

DRAFT EASTERN AREA FRAMEWORK PLAN

LAND USE

HOUSING

ECONOMIC
DEVELOPMENT

PARKS + TRAILS

TRANSPORTATION

APPENDIX A: EXISTING CONDITIONS

City of Birmingham |
Regional Planning Commission of Greater Birmingham

DRAFT | AUGUST 2018



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CHAPTER 1

INTRODUCTION

INTRODUCTION

1.1. PURPOSE

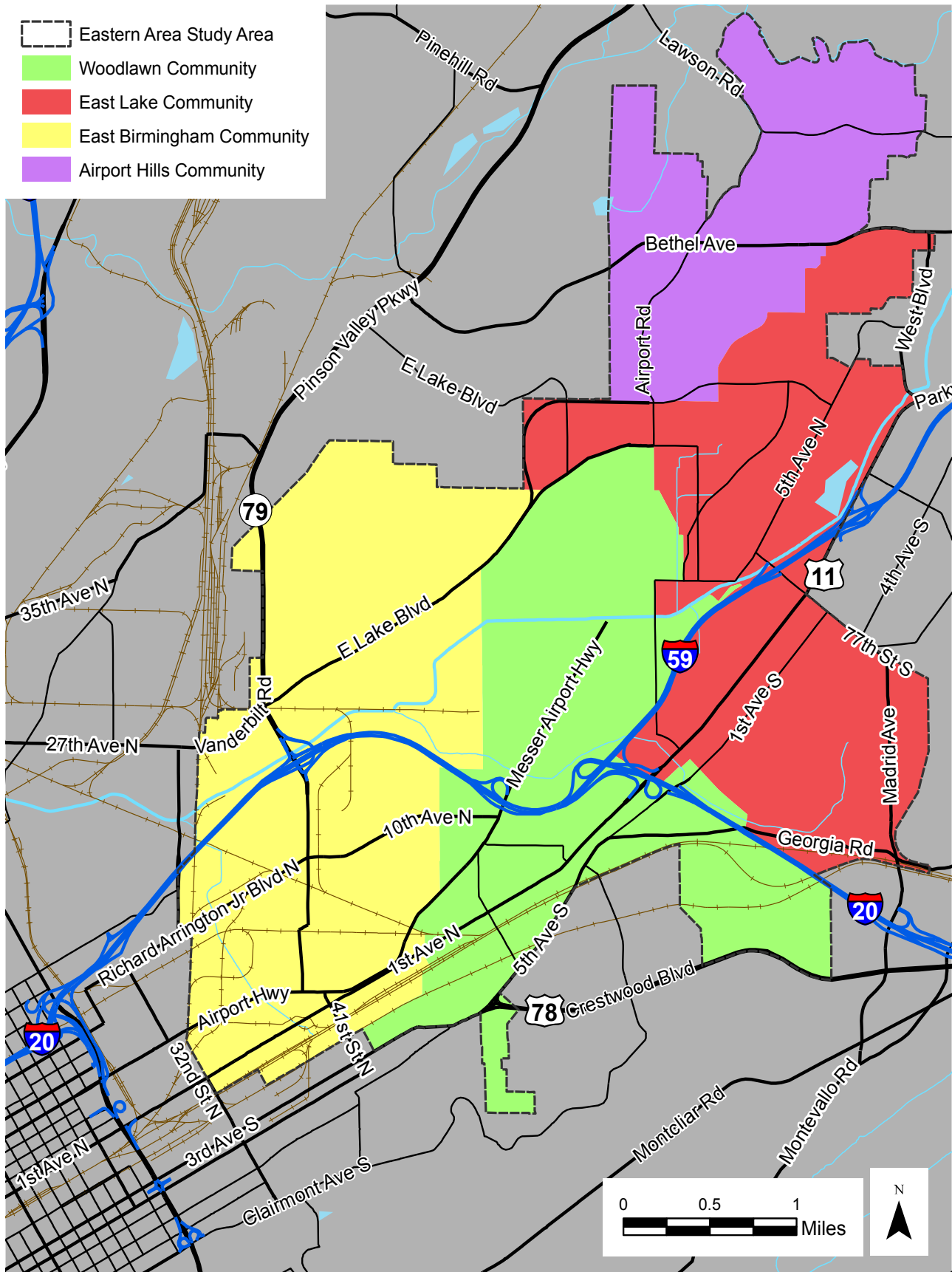
In October of 2013 the City of Birmingham's Planning Commission adopted the first Comprehensive Plan for the City in more than 50 years of which marked a significant milestone for the City. The Birmingham Comprehensive Plan provides a 20 year vision for growth and opportunity via the strategic implementation of the specified goals and actions of the Plan. The aforementioned action by the Planning Commission set in motion an overall implementation effort for the City in which the goals and actions of the Plan have been prioritized for the purpose of moving the City forward in a smart and strategic way. One of the major strategy items from the City's Comprehensive Plan that has been prioritized is the need to create community-based plans which are referred to as Framework Plans. The Comprehensive Plan Chapter 7, Goal 1, Strategy 1B states the following: create a series of proactive "framework plans" to include all of Birmingham's Communities to translate the goals and policies of the Comprehensive Plan to the community level and adopt these plans as part of the Comprehensive Plan.

To date, the City's Planning Division in conjunction with the Regional Planning Commission of Greater Birmingham (RPCGB) have created five Framework Plans encompassing 12 communities within the City. These five completed Framework Plans establish tailored goals and actions as it relates to community renewal, green systems, economic development, transportation and land use. The Framework Plans are transformative in nature and ultimately lay the groundwork for progressive change within the communities for years to come. As the City begin the planning process for the next two Framework Plans, the City must first provide an overall snapshot of the communities through the existing conditions document. This specific document will outline the existing conditions on the ground today for the Eastern Area Framework Plan. The overarching goal of this document is to provide citizens, developers, community leaders and policy-makers a snapshot for each community utilizing an analysis of demographics and housing, property inventory, community facilities, green systems, transportation systems and land use. The existing conditions as they stand today are critical in helping to define the needs and potential development opportunities within each of these communities. The existing conditions and the accompanying analysis coupled with the public planning process will help establish the foundation for the overall Plan.

1.2. LOCATION

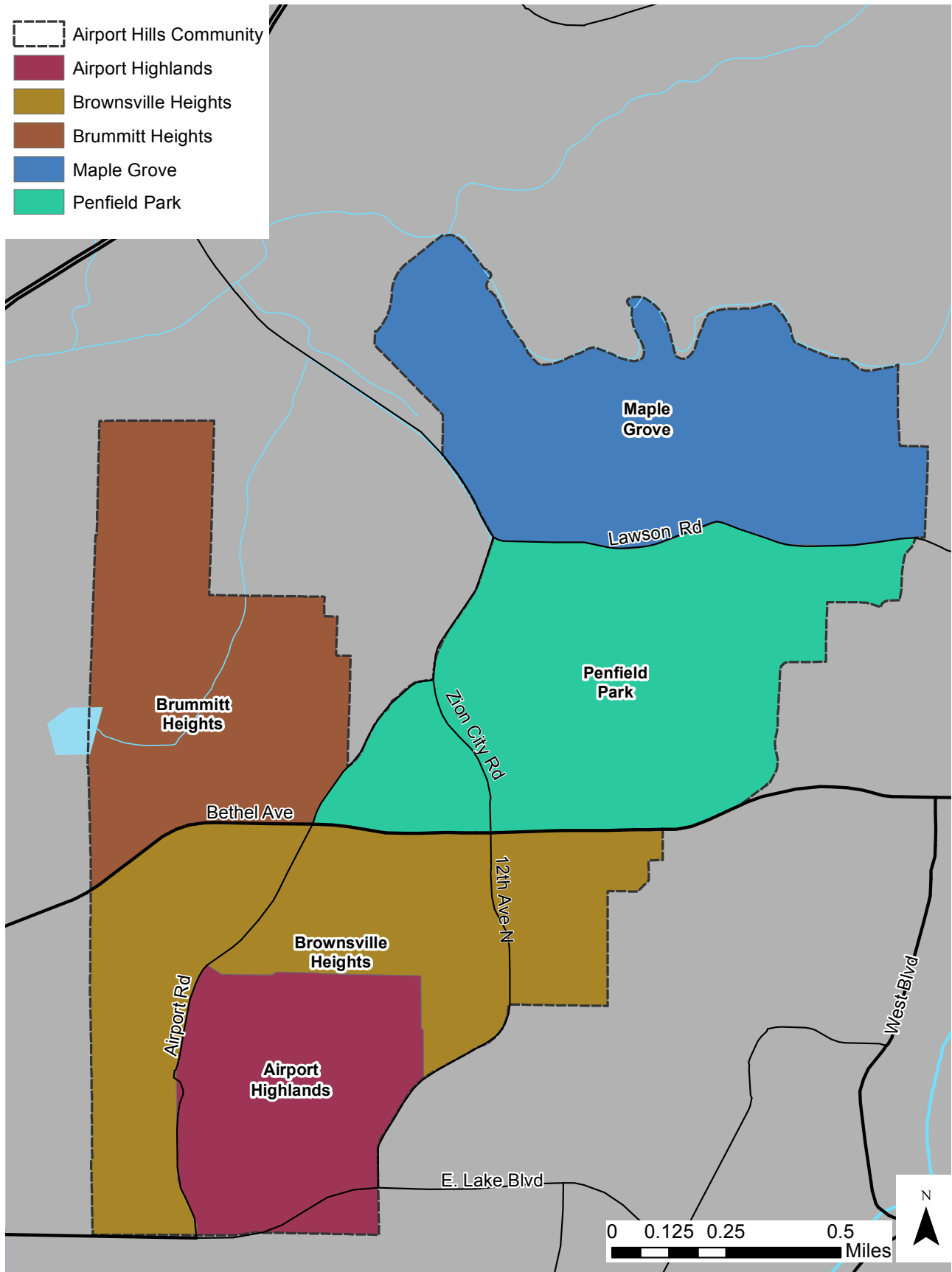
The Eastern Area Framework Plan includes 19 neighborhoods, and more specifically the following communities: Airport Hills, East Birmingham, East Lake and Woodlawn (see [Figure 1.1](#)). This particular Framework Plan's geographic area covers 14.6 square miles and includes nearly 14,000 parcels. The general area for this Plan expands east past downtown and the Northside Community, and then heading north and east through Airport Hills. The Eastern Area is surrounded by the North Pinson Valley Community to the north and Red Mountain and Crestwood communities to the south. The first community to highlight within the context of the Eastern Area is Airport Hills which includes five neighborhoods. Next, is East Birmingham which includes four neighborhoods. Following East Birmingham is East Lake comprised of six additional neighborhoods. The final community to discuss for the Eastern Area is Woodlawn which has four distinct neighborhoods. As of 2016, the overall population for the four communities that make up the Eastern Area is 21,616 people.

FIGURE 1.1: Eastern Area Map



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FIGURE 1.2: Airport Hills Community Map



1.2.1. AIRPORT HILLS

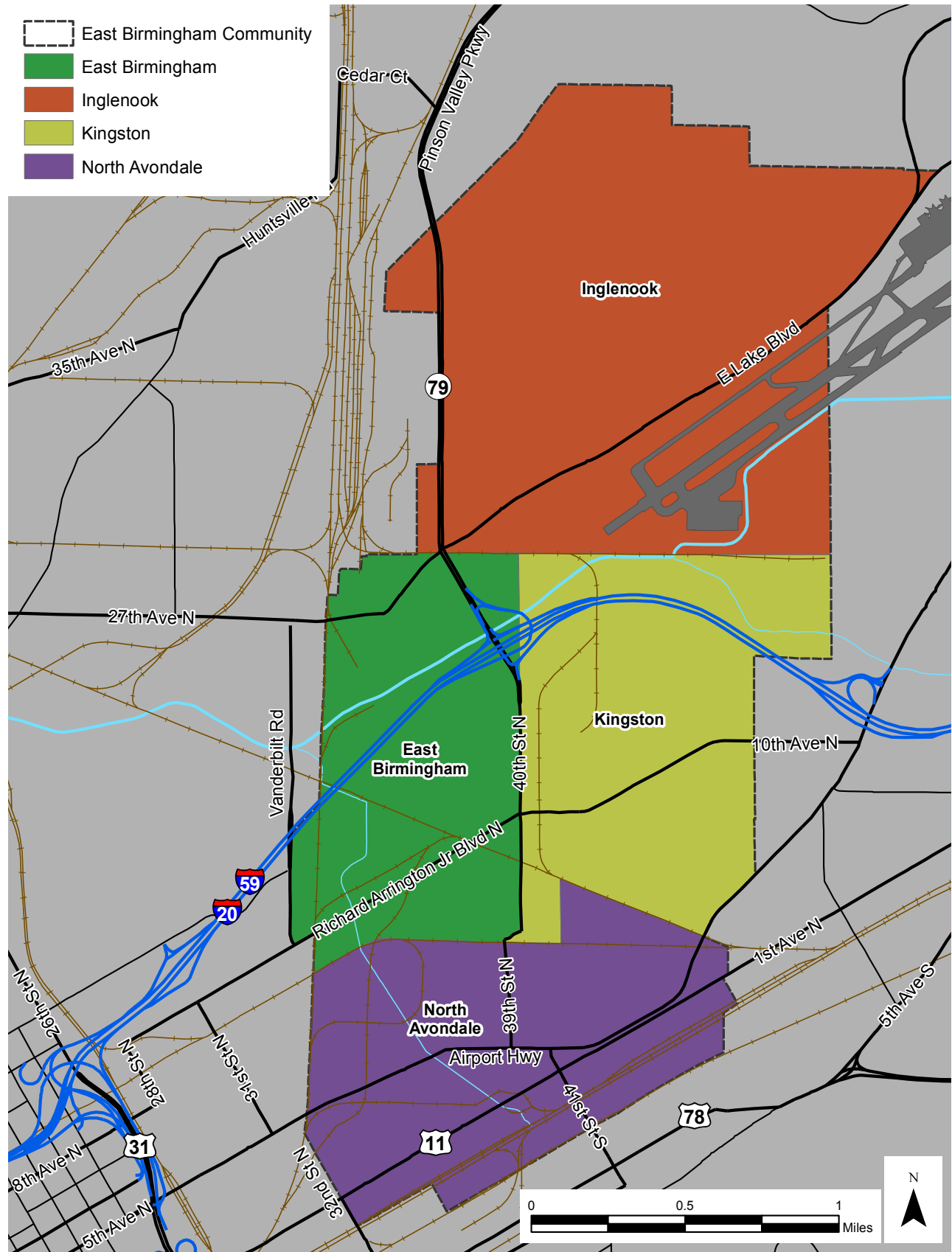
The Airport Hills Community is located generally to the north and east of downtown Birmingham, and just to the north of the Birmingham-Shuttlesworth International Airport. The Airport's flight path for the north-south runway is directly in the path of Airport Hills. The total geographic area in terms of size for Airport Hills is approximately 2.23 square miles which includes 1,978 parcels. The primary land uses within the community include transportation for areas under control of the Airport Authority, single family residential as well as some pockets of open space. For 2016, based on the latest population statistics Airport Hills has a population of 1,532 people and has experienced a loss of 8 people since 2010 (1,540).

