

Auburn

COMPREHENSIVE PLAN



JEO CONSULTING GROUP

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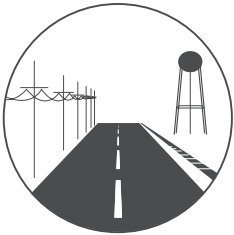
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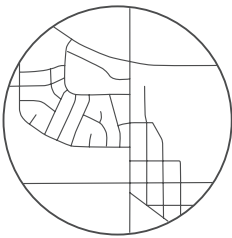
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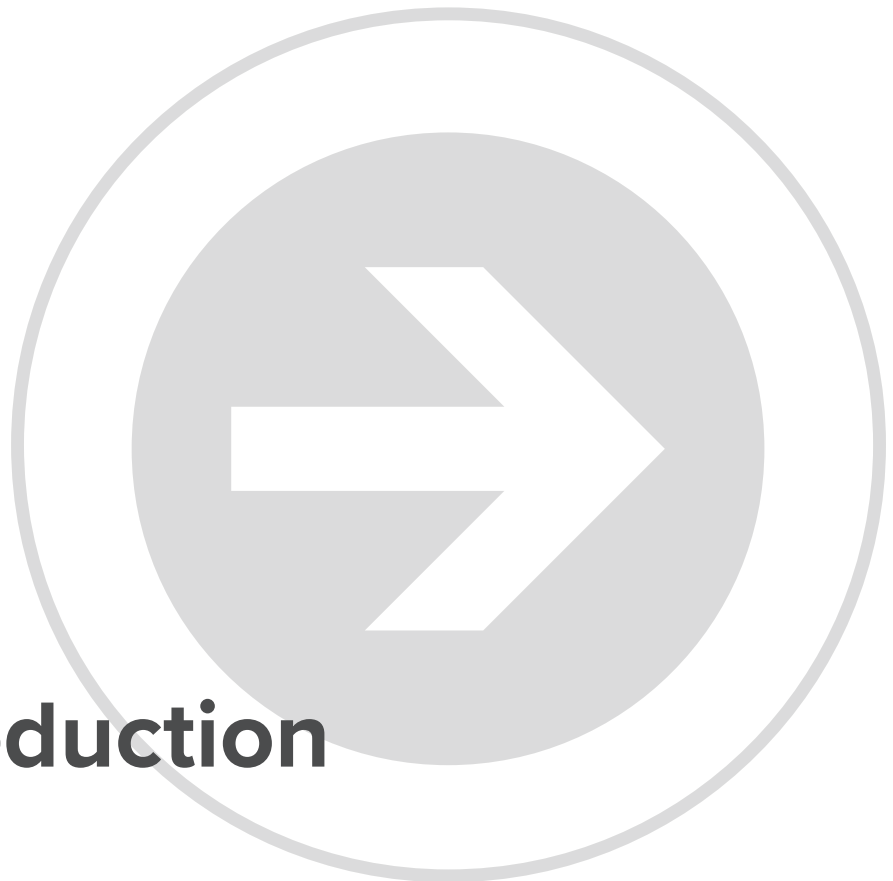
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Chapter 1

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Introduction

1 AUBURN

This document is intended to manage the pace, location, and impacts of growth and development in Auburn. Further, it reflects a basic philosophy: the cross-jurisdictional nature of population growth issues (e.g., land use, transportation, natural resource preservation, community services) can be guided and shaped to everyone's benefit through cooperative working relationships among the city's stakeholders and decision makers.

Under Nebraska law, state statutes enable counties to adopt zoning and subdivision ordinances to promote "the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Nebraska." However, a city may not adopt land-use regulations without first adopting a comprehensive development plan. This requirement derives from the premise that land-use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how the city should grow. Under state statutes, a comprehensive development plan must address, at a minimum, the following issues:

- A land-use element must designate the proposed general distributions, general location, and extent of the uses of land.
- A consideration of future annexation to allow the community to grow.
- A transportation element must show the general location, character and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities.
- A community facilities element must show the general location, type, capacity, and area served by present and projected needed community facilities.
- An energy element must provide an evaluation of the city's energy usage and alternatives for energy efficiency and alternative energy options.



[section 1.1]

COMMUNITY BACKGROUND & HISTORY

Auburn is located in Nemaha County, Nebraska at the intersection of Highways 75 and 136. Interstate 29 (north-south) is 13 miles east of Auburn and Interstate 80 (east-west) is 65 miles north. U.S. Highway 2 (east-west), a four-lane highway, is 20 miles north. As of the 2010 Census, the population of the City of Auburn was 3,460.

HISTORY

Auburn was created in 1882 through the merger of two adjacent, competing railroad towns. Sheridan, initially established in the 1860s, was threatened with abandonment in 1881 when the Burlington & Missouri Railroad (B&M) bypassed the existing town to build its own town, Calvert, only one mile to the south. The survival of towns during this era was dependent on the railroads. Sheridan, with the help of politician Church Howe and businessman Charles Nixon, attracted the Missouri Pacific Railroad (M&P) who built their depot less than a year later on the north side of Sheridan. Sheridan and Calvert subsequently merged in order to gain support for the acquisition of the Nemaha County seat. As a compromise, Courthouse Square was situated halfway between the two towns. Starting in the mid-1880s, with two depots and the County seat, Auburn began to grow into a regional center for commerce.

Source: <http://auburn.ne.gov/living-in-auburn/historic-district/>





[section 1.2]

THE PURPOSE OF COMPREHENSIVE PLANNING

Comprehensive plans are created to promote orderly growth for all jurisdictions. The Auburn Comprehensive Plan focuses on the city's jurisdiction and its Extraterritorial Jurisdiction (ETJ), the one-mile buffer around the community in which the city has the authority to review all proposed land use changes. This Comprehensive Plan serves as a guideline for the city and decision makers. This public document's intention is to serve as a "road map" for future development locations and proper investments. It can also be used for educational purposes and informing future decision makers and interested stakeholders.

This Comprehensive Plan supports the city's endeavor to accomplish its goals, objectives, and policies formulated during this process. The ultimate goal of this Comprehensive Plan is to ensure the well-being of Auburn residents now and into the future.

The Comprehensive Plan provides the legal basis for the establishment of zoning and subdivision regulations to implement the plan. The document reports on the following topics: population, land use, transportation, housing, economic development, community facilities, and public utilities. The information contained within this document is important to consider and review because it is part of an interlocking dynamic where one minor change can impact the entire community.



Comprehensive Plan Process

This Comprehensive Plan was led by a project team that included the City of Auburn, JEO Consulting Group, and a 12-person Planning Advisory Group (PAG) made up of community and business leaders. The plan was created over a 18-month process that included four major phases:

PROFILE

The Comprehensive Planning process commenced with research and data collection to establish a “snapshot” of past and present city conditions. Further analysis provided the basis for developing forecasts for future land-use demands.

ENVISION

The second step developed general goals and policies, based on the issues facing the city. The consultant team conducted interviews with staff, community leaders, and other key stakeholders, held several focus group listening meetings, and hosted two public input sessions to fully understand the strengths and weaknesses of Auburn and the vision of community members and stakeholders. These sessions helped establish practical guidelines for improving existing conditions and encouraging future growth.

ACHIEVE

The plan began to take shape with the collected data and collaborative vision generated through the Envision process. The draft goals and strategies were designed to identify, assess, and create actions and policies regarding growth, land use, economic development, amenities, and infrastructure. The finalized vision and recommendations were created, reviewed, and revised through multiple meetings with the PAG members. The Planning Commission also weighed in on the goals and strategies through the public hearing process.

IMPLEMENT

The final phase created step-by-step guidelines for implementation—a broad range of actions, policies and programs required to realize the plan's goals. This process identified the tools, methods, and programs necessary to carry out the recommendations. Implementation of the development policies contained within the Comprehensive Plan depend ultimately upon the adoption of the plan by the City Council. After adoption, continued effort is necessary to achieve these goals by current and future leadership of both elected and appointed officials.



[section 1.3]

PUBLIC PARTICIPATION

The JEO consultant team conducted focus group meetings on a variety of topics, held personal interviews with key stakeholders, and hosted one open-house style public input sessions with an attendance of 20 residents. The following is an overview of the primary points of contact with the public and the PAG. The results of these discussions are detailed in the Envision section of each respective chapter of the document.

MEETING 1: KICKOFF & PLANNING 101

January 23, 2018- This meeting introduced the planning process to the committee members and gathered baseline information on the city's top issues and opportunities.

MEETING 2: PROFILE

April 30, 2018- This meeting reviewed the characteristics of Auburn through data such as population and demographics trends, as well as the city's current social and economic conditions.

MEETING 3: ACHIEVE I- GOAL SETTING

October 2, 2018- This session reviewed the feedback from the public input sessions, focus groups, interviews, and online survey. The group prioritized issues and opportunities to establish goals for the Comprehensive Plan. The type and placement of new development was discussed as part of the future land use map.

MEETING 5: IMPLEMENT

October 30, 2018- At this final meeting, the committee finalized action steps and their priority. This summary is a concise document outlining the action steps and a time frame in which to implement each task (see Chapter 9).



Public Input Sessions

The JEO team held an evening open-house meeting in June. Interactive stations were on display with city staff and members of the consulting team available to solicit input and answer questions. Participants shared comments on poster board, drew on maps of the city, and placed dots on a map next to existing community activities and projects they supported (green dots), things they would like to see improved (red dots), and new ideas for activities and projects (blue dots).

Focus Group Meetings

The consulting team facilitated two focus group meetings during the Envision phase of the planning process. Focus group topics included housing and land use and growth. Invitations to participate were based on the recommendations of city staff and PAG members.

Community Survey

A community survey was conducted from June 30 through July 15, 2018. Questions covered a wide variety of topics spanning quality of life to economic development. The following question was posed to all participants: "If you had a magic wand and could fix/change one thing in Auburn for the betterment of the community, what would it be and why?" The main themes range from "Downtown" to "Businesses" and "Employment Opportunities." Excerpts for the survey are included in the Envision sections of each chapter with the full survey and comments included in the Appendix.



[section 1.4]

COMPREHENSIVE PLAN COMPONENTS

PROFILE



CHAPTER 1: INTRODUCTION

The first stage gathers demographic data to identify trends, including demographic, housing, socio-economic trends, and future population projections. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors.

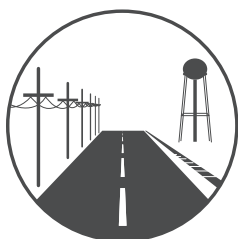
ENVISION



CHAPTER 2: COMMUNITY FACILITIES & SERVICES

This chapter highlights the current facilities and services available to the residents of Auburn, as well as identifies future needs.

ACHIEVE



CHAPTER 3: UTILITIES & INFRASTRUCTURE

This chapter focuses on ensuring adequate public and private utilities and supporting infrastructure to serve the community. This section covers sanitary sewer, drinking water, solid waste, gas, and electric utilities and services that dictate the location of future growth.

IMPLEMENT



CHAPTER 4: RECREATION & CULTURAL AMENITIES

This chapter analyzes the community's parks and recreation system and facilities, as well as the cultural amenities that make Auburn a great place to live.



CHAPTER 5: HOUSING

This chapter focuses on housing as a strategy to help grow the community as well as highlights the need for greater variety and cost-points for housing.



CHAPTER 6: ECONOMIC DEVELOPMENT

This chapter ensures that Auburn builds on the success of recent efforts. Further, this chapter ensures that growth is matched with the city's infrastructure and services.



CHAPTER 7: RESILIENCE

This chapter outlines a series of goals and strategies to guide energy-related decisions.



CHAPTER 8: LAND USE & GROWTH MANAGEMENT

This chapter helps to guide future residential development, commercial and industrial activity, and zoning within Auburn's regulatory boundaries.



CHAPTER 9: GOALS & IMPLEMENTATION

The Goals & Implementation chapter is the core of this planning tool. It identifies the action steps necessary to achieve the community's envisioned goals.



[section 1.5]

DEMOGRAPHIC PROFILE

The demographic section examines previous trends that have affected Auburn's development. The current demographic makeup of a community also affects future growth potential. The city's population is influenced by multiple factors. These factors include its historical growth trend, age structure, migration patterns, and race characteristics. Population is heavily influenced by housing and economic opportunities. Population growth is produced by a growing local economy and housing opportunities to match.

Historic Population

Population trends allow a community to reflect on its growth and decline over time. The relationship between a community's recent growth and how it has historically grown is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assists in long-term decision making.

Figure 1. Historical Population (1930-2016)



Source: US Decennial Census (1920-2010)
American Community Survey, Five-Year Estimates (2012-2016)



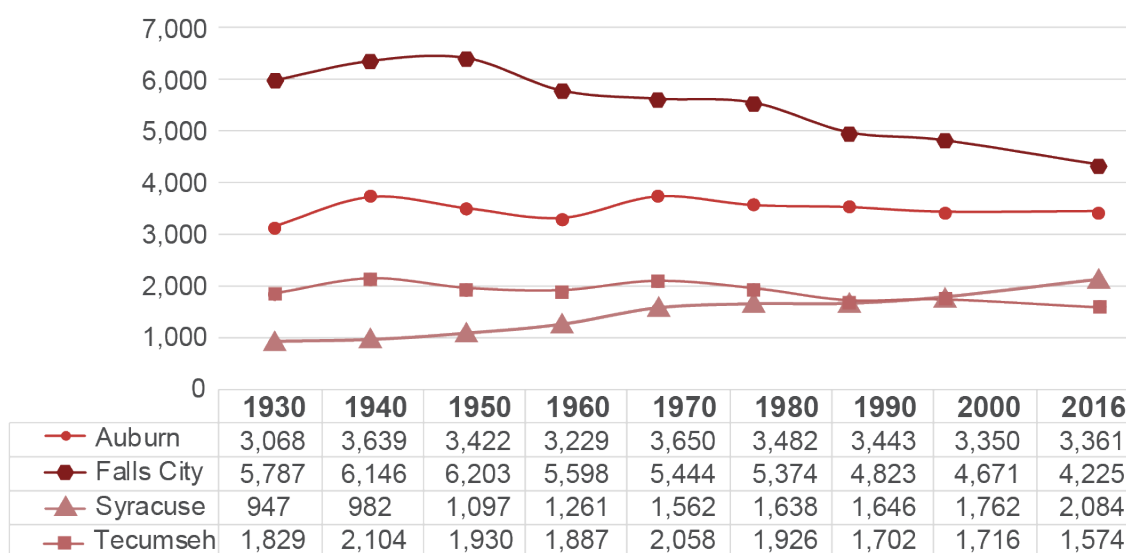
Auburn is a community that experienced its peak population in 1970 at 3,650, followed by a steady decline until 2000. During this time, the national farm crisis (1980-1990) crippled many rural communities throughout the Midwest. A significant loss of family farms decimated small community populations and corresponding jobs. Census figures cite the 2010 population at 3,460, a 3% increase from the previous decade. Auburn is one of the few Nebraska communities not located on an interstate to see growth in 2010.

Historic Growth Comparisons

Comparing Auburn's growth with comparable cities gives context to its growth and current population. Comparable cities are selected on factors such as proximity to the community, current population, and geographic situation around the metro. The communities of Falls City, Syracuse, and Tecumseh were identified as comparable cities. All three communities are in a similar geographic situation with each being rural, within the same region, and approximately 45+ minutes from larger job centers.

During the last 25 years, Auburn's population has fluctuated but has been stable while the Falls City and Tecumseh have lost population. Syracuse has seen sustained growth likely due to its proximity to Lincoln and its employment opportunities.

Figure 2. Historic Growth Comparisons



Source: US Decennial Census (1970-2010)



Median age, median household income, percent of population in poverty, and the rate of homeownership are some indicators of the overall condition and sustainability of local growth trends. When compared to Nemaha County and the State of Nebraska, Auburn finds itself with the lowest median household income and in the middle percent of residents in poverty. However, Auburn has the lowest homeownership rate of any of the comparables which indicates affordability concerns in the local housing market. Auburn must continue to work for economic progress to support a higher quality of life for its residents. Providing additional economic opportunities will encourage the upward mobility of current residents as well as attract a skilled labor pool.

Figure 3. Selected Demographic Comparisons (2016)

	Auburn	Nemaha County	State of Nebraska
Median Age	37.1	37.8	36.2
Median Household Income	\$51,740	\$52,736	\$54,384
Percent Poverty Estimates	11.6%	10.8%	12.4%
Homeownership Rate	59.4%	70.6%	66.0%

Source: American Community Survey, Five-Year Estimates (2011-2016)

Selected Demographic Comparisons

While population trends illustrate the location and scale of growth, another research method analyzes age groups to determine the city's population composition. The U.S. Census assesses populations within five-year age increments, or age cohorts, simplifying a complex process and providing a snapshot of age groups within communities.

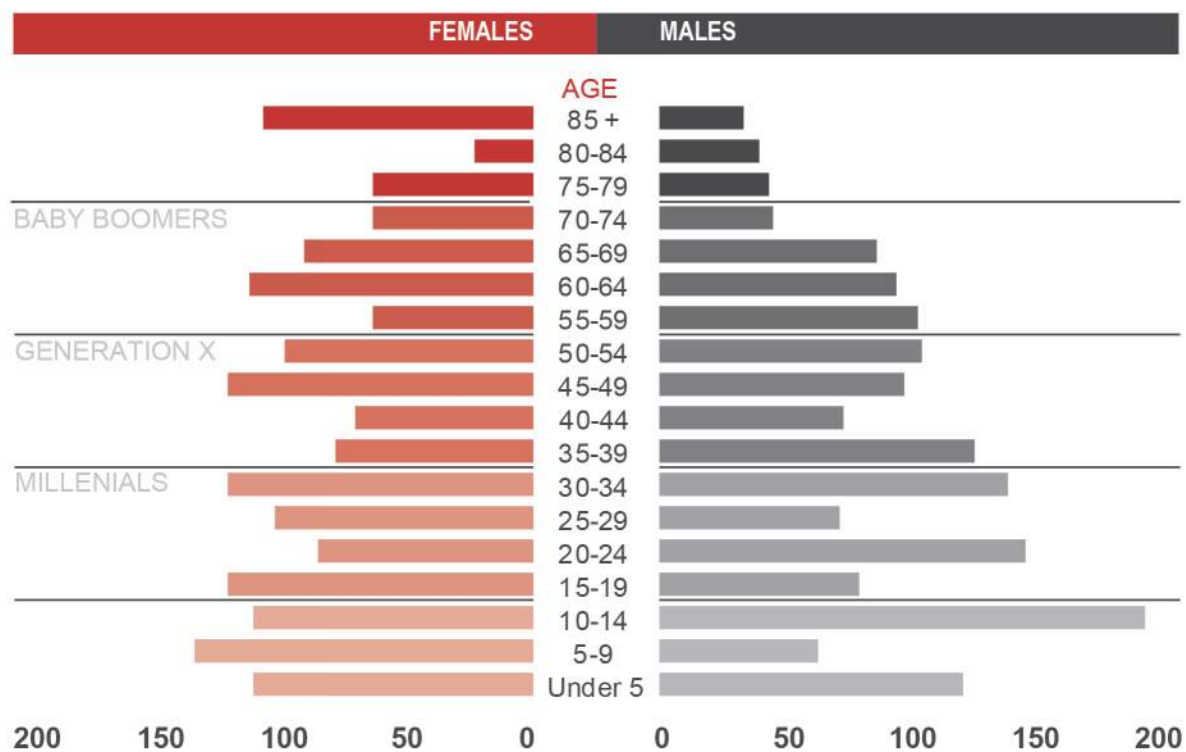
As shown by Figure 5, the population is spread among the three primary cohort groups - Millennials (15-34), Generation X (35-54), and Baby Boomers (55-74). The figure is called a population pyramid because this graphic is typically represented by a triangle shape, which Auburn is, when there is a positive growth trend or more people in the younger population groups than the older groups.



One segment of the local population can be categorized as the Baby Boomer generation, generally the largest population segment nationwide, but not for Auburn. This segment of the population will be exiting the workforce over the course of this twenty-year planning horizon. Their basic needs will also shift over upcoming decades with increased demand for medical facilities, ADA accessibility, and specialized housing.

Figure 5 also depicts the success Auburn has had in attracting young adults, specifically the 25 to 34 age group. This is another important age group in forecasting Auburn’s future needs. This age group is one that generally does have or will soon be starting families and having children. This is indicated by a large portion of the population under the age of five. Young adults and families are largely attracted to Auburn by the quality employment opportunities and housing affordability.

Figure 4. Auburn Age Cohort (2016)



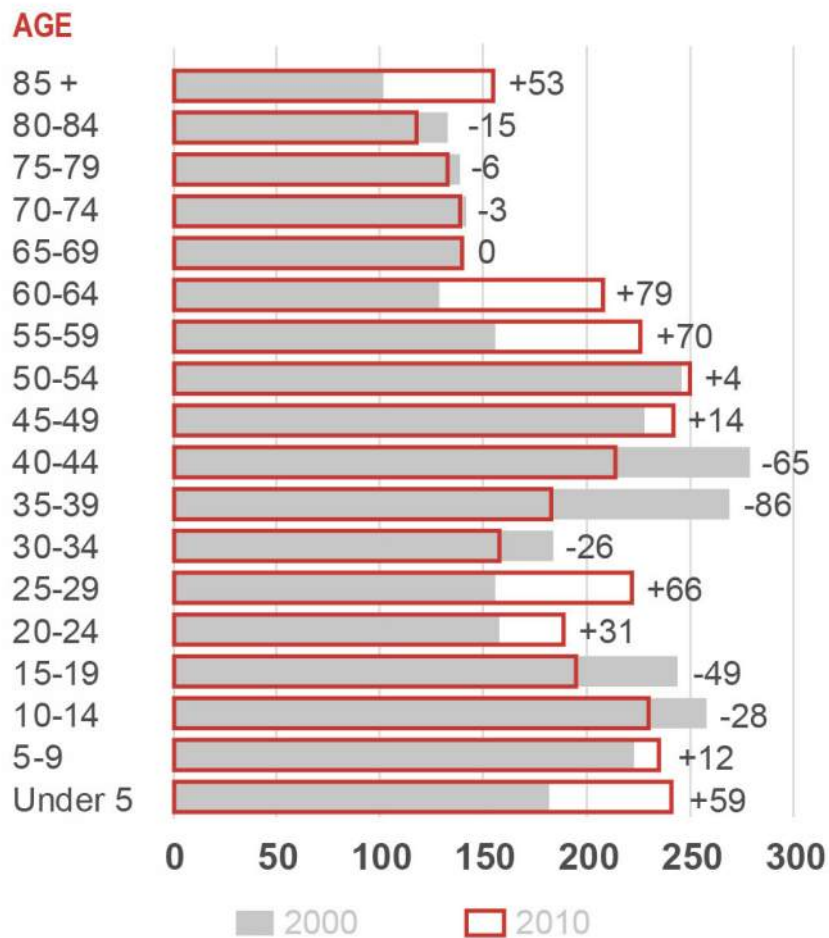
Source: American Community Survey, Five-Year Estimates (2011-2016)



2000-2010 Age Cohort

Since the 2000 US Census, the median age increased slightly from 40.2 in 2000 to 42.1 in 2010. Population decreases in youth ages 10-19 was offset by increases of ages 10 and younger. Gains in ages 20-29 are positive indicators of the future. However, a drop in population ages 30-44 years coincided with an increase of ages 55 to 64 resulted in the overall increase in median age.

Figure 5. Auburn 2000-2010 Age Cohort (2000, 2010 US Census)



Source: US Decennial Census (2000, 2010)



2016 ACS Age Cohort Comparison

Comparing the age composition of Auburn with the county and state evaluates the relationship between local and regional growth. With a median age of 37.1 in 2016, Auburn is slightly higher than the state of Nebraska. Auburn has a high percentage of children under the age of 14, as well as adults aged 30 to 44. If Auburn continues to have success attracting young families, the median age will drop.

Figure 6. Age Cohort: Selected Demographic Comparisons (2016)

Age Cohort	Auburn	Nemaha County	Nebraska
Under 5	6.9%	5.5%	6.9%
5 to 9	5.9%	4.8%	7.1%
10 to 14	9.1%	7.2%	6.9%
15 to 19	6.0%	8.3%	6.8%
20 to 24	6.9%	9.4%	7.3%
25 to 34	13.0%	11.9%	13.4%
35 to 44	10.5%	8.9%	12.0%
45 to 54	12.7%	12.1%	12.7%
55 to 59	5.0%	6.2%	6.6%
60 to 64	6.2%	7.6%	5.9%
65 to 74	8.5%	9.4%	7.8%
75 to 84	5.1%	5.6%	4.5%
85+	4.2%	3.2%	2.2%
Median Age	37.1	37.8	36.2

Source: American Community Survey, Five-Year Estimates (2012-2016)



POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline for policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

Note, these projections are based on current trends— birth, death, and migration rates. Migration of people flowing into and out of Auburn are the most difficult to predict. The development of a new housing subdivision, a sudden expansion or decline of employment opportunities, and other factors can shift population.

Age Cohort Survival Projection

The Age Cohort Survival Projection utilizes the existing age cohort data combined with regional birth, mortality, and migration rates to forecast future population. The assumptions lie in sustained trends in these criteria for the next 20 years.

These projections note steady growth of about 3% every five years until 2035. Auburn's ability to grow is contingent on its ability to improve its existing housing stock through renovations and building new units of varying price points, size and styles.

Population Projection: Age Cohort Survival Projections

	U.S. Census 2010	Forecast				
		2015	2020	2025	2030	2035
Projected Population	3,460	3,391	3,403	3,519	3,614	3,705
Population Change	-	-69	12	116	95	92
% Change	-	-2.0%	0.4%	3.4%	2.7%	2.5%

Source: US Decennial Census (2010)

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Chapter 2

Community Facilities & Services

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2

Community Facilities & Services

AUBURN

[section 2.1]

PROFILE

The Community Facilities and Services component of the Auburn Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determines what level of service is required to meet future demands within the planning period. Finally, recommended improvements are provided for community facilities and services that are inadequate.

Public facilities represent a wide range of buildings and services that are provided and maintained by the different levels of government. These facilities are provided to ensure the safety, well-being and enjoyment of the residents of Auburn. Facilities and services provide city residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services. It is important for all levels of government to anticipate the future demand for their services for the city to remain a vibrant community.

The focus of this chapter is to evaluate the city's ability to meet existing and future demand while determining the level of need for future services. The analyses of existing facilities as well as the future demand for services are contained in this section. Alternatively, in some instances, there are a number of services not provided by the local or state governments, but are provided by non-governmental, private or non-profit organizations for the community. These organizations are equally important providers of community services and should not be overlooked.



Community Facilities

The Community Facilities component of the Auburn Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determines what level of service is required to meet future demands within the planning period. Finally, recommended improvements for community facilities and services that are not adequate for present or future needs are provided.

The Community Facilities and Services for Auburn are divided into the following categories:

- Educational Facilities
- Fire and Police Protection
- City Buildings
- Communication Facilities
- Health Facilities

EDUCATIONAL FACILITIES

Early Childhood Programs

Auburn Public Schools offer an early childhood program/pre-school that served 110 students in the 2017-18 school year. This is a partnership with Educational Service Unit 4 and Head Start. Other programs include:

Table 1. 2017-18 Auburn Preschool Enrollments

School Name	Enrollment
Trinity Lutheran Preschool	27
Little Learners	38
Headstart	20
TOTAL	85



Auburn Public School District

School District No. 29 in Auburn includes the towns of Auburn, Brownville, Howe, Julian, Peru, and the surrounding area in southeast Nebraska. The district covers 159 square miles and had an enrollment of 892 (PK-12) for school year 2017-18. Administrative offices are located at 1713 J Street.

The mission of the Auburn Public School District, with the support of the community, is to develop capable and responsible lifelong learners. There are four schools within Auburn Public School District: one PK-5 elementary school, one with a Head Start preschool program, a 6-8 middle school, and a 9-12 high school.

Table 2. 2017-18 School Year Enrollment in Auburn Community School District

School Name	2017-2018 Grade Levels	Enrollment
Auburn High School	9-12	249
Auburn Middle School	6-8	192
Auburn Elementary School (Calvert)	K-5	341
Auburn Preschool	Pre-K	110
TOTAL		892

Source: Nebraska Department of Education

AUBURN SENIOR HIGH SCHOOL





Post-Secondary Education

There are numerous educational opportunities within the region for post-secondary education in almost all fields of study. Below are a few of the larger enrollment institutions in close proximity to Auburn offering a wide variety of disciplines for their students.

Table 3. Colleges & Universities in the Auburn area

Institution	Location	Distance from Auburn (miles)
Peru State College	Peru, NE	12
Southeast Community College	Beatrice, NE	52
	Lincoln, NE	69
	Milford, NE	90
Bellevue University	Bellevue, NE	56
Northwest Missouri State University	Maryville, MO	59
Creighton University	Omaha, NE	63
University of Nebraska at Omaha	Omaha, NE	63
University of Nebraska Medical Center	Omaha, NE	63
Metro Community College	Omaha, NE	63
University of Nebraska - Lincoln	Lincoln, NE	69
Missouri Western State University	St. Joseph, MO	81

CHILD CARE

Child care for working families is one of the greatest ways to support a city's economic base. Insufficient child care can negatively impact a community by limiting the family income of two working adults. A strong child care system can help expand the labor supply to support the growth of the local economy and generate taxable sales. In addition, quality child care service is a need for families that rivals any quality of life amenity deemed necessary to attract them to a community. According to the Nebraska Department of Public Health Roster of Licensed Day Cares, there are currently 10 in-home providers with a combined capacity to serve 116 children. In addition, there are three child care centers that serve the City of Auburn.

Table 4. Child Care Centers in Auburn

Child Care Center	Capacity
Kids of His Kingdom	43
Little Peeps	17
Tiny Tots	76



FIRE & RESCUE

The Auburn Fire Department provides emergency services for approximately 75 square miles of Nemaha County. Roughly 5,500 people live in the Auburn fire district. The department is a public, all-volunteer fire department with 40 volunteer firefighters. They provide both city and rural fire suppression, vehicle rescue, search and rescue, along with mutual aid to other departments. The fire station is located on the southeast corner of 17th Street and P Street.

LAW ENFORCEMENT

The Nemaha County Sheriff provides law enforcement and emergency service in Auburn through a 28E Agreement and contract. The Department currently consists of certified officers. The Nemaha County Sheriff office is located at 1805 N Street and is led by Sheriff Brent Lottman.

Officers are on duty 24 hours a day, seven days a week, 365 days a year. Although the majority of the department's enforcement activities and services are conducted within the city's corporate limits, the department works closely with the Nebraska State Patrol and area police departments.

