



Southside Neighborhood Plan

Birmingham, Alabama | May 2016 - Final Draft

camiros

**There were a lot of people
who helped to create
this plan. To everyone,
we want to say **thanks.****

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University of Alabama
at Birmingham

St. Vincent's
Birmingham

Southtown
Court

280

The Southside Plan Area, or Southside Neighborhood as Referenced by this Plan



“ The Southside/Five Points South Neighborhoods are experiencing something of a renaissance... ”

Why Southtown Court, Why Now?

Southtown Court is uniquely situated within the Southside Neighborhood and adjacent to the Five Points South Neighborhood in Birmingham, Alabama. Southside/Five Points South are some of the city’s fastest growing urban neighborhoods, and home to a number of large institutional and commercial anchors including the University of Alabama at Birmingham and its medical campus (the state’s largest employer), St. Vincent’s Birmingham Medical Campus, and Five Points South, a popular shopping and restaurant destination within the City. Located just south of Birmingham’s downtown business district, the Southside/Five Points South Neighborhoods are experiencing

something of a renaissance; increasing interest in the neighborhood’s existing stock of affordable, walkable, urban housing options with historic character, coupled with a rapid rise in public and private investments has brought the neighborhood into focus as one of the city’s most desirable locations.

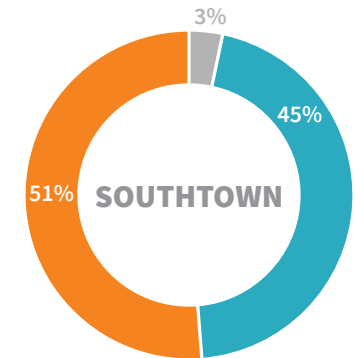
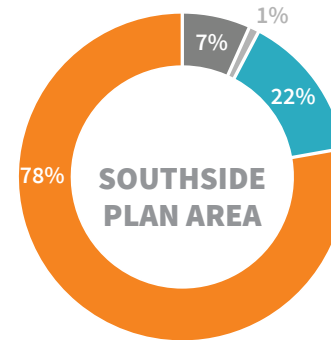
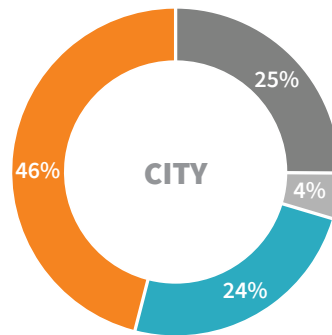
The Southside Plan Area or Southside Neighborhood, as referenced by this Plan, is defined as 5th Avenue South to the north, the Red Mountain Expressway (I-280) to the east, Highland Avenue to the south, and 19th Street South to the west. We recognize that the Southside Plan Area includes portions of both the City’s defined Southside Neighborhood and Five Points South Neighborhood. The intent of the Plan is to look beyond the defined Southside

Plan Area boundaries to connect people to potential opportunities in the larger Southside/Five Points South Neighborhoods, as well as in adjacent communities including the Central City, Highland Park, and the Lakeview District.

There is clear market interest in the larger Southside/Five Points South Neighborhoods, which are seeing a boom in recent development. Projects including the U.S. Department of Veteran’s Affairs Medical Clinic, UAB’s new Southern Research Institute Solar Research Center, a new UAB Student Center and 57-unit housing development, and a large multi-use project including a Publix grocery store are all underway or in the planning stages. The Birmingham Business Journal has forecast that Southside/Five Points South

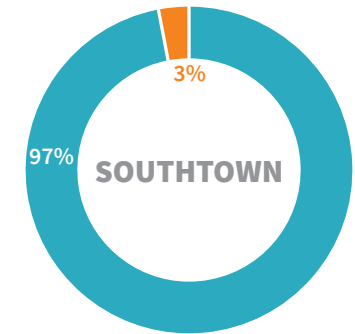
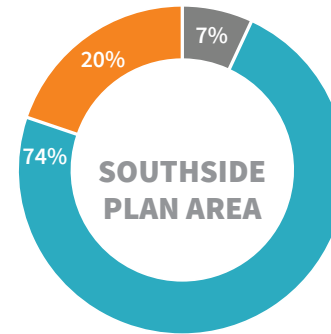
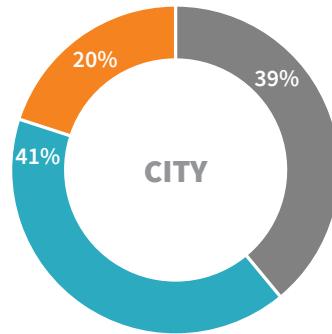
HOUSEHOLD

- Family HH - Married
- Family HH - Male, No Spouse
- Family HH - Female, No Spouse
- Nonfamily HH



OCCUPANCY STATUS

- Owner Occupied
- Renter Occupied
- Vacant



will experience some of the highest income growth over the next several years of any zipcode within the Birmingham metro area.

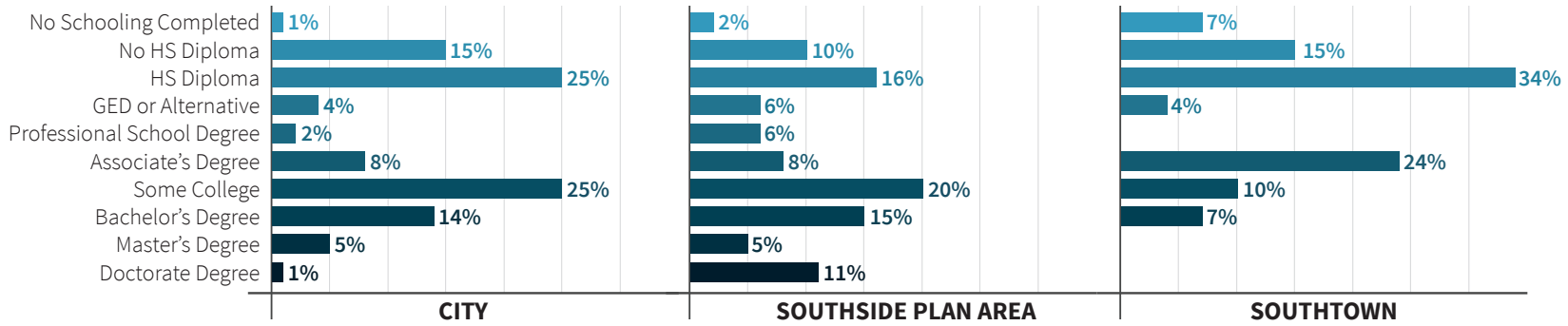
Amid all of this new investment and renewed interest in the neighborhood sits the Southtown Court property, a 25-acre, 455-unit public housing development nestled between 23rd Street and the Elton B. Stephens Expressway, south of University Boulevard. Through much of Southtown Court’s 75-year history (it was originally completed in 1941), the community has dealt with persistent problems related to drugs, gun violence, and poverty. Unfortunately, to this point, local revitalization efforts have yet to embrace all residents of the Southside/ Five Points South Neighborhoods, particularly families living in public and assisted housing.

Southtown Court and a number of adjacent, distressed residential areas have yet to benefit from the rising tide of investment of the Southside Neighborhood, instead seeming to remain islands of poverty and disinvestment surrounded by a figurative sea of opportunity.

Areas of the Southside Neighborhood, Southtown Court in particular, may be characterized as “distressed.” When compared to the City of Birmingham overall. The Southside Plan Area and Southtown Court have significantly higher rates of poverty, over four times the amount of violent crime, lower educational attainment, and lower performing schools. Any revitalization effort within the Southside Neighborhood must acknowledge its inherent demographic disparities, and

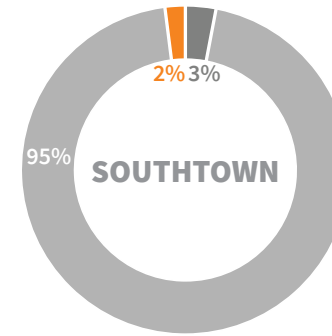
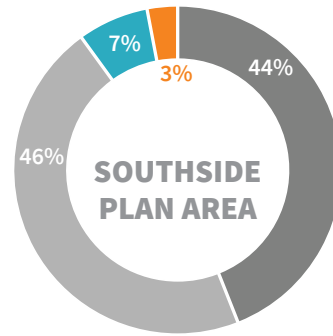
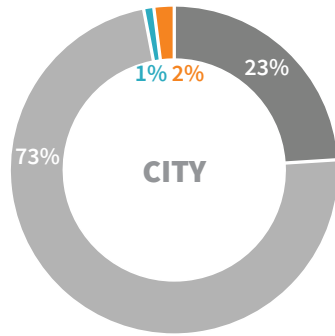
should look to a holistic approach, focused not only on redevelopment, but upon providing residents of the community with real, tangible opportunities to improve their quality of life.

The time is right to Plan for the future of the Southside, to ensure that the neighborhood is able to capitalize on renewed interest and investment while retaining its unique character and history. The time is also right to plan for the future of the residents of the Southside Neighborhood, to ensure that families and individuals who are rooted in the community are not only able to remain, but are able to share in the many benefits of revitalization.



RACE

- White
- Black
- Asian
- Other



BELOW POVERTY LINE

ABOVE POVERTY LINE



Aerial photograph from 1968. Five Points South can be seen in the foreground, with Southtown Court in the background, just a short distance down Magnolia Street



Community History

The Southside Neighborhood

Much of what is now considered Southside was established in the 1890s by John Phelan of the South-Side Land Company, and Robert Jemison or the Jemison Real Estate & Insurance Company. The neighborhood was originally established as a streetcar suburb for middle to upper-class Birmingham residents, who no doubt found it attractive as a shadier, cleaner, and healthier alternative to living closer to downtown.

The neighborhood is one of Birmingham's oldest, with a dense network of shady tree-lined streets, and alleys providing rear-access to homes and creating a very

comfortable, walkable street character, with dramatic changes in elevation that create a number of stunning vistas of downtown Birmingham and its surroundings.

Whereas downtown was at a lower elevation, and much closer to the pig iron furnaces, such as Sloss Furnaces, Southside provided a clean, convenient alternative for those who could afford its comforts. The neighborhood is characterized by an eclectic mix of architectural styles, including everything from Victorian and Neoclassical structures, to Queen Anne, Colonial Revival, Prairie and Craftsman style homes. It also includes the Five Points South area, where the streetcar lines from downtown Birmingham intersected lines from Highland Avenue and other residential areas of the neighborhood.

**Southtown Court and
Immediate Surroundings**



This confluence helped Five Points grow into a compact neighborhood shopping district, with a number of amenities and services for residents.

Like many urban neighborhoods, Southside experienced a period of decline in the mid to late 20th Century, when many wealthier city-dwellers chose to depart for the comforts of a suburban lifestyle. The neighborhood suffered from disinvestment, and a number of historic structures fell into disrepair. As the neighborhood became more affordable, a greater mix of residents of various income levels began to move into Southside, and the character of the neighborhood began to shift as many single-family homes began to be converted to multi-family residences.

The University of Alabama at Birmingham exerted a major stabilizing influence on the neighborhood during this period, contributing thousands of students to the area. UAB had by this time asserted itself as a major institution in the region, and was able to successfully attract a number of intellectuals, artists, photographers, and writers to the area. This influx of students, artists, and intellectuals established the neighborhood as somewhat of a counter-cultural capital in the City during the 1970s, a period that was memorialized in 2005 at the “Celebrating Southside” event, and is still celebrated at annual Southside reunions.

Today, the Southside is experiencing renewed interest and investment, as many residents find its historic character, walkability, and

affordability attractive. Its proximity to both UAB and the downtown business district, as well as the St. Vincent’s medical campus and numerous retail and cultural attractions have made it one of the fastest growing neighborhoods in the City.

Southtown Court

Originally completed in 1941 as temporary housing for low-income families, Southtown Court was designed by Warren, Knight & Davis Architects and comprised 55 individual brick buildings arranged around a number of communal open spaces, parking areas, and internal streets. The development was home to 480 housing units upon completion – a number were removed at a later time. Southtown Court was the second public housing development in Birmingham for African

Southside was featured in a series of newspaper articles during the early 1970s discussing the future of the neighborhood and its historic fabric, and highlighting the need for long-term neighborhood planning

Birm. - Communities - Southside

BIRMINGHAM POST-HERALD — Wednesday, October 6, 1971 — PAGE 11

Different types of people all thrown together on Southside

EDITOR'S NOTE: This is the third in a series of six articles on the Southside community, its past, present and what impact the city's land use plan will have on the area.

BY BARBARA CASSON

The transitional stage in which Southside exists today has brought together groups of residents as different as the



... mothers with several children and no husband ... who are just barely making it. Some are jobless; others have jobs with little pay.

"We try to do what we can for them ... keeping food, clothing and shoes on hand to give the children."

"Just last week, a woman who had a 5-year-old child in our school here at the church got drunk and walked out on the sidewalk waving a gun around," he said.

Deplores rising crime

LeGrand deplored the rising crime rate on Southside. My deacons' homes have been broken into and the chairman of the deacons was almost knifed in the parking lot one evening." He said he feels more police protection is needed. He and his deacons have begun wearing pistols

with anyone on drugs. We hope we can reach the younger children through our church program to guide them away from that before they're older," he said.

Glen Iris Baptist runs a school for 200 students in kindergarten to the ninth grade and has a busing program for its regular church members. More than 60 per cent of the members come from outside the Southside area and LeGrand said many using the busing service are former Southside residents. "We don't encourage anyone to stay here. That's why we offer busing. We provide transportation for those who live elsewhere and for those who used to live here but have moved away," he said.

Have become 'pads'

Many dwellings have become "pads" for the hip community ... a population constantly shifting from one area to another and having no roots or deep identification with any particular neighborhood.

"They find Southside a good place to live because of the large old houses," said Jon West, director of Freedom House on Sixth-av., which has become the place young people with a multitude of problems, from drugs to pregnancy, go for help without fear of being revealed. "They live from day to day on whatever bread they can get. Some have drug problems. But all of them are non-actives; they leave people alone and people generally leave them alone," he said.

But in the eyes of many Southsiders and others, the black, the bingle and the

student have placed a certain stigma on Southside living.

Although the University of Alabama in Birmingham was never planned as a residential university, a survey of students done in 1970 revealed 37 per cent of the students would like to live within walking distance of the campus and 86 per cent would like to rent, most feeling \$82 a month reasonable.

About 600 students

Presently about 600 students live nearby, but many consider current housing conditions around the UAB "deplorable."

Students on limited budgets cannot afford the rents for new apartments, and some of the older buildings with low rents are in bad condition. Some students have indicated that realtors are reluctant to rent to them because they consider students disruptive and irresponsible. Black students can find no housing except in poor housing in predominantly black sections.

Of the 20,000 students ex-

pected by 1980 at the UAB, only 2,000 will be provided housing by the UAB. The site for the student housing complex is scheduled on 11th-av., s. Part of this will be open to other UAB-related persons.

By 1980, UAB officials are predicting there will be a total population of 45,000 on campus, including everyone from students and faculty to building engineers, nurses' aides and attendants.

But even though the land use plan for 1990 calls for predominantly apartment living on the Southside, there are no controls or guidelines by which rental rates and policies will provide housing for people of all income levels.

Post-Herald Special Report

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American families, following the construction of Smithfield Court in 1937, home to 544 units.

The units were comfortable and modern at the time of their construction; units had between one and three bedrooms, and were supplied with hot and cold water, natural gas, and electricity. Southtown Court was historically a well-maintained and well-loved community. Residents enjoyed the location near downtown Birmingham, with a number of amenities within walking distance, and with access to a wide variety of assistance programs through the Housing Authority of the Birmingham District, including a very popular Child Care Center on the Southtown Court site. The childcare center filled a vital need in the

neighborhood, and provided valuable services for a number of families in the community.

In 1981, local artist Vance Wesson was commissioned to create the mural that covers the retaining walls separating Southtown Court from University Boulevard. Originally designed to cover the graffiti that had become widespread in the area, the mural is today one of the most recognized pieces of public art in the City of Birmingham. Unfortunately, the carefree imagery of flowers and trees swaying in front of a cloudless blue sky belies the fact that Southtown Court, like many other public housing communities in the United States, has increasingly become afflicted by issues related to property crime, drugs, and violence.

Southtown was largely renovated during the period between 2001-2003, during which time air conditioning was put into the units, along with new gas furnaces. The improvements included street repaving and other general improvements to the Southtown Court site. Despite the somewhat recent improvements, units at Southtown Court present signs of serious distress. Structural deficiencies include unlevelled doors and windows, cracked floors and ceilings, and diagonal cracks in brickwork, along with more serious concerns such as roof leakage, improper insulation, and outdated electrical systems that would be very costly to bring up to code. Additionally, design deficiencies, such as an inability to meet ADA requirements must be addressed.

The time is right to plan for the future of the Southside Neighborhood, and particularly Southtown Court, to ensure that the swell in development respects the fabric of the neighborhood and the needs of all of its residents



The Southside Neighborhood Today

The Southside Neighborhood today remains one of Birmingham’s most densely populated residential neighborhoods. Its walkability, in combination with its proximity to a large number of community assets and employment centers have combined to make the Southside Neighborhood one of the most desirable locations within the City.

The neighborhood comprises a rich mix of assets, with the UAB campus to the west down University Boulevard, the St. Vincent’s Birmingham Medical Campus just across the Red Mountain Expressway to the East, and the Five Points shopping district to the

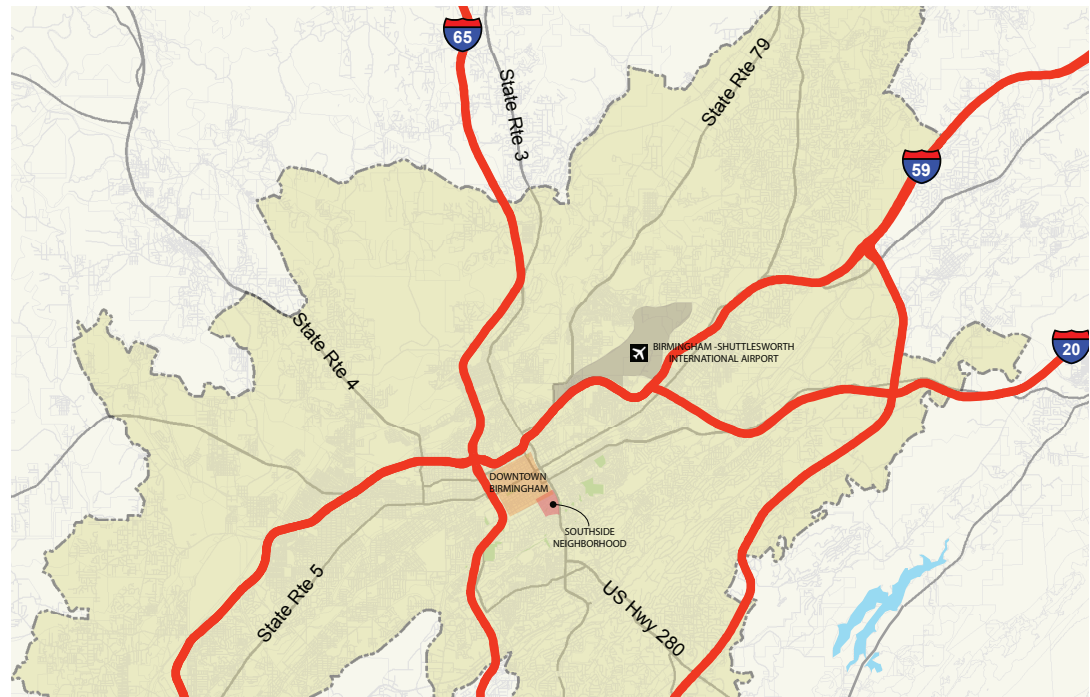
southwest. The neighborhood also contains a number of churches and hotels, as well as local shops and restaurants in the Five Points district that draw residents from across the city to experience some of the finest dining Birmingham has to offer. The neighborhood also contains a number of parks, including the 2.2 acre Brother Bryan Park, located within the center of the neighborhood.

