

demographics and growth trends

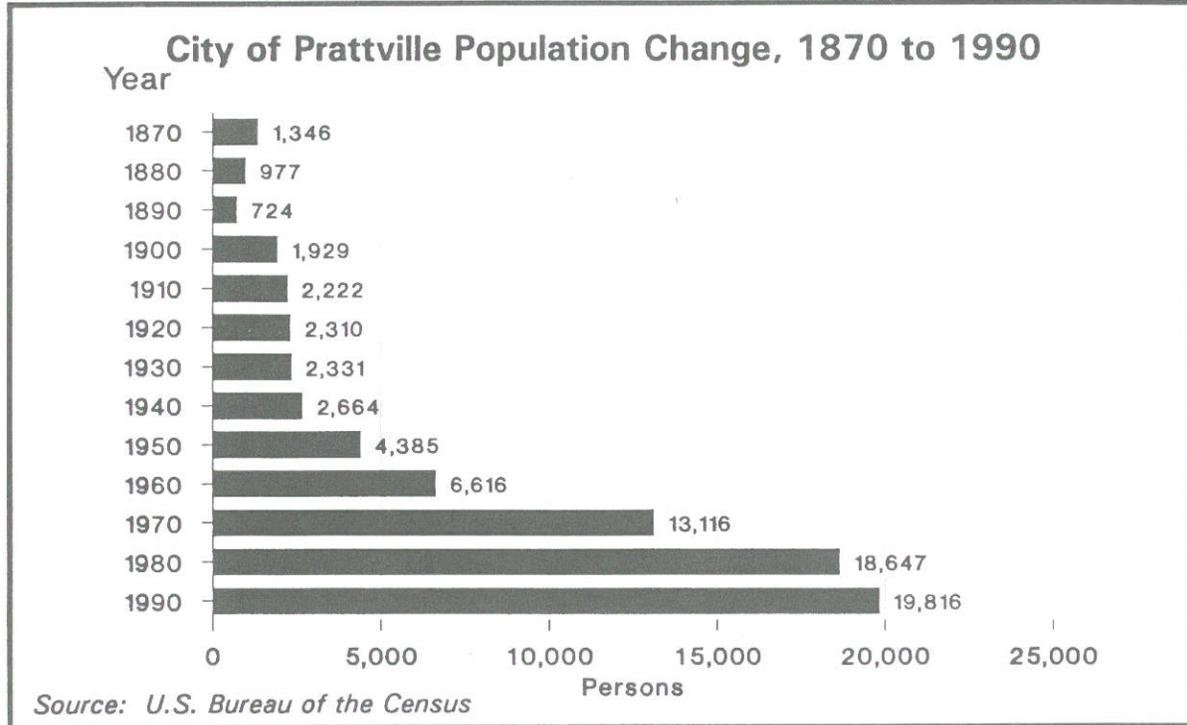
An examination of the population characteristics of Prattville and the surrounding region is essential to the comprehensive planning process. Reliable estimates and projections of the size and geographic distribution of the population enables local governments to determine where to provide city services in the future. These projections also enable the City to reserve land for future growth and development. Cities, no matter how remote their location, are part of a larger economic and social region. This fact is more evident and important in a region such as the Montgomery area, which has a central city acting as the hub of economic and cultural activity. With this in mind, the population characteristics of Prattville are compared with Autauga and Elmore Counties and the Montgomery Metropolitan Statistical Area (MSA) which is a combination of Autauga, Elmore, and Montgomery Counties.

population trends

The population of Prattville has grown steadily since the city's incorporation in 1865. From 1870 to 1960, Prattville

experienced two periods of declining population which occurred between 1870 and 1880 and again between 1880 and 1890. Since those declines in the late 1800's, the city has experienced continuous growth, as seen in Figure 5. Prattville experienced its largest percentage increase in population between 1960 and 1970 moving from 6,616 persons to 13,116 persons, a 98.2 percent increase. Between 1970 and 1980, Prattville experienced another large increase in population from 13,116 persons to 18,674 persons, resulting in a 42.2 percent increase. Much of the population increase may be attributed to the changing appearance of the Prattville boundaries through annexation. However, Autauga County, whose boundaries do not change, had a large population increase of approximately 13,000 persons between 1960 and 1980 indicating the County and Prattville have experienced substantial growth. Prattville's and Autauga County's rapid growth leveled off between the 1980 and 1990 Censuses as Prattville's population increased 5.0 percent from 18,647 persons to 19,587 persons.

Figure 5



Correlations between the growth of Prattville and the Montgomery MSA can be seen in Figure 6. In the past thirty years, the Montgomery MSA has experienced steady growth as the population increased by 31.4 percent. During this period Prattville was the fastest growing area in the Montgomery MSA.

population density

The population of Prattville is not distributed equally across the city, as is shown in Map 4. There are sporadic areas of high density population, which are surrounded by areas of low to moderate or moderate population densities. In an ideal situation, the most dense population areas would be clustered around the core of the city and then population density would decrease as you travel out from the central

core. This scenario allows for, and promotes, the efficient provision of infrastructural services in a cost-effective manner. In other words, the City does not have to cross undeveloped areas with service lines to get to a densely populated area.

A study of the Population Density map quickly shows that population patterns in Prattville are not the ideal scenario. Pockets of dense population are found in the following areas:

1. Northwest Quadrant:
 - Durden Road Area
 - Chestnut Street and Wetumpka Street
 - Camelia Estates
2. Southwest Quadrant:
 - Spring Hill
 - Hunting Ridge
 - New Moon Subdivision

Figure 6

Population Change Comparisons, 1960 to 1990 Montgomery MSA, Elmore County, Autauga County and Prattville							
	1960	1970	%	1980	%	1990	%
Montgomery MSA	218,473	225,911	3.4	272,687	20.7	292,517	7.3
Elmore County	30,524	33,661	10.3	42,4901	28.9	49,210	13.4
Autauga County	18,739	24,460	30.5	32,259	31.9	34,222	6.1
Prattville	6,616	13,116	98.2	18,647	42.2	19,587	5.0

Source: U.S. Bureau of Census

3. Northeast Quadrant:

- PrattMont

4. Southeast Quadrant:

- Silver Hills
- Prattville East
- Scenic Hills

These dense population pockets are not necessarily clustered around commercial areas as one would imagine. As a matter of fact, some of the pockets are isolated from any commercial activity. Density characteristics in the western part of Prattville, with the exception of the noted high density areas, tend to be low to moderate density, while the eastern part of Prattville, between U.S. Highway 31 and McQueen Smith Road is moderately dense. Areas which have noticeably low density characteristics, or are not developed at all, include the Gin Shop Hill area in the west, east of Pine Creek in the north, and east of McQueen Smith Road in the south.

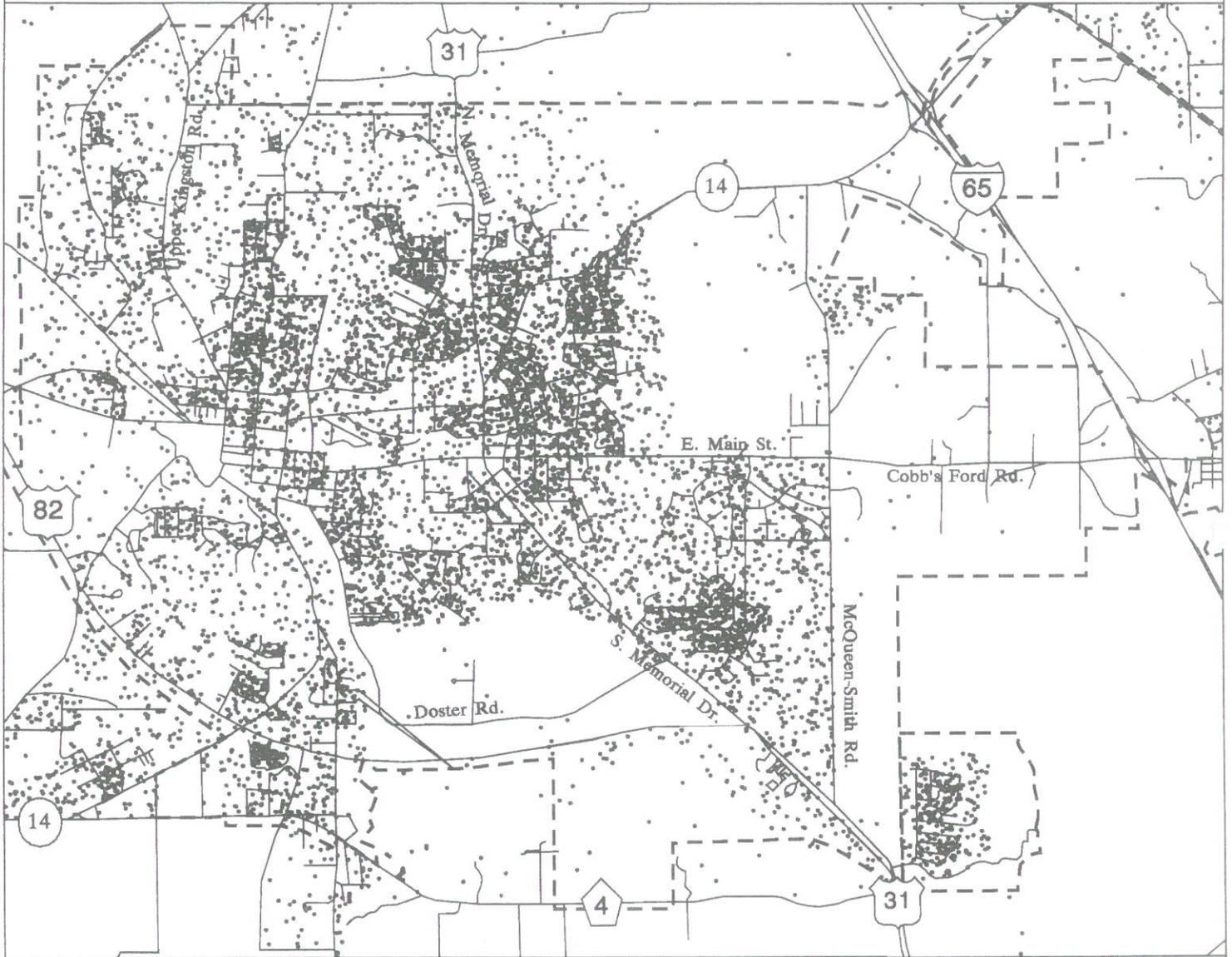
population projections

Population projections are a useful tool in determining the direction of a city's growth and in providing adequate infrastructural services to meet growth demands. Accurate projections, however, are difficult to calculate at the city or town level because there are so many factors, such as the economy or annexation, which affect the total population of an area. For this reason, three methods were used to calculate long-range population projections for Prattville, providing the city with a high, medium and low range of projections. The projections obtained from these three methods were then averaged, with the result being the numbers used in this plan for projection purposes. A full explanation of the methods used to obtain population projections is provided in Appendix C.

According to the past growth trends and population projections, as shown in

POPULATION DENSITY

Prattville, Alabama



LEGEND



Ten People



City Limits



Miles

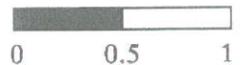


Figure 7, the upward swing in Prattville's population is expected to continue, although not as dramatically as the population increases between 1960 and 1980. The projections show that Prattville's population is expected to increase from 19,587 persons in 1990 (according to the 1990 Census) to 24,997 persons in 2015. This projection represents a population increase of 22 percent over the 25 years, which is significantly less than the growth experienced between 1960 and 1980 when the population increased approximately 282 percent over 20 years. The projections, however, are much more in line with the growth between 1980 and 1990, when the population increased 5 percent over the ten year period.

The uncommonly high population increases between 1960 and 1980 are due, in part, to the annexation of several large land areas, along with people moving to Prattville. Therefore, unless the City of Prattville were to again annex large areas which are heavily populated, the projections shown in Figure 7 are expected to remain accurate, providing a much more stable and manageable growth picture for the city.

population composition

As shown in Figure 8, the gender, race and age characteristics of Prattville's population have not changed dramatically since 1970. Certain trends, however, are noticeable. First, the gender composition has changed from predominately female, at 51.1 percent, in 1980 to predominately male, at 51.3 percent, in 1990. Second, the black population has slowly decreased from 16.6 percent in 1970 to 13.9 percent in 1990. And third, the median age rose from 24.7 in 1970 to 32.6 in 1990. The rise in the median age is the most significant change in the composition of Prattville's population, however, the rise in Prattville's median age follows a national trend. As younger couples have fewer children, the national median age has risen from 28.0 in 1970 to 32.8 in 1990, according to the U.S. Census.