Duties of the office include, but are not limited to the following:

- Reports and investigation of theft, vandalism, assault, and illegal drug activity;
- Reported child and/or domestic abuse;
- Ordinance enforcement;
- Animal control;
- Accidents and all other criminal allegations; and,
- Traffic law enforcement.

The Sheriff's Office provides 24 hour dispatching of law enforcement, Fire, and EMS Services within Nemaha County.



City Facilities & Services

AUBURN CITY HALL

Auburn's City Hall building is located at 1101 J Street on the north side of downtown. City Hall houses the City Clerk, and City Council chambers. City Council, Planning Commission, Board of Adjustments, and Community Redevelopment Authority hold meetings at the City Hall.

Also located in the City Hall building is the Auburn Chamber of Commerce, Senior Center and Blue Rivers Area Agency on Aging/Handi Bus.

AUBURN PUBLIC LIBRARY

The Auburn Public Library began in a classroom of the Auburn Public High School. The first recorded meeting for the purpose of organization was held on August 27, 1914. In 1926, a two-story brick building became the Auburn Public Library. In 1993 it was determined that this building was too small and efforts focused on a new building. On March 7, 1996 in the bitter cold, the library was moved from its previous location to its current site at 1810 Courthouse Avenue. Community volunteers helped move the library materials with the help of a local school bus and children pulling their wagons. Recently, a 1,090 square feet addition was added on the east side of the building which includes two small meeting rooms and an open space for tables and chairs.

AUBURN MEMORIAL LIBRARY



Source: City of Auburn



HEALTH FACILITIES

One of Auburn's largest community assets is the availability of local medical services and facilities. Many necessary medical services are available locally, limiting the number of trips outside the community for medical and health concerns.

NEMAHA COUNTY HOSPITAL

Located at 2022 13th Street in Auburn, Nemaha County Hospital is a full-service healthcare organization serving individuals throughout southeast Nebraska. From its skilled nursing facility, emergency care, physical therapy and surgical suites, the hospital offers a broad variety of services.

A \$4.75 million renovation and expansion of the Nemaha County Hospital was completed in April of 2003. The updates included the addition of a new primary care clinic and physical therapy gym. The project added a new wing for outpatient services, new OR and Procedure rooms, contemporary ER facilities, private patient rooms, and updates to many other departments. In 2010, NCH began a \$7.75 million remodel of the front of the hospital. The remodel included a new classroom, server room, library, home health office, cardiac rehab room, administrative offices, boardroom, business office and expansion of the cafeteria. This remodel provided better routing/access to the outpatient area of the hospital.

Nemaha County Hospital also offers specialty clinics:

- Cardiology
- Vascular
- Gastroenterology
- Orthopedics
- Ophthalmology
- Ear, Nose and Throat
- Neurology
- OB-GYN
- Urology
- Oncology
- Podiatry
- Pulmonology
- Surgery

NEMAHA COUNTY HOSPITAL





Other Health Services

Other local health service options available in Auburn include:

- Pharmacies
- Dentists
- Optometrists
- Physical Therapists
- Chiropractors
- Behavioral Health
- Family Health Clinic
- Catholic Social Services

ASSISTED LIVING CENTERS

Assisted and senior living centers are an important amenity for a community's sustainability. Providing housing choices for retired, elderly, or handicapped individuals is vital to community growth of all ages.

Longs Creek Village - 418 Q Street

Longs Creek provides assisted living. Assisted living is for those who can no longer live on their own, but do not require 24-hour care. Longs Creek offers many services and amenities including medication management, home-cooked meals, and licensed health care services for assisted living residents to help them live an independent lifestyle.

Good Samaritan Society - 1322 U Street

The Good Samaritan provides rehabilitation services, skilled nursing care, adult day services, outpatient therapy, as well as hospice care.

TRANSIT

Blue Rivers Area Agency on Aging (Handi Bus) provides transportation for seniors so that they may remain in the community of their choice. The service operates in Nemaha County on a demand-response, portal-to-portal, 24-hour advance reservation basis. Vehicles are stationed in county communities that offer regular routed transportation services to 61 communities within the area. Service in Auburn is Monday through Friday, 8 a.m. to 5 p.m.



[section 4.2]

ENVISION

The Envision section of the planning process reflects the public participation in the Auburn Comprehensive Plan process. To better understand the strengths and challenges of Auburn we asked for community and stakeholder input to provide feedback on the current conditions of community facilities and service providers.

Below are the main themes and ideas identified through focus groups and public input sessions held on June 25, 2018. Public input was also received through a community survey open from June 30, 2018 through July 15, 2018.

Focus Group Meetings

There was no specific group focused on community facilities and services. However, many of the conversations included topics appropriate to this section of the Comprehensive Plan.

ATTRACT & RETAIN PROFESSIONALS

A concern highlighted in these focus groups was making sure Auburn could attract and retain professionals such as doctors, nurses, teachers, and others. The quality of schools and hospital are seen as ways to attract new professionals to the community.

PUBLIC OPEN HOUSE

The following input was collected during the public open house meetings regarding community facilities and services:

- Need to attract good paying jobs.
- Community Center/Conference space is desired.
- Performing arts center would help to diversify amenities within Auburn and help to attract more families.
- Include storm shelters throughout the community - should be part of multi-use facility.
- Improve community entrances - specifically north and east.
- Great hospital, schools, and churches.

PUBLIC MEETING

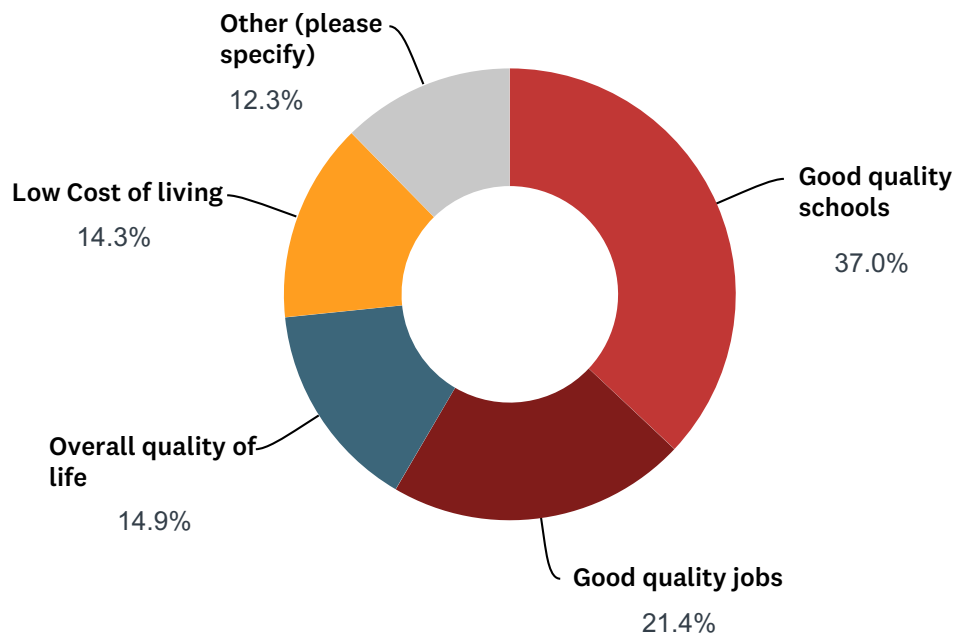




Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

Q1: AUBURN WAS ONE OF THE FEW RURAL COMMUNITIES IN NEBRASKA THAT SAW AN INCREASE IN POPULATION FROM 2000 TO 2010. WHAT DO YOU THINK IS THE REASON FOR THIS POPULATION GROWTH?





[section 2.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. Through the planning process, it has become apparent that most facilities and services are satisfactory for citizens. The city's buildings and facilities are generally in adequate condition and sufficient to serve the existing needs of the community.

Education System

The education and school system is a key consideration for both attracting and retaining families with school age children. The Auburn Public Schools are generally considered to have good facilities and curriculum. Enhancing this service will be key to drawing new families to the community.

Medical Facility

Auburn residents have access to quality local medical providers and facilities. The recent renovation of the Nemaha County Hospital have been well received by the community and region. However, there is a long-term concern with Auburn's ability to attract new professionals to allow the hospital to continue to grow.

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



[section 2.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for utilities and infrastructure. Policies and action steps describe the activities needed to achieve the city's goals.

Goal

The City of Auburn will conduct an annual evaluation of the existing facilities and services to determine the necessity for updates and improvements to provide adequate services to its citizens.

Policies

- Develop and enhance amenities that are highly desirable to recruiting professionals and young families to Auburn. Analysis will include installation/startup costs and ongoing/maintenance costs.
- Explore improvement programs that increase community pride and/or operational efficiencies.

Action Steps

- Conduct a needs assessment for all public facilities/utilities/services to determine long term priorities of the city.
- Encourage new development adjacent to existing development through clear public policies on infrastructure extensions and subdivision regulations.
- Establish a formal Capital Improvement Plan (CIP) for the city that outlines large-scale, non-recurring capital projects and equipment purchases. This programming will provide the city with a planned schedule of expenditures and options for financing the plan.

Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Auburn Board of Public Works
- Auburn Development Council
- Nemaha County Hospital
- Auburn Public Schools



Potential Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- Tax Increment Financing
- User Rates



PROFILE

ENVISION

ACHIEVE

IMPLEMENT

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Chapter 3

Utilities & Infrastructure

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3.4	IMPLEMENT	41



3 Utilities & Infrastructure

AUBURN

[section 3.1]

PROFILE

This chapter's focus is on public and private utility services – sewer, water, solid waste, gas, storm water, electric, internet/phone, and transportation – that serve Auburn and its residents. The location, quality, capacity, and planned improvements to these utilities will influence the pattern and pace of future development. This chapter provides an inventory of existing utilities and infrastructure.

We evaluate the city's ability to meet existing and future demands by determining the level of utilities and infrastructure that will need to be provided. The analyses of existing utilities and infrastructure as well as future demand are contained in this section. Utilities and infrastructure provided by both the city and other providers are considered.

The City of Auburn's Department of Public Works is responsible for maintenance and preservation of municipal infrastructure. The city of Auburn utilizes a Board of Public Works (BPW) to oversee the public services. A five person board of local citizens is appointed by the Mayor and City Council to run the local utilities.

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



Public & Private Services

WATER

The Board of Public Works maintains 12 wells that can deliver up to 1,728,000 gallons of water per day. This water is run through a state-of-the-art water filter plant that produces high quality, filtered, disinfected and fluoridated water to all Auburn residences. The water system continues to meet all state and federal regulations.

Additionally, the BPW is responsible for the maintenance of 200 fire hydrants, 30.5 miles of water lines, and supplies water services to approximately 1,600 customers. All usage is metered with the exception of fire protection. Water meters are read every month to ensure accuracy and control leaks.

A new plant was completed in the spring of 2011 and is located at the corner of 9th & F Streets. The new plant has a rated capacity of 2,100 gpm with room for growth to 2,800 gpm.

WASTEWATER TREATMENT

A new wastewater treatment plant was built in 2010 to meet the treatment capacity of the community and new discharge treatment requirements, and to allow for future growth and development. It consists of two aeration basins, a bio-solid pre-treatment storage tank, headworks building, disinfection basins, two final clarifiers, four reed beds (to eliminate land applying sludge) and the control building. The plant has more than doubled the capacity of the previous plant and will discharge water that exceeds the discharge permit requirement to the Nemaha River.

As part of the treatment plant project, key sections of sewer lines were installed that allow for increases in capacity and for new growth and development from the west edge of the community. The new sewer line was also routed to serve existing houses that were on septic tank systems, so they can now hook up to city sewer and the septic systems can be removed. Currently, the BPW maintains over 28 miles of sewer lines.

ELECTRICITY

The Auburn's electricity distribution system provides service to 3,360 customers in Auburn and a total of 5,860 when including Brownville, Johnson, Nemaha and surrounding rural areas. The electrical distribution system contains over 310 miles of distribution lines with distribution voltages of 4,160 and 12,470, as well as transmission voltage of 69,000 and two 10 Megawatt Substations. The BPW owns and operates 18,860 kilowatts of Diesel/Natural Gas Generation Power Plant with enough capacity to handle the system peak load.

The Board of Public Works has long-term wholesale power contracts in place to ensure a reliable supply and cost-based rates. Current contacts are with Western Area Power Administration (WAPA) & Nebraska Public Power District (NPPD).

NATURAL GAS

Black Hills Energy provides natural gas service to the community.

SOLID WASTE

Solid waste is currently provided by a private garbage contractor, American Recycling and Sanitation.



RECYCLING

The city contracts curb side recycling services with American Recycling. Recycling service is provided for all in-town residential customers. The city also cooperates with the county on collection of items that are not accepted by standard recycling services.

INTERNET & PHONE

Broadband internet and other telecommunication infrastructure are a private utility service available through multiple providers. These providers include Windstream, Spectrum, and wireless providers. A-1 Fiber is a local fiber optic service provider that has helped extend and improve high speed internet service to local businesses.

STREETS

The city is responsible for the care and maintenance of public streets and rights of way. Because streets are such costly assets, it is important to have maintenance programs in place to reduce and/or avoid damage to infrastructure. City staff care for the streets by fixing potholes, sweeping and cleaning streets, and replacing concrete. Staff are also responsible for stormwater activities within the city.

One-and Six-Year Plan (2019-2024)

At the beginning of each year, the Nebraska Department of Transportation (NDOT), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The One-Year Transportation Plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long-term projects also have specific intentions and procedures, but are subject to priority or budgeting changes. The long-range plans help coordinate municipalities, counties, and NDOR “based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets.”

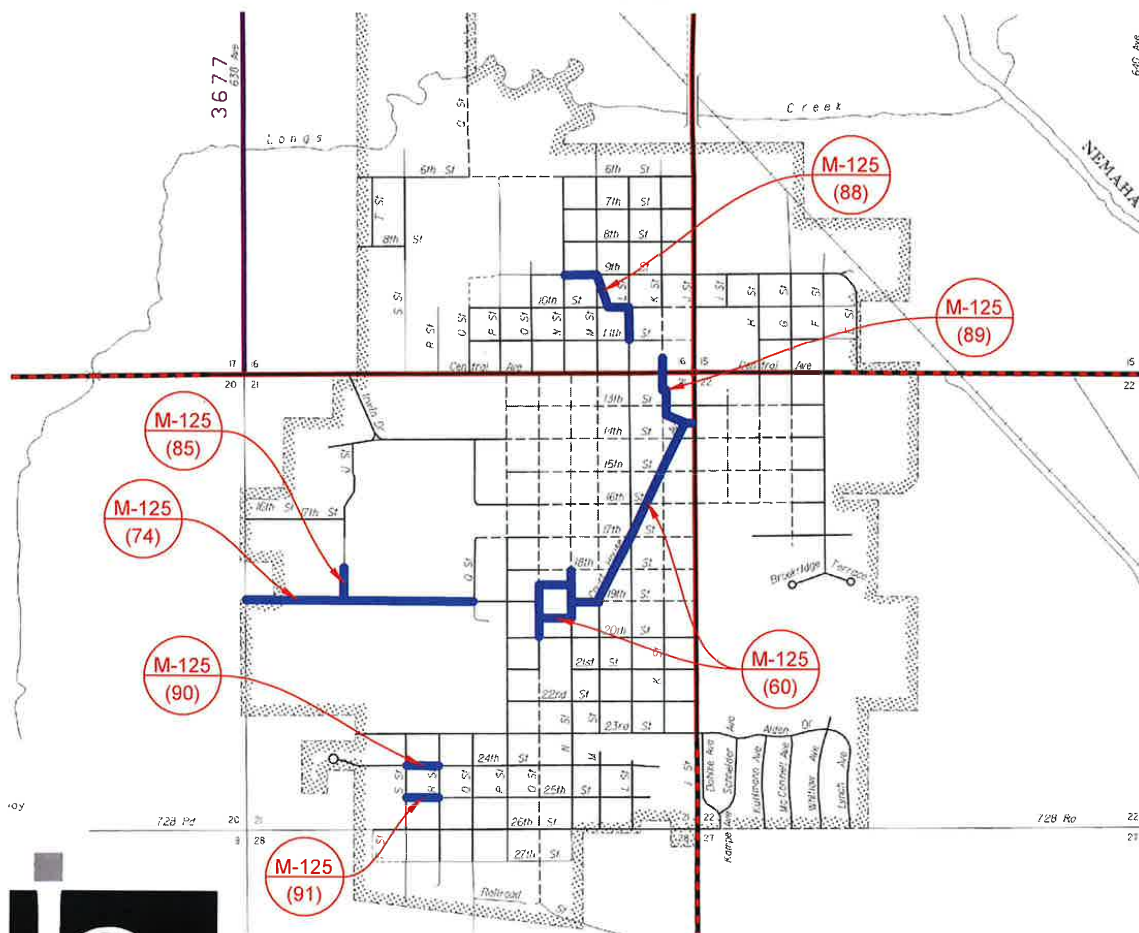
SIDEWALKS

The sidewalk network within the community is in fair condition. Many recent improvements have been made in the form of walk paths around Optimist Lake and the community recreation complex.



Figure 7. One- and Six-Year Street Study (2017)

AUBURN, NEBRASKA ONE AND SIX YEAR PLAN FISCAL YEAR 19/20-24/25



JEO CONSULTING GROUP INC
800.723.8567

NATIONAL ROAD CLASSIFICATIONS

- OTHER PRINCIPAL ARTERIALS
- MAJOR COLLECTOR

PROJECT LEGEND

- 6 YEAR PLAN

DRAWING NAME: AUBURN
REVISED BY: TJR
REVISED ON: JUL 26, 2019



[section 3.2]

ENVISION

Utilities and infrastructure are necessary for any new growth in the community. By providing and maintaining quality utilities and infrastructure, Auburn can meet the needs of its residents. The Envision section of the planning process reflects the public participation into the Comprehensive Plan.

Below are the main themes and ideas identified through focus groups and public input sessions held on June 25, 2018. Public input was also received through a community survey open from June 30, 2018 through July 15, 2018.

Focus Group Meeting

There was no specific group focused on utilities and infrastructure. However, several conversations included topics appropriate to this section of the Comprehensive Plan. Capacity, condition, and location of utilities and infrastructure are key to continued current service and for new growth. Currently the city is unable to service a large water user, but it could be done by increasing source capacities.

Public Open House

The following input was collected during the public open house meetings regarding utilities and infrastructure use:

- Poor and an incomplete sidewalk network was highlighted
- Access to utilities will need to be addressed when considering annexation of land for future industrial development and residential subdivisions

Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

- Affordability of utilities - need to lower rates
- Improve and/or extend sidewalks and trails



[section 3.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section and ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. Extensions of utilities and infrastructure are essential for community growth and will shape the type and location of future development. Utilities for the city are provided by a combination of private and public vendors that have varying degrees of service and capacity.

Infrastructure Extensions

Much of Auburn's existing infrastructure is in good condition but any aging infrastructure should be updated/replaced. The City has the capacity to extend infrastructure when needed and should consider where existing infrastructure is best suited to be extended. Cost efficiencies must be considered.

Development Opportunities

Reliable utility connectivity is important to areas with existing service as well as those areas identified as residential and industrial development opportunities. Utility providers are not inclined to extend infrastructure connection or capacity to potentially developable areas without a firm commitment of development.

Sidewalks

Extended trails and improved sidewalks were noted as a want for the community. A good sidewalk network can help connect trails and provide better walkable access to the downtowns, schools, parks, and other amenities.



[section 3.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for utilities and infrastructure. Policies and action steps describe the activities needed to achieve the city's goals.

Goal

Invest in public infrastructure systems in a cost-effective manner that encourages growth and provides quality service to residents and businesses. Provides low maintenance and operating costs.

Policies

- Plan, program, and implement cost effective, safe and efficient infrastructure upgrades throughout the community.
- Provide a transportation system that enhances public safety and the efficient movement of people, goods, and services.
- Coordinate utility improvements and extensions with utility providers.

Action Steps

- Work with utility providers to identify long-term goals.
- Create a communication plan to educate the public on the need for infrastructure improvements, the benefits, and the financial impact to individual consumers.
- Program public infrastructure expenditures into the city's long-term budget planning.
- Establish a formal Capital Improvement Plan (CIP) for the city that outlines large-scale, non-recurring capital projects and equipment purchases. This programming will provide the city with a planned schedule of public expenditures and options for financing the plan.
- Continue to pursue local, regional, state, and federal resources to cost-share needed transportation and other infrastructure improvements.



Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Auburn Board of Public Works
- Local Utility Providers
- Auburn Development Council
- Community Redevelopment Authority

Potential Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- User Rates
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- State Revolving Fund

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Chapter 4

Recreation & Cultural Amenities

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4

Recreation & Cultural Amenities

AUBURN

[section 4.1]

PROFILE

This chapter focuses on the key elements that signify a high quality of life: recreation and cultural amenities. These opportunities are key to bringing new families to a community. Auburn has been proactive in recent years to make improvements to its existing parks, expand current facilities, and explore the opportunity to build new amenities. The first part of the chapter focuses on the existing parks and recreational facilities, while cultural amenities are emphasized in the latter half of this section.

Programming

Auburn has many opportunities for both adult and youth to participate in recreation programs which are run through Auburn City Recreation (youth) and Auburn Adult City Recreation. Programs are offered throughout the year and include: softball, baseball, football, basketball, swim team, wrestling, soccer, and golf.

Parks

NEIGHBORHOOD PARKS

Neighborhood parks are considered the basic unit of a community's park system, and they supply a recreational and social focus for residential areas. These type of parks should provide space for informal active and passive recreational activities. The typical service radius for neighborhood parks is between 1/4 and 1/2 mile. Neighborhood parks are typically between five and 10 acres in size.

Crestview

Crestview Mini-Park is a five-acre park with playground equipment.

SCHOOL PARKS

School park facilities can help meet neighborhood park needs, particularly when located in areas not served by a neighborhood park.



COMMUNITY PARKS

Community parks typically include areas of diverse use and environmental quality. Such parks meet community-based recreation needs, may preserve significant natural areas and often include areas suited for intense recreation facilities. Typical criteria for community parks include:

- Adequate size to accommodate activities associated with neighborhood parks, but with space for additional activity.
- A special attraction that draws people from a larger area, such as a swimming pool, pond or lake, ice skating rink, trails, special environmental or cultural features, or specialized sports complexes.

Auburn Recreation Complex

This is a 30-acre facility located on 6th Street. This includes a 0.8-mile, 10-foot-wide concrete walking/biking trail; two sand volleyball courts; baseball, softball, and soccer fields; a picnic shelter; splash pad; fitness stations; dog park; and 17 RV hookups.

Irvin Park

Irvin Park has a popular nine-hole disc golf course, playground equipment, and a shelter with picnic tables.

Rotary Island - Optimist Lake

Located on the north edge of town, this is a place to fish. Also included is a concrete trail around the lake for walking and biking.

Nature Explore Classroom

Located east of the Courthouse. This space is for children to play in a natural, educational and imaginative setting.

AUBURN RECREATION COMPLEX



Source: City of Auburn



Legion Memorial Park

Legion Memorial Park is designated a National Historic Park Site (one of six in the state of Nebraska). The granite and limestone building structures were part of the Works Progress Administration projects of President Roosevelt. The material used predominately throughout the park were the red granite boulders found in Nemaha County quarries. The park is home to the city's swimming pool and features a bandstand. The park also includes a gazebo, picnic shelter, tennis courts, basketball courts, area for skateboarding, as well as new restroom and concessions.

The Nemaha County Veteran's Memorial, located in Legion Memorial Park, was dedicated in 2011. The names of more than 1,000 veterans are carved into the black granite on one side, while the other side displays murals depicting scenes from the Civil War through the Afghanistan war.

Auburn Municipal Swimming Pool

Located in Legion Memorial Park, the pool was built in 1994. The pool is seasonal and includes swim lanes, a slide, and diving boards.



Tennis/Basketball/Pickle Ball/Skate Park

Located in Legion Memorial Park, these facilities are in good condition.

LEGION MEMORIAL PARK



Source: City of Auburn



WELLNESS

Wellness Center

The Wellness Center of Nemaha County is a full-service gym open to the community. The center offers a workout facility, basketball and racquetball courts, child care services, personal training, as well as many instructor-led classes. Some of the classes include dance, karate, aerobics, kickboxing, yoga, boot camps, walk fit, and high-intensity interval training (HIIT). The Wellness Center also provides community events such as craft fairs, 5K fun runs, seminars, and more.

Other Facilities:

Other wellness opportunities in Auburn include:

- Yoga By Earth & Owl
- Crackerjack - Gymnastics
- Fit 44 - fitness and training

OTHER ATTRACTIONS, PARKS & RECREATIONAL OPPORTUNITIES

There are several parks and outdoor recreational areas in and around the Auburn area for residents and visitors to enjoy:

- Auburn Country Club - 72722 Hwy 75, Auburn, NE
9-hole golf course.
- Indian Cave State Park - 65596 720 Road, Shubert, NE
A State of Nebraska park that includes 3,052 acres along the Missouri River.
Facilities/activities include: hiking, camping and picnicing.
- Steamboat Trace - Trailheads located in Peru, NE and Brownville, NE
Trail facilities include camping, restrooms, and picnic areas.
- Kirkman's Cove - Humbolt, NE
An NRD park that includes a 160-acre lake, boating, camping (tent and RV) sand beach and swimming area, sand volleyball court, adjacent 9-hole golf course, playground and picnic shelters.
- Wirth Brothers Lake - 620 Avenue, Cook, NE
An NRD park that includes a 34-acre stocked lake and no-wake boating. Also includes primitive camping, picnic shelter, sand volleyball court, archery range, sand beach and swimming area.
- Duck Creek - 736 Road, Peru, NE
An NRD park that includes a 62-acre stocked lake and no-wake boating. Also includes camping (tent and RV - 28 pads w/electrical hookup), sand beach and swimming area.



Cultural Amenities

STATE THEATER

The State Theater in downtown Auburn was built in 1928. After many owners and renovations, the theater now houses a new high-definition projector and movable silver screen. In addition to showing movies, the theater also televises Nebraska football, volleyball, and basketball games throughout the year.

STATE THEATER



Source: City of Auburn

NEMAHA MUSEUM

The Nemaha Valley Museum in Auburn holds many historic items of Nemaha County. Historic room displays include kitchen, law office, school room, church, and bank. Another area houses antique cars and agricultural equipment.

NEMAHA VALLEY MUSEUM





[section 4.2]

ENVISION

High quality recreation amenities support a healthy community and attract new residents. The Envision section of the planning process reflects public participation in the Auburn Comprehensive Plan process. To better understand the strengths and challenges of Auburn, we asked for community and stakeholder input to provide their feedback on the current conditions of these amenities as well as new ideas.

Below are the main themes and ideas identified through focus groups and public input sessions held on June 25, 2018. Public input was also received through a community survey open from June 30, 2018 through July 15, 2018.

Focus Group Meetings

There was no specific group focused on parks and recreation. However, several conversations included topics appropriate to this section of the Comprehensive Plan. Noted as major assets are the rec complex and city parks. These are seen as important amenities to retaining and recruiting families.

Public Open House

The following input was collected during the public open house meetings regarding parks, recreation, and cultural amenities:

- Rec complex facilities are well used and liked.
- Legion Park is a great asset. Could be enhanced by including more events and better marketing.
- Additional trail extensions are desired. A connection from the rec complex to the high school would be well used. Longer trails, such as a river trail, would add quality of life.
- Movie theater is great value and quality.
- Update and maintain band shell.

Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. See Appendix A for the complete survey findings.

Magic Wand Question

The Magic Wand question was utilized in the community survey: "If you had a magic wand and could fix or change one thing in Auburn for the betterment of the community, what would it be and why?"

Below is a selection of the themes that emerged from these comments:

- Desire for a performing/fine arts center
- Indoor recreational center
- Additional community events



[section 4.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth.

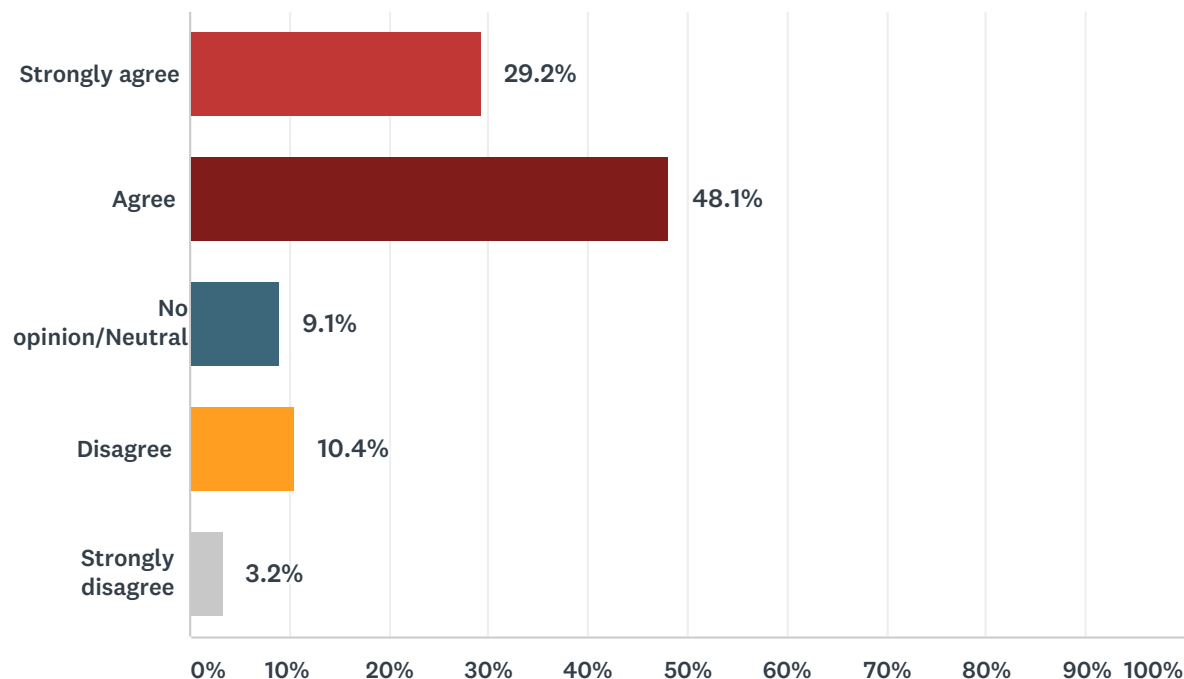
Trail Extensions

The trail around the Auburn Recreation Complex was noted as a well used and liked amenity. However, many would like to see the trail extended to connect other community facilities. Improved sidewalks throughout the community could be considered as well. When completed, the trails will provide greater pedestrian access throughout the community.

