promote post-secondary education opportunities in Triana
- Provide Elementary education within the Town of Triana

Housing

- Develop and adopt subdivision regulations particular to Triana
- Officially adopt building codes

- Develop Zoning Ordinance and map to guide future development and provide multiple housing choices.
- Encourage a more diverse mixture of housing types and values.
- Work with public housing to maintain and upgrade their facilities.

Infrastructure

- Modernize/upgrade utilities services.
- Roadway improvements and drainage.
- Reinstate an independent water system for Triana.

Public Safety and Health

- Provide adequately staffed and equipped 24-Hour police coverage.
- Provide adequately staffed, equipped, 24-Hour fire protection.
- In-town healthcare facilities: recruit local doctor's office/L.P.N. or urgent care/medical clinic with pharmacy.

Recreation

- Utilize recreational facilities to their greatest extent.
- Create recreational opportunities that serve the residents and visitors of Triana.
- Tennessee River, trail system, fishing, pavilion, restrooms.
- Upgrade pond.

Objectives and major actions for these goals are available in the Appendices.

Strategic Recommendations:

The following strategic recommendations are offered as ideas for programs and activities that should be initiated in order to begin implementing the Triana Comprehensive Plan. This list is by no means exhaustive and should be re-evaluated and modified periodically to ensure its effectiveness.

1. Create, Adopt and Enforce Development Codes

Municipalities have a variety of tools at their disposal for guiding growth and development.

Although each of these entails a certain cost to both the town and the developer, the end result is a higher quality of development that retains its value for longer and provides a higher return on public and private investments over time.

Orderly and aesthetically pleasing growth can be facilitated through local ordinances. Triana should develop a Zoning Ordinance for the town that ensures that the regulations promote

the type of development desired by the town. As a starting point, a Euclidean, or single use zoning ordinance is a system of dividing a town into areas in which specific uses of land are permitted. Land uses are divided into residential, commercial, and industrial areas, referred to as zoning districts. It is a predictable model for dividing land use patterns, and often used as an initial type of zoning system for towns just beginning to adopt land use control laws.

Agricultural zones are often established as an effective tool for limiting development density and maintaining farmland to ensure that agriculture remains an economically competitive use of the land.

Residential zone s typically includes co-op and rental apartments, condominiums, mobile home parks and single-family homes. Some residential zones may also allow for home-based businesses.

Commercial zones can include apartment complexes, offices, shopping centers, and warehouses. Entertainment facilities, such as hotels and nightclubs, can also be found in commercial zones.

Industrial zones may include commercial businesses, manufacturers or storage centers. They often take in to consideration the height of the buildings and how much space they occupy on a lot, as well as the level of noise. Industrial zones used for business purposes are usually designated as:

LI – Light Industrial (Business and offices)

CI – Commercial-Industrial (Warehouses and manufacturing)

In addition, Triana should develop and adopt various regulations pertaining to landscaping, junkyards, weeds and debris, and others that will improve the visual appearance of the town. Finally, the town should consider establishing a Planning Commission to assist with reviewing new developments and ensuring orderly growth and public services.

2. Economic Development.

The retail environment in Triana offers several opportunities for improving the quality and quantity of goods and services available and sold locally. Triana residents generate a steady demand for many products that are not available in the local market area. An organization, such as an economic development or retail recruitment or business development committee, should be established to develop an economic development and marketing plan to attract a mixture of

commercial retail, service businesses, and industrial enterprises to create job opportunities, increase local revenues, and provide more convenient shopping outlets.

This organization will develop marketing materials based on local assets such as the Tennessee River, the Wildlife Refuge, the proximity to multiple modes of transportation, and other regional attractions. Materials such as full color brochures and maps of the area should be developed and distributed at visitor kiosks, at the Madison County Chamber of Commerce, Tourism office, and with other materials marketing the town for economic and retail development to local merchants, successful regional establishments, as well as outside vendors such as national chains to discuss market opportunities to explore focusing on Triana as a location for future expansions.

And furthermore, explore the development of a strong *local* business growth environment – including local Community Supported Agriculture (CSA) markets – that supports and promotes a "Buy Local" campaign.

The Triana Commercial-Retail market Gap Analysis (Appendix A), which was prepared for the Comprehensive Plan, provides information to assist with these efforts.

The following ideals have been identified as important components of economic development:

STRATEGY

- The community has an up-to-date, comprehensive economic development plan (either separately or as part of the strategic plan). The plan addresses business retention, expansion and recruitment; commercial, retail and small business development; and tourism and retiree attraction.
- The plan identifies and prioritizes the areas of development that best fit local needs and wants.
- The economic development plan includes an analysis of the local economy—identifying strengths, potential opportunities, and the types of businesses that best fit the community.
- The plan is fully supported by community leaders involved with economic development.

INFRASTRUCTURE

- Local infrastructure (electricity, natural gas, water and sewer, rail, etc.) is adequate to support the selected business targets.
- The community is connected to the global economy through high-speed internet.
- The community has a quality site that is suitable for desired business targets, free of easements and/or encumbrances, and available at a fair market price.

ORGANIZATIONAL STRUCTURE

- The community (or county) has an economic development or industrial development authority/board/individual responsible for business recruitment.
- A single point of contact is identified/designated for all economic development activities.
- The organization has a structured and trained prospect sales team.
- The staff (or officers) of the development organization regularly participates in state professional association activities.

INFORMATION AND MARKETING

- The economic development organization maintains current, relevant information about the community and can produce quality promotional information easily.
- Available properties are monitored, maintained, and listed in the Economic Development Partnership of Alabama (EDPA) database, and updated regularly.
- The organization/individual effectively markets the community to appropriate businesses targets and maintains regular contact with state officials and other economic development professionals.
- The community/county hosts a website on the Internet with information appropriate to its targets.

EXISTING BUSINESS PROGRAM

The community has a formal and ongoing business retention and expansion program that includes:

- Regular visits to business owners and managers,
- A process for addressing problems identified by industry leaders,

- An annual industrial and commercial recognition event,

- A survey of labor wages and fringe benefits, and

- Workforce education and training programs.

COMMERCIAL/RETAIL BUSINESS DEVELOPMENT AND TOURISM

- The community/county has an active Chamber of Commerce or Business Alliance with at least a paid part-time executive.

- The community maintains a comprehensive inventory of retail, commercial, and service properties, including spaces that formerly housed retail or commercial entities and those with that potential.

- The historic commercial core is maintained and provides an area for community and tourism events.

    Both the University of Alabama's Center for Economic Development and Auburn University's Economic Development Institute offer expertise in these areas and can be contacted for assistance

3. **Public Safety and Health.**

    One of the concerns raised in the citizen survey, the S.W.O.T. analysis, and the community goals was having a full-time, and adequately staffed police and fire departments, as well as availability of nearby healthcare, preferably within the town limits of Triana. As a means to better serve the citizens of the town, Triana should commit to and work to provide the resources necessary to upgrade both police and fire departments, and to recruit a community doctor's office, medical clinic, or urgent care facility

    The following ideals have been identified as important components of public safety and emergency services:

- Leadership recognizes the importance of public safety and emergency services to maintaining quality of life for the community.

- The community is actively involved and participates with the County Emergency Management Agency (EMA) in regards to disaster preparedness/natural hazard mitigation plans.

- The community has adopted a natural hazard mitigation plan.

- The fire and police departments are adequately staffed, trained, and equipped to serve the community.
- The community and fire department work to ensure that the Insurance Service Office (ISO) rating, which determines insurance rates for residents and businesses, is the lowest feasible.
- Emergency medical and ambulance services are available to all members of the community.
- The community has low crime rate statistics (property and violent crimes).
- The community has good response times for fire, police, emergency medical, and ambulance services.

In addition, the following ideals have been identified as important components of community healthcare:

- Primary care, dental, pharmacy, and mental health services are available to all age groups.
- The community utilizes telemedicine to expand healthcare in areas with limited access to physicians.
- The community has ready access to a hospital that provides an array of vital services, including emergency transport services and a 24-hour emergency room.
- The community has access to long-term care (i.e., nursing home/assisted living facility, Senior Center) and home health services.
- The community promotes wellness and prevention programs (i.e., health education, recreation and physical fitness, and farmers markets and community gardens).
- The community's healthcare leadership is committed to planning for future healthcare services and needs (i.e., recruitment and retention of health care providers and professionals, workforce development, and the development of strategies for funding healthy initiatives).
- Public buildings are designated smoke-free environments.

4. Improve Visibility of Triana.

Triana's Visibility is very limited. Its existence at the southern end of Zierdt Road, and Wall-Triana Highway, and poor signage, makes it almost invisible to passing motorists to see that there is a town at the end of the road that has plentiful housing and that is open for business.

Working with ALDOT, and County government, Triana should attempt to improve signage and lighting, at critical intersections and improved landscaping at community gateways along Zierdt Road and Wall-Triana Highway.

5. **Town Beautification**.

Gateway, signage, sidewalks, streetscapes and other landscaping improvements can vastly improve the appearance of small towns. Opportunities abound for improving the visible appearance throughout Triana. Small pocket parks and landscaping within public right of way are encouraged at key intersections and sites. Some of the beautification suggestions will require some additional capital expenditures (sidewalks), but volunteer participation in gardening and landscaping will be essential to successful coordination of these activities. These should include establishing a beautification committee and gardening club.

6. **Historic Assets.**

As one of the first few communities founded in north Alabama, Triana should capitalize on its historical assets and sites, such as the historic Triana Cemetery The Warden's Residence, and any other historic resources the town may have or create, such as a historical museum.

Utilize incentives and available funding to repair, maintain, develop, and promote Triana's historic assets.
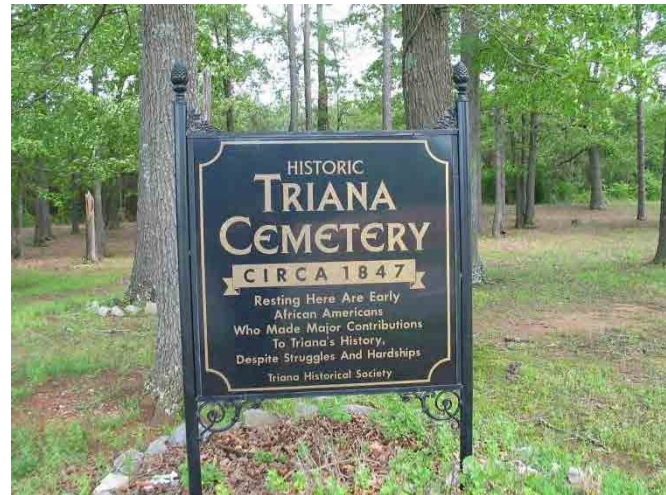
7. **Model eco-tourism and recreational expansion.**

Expand river front recreational opportunities. Town officials, citizens and tourism officials should explore the way other the way other communities situated near rivers and wildlife refuges capitalize and promote themselves on River and Refuge-oriented recreation opportunities and events.

In addition, communities that offer diverse recreational opportunities are consistently ranked higher in measures of quality of life. They are more aesthetically pleasing, active, and maintain higher property values. Triana should explore opportunities to expand the recreational opportunities in the town. The town's public parks and recreational programs are inadequate to serve the needs of residents. Additional property should be acquired, including walking trails, and recreational programming for active and passive recreation activities should be developed.

8.   Leadership development.

Leadership is a critical asset for any community's development. Energetic leaders who have and create opportunities to engage in civic life will drive the programs and lead the activities that will create a better future. Triana should promote active involvement from civic leaders through a leadership development program for youth and adults. Currently, there are several programs within local schools that reach out to youthful leaders. The town should explore opportunities to create a local leadership network for adults. This could start with an annual leadership development course, perhaps in conjunction with local civic groups, which would develop into opportunities for community service and mentoring.

The following ideals have been identified as important components of community leadership and engagement, as well as leadership development:

COMMUNITY LEADERSHIP AND ENGAGEMENT
- The community has many dedicated, diverse, and energetic leaders.
- The private sector, community and civic organizations, and faith-based organizations are consistently involved in local initiatives and projects.

- The community has an active civic life with multiple opportunities for citizen involvement (i.e., town meetings, deliberative forums, concerts, festivals, community improvement projects).
- Local government leaders are committed to strengthening community partnerships and engaging citizens, especially for the planning and implementation of economic and community development initiatives.
- Elected officials maintain good working relations and seek to constructively resolve differences.
- Local government leaders build bridges and alliances with other jurisdictions and organizations to encourage economic development in the region.
- City and county governments are committed to the training and professional development of local government officials and staff.

LEADERSHIP DEVELOPMENT

- The community/county has a formal, active leadership development program.
- Local government, the Chamber of Commerce, the business community and civic groups actively support the program and encourage employee participation.
- There are adequate funds and staff to plan and conduct the program.
- Program participants should represent the diversity of the community (Aim for diversity of gender, age, ethnicity, and socioeconomic status based on census demographics).
- The curriculum includes instruction on basic leadership skills/strategies (i.e., planning, problem-solving, teamwork, interpersonal skills, conflict management, valuing diversity, etc.).
- The curriculum adequately addresses economic development, community development, and community planning and design topics.
- The program format is interactive, participatory, and innovative (i.e., not simply lectures and presentations).
- The program has a youth leadership component.
- The program provides the opportunity for real-world applications — connecting participants with community improvement plans or projects.
- The program provides opportunities for alumni leadership and participation in community projects

9. "Downtown" revitalization.

The Town of Triana considers their traditional "Downtown" area – East of Zierdt Road, and South of the intersection of Zierdt and Record Street as "The Heart of Triana". And this is where they envision the development of a mixed-use Town Center concept including Municipal/ Community facilities, commercial/retail establishments and services, and a diverse mixture of residential dwellings, along with improved existing and future recreational facilities.

10. Sewer System.

Triana's sewer system, while in reasonably good condition, is not complete within the town limits. The condition and extent of the sewage system is a significant concern to town officials. While many residents might not realize the significance of the problem, incomplete sewer lines present a serious threat to local health and safety as well as the financial stability of the town. Illness, unsanitary conditions, and environmental degradation resulting from contamination could potentially ruin the future prospects for Triana. The town is committed to connecting all businesses and dwellings to the public sewage system.

11. Water System.

Triana's water system is currently in good condition; however, rapid development and future growth, including additional residential and especially any significant future commercial or industrial development will tax the current system.

To avoid disrupts in water supply to a large number of customers, future additional shut off valves should be installed to disconnect service in isolated areas and to limit disruption to customers.

12.   Roadway Rehabilitation.

Many of the older, rural cross section roads within the town of Triana suffer from the effects of age, wear, and disruption. While the population of Triana has been quite low for many years, the past seventeen years has

seen a steep increase in population and a consequent increase in traffic. In addition, disruptions in the road surface due to cross-cutting for utility installations compromises the road surface. While recent County road resurfacing has improved some streets in Triana, many other roads are showing both longitudinal and lateral cracks, "crocodile cracking" caused by a loading failure combined with sub-base failure, and poor drainage, causing general deterioration.

Most of these roads have no pedestrian sidewalks. As a rapidly growing and urbanizing community, sidewalks will become increasingly important and necessary. But sidewalks require several feet of width along the sides of roads and streets, and, most of these roads use berms, swales or ditches to direct stormwater drainage throughout the town; ditches where sidewalks, curbs and gutters would normally be placed.

The town of Triana should begin a study, and develop a plan based on the projected development of the traditional town center, and other future developments to determine placement and construction of pedestrian sidewalks in the town. This study and plan should be included in the town's capital facilities plan and budget.

13. Capital Facilities Plan and Operating Budget.

Triana, like many small towns is emerging from the recent national financial crisis with few financial resources, – especially in areas such as Triana where residents have ready access to other markets during their daily commutes – but with largely unplanned, rapidly built residential development and a quickly growing population. These increases come with mounting demands for services and amenities that were - heretofore unavailable, but must be satisfied. The revenue starved local government should look closely at strategies for managing money, including the development of an operating budget for each department and a capital facilities plan to include, at a minimum, an inventory of all durable equipment, lifespan and useful life remaining, and replacement costs.
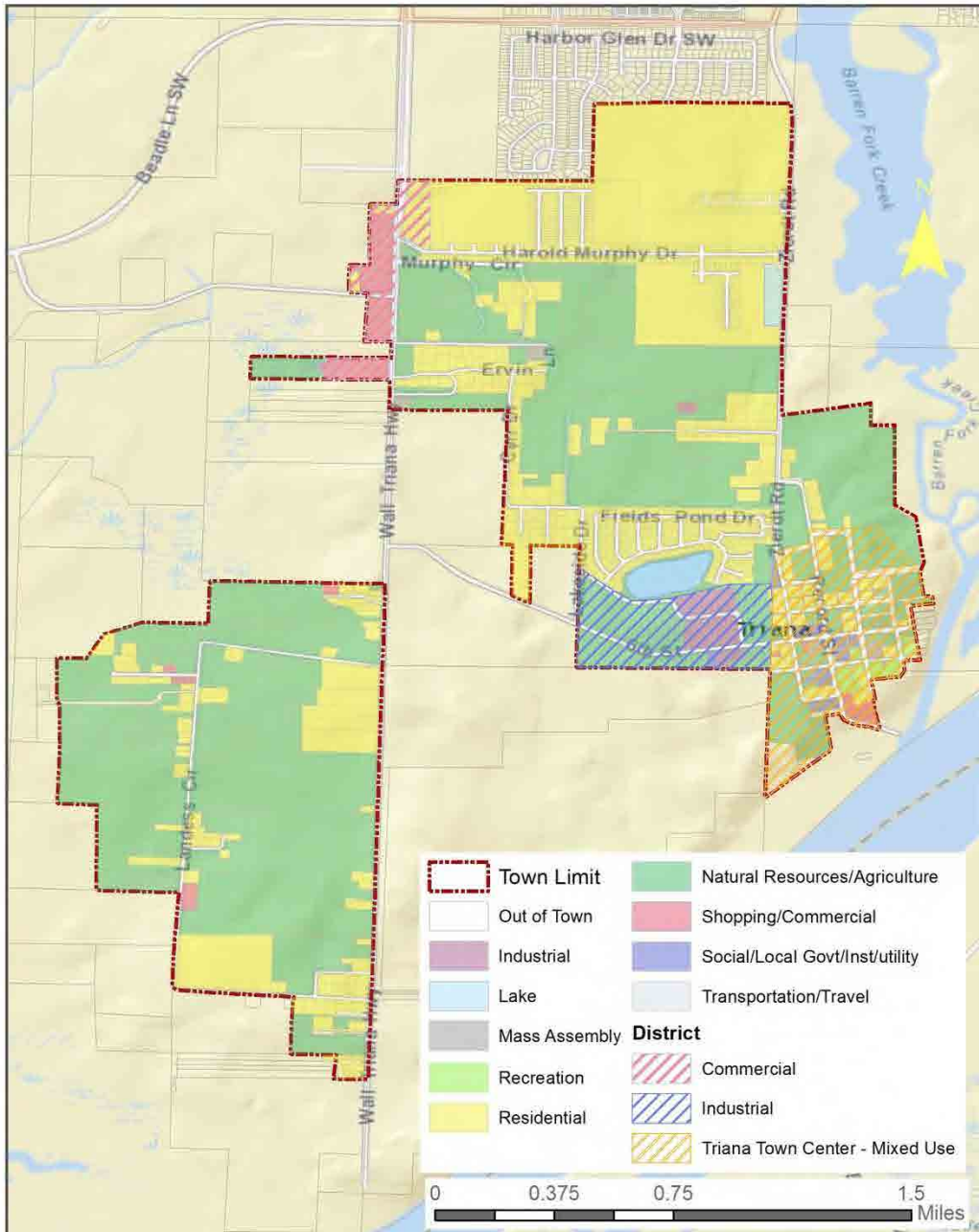
Future Land Use

The Town of Triana is a small town covering less than two square miles and is essentially land-locked, as it is located between the Redstone Arsenal on the East, Wheeler Wildlife refuge and Tennessee River on the South. It is also bounded and divided into two areas by the City of Huntsville and Madison County on the North and West sides It is good planning practice and normally a legal requirement that all portions of a town should be contiguous, that is, all areas of the community should be touching the other parts. Triana should continue to work to annex land between its two halves to connect both parts of the town.

Triana's limited allocation of land for different types and intensities of use has been changing for the past ten years, and is expected to continue to change over the next ten years. As it continues to grow - either with residences or commercial development - it will begin to run out of in-fill land to do so

Older neighborhoods that have been predominantly residential are likely to begin to transition to a mixture of residential and commercial uses. Commercial areas will, by and large, remain commercial, with some expansion. The majority of growth is expected to occur in areas that are less encumbered by physical constraints.

Due to the numerous residential developments of the past ten years, large changes in population are anticipated. The areas expected to change the most are the new subdivisions: Savannah, and Rivers Landing between Wall-Triana Highway and Zierdt Road, and North of the Foster Drive neighborhood where moderate to high residential growth is already taking place.

Triana should focus primarily on making existing, older neighborhoods better in order to retain population and maximize use of existing investments in infrastructure, and growing new commercial and light industrial development. Due to the anticipated rapidly changing environment, the future land use plan should be revisited frequently to ensure that it is sufficient to accommodate new growth that occurs.

Town of Triana
Future Land Use Map

Note: The Town of Triana has town wide Minority Concentration.
The Town of Triana has town wide Low to Moderate Income.

Date Prepared:
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Summary

Triana's growth and prosperity will depend greatly on the resolve and decision making of today. By recognizing the need to improve existing conditions and creatively strengthening the community's capacity to provide high quality public services and a high overall quality of life, Triana can position itself to reverse the prevalent trends of the past several decades. By incorporating the principles of the development plan- its vision and goals- into day to day decisions and pursuing the strategic recommendations of the plan, Triana can work toward improvements that will strengthen the community and provide a solid foundation for the development of a prosperous mixture of new land uses in the future.

III TOWN PROFILE: HISTORY & NATURAL RESOURCES

The history and physical geography of a location shape its growth and development in fundamental ways. They are the key features explaining how the community came to possess its physical form and development patterns and they shape the possibilities and limitations for the future. Understanding the history, culture, and values that shaped the location in addition to the opportunities and limitations of the existing physical geography is critical to developing strategies for managing change.

Historical Summary

During 1818, the United States Government laid off three sites for cities, Cold Water, Marathon and York Bluff. A corporation was also formed called Indian Creek Navigation Company. At that time the Bluff at Triana was marked to become a Town. Triana is located in far southwestern region of Madison County, south of the Huntsville-Madison County International Airport, and southwest of Redstone Arsenal. The town borders the Tennessee River and is bounded on the south and east by the Wheeler National Wildlife Refuge.

Originally called "The Prairie" by the Chickasaw Indians who settled here there, Triana was incorporated on November 13, 1819 as the second town in Madison County, before Alabama became the 22nd state of the United States of America in the same year. The Community purportedly was named after Rodrigo de Triana, the crewman who first sighted land while sailing with Christopher Columbus on his First voyage to the Americas.

Located on the Tennessee River at the terminus of Indian Creek Canal, Triana was a thriving port through which cotton and other Madison County produce moved to market prior to the building of railroads in North Alabama. Around 1831, the Indian Creek canal was opened from "Hunt's Spring" (now Huntsville) to Triana. Triana was a thriving port through which cotton and other Madison County produce moved to market. Triana was rejuvenated when it was re-chartered July 13, 1964.

Natural Resources

Historically Triana has been surrounded by woodlands, wetlands, and agricultural fields for the majority of its existence. Beginning in the 1950's Redstone Arsenal began to develop to the east and north-east, of the town. Additional suburban, residential, and Industrial/Airport development has burgeoned to the west and north-west of the town.

Geology and Soils

Geology

Geology is the underlying rock formations of a place and is essential to the formation of soils, topography and slopes, and surface and ground water. The State of Alabama is divided into five major geologic provinces: Coastal Plain, Piedmont, Valley and Range, Cumberland Plateau, and Highland Rim. Each province has different rock formations, geologic structure, physiographic, and water bearing capacity. Triana is located in the Highland Rim region. The primary geologic structures Triana are Mississippian in age and are composed primarily of limestone of the Bangor and Tuscumbia Limestone formations. These formations are good sources of limestone aggregate for gravel and stone.

Topography and Slope

The ground rises approximately forty feet from the level of the Tennessee River and other adjoining creeks to the East and South of the town, and there are some minor hills and low lands that undulate throughout the area, with a general sloping toward the West and Southwest where wetland areas and Blackwell Swamp lie. Topographic elevations lie between the elevations of the Tennessee River at about 560 feet above mean sea level (MSL) to a high of approximately 660 feet above MSL, and with an average elevation of 610 feet above MSL. Even so, the topography of Triana is not significantly dramatic to hinder building and other land-based activities. The following map shows a topographic map with five-foot contour intervals for Triana and nearby environs.

Map# Triana's contours and elevations range from 560 to 660 feet above mean sea level.

Triana Contour Map
5-Foot Contour Interval
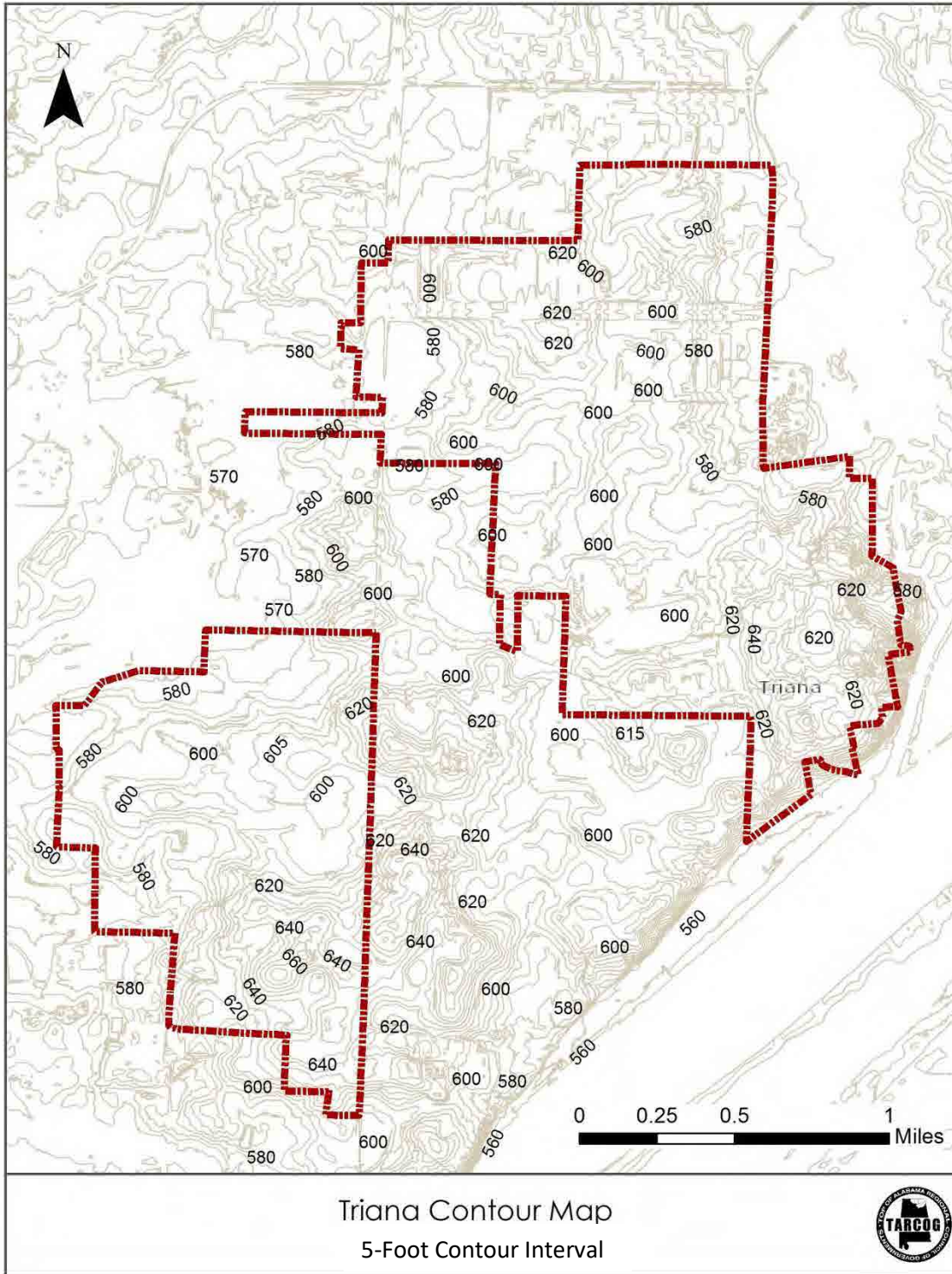
Soils

      Soil formation is a complicated process involving the interaction of geologic, organic and meteorological occurrences. Soils are formed by the effects of wind, water and volcanic activity on rock, the effects of organic activities such as plant growth, and the decomposition of organic materials. A variety of soil characteristics, such as slope, permeability, and depth affect the suitability of a particular site for development. For planning purposes, soils affect the use of land for specific purposes and activities and should be examined before the location of most land uses, including residences, commercial operations, industries, as well as roads and drainage. The cost of development for housing, reservoirs, roads, bridges, and all manner of improvements are related to these characteristics. Soil examination should be an integral part of the development of preliminary plans and cost estimates for a site, and principles of soil conservation and management should be incorporated into all stages of development. Soils have been inventoried by the U.S. Soil Conservation Service based upon their capacity to support low buildings and residences, septic tank absorption fields, sewage lagoons, local roads and streets, sanitary landfill operations, picnic grounds, campsites, intensive play areas, and paths and trails. Where severe limitations exist as a product of soils, development should be limited or managed in ways that sufficiently mitigate limitations. Areas with slight limitations should be preferred for development. Although soil limitations are not an exclusive factor determining suitability for development, they can greatly influence the cost and likelihood of complications associated with certain types of development and should be considered prior to developing a site for a specific purpose.