The Southside neighborhood and adjacent areas are experiencing a surge in development, with a great number of developments planned, under construction or recently completed. The sheer amount of development within or near the Southside Neighborhood is evidence of strong market demand in the neighborhood. There are over ten projects recently completed,

planned, or underway within easy walking distance of the Southside study area, including:

- ▶ The *20 Midtown* mixed use development. Already under construction, 20 Midtown will include 360 new residential units, and well over 34,000 square feet of retail including a new Publix grocery store.
- ▶ *29 Seven*, a mixed-use development in Lakeview, was completed in 2012, and includes 54 residential units, 19,000 square feet of retail space, and has become a culinary hot-spot in the city, attracting new restaurants and retail tenants.

The Southside Neighborhood is ideally located at the center of the Greater Birmingham region



- ▶ **Central City**, a 45 unit planned development located on 21st Street between 8th Avenue and University Boulevard. The development is slated to bring an additional 15,000 square feet of retail space to the neighborhood.
- ▶ A planned residential development on **Clairmont Avenue** is slated to bring approximately 250 new residential units to the area.
- ▶ **Flats on 4th**, a multi-family development proposed for 4th Avenue at 16th Street, would bring 86 residential units to the neighborhood.
- ▶ A new high-rise apartment development on **Highland Avenue** is expected to bring 315 new housing units to the neighborhood, along with approximately 5,000 square feet of retail space.
- ▶ The \$23M **Homewood Suites Hotel** on 20th Street in Five Points South will bring 105 new hotel rooms to the neighborhood.
- ▶ **Iron City Lofts**, a multi-family development proposed for 27th Street between 4th and 5th Avenue, is proposed to bring an additional 68 residential loft-style apartments to the area.
- ▶ In Lakeview, near the Southside Neighborhood, another proposed development being called **Metropolitan Apartments** is slated to offer 315 new residential units.
- ▶ The **VA Clinical Annex** and Parking Garage, recently completed, represent approximately \$50 million worth of investment in the Southside Neighborhood. Despite some unfortunate site planning and design decisions regarding the parking garage, the VA development has the potential to have a positive impact on the Southside Neighborhood, particularly related to the development of small businesses along 7th Avenue between the Southside and Lakeview neighborhoods.

The Birmingham Comprehensive Plan recommends that the Southside Neighborhood should remain a walkable, mixed-use environment



CITY OF BIRMINGHAM COMPREHENSIVE PLAN

City of Birmingham, Alabama

- ▶ The University of Alabama at Birmingham has recently completed several major projects, including the construction of a *new residence hall* to house 718 beds, and a *new student center* located at University Boulevard and 14th Street – a combined \$80 million in new development.

Birmingham’s Planning Context

Birmingham Comprehensive Plan

When completing a neighborhood plan for the Southside, it is critical to acknowledge the numerous other plans that have recently been completed, or are currently ongoing. Paramount among these, Birmingham has recently completed and adopted a Comprehensive Plan and future land use map that lays out a number of overall goals, and sets the policy direction for future growth throughout the City.

Though the document is high-level, it does provide some guidance that should be considered when planning for the Southside Neighborhood, and the future of Southtown Court. Generally, the Comprehensive Plan

recommends that the Southside Neighborhood should remain a walkable, mixed-use environment, with the future land use map designating the majority of the neighborhood as either “Mixed Use - Downtown,” “Mixed-Use - High,” or “Institutional” to account for the future growth of the University of Alabama at Birmingham. The entirety of Southtown Court is included in the “Mixed-Use – Downtown” classification, indicating that at least some increase in density is deemed desirable as evidenced by the extensive public process surrounding the Comprehensive Plan, and that the Southside is largely considered to be an extension of the downtown business district.

The University of Alabama at Birmingham has recently completed the construction of a **new residence hall** and a **new student center** located at University Boulevard and 14th Street



UAB Campus Master Plan

In addition to the Birmingham Comprehensive Plan, the University of Alabama at Birmingham is also engaged in planning for the expansion and growth of its campus, within the context of the Southside Neighborhood. As previously mentioned, this includes the aforementioned construction of a new residence hall and student center.

The University's recently completed Master Plan emphasizes development goals in four main categories: *Campus Growth*, *Campus Enrichment*, *Access and Mobility*, and *Community Partnership*. *Campus Growth* encompasses the University's desire to accommodate growth compactly and in appropriate locations as it continues to

transition from a commuter campus to a residential one. *Campus Enrichment* includes emphasis on the creation of a sense of place on campus, the creation of gateways, and the development of a connected system of open space on campus, and potentially into the surrounding neighborhood. *Access and Mobility* furthers the goals of improving interstate access to the campus and enhancing multi-modal transportation opportunities within the neighborhood, connecting residents of the neighborhood to the UAB campus by means of walking, bicycling, or use of public transportation. Finally, *Community Partnership* emphasizes the University's desire to strengthen its connection to the surrounding neighborhood, to support high quality private development of student, faculty,

and staff housing in the neighborhood, and to encourage development of retail, recreation, and cultural activities both on campus and throughout the surrounding neighborhood.

Lakeview District Design Guidelines

In cooperation with the Lakeview Business Association, Birmingham has recently developed a series of design guidelines for the Lakeview District, to the east of the Red Mountain Expressway adjacent to the Southside Neighborhood. The Lakeview District Design Guidelines document identifies historic areas, as well as individual historic resources in the area, and establishes a series of "character areas" in the Lakeview District, including Office & Warehouse, University – Clairmont, St. Vincent's, Pepper Place, and the Lakeview Entertainment

The Five Points South District is one of the Southside Neighborhood's busiest destinations



District, centered around 7th Avenue and 28th Street, a short distance down 7th Avenue from Southtown Court and the Southside Neighborhood. The Lakeview Entertainment District guidelines are intended to direct development practices and aesthetic decisions in a manner that acknowledges the historic context of the district, supports walkability and pedestrian activity, and encourages the creation of lively mixed-use nodes where appropriate.

Birmingham Community Framework Plans

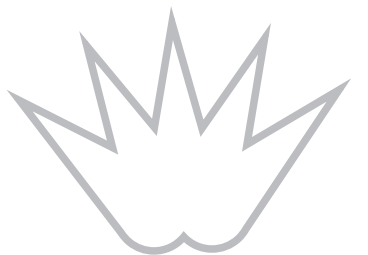
The City of Birmingham along with the Regional Planning Commission of Greater Birmingham are in the process of developing a series of Framework Plans in accordance with recommendations of the City's Comprehensive Plan. Each Framework Plan builds upon the

foundation of the Comprehensive Plan, refines the vision and goals articulated during the Comprehensive Plan process, and provides specific guidance for each community area. A number of Framework Plans are already completed, with more underway currently, and others to be completed in the future. Geographic planning areas as established by the Comprehensive Plan and the RPCGB include:

- ▷ Titusville (Plan Completed)
- ▷ North Birmingham (Plan Completed)
- ▷ Western Area (Plan Completed)
- ▷ Northeast Area (Plan in Progress)
- ▷ Southwest Area (Plan in Progress)
- ▷ Pratt/Ensley
- ▷ Eastern Area
- ▷ Southern Area

▷ City Center

The Southside Plan Area is within the Central City Framework Plan area that includes the neighborhoods of Southside, Five Points South, Glen Iris, Central City, Fountain Heights, Druid Hills, Evergreen, and Norwood. As the planning process for the Central City Framework Plan has not yet begun, it is anticipated that the recommendations of this Southside Neighborhood Plan will be incorporated into the larger Framework Plan structure.



The Community as Planner

Development of the Southside Neighborhood Plan has been a collaborative effort. The planning process developed was designed to build trust and community partnerships. This was accomplished by listening to Southtown Court residents, current and past neighborhood residents, local service providers, City staff, elected and appointed City officials, and a variety of other project stakeholders and then translating what we heard into a collective vision for the Southside's future. It was designed to position HABD to modernize and improve Southtown Court in a respectful, efficient, and effective manner, and empower others to implement the broader community vision, and the "people" and "neighborhood" strategies of the Plan.

“ The planning process developed was designed to **build trust** and community partnerships... ”

The Planning Team

The Community

The community are the residents of the Southside neighborhood and the stakeholders within and beyond the neighborhood who invest their time, skills and money toward the continued improvement of the quality of the neighborhood, and the quality of life of its residents.

Housing Authority of the Birmingham District (HABD)

The Housing Authority of the Birmingham District (HABD) is the largest provider of conventional public housing and tenant-based assisted housing in the State of Alabama. Incorporated in 1935 and 1937 under the

provision of the United States Housing Act of 1937, the HABD is governed by a (5) member Board of Commissioners. HABD's mission is to be the leader in providing excellent, affordable housing for low and moderate-income persons through effective management and the wise stewardship of public funds. To do so, the HABD partners with residents and others to enhance the quality of life in our communities.

Camiros

Camiros, Ltd. is a nationally recognized planning firm based in Chicago who has worked to build sustainable communities since 1976. Camiros has effectively led comparable neighborhood transformation assignments in over 40 distressed urban neighborhoods in Chicago, Milwaukee, New Orleans, Detroit and

Neighborhood Issues and Assets
- Community Meeting 1



Newark, among others. Camiros is currently serving as the Planning Coordinator for the Mobile, Alabama Housing Board on a Choice Neighborhoods Plan focusing on the Thomas James Place and R.V. Taylor Homes properties.

Commitment to Southtown Court Residents

The Southside Neighborhood Plan is specifically related to community conversations. If housing transformation moves forward, residents may be required to temporarily relocate – but this will only be after HABD provides a written notice to each affected family, has a community-wide relocation meeting, and talks to affected families individually to determine each family’s housing and relocation needs. HABD residents

will then be offered other relocation housing options within the HABD communities. HABD will ensure that current residents will have the first choice and opportunity to move back into the revitalized property. HABD’s commitments to Southtown Court Residents are as follows:

- ▶ HABD will fully replace all public housing units within the Southside neighborhood. 455 units of public housing currently exist at Southtown Court, and HABD will ensure that 455 units remain within the Southside neighborhood following any future rehabilitation or redevelopment.
- ▶ HABD will preserve Southtown Court’s unique history. Southtown Court is of unique historical significance in Birmingham. HABD commits to preserving this history, interpreting the Southtown Court site, and developing a plan to make the site’s history more accessible to the community.
- ▶ HABD will guarantee a resident’s right to return and work to minimize displacement. A comprehensive relocation plan will address relocation services, Section 8 Tenant Protection Vouchers, public housing transfer priority, relocation assistance, phased redevelopment and tenant’s right to return. Rents at redeveloped properties will be based on a resident’s income at the time of return.

Presenting Ideas - Community Meeting 1



Empowerment Through Planning

The Plan is only as good as the community’s commitment to preparing it. By bringing together residents, leaders and community development experts, goals have been set for the future, priorities have been decided upon and the wheels can turn towards positive changes.

The planning process has captured the vision of a wide cross-section of residents and stakeholders, and is turning their goals into achievable projects and programs. Planning is being driven by community assets, responding to local needs, with the intent to lead to visible positive improvements and results.

Good planning requires personal commitment. Meetings, strategy sessions and inclusion of neighborhood residents, churches, schools, business leaders and other stakeholders have been critical to make sure the Plan is one that the entire community can embrace.

Identifying lead organizations in the community that are willing to anchor the comprehensive effort and “take ownership” and responsibility for key elements of the Plan is underway. Once leaders are empowered, they can help engage and educate the rest of the community about the Plan in a way that promotes neighborhood involvement in the Plan.

Our planning team has been committed to creating a transparent process that enables all

local residents to participate in the creation of a shared vision. Working together, area residents, community groups, business owners, and other stakeholders have undertaken the strategic planning needed to transform the Southside neighborhood into a more viable and sustainable mixed-income community that supports positive outcomes for all residents.

EQUITABLE PLANNING GOALS

- ▶ When a plan is equitable, new investment directly benefits low- and middle-income residents who may have largely been left out of the City's prosperity.
- ▶ When a plan is equitable, public subsidies are used to encourage private investment where it can best provide opportunities for all neighborhood residents.
- ▶ When a plan is equitable, everyone who is affected by it has an opportunity not just to learn about the development process, but to have their voices heard and their interests represented in the decision-making process.
- ▶ When a plan is equitable, economic development policies, plans and projects are quantifiable and measure the impacts on residents of low-income communities.
- ▶ When a plan is equitable, It promotes non-discrimination and affirmatively furthers fair housing opportunities for all.

An Equitable Approach

Equitable planning encourages the creation and maintenance of economically and socially diverse communities that are stable over the long term. A commitment to equitable planning means that the values guiding the planning process and its results go beyond simply improving the neighborhood for economic gain. It must focus on the people who form the Southside community, and the history and values of that community. If residents, developers, officials and interest groups spend time developing strategies to address or avoid the adverse consequences of neighborhood change and support the goals of an equitable plan, they increase the chances of building strong, economically diverse

communities. The Southside Neighborhood Plan will ensure that current residents benefit from this transformation by preserving affordable housing in the neighborhood.

Summary of Engagement

Our engagement process has been structured around the following key elements:

Neighborhood Planning Handbook

A Neighborhood Planning Handbook was developed as a guide to the Southside Neighborhood planning process. The Handbook describes how to go about envisioning a great neighborhood along with the necessary steps in developing a complete Plan. It describes the elements of a Plan, the steps to be taken to develop it and the role of the community and planning professionals in preparing the Plan.

Receiving Feedback - Community Meeting 2



Project Facebook Page

A significant planning milestone was creation of a project Facebook page that documents the work undertaken to develop the Southside Neighborhood Plan. The page (www.facebook.com/birmsouthsideplan) contains resident needs assessment survey results, meeting notices and notes, materials related to selection of the housing development partner, alternative housing development concepts, and the Southside Neighborhood Plan document.

Resident Meetings

Current Southtown Court residents are HABD’s key constituency and bringing them meaningfully into the planning process was a high priority. The planning team met with Southtown Court residents on multiple

occasions to solicit ideas, information and opinions about what a new Southtown Court should look like, as well as understand concerns that residents had about redevelopment. Four formal meetings were held with Southtown Court residents throughout the planning process. Southtown Court resident meetings typically were scheduled prior to larger community meetings to ensure that input from this key stakeholder group on various planning topics and components was heard by the planning team and incorporated into the development of the Southside Neighborhood Plan. HABD also developed an FAQ for residents, to dispel rumors and misinformation and encourage participation in the various planning activities.

- ▶ Resident Meeting 1 provided an overview of the Plan process and goals of improving housing and fostering economic development while enhancing services, educational opportunities, community gathering places and local transportation options.
- ▶ Resident Meeting 2 focused on highlighting the community’s vision while using keypad polling and an image preference survey to identify opportunities for improvements and reinvestment at Southtown Court and in the surrounding neighborhood.
- ▶ Resident Meeting 3 focused on answering questions related to the Plan, as well as a discussion of specific types of

**Parks and Playgrounds -
Kids Design Meeting**



programs that would help to improve the quality of life for residents.

- ▷ Resident Meeting 4 centered around introduction of the Needs Assessment Survey and emphasizing its importance in including the residents of Southtown Court in the process.
- ▷ Resident Meeting 5 included an outdoor display of Draft Plan materials summarizing the process and key elements as well as an opportunity to complete and submit a Needs Assessment Survey. A raffle was also held for residents that completed the survey to win one of four new digital tablets.

Key Person Interviews

An initial round of meetings was held with selected agencies and service providers early in the planning process. These sessions were designed to gain insights into self-sufficiency, education, health, youth and other topics to be addressed in the development of the Plan, and to begin to build local support for implementation. Key Person Interviews included representatives from the following organizations:

- ▷ MAX: Birmingham-Jefferson-County Transit Authority
- ▷ City of Birmingham Mayor’s Office
- ▷ City of Birmingham Department of Planning
- ▷ St. Vincent’s Birmingham
- ▷ REV Birmingham
- ▷ University of Alabama at Birmingham

- ▷ Community Foundation of Greater Birmingham
- ▷ Birmingham Business Alliance
- ▷ Regions Bank
- ▷ Lewis and Company
- ▷ Regional Planning Commission of Greater Birmingham
- ▷ Baptist Church of the Covenant

Community Meetings

Three community meetings were held to identify neighborhood assets, issues and challenges and help guide development of the overall Southside Neighborhood Plan vision.

- ▷ Community Meeting 1 provided an overview of the Plan process and goals of improving housing and fostering economic

Presenting Ideas - Kids Design Meeting



development while enhancing services, educational opportunities, community gathering places and local transportation options. It also included a visual preference survey as well as a hands-on visioning activity focused on determining where housing, commercial, and community buildings should be located; how new open spaces could be designed; how better pedestrian and bike connections could be created; and what community features should be preserved and enhanced.

- ▶ Community Meeting 2 provided an opportunity to contribute feedback on draft plans for the neighborhood that were developed based on the vision developed

at Community Meeting 1, and served to inform preparation of the Preferred Plan.

- ▶ Community Meeting 3 welcomed feedback on the Preferred Plan and potential projects for the Southside Neighborhood.

Task Force Meetings

A Task Force, including representatives of key partners and stakeholders, met three times over the course of the project. The Task Force acted as an advisory arm of the overall planning team providing input on the Plan and sharing information from their constituents to the team and vice versa. The Task Force was used to provide input on service needs and enhancement to neighborhood assets, and to respond to feedback received at community

meetings. The Task Force was also charged with refining the strategies and projects suggested by the community and the project working groups and helping to determine the organization or entity that was best suited in taking the lead on project implementation.

Kids Design Meeting

In October of 2015, a Kids Design Meeting was held to solicit ideas for play areas, green spaces and community rooms that could be incorporated into the Southtown Court site plan as design development proceeded. Youth in attendance also discussed the things that are important to them as their neighborhood changes and grows, amenities and services they would like to see as part of a new and enhanced Southtown Court.

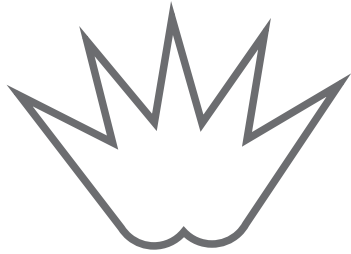
***Kids Review the Plan at Outdoor
Display - Southtown Court Gym***



Doing While Planning

At the July 2015 resident meeting, 56% of attendees indicated that improved transit was the most important transportation improvement needed for the neighborhood. Upon further discussion, residents shared that a convenient University Boulevard bus stop directly across from Southtown Court had been taken out during recent construction of the Veteran's Hospital building. The stop hadn't returned for over a year and now residents had to walk several blocks up or down hill to reach the bus. The project team took this information to the next Task Force meeting for discussion with a MAX: Birmingham-Jefferson-County Transit Authority representative. The end result was that MAX was able to re-institute the bus stop adjacent to Southtown Court within a

week. This early success helped to ensure that residents' feedback was taken into account while making a small improvement that greatly impacted the quality of life for local residents.