Cultural Amenities

A cultural amenity can provide diversified activities for a community to attract families. These can be in the form of events, festivals, facilities, and programs.

Q9: CURRENT PARK AND RECREATIONAL FACILITIES MEET MY NEEDS.





[section 4.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for Recreation and Cultural Amenities. Policies and action steps describe the activities needed to achieve the desired goals of the city.

- Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.
- Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

The adopted goals, policies, and action steps synthesize the information from the existing profile data and public input from the Envision component of the plan.

Goal

Strive to provide premier recreational and cultural amenities to enhance the quality of life for citizens.

Policies

- Provide recreational and cultural opportunities for people of all ages and abilities.

Action Steps

- Form a Trails Board to facilitate the development of trails in Auburn.
- Conduct a recreation facility needs assessment to determine the needs of existing and future amenities for Auburn.



Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination.

The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Private Developers
- Nemaha County
- Auburn Public Schools
- Nemaha County Hospital
- Chamber of Commerce
- Auburn Development Council
- Local business owners
- Recreational Stakeholders
- Auburn City Rec Committee (youth)
- Auburn Adult City Rec Committee
- City Park and Pool Community

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- Nebraska Department of Transportation
- Nebraska Game and Parks Commission
- Community Redevelopment Authority



Chapter 5

Housing

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Housing

5 AUBURN

[section 5.1]

PROFILE

Housing is a key component to future growth and opportunities available within communities. A community seeking growth must continually invest in its housing stock to ensure that an adequate supply is available to meet market demands for housing types, amenities, and price points. This section includes Auburn housing statistics such as age, median home value, tenure, and housing costs. This information shows current housing strengths and areas for improvement.

PROFILE

ENVISION

ACHIEVE

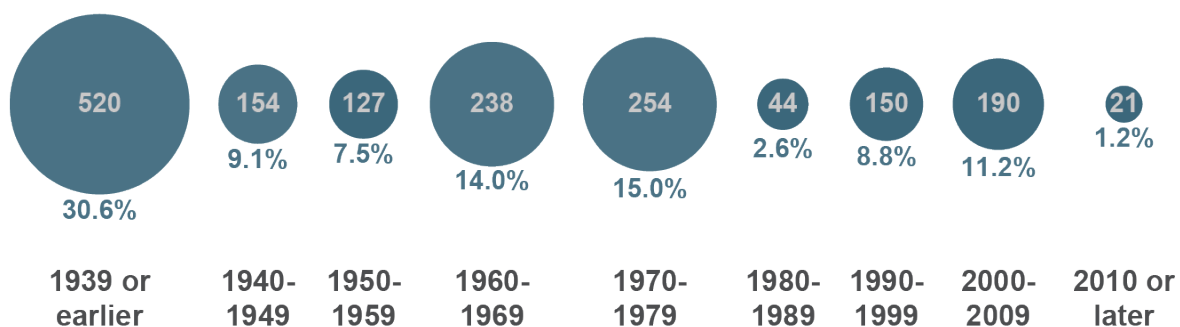
IMPLEMENT



Housing Age

Historically Auburn's housing development has fluctuated between strong and weak decades of growth. The most recent decade has seen a significant drop in housing growth, failing to keep up with previous trends. Halfway through the current decade, housing development accounted for less than 10% of the previous decade's total. Furthermore, over 60% of all housing units are over 50 years old with 30% of all housing units built prior to 1939, or over 70 years ago. While the age of a home is not inherently a negative characteristic, older homes require greater care and improvements to meet the needs of current home buyers. Auburn's ability to grow its population is contingent upon many factors with quality housing stock near the top of that list.

Figure 8. Age of All Housing Units: Single-Family & Multi-Unit



Source: American Community Survey, Five-Year Estimates (2012-2016) and City of Auburn



Figure 9. Housing Trends (1990, 2000, 2016)

HOUSEHOLDS	1990	2000	2016
Population	3,443	3,350	3,460
Total Households	1,430	1,479	1,487
Persons per Household	2.33	2.24	2.26
Family Households	929	925	910
Family Household Percentage	65.0%	62.5%	61.2%
Family Average Size	3.00	2.86	2.87
Family with own children under 18	455	430	406
UNITS	1990	2000	2016
Total Housing Units	1,555	1,642	1,721
Single Family Units	1,215	1,269	1,219
Duplex/Multiple Family	268	321	396
Mobile Home	52	53	90
Boat, RV, Van, etc.	20	7	-
Occupied Housing Units	1434	1,479	1,487
Owner-occupied Units	985	1,022	989
Renter-occupied Units	446	457	498
Vacant Housing Units	124	163	234
Owner-occupied vacancy rate	3.0%	2.8%	2.9%
Renter-occupied vacancy rate	7.5%	15.1%	10.6%

Sources: 1990-2000 US Censuses, Profile of General Population and Housing Characteristics (DP-1)

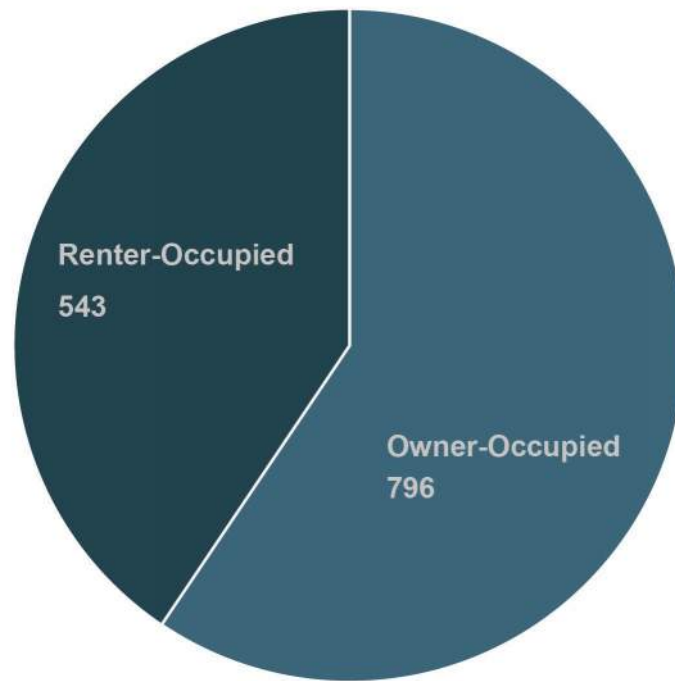
*2012-16 ACS 5-YEAR ESTIMATES, Selected Housing Characteristics (DP04)

Housing Trends

Although Auburn's population has increased since 1990, renter-occupied vacancies are up from 1990 to 2000 but leveled out to a reasonable 10.6% in 2016. Vacancy rates for owner-occupied units have remained the same and are low at 2.9% indicating the need for additional units. Auburn's rental vacancy rate is lower than that of Nemaha County (11%) but almost twice as much as the state of Nebraska (5.4%). However, an ideal number of vacant housing is typically closer to 10% to ensure an available housing stock for new and transitioning residents.



Figure 10. Housing Tenure



TOTAL OCCUPIED HOUSING UNITS 1,339

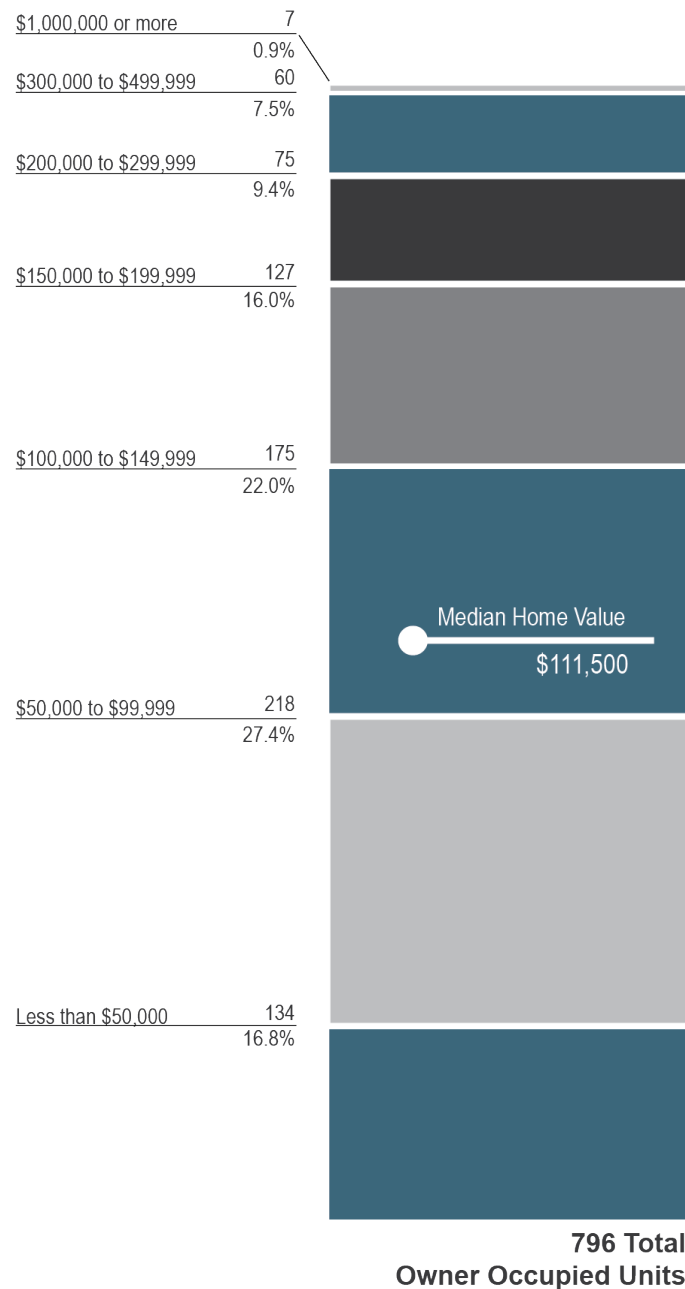
Source: American Community Survey, Five-Year Estimates (2012-2016)

Housing Tenure

Owner-occupied units make up 59.4% of the total housing stock with renter-occupied units claiming the remaining 40.6%. While a good stock of rental opportunities can be an asset for community growth, such a high percentage of renter-occupied units indicates affordability concerns in the local housing market. Rental options facilitate growth by providing turn-key living arrangements for newcomers to the community and offer an opportunity to save for the transition into home ownership. Rentals also offer the ability to live without the burden of property maintenance and upkeep, which can be important for elderly and young residents.



Figure 11. Owner-Occupied Unit Values



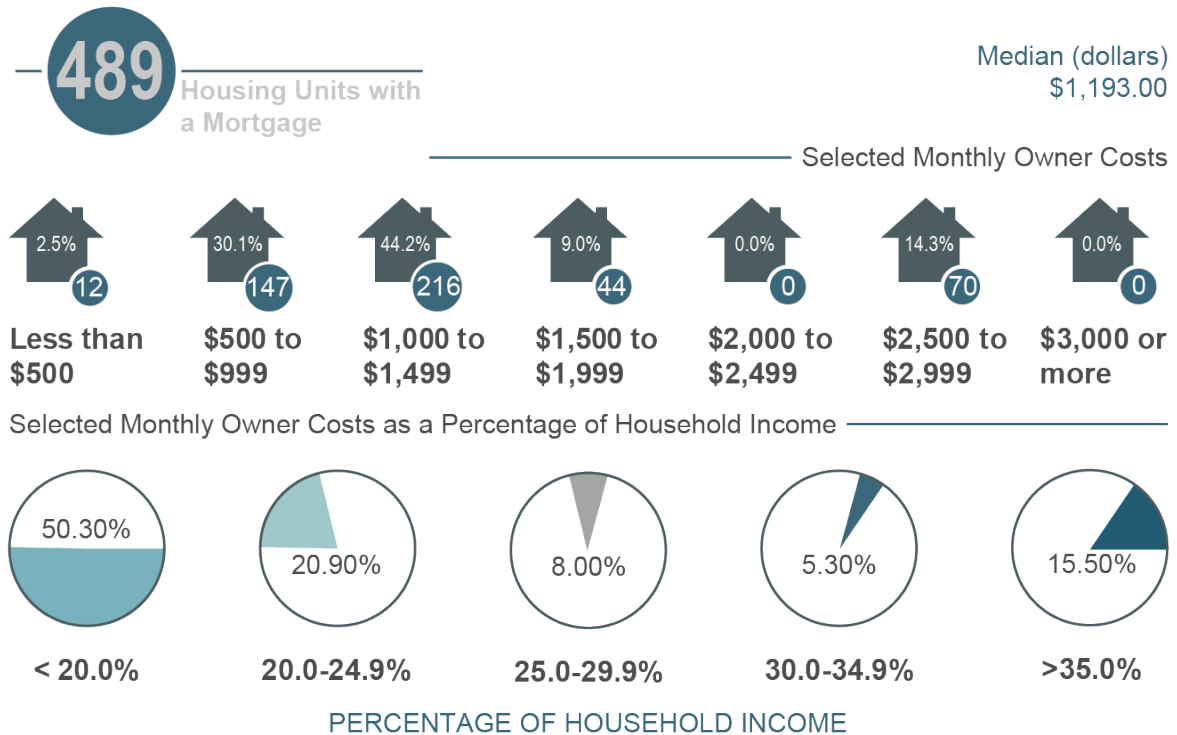
Source: American Community Survey, Five-Year Estimates (2011-2016)

Owner-Occupied Unit Values

Auburn's median home value of \$111,500 is in line with the Nemaha County estimate of \$109,200 but lower than that of the statewide estimate of \$137,300. Almost half of the homes in Auburn (44.2%) are valued at less than \$100,000. New housing investments along with programming to improve the existing housing stock will raise home values in Auburn while providing more housing options for residents.



Figure 12. Owner-Occupied Unit Housing Costs



Source: American Community Survey, Five-Year Estimates (2012-2016)

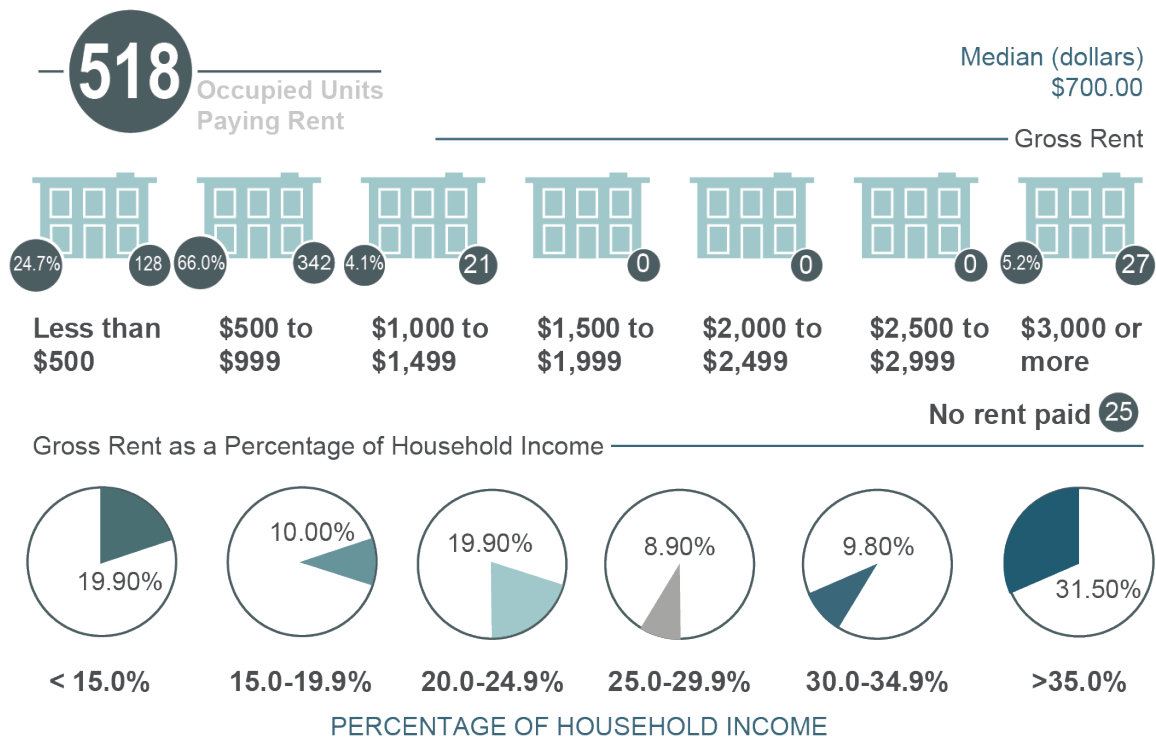
Owner Housing Costs

The relationship between income and housing is further explored in Figure 15 above. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home—mortgage or rent, taxes, insurance, and utility costs. A monthly housing cost in excess of 35% of household median income is considered to be a burden to the household.

For owners, the median monthly cost of ownership was \$1,193 in 2016. An estimated 15.5% of households have a housing burden, while 71.2% of households spend less than 25% of their household income on housing costs. A low housing cost provides additional discretionary income that can be applied towards savings, additional investment in the home, or in the local economy. Having such a high percentage of households well below the burden level is a positive economic indicator for the community. This number also suggests a number of households are living “below their means” and could upgrade housing if provided the option.



Figure 13. Renter-Occupied Housing Units Costs



Source: American Community Survey, Five-Year Estimates (2012-2016)

Renter Housing Costs

Much like the previous figure, Figure 16 explores the relationship between income and housing for renters. With a median rent of \$700, renters in Auburn experience more difficulty with affordability of housing. An estimated 31.5% of renters experience a housing burden, with gross rents exceeding 35% of their household median income. With nearly 30% of renters pay less than 20%, there is also opportunity for higher-quality rental options with a higher lease rate. However, the required rent for new housing units would be a change to existing residents that are not accustomed to paying a higher percentage of their income towards housing.

It is important to note that the 27 rental units paying \$3,000 or more are assumed to be assisted living units.



[Section 4.2]

ENVISION

The challenge of building new single family and multi-family housing was one of the most discussed topics. The public, as well as key stakeholders, believe new housing is needed to retain Auburn's current population as well as attract new families. Below are the main themes and ideas regarding housing identified through interviews, focus groups, and public input sessions held from June 25, 2018 through July 15, 2018.

Focus Group Meetings

HOUSING & DEVELOPMENT FOCUS GROUP

Realtors, senior housing managers, and economic development professionals made up this group of participants. Their experience with Auburn real estate market allows them to speak with authority on the topic of housing needs on behalf of the community.

Current Strengths/Assets:

- Sufficient number of apartments.
- Lots of senior living options.
- Sufficient low to moderate income housing.

Barriers/Challenges:

- Affordability of buying or building - average salary does not support average home
- Single family rental units are typically in poor condition.
- Insufficient inventory of homes within the \$175,000 - \$200,000 range - these sell quickly. Anything under this price range typically needs improvements - additional investment.
- Challenge of turnover .

Suggested Strategies to Remove Barriers

- Continue to be active with nuisance abatement.
- Support multi-family - duplex or fourplex (2 bedrooms per unit) .
- Create program to assist owner-occupied rehab, first-time home owners, and/or to incentivize new housing.
- Downtown living - lots of upper story units but in need of investment.

Housing Needs

- Housing for young families.
- Workforce housing.
- Additional senior living units that are independent living - this opens up existing homes to buyers.
- Program for housing rehabilitation.



Magic Wand Question

The consulting team asked participants, “if you had a magic wand, how would you change Auburn?” This allows participants to dream big, provide new ideas, and comment on topics outside of their focus group topic. The following answers affect more than one of the comprehensive plan themes which reinforce how much they are intertwined and affect one another.

- Stable and better employment opportunities.
- A community foundation - funder.
- Have help to renew/redevelop downtown and recruit new businesses.
- For locals to support Auburn and its businesses.

Public Open House

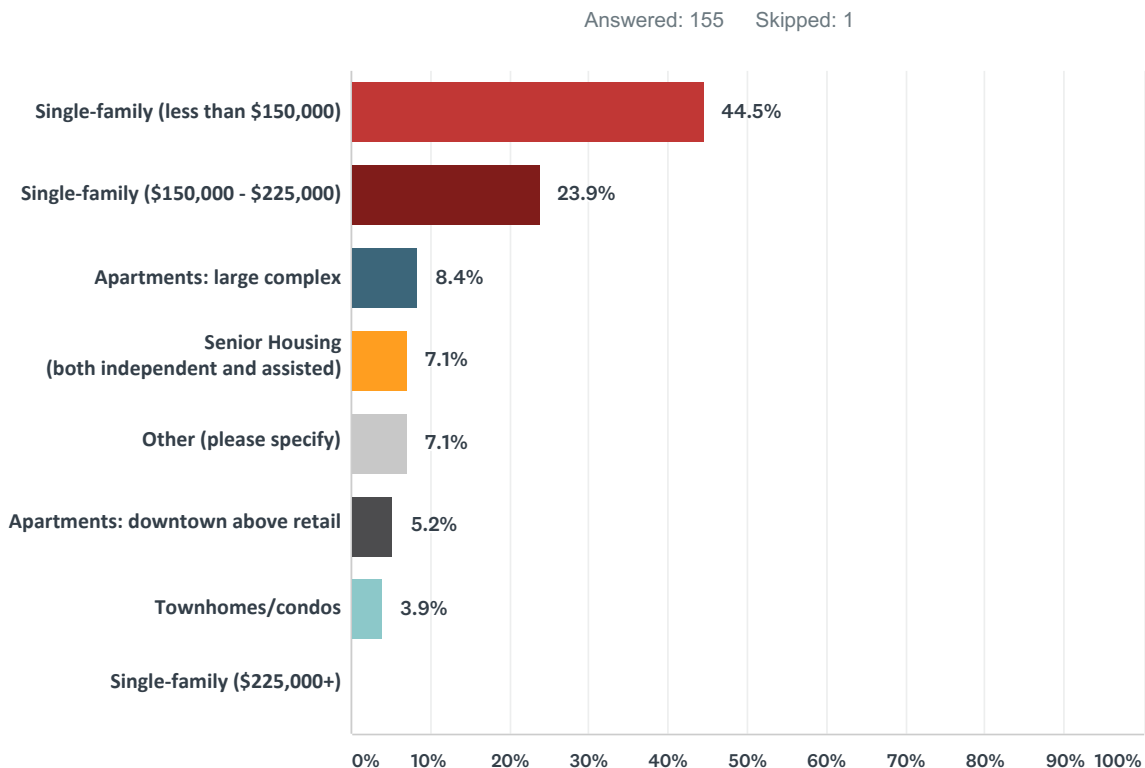
The following input was collected during the public open house meetings regarding housing and development:

- Improved housing affordability and availability.
- Improve dilapidated housing.
- Terrace Heights is a great community for senior.

Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

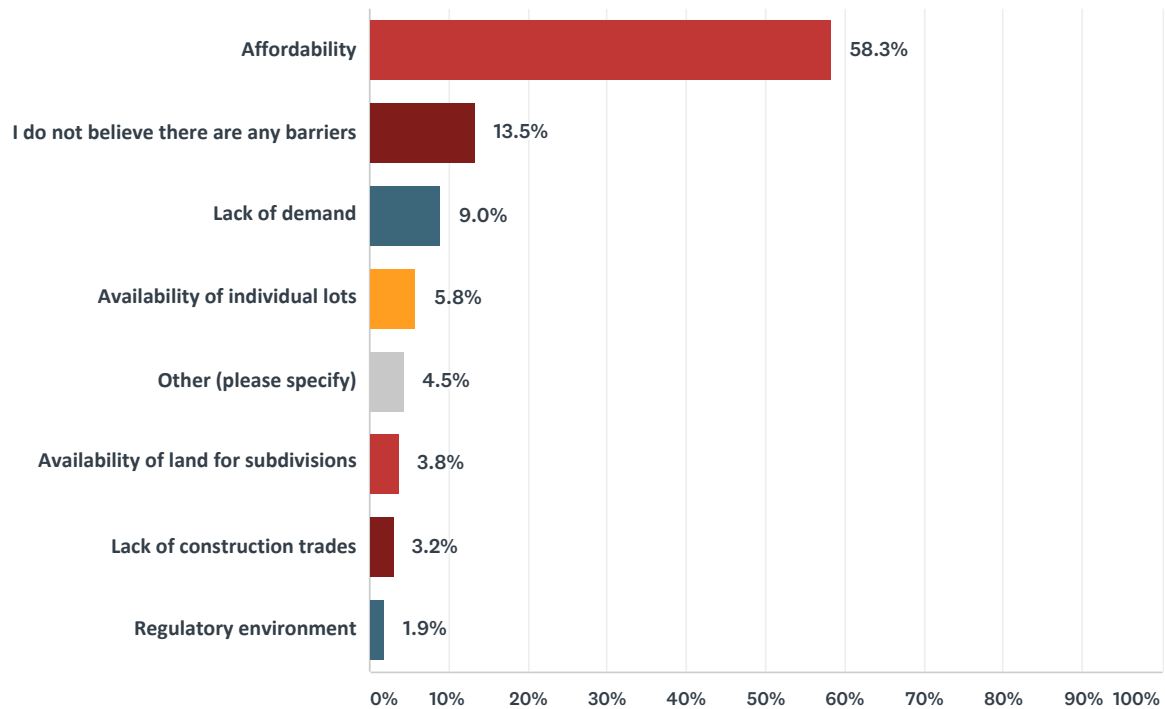
Q2: WHAT TYPE OF HOUSING IS MOST NEEDED IN AUBURN?





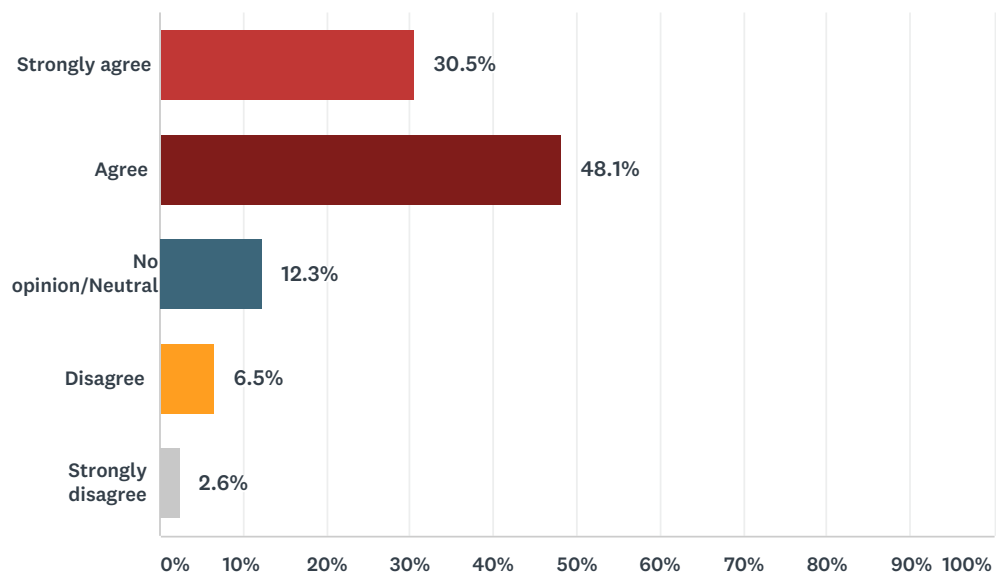
Q3: WHAT ARE THE PERCEIVED BARRIERS TO NEW HOME CONSTRUCTION?

Answered: 156 Skipped: 0



Q8: THE CITY SHOULD PLAY A ROLE IN HOUSING DEVELOPMENT IN AUBURN.

Answered: 154 Skipped: 2





Magic Wand Question

The Magic Wand question was also utilized in the community survey: “If you had a magic wand and could fix or change one thing in Auburn for the betterment of the community, what would it be and why?”

Below is a small selection of the themes that emerged from these comments:

- Affordable housing options for workforce and entry-level.
- Emphasize new housing targeted at attracting/retaining young families.
- Improve dilapidated housing.



[section 5.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. Single-family detached housing is the dominant housing type in Auburn and will continue to be the dominant type for years to come. Sixty percent of all housing units are over 50 years old, with 27% of all housing units built between 1970 and 2000. New development has been slow, with only 13% of all housing units being built between 2000 and 2017. City officials and housing advocates continue to look for ways to meet the diverse market demands and promote growth.

Where to build?

Buildable sites on the periphery as well as existing vacant lots within the community will need to be considered. New lots will need infrastructure improvements including sewer, water, and road to accommodate this housing while infill lots will be able to utilize existing infrastructure. The city may need to review zoning regulations in order to make some infill lots buildable.

Affordability vs Quality

Housing affordability and quality will be indicators worth monitoring, especially in terms of attracting and retaining younger talent such as teachers, nurses, and other high-skilled workers. There is housing demand but many homes are old and require maintenance. The city may want to develop a housing rehabilitation program to improve and modernize older housing stock, and to enhance local appearance and character.



[section 5.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth of Auburn. Here we outline the goals, policies, and action steps for housing. Policies and action steps describe the activities needed to achieve the desired goals of the city.

- Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.
- Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

The adopted goals, policies, and action steps synthesize the information from the existing profile data and public input from the Envision component of the plan.

Goal

Promote a broad range of housing choices to prospective homebuyers and ensure the existing housing stock is well-maintained.

Policies

- Promote market rate workforce housing for entry level professionals and young families.
- Ensure that Auburn provides diverse housing type options in relation to lot size, price point, density, and type for residential development.
- Continue to improve substandard properties by providing property-owners with incentives for rehabilitation and clean-up.
- Encourage residential development that takes advantage of existing infrastructure and/or areas where utilities can be extended in a cost-effective, environmentally-friendly manner.

Action Steps

- Continue to develop and use housing programs such as nuisance abatement, infill, and rehabilitation (new)
- Support public/private partnerships to help purchase property for residential housing development.
- Prepare an inventory of available infill properties and the desired housing types and size for each.
- Enforce existing nuisance ordinances directed at maintaining personal property to keep housing units in good conditions and as not to detract from overall aesthetic quality of neighborhoods. Identify local and state resources to prepare first-time homebuyers for homeownership.



Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination.