      Soil classification is based on a variety of characteristics such as color, texture, size and shape of aggregate materials and rocks, plant life and roots, and other features. Appendix G: Soils Map shows the locations and soil unit types and is accompanied by a map unit legend with more detailed soil information.

      The most prevalent soil limitations affecting development in Triana are engineering limitations to the construction of residences and commercial buildings, limitations to the installation of sewage lagoons for the treatment of wastewater, and limitations to the installation of septic tanks. The following maps depict the extent of these limitations based on soil surveys conducted by the U.S. Soil Conservation Service. These surveys are useful for beginning to explore land development options, but they should not take the place of site evaluation by soil

science professionals. The limitations described are provided for planning purposes only and are not meant to take the place of detailed site specific analysis. Most limitations can be overcome with remediation measures; however, these can greatly increase development costs. For planning purposes, the primary limitations of soils in the vicinity of Triana are related to the development of building sites and the installation of septic systems.

Soils map and additional information is available in Appendix H: Soils.

Farmland Classification

Prime farmland is described as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

The USDA and NCRS have developed a soils classification for farmland into eight classes based on their fitness or limitation for various agricultural crops or operations, and three subclasses based on erodibility, excess water, or climate. 62.9percent of Triana's soils are classified as prime farmland.

A farmland classification map for Triana and additional information is available in Appendix I: Farmland Classification.

Limitations to Buildings

Limitations to buildings can result from a variety of factors related to soils. The properties considered most important are load-bearing capacity, potential to shrink and swell as moisture content changes, depth to water table, flooding, slope and depth to hard rock. These features affect the stability of soils, which in turn affects the stability of a structure. As indicated

by the U.S. Conservation survey, most soils in the study area suffer some degree of limitation for the construction of these types of structures.

The Town of Triana is supported by limestone formations and associated geologic strata. Over the majority of the focus area, urban development is unhindered by local geology. On-site engineering inspections are required preconstruction, to determine the proper type of building footings needed for any proposed structure. The Cumberland-Abernathy-Rockland soils predominate in the focus area and occupy over 85percent of soil composition. This is favorable for urban development with on-site soil surveys at the plat or parcel level of the inspection. The Abernathy and Rockland soils however, are susceptible to flooding, ponding, and high water tables. These areas should not be subject to urban development in the focus area unless the developer is committed to expensive site preparation and other precautions. Most of the Abernathy and Rockland soils are included in the Wheeler National Wildlife Refuge. Swamp and sinkhole areas are located at several areas west and northwest of the corporate limits in Blackwell Swamp.

A series of maps located in the appendices show the approximate extent of several types of these limitations in Triana.

In addition to limitations caused by soil conditions, the control of land by various private and political entities within the area surrounding the town of Triana may create limitations to growth outside the town's current boundaries. The town is bounded by Wheeler Refuge and the Tennessee River on the south, Redstone Arsenal on the east, and by the City of Huntsville to the West and North. According to the U.S. Census Bureau, the town has a total area of 1.27 square miles, of which 1.25 square miles is land and 0.019 square miles, or 1.58 percent, is water.

Due to the small square-mileage within the municipal boundaries, the Town of Triana has a limited amount of space for additional development of traditional single-family homes. Also, as indicated in the description of geology and soils, the Abernathy and Rockland soils that exist in this area are susceptible to flooding, ponding, and high water tables which challenge urban development unless developers are committed to expensive site preparation precautions.

Soil Septic Limitations

Soil septic limitations refer to the capacity of soils to serve as an effective bed for the organic treatment of household organic wastes. Such limitations are based similar characteristics as building limitations; however, the rate that water transfers through the soil (percolation) is an additional important consideration. High rates of percolation are generally favored for septic systems, but other considerations such as depth to groundwater or geologic formations can also be important. Here, too, soil survey data indicate limitations for the development of septic tanks.

Septic tanks	Approximate percent of land area
Not limited	24%
Somewhat limited	31.2%
Very limited	40.7%
Not rated	4.1%

Although some of these limitations may be overcome through site development and engineering, the most practical response to the presence of difficult soils is to avoid incompatible development. Additional information is available in Appendix J: Dwellings with Basements, and Appendix K: Depth to water table.

Depth to Water Table

Depth to water table is an indication of the location of the local water table, which is rated based on the depth in centimeters. The higher the number, the deeper the water table beneath the soil surface. Conversely, the lower the number/rating, the closer the water table is to the surface. High water table can be advantageous for agricultural operations and sources of water for other purposes. However, if a water table is particularly high in an area proposed for building construction, it could become a liability. High water tables can create problems with septic systems, complications and higher costs for building, and potentially prohibit development outright. In the Triana area, the percent of available land with a rating beneficial to urban development is 82 percent, followed by areas where the water table rating if moderate 13 percent, and where it is much closer to the surface 5 percent. Additional information is available in Appendix K: Depth to Water Tables.

Flooding Frequency

Flooding frequency mapping provides information on the probability that a given area of land will flood. The USDA/NCRS rating system identifies seven levels including: None, Very rare, Rare, Occasional, frequent, Very frequent, and not rated. According to the soil survey flooding is not a significant problem in the Triana area; 84 percent of the land does not flood, 2 percent floods rarely, 11 percent floods only occasionally, and about 2 percent floods frequently. Additional information is available in Appendix M: Flooding Frequency.

Climate

Triana lies within the limits of the warm temperate zone and is characterized by short winters and long summers. The monthly mean temperature for the months of December, January and February is 43°F. Cold snaps are usually of brief duration, rarely lasting over three days, when the weather generally moderates considerably, the change often being accompanied by cloudy weather and much rain. Snowfall is usually very light, and the snow soon melts.
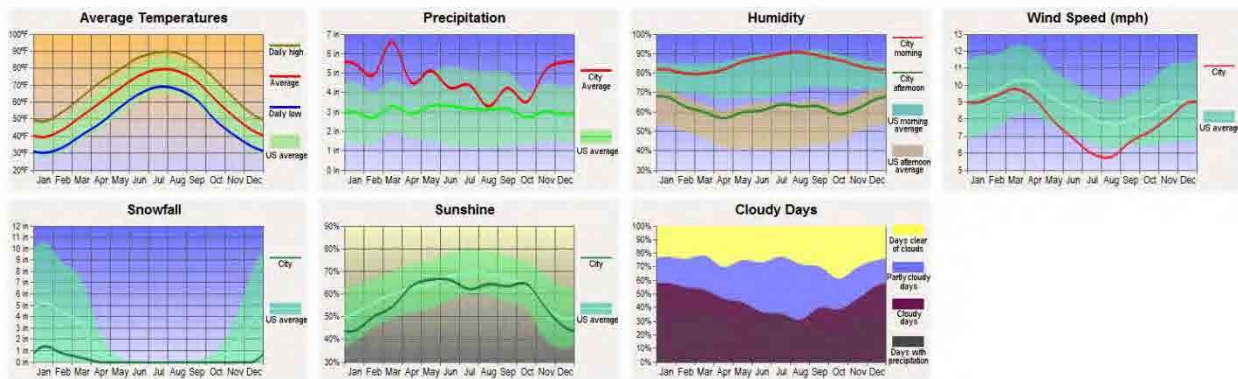
Air Quality

Air quality is an essential feature of public health that is often overlooked in areas without significant air quality issues. Triana is such a community that is fortunate to have clean air. Air Quality Indices (AQI) are numbers used by government agencies to characterize the quality of the air at a given location. As the AQI increases, an increasingly large percentage of the population is likely to experience increasingly severe adverse health effects. Air quality index (AQI) for the Town of Triana for the decade of 1999 to 2009 was 47.8. For the last year of that reporting period, Triana's AQI was 39. The AQI for the state of Alabama was 36, and the National AQI was 38 as of 2009.

As can be seen from the proceeding graph, Triana's overall air quality has improved during the available data gathering decade. By comparison, the highest AQI in Alabama was 57.8 (Birmingham), and the lowest in Alabama with a 2009 AQI of 32.
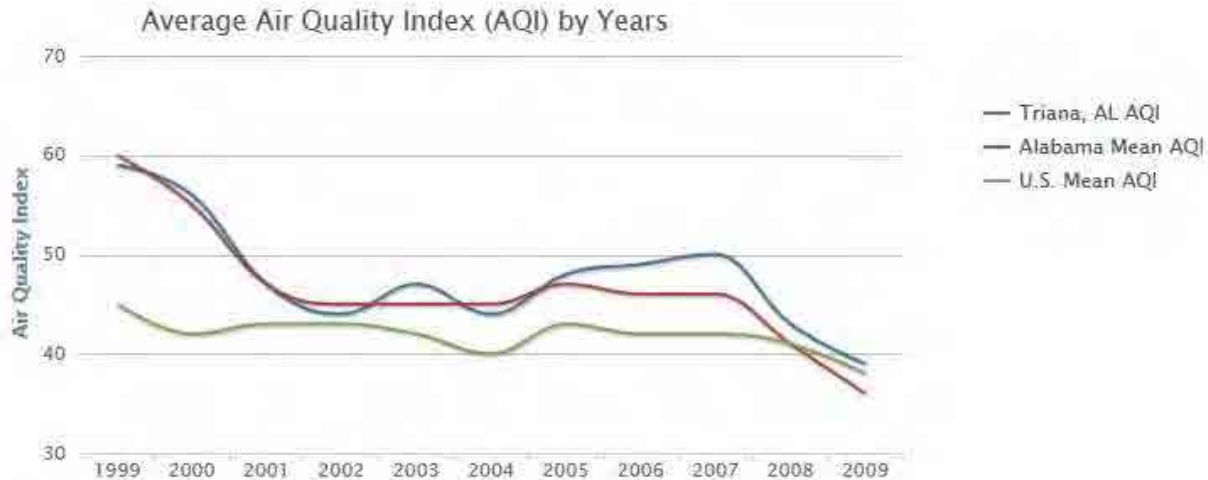
Source: http://www.usa.com/triana-al-air-quality.htm. The information on this page is based on the air quality database from the U.S. Environmental Protection Agency (EPA). Each location or city may not have their own monitoring site. Therefore, to calculate air quality we average in the data from the closest monitoring sites with distance considered to each location. For this location are used.

The close proximity of Triana to the Huntsville-Madison County International Airport, Jetplex Industrial park, and Redstone Arsenal/Marshall Space Flight Center likely has an influence on Triana's air quality. Although air quality issues must also be addressed in regional and national policies, local land use and transportation policies that shorten vehicle trips and promote the use of alternative means of transportation such as sidewalks and bicycles, help preserve air quality.

Water Resources

Triana's water resources are a critical resource for future growth and development to be preserved and protected to provide continued healthy sources of drinking water and recreational opportunity. Triana is located in the Wheeler Lake watershed. Drainage from the northern and eastern half of the town is carried by Barren Fork Creek, Bradford Creek and Indian Creek to the Tennessee River, while drainage in the southwest portion of town is diverted to Blackwell Swamp before flowing to the Tennessee River. Currently, there are no EPA recognized impaired waters in the vicinity of Triana. The Tennessee River is avital resources to the town because it provides opportunities to attract visitors interested in water sports and fishing.

Map #, Wheeler Lake Watershed

Source: U.S. EPA, Surf Your Watershed (March 2017) available:
https://cfpub.epa.gov/surf/huc.cfm?huc_code=06030002

However, Triana carries cautionary history with regard to water resources. Potable water in Triana is provided by f Huntsville Utilities, despite having the Tennessee River so close to the town. Pollution has been a significant challenge to the residents of Triana. In 1977, the Environmental Protection Agency (EPA) issued warnings that fish and waterfowl from the water from the Spring Branch showed high levels of DDT. In 1979 the EPA began an investigation into the pollutants which contaminated the water supply of the area.

The findings indicated that the pollutant came from the Olin Corporation's production and storage of chemicals related to manufacturing DDT on Redstone Arsenal. The EPA filed lawsuits against Olin Corporation on behalf of residents of Triana, as well as the United States Department of Justice. These lawsuits were eventually settled.

The water near Triana was monitored by the EPA from 1982-1995 to track the levels of DDT that was still in the Huntsville Spring Branch. During that time, the amount of DDT in the water was reduced by 97percent. The EPA now considers the physical cleanup process for the site to be complete. Despite this, it is still on the Agency's Superfund list.

Ground Water

Triana's ground water resources are stored in carbonate and sandstone aquifers of the Mississippian age. Typically, these aquifers tend to recharge quickly and have large water yields because of openings that have been made by the dissolution of carbonate (limestone) rock material. This also leads to karst landforms and land subsidence (sinkholes).

Huntsville Utilities draws water from the "Williams Well", which is located within the Town of Triana. The water is filtered and treated, and a portion sold back to Triana. However, Triana has two wells that used to provide water to the residents and businesses of the town. A number of years ago, a previous municipal administration entered into a temporary agreement with the City of Huntsville to provide water to Triana. However, that administration failed to end the agreement and return to the use of the town's own wells. Consequently, the town continued to purchase water from Huntsville Utilities. It is believed that the existing wells and their pumps have been virtually abandoned, and it is thought that it will be expensive to restart using them. Even so, the Town's leadership desires to control their water resources internally, reactivate the old wells, and only use water from Huntsville, or Madison as an emergency backup.

Additional information and maps showing the aquifers from which Triana's ground waters come is available in Appendix L: Triana Aquifers.

Surface Water, Wetlands, and Flooding

Surface waters include the Tennessee River from which Huntsville Utilities draws water at a facility south of Triana, in the vicinity of the intersection of Wall Triana Highway and Landess Circle; where the water is filtered and treated, and a portion sold to Triana. Triana also has a pond adjacent to the Towne Lakes subdivision which is a part of the town's parks. It is used for recreational purposes.

Triana has abundant wetland resources lying to the east, west, and north of the Town limits, including Blackwell Swamp to the southwest, and intertwined creeks and wetlands making up the southwestern portion of the Redstone Arsenal east of Triana. Although flooding does not appear to be a problem in Triana, additional urban development can increase the amount of stormwater runoff into wetland areas and increase flooding in those areas Development in these areas should be limited to preserve environmental quality and to prevent damage from floods, and other environmental damage.

Summary

Triana's history and natural features have affected how the town has come to be as it is today. Many of the town's greatest assets, such as its historic downtown and connection to the Tennessee River would not be present had the geography or history of the place been different. Likewise, many of these features, particularly those associated with soils, have defined the

challenges that Triana must face to move forward. As they have in the past, these features will continue to shape the future of the town.

IV. TOWN PROFILE: TRANSPORTATION AND LAND USE

Growth and development take many shapes as land is changed from one use to another and new structures are built. Features such as transportation infrastructure and specific building types and uses are an important part of the landscape of any town. They are the visible and functional backbone of any community and their quality and character are vital to an understanding of existing opportunities and challenges.

Transportation Planning

Street development is a precursor of most land development activities. Access to a parcel must be secured prior to any type of construction of buildings for human occupancy or use. Streets are designed to serve a variety of functions. In addition to providing immediate access to adjacent land, streets are intended to move people and goods and services from place to place in a community, or carry workers to and from their place of employment. In Triana, 2 percent of the commuters ride bicycles and about 98 percent use automobiles. Therefore, the functional classification of streets is based on the often competing characteristics of access and mobility.

Transportation plans are based on such a classification that makes a distinction between streets intended primarily to provide access to immediately adjacent land and those intended to move higher volumes of traffic at higher speeds. An obvious example of a street intended to move traffic at high speeds is an access controlled highway such as an interstate. Less clear cut, however, is the role of a major collector such as Wall-Triana Highway.

| Type of Roadway	Traffic volumes	Length of trip	Speed	Access to property	Example
Principal Arterial	Highest	Longest	Highest	Lowest	Interstate highway
Arterial	High	Long	High	Low	U.S. highway
Collector	Medium	Short	Low	Medium	Wall-Triana
Local street	Lowest	Shortest	Lowest	Highest	6th Street

Until recently the population and traffic generation to and from the town has been at a low volume. With the increase in new subdivision developments and the increase of approximately seven hundred new lots and houses being built, a traffic study may be needed. Town leaders are particularly concerned about the increase in traffic on Zierdt Road and Wall-Triana Highway. Discussions with County and/or ALDOT officials should be held to determine

the need, if any, at this time. Periodic reviews are also recommended, especially as the population and traffic in Triana increases.

Land Use Inventory

A land use inventory was conducted as part of the Comprehensive Plan in order to identify the development patterns in Triana and to understand which areas of the town would be most likely to receive new growth and development, including redevelopment of existing properties.

Town of Triana – Current Land Use Map
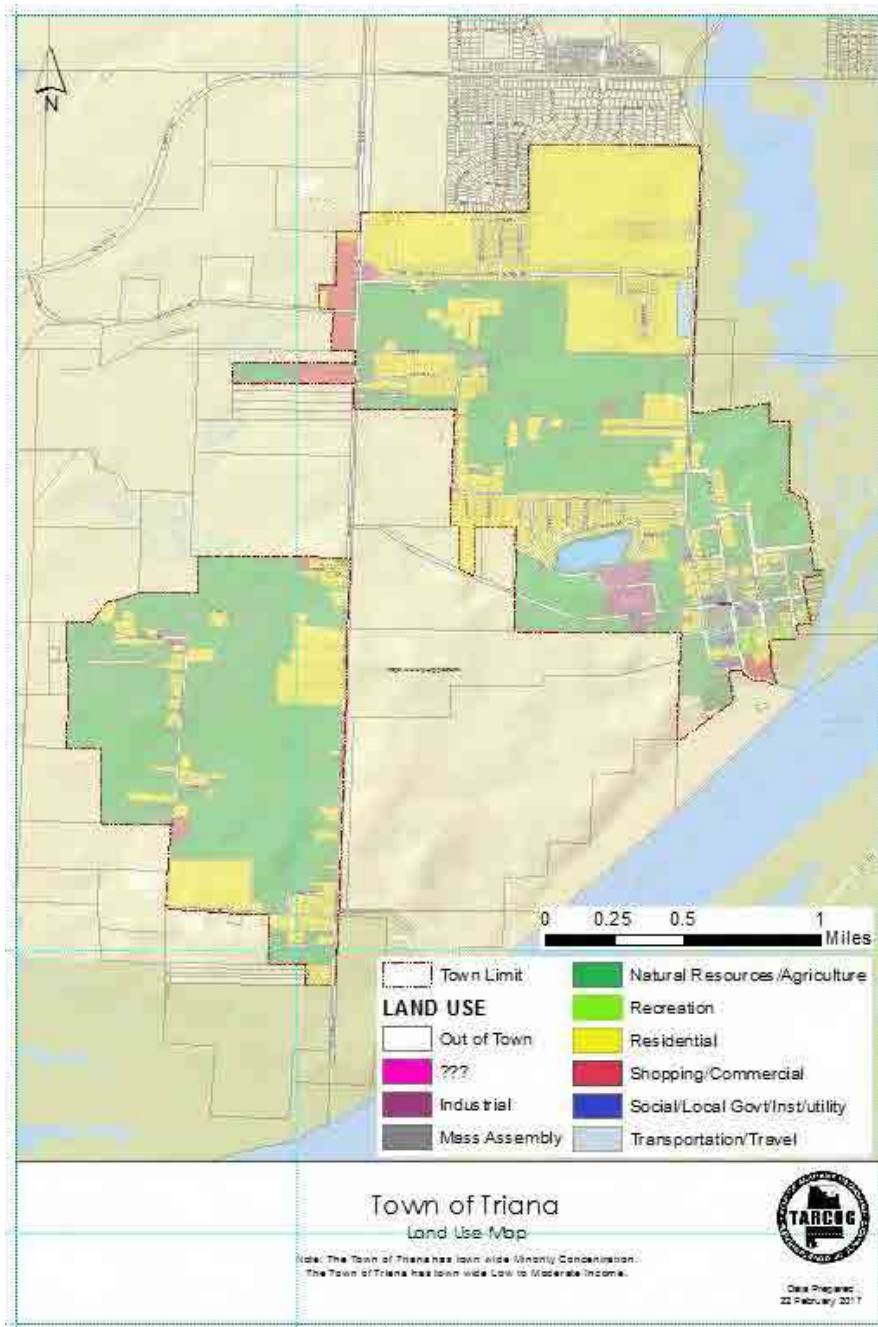
Residential Land Use & Housing

The majority of developed land in Triana is used for residential purposes. Most homes are single family, detached houses but there are a growing number of mobile homes. There are a few apartments and a one square block of Triana public housing authority. The older, existing homes in Triana represent a broad timeline and range of twentieth century styles of moderate cost. As any community, the residential neighborhoods in Triana reflect the period of construction and the pace of new development at the time they were built. Sometimes, growth is slow and gradual with new homes and buildings being constructed over time. Other times, construction takes place rapidly in a boom. Characteristics such as density, street layout, setbacks and the uniformity of building materials used in neighborhoods play a large role in defining residential neighborhoods and creating the 'sense of place' that makes them function. Only within the past ten years have newer residential developments brought rapid housing development and a preponderance of high density tract housing with little variation in type, style or value. To keep the future of Trina's development progressing in an orderly and more consistent manner, the town needs to adopt updated subdivision regulations, as well as hiring or contracting with a land development and/or building inspector.

Commercial Land Use:

Commercial property provides shoppers with opportunities to purchase goods and services without long trips to regional market centers. However, Triana does not have a traditional local market center. Because Triana has very limited financial capacity, and until recently a small population it has been difficult to attract local commercial – retail and service – enterprises to locate in its traditional downtown

area, and only a few eating and drinking establishments within the town limits. Now that the population of Triana is growing significantly, it may be possible to recruit additional businesses that will provide goods and services to residents without long trips to regional market centers, and bring needed revenue to the community

Social and Institutional Assembly

These properties serve some institutional or civic function such as local government offices, utilities, churches and auditoriums, and other similar activities. They are generally located within commercial areas but may frequently be found in residential neighborhoods as well. These institutions provide locations for basic civic and social activities and are usually seen as favorable anchor institutions in the community

Agricultural and Natural Resource

Agriculture was once the dominant enterprise in Triana and dominated the early development of the town. Its location near river meant that farmers did not have to travel as far to transport and sell their goods. With the advent of regional railroads and the nation's industrialization and the later, advent of automobile travel, the nation's employment in agriculture has declined. Advances in production mean that many fewer acres are farmed with many fewer workers. In addition, people can choose to live farther from their workplace and so

pressures exist for converting former agricultural lands into new developments in many locations. Triana's Agricultural and other natural resource lands occupy close to the same amount of area that its residential areas occupy, but is steadily being converted to other, primarily residential uses, putting them at nearly par.

Summary

Existing transportation and land use patterns provide the form and character of the Town of Triana. They are the framework within which new development will occur, whether it takes place within the existing neighborhoods or along the fringes of town. Triana is gifted with access to major transportation routes within a reasonable distance, including Interstate Highway 565/Alternative US Highway 72, and Alabama Highway 20, by way of Wall-Triana Highway or Zierdt Road, and the Tennessee River. Managing these assets in the context of future growth and development will be a critical part of the future development strategy of the town.

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V. TOWN PROFILE: POPULATION AND ECONOMY

During the century between 1880 and 1980 the population of Triana grew from 146 to 285, an increase of 139 persons. During the next following decade the town had a significant surge in growth gaining an additional 214 persons. However, since the 1990s Triana has seen both losses and gains in population with each decennial census. While the census estimate in 2015show a loss of population, and the 2020 census projection indicates a modest gain, the rapid subdivision development and home building in Triana indicates a very different scenario with significant population growth. And due to this rapid growth, several critical needs pertaining to provision of services and the lack of commercial/retail markets must be addressed.

Demographics

According to the 2014 U.S. Census data the population of the Town of Triana was 522. Female population was 299, and male population was 223. Median age of Triana residents is 37.6 years, compared with Alabama median age of 38.3 years, and the National median age of 37.3.

The following table provides U.S. Census figures from 1880 through the most recent 2010 decennial census. However, since the 2010 the rapid increase in new homes and population has caused the census estimates for 2015 and 2020 projections to be incorrect. Since the census projections were significantly out of step with the current figures kept by town officials, 2017 figures were calculated from town officials' household counts and multiplied by the U.S. Census average of the number of persons per household in Triana (2.3). The 2020 projection was then extrapolated from the resulting figures.

Population Growth and Projection, 1880 - 2025			
Year	Population	Absolute Change	% Change
1880	146		
1970	228	82	56.2%
1980	285	57	25.0%
1990	499	214	75.1%
2000	458	-41	-8.2%
2005	473	15	3.3%
2010	496	38	8.3%
2017	1824	1328	267.7 0%
2025 Proj.	3152	1328	72.8%

The following graph shows the historic population growth and/or reduction in population from 1880 through the 2010 decennial census, as well as projected growth since the last census and projections for the next eight years.

Town of Triana Historical Population Growth & Projection, 1880-2025
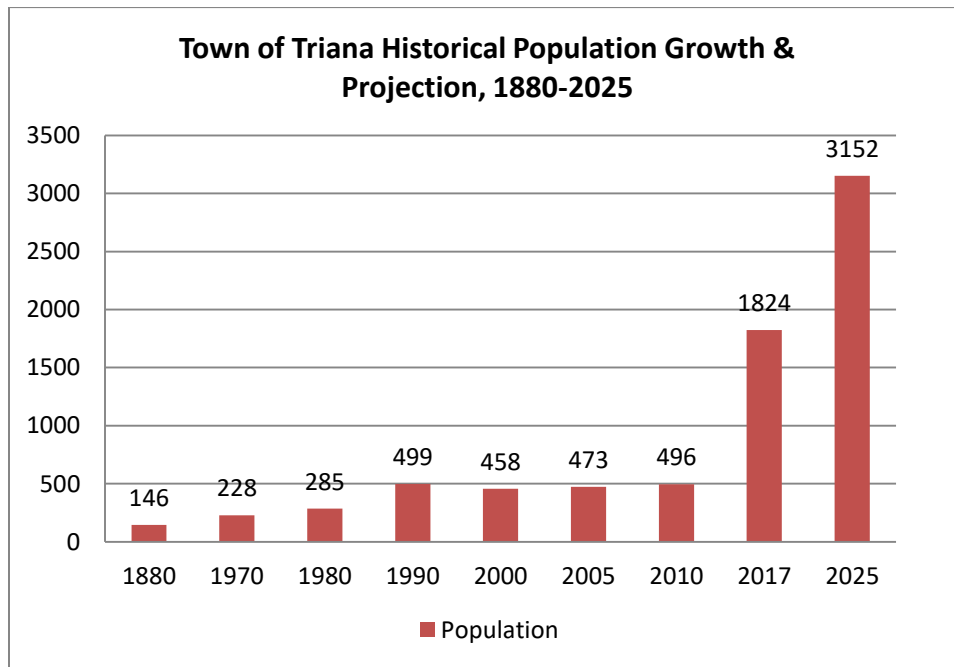
NOTE:
Due to rapid development taking place in Triana, Town officials estimate current population of 1824 persons. Based on: 793 households (March, 2017) multiplied by 2.3 persons per household.

Race, Gender and Age Distribution

Race Distribution, Triana Alabama

Race	2000	2015
Asian	2	30
American Indian	5	2
Black	396	405
White	52	163

Gender

2015 census Estimates

Male 42%
Female 58%
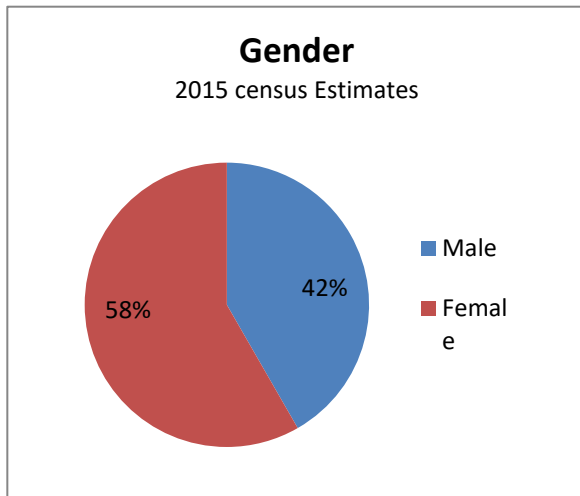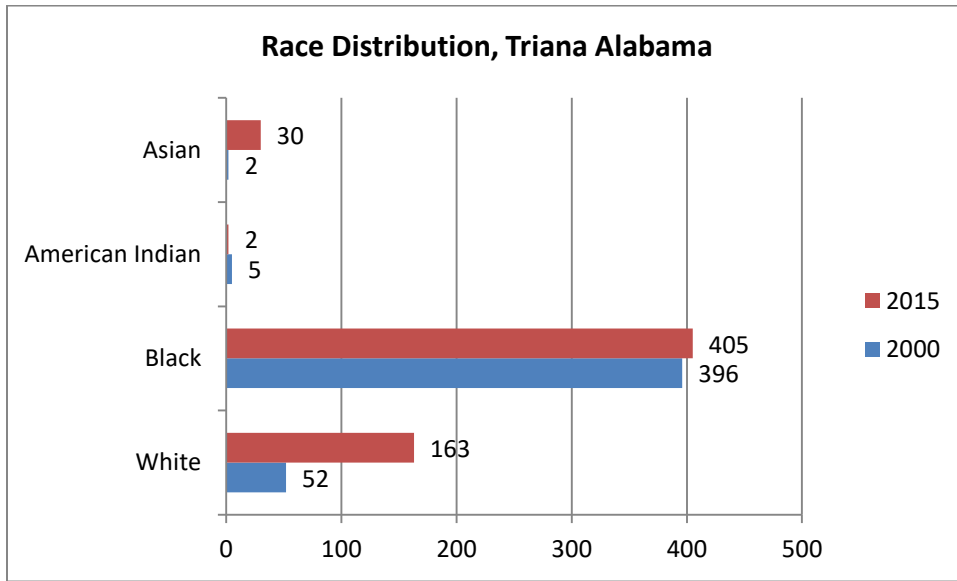
Based on the following graph it is apparent that there are an increasing number of pre-school children and a slightly higher number of young to mid-teens currently attending the Madison schools that serve the educational needs of Triana, and participate in other community

activities and recreation. As the population continues to grow, the needs of these children, including educational offerings within Triana will increase.