Housing Plan

“ The Preferred Plan takes the feedback received from residents and community members, and proposes a **mixed-income, mixed-use, high-quality development...”**

Introduction

Southtown Court occupies an approximately 25 acre site, bounded on the west by 23rd Street, on the north by University Boulevard, on the east by the Red Mountain Expressway, and on the south by 10th Avenue. The site is bisected into east and west sides by 24th Street, which is a heavily trafficked north-south connector providing access to downtown from adjacent residential neighborhoods to the southeast. 9th Avenue traverses the site from east to west, terminating at the base of the Red Mountain Expressway to the east and completing the rough block structure of Southtown Court.

The Southtown Court complex comprises 55 low-slung, two story residential buildings,

totaling 455 one to three bedroom housing units. Constructed in 1941, Southtown is laid out in a manner typical of its era -- residential buildings largely facing inward, arranged around alternating parking areas and open grassy lawns. The housing is well served by public transit, with access to bus routes 50, 51, and 44 provided on or nearby the housing site. Further, the MAX's "Dart" circulator service runs east-west down University Boulevard seven days a week, providing easy access to the University of Alabama at Birmingham to the west, and the Lakeview District to the east.

The Southtown Court site is adjacent to downtown Birmingham, and ideally situated along University Boulevard, positioned between UAB to the west and St. Vincent's

Medical Campus and the Lakeview District to the east. Largely because of its prime location, Southtown Court is viewed as a highly desirable potential redevelopment site within the city. It is critical that any potential redevelopment at Southtown should be of a scale and nature to take advantage of its location, and provide a benefit to the overall neighborhood and community. It is equally important that any redevelopment at Southtown not displace current residents, but rather allow them to remain in the community to experience the benefits that a redeveloped Southtown might offer. The Housing Authority of the Birmingham District affirms that 455 public housing units currently exist, and a minimum of 455 public housing units will remain in the Southside Neighborhood following any redevelopment.



Southtown Court today - Grassy interior spaces are mowed and maintained, but do not show real signs of use or ownership by the community

Finally, any redevelopment at Southtown Court should adhere to the tenets of HUD’s “Choice Neighborhoods” program, and should emphasize the following concepts:

- ▶ ***Energy Efficient, Sustainable, Accessible, and Free from Discrimination.*** Housing should be built to modern standards of efficiency, accessibility, and comfort. New housing at Southtown Court should be designed to meet requirements of universal accessibility and visitability, and should be encouraged to incorporate “green” techniques both during construction and throughout operation, to ensure low per-unit energy consumption and high indoor environmental quality standards. Finally, new housing should
- ▶ ***Mixed-Income.*** Housing at Southtown Court should be affordable to families and individuals with a broad range of incomes. Options should be provided to ensure access to housing at Southtown for low to moderate-income families and individuals, as well as market-rate and unrestricted units.
- ▶ ***Well-Managed Property and Financially Viable.*** A redeveloped Southtown Court should meet or exceed industry standards for maintenance and high-quality management, and should budget

incorporate affordable access to modern necessities, such as broadband internet, free from discrimination.

appropriately for the amount of income that can be generated from the use of the property. Maintenance and upgrades or replacements should be performed on a regular basis to prevent issues related to unit deterioration or obsolescence.



Mural painted on the retaining walls surrounding Southtown Court - Though many are in good condition, a number of the retaining walls at Southtown Court show significant signs of deterioration

Existing Conditions & Deficiencies

The buildings at Southtown Court are two-story rowhouse/townhouse dwellings constructed of masonry, and built on what appears to be concrete slabs over passively ventilated crawlspaces. Over the course of their 75 years, many of these buildings have begun to exhibit signs of structural deficiencies above and beyond normal wear and tear. These include diagonal brickwork cracks, unlevelled doors and windows, cracked plaster on interior walls within units, and both floor slab and ceiling cracking. Doors and windows have become difficult to close or open, serving as further evidence of foundation movement and structural shifting.

A number of deficiencies prevent individual interior environmental control in the units at Southtown Court. Attics, exterior walls, and windows of the units contain little to no insulation, resulting in significant heating and cooling inefficiencies and increased costs for occupants. Further, the heating and cooling systems, and gas water heaters that were replaced in 1994 have now been pushed beyond their 20-year life expectancies. Plumbing fixtures appear to have been replaced on an as-needed basis, and many do not comply with Fair Housing Act requirements pertaining to clearances and mounting heights.

Interior lighting and exhaust fans do not provide adequate light or ventilation in units. Further, these inadequacies are paired with an electrical

system that does not provide enough outlets, and does not meet current code requirements, preventing occupants from significantly augmenting the lighting and ventilation in their units. Bathrooms are not equipped with exhaust fans, and there is evidence of condensation stains created by excess moisture on ceilings and walls. Units also do not meet current code requirements for fire protection, as they lack automatic sprinkler systems.

In addition to the structural deficiencies and inefficiencies present at Southtown Court, a number of design deficiencies are apparent. The Southtown Court site is characterized by significant grade change across its 25 acres. Due to this grade change, many sidewalks are quite steep, and do not appear to meet ADA

requirements for handicapped accessibility. In addition to their steep grade, a number of sidewalks are significantly deteriorated and in need of replacement. Curb cuts and ramps are often awkwardly placed, resulting in a challenging environment for wheelchair users.

To compensate for a great deal of grade change from adjacent properties and rights-of-way, there are a number of retaining walls surrounding and within the Southtown Court Site. These retaining walls create abrupt transitions from adjacent sidewalks, and make traversing the site difficult for those who cannot easily navigate the stairways that provide access to the interior of the site. As a number of the retaining walls on site create significant abrupt changes in grade, code requires that they should be fitted with railings to prevent falling accidents. Unfortunately, there are few railings provided, and where they are provided, they do not meet code requirements.

Southtown Court also experiences a number of substantial issues due to inadequate drainage on site. Just to the east of Southtown Court is the Red Mountain Expressway, a major six-lane limited access highway. The Red Mountain Expressway is designed for high speeds, and is elevated considerably above grade from the adjacent housing. As such, the earthwork berm that elevates the expressway creates significant runoff at Southtown during rain events, shedding a great deal of water onto the site. This is exacerbated by a lack of inlets into the storm sewer to handle the additional amount of water during rain events. Often, the existing

inlets become quickly clogged, creating flooding on the eastern portion of the site, impacting a number of residential buildings and creating safety hazards for occupants. Gutter systems on the structures at Southtown Court also contribute to the water issues, with downspouts leading directly into the below-ground drainage system and sealed with concrete. During storm events, when the drainage system is overwhelmed and the water in the downspouts has nowhere to go, it has blown through seams and fasteners, and reportedly shoots up through the clogged inlets onto the site, and, in some cases, into the units themselves.

In addition to the issues related to grading and drainage, the Southtown Court site does not provide lighting on streets and in parking areas, creating dangerous conditions for residents walking through the site in the evening, or even making the short trip from their car into their apartment. Further, the amount of parking spaces provided on site, excluding street parking, is inadequate to meet residents needs. Due to the lack of adequate parking facilities, most residents must park on the street, out of view of their individual residence. Though there are a number of handicapped spaces provided, the design of curb cuts, coupled with the slopes of adjacent sidewalks render them non-compliant with ADA requirements.

When Southtown Court was constructed, designing for universal accessibility was not the standard. As such, units have had to be retrofitted to provide access for mobility and sensory accessibility. This is often difficult

and costly, especially when accounting for the considerable constraints placed on site design by the challenging topography on the Southtown site. Today, Southtown provides 32 mobility and sensory accessible dwelling units, out of the total of 455 units on site.

The overall site design, and the physical layout of the buildings at Southtown Court precludes the ability to create defensible space. The numerous interior courtyard spaces are neither private to the units, nor public enough to be shared and maintained by all members of the community. These interior spaces are also difficult for police to effectively monitor, as they are not adjacent to the street, and are not accessible by car. Residents are often hesitant to take ownership of the space outside their residence in configurations such as that of Southtown, as there is little-to-no delineation between what is public, and what is private. In certain cases, residents have claimed the garden space outside of their unit, and have improved it through planting and maintaining it in good condition. This is a rarity, however, and most spaces outside individual units are not improved or maintained, leading to an overall impression of disuse in Southtown's outdoor spaces. For reasons such as these, modern public housing developments avoid the type of inward-facing configuration seen at Southtown Court, instead favoring a more outward-facing, traditional-neighborhood orientation that provides a clearer delineation between public space and private spaces.

Residents express their preferences-

Residents were given the opportunity to provide feedback via an interactive polling activity, registering their preferences for a variety of types of spaces and amenities



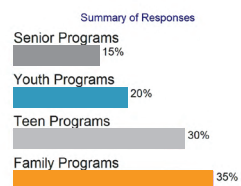
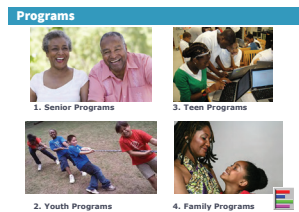
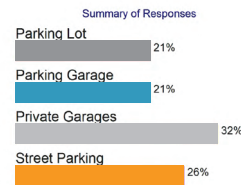
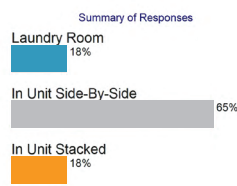
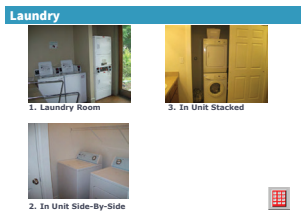
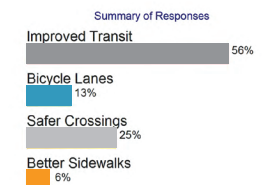
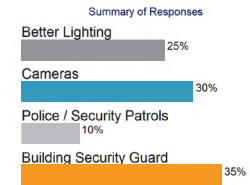
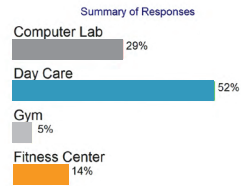
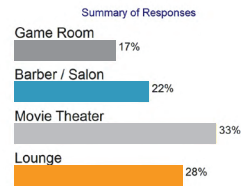
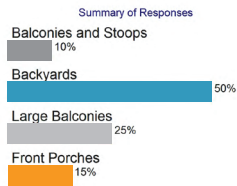
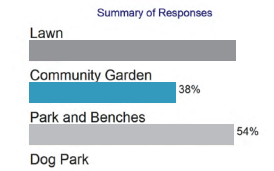
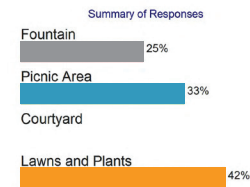
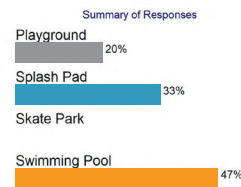
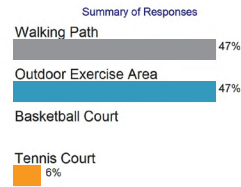
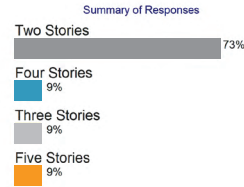
Resident Housing Preferences

Southtown Court residents were actively engaged from the beginning of the planning process, communicating their needs and desires, and exploring a range of options for the future of Southtown Court. Several meetings and one-on-one interviews were held, and residents were given the opportunity to provide feedback and insight related to the current conditions at Southtown Court, as well as what they would like to see in an improved or redeveloped Southtown Court. Resident preferences were solicited using an amenity preference survey, administered as an interactive keypad polling activity at a resident meeting in September of 2015.

During the meeting, residents were shown a variety of options in a number of specific categories, and asked to choose which option they liked best. Participants were encouraged to share their reasons for choosing particular options, in order to promote a community conversation about potential improvements to the Southtown Court site. Amenity categories included building form, active and passive park areas, transportation, safety, parking, private open spaces, community spaces, and community programs. Full results of this survey can be viewed on the following page.

Importantly, residents expressed a strong preference for two-story residential development, emphasizing a more traditional neighborhood feel. They also expressed

preference for more park spaces, community gardens, and water features, as well as active space options including walking paths and spaces for outdoor exercise. Improved transit was prioritized, as was the need for better lighting on-site and improved overall security. Where private space is concerned, residents expressed a strong preference for backyards as opposed to balconies or front porches, emphasizing a desire to take ownership of outdoor space outside their individual unit. Finally, day care facilities topped the list of preferred community spaces, and residents expressed the most interest in community programs geared toward families, youth, and teens.



Southtown Court Amenity Preference Survey Results - Residents were asked to choose their preferred option in a number of categories during a meeting in September, 2015. Categories included buildings, active and passive open spaces, private open space, community spaces, and amenities such as transportation options, laundry, parking, and the orientation of community programs.

Kid's Design Meeting - At the end of October, 2015, a design meeting was held at the Southtown Court Gymnasium. Kids actively participated in a discussion about what they like and do not like about Southtown, as well as what they want. Kids of all ages participated in a hands-on activity to design some new play spaces for Southtown, both indoors and out



In addition to asking the adult residents of Southtown Court what they preferred, the planning team conducted a dedicated “Kid’s Design Meeting” held at the Southtown gymnasium in October, 2015. Southtown kids, from toddlers to teens, expressed their feelings about living at Southtown Court, and participated in an activity to help design new play spaces. Kids shared what they liked best and least about Southtown Court, as well as what they would like to see most in a new Southtown. Following the general discussion, they were guided through an activity where they got to choose play elements that they liked from a variety of paper cut-out options, and use them to design new play spaces at Southtown. Indoor and outdoor activities were available for the kids to use, and they

were encouraged to think creatively and use their imaginations. Perhaps unsurprisingly, the kids were most enthusiastic about the water-play features including splash pads and sprayground features, which were incorporated into future designs for outdoor play spaces.

Draft Concepts

Based upon the feedback received from residents, as well as the results of Camiros’ site analysis and discussions and interviews with key stakeholders, a number of draft concepts were prepared. These draft concepts were presented to the community, and feedback was solicited to aid in their refinement. Initial concepts included “bubble” land use diagrams to show potential organization of space and uses, as well as program diagrams, providing a visual glimpse at proposed programs and physical forms. Concepts were organized around three guiding themes, based upon initial feedback at resident and community meetings, as well as through key-person interviews with local stakeholders.

Kid's Design a New Park and Community

Space - Using cut-out pieces representing play equipment, water features, and indoor amenities such as a computer lab, basketball court, etc., Southtown Courts youth helped to share their vision for new spaces in the community.



What kids liked about living at Southtown Court:

- ▷ Kids our own age / friends
- ▷ Homework!
- ▷ The playground
- ▷ Swings
- ▷ The gymnasium



What kids disliked about living at Southtown Court:

- ▷ Shootings around here
- ▷ No places to play
- ▷ Grown-ups fighting
- ▷ Broken playground equipment
- ▷ Break-ins / robberies
- ▷ Homeless people
- ▷ People hitting other people



What kids want in the future:

- ▷ Better housing
- ▷ Friendly neighbors
- ▷ Swimming pool
- ▷ Computer lab
- ▷ Shops/stores
- ▷ Target
- ▷ Gamestop
- ▷ Stuff to share with friends
- ▷ A new playground
- ▷ Bike ramps
- ▷ Skating (skateboarding, roller skating, ice skating)

FOOD HUB CONCEPT



Food Hub

The Food Hub concept envisions Southtown Court as a hub for food and hospitality uses; Southtown becomes the newest dining destination in the City of Birmingham. The location of the site allows strong connections to the Downtown, Lakeview, and Five Points South areas, integrating the site into a larger network of retail and culinary destinations on the south side of Birmingham. The site is characterized by a wealth of housing options, outdoor amenities such as community gardens, grills, urban orchards, and mixed-use retail and restaurants on the ground floor abutting University Boulevard. Food and agriculture become the unifying theme, and provide opportunities for residents to engage in learning

how to grow, prepare, and serve food. Potential program elements include the following:

- ▶ A mix of housing options, including multi-family, townhouse, and single-family
- ▶ Community gardens
- ▶ Neighborhood grocery store
- ▶ Gardening instruction / classes
- ▶ Community kitchen spaces, both indoor and outdoor
- ▶ Urban orchard / fruit bearing trees
- ▶ Culinary classes and food service training
- ▶ Outdoor grills / smokers
- ▶ Day / evening childcare
- ▶ Strengthened connections to nearby destinations
- ▶ Backyard spaces connected to units
- ▶ Accessible rooftop gardens

Food Hub Concept A1: Concept A1 focuses new mixed-use development at the corner of University Boulevard and 23rd Street South. This development could include a new urban grocery store and retail uses, with residential units located above the ground floor. A new park and community garden space is located along University Boulevard, across from the recently constructed VA parking garage, which could be outfitted with a mural or “green wall” to soften its visual impact on surrounding development. Higher-density residential development is proposed along the Red Mountain Expressway to the east and adjacent to St. Vincent’s Hospital campus. Up the base of Red Mountain to the south, Concept A1 transitions from medium-density residential development, envisioned as two to three story

OCTOBER 2015 CONCEPT A1 - FOOD HUB



- LEGEND**
- Retail
 - Mixed-Use Retail/Residential
 - Higher Density Residential
 - Medium Density Residential
 - Lower Density Residential
 - Community Use
 - Parks / Open Space
 - Ground Floor Retail
 - ★ Improved Intersection
 - New Streets

OCTOBER 2015
CONCEPT A2 - FOOD HUB



Culinary class and food service training - The Food Hub Concept envisioned spaces that offered opportunities to local residents to receive training in the restaurant and hospitality industry that could be employed locally within Southtown Court



townhouse residences, to more traditional small-lot urban single family development. Finally, a community building with communal amenities such as shared kitchen space would be located adjacent to the community garden, and higher-density residential development toward the center of the 25-acre site.