The following is a list of potential collaborating partners:

- City of Auburn – all departments, commission, and agencies
- Local Real Estate Agents
- Major Employers
- Chamber of Commerce
- Auburn Development Council
- Local Banks
- Auburn Housing Committee

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- Nebraska Investment Finance Authority

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Chapter 6

Economic Development

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Economic Development

AUBURN

[section 6.1]

PROFILE

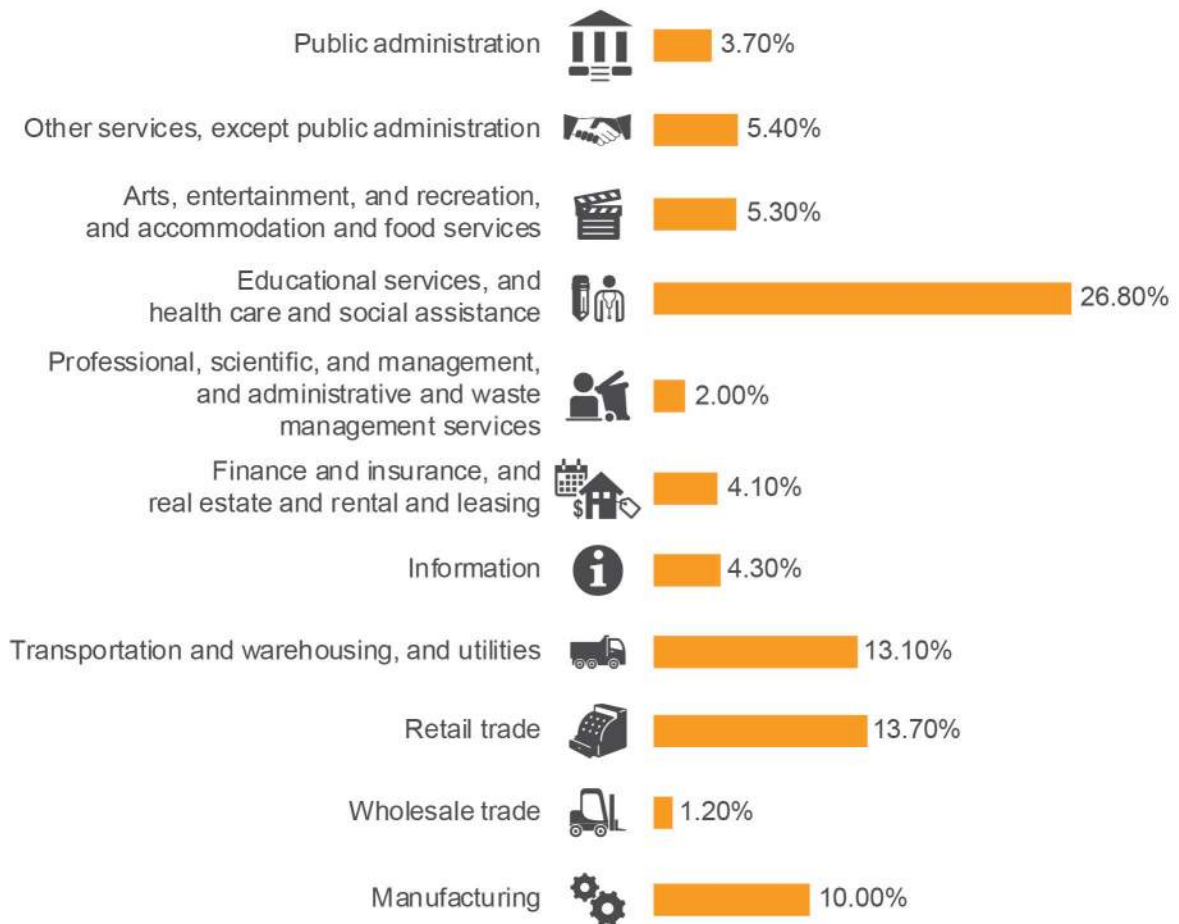
The economic profile of Auburn has been steady over the years. According to 2015 American Community Survey estimates, approximately 35.6% of Auburn residents worked in Auburn while the other 64.4% commuted outside of Auburn for employment. Having a strong percentage of people that work within the community provides good support for Auburn businesses and services. The Profile section outlines employment industry, commute times, income sources, household income, as well as taxable sales.

Table 5. Major Employers for Auburn Residents

EMPLOYER	PRODUCTS/SERVICE
Auburn Public Schools	Education
Educational Service Unit 4	Education
Good Samaritan Society	Health Care
Magnolia Metal Corp	Manufacturing
Nemaha County	Government
Nemaha County Hospital	Health Care
NPPD Cooper Nuclear Station	Electric Utility
Peru State College	Education
Southeast Nebraska Developmental Services	Social Services



Figure 14. Employment by Industry (2016)



Source: American Community Survey, Five-Year Estimates (2012-2016)

Employment by Industry

Auburn is representative of a diverse local economy. Figure 17 categorizes the various types of industry and their share of the local workforce age 16 and older. Industry refers to the kind of business conducted by a person's employing organization. The largest employment industries in Auburn are educational services, health care and social assistance. This is representative of the Nemaha County Hospital, Long's Creek, Good Samaritan, Peru State College and Auburn Public Schools jobs held by Auburn residents.

Like many communities, educational services and healthcare/social assistance industries account for the largest number of employees. Other industries that provide major employment include transportation/warehousing and utilities as well as retail trade.

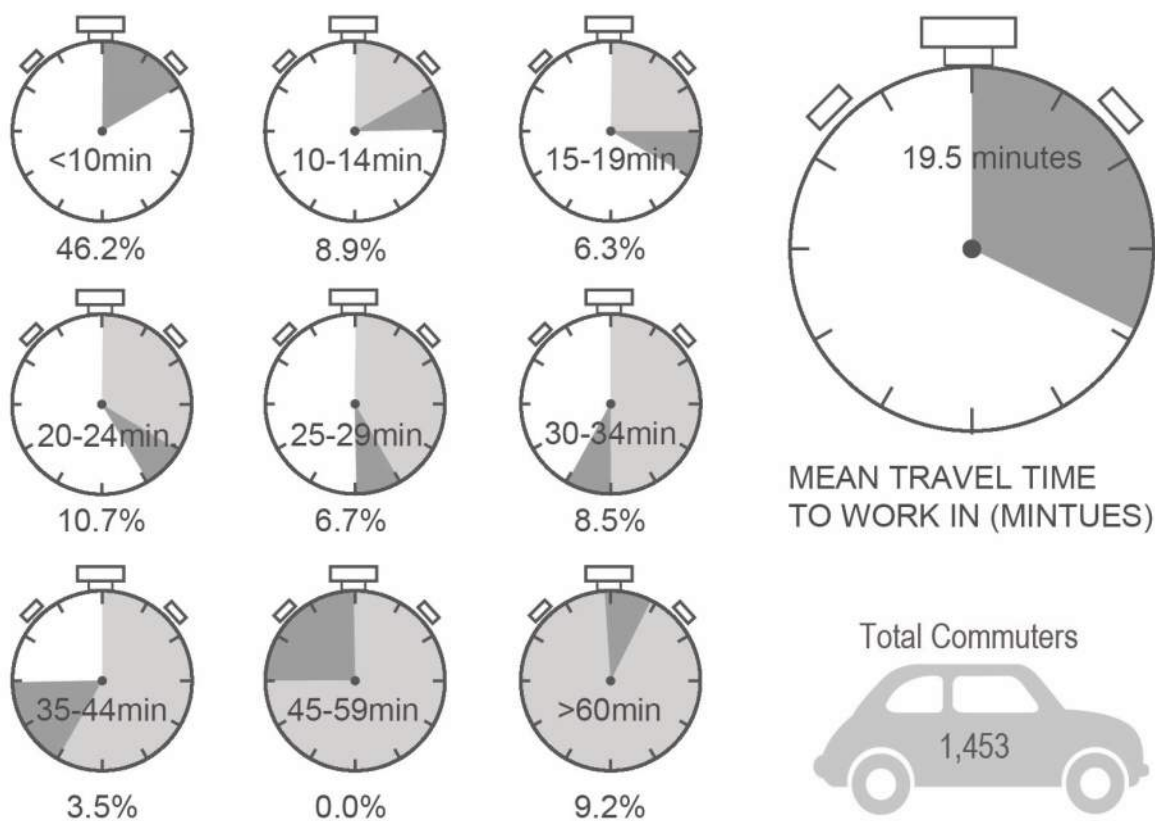


Commuter Trends

The average commute time for an Auburn resident has increased 4.6 minutes, from 14.9 minutes in 2000 to 19.5 minutes in 2016. This indicates that a portion of residents are driving farther for employment. As transportation improves and overall connectivity to employment centers increase, residents may become much more likely to travel for employment. This mobile element depends on affordable transportation costs as fuel prices over the last 10 years have varied, but most recently are at historic lows.

Figure 18 further analyzes the breakdown of commute times by categories. 55.1% of residents live within 15 minutes of their place of employment. However, 9.2% travel 60 minutes or more which means they could work anywhere in the Omaha metro or Lincoln area.

Figure 15. Commuting Time (2000, 2010 & 2016)



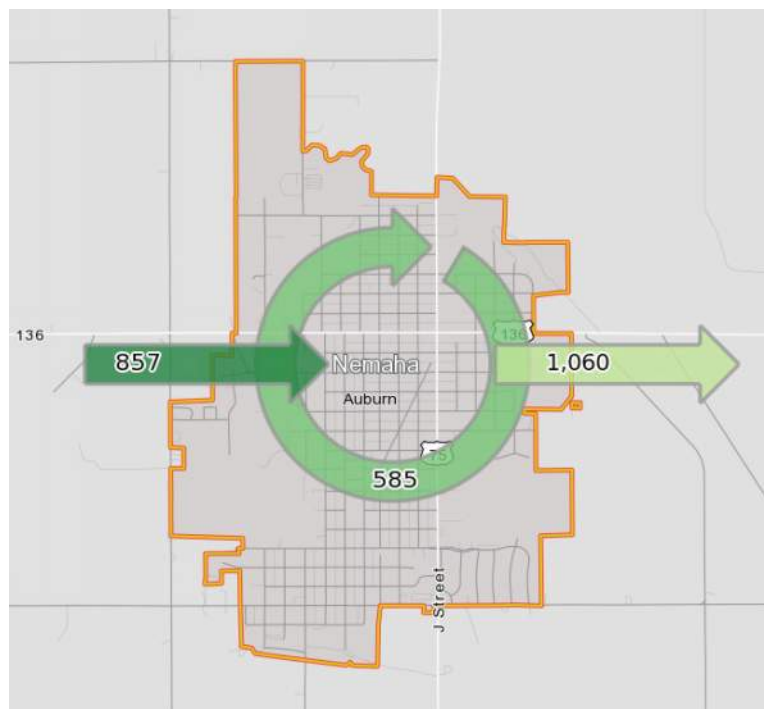
Source: US Decennial Census (2000, 2010)
American Community Survey, Five-Year Estimates (2012-2016)



Another method to determine commuting patterns is to identify the start and end points of work trips through commute sheds and laborsheds. A commute shed is the employment location of workers who live within an identified area and a laborshed is the residence location of workers who work within an identified area. Figure 19 compares the number of people coming into Auburn for employment (inflow), the number of people commuting out of the city for employment (outflow), and the number of people who live and work in Auburn. Of the 1,442 jobs in Auburn, a total of 585 are filled by residents while 857 jobs in the city are filled by in-commuters from neighboring communities such as Nebraska City (4.4%) and Peru (3.5%). As a result, 59.4% of all jobs in Auburn are filled by commuters.

The 19.5 minute commute notes that many residents that leave Auburn do not go far. Figure 20 notes that many stay within Nemaha County. Other residents commuting out of Auburn for employment are primarily going to Lincoln (9.7%), Omaha (6.2%), Nebraska City (4.4%), Peru (3.5%), and Tecumseh (2.6%). Table 6 outlines the inflow and outflow of commuters in greater detail. Similar to the inflow figures, 64.4% of residents leave Auburn for employment in other communities resulting in a 5% difference in incoming and outgoing workflow.

Figure 16. Inflow & Outflow Analysis (2015)



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2015)



Table 6. Inflow & Outflow Analysis (2015)

INFLOW: WORK IN AUBURN			OUTFLOW: LIVE IN AUBURN		
Home Destination	Number	Share	Work Destination	Number	Share
Auburn	585	40.6%	Auburn	585	35.6%
OUTSIDE AUBURN			OUTSIDE AUBURN		
Nebraska City	64	4.4%	Lincoln	160	9.7%
Peru	50	3.5%	Omaha	102	6.2%
Lincoln	39	2.7%	Nebraska City	73	4.4%
Omaha	29	2.0%	Peru	58	3.5%
Beatrice	26	1.8%	Tecumseh	42	2.6%
Humboldt	20	1.4%	Beatrice	20	1.2%
Falls City	16	1.1%	Falls City	14	0.9%
Johnson	15	1.0%	Johnson	14	0.9%
Syracuse	14	1.0%	Columbus	13	0.8%
All Other Locations	584	40.5%	All Other Locations	564	34.3%
TOTAL	857	59.4%	TOTAL	1,060	64.4%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2015)

Figure 17. Work Destination (2015)

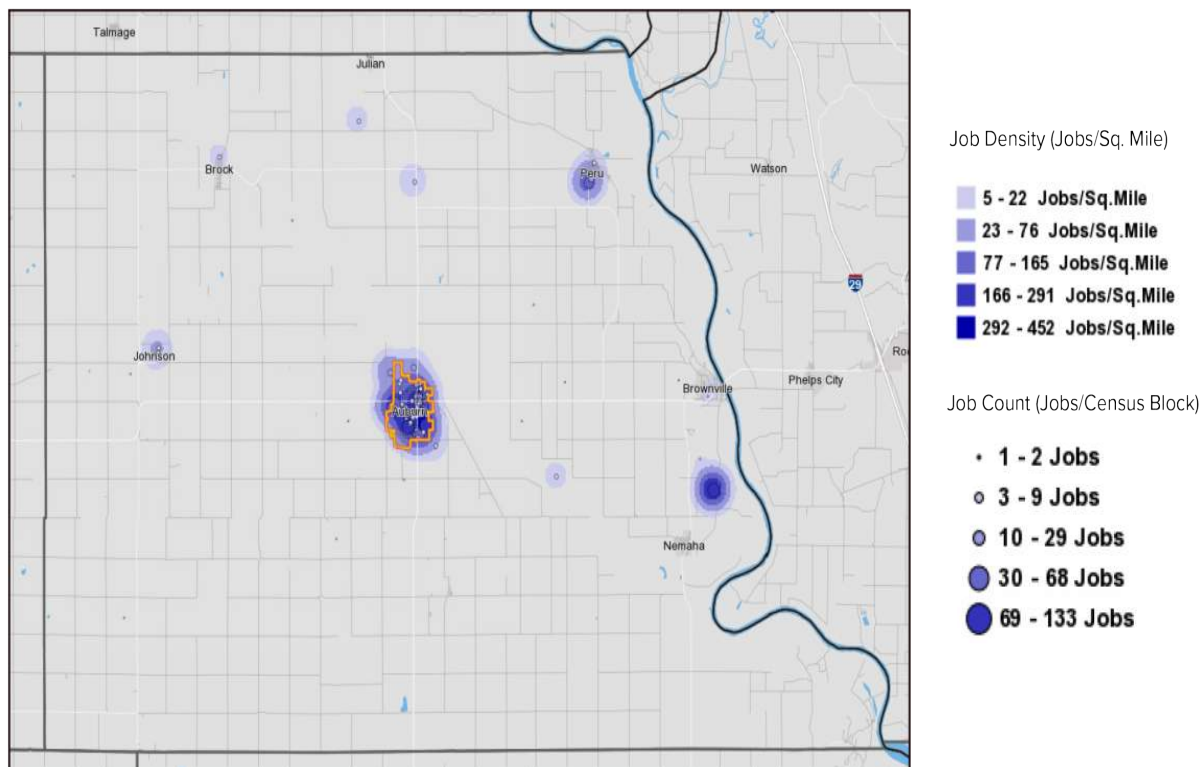
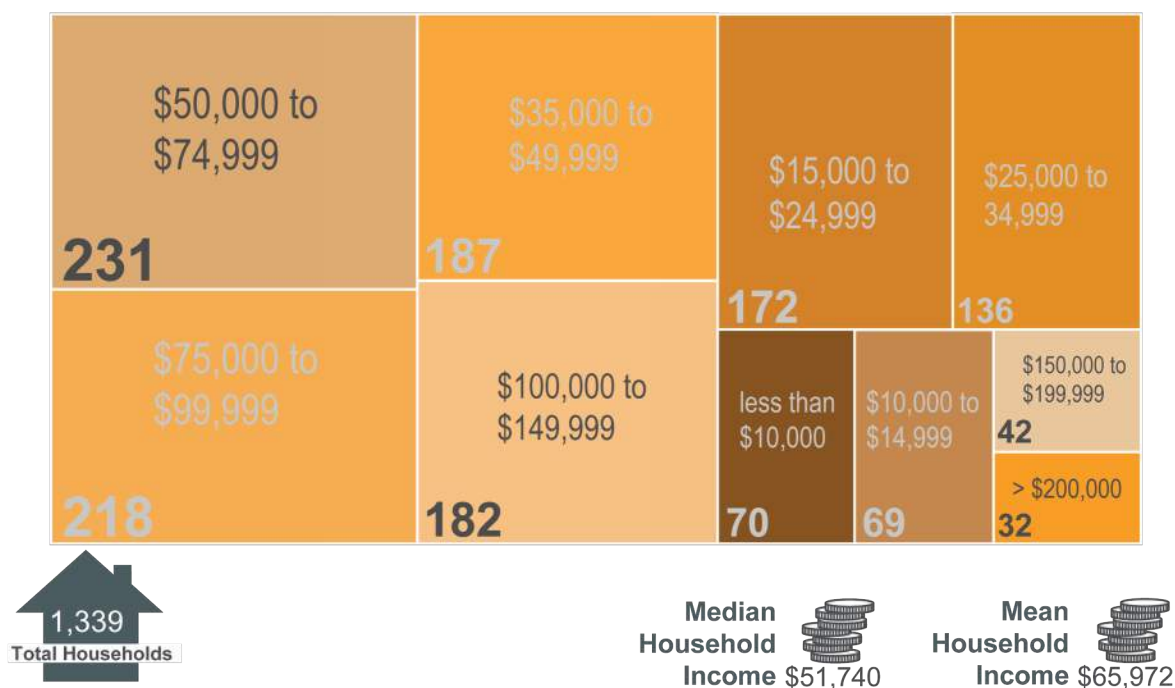




Figure 18. Household Income (2016)



American Community Survey, Five-Year Estimates (2012-2016)





Household Income

Income is a major, if not definitive, factor in terms of housing choice. The figure above documents household income levels and distribution for Auburn residents. According to Census estimates, Auburn's median income (\$51,740) is slightly lower than the estimated Nebraska median household income of \$54,384 in 2016 and 47.4% of Auburn households' income lies below \$50,000. However, the data also indicates that 47.5% of household income consists of, or is supplemented by, social security or retirement income. This is an indication that a number of households are out of the workforce, likely due to retirement.

Income source refers to the source of resident-earned income. Earning refers to those residents within the job market. 74.6% of income from earnings indicates that there is a strong workforce. 29.9% of residents receive income from Social Security while 17.6% receive retirement income. It should be noted that some residents may fall into more than one category.



Figure 19. Taxable Sales (2007-2017)

			
YEAR	TAXABLE SALES (IN MILLIONS)	PER CAPITA SALES	PERCENT CHANGE
2007	\$29.5	\$8,791	
2008	28.9	8,620	-1.9%
2009	26.5	7,925	-8.1%
2010	28.4	8,210	3.6%
2011	30.2	8,715	6.2%
2012	31.4	9,077	4.2%
2013	31.4	9,063	-0.2%
2014	33.9	9,794	8.1%
2015	32.1	9,275	-5.3%
2016	33.6	9,708	5%
2017	32.9	9,495	-2.2%

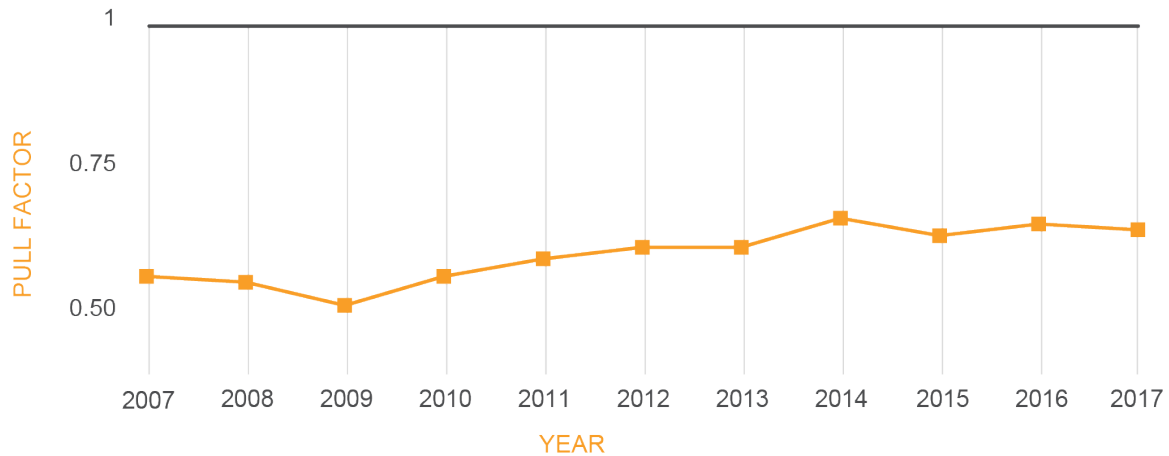
Source: Nebraska Department of Revenue

Taxable Sales

While 2016 represented one of the highest levels of taxable sales in Auburn, overall sales have fluctuated over the past decade. Overall sales have experienced a steady increase since the Great Recession of the late 2000s with a new peak sales figure in 2014. The city sales tax revenue will be an important benchmark as the community grows. If growth is fueled by a commuting population, special efforts are necessary to maintain and grow economic activity relative to population growth.



Figure 20. Pull Factor (2007-2016)



Source: Nebraska Department of Revenue

Pull Factor

A city's pull factor is a measure of the dollars spent within the city compared to those spent outside of the city – whether by residents or visitors. The pull factor is a measure of the share of the overall market a city owns compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within the city compared to outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates dollars are being spent outside the city.

The pull factor trend line indicated in Figure 23 is a measure of Auburn's pull factor. During the ten-year period from 2007 to 2016, Auburn experienced a steady negative pull factor. More dollars are being spent outside of Auburn than spent inside city limits. This data shows residents depend on larger retail centers, such as Nebraska City. The local economy's health is positively impacted when residents depend on local goods and services. This data suggests local support for new local retail opportunities which would expand the local tax revenue stream. This improves quality of life and convenience amenities for residents.

Another unique factor to consider with sales and use tax is the employment at the nearby nuclear plant. Contractors doing this work stay in Auburn and enjoy what Auburn has to offer. Restaurants, hotels, and campground gain the most from this, further supporting the community's tax base.



[section 6.2]

ENVISION

The Envision section of the planning process reflects public participation in the Auburn Comprehensive Plan. During this process the consultant asked for community and stakeholder input to provide a baseline of economic development conditions, and explore what is needed to grow the community. Below are the main themes and ideas regarding economic development identified through interviews, focus groups, and public input sessions held from June 25, 2018 through July 15, 2018.

Focus Group Meetings

There was no specific group focused on economic development. However, several conversations included topics appropriate to this section of the Comprehensive Plan. Main themes included:

- Good infrastructure in place to service growth.
- Locality - close to Omaha, Lincoln, and Kansas City.
- Need to attract good jobs.
- Need to maintain and grow amenities that attract business and workforce.
- Need to improve housing options.
- Redevelop underutilized sites withing corporate limits.

Public Open House

The following input was collected during the public open house meetings regarding economic development:

- Work to keep businesses here and attract new ones.
- New hotel with pool and banquet facilities.
- Renovate and fill storefronts downtown.
- Downtown stoplight intersection is an eyesore.
- More food options.
- Work aggressively to attract more good paying jobs.

Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

Top Initiatives

- 96% of survey respondents believe the city should play a role in attracting new businesses to Auburn.



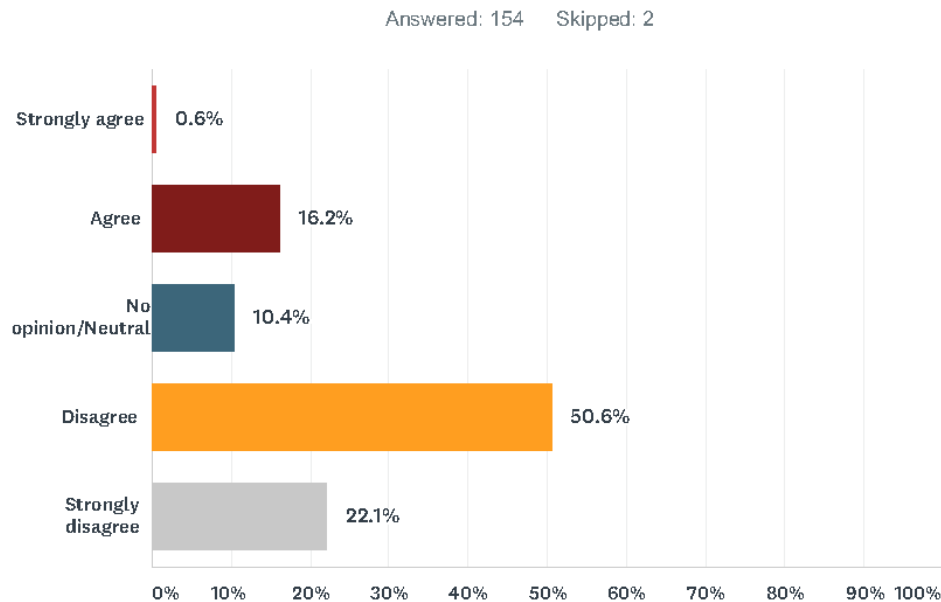
Magic Wand Question

The Magic Wand question was utilized in the community survey: “If you had a magic wand and could fix or change one thing in Auburn for the betterment of the community, what would it be and why?” Of the 139 comments, 48 or 34.5% referenced economic development in some way.

Below is a small selection of the themes that emerged from these comments:

- Need to attract more good-paying, employment opportunities.
- Expand retail and service business offering in community.
- Support our downtown businesses/entrepreneurs.
- Revitalize downtown- buildings, general beautification.

Q6: THERE ARE ENOUGH GOOD PAYING EMPLOYMENT OPPORTUNITIES IN AUBURN.





[section 6.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. The largest overall job industries in Auburn today are educational services, health care and social assistance; transportation/warehousing and utilities; and retail trade.

Targeting New Business

Businesses within the community generally have good support. Identifying what new businesses would succeed in Auburn and targeting them to locate in the community is one way to help the community grow. Finding ways to promote these businesses and attract them to the community.

Support Existing Business

Retaining existing business is important to maintain jobs and services. Understanding what needs and opportunities businesses have and how the city can assist or support with those changes can be beneficial for growth.



[section 6.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for economic development. Policies and action steps describe the activities needed to achieve the desired goals of the city.

- Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.
- Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

The adopted goals, policies, and action steps synthesize the information from the existing profile data and public input from the Envision component of the plan.

GOAL

Promote and improve the long-term sustainability of the city through an economic development strategy that focuses on quality of life, job retention, and job creation, in that order.

POLICIES

- Provide economic development incentives that will encourage stability and strengthen the overall tax base of the city.
- Identify space/locations for new commercial and/or industrial businesses.
- Recruit and encourage additional small businesses.
- Support existing Auburn businesses and workforce.
- Partner with state and regional agencies that support economic development activities.
- Promote and encourage housing options to support workforce development efforts.

ACTION STEPS

- Continue to promote downtown redevelopment.
- Promote the use of local financial incentives to assist existing and new business owners.
- Provide entrepreneurial and small business support to potential businesses with support from Nemaha County Economic Development, Southeast Nebraska Development District, Auburn Public Schools, Chamber of Commerce, Utility Service Providers, Nebraska Department of Economic Development, Nebraska Business Development Center, SCORE Association, Community Redevelopment Authority, and private consultants.



COLLABORATING PARTIES

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commission, and agencies
- Auburn Board of Public Works
- Local Real Estate Agents
- Local Business Owners
- Chamber of Commerce
- Nemaha County Economic Development
- Auburn Development Council (ADC)
- Community Redevelopment Authority (CRA)
- Auburn Public Schools
- Southeast Nebraska Development District
- Nebraska Business Development Center
- Utility Service Providers
- Nebraska Department of Economic Development
- SCORE Association
- Local Bank

POTENTIAL FUNDING RESOURCES

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- Technical Assistance through various Economic Development Service Providers
- U.S. Small Business Administration
- Nebraska Investment Finance Authority



Chapter 7

Resilience

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Resilience

7 AUBURN

[section 7.1]

PROFILE

Resilience refers to a community's ability to identify risk, withstand impacts, and bounce back from shock. A resilient community is able to minimize a disaster's impact on everyday life and the local economy. This can be done by effective planning and utilization of available community and surrounding resources. Local communities should engage in resilience planning because it has a profound impact on development, housing, energy consumption, and utilities. By planning for resilience, Auburn can save money; protect its infrastructure, businesses and citizens; and be better prepared for future events. The resilience component of the Auburn Comprehensive Plan will consider the topics of energy, hazard mitigation, and environment.



Energy Element

Energy plays a large role in how resilient a community is. Access to energy can determine how quickly a community is able to recover following a disaster. Resilience can be achieved in a number of different ways including redundant power supplies, diversified and alternate fuel supplies, and upgrading and maintaining current energy generation systems and infrastructure. By understanding current energy infrastructure and use, a community will be able to better prepare should a disruption occur.

In 2010, Nebraska Legislators passed LB 997 requiring all municipalities and counties, with the exception of villages, to adopt an energy element into their comprehensive plans. Energy elements are required to have the following components:

- Energy infrastructure and energy use by sector;
- Utilization of renewable energy sources; and
- Energy conservation measures that benefit the community.

ENERGY INFRASTRUCTURE

Electricity

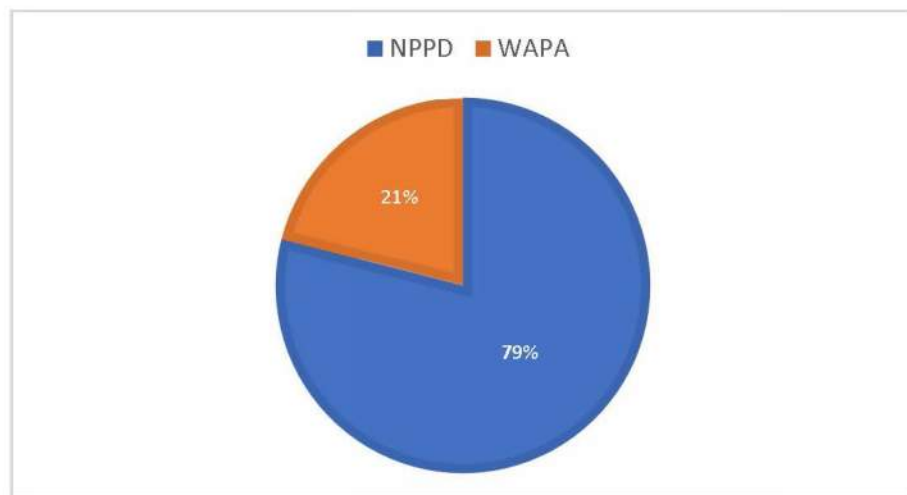
The City of Auburn purchases 79% of its power at wholesale from Nebraska Public Power District (NPPD). Power is delivered to the city by a Omaha Public Power District (OPPD) 69,100 volt line from two substations located in Southeastern Nebraska. The City of Auburn Board of Public Works has its own diesel/natural gas power plant with the capacity to provide full power to customers in the event of transmission feed loss.