The Age Group from twenty and up to 54 years comprises the largest age group which typically indicates those commonly employed, with the mid-career age range of 25 through 44 showing the highest number of citizens in Triana.

Seniors in the 65 to 74 age group indicates a significant portion of the population, typically in their retirement years, and having an increasing need for services oriented to their advancing years.
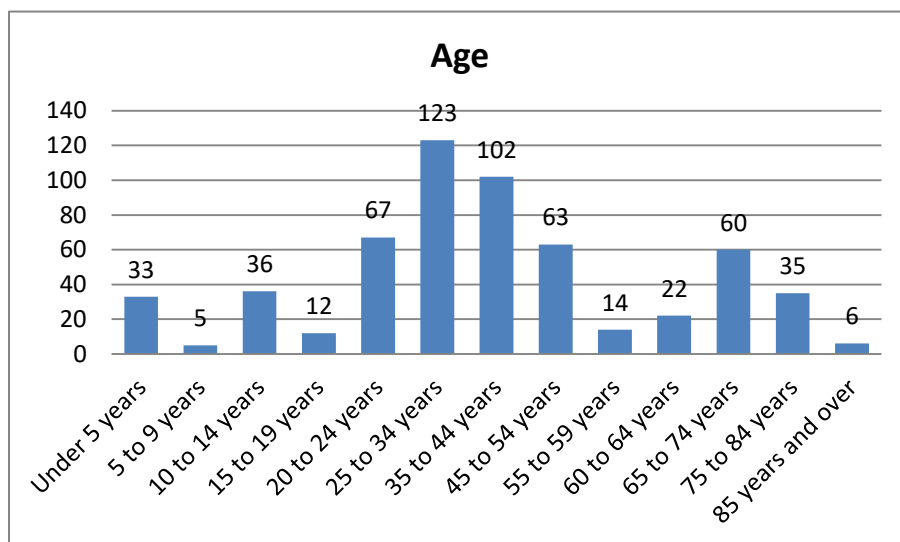
Housing.

For many years Triana maintained a low population as a small, mostly agricultural-oriented community with few homes.

The earliest household distribution figures available indicate 162 homes in the year 2000. Over the next decade, and even through a significant nationwide recession that started in the latter half of the decade,, an additional 47 homes were added. By 2010 Triana's homes had increased by an additional 87 homes, and began what many in the community consider their residential building boom. Over the next several years, several new residential subdivisions were platted and new home construction began at a rapid pace. Current estimates indicate that a total of 700 new residential lots have been platted within Triana's once historically rural, and quiet environs.

Due to the rapid growth occurring in Triana, U.S. Census household distribution and population estimates do not seem to be keeping pace with Triana's local official's records. The town of Triana must closely monitor building permit requests as anticipated future population growth will burden all public infrastructures.

The following Table provides Household distribution between the 2000 and 2010 decennial census, as well as a 2017 estimate.

Household Distribution in Triana, 2000, 2010 & 2017

Household Distribution, 2000, 2010 & 2017			
Year	Household	Absolute Change	% Change
2000	162		
2010	209	47	29.01%
2017	793	584	297.4%

Economy.

In the 2016 Census estimates, about 63percent of the population age 16 and older was engaged in the workforce, with a mean travel time to work of approximately 25 minutes. Median household income was $41,875, and measures approximately three-fourths the U.S. median income of $53,889 and even lower compared to Madison County's median income of $57,993.
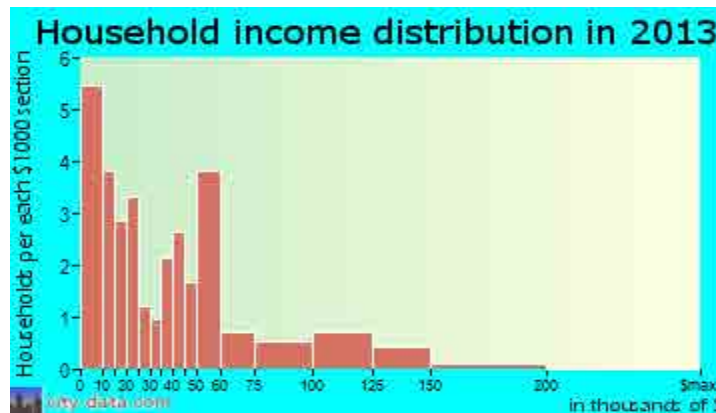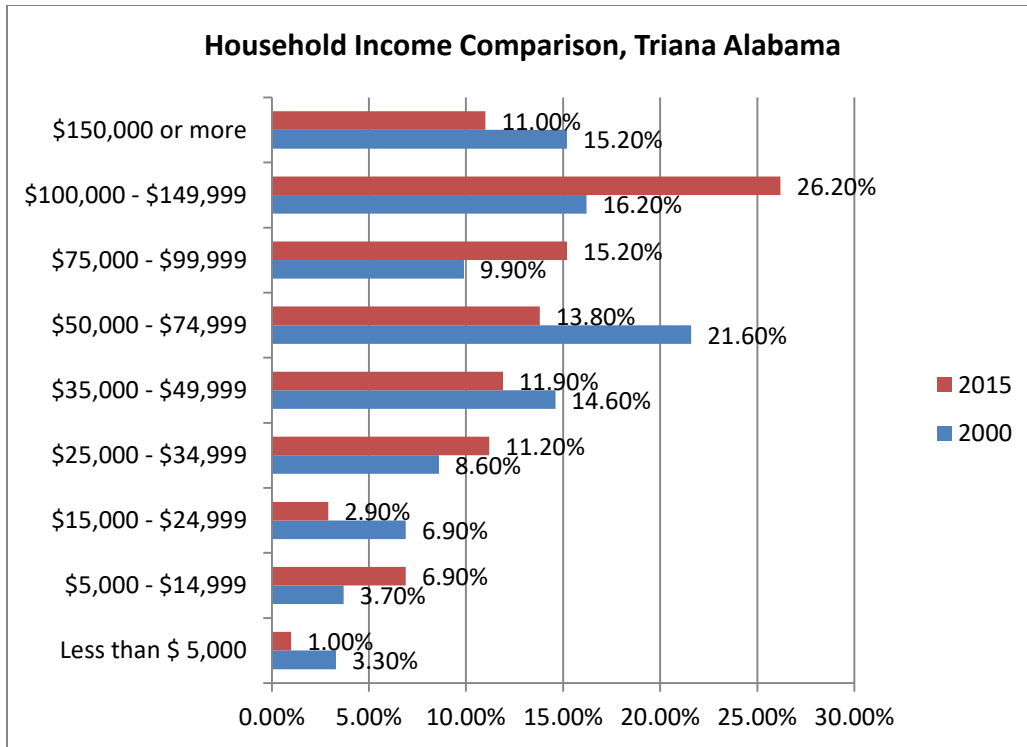

In 2013 Triana's per capita income estimate of $20,045 was significantly less than - less than *half* of - the national average of $46,049.

Comparing Triana's household income between the 2000 and 2015 U.S. Census figures we see the median household income increasing from $64,602 in 2000 to $$81,458. Broken

down into specific income categories we find on one hand *declines* in the less than $5000, $15,000 to $24,999, $35,000 to $49,999, $50,000 to $60,000 to$74,999, and $150,000 and more ranges. On the other hand, there are *increases* in income among the $5,000 to $14,999, $25,000 to $34,999, $75,000 to $99.999, and the $100,000 to $149,999 ranges. This is shown in the following table.

Triana Household Income Comparison		
	2000	**2015**
Median Household	$64,602	$81,458
Number of Households	3,107	4,354
Less than $ 5,000	3.3%	1.0%
$5,000 - $14,999	3.7%	6.9%
$15,000 - $24,999	6.9%	2.9%
$25,000 - $34,999	8.6%	11.2%
$35,000 - $49,999	14.6%	11.9%
$50,000 - $74,999	21.6%	13.8%
$75,000 - $99,999	9.9%	15.2%
$100,000 - $149,999	16.2%	26.2%
$150,000 or more	15.2%	11.0%

The comparison between these income groups over the period of 2000 to 2015 is portrayed in the following graph:

Household Income Comparison, Triana Alabama

Income	2015	2000
$150,000 or more	11.00%	15.20%
$100,000 - $149,999	26.20%	16.20%
$75,000 - $99,999	15.20%	9.90%
$50,000 - $74,999	13.80%	21.60%
$35,000 - $49,999	11.90%	14.60%
$25,000 - $34,999	11.20%	8.60%
$15,000 - $24,999	2.90%	6.90%
$5,000 - $14,999	6.90%	3.70%
Less than $ 5,000	1.00%	3.30%

However, a higher percentage, (27.1 percent) of families and individuals lived below the poverty level in Triana than nationally (15.5 percent).

Employment

Local 2015 Census estimates indicates an overall unemployment rate of 5.2 percent. For the population 25 years and over, Triana's unemployment rate is only 3.7 percent. Both of these figures were lower than the Alabama rate of 6.3 percent, but divided by the U.S. rate of 4.7 percent. In addition, 17 percent the towns citizens are living on retirement income and, approximately 2 percent of Triana residents are self-employed.

The majority of those employed from Triana worked in five high level *industry groups*: Federal government, Local Government, employees of private companies, private for-profit workers, and private not-for-profit workers. A more specific breakout of industry groups can be seen in the following table:

Class of Worker by Industry for Civilian Employed Population Age 16 & Over, in 2015		
	Workers	**Percentage**
Civilian Employed Population (16 years & Over)	5,571	100.00%
Agriculture, Forestry, Fishing & Hunting and Mining	0	0.00%
Construction	89	1.60%
Manufacturing	646	11.60%
Wholesale Trade	349	6.26%
Retail Trade	714	12.82%
Transportation & Warehousing, and Utilities	230	4.13%
Information	71	1.27%
Finance & Insurance, and Real Estate & Rental & Leasing	87	1.56%
Professional, Scientific and Management and Administrative and Waste Management Services	1,267	22.74%
Educational Services, and Health Care and Social Assistance	991	17.79%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	275	4.94%
Other Services, except Public Administration	73	7.37%
Public Administration	779	13.98%

In terms of *occupation categories*, the top five include: computer, engineering and science; management, business and financial; earnings, sales and office; earnings-education, legal, community service, arts, media; and earnings-eroduction, transportation, material moving occupations. A more specific breakout by occupation categories can be seen in the following table:

Class of Worker by Occupation for Civilian Employed Population Age 16 & Over, in 2015		
	Workers	**Percentage**
Civilian Employed Population (16 years & Over)	5,571	100.00%
Management, Business, Science and Arts	3,450	61.93%
Service Occupations	367	6.59%
Sales and Office Occupations	1,246	22.37%
Natural Resources, Construction, & Maintenance	207	3.72%
Production, Transportation, and Material Moving	301	5.40%

A very small number of residents are employed within the city limits of the town. The remaining workforce is employed outside of Triana. This large number of commuters provides

opportunity to access goods and services outside of the local market. As more new residential development has increased, the number of younger families has been rising within the past several years.

With a labor force participation rate of 63 percent, this indicates that the lack of current job opportunities within the town limits of Triana continues to cause residents to seek employment outside of the Triana city limits.

Summary

Triana's increasing population is a symptom of the wider trend taking place in the Huntsville metropolitan area which is experiencing increases in manufacturing,, military, research and development, and information economy sectors as well as growth in retail and housing. If the growth of Huntsville and its environs, including the Town of Triana, continues on its current course, it is projected to become the largest city and second largest metropolitan area in Alabama within the next ten years. However, Triana residents' per capita and household incomes lag behind the State and the nation. Understanding the link between this increase of population and the challenging burden of providing better opportunities for employment, education, and quality of life will assist current residents to provide for the needs of the future.
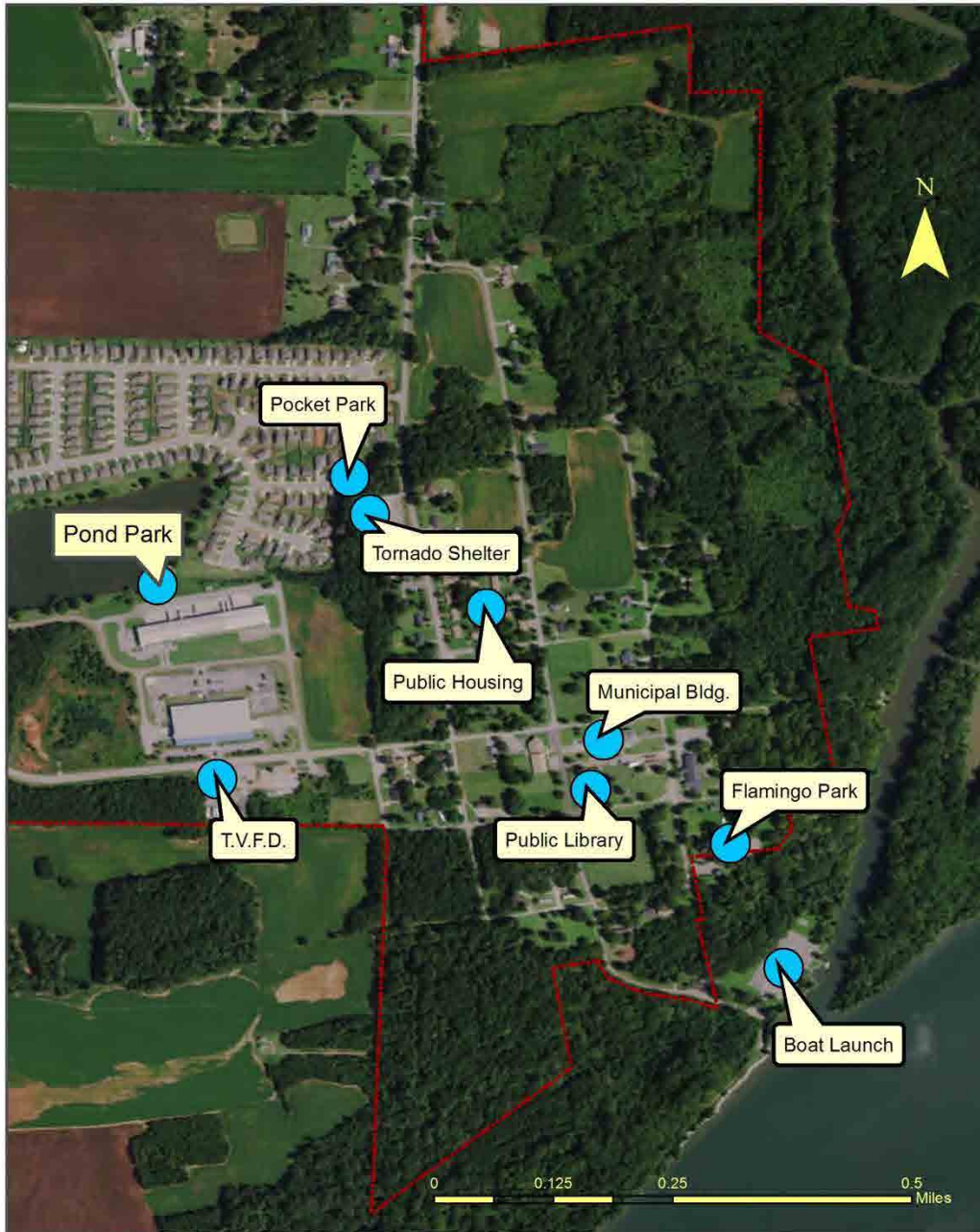
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VI. TOWN PROFILE: PUBLIC SERVICES AND CAPITAL FACILITIES

Basic public services and infrastructure shape the growth and development patterns of communities. Without services such as police and fire protection, basic sanitary sewer and healthy drinking water, and good roads and bridges and schools, communities do not have the basic elements that are needed for a good quality of life. Without these elements communities either do not form, or they decline. One of the key challenges for Triana and other small, rural towns is to find ways to improve and coordinate these services with increasingly restrained financial capability. In order to do this, Triana must evaluate what services are essential and how to maintain and improve on the highest priorities. Realistically, no community has the ability to meet every demand, but through careful assessment and prioritization, Triana can identify the most effective and beneficial improvements and undertake a plan of action to achieve these goals.
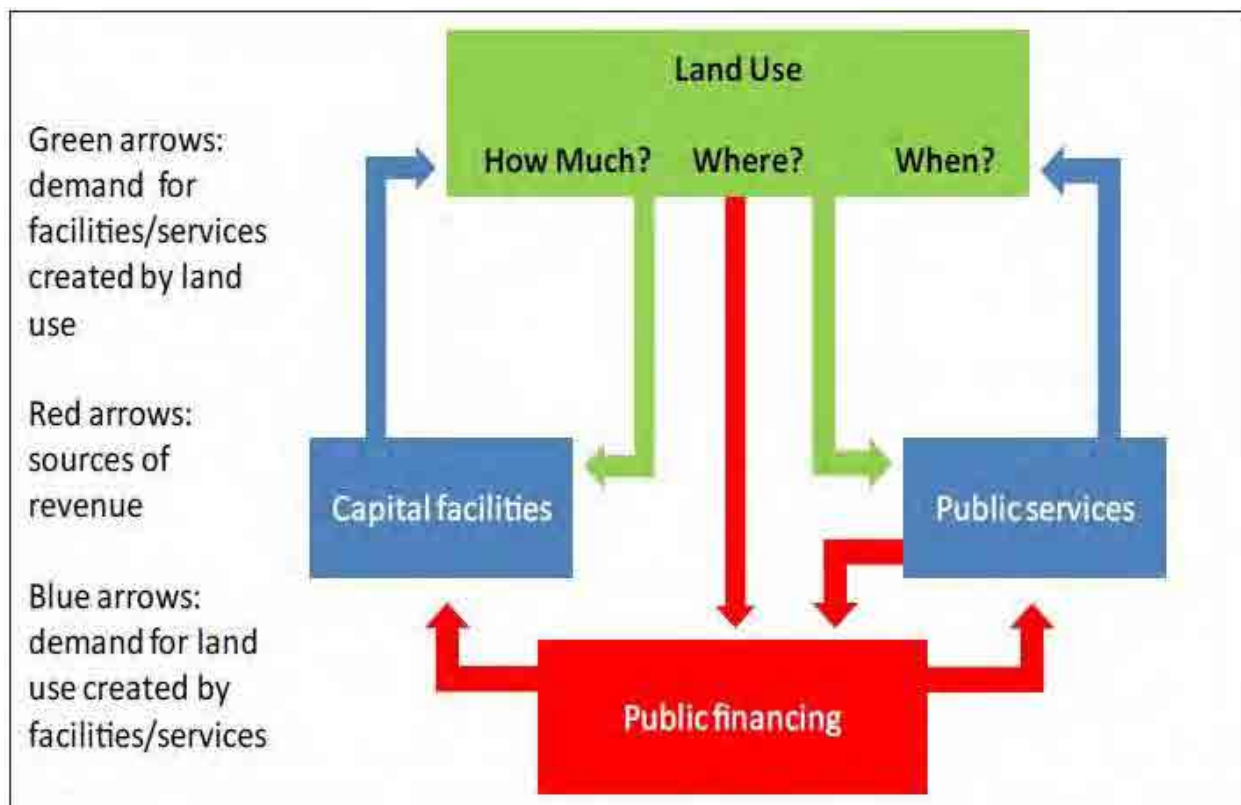
Land Use, Public Services, Capital Facilities and Public Finance.

There is a complex interrelationship between land use, public services, capital facilities and public finance. As land development occurs, greater public services such as police, schools, fire, and libraries are required by property owners. As capital facilities such as roads and water and sewer lines are expanded, more opportunities for land development are created. Although a developer may be asked to share a portion of the development costs of public infrastructure, both public services and capital facilities require commitments of public finances to sustain. In this way the functions of local governments support local businesses and residences and simultaneously set the stage for future development. The sections that follow explore the public services and facilities that are provided by Triana. The following map shows the locations of all non-infrastructure (utilities) community facilities:

Pocket Park

Pond Park

Tornado Shelter

Public Housing

Municipal Bldg.

Flamingo Park

T.V.F.D.

Public Library

Boat Launch

N

0   0.125   0.25   0.5
Miles

Town of Triana
Community Facilities Map

Note: The Town of Triana has town wide Minority Concentration.
The Town of Triana has town wide Low to Moderate Income.

TARCOG

Date Prepared:
March 2017

Water Facilities

The Town of Triana receives its water from Huntsville Utilities, via a water purchase agreement created in 1995. The water is delivered through a master meter connecting to Triana's internal water system. The town currently serves 801 water users including both residents and businesses. Triana has two elevated water tanks. An older tank is located in Southeast part of town, in the vicinity South of 5th Street, and West of Record Street. A second Water tower was more recently installed in the Towne Lakes subdivision near the intersection of Fields Pond Drive and Benteen Avenue.

Approximately 2.6 million gallons per month are currently consumed by the residents and businesses of the town. Triana's current business and industrial load on the water system is not significant at this time, but future housing increases, and industrial, or significant commercial retail business use will tax the system capacity and require expansion, improvements and upgrades to the water system.

Wastewater Facilities

A critical function of any local government is the provision of a sanitary sewer system. Installation and maintenance of this service requires large capital investments to ensure current demands are supplied and that there are adequate provisions for increased capacity to accommodate future development. Sewage services are provided by taking wastewater offsite through pipes and pump stations to a wastewater treatment facility.

The operation and maintenance of the Triana's sewer system is a joint effort between the Town of Triana, Madison Utilities, and Huntsville Water Pollution Control. The sewage infrastructure within the town is maintained and repaired by the town's maintenance department unless there is a major failure. In such instances, an agreement between the town of Triana and Madison Utilities provides for assistance of work crews and larger equipment.

Madison Utilities covers a portion of the system involving The Savannah and Rivers Landing subdivisions, and lift stations at the intersection of Wall Triana Highway at Murphy Circle, as well as at Oregon Drive. Madison also operates an activated sewage treatment plant located in the Southwest area of Triana South of Landess Circle and West of Wall-Triana Highway.

The remaining area of Triana's sewage system is covered by The City of Huntsville's Water Pollution Control Department. The Huntsville facility is located in the Southwest bend of Landess Circle, west of Wall-Triana Highway.

Except for a few locations, the majority of the Eastern portion of the town is served by Triana's wastewater services. However, the portions of Triana, on the western side of the town, West of Wall-Triana Highway, and south of 6th Street are mostly unserved by the public sewage system, and relying on septic systems. Town leaders have expressed their intent to complete the wastewater system and make the public sewage system available to all residents and businesses within the town limits. Therefore, there is a need for additional sewer system infrastructure as housing and other land uses increases.

Natural Gas

Natural gas is not available as a utility to the residents of Triana at this time. However, Propane gas is available through private provider businesses.

Streets, Sidewalks, and Drainage

The Town of Triana currently has approximately nineteen miles of roadways. The older areas of Triana have streets that are mostly paved with asphalt, although a few areas still have gravel roads. Sidewalks are rare in Triana's older and more rural areas, and are found only in the immediate vicinity of new subdivisions. Stormwater drainage control in these older/rural areas is achieved through discontinuous roadside ditches and culverts. Subdivision development areas, like Towne Lakes, have paved asphalt streets with curb, gutter and underground storm drainage, and concrete sidewalks. Newer developments such as Savannah and Rivers Landing currently under construction have paved streets, curb and gutter, and are expected to include
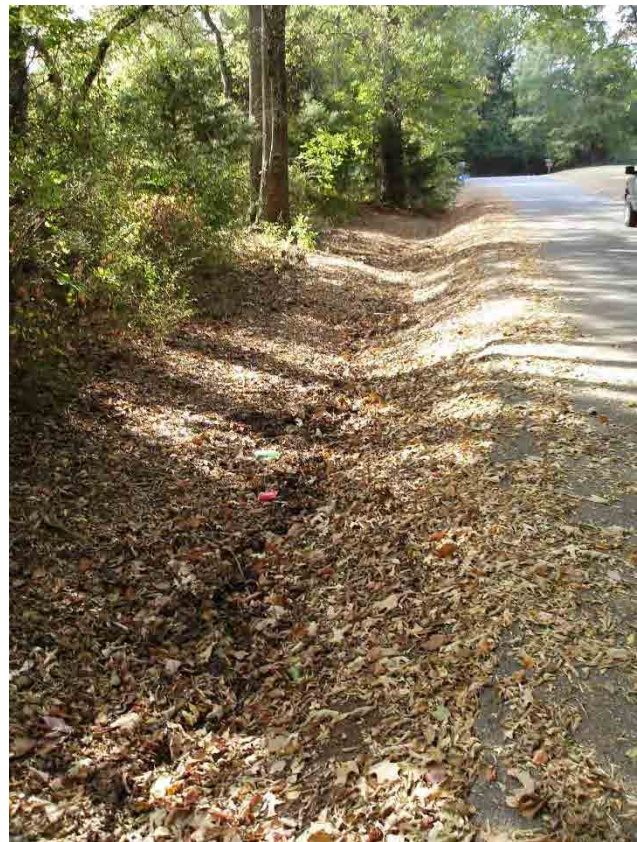
sidewalks. However, some of the curbs are a low-profile mountable or traversable curb that does little to control the flow of roadway storm water, compared to the more preferred vertical faced curb and gutter.

Appendix F: Road Evaluation provides an inventory, materials, drainage type, and conditions of the roads within the town of Triana

Triana's maintenance department performs minor road repairs. Larger repairs, resurfacing, and drainage work is performed with the assistance of the Madison County District 2 office and shed.

As Triana grows and changes, it will need to improve the streets, drainage, and pedestrian environment, converting the largely rural road network into a more urbanized environment to include curbs and gutters, underground drainage pipes, and pedestrian sidewalks. This will be particularly important in the area that is envisioned to become the Town Center area of Triana.

Schools:

The Town of Triana does not currently have public schools of its own. The children of Triana are transported by bus from Triana to be educated in City of Madison schools. However, the town has expressed their desire to provide more educational programs to be provided within the Town of Triana, including having their own school system. The following ideals have been identified as important components of an Education/Work Force/School System

All schools in the community consistently achieve "academically clear" status with student standardized test scores at or above the state average.

- There is a clear commitment to continuous improvement within the community and its schools.
- Effectively utilizes technology and distance learning options to keep learning opportunities relevant.
- Adult literacy programs are available in the community.

- Career/Technical Education counseling and programs are offered in the community.
- Upon development of a Triana school system it must meet the following expectations
  - Has Southern Association of Colleges and Schools (SACS) accreditation,
  - Offers multiple avenues and formal programs for meaningful parental involvement in the school and regularly solicits input prior to decision making,
  - Participates in formal partnerships with local businesses, community agencies, and institutions of higher education,
  - Participates in the Alabama Reading Initiative, Summer Learning Challenges, or similar programs,
  - Participates in the Alabama Science, Math, and Technology Initiative, or other enhanced mathematics and science programs,
  - Provides extended-day/out-of-school-time programs,
  - Provides professional development for principals and superintendent,
  - Provides quality pre-kindergarten programs,
  - Offers quality professional development opportunities (in addition to the state appropriated professional development days) for teachers and staff, and
  - Offers appropriate curriculum for migrant populations that includes "English as a Second Language" (if applicable).

Parks, Open Space, and Recreation:

Triana has several park areas within the town limits. At the South-eastern part of the town, to the East of Stone Street SW, and South of 5th Street is the location of Flamingo Park. This park contains one main Building (The Warden's Residence), basketball courts, and other playground equipment, playing fields, and open fields for passive recreation, and picnicking. There is a current project to develop hiking trails in the adjacent Wheeler Wildlife Refuge along the Tennessee River from the West of the boat launch/parking area, to and along the West bank of Indian Creek north to the extension of 8th Street

Another park lies South of a pond that is part of the Towne Lakes subdivision, West of Village Springs Drive, and North of Jesse Bennett Dr. Currently this park is mostly a passive park with no playground equipment, or organized sports fields. A small "pocket park" exists beside the Towne Lakes development, between the East end of Oxfordwill Court and Zierdt

Road. It has a wooden platform, a few pieces of playground climbing equipment and a couple of benches. Due to vandalism and neglect, this park is in poor condition.

Triana also has access, by way of a permit granted to Town of Triana and Madison County by TVA and the Wheeler National Wildlife Refuge to the Tennessee River via an extension of Record Street to 46 acres of land including, walking trails, a pavilion, public boat ramp and parking area and other facilities at the confluence of Indian Creek and the Tennessee River. This river front access represents a great potential opportunity for growth and revenue for the town. The following ideals have been identified as important components of public open space, parks and recreation facilities and programs:

- Hold Local Heritage and Arts Festivals
- Public property and buildings are well maintained.
- Parks and recreation facilities are well maintained, widely available, and suitable to meet the needs of the community.
- Greenways, blue-ways, and multi-use trails (such as hiking, biking, walking, and pedestrian trails) are available as appropriate to meet the community's needs.

Library:

The Triana Public Library is part of the network of libraries making up the Huntsville-Madison County Public Library system. A devastating fire in 2009 destroyed The Town of Triana's Public Library, and the Boys and Girls Club. Following the fire, a temporary library was set up, and a new public library was built near the municipal building. It was dedicated and

had a grand opening in June, 2014.