Food Hub Concept A2: Concept A2 maintains proposed mixed-use development at the corner of University Boulevard and 23rd Street South, but suggests a reorganized mix of uses for the remainder of the site. In this concept, mixed-use development continues to the south down 23rd Street, terminating in a neighborhood square that abuts a café and community kitchen. This placement is intended to more strongly connect Southtown Court to the adjacent uses in Five

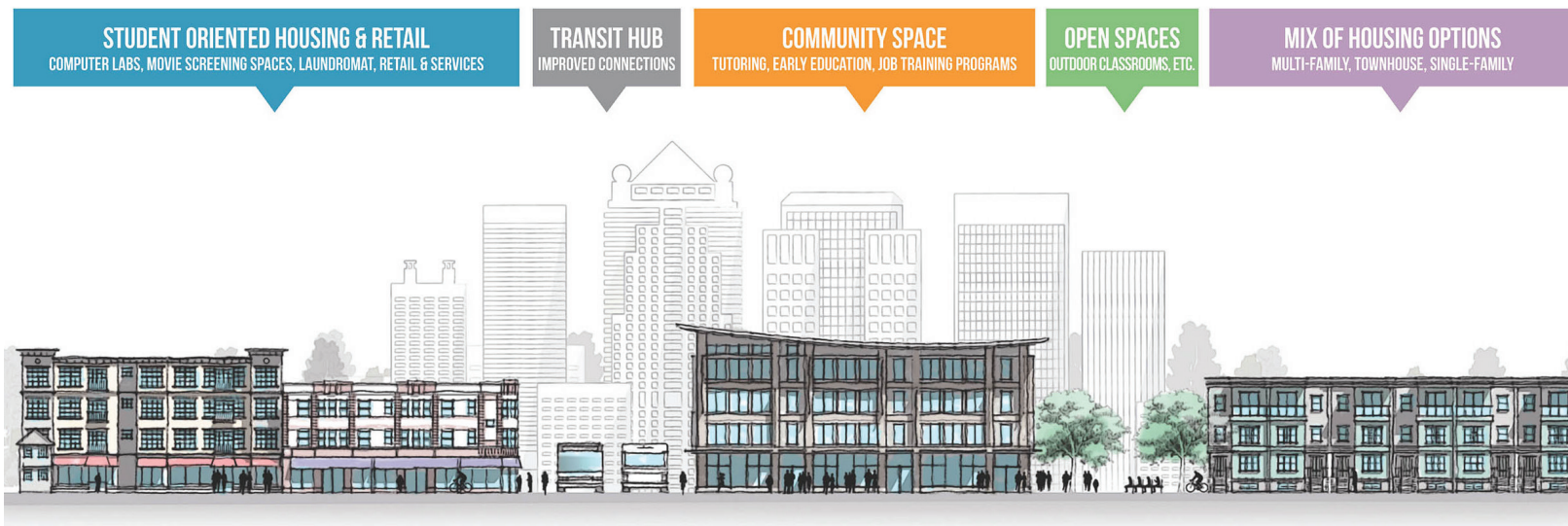
Points South, and to create a gradual transition of densities across the site. This concept also includes a new playground near the center of the development, and an expanded open space adjacent to the Red Mountain Expressway. This expanded space can be used to buffer adjacent residential uses from the noise generated on the expressway, and to provide an opportunity for stormwater detention/retention, mitigating the impacts of excessive runoff.

Feedback: The Food Hub concepts were presented at a community meeting. Following a brief presentation outlining key aspects of the Food Hub, community members were encouraged to peruse the drawings in an open-house style format, and leave comments on each of the concepts with sticky notes and

markers to let us know what they liked or did not like. Comments included the following:

- ▶ Senior housing should be on University
- ▶ New design should make it easier for disabled folks
- ▶ Like the splash pad and skate park
- ▶ Like medium density housing
- ▶ Rooms and buildings are currently so tight together
- ▶ Community kitchen and green wall on garage are great ideas
- ▶ Best Concept: tap into Birmingham's food culture and promote workforce training – gardeners, farms, sustainable agriculture, lessons.

CAMPUS CONNECTION CONCEPT



Campus Connection

The Campus Connection concept imagines Southtown Court as a community that is closely linked to the wealth of nearby educational facilities, including the University of Alabama at Birmingham, Southern Research Institute, Avondale Elementary, and Ramsay High School. University Boulevard is enhanced to provide better options for walking and biking to nearby institutions, and a “transit hub” is created on the site, allowing residents easy access to public transportation.

A variety of housing, shopping, and services are provided on site, appealing to both residents of the Southtown site, as well as students from nearby institutions. Services such as childcare, tutoring, early education, after-

school programs, and job-training courses are provided on site in new community facilities. Potential Campus Connection program elements include the following:

- ▶ A mix of housing options on site, including multi-family, townhouse, and single-family dwellings
- ▶ Education programs (after-school, early education, tutoring, continuing education, etc.)
- ▶ Job training in partnership with nearby Universities
- ▶ Outdoor classrooms and multi-purpose gathering spaces
- ▶ Computer labs/student resources on site and accessible to the entire community
- ▶ A mix of shopping and dining options

- ▶ Student-oriented housing and amenities like computer labs, movie screening spaces, laundromat, etc.
- ▶ “Transit hub,” and complete streets improvements along University Boulevard

Campus Connection Concept B1: Concept B1 imagines mixed-use development wrapping the southeast corner of University Boulevard and 23rd street, similar to previous concepts. This prominent corner appears as the most commercially viable part of the Southtown Court site. Mixed-use development, with retail on the ground floor, and residential dwelling units above (at a height of 3 to 5 stories) occupies the corner, and continues down 23rd street toward 10th Avenue. To the east, down University Boulevard, a new community learning center is

OCTOBER 2015
CONCEPT B1 - CAMPUS CONNECTION



OCTOBER 2015
CONCEPT B2 - CAMPUS CONNECTION



proposed, adjacent to a preserved/renovated gymnasium/library building. This concept also envisions a renovated daycare building maintained on the site, adjacent to open space, high-density residential toward the center of the site, and medium density residential development, in the form of townhomes or rowhomes, to the south. The medium-density residential development tapers to a less intense form of single-family development as it transitions into the existing neighborhood to the south, up the slope of Red Mountain. Concept B1 also imagines the site accommodating a possible expanded interchange, improving access onto and off of the Red Mountain Expressway adjacent to the site. Both the new interchange and the expressway itself are significantly buffered from the rest of the site by a large green space, capable of buffering sound/dust from the interstate, and accommodating and stormwater that may shed down the slope off of the expressway.

Campus Connection Concept B2: Concept B2 envisions a more intense use of the Southtown Court site, with a large four-to-six story mixed use building occupying the southeast corner of the intersection of University Boulevard and 23rd Street, capable of accommodating a large amount of retail space, with dwelling units above. Further down University Boulevard to the east, a three-to-four story mixed-use community building is proposed, with retail or community uses fronting on University Boulevard, and residential or office/flex space above and to the rear of the University frontage. This building also accommodates the proposed

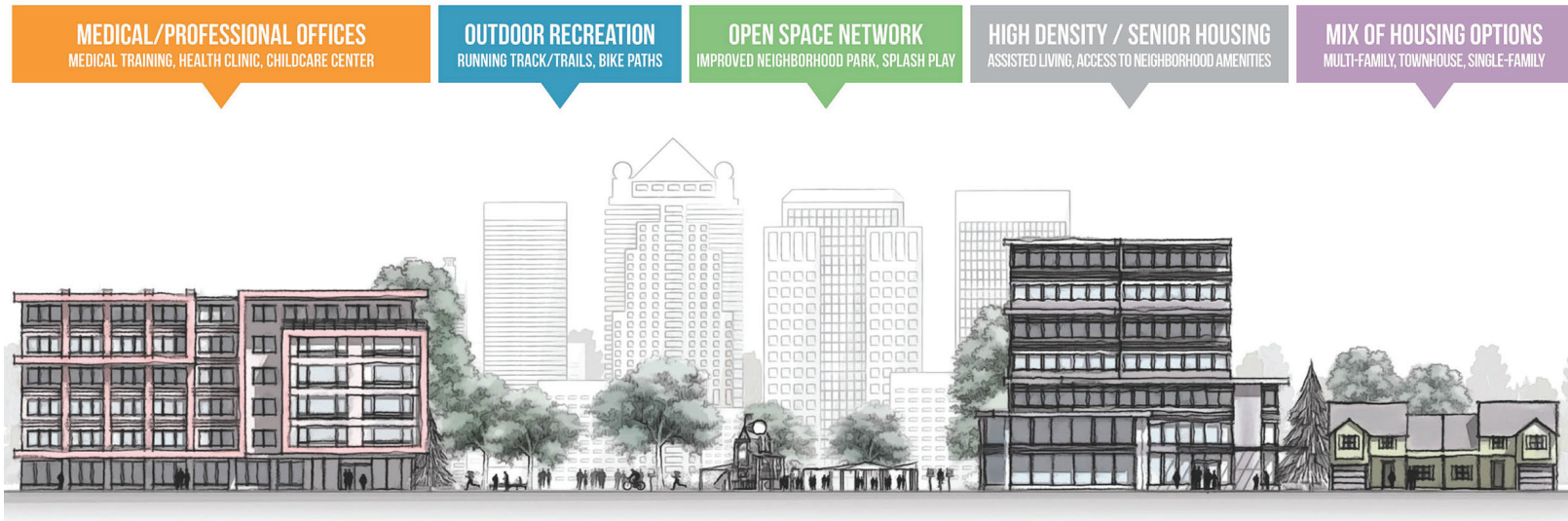
“transit hub,” or dedicated space for buses to pull off of University Boulevard to pick up passengers. Instead of a bus stop, this site becomes more of a transit center for the south side of Birmingham, connecting multiple routes and forms of transportation. Concept B2 further imagines a large open space or “community quad” fronting on University Boulevard, and adjacent to another mixed-use building tucked against the Red Mountain Expressway to the east. Similar to previous concepts, B2 transitions from medium-density housing to low-density single-family to the south, with the exception of a high-density residential area along 23rd Street, framing a large open space.

Feedback: The Campus Connection concepts were presented at a community meeting, and attendees were encouraged to provide feedback. Following a brief presentation outlining the key aspects of the concepts, community members perused the drawings in an open-house style format, and left comments on each of the concepts with sticky notes and markers to let us know what they liked or did not like. Comments on the Campus Connection scheme included the following:

- ▶ Need a neighborhood elementary school – community is currently under-served

- ▶ Campus connection: kids need a place to go
- ▶ Please provide an area for kids to use wifi, have tutoring programs. Needs to stay open until 9pm and be open on weekends
- ▶ Dangerous people in Southtown need to work on their mentality before we incorporate with UAB students who have goals
- ▶ We need tutors at Southtown

HEALTHY HOME CONCEPT



Healthy Home

The Healthy Home concept proposes a future for Southtown Court that is strongly rooted in public health and well-being, and leverages the community’s proximity to a wealth of local and regional health-care facilities. In this concept, the Southtown Court site becomes Birmingham’s most exciting healthy-living community, offering a wide variety of housing options and amenities to its residents. A network of open space unifies the neighborhood, connecting improved green spaces to new residential, professional, and community spaces. Pedestrian-streets and bike paths provide both opportunities for exercise and non-motorized transportation throughout the site, while playgrounds and outdoor classrooms provide ample space for

a variety of community activities. Senior living, childcare, health clinics, and medical training opportunities integrate with outdoor amenities, office space, retail, and living space to create an active, healthy community on the south side of Birmingham. Among the key programmatic elements of the Healthy Home concept:

- ▶ A mix of housing options, including multi-family, townhouse, and single-family dwellings
- ▶ Outdoor and indoor exercise areas (running track, trails, bike paths)
- ▶ Splash pad/sprayground play areas
- ▶ Bicycle and pedestrian connections throughout and beyond the site
- ▶ Improved sidewalks and safer pedestrian crossings

- ▶ Health clinic/medical training
- ▶ Professional/medical offices on site
- ▶ Senior/assisted living facilities
- ▶ Community center providing child care/educational programs
- ▶ Improved neighborhood open spaces, including safety upgrades

Healthy Home Concept C1: Concept C1 proposes a mixed-use development on the corner of University Boulevard and 23rd Street, similar to previous concepts. Differing from previous concepts, however, C1 augments the retail mix with dedicated medium-density office space, and senior living and community uses to the south along 10th avenue. Pedestrian streets connect numerous green open spaces throughout the site, providing access to exercise

CONCEPT C1 - HEALTHY HOME

OCTOBER 2015



OCTOBER 2015
CONCEPT C2- HEALTHY HOME



- LEGEND**
- Retail
 - Mixed-Use Retail/Residential
 - Higher Density Residential
 - Medium Density Residential
 - Lower Density Residential
 - Community Use
 - Parks / Open Space
 - Ground Floor Retail
 - ★ Improved Intersection
 - New Streets

opportunities or relaxation for adjacent uses, whether residential, retail, or office. Importantly, the residential mix in concept C1 is much more focused on providing medium density options, with no high-density housing proposed, and no low-density single-family housing provided. Key to this concept is the mix of residential and office uses with retail and a wealth of open space amenities, linking together in more of an integrated, campus-like living environment.

Healthy Home Concept C2: Concept C2 again proposes a mixed-use development on the prominent corner of University Boulevard and 23rd Street. This concept, however, proposes a lower-density neighborhood environment to the south down 23rd street, connected to an open-space network that provides a link across the site from east to west, and from north to south. Medium-density residential development is proposed along University Boulevard and to the site's interior, abutting higher-density residential toward the center of the site. Senior/assisted living development is placed closer toward the Red Mountain Expressway, buffered by and connected to the northern end of the open space network on site. To the south, medium-density residential development transitions into the existing neighborhood, and frames the open space network, with a proposed new community building located on the southeastern portion of the site, wrapped by the open space. This concept also prioritizes the improvement of connections to off-site amenities, such as Underwood and Caldwell Parks to the southeast.

Feedback: The Healthy Home concept drawings were presented at a community meeting, and attendees were encouraged to provide feedback. Following a brief presentation outlining the key aspects of the Healthy Home scheme, community members perused the drawings in an open-house style format, and left comments on each of the concepts with sticky notes and markers to let us know what they liked or did not like. Comments included the following:

- ▷ Connected green space – Yes!
- ▷ Traffic related to doctor's offices may be a nuisance for residents
- ▷ Don't focus on seniors alone
- ▷ Should be mixed-use
- ▷ Should be mixed-income
- ▷ Should be mixed-age



PROGRAM TOTALS

TOTAL RESIDENTIAL UNITS : 1,000
 TOTAL RETAIL SQUARE FOOTAGE: 240,000
 TOTAL COMMUNITY SPACE SF: 20,000
 *PORTIONS OF PROPOSED DEVELOPMENT PROGRAM
 INCLUDE NON HABD PROPERTY

- RETAIL
- HIGHER DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY
- AMENITY DECK
- STRUCTURED PARKING

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REFINED CONCEPTS - A



Refined/Combined Concepts

Based upon the feedback received on the initial concepts above, three refined concepts were developed. These refined concepts combined the features that community members liked best about each of the six initial concepts, and began to place more emphasis on physical form, and establishing baselines or targets for site capacity, such as number of housing units provided, and the amount of retail square footage and community space that may be accommodated on the site. The concepts begin to show how a redeveloped Southtown Court may take shape, including relationships between individual buildings, as well as the relationship of the Southtown site to adjacent development, emphasizing logical and harmonious connections and transitions. The concepts are color-coded to indicate uses, with a mix of uses indicated both horizontally (different uses in different buildings) and vertically (different uses within one building). These refined concepts were presented to the project Task Force as working drawings during an interim meeting in October 2015.

Refined Concept A: The first refined concept emphasizes mixed-use, community, and commercial development along University Boulevard and 23rd Street in buildings that range from four to six stories, featuring active uses on the ground floor, and residential units above the ground floor. Buildings along University Boulevard have been modeled to incorporate structured parking where appropriate. This concept contains a mix of high-density and

medium to low-density housing options, transitioning from more intense development along University Boulevard, to a more neighborhood-oriented environment up Red Mountain to the south. A large mixed-use building occupies the corner of University Boulevard and 23rd Street, with a mix of retail and residential uses accommodated. Further down University Boulevard, a mixed-use center and community building contains a variety of community-oriented uses, as well as retail and residential space. This building frames a large open space, oriented toward the surrounding retail and community uses. Adjacent to the Red Mountain Expressway is another mixed-use structure, with a large floorplate capable of accommodating a regional-scale retailer, with easy access from University Boulevard or the adjacent expressway.

Development continues down 23rd Street in this concept, though the height and density decreases, and residential uses are prioritized, transitioning from high-density along 23rd Street, to medium-density on the interior and southern portions of the site. A new block structure is created, with a number of new interior connections providing easier access to the north and south throughout the site, and an alley system providing access to lower density townhouse development in the residential core area of the site. Importantly, this concept also incorporates some non-HABD property at the corner of 10th Avenue and 23rd Street, allowing the establishment of a regular block structure to accommodate a new residential building. Refined Concept A

contains the highest amount of retail square footage of any of the refined concepts, at approximately 240,000 square feet of new retail space. The concept also accommodates approximately 20,000 square feet of community space, and around 1,000 residential units.

Refined Concept B: The second refined concept places much more emphasis on providing high-density housing on the Southtown Court site. Though a mixed-use building is proposed on the corner of University Boulevard and 23rd Street, the remainder of the frontages of these streets is proposed as high-density residential development, as is the large building envisioned at the core of the site. This scheme nearly triples the existing residential density on the Southtown Court site, with nearly 1,300 units able to be accommodated through the mix of high-density buildings, and smaller medium-density townhouses on the southern end of the site.