Natural Gas

Natural gas is provided by Black Hills Energy with a four-inch line at 50 pounds of pressure and an average of 1,000 British Thermal Units (BTUs) per cubic foot. As seen in the following table, half of the homes within Auburn (50.1%) use natural gas to heat their homes.



Figure 21. 2017 Auburn Wholesale Power Sources



Source: Auburn Board of Public Works

Table 7. Auburn House Heating Fuel

	Units	Percent
Utility Gas	671	50.1%
Bottled, Tank, or LP Gas	24	1.8%
Electricity	622	46.5%
Wood	4	0.3%
No Fuel Used	18	1.3%

Source: American Community Survey 2016, 5 Year Estimates



Energy Use

Examining energy use data establishes a baseline from which to create goals and evaluate the effectiveness of energy strategies. Table 8 shows Auburn's electricity use per sector in kilowatt-hours (kWh). Electricity use remained stable or decreased in every sector from 2015 to 2017. Street light decrease is credited to the installation of LEDs while reduction in residential is due to fewer users. Commercial and residential sectors were responsible for over 93% of the electrical use within Auburn in 2017. With most of the electricity in the commercial and residential sectors being used for heating, cooling and lighting, it is logical that energy conservation strategies should focus on reducing the consumption for those needs. The latest American Community Survey estimates indicate that 76% of Auburn's homes were built before 1980 and nearly 31% of homes were built before 1940. These homes have the opportunity to significantly increase energy efficiency through improvements in things such as windows, insulation, HVAC systems and lighting. The Auburn Board of Public Works offers an energy conservation rebate program to homeowners and businesses who install energy efficient products. Rebates can be received for commercial HVAC, commercial lighting, residential heat pump, residential cooling, and residential insulation.

Table 8. Auburn Electricity Use by Sector in kWh (in 1000s)

Sector	2015	2016	2017	% Change (2015 to 2017)
Residential	17,093,499	16,915,459	16,383,494	-4%
Commercial	14,065,851	13,815,183	14,035,605	0%
Large Commercial	8,749,440	8,097,560	8,748,840	0%
Industrial	2,904,300	2,476,800	2,827,800	-3%
Street Lights	266,942	248,334	241,418	-10%
Total	43,080,032	41,553,336	42,237,157	

Source: City of Auburn

RENEWABLE ENERGY

Nebraska is the only state in the U.S. that is 100% public power. Since they are not seeking profits, public power districts have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is one of the reasons that Nebraska has not fully taken advantage of its renewable energy potential. As renewable energy becomes more economical, Auburn will want to adapt their ordinances to guide these technologies into appropriate locations and uses.



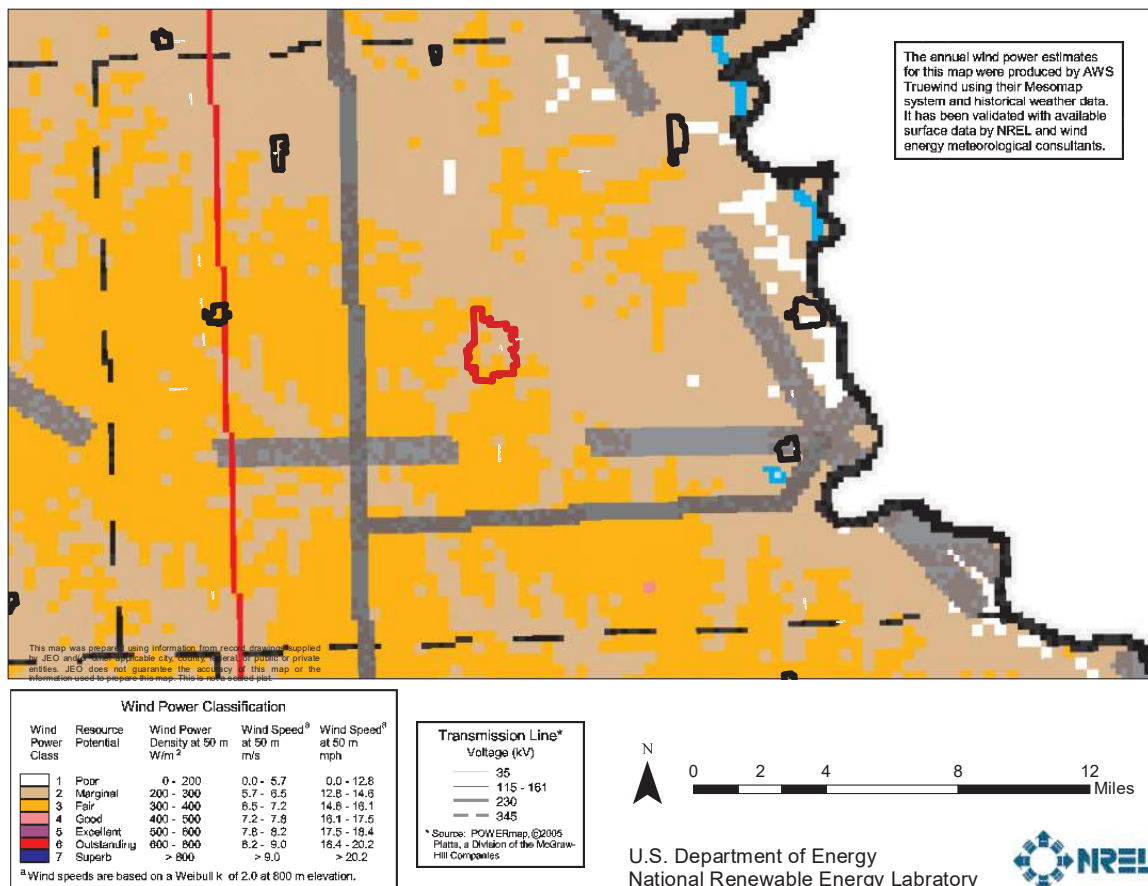
Wind Power

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States, with a potential of approximately 880,000 megawatts (MW) per year. The state has the potential to be one of the top states in wind energy production, but currently ranks 17th in installed wind capacity at 1,415 MW. It is estimated that by 2030, wind energy in Nebraska will be capable of producing enough power to cover 511,000 homes.

(<http://awea.files.cms-plus.com/FileDownloads/pdfs/Nebraska.pdf>)

As seen in Figure 25, Auburn and the rest of Nemaha County have marginal to fair wind resources. Electricity produced through wind power is currently most cost effective on the utility/commercial scale in terms of dollars per kilowatt. Small scale wind systems for homes and businesses may not be as cost effective, but they should not be discouraged. Small scale wind systems can be utilized to lower the owner's monthly utility bill with net metering.

Figure 22. Auburn Wind Resources



Source: Energy.gov - WIND Exchange (<https://windexchange.energy.gov/states/ne>)

Figure 24 represents the gross estimated annual average wind power density for Nebraska and Nemaha County. This data indicates how much energy is available for conversion by a wind turbine at a particular location.



Solar Power

According to the National Renewable Energy Laboratory (NREL), Nebraska is ranked 13th in solar energy potential. As seen in Figure 26, Auburn and the rest of Nemaha County have an average annual solar radiation of 4.6-5.2 kilowatt hours per square meter per day. Currently, solar technologies are marginally used in Nebraska because it has historically been difficult for solar technologies to compete with the state's low electric rates. However, the price of solar panels has dropped dramatically during the past decade. A report by the NREL (Figure 28) shows that the price for residential photovoltaic cells has dropped from \$7.24 per watt in 2010 to \$2.80 per watt in 2017. The cost for commercial and utility scale photovoltaic cells have also seen similar price drops during that period. (<https://www.nrel.gov/news/press/2017/nrel-report-utility-scale-solar-pv-system-cost-fell-last-year.html>)

Figure 23. Average Solar Radiation

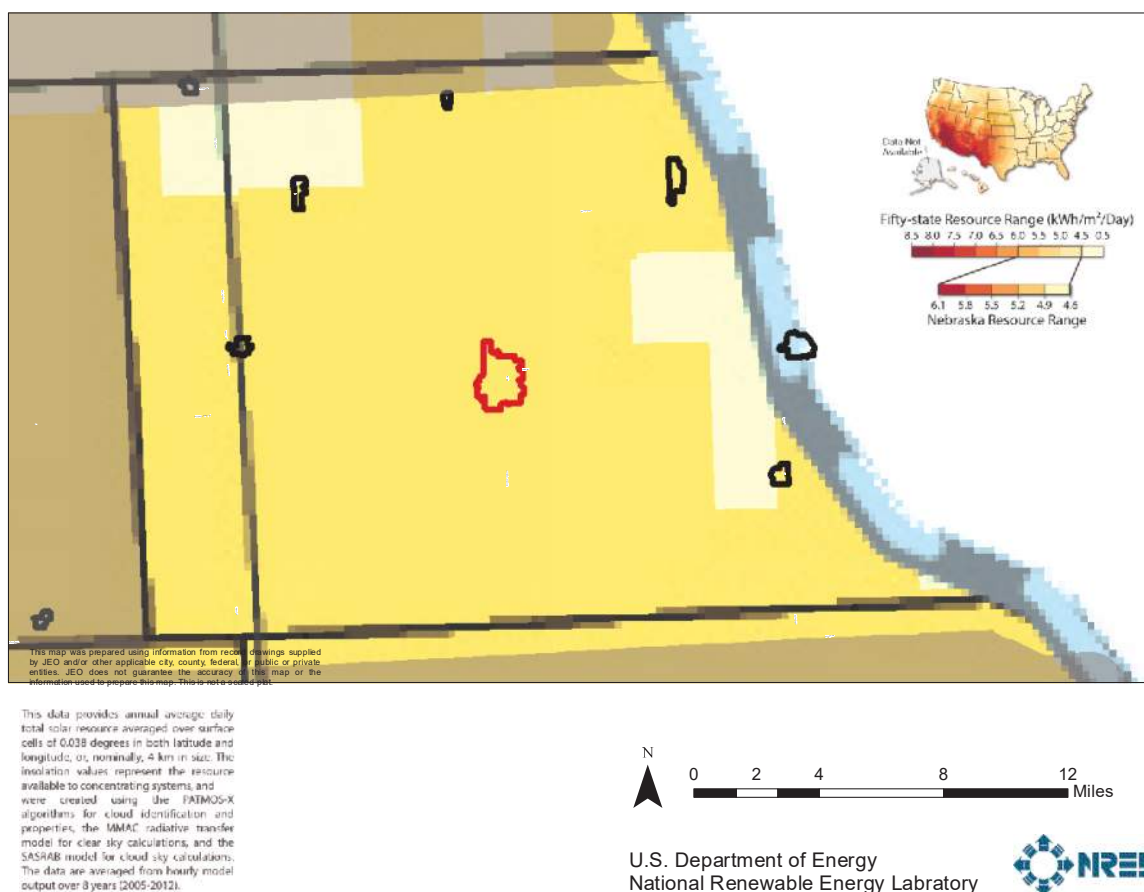
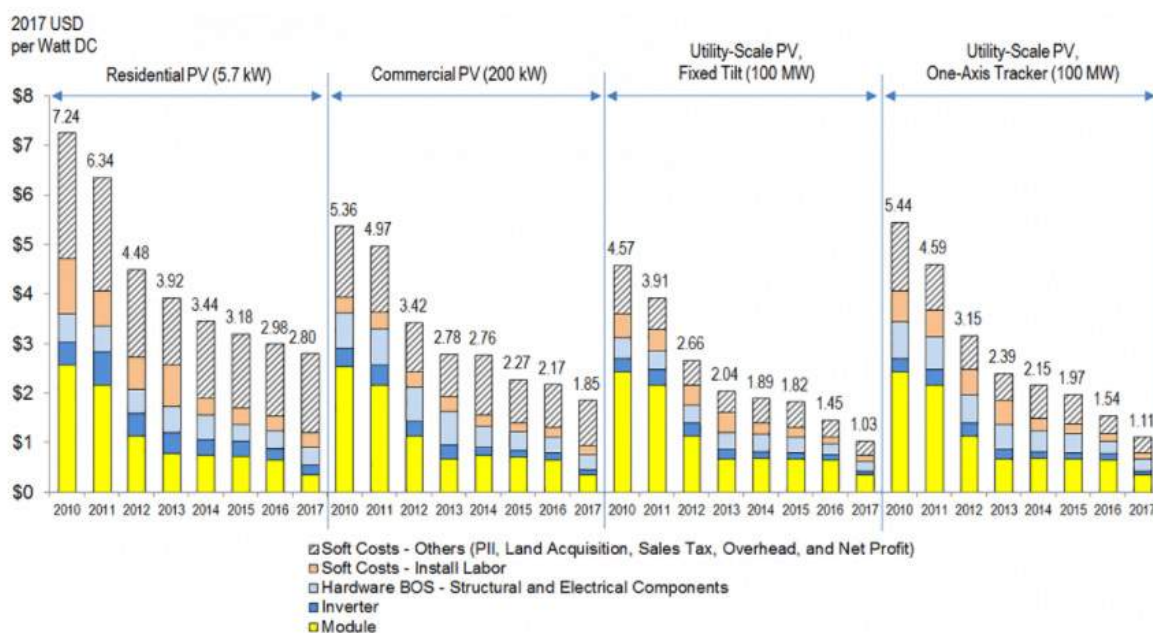




Figure 24. U.S. Solar Photovoltaic System Cost Benchmark



Source: National Renewable Energy Laboratory

HAZARD MITIGATION

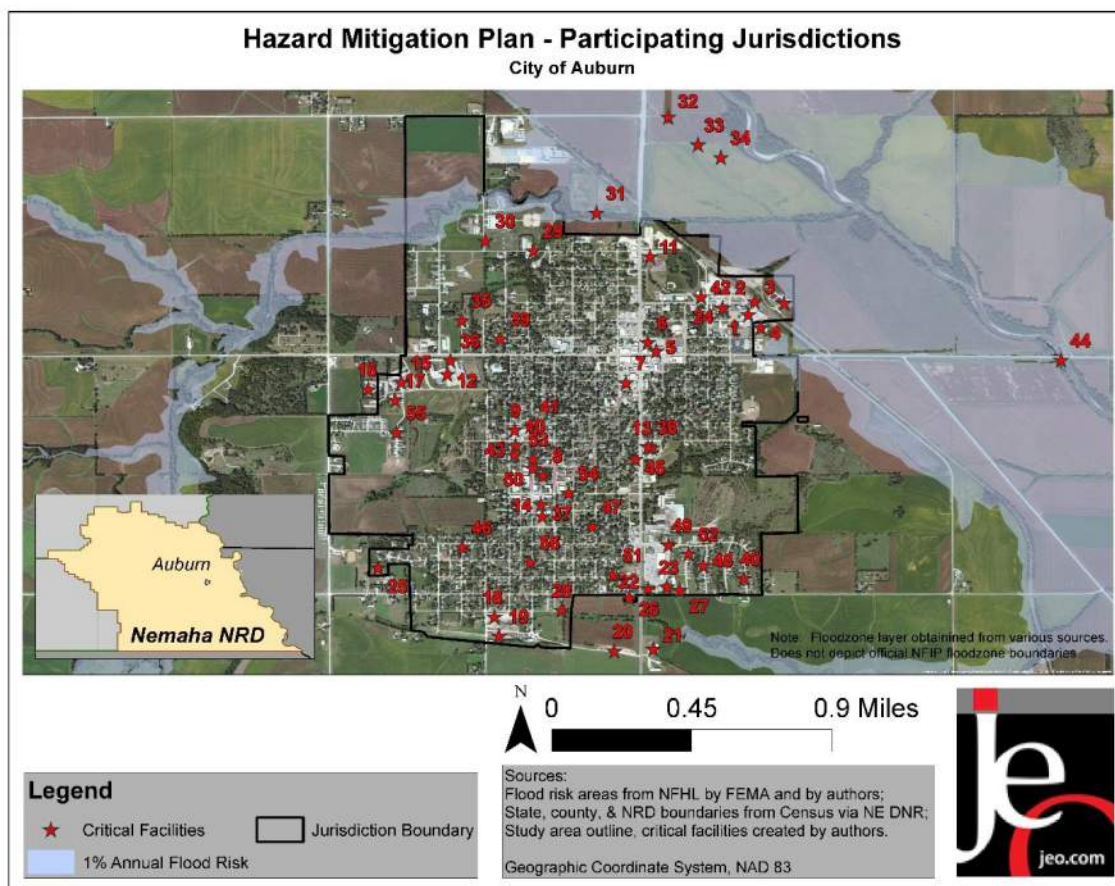
Hazard mitigation planning is a process in which natural and human-caused hazards are identified and profiled; people and facilities at-risk are identified and assessed for threats and potential vulnerabilities; and strategies and mitigation measures are identified. Hazard mitigation increases a city's resilience by increasing the ability to effectively function during a disaster in order to reduce the impacts to life, the economy, and infrastructure.

Auburn participated in the Nemaha Natural Resource District Multi-Jurisdictional Hazard Mitigation Plan last updated in 2015. In this plan, Auburn identified severe winter storms, hail, severe thunderstorms, urban fire, and extreme heat as the hazards of greatest concern to the city. One reason they were selected is because of the historical damages these hazards have caused. According to the National Data Climate Center, severe weather events have caused hundreds of thousands of dollars in property and crop damages since 1996. Another reason the hazards were selected is because of the potential damages they can cause. For example, over 60 percent of the housing units were constructed prior to 1960 and are primarily wood built structures. This increases the vulnerability of urban fire for the city. These hazards can also have major impacts on human health. Extreme heat can cause increased health risks including heat stroke and fatalities. Low income households and the elderly are especially vulnerable as they may not have adequate means to properly ventilate and cool their home.

Along with identifying hazards of greatest concern, the city also discussed current and potential mitigation strategies to better prepare and reduce the impact of hazard events. Recent projects include adding backup generators for the fire department and hazardous tree removal. In the plan, Auburn also identified critical facilities vital for disaster response, providing shelter to the public, and essential for returning the city's function to normal during and after a disaster. These facilities are shown in the following figure.



Figure 25. Critical Facilities Auburn



Source: NFHL by FEMA

CRITICAL FACILITY NUMBER	CRITICAL FACILITY
1	Grain Elevator, Farm Chemicals & Fertilizers
2	Railroad Facility
3	Waste Water Treatment Plant**
4	UPS
5	Cooper Nuclear Emergency Operation Facility
6	City Hall
7	US Post Office
8	Court House
9	Board of Public Works & Power Plant**
10	Fire Hall
11	Wellness Center, EOC, & Health Dept.
12	High School

* Indicates facility is located in the 1% annual floodplain of Public Works

** Indicates facility is owned by the Board of Public Works

CONTINUED ON NEXT PAGE



CRITICAL FACILITY NUMBER	CRITICAL FACILITY
13	School Facility
14	Elementary School
15	Hospital
16	Good Samaritan Center
17	Medical Clinic
18	County District 2 - Shop & Yard
19	Grain Elevators
20	Anhydrous Plant
21	Veterinary Clinic
22	Farm Service Agency
23	Health Department
24	Water Treatment Plant**
25	Water Storage**
26	South Power Sub-Station**
27-30	Wells**
31	Wells*
32-34	Lift Stations*
35	Lift Stations**
36-38	Day Care
39	Water Clear Wells & Booster Station**
40	Underground Fuel Storage for Power Plant**
41	Nemaha River Raw Water Crossing*
42-45;47-49	Day Care
46	Preschool
50	Auburn Head Start
51	Early Childhood Development Center
52	Good Samaritan Society, Assisted Living
53	Day Care

* Indicates facility is located in the 1% annual floodplain of Public Works

** Indicates facility is owned by the Board of Public Works



Floodplain

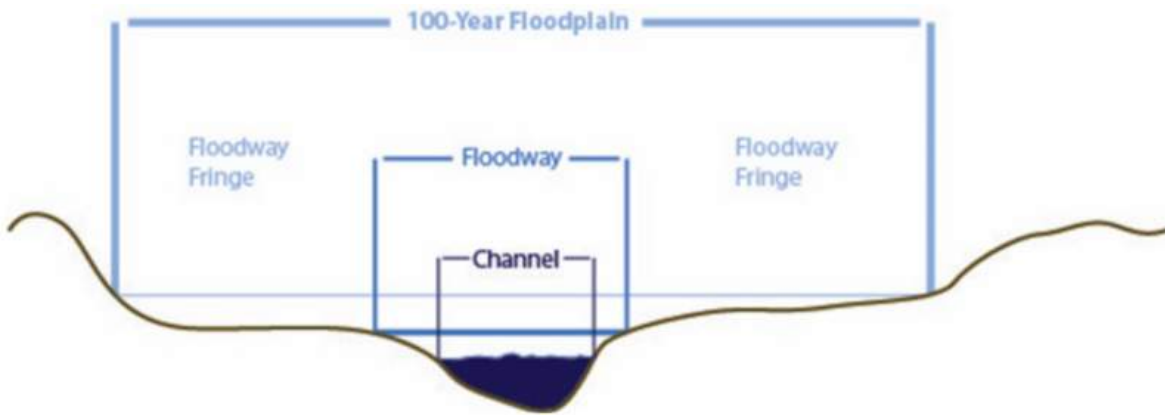
Flooding is one of the most common hazards in the United States. In Nebraska, it can occur from rivers, heavy rains, drainage issues, water distribution main breaks, and levee or dam failure. Flooding impacts on a community include the threat to drinking water, loss of power, damage to facilities and infrastructure, and dangerous conditions for citizens and personnel. By implementing mitigation measures a city can increase its resilience and to provide a more reliable service to citizens during a flood event.

Many communities were founded near rivers and creeks based on a need for access to navigable waters and a reliable source of drinking water. Today, these water features are embraced for their natural aesthetic and recreational opportunities but can cause millions of dollars in damages due to unmanaged development within the floodplain. For this reason, it is important to identify where such waterbodies and their corresponding floodplains are located and to discourage future development within the floodplain. The City of Auburn's floodplain comes primarily from the Little Nemaha River and Longs Creek, which feeds into the river. Very little of the City of Auburn is located within the floodplain. The far north and northeast parts of the city are located within the 1% annual and .2% annual chance of flooding.

A floodplain includes the floodway, a one percent annual chance of flooding event and a 0.2 percent annual chance of flooding event. Through the Federal Emergency Management Agency's (FEMA), Flood Hazard Mapping Program (FHMP), and the Risk Mapping, Assessment, and Planning (Risk MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide mitigation actions.



Figure 26. Floodplain Section Diagram



Floodway

As FEMA defines, a floodway is not only the existing water channel but also “other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.”

1% Annual Chance of Flooding

The one percent chance of annual flooding is commonly known as the “100-year floodplain.” This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is futureaped by categories 1%-A and 1% AE. Both are considered within the 100-year floodplain. 1% AE areas are considered to be more precise, including Base Flood Elevations (BFEs), whereas 1%-A areas are determined using approximate methodologies.

0.2% Annual Chance of Flooding

Two-tenths of one-percent chance of annual flooding is commonly known as the “500-year floodplain.” In these areas, there lies a two-tenths of one-percent chance of flooding in any given year.

National Flood Insurance Program (NFIP)

The NFIP was established in 1968 to reduce flood losses and disaster relief cost by guiding future development away from flood hazard areas where feasible; by requiring flood resistant design and construction practices; and by transferring the costs of flood losses to the residents of floodplains through flood insurance premiums.

In return for availability of federally-backed flood insurance, jurisdictions applying to join the NFIP must agree to adopt and enforce minimum flood loss reduction standards to regulate proposed development in special flood hazard areas as defined by the Federal Emergency Management Agency’s (FEMA) flood maps. One of the strengths of the program has been keeping people away from flooding rather than keeping flooding away from people – through historically expensive flood control projects.

Currently, the City of Auburn does participate in the NFIP, however it does not have any flood insurance policies in-force.



Floodplain Map

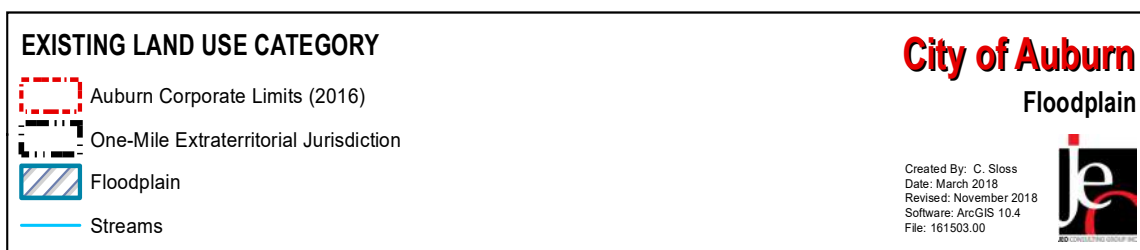
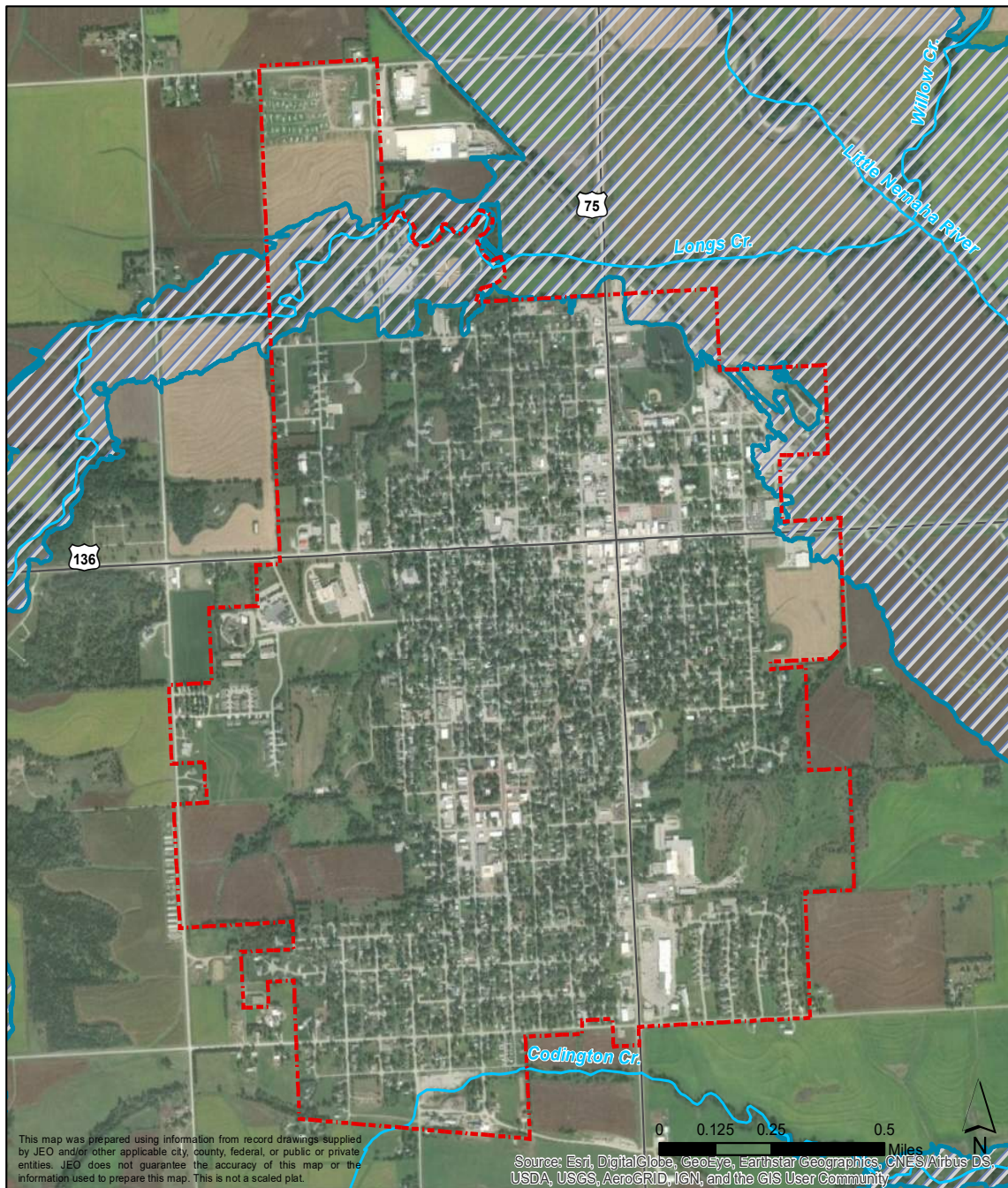
A floodplain map is an evolving document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in special flood hazard areas. Property owners near the boundaries should verify that their property is not within a special flood hazard area when developing or selling property to avoid infringing upon the hazardous zones or affecting nearby properties.

Map 1 on the following page displays the areas designated as potential for flooding. It should be noted this is a preliminary flood insurance rate map (FIRM) and is subject to replacement by the final version when approved by the Nebraska Department of Natural Resources in partnership with the Federal Emergency Management Agency (FEMA).



Map 1. FLOODPLAIN

NOTE: This draft map is subject to replacement by future versions/the Preliminary FIRM and final FIRM when available.



Source: Nebraska Department of Natural Resources



Wellhead Protection

As with most Midwest communities, Auburn sources its drinking water from wells. These wells draw from the Little Nemaha River alluvial aquifer. Currently the city maintains twelve wells that can deliver up to 1,728,000 gallons of water per day. Both subdivision and municipal wells serve its populations and pose a threat to public safety if contaminated. The ultimate goal of the Wellhead Protection Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. The NDEQ assists local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection Program. In 1998, the Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Area Act.

The Wellhead Protection Program provides the following in accordance with federal laws:

1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develops a containment source management program
5. Develops an alternative drinking water plan
6. Reviews contaminated sources in future wellhead areas
7. Public participation and involvement

The aims of the Nebraska Wellhead Protection Program are to:

1. Prevent the location of new contamination sources in Wellhead Protection Areas through planning.
2. Minimize the hazard of existing contamination sources through management.
3. Provide early warning of existing contamination through groundwater monitoring.