Airport Hills-Neighborhoods:

- Airport Highlands
- Brownsville Heights
- Brummit Heights
- Maple Grove
- Penfield Park

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FIGURE 1.3: East Birmingham Community Map



1.2.2. EAST BIRMINGHAM

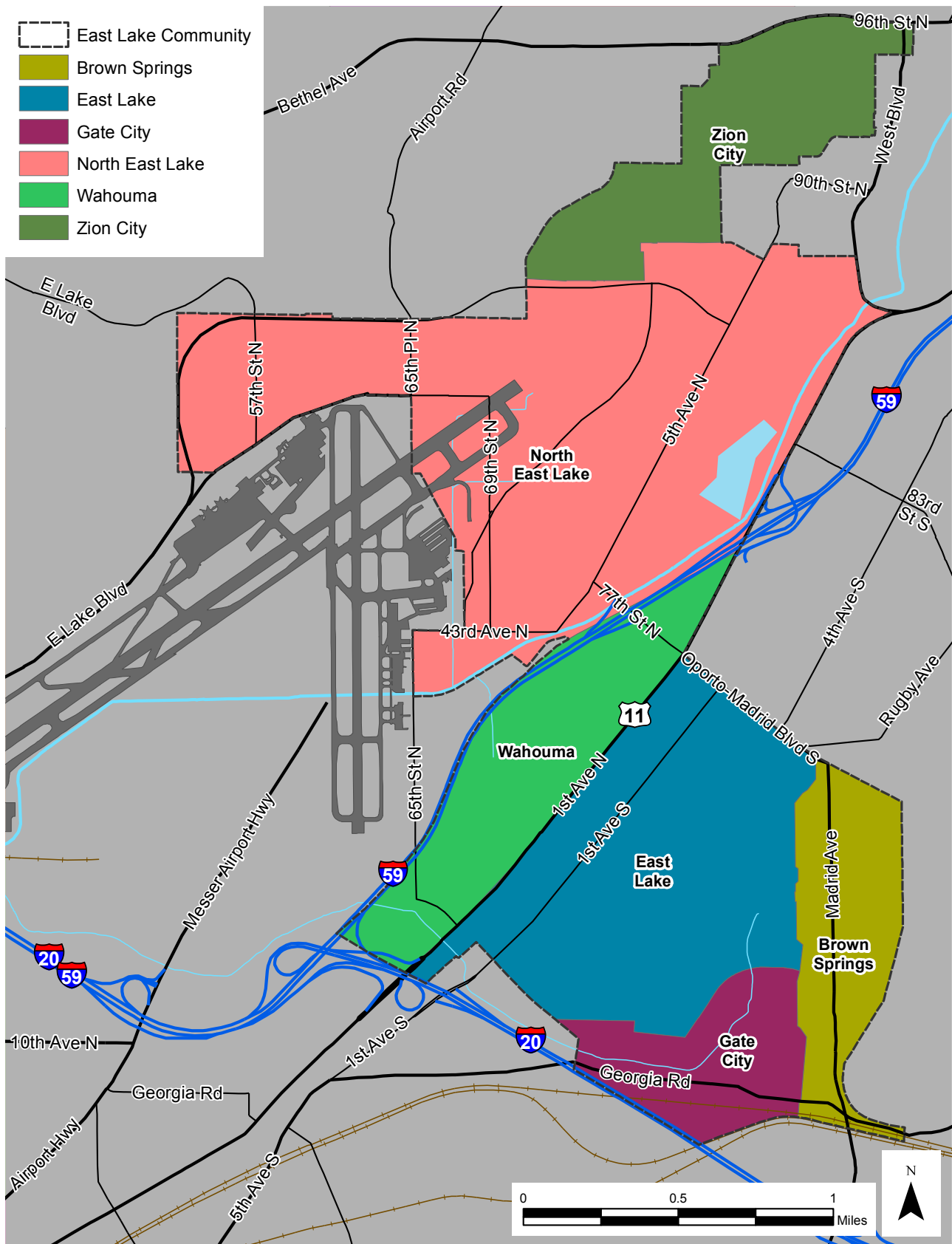
The East Birmingham Community lies directly to the east of the Northside Community and the downtown core. Interstate 20/59 running east and west bisects the community with the Inglenook neighborhood to the north while East Birmingham, Kingston and North Avondale neighborhoods lie to the south. The geographic area for East Birmingham covers approximately 4.63 square miles and includes 3,832 parcels. In terms of land use for East Birmingham it includes a mix of residential, both single and multi-family, open space, parks and recreation, commercial, light manufacturing, and heavy industrial. For 2016, the current population for East Birmingham is 6,792 persons which is an increase of 122 people since 2010 (6,670).

East Birmingham-Neighborhoods:

- East Birmingham
- Inglenook
- Kingston
- North Avondale

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FIGURE 1.4: East Lake Community Map



1.2.3. EAST LAKE

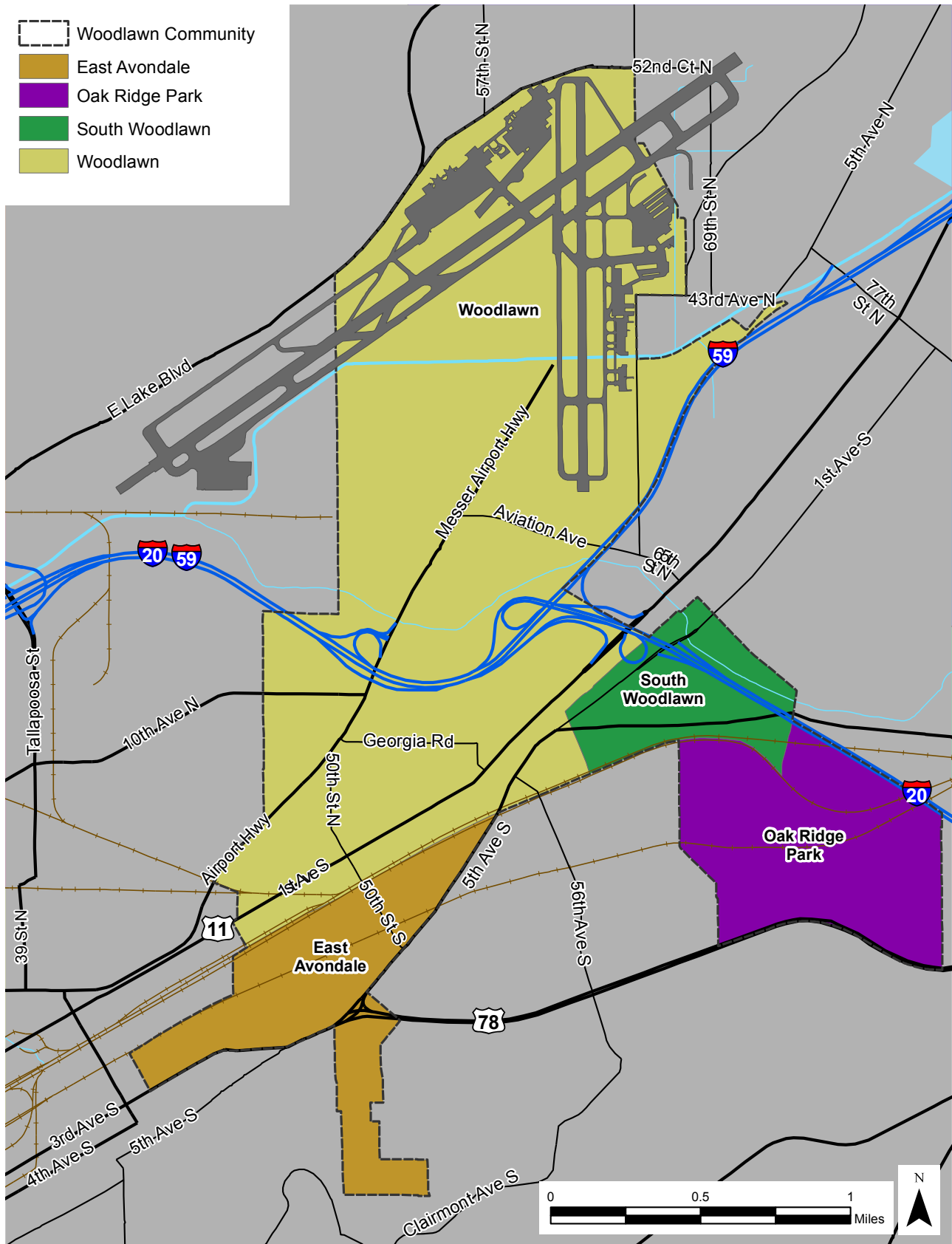
The East Lake Community is surrounded by Woodlawn to the west, Crestline to the south, Roebuck South East Lake to the east and Airport Hills to the North. The East Lake Community geographically covers approximately four square miles and includes 4,888 parcels. The land use mix for East Lake includes transportation areas to the north and northwest of the community which covers Airport Authority property. There is also a significant coverage of single family residential with some pockets of multi-family areas. Additionally, along 1st Avenue North there are commercial as well as mixed-use parcels. Finally, the remaining land use mix includes parks and recreation, open space, institutional and light industrial surrounding the Airport property to the north and east. Currently, East Lake has a population of 7,426 people which is an increase of 151 since 2010 (7,275).

East Lake-Neighborhoods:

- Brown Springs
- East Lake
- Gate City
- North East Lake
- Wahouma
- Zion City

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FIGURE 1.5: Woodlawn Community Map



1.2.4. WOODLAWN

The Woodlawn Community is located directly to the north and east of East Birmingham, and is surrounded by East Lake to the north and east as well as Crestwood directly to the south. The Norfolk Southern rail line, which was originally built in the 1870's, separates Woodlawn from the communities to the south. This area and location that is known as Woodlawn today was first settled in 1824 by the Wood Family who were originally from Greenville, South Carolina. Eventually, the settled area became the "City of Woodlawn" and was first incorporated by the State of Alabama in 1891. By the turn of the century the population of Woodlawn had swelled to 2,500 residents. Nineteen years later the City of Woodlawn was annexed into the City of Birmingham, and in 1922 the historic Woodlawn High School first opened its doors. Woodlawn High School has a storied history, and to this day still serves the community. Presently, Woodlawn High School has a student population of over 800 students. In terms of geographic area for Woodlawn it covers approximately 3.8 square miles and includes 3,119 parcels. Woodlawn includes a wide spectrum of land uses including single and multi-family residential, open space, commercial, light manufacturing, and heavy industrial. The northern most portion of Woodlawn includes the transportation land use which is occupied by the Birmingham-Shuttlesworth International Airport. Woodlawn has a current population of 5,866 people and has seen a decline in population since 2010 (5,588) of 278 people.

Woodlawn-Neighborhoods:

- East Avondale
- Oak Ridge Park
- South Woodlawn
- Woodlawn

1.3. PAST PLANNING EFFORTS

City of Birmingham Comprehensive Plan

As previously mentioned, the City of Birmingham adopted its Comprehensive Plan in 2013, and the accompanying Land Use Plan in 2014. The plan focused on five principles to help the city achieve its 20-year vision. The five principles that are highlighted include people, prosperity, place, partnerships, and performance. The comprehensive plan's 20-year vision is that:

- People choose the City of Birmingham as a place to live
- Birmingham has a connected network of walkable urban places
- Birmingham is innovative and prosperous, with a diversified and sustainable economy
- Birmingham is the most sustainable, "greenest" city in the South
- Birmingham's success is built on local and regional partnerships

Woodlawn Community Revitalization Plan

Developed by the KPS Group and adopted by the Birmingham Planning Commission in 2012 the Woodlawn Community Revitalization Plan sets forth a number of objectives to help cultivate community renewal in Woodlawn. The following primary objectives were sought via the plan:

- To eliminate blighting and deteriorating conditions.
- To stabilize and improve development conditions so that private reinvestment may occur.
- To promote sound growth of the community, in the context of preserving community identity and long range land use goals.
- To promote the development of safe, well-designed and maintained affordable housing to provide for the housing needs of the community.
- To provide public improvements such as sidewalks, streets, utilities and lighting as deemed necessary to create a safe, attractive environment.

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- To stimulate economic growth and development.
- To create a partnership between the public and private sector
- To create a “cradle-to-career” educational pipeline for area residents that includes public and private educational programs, schools and other facilities.
- To improve public safety through crime deterrence programs, elimination of blight, and physical improvements.

US 11/78 East Corridor Study

Developed in 2016 this particular study outlines a framework for providing transportation recommendations throughout the US 11/78 east corridor which includes portions of the Eastern Area Framework Plan. There are a number of major recommendations within the plan which include the following:

- US11/78 Arterial Bus Rapid Transit
- Community Transit Centers
- Woodlawn Quite Zone
- Priority Improvements for Bicycling

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CHAPTER 2

COMMUNITY RENEWAL

COMMUNITY RENEWAL

2.1. INTRODUCTION

In terms of existing conditions when it comes to developing an overall picture for each of these four communities it is critically important to drill down into certain sectors of demographics and housing to help pinpoint areas of concern. In this chapter the focus will be areas of concern dealing with community renewal. Consequently, for this particular section a diverse set of data will be examined including demographics, property conditions, land use and community assets. The included data and subsequent analysis will help to set the stage for the public planning process.

During the summer of 2016 planning staff from RPCGB and the City coordinated collection efforts in which for every parcel within the Eastern area both land use and property conditions were collected via a windshield survey. This data will provide a broad overview in terms of the types of housing and the conditions the structures are in as of today. The accompanied analysis will ultimately help to inform the public as well as policy-makers on the strengths, weaknesses and opportunities as it relates to housing for each particular community. Each of these four communities are unique, and will require a focused set of policy and planning tools to help leverage the current assets that exists today. Smart and strategic growth for these communities of which brings forth lasting community renewal is vital. To help realize this vision of community renewal it is critical that we have a solid foundation to work with, and the accompanying analysis will help to set that base.

2.2. DEMOGRAPHICS

2.2.1. 2.2.1 POPULATION

In 2016, the Eastern Area had an estimated population of 21,616 living in 8,056 households. Since 2010, the population has slightly decreased by 13 people. However from 2000 to 2016, the Eastern Area has seen a dramatic loss in population of approximately 8,236 people.