The library is staffed by one principle Librarian 7 years of experience. She is assisted by adult and youth volunteers.

It contains approximates 7,514 volumes, circulates 8,061 transactions and serves approximately 31,847 residents/visitors each year.

Public Safety and Emergency Services

Police Department

Residents and business owners in the Town of Triana are currently protected and served by a new Police Chief with 22 years of experience, who is assisted by one law enforcement officer with over 15 years of law enforcement experience, both of whom work for the local municipality.

With this low quantity of Police personnel, the Town of Triana is unable to provide 24-hour protection and patrol. Consequently, The Town of Triana's Police Department is assisted

by the Madison County Sheriff's Office, City of Madison Police Department, and City of Huntsville Police Department.

Police Department Vehicle Inventory:

Year	Quantity	Make	Model	Status	Comments
2000	1	Chevrolet	Impala	74,000 miles, needs replacing	Patrol/ Administrative use
2017	1	Dodge	Charger	Recently purchased	New/excellent condition

To adequately prepare to serve, and protect the growing number of citizens and businesses and other urban development in Triana, the Police Department anticipates the following needs

Staffing Needs:

The Department's current staffing needs include the hiring of at least two additional full-time officers and about three to four part-time officers.

Training Needs:

Training is always a need and a priority for law enforcement. Police Department needs to be able to send officers to more advanced training classes to keep up with the changing trends and requirements in law enforcement, i.e. Officer Safety, dealing with the mentally ill, firearms training, ethics and liability, Crime Scene Investigations, and other training opportunities as may be available.

Processing Needs:

Based on information obtained from the Triana Police Department, The Triana Police department has nothing in place to record or document calls for service (CFS) within the town. However, they have internally created a template to assist them with this.

If suspects are apprehended, Triana has no Jail or holding facility.to house them during processing.

Other processing issues include the lack of adequate and secure facilities to conduct processing activities, mentioned in "Other Needs", below.

Equipment Needs:

In addition to the one existing vehicles that the Police Department has, that need to be replaced, there are a variety of other law enforcement equipment needs:

- New in-car cameras and recording systems
- New body armor
- Body cameras
- Weapons (to include assault rifles)
- Computers & printers for vehicles
- New radios

Other Needs:

The Police Department is housed in a facility that has a number of deficiencies.

The Police Department currently works out of an "open bay" setting. There is no administrative area in which to work. There should be a separate office for the Chief of Police, a working area for the officers and a reception type area to greet the public, to keep them out of the officers' working area. In the current facility there is nothing separating the public from the police. Once you enter the facility you are right there with the police. Also, there needs to be an interview room available. A t present if we interview a witness or suspect, it must conducted in the general area of the department. And if anyone comes to the Department while an interview is in process they are there in the room with the office and the witness or suspect.

Triana has no Jail or holding facility. Without some kind of holding facility to keep suspects or perpetrators safely and separately from the current open bay arrangement of the Police Department, as discussed in the "other needs" section above.

The current Police facility needs some repairs; including many of the interior lighting fixtures do not work.

Areas of Concern for policing:

Collaboration between the police and the community can identify and solve community problems. Crime control and prevention extends beyond the traditional scope of police officers as the only participants in enhancing the safety and quality of neighborhoods. All members of

the community have active roles in problem solving and joining forces with support services to make better communities.

This goal can be realized by employing certain measures:

a. Schedule routine events that will facilitate interactions between police and the community

b. Make law enforcement training available for community awareness and sensitivity

c. Develop and encourage better relationships with residents in low-income –challenged neighborhoods.

Community policing is a vital part of law enforcement and resources need to be made available for the police department. Toward these ends, the police department needs additional resources for community policing, including: have brochures/pamphlets and other crime prevention/awareness materials to distribute to the citizens of Triana.

Fire Department:

Residents and business owners of Triana currently are provided fire protection via a volunteer fire department. According to information obtained from the Triana VFD, the department is led by a Fire Chief with 5 years of experience and holds the following certifications:

- EMT (Emergency Medical Technician) (National Registry of Emergency Medical Technicians)

- Emergency care provider: Emergency Medical Responder (EMR) (state Issued)

- Incident Command System (ICS-100)

- ICS for Single Resources and Initial Action Incidents (ICS-200),
- National Incident Management System, (ICS-700),
- National Response Framework, (IS-800 :)
- Hazardous Materials (IS-5.A),
- Initial Fire Investigation for First Responders (Q0379)
- National Response Framework, (IS-00800.b)
- Lucas Certification : automated CPR
- Iso(Insurance Grading Process): Basic Concepts
- Certified Volunteer fire fighter 1 & 2 (Alabama fire college)

The Chief is assisted by a Deputy Fire Chief with three years of experience, and the following certifications:

- EMT (Emergency Medical Technician) (National Registry of Emergency Medical Technicians)
- FEMA, 100 200,700
- Airport Firefighter (AARF)
- Hazardous awareness
- Firefighter 1 &2 (Air force)
- Apparatus Driver

This crew is supplemented with ten volunteers ranging from three (3) to forty-nine (49) years of experience.

To adequately supply current demand and prepare for future development, the Triana Fire Department identifies the following additions, training and accommodations as necessary to provide and maintain appropriate fire protection within their jurisdiction.

The following ideals have been identified as important components of public safety and emergency services as pertains to law enforcement:

- Leadership recognizes the importance of public safety and emergency services to maintaining quality of life for the community.
- The community is actively involved and participates with the County Emergency Management Agency (EMA) in regards to disaster preparedness/natural hazard mitigation plans.

Fire Department Vehicle Inventory

Year	Type	Qty.	Make	Model	Description	Status
2015	SUV	1	Ford	Ford Explorer	Police Interceptor	Very Good Condition
2016	Pickup Truck 1	1	Chevrolet	Silverado SSV		Excellent Condition
1995	Apparatus 2 (pumper)	1	Spartan	Central States		Fair Condition
1996	Pumper 1	1		Emergency One		Good Condition
1999	Car 1	1	Ford	Crown Victoria	Command Vehicle	Poor Condition

Equipment In Need of being replaced:

1. Self-contained breathing apparatus (SCBA)

2. Facilities not adequately sized for department

3. Sleeping quarters adequate: n/a

4. Areas of concern: Electrical, Space, Security

Additional Items of need:

1. EMS/Firefighter body protection body armor.

2. PPE (Personal Protective Equipment.

3. Turn out gear

4. Air compressor for fire department apparatus (Response Time)

Training Needs

1. Licensed EMTs

2. State Certified EMR-ECP (Emergency Medical Responders) (Emergency Care Providers)

3. State certified Fire Fighters

4. Wild land fire fighter suppression

5. Medical Advancement

6. Keeping state and licenses up

7. Apparatus Driver

8. Books and Software

9. Training is extremely limited due to the lack of man-power to adequately provide coverage for firefighters who are attending training programs. The addition of at least #

firefighters to the department would provide sufficient relief for other firefighters away at training.

Staffing Needs

1. Paid staff
2. More and new volunteers
3. Licensed EMTs
4. State Certified EMR-ECP (Emergency Medical Responders) (Emergency Care Providers)

Budgetary Needs:

1. Paid staff
2. Firefighter and EMS Training (Career and Volunteer)
3. Apparatus
4. Facilities, Protective clothing and equipment
5. Equipment replacement of aging or outdated equipment
6. Supplies
7. Fire prevention Code enforcement
8. Travel – Unable to obtain specialized training localy
9. Self-contained breathing apparatus (SCBA)
10. Fire Suppression

Areas of Concern

1. The Town of Triana has no statutes or policies which governs the minimum fire protection standards for new developments. Many single-family subdivisions and multi-family apartment buildings lack sufficient fire protection infrastructure such as fire hydrant location and spacing, as well as the appropriate water-main sizes.
2. Areas of inadequate fire hydrants: Murphy Lane.

Triana Rescue Squad:

The Triana Volunteer Fire Department provides primary emergency medical response, but they cannot transport any patients and are assisted by Huntsville Emergency Medical Services, Inc. (HEMSI).

Summary:

While lacking in financial resources, some equipment, and staffing needs, The Town of Triana has all of the public services necessary for prosperity offered by the town or through various other entities. The town has water in abundance. Triana's school-aged children attend schools highly regarded by the community.

Emergency services are provided by the town and through volunteer Fire Department and Rescue Squad. Through their efforts, Triana's public safety and emergency services have been able to markedly improve their ISO rating, bringing it from a rating of 10 (lowest), up to a rating of 6.

The Town's is intent to remedy areas with difficulties such as wastewater treatment service to all businesses and residents, storm drainage, and the condition of some streets. Significant financial challenges limit the Town's capacity to move quickly; but steady determination exists. The Comprehensive Plan can be a strong aid in prioritizing and budgeting resources for these activities.

VII.   Growth Models for Triana's Population

This section of the Comprehensive Plan addresses the trends in Triana's changing population. Assessing the changes that occur in any community involves recognizing how population is growing or declining and understanding what the impact of these changes might be. To accomplish this, past trends are evaluated and projected forward into growth models. These models provide useful information for anticipating the challenges of changing population. As with any projection, the growth model for Triana is based on certain assumptions regarding the future of the town. The most critical of these assumptions is that the trends of the past accurately reflect the patterns of the future. In the case of Triana, the current and ostensibly the future trends are significantly different, on the side of dramatic population growth and the purpose of the Comprehensive Plan is to propose strategies to manage the effects of the trends.

An understanding of growth dynamics sufficient enough to create new resources is a core purpose of the Comprehensive Plan. Will the Town of Triana have the capacity to meet its needs in terms of social, environmental, and financial resources? How will likely population changes affect this capacity? What measures can be taken to manage the course and improve local capacity in spite of these changes? These are the critical questions that the Comprehensive Plan addresses.

Population Analysis

An account of growth potential must assess changes in population. The life-cycle of a community is defined by the changes that occur in the number and distribution of its residents. For most communities, population initially expands as natural, cultural, economic, educational, and other resources are utilized to create conditions favorable to development. Resources are the limiting factor and, at some point, these resources become scarce enough to restrain or discourage population growth. At such a point growth either slows, stops, or reverses until new resources become available. In many cases, changes in policy can produce these resources.

Population Change- Simple Projections

According to official U.S. Census figures, the population trends in the town of Triana indicate a historically low to moderate growth until 2010, when a significant surge in residential development began, and has since continued at a rapid rate, leaving U.S. Census estimates and

projections lagging far behind. The town should closely monitor building permit requests and water meter permits for installation to garner a true estimate of growth.

It is recommended to revisit growth models for Triana when the 2020 decennial Census is conducted three years from now, with special scrutiny comparing the town's own population count or estimate to that of the U.S. Census.

VIII. <u>Plan Implementation</u>

The Triana Comprehensive Plan will be implemented with the assistance and support of local government, civic, and business organizations working together to achieve the vision set forth in the plan. The vision, developed through careful analysis of existing conditions and with the input and involvement of the Triana public, can be strategically implemented but it's success depends largely on the willingness of local leaders in both public and private roles to accept the recommendations of the plan and cooperate toward its implementation. To this end, the Comprehensive Plan has been adopted by the Town of Triana as an official guide to future development. The plan will be used to promote the Town's vision to a variety of people including land developers, civic organizations, and business. It will also be used to coordinate activities and actions taken in Triana by these groups. Only through such coordination can implementation become a reality and the benefits of the community's goals and vision begin to accrue to citizens and visitors. The following chapter summarizes the roles and responsibilities of these various groups and outlines a strategy for accomplishing many of the goal established in the plan.

Agencies, Organizations, and Responsibilities

A variety of agencies and organizations are responsible for coordinating the activities reflected in the Comprehensive Plan. The Triana Town Council will retain primary responsibility for reviewing and recommending actions concerning development within the Town. In addition, commercial, residential and industrial developers, local, state and county government, as well as others will play decisive roles in Triana's development. Collectively, the choices and investments that are made will shape the community. Finally, ongoing education and outreach is necessary to educate the public and members of the local government, including elected officials, administrative staff and appointed officials, as to the role of these entities in the development process.

Town Council

The Town Council plays a central role in the process of community development through its zoning authority, oversight of other municipal ordinances, and control of public budgeting. The Council may determine land uses through zoning, may direct building construction through building codes, and may direct public investment toward the priorities established in the plan,

including control over the acceptance of streets and other public utilities. The use of these tools should be guided by the values embodied in the Comprehensive Plan above other considerations.

<u>Implementation Tools</u> - *Legislative Authority (Zoning Ordinance, Municipal Ordinances, Building and Housing Codes, Capital Improvements Budget, General Police Powers), Public Interaction.*

Office of the Mayor

The Mayor of Triana is the Town's chief executive, responsible for maintaining the smooth operation of Town departments. Additionally, the Mayor also serves as the Town's representative to the public, various organizations and individuals, and other local, state and federal government entities. In each of these roles, the Mayor plays a key role in the implementation of the plan by representing the plan recommendations, and the community values embodied by these, in day-to-day Town operations, legislative initiatives, and interactions with others.

<u>Implementation Tools</u> - *Executive Authority, Public Interaction*

Town Staff and Administrators

These individuals are at the heart of plan implementation by overseeing the day-today tasks of running the Town's services. Their decisions regarding the proper course of action sustain Town operations, which are essential to the quality of life of citizens. Their interactions with members of the public provide an opportunity to educate the community regarding the elements of the plan and an opportunity for ongoing public feedback concerning the Town's expressed goals and objectives.

<u>Implementation Tools</u> - *Enforcement Authority, Frequent Public Interaction, Strong Advisory Role*

Zoning Board of Adjustments

The Zoning Board of Adjustment plays a limited but very important role in the development process by its powers of dispute resolution, approval of conditional uses, and ability to grant variances under narrowly defined circumstances. Understanding the authority of the Zoning Board of Adjustments involves understanding the source and limitations of ZBA authority. Ongoing education and outreach is necessary to educate the public and the members of the Board, as well as other officials, as to these features of the ZBA.

<u>Implementation Tools</u>- *Dispute Resolution, Approval of Conditional Uses, Variances*

Planning Commission

Although Triana has not established a Planning Commission, this should be strongly considered in the future. The Commission can play an integral role in the development process through its oversight of land development. The Commission has sole responsibility for enforcing subdivision regulations, which require development to proceed in accordance with standards and conditions and requirements conducive to orderly, efficient growth. The Commission also plays an important advisory role, which should not be overlooked. Although not empowered with extensive regulatory authority outside of subdivision, the Commission's advisory role is a powerful tool for coordinating interests and communicating community values. Within the community, no other entity is as strongly charged with representing the community vision and the recommendations and requirements of the Plan to the public.

Implementation Tools - *Ability to Plan, Subdivision Regulations, Recommendation to Town Council, Strong Advisory Role*

Civic Organizations and Community Institutions

These organizations include local volunteer and community groups, as well as local institutions such as libraries, churches, and volunteer fire departments. Much of the spirit of community service of the community is invested in these groups, which to a great degree embody the soul of the Town of Triana. It is vital that these groups and organizations be connected to the process of community development and that the shared community values that they represent are preserved in the physical, social and economic environment of the town.

Implementation Tools - *Constituency/ Membership, Public Visibility, Public Service and Volunteer Activities, Madison County Leadership Program.*

Business Development Organization(s)

Local business organizations are critical planning entities that are central to the economic landscape of the community. These groups represent those that have the primary responsibility for expanding access to commercial goods and services in the local area. They can organize and coordinate resources for leadership training and education and their input should be critical to local government's community development programs.

Implementation Tools - *Strong Advisory Role, Constituency/Membership, High Public Profile, External Presence and Representation*

Local Industrial Development Authority

The LOCAL Economic Development Authority/County Chamber of Commerce is another group that benefits from an understanding of the values embodied in the Comprehensive Plan because of its dedication to improving the economic opportunities of the region. The Town of Triana shares these valuable economic development goals.

Implementation Tools - *High Public Profile, External Presence and Representation, Economic Development Finance*

Implementation and Timeline

The Comprehensive Plan contains goals that should be advanced by each of the development decisions the Town of Triana makes in coming years. In addition to these short and long-term goals and priorities, the following specific activities should be undertaken within the timeline specified. By these actions, the role of Triana's community vision will be advanced; citizens and elected officials will come to understand what the Comprehensive Plan seeks to accomplish; and a framework and foundation of success can be established to encourage additional action. The following tables describe the Town's planning objectives including proposed long-term, immediate, and short-term activities. The table also notes the implementation techniques that the Town will be most likely to employ in pursuit of these strategies. Full implementation of the plan will require multiple stages across a lengthy timeframe. It will also require concentrated efforts to maintain steady administrative and review policies, as well as high levels of public commitment to the community vision.

APPENDICES

Appendix A: Market Opportunities for the Town of Triana, Alabama

Commercial-Retail "Gap/Surplus Analysis"

In looking at the current economic market conditions for the Town of Triana, a retail opportunity gap or surplus analysis is conducted to compare supply and demand to determine potential sources of revenue growth. An opportunity gap — also known as leakage — appears when household expenditures levels for a specific geography are higher than the corresponding retail sales estimates. This difference signifies that resident households are meeting the available supply and supplementing their additional demand potential by going outside of their own geography. This is often the cause of a low revenue stream for the community. The opposite is true in the event of an opportunity surplus. That is, when the levels of household expenditures are lower than the retail sales estimates. In this case, local retailers are attracting residents of other areas in to their stores, which could be a advantage to the town's revenue.

Leakages and surpluses

The table below shows the breakdown of the existing *and potential* retail sectors and subsectors in the Town of Triana that have surpluses based on the supply of goods exceeding the demand. However, these subsectors only represent **5.02%** of the potential to meet the demand for other goods and services. There are many existing opportunities in various subsectors of the retail market within the Town of Triana. In fact, **91.67%** of the retail subsectors are underserved, as shown in the tables below. Triana appears to be losing a substantial amount of retail sales revenue to neighboring municipalities from residents of and visitors to the area.

Retail Stores	2015 Demand Consumer Expenditures($)	2015 Supply (Retail Sales) ($)	Opportunity Gap/Surplus($)
Total Retail Sales & Eating, Drinking Places	**9,005,811**	**750,999**	**8,254,812**
Motor Vehicle & Parts Dealers	1,886,532	286,552	1,261,402
Automotive Dealers	1,547,954	286,552	1,261,402
Other Motor Vehicle Dealers	208,870	0	208,870
Furniture & Home Furnishings Stores	179,195	0	179,195
Furniture Stores	93,252	0	93,252
Home Furnishing Stores	85,943	0	85,943
Electronics & Appliances Stores	166,537	0	166,537
Appliance, TV, Electronics Stores	130,616	0	130,616

Retail Stores	2015 Demand Consumer Expenditures($)	2015 Supply (Retail Sales) ($)	Opportunity Gap/Surplus($)
Household Appliances Stores	24,284	0	24,284 24,284
Radio, Television, Electronics Stores	24,284	0	24,284
Computer & Software Stores	32,044	0	32,044
Camera & Photographic Equipment Stores	3,877	0	3,877
Building Material, Garden Equipment Stores	1,017,462	0	1,017,462
Building Material & Supply Dealers	860,757	0	860,757
Home Centers	348,447	0	348,447
Paint & Wallpaper Stores	14,669	0	14,669
Hardware Stores	84,922	0	84,922
Other Building Materials Dealers	412,719	0	412,719
Building Materials, Lumberyards	140,442	0	140,442
Lawn/Garden Equipment/Supplies Stores	156,705	0	156,705
Outdoor Power Equipment Stores	53,257	0	53,257
Nursery & Garden Centers	103,448	0	103,448
Food & Beverage Stores	985,016	0	985,016
Grocery Stores	636,862	0	636,862
Supermarkets, Grocery Stores	595,786	0	595,786
Convenience Stores	41,076	0	41,076
Specialty Food Stores	75,148	0	75,148
Beer, Wine & Liquor Stores	273,006	0	273,006
Health & Personal Care Stores	533,625	0	533,625
Pharmacies & Drug Stores	428,907	0	428,907
Cosmetics, Beauty Supplies, Perfume Stores	37,868	0	37,868
Optical Goods Stores	19,696	0	19,696
Other Health & Personal Care Stores	47,154	0	47,154
Gasoline Stations	901,995	0	901,995
Gasoline Stations with Convenience Stores	643,429	0	643,429
Other Gasoline Stations	258,566	0	258,566
Clothing & Clothing Accessories Stores	401,562	290,815	110,747
Clothing Stores	210,169	290,815	(80,646)
Men's Clothing Stores	10,051	0	10,051
Women's Clothing Stores	49,086	0	49,086
Children's, Infants' Clothing Stores	10,680	0	10,680
Family Clothing Stores	111,822	0	111,822
Clothing Accessories Stores	9,620	0	9,620
Other Clothing Stores	18,910	290,815	(271,905)
Shoe Stores	31,357	0	31,357
Jewelry, Luggage, Leather Goods Stores	160,036	0	160,036
Jewelry Stores	144,087	0	144,087
Luggage & Leather Goods Stores	15,949	0	15,949
Sporting Goods, Hobby, Book, Music Stores	167,627	100,298	67,329
Sporting Goods, Hobby, Musical Inst Stores	148,154	100,298	47,856
Sporting Goods Stores	77,501	0	77,501
Hobby, Toy & Game Stores	41,556	100,298	(58,742)
Sewing, Needlework & Piece Goods Stores	14,990	0	14,990
Musical Instrument & Supplies Stores	14,107	0	14,107
Book, Periodical & Music Stores	19,473	0	19,473
Book Stores & News Dealers	16,359	0	16,359
Book Stores	14,411	0	14,411
News Dealers & Newsstands	1,948	0	1,948

| Retail Stores	2015 Demand Consumer Expenditures($)	2015 Supply (Retail Sales) ($)	Opportunity Gap/Surplus($)
Prerecorded Tape, CD, Record Stores	3,114	0	3,114
General Merchandise Stores	976,440	0	976,440
Department Stores, Excl Leased Departments	426,495	0	426,495
Other General Merchandise Stores	549,945	0	549,945
Miscellaneous Store Retailers	240,362	0	240,362
Florists	9,470	0	9,470
Office Supplies, Stationery, Gift Stores	107,531	0	107,531
Office Supplies & Stationery Stores	52,055	0	52,055
Gift, Novelty & Souvenir Stores	55,476	0	55,476
Used Merchandise Stores	17,038	0	17,038
Other Miscellaneous Store Retailers	106,323	0	106,323
Non-Store Retailers	767,124	0	767,124
Foodservice & Drinking Places	782,334	73,334	709,000
Full-Service Restaurants	353,262	0	353,262
Limited-Service Eating Places	310,746	0	310,746
Special Foodservices	85,894	0	85,894
Drinking Places -Alcoholic Beverages	32,432	73,334	(40,902)

Table##: Nielsen RMP Opportunity Gap – Retail Stores

Appendix B: Community Survey Results

Town of Triana Comprehensive Plan 2016

Question 1:

| Which best describes you?		
Answer Options	**Response Percent**	**Response Count**
I live in Triana	50.4%	64
I live and work in Triana	6.3%	8
I live in Triana, but work in another city	42.5%	54
I live in another city, but work in Triana	0.8%	1
I do not live or work in Triana	0.0%	0
	answered question	**127**
	skipped question	**1**
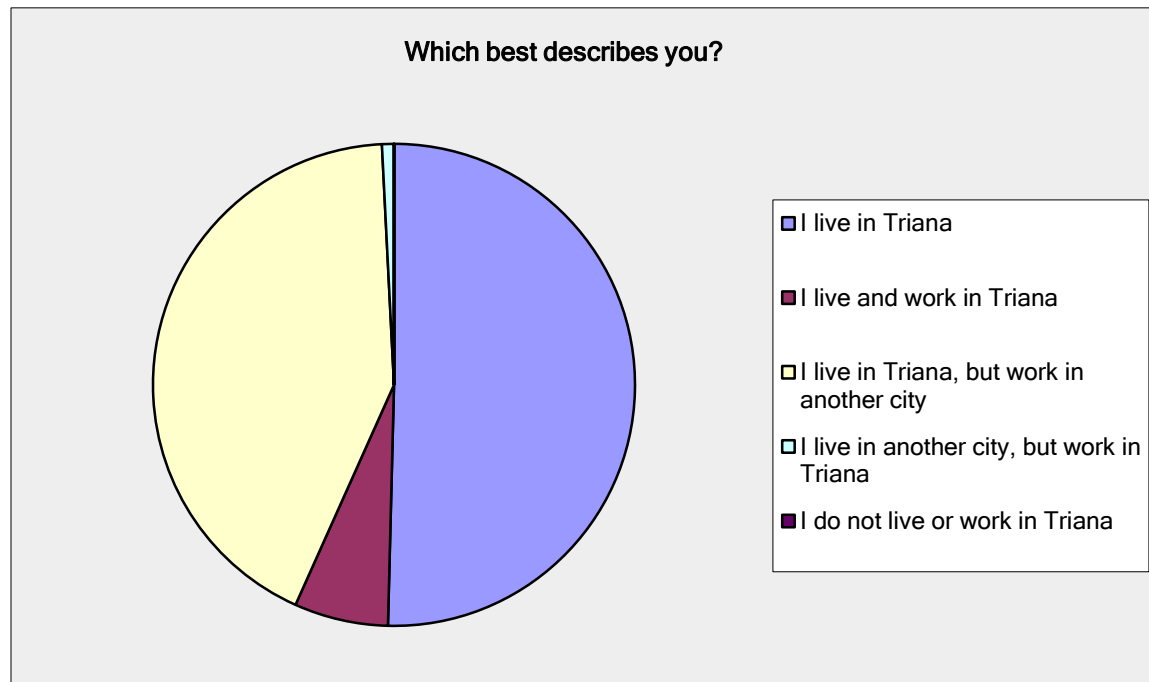
Question 2:

How long have you been a resident of Triana?		
Answer Options	Response Percent	Response Count
Less than one year	9.4%	12
1-5 years	28.9%	37
6-10 years	24.2%	31
11-20 years	4.7%	6
Over 20 years	32.8%	42
	answered question	128
	skipped question	0
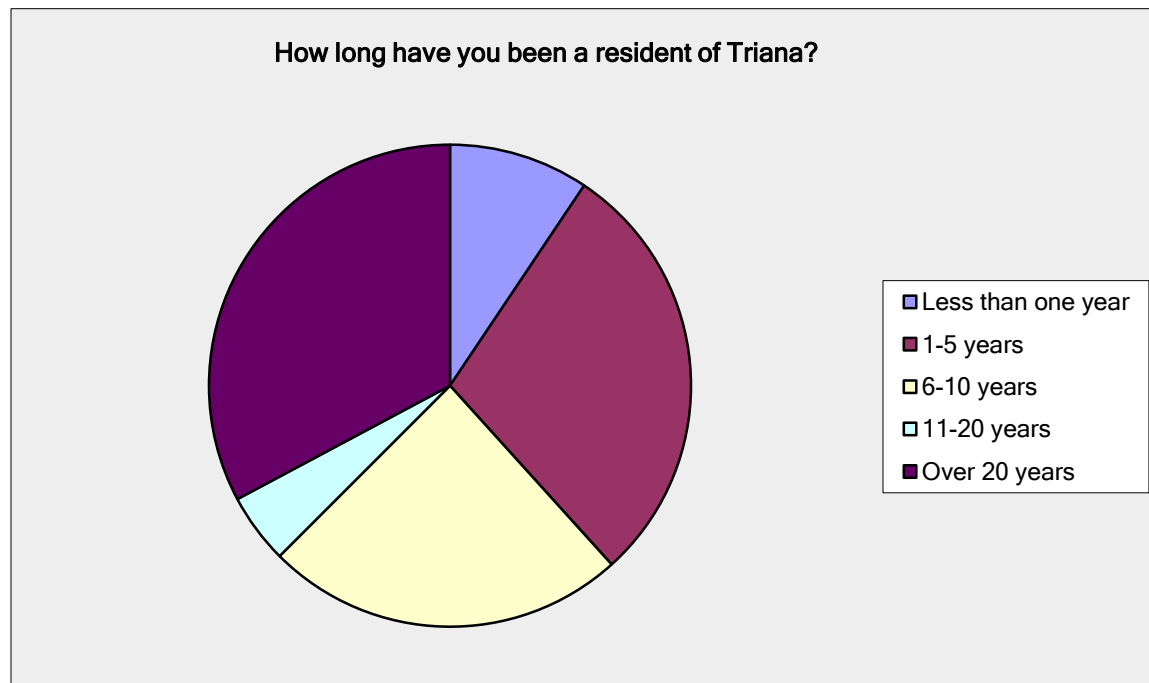
Question 3:

| Please indicate your gender.		
Answer Options	**Response Percent**	**Response Count**
Male	30.7%	39
Female	69.3%	88
	answered question	**127**
	skipped question	**1**

Please indicate your gender.
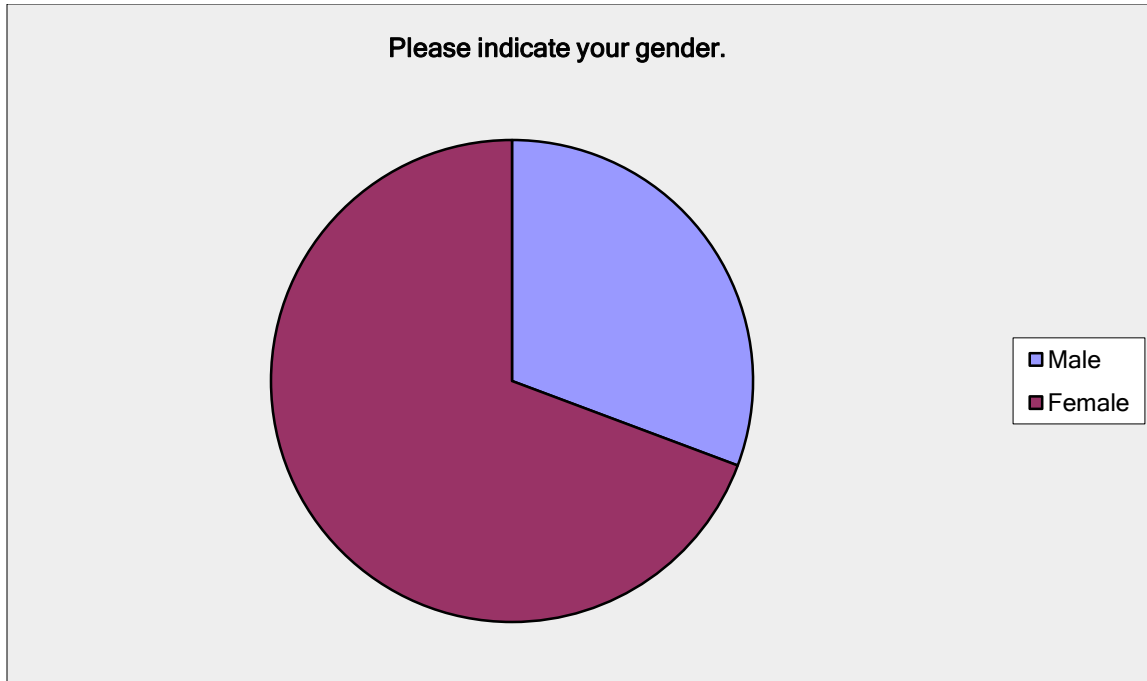
Question 4:

Where do you work?		
Answer Options	**Response Percent**	**Response Count**
In Triana or very close vicinity (within 2 miles)	17.6%	19
Within 2-10 miles of Triana	26.9%	29
Within 11-25 miles of Triana	48.1%	52
Greater than 25 miles from Triana	7.4%	8
	answered question	**108**
	skipped question	**20**

Where do you work?