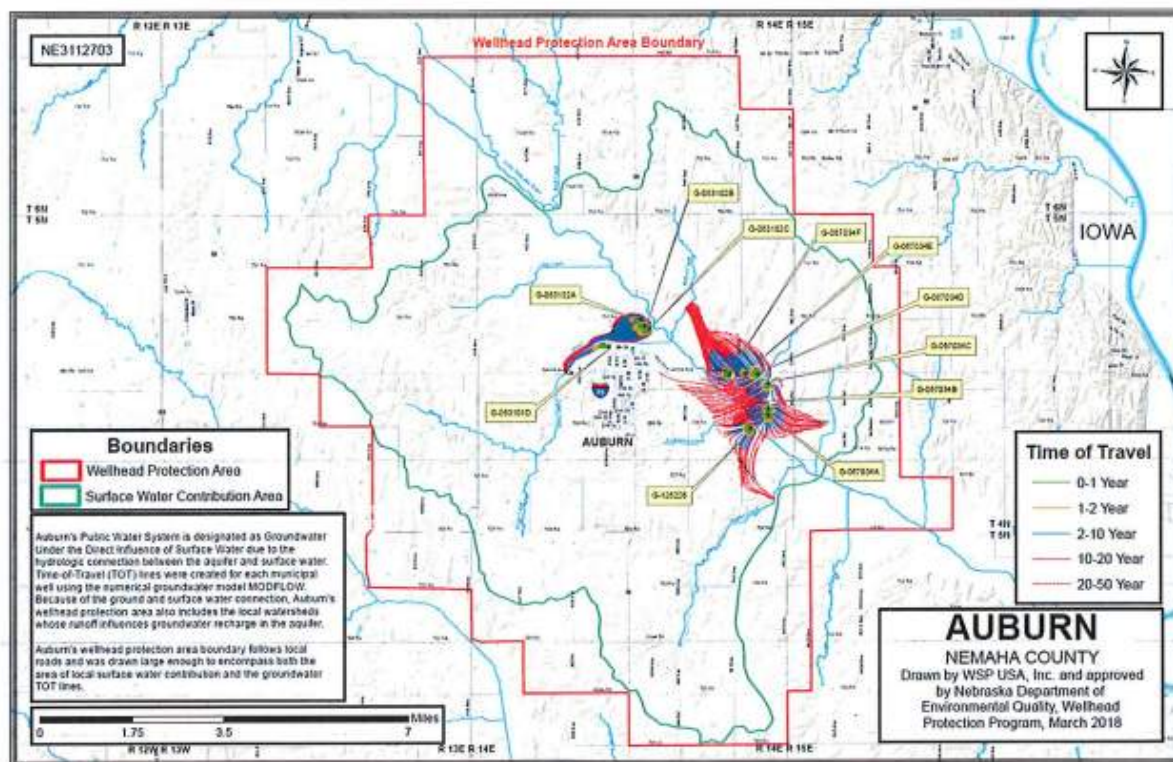
The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in sensitive areas. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by NDEQ, so communities can apply zoning regulations to the district. The Wellhead Protection Area was established using both the groundwater 50-year time of travel flowlines and watersheds of streams that recharge the aquifer. The city has enacted restrictions on specific activities including sanitary sewer lines, onsite wastewater systems, chemical storage, and feedlots occurring within the Wellhead Protection Area. These controls can be found in Auburn Municipal Code Chapter 51.073.



Original prepared in 2008, the city updated their Wellhead Protection Plan in 2018. The plan outlines potential contaminant sources, management strategies, public education, and emergency planning. Finally, the City of Auburn is in the process of creating a Drinking Water Protection Plan which will work in conjunction with the Wellhead Protection Plan. The plan will include the following components:

- Identification of the causes or sources for non-point source impairment;
- Watershed goals and an explanation of how the project(s) will achieve the water quality goals;
- Proposed management measures and how the measures will address the non-point source impairments identified above; and
- Water quality results monitoring.

Figure 27. Auburn Wellhead Protection Area



Source: Auburn Board of Public Works



[section 7.2]

ENVISION

The Envision section of the planning process is the formal means of public participation in the Auburn Comprehensive Plan. During this process the consultant asked for community and stakeholder input to provide a baseline for energy use and needs. Below are the main themes and ideas identified through focus groups and public input sessions held from June 25, 2018 through July 15, 2018.

Focus Group Meetings

There was no specific group focused on resilience. However, there were conversations that included topics appropriate to this section of the Comprehensive Plan.

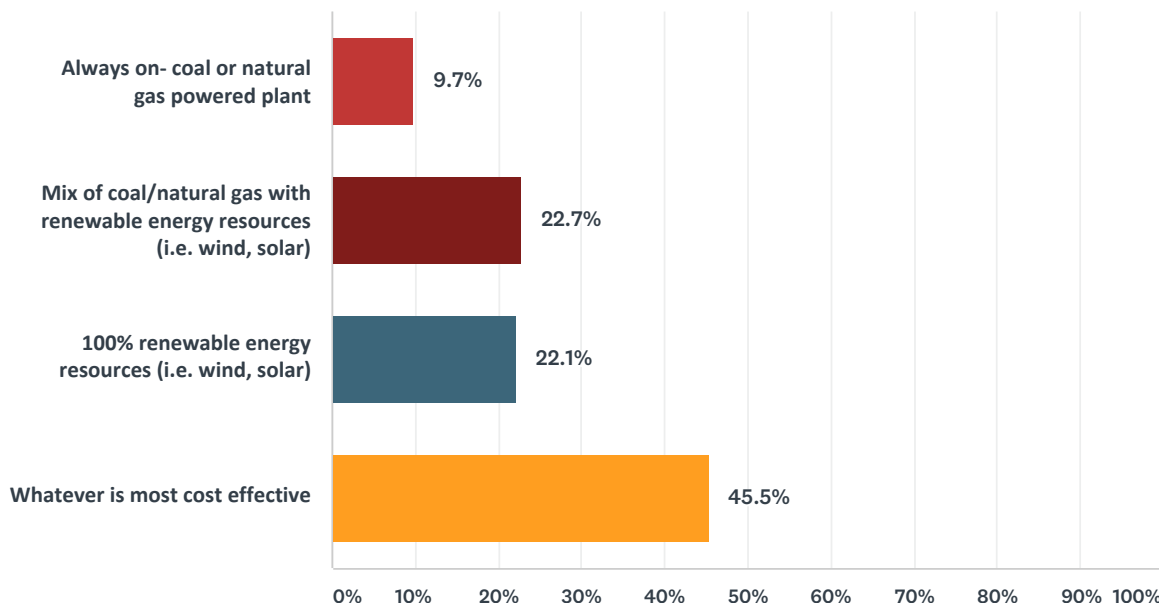
- Cooper Nuclear Plant is an important asset to the community
- Interest in energy efficiency will grow
- Most people are already building energy efficient - not because of incentive but because of long term costs

Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

Q4: THE COMPREHENSIVE PLAN IS REQUIRED TO INCLUDE AN ENERGY ELEMENT - A CONSIDERATION OF ENERGY INFRASTRUCTURE, UTILIZATION, AND ENERGY CONSERVATION. HOW WOULD YOU DESCRIBE THE IDEAL FUTURE ENERGY SUPPLY/ENERGY INFRASTRUCTURE SYSTEM IN AUBURN?

Answered: 154 Skipped: 2





[section 7.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. Resilience outlines what opportunities are available for energy and what natural resources the city will need to consider as it grows and develops.

Energy

Traditional energy sources remain very important to the Auburn economy. However, reducing overall consumption or improving energy-efficiency is a priority for the city.

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



[section 7.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for economic development. Policies and action steps describe the activities needed to achieve the desired goals of the city.

- Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.
- Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

The adopted goals, policies, and action steps synthesize the information from the existing profile data and public input from the Envision component of the plan.

Goal

Reduce or eliminate the long-term risk to people, property, and the local economy from natural disasters.

Policies

- Reduce net per capita energy consumption within Auburn.
- Protect floodplains from development while also preventing the expansion of flood plain areas.
- Educate residents on opportunities for energy conservation, renewable energy, and energy-efficiency.

Action Steps

- As city vehicles are decommissioned, consider replacing them with alternative fuel- or fuel-efficient vehicles.
- Continue to make energy efficiency upgrades to city buildings and operations.
- Ensure zoning requirements do not unnecessarily restrict renewable energy systems.
- Provide links to energy conservation, energy efficiency and renewable energy resources on the Auburn website.
- Electric car refueling.

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Chapter 8

Land Use & Growth Management

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8.3 ACHIEVE	112
8.4 IMPLEMENT	119



Land Use & Growth Management

AUBURN

[section 8.1]

PROFILE

The purpose of land use and growth management is to enhance the quality of life for present and future generations of Auburn. This is accomplished through protection of the natural environment balanced with orderly growth, while ensuring guidance and effectiveness of the land use regulations. The Profile section provides an inventory of Auburn's existing land use.

Existing Land Use

The purpose of examining the current land use of a community is to establish an understanding of the previous growth and development of the community while analyzing the compatibility with adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized, and does not take into account future land use or current land ownership.

LAND USE CATEGORIES

The number and type of land uses found in a community should fit the demands of local residents and the regional economy. The success and sustainability of a community is directly influenced by the manner in which available land is utilized and incorporated into the city.

The opportunities that result from these external forces can impact the community and its residents, and will significantly impact how and where Auburn grows in the future. Based on community priorities, the city must balance community growth outward on the periphery with infill development and redevelopment of existing neighborhoods.

Agricultural (A)

A parcel of land that is not intended for development and is currently used for low intensity agricultural uses such as crop and animal production. A wide range of agriculture activity is encouraged in these areas, and although opportunities for other uses will exist, incompatible land uses should be avoided.

Single-Family Residential (R)

A parcel of land containing a single-family or other lower density residential unit type such as owner-occupied duplex/triplex units.

Multi-Family (MF)

A parcel of land containing multi-family residential units. This includes small, multi-unit rental properties to large apartment buildings and multi-unit senior care facility.

**Commercial (C)**

A parcel of land containing a commercial business use which may sell a good or a service. Commercial uses may vary widely in their intensity of use and impact from low intensity offices to more intensive use such as gas station, restaurant, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all elements of the Auburn Comprehensive Plan.

Commercial/Multi-Family (C/MF)

A parcel of land containing upper story living above businesses or offices within the downtown district. These commercial facilities generally serve the needs of local and regional markets.

Industrial (I)

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration is given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important corridors.

Characteristics of the Industrial designation include:

- Locations that cater to the specific needs of the user, including adequate water, sewer, and electrical capacity, proximity to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Significant landscaping and buffering should be used to screen industrial uses from view of adjacent, non-industrial land uses as well as transportation and view corridors.
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas.
- In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Auburn.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors.
- Uses within these areas include warehousing, distribution, manufacturing, assembling, production companies, employment centers, self-storage facilities, etc.



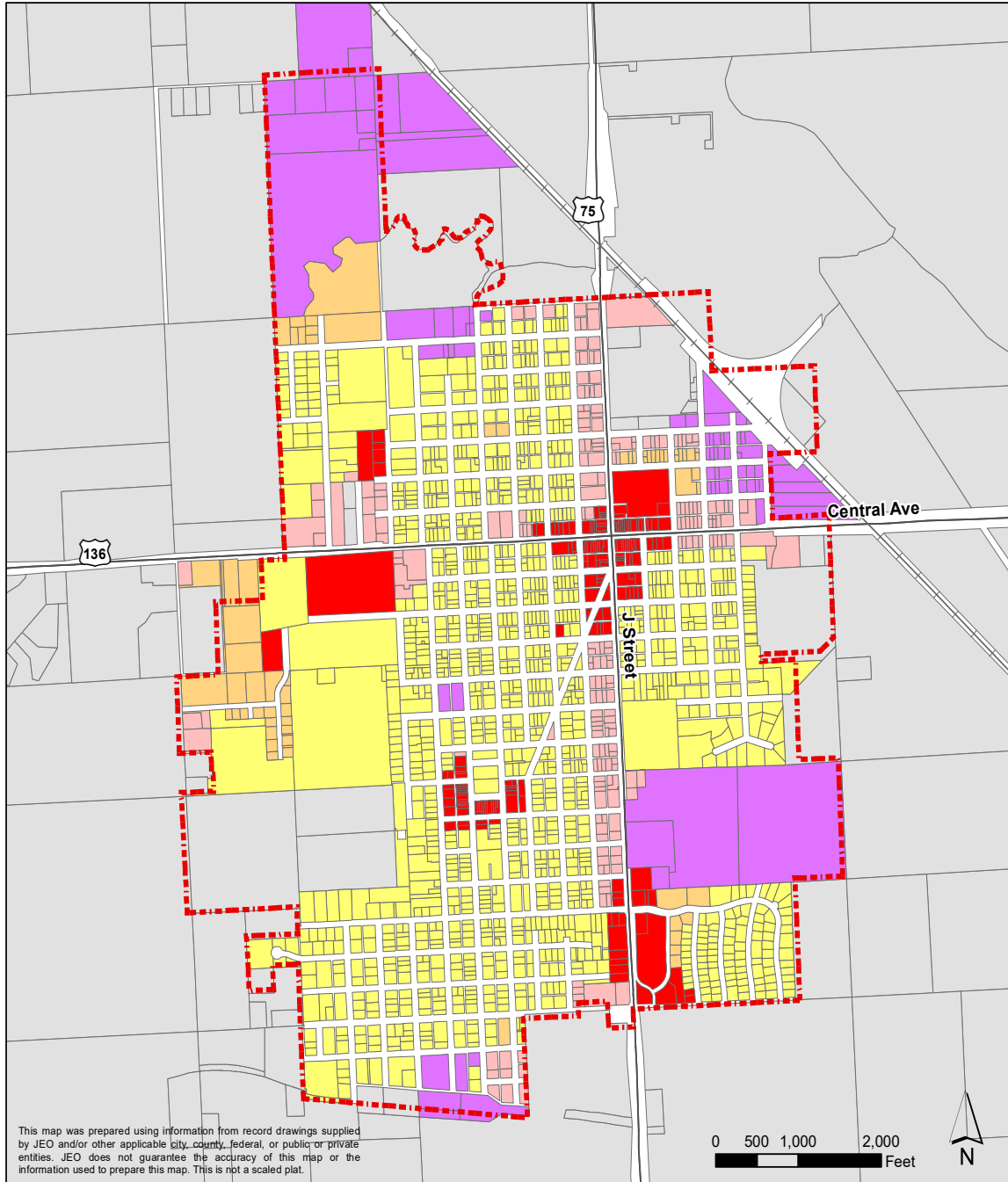
Table 9. Existing Land Use Analysis

Property Class	Number of Acres	% of Total Acres
Agriculture Residential	6,175.5	82.4%
Single-Family Residential	532.0	7.0%
Multi-Family Residential	64.3	0.9%
General Commercial	71.4	1.0%
Commercial Multi-Family	96.8	1.3%
Industrial	209.2	2.8%
Right of Way/Unclassified	350.6	4.7%
TOTAL		100.0%

Data Source: Nemaha County



Map 2. EXISTING LAND USE



LAND USE CATEGORIES

	Agricultural		Commercial Residential
	Single Family Residential		General Commercial
	Multi-Family Residential		Industrial

City of Auburn
Existing Land Use Map

Created By: C. Sloss
Date: March 2018
Revised: October 2019
Revised By: DJV
Software: ArcGIS 10.7.1
File: 161503.00



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[section 8.2]

ENVISION

The Envision section of the planning process is the formal means of public participation in the Auburn Comprehensive Plan. During this process the consultant asked for community and stakeholder input to provide a baseline of land use, and explore what is needed to grow the community. Below are the main themes and ideas regarding land use and growth management identified through interviews, focus groups, and public input sessions held from June 25, 2018 through July 15, 2018.

Focus Group Meetings

LAND USE & GROWTH FOCUS GROUP

Land development professionals, utility providers, and the city made up this group of participants. Their experience with Auburn's infrastructure and economic development allows them to speak with authority on the topic of land use and growth on behalf of the community. The comments below are a compilation of the main ideas and themes identified through these conversations.

Current Strengths/Assets:

- Labor market – may have some available workforce
- Locality to:
 - Cooper Nuclear Station and Peru State College
 - 1.5 from KC – 1 hour from Omaha and Lincoln
 - Brownville – arts
- Small community feel – good schools – ability to have a good job (Cooper Nuclear Station, Peru State College)
- Many pieces are strong – K-12, Peru State College, health care, diverse housing (entry to assisted living), good rec facilities (in town and in area)
- Good infrastructure
 - Electric – good capacity – good rates
 - Sewer capacity - good

Challenges Facing Auburn:

- Limited natural gas supply
- Limited water supply
 - Capacity good but can't handle BIG water user - such as ethanol plant
- Locality - not close enough to metros for growth and too far away for convenience
- Not a lot of job availability

Other comments pertaining to land use and growth management:

- Need to consider underutilized sites within corporate limits and what infrastructure needs should be addressed



OTHER FOCUS GROUPS

Housing Focus Group

The discussion regarding housing focused on the need for greater housing options for entry level and workforce individuals. This is likely to be done through redevelopment opportunities. Lots for new construction also need to be available to assist with housing turnover.

Public Open House

The following comments were collected during the public open house meetings regarding land use:

- Redevelopment of the existing parts of Auburn and using underutilized vacant lots for new housing units, where appropriate.
- Extend streets on the west side of town to open up vacant land for residential development.

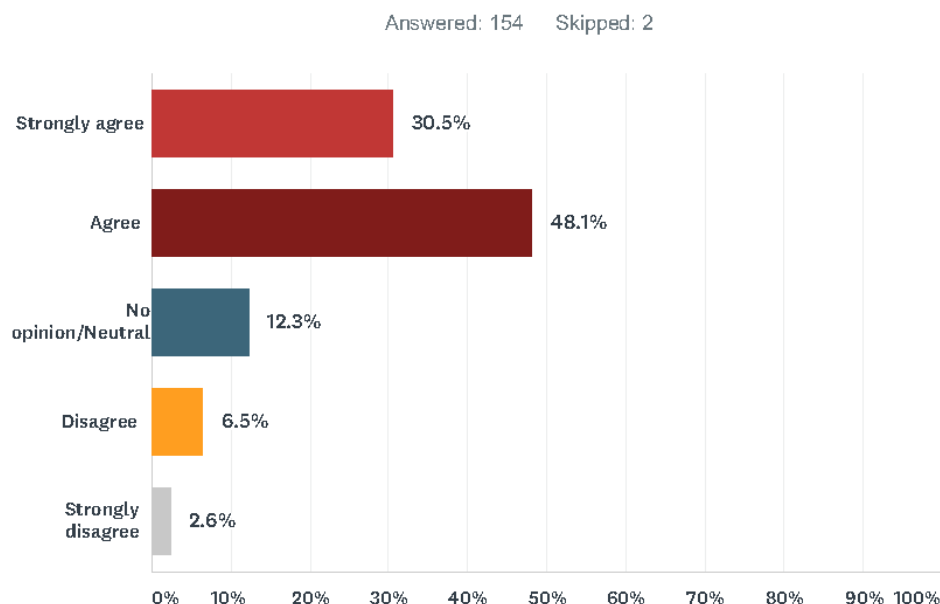
Community Survey

The community survey was first made available as part of the public open house meetings. Residents could complete a printed survey or go online over a two-week public input period. The following section highlights some main themes collected from the survey. See Appendix A for the complete survey findings.

Top Initiatives

- Redevelopment of single family housing at \$150,000 or under
- Redevelopment of the downtown.

Q6: THE CITY SHOULD PLAY A ROLE IN HOUSING DEVELOPMENT IN AUBURN.





[section 8.3]

ACHIEVE

The Achieve section summarizes the data collected in the Profile section, ties that information to the ideas discovered through the Envision process, and then identifies priorities for future growth. Land use and growth management identify how and where the city will grow and develop. As a consideration, it provides land use compatibility to prevent conflict and allow for growth.

NEW RESIDENTIAL GROWTH OPPORTUNITIES

Residential growth on the west side of town would locate new homes close to desired amenities such as schools and the hospital. It would also extend nearby utilities and infrastructure.

REDEVELOP EXISTING AREAS

Infill development on vacant lots as well as rehabilitation of existing homes will need to be considered to accommodate the future housing needs of the community. The lot size of parcels in the originally platted part of Auburn could pose an issue as today's current home size may be incompatible. These changes should be considered and implemented through zoning ordinance updates

Infill of existing industrial areas currently vacant, under utilized, and undeveloped are the focus. Sites are still available in the northwest corner of the community while vacant properties are currently being marketed.

NEW INDUSTRIAL DEVELOPMENT

Auburn hopes to maintain existing industrial and expand with supporting suppliers. Providing good paying jobs is key to community growth.

NEW COMMERCIAL DEVELOPMENT

Much of the emphasis for new commercial development was focused on downtown and the Hwy 75 corridor. The intent is to focus on continuing to strengthen the downtown while opening up the corridor to new commercial opportunities.



Future Land Use Plan

The future land use component focuses on development in and around the City of Auburn. The existing land use conditions and analysis were covered in the previous Profile section.

Comprehensive plans generally project into a 20 year time period, with future land use as an important component of the document. Future land use reflects the desires, wishes, and collective ideas of participating citizens. The future land use map (Map 3) illustrates those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may alter this map.

The future land use map was established to promote compatible and complimentary development. As growth occurs in and around Auburn, the future land use map should be evaluated and updated to take advantage of additional opportunities for development that may benefit the city.

The future land use map assists Auburn in determining the type, direction, and timing of future growth. The criteria established in the plan reflect the following:

- The current use of land within the city;
- The desired types of growth, including location of growth;
- Physical characteristics, as well as strengths and constraints of future growth; and
- Current population and economic trends affecting the city.

The future land use designations are based upon Auburn's current land uses. Future land use maps apply a best-use strategy that includes natural and man-made limitations. A simple example is identifying the floodplain boundaries and using this land with low impact uses, like agricultural, open space, or park designations.

FUTURE LAND USE CATEGORIES

Auburn utilizes 7 general land use categories to define different use types and characteristics. These categories have been chosen to reflect the basic use and intensity to which land in the city's jurisdiction are proposed to be developed. While the categories define land uses, they are intended to do so in a very general way; these land use categories are the basis for the zoning districts, but they are not the same, as several zoning districts may be appropriate in a single land use category.

The future land use categories primarily align with the existing land use categories defined in the Profile section of this chapter:

- Agriculture
- Single Family Residential
- Multi-Family
- Commercial
- Commercial/Multi-Family
- Industrial
- Public/Quasi-Public



Agricultural

The agricultural land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. The designation is applied to determine that the land is best utilized as productive farmland until such a time that it can be served with city infrastructure and utilities. Until this time, land uses are typically served by individual, or community, water and septic sewer systems.

Characteristics of the agricultural category include:

- The location of agricultural land is found surrounding the outer limits of contiguous urban land use and is typically less accessible to the transportation network.
- Accessory buildings are at a larger scale than residential uses.
- Uses within this area include agricultural, single-family residential, open space, and associated accessory uses.
- Typical zoning include:
 - AGR: Agriculture

Single Family Residential

The single family residential land use area is intended for typical suburban-scale residential development densities. This category represents one of the most common residential land use types located throughout the community and may be in the extra-territorial jurisdiction.

Characteristics of the single family residential land use category include:

- Located adjacent and contiguous to existing development to provide convenient access to transportation corridors, commercial and job centers, community facilities, and public services.
- Accessory structures should be limited in size to reinforce compatible growth.
- Pedestrian connectivity is a priority. A public sidewalk system and trail network should provide ample opportunities for residents to walk to destinations and for recreation.
- The area will include densities ranging from one to eight dwellings per acre.
- Uses within this area include single-family and two-family residential dwellings, parks and recreation, and public and quasi-public uses.
- Typical zoning includes:
 - R-1: Single-Family Residential District
 - R-2: Multi-Family Residential District



Multi-Family Residential

The multi-family residential land use area is intended to accommodate denser residential development types such as an apartment complex-type development, or a mixture of townhomes, rowhouses, and apartments. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses.

Characteristics of the multi-family residential category include:

- Located where uses can serve as a transition between lower density residential areas and commercial uses.
- Located in areas well-served by transportation facilities and near abundant employment, commercial, and recreation opportunities.
- Opportunities for on-site recreation and/or open space will be an important design element.
- Pedestrian connectivity is a priority. A public sidewalk system and trail network should provide ample opportunities for residents to walk to destinations and for recreation.
- The area will include densities exceeding five dwelling units per acre.
- Diverse residential construction styles should be allowed, including units with varying numbers of bedrooms, unit/complex size, and live/work units.
- Uses within the area include single-, two-, and multi-family dwellings.
- Typical zoning includes:
 - R-3: Residential District
 - R-4: Residential District

Commercial

Commercial uses may vary widely in their intensity of use and impact from low intensity offices to more intensive use such as gas station, restaurant, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all elements of the Comprehensive Plan.

- Typical zoning includes:
 - C-1: Central Commercial District



Commercial/Multi-Family

The commercial/multi-family land use includes upper story living above businesses or offices within the downtown square. These commercial facilities generally serve the needs of local and regional markets while providing additional housing options to residents.

- Typical zoning includes:
 - C-2: Commercial/Residential District

Industrial

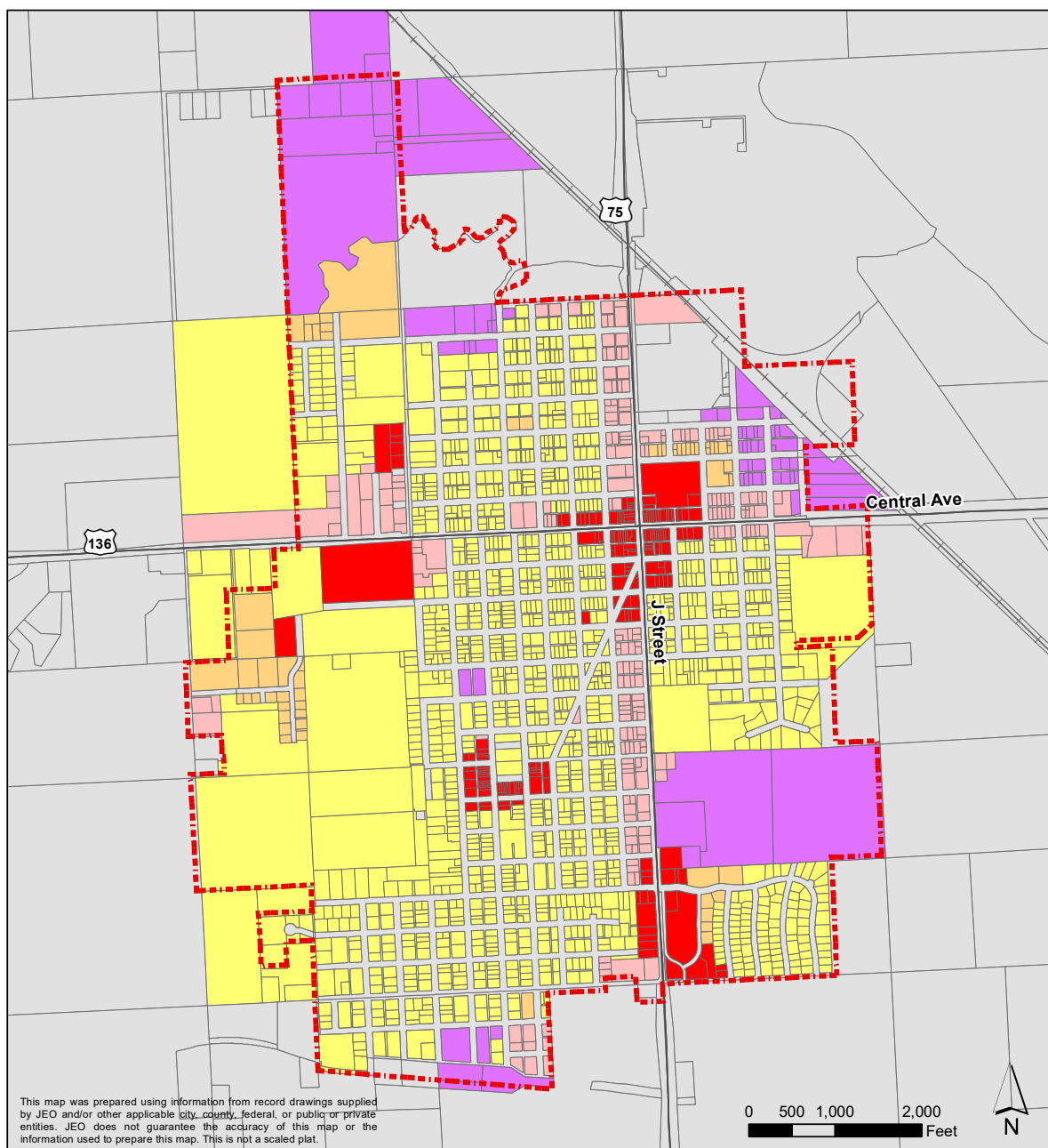
The Industrial land use area focuses on the light industrial designation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important new corridors. The industrial land use area is intended to accommodate smaller, less intensive industrial uses.

Characteristics of the Industrial designation include:

- Locations that cater to the specific needs of the user, including adequate water, sewer, and electrical capacity, proximity to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Significant landscaping and buffering should be used to screen industrial uses from view of adjacent, non-industrial land uses as well as transportation and view corridors.
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas.
- In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Auburn.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors.
- Uses within these areas include warehousing, distribution, manufacturing, assembling, production companies, employment centers, self-storage facilities, etc.
- Typical zoning includes:
 - M: Industrial District




Map 3. FUTURE LAND USE



LAND USE CATEGORIES	
Agricultural	Commercial Residential
Single Family Residential	General Commercial
Multi-Family Residential	Industrial

City of Auburn
Future Land Use Map

Created By: C. Sloss
Date: March 2018
Revised: October 2019
Revised By: DJV
Software: ArcGIS 10.7.1
File: 161503.00



PROFILE

ENVISION

ACHIEVE

IMPLEMENT



Transportation Plan

The Transportation Plan is the collective result of the intentions and predictions of how Auburn will develop or redevelop areas for investment and growth. Future land uses are the basis for developing a future transportation network in Auburn. The success and viability of Auburn is dependent on the connectivity of land uses both in the city and on a regional basis. Transportation includes both roads for vehicular traffic and trails for pedestrian modes.

TRANSPORTATION'S RELATIONSHIP TO LAND USE

Residential Land Uses

Residential uses are very sensitive to traffic patterns. Speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas. Commercial and industrial traffic should not travel through residential areas in order to access their destination.