TABLE 2.1: Eastern Area Population Change 2000-2016

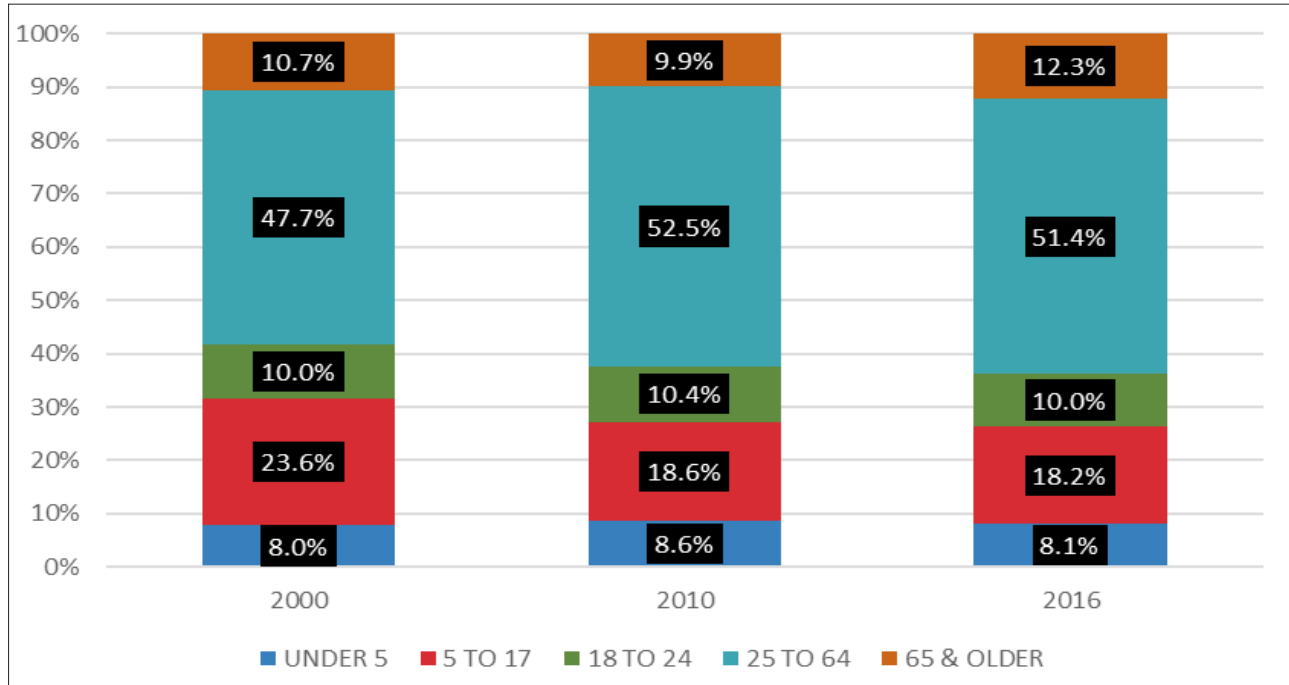
Year	Total
2000	29,852
2010	21,629
2016	21,616

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.2.2. AGE AND GENDER DISTRIBUTION

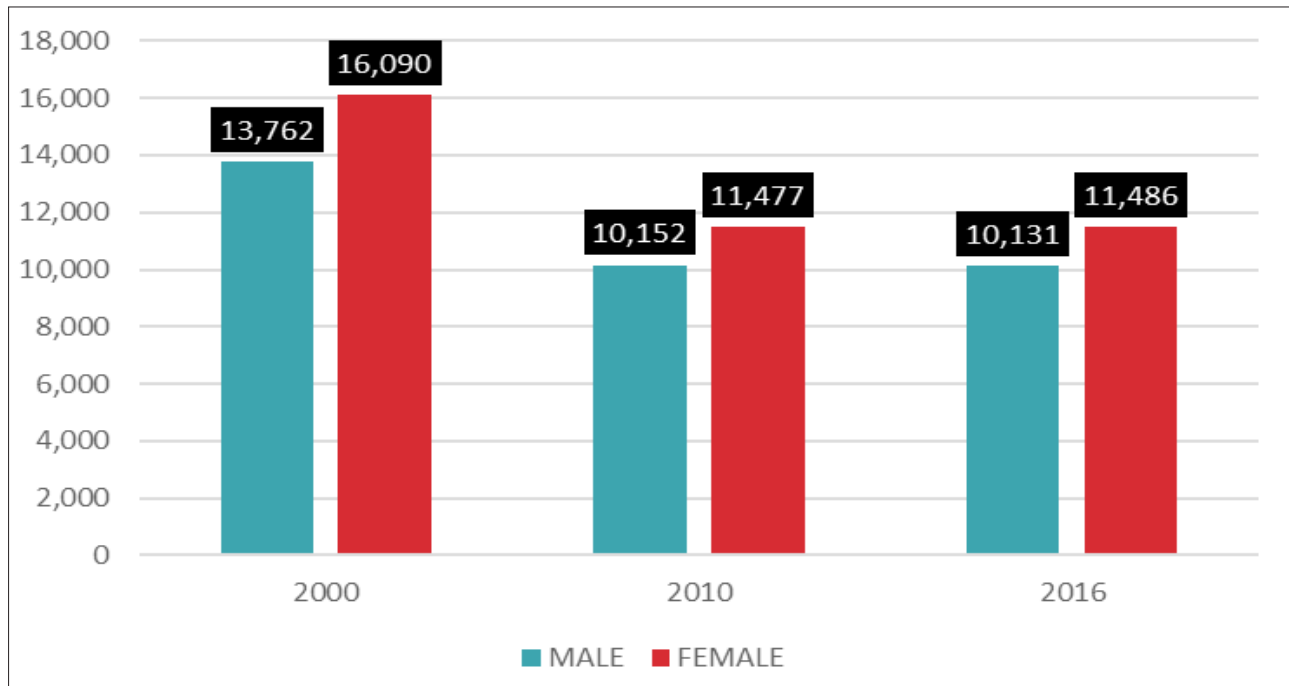
The population of the Eastern Area primarily comprises of women (53%), with men making up 47% of the population. A large portion of the population (51.4%), both men and women, fall into the age brackets of 25 to 64 years old, while 36.3% of the population consists of individuals under the age of 25. The median age has remained stable with a nominal increase from 34.3 in 2010 to 35 years old in 2016. Between 2010 and 2016, the age retention remained consistent with little change between age cohorts.

FIGURE 2.1: Eastern Area Population by Age Range, 2000-2016



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

FIGURE 2.2: Eastern Area by Sex Group Distribution (2000-2016)



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

COMMUNITY RENEWAL

2.2.3. 2.2.3 RACIAL COMPOSITION

The racial composition of the Eastern Area in 2016 consisted of 10% white, 85% black, and 5% other. Persons of Hispanic origin made up 5.1% of the population.

TABLE 2.2: Eastern Area Racial Composition, 2016

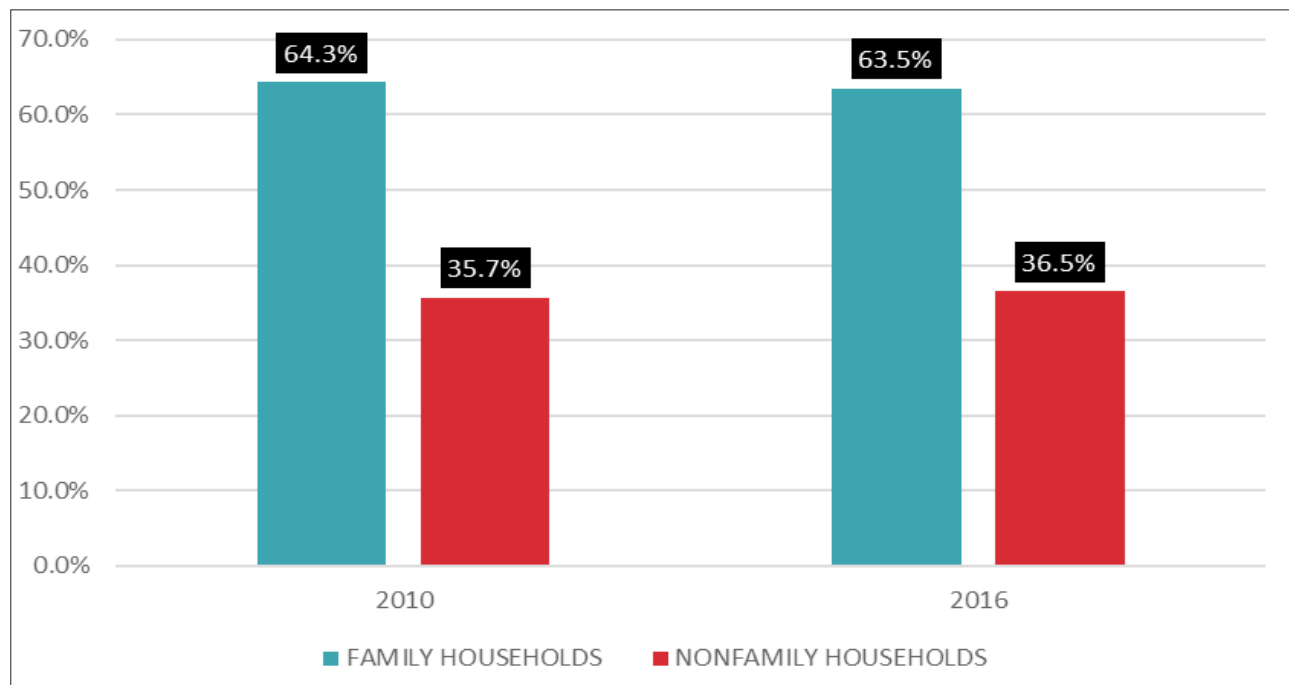
Total Population	2016	% in 2016
	21,617	100%
White alone	2054	9.5%
Black or African American alone	18461	85.4%
Other	1102	5.1%
American Indian and Alaska Native alone	43	0.2%
Asian alone	86	0.4%
Native Hawaiian and Other Pacific Islander alone	22	0.1%
Some other race alone	735	3.4%
Two or more races	238	1.1%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.2.4. HOUSEHOLD CHARACTERISTICS

The Eastern Area experienced a decline in average household size from 2.72 in 2000 to 2.63 in 2016. As of 2010, 81.6% of the population were in family households and 16.3% were nonfamily households, while 2.1% were part of group quarters (institutionalized or noninstitutionalized). This breakdown benefits the area since communities with families are more likely to own homes and have children in local schools.

FIGURE 2.3: Eastern Area Household Characteristics, 2016



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.2.5. HOUSEHOLD INCOME

As of 2016, the median household income for the Eastern Area was \$24,248, much lower than the median household income of \$31,791 for Birmingham as a whole in 2016. The average household income for the area is \$34,618. According to the Census Data, 79% of households in the area earn less than \$50,000.

TABLE 2.3: Eastern Area Households by Income, 2016

Total	Number	Percent
	8056	100%
< \$15,000	2634	33%
\$15,000 - \$24,999	1474	18%
\$25,000 - \$34,999	1128	14%
\$35,000 - \$49,999	1104	14%
\$50,000 - \$74,999	967	12%
\$75,000 - \$99,999	435	5%
\$100,000 - \$149,999	226	3%
\$150,000 - \$199,999	56	1%
\$200,000+	40	1%
\$50,000+	1724	21%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.2.6. DISPOSABLE INCOME

Disposable income is the amount of household funds available for spending and saving after paying income taxes. The amount of disposable income is an important indicator for the economic health of an area. This figure is used to gauge the investment viability for business activity. The amount of income remaining for discretionary spending does not include expenditures on housing, transportation, food, and child care. Therefore the amount of truly disposable income is lower than may be indicated. The average disposable income of households in the Eastern Framework Area in 2016 was \$29,253.

TABLE 2.4: Eastern Area Households by Disposable Income, 2016

Total	Number of Households	Percent
	8,056	100%
< \$15,000	2,873	35.7%
\$15,000 - \$24,999	1,610	20.0%
\$25,000 - \$34,999	1,263	15.7%
\$35,000 - \$49,999	1,013	12.6%
\$50,000 - \$74,999	915	11.4%
\$75,000 - \$99,999	229	2.8%
\$100,000 - \$149,999	114	1.4%
\$150,000 - \$199,999	12	0.1%
\$200,000+	27	0.3%
\$50,000+	1,297	16.0%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

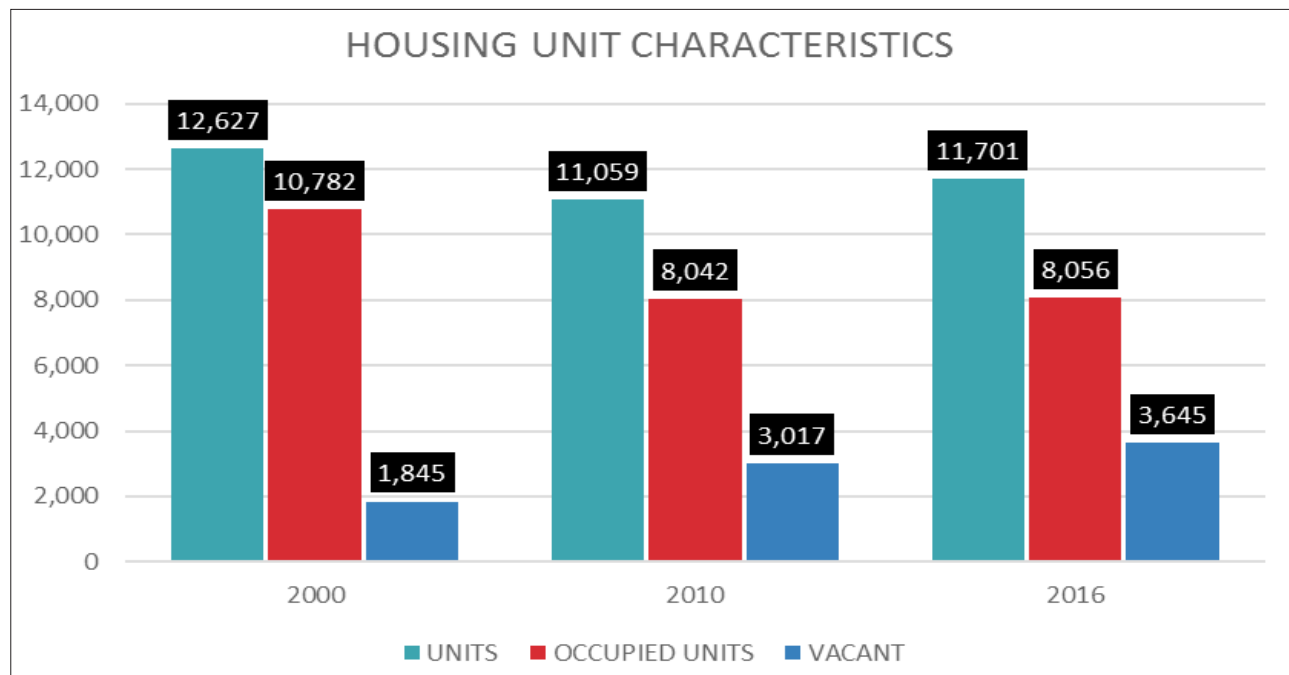
COMMUNITY RENEWAL

2.3. HOUSING

2.3.1. HOUSING UNIT CHARACTERISTICS

The housing characteristics of the Eastern Area have undergone significant changes over the last several decades. The 2016 housing estimates report 11,701 total units with 8,056 occupied units (68.8%) and 3,645 vacant units (31.2%). Since 2000 the total number of units in the area has decreased from 12,627 to 11,701 units, a decrease of 7.3%. Occupied units have decreased from 10,782 units in 2000 to 8,056 units in 2016, a decrease of 25.3%. The majority of the housing units in Eastern Area are over 50 years old. The combination of an older housing stock with depressed property values creates a disincentive for property owners. Weak housing demand has somewhat affected median home property valuations, which are estimated at 80% of that of the City of Birmingham. Median home values in Eastern are estimated at \$74,356 compared to \$92,653 for the City of Birmingham as a whole. There are an estimated 3,645 (31.2%) vacant housing units and 3,282 (28%) tax delinquent residential properties in Birmingham's Eastern Area.