- In Triana or very close vicinity (within 2 miles)
- Within 2-10 miles of Triana
- Within 11-25 miles of Triana
- Greater than 25 miles from Triana
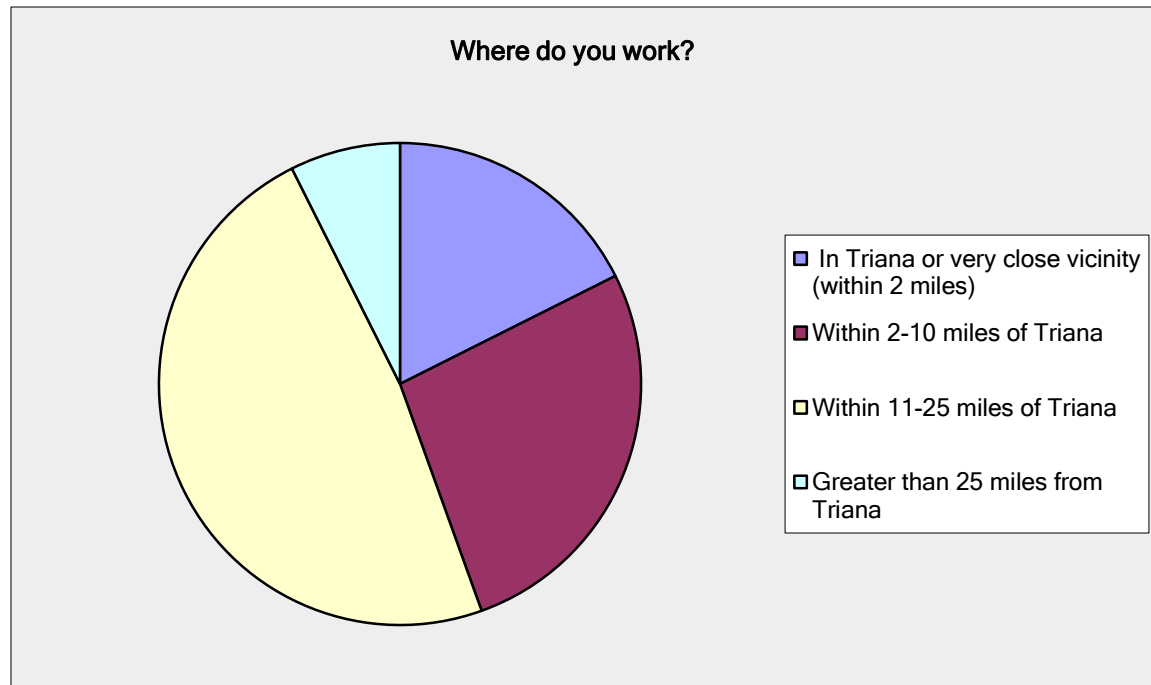
Question 5:

| Do you rent or own your own home?		
Answer Options	**Response Percent**	**Response Count**
Own	91.3%	115
Rent	8.7%	11
	answered question	**126**
	skipped question	**2**

Do you rent or own your own home?

☐ Own
■ Rent
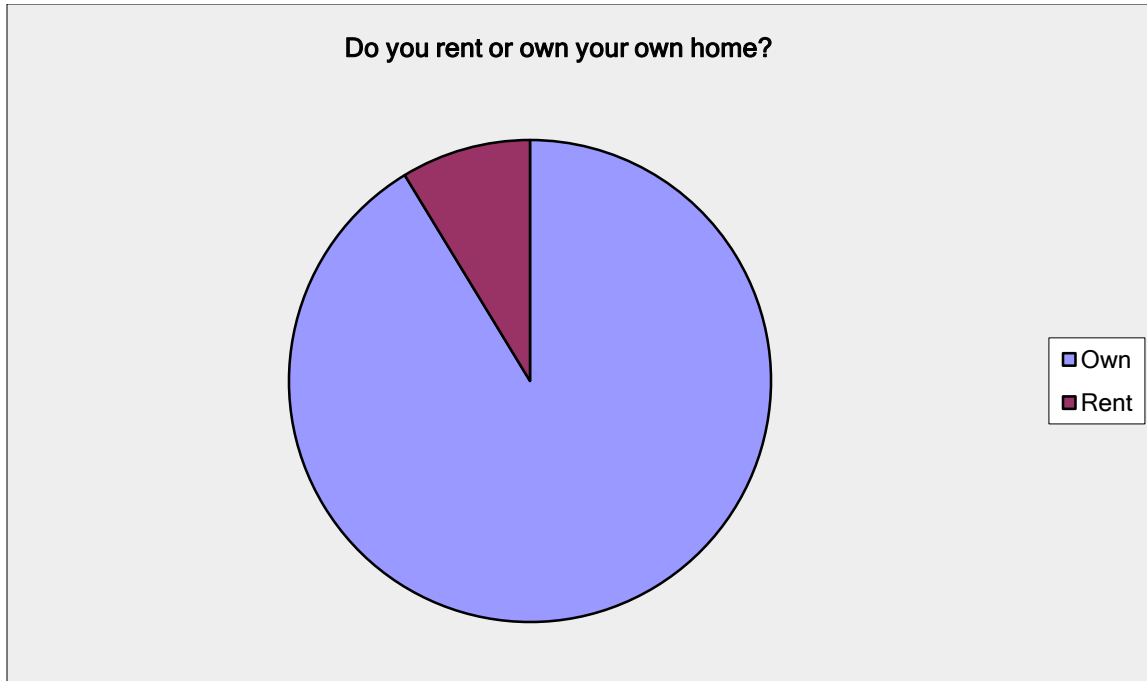
Question 6:

What is your primary occupation?		
Answer Options	**Response Percent**	**Response Count**
Agriculture	3.3%	4
Finance	5.7%	7
Government Service	22.1%	27
Retail Service	5.7%	7
Personal Services	4.9%	6
Management	8.2%	10
Manufacturing	4.9%	6
Education	4.9%	6
Media	0.0%	0
Clerical	3.3%	4
Utilities/ Communication/ construction	1.6%	2
Medical / Health	9.0%	11
Other (please specify)	26.2%	32
	answered question	**122**
	skipped question	**6**

Other specific responses:

Retired, Disabled, Stay at home Mom, Social Services, Landscaping, Space technology, Homemaker, Housewife, Medical Education, Self Employed, Do not work, Customer service, Business owner, Assistant administrator, SAHM/educator, Government contractor/engineer, Consultant, Retail, Computer systems, Spa therapist
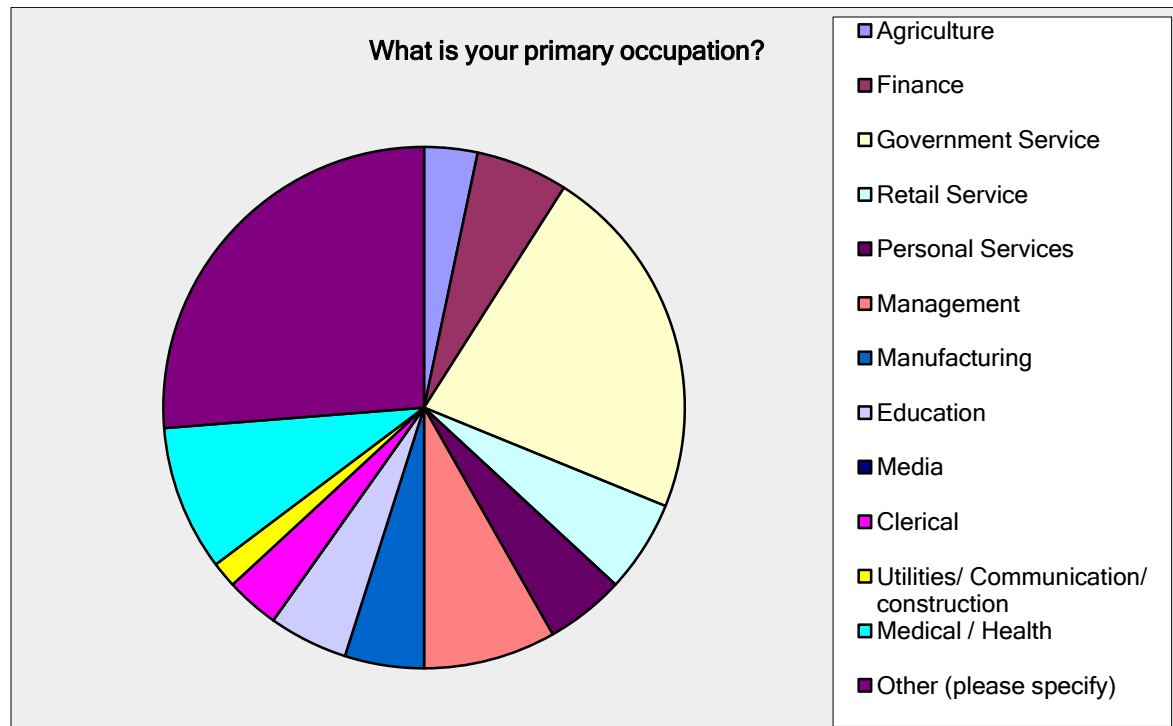
Question 7:

What is your approximate gross (before tax) annual family income?		
Answer Options	**Response Percent**	**Response Count**
Under $15,000	6.7%	8
$15,00`-&29,999	15.1%	18
$30,000 -$49,000	21.8%	26
$50,000 or more	56.3%	67
	answered question	119
	skipped question	9

What is your approximate gross (before tax) annual family income?

Legend:
- Under $15,000
- $15,00`-&29,999
- $30,000 -$49,000
- $50,000 or more
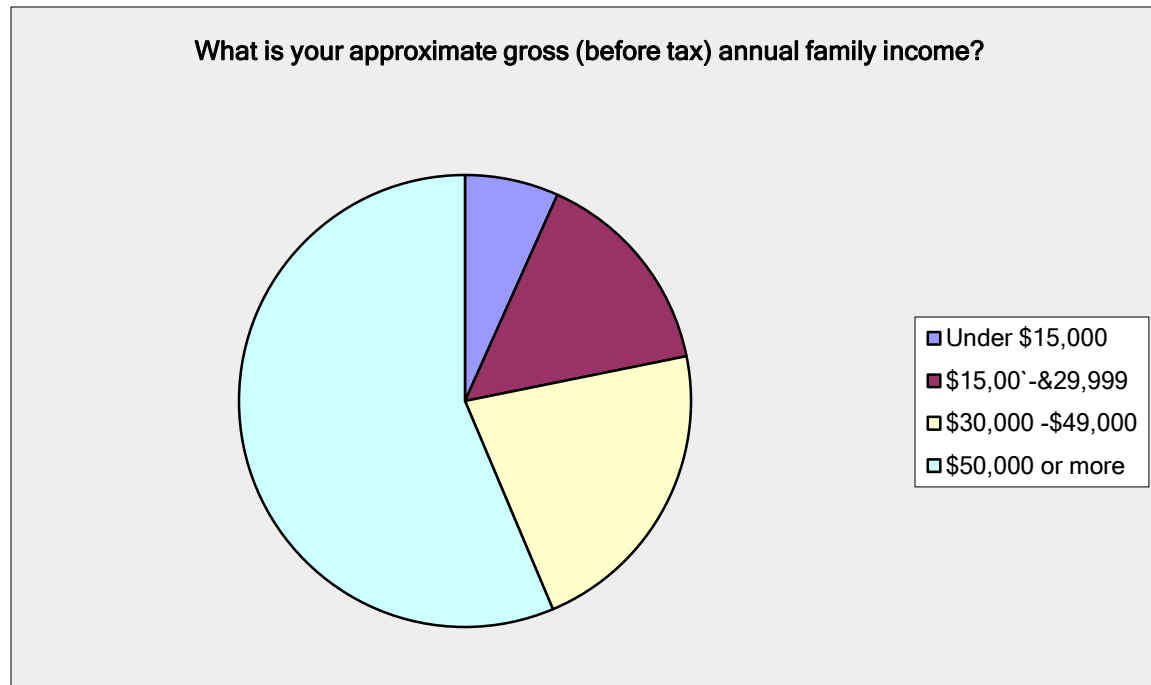
Question 8:

What is the highest level of education you have completed?		
Answer Options	**Response Percent**	**Response Count**
Elementary	1.6%	2
Secondary	13.7%	17
Community/Junior College	20.2%	25
Vocational Trade	4.0%	5
College	45.2%	56
Post Graduate	15.3%	19
answered question		**124**
skipped question		**4**
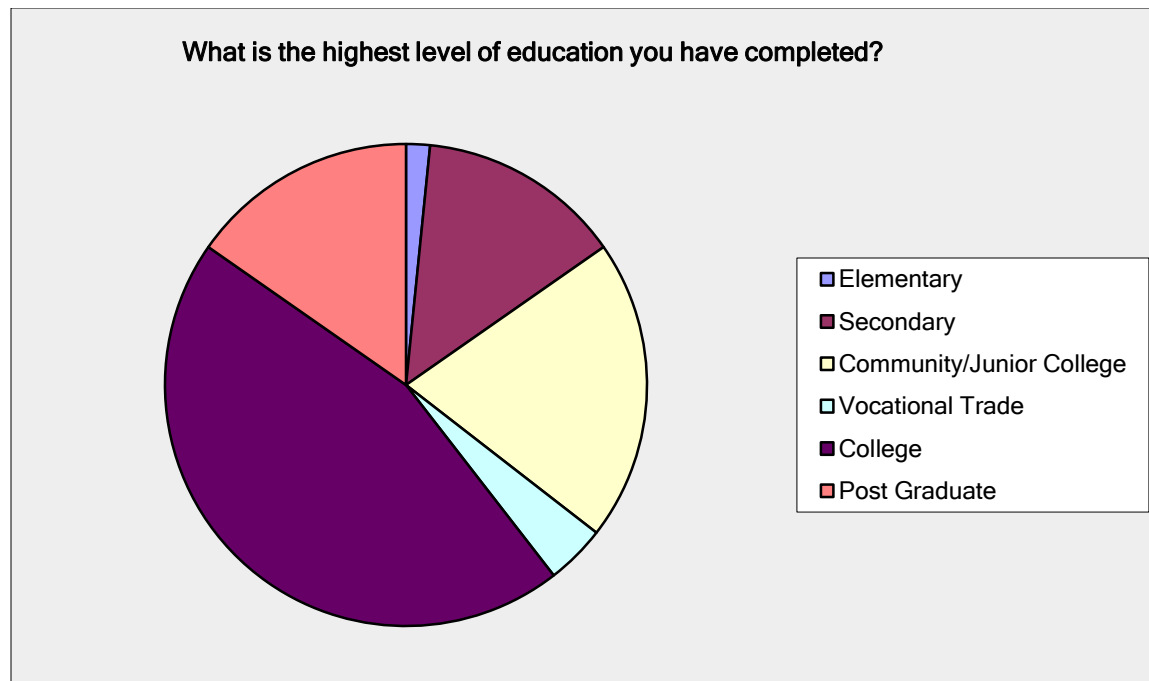
Question 9:

One a scale of 1 to 10, with 1 being satisfied and 10 being very dissatisfied, please circle your level of satisfaction concerning community services in Triana. If you do not know an answer, leave it blank. Feel free to make additional comments at the end of this section.

| Answer Options	Very Satisfied	2	3	4	About Average	6	7	8	9	Very Dissatisfied	Rating Average	Response Count
Condition of community streets	21	2	8	2	36	9	13	11	0	20	5.49	122
Availability of community sidewalks	9	3	4	1	33	10	12	11	6	31	6.60	120
Quality of Parks	21	4	6	5	26	7	13	16	7	11	5.44	116
Accessibility of parks	24	4	11	6	32	6	11	13	5	5	4.79	117
Water quality and service	20	4	12	2	38		12	15	3	11	5.19	122
Sewer quality and service	15	14	15	4	30		14	6	3	11	4.84	116
Gas & Electric quality of service	21	12	11	3	52		5	1	3	6	4.24	116
Fire department service	15	8	12	2	35		4	10	6	11	5.17	116
Police department service	11	7	4	6	21		7	13	10	34	6.59	120
Ambulance service	6	6	4	2	43		8	6	9	14	5.90	104
Availability of general healthcare	6	1	2	2	25		12	13	8	30	7.11	102
Quality of the elementary school	40	10	7	4	26		2	7	3	7	3.74	107
Quality of the Jr. & Sr. high schools	41	11	11	2	24		1	5	2	7	3.48	105
Quality of recreational programs	14	3	3	4	24		13	12	4	23	6.17	108
Quantity of recreational programs	14	3	6	5	26	11	13	15	5	24	6.56	113
										Answered question		127
										Skipped question		1

One a scale of 1

Category	Value
Quantity of recreational...	
Quality of the Jr. & Sr....	
Availability of general...	
Police department service	
Gas and electric quality...	
Water quality and service	
Quality of parks	
Condition of community...	

0.00   2.00   4.00   6.00   8.00
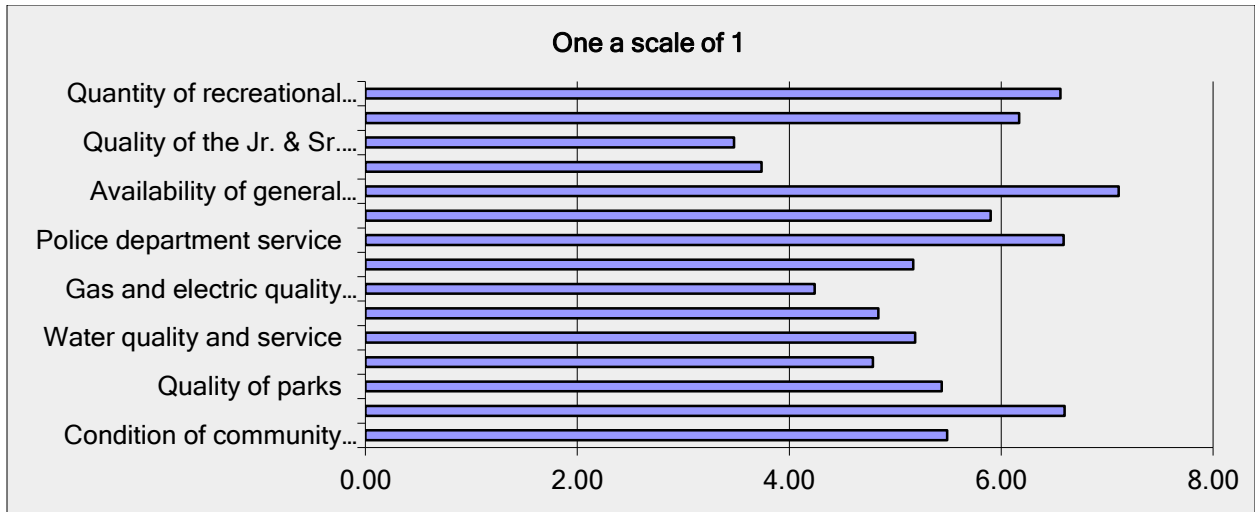
Question 10:

What is your age range?		
Answer Options	**Response Percent**	**Response Count**
Under 18 years	0.0%	0
18-24	2.4%	3
25-34	33.9%	43
35-44	18.1%	23
45-54	16.5%	21
55-64	15.7%	20
65-74	10.2%	13
75 and older	3.1%	4
answered question		127
skipped question		1

What is your age range?

Legend:
- Under 18 years
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75 and older
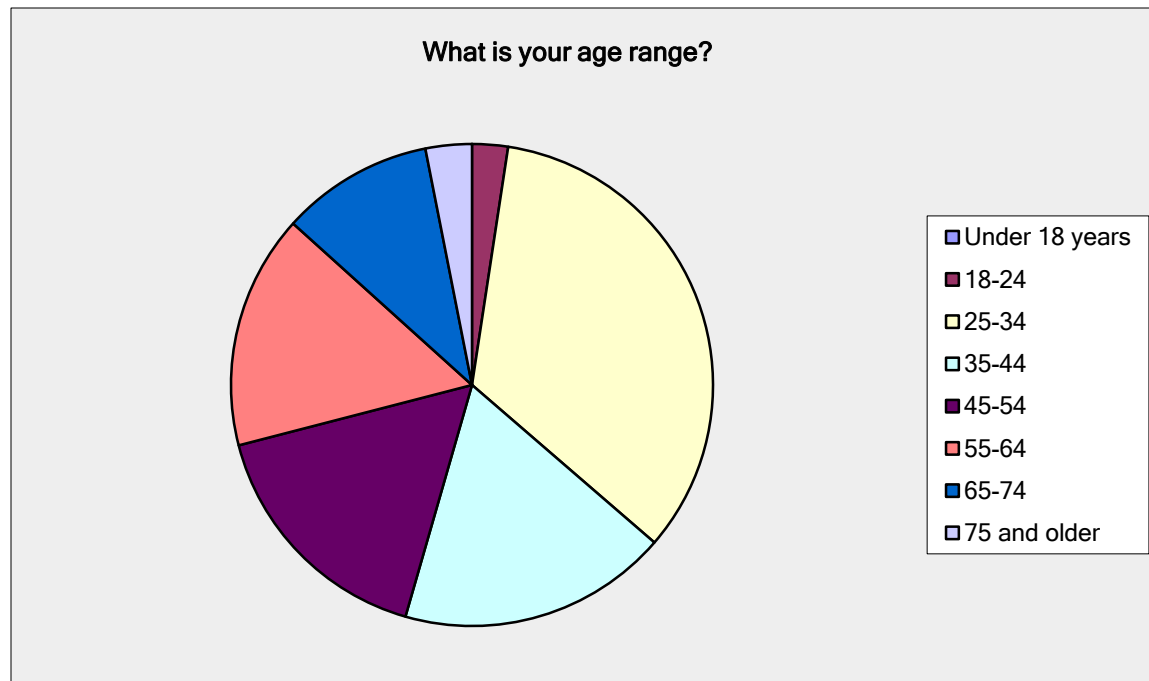
Question 11:

How do you feel about the overall appearance of housing in Triana?		
Answer Options	**Response Percent**	**Response Count**
Generally, very good	21.6%	27
Overall, about average	44.8%	56
Poor	28.8%	36
No opinion	4.8%	6
answered question		125
skipped question		3

How do you feel about the overall appearance of housing in Triana?

- Generally, very good
- Overall, about average
- Poor
- No opinion
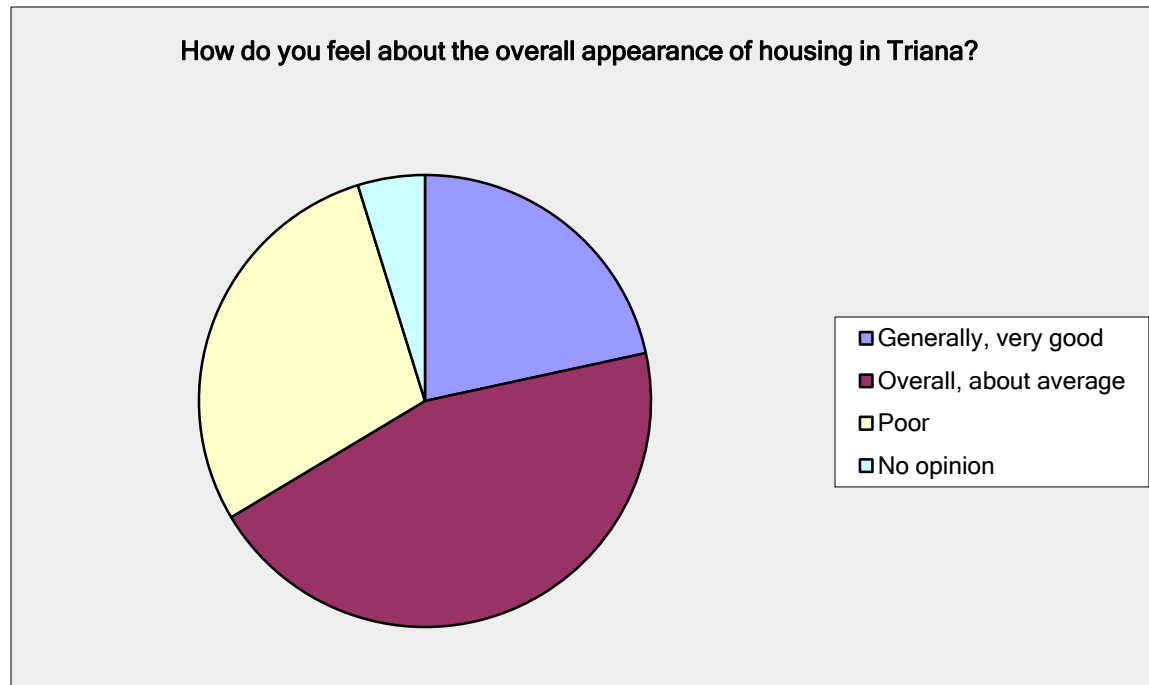
Question 12:

Compared to the region, do you feel the purchase price of housing in Triana is…?		
Answer Options	**Response Percent**	**Response Count**
Very reasonable	42.7%	53
About average	36.3%	45
Too expensive	4.0%	5
No opinion	16.9%	21
answered question		**124**
skipped question		**4**

Compared to the region, do you feel the purchase price of housing in Triana is…?

- Very reasonable
- About average
- Too expensive
- No opinion
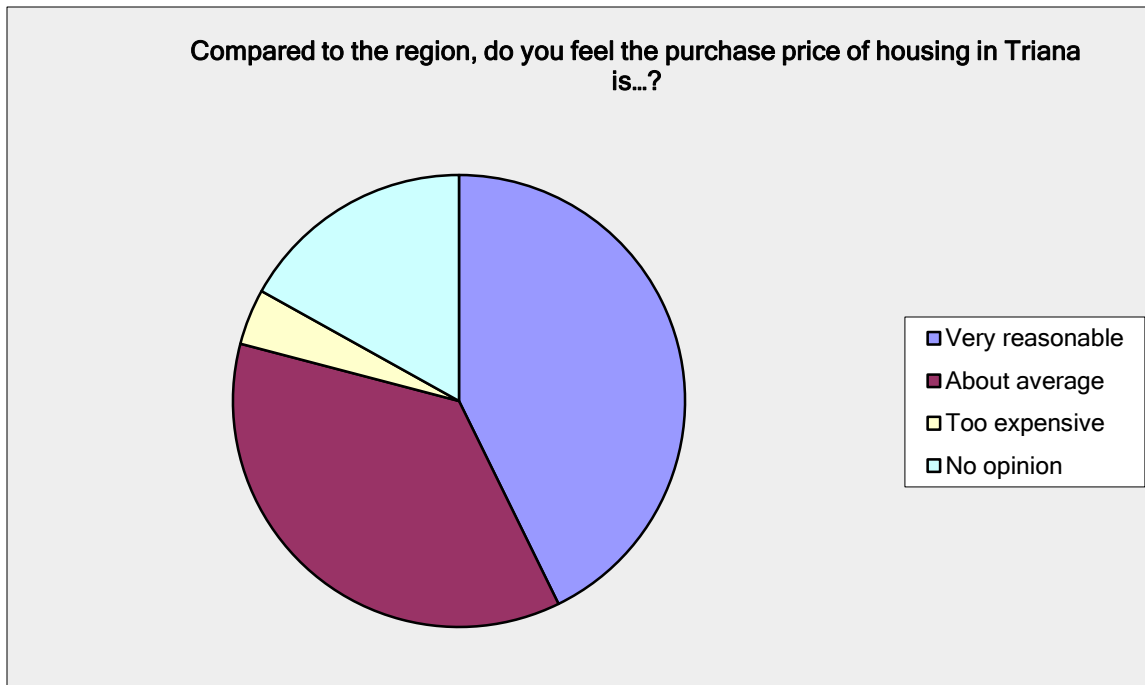
Question 13:

On a scale of 1 to 5, with 1 being adequate and 5 being inadequate, circle your level of satisfaction concerning housing in Triana. If you do not know an answer, leave it blank.