Other important elements of Refined Concept B include the creation of a new block structure on site, including a proposed Boulevard at 10th Avenue, and the incorporation of non-HABD property at the corner of 23rd Street and 10th Avenue as well as the area at 26th Street and 10th Avenue, to create a more gradual residential transition into the larger neighborhood. The concept also envisions a large new community building adjacent to the Red Mountain Expressway, at the terminus of the new Boulevard coming from the west. In total, this scheme represents the incorporation of approximately 1,300 residential dwelling units, approximately



PROGRAM TOTALS

TOTAL RESIDENTIAL UNITS : 1,300
 TOTAL RETAIL SQUARE FOOTAGE: 123,000
 TOTAL COMMUNITY SPACE SF: 39,000
 *PORTIONS OF PROPOSED DEVELOPMENT PROGRAM
 INCLUDE NON HABD PROPERTY

- RETAIL
- HIGHER DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY
- AMENITY DECK
- STRUCTURED PARKING

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REFINED CONCEPTS - B





PROGRAM TOTALS

TOTAL RESIDENTIAL UNITS : 850
 TOTAL RETAIL SQUARE FOOTAGE: 160,000
 TOTAL COMMUNITY SPACE SF: 7,000
 *PORTIONS OF PROPOSED DEVELOPMENT PROGRAM
 INCLUDE NON HABD PROPERTY

- RETAIL
- HIGHER DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY
- AMENITY DECK
- STRUCTURED PARKING

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REFINED CONCEPTS - C



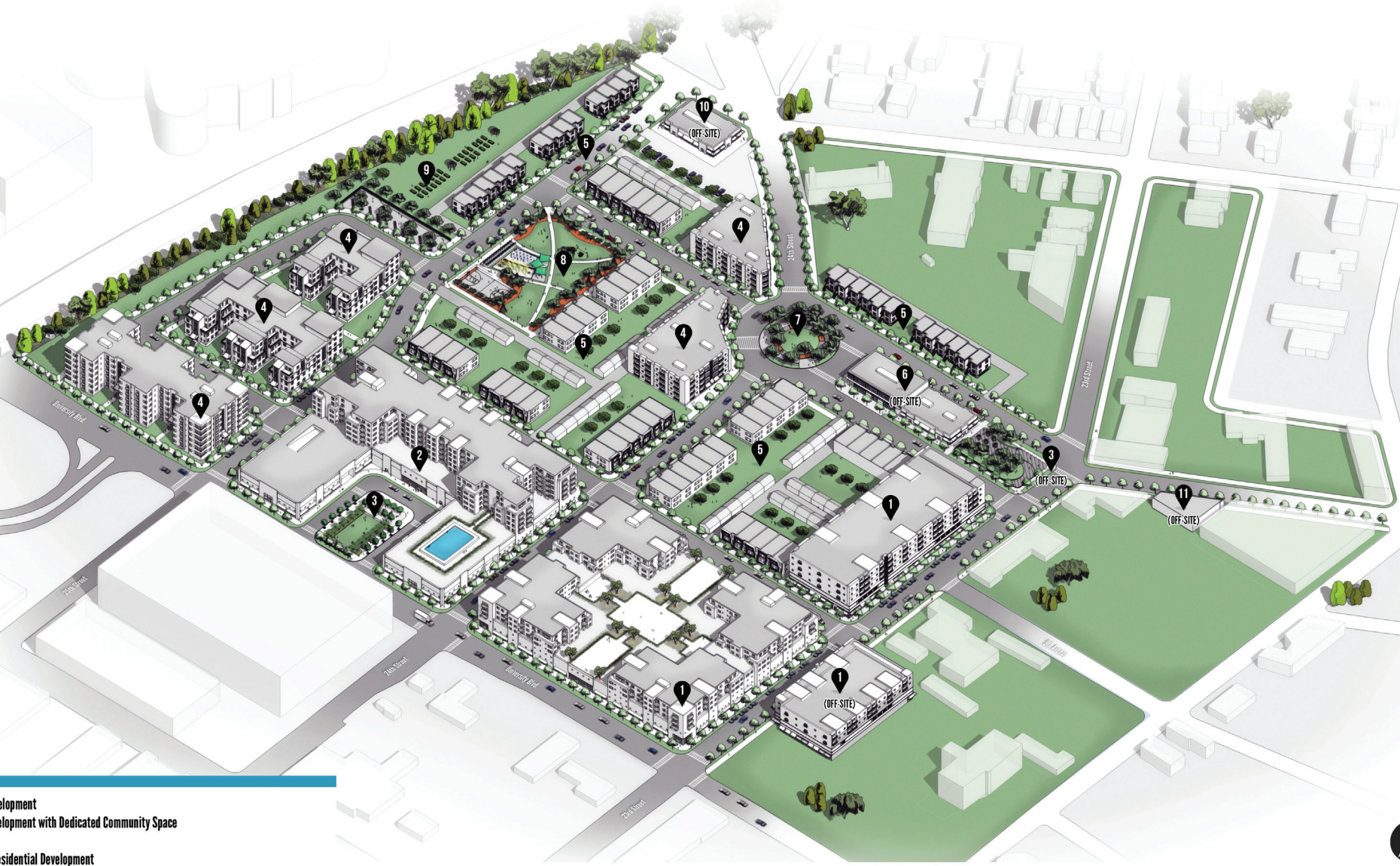
123,000 square feet of retail space, and nearly 40,000 square feet of community space.

Refined Concept C: The final refined concept represents the most heterogeneous mix of housing types and retail spaces of any of the refined concepts. Generally, this concept also breaks down the scale of the proposed buildings, creating an overall density that is lower than either of the previous refined concepts. This scheme is characterized by mixed use development at the corner of University Boulevard and 23rd Street, moving down 23rd Street, and including a portion of the property on the western side of the Street, currently owned by the Southern Research Institute. High-density residential development fronts along the remainder of University Boulevard, with the interior of the site containing a mix of medium and high-density housing options. Additional retail space is proposed on the southern portion of the site, near the intersection of 10th Avenue and 26th Street, currently non-HABD property, as well as along 10th Avenue near its intersection with 23rd Street. An open plaza/park space punctuates the terminus of the Magnolia Avenue corridor, with the adjacent community building and café providing a destination from nearby Five Points South, and a graduated transition into the interior residential portion of the site.

The site circulation is much more granular in Refined Concept C, with generally smaller block sizes, and much more permeability to the block structure, incorporating alley access within the less dense residential portions of the site. A major component of the

concept is the incorporation of a new traffic circle at the intersection of 24th Street and 10th Avenue, creating a visual neighborhood center and calming traffic along the busy 24th Street corridor. This concept also stresses the importance of examining opportunities to expand the impact of a redeveloped Southtown Court site through strategic interventions on nearby properties, such as properties currently for sale down Magnolia Avenue to the west.

Feedback: Each of the refined concepts explored different ideas of density and site organization, staying within the established boundaries and direction given by the community based on initial concepts. The refined concepts were reviewed by HABD staff, as well as the project Task Force, and consensus was achieved that the scale and general organization of Refined Concept C was the most appropriate and suitable for the Southside Neighborhood. The traffic circle and general improvements to site circulation, such as a realignment of internal circulation to align with 25th Street, were universally liked, and the transition of an open space/plaza from the Magnolia Street corridor was well received. Additionally, the concept of expanding redevelopment efforts to include adjacent non-HABD property either through acquisition or partnership was deemed worth exploring in more detail.



LEGEND

- 1. Mixed-Use Development
- 2. Mixed-Use Development with Dedicated Community Space
- 3. Public Plaza
- 4. Multi-Family Residential Development
- 5. Townhouse Residential Development
- 6. Community Building with Restaurant / Cafe
- 7. Roundabout / Plaza Space
- 8. Large Community Park with Splash Play, Basketball, & Playground
- 9. Community Garden
- 10. Retail Redevelopment (Off-Site)
- 11. Infill Redevelopment (Off-Site)

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SOUTHTOWN COURT - PREFERRED PLAN



Preferred Plan

Based on feedback from HABD and the project Task Force, and discussions with the community and partners, the refined concepts were distilled and developed into a final preferred concept. The preferred plan takes the feedback received from residents and community members, as well as HABD staff and the project Task Force, and proposes a mixed-income, mixed-use, high-quality development in line with the community's desires and the City of Birmingham's adopted Comprehensive Plan, and within the parameters of the City's proposed zoning classification for the Southtown Court site.

The Preferred Plan contains a new site circulation pattern designed to reduce traffic speeds and increase pedestrian safety, new open spaces, a variety of residential building types, and a mix of community and commercial spaces. The Plan has been designed to incorporate desired neighborhood amenities into a diverse, compact, mixed-use neighborhood that offers a variety of housing choices and an interconnected network of streets, sidewalks, and open spaces. Buildings have been articulated to indicate a unifying (but not uniform) high-quality architectural character, and the mix of commercial, community, and residential offerings is designed to be accessible and appealing to a diverse mix of potential residents.

The overall site design is intended to create clear delineations between public and private

spaces, allowing individuals to take ownership over their own defensible space, and orienting public buildings to public open spaces, eliminating the “quasi-public” orientation of the courtyard spaces previously seen at Southtown Court. A variety of active and passive spaces are provided, from community gardens, to large parks with playgrounds and splash play features, to the preservation and enhancement of an existing locally and nationally recognized skate-park feature on site, known as the Zollie C. Montgomery Skate Center. Street trees are proposed throughout the site, and open spaces have been designed to incorporate appropriate native landscape elements that provide shade and require little maintenance. Sustainability is also key to the overall site design, with green roof spaces, and multipurpose open spaces designed to provide buffers between uses, opportunities for active use, and stormwater infiltration.

High-density development is proposed along University Boulevard, with the creation of a significant mixed-use commercial node at the intersection of University Boulevard and 23rd Street, and additional commercial and community space further east down University Boulevard, across from the Veteran's Administration parking garage. The building form reaches out to front directly on University Boulevard, creating space for a public plaza to be used as an amenity by surrounding commercial and community uses. Multi-family residential development continues to the east along the Red Mountain Expressway embankment and to the south.

HABD'S COMMITMENTS TO SOUTHTOWN COURT RESIDENTS

- ▶ HABD will fully replace all public housing units within the Southside neighborhood. 455 units of public housing currently exist at Southtown Court, and HABD will ensure that 455 units remain within the Southside neighborhood following any future rehabilitation or redevelopment.
- ▶ HABD will preserve Southtown Court's unique history. Southtown Court is of unique historical significance in Birmingham. HABD commits to preserving this history, interpreting the Southtown Court site, and developing a plan to make the site's history more accessible to the community.
- ▶ HABD will guarantee the right to return and work to minimize displacement. A comprehensive relocation plan will address relocation services, Section 8 Tenant Protection Vouchers, public housing transfer priority, relocation assistance, phased redevelopment and tenant's right to return. Rents at redeveloped properties will be based on resident's incomes at the time of return.

KEY PLAN ELEMENTS

- ▶ **Various types of housing products** – high-density multifamily to low-density townhouses with backyards and alley access to garages
- ▶ **Active and passive spaces** – community gardens to large parks, including the preservation and enhancement of an existing locally and nationally recognized skate-park, the Zollie C. Montgomery Skate Center
- ▶ **High-density development** – located along University Boulevard, with the creation of a significant mixed-use commercial node at the intersection of University Boulevard and 23rd Street
- ▶ **Sustainability** - site design incorporates green roof spaces, and multipurpose open spaces designed to provide buffers between uses, opportunities for active use, and stormwater infiltration



Roundabout and public plaza looking down 24th Street toward downtown Birmingham. A new proposed roundabout provides a highly visible new public space in the neighborhood, and acts as a traffic calming strategy for the busy 24th Street corridor leading into downtown Birmingham. Allowing safe pedestrian crossings, and flanked by a proposed community building and higher-density residential development, the roundabout suggests that 24th Street, as opposed to a dividing line, could become a unifying element of the redeveloped Southtown Court site.



Mixed-use development at University Boulevard and 23rd Street. A large mixed-use building is proposed for the corner of University Boulevard and 23rd Street, acting as a gateway to the redeveloped Southtown Court site. Development on the west side of 23rd Street (currently owned by Southern Research Institute) could create a new, dense commercial node on the University Boulevard corridor. Ground floor retail space, a prominent corner treatment, and balconies overlooking University Boulevard and 23rd Street serve to create an active and welcoming environment for residents and visitors.



Community park with splash play, playground, and basketball courts. This new public park provides easily accessible, highly visible public space on the redeveloped Southtown Court site. The park design incorporates a list of elements desired by residents, and creates an outdoor community focal point, with many new buildings either fronting on the space, or providing views into the new park.



Public plaza along University Boulevard. A new mixed-use building serves to define the edges of this proposed new plaza, fronting on University Boulevard across from the new V.A. Parking facility. The built form helps to create a sense of enclosure to the space, which is buffered from traffic along University Boulevard by a wide sidewalk, fence, and generous landscape treatment. It contains a raised lawn, as well as intimate seating areas, and outdoor seating that may be used by any retail business with ground floor space around the perimeter.

The interior of the site is characterized by lower-density townhouse development with backyards and alley access to garages. A number of recreational amenities including a large new park, community gardens, and the Zollie C. Montgomery Skate Center are located within the interior of the site.

Further toward the south, the residential development continues, transitioning into the adjacent areas of the Southside Neighborhood. Around the new proposed traffic circle, development intensifies, with some mid-rise residential development proposed, as well as a new community building with an attached café/restaurant space and an urban plaza drawing pedestrian traffic and establishing a visual connection down Magnolia Avenue to nearby Five Points South.

Transitioning Out of Public Housing

Public Housing is a government subsidized program designed to assist communities in providing decent, safe and sanitary housing for families of low to moderate income.

Public housing can be an important step toward self-sufficiency. It also provides an opportunity for senior citizens and disabled individuals to live independently.

For many, public housing has become a legacy handed down from one generation to the next. In some cases, it has trapped residents in a spiral of intergenerational poverty that can be difficult to overcome. The Housing Authority of the Birmingham District is committed to helping residents achieve their goals of economic independence and family self-sufficiency in order to transition out of Southtown Court public housing within a reasonable time period. The Plan recognizes the need for a safe, healthy environment linked to supportive services and economic opportunities in order to meet this priority. By creating mixed-income development with a range of housing types in and around Southtown Court, residents can have the choice to remain in the neighborhood while they move up and out of public housing and make progress towards their personal goals.

Family Self-Sufficiency Program

HABD's Family Self-Sufficiency Program (FSS) features goal setting and financial incentives to empower families to make positive life changes. As a part of the FSS Program, participants enter into a five-year contract with HABD that identifies educational, personal and professional goals. A FSS coordinator helps the head of household develop an Individual Training and Service Plan (ITSP) that outlines specific activities and services needed to achieve goals. Services include education, job training, social services, business development, credit counseling, legal assistance, job placement and self-improvement workshops.

FSS offers participants an opportunity to accumulate substantial savings that result from earnings increases that are available to participants upon successful graduation from the program. In addition, FSS provides referrals for GED preparation, job training programs, vocational education, community college, postsecondary education, job readiness, employment, counseling, credit repair, homeownership, and health/wellness.

Relocation and Right-to-Return Policy

Any redevelopment occurring at Southtown Court is anticipated to require temporary relocation of current residents while construction takes place. A critical component of the redevelopment process is ensuring that families and individuals are relocated in a manner that minimizes any disruption to their support networks and connections with neighborhood schools or places of employment.

To minimize the amount of relocation and disruption to residents during construction, a phased development process is being planned.

Pursuant to Federal regulations governing the redevelopment and rehabilitation of public housing projects, the Uniform Relocation Act applies to the redevelopment of Southtown Court. HABD must offer each family displaced comparable housing. Such housing may include, if available, tenant-based assistance such as a Housing Choice Voucher (Section 8) or occupancy in a public housing unit or other unit operated or assisted by a public housing authority at a rental rate paid by the family that is comparable to the rental rate applicable to the unit that the family vacated, and based on the household's composition. In addition, HABD is required to notify each family or individual of the proposed displacement at least 90 days prior to the displacement date. Relocated residents are entitled to payment of actual and reasonable relocation expenses, and are eligible to receive advisory services.

Ensuring that all Southtown Court residents understand their right to return is critical to a successful redevelopment project. All Southtown Court residents who are lease-compliant at the time of displacement, and continue to be lease-compliant throughout the relocation period, will have the right to return to Southtown Court when construction is complete and the units become available for occupancy. A relocation plan and right to return policy will be drafted with assistance from resident leaders, to ensure that the needs and concerns of residents are addressed as the relocation plan is refined and implemented at Southtown Court.

HABD recognizes the need to exercise great sensitivity to resident concerns in any potential relocation activities, and to provide any needed support such as counseling to help residents meet their current and future needs for economic and personal growth and development. Relocation efforts will ensure that residents receive relocation assistance, housing mobility counseling and case management services. Case managers will help educate residents about the relocation process and the housing opportunities available to them, and will help residents to evaluate the benefits and drawbacks of any potential housing alternatives they may choose.

No displacement of residents will occur prior to the required development approvals and approval of a Relocation Plan by the United States Department of Housing and Urban Development.



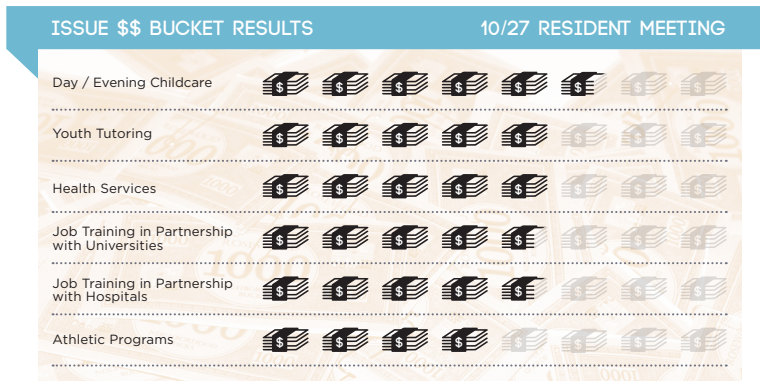
“ the Plan will ensure that **neighborhood residents benefit** from effective education, employment opportunities, quality health care... ”

Introduction

The People element of the Plan will ensure that neighborhood residents benefit from effective education, employment opportunities, quality health care, and housing location, quality, and affordability. This Plan element furthers several *Birmingham Comprehensive Plan* principles including the following:

- ▶ Celebrating Birmingham’s diversity and welcoming newcomers to live in the city
- ▶ Connecting people across barriers of neighborhood, race and class to work together
- ▶ Celebrating cultural history as a positive source of distinctive identity
- ▶ Making Birmingham a center of education excellence at all levels, including workforce training and adult education
- ▶ Supporting holistic programs of social supports to make the community safe
- ▶ Establishing a climate friendly to investment and entrepreneurs to create jobs and grow local businesses
- ▶ Building on the strength of our medical, educational, and other growing economic sectors.
- ▶ Ensuring that Birmingham residents have the skills to compete for the full range of jobs in the city.

Many community members, neighborhood representatives, organizations and service providers who live and provide services in the area helped identify desired outcomes, improvement strategies and an initial list of project ideas.



Meeting attendees were each given \$10k “Southtown Bucks” and asked to help prioritize potential projects. Each \$ above equals \$5k.

Resident Needs Assessment

HABD, in collaboration with the UAB College of Arts and Sciences, conducted a household-level Needs Assessment of Southtown Court residents to determine needs and preferences related to education, health, child care, employment and other socio-economic issues. HABD also gathered data concerning relocation, including household preferences and special circumstances or needs. The Resident Needs Assessment provides baseline data from which improvement targets can be measured, covering topics such as public safety, mobility, health, education, employment, job training, financial literacy, access to community services, internet access and activities for youth.

In order to efficiently gather survey data, HABD purchased and utilized a set of four digital tablets with survey software. As an incentive to residents, each household that completed the survey was entered into a lottery to win one of the digital tablets following completion of the surveying effort. A total of 81 surveys were completed by residents during the week of April 4-8, 2016.