FIGURE 2.4: Eastern Area Housing Unit Characteristics, 2000-2016



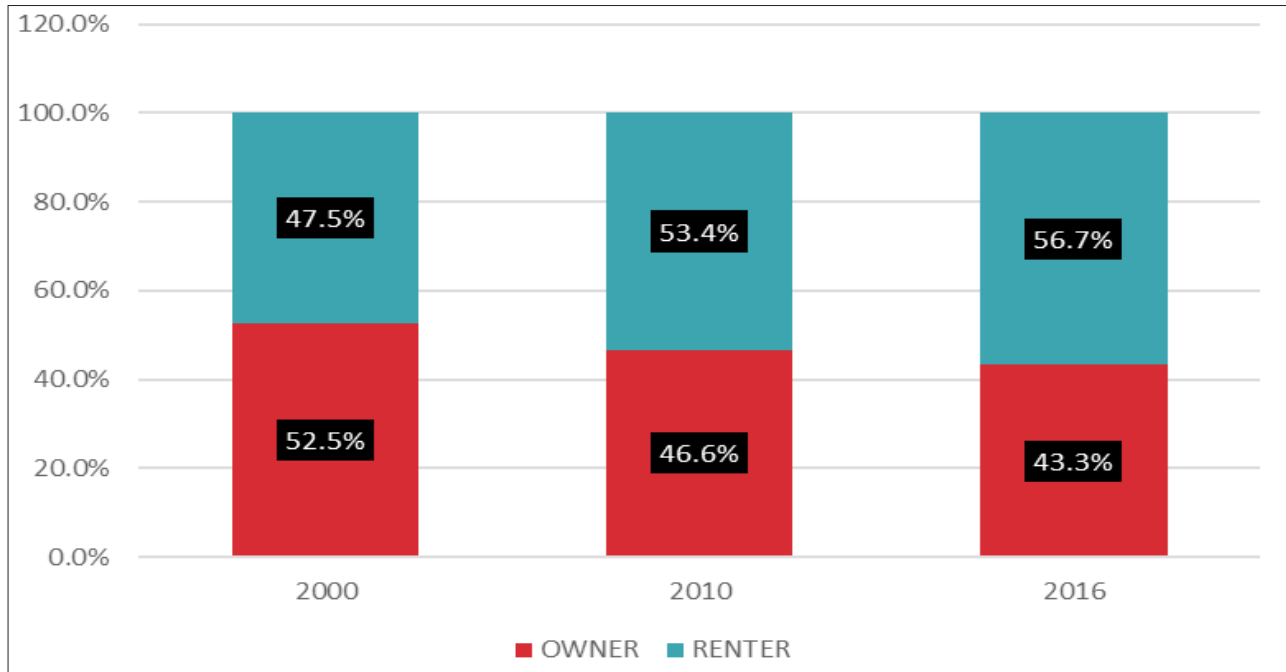
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.3.2. HOUSING TENURE

The majority of the housing market in the Birmingham's Eastern Area communities consists of single family detached dwellings (63.5%), with the bulk of the remaining units being multi-unit dwellings found primarily in the Birmingham Housing Authority's Tom Brown, Morton Simpson, and Marks Village Apartments. Several additional apartment buildings and smaller multi-family complexes are found throughout the area as well. The Eastern Area's residential properties have experienced a notable shift from predominately owner-occupied units to renter-occupied units over the last several decades. Owner occupied housing units made up 52.5% of all households in 2000, and decreased to 43.3% by 2016. According to recent estimates, the number of renter occupied units increased from 47.5% to 56.7% over that same period. This increase in rental occupancy may be due to the abundance of rental homes throughout the area and new affordable

rental complexes being constructed or rehabilitated. The city’s school closures and consolidations that took place between 2008 and 2011 may have impacted the residential preferences of many, allowing those who rent to move into areas closer to schools thereby increasing the percentage of renter-occupied households.

FIGURE 2.5: Eastern Area Housing Tenure, 2000-2016



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.3.3. HOUSING UNITY TYPE

The dominance of single unit detached housing is typical of local market preferences and housing demand, and it is a common development trend within suburban communities. The majority of the Eastern Area’s housing market consists of single family detached dwellings (63.5%), with the remaining units being distributed between townhomes, 2-4 units (13.0%), 5+ units apartments (19.2%), and manufactured/mobile homes (1.5%).

TABLE 2.5: Housing Units by Type in the Eastern Area (2016)

Type of Housing	Number	Percent
Total	11,701	100%
1-Unit Detached	7,430	63.5%
1-Unit Attached	328	2.8%
Townhomes/ 2-4 units	1,521	13.0%
5+ Units	2,247	19.2%
Mobile Homes	176	1.5%

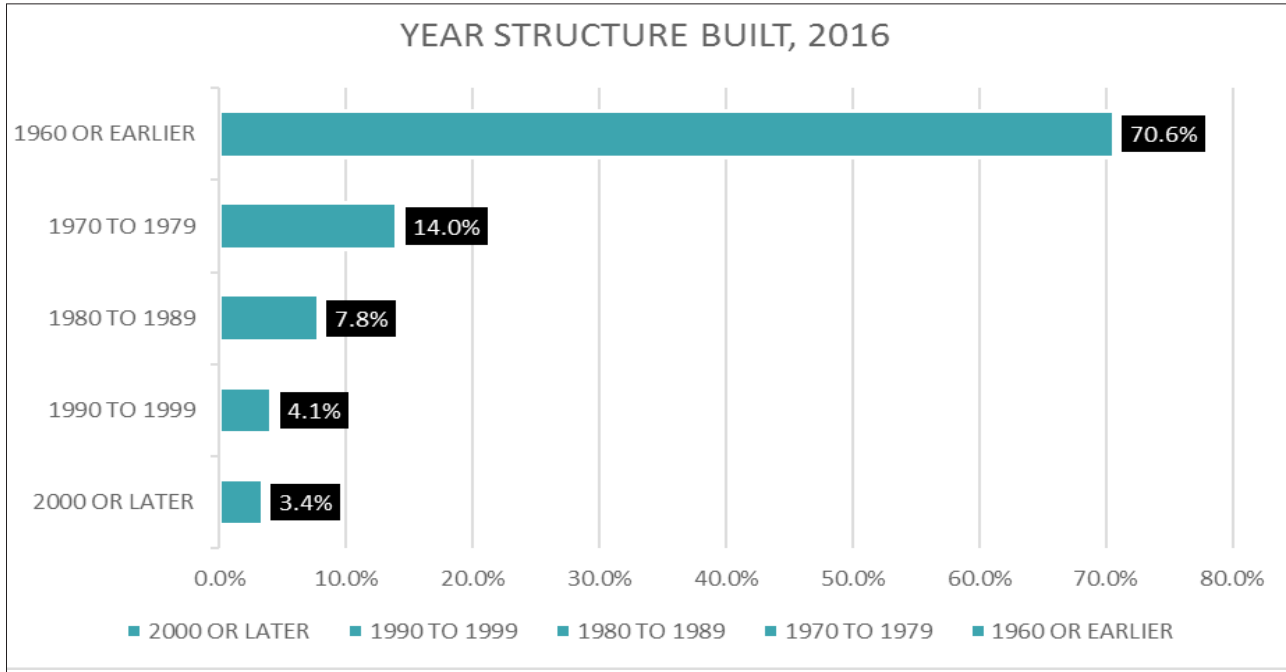
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

COMMUNITY RENEWAL

2.3.4. AGE HOUSING

The majority of housing in the Eastern Area are relatively dated with 84.6% of housing built before 1980. Between 2000, and 2016, about 3.4% of housing in the Eastern Area was constructed. Communities with a variety of housing ages can appeal to a broader group of current and possible future residents.

FIGURE 2.6: Age of Housing Units in Eastern Area (2016)

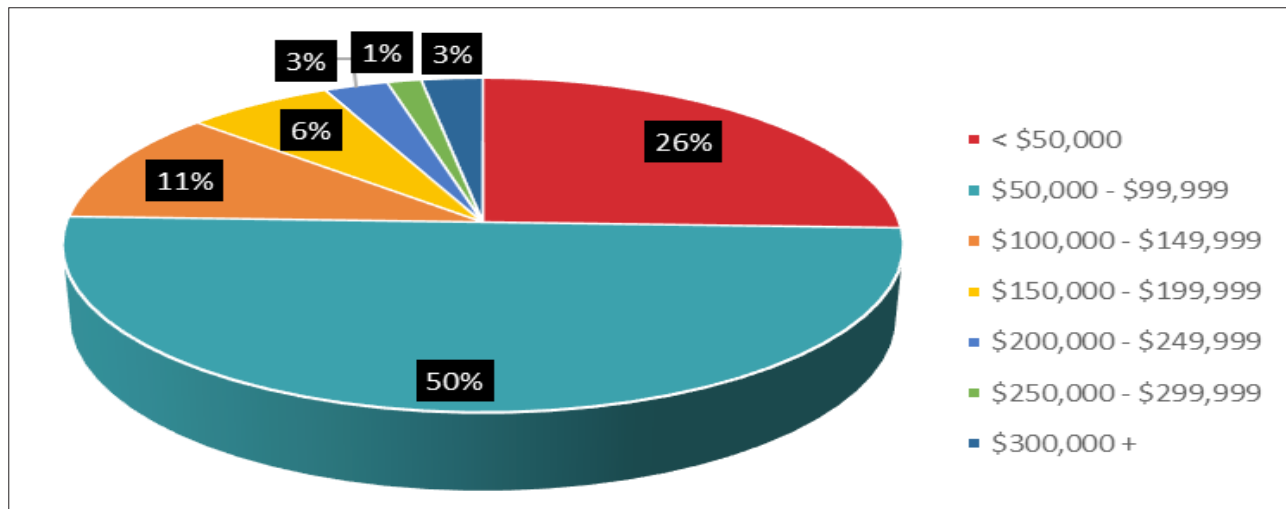


Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.3.5. HOUSING VALUE

The combination of an older housing stock with depressed property values creates a disincentive for property owners. Weak housing demand has somewhat affected median home property valuations. The majority of owner occupied homes in the Eastern Area are valued under \$200,000 (93.2% of homes).

FIGURE 2.7: Eastern Area Owner-Occupied Housing Unit Values, 2016



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.4. EDUCATIONAL ATTAINMENT

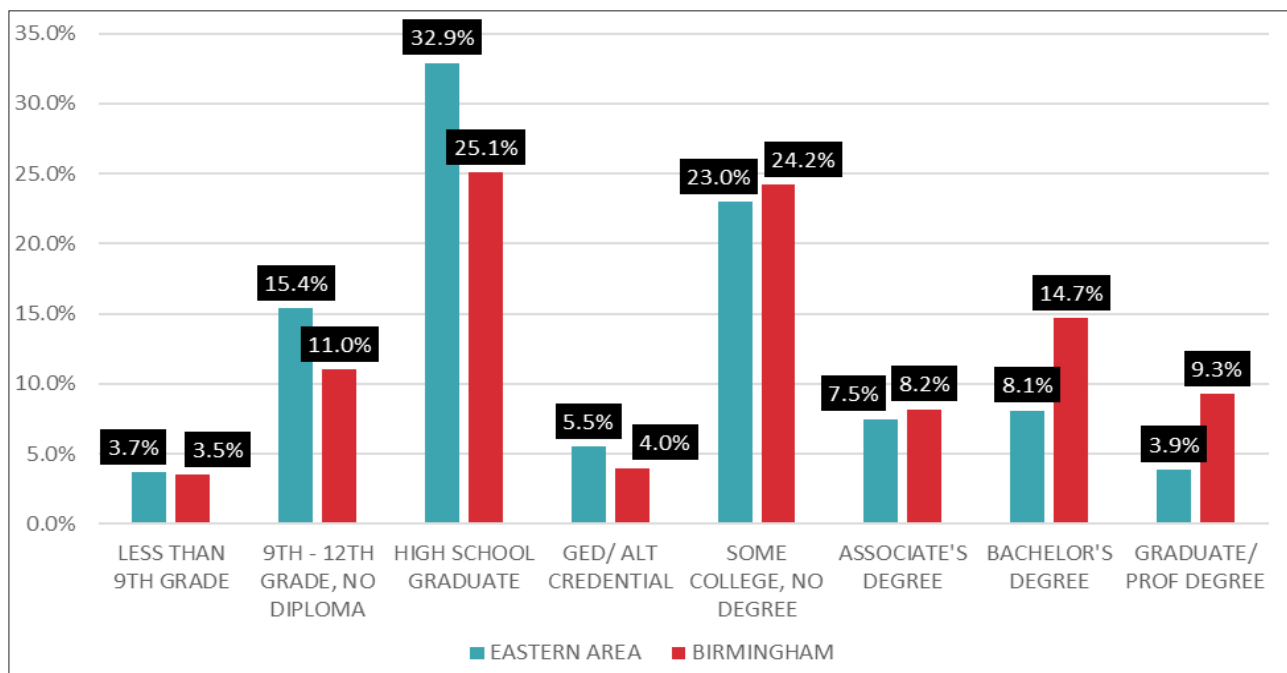
Education has a direct relationship with the potential earning power of an individual. The education level of a community also affects the labor force quality that is locally available for companies and industries looking to expand or relocate in the area. Approximately 39% of the Eastern Area residents aged 25 and older have a high school diploma or GED and about 19% do not. By comparison, Birmingham has higher percentages of residents with a high school diploma (53%) and a lower percentage without a high school diploma (15%). However, the Eastern Area boasts a higher percentage (39%) of residents with a college degree than Birmingham (32%).