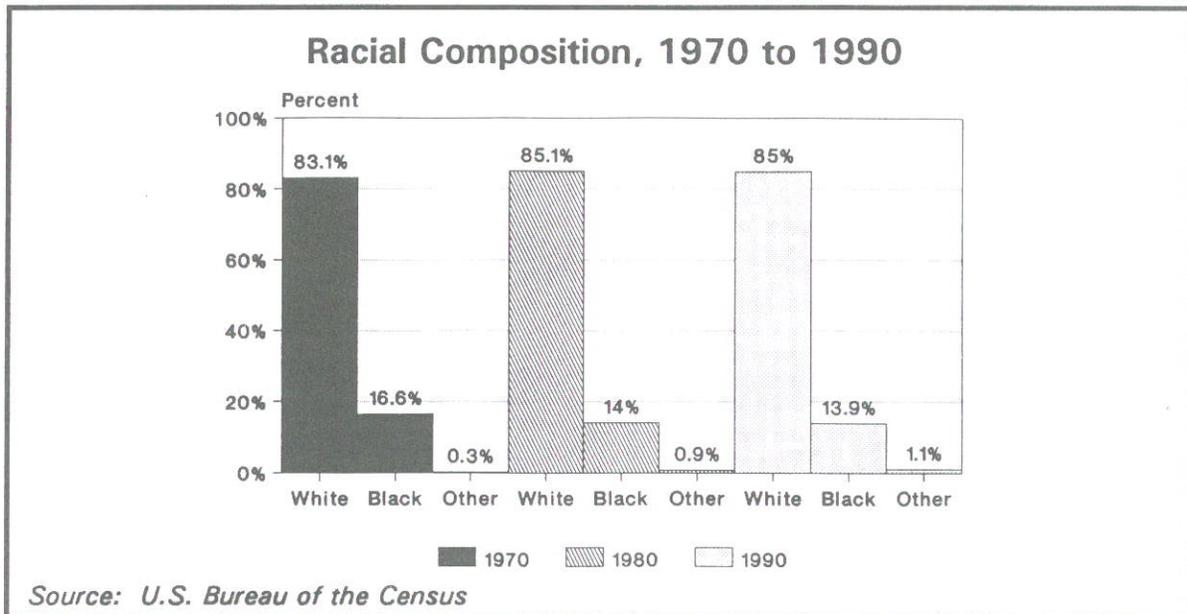
The rise in median age is reflected in the age data as it is broken down by various age brackets in Figure 9. The number of preschool age (under five years) and school age children (5 to 19 years) fell between 1980 and 1990. The 20 to 44 years and 45 to 65 years age groups increased

Figure 7

Population Projections, 1995 to 2015 Prattville, Alabama					
	1995	2000	2005	2010	2015
Method A	19,797	20,010	20,225	20,442	20,661
Method B	23,380	25,602	27,825	30,047	32,269
Method C	20,227	20,823	21,314	21,697	22,060
Average A, B & C	21,135	22,145	23,121	24,062	24,997

Source: Central Alabama Regional Planning and Development Commission, 1994

Figure 8



dramatically between 1980 and 1990 and became a higher percentage of the overall population. Part of this increase may be attributed to the normal aging of the population, while, a portion may also be due to the addition of many new subdivisions in Prattville during the past ten years. In addition to the increase in the work age population, the city has experienced an increase in the population that is 65 years and older.

income

The 1990 Census reports the median family income of Prattville residents as \$36,829, which represents a 78.2 percent increase over the 1980 median income of \$20,670. Much of the increase in income may be attributed to the rise in the consumer price index (inflation) between 1980 and 1990. A more reliable indicator of the actual rise in family income can be gained by adjusting the 1980 median income for the 59 percent rise in the consumer price

index. The adjusted 1980 median income is \$35,304; indicating that the median income still rose 4.3 percent. In 1990, Prattville's median family income remained higher than that of the nation, Alabama, and the Montgomery MSA, as seen in Figure 10.

As defined by the 1990 Census, the poverty level for a family of four is \$12,674. The percentage of Prattville's population below poverty level rose from 9.9 percent in 1980 to 11.3 percent in 1990, as seen in Figure 11. The rise in the percentage of the population below the poverty level mirrored the situation on the national level which experienced a rise from 11.7 percent to 12.8 during the same period. However, Prattville's situation is opposite the situation in Alabama and the Montgomery MSA which saw the percentage of their population below the poverty level decrease between 1980 and 1990.

Of the 2,215 persons in Prattville who are below poverty level, 62 percent are white and 38 percent are black. The percentage of the black population which is

Figure 9

Age of Population, 1970 to 1990

	1970	% of Total	1980	% of Total	1990	% of Total
Under 5 years	1,289	9.8	1,405	7.5	1,458	7.4
5 to 19 years	4,557	34.7	5,550	29.8	4,734	24.2
20 to 44 years	4,495	34.3	6,980	37.4	7,418	37.9
45 to 64 years	2,006	15.3	3,334	17.9	4,131	21.1
65 years and older	769	5.9	1,378	7.4	1,846	9.4
Total	13,116	100	18,647	100	19,587	100
Median Age	24.7		28		32.6	

Source: U.S. Bureau of the Census

Figure 10

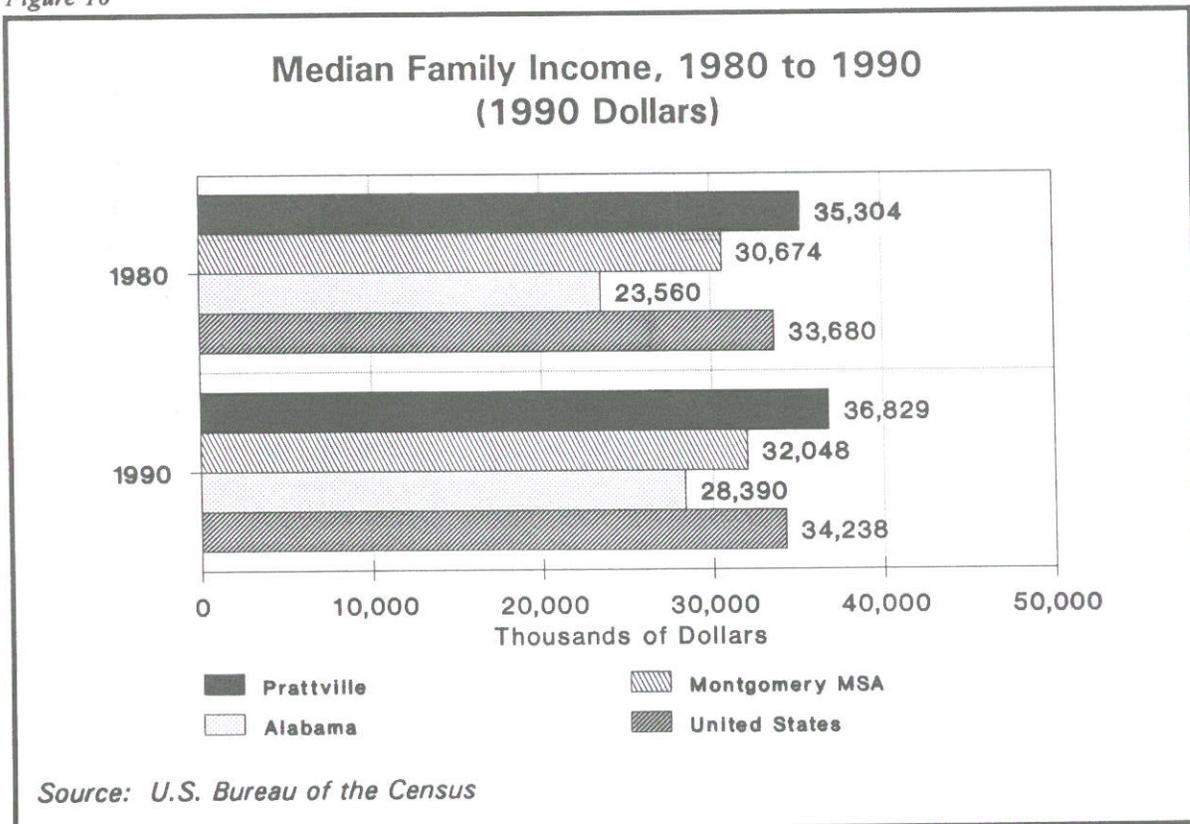


Figure 11

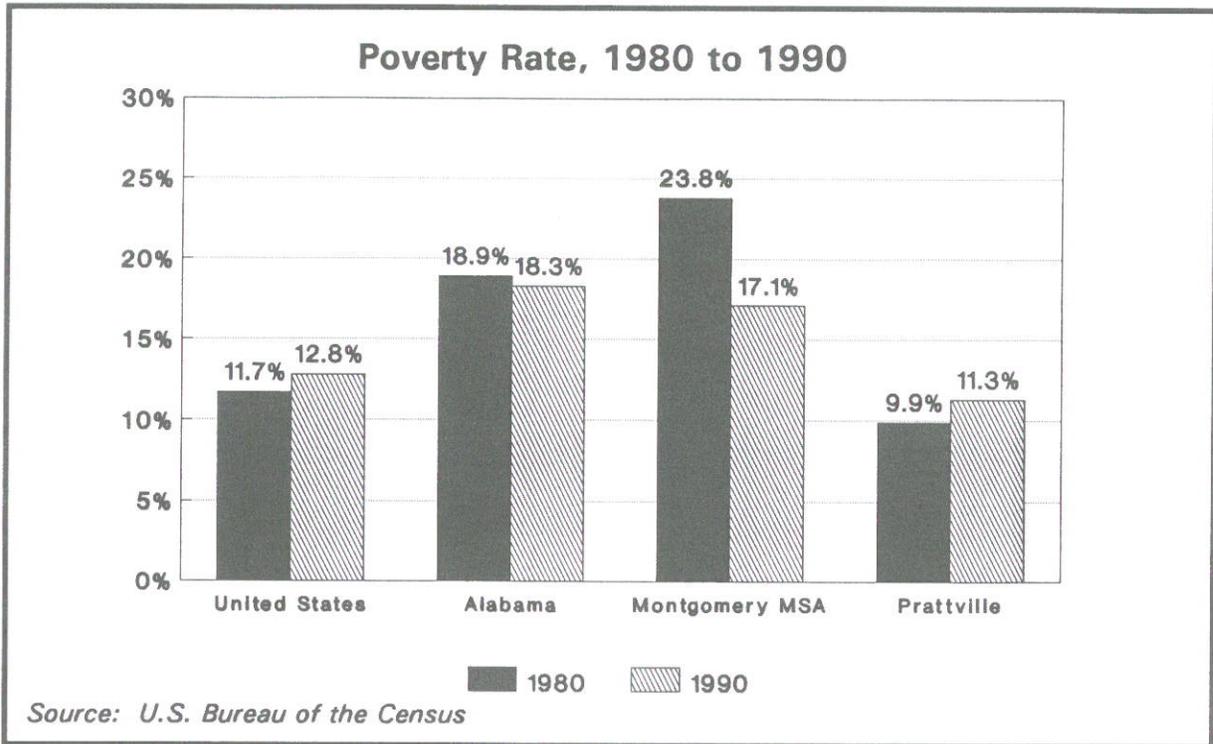
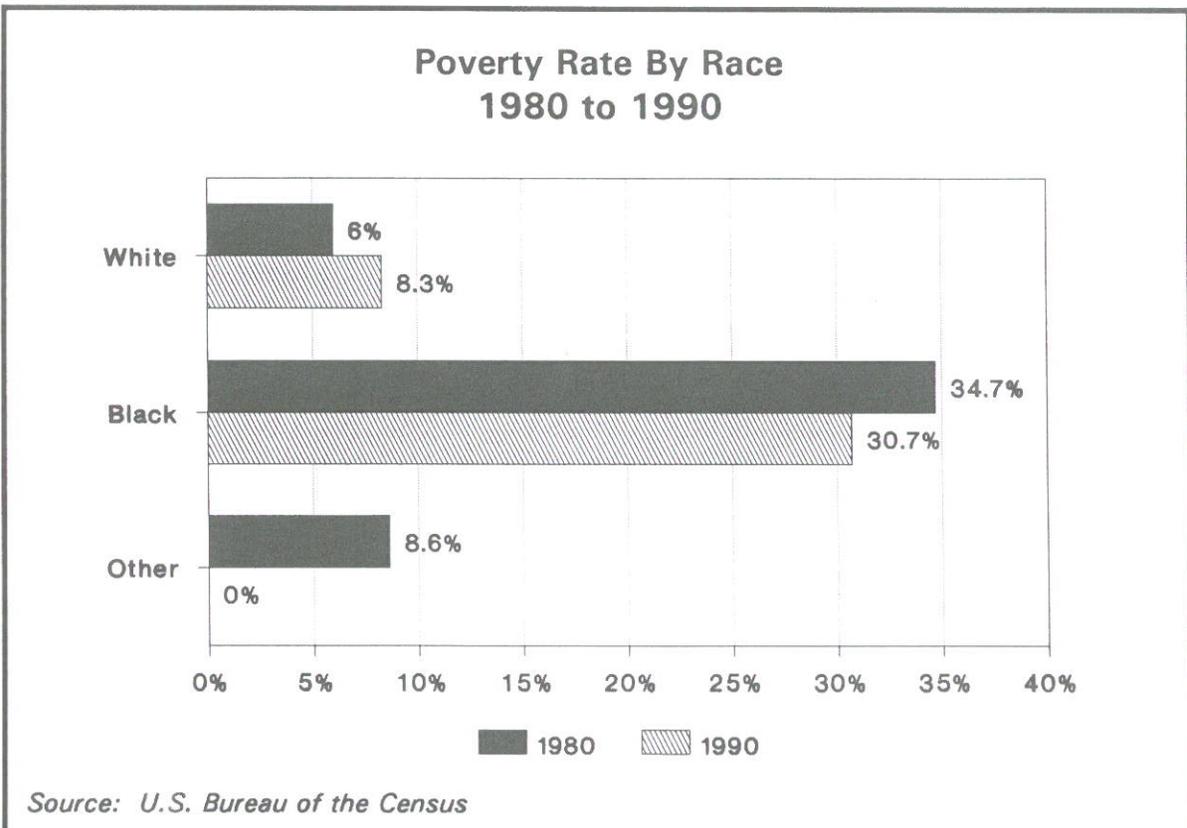


Figure 12



below poverty level at 30.7 percent, however, is much greater than the percentage of the white population which is below poverty level at 8.3 percent, as shown in Figure 12. Even so, Figure 12 indicates a positive trend between 1980 and 1990 as the percentage of the black population below poverty level dropped from 34.7 percent to 30.7 percent.

growth and development trends

An analysis of the past growth and development trends was completed using Census information and records obtained from the City of Prattville Planning Department. Residential building permits were analyzed for the period between fiscal years 1982 and 1992. Building permits for all types of new construction were analyzed for fiscal years 1992 and 1993. In general, Prattville has sustained a high degree of growth in residential single-family dwelling units since 1985; averaging 112 building permits per year. During 1992 and 1993, Prattville averaged 20 residential building permits per month. The last two years have also seen an average of 2 building permits per month for new commercial buildings.

residential development

Between 1980 and 1990 Censuses, the number of housing units in Prattville increased by 889 units from 6,259 to 7,148. During the same period, the vacancy rate remained near 5 percent. This figure indicates that the demand for housing in Prattville is relatively high and that

construction is keeping up with demand. An analysis of the records of the Prattville Planning Department for the fiscal years between 1982 and 1992 revealed that an average of 112 building permits were issued for new residential structures per year. As seen in Map 5, the majority of this development has taken place on the fringes of the existing developed areas of Prattville. In addition to new construction inside the city, many residential developments have been built adjacent to the existing city limits. The rapid pace of residential development in Prattville is expected to continue in the near future, judging by the number of sketch plans and preliminary plats that are being submitted to the Planning Commission at the present.