Resident Preferences

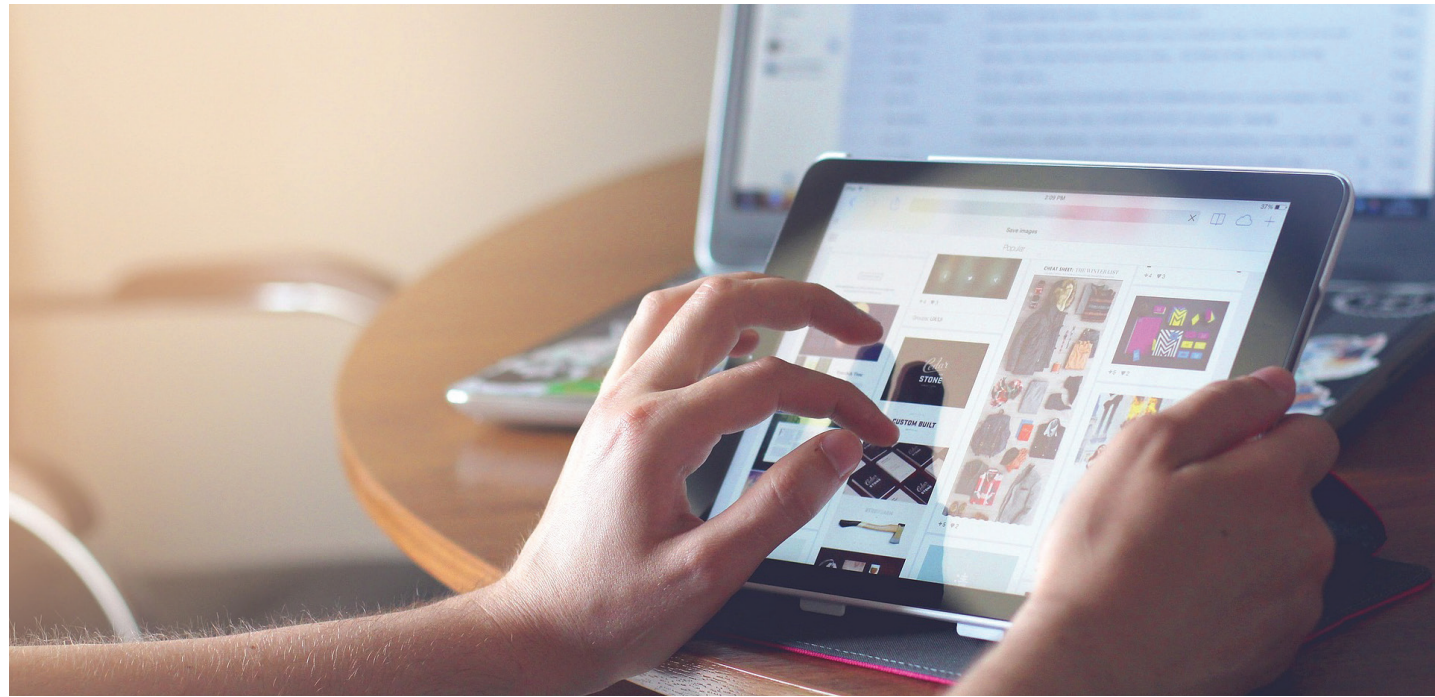
The initiatives that emerged from initial Resident Task Force and Community meetings were prioritized at an October 2015 Resident Meeting through an interactive activity where attendees could spend “Southside Bucks” on various Plan strategies. The top three projects that

received the most spending were day/evening childcare, youth tutoring, and health services.

Task Force Preferences

The initiatives that emerged from initial Resident Task Force and Community meetings were prioritized at an October 2015 Task Force Meeting through an interactive activity where attendees could spend “Southside Bucks” on various Plan strategies. Same as the Resident Meeting, the top three projects that emerged from that exercise were day/evening childcare, youth tutoring, and health services.

Digitally Connected Southtown Court



Recommended Projects

Recommended People projects built on preferences from the previously mentioned meetings are intended to create and strengthen connections between residents and local programs and assets that will lead to new opportunities and a higher quality of life. Projects below are listed in order of priority, based on feedback from neighborhood stakeholders. Each project includes short-term (1-3 years) and long-term (3-7 years) actions, as well as defined metrics that can be tracked to help indicate success. Potential implementation leads and partners that can help carry out projects are also listed.

1. Digitally Connected Southtown Court

Description:

An initiative to support broadband internet access for all residents of Southtown Court. Expanding internet connectivity will help to combat social isolation, while providing access to online learning and job opportunities.

Short-Term Actions:

- ▶ Work with local internet service providers to set up wireless hubs within the Southtown Court property in order to provide free internet access for residents.

Long-Term Actions:

- ▶ Redevelopment at Southtown Court will include infrastructure that permits

unit-based access to broadband Internet connectivity in all new units.

Metrics:

- ▶ Current: Many residents of Southtown Court are without internet access. Young residents in particular have been accessing wireless internet services from various locations nearby, including medical facilities at St. Vincent’s Birmingham. The Southtown Court Resident Needs Assessment shows that approximately 72% of families are currently without in-home internet connections.
- ▶ 5-Year Target: 100% of Southtown Court families have affordable broadband internet access.

Digitally Connected Southtown Court**Potential Implementation Lead:**

- ▷ Housing Authority of the Birmingham District

Potential Implementation Partners and Resources:

- ▷ *ConnectHome* – a pilot initiative that will accelerate broadband adoption by children and families living in HUD-assisted housing across the nation. connecthome.hud.gov
- ▷ *Spectrum Wave* – Currently offers low-cost internet service through a partnership with EveryoneOn.org (non-profit organization).
- ▷ *Right2PC* – Currently offers low-cost desktop computers, laptops and tablets through EveryoneOn.org (non-profit organization).

- ▷ *Federal Communications Commission* – The FCC’s Lifeline Program for Low-Income Consumers includes a Broadband Adoption Program to test and determine how Lifeline can best be used to increase broadband adoption among Lifeline-eligible consumers. Pilot projects funds will help reduce the monthly cost of broadband service, but applicants will be expected to help address other challenges to broadband adoption, including the cost of devices and digital literacy. Currently In its Pilot Stage, Could be a possible source of funding in the future. www.fcc.gov/lifeline
- ▷ *Birmingham Public Library* - Mobile Wi-Fi HotSpot devices that allow you to connect a mobile-enabled device—such as a laptop,

smartphone, or tablet—to the Internet are now available for checkout at the following Birmingham Public Library branches: Avondale, Central, Five Points West, North Birmingham, and Springville Road. The HotSpots are portable, so you can connect your device almost wherever you are, like at home, in the park, or on vacation. bplolinenews.blogspot.com/2015/09/bpl-lending-mobile-wi-fi-hotspots.html

Southtown Court Youth Tutoring



2. Southtown Court Youth Tutoring

Description:

An opportunity to connect Southtown Court youth with resources from the University of Alabama at Birmingham while fostering a dynamic learning environment.

Short-Term Actions:

- ▶ Organize a UAB campus tour for Southtown Court youth to allow them to experience the University’s offerings and to meet students and professors from various colleges.
- ▶ In collaboration with MAX, expand DART Circulator service to directly connect Southtown to the UAB campus.

- ▶ In collaboration with MAX, examine the possibility of free DART Circulator service for Southtown residents.
- ▶ Develop a program through UAB in which students will engage in work/study activities with Southtown Court youth, teens and older residents.

Long-Term Actions:

Redevelopment at Southtown Court will include new indoor and outdoor multi-purpose learning spaces where UAB classes can come to work with local youth.

Metrics:

- ▶ Current: Approximately 87% of Southtown Court residents currently have obtained a High School Diploma, GED, or higher.
- ▶ 5-Year Target: 100% of Southtown Court residents will have, or are pursuing a High School Diploma, GED, or higher.

Potential Implementation Leads:

- ▶ University of Alabama at Birmingham, HABD

Potential Implementation Partners and Resources:

- ▶ *UAB Office of Service Learning* - The mission of the UAB Office of Service Learning is to connect UAB students, faculty, and community nonprofit partners together to enrich student academic

Southtown Court Youth Tutoring

learning, promote civic engagement and to strengthen and support our local and global communities. The Office of Service Learning is a bridge between the instructional and service missions of the University, enabling students and faculty to apply classroom knowledge and research with community partners to address community issues. uab.edu/servicelearning

- ▶ ***UAB Center for Community Outreach Development*** - CORD currently offers grade K-12 students and teachers from all areas in-depth, hands-on, inquiry-based science experiences both during the school year and in our more intense summer programs. Students experience these programs at their Birmingham area schools, at CORD's

GENEius and LabWorks classrooms at the McWane Science Center and in CORD's laboratory classrooms at UAB. uab.edu/cord

- ▶ ***UAB Department of Curriculum and Instruction*** - As part of a great research university, the department offers a broad range of undergraduate and graduate degrees. Through teaching, scholarship, and service, faculty contribute to the development of dynamic teachers and educational communities in a global society. www.uab.edu/education/ci
- ▶ ***MAX*** - Currently, MAX provides fixed route and demand response service (Paratransit) to various municipalities. The current service area is more than 200 square miles

with a demand population base of nearly 400,000. The municipalities within the service area are Birmingham, Bessemer, Fairfield, Homewood, Mountain Brook, Midfield, Tarrant, Center Point, Hoover, and Vestavia Hills. Passenger trips and service miles are approximately three million (3,000,000) each annually. bjcta.org

- ▶ ***Birmingham City Schools*** - The Birmingham City School System is an urban district with 42 schools -- eighteen elementary schools, eight middle schools, eight K-8 schools, seven high schools and one alternative school. bhamcityschools.org

Southtown Court Child Care



3. Southtown Court Child Care

Description:

An expanded on-site child care program providing service on weekdays, weekends and evenings. Expanded child care will provide a safe, supervised environment for Southtown Court youth, while allowing parents more employment flexibility.

Short-Term Actions:

- ▶ Connect with potential service providers to develop detailed child care plan.
- ▶ Partner with current day care provider(s) to provide expanded child care in the existing Southtown Court gym facility.
- ▶ Conduct a physical needs assessment of existing on-site day care facility.

Long-Term Actions:

- ▶ Develop a Child Care Center within one of the new Southtown Court community buildings.
- ▶ Investigate the potential of setting up and licensing home day care facilities within Southtown Court. Licensed home day care could help to provide additional day care service while also providing income to local residents. Child day care centers in Alabama legally operate in one of two ways: Licensed or license exempt. All centers that require a license must be licensed by the Department of Human Resources and renewed every two years. The Department of Human Resources prescribes and enforces minimum standards for licensing approval. Consultation is provided to assist providers and parents. Every licensed center must be in compliance with licensing regulations as prescribed by the State Department of Human Resources.
- ▶ Provide on-going expanded child care through community partnerships including Baptist Church of the Covenant and Jefferson County Committee for Economic Opportunity (JCCEO). Preschool programs which are an integral part of a local church ministry or a religious nonprofit elementary school, and are so recognized in the church or school’s documents, are not required to be licensed by the Department of Human Resources.

Southtown Court Child Care



Metrics:

- ▷ Current: The Southtown Court Resident Needs Assessment shows that approximately 24% of families with children currently utilize on-site day care programs.
- ▷ 5-Year Target: At least 50% of families with children currently utilize on-site day care programs.

Potential Implementation Leads:

- ▷ HABD
- ▷ United Way of Central Alabama

Potential Implementation Partners and Resources:

- ▷ *United Way of Central Alabama* – United Way is committed to individuals in Central Alabama achieving educational success. It begins with quality Pre-K, continues

with performing at grade level, progresses at the admittance and completion of a post-secondary educational program, and concludes upon entrance in the workforce prepared. uwca.org

- ▷ *Jefferson County Committee for Economic Opportunity (JCCEO)* - JCCEO has developed a solid reputation for its programs and outreach to the community that help low-income residents move toward self-sufficiency and improve their lives. The JCCEO Child Development Services Division provides quality, developmentally appropriate, and comprehensive services to families and their children from pregnancy through the year before they go on to kindergarten. jccceo.org

- ▷ *Baptist Church of the Covenant* – As part of their ministries, Baptist Church of the Covenant currently runs several programs for Southtown Court residents bcoc.net:
 - ▷ Arts Camp at Southtown - Each Summer BCOC members plan and implement an arts camp for children from BCOC and the Southtown community. Activities include stories and drama, music and dance, and arts and crafts. Camp is held for one week, two hours each day at the Southtown gym. Counselors include BCOC and Southtown adults and youth.
 - ▷ Southtown Leadership - Each Thursday evening, BCOC hosts a mentoring program for the youth of

Southtown Court Child Care



Southtown. Dinner, guest speakers, and field trips are included.

- ▶ Story Time at Southtown - Once a week members of BCOC along with community volunteers meet at the Southtown community center to engage children in literacy activities. They read stories, play drama games, and make crafts.
- ▶ **Childcare Resources** - The mission of Childcare Resources is to make quality care and education of children happen by providing information, education and assistance to families, providers of child care and the community. Services include training child care professionals, helping families locate child care, providing parent

education services and offering child care financial assistance to low-to-moderate income working families. ccr-bhm.org

- ▶ **Alabama Office of Child Care Subsidy** - The Office of Child Care Subsidy administers the subsidized child care program funded through the Child Care and Development Fund (CCDF). The mission of the program is to provide Alabama’s low and moderate-income families with equal access to affordable and quality child care services as they participate in work, educational or training activities. dhr.alabama.gov/services/child_care_services
- ▶ **Boys and Girls Clubs of Central Alabama** - The mission of the Boys and Girls Clubs is to provide facilities, programs, and leadership

to enable all youth to develop and achieve their maximum potential in accordance with Judeo-Christian principles. bgcca.org

- ▶ **Summer Adventures in Learning (SAIL)** - Summer Adventures in Learning is a partnership of funders, summer camps and programs, and summer academic providers that are working to decrease the number of children who fall into the ‘summer slide’. The summer slide is when students do not retain knowledge or skills over the summer due to lack of using, improving, and building upon skills and knowledge learned during the school year. The partnership has aligned standards and metrics to gain a better big-picture of the status of students in our Central Alabama region. The SAIL Partnership is dedicated to helping students

Southtown Court Child Care

learn, grow, and succeed all while having fun during their summer break. cfbham.org/tag/summer-adventures-in-learning

- ▶ **Girls Inc.** – Girls Inc. inspires all girls to be strong, smart, and bold, providing more than 140,000 girls across the U.S. and Canada with life-changing experiences and solutions to the unique challenges girls face. The Girls Inc. Experience consists of people, an environment, and programming that, together, empower girls to succeed. girlsinccentral-al.org
- ▶ **YMCA of Greater Birmingham** - The YMCA of Greater Birmingham is a nonprofit dedicated to strengthening communities through youth development, healthy living

and social responsibility. Across Jefferson and Shelby Counties, 14 Ys engage more than 60,000 men, women and children – regardless of age, income or background – to nurture the potential of children and teens, improve the nation’s health and well-being, and provide opportunities to give back and support neighbors. ymcabham.org

- ▶ **YWCA Central Alabama** - YWCA Central Alabama’s vision is to create a more caring community. They work every day to make a positive change in the lives of individuals and in the community. Their focus is on four main areas: affordable housing, quality child development programs for children of homeless and

working poor families, domestic violence services, and social justice programming.

Southtown Court Health Care Services



4. Southtown Court Health Care Services

Description:

Expanded on-site health care services focused on the needs of residents.

Short-Term Actions:

- ▶ Connect with potential service providers including St. Vincent’s Birmingham and UAB to develop an expanded health care services plan.
- ▶ An on-site seminar for residents that need assistance in registering through open enrollment with Healthcare.gov, as well as a follow-up to what was recently completed through HABD to determine success.

Long-Term Actions:

- ▶ Develop a health care clinic within one of the new Southtown Court community buildings.
- ▶ Provide on-going expanded health care services through community partnerships.

Metrics:

- ▶ Current: The Southtown Court Resident Needs Assessment shows that approximately 76% of residents currently visit a doctor regularly.
- ▶ 5-Year Target: At least 90% of residents currently visit a doctor regularly.

Potential Implementation Leads:

- ▶ St. Vincent’s of Birmingham, Jefferson County Primary Care

Potential Implementation Partners and Resources:

- ▶ *St. Vincent’s of Birmingham* - St. Vincent’s includes an extensive network of skilled physicians and associates, as well as the most advanced technologies available. St. Vincent’s is committed to providing healthcare that works, healthcare that is safe, and healthcare that leaves no one behind for life. St. Vincent’s Birmingham is a general medical and surgical hospital with 409 beds. stvhs.com/birmingham
- ▶ *UAB Hospital* - UAB Hospital is a major center for clinical research and the home

Southtown Court Health Care Services

of some of the top medical programs in America. In the midst of UAB's major research centers and clinics, the 1,157-bed hospital is among the 20 largest and best equipped in the nation. uabmedicine.org/locations/uab-hospital

- ▶ **Children's of Alabama** - Since 1911, Children's of Alabama has provided specialized medical care for ill and injured children. With more than 2 million square feet, it is the third largest pediatric medical facility in the U.S. childrensal.org
- ▶ **Jefferson County Primary Care** - The Primary Care Clinic is one of many outpatient services provided through Cooper Green Mercy Health Services. It

is the entry point into the healthcare system offered by the Jefferson County Commission. With your health and wellness in mind, Primary Care offers preventive medicine services such as physical exams, vaccinations, nutrition education, back injury prevention and safety guidelines and TB skin [testing. effconline.jccal.org](http://effconline.jccal.org)

- ▶ **United Way of Central Alabama** - United Way of Central Alabama works towards a healthier community through strong partnerships with dedicated organizations. United Way is involved in on-the-ground programs to fight childhood obesity and health initiatives supported with funding from Federal, State and Foundation sources. uwca.org

- ▶ **Healthy Futures Fund** - The Healthy Futures Fund finances affordable housing with Low Income Housing Tax Credits and supports community health centers with New Markets Tax Credits. healthyfuturesfund.org

Southtown Court University Training



5. Southtown Court University Training

Description: Development of a collaborative employment training program through a partnership with UAB. Employment training would be focused on entry level job positions currently available on the university campus including:

- ▶ Skilled Crafts including Plumbers/ General Mechanics/HVAC Mechanics/ Electricians or related
- ▶ Clerical/Finance/Business including Administrative/Finance/ Accounting or related
- ▶ Technology/Research including Help Desk Support/Information Systems/Research or related

- ▶ Labor including Warehouse Services/ Grounds/Facilities or related
- ▶ Guest Services/Patient Transporter including Guest Services/Patient Services/Customer Service or related
- ▶ Food Services/Environmental Services including Housekeeping or related
- ▶ Other

Short-Term Actions:

- ▶ Connect with UAB and develop potential employment training program plan.
- ▶ A physical or digital job board at Southtown Court listing available UAB entry-level jobs.

Long-Term Actions:

- ▶ Develop an employment training center within one of the new Southtown Court community buildings.
- ▶ Provide on-going job training services through UAB and other local partnerships.

Metrics:

- ▶ Current: The Southtown Court Resident Needs Assessment shows that approximately 3% of residents are currently employed by UAB.
- ▶ 5-Year Target: At least 10% of residents are employed by UAB.

Southtown Court University Training**Potential Implementation Leads:**

- ▷ UAB Office of Service Learning

Potential Implementation Partners and Resources:

- ▷ *UAB Office of Service Learning* - The mission of the UAB Office of Service Learning is to connect UAB students, faculty, and community nonprofit partners together to enrich student academic learning, promote civic engagement and to strengthen and support our local and global communities. The Office of Service Learning is a bridge between the instructional and service missions of the University, enabling students and faculty to apply classroom knowledge and research with community partners to address community issues. The Office of Service

Learning also supports and models the UAB Values of collaboration and community involvement. uab.edu/servicelearning/

- ▷ *UAB Department of Human Resources* - The University of Alabama at Birmingham is defined by its people – our students, faculty and staff whose innovative work has improved lives in Birmingham, the state and around the world. As Alabama’s largest single employer, UAB has transformed Birmingham into a nexus of medicine, business, research and development with a thriving arts and cultural scene. uab.edu/humanresources/home/
- ▷ *Lawson State Community College* - Lawson State Community College is a

comprehensive, diverse, public, two-year, multi-campus college, which seeks to provide accessible quality educational opportunities, promote economic growth and enhance the quality of life for people in its service area. The College is dedicated to providing affordable and accessible lifelong learning opportunities through varied instructional modes in order to prepare students for employment or career advancement, enable students to transfer to senior colleges and universities, and provide customized training for business and industry. lawsonstate.edu/discover_lscc/mission_vision_goalsindicators.aspx

Southtown Court Hospital Training



6. Southtown Court Hospital Training

Description:

Development of a collaborative employment training program through a partnership with UAB Hospital and St. Vincent’s Birmingham. Employment training would be focused on entry level and skilled job positions currently available on hospital campuses including:

- ▷ Patient Care Techs
- ▷ Supply Techs
- ▷ Unit Secretary
- ▷ Clerk
- ▷ Social Worker
- ▷ Food Services/Environmental Services including Housekeeping or related
- ▷ Other

Short-Term Actions:

- ▷ Connect with UAB Hospital and St. Vincent’s Birmingham and develop potential employment training program plan.
- ▷ A physical or digital job board at Southtown Court listing available UAB Hospital and St. Vincent’s Birmingham entry-level and skilled jobs.