Commercial Land Uses

Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which customers can identify and access their location. The availability of convenient parking is also a concern and demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district such as the square. Clustering commercial uses allows for greater traffic control, shared parking, and pedestrian connectivity.

Industrial Land Uses

While visibility is not as critical for an industrial business, such uses need access to more specialized transportation facilities such as highways and reinforced roadways built for heavy truck traffic. Surrounding land uses must be taken into consideration when siting new industrial uses to reduce or prevent the adverse affects of intense truck traffic.

Public Land Uses

The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trails should be designed to connect residential land uses with public land uses to improve pedestrian accessibility.



[section 8.4]

IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of Auburn. Here we outline the goals, policies, and action steps for Land Use and Growth Management. Policies and action steps describe the activities needed to achieve the desired goals of the city.

- Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.
- Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

The adopted goals, policies, and action steps synthesize the information from the existing profile data and public input from the Envision component of the plan.

Goal

The City of Auburn will manage land uses in a cost-effective and efficient manner that supports sustainable economic development.

Policies

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing corporate limits.
- Determine areas for priority annexation within the City's extraterritorial jurisdiction which can be legally annexed into the corporate limits.
- Provide and promote residential and commercial expansion.
- Future developments should be constructed while maintaining natural topographical features and drainage ways and constructed in a manner which minimizes stormwater runoff erosion issues.

Action Steps

- Review, analyze, and amend (as necessary) zoning and subdivision regulations to reflect additional density requirements that facilitate infill development.
- Promote housing development throughout the community through infill and new construction.
- Review the adjacent land uses for compatibility on all proposed zone changes.
- Locate commercial and/or industrial development that have adequate infrastructure present and do not infringe on residences.
- Enforce floodplain regulations limiting development in flood prone areas.
- Promote the repurposing of underutilized buildings within the city.



Collaborating Parties

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Local Real Estate Agents
- Local Business Owners
- Chamber of Commerce
- Auburn Development Council
- Nemaha County Economic Development
- Auburn Board of Public Works
- Utility Service Providers
- Southeast Nebraska Development District
- Local Banks

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily Authorized Programs
- Private Donations/Foundations
- Economic Development Providers
- Utility Service Providers
- Nebraska Department of Economic Development
- USDA – Rural Development
- Nebraska Investment Finance Authority

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Chapter 9

Goals & Implementation

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Goals & Implementation

9 AUBURN

The Goals and Implementation chapter refers to the goals, policies, and actions that have been identified to carry out the vision of this Comprehensive Plan update. It includes actions designed to improve the long-range planning process, strengthen links between the plan and capital improvement budgeting, establish a process reporting system to monitor progress and a schedule for updating or amending the plan in the future.

The success of the Auburn Comprehensive Plan is contingent upon the implementation of the goals and policies identified in this plan. While the role of the Planning Commission is to ensure the orderly growth of the community by adherence to the Comprehensive Plan, it is up to the community stakeholders in Auburn to champion the projects envisioned. What happens with the plan, how it is used in day-to-day decision making, and the extent to which it is followed over time will influence the success of the plan. This Comprehensive Plan is a living guidance document meant to reflect the current and future vision of the community as it evolves. It is not the end of the planning process, but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Auburn.



[section 9.1]

IMPLEMENTATION SUMMARY

This section pulls together the goals, policies, and action steps from the entire plan to establish the Implementation summary. Policies help to define the broader goals with more detailed descriptions. The adopted action steps then synthesize the information from the Profile data and public input from the Envision component of this Comprehensive Plan. The resulting action steps are a means to achieve the goals established by the community and imply a clear commitment to Auburn's future development.

Community Facilities & Services

GOAL

The City of Auburn will conduct an annual evaluation of the existing facilities and services to determine the necessity for updates and improvements to provide adequate services to its citizens.

POLICIES

- Develop and enhance amenities that are highly desirable to recruiting professionals and young families to Auburn. Analysis will include installation/startup costs and ongoing/maintenance costs.
- Explore improvement programs that increase community pride and/or operational efficiencies.

ACTION STEPS

- Conduct a needs assessment for all public facilities/utilities/services to determine long term priorities of the city.
- Encourage new development adjacent to existing development through clear public policies on infrastructure extensions and subdivision regulations.
- Continue coordination of department heads with utilities to plan for and anticipate large-scale, non-recurring capital projects and equipment purchases. This programming will provide the city with a planned schedule of expenditures and options for financing the plan.

Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Auburn Board of Public Works
- Auburn Development Council
- Nemaha County Hospital
- Auburn Public Schools
- Community Redevelopment Authority



Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily-Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- User Rates
- Community Redevelopment Authority

Utilities & Infrastructure

GOAL

Invest in public infrastructure systems in a cost-effective manner that encourages growth and provides quality service to residents and businesses. Provides low maintenance and operating costs.

POLICIES

- Plan, program, and implement cost effective, safe and efficient infrastructure upgrades throughout the community.
- Provide a transportation system that enhances public safety and the efficient movement of people, goods, and services.
- Coordinate utility improvements and extensions with utility providers.

ACTION STEPS

- Work with utility providers to identify long-term goals.
- Create a communication plan to educate the public on the need for infrastructure improvements, the benefits, and the financial impact to individual consumers.
- Program public infrastructure expenditures into the city's long-term budget planning.
- Continue coordination of department heads with utilities to plan for and anticipate large-scale, non-recurring capital projects and equipment purchases. This programming will provide the city with a planned schedule of public expenditures and options for financing the plan.
- Continue to pursue local, regional, state, and federal resources to cost-share needed transportation and other infrastructure improvements.



Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Auburn Board of Public Works
- Local utility providers
- Auburn Development Council
- Community Redevelopment Authority

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily-Authorized Programs
- User Rates
- Statutorily-Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- State Revolving Fund
- Community Redevelopment Authority

Recreation & Cultural Amenities

GOAL

Strive to provide premier recreational and cultural amenities to enhance the quality of life for citizens.

POLICIES

- Provide recreational and cultural amenities opportunities for people of all ages and abilities.

ACTION STEPS

- Form a Trails Board to facilitate the development of trails in Auburn.
- Conduct a recreation facility needs assessment to determine the needs of existing and future amenities for Auburn.



Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Private Developers
- Nemaha County
- Auburn Public Schools
- Nemaha County Hospital
- Chamber of Commerce
- Auburn Development Council
- Local business-owners
- Recreational Stakeholders
- Auburn City Rec Committee (youth)
- Auburn Adult City Rec Committee
- Community Redevelopment Authority

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- *Statutorily-Authorized Programs*
- *Private Donations/Foundations*
- *Nebraska Department of Economic Development*
- *Nebraska Department of Transportation*
- *Nebraska Game and Parks Commission*
- *Community Redevelopment Authority*



Housing

GOAL

Promote a broad range of housing choices to prospective homebuyers and ensure the existing housing stock is well-maintained.

POLICIES

- Promote market rate workforce housing for entry level professionals and young families.
- Ensure that Auburn provides diverse housing type options in relation to lot size, price point, density, and type for residential development.
- Continue to improve substandard properties by providing property-owners with incentives to clean-up and rehabilitation of deteriorated areas.
- Encourage residential development that takes advantage of existing infrastructure and/or areas where utilities can be extended in a cost-effective, environmentally-friendly manner.

ACTION STEPS

- Continue to develop and use housing programs such as nuisance abatement, infill, and rehabilitation (new).
- Support public/private partnerships to help purchase property for residential housing development.
- Prepare an inventory of available infill properties and the desired housing types and size for each.
- Enforce existing nuisance ordinances directed at maintain personal property to keep housing units in good conditions and as not to detract from overall aesthetic quality of neighborhoods. Identify local and state resources to prepare first-time homebuyers for homeownership.

Collaborating Partners

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commission, and agencies
- Local Real Estate Agents
- Major Employers
- Chamber of Commerce
- Auburn Development Council
- Local Banks
- Community Redevelopment Authority



Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily-Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- Nebraska Investment Finance Authority
- Community Redevelopment Authority

Economic Development

GOAL

Promote and improve the long-term sustainability of the city through an economic development strategy that focuses on quality of life, job retention, and job creation, in that order.

POLICIES

- Provide economic development incentives that will encourage stability and strengthen the overall tax base of the city.
- Identify space/locations for new commercial and/or industrial businesses.
- Recruit and encourage additional small businesses.
- Support existing Auburn businesses and workforce.
- Partner with state and regional agencies that support economic development activities.
- Promote and encourage housing options to support workforce development efforts.

ACTION STEPS

- Continue to promote downtown redevelopment.
- Promote the use of local financial incentives to assist existing and new business owners.
- Provide entrepreneurial and small business support to potential businesses with support from Nemaha County Economic Development, Southeast Nebraska Development District, Auburn Public Schools, Chamber of Commerce, Utility Service Providers, Nebraska Department of Economic Development, Nebraska Business Development Center, SCORE Association and private consultants.



Collaborating Parties

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commission, and agencies
- Auburn Board of Public Works
- Local Real Estate Agents
- Local Business Owners
- Chamber of Commerce
- Nemaha County Economic Development
- Auburn Development Council
- Auburn Public Schools
- Southeast Nebraska Development District
- Nebraska Business Development Center
- Utility Service Providers
- Nebraska Department of Economic Development
- SCORE Association
- Local Banks
- Community Redevelopment Authority

Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily-Authorized Programs
- Private Donations/Foundations
- Nebraska Department of Economic Development
- USDA – Rural Development
- Technical Assistance through various Economic Development Service Providers
- U.S. Small Business Administration
- Nebraska Investment Finance Authority
- Community Redevelopment Authority



Resiliency

GOAL

Reduce or eliminate the long-term risk to people, property, and the local economy from natural disasters.

POLICIES

- Reduce net per capita energy consumption within Auburn.
- Protect floodplains from development while also preventing the expansion of flood plain areas.
- Educate residents on opportunities for energy conservation, renewable energy, and energy-efficiency.

ACTION STEPS

- As city vehicles are decommissioned, consider replacing them with alternative fuel- or fuel-efficient vehicles.
- Continue to make energy efficiency upgrades to city buildings and operations.
- Ensure zoning requirements do not unnecessarily restrict renewable energy systems.
- Provide links to energy conservation, energy efficiency and renewable energy resources on the Auburn website.



Land Use and Growth

GOAL

The City of Auburn will manage land uses in a cost-effective and efficient manner that supports sustainable economic development.

POLICIES

- Discourage incompatible land uses from being located adjacent to one another.
- Encourage the development of infill residential within the existing corporate limits.
- Determine areas for priority annexation within the City's extraterritorial jurisdiction which can be legally annexed into the corporate limits.
- Provide and promote residential and commercial expansion.
- Future developments should be constructed while maintaining natural topographical features and drainage ways and constructed in a manner which minimizes stormwater runoff erosion issues.

ACTION STEPS

- Review, analyze, and amend (as necessary) zoning and subdivision regulations to reflect additional density requirements that facilitate infill development.
- Promote housing development throughout the community through infill and new construction.
- Review the adjacent land uses for compatibility on all proposed zone changes.
- Locate commercial and/or industrial development that have adequate infrastructure present and do not infringe on residences.
- Enforce floodplain regulations limiting development in flood prone areas.
- Promote the re-purposing of underutilized buildings within the city.

Collaborating Parties

Implementation of the plan involves the actions and decisions of governmental and non-governmental entities. The success of the Comprehensive Plan's vision is dependent on the city's ability to identify these partners and maintain on-going communication and coordination. The following is a list of potential collaborating partners:

- City of Auburn – all departments, commissions, and agencies
- Local Real Estate Agents
- Local Business Owners
- Chamber of Commerce
- Auburn Development Council
- Nemaha County Economic Development
- Auburn Board of Public Works
- Utility Service Providers
- Southeast Nebraska Development District
- Local Banks
- Community Redevelopment Authority



Potential Funding Resources

Funding is an essential component to implementation of the plan. The following is a list of potential funding resources:

- Statutorily-Authorized Programs
- Private Donations/Foundations
- Economic Development Providers
- Utility Service Providers
- Nebraska Department of Economic Development
- USDA – Rural Development
- Nebraska Investment Finance Authority
- Community Redevelopment Authority



[section 9.2]

IMPLEMENTATION TOOLS

Achieving each goal in a comprehensive plan requires obtaining or developing, and using several tools and processes. Auburn will need to develop or update implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Action steps can be separated into several tool categories and programs, each with its distinct characteristics that make them suitable for specific aims and circumstances.

Support Programs

Three programs will play a vital role in the success of the Comprehensive Plan implementation. These programs are:

CAPITAL IMPROVEMENT PLAN

A capital improvements plan provides an annual predictable investment plan that uses a one to six year horizon to schedule and fund projects integral to the plan's implementation.

ZONING REGULATIONS

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the Comprehensive Plan update to allow the city to provide direction for future growth.

SUBDIVISION REGULATIONS

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. Political leadership of Nemaha County should foster and use public engagement by making the comprehensive plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Special Studies and Plans

Additional studies and plans can help create a vision of a certain area or corridors, and ensure that decisions and investments are made in accordance with the comprehensive plan. It is also important to update these studies and plans as needed. The following are examples of additional planning efforts that can further develop ideas expressed in the plan:

- Facilities Space Needs Plan
- Other Plans



[section 9.3]

ANNEXATION PLAN

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the city. A proactive approach to housing development pressures in the Auburn area will be contingent on a firm annexation policy and its implementation.

The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. There are two distinct processes by which annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous and adjacent lands, lots, tracts, streets, or highways, which are urban or suburban in character for which the city wishes to bring into corporate limits

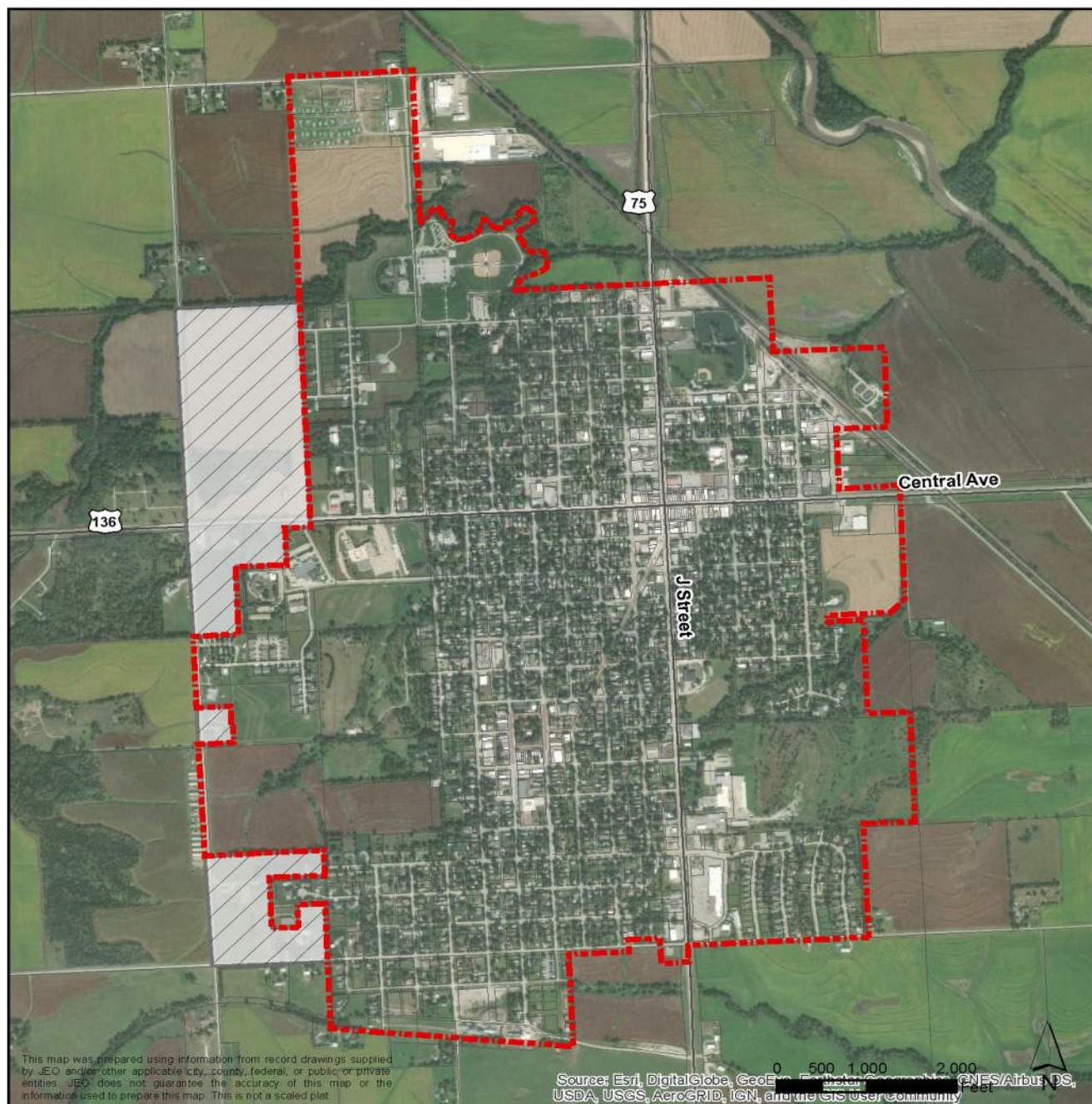
Landowners that desire annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the City Engineer and filed with the City Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

Following Planning Commission recommendation and three separate readings of the ordinance, a majority of affirmative votes by the City Council in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor with a certified copy of the annexation ordinance. The city has one year to develop a plan that addresses the delivery of services of residents of the annexed area.

With regard to annexation, the city should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the city gets an agreement that states that the SID can be annexed, at the discretion of the city, and the SID will not contest the annexation action.



Map 4. PROPOSED ANNEXATION MAP



LEGEND

- Auburn Corporate Limits (2016)
- Proposed Annexation Areas

City of Auburn Proposed Annexation Map

Created By: C. Sloss
Date: March 2018
Revised: April 2019
Software: ArcGIS 10.6.1
File: 161503.00





[section 9.4]

PLAN MAINTENANCE

The Comprehensive Plan is the community's collective vision, yet change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan's development. Jobs, housing, transportation, goods and services will evolve over time. The amendment process to the Comprehensive Plan must accommodate and help manage the inevitable change in a way that best promotes and does not compromise the community's core values, health, or well-being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social, and ecological principles.

If new, significant development opportunities arise which impact several elements of the plan, and are determined to be of importance, an amendment may be proposed and considered separately from the review and other proposed plan amendments. The City Council or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should provide for organized participation and involvement of interested citizens and stakeholders.

Since this Comprehensive Plan is a living document, it needs to be monitored for continued relevancy. Although the plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short and midterm guidance for land use decisions. In doing so, the ultimate planning time period will move as well, constantly evolving to keep the plan current and relevant.

Approximately every ten years, the Comprehensive Plan should undergo a major update. Ten years is recommended as the appropriate time interval for major updates for several reasons:

- More frequent updates create a burden on city staff and resources.
- Less frequent updates risk the relevancy of the plan.
- Finally, federal census data is available every decade, making a five-year review period the midpoint between census updates.

The common elements of a ten-year update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

PROFILE

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Review of Plan

A relevant, up-to-date plan is critical to its ongoing planning success. To maintain the confidence and buy-in of both the public and private sector, and to incorporate updates, the plan must stay current. A review should occur when the Planning Commission, City Council, residents, and city staff are able to review the plan and recommend necessary changes.

After adoption of the Comprehensive Plan, opportunities should be provided to identify any changes in conditions that would impact elements or objectives of the plan. The review process needs to involve regularly monitoring trends and changes in the local, regional, state, and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each review, a report should be prepared by city staff with assistance from the Planning Commission. This report should provide information and recommendations on whether the plan is current in respect to population and economic changes, and address whether the recommended objectives are still valid for the city and its long-term growth.

The Planning Commission should hold a public hearing on this report to:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan;
- Identify any changes in the status of projects or action items called for in the plan; and
- Bring forth any issues, or identify any changes in conditions which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, they should recommend changes or further study of those changes.

Conditions of Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the plan. It is a challenge to set hard and fast rules for such decisions, but consistent criteria should be used when making this determination. The following criteria are recommended:

- Land-use requests involving minor differences from those shown in the plan should be considered in conformity with the plan unless precedent would be set for more extensive and non-conforming changes in adjacent areas.
- Request for variations or changes in the alignment of designated roadways should be considered in conformity if:
 - The continuity of the roadway is maintained;
 - The alignment does not result in traffic safety issues or reductions in needed capacity;
 - It does not constrain the proper development of contiguous properties; and
 - It does not conflict with or preempt other planned uses or facilities.



- Requests to deviate from plan-specific requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundation of the plan. If changes are to be made, they should be done through a plan amendment process.
- Regardless of the nature of the request, the final criteria must always consider whether approval will set a precedent for cumulative changes which are not consistent with the plan. Therefore, in those instances where the implications of the request are not easily observed or detected, a request for a plan amendment should be required.

Evaluating Land Developments

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives, the overall land use plan, and specific land-use objectives. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan. If a development proposal is not consistently supported by the Comprehensive Plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- The character of the adjacent parcels or neighborhoods
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or negative impact that may affect adjacent properties, or the city at large, if the request is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not allowed
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives
- Consideration of professional staff recommendations

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Focus Group – Land Use & Growth

What are Auburn's best-selling points in terms of economic development?

- Labor market – may have some available workforce
- Close to Cooper Nuclear Station and Peru College
- Small community feel – good schools – ability to have a good job (Cooper Nuclear Station, Peru College)
- Locality – 1.5 from KC – 1 hour from Omaha and Lincoln
- Locality to Brownville – arts
- Many pieces are strong – K-12, Peru College, health care, diverse housing (entry to assisted living), good rec facilities (in town and in area)
- Good infrastructure:
 - Electric – good capacity – good rates
 - Sewer capacity – good

What barriers exist today that hinder growth and development in and around Auburn?

- Limited natural gas supply
- Limited water supply
 - Capacity good but supply can't handle ethanol plant
 - Options to grow capacity but will require additional funding
- Location – not quite close enough to the metro areas to grow like crazy
 - Too far away from where everything is going on – no convenience
- Not a lot of availability in jobs
 - Hospital – need to be licensed/trained
- Depends on the point of life you are at:
 - Those with kids want to move to Auburn
 - Younger generation wants to be in the middle of the action
- We would be growing if people wanted to be in Auburn

Are there underutilized sites within the corporate limits? What piece is missing for its use/development? What is its best use?

- Vacant buildings downtown
 - Good shape – over the years they were improved with water and sewer mains
- Industrial site north side – limited capacity
- No water or sewer on west Hwy 136 – close but not there yet
- City block is available across from FAST Global Solutions, Inc. – no access currently, would need to ask DOT.

How is Auburn currently marketing the city to new growth (residential, schools, recreation, businesses and industry)? How could it be improved?

- Through websites – hoping that people find them
 - City website
 - NPPD website
- NDED – city working with the Department on company inquiries
- Auburn Development

What location (direction) in Auburn’s jurisdiction has the most growth potential?

- Housing – west
- Industrial and Commercial – utilize/redevelop existing lots
- Industrial - north

What kind of businesses would be successful in Auburn? And where?

- New nail salon – SUPER busy
- Hardware
- Specialty shops – service (nail salon – can’t online order) rather than retail product (Walmart, Amazon)
- A hangout kind of place – green space, low expense activities, (like what was mentioned in Housing) – a club or membership
- Big demand for personal storage sheds
 - Zoning requires shed to fit XX size and match home (primary structure) – regulations do not fit what people want to build

Is energy efficiency important to business? What would lead you to invest in energy efficiency upgrades?

- Energy is a big topic simply because of Cooper Nuclear Plant
- Energy efficiency is of interest and is likely to catch on within the community.

What one thing would you change in Auburn if you had a “magic wand”?

- More good paying jobs

Focus Group – Housing & Development

What are some of Auburn's greatest assets for housing?

- Sufficient amount of apartments
- Lots of low to moderate income housing
 - Valley View Apartments – high-rise – good condition
 - Auburn Housing Authority
- Lots of senior living options
 - Westbury and Central Ave apartments are in great condition

What barriers exist today that hinder housing growth and development in and around Auburn?

- Are new hires able to find housing – settles
- Average salary in town does not support the average home
- Looking for fixer uppers
- New housing/construction cost a concern – \$250,000+ for basic home
- People keep old junk houses and rent out
 - If it was owner occupied, it would likely be fixed up
- Uncertainty for perspective builders includes financing and future market
- People who do have income may not plan to be here long-term and they do not build. Simply settle for what is available.
- People need stay in their home for 5+ years before getting investment back
- Lots of landlords in town – varying good to bad – 130 landlords in total
 - Several don't live in the area and they don't understand the market
 - Don't understand how their investment (rental unit) is falling apart
- City has been active in nuisance abatement
- Houses in the \$175,000 - \$200,000 range sell quickly. Anything below that price range needs serious improvements – additional investment.
- Some residents are guaranteed a buyout when their employer relocates them. This does not provide an incentive to owners to keep their homes up.
- Seniors transfer to assisted living from their single-family home. Many of these homes need updating or rehab to be marketable.
- There are contractors in town to do renovations and new construction
- Spec homes – one has been available for quite a while but is more expensive and those that can afford it will build their own.

What should be changed to eliminate this barrier so that growth and development can occur?

- A group of entrepreneurs could purchase housing needing repair – flip them at break even
- Support multi-family – they sell fast
 - Duplex or 4plex – 2 bedrooms per unit
- Providing property tax relief to those that invest in the improvement of their home. There is a tax burden here.
 - For example: Wave the tax increase for a period of time for putting on a new roof – could help make a short-term difference
 - Increase in value generally affects the next buyer – not the current value
- Support moderate income folks wanting to purchase homes
- NDED – have done rehab and first-time home owner – could use again
- Local funds from City to improve or incentivize new housing

What type of housing is needed in Auburn?

- Style
 - No response provided.
- Amenities
 - No response provided.
- Price
 - \$80,000 - \$150,000
 - \$225,000 +
- Need continual construction to average out market.
- Lots available from city – zoning variance granted for old lots
- Young families are driving building
- Starter homes for single folks and young staff at the hospital
 - Duplex or fourplex
- Downtown living – lots of downtown has upper story living but needs investment
- Terrace Heights – need more like this
- Not enough senior living – once seniors move out of homes, it opens other homes
 - HVAC, electrical etc. needs to be up to code for bank loan
 - It is a risk for flippers
- Local contractors are busy enough and don't mess with flipping
- Skilled care can't release patients because home is not up to code. Issues include lack of handicapped ramps, old electrical, infestations, etc.
- Senior housing needs
 - Independent living preferred – like Terrace Height
 - Many are tired of the maintenance and the costs – OK with renting
- 2010 Census notes 29.7% of owner occupied units have residents that are 65 or older (or 294)
- Good Sam is a good partner – assisted living, skilled nursing, and other services
 - Age of those moving in is changing. Some are 60, changing the dynamics and tenure.
 - Of 24 rooms – 12 are available for Medicaid
- What if we took better care of existing senior housing?
- Public transportation is an issue (not cheap and only during business hours)

What location (direction) in Auburn jurisdiction has the most growth potential for residential development?

- West – 4 left in existing development
 - Bank has these lots after foreclosure from developer
 - Infrastructure is there
 - West to county road is available
 - Owner is willing to sell but is price reasonable?
- South is old infrastructure
- 26th – still has lots available – Crestview is new but smaller lots
- Some areas are in and some are out of corporate limits – annexation
- North and east are floodplain
- Developer process has changed – they used to just do it with own money but now they ask for assistance or negotiate – risk/cost
 - Costs of infrastructure have gone up so much – challenge for city and developer

Building Codes – Would you support higher building/energy codes? Even if it resulted in a higher initial building costs, knowing that it would result in long-term cost savings?

- Most people are building energy efficient – not because of incentives but because of long term costs
- TIF - Energy efficiency has been an agreed upon project for TIF unlike some others.

What one thing would you change in Auburn if you had a “magic wand”?

- Hope and belief in the future – skeptical community whether people and business will stay
- For locals to support Auburn
- Stable/better employment opportunities
- Foundation or funder
- Help to renew downtown and recruit
 - Had a couple move from Omaha – artists – that provided new ideas
 - How to recruit – for hipsters, good culture but not vibrant yet

Other thoughts?

- Jeff Yost – communities that develop a sense of place are doing well. They move to the community because they love it and then find a job
- We need: High speed internet. Child care. Trails.
- How to appeal to the young independent thinkers – artists
- Tekamah, NE – the Chatter Box – eatery with green space – locals that moved to NY, then came home, and brought new ideas
- Plattsmouth shops – Many shops seem like hobby stores but a used storefront brings life to downtown
- Villisca, IA is having many houses rehabbed – low costs that attracted younger people from Omaha
- Council Bluffs (infill) & Marne (free lots) – incentives – the standard programs are not enough – Need a total program – visit communities that have thought outside the
- No niche festival or placemaking in Auburn
- Zoning – most of community is R-1 or multifamily: Could you do some modifications to fit additional options
- Public Open House- Comments from Boards

Public Open House- Comments from Boards

What do you like best about living in Auburn and why?

- Multiple Parks and Recreation options, good schools
- Great school, hospital, close enough to Omaha
- Small town life suits me, location is close to family
- Support of community “family” in time of need
- Offered cheap rent – the general cost of living here is low!
- Movie theater is great value and quality
- Friendly community with great school system.
- Commitment for continuous improvements of city facilities and services
- Leadership class +++
- Just about everything I need is available
- Small town close enough to bigger options
- Great hospitals, schools, churches
- We are in the middle of nowhere but can go anywhere fast
- Easy access to local officials
- Great “community feel” to the town

What do you like least about living in Auburn and what could the community do to make improvements?

- Empty store fronts – fill them up!
- More local business investment to take advantage of highway traffic. i.e. a small truck stop.
- More fast food shops.
- Not enough people working together to make positive things happen. People too divided.
- Sidewalks aren’t kept up and are falling apart as well as many buildings and store fronts;
 - Replacing and fixing would be good.
- Auburn lacks sidewalks!
- Lack of funding and tightened school budgets school consolidation could help
- Insufficient jobs to attract people/families. Work aggressively to attract more median to upper income jobs in manufacturing/tech.
- The empty building/businesses.
- We should consolidate with Johnson-Brock school in light of recent events.
- We should build a factory to attract jobs, especially with Cooper in financial trouble.
- No large businesses drawing interest to the town. Having companies build could bring out more people.
- Auburn could use more activity options/events. A performing arts center would be amazing.
- More jobs, entertainment & food options.
- Lack of industry and dilapidated houses.
- Distance from metro areas when I want the city amenities. Most of the time I’m content without ‘city stuff’. Not sure what the community could do to improve things.