TABLE 2.6: Eastern Area Educational Attainment (2016)

Educational Attainment	Population (25 yrs & Older)	Percent
Total	11,701	100%
Less than 9th grade	508	3.7%
9th - 12th grade, no diploma	2,114	15.4%
High school graduate	4,517	32.9%
Ged/ alt credential	755	5.5%
Some college, no degree	3,158	23.0%
Associate's degree	1,030	7.5%
Bachelor's degree	1,112	8.1%
Graduate/ prof degree	535	3.9%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

FIGURE 2.8: Eastern Area Educational Attainment Comparison with City of Birmingham (2016)



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

COMMUNITY RENEWAL

2.5. COMMUNITY PROFILE

2.5.1. AIRPORT HILLS COMMUNITY PROFILE

- **Population:** 1,532
- **Households:** 598
- **Median Age:** 47.2
- **Median Household Income:** \$41,831
- **Average Household Income:** \$49,057
- **Average Disposable Income of Households:** \$41,189
- **Average Household Size:** 2.56
- **Median Home Value:** \$106,967
- **Educational Attainment:** See [Table 2.7](#)

TABLE 2.7: Airport Hills Community Educational Attainment, 2016

Educational Attainment	Population (25 years & Older)	Percent
Total	1,115	100%
Less than 9th grade	23	2%
9th to 12th grade, no diploma	97	9%
High school graduate (GED)	285	26%
Some college, no degree	260	23%
Associate's degree	163	15%
Bachelor's degree	183	16%
Graduate or professional degree	104	9%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

TABLE 2.8: Airport Hills Community Profile, 2000-2016

Airport Hills Population Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Population	1540	100.0%	1532	100.00%	- 8
White alone	51	3.3%	46	3.0%	- 5
Black or African American alone	1465	95.1%	1462	95.4%	- 3
Other	18	1.2%	15	1.0%	- 3
American Indian and Alaska Native alone	2	0.1%	2	0.1%	-
Asian alone	0	0.0%	0	0.0%	-
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	-
Some other race alone	14	0.9%	12	0.8%	- 2
Two or more races	9	0.6%	11	0.7%	+1
Airport Hills Housing Units Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Housing Units	985	100.00%	691	100%	- 294
Occupied Housing Units	887	90.1%	598	86.5%	- 290
Owner-Occupied Housing Units	760	77.2%	486	70.3%	- 275
Renter Occupied Housing Units	127	12.9%	112	16.2%	- 15
Vacant Housing Units	98	9.9%	93	13.5%	- 4

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.5.2. EAST BIRMINGHAM COMMUNITY PROFILE

- **Population:** 6,792
- **Households:** 2,512
- **Median Age:** 34.4
- **Median Household Income:** \$20,771
- **Average Household Income:** \$31,332
- **Average Disposable Income of Households:** \$25,876
- **Average Household Size:** 2.66
- **Median Home Value:** \$63,899
- **Educational Attainment:** See [Table 2.9](#)

TABLE 2.9: East Birmingham Community Educational Attainment, 2016

Educational Attainment	Population (25 years & Older)	Percent
Total	4218	100%
Less than 9th grade	148	4%
9th to 12th grade, no diploma	709	17%
High school graduate (GED)	1936	46%
Some college, no degree	991	24%
Associate's degree	152	4%
Bachelor's degree	211	5%
Graduate or professional degree	76	2%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

TABLE 2.10: East Birmingham Community Profile, 2000-2016

East Birmingham Population Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Population	6669	100.0%	6792	100.00%	+123
White alone	427	6.4%	380	5.6%	-46
Black or African American alone	5989	89.8%	6160	90.7%	+172
Other	233	3.5%	211	3.1%	-23
American Indian and Alaska Native alone	13	0.2%	14	0.2%	-
Asian alone	13	0.2%	14	0.2%	-
Native Hawaiian and Other Pacific Islander alone	7	0.1%	0	0.0%	-
Some other race alone	147	2.2%	136	2.0%	-11
Two or more races	80	1.2%	95	1.4%	+15
East Birmingham Housing Units Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Housing Units	3744	100.00%	3,724	100%	-20
Occupied Housing Units	3085	82.4%	2,514	67.5%	-571
Owner-Occupied Housing Units	1584	42.3%	1,013	27.2%	-571
Renter Occupied Housing Units	1501	40.1%	1,501	40.3%	-1
Vacant Housing Units	659	17.6%	1,210	32.5%	+551

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

COMMUNITY RENEWAL

2.5.3. EAST LAKE COMMUNITY PROFILE

- **Population:** 7,426
- **Households:** 2,661
- **Median Age:** 33.6
- **Median Household Income:** \$25,071
- **Average Household Income:** \$33,451
- **Average Disposable Income of Households:** \$28,355
- **Average Household Size:** 2.72
- **Median Home Value:** \$73,212
- **Educational Attainment:** See [Table 2.11](#)

TABLE 2.11: East Lake Community Educational Attainment, 2016

Educational Attainment	Population (25 years & Older)	Percent
Total	4599	100%
Less than 9th grade	216	5%
9th to 12th grade, no diploma	635	14%
High school graduate (GED)	1679	37%
Some college, no degree	1182	26%
Associate's degree	501	11%
Bachelor's degree	308	7%
Graduate or professional degree	83	2%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

TABLE 2.12: East Lake Community Profile, 2000-2016

East Lake Population Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Population	7275	100.0%	7425	100.00%	+150
White alone	691	9.5%	616	8.3%	-75
Black or African American alone	6395	87.9%	6616	89.1%	+221
Other	175	2.4%	163	2.2%	-11
American Indian and Alaska Native alone	15	0.2%	15	0.2%	-
Asian alone	22	0.3%	22	0.3%	-
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	-
Some other race alone	95	1.3%	89	1.2%	-5
Two or more races	58	0.8%	67	0.9%	+9
East Lake Housing Units Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Housing Units	4456	100.00%	4,156	100%	-300
Occupied Housing Units	3890	87.3%	2,664	64.1%	-1,226
Owner-Occupied Housing Units	2175	48.8%	1,230	29.6%	-944
Renter Occupied Housing Units	1716	38.5%	1,434	34.5%	-282
Vacant Housing Units	584	13.1%	1,496	36.0%	+912

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

2.5.4. WOODLAWN COMMUNITY PROFILE

- **Population:** 5,866
- **Households:** 2,285
- **Median Age:** 35.3
- **Median Household Income:** \$23,260
- **Average Household Income:** \$35,813
- **Average Disposable Income of Households:** \$30,026
- **Average Household Size:** 2.5
- **Median Home Value:** \$79,966
- **Educational Attainment:** See [Table 2.13](#)

TABLE 2.13: Woodlawn Educational Attainment, 2016

Educational Attainment	Population (25 years & Older)	Percent
Total	3799	100%
Less than 9th grade	122	3%
9th to 12th grade, no diploma	672	18%
High school graduate (GED)	1371	36%
Some college, no degree	733	19%
Associate's degree	209	6%
Bachelor's degree	406	11%
Graduate or professional degree	83	2%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

TABLE 2.14: Woodlawn Community Profile, 2000-2016

East Lake Population Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Population	6145	100.0%	5865	100.00%	280
White alone	1100	17.9%	17	8.3%	1083
Black or African American alone	4424	72.0%	72	89.1%	4352
Other	725	11.8%	12	2.2%	713
American Indian and Alaska Native alone	12	0.2%	0	0.2%	12
Asian alone	37	0.6%	1	0.3%	36
Native Hawaiian and Other Pacific Islander alone	6	0.1%	0	0.0%	0
Some other race alone	510	8.3%	9	1.2%	501
Two or more races	55	0.9%	1	0.9%	54
East Lake Housing Units Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change
Total Housing Units	3442	100.00%	3,130	100%	312
Occupied Housing Units	2936	85.3%	2,285	73.0%	651
Owner-Occupied Housing Units	1153	33.5%	761	24.3%	392
Renter Occupied Housing Units	1783	51.8%	1,524	48.7%	259
Vacant Housing Units	506	14.7%	845	27.0%	-339

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

COMMUNITY RENEWAL

2.6. PROPERTY INVENTORY

In order to assess the level of blight and to devise appropriate recommendations and corresponding implementation strategies, the project team conducted a parcel-by-parcel analysis in the summer of 2016 of all the properties in the area. Each property’s occupancy, land use, and structure condition were documented. The results of this survey will help the project team and community members identify areas that need reinvestment.

PROPERTY CONDITIONS DESCRIPTIONS

<p>Structurally sound and maintained structure(s). Occupied by tenant/owner.</p>			<p>Structurally sound and maintained structure(s). Currently not occupied by tenant/owner, e.g., signs of abandonment and/or for sale/lease signs.</p>
<p>Structurally sound structures in need of minor repairs, renovation, and/or maintenance, e.g., paint on the exterior is peeling off or worn out. Occupied tenant/owner.</p>			<p>Structurally sound structures in need of minor repairs, renovation, and/or maintenance, e.g., paint on the exterior is peeling off or worn out. Currently not occupied by tenant/owner, e.g., busted in doors/windows, signs of abandonment, and/or for sale/lease signs.</p>
<p>Structurally damaged structure(s) and/or in need of major repairs, renovation, and/or maintenance, e.g., collapsed or severely bent roof, columns, and/or beams. Occupied by tenant/owner.</p>			<p>Structurally damaged structure(s) and/or in need of major repairs, renovation, and/or maintenance, e.g., collapsed or severely bent roof, columns, and/or beams. Currently not occupied by tenant/owner, e.g., busted in doors/windows, signs of abandonment, and/or for sale/lease signs.</p>
<p>No structure(s) present; No signs of littering and vegetation is maintained, e.g., free of trash and grass/bushes are trimmed.</p>			<p>No signs of littering and/or man-made development and vegetation is in its natural state, e.g. wooded area without structures, sidewalks and driveways.</p>
		<p>No structure(s) present. Litter on-site and/or vegetation is not maintained, e.g., trash present and/or grass/bushes are overgrown.</p>	

2.6.1. PROPERTY CONDITIONS SURVEY REPORT

Almost half (48.1%) of properties in the Eastern Area are in sound condition, while 9.5% are deteriorated and 5.5% are dilapidated. Vacant properties comprise 36.9% of the properties in the Eastern Area, with vacant maintained properties constituting nearly half (17.6%) of the vacant properties.

TABLE 2.15: Eastern Area Property Conditions Report

Parcel Conditions	Total	% of Total
Sound	6,627	48.1%
Occupied	6,332	45.9%
Unoccupied	295	2.1%
Deteriorated	1,314	9.5%
Occupied	781	5.7%
Unoccupied	533	3.9%
Dilapidated	756	5.5%
Occupied	63	0.5%
Unoccupied	693	5.0%
Vacant	5,090	36.9%
Maintained	2,431	17.6%
Natural	1,504	10.9%
Overgrown	1,155	8.4%
Total	13,787	100%

TABLE 2.16: Eastern Area Property Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	7,181	72.7%	2.7%	8.7%	6.3%	0.7%	8.8%
Multi-Family (2-10 units)	381	49.3%	1.6%	31.5%	9.4%	2.4%	5.8%
Commercial (Retail & Wholesale and Office)	537	74.3%	10.4%	3.7%	6.0%	0.4%	5.2%
Industrial (Heavy and Light)	359	86.9%	8.4%	1.7%	1.4%	0.0%	1.7%
Institutional	180	85.6%	4.4%	3.9%	4.4%	0.0%	1.7%

TABLE 2.17: Eastern Area Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
Parks/Open Space	75	100.0%	0.0%	0.0%
Transportation	201	99.5%	0.0%	0.5%
Vacant	4,810	44.7%	31.3%	24.0%

COMMUNITY RENEWAL

FIGURE 2.9: Eastern Area Property Conditions Map

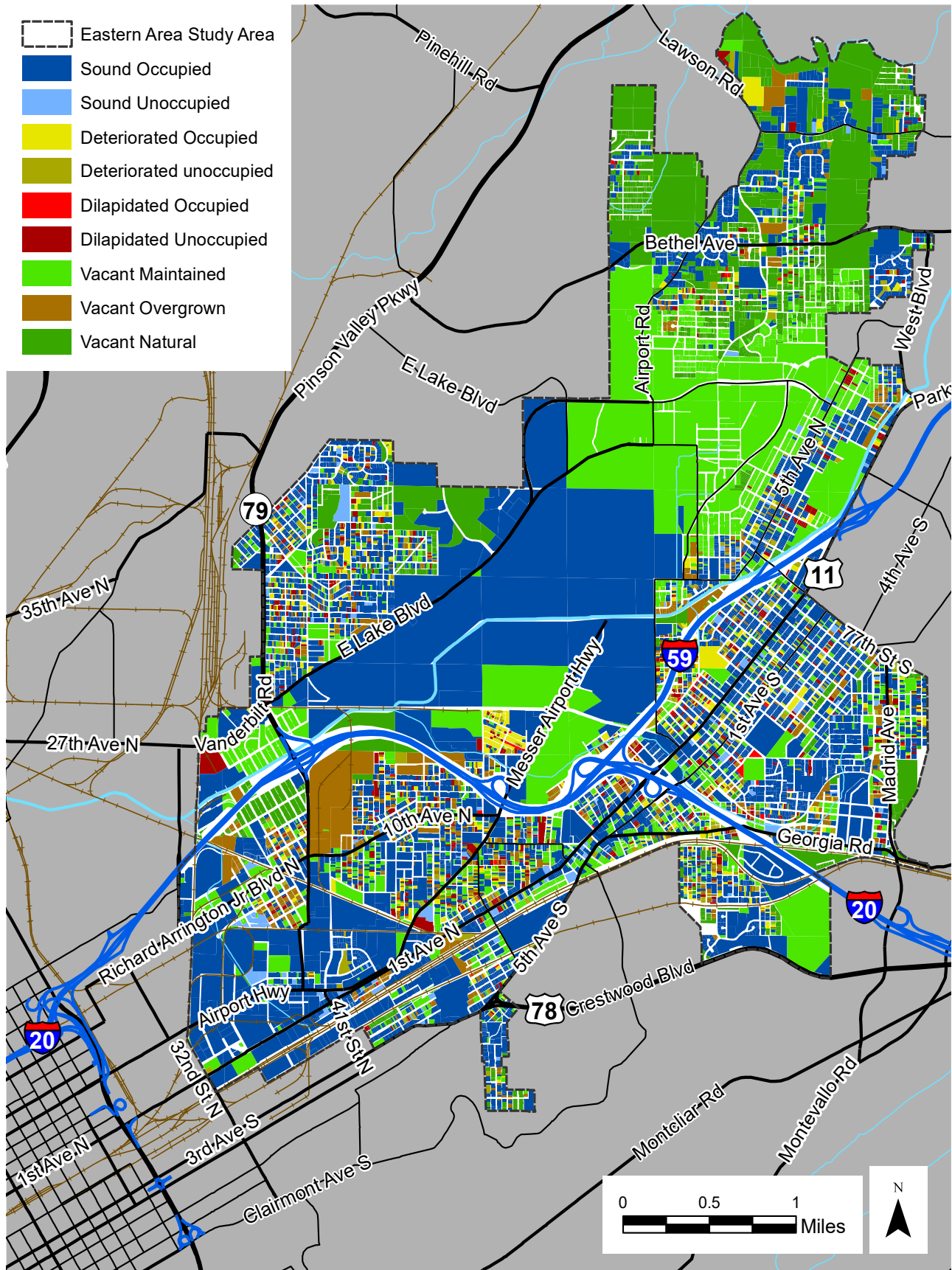
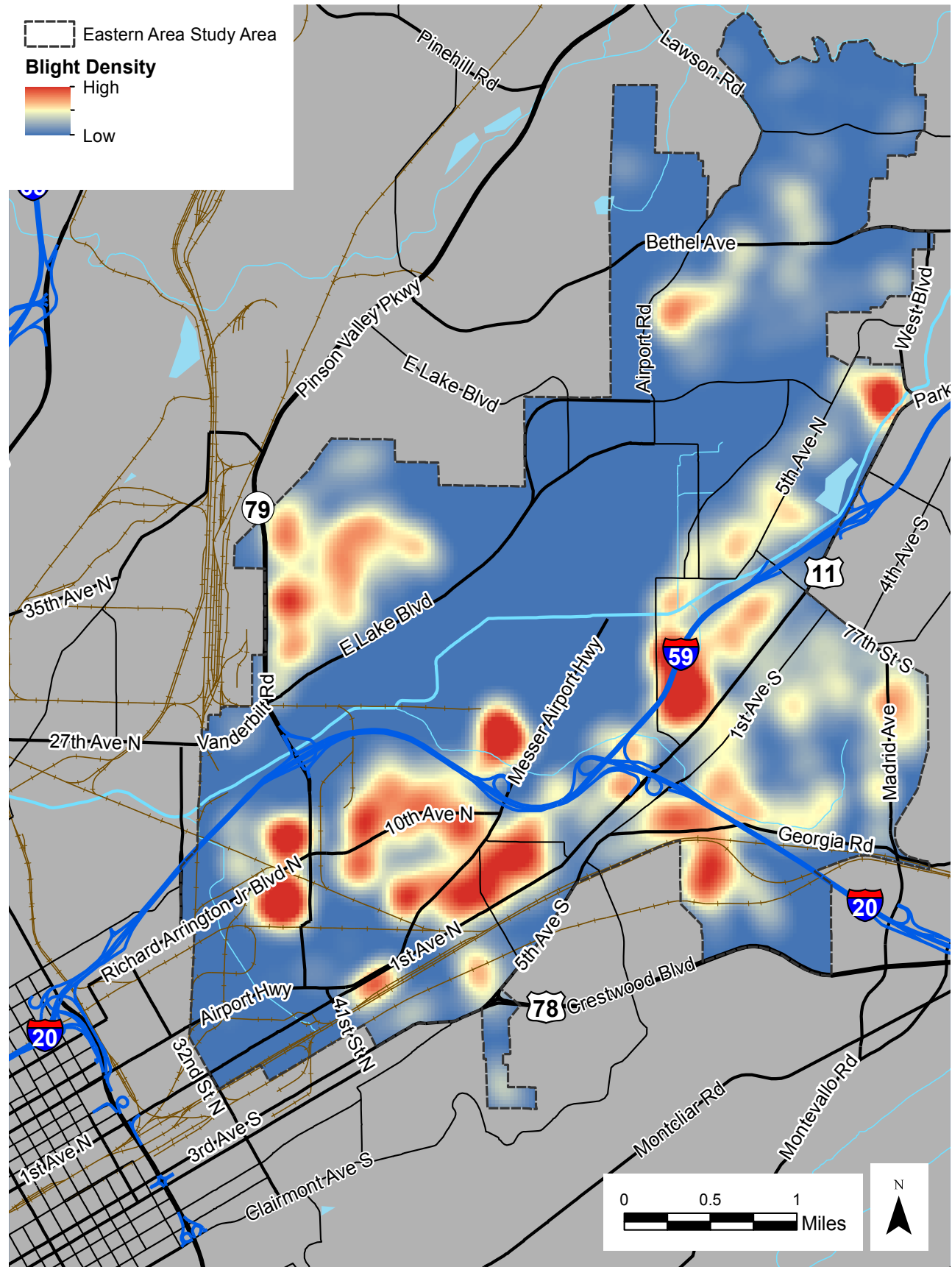