Long-Term Actions:

- ▷ Develop an employment training center within one of the new Southtown Court community buildings.
- ▷ Provide on-going job training services through a UAB Hospital and St. Vincent’s Birmingham partnership.

Metrics:

- ▷ Current: The Southtown Court Resident Needs Assessment shows that approximately 6% of residents are currently employed by UAB Hospital or St. Vincent’s Birmingham.
- ▷ 5-Year Target: At least 10% of residents are employed by UAB Hospital or St. Vincent’s Birmingham.

Potential Implementation Leads:

- ▷ UAB Department Office of Service Learning, St. Vincent’s Birmingham

Potential Implementation Partners and Resources:

- ▷ *UAB Office of Service Learning*
- ▷ *UAB Department of Human Resources*
- ▷ *St. Vincent’s of Birmingham*

Southtown Court Hospital Training



7. Southtown Court Food Hub

Description:

The Southtown Court site becomes a hub for food and hospitality uses and training programs. The location of the site allows strong connections to the Downtown, Lakeview, and Five Points areas, integrating the community into a larger network of retail and culinary destinations on the south side of Birmingham.

Short-Term Actions:

- ▶ Connect with local partners to develop a potential culinary employment training program plan.
- ▶ Make necessary improvements to the kitchen area within the Southtown Court

gym facility to allow for food training programs through local partnerships.

- ▶ A physical or digital job board at Southtown Court listing available local restaurant jobs.

Long-Term Actions:

- ▶ Develop a culinary training center and community kitchen within one of the new Southtown Court community buildings.
- ▶ Provide on-going culinary training services and cooking classes in tandem with local partners.

Metrics:

- ▶ Current: The Southtown Court Resident Needs Assessment shows that approximately 13% of residents are currently employed in the food industry.
- ▶ 5-Year Target: At least 20% of residents are employed in the food industry.

Potential Implementation Leads:

- ▶ REV Birmingham

Southtown Court Food Hub



Potential Implementation Partners and Resources:

- ▶ **REV Birmingham** - REV Birmingham (REV) revitalizes places and energizes business to create vibrancy in the City of Birmingham. REV is an economic development organization that stimulates business growth and improves quality of life in the City Center and neighborhood commercial centers. REV fuels commercial vitality through proactive business recruitment and retention activities, and by encouraging private and public investments that support economic growth citywide. revbirmingham.org
- ▶ **Five Points Merchant Group** - The Five Points South Merchant Group (FPSMG) is organized for the purpose of focusing

on revitalization efforts, economic development and event programming that helps to create a vibrant Five Points South Neighborhood in Birmingham Alabama. With over 30 restaurants, 11 bars and 21 retailers, the area has been labeled “a town within a city” and “a true “walkup neighborhood”. fivepointsbham.com/merchants.php

- ▶ **Lawson State Community College** - The Culinary Arts program at Lawson State Community College provides students extensive training and the development of skills to become competent in the field of Culinary Arts, foods preparation and service. Students will be provided with opportunities for workplace

education incorporated into their program plans through partnerships with surrounding restaurants and hospitality services which can lead to permanent employment upon completion of studies. lawsonstate.edu/programs_of_study/lscs_programs/technical_division/service_careers/culinary_arts.aspx

- ▶ **The Culinary Institute of Virginia College (Culinard)** – Culinard is committed to offers students an intensive education in the culinary arts. culinard.com
- ▶ **Kresge Foundation** - Fresh, Local & Equitable: Food as a Creative Platform for Neighborhood Revitalization Grant. This Kresge Foundation funding opportunity

Southtown Court Food Hub

is designed to support food-oriented initiatives that contribute to economic revitalization, cultural expression and health in low-income communities. Kresge will award up to 20 planning grants of up to \$75,000 each in the first quarter of 2016 as part of the initiative “Fresh, Local & Equitable: Food as a Creative Platform for Neighborhood Revitalization.” Organizations and collaborations that lead food-oriented development initiatives in economically distressed urban neighborhoods are eligible. Planning grants can last up to 12 months. Recipients will participate in a national learning network and have the opportunity to apply for implementation grants (non-profit). kresge.org/news/kresge-arts-culture-health-teams-launch-food-oriented-grant-opportunity

- ▶ **Alabama Restaurant and Hospitality Alliance** - The Alabama Restaurant and Hospitality Alliance represents over 1,200 members including restaurants, lodging, tourism, and hospitality service companies. The foodservice, hospitality and tourism industries are Alabama’s second-largest employer. alabamarestaurants.com



Neighborhood Plan

“ The Southside is a safe, vibrant, connected, mixed-income community that respects the different cultures and values of residents of today and tomorrow... ”

Introduction

The Neighborhood element of the Plan considers transportation, open space, economic development and other community improvement initiatives that will occur in the greater Southside community. Through investments catalyzed by the Plan, private and public investment into the neighborhood will increase, community amenities will be created, effective public schools will be nurtured, and residents will live in a safer environment. The Neighborhood element furthers several *Birmingham Comprehensive Plan* principles including the following:

- ▶ Creating walkable neighborhoods of choice, including mixed-income

opportunities and mixed-use commercial areas that support enhanced transit.

- ▶ Continuing the transformation of downtown into a vibrant urban center of employment, housing, culture, and entertainment.
- ▶ Maintaining and building on our park system by expanding greenways, bicycle and pedestrian routes to link neighborhoods and city destinations.
- ▶ Celebrating our history and heritage by preserving distinctive historic buildings and sites by giving them new uses.
- ▶ Making Birmingham a model clean, green, and healthy community by

improving environmental health, promoting energy and resource-efficiency, and providing access to health care, exercise and nutritious food.

- ▶ Ensuring high-quality development by making public investments a model of excellent design and function and through quality design standards for private development.

Many community members, neighborhood representatives, organizations and service providers who live and provide services in the area helped identify desired outcomes, improvement strategies and an initial list of project ideas.

1. Third Presbyterian Church
2. Baptist Church of the Covenant
3. South Highland Presbyterian
4. Alabama Kidney Foundation
5. Children's Medical Group
6. Veteran's Affairs Medical Clinic
7. UAB Clinical Genetics
8. UAB Hospital
9. UAB Community Care Building
10. UAB Southern Research Institute
11. American Cancer Society
12. Bradford Health Services
13. St. Vincent's Birmingham
14. Alabama Public Television
15. Hotels – Doubletree, Residence Inn, Hotel Highland
16. Shops and Restaurants at Five Points
17. Brother Bryan Park
18. Western Market
19. UAB
20. Underwood Park
21. Caldwell Park

Neighborhood Assets



Neighborhood Assets

The Southside Neighborhood Plan is built upon key assets in and around the community. Portions of The University of Alabama at Birmingham (UAB)'s campus are located within or directly adjacent to the target neighborhood, as are regional medical facilities including the UAB Hospital and St. Vincent's Birmingham Hospital. Several churches and hotels anchor the neighborhood. Restaurants and shops are clustered around Five Points, a short three-block walk from Southtown Court. Brother Bryan Park, a small community open space, is located at the center of the Southside Neighborhood.

The University of Alabama at Birmingham (UAB) and St. Vincent's Birmingham Hospital,

two of the largest anchor institutions and employers in the City, are strategic partners in the Neighborhood Plan process and have shown strong commitments to the local community.

There is clear market interest in the neighborhood. The Birmingham Business Journal forecasts the Southside to have the highest income growth over next few years of any zipcode in the metro area. As one of Birmingham's most walkable neighborhoods, it has recently experienced a revival in demand for affordable, urban housing options with historic character. Tremendous public and private investments have recently occurred in and around our neighborhood including the U.S. Dept. of Veteran's Affairs Medical Clinic directly adjacent to Southtown Court (\$50+

million), UAB's new Southern Research Institute Solar Research Center, and many smaller scale renovations of commercial and industrial buildings. Other planned investments in the area include UAB's planned Student Center (\$35+million), 57 new apartments as part of the University Flats development (\$6.7 million) and a large multi-use project including a Publix grocery store (\$30+ million). The creation of mixed-income housing at Southtown Court will not only help fill a critical need for local housing within Birmingham's urban core, but could also help spur economic opportunities for neighborhood residents and connect them to educational and supportive services.

Images below reflect favorite areas of the community from Community Meeting 1.



Western Market



Garage Cafe



Southtown Court



Full Moon BBQ



Baptist Church of the Covenant



Five Points South

Issues and Opportunities

Through discussions with key stakeholders, a series of neighborhood issues and opportunities were identified including:

Institutional Opportunities

- ▷ Integration with the University of Alabama at Birmingham
- ▷ Creation of an Innovation District to foster job training, small businesses and entrepreneurship opportunities
- ▷ Integration with St. Vincent's Birmingham
- ▷ Integration with Lawson State Community College for job training

Green Network

- ▷ Improving 7th Avenue as a Bicycle Route
- ▷ Planning for a UAB Park at Arrington Boulevard and 7th Avenue
- ▷ Improving Brother Bryan Park
- ▷ Safely Connecting Underwood Park and Caldwell Parks
- ▷ Integration of Zyp Bikeshare
- ▷ Connection with the Lakeview District
- ▷ Integrating potential circulation improvements along Arrington Boulevard and 22nd Street.
- ▷ Integrating MAX planned bus rapid transit connections

Commercial Network

- ▷ Linking 20th Street retail, including the new Publix Market to Five Points South
- ▷ Linking Southtown Court and the Magnolia / 23rd Street intersection to Five Points South along an improved mixed-use Magnolia Avenue corridor.
- ▷ Enhancing 7th Avenue Retail and linking to retail in the Lakeview District
- ▷ Improving retail on 24th Street and Highland Avenue
- ▷ Potential mixed-use development at Southtown Court
- ▷ Improving the image of University Boulevard along with a major neighborhood gateway at I-280.

Neighborhood Vision - Community Meeting 1



Vision

The Southside is a safe, vibrant, connected, mixed-income community that respects the different cultures and values of residents of today and tomorrow.

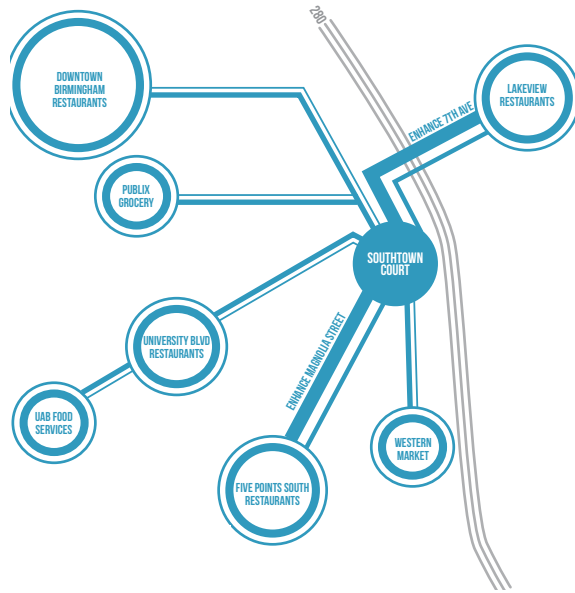
Southtown Court enhancements reflect the historic and cultural significance of the site, while accommodating the needs of current and future residents. The new Southtown Court is a microcosm of the mixed use character of the Southside neighborhood.

Southtown Court families and other low-income neighborhood residents have support and services needed to help them move their families from poverty to prosperity.

Neighborhood Plan – Initial Concepts

Based on initial ideas, thoughts, and feedback from residents and other key stakeholders, three Initial Concepts were defined for the Southside neighborhood. These Concepts were intended to organize and group potential neighborhood and people projects around common elements and themes while creating linkages to important assets in and around the community. The **Food Hub**, **Campus Connection**, and **Healthy Home Concepts** are described below.

Initial Concepts - Project Linkages
FOOD HUB CONCEPT

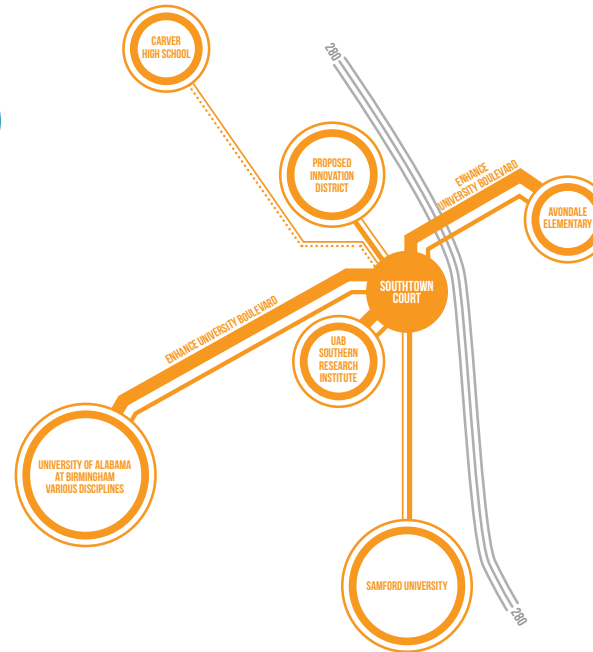


Food Hub

The Southtown Court site becomes a hub for food and hospitality uses; it is the newest dining destination in the City of Birmingham. The location of the site allows strong connections to the Downtown, Lakeside, and Five Points areas, integrating the site into a larger network of retail and culinary destinations on the south side of Birmingham.

The site is characterized by a wealth of housing options, outdoor amenities such as community gardens, grills, urban orchards, and mixed-use retail and restaurants on the ground floor abutting University Boulevard. Food and agriculture become the unifying theme, and provide opportunities for residents to engage in learning how to grow, prepare, and serve food.

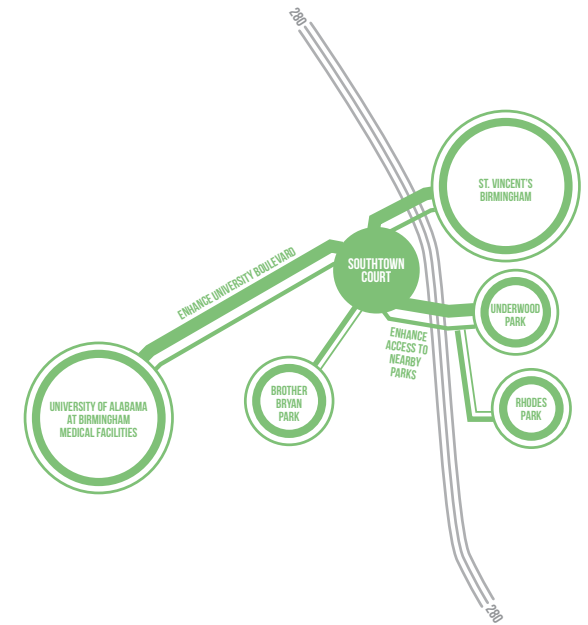
CAMPUS CONNECTION CONCEPT



Campus Connections

The Southtown Court site becomes closely linked to the wealth of nearby educational facilities, including UAB, Southern Research Institute, Samford University, Avondale Elementary, and Ramsay High School. University Avenue is enhanced to provide better options for walking and biking to nearby institutions, and a “transit hub” is created on site, allowing easy access to public transportation throughout the city of Birmingham. A variety of housing, shopping, and services are provided on site, appealing to both residents of the Southtown site, as well as students. Services such as childcare, tutoring, early education, after-school programs, and job-training courses are provided on-site in new community facilities.

HEALTHY HOME CONCEPT



Healthy Home

The Southtown Court site becomes Birmingham’s most exciting healthy-living community, offering a wide variety of housing options and amenities to its residents. A network of open space unifies the neighborhood, connecting improved green spaces to new residential, professional, and community spaces. Pedestrian-streets and bike paths provide both opportunities for exercise and non-motorized transportation throughout the site, while playgrounds and outdoor classrooms provide ample space for a variety of community activities. Senior living, childcare, health clinics, and medical training opportunities integrate with outdoor amenities, office space, retail, and living space to create an active, healthy community.

Lakeview

Southtown Court

UAB Hospital

HOSPITAL TRAINING PROGRAM



St. Vincent's

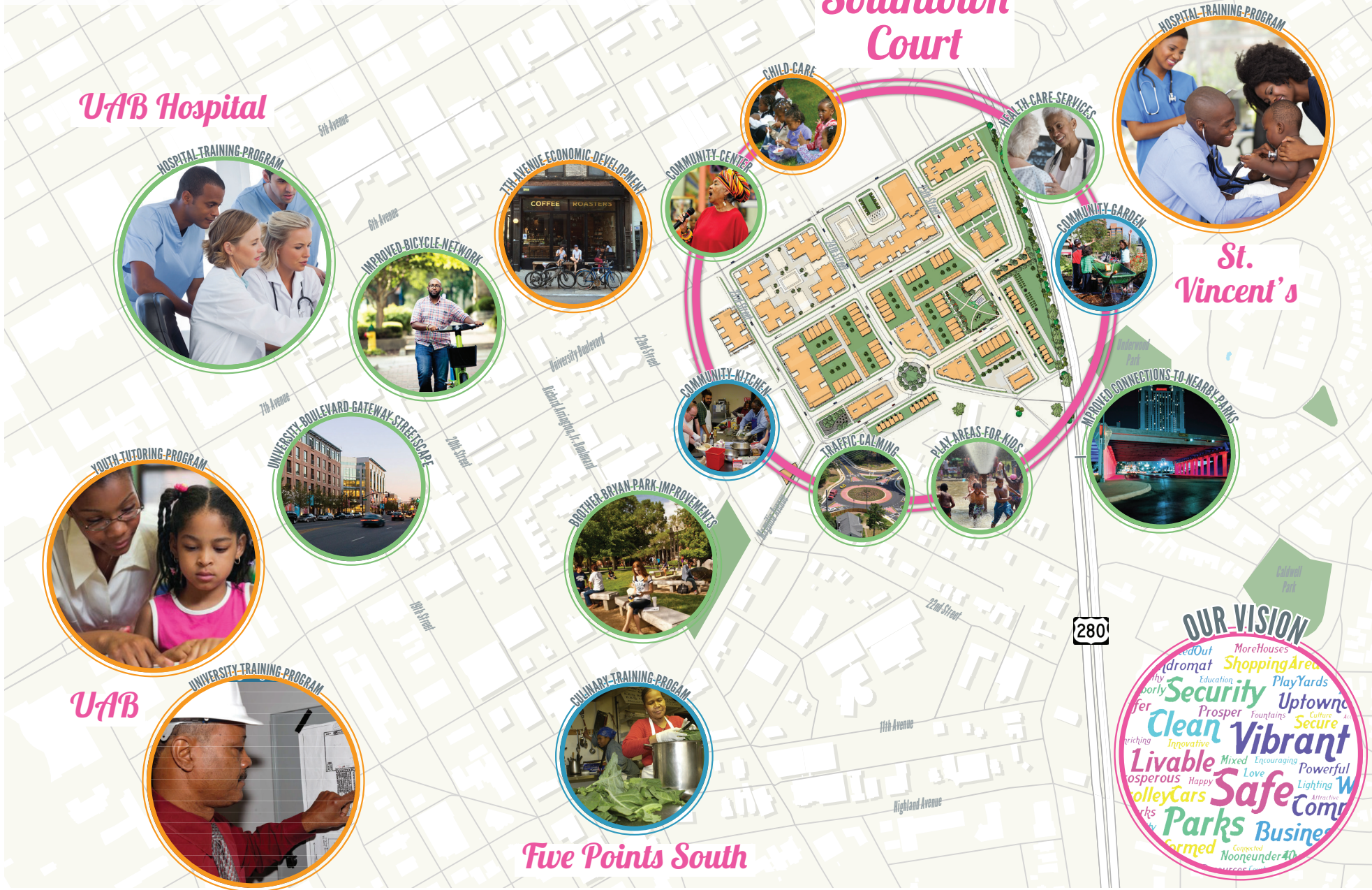


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OUR VISION

MoreHouses, ShoppingArea, PlayYards, Uptown, Secure, Vibrant, Safe, Parks, Business, Livable, Prosperous, Happy, Innovative, Mixed, Encouraging, Love, Powerful, Lighting, W, Com, Attractive, Farms, Congested, Noon, under 40, Merged

The Southside Neighborhood Plan leverages a number of the neighborhood's existing assets to connect residents to nearby opportunities, and proposes program elements built up on the Southside's existing strengths, and the needs and desires of its residents.