Answer Options	Excellent	Mostly Adequate	About Average	Somewhat Inadequate	Inadequate	Rating Average	Response Count
Quality of elderly public housing	5	12	32	14	20	3.39	83
Availability of elderly public housing	4	8	32	16	24	3.57	84
Quality of affordable housing	12	16	49	12	14	3.00	103
Availability of affordable housing	13	19	44	14	13	2.95	103
Quality of affordable rental housing	5	15	44	12	17	3.23	93
Availability of affordable rental housing	5	11	43	19	18	3.35	96
Quality of low income housing	3	4	33	18	24	3.68	82
Availability of low income housing	3	5	40	17	19	3.52	84
					Answered question	110	
					Skipped question	18	

On a scale of 1 to 5, with 1 being adequate and 5 being inadequate, circle your level of satisfaction concerning housing in Triana. If you do not know an answer, leave it blank.
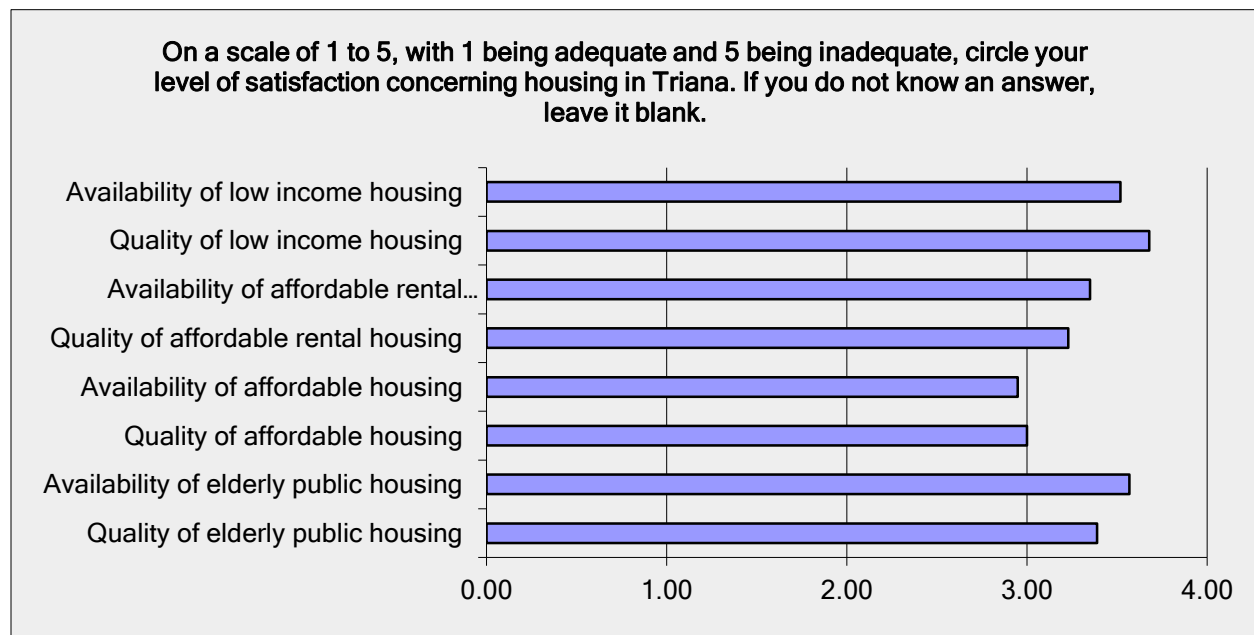
Question 14:

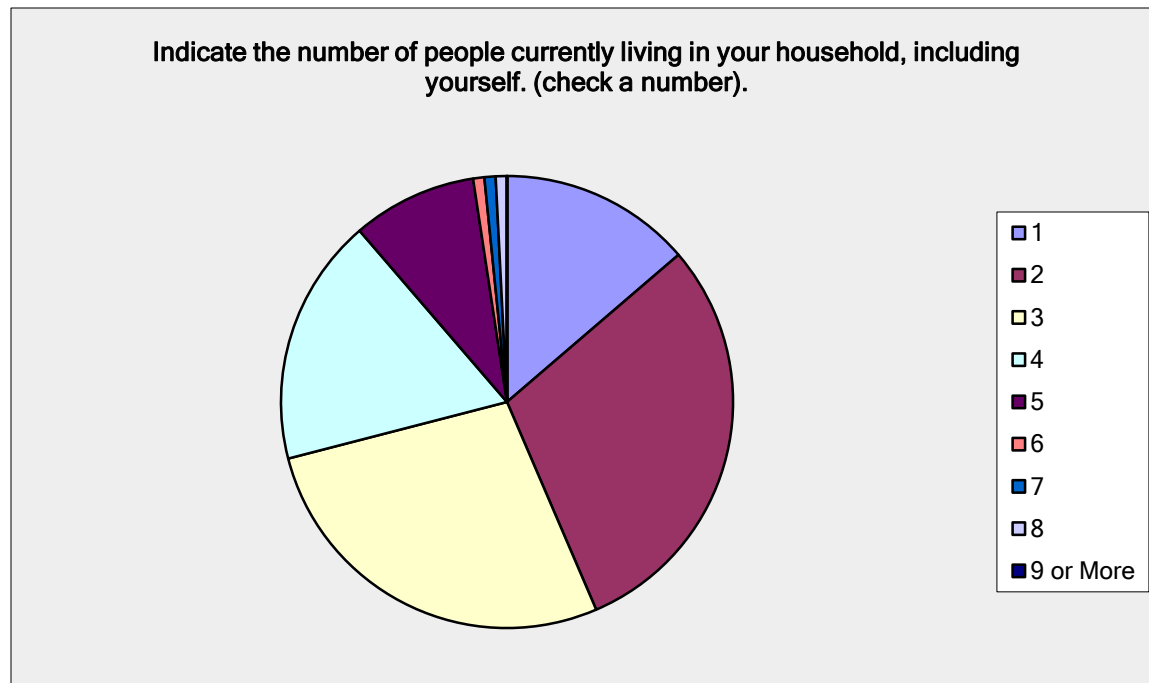| Indicate the number of people currently living in your household, including yourself. (check a number).		
Answer Options	**Response Percent**	**Response Count**
1	13.7%	17
2	29.8%	37
3	27.4%	34
4	17.7%	22
5	8.9%	11
6	0.8%	1
7	0.8%	1
8	0.8%	1
9 or More	0.0%	0
	answered question	**124**
	skipped question	**4**

Indicate the number of people currently living in your household, including yourself. (check a number).

Question 15:

How many children under the age of 18 years live in your home? (Circle or Check a number)		
Answer Options	**Response Percent**	**Response Count**
None	45.5%	56
1	27.6%	34
2	16.3%	20
3	6.5%	8
4	3.3%	4
5	0.0%	0
6 or More	0.8%	1
answered question		**123**
skipped question		**5**

How many children under the age of 18 years live in your home? (Circle or Check a number)

Legend: None, 1, 2, 3, 4, 5, 6 or More
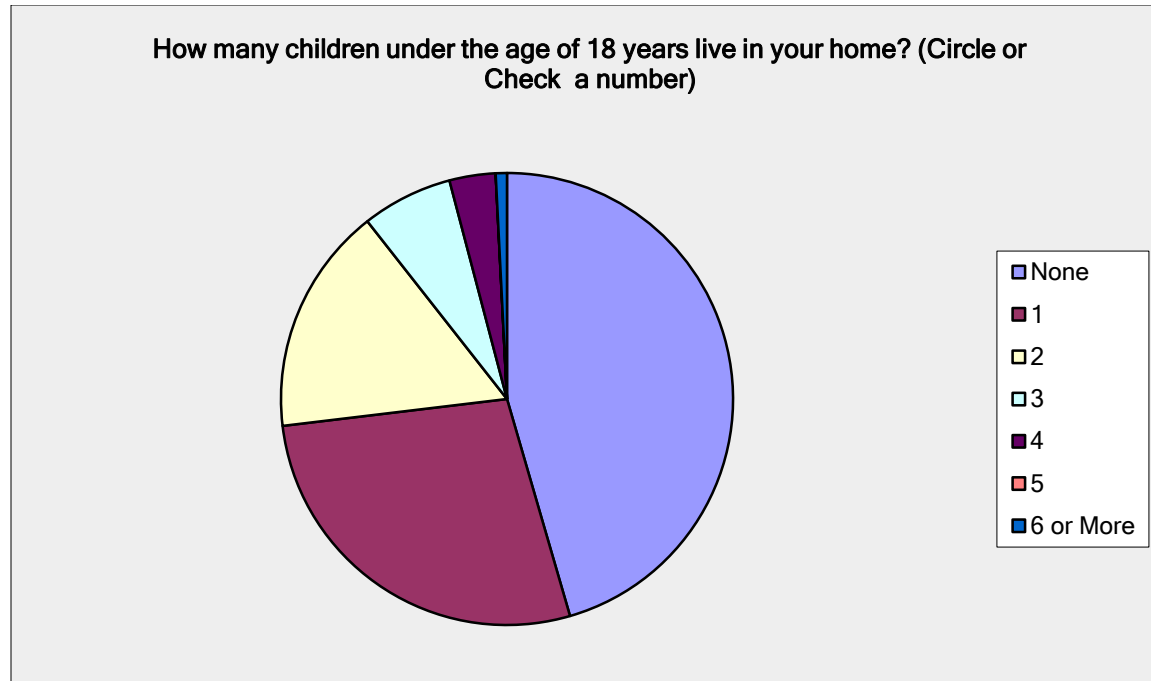
Question 16:

What type of housing is most likely needed in Triana? (Please check all that apply.)		
Answer Options	**Response Percent**	**Response Count**
Rental units	35.1%	40
Public Housing	18.4%	21
Manufactured housing	7.0%	8
Affordable housing	64.9%	74
Higher income housing	32.5%	37
	answered question	**114**
	skipped question	**14**
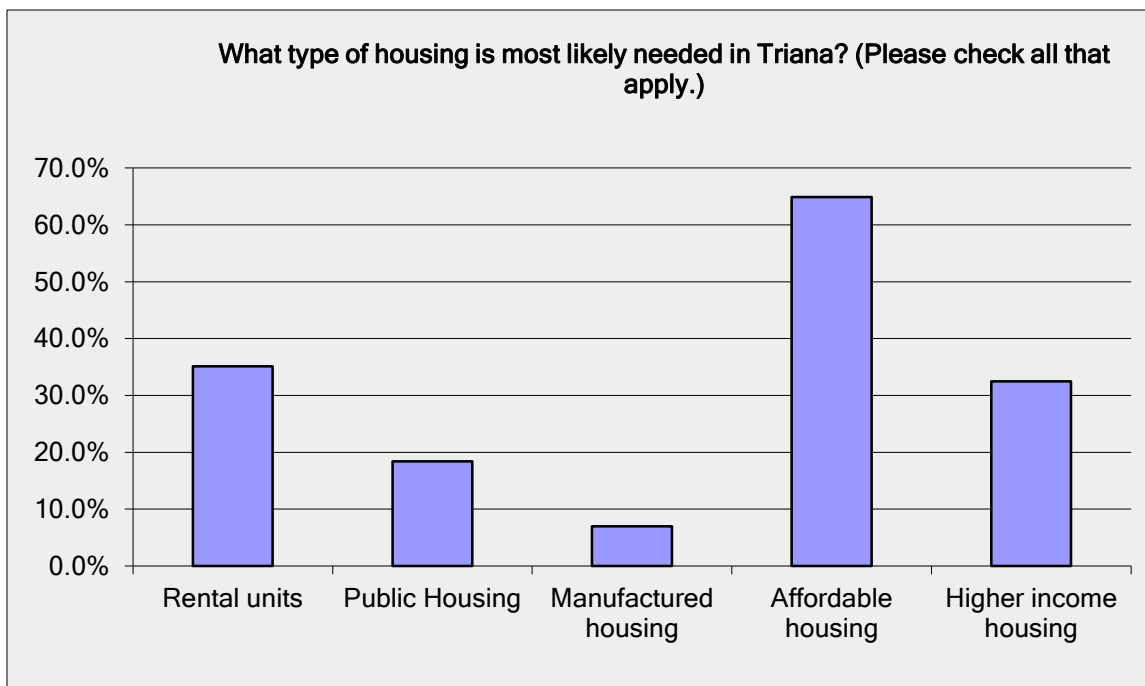
Question 17:

Would you want to see more job opportunities in Triana?		
Answer Options	**Response Percent**	**Response Count**
Yes	90.5%	114
No	1.6%	2
Don't know/ Not Sure	7.9%	10
	answered question	**126**
	skipped question	**2**

Would you want to see more job opportunities in Triana?

Legend:
- Yes
- No
- Don't know/ Not Sure
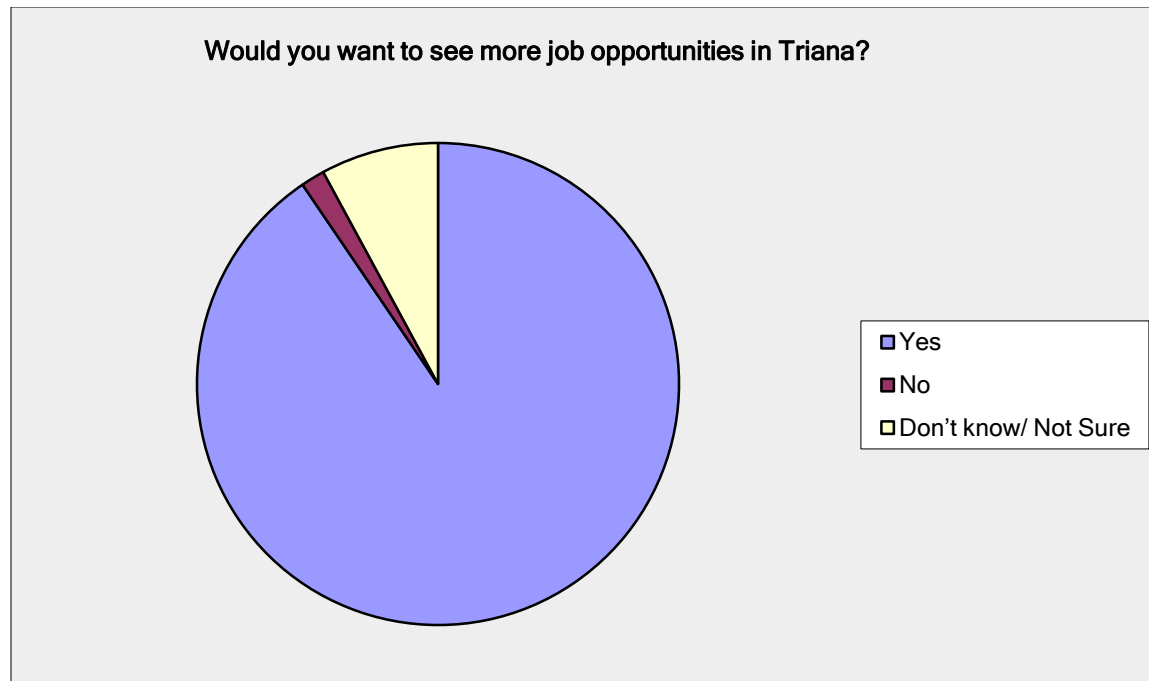
Question 18:

Should Triana provide additional resources (time, effort and/or money) to attract more businesses?		
Answer Options	**Response Percent**	**Response Count**
Yes	90.5%	114
No	2.4%	3
No opinion	7.1%	9
	answered question	**126**
	skipped question	**2**

Should Triana provide additional resources (time, effort and/or money) to attract more businesses?

- Yes
- No
- No opinion

Question 19:

Answer Options	Response Percent	Response Count
If you answered "yes" to the previous question, what type of job opportunities / business would you to like to see? Please select all that apply.		
Retail	70.2%	85
Restaurants	85.1%	103
Bar/ Tavern/ Club	15.7%	19
Barber/ Beauty shop	47.1%	57
Medical/ Rent	35.5%	43
Laundry service	38.0%	46
Finance	19.0%	23
Clerical	19.8%	24
Appliance Repair	22.3%	27
General Industry	39.7%	48
Light Industry	38.0%	46
Car sales	9.9%	12
Pharmacist	38.8%	47
Auto repair	28.1%	34
Hardware store	33.1%	40
Increased grocery goods	82.6%	100
Other (please specify)	19.8%	24
answered question		**121**
skipped question		**7**

Additional recommendations:
Mental Health, Bait Shop, Gas/Service Station/Convenience store, Banks, Day care, Post Office, Utilities Payment place, Gym, small health clinic, Grocery, focus on farm to table, Convenience stores, Deli, , Mom and pop type stores or selling local artist wares, anything that is not bar/liquor or adult entertainment related, Marina & use the money to help the Town, Drug store, Anything that does not invite more crime, Car wash, Drive-in Movie Theater, Bait & Tackle shop.
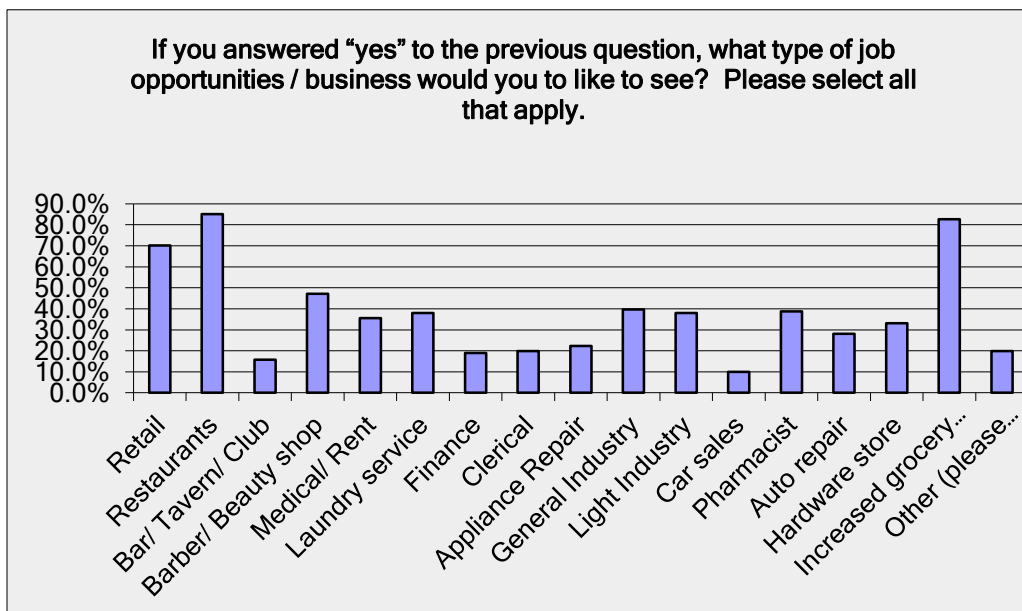

If you answered "yes" to the previous question, what type of job opportunities / business would you to like to see? Please select all that apply.

Question 20:

What do you consider to be the ideal population of Triana in the next 25 years? (Population is CURRENTLY 522 according to 2014 U.S. Census data).		
Answer Options	**Response Percent**	**Response Count**
Smaller	1.6%	2
Remain the same	7.3%	9
Increase somewhat	55.6%	69
Depends on circumstances	29.0%	36
No opinion	6.5%	8
	answered question	**124**
	skipped question	**4**

What do you consider to be the ideal population of Triana in the next 25 years? (Population is CURRENTLY 522 according to 2014 U.S. Census data).

- Smaller
- Remain the same
- Increase somewhat
- Depends on circumstances
- No opinion
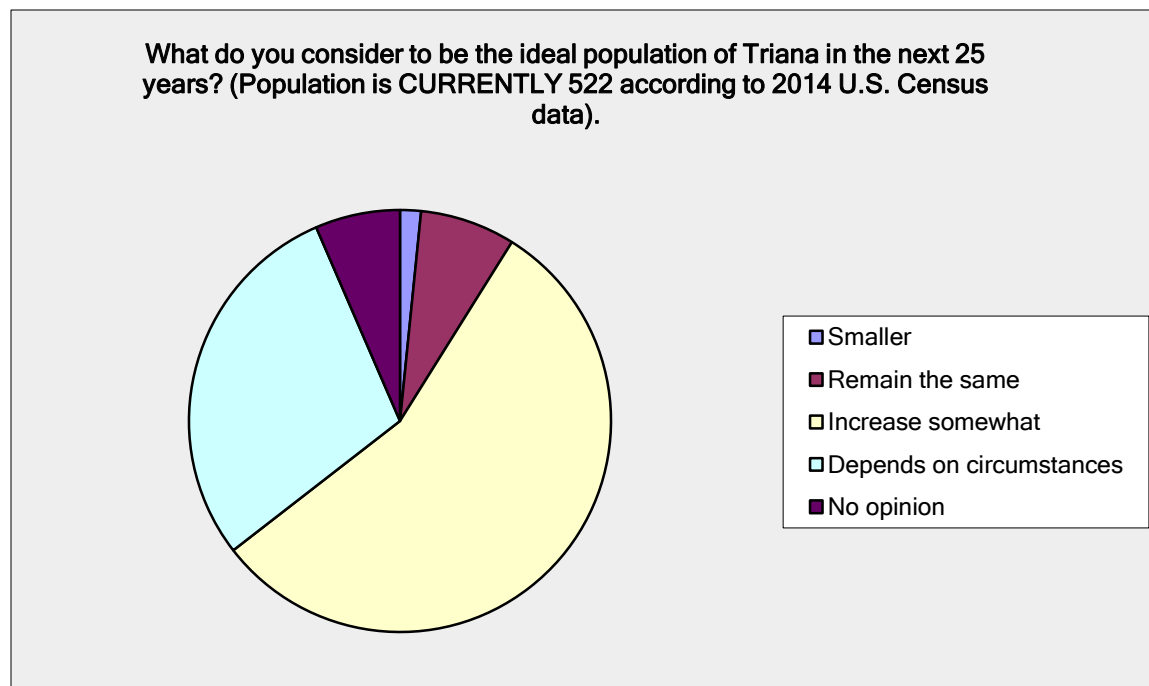
Question 21:

Please list two reason you like living in Triana.		
Answer Options: See Comments, Below	**Response Percent**	**Response Count**
1.	100.0%	96
2.	84.4%	81
	answered question	**96**
	skipped question	**32**

Comments:

See **Addendum 1**: list of comments for reasons to live in Triana at end of survey results.

Question 22:

Please list two things you would like to change about Triana.		
Answer Options	**Response Percent**	**Response Count**
1.	100.0%	99
2.	81.8%	81
	answered question	**99**
	skipped question	**29**

Comments:

See **Addendum 2:** extensive list of comments regarding suggested changes, at end of survey results.

Question 23:

Do you feel there is a strong sense of community pride in Triana?		
Answer Options	**Response Percent**	**Response Count**
Yes	65.8%	75
No	34.2%	39
	answered question	114
	skipped question	14

Do you feel there is a strong sense of community pride in Triana?

■Yes
■No
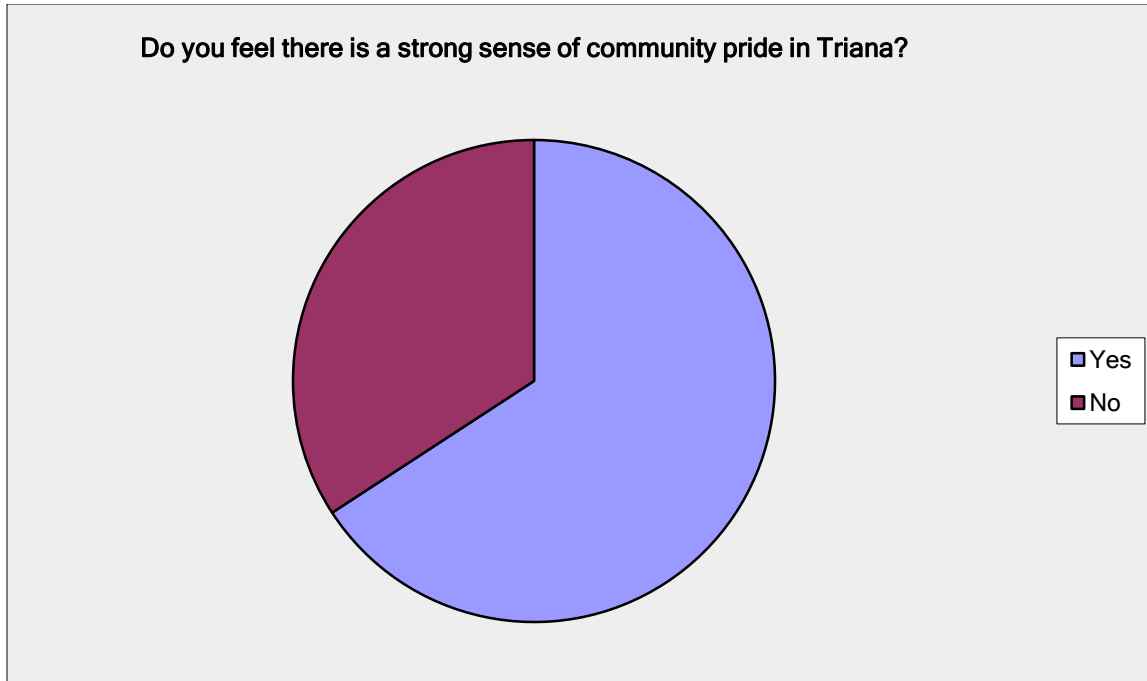
NOTE: Addendum 1 and Addendum 2 are attached, following this page

Addendum I: Reasons for living in Triana

Love my small Town
quiet
Wonderful new home
Location to river
Away from the city
Quit
School system
Close to home/work but not in the middle of the city
Born here
Safe
Beautiful country landscape
The school system.
Small Town
Peaceful
Quite
Rural country yet close to town
Quiet and peaceful (when crime doesn't happen)
Affordable
Housing
Small town
Close to job
It's quiet
A small community
playground
Born and raised in Triana
Born and raised in Triana
Neighbors
Small town
Born into it
I like living in the country
nice place
It's a community that is proud of its peace.
quiet family oriented
Born here, so this is home.
Like country living
Small town
quiet, Rural
I love the town
Small town
I like the school zones
Like the small Town
Small town
Small Town
How the people care about it other.
Location
Close to everything
I was born here

Small Town
Small town
Born and raised
Scenery
I have been here all my life
born and raised in Triana
Born n raised
Family feeling
small town
Quiet
Family oriented
It's a small quite community
I just love my house, I only had 3 months here
Madison city schools!!!!!
I like living in a more rural area.
It's quiet
The proximity to Madison
Country feeling but close to the necessities.
quiet
Away from city
Nice blend of country/city living
Small town feel outside of city area
The Boat Ramp
Small town feeling
Close proximity to work
The school system.
Close to water
Madison city schools
Small town and accessible to everything
Love the small town feeling
peaceful
Affordable
Madison city schools
Affordable housing
Quite
Quiet
It's close to the arsenal
Small town, no business, no big roads
Affordable house
House was affordable
Small town feel
Property values are less
I like living in a neighborhood where we look out for and know each other.
Small town, country living
Quiet
Close to the river
Proximity to airport
Proximity to work
Country feel, less noise and traffic
family in Huntsville won't "drop by" lol

Natural surroundings
Quiet
Small town feel
Country
The people
All my family here
Quiet
Very low population
Away from my family, they can't just "stop by "
Quite Town
Being able to afford my own home
People
Small town/family/community
Country atmosphere
Small town
Madison Schools
slow paced/country living/cordial/neighbors - small town feeling
There is a lake
Friends
No busy traffic or loud noises
The people are very much a community that cares about each other.
close to nature
quietness
Away from bigger city
Able to see sky without light interference
Peaceful
My home town
I like the quietness
Love the people
Like the small town feeling
Quiet & serene
The people
It's quiet here and the everyone is friendly
The friendly People
Kindness of the people
Quiet
Quiet
great friends and neighbors look out for each other
my family home house is here
Family oriented
Small town
community with possibility
Reminds me of my childhood
Safe
The neighborhood that I live in is family oriented
Very quiet.
I would not consider living here if not zoned for Madison city schools
Most everyone we've met here has been friendly.
People are friendly
Closeness of community

Not being over crowded
good neighborhood
Usually quiet
Small quiet city with nice folks
Close to river
Little town near a city
Close to everything
My neighbors
Opportunity for our family to grow up in a home.
Quiet
Madison city schools
People are so friendly
Everyone know everyone
country setting close to city
School system
Close to Huntsville/Madison
Small town feel close to city
Schools
Preferred school zoning
I have no other reason
No police harassment
Rural/country feel
Quietness
Madison Schools for when I have kids
Being able to build a home I love with great school systems.
Still close to "town" without a long commute
Quiet, small town
Proximity to work
Affordable housing
Access to Madison Schools

Addendum II: Things you would change about Triana

Nothing
library open regular hours
Police coverage
Attraction
The Separation between "old" and "new" residence
Drug dealer
Appearance
More community activities
New comers respecting the stop signs and speed limit
The area needs to catch up by offering more digital services instead of AT&T and dish.
Less new residential development
Going to Walmart on Madison Blvd or Publix on Madison Blvd to buy groceries.
Retail
People being able to have a junk yard or a toeing service in a residential area
Leadership
Obviously, increased revenue for the town to decrease financial burdens.
More police presence to reduce crime rates

A better gymnasium with activities
More industry/Retail
I would like to pay my utility bill online with no (???)
More grocery stores: Kroger/Publix
Get more stores here
Sewer & Water
Have sidewalk on the street so people that walk in (?) safety
better streets
Need more parks and playground for our children
City be involved in creating sport ground
Get away drug
Nothing
overall renovation
Recreation for the children. Better care of the cemetery.
I would like to see programs for the children's afterschool program. Much needed in our community.
lack of revenue generating businesses
Have more stores
more resources. better patrol by police officers.
Number of Stores
More Community and less "Neighborhood"
Public Transportation
What people think
I would like to have the ability to pay my water bill online. I don't have the work schedule that permits me to drive
to the payment center.
What people outside of Triana think
Internet services
Internet services
Nothing
Police & Fire resources increased
What people think about Triana
Triana to get the water system back
Nothing.. Love it here
Nothing
More jobs
Add Retail stores, gas station, restaurants, grocery store
nothing i love my town small and quite
stop people's moving in changing things
Nothing
No stores
more shops
Revenue with more amenities
The Internet connectivity options are abysmal.
Housing
We need more security, I don't feel safe, we need grocery stores, restaurants
Increase in fire, police emergency services
More churches
Needs a grocery store
Progressive industry
More police
more police awareness
More police

Would like to have more retail businesses
CRIME!
Quality of housing outside of Town Lakes
How the new resident feel about the old.
Illegal activities being swept under the rug
The attorney that represents the town.
Internet!!!
Internet
What people outside the town think of Triana

The perception of the town

safety (recent break-ins are worrisome and have me considering selling home and moving)

More police/less crime

Need commercial business! I.e. Gas station, drug store, grocery store. Aldi would be amazing!