FIGURE 2.10: Eastern Area Property Conditions Heat Map



COMMUNITY RENEWAL

TABLE 2.18: Airport Hills Community Property Conditions Report

Parcel Conditions	Total	% of Total
Sound	586	29.7%
Occupied	573	29.1%
Unoccupied	13	0.7%
Deteriorated	63	3.2%
Occupied	43	2.2%
Unoccupied	20	1.0%
Dilapidated	54	2.7%
Occupied	8	0.4%
Unoccupied	46	2.3%
Vacant	1,269	64.4%
Maintained	320	16.2%
Natural	864	43.8%
Overgrown	85	4.3%
Total	1,972	100%

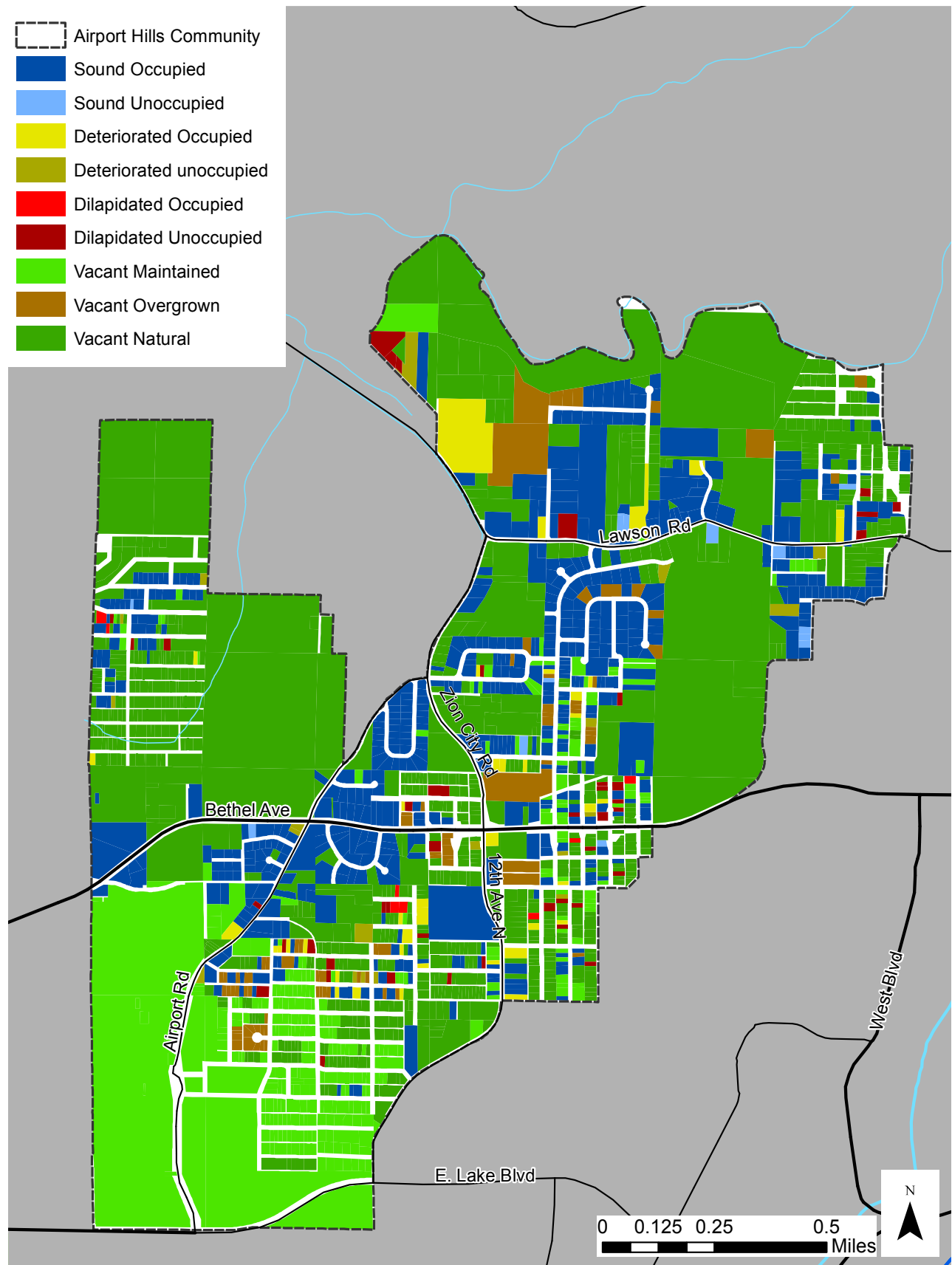
TABLE 2.19: Airport Hills Community Property Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	682	81.7%	1.6%	6.0%	2.8%	1.2%	6.7%
Multi-Family (2-10 units)	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Commercial (Retail & Wholesale and Office)	3	66.7%	0.0%	33.3%	0.0%	0.0%	0.0%
Industrial (Heavy and Light)	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Institutional	17	76.5%	11.8%	5.9%	5.9%	0.0%	0.0%

TABLE 2.20: Airport Hills Community Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
Parks/Open Space	0	0.0%	0.0%	0.0%
Transportation	1	100.0%	0.0%	0.0%
Vacant	1,266	25.0%	68.2%	6.7%

FIGURE 2.11: Airport Hills Community Property Conditions Map



COMMUNITY RENEWAL

FIGURE 2.12: Airport Hills Community Property Conditions Heat Map

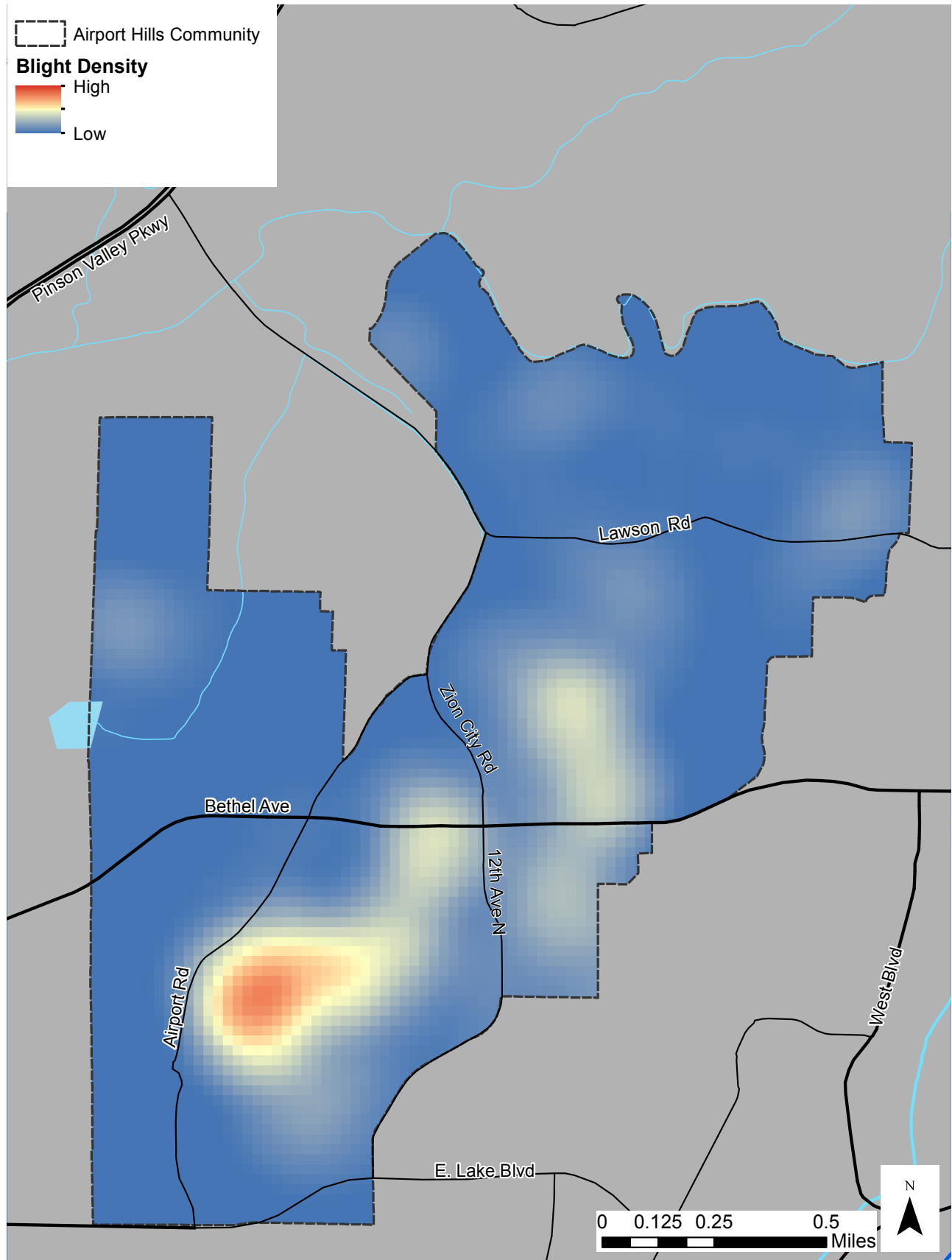


TABLE 2.21: East Birmingham Community Property Conditions Report

Parcel Conditions	Total	% of Total
Sound	2,147	56.1%
Occupied	2,048	53.5%
Unoccupied	99	2.6%
Deteriorated	372	9.7%
Occupied	208	5.4%
Unoccupied	164	4.3%
Dilapidated	219	5.7%
Occupied	14	0.4%
Unoccupied	205	5.4%
Vacant	1,087	28.4%
Maintained	460	12.0%
Natural	188	4.9%
Overgrown	439	11.5%
Total	3,825	100%

TABLE 2.22: East Birmingham Community Property Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	2,204	72.6%	2.5%	8.7%	6.8%	0.6%	8.8%
Multi-Family (2-10 units)	57	71.9%	5.3%	14.0%	3.5%	0.0%	5.3%
Commercial (Retail & Wholesale and Office)	137	78.8%	10.2%	3.6%	5.1%	0.0%	2.2%
Industrial (Heavy and Light)	255	87.5%	9.4%	0.4%	0.8%	0.0%	2.0%
Institutional	62	85.5%	3.2%	4.8%	6.5%	0.0%	0.0%

TABLE 2.23: East Birmingham Community Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
Parks/Open Space	17	100.0%	0.0%	0.0%
Transportation	72	100.0%	0.0%	0.0%
Vacant	997	37.1%	18.9%	44.0%