Five Points South

Traffic Calming Program



Recommended Projects

Recommended Neighborhood projects are intended to create and strengthen connections between residents and local assets that will lead to new opportunities and a higher quality of life. Projects below are listed in order of priority, based on feedback from neighborhood stakeholders. Each project includes short-term (1-3 years) and long-term (3-7 years) actions, as well as defined metrics that can be tracked to help indicate success. Potential implementation leads and partners that can help carry out projects are also listed.

1. Traffic Calming Program

Description:

The implementation of traffic calming measures throughout the Southside neighborhood, with a focus on streets within and adjacent to Southtown Court. A neighborhood traffic calming program would have the goal of reducing vehicle speeds, improving safety, and enhancing quality of life. Ideally, the program will focus on engineering measures to change driver behavior, compelling drivers to slow down or use more appropriate travel routes.

Short-Term Actions:

- ▷ Develop a Traffic Calming Assessment that responds directly to targeted citizen concerns regarding traffic speed, volume, and type, as well as behavior

such as aggressive driving. The Traffic Calming Assessment should be aimed at developing short-term, high-impact measures to manage and/or tame traffic flow in areas where problems are observed and coordinated via the City’s Traffic Engineering and Police Department.

- ▷ Implement a temporary traffic calming pilot project at 24th Street and 9th Avenue such as speed humps and/or improved crosswalks.

Long-Term Actions:

- ▷ Incorporate a complete streets approach to both existing and proposed streets within the neighborhood.

Brother Bryan Park Improvements



- ▶ Develop a roundabout at 24th Street and 10th Avenue to safely direct traffic through this section of the neighborhood, while creating a new prominent placemaking feature.

Metrics:

- ▶ Current: The Southtown Court Resident Needs Assessment shows that 62% of residents feel safe crossing the street in and around Southtown Court.
- ▶ 5-Year Target: At least 75% of residents feel safe crossing the street in and around Southtown Court.

Potential Implementation Leads:

- ▶ City of Birmingham Traffic Engineering Department

Potential Implementation Partners and Resources:

- ▶ *City of Birmingham Traffic Engineering Department* - Designs, constructs, and maintains an effective traffic system throughout the City of Birmingham to minimize accidents and ensure safe, efficient movement of vehicles, pedestrians, and commodities for the citizens and visitors of Birmingham. birminghamal.gov/about/city-directory/traffic-engineering/
- ▶ *City of Birmingham Department of Planning, Engineering and Permitting* - Assists the citizens of Birmingham as

they enhance their quality of life. They strive to reflect the community’s priorities in developing resources for a safe, pleasing and functional environment. birminghamal.gov/about/city-directory/planning-engineering-permits

- ▶ *Birmingham Police Department* - The Police Department serves a population of over 212,000 citizens in a metro area of over 1.1 million. They are a progressive law enforcement agency that has embraced modern technology along with forming a strong partnership with our citizens and businesses to provide a more safe community environment and promote robust business growth. police.birminghamal.gov

Brother Bryan Park Improvements



2. Brother Bryan Park Improvements

Description:

Establishing Brother Bryan Park as the primary community gathering space for the neighborhood. A safe, vital and attractive Brother Bryan Park could help to promote redevelopment of adjacent vacant buildings and properties while creating a stronger link between Southtown Court and Five Points.

Short-Term Actions:

- ▷ The implementation of a community-led park cleanup, beautification and planting effort, similar to what was recently undertaken for Phelan Park.
- ▷ The development of a park master plan to revitalize the existing open space.

- ▷ Recruitment of restaurants, breweries or entertainment uses to available existing buildings in close proximity to the park.

Long-Term Actions:

- ▷ Redesign and revitalization of Brother Bryan Park including elements outlined in a park master plan.
- ▷ An ongoing program of events to activate the park space.
- ▷ Redevelopment of vacant sites in close proximity to the park, including property that is currently for sale at 22nd Street and Magnolia Avenue.

Metrics:

- ▷ Current: The Southtown Court Resident Needs Assessment shows that approximately 64% of residents feel that Brother Bryan Park is a safe and attractive open space.
- ▷ 5-Year Target: At least 85% of residents feel that Brother Bryan Park is a safe and attractive open space.

Potential Implementation Leads:

- ▷ *Birmingham Park and Recreation Board*

Potential Implementation Partners and Resources:

- ▷ Birmingham Park and Recreation Board is responsible for operating all City of Birmingham parks. It is the mission of

Brother Bryan Park Improvements



the Birmingham Park and Recreation Board to offer quality leisure service programs and open park space reflective of the changing community in a clean, courteous, efficient and safe environment. birminghamal.gov/parks-and-recreation

- ▶ **City of Birmingham Department of Planning, Engineering and Permitting**
- ▶ **REV Birmingham** - Revitalizes places and energizes business to create vibrancy in the City of Birmingham. REV is an economic development organization that stimulates business growth and improves quality of life in Birmingham, Alabama's City Center and its Neighborhood Commercial Centers. It fuels commercial vitality through

proactive business recruitment and retention activities, and by encouraging private and public investments that support economic growth citywide. REV's initiatives generate positive results for partners, enhance tax revenue, generate and sustain jobs, increase tourism and positively influence perceptions about the City of Birmingham. revbirmingham.org

- ▶ **OUR TOWN: Grant Program** - Supports creative placemaking projects that help to transform communities into lively, beautiful, and resilient places with the arts at their core. This funding supports local efforts to enhance quality of life and opportunity for existing residents, increase creative activity, and create a distinct

sense of place. areasarts.gov/grants-organizations/our-town/introduction

- ▶ **Southwest Airlines Heart of the Community**
A multi-year program dedicated to revitalizing and activating public spaces in the hearts of cities in partnership with the pioneering nonprofit organization behind Placemaking, Project for Public Spaces (PPS). The Heart of the Community program provides direct grants and technical assistance to local community partners to bring new life to their public spaces. pps.org/blog/now-accepting-applications-for-2016-heart-of-the-community-cities

Improved Connections to Underwood and Caldwell Parks



3. Improved Connections to Underwood and Caldwell Parks

Description:

Creating safe, attractive pedestrian connections to Underwood and Caldwell Parks, focusing on the improvement of the underpass at 26th Street and US-280.

Short-Term Actions:

- ▷ Pedestrian crossing improvements at 26th Street and 10th Court.
- ▷ Pedestrian crossing improvements at 26th Street and Caldwell Park.
- ▷ Improved Lighting of 26th Street / US-280 underpass.

Long-Term Actions:

- ▷ Narrowing 26th Street to enable the creation of a sidewalk on the north side of the street.
- ▷ Beautification of 26th Street / US-280 underpass as a major neighborhood gateway.

Metrics:

- ▷ Current: The Southtown Court Resident Needs Assessment shows that approximately 62% of residents feel safe walking to Underwood and Caldwell Parks
- ▷ 5-Year Target: At least 85% of residents feel safe walking to Underwood and Caldwell Parks

Potential Implementation Leads:

- ▷ City of Birmingham Traffic Engineering Department

Potential Implementation Partners and Resources:

- ▷ *City of Birmingham Traffic Engineering Department*
- ▷ *City of Birmingham Department of Planning, Engineering and Permitting*
- ▷ *St. Vincent's of Birmingham*
- ▷ *REV Birmingham*

University Boulevard Gateway Streetscape Improvements



4. University Boulevard Gateway Streetscape Improvements

Description:

Recognizing and promoting University Boulevard as an important gateway into the Southside neighborhood while creating a safer and more attractive experience for pedestrians, transit riders and bicyclists. The UAB 2015 Master Plan states: “While gateways introduce the campus to the visitor, its streets and the development alongside them define the character and image of the University to all those travelling on them—by car, on foot, or otherwise. Quality and consistency of signage, landscaping, lighting, pedestrian facilities, and building configuration and design make the whole greater than the sum of its parts.

Therefore, the character of these “image corridors” must be carefully safeguarded.

Short-Term Actions:

- ▶ Attaching attractive neighborhood banners to existing lighting poles along the corridor.
- ▶ Creating a detailed plan for University Boulevard streetscape improvements.

Long-Term Actions:

Implementing extensive streetscape improvements including widened sidewalks, new lighting, benches, landscaping and crossing improvements.

Metrics:

- ▶ Current: The Southtown Court Resident Needs Assessment shows that approximately 68% of residents feel that University Boulevard is a safe and attractive corridor.
- ▶ 5-Year Target: At least 85% of residents feel that University Boulevard is a safe and attractive corridor.

Potential Implementation Leads:

- ▶ *City of Birmingham Traffic Engineering Department*

University Boulevard Gateway Streetscape Improvements**Potential Implementation Partners and Resources:**

- ▷ *City of Birmingham Traffic Engineering Department*

- ▷ *City of Birmingham Department of Planning, Engineering and Permitting*

- ▷ *UAB Planning, Design and Construction Department* - Serves as the University Architect, including design oversight of all projects that affect the exterior appearance of the campus. uab.edu/facilities/departments/planningdesignandconstruction

Improved Southside Bicycle Network



5. Improved Southside Bicycle Network

Description: Development of a more comprehensive and connected bicycle network, including new connections through Southtown Court.

Short-Term Actions:

- ▷ Improve the existing 7th Avenue bicycle lane through new painting and bollards/dividers.
- ▷ Locating one or more Zyp bicycle stations within or adjacent to Southtown Court.

Long-Term Actions:

- ▷ Create additional dedicated on and off-street bicycle paths and routes through the Southside Neighborhood, including a

primary north/south route to complement the east/west route of 7th Avenue.

Metrics:

- ▷ Current: The Southtown Court Resident Needs Assessment shows that 0% of residents use bicycles as their primary mode of transportation.
- ▷ 5-Year Target: At least 10% of residents use bicycles as their primary mode of transportation.

Potential Implementation Leads:

- ▷ City of Birmingham Traffic Engineering Department

Potential Implementation Partners and Resources:

- ▷ *City of Birmingham Traffic Engineering Department*
- ▷ *City of Birmingham Department of Planning, Engineering and Permitting*
- ▷ *Zyp Bikeshare* - Dense network of 40 kiosks and 400 bikes deployed in Birmingham, AL in September 2015. Residents and visitors can access 24-hours a day, 365 days a year. Riders can check out bicycles for short rides through annual memberships or by swiping their credit cards. zypbikeshare.com

**Promote Economic Development
along 7th Avenue**



**6. Promote Economic Development along
7th Avenue**

Description:

Focus on recruiting new businesses and residences to the 7th Avenue corridor, while promoting the street as the heart of a live/work technology district.

Short-Term Actions:

- ▶ Improve the existing 7th Avenue bicycle lane through new painting and bollards/dividers.
- ▶ Beautify the 7th Avenue / US-280 underpass to create a safer and more attractive link to the Lakeview neighborhood.

Long-Term Actions:

- ▶ Promote redevelopment of key opportunity sites along the 7th Avenue corridor.

Metrics:

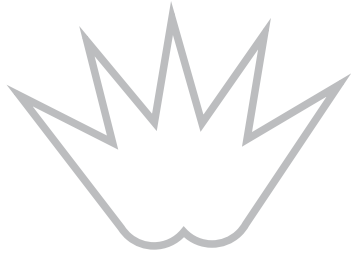
- ▶ Current: 25%-30% of properties along 7th Avenue between 20th Street and US-280 are currently vacant or surface parking.
- ▶ 5-Year Target: Less than 15% of properties along 7th Avenue between 20th Street and US-280 are vacant or surface parking.

Potential Implementation Leads:

- ▶ *REV Birmingham*

Potential Implementation Partners and Resources:

- ▶ *Mayor’s Office of Economic Development*
 - The Mayor’s Office of Economic Development (OED) has the primary responsibility for the economic growth and development of the City of Birmingham and serves as the principal point of contact for economic development issues and activities.
- ▶ *REV Birmingham*
- ▶ *City of Birmingham Traffic Engineering Department*
- ▶ *City of Birmingham Department of Planning, Engineering and Permitting*



Implementation Matrix

PROJECT IMPLEMENTATION MATRIX

Project Name	Plan Element			Potential Lead Agencies	Potential Partners	Implementation Metrics	
	Housing	People	Neighborhood			Current	5-Year Target
Southtown Court Site Circulation improvements	X		X	Housing Authority of the Birmingham District	City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Mixed-Use Development	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Mixed-Use Development with Dedicated Community Space	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Public Plaza	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Multi-Family Residential Development	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Townhouse Residential Development	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Community Building with Restaurant / Cafe	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Roundabout / Plaza Space	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Large Community Park with Splash Play, Basketball and Playground	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Southtown Court Community Garden	X			Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Neighborhood Retail Development	X		X	Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A

Project Name	Plan Element			Potential Lead Agencies	Potential Partners	Implementation Metrics	
	Housing	People	Neighborhood			Current	5-Year Target
Neighborhood Infill Development	X		X	Housing Authority of the Birmingham District	City of Birmingham Department of Planning, Engineering and Permitting	N/A	N/A
Digitally Connected Southtown Court		X		Housing Authority of the Birmingham District	ConnectHome, Spectrum Wave, Right2PC, Federal Communications Commission, Birmingham Public Library	72% of families are currently without in-home internet connections	100% of Southtown Court families have affordable broadband internet access
Southtown Court Youth Tutoring		X		University of Alabama at Birmingham, Housing Authority of the Birmingham District	UAB Office of Service Learning, UAB Center for Community Outreach Development, UAB Department of Curriculum and Instruction, MAX, Birmingham City Schools,	87% of Southtown Court residents currently have, obtained a High School Diploma, GED or higher	100% of Southtown Court residents will have, or are pursuing a High School Diploma or GED
Southtown Court Child Care		X		Housing Authority of the Birmingham District, United Way of Central Alabama	United Way of Central Alabama, Jefferson County Committee for Economic Opportunity (JCCEO), Baptist Church of the Covenant, Childcare Resources, Alabama Office of Child Care Subsidy, Boys and Girls Clubs of Central Alabama, Summer Adventures in Learning, Girls Inc., YMCA of Greater Birmingham, YWCA Central Alabama	24% of families with children currently utilize on-site day care programs	At least 50% of families with children currently utilize on-site day care programs
Southtown Court Health Care Services		X		St. Vincent's of Birmingham, Jefferson County Primary Care	St. Vincent's of Birmingham, UAB Hospital, Children's of Alabama, Jefferson County Primary Care, United Way of Central Alabama, Healthy Futures Fund	76% of residents currently visit a doctor regularly	At least 90% of residents currently visit a doctor regularly
Southtown Court University Training		X		UAB Office of Service Learning	UAB Office of Service Learning, UAB Department of Human Resources, Lawson State Community College	3% of residents are currently employed by UAB	At least 10% of residents are employed by UAB

Project Name	Plan Element			Potential Lead Agencies	Potential Partners	Implementation Metrics	
	Housing	People	Neighborhood			Current	5-Year Target
Southtown Court Hospital Training		X		UAB Department Office of Service Learning, St. Vincent's Birmingham	UAB Office of Service Learning, UAB Department of Human Resources, St. Vincent's of Birmingham,	6% of residents are currently employed by UAB Hospital or St. Vincent's Birmingham	At least 10% of residents are employed by UAB Hospital or St. Vincent's Birmingham
Southtown Court Food Hub		X		REV Birmingham	REV Birmingham, Five Points Merchant Group, Lawson State Community College, The Culinary Institute of Virginia College (Culinard), Jefferson County Health Department, Kresge Foundation, Alabama Restaurant and Hospitality Alliance	13% of residents are currently employed in the food industry	At least 20% of residents are employed in the food industry
Traffic Calming Program			X	City of Birmingham Traffic Engineering Department	City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting, Birmingham Police Department	62% of residents feel safe crossing the street in and around Southtown Court	At least 75% of residents feel safe crossing the street in and around Southtown Court
Brother Bryan Park Improvements			X	Birmingham Park and Recreation Board	Birmingham Park and Recreation Board, City of Birmingham Department of Planning, Engineering and Permitting, REV Birmingham, OUR TOWN: Grant Program, Arts Engagement, Cultural Planning, and Design Projects, Projects that Build Knowledge About Creative Placemaking, Southwest Airlines Heart of the Community	64% of residents feel that Brother Bryan Park is a safe and attractive open space	At least 85% of residents feel that Brother Bryan Park is a safe and attractive open space

Project Name	Plan Element			Potential Lead Agencies	Potential Partners	Implementation Metrics	
	Housing	People	Neighborhood			Current	5-Year Target
Improved Connections to Underwood and Caldwell Parks			X	City of Birmingham Traffic Engineering Department	City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting, St. Vincent's of Birmingham, REV Birmingham	62% of residents feel safe walking to Underwood and Caldwell Parks	At least 85% of residents feel safe walking to Underwood and Caldwell Parks
University Boulevard Gateway Streetscape Improvements			X	City of Birmingham Traffic Engineering Department	City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting, UAB Planning, Design and Construction Department	68% of residents feel that University Boulevard is a safe and attractive corridor	At least 85% of residents feel that University Boulevard is a safe and attractive corridor
Improved Southside Bicycle Network			X	City of Birmingham Traffic Engineering Department	City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting, Zyp Bikeshare,	0% of residents use bicycles as primary mode of transportation	At least 10% of residents use bicycles as primary mode of transportation
Promote Economic Development along 7th Avenue			X	REV Birmingham	Mayor's Office of Economic Development, REV Birmingham, City of Birmingham Traffic Engineering Department, City of Birmingham Department of Planning, Engineering and Permitting	25%-30% of properties along 7th Avenue between 20th Street and US-280 are currently vacant or surface parking	Less than 15% of properties along 7th Avenue between 20th Street and US-280 are vacant or surface parking