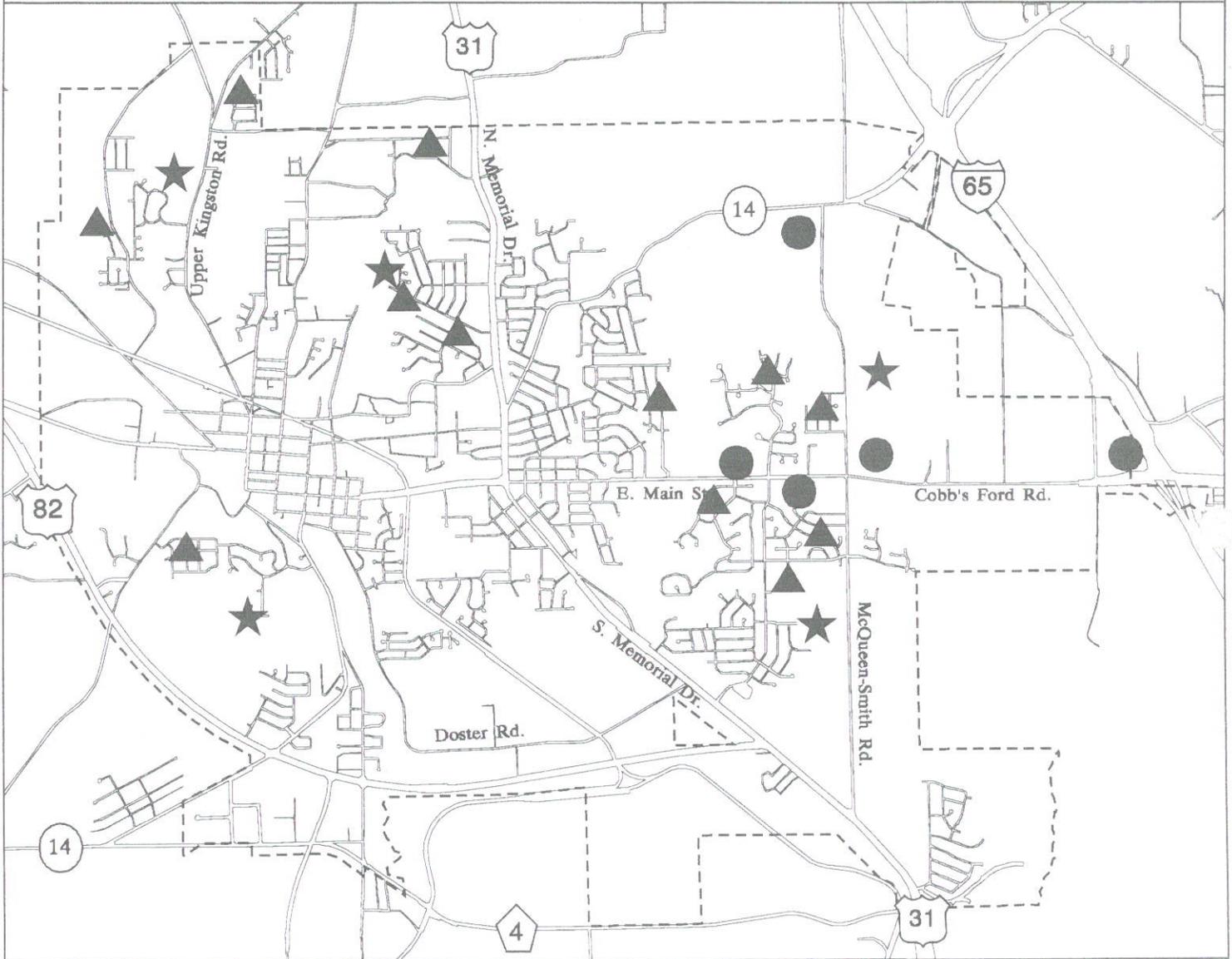
commercial and industrial development

The pace of commercial development in Prattville has been as rapid as the residential development. During 1992 and 1993, the Planning Department issued approximately twenty-four commercial building permits per year. The vast majority of this new commercial development is located near the more recent residential developments off East Main Street/Cobbs Ford Road, and adjacent to the Interstate 65/Cobb's Ford Road Interchange. The Planning Department staff expects the rate of new commercial development to continue in the near future.

According to the Prattville Chamber of Commerce, four new companies constructed buildings in Prattville between 1986 and 1994. During that eight year period, only one manufacturing industry in Prattville closed.

BUILDING PERMITS, 1992 AND 1993

Prattville, Alabama



LEGEND

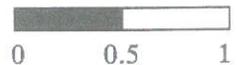
- New Commercial Permits
- ▲ New Residential Permits
- ★ Proposed Residential Development

Note:

Symbols represent concentrations of development as determined by issued building permits.



Miles



resources and facilities

A study was made of the existing resources and facilities that are available to Prattville residents. The items studied in this section improve the quality of life and attractiveness of Prattville as a place to live, work and play. Although many of these resources are considered necessities and are often taken for granted, most are not municipal services that are required to maintain the public health, safety and welfare. It is important to realize that in this study the adequacy of facilities and resources is based on existing population and conditions, and not based on expected growth or expansion. The location of each of these resources is shown on Map 6: Resources and Facilities.

health facilities

Included here are facilities and resources available for both preventive and recovery care. The importance of medical and health facilities should not be underestimated, particularly in a community which has a large population of retirees, senior citizens and children. Physician

services are often difficult to obtain for smaller cities and towns. Prattville is fortunate to have a network of local practitioners to provide primary care services, as well as a network of specialists who maintain part-time practice in the Prattville area and provide support care. A new medical complex is being developed at the intersection of McQueen Smith Road and Highway 14 which may attract even more physicians to Prattville. The concentration of physician services has the potential to further enhance Prattville's position as a regional center. Prattville's proximity to Montgomery is also advantageous to the provision of medical services, since specialized care that is often not available in smaller cities is available to Prattville residents within a thirty minute drive.

hospital facilities

The City of Prattville is served by the Autauga Medical Center, an acute care general hospital, which is located on Memorial Drive, between Wetumpka and Gillespie Streets. The hospital, which is

accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO), was founded in 1953 by two local physicians. The Autauga Medical Center is a member of the American Hospital Association and the Alabama Hospital Association. It is licensed by the Alabama State Health Department and is certified by the Department of Health and Human Services for participation in Medicare and Medicaid.

The Autauga Medical Center has 22 physicians on the active medical staff, along with a fully-trained staff to provide emergency room care 24 hours a day. Physician practices include family practice, gynecology, general surgery, internal medicine, and pediatrics. Autauga Medical Center is equipped with 85 medical and surgical beds, six ICU/CCU beds, two fully-equipped isolation rooms, three operating rooms, a five-bed recovery unit, a complete pharmacy, clinical and anatomical laboratories, and a cardiac telemetry step down unit. Services and programs provided by the hospital include: radiology, ultrasound, mammography, CAT scanning, nuclear medicine, outpatient surgery, electroencephalography (EEG), noninvasive cardiology, respiratory therapy, physical therapy, social services, an occupational medicine program, and diagnostic and therapeutic endoscopy.

Additionally, the Autauga Medical Center offers a Physicians Referral Clinic which allows many physician specialists from the surrounding area to see their Prattville patients on a regular basis. As of 1995, there are 16 physicians using this service with specialties in ophthalmology, otolaryngology (ear, nose and throat),

podiatry, obstetrics/gynecology, gastroenterology, orthopedic surgery, thoracic surgery, vascular surgery, urology and nephrology. To further extend their services beyond the hospital walls, the Autauga Medical Center operates a health clinic in Marbury. The Marbury Health Clinic is staffed by a nurse practitioner and a learning practitioner nurse (LPN) and receives regular visits by a physician. Care costs are based on a sliding fee scale which includes medicaid/medicare patients.

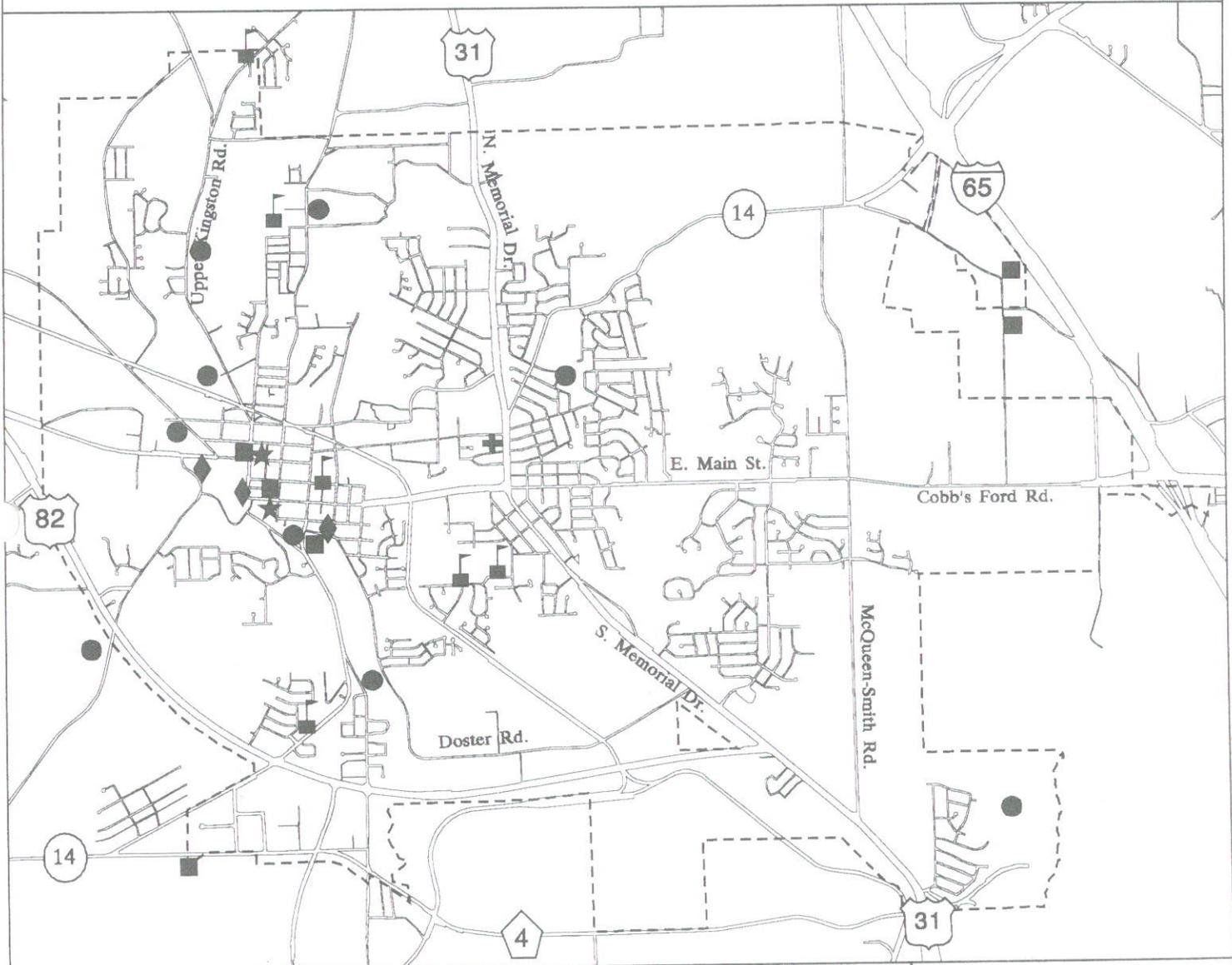
county health department

The Autauga County Health Department provides clinical services, home health services, record-keeping of vital events, and environmental services. Fees for clinical services are based on a sliding income scale, however, there are no specific income guidelines for home health services.

While the home health services do provide nursing and aid to home-bound patients, the clinical services are most related to the medical needs of Prattville residents. Included in the Health Department's clinical services are: maternity (prenatal) care, child health screenings, immunizations, family planning services (including the provision of contraceptives), the WIC (women, infants and children) program, hypertension screening, and disease control. The WIC program provides nutritional food to pregnant or lactating women and to children through the age of five. Disease control includes providing follow up care in the case of an outbreak of disease such as hepatitis or meningitis, and for sexually transmitted

RESOURCES AND FACILITIES

Prattville, Alabama

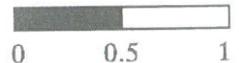


LEGEND

- ◆ Historical Site
- + Medical Facilities
- Parks
- ★ Protection Services
- Public Agencies
- ▮ School



Miles



diseases. The Health Department also provides follow up care for indigent patients in conjunction with a local physician.

nursing homes and assisted living

There are three domiciliaries and one nursing home located in Prattville. The Autauga Health Care Center, which is operated in conjunction with the Autauga Medical Center, is a 72-bed, skilled nursing home providing total care to residents. The nursing home, located on Wetumpka Street, maintains a waiting list with an average of 80 persons.

The three domiciliaries provide assisted-living in a homelike atmosphere. All combined, the domiciliaries can accommodate between 45 and 50 residents in apartments, private rooms or semiprivate rooms, and usually have a short waiting list. These facilities are privately owned and do not have income level restrictions. The domiciliaries provide residents with three meals per day and snacks, activities and programs, laundry and general upkeep.

Home health service is available to homebound patients through Caregivers Home Health Agency, Inc. This agency is authorized by the Department of Health and Human Services, the Medical Services Administration, and the State of Alabama to provide skilled nursing care to qualified Medicare and Medicaid patients, as well as to private patients who are referred by a physician. Fees for this service vary depending on services and supplies provided, medicaid and medicare qualifications, and private insurance coverage.

public safety

For purposes of this study, public safety refers to emergency services which include police and fire protection and ambulance service. All of these services are provided by the City of Prattville with a paid staff, as opposed to volunteer emergency systems which exist in some small cities.

police protection

The City of Prattville operates a 72-person police department to provide complete and comprehensive protection services to residents within the city's police jurisdiction. The Alabama River marks the southern boundary of Prattville's police jurisdiction. In all other directions, the police jurisdiction is three miles from Prattville's corporate boundary. One exception to this is to the east where Prattville's and Millbrook's jurisdictions overlap. In areas where this occurs, the police jurisdiction boundary is drawn at the halfway point between the two cities. The police department is comprised of 46 sworn police officers, five full-time support personnel, nine investigative personnel, and 12 part-time school patrol personnel. Police services are operated out of one central office located in City Hall on Main Street.

The police department utilizes a fleet of 20 black and white marked cars, eight unmarked cars, one dog warden truck, and five motorcycles. The city is divided into four districts, with one patrol unit covering two districts under normal conditions. In unusual circumstances, such as Halloween, bad weather, or localized crime, patrol coverage is increased. Response time to police calls averages two minutes or less.