Have a closer grocery store

More stores

Water services

The crime

Tear down all the new neighborhoods and convert back to farm land

Access to Internet

Expand infrastructure and attract businesses

Need to feel safe/break-ins are a major concern

The "Old Triana" vs "New Triana" mentality. Those of us who moved here to live in the subdivisions didn't ask to be segregated into a stereotype that we don't appreciate the rich history that this town has or the legacy of people who have come before us. Just because we have a vision for better opportunities for the community doesn't mean we don't want everyone outside of the subdivisions to accept us as part of their town. Embrace us and help us build it back to a town where people are eager to move to and work in!

The perceived division generational Triana residents have expressed to newer residents is unsettling. We moved here for a community, and it's sad to think we are to be treated differently because we chose to be here.

Of course better (and more) Internet/cable options, vital for education and growth

Increased police presence

Online water bill payment option

Police coverage

Police Availability and Presence

I would like to see additional retail/grocery stores in the area.

Police coverage

Better PD coverage

Increase Police Coverage

~ ~ ~
park/rec service

Basic cable/internet options

New development

the town financials (would like it to be more sustainable)

More jobs

Police patrol

More food

Traffic lights of some sort of warning signs

We need delivery services.

City property lines moved south to surrender newer neighborhoods to hsv

Having our own public park like Dublin park, with a soccer field, indoor swimming pool, a gym, a football field, with some rooms to reserve for meetings or birthday parties.

Not being able to pay water bill over the phone

Water department billing

Better understanding for newer residents (who aren't familiar) with the limitations a town of our size has. At the same time, for them to see the great benefits!

More restaurants and shops

Community garden

More security

I would like the council meeting live on Facebook. + After school and Summer community programs.

Restaurants: Chili's/Ryan's/etc.

Get an official police force here (more than 2 police)

Roads

City to always be concern about all people

stop thief

Paying sewer bill but not being hooked to sewage line.

The library should not be in a babysitting mode for children that are left unattended!!!

lack of recreation for children/young adults

Better roads

Resources

Communication from leaders to community

Urgent Care Unit

More business

We need more police officers in the surrounding areas.

Internet

Economic development

Have a full time director for recreation Dept.

Be known to be a river community. The river is one of your biggest asset

add a small store an gas station

allow Triana residential to decide on different things and not new comers.

Nothing

Not enough internet services

grocery store

More recreation

Jobs

We need Internet and a kids place like a park or something, we have a dirty park here in Towne Lakes

Less division between old and new residents.

Improved internet

Higher end retail

More retail and restaurant without having to go into the city limits of Madison.

better internet and TV

Less crime

Would like to lower crime rate, considering moving if doesn't improve soon.

Boat launch area to be more of a recreational area

More resources spent on the pond and parks

How people outside the community think about Triana

Feel more safe in my own home

The lack of a grocery store and a natatorium.

Food delivery options

More areas for walking

Full time police and fire Dept.

reliable internet options for everyone in community

More growth

Park alone the river like a river walk

24 hour police protection in immediate vicinity with quick response at night

Pool/better parks

Update of billing systems

Lack of resources

Move city limits back to exclude new neighborhoods

Closer elementary school

Decide whether Triana wants to grow or be the outer slums of Madison. You don't get both

More police patrol

The fact there are houses and people known in the area for being a "drug house" and "prostitution den". From what I've seen, those houses are also raising children which means they are being exposed to those things as well. I'd like to see the police and town government take action to stopping this activity

I would feel safer with more police presence. We need more officers with shifts that are not known to the public. It seems like a few bad people are taking advantage of this.

That everyone could understand the true aspects/realities/struggles/joys of residing in rural townships   :)

Internet service in my subdivision

Promote the restaurants more

Stop drug houses in Triana

Internet / Cable Availability

I would feel more comfortable if there were additional police officers, I understand that the funds are limited however having additional officers would put a lot of minds at ease.

Lack of adherence to posted speed limits

Better FD coverage

More internet/cable options

Appendix C: S.W.O.T. Analysis

Public Safety and Health

Strengths	Weaknesses
Low documented violent crime rate	No full-time Fire Dept. Volunteer F.D., lack of participation
County Sheriff office is good	Outdated equipment
Robust neighborhood watch in subdivisions	Volunteer F.D. membership & infighting
Agreements with Huntsville Fire (mutual aid)	Lack of 24-hour police protection, not full coverage
HEMSI covers Triana	Limited police cars
Have own Fire Department,and Police Department	Not enough police officers,
Weekly trash pickup	No medical facilities/service available in town
	Closes Hospital in Madison.
Opportunities	**Threats**
Potential for new residents could mean new volunteers	Lack of revenue; Fire Dept. needs improvement
Community willing to volunteer; recruit more fire dept. personnel	Criminals know when Police officers are on duty/off duty
More police employees.	No hospital or Medical facility in Triana
Emergency Resource Center	
Medical facility	

Infrastructure

Strengths	Weaknesses
Water Source	Town water purchased from other sources (Huntsville)
Sewer: 80% coverage, New sewer pump in Towne Lakes	Issues with billing
Roads & Sidewalks are well done in newer subdivisions	Sewer system not available throughout entire town.
Water & sewer rates are reasonable	Lake of internet/broadband coverage throughout town
Paved roads	Lack of public Transportation
Some telecommunications in town as other communities in rural/growing areas	Utility billing system
	Lack of sidewalks in some parts of town
	Having to buy water & sewer services from Huntsville
	Drainage issues in ditches, water over roads
	Pavement of roads, sidewalks
Opportunities	**Threats**
Access to Tennessee River to produce revenue and recreation, & to town's own water system	Lack of revenue
? available for Farmer's Market, Google Fiber, AT&T Fiber Internet for all parts of town.	Adjoining cities: Huntsville, Madison
Improve billing system	Too much growth compromises current infrastructure
Upgrade of housing/business infrastructure	No choice of telecommunications
Gas lines	No way to include all utilities on a single billing statement/process, instead of multiple statements/payments to different utility providers.
More wireless phone/internet providers in town than just AT&T.	Bulk pickup needs to be more than 1x/week.

Housing

Strengths	Weaknesses
There is a minimum of public housing	Lack of retail presence
Available and affordable land/real estate	Lack of zoning
Affordable and plentiful homes/housing	Mostly "starter homes"
Affordable taxes	Public housing location
Town has a "rural flavor"	Lack of Short term, affordable housing (apartments)
Growth of new subdivisions, and homes being built	Decline of quality public housing/quantity
	Separation of having seniors separated from younger generations
	Upkeep of housing
Opportunities	**Threats**
Multi-rental units	Land-Locked. Future growth limited to infill, not external growth.
Many acres of available private land to build more housing.	Deteriorating public housing, not enough resources for new.
Apartment buildings;	Public services (transportation for anyone who is in need)
Condos/townhouses	

Education

Strengths	Weaknesses
Children go to Madison City Schools	Triana does not have its own school system
Typical education	Availability of Busses & Busses running late
Opportunities	**Threats**
Charter Schools	Citizens no longer want real estate taxes to go to schools
Need for Boys & Girls Club reopened	Limestone County – Madison City controversy
	Property taxes of County (Madison) going to other cities.

Recreation

Strengths	Weaknesses
Location on Tennessee River, town leases 25 acres Fishing pond – sell licenses (restocking needed) Utilize undeveloped town-owned property for recreation Park(s), Library, gymnasium	Upgrades needed to recreation facilities Not owning river front Underutilization of resources Lack of recreational planning Lack of biking, hiking, riding trails Upkeep of gym: Activities, tournaments / without equipment Dog Park Sports events (soccer, baseball, football)
Opportunities	**Threats**
Access to & use of Tennessee River Bring back Triana Youth Center Community Events: Fall Festival, Clean-up Day, Father's Day, 4th of July, Arbor Day… Public Concerts Renovated Gym Trails along/around River, creeks Rental/Sale of recreational goods and services: boat & jet-ski rentals, bait & tackle…to generate revenue. Fishing tournaments	Wildlife TVA/Fish & Wildlife owns riverfront Land ownership Perception Huntsville & Madison

Appendix D: Community Visioning

VISIONING EXERCISE

Triana Comprehensive Plan

COMMUNITY VISIONING SESSION

A Vision statement outlines WHAT/WHERE/HOW you want to be.
Ingredients of a Vision Statement:
- Positive, present-tense language
- Qualities that provide the reader with a feeling for the Town's uniqueness
- Inclusiveness of the Town's diverse population
- A depiction of the highest standards of excellence and achievement
- A focus on people and quality of life
- Realistic , achievable aspirations
- Alignment with organizational values and culture

Difference between a mission and a vision statement:

Mission **A mission statement describes the PRESENT state of the organization:**	**Vision** **A vision statement describes the FUTURE state of the organization:**
It is a precise description of what an organization does.	It is a precise description of what do you want to be in five, ten, or twenty year.
It should describe the business the organization is in.	It answers the question, "Where do we aim to be?"
It is the definition of the "why" the organization exists currently.	

Instructions:

After viewing the presentation for an explanation of Visioning Process, identify **3** to **5** Core Values for your Community/Town and fill them in the spaces provided in the next page.

Use those values to form a Vision statement for your

Please note: A Core Value should be a single word or a phrase.

Task 1 – Triana's Core Values:

Small town Feel	Safe
Family oriented	Clean
Progressive	Honesty & integrity
Potential	Technologically relevant
Friendly	Vibrant community for our kids
Historical	Neighbors respectful of others
Financially responsible	Growing
Adequate revenue	

Task 2 – Triana's Vision(s):

- Triana cares for its citizens - from children to elders - and provides expanded opportunities and services for their needs and enjoyment.

- Triana is protected by adequate, full-time, Police and Fire Department services.

- Triana is technologically relevant and is served with choices of telecommunications/Internet services from multiple providers.

- Triana is self-sustaining with commercial services, retail markets, and quality dining establishments.

- Triana has an economically sustainable revenue stream to support its services, on-going maintenance, and community improvements.

- Triana capitalizes on its abundant natural resources, including its River front access, utilizing it by its citizens and visitors for recreation, and other commercially viable activities.

- Triana's Economic Development team and Chamber of Commerce actively work to entice and recruit a diversity of businesses to locate *within* the Town of Triana for retail, industrial, manufacturing and other commercial trade, and to bring jobs for skilled and willing workers, and provide revenue to support the community's mission(s).

- Triana is known for its support of diverse local entrepreneurs and small businesses that have established the town as a destination for unique experiences.

Appendix E: Goals, Objectives and Actions

Community Facilities

GOAL 1: New Municipal Administrative Building

Objective 1: Build a new Municipal Administration Building

Major Actions: Within 24 Months

- Develop list of municipal functions to be housed at a new Municipal Building   .
- Develop requirements for building needs (i.e. # of personnel, connectivity Municipal functions, etc.)
- Develop list of connectivity (i.e. internet, phone, etc.…) utility requirements
- Develop potential site for building
- Develop cost

Objective 2: Take further steps toward building new Municipal Administration Building

Major Actions: Within 36 Months

- Develop concept plans and cost estimates
- Develop concept drawing
- Coordinate with Architect to develop plans

Objective 3: Address Funding for New Municipal Administration Building

Major Actions: Within 48 Months

- Develop funding strategy for new Municipal Building
- Develop funding strategy (bonds, loans, grants)

GOAL 2: Renovate/ Remodel existing Municipal Building

Objective 1: Renovate/Remodel Existing Municipal Building to provide Council Chambers, Town Council Meeting room, Municipal Court

Major Actions: Within 24 Months

- Carpet floor(s)
- Paint Walls
- New desks and chairs
- Install projector system and Public Address (PA) system
- Nameplates

Objective 2: Renovate Municipal Offices

Major Actions: Within <u>24</u> Months

- Recover front counter
- Install new copier
- Update furniture and carpet in lobby

Objective 3: Renovate Gymnasium.

Major Actions: Within <u>24</u> Months

- Obtain quote to install a wood gym floor
- Develop funding strategy to pay for wood floor

GOAL 3: Additional Public Safety Facilities

Objective 1: Build a Second Safe Room/Storm Shelter on the other side of Town.

Major Actions: Within <u>12-24</u> Months

- Determine need for additional Storm Shelter space
- Determine location for additional storm shelter
- Determine costs, availability of funding for a second storm shelter
- Apply for grant for additional storm shelter

Economic Development:

Goal 1: Increase Economic Development Activities in Triana

Objective 1: Increase revenues through expansion of commercial activities and increase in sales taxes. To support town services, maintenance, repairs, improvements and growth.

Major Actions: Within <u>12</u> Months

- Solicit for a Convenience Store / Gas Station to locate on Zierdt or Wall Triana within Town <u>Limits</u>
- Obtain updated traffic study
  o Purchase road study machine
  o Conduct study on Zierdt Rd. and Wall-Triana Hwy.

Objective 2: Develop Economic Development Plan for Triana.

Develop economic development plan, including incentive packages for convenience store / gas stations, other potential businesses or economic enterprises

Major Actions: Within <u>36</u> Months

- Work with local/County Chamber of Commerce
- Brain storm economic incentive packages

Goal 2: Utilize Triana's existing facilities to generate revenues

Objective 1: Fully utilize Triana's recreational facilities and other resources to support town services, maintenance, repairs, improvements and growth.

Major Actions: Within 12 Months

- Gymnasium Side of Town Hall
- Fitness Courses / Youth Sports / Aerobics
- Actively solicit for business and individuals to lease gymnasium and teach fitness courses as a means to create a revenue source

Objective 2: Rent out Council Room once renovated for Clubs / Organizations / Boards / etc. to support town services, maintenance, repairs, improvements and growth.

Major Actions: Within 24 Months

- Hire Recreation Director
- Develop rental schedule

Goal 3: Solicit Businesses

Objective: Solicit a variety of potential businesses to locate within Triana's town limits:

Major Actions: within 24 Months

- Develop strategy for soliciting businesses
-
    o A restaurant
    o Watersports related business (i.e. boat / watercraft storage, rental, repair facilities)
    o Storage Facility
    o Barber Shop / Salon
    o Laundromat / Car Wash / Ice Machine
    o Satellite/Branch of Bank with ATM /

Education:

Goal 1:   Strengthen existing relationship with Madison City Schools

Objective 1: Increase participation of Triana town government and Parents in **School Board** meetings

Major Actions: Within 12 months

- Use Triana's social media to push notices for School Board meetings

- Town Council takes a more active role in designating the Triana Advisory Liaison representative to the Madison City School Board. The representative should be a known and vocal member of the community, who actively seeks out and elicits concerns of Triana parents and students.

- Have Liaison/representative periodically brief/report to the town council on any concern or issues affecting Triana students

Objective 2: Increase participation of Triana town government and Parents in **PTA** meetings

Major Actions: Within 12 Months

- Use Triana's social media to push notices for PTA meetings

- Coordinate with PTA Presidents and Principals at Columbia, Discovery, and Bob Jones schools to periodically host meetings in Triana (meet at Library until Council Room in Gym side of Municipal Building Gym is renovated

- Have Town Council designate special representative(s) to the PTAs at each school. These individuals should actively seek out Triana parents to join the PTA.

Goal 2:   Promote post-secondary education opportunities in Triana.

Objective 1: Promote and host GED, general/core 100-level college, vocational or Short-term, Courses within the community facilities

Major Actions: Within 36 Months

- Reach out to local area community colleges to host/conduct evening courses at Triana facilities.   .

- Develop a selection of vocational and /or practical courses
  > Financial Planning (e.g. Dave Ramsey Total Money Makeover
  > Resume preparation
  > Scholarship / grant package writing/ College Application essays
  > Local realty and/or banks offer "How to buy a home" course, or "How to invest for retirement"

- Reach out to community /hobby groups to teach personal interest courses:
  > HAM Radio, Scrap-booking, etc. …

Objective 2: Provide a means for single, parents to take entry-level college evening courses by providing child care during evening class times.

Major Actions: Within <u>48</u> Months

- Gauge the desire/need for single-parents to take entry-level college courses at Triana facilities
.

- Coordinate with Calhoun, Athens State, UAH, etc. to host courses

- Develop volunteer program to watch children for an hour in Gym while parents take evening courses.

Goal 3: Provide Elementary education within Town of Triana.

Objective 1: Develop a plan to construct and staff a Triana Elementary School that falls under Madison City schools as a stepping stone to an independent school system.

Major Actions: Within <u>48</u> Months

- Determine the number of students required to support a school and forecast out when population growth will merit construction of a small Triana Elementary school. Example: two teachers per grade k-6 with 20 students per class = 12 K -6 teachers, 280-300 students, Principal, Vice Principal, Admin Staff, etc.….

- Gather data from Madison City Schools on number of students per grade k-6 and historical data for last 10 years.

- Forecast growth of homes and the number of students.

- Engage with Madison City School Board to see if they are amenable to the idea of establishing a Triana Elementary as a stepping stone to developing an autonomous Triana School system.

<u>**Objective 2:**</u> <u>Develop a plan to build a Triana Elementary school</u>

2. **Major Actions: Within <u>96</u> Months**

- Determine funding requirements for Town of Triana to build an Elementary School.

- Develop architectural concepts and cost estimates.

- Develop a funding strategy.

Housing – Public and Private:

Goal 1: Development Regulations for building

Objective 1: Pass Subdivision Regulations

Major Actions: Within <u>24</u> Months

- Complete Comp Plan

- Examine smaller communities' regulations as sample

- Conduct open meetings/hearings

- Amend 1964 ordinance

Objective 2:

Investigate Feasibility of Apartments/Condos

Major Actions<u>:</u> Within <u>24-48</u> Months

- Assist

Objective 3:

Maintain Public Housing

Major Actions: Within <u>24</u> Months

- Meet with and coordinate with Public Housing on upgrade needs .
- Assist with grants/public projects

Objective 4:

Attract high income housing

Major Actions: Within <u>48</u> Months

- Develop plans and locations for potential higher-end housing developments .

Infrastructure:

Goal 1: Modernize/upgrade Utilities Services

Objective 1: Convert to Electronic Water Meters

Major Actions: Within <u>48</u> Months

- Visit other municipalities (HSV, Madison) to determine what technologies they use
- Determine cost per meter for hardware
- Determine cost per meter for change over
- Determine computer / vehicle equipment costs to upgrade

- Develop cost estimates for change over
- Develop phased change-over plan

Objective 2: ALL homes and businesses within the Town of Triana Limits will be served by sewer, and public water.

Major Actions: Within <u>12-60</u> Months, as needed

- Complete Sewer extensions to include: Carr Lane, East end of 6th Street, and Oregon Drive.
- Extend sewer to the Collier area from 6th Street at Wall-Triana Highway, south to include Ragland Circle, Landess Circle, Draper Drive, Cable Circle, Fearn Drive, and Cowan Drive
- Extend public water to Ragland Circle.

Objective 3: Telecommunications – Telephone, Wireless phone, and Internet fiber optic service – will be available to all homes and businesses.

Major Actions: Within <u>12-60</u> Months, as needed

- Engage Telecommunications Company (y/ies) to make fiber optic telecommunications available to all residential and commercial properties.
- Work with other wireless telecommunication providers to strengthen their coverage in and around Triana
-

GOAL 2: Roadway Improvements

Objective 1: Repaving, drainage work, and Widening of roads within town limits.

Major Actions: Within <u>36</u> Months

- Resurfacing all non-curb and gutter roadways in town limits roads within town limits that are in need of it.
- Widening Zierdt Road, Wall-Triana Highway, and Landess Circle.
- Maintenance and repairs to roadside drainage (ditches and culverts), and resolve flooding problems in certain areas (North curve of Landess Circle
- Re-stripe roads after resurfacing

Objective 2: Improve Street lighting.

Major Actions: Within <u>12-48</u> Months

- Add more street lights on Wall-Triana Highway and other areas without proper lighting, and at roadway intersections.
- Hold Developers responsible for installing promised street lighting.
- Use Development fees to help pay for street lighting costs.

GOAL 3: Independent water system for Triana

Objective 1: Triana will have its own water system, and not completely dependent on water purchased from other cities.

Major Actions: Within <u>60</u> Months

- Determine condition of old wells to re-use.
- Determine condition of any existing pump machinery: useable/needs repair/needs replacement
- Determine cost to reinstate the use of the well(s).
- Develop a funding plan to restart use of wells.
- Seek and pursue funding opportunities

Recreation:

Goal 1: Utilize Recreational Facilities to their greatest extent

Objective 1: Manage and maintain the recreational resources in place - Playing Fields (Baseball, Softball, and Volleyball), Walking track, hiking trails and more.

Major Actions: Within <u>36</u> Months

- Hire Recreation Coordinator – 1.5 Full Time Equivalent

- Create a plan on how to generate funds

- Install netting/fencing around outdoor basketball courts.

- Renew lease agreement between Madison County, Triana, and Wheeler Wildlife Refuge **prior to** December 31 2020.

Goal 2: Create recreational opportunities that serves the residents and visitors of Triana

Objective 1: Create recreational facilities and programs that will attract Triana residents and also attract Huntsville and Madison residents.

Create Dog Park to service Triana and surrounding HSV/Madison

Major Actions: Within 6-<u>12</u> months

- Identify available land owned by Triana   .

- Get bids for fencing ($7-9/foot)

- Pass ordinance for dog park, pass resolution for use of land/purchase fence

- Media announcement on opening

Objective 2: Create a walking path around the pond.

Major Actions: Within <u>18</u> Months

- Develop a plan for path   .
- Pay for engineering plan
- Allocate Funds

Objective 3: Hold Annual Events in the park:

- ➢ Spring Clean-up Day,
- ➢ June Father's Day Picnic at Flamingo Park,
- ➢ Fourth of July Picnic, and
- ➢ October Arbor Day and Fall BBQ

Major Actions: Within 12 Months

Create an "Fall BBQ Competition"   .

- Kids Pumpkin Paint

- BBQ competition

- Donated trees

- Food Trucks

Objective 4: Create a "Summer Concerts at the River Dock on Thursday Nights, with Food Trucks

Major Actions: Within 12 months

- Repave parking area, Build pavilion, walking trails

- Have a smaller parking area for cars, food trucks…

- Contact bands   .

- Contact Food Trucks

- Advertisement

Objective 5: Fishing Tournament **(with Cabela's)**

Major Actions: Within 12-24 Months

- Contact Manager at Cabela's to determine sponsorship, funding.   .

- Contact Food Trucks

- Coordinate event

Appendix F: TRIANA Roads Evaluation Report

Rd/Street Name/No.	Length (X.xx Mi.)	Material: Dirt/Gravel/Asphalt/ Concrete	Drainage: Curb & Gutter (C&G) or Ditches	Condition: Excellent/New Good/Fair/Poor	Other Comments
Zierdt	2.00	Asphalt	Ditches	Good to fair	Southbound lane recently repaved to entrance of Savannah subdivision. Older parts beginning to fail.
4th St.	~0.10	Asphalt	Ditches	Good	No significant defects
Record St.	1.00	Gravel & Asphalt	Ditches	Poor to Good	Southern section from TN River being rebuilt is gravel to 5th St. From 5th, going North the quality varies from fair to good. paving failure, pavement cuts, etc.
9th St.	< 0.10	Asphalt	Ditches	Excellent	Recently paved
Stone St.	1.00	Asphalt	Some Ditches	Good to Excellent	Partially newly paved
A st.	0.10	Gravel to Asphalt	Ditches	Poor to Fair	South end in poor condition, goes from fair to good at 6th St.
6th St.	1.50	Gravel & Asphalt	Diches	Poor to Good	Poor condition at beginning at Indian Creek, improves the further West, to Wall-Triana Hwy.
5th St.	0.50	Asphalt	Ditches	Fair to Good	Poor condition at East end, improves further West
7th St.	0.10	Asphalt	Some Ditches, some C&G	Excellent	Newly paved
8th St. (west)	0.10	Asphalt	C&G	Very good	Between Zierdt Rd. & Record St.
8th St. (east)	0.10	Asphalt-gravel-dirt	Ditches	Fair to Poor	Asphalt Starting from Stone St. to 194 8th St., then going East into woods changes to gravel, then dirt Rd.
Towne Lakes					
Town Lakes Dr.	<0.10	Asphalt	C&G	Good	From Zierdt to Field Pond
Field Pond Dr.	0.70	Asphalt	C&G	Good	
Village Spring	1.50	Asphalt	C&G	Good	
Kings Cove Dr.	<0.10	Asphalt	C&G	Good	
Field PondDr.	0.20	Asphalt	C&G	Good	
Chadswalk Dr.	0.10	Asphalt	C&G	Good	
Ferstwood Dr.	0.10	Asphalt	C&G	Good	

Rd/Street Name/No.	Length (X.xx Mi.)	Material: Dirt/Gravel/Asphalt/ Concrete	Drainage: Curb & Gutter (C&G) or Ditches	Condition: Excellent/New Good/Fair/Poor	Other Comments
Fairburn Dr.	0.10	Asphalt	C&G	Good	
Benteen Ave.	0.10	Asphalt	C&G	Good	
Copeland Dr.	0.20	Asphalt	C&G	Good	
Jesse Bennett	0.40	Asphalt	Ditches	Fair to Good	Some aging pavement failure
Foster St.	0.50	Asphalt& Gravel	Ditches	Good to Fair	Asphalt part Good cond., gravel section Fair cond.
Rivers Landing					
Mary Caudle Way	0.10	Asphalt	C&G	Excellent	New pavement
Princewater	0.2	Asphalt	C&G	Excellent	
Riverfront Dr.	0.2	Asphalt	C&G	Excellent	
Creek Gravel Dr.	<0.10	Asphalt	C&G	Excellent	Short street/cul-de-Sac
Caudle Dr.	0.40	Asphalt	C&G	Excellent	
Harbor Ferry Dr.	<0.10	Asphalt	C&G	Excellent	1 lot depth long stub
Riverfront Dr.	<0.10	Asphalt	C&G	Excellent	1 lot depth long stub
Savannah					
Harold Murphy Dr.	1.00	Asphalt	C&G	Good	
Unnamed street	0.20	Asphalt	C&G	Good	
DayMark Dr.	<0.10	Asphalt	C&G	Good	1 lot depth long stub
Unnamed	<0.10	Asphalt	C&G	Good	1 lot depth long stub
Ardsley Dr.	<0.10	Asphalt	C&G	Good	1 lot depth long stub
Joe Fletcher Dr.	0.10	Asphalt	C&G	Good	
Tybee Dr.	0.10	Asphalt	C&G	Good	
Pitts Griffin Dr.	0.10	Asphalt	C&G	Good	
David Barnes Dr.	0.10	Asphalt	C&G	Good	
Unnamed	<0.10	Asphalt	C&G	Good	1 lot depth long stub
Gwinnett Dr.	0.10	Asphalt	C&G	Good	
Abercorn Dr.	0.10	Asphalt	C&G	Good	
Barnard St.	0.10	Asphalt	C&G	Good	
Wall-Triana Hwy	0.70	Asphalt	Ditches	Good	From town limits just South of Ervin Cir., to town limits just South of East Gate Dr.
Wall-Triana Hwy	1.50	Asphalt	Ditches	Fair: Cracking, splitting	From Town limits just North of Cable Circle, to lower part of Ragland Cir. Uncertain if all, part, or none of this roadway section is within Triana's town

Rd/Street Name/No.	Length (X.xx Mi.)	Material: Dirt/Gravel/Asphalt/ Concrete	Drainage: Curb & Gutter (C&G) or Ditches	Condition: Excellent/New Good/Fair/Poor	Other Comments
					limits.
Ragland Cir.	0.10	Gravel	None	Poor to Fair	Near South end of Wall-Triana Hwy.
Cowan Rd.	0.20	Asphalt	Some Ditches	Fair	
Landess Cir.	2.00				Flooding problem with culverts at the northwest curve of Landess Cir.
Draper Dr.	0.20				
Fearn Dr.	0.10	Asphalt	Some Ditches	Excellent	New paving
Cable Cir.	0.30	Asphalt & gravel	Some Ditches	Poor to Fair	
Lakeshore Dr.	0.60	Asphalt	Some Ditches	Fair to Good	Some broken paving
Carr Dr.	0.40	Asphalt	Some Ditches	Fair to Good	
Ervin Ln.	0.40	Asphalt	Some Ditches	Good	
Ervin Cir.	0.20	Asphalt	Some Ditches	Fair	
Advent Dr.	0.30	Asphalt	Some Ditches	Good to Fair	
Murphy Cir.	0.60	Gravel & Asphalt	Some Ditches	Poor to Fair	
Murphy Ln.	0.10	Gravel	Some Ditches	Poor to Fair	
Monique Dr.	<0.10	Asphalt	Some Ditches	Good	
Bertha Dr.	0.10	Asphalt	Some Ditches	Good	
Oregon Dr.	0.10	Asphalt	Some Ditches	Good	
Approx. Miles:	**19 Miles**				

Appendix G: Grant and Loan Guide

Grant and Loan Guide
for The Town of Triana 2017

INTRODUCTION: This guide was prepared by TARCOG staff to assist the Town of Triana with information about the most commonly used federal and state grant and loan programs for counties and municipalities. While there are many other types of funding that may, from time to time, be available to local governments and other entities through a combination of public and private funds, these are the programs that, to date, have been the most reliable and useful to our members on a regular basis.