COMMUNITY RENEWAL

FIGURE 2.13: East Birmingham Community Property Conditions Map

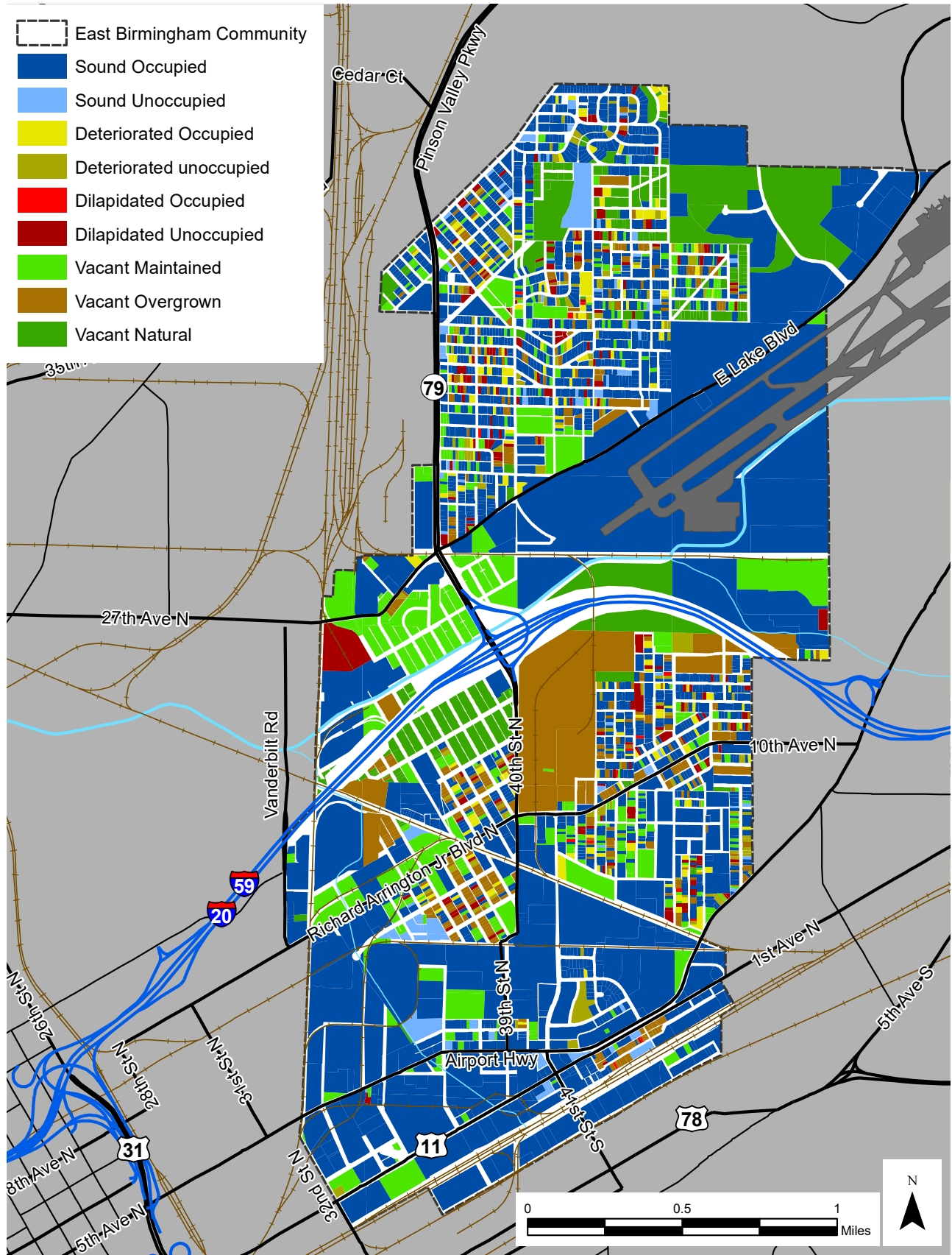
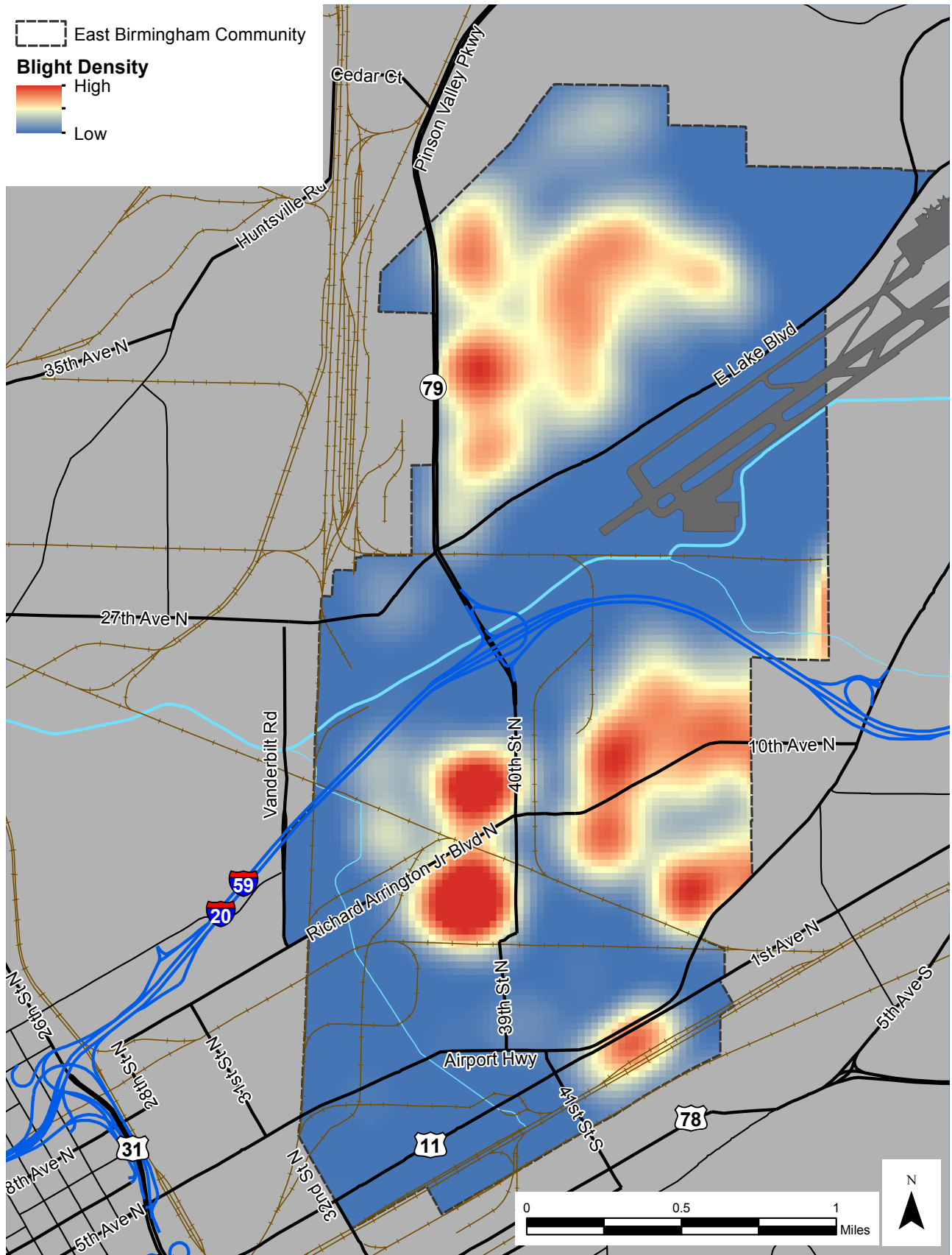


FIGURE 2.14: East Birmingham Community Property Conditions Heat Map



COMMUNITY RENEWAL

TABLE 2.24: East Lake Community Property Conditions Report

Parcel Conditions	Total	% of Total
Sound	2,552	52.4%
Occupied	2,435	50.0%
Unoccupied	117	2.4%
Deteriorated	441	9.1%
Occupied	248	5.1%
Unoccupied	193	4.0%
Dilapidated	273	5.6%
Occupied	21	0.4%
Unoccupied	252	5.2%
Vacant	1,603	32.9%
Maintained	1,021	21.0%
Natural	279	5.7%
Overgrown	303	6.2%
Total	4,869	100%

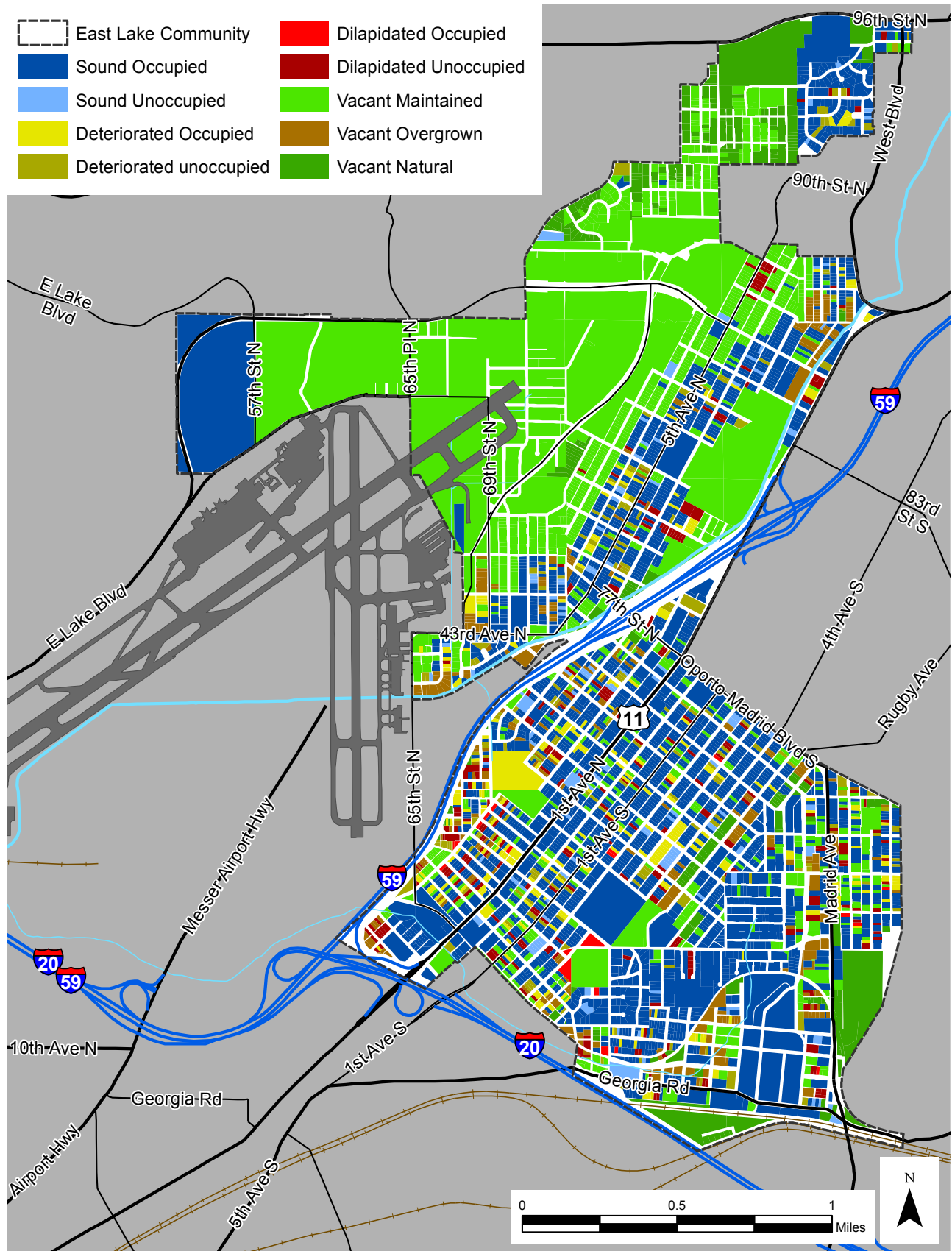
TABLE 2.25: East Lake Community Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	2,903	74.5%	3.2%	7.6%	6.1%	0.7%	7.9%
Multi-Family (2-10 units)	62	61.3%	1.6%	27.4%	8.1%	0.0%	1.6%
Commercial (Retail & Wholesale and Office)	200	74.0%	9.5%	2.5%	4.0%	0.0%	10.0%
Industrial (Heavy and Light)	32	75.0%	6.3%	12.5%	6.3%	0.0%	0.0%
Institutional	47	87.2%	6.4%	4.3%	2.1%	0.0%	0.0%

TABLE 2.26: East Lake Community Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
Parks/Open Space	21	100.0%	0.0%	0.0%
Transportation	31	100.0%	0.0%	0.0%
Vacant	1,550	62.5%	18.0%	19.5%

FIGURE 2.15: East Lake Community Property Conditions Map



COMMUNITY RENEWAL

FIGURE 2.16: East Lake Community Property Conditions Heat Map

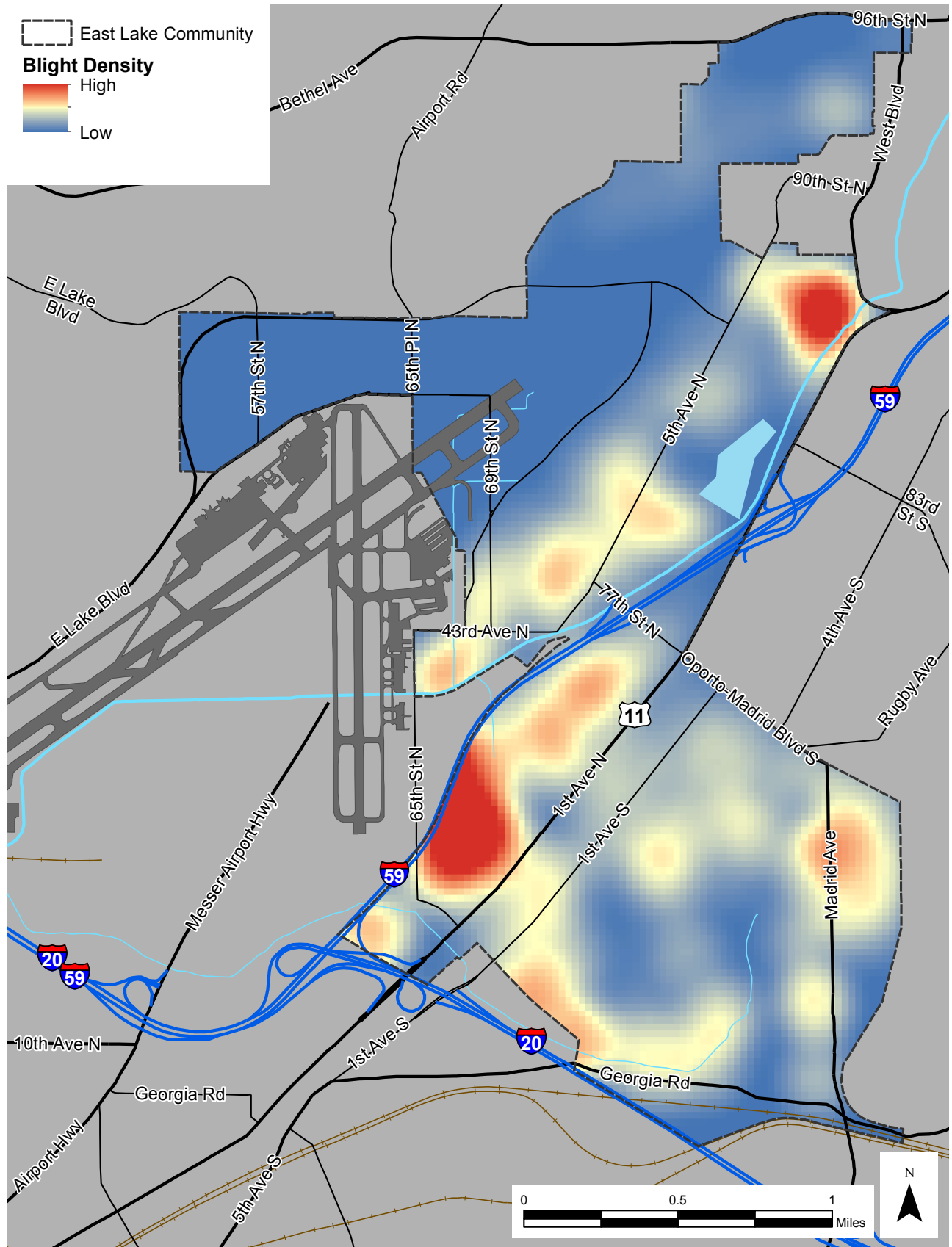


TABLE 2.27: Woodlawn Community Property Conditions Report

Parcel Conditions	Total	% of Total
Sound	1,342	43.0%
Occupied	1,276	40.9%
Unoccupied	66	2.1%
Deteriorated	438	14.0%
Occupied	282	9.0%
Unoccupied	156	5.0%
Dilapidated	210	6.7%
Occupied	20	0.6%
Unoccupied	190	6.1%
Vacant	1,131	36.2%
Maintained	630	20.2%
Natural	173	5.5%
Overgrown	328	10.5%
Total	3,121	100%