An average of six to eight persons are detained in the Prattville city jail on a daily basis. The city jail is maintained by the police department and has separate facilities for males and females. There are eight cells with a total of 16 beds for males, and three cells with a total of six beds for females. The jail also has four beds for trustees. Juveniles are not held in the city jail, but instead, are transported to either the Selma or Birmingham youth facilities.

During the first ten months of 1993, the police department received an average of 46.9 calls per day, however, less than half of the calls received were filed as reports. This is a 6 percent increase over the average of 44.24 calls per day in 1992. Between 1987 and 1993, the number of police calls increased between 4 and 13 percent each year, with the exception of between 1990 and 1991 when there was a 2 percent decrease. The most common crimes reported are vandalism and third degree theft, which would be something similar to shoplifting with a value of less than \$200.

Compared to state-wide statistics from 1988 to 1992, Prattville has fared better in nearly every category. The Prattville Police Department has had a higher crime clearance rate (i.e., crimes solved) in all categories than the state average since 1988. Although Prattville is a relatively low crime area, statistics from 1984 through 1992 report a significant increase in the number of assault, burglary and larceny crimes. According to the police department, a large part of the crime that occurs in Prattville is not committed by Prattville residents, but is committed, instead, by visitors to the area, most notably from Montgomery.

fire protection and ambulance service

The City of Prattville employs 42 persons to provide fire protection and ambulance service. Of those employed, 6 persons are in administrative/staff positions and 36 persons are cross-trained as fire fighters and emergency medical technicians. A portion of the personnel is trained to serve on three specialty teams, as well. These specialty teams include a dive rescue team, a rope rescue team and a hazmat (hazard materials) team. Full fire protection and ambulance service are provided to residents within the city limits and police jurisdiction. The department has also contracted with Autauga County to provide ambulance service to the entire county. The area served by the fire department encompasses 23 square miles within the City of Prattville and 599 square miles within Autauga County. The total population served is approximately 38,000 persons, which may be categorized as 23,000 persons within the city limits, 6,000 persons within the police jurisdiction and 9,000 persons in the county.

Each shift of the fire department operates with two trucks manned with three persons each, one ambulance with two persons, and one command vehicle with two persons. To provide fire and ambulance service, the fire department maintains a fleet of vehicles and equipment which includes: four fire engines dating from 1974 to 1989, one of which is a pumper and one of which is a tanker/pumper; three rescue units which are 1987, 1990, and 1992 Ford Modulares; five staff vehicles dating from 1984 to 1990; and one support vehicle

which is a 1985 Ford Modular used for the hazmat team or for utility purposes.

The fire department is manned from two fire stations: one located at the intersection of East Main Street and Highway 31; and, one located at the intersection of Court Street and West Fourth Street. Response time for fire protection from one of these locations to a site within the city limits or police jurisdiction was an average of 3.89 minutes in 1992. Average response time for emergency medical service in the city, police jurisdiction, or county was 6.1 minutes. Prattville has a fire insurance rating of four on a scale between one and ten with one being the best rating. Prattville's fire insurance rating is slightly better than average for a city of its size. Fire insurance ratings in the police jurisdiction vary depending on location and surroundings, but average around six.

In 1992, the Prattville Fire Department responded to 3,500 calls. Of this total, approximately 23 percent of the responses were for fire protection and 77 percent of the responses were for emergency medical service. In a five-year comparison, the number of runs made by the fire department increased 30 percent from 2,438 in 1988 to 3,500 in 1992. The greatest increase during that time was an 18 percent increase between 1990 and 1991. Because of the increase in the number of calls for service, the fire department is beginning to have occasional problems with manpower and equipment shortages. The fire department is also in a position to begin replacing some major equipment, such as the pumper trucks which are twenty years old.

cultural resources

Prattville has a number of cultural resources which make life more enjoyable for residents because of their entertainment, enrichment, or informative value. While these resources are not essential to the daily life of a resident, it is often these amenities which are the deciding factors in choosing a place to live.

communications

Phone service in the Prattville area is provided to more than 15,000 customers by South Central Bell. Of the total customers, approximately 12,600 are residential lines and approximately 2,500 are business lines. Prattville residents have access to every long-distance carrier that chooses to offer service in Alabama. Custom-calling services are available in the area, as well as MemoryCall which is not available in many other small cities.

Prattville news and events are covered by two newspapers: The Prattville Progress and the Montgomery Advertiser. The Prattville Progress is published twice weekly and has a circulation of 5,700. Established in the late 1800's, the Progress covers local news, sports, and schools, and includes a lifestyles section. The Prattville Progress also publishes The Autauga Times once a week for non-subscribers. The Autauga Times has a circulation of 5,300. The Montgomery Advertiser covers local events in Prattville as well. Along with the local newspapers, residents are able to keep up with municipal happenings through a quarterly newsletter published by the City Council.

One local radio station, WXXF 95.1 FM, is located in Prattville. The 50,000 watt station covers the Montgomery metropolitan area of Autauga, Elmore and Montgomery Counties. The station's signal can be received in 13 other surrounding counties as well. Besides providing the regular radio programs, WXXF airs public service announcements; is an emergency broadcast station; and conducts station tours for cub scouts, girl scouts, and school children. The station also provides educational internships for young adults interested in a career in broadcasting, as long as the internship is part of a formal educational program.

There are no local television stations in Prattville. Network and independent channels are available from nearby Montgomery stations. Cable television is provided by TCI Cable Company.

postal service

Prattville is served by a first class post office located on West Main Street in the downtown area. Employed by this post office are 30 full time persons and 20 part time persons. A full service facility, the Prattville post office offers rural and city mail delivery, post office box rental and delivery, window service, express mail and priority mail. Hours of operation are 8:30 a.m. to 5:00 p.m. on Monday through Friday and 8:30 a.m. to 12:30 p.m. on Saturday. Because of the substantial growth of Prattville in recent years, the current post office is now faced with space constraints which are likely to get worse with continued growth of the city. The solution to this problem will probably be the construction of a new and larger facility.

library services

Library services are provided by the Autauga Prattville Public Library which is funded primarily by the City of Prattville and Autauga County, but also receives some aid from the State of Alabama. The library receives additional financial support through the Friends of the Library Group which organizes fund-raising drives and special projects. The Autauga Prattville Public Library operates a main office located on Doster Street in Prattville, and three branch offices located in Autaugaville, Billingsley and Marbury.

Employing seven full-time persons and nine part-time persons, the Autauga Prattville Public Library maintains full operation in the main office with hours from 9:00 a.m. to 9:00 p.m. on Monday, Tuesday and Thursday and from 9:00 a.m. to 5:00 p.m. on Wednesday, Friday and Saturday. The branch offices are operated on a part-time basis, generally being open between 16 and 20 hours per week, depending on the branch. On an annual basis the library has an average of 18,701 patrons, with a circulation of around 111,049.

Current holdings in the Autauga Prattville Public Library, as of December 1993, total 78,528 volumes. According to the "Standards for Alabama Public Libraries," adopted in April 1982 by the Public Library Division of the Alabama Library Association, a public library should have 3.5 books per person in a community with a population between 10,000 and 49,999. Using Prattville's 1990 population of 19,816, the library should have at least 69,356 holdings. Using the 1990 population

of Autauga County of 34,222, the library should have at least 119,777, or an additional 41,429 volumes.

Since the Autauga Prattville Library operates the county branches on a part-time basis, it is safe to say that the number of estimated volumes needed to serve the entire county is high and should be adjusted. Using half the population of the county, excluding Prattville, the library should have 25,211 volumes. Adding this amount to the number of volumes necessary to serve the Prattville population arrives at a number of 94,567. Translated, the Autauga Prattville Public Library needs an estimated additional 16,039 volumes to adequately serve its population.

Adding the needed books to the library's current holdings presents another set of problems. In its present location, the main branch already needs additional shelving for books, however, there is no room in the building for additional shelves. Along with expansion, the present building is also in need of several major repairs.

The Autauga Prattville Public Library offers a variety of services along with book circulation. During the school year, the library offers a story hour for young children one morning a week, as well as offering special programs, movies and tours for school children. During the summer the library offers a summer reading program for children in kindergarten through sixth grade. Other programs provided by the library include classes for disabled persons, periodic adult programs, homebound services, books-by-mail, and outreach programs to nursing homes and senior centers. The library also donates books to prisons.

attractions and recreation

The only two sites in Autauga County listed on the National Register of Historic Places are located in Prattville and just outside the corporate boundary. These attractions are the Daniel Pratt Historic District and Buena Vista. The Daniel Pratt Historic District is comprised of 224 structures located within the general boundaries of Northington Street, First Street, Sixth Street, Bridge Street and Court Street, and encompasses the present downtown area. The historic district is the original town which was a manufacturing village laid out on the grid pattern of a traditional New England village. Notable structures within the district include the Daniel Pratt Gin Company, Gurney Manufacturing Company, the Autauga County Courthouse, a collection of commercial buildings in the central business district, and a collection of Victorian homes located on Washington and Chestnut Streets. Although they were built several years after Prattville was founded, the Methodist Church (1912) and St. Mark's Episcopal Church (1909) are in keeping with the historical character of the area.

Buena Vista, originally known as the Montgomery-Jones-Whittaker House, is an antebellum mansion located just south of Prattville on Autauga County Road 4. The three-story white clapboard house was built in 1821 and is among the earliest examples of an elegant plantation style home in the entire Central Alabama region. In excellent condition, the mansion is now open for tours by prior arrangement and is used for social functions.

Just because the Daniel Pratt Historic District and Buena Vista are the only sites listed on the National Register of Historic Places does not mean that Prattville is not rich in historical resources. Other historic homes include the Pope-Golson Mansion, the Davis Home, the George Walthall Home and the Montgomery-Dominick home. Each of these homes can be dated to the mid-1800's. Other notable historic sites in Prattville or the surrounding area include the Pratt Family Cemetery, the Washington community which was the first seat of Autauga County, and the Old Kingston community which was the second seat of the county but is now deserted. Much of Prattville's history is on display at the Prattaugen Museum located near City Hall.

Recreational facilities are available through a system of municipal parks which are located throughout the city. The City of Prattville Parks and Recreation Department operates and maintains a total of 12 parks encompassing a combined area of approximately 138 acres. Each of the parks has different characteristics and features. Located at Pratt Park are an olympic size swimming pool, pavilions, barbecue pits, fishing ponds, tot lots, and an entrance to the Autauga Creek Canoe Trail. The Parks and Recreation Department also maintains a 2 acre parcel for exiting the Autauga Creek Canoe Trail. Wilderness Park, on Upper Kingston Road, is unique to anything else in the area. It features 26 acres of winding

nature trails which are highlighted by more than 10 acres of oriental bamboos. The recreational park system also features seven lighted baseball fields, a four-field softball complex, and nine neighborhood parks.

Along with the park facilities, the Prattville Parks and Recreation Department offers programs and activities for children of all ages, adults and seniors. Programs include organized sports for all ages, fitness classes and walking clubs, and social events. Many of these activities are held at Doster Memorial Community Center located adjacent to Pratt Park.

There are many recreational resources to be found in the area surrounding Prattville as well. The Alabama River and Cooter's Pond, located south of the city, provide fishing and boating, as do nearby Lake Martin and Lake Jordan. Located to the west and north of Prattville are two divisions of the Talladega National Forest and the Tuskegee National Forest is located to the east. Prattville's close proximity to Montgomery also gives residents many opportunities for entertainment and cultural enrichment not found in most small cities.

Besides historic attractions and recreational features, most of which are open all year long, Prattville has several recurring annual events in which residents can participate or attend. Most of these events are sponsored by the Prattville Chamber of Commerce or another civic organization.

inventory and analysis of conditions

Data was gathered on the physical and structural conditions of Prattville as they currently exist. This inventory of information was made so that it is possible to understand what the conditions are for development. After all the conditions were inventoried, an analysis was made to determine which conditions were "good conditions" and which were "bad conditions". The inventory and analysis of conditions provide strong indicators of development trends.

physical conditions

Physical conditions which were inventoried include vegetation, hydrology, soils, geology, slope and elevation. These features are unique in that they are inherent to the land. In other words, they come with the land and cannot be easily changed. For this reason, these features are primary factors in planning and development decisions. Shown on Map 7 is a composite of the existing physical conditions. Detailed explanations of each of the physical conditions, along with individual maps, may be found in Appendix C.

vegetation

Large sections of dense vegetation exist sporadically throughout Prattville. The most common areas are along creeks and streams and in steep, hilly areas. The most notable areas include: along Pine Creek and its tributaries; around Cooter's Pond and associated tributaries in the southeast section of the city; the Gin Shop Hill area south of Autauga Creek in the southwest part of the city; and, in the northwest part of the city along Breakfast Creek and a small tributary of Autauga Creek. Smaller areas of dense vegetation exist in other areas of Prattville without the presence of surface water or hills. There is no rhyme or reason to the location of these smaller areas, as they are present in all parts of the city.

Areas with a lack of dense vegetation do, however, follow a logical pattern. It is these areas that most often are the highly developed parts of Prattville, particularly on the west side of the city. Other areas without vegetation, or with only residential tree and grass vegetation, are located in the downtown area, around

the Prattmont area, and in the Silver Hills subdivision. The exception to this is the area east of McQueen Smith Road where there are few densely forested areas. Land uses in this area are generally not of an urban (highly developed) type, but instead are more agricultural in nature, or simply undeveloped grassland. Much of the land in the eastern part of Prattville was formerly used for growing cotton.

hydrology

There are no major rivers in Prattville, however, the Alabama River lies just south of the city. Even so, there are quite a number of creeks and ponds in Prattville, as well as Cooter's Pond which lies just outside of the southeast corporate boundary. Surface water in Prattville flows in a primarily north-south pattern. The three major creeks are Autauga Creek, Pine Creek and Fay Branch. Autauga Creek, by far the largest of the three, is located in the southwest portion of the city and has two main tributaries flowing from the northwestern part of Prattville. One of the Autauga Creek tributaries is Breakfast Creek, which lies between Upper Kingston and Lower Kingston Roads. Another major creek is Pine Creek, which is located in central Prattville between Memorial Drive (U.S. Highway 31) and McQueen Smith Road. Pine Creek has several smaller tributaries which flow into a number of small ponds. Fay Branch is located in the southeast portion of the city near Cooter's Pond.