- Businesses are a must. You can't have progress if there's nothing to fuel it.
- Property taxes and utilities are higher than they should be.
- Make Auburn Great Again! Why can't we see a potential rather than decline?
- Really need to get the performing arts centers built.
- People have a "can't do" attitude.
- Seems like out infrastructure has really declined.
- Empty Buildings, conference location, performing arts.
- Conveniences, affordable shopping, variety of goods/services.

Public Open House- Comments from Mapping Exercise

Infrastructure

- Watching people fight progress, like the water main (west extension to annexed area), was disappointing.

Economic Development

- Keep businesses here.
- New hotel with pool and banquet facilities.

Downtown

- Renovate storefronts
- Downtown stoplight intersection is an eye sore.

Recreation

- Facilities at the Rec Complex are well used and liked.
- Legion Park is a great asset. Include more events and better market.
- Trail extension from rec complex to high school and beyond.
- Update and maintain bandshell.
- River trail

Housing

- Terrace Heights is a great community for seniors

Services & Facilities

- Community Center/Conference space is needed.
- School facilities could use some update and repairs.
- Strategically place store shelters throughout the community – shelters should be part of multi-use facility.
- Performing arts center.

Others

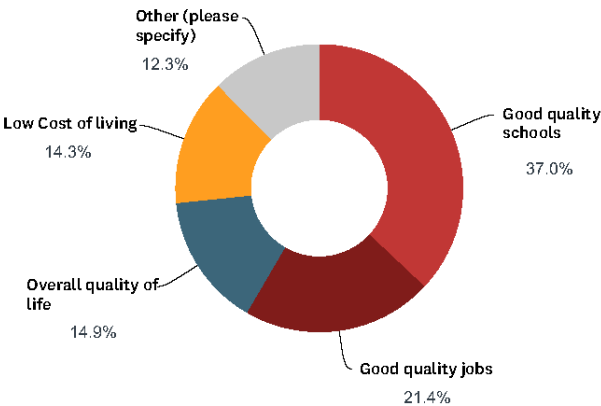
- Railroad right of way needs to be better maintained. When entering from the north or east, the community does not look very appealing.

Online Survey Results

Auburn Community Survey

Q1 Auburn was one of the few rural communities in Nebraska that saw an increase in population from 2000 to 2010. What do you think is the reason for this population growth?

Answered: 154 Skipped: 2



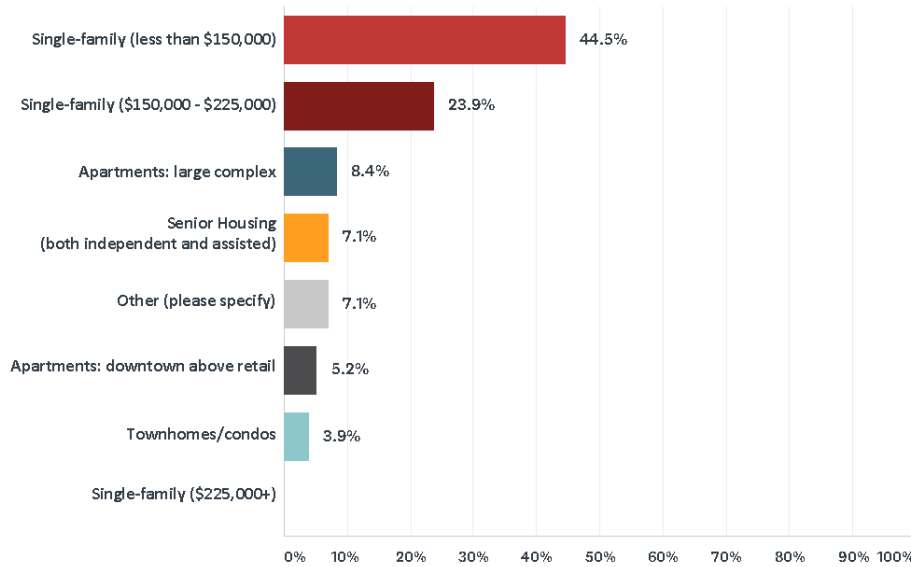
ANSWER CHOICES	RESPONSES	
Good quality schools	37.0%	57
Good quality jobs	21.4%	33
Overall quality of life	14.9%	23
Low Cost of living	14.3%	22
Other (please specify)	12.3%	19
TOTAL		154



Auburn Community Survey

Q2 What type of housing is most needed in Auburn?

Answered: 155 Skipped: 1

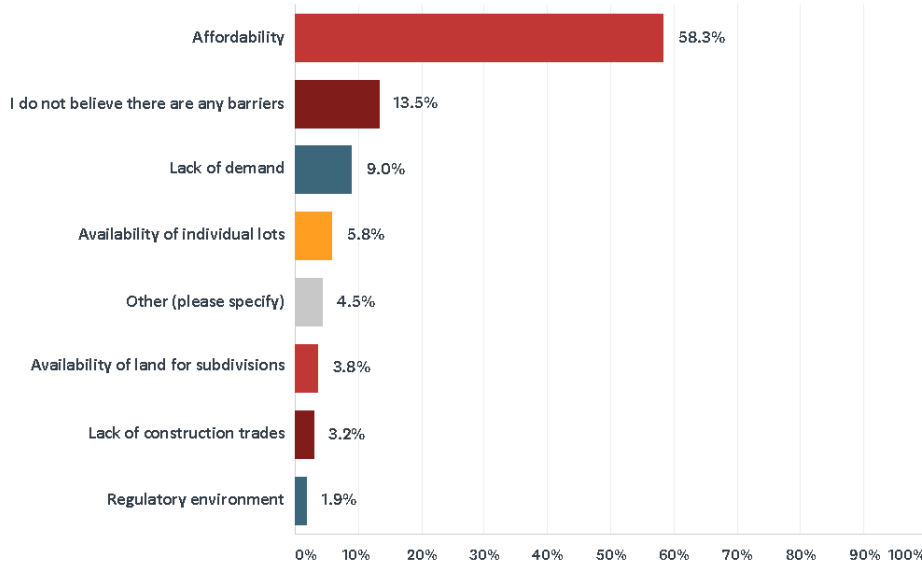


ANSWER CHOICES	RESPONSES	
Single-family (less than \$150,000)	44.5%	69
Single-family (\$150,000 - \$225,000)	23.9%	37
Apartments: large complex	8.4%	13
Senior Housing (both independent and assisted)	7.1%	11
Other (please specify)	7.1%	11
Apartments: downtown above retail	5.2%	8
Townhomes/condos	3.9%	6
Single-family (\$225,000+)	0.0%	0
TOTAL		155

Auburn Community Survey

Q3 What are the perceived barriers to new home construction?

Answered: 156 Skipped: 0



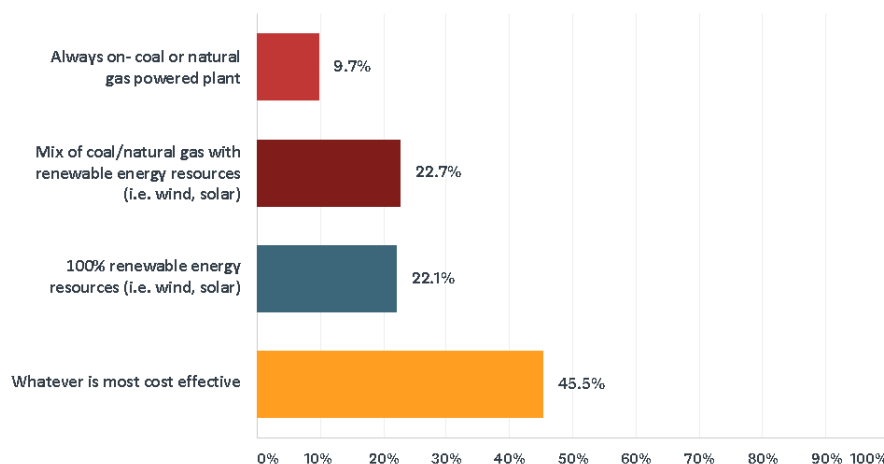
ANSWER CHOICES	RESPONSES	
Affordability	58.3%	91
I do not believe there are any barriers	13.5%	21
Lack of demand	9.0%	14
Availability of individual lots	5.8%	9
Other (please specify)	4.5%	7
Availability of land for subdivisions	3.8%	6
Lack of construction trades	3.2%	5
Regulatory environment	1.9%	3
TOTAL		156



Auburn Community Survey

Q4 The comprehensive plan is required to include an energy element - a consideration of energy infrastructure, utilization, and energy conservation. How would you describe the ideal future energy supply/energy infrastructure system in Auburn?

Answered: 154 Skipped: 2

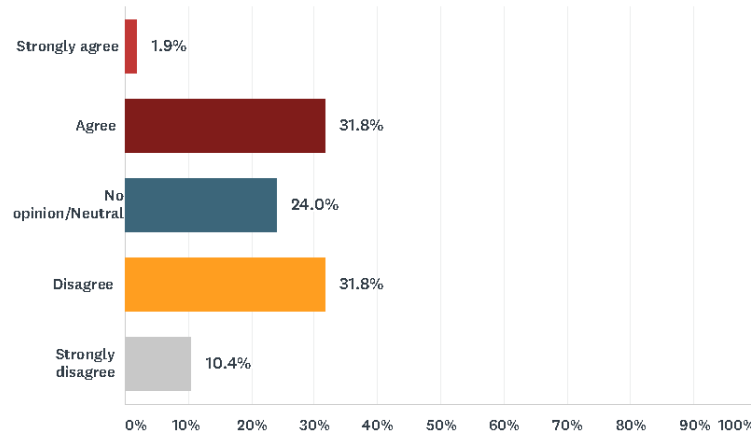


ANSWER CHOICES	RESPONSES	
Always on- coal or natural gas powered plant	9.7%	15
Mix of coal/natural gas with renewable energy resources (i.e. wind, solar)	22.7%	35
100% renewable energy resources (i.e. wind, solar)	22.1%	34
Whatever is most cost effective	45.5%	70
TOTAL		154

Auburn Community Survey

Q5 Auburn is a good place to start a business.

Answered: 154 Skipped: 2



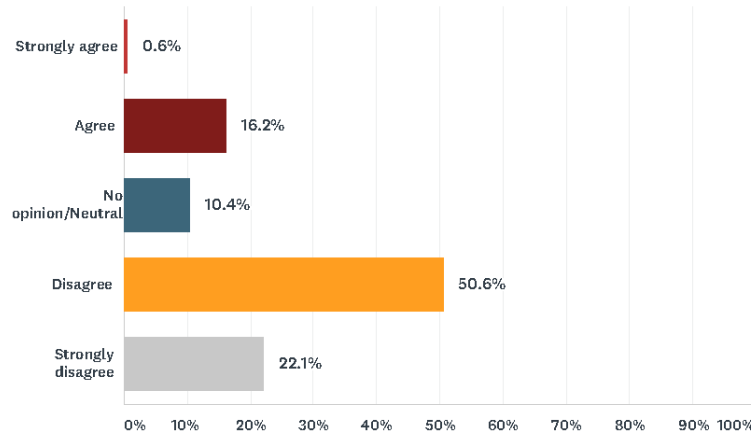
ANSWER CHOICES	RESPONSES	
Strongly agree	1.9%	3
Agree	31.8%	49
No opinion/Neutral	24.0%	37
Disagree	31.8%	49
Strongly disagree	10.4%	16
TOTAL		154



Auburn Community Survey

Q6 There are enough good paying employment opportunities in Auburn.

Answered: 154 Skipped: 2

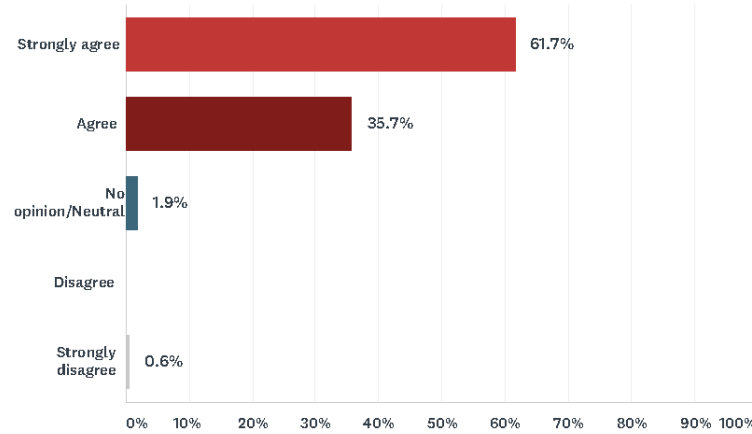


ANSWER CHOICES	RESPONSES	
Strongly agree	0.6%	1
Agree	16.2%	25
No opinion/Neutral	10.4%	16
Disagree	50.6%	78
Strongly disagree	22.1%	34
TOTAL		154

Auburn Community Survey

Q7 The City should play a role in attracting new businesses to Auburn.

Answered: 154 Skipped: 2



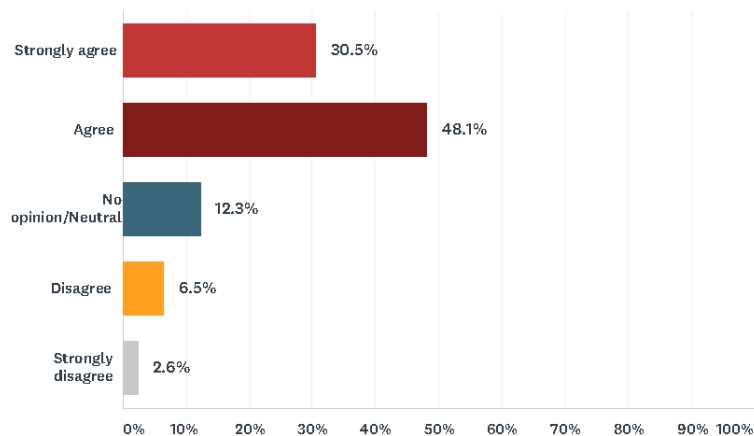
ANSWER CHOICES	RESPONSES	
Strongly agree	61.7%	95
Agree	35.7%	55
No opinion/Neutral	1.9%	3
Disagree	0.0%	0
Strongly disagree	0.6%	1
TOTAL		154



Auburn Community Survey

Q8 The City should play a role in housing development in Auburn.

Answered: 154 Skipped: 2

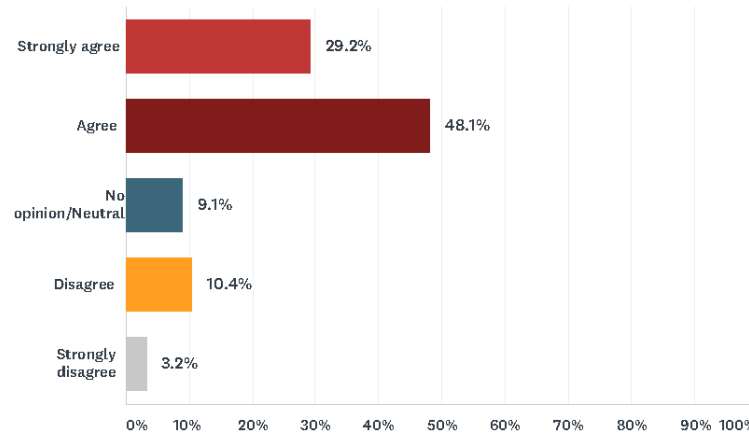


ANSWER CHOICES	RESPONSES	
Strongly agree	30.5%	47
Agree	48.1%	74
No opinion/Neutral	12.3%	19
Disagree	6.5%	10
Strongly disagree	2.6%	4
TOTAL		154

Auburn Community Survey

Q9 Current park and recreational facilities meet my needs.

Answered: 154 Skipped: 2

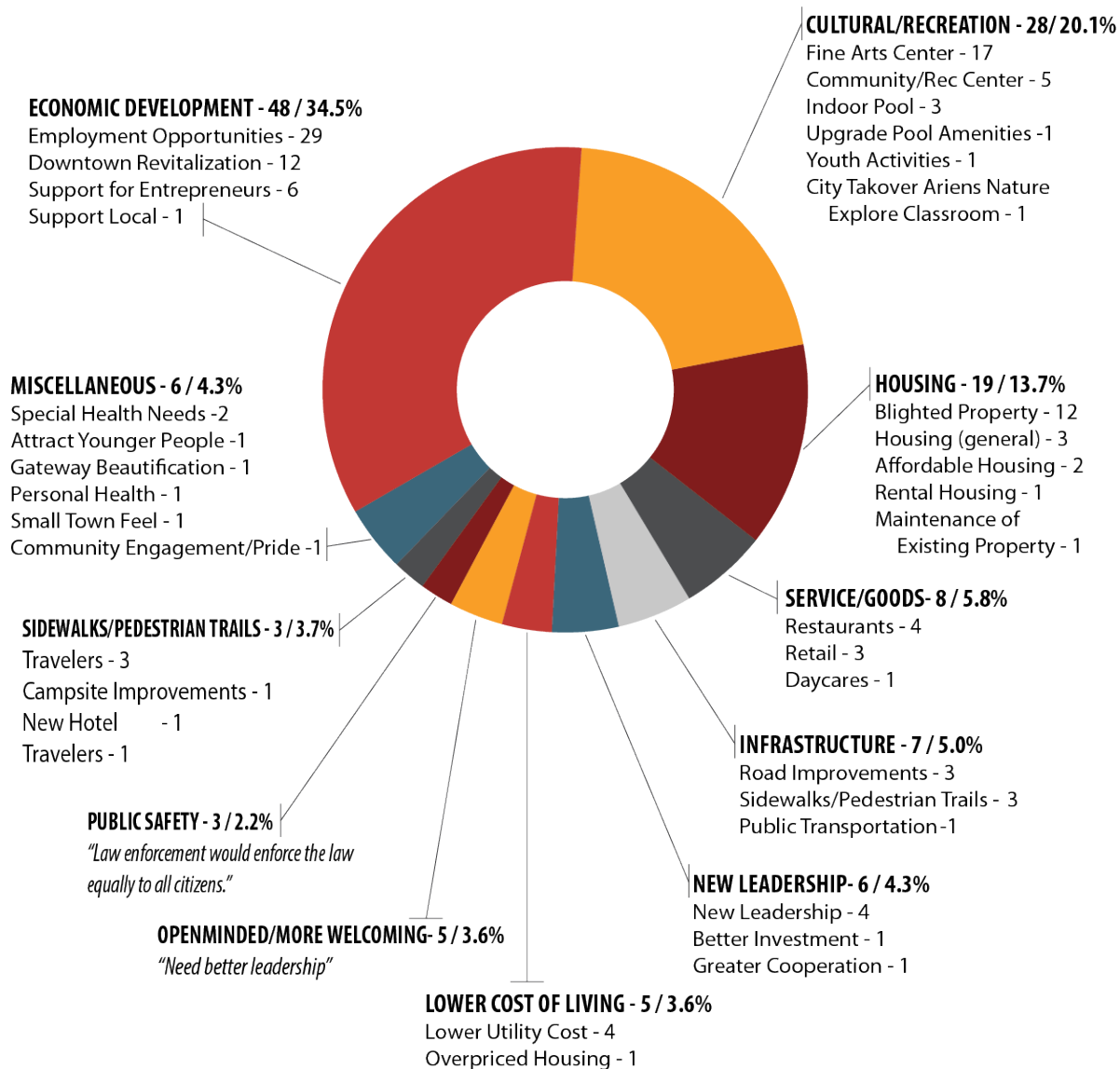


ANSWER CHOICES	RESPONSES	
Strongly agree	29.2%	45
Agree	48.1%	74
No opinion/Neutral	9.1%	14
Disagree	10.4%	16
Strongly disagree	3.2%	5
TOTAL		154

Auburn Community Survey

Q10 If you had a magic wand and could fix/change one thing in Auburn for the betterment of the community, what would it be and why?

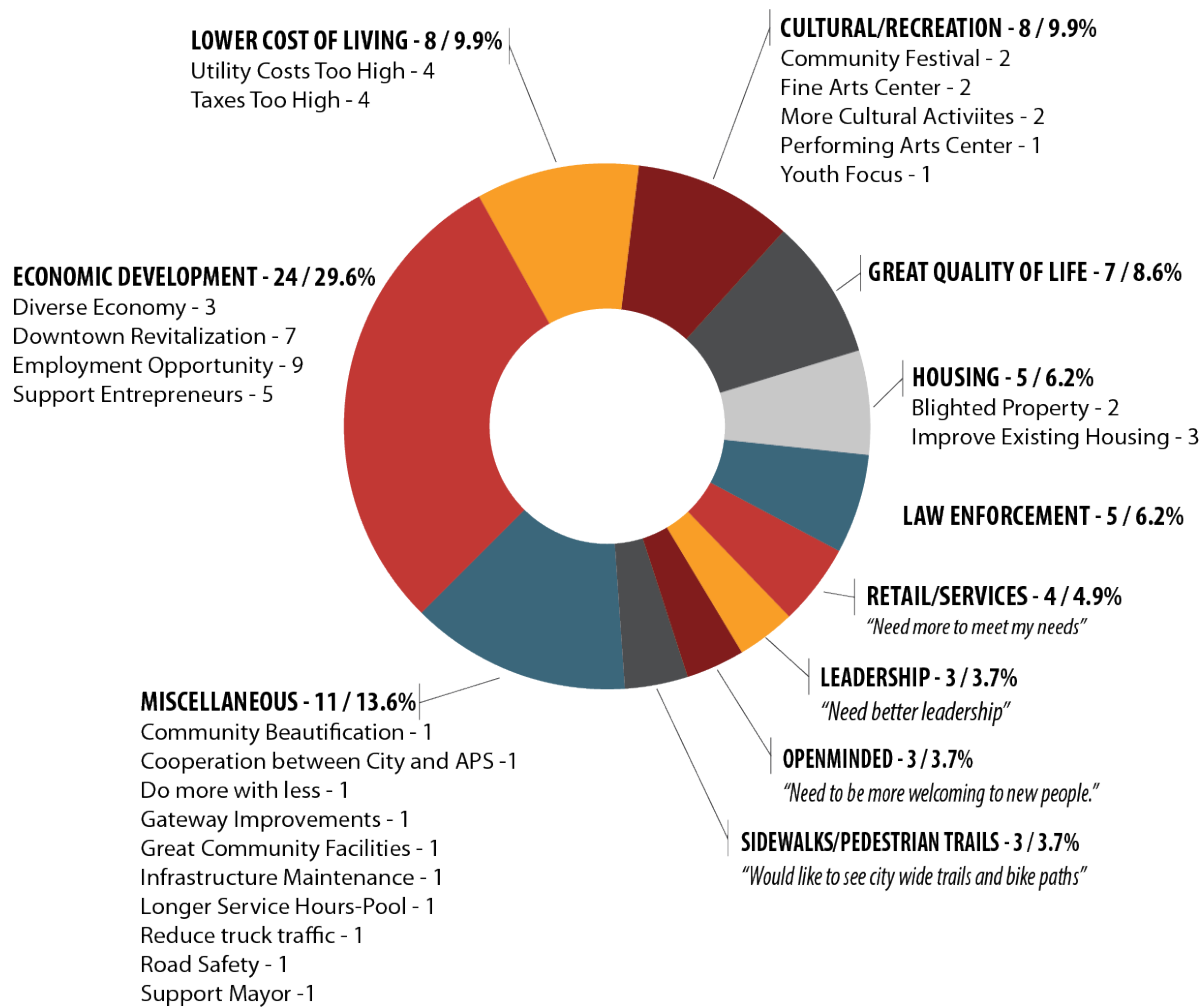
Answered: 136 Skipped: 20



Auburn Community Survey

Q11 If you have additional comments/concerns regarding the quality of life in Auburn, please feel free to add them below.

Answered: 69 Skipped: 87

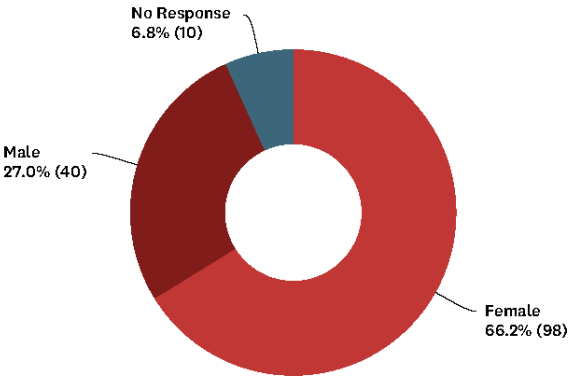




Auburn Community Survey

Q12 What is your gender?

Answered: 148 Skipped: 8

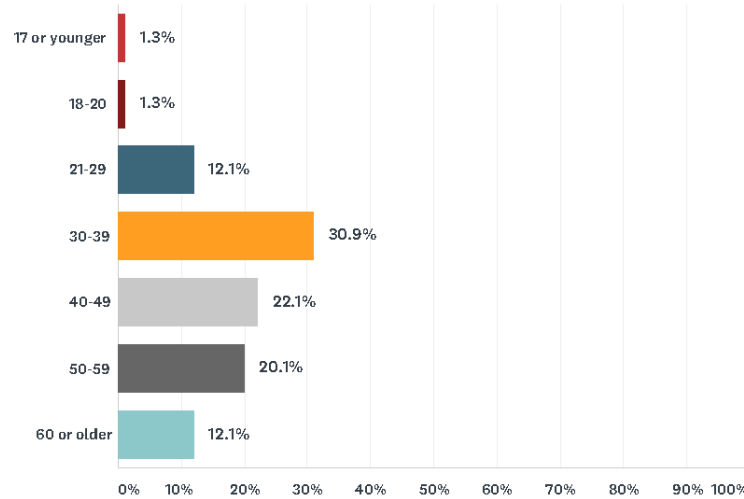


ANSWER CHOICES	RESPONSES	
Female	66.2%	98
Male	27.0%	40
No Response	6.8%	10
TOTAL		148

Auburn Community Survey

Q13 What is your age?

Answered: 149 Skipped: 7



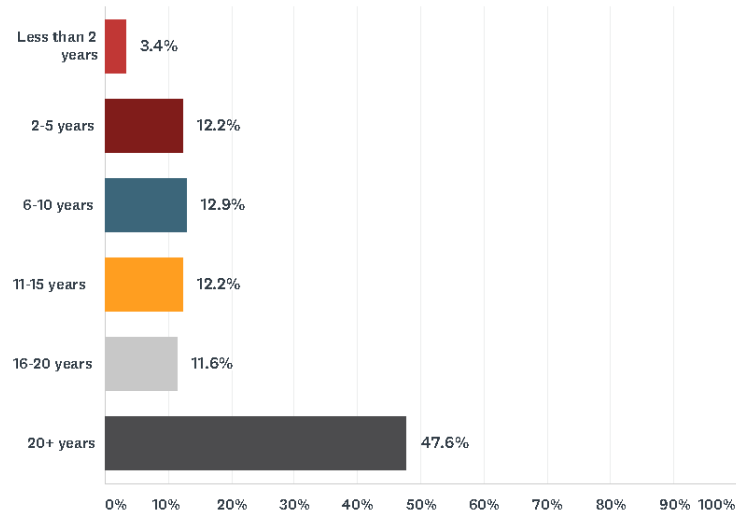
ANSWER CHOICES	RESPONSES	
17 or younger	1.3%	2
18-20	1.3%	2
21-29	12.1%	18
30-39	30.9%	46
40-49	22.1%	33
50-59	20.1%	30
60 or older	12.1%	18
TOTAL		149



Auburn Community Survey

Q14 How long have you lived in Auburn?

Answered: 147 Skipped: 9

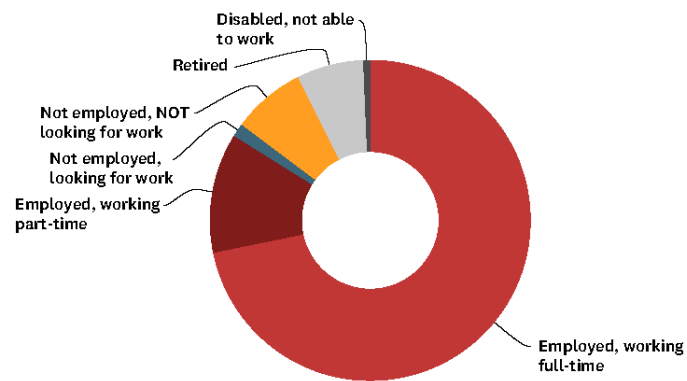


ANSWER CHOICES	RESPONSES
Less than 2 years	3.4% 5
2-5 years	12.2% 18
6-10 years	12.9% 19
11-15 years	12.2% 18
16-20 years	11.6% 17
20+ years	47.6% 70
TOTAL	147

Auburn Community Survey

Q15 Which of the following categories best describes your employment status?

Answered: 149 Skipped: 7



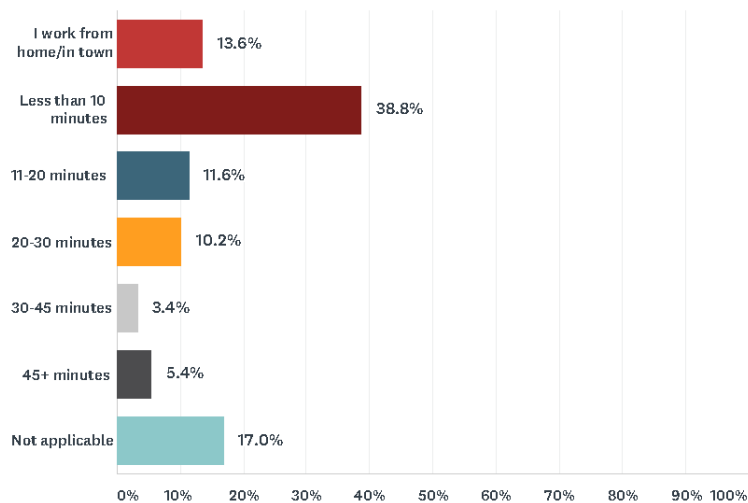
ANSWER CHOICES	RESPONSES	
Employed, working full-time	71.8%	107
Employed, working part-time	12.1%	18
Not employed, looking for work	1.3%	2
Not employed, NOT looking for work	7.4%	11
Retired	6.7%	10
Disabled, not able to work	0.7%	1
TOTAL		149



Auburn Community Survey

Q16 If employed, how long is your commute to work?

Answered: 147 Skipped: 9



ANSWER CHOICES	RESPONSES	
I work from home/in town	13.6%	20
Less than 10 minutes	38.8%	57
11-20 minutes	11.6%	17
20-30 minutes	10.2%	15
30-45 minutes	3.4%	5
45+ minutes	5.4%	8
Not applicable	17.0%	25
TOTAL		147