Of course, everything is subject to change and a particular program may not be allocated funding in a given fiscal year, or may see its allocation reduced from what it had been in previous years. These realities will always be a factor in seeking funding assistance, so it is always best to contact the funding source or TARCOG staff to confirm that the program will be offered during the year in which you intend to apply, get the pertinent details about how much you can request, and verify that your project activity is eligible.

SEARCHING FOR GRANTS ONLINE: A number of web sites are available to find grant announcements. Some of the most useful are listed below. Additionally, you can sign up for email grant alert services; however, visiting the funding agency's current web site is the best way to ensure the information is timely and accurate. A word of caution, simply searching by a topic or something as general as "Grants" when looking for grants online can yield some very outdated information and may even lead you to believe a program is available when it hasn't existed for many years. Always try to confirm the details of the program before you get too far along in the development of your project.

- **Catalog of Federal Domestic Assistance**
  www.cfda.gov
- **Grants.gov**
  www.grants.gov
- **USA.gov**
  www.usa.gov
- **Americantrails.org**
  www.americantrails.org
- **Alabama Historical Commission**
  http://preserveala.org/pdfs/OTHER/GRANTS_PAGES/ALABAMA_FUNDING_SOURCES.pdf

PREPARING TO APPLY FOR GRANTS: Many agencies are now requiring that applicants register with SAM, the System for Award Management **www.sam.gov/portal/public/SAM/**. SAM is a Federal Government owned and operated free web site that consolidates the former CCR/Fed Reg, ORCA, and EPLS functions into one site. You must register your entity in order to do business with the federal government or use federal grant funds, including federal funds

that come to you from the state. If you were previously registered with CCR, the Central Contractor's Registry, you will need to update your registration in SAM. Registration must be updated annually to remain ACTIVE in the system. In addition, you must maintain your username and password by changing it at the prescribed intervals. For assistance contact the SAM help desk 1-877-771-9512.

IMPORTANT ITEMS YOU WILL NEED FOR SAM REGISTRATION

- **Data Universal Numbering System (DUNS) www.dnb.co,/us**

- **Federal Tax Identification Number (TIN or EIN) www.irs.gov/Business/Small-businesses-&-Selfemployed/ Employer-ID-Numbers-(EINs).**

- **North American Industry Classification System code (NAICS) www.census.gov/eos/www/naics/**

The 2012 NAICS code and description for units of local government is: 921140 Executive and Legislative Offices, Combined. Some agencies request that applications be made online. This, too, means your entity and a designated/authorized individual will need to register with that agency's system and create a username and password, and then make sure these stay updated. Maintaining multiple registrations and updating passwords can be a daunting task. It is recommended that all departments be aware of the different registrations that your local government may have. It is not uncommon for the Police or Fire Department, for example, to have a separate DUNS number that is different than the DUNS number issued to the city or county. Keep track of all the numbers so that when registrations or applications are made the correct identification numbers will be used and they will match up with the SAM registration if it is required.

CONFIRM YOUR ELIGIBILITY: It is always good to know where to find some of the basic information used to determine your eligibility for programs that have such requirements. To assist you, population figures, county distress designations for ARC and HUD CDBG, and several items used with the State's CDBG program are provided as references via TARCOG. Please let us know if we can assist you in any way with your project. Your regional planning commission serves as the designated planning agency for the following programs:

- Affiliate State Data Center
- Appalachian Regional Commission: Local Development District (LDD)
- Economic Development Administration: Economic Development District (EDD)
- Rural Planning Organization (RPO)

As the LDD and EDD, TARCOG provides complimentary grant writing and technical assistance to our member governments for these and other programs to support your community and economic development efforts.

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GRANT PROGRAMS:

ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS
www.adeca.alabama.gov

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CONTACT: COMMUNITY AND ECONOMIC DEVELOPMENT DIVISION
Mr. Shabbir Olia,
CED Programs Manager
(334) 2468
shabbir.olia@adeca.alabama.gov

- **PROGRAM COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Note: "Proposed FY17 funding levels" are listed. Levels may change after federal budget appropriation.

I.   **FUND TITLE: Competitive Fund, Single purpose or multi-purpose activities**

GRANT CYCLE: Application workshop held in February, application due date between May - June. Award announcements are typically in the fall with a mandatory compliance workshop to follow.

ELIGIBILITY: Applicants: Non-entitlement cities (excludes members of the Jefferson or Mobile consortium), counties (excludes Jefferson and Mobile). Applicants must maintain active registration with SAM. Activities: Water, Sewer, Streets, Drainage, Housing Rehabilitation, Neighborhood and Downtown Revitalization, Professional Services e.g., engineering, administration within fee scale limits. Requirements: Benefit at least 51% low and moderate-income beneficiaries, or eliminate slum and blight, or address an urgent need resulting from an immediate health threat. See current program year thresholds. No open Competitive or Enhancement grant. Annual close-out deadline is March 30.

FUNDING LEVELS: Maximum Request: County $350,000; Large City (2010 Census population 3,000 +) $450,000; Small City $350,000.Match Requirement: 10% Source: Cash/In-kind, Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant Note: Waiver of match available for applicants with 2010 Census population of 1,000 or less.

II.   **FUND TITLE: Community Enhancement Fund**

GRANT CYCLE: Application workshop held in February, application due dates between May – June. Award announcements are typically in the fall with mandatory compliance workshop to follow.

ELIGIBILITY: Applicants: Non-entitlement Local Governments. Applicants must maintain active registration with SAM. Activities: Water, Sewer, Streets, Drainage, Housing Rehab, Senior or Community Center, Demolition, Recreation, Boys & Girls Clubs, Fire Protection, Misc. Requirements: Benefit 51% low and moderate-income beneficiaries, or eliminate slum and

blight, or address an urgent need resulting from an immediate health threat. See current program year thresholds. No open Competitive or Enhancement grant. Annual closeout deadline is March 30.

FUNDING LEVELS (Proposed for FY14) Maximum Request: $250,000. Minimum Request: $50,000; Match Requirement: 10% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant

Note: Waiver of match available for applicants with 2010 Census population of 1,000 or less.

III.   FUND TITLE : Economic Development Fund

GRANT CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in February and compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement local governments. Applicants must maintain active registration with SAM. Activities: Land, facilities and infrastructure to benefit industry that will create jobs. Requirements: Create minimum of 15 permanent jobs to benefit 51% low and moderate-income beneficiaries. See current program year thresholds. May have open Competitive, Enhancement or Planning grant.

FUNDING LEVELS: Maximum Request: $200,000. Minimum Request: $50,000, Match Requirement: 20% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials Disbursement Method: Grant

Note: Waiver of match available for Applicants with 2010 Census population of 1,000 or less. State may also waive the grant ceiling for projects that demonstrate significant long-term economic benefit to the State.

IV.   FUND TITLE: Economic Development Incubator projects

GRANT CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in February and compliance workshop held in the fall.

ELIGIBILITY Applicants: Units of local government. Applicants must maintain active registration with SAM. Activities: Facility, infrastructure or program support. Requirements: Program must benefit at least 51% low and moderate-income beneficiaries. These type projects must commit to create jobs. See current program year thresholds.

FUNDING LEVELS: Maximum Request: $250,000. Match Requirement: 20% Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials, Disbursement Method: Grant Note: Waiver of match available for Applicants with 2010 Census population of 1,000 or less. State may also waive the grant ceiling for projects that demonstrate significant long-term economic benefit to the State.

ALABAMA DEPARTMENT OF TRANSPORTATION
http://www.dot.state.al.us

CONTACT ALABAMA DEPTARTMENT OF TRANSPORTATION
Ed Austin, Innovative Programs Bureau Chief (334)242-6751
austine@dot.state.al.us

CONTACT ALDOT MULTI-MODAL DIVISION
Cecil Colson (334)353-6403 or Bob Kratzer (334)353-6442
colsonc@dot.state.al.us or kratzerr@dot.state.al.us

- *PROGRAM SPECIAL PROGRAMS:*
  FUND TITLE: Transportation Alternatives Program (TAP)

GRANT CYCLE: Applications due in April (this is second year of two-year funding cycle under Map-21)

ELIGIBILITY: Applicants: Units of local government. Activities: Construction of on-road and off-road facilities for pedestrian, cycling and non-motorized transportation (includes streetscaping of combined lighting, sidewalks and landscaping), infrastructure for safe routes; conversion of abandoned railroad corridors; construction of turnouts, overlooks; community improvement activities (removal of outdoor advertising, historic transportation facilities preservation and rehab, vegetation management and erosion control, archaeological activities); and environmental mitigation activities; construction engineering and inspection for infrastructure projects.

Requirements: Project must be for public use. Public involvement meeting required, plans must meet ALDOT Local Public Agency (LAP) Manual, environmental review and Davis Bacon reporting must be included.

FUNDING LEVELS: Maximum Request: $400,000, Match Requirement: 20% Source: Cash, Disbursement Method: Reimbursement.

ALABAMA STATE COUNCIL ON THE ARTS
www.arts.state.al.us

CONTACT: Albert B. Head, Executive Director,
Cultural Facilities (334)242-4076, ext. 245, Al.Head@arts.alabama.gov

PROGRAM: For list of programs and fund titles, http://arts.state.al.us/grants,

GRANT CYCLE: As announced for various programs

ELIGIBILITY: Applicants: Units of local government, school boards, Private educational institutions and Nonprofits with 501 (c)(3) status, Colleges and Universities.

Activities: Visual Arts, Arts Education, Performing Arts, Literary Arts, Community Arts, Cultural Facilities, Folklife projects. Requirements: *See agency guidelines and seek assistance from a program manager prior to submitting an application.*

APPALACHIAN REGIONAL COMMISSION (ARC)
www.arc.gov

CONTACT STATE ADMINISTERING AGENCY: ADECA
Jimmy Lester, ARC Program Manager (334) 353-4490
jimmy.lester@adeca.alabama.gov

GRANT CYCLE: Pre-application due date in August. Applicant notified in October if a full application is requested. Award announcements typically made in May.

ELIGIBILITY: Applicants: State and local units of governments, public bodies, and non-profit entities. Eligible counties in West Alabama: Bibb, Fayette, Hale, Lamar, Pickens, and Tuscaloosa. Activities: Water and wastewater facilities, telecommunications, health care, planning activities, leadership development, education and training programs, business development, and entrepreneurship. Requirements: Project must meet one of ARC's goals: increase job opportunities and per capita income, strengthen the capacity of people to compete in the global economy or develop and improve infrastructure to make the Region economically competitive. Construction projects funded by ARC must have an "Administering Agency" such as ADECA, USDA Rural Development or TVA. The project will be administered by and take on the requirements of that agency.
FUNDING LEVELS: Maximum Request: $200,000, Match Requirement: 50% cask/in-kind. FY14 Marshall County noted as "Transitional" Source: Cash/In-kind. Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant

ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)
www.eda.gov

CONTACT STATE ECONOMIC DEVELOPMENT REPRESENTATIVE:
Ms. Stacey Webb,
U.S. Department of Commerce, Economic Development Administration,
401 West Peachtree Street, NW, Suite 1820,
Atlanta, Georgia 30308
Telephone: 404-730-3020,
swebb@eda.gov

PROGRAM ECONOMIC DEVELOPMENT ADMINISTRATION PROGRAMS:
  I.   **Investments for Public Works and Economic Development Facilities**
  II.   **II. Economic Adjustment Assistance**

GRANT CYCLE: Applications are taken throughout the year at quarterly deadlines; March, June, September and December. Award upon approval and as funding is available.

ELIGIBILITY: Applicants: Units of State and Local Governments, Public and State controlled institutions of Higher Education, Federally recognized Native American tribal governments, others (see FFO).

Activities: Construction, Non-construction, Revolving loan funds, Technical Assistance projects. Requirements: Project must commit to create or retain jobs and leverage private investment.

FUNDING LEVELS: Maximum Request: Based on average of $10,000 per job Minimum Request: Match Requirement: Varies based on level of distress Source: Cash/In-kind Eligible In-Kind Contribution: Labor, Equipment, Materials. Disbursement Method: Grant

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
www.fema.gov

CONTACT STATE ADMINISTERING AGENCY:
Alabama Emergency Management Agency (AEMA)
Kelli Alexander (205) 280-2269
kelli.alexander@aema.alabama.gov

PROGRAM PREPAREDNESS AND NON-DISASTER FUND TITLE:

A. *Assistance to Firefighters Grant (AFG) http://www.fema.gov/firegrants*
   (Due in December)

B. *Staffing for Adequate Fire and Emergency Response (SAFER) http://www.fema.gov/staffing-adequatefire-emergency-response-grants*

C. *Fire Prevention and Safety (FP&S) http://www.fema.gov/fire-prevention-safety-grants*

- *All Due in December*

PROGRAM HAZARD MITIGATION http://www.fema.gov/hazard-mitigation-assistance

FUND TITLE:

A. *Hazard Mitigation Grant Program (HMGP) Grants to states and local governments to implement long term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster.*

B. *Pre-Disaster Mitigation (PDM) Funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds.*

C. *Flood Mitigation Assistance (FMA) Funds to assist States and communities implement measures that reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and others structures insured under the National Flood Insurance Program.*

D. *Repetitive Flood Claims (RFC) Funds to assist states and communities to reduce flood damages to insured properties that have had one or more claims to the National Flood Insurance Program (NFIP).*

E. *Severe Repetitive Loss (SRL) Funds to reduce or eliminate the long-term risk of flood damage to severe repetitive loss structures insured under the National Flood Insurance Program.*

GRANT CYCLE: As announced for individual programs

ELIGIBILITY: Applicants: States and units of local government. Activities: As noted for individual programs. Requirements: See online individual program information and/or most recent HMGP Unified Guidance.

FUNDING LEVELS: Maximum Request: $ (may vary with announcement)
Match Requirement: 25% Source: Cash/In-kind, Eligible In-Kind Contribution: Labor, equipment, materials. Disbursement Method: Reimbursement

USDA RURAL DEVELOPMENT
www.rurdev.usda.gov/al

CONTACT: HUNTSVILLE AREA OFFICE, Area Director: Mr. Woodrow Williams, 1300 Meridian Street, Suite 23-C, Huntsville, AL 35801-4616, 256-532-1677 ext 5

PROGRAM BUSINESS AND COOPERATIVE PROGRAMS:

- FUND TITLE: Rural Business Enterprise Grants (RBEG)

GRANT CYCLE: Applications are taken on a continuous basis.

ELIGIBILITY: Applicants: Public bodies, private non-profit corporations, and federally recognized Native American tribal groups in all areas except cities of more than 50,000 and their adjacent and contiguous urbanized areas. Activities: Purchase and develop land, establish a revolving loan fund, construct buildings, plants, equipment, access streets and roads, parking areas, utility and service extensions, technical assistance, rural distance learning networks. Requirements: Must be used for rural projects that finance and facilitate development of small and emerging rural businesses, help fund distance learning networks, and help fund employment related adult education programs.

FUNDING LEVELS: Maximum request: No maximum, however, grants generally range from $10,000 up to $500,000. Match Requirement: N/A Disbursement Method: Grant

- FUND TITLE: FUND TITLE B. Rural Business Opportunity Grants (RBOG)

GRANT CYCLE: Applications are taken on a continuous basis.

ELIGIBILITY: Applicants: Public bodies, private non-profit corporations, and federally recognized Native American tribal groups in all areas except cities of more than 50,000 and their adjacent and contiguous urbanized areas.

Activities: Technical assistance, leadership training, establishment of business support centers, economic development plans. Requirements: Must be used to promote sustainable economic development in rural communities with exceptional needs. Project period limited to two years.

FUNDING LEVELS: Maximum request: $50,000, Match Requirement: None, Disbursement Method: Grant

- RURAL ECONOMIC DEVELOPMENT LOAN AND GRANT (REDLG)

The REDLG program provides funding to rural projects through local utility organizations. Under the RED Loan program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to the Agency. Under the RED Grant program, USDA provides grant funds to local utility organizations which use the funding to establish revolving loan funds. Loans are made from the revolving loan fund to projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency.

Who is eligible? To receive funding under the REDLG program (which will be forwarded to selected eligible projects) an entity must: Have borrowed and repaid or pre-paid an insured, direct, or guaranteed loan received under the Rural Electrification Act or, Be a not-for-profit utility that is eligible to receive assistance from the Rural Development Electric or Telecommunication Program Be a current Rural Development Electric or Telecommunication Programs Borrower.

What types of projects are eligible? REDLG grantees and borrowers pass the funding on to eligible projects. Examples of eligible projects include: Capitalization of revolving loan funds, Technical assistance in conjunction with projects funded under a zero interest RED Loan, Business Incubators Community Development Assistance to non-profits and public bodies (particularly job creation or enhancement) Facilities and equipment for education and training for rural residents to facilitate economic development, Facilities and equipment for medical care to rural residents, Telecommunications/computer networks for distance learning or long distance medical care.

- FUND TITLE: Community Facility Grants

Objectives: Community Programs provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are authorized on a graduated scale. Applicants located in small communities with low populations and low incomes will receive a higher percentage of grants. Grants are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. In addition, applicants must have the legal authority necessary for construction, operation, and maintenance of the proposed facility and also be unable to obtain needed funds from commercial sources at reasonable rates and terms.

Fund Uses: Grant funds may be used to assist in the development of essential community facilities. Grant funds can be used to construct, enlarge, or improve community facilities for health care, public safety, and community and public services. This can include the purchase of equipment required for a facility's operation. A grant may be made in combination with other CF financial assistance such as a direct or guaranteed loan, applicant contributions, or loans and grants from other sources.

The Community Facilities Grant Program is typically used to fund projects under special initiatives, such as Native American community development efforts; child care centers linked with the Federal government's Welfare-to-Work initiative; Federally-designated Enterprise and Champion Communities.

Maximum Grant: The amount of grant assistance for project costs depends upon the median household income and the population in the community where the project is located and the availability of grant funds. In most instances, projects which receive grant assistance have a high priority and are highly leveraged with other loan and grant awards. Grant assistance may be available for up to 75% of project costs. Grant funding limitations are based on population and income, economic feasibility, and availability of funds.

Projects will be selected based on a priority point system. Projects that will receive priority are those that: Serve small communities - with the highest priority going to projects located in a community with a population of 5,000 or less. Serve low-income communities with the highest priority going to projects serving communities with median household incomes below the higher of the poverty line or 60% of the State non-metropolitan median household income.

Provide healthcare, public safety, or public and community services

Limitations: Grant funds cannot be used to pay any annual recurring costs, including purchases or rentals that are generally considered to be operating and maintenance expenses construct or repair electric generating plants, electric transmission lines, or gas distribution lines to provide services for commercial sale, pay costs to construct facilities to be used for commercial rental where the applicant has no control over tenants and services offered construct facilities primarily for the purpose of housing State, Federal or quasi-Federal agencies or finance recreational facilities or community antenna television services or facilities.

- FUNDING TITLE: Predevelopment Planning Grants

Purpose: Predevelopment planning grants may be available, if needed, to assist in paying costs associated with developing a complete application for a proposed project

Eligibility: The applicant must meet the eligibility requirements of Part 1780.7 of RUS Instruction 1780. The median household income of the proposed area to be served by the project must be either below the poverty line or below 80 percent of the statewide non-metropolitan median household income. The eligible predevelopment items funded with these grant funds must be agreed to and accepted by the Agency prior to disbursement of the predevelopment planning grant. Applicant must provide financial information to document that they do not have the resources to pay predevelopment expenses on their own. Grants are limited to projects the Agency expects to fund soon after the application is submitted. PPG costs are those necessary expenses to be incurred to develop a complete application and are limited to eligible grant purposes.

Requirements: State Directors are authorized to make PPG up to $30,000 or 75 percent of the project costs, whichever is less. Funding for the balance of the eligible project costs not funded by the PPG must be from applicant resources or funds from other sources. PPG funds advanced will be considered when calculating the amount of loan and grant funding needed, and will be subtracted from the total grant eligibility, if the Agency provides additional funds for a portion of the project. PPG funds cannot be used to pay for work already completed. If the Agency does not provided additional funds for any portion of the project, the grant will not require repayment.

Alabama Historical Commission
2017 Capital Enhancement Grants Program

The Alabama Historical Commission is accepting grant applications for capital enhancements to non-state owned or operated historical properties and sites. Grants will be awarded for the coming fiscal year 2015. Local historical sites and parks operated by, non-profit or tax exempt organizations, county or municipal governments are eligible. The grants will be awarded so that grant recipients reflect the geographical diversity of the State. Only applicants that did not receive historical grants in fiscal year 2013 are eligible. Religious institutions/organizations are not eligible.

Applications must be postmarked or emailed by August 15, 2017.
Hand-delivered applications must arrive by 5:00 pm on August 15, 2017.

The AHC will award grants in amounts not to exceed $10,000 for any one historical site or park. Nonprofit groups and government entities interested in applying for a grant should review the application and contact John Powell at john.powell@preserveala.org
or 334 230-2654.

These grants are made possible by Act 2014-284 passed by the Alabama Legislature in April 2014.

The Daniel Foundation of Alabama

Community Needs: The Daniel Foundation supports programs that provide for basic human needs and promote the development of life skills in an effort to improve the quality of life for Alabama's individuals and families. Another path towards improving the quality of life in our communities is the stimulation of business growth and entrepreneurship. All of the work we support hinges on the availability and development of leaders who have the vision and capacity to address these challenges.
Alabama has an estimated 400,000 total veterans, representing 8 percent of the state's population. We believe that, given the sacrifices made by our military personnel, they deserve access to services and opportunities that enable them to lead productive and fulfilling lives.

Funding Priorities:

• Programs that offer an effective approach to job training, readiness and placement
• **Programs that encourage and support the growth of entrepreneurship in Alabama**
• **Community revitalization initiatives**
• Projects that meet the needs of Alabama's veterans
• **Leadership programs that demonstrate success in training leaders for the Nonprofit, government and business sectors**

Maximum Grant Amount: Variable

Application Deadline: Variable

Contact Information: the Daniel Foundation, 510 Office Park Dr. Suite 210
Birmingham, AL 35223, telephone: (205) 874-3523, fax: (205) 874-3526

http://danielfoundationofalabama.com/community-needs/?grant-category=community-needs

Gwyn Turner Endowed Fund

This fund is administered by the National Trust for Historic Preservation, in partnership with Alabama Trust for Historic Preservation. Nonprofits and governmental agencies can obtain funding for preservation planning, heritage education, workshops, conferences and special interventions. Grants range from $1,000 to $5,000 and require a 1:1 cash match.

Applicants are encouraged to discuss their project with the National Trust Southern Office before submitting an application.

Contact the Southern Office at 843.722.8552, or e-mail soro@nthp.org. www.PreservationNation.org/resources/find-funding

National Trust for Historic Preservation (NTHP)

The National Trust Preservation Fund of the NTHP offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. In 2005, the National Trust Preservation Fund provided almost $17 million in assistance and direct investment to support preservation in cities, towns, and rural areas all over the United States. http://www.preservationnation.org/resources/find-funding

NTHP Preservation Services Fund This fund provides up to $5,000 for rehab plans and specs, feasibility studies or historic structures reports; heritage education, and conferences.

For more information on NTHP grants, contact the Southern Regional Office at 843.722.8552.

LOAN PROGRAMS:

ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS (ADECA)
www.adeca.alabama.gov

CONTACT - COMMUNITY AND ECONOMIC DEVELOPMENT (CED Division)
Mr. Shabbir Olia, CED Programs Manager
(334) 242-5468
shabbir.olia@adeca.alabama.gov

PROGRAM: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- **FUND TITLE: Economic Development Loans**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement units of local government. Activities: Land, building, site improvements, facility construction or renovations, operating capital,

administration, or any CDBG-eligible activity. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs. See current program year thresholds.

LENDING LEVELS: Maximum Request: $250,000 Minimum: $50,000
Disbursement Method: Loan

- **FUND TITLE: Economic Development Float Loans**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Units of local government. Activities: Acquisition, site preparation, facility construction or renovations, operating capital, machinery and equipment, refinancing, or any CDBG-eligible activity. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs. See current program year thresholds.

LENDING LEVELS: Maximum Request: $10,000,000 Minimum: $100,000
Disbursement Method: Loan

Term: One year with optional one-year extension

- **FUND TITLE: Section 108 Loan guarantees**

LENDING CYCLE: Continuous - applications are taken throughout the year. Award upon approval and as funding is available. Application workshop held in Feb with compliance workshop held in the fall.

ELIGIBILITY: Applicants: Non-entitlement units of local government. Activities: Economic development activities. Requirements: Benefit at least 51% low and moderate-income beneficiaries. Project must commit to create or retain permanent jobs.
See current program year thresholds.

LENDING LEVELS: Maximum Request: $10,000,000 with waiver provision
Disbursement Method: Loan guarantee

FUNDING TITLE: LOCAL GOVERNMENT ENERGY LOAN PROGRAM LENDING CYCLE

CONTACT: ADECA ENERGY DIVISION
Jennifer Young, Program Manager (334) 353-3006, jennifer.young@adeca.alabama.gov

LENDING CYCLE: Continuous

ELIGIBILITY: Applicants: Municipal and county governments, K-12 boards of education, and universities.
Activities: Energy assessments and energy conservation improvements of buildings, water treatment plants, street and sports field lighting and traffic signals.
Requirements: The facility must be owned by the applicant, recipients must agree to repay the loan within 10 years, the energy conservation measure must demonstrate a simple payback period of 10 years or less, and each energy conservation measure must have a useful life at least equal to the estimated payback.

LENDING LEVELS: Maximum Request: $350,000 Minimum: $50,000
Disbursement Method: Loan, Term: 10 years

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM)
www.adem.state.al.us

CONTACT: Mr. James Dailey
(334)271-7805, jwd@adem.state.al.us

- **PROGRAM STATE REVOLVING FUND (SRF) FUNDING TITLES:**

- **Clean Water State Revolving Fund (CWSRF)**
- **Drinking Water State Revolving Fund (DWSRF)**

LENDING CYCLE: Pre-applications due by December 31. Applicants selected for funding must submit a full application by May 1. Loans are typically made available for disbursal in December.

ELIGIBILITY: Applicants: Units of local government, water boards and authorities
Activities: Engineering, inspection and construction costs, water or wastewater treatment works, sewer rehabilitation, drinking water storage facilities, rehabilitation or new construction of water source wells, transmission/distribution mains. Drinking water projects primarily intended to serve future growth are not eligible. Requirements: Facilities must be publicly owned. Applicant must show ability to repay the loan and meet other specified standards. Project must comply with Davis Bacon and the Buy American Act.

LENDING LEVELS: Maximum Request: $10,000,000 Minimum: $100,000
Disbursement Method: Loan
Term: 20 years, fixed rate, typically 1.5% -2.0% less than the municipal bond rate.

ALABAMA LEAGUE OF MUNICIPALITIES
http://www.amfund.com

CONTACT: Mr. Greg Cochran
(334)386-8130, gregc@amfund.com

- ***PROGRAM AMFUND LOAN***

LENDING CYCLE: Continuous - applications are taken throughout the year.

ELIGIBILITY: Applicants: Any authorized representative of an Alabama municipality
Activities: Debt refinancing, infrastructure, fire and police vehicles, capital improvement projects, equipment leasing, City halls, local match for grants. Requirements: Last three years' financials.

LENDING LEVELS: Maximum Request: $ Based on Municipal debt limit Minimum: $150,000.
Disbursement Method: Loan
Term: Up to 30 years

ALABAMA RURAL WATER ASSOCIATION
http://www.alruralwater.com

CONTACT: Kathy Horne, Executive Director (334)396-5511 khorne@alruralwater.com

- **PROGRAM: ARWA Revolving Loan Fund (established with funds from USDA Rural Business Service)**

LENDING CYCLE: Continuous - applications are taken throughout the year. Applications may be submitted on-line at web address above.

ELIGIBILITY: Applicants: Municipalities, authorities, non-profit corporations and cooperatives with up to 25,000 population for incorporated areas, no limit for unincorporated areas. Activities: Equipment and small capital improvement projects, local match for grants. Requirements: Promissory note or equivalent authorized by the governing body. Most recent annual audit or year-end financial statement, names of officers including addresses, contact numbers and terms of office. Borrower is responsible for closing costs and is required to pay a onetime processing fee of 1.5% of the loan amount.

LENDING LEVELS: Maximum Request: $100,000. RLF loan can finance up to 75% of total project cost. Disbursement Method: Loan Rates: Based on current USDA Rural Utility Service quarterly interest rate. Rates are fixed for the life of the loan.
Term: Up to 7 years

<u>Appendix H: Soils</u>

Appendix I: Farmland Classification

Appendix J: Dwellings with Basements

Appendix K: Triana Aquifers

Appendix L: Depth to water Table

Appendix M: Flooding Frequency