Floodplains exist along both Autauga Creek and Pine Creek. The floodplain along Autauga Creek is quite

expansive and encompasses most of the downtown area. One possible reason for this is that when Daniel Pratt settled the area, one of the things he was looking for was a good source of water. As the Pratt industry was developed on the banks of Autauga Creek, the rest of the town developed close by -- and, unfortunately, in the floodplain. Today, there is a levee to protect downtown from floods. The floodplain surrounding Pine Creek, on the other hand, is fairly narrow and encompasses very little developed land. This floodplain does, however, stretch from the southern corporate boundary to the northern boundary.

Water in Prattville generally drains into one of four primary basins. The ridgelines between the basins lie along Gin Shop Hill southwest of Autauga Creek, between Autauga Creek and Pine Creek, south of Interstate 65 to the northeast, and between Pine Creek and Fay Branch. Wetlands were determined as soils which have hydric characteristics. In Prattville, a large portion of these soils are located along Autauga Creek, Pine Creek and Fay Branch, although the wetlands do not necessarily coincide with the floodplains. Other wetlands are located mostly in the southern half of the city in a sporadic fashion, primarily between Pine Creek and Fay Branch, and near the southwest corporate boundaries south of Highway 82.

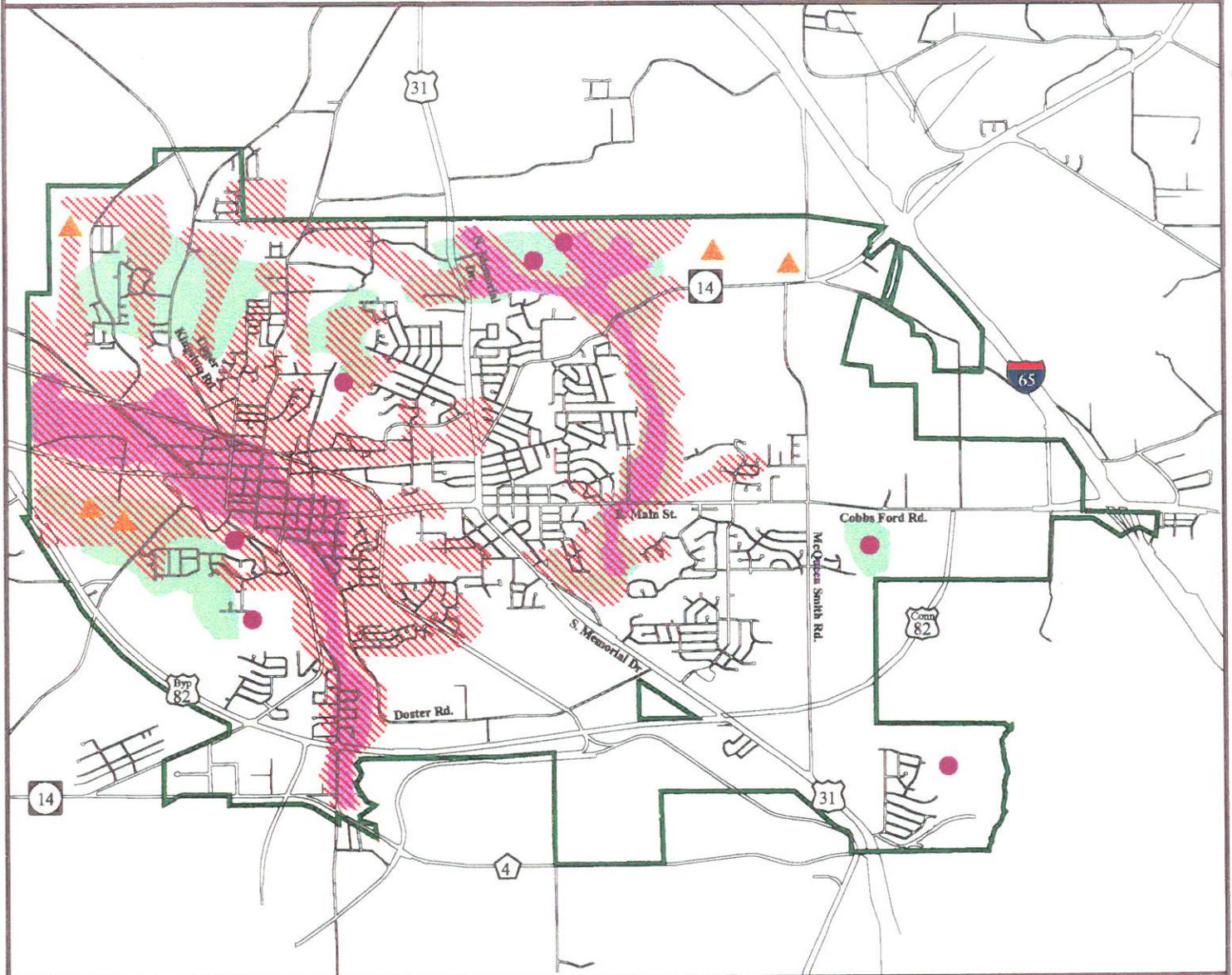
soils

Soils were grouped based on their suitability for, or limitations to, development. The original part of Prattville along Autauga Creek is built on soils which

Map 7

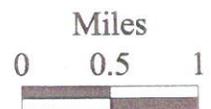
COMPOSITE OF PHYSICAL CONDITIONS

Prattville, Alabama



LEGEND

- Severe Slope
- ▲ High Elevation
- ▨ Moderate to Severe Soils
- ▨ Flood Plain
- Vegetation



are not suitable for development due to wetness, floods, and steep slopes. The great majority of the soils in this western half of Prattville have either moderate to severe limitations or severe limitations to development. Likewise, in the eastern half of Prattville, those soils which surround Pine Creek and Fay Branch tend to have moderate to severe or severe limitations as well. They are not, however, as extensive in size as those soil group areas around Autauga Creek.

Those areas which are most suitable for development include the Prattmont area, Crestview Heights, Woodland Heights, North Crestview, Camelia Estates, Overlook Subdivision, and most of the Elmore County portion of Cobbs Ford Road. Soil groups with slight to moderate limitations or moderate limitations tend to be small in size and are found sporadically throughout the city. There is, however, a fairly large concentration of soils with moderate limitations located in the southeast portion of the city near Fay Branch.

geology

The entire city of Prattville lies within the Coastal Plain Physiographic Province which covers all of southern Alabama and a portion of northwestern Alabama. There are three geological formations present in Prattville which are: the Holocene Series - Qalt, the Pleistocene Series - Qt, and the Upper Series Eutaw formation - Ke. The Holocene Series appears to be primarily linear in shape and is present along Autauga Creek in the downtown area, surrounding the intersection of U.S. Highway 82 and Selma

Highway, and in the southeastern corner of the city near Cooter's Pond. The Pleistocene Series appears in large unrelated and undefined formations in all parts of the city. Areas of Prattville which lie in the Pleistocene Series include the Prattmont intersection, the central western portion of Gin Shop Hill, the northern part of the Silver Hills subdivision, the area surrounding the intersection of Cobbs Ford Road and Interstate 65 and stretches southwest to Highway 31, north and south of Highway 14 near McQueen Smith Road, and in the northwest quadrant around Upper Kingston and Chestnut Streets.

It is fairly apparent that the Holocene and Pleistocene Series were the earlier formations and that the Eutaw Formation occurred much later wrapping around and covering portions of what already existed. For this reason, the Eutaw Formation seems to be almost a filler-type formation covering the majority of Prattville.

slope

Slope is the degree of steepness of land. Although there is often a correlation between slope and elevation, there is not a direct relationship. For purposes of this plan, slopes have been categorized in groups from 0 to 5 percent, 6 to 10 percent, 11 to 15 percent, 16 to 20 percent, and more than 20 percent. Those areas with a slope between 0 to 15 percent are fairly suitable for development, although slopes between 10 and 15 percent start increasing the cost of development. Slopes between 15 and 20 percent are even more costly and a slope of more than 20 percent becomes cost-prohibitive to develop.

The steepest slopes in Prattville, more than 15 percent, are found generally in the Gin Shop Hill area, along creek and stream beds, and along the southern portion of the railroad tracks. The exception to this is the northern side of Autauga Creek in the downtown area where the land is basically flat. In the northwest quadrant of Prattville, slopes of 5 to 10 percent and 11 to 15 percent are prevalent. Relatively flat areas in Prattville, with slopes of 0 to 5 percent, include the downtown area, the area east of Memorial Drive and north of East Main Street, south of Gin Shop Hill, and with some exceptions along Fay Branch, the area east of Pine Creek.

elevation

The elevation of Prattville ranges from a low point of 150 feet above sea level near Cooter's Pond to a high point of 470 feet above sea level on Gin Shop Hill. The majority of the city is between 300 feet and 400 feet above sea level. The lowest areas of Prattville, between 100 and 200 feet in elevation are found along Autauga Creek, in the downtown area, and along the southern portion of Fay Branch. The highest elevations, 400 feet and above, are located on Gin Shop Hill, in the northeast and northwest corners of the city, and in a small area just north of Cobbs Ford Parkway in the eastern section of Prattville. The central part of Prattville, both east and west of Memorial Drive, and the Silver Hills subdivision are between 300 feet and 400 feet in elevation, while the area immediately adjacent to Pine Creek and north of Cooter's Pond is between 200 feet and 300 feet in elevation.

structural conditions

The inventory of structural conditions includes those elements which have been built upon, or enforced upon, the land. In other words, they are not inherent to the land. Included in this inventory are circulation routes, utility services, land ownership, existing land uses, and zoning.

circulation and accessibility

Although circulation will be studied in more detail in the Transportation Element of the plan, it is important to note some preliminary circulation patterns here, as well as the city's access to other areas. Regional access to and from Prattville, includes Interstate 65 which runs north to Birmingham and south to Montgomery. Prattville also has access from several federal and state highways including: U.S. Highway 31 also to Montgomery and Birmingham, U.S. Highway 82 to Tuscaloosa, and State Highway 14 to Wetumpka and Selma.

Prattville has approximately 150 miles of paved roads and 8 miles of unpaved roads. With the exception of federal highways and state highways, the City of Prattville maintains all streets within the corporate boundaries. Primary circulation routes within Prattville include Cobbs Ford Road-Main Street, Memorial Drive, Highway 14 - Selma Highway, McQueen Smith Road, and Fourth Street. Heavy secondary interior traffic occurs on Sheila Boulevard, Upper Kingston Road, Chestnut Street, Wetumpka Street and Doster Road.

There is very little bicycle and

pedestrian transportation in Prattville, as is evidenced by the lack of sidewalks and bicycle paths throughout the city.

utility services

Utility services available to Prattville residents include water, power, gas, sanitary sewer, and sanitation. These services are provided either by the City of Prattville, independent authorities, or private companies. In the following section, each of the utility services will be discussed in terms of current service and total capacity levels. Areas which have deficient utility services are shown on Map 8.

Water is provided by the Prattville Water Works Board which, as of October 1994, served 8,694 customers within the city limits. Of the total number of customers, 7,925 were residential customers and 769 were commercial customers. Water is available to all Prattville residents, however, the Allenville Road area is in need of larger lines. This is the only area in the city which has deficient water service.

The water supply source is a system of wells located throughout the service area. Currently, 13 of the 16 wells are being utilized to produce 8.15 million gallons per day (GPD). The Water Works Board uses eight tanks and reservoirs located throughout the system for water storage. An inventory of water storage facilities includes one tank with a 150,000 gallon capacity, one tank with a 500,000 gallon capacity, three reservoirs each with a 500,000 gallon capacity, one reservoir with a 735,000 gallon capacity, one reservoir with a 1.0 million gallon capacity, and one reservoir with a 3.5 million gallon capacity.

Total storage capacity is close to 7.4 million gallons. The current production capability and storage is quite sufficient to meet the existing needs of Prattville residents.

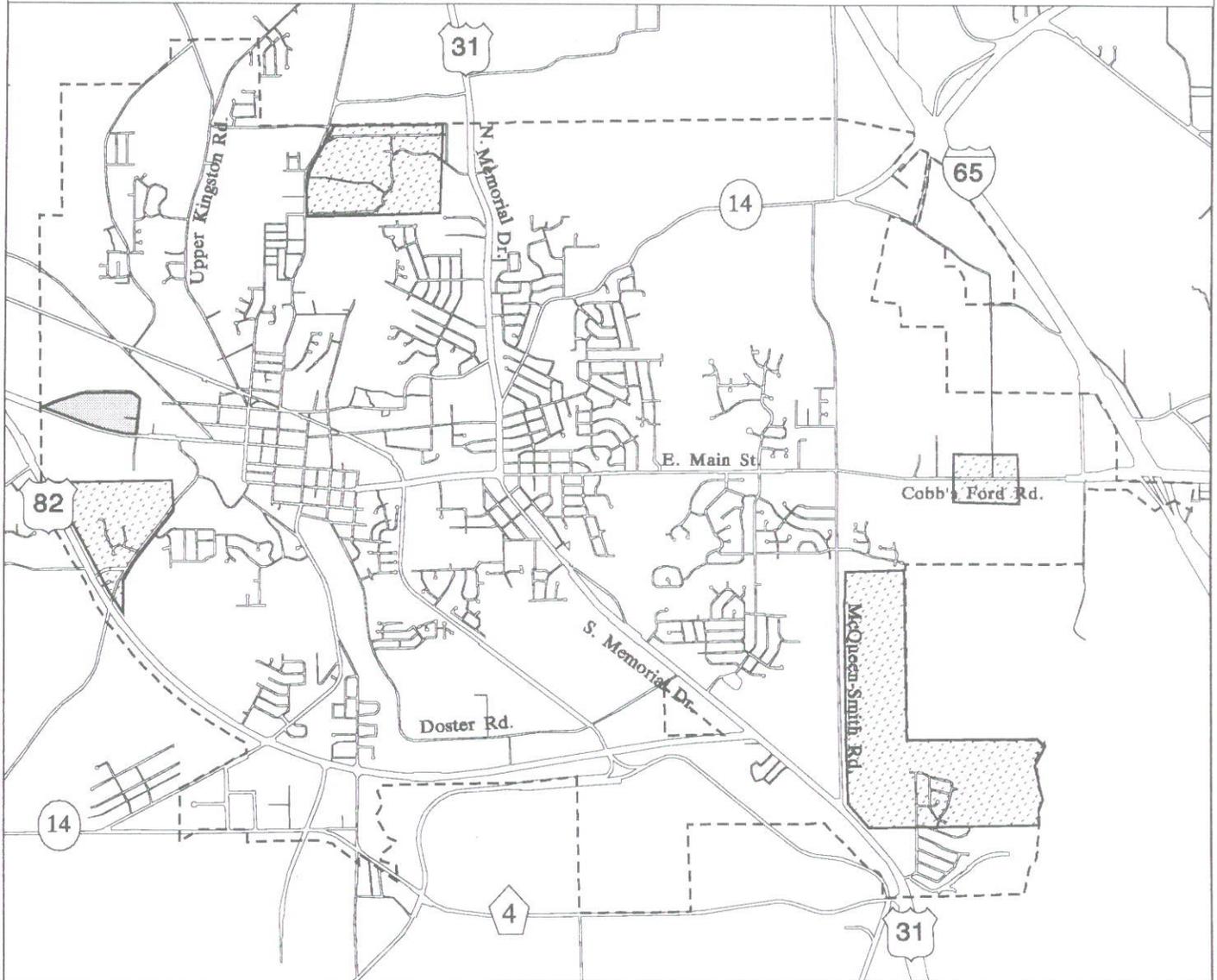
Although the demand for water varies with the time of day, weather, and seasonal changes, the average current demand is 3.25 million gallons per day. During 1993, the peak demand was 4.80 million gallons per day; and, peak demand between 1988 and 1993 was 5.75 million gallons per day.

Although the City of Prattville provides both the actual sanitation and sewer services, they contract with the Water Works Board for billing. According to the Water Works Board billing records as of December 1993, the City provides sewer service to 7,203 customers and sanitation service to 7,561 customers. The City operates two wastewater treatment plants, one of which is located south of the city on Autauga County Road 4 and the other is located off of U.S. Highway 31 near the Cooter's Pond area. The wastewater treatment plants have a combined capacity of 7 million gallons per day, which is sufficient to meet the current treatment needs of 3.5 million gallons per day.

The City of Prattville makes sanitation services available to all residents. While garbage and trash pick-up are available to all residences and to some smaller commercial sites, most of the larger commercial enterprises contract with private waste disposal companies for sanitation service. Prattville residents generate approximately 35 tons of domestic household waste per day. To provide sanitation services, the City maintains a staff of 19 sanitation employees and three landfill employees, utilizing four packer (garbage)

DEFICIENT UTILITY SERVICE AREAS

Prattville, Alabama



LEGEND



Deficient Sewer



Deficient Water



Miles



trucks, five boomloader (trash) trucks and one leaf machine. At one time, the City operated a 24-acre landfill for solid waste disposal purposes, however, the landfill was closed by May of 1994, incurring an additional cost of approximately \$300,000. Rather than build a new landfill immediately, the City built a transfer station so that solid waste may be transported to a landfill in another city. Even so, the City will still be able to use the present landfill for inert materials for a period of time.

Alabama Power Company provides electricity to Prattville and the great majority of the surrounding area. Those portions of the surrounding area which are not served by Alabama Power are served by the Central Alabama Cooperative. Prattville is served via a transmission line along Cobbs Ford Road from Interstate 65 to a substation located between Geneva and Virginia Streets, and a transmission line from the south along Autauga Creek to a switching and substation site located at the intersection of U.S. Highway 82 and Washington Ferry Road. Feeder lines connect these two substations, along with a third substation located near the intersection of Fourth Street and Court Street. The third substation is serviced by a feeder line from the Vida substation and is used to provide power only to downtown industry.

As of December 1993, Alabama Power provides electricity to 10,100 customers in the Prattville and Autaugaville area. It is estimated that about 1,000 of these are commercial (business) customers. The existing facilities are capable of meeting the current power needs of all Prattville residents and new lines are provided or extended on an as needed basis. As of

1993, the substations are operating between 85 and 87 percent of capacity during the summer which is the peak period. To provide additional power capabilities, Alabama Power has plans to build a fourth substation on McQueen Smith Road at some point during the next two years.

Gas service is provided by Alabama Gas Corporation who is the only supplier of natural gas in the area. As of December 1993, Alabama Gas served 7,800 customers in the Prattville area. Service is available to all parts of the city and there are no areas which currently have deficient facilities.

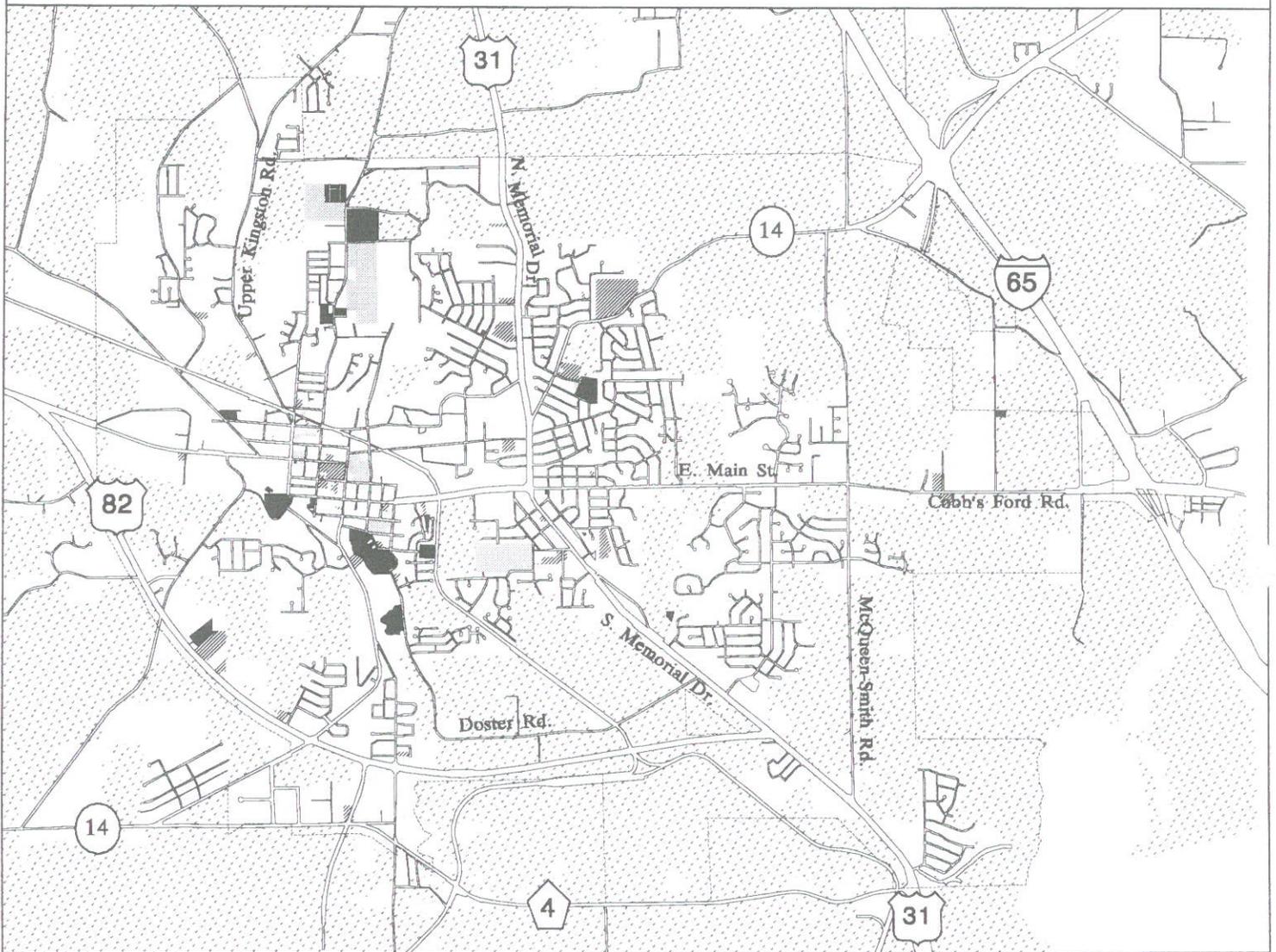
land ownership

The inventory of property owners is based on information available on Autauga County tax maps. The results of this survey are shown on Map 9. Most of the land in Prattville, at approximately 6,992 acres or 51 percent, is owned by private individuals or businesses in parcels less than 20 acres in size. There is, however, a large proportion of property, at approximately 6,330 acres (47 percent), that is owned by private individuals or companies and is 20 acres or larger in size. This is especially true in East Prattville.

Other individual landholders which were inventoried include the City of Prattville, Autauga County, and Alabama Power. Although each of these entities owns several parcels, the total acreage does not amount to very much: the City of Prattville owns approximately 117 acres and Autauga County owns approximately 139 acres. Most of the land owned by the City of Prattville is used for municipal purposes such as parks and utilities, while land owned

LAND OWNERSHIP

Prattville, Alabama

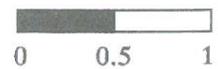


LEGEND

-  City of Prattville
-  Autauga County
-  Semi-Private (Primarily Churches)
-  Private - Larger than 20 Acres
-  Private - Less than 20 Acres



Miles



by Autauga County is primarily used for schools or floodplain protection. The amount of land owned by Alabama Power within the corporate boundaries, at one acre, is negligible.

It is also interesting to note the property which is identified as semi-private. Most of this type of land is owned by churches or other public organizations. Although most of these parcels are small in size, there are quite a few of them located in various parts of the city.

existing land use

Existing land uses were determined through a windshield survey conducted by the Central Alabama Regional Planning and Development Commission and the Prattville Planning Department, and are shown on Map 10. Surprisingly, a major portion of the land within the corporate boundaries is undeveloped. Of the land that is developed, the majority is in low density residential uses, with some medium and high density residential uses located between Doster Road and the railroad tracks south of Main Street, in the King Arthur subdivision (south of Highway 82), along Sixth Street near Memorial Drive, and along the southern portion of Memorial Drive.

Commercial land uses are found mostly in a strip pattern along Cobbs Ford Road, Main Street, Memorial Drive, Court Street, and around the intersection of Highway 82 and the Selma Highway. Downtown Prattville is also an active commercial area. There are three areas of industrial uses found within the corporate boundaries, all in the western half of the city. These are the Gurney Plant, located on

Chestnut Street; Continental Eagle and Gurney Manufacturing, located southwest of the intersection of Court Street and Highway 206, and two industrial sites located south of Highway 82, between Selma Highway and Washington Ferry Road. The City of Prattville Industrial Park is located just south of the corporate boundaries on Highway 82. Institutional and utility land uses, and parks and open spaces are found sporadically throughout the city. These land uses are generally on small parcels and do not have a strong relationship to each other or the surrounding land uses.

The existing land use map clearly shows the haphazard development patterns which have occurred in Prattville, particularly during the last twenty to thirty years. The original part of Prattville is evident as a tightly-knit and cohesive area. In this area, the industrial uses are located across the Autauga Creek, away from the residential and business environments. Commercial uses are clustered along Main Street and Court Street, and are surrounded by residential uses with institutional uses on the fringe. These patterns form a clear hierarchy of land uses, ranging from the most intense uses as industrial to the least intense as residential and institutional. Even so, there are still vacant parcels in the midst of this cohesive area.

Prattmont appears to have been the next area to be developed as a crossroads type environment. Land uses at the intersection of East Main Street and Memorial Drive reveal a strip/convenience type commercial usage, ringed by residential areas without any apparent hierarchy. From this point, it appears that growth in

Prattville has occurred in an unplanned, leapfrog fashion to take advantage of opportunities without regard to long-range needs and city form.

zoning

The Prattville Zoning Ordinance classifies land use into one of 18 districts. These districts may be generally organized into the following groups: residential (10 districts which include three districts for mobile home uses), commercial (five districts), manufacturing (two districts) and, forest, agricultural and recreational or FAR (one district). The largest portion of Prattville is zoned for low density residential uses. It is interesting to note that a large part of west Prattville is zoned for medium to high density uses, while a large part of east Prattville is zoned for agricultural uses.

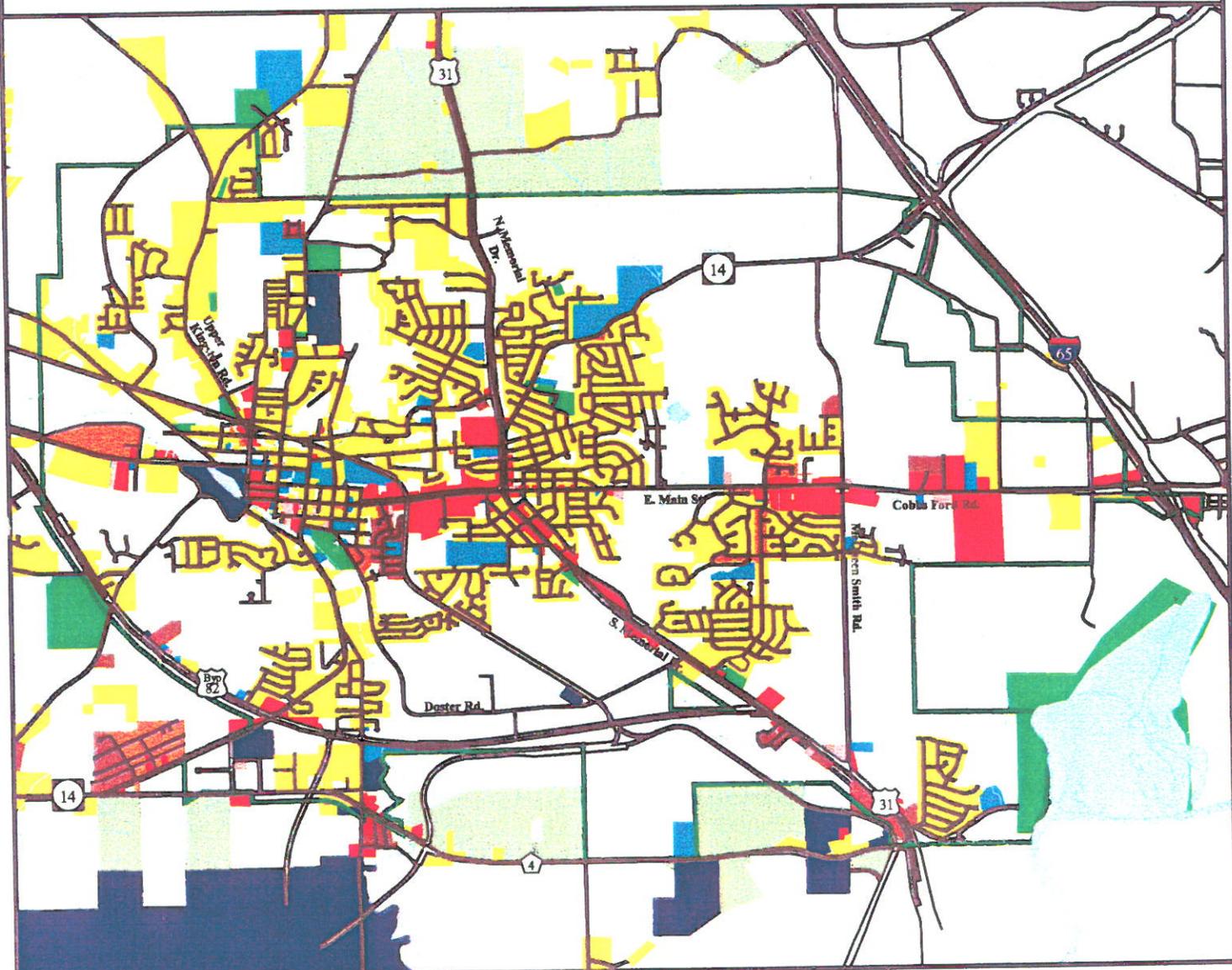
Current zoning in Prattville is reflective of existing land use patterns, rather than an effort to bring a hierarchy and form to land uses. The zoning map encourages strip commercial development along primary arterials, rather than the clustered commercial development which is needed to eliminate traffic congestion. And yet, a large part of frontage property on primary roads, such as Cobbs Ford Parkway, Highway 14 and McQueen Smith Road, is zoned for agricultural or recreational use. The zoning map also plans for low density residential uses to develop directly adjacent to commercial areas, while most of the medium and high density residential uses are clustered on the west side of the city.

analysis of conditions

A thorough analysis of existing conditions and characteristics will provide a starting point in determining areas that are most suitable for development and what types of development should occur within an area. This analysis has been categorized into four thematic components: assets, liabilities, opportunities and constraints. Each of these components is described in the following sections. Some features, particularly physical features, may be perceived as an asset, liability, opportunity or constraint, depending on how it is used and to a large degree on personal point of view. Therefore, some features will be listed in several categories. Given the broad range of possibilities in the Prattville area, however, nothing should be written off -- for one person's liability may be another person's existing or potential asset. Each feature, as much as possible, is depicted on a corresponding analysis map.

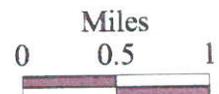
For the sake of simplicity, and to hopefully decrease confusion, each of the categories has been subdivided into physical, structural, demographic and cultural features. Physical and structural features are both usually visually apparent. A physical feature is one which is drawn from those conditions which are inherent to the land such as vegetation or soils. A structural feature is one which has been built upon the land, such as utility services or circulation routes. Demographic and cultural features, on the other hand, are usually not visually apparent. Demographic features are those that are usually drawn from census information on population growth or education statistics. Cultural

Map 10
EXISTING LAND USE
 Prattville, Alabama



LEGEND

- | | | | |
|---|----------------------------|---|--------------------|
|  | Low Density Residential |  | Institutional |
|  | Medium Density Residential |  | Parks & Open Space |
|  | High Density Residential |  | Agricultural |
|  | Retail Commercial |  | Undeveloped |
|  | Office Commercial |  | City Limits |
|  | Industrial | | |



features are general characteristics of the community and its residents that may, or may not, be related to physical location, conditions or facilities.

assets

An asset is something that may be considered “good” without any additional effort or by the application of fairly negligible effort. Those features which are usable in a positive manner as they currently exist are considered assets. These features are shown on Map 11.

physical assets

- High elevations, in the Gin Shop Hill area, along Highway 14 in the northeast section of the city, and in the northwest along Upper Kingston Road, are positive aesthetic qualities because of the views they provide of the surrounding area.
- Large areas of dense vegetation exist on Gin Shop Hill, along Pine Creek, along Fay Branch and along Upper and Lower Kingston Roads. These areas are aesthetically pleasing and also act as buffers between different types of development.
- Soils with slight restrictions are present in different parts of the city, however, those most important at this point are located in the relatively undeveloped areas along Cobbs Ford Road in the east, in the southeast along Highway 31, and in the southwest between Selma Highway and Highway 82.
- Water resources are always aesthetic assets and Prattville is lucky to have quite a few creeks and streams which do

not have floodplain issues with which to contend. Prattville’s proximity to water recreation resources at Cooter’s Pond, the Alabama River and Lake Martin and Lake Jordan is also an asset for recreational purposes.

structural assets

- The majority of the city is served by all utilities. All utility facilities are capable of meeting the current needs of Prattville residents and can accommodate some expansion. Other public services which are assets include the police and fire protection and ambulance service.
- Prattville maintains a fire insurance rating of 4 which is slightly better than the average for other cities of the same size. Prattville also has a very low fire loss per capita.
- The circulation in and out of Prattville is good, with the primary routes being Main Street/Cobbs Ford Road, Highway 206, Selma Highway, Upper Kingston Road, and North and South Memorial Drives. The access to Interstate 65 at Cobbs Ford Road and at Highway 14 are also assets to the city.
- Prattville has several strong and cohesive residential areas which include the Silver Hills and Overlook subdivisions; the Camelia Estates, North Crestview, Crestview Heights, and Woodland Heights subdivisions; Hunting Ridge and Deerwood; Scenic Hills; and the Durden Heights and Melmar subdivisions.
- Prattville’s location as the county seat of Autauga County is a positive attribute because it makes Prattville the center of

government which brings other commercial enterprises.

- Historic resources located in Prattville include the Pratt Historic District, the Pratt Family Cemetery, and Buena Vista which is an historic home.
- Prattville children and youth have access to good schools with good educational facilities, as well as to recreational facilities. There is also a good cross-section of the population in the lower grades.
- Prattville has a good manufacturing base which includes Continental Eagle, Gurney Industries, and Union Camp.
- A full service hospital, a low tax base, and the proximity to Maxwell Air Force Base make Prattville attractive to retirees. Prattville also offers a full range of senior services which range from the Senior Center to library services.

demographic assets

- Prattville has seen steady and continued population growth over the last 40 years. Between 1960 and 1990, Prattville's population increased from 6,616 to 19,587, an increase of 196 percent.
- Between 1980 and 1990, the median family income in Prattville increased from \$20,670 to \$36,829. When the 1980 figure is adjusted for the 59 percent rise in inflation during the same period, Prattville still experienced an increase of 4.3 percent. Prattville's median family income remains higher than that of the United States, Alabama, and the Montgomery MSA.
- Prattville is an educated community with

75 percent of the residents over the age of 25 having at least a high school diploma, and 18.5 percent of those having a four year college degree or more. These percentages remain higher than the Montgomery MSA and Alabama and lower than the United States.

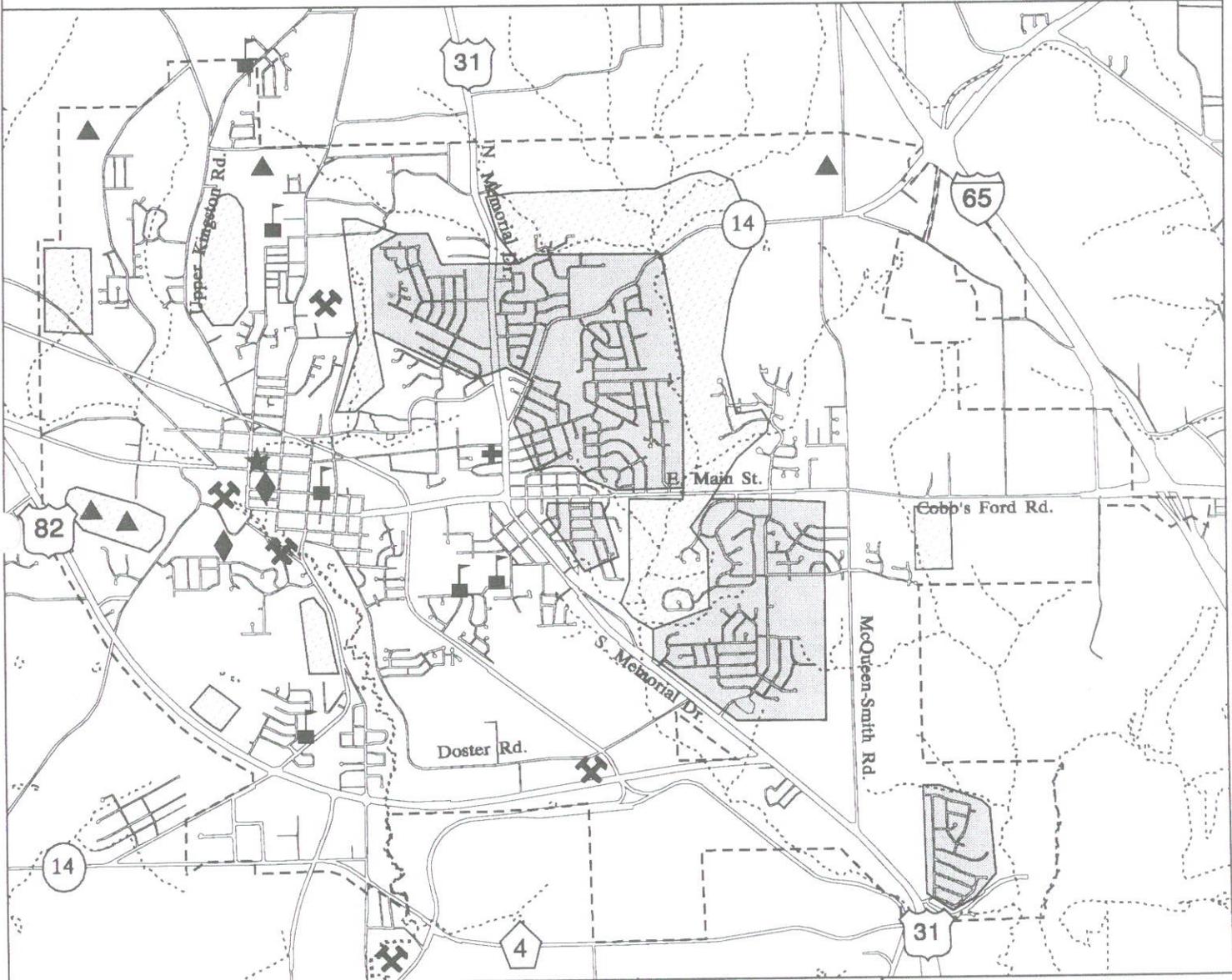
- Unemployment in Prattville and Autauga County fell dramatically between 1983 and 1992. The unemployment rate continues to linger around 6.5 to 7.0 percent.
- Compared to statewide statistics, Prattville has a relatively low crime rate with very little vandalism and also has a higher than average crime clearance rate. A large part of the crime that is committed in Prattville is by outsiders who are visiting the city.

cultural assets

- There is a large number of strong and active churches in the Prattville area which exert a positive influence on residents.
- The Prattville population, in general, maintains a strong work ethic as is apparent from the low unemployment rate.
- Prattville has managed to preserve its small-town, friendly atmosphere in the face of exceptional growth. As a result, Prattville residents tend to be civic minded and provide strong civic support.
- There exists an active Chamber of Commerce which supports the businesses within the area as well as promotes the City of Prattville.

ASSETS

Prattville, Alabama

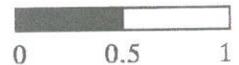


LEGEND

- | | |
|---|--|
|  Residential |  Historic Resources |
|  Vegetation |  Hospital |
|  Water Resources |  Industry |
|  County Seat |  School |
|  Elevation | |



Miles



liabilities

A liability is something that currently exhibits qualities that detract from the desired use or that works to the disadvantage of the desired development. These features are shown on Map 12.

physical liabilities

- Several areas, located throughout the city, appear to have been stripped of their dense forest-type vegetation as development has occurred, or had very little tree vegetation to begin with. The stripped appearance is aesthetically and environmentally displeasing, as well as structurally unsound, due to increased runoff and soil instability.
- The presence of steep slopes (more than 20 percent) make development difficult and expensive. Steep slopes are found on Gin Shop Hill, north of Wetumpka Street, west of Upper Kingston Road, north of Highway 14 along Pine Creek, and south of Main Street along Pine Creek.
- Soils with severe restrictions to development are difficult and expensive to build upon. The severe restrictions generally stem from characteristics of wetness and poor drainage. These soils are located primarily around Fay Branch, Pine Creek, Autauga Creek and Breakfast Creek. In the western part of the city, however, the poor soils are much more expansive than the areas surrounding the creeks and encompass a large portion of that part of the city.

structural liabilities

- Several areas in Prattville do not have sewer service, or have deficient sewer

service. These include the area along the southeast portion of McQueen Smith Road and the northern part of the Scenic Hills subdivision, a small area on Cobbs Ford Road, an area along the northern corporate boundary between North Memorial Drive and Chestnut Street, and the western part of Gin Shop Hill.

- During the last two years, the City of Prattville closed their landfill and built a transfer station to manage solid waste. While a transfer station is an adequate solution, it tends to be short-term in nature. Prattville will soon need to address solid waste management in a long-range perspective.
- Large undeveloped parcels of land are located sporadically inside corporate boundaries. Most of these parcels are owned by private individuals and are unlikely to be developed in the near future. These undeveloped parcels are a liability because they are holes in the structural fabric of the city. Likewise, vacant commercial buildings in densely developed areas, such as downtown and the Prattmont area, are breaks in structural continuity and weaken the image of an active commercial environment.
- There exists an irregular pattern of population density in Prattville. In an ideal situation, population densities would form a hierarchy from high density, surrounding commercial areas, radiating out to low density in areas that are strictly residential on larger lots. This is not the case in Prattville. There are low density residential areas directly adjacent to commercial areas and major

LIABILITIES

Prattville, Alabama



LEGEND

- | | |
|--|--|
|  Circulation |  Vegetation |
|  Congestion |  Landfill |
|  Sewer |  Slope |
|  Undeveloped Land | |



Miles



arterial roads and high density residential areas set away from any sort of commercial and industrial activity.

- Rather than a clustered, or concentrated, pattern of commercial and industrial land uses which promote efficiency of service and accessibility, these types of land uses have been developed in a sporadic fashion throughout the city. Industrial uses can be found in the downtown area, in the southwest part of Prattville, in the industrial park and in the northwest. Commercial uses are found spread out along Main Street/Cobbs Ford Road and along North and South Memorial Drive.
- While access in and out of Prattville is good, there is very little traffic flow within the city. The result is major traffic congestion along Main Street, Cobbs Ford Road and Memorial Drive because alternate routes are virtually nonexistent. Likewise, in the northern part of the city the lack of any east-west circulation paths increases the traffic along Main Street and Memorial Drive.
- The large number of access points (or, curb cuts) to service the commercial development which has occurred along major arterial roads has added to traffic congestion. Not only do these access points increase congestion but they also increase safety hazards as vehicles pull in and out of commercial establishments without the benefit of traffic controls.

demographic liabilities

- Between the 1980 and 1990 Censuses, the number of Prattville residents with incomes below the poverty level increased by 351 persons. This rise

also increased the percentage of the population below the poverty level from 9.9 percent to 11.3 percent.

- The percentage of Prattville residents employed in manufacturing industries dropped from 22.3 percent in 1980 to 16.9 percent in 1990. Manufacturing industries generally provide higher incomes and stimulate other industries in the region.

cultural liabilities

- The fact that the Prattville corporate boundary encompasses two counties, coupled with the fact that the City of Prattville does not have a municipal school system, makes it difficult to manage education for Prattville residents. Those residents who live in the Elmore County portion of Prattville must send their children to Elmore County schools in Millbrook rather than to the Autauga County schools located in the city. Because of this inconvenience, housing development is skewed to some degree as the Elmore County portion of the city becomes less desirable for residential development.
- There is a separation of residents between those who are long-term residents and those who are new to the area. This separation often results in a lack of local communication and conflicting goals for the city overall.
- Some intergovernmental disparities exist between the City of Prattville and Autauga County governments which lead to increased confusion and frustration in reaching goals.
- Residents feel that there is a lack of retail and commercial services of a general nature, and specifically a lack of restaurants which are not fast-food.

constraints

A constraint is a feature, or factor, that limits what can be done in an area. A constraint is different from a liability in that constraints are limiting features because they cannot be changed, not just a feature that has a negative aspect or connotation. These features are shown on Map 13.

physical constraints

- The presence of the Alabama River to the south of Prattville limits the degree to which the City of Prattville can reasonably expect to expand. The reasons for this are that the costs of expanding utility (particularly sewer) and transportation services across the Alabama River become cost-prohibitive and an inefficient use of municipal revenue.
- Both Pine Creek and Autauga Creek are surrounded by floodplain zones as recognized by the National Flood Insurance Program of the Federal Emergency Management Agency. Besides being a physically unsound practice to develop in these areas, it is likely that any development that does occur in a floodplain will be unable to obtain flood insurance.
- Those areas with soils which have severe restrictions to development and are not served by sewer are constraints to just about any type of development. Because of the soil conditions, it is unlikely that the soils in these areas can accommodate septic tanks, which leaves the areas unsewered with no other options. The areas which have these characteristics are located along Fay Branch and McQueen Smith Road, and on the west side of Gin Shop Hill.
- As mentioned in the liabilities section, if the problems with the disposal of solid waste are not solved in a cost-efficient way in the near future, then Prattville's ability to attract industry and large commercial establishments will be greatly decreased.
- Most of Prattville's industrial uses are located on the west side of the city while access to Interstate 65 (which is a primary concern to industry) is located on the east side of the city. This constraint is a transportation issue because of the traffic congestion problems which already exist. If the industrial circulation from the west to the interstate interchanges is not improved, Prattville will not be able to accommodate more industrial growth.
- The lack of east-west circulation arteries throughout the city will limit how much growth can occur anywhere except along Main Street-Cobbs Ford Road due to the lack of accessibility.

structural constraints

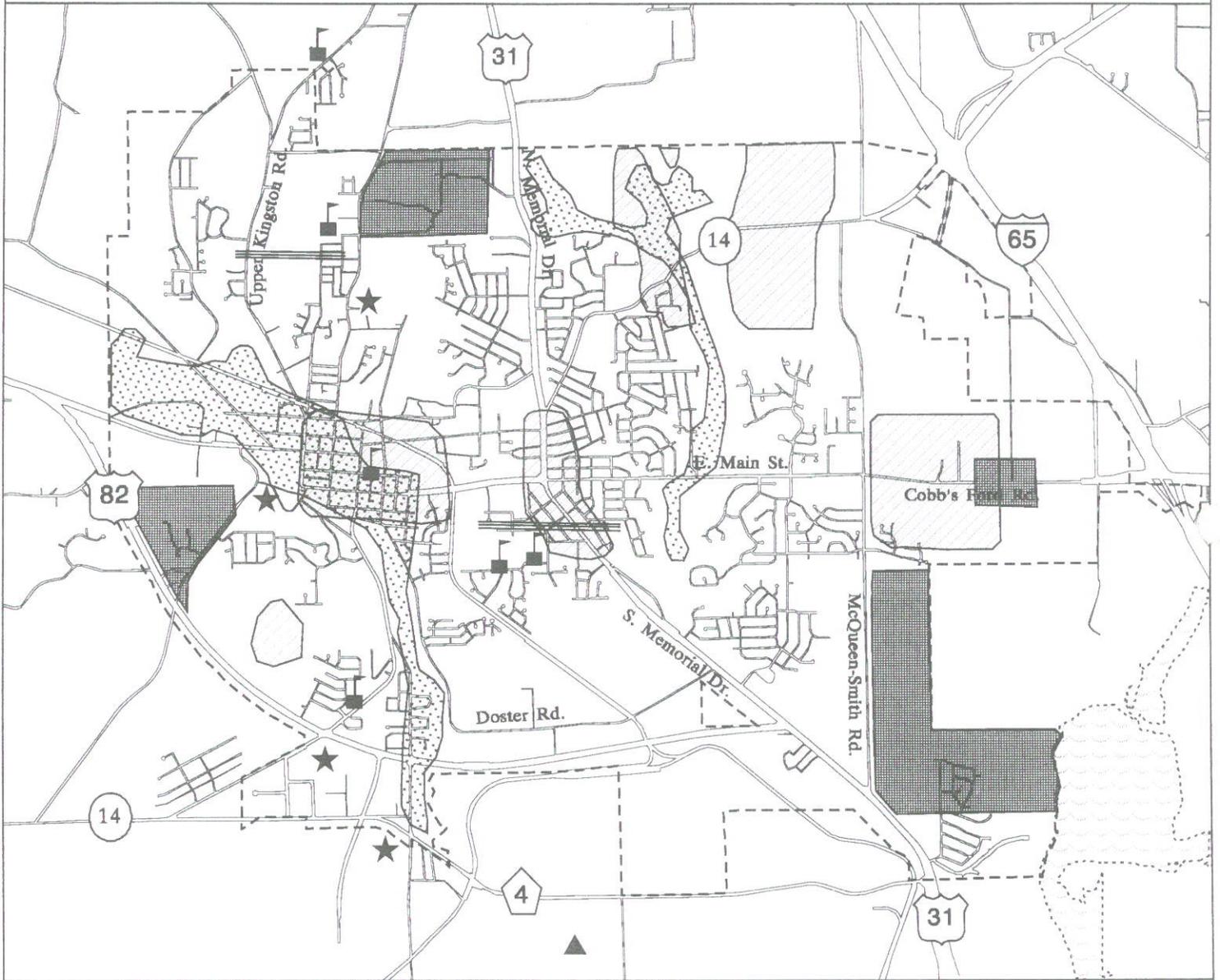
- The large parcels of undeveloped land owned by private individuals, both inside the corporate boundary and adjacent to the city, limit how much land is available for future growth because it is unlikely that these parcels will be sold or developed at any point in the near future.

cultural constraints

- The educational facilities available for Prattville residents are at near-capacity level. Additional residential growth has

CONSTRAINTS

Prattville, Alabama

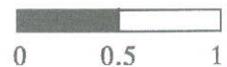


LEGEND

- | | | | |
|---|---------------------|---|-------------------|
|  | Alabama River |  | Circulation |
|  | Soils Without Sewer |  | Industrial Access |
|  | Flood Plain |  | Landfill |
|  | Undeveloped Land |  | School |



Miles



the potential to cause overcrowding and to decrease the quality of the education received.

- Financial support for education at the local level is below state average. Without this support, the educational system cannot be improved.

opportunities

An opportunity is something that has the potential to become an asset, but is not yet realizing its full potential. Opportunities can also be a grouping of assets so that it is possible to achieve a desired result. These features are shown in Map 15.

physical opportunities

- The floodplain and severe soil restrictions in the area surrounding Pine Creek provide an opportunity to develop a linear recreational area which could serve multiple neighborhoods and be an amenity (drawing card) for the city and additional residential development.
- Steep slopes can provide interesting and scenic views. These conditions, which are mostly located in residential areas, can become amenities to development. Residential areas can especially be enhanced because of the flexibility of siting structures in this type of development.

structural opportunities

- The vacant buildings in the downtown and Prattmont areas provide the city with opportunities for infill development at a relatively low cost since the buildings already exist. Vacant lots in these areas are also less costly to

develop because services and accessibility are usually already available.

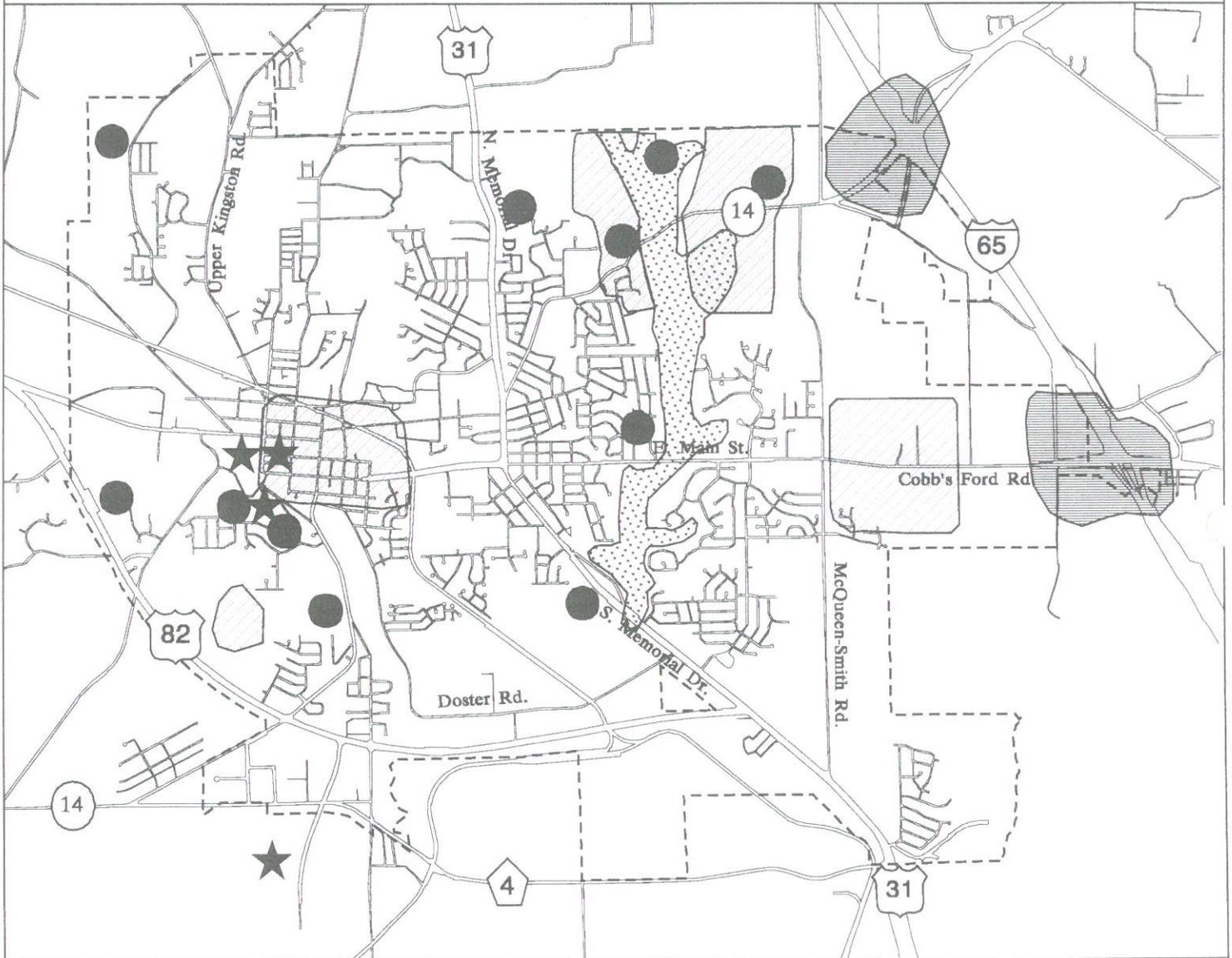
- The large parcels of undeveloped land within the corporate boundaries provide the city with room for growth and development without having to annex additional land.
- The trend for commercial growth surrounding the Interstate 65 interchanges has already been established, giving the city an opportunity to capitalize on these areas for highway convenience type commercial growth.
- Most of the existing utility service facilities are capable of handling additional growth.

demographic opportunities

- Prattville's population has become grayer since 1970. The median age of Prattville residents rose from 24.7 in 1970 to 32.6 in 1990. Prattville's population reflects the national trend which has seen the median age rise from 28.0 in 1970 to 32.8 in 1990. This trend, along with existing resources and the proximity to Montgomery, provide Prattville with an opportunity to attract retirees with a higher than average median income.
- The percentage of Prattville's population employed by retail trade establishments increased to 16.9 percent between 1980 and 1990. In addition, the percentage of the population involved in professional services increased to 12.1 percent. These increases show a trend for increased demand for commercial services and resources, enabling

OPPORTUNITIES

Prattville, Alabama

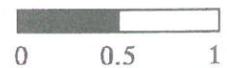


LEGEND

-  Highway Commercial
-  Recreation
-  Undeveloped Land
-  Historical Attractions
-  Scenic View



Miles



Prattville to broaden its employment base, and attract commercial development.

cultural opportunities

- The City of Prattville has an opportunity to promote its historical resources as an attraction for tourism, as well as a cultural amenity to life in Prattville.
- There is an opportunity for Prattville to become a regional economic and

commercial hub because of the city's potential to attract commercial growth (particularly small businesses) which is supported by an active Chamber of Commerce. The potential also exists for Prattville to attract high tech industry due to the relatively high education levels of the population, the proximity to Montgomery, and the accessibility to Interstate 65