TABLE 2.28: Woodlawn Community Property Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	1,392	64.7%	2.6%	12.6%	7.7%	0.6%	11.7%
Multi-Family (2-10 units)	262	41.6%	0.8%	36.3%	11.1%	3.4%	6.9%
Commercial (Retail & Wholesale and Office)	197	71.6%	11.7%	4.6%	8.6%	1.0%	2.5%
Industrial (Heavy and Light)	71	90.1%	5.6%	1.4%	1.4%	0.0%	1.4%
Institutional	54	87.0%	1.9%	1.9%	3.7%	0.0%	5.6%

TABLE 2.29: Woodlawn Community Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
Parks/Open Space	37	100.0%	0.0%	0.0%
Transportation	97	99.0%	0.0%	1.0%
Vacant	997	49.8%	17.4%	32.8%

COMMUNITY RENEWAL

FIGURE 2.17: Woodlawn Community Property Conditions Map

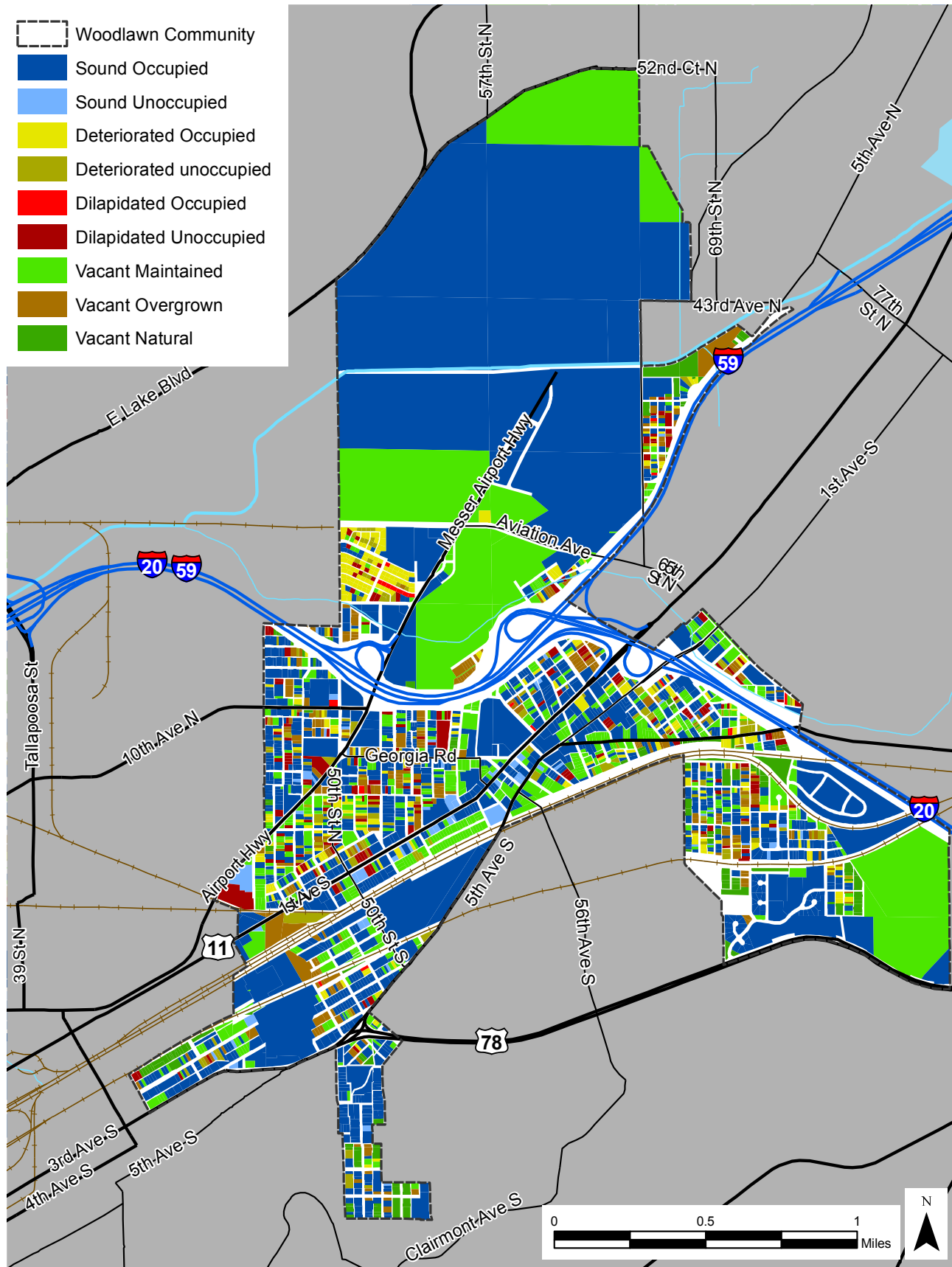
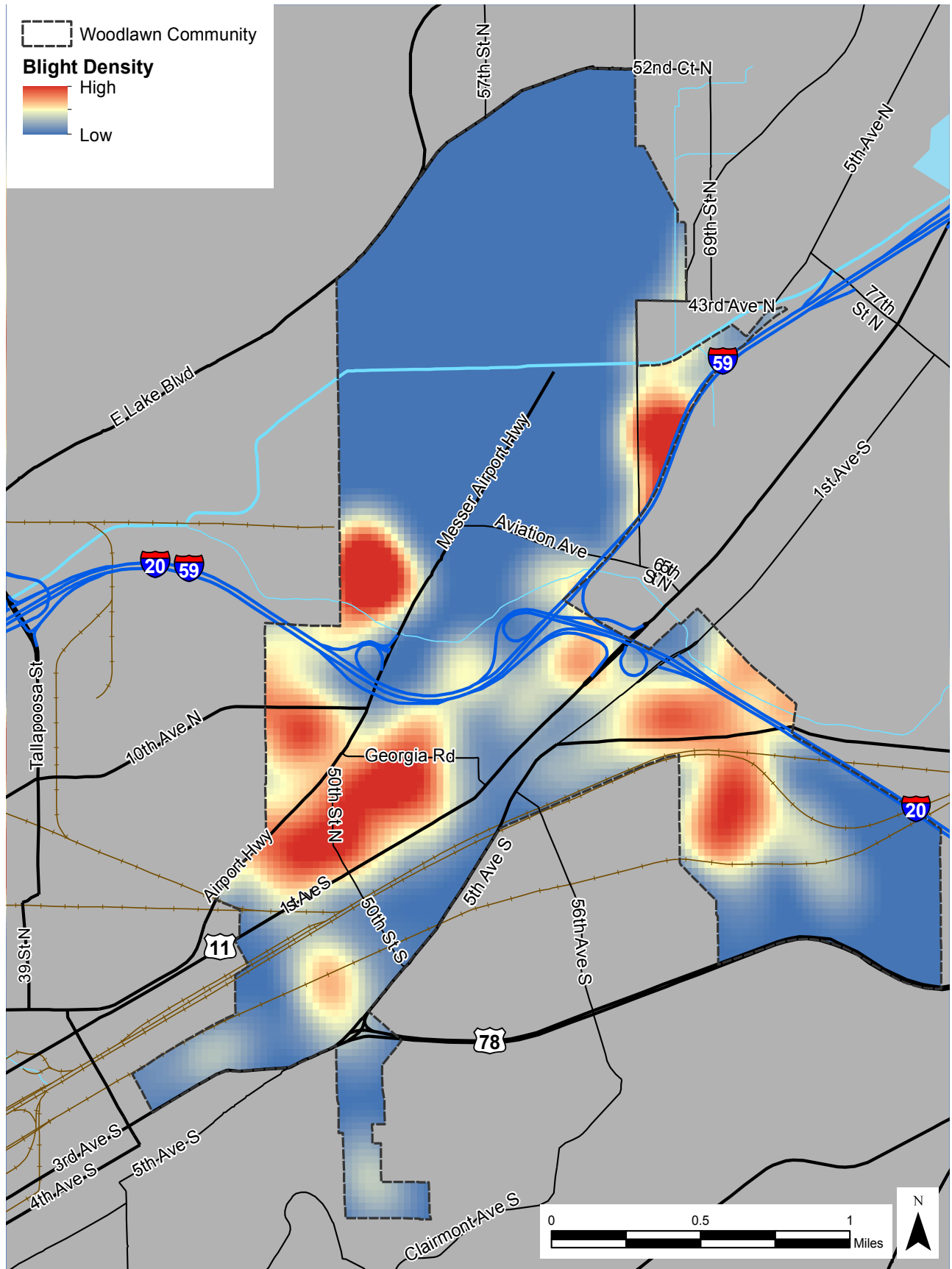


FIGURE 2.18: Woodlawn Community Property Conditions Heat Map



COMMUNITY RENEWAL

2.6.2. TAX DELINQUENCY

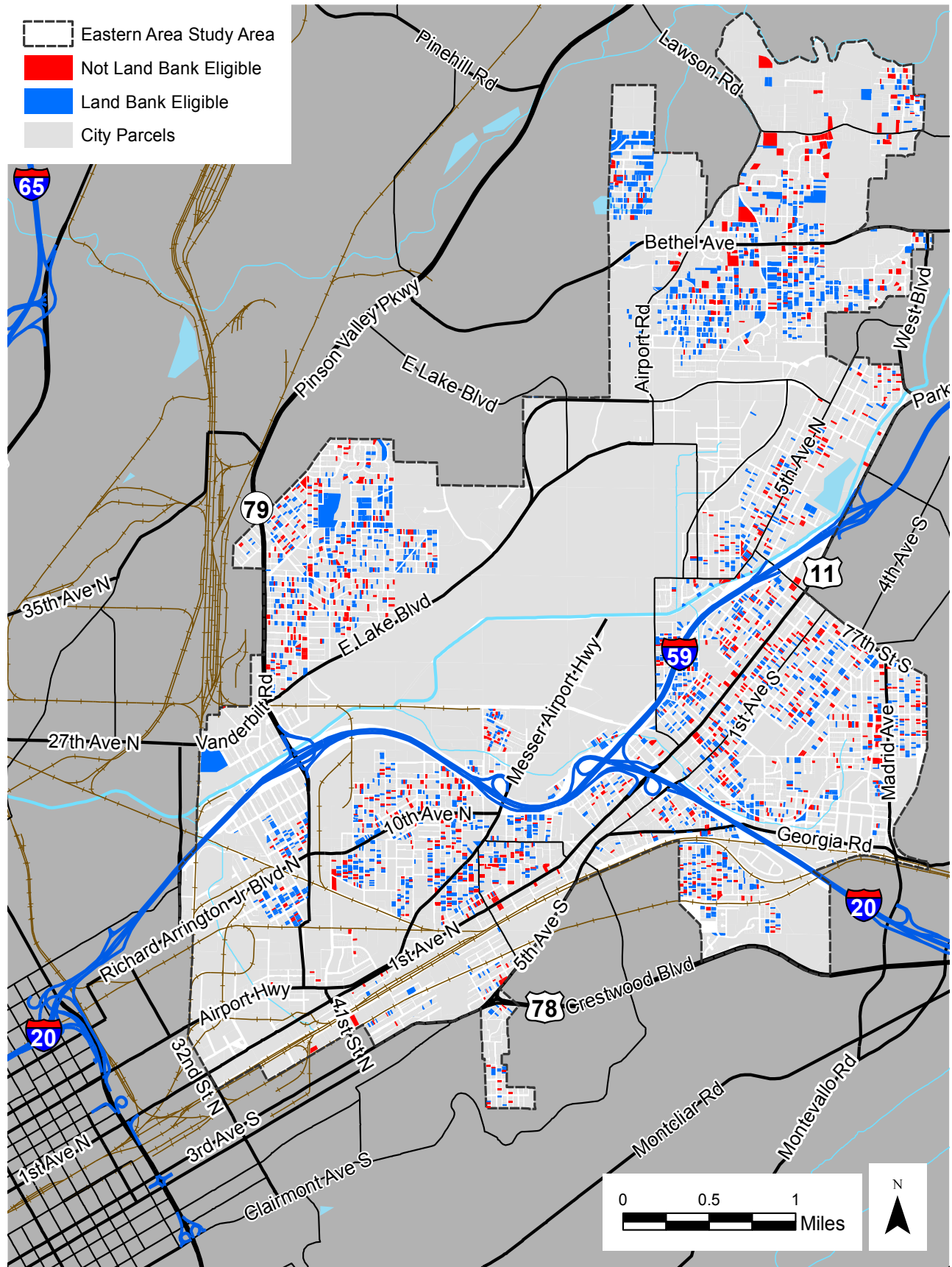
Tax delinquency appears to be an issue that has accelerated over the past 5 years. There are 3,439 tax delinquent properties in the Eastern Area. Many of these properties have been delinquent for several years, indicating that the owners have simply walked away from them. These properties would accrue liens for both taxes and other unpaid bills like grass cutting. Until 2014, liens and fines would make these properties unattractive. However, the City of Birmingham recently implemented the Land Bank program.

Properties that have been tax delinquent for five or more years are eligible to be acquired by the land bank. Of the 3,439 properties in the plan area that are tax delinquent, 1,149 (33%) have become delinquent in the last four years, but the remaining 2,290 (67%) tax delinquent properties are land-bank eligible since they have been delinquent for more than five years. The East Lake Community has the most tax delinquent properties in the Eastern Area, with a total of 1,100 properties.

TABLE 2.30: Eastern Area Tax Delinquent Parcels by Community

Community	Properties	1-4 years Uncollected Taxes	1-4 years % of total tax delinquent properties	5 or more years Uncollected Taxes	5+ years % of total tax delinquent properties
Airport Hills	638	148	23%	490	77%
East Birmingham	950	316	33%	634	67%
East Lake	1100	417	38%	683	62%
Woodlawn	751	268	36%	483	64%
Total Eastern Area	3,439	1,149	33%	2,290	67%

FIGURE 2.19: Eastern Area Tax Delinquency Map



COMMUNITY RENEWAL

FIGURE 2.20: Airport Hills Community Tax Delinquent Properties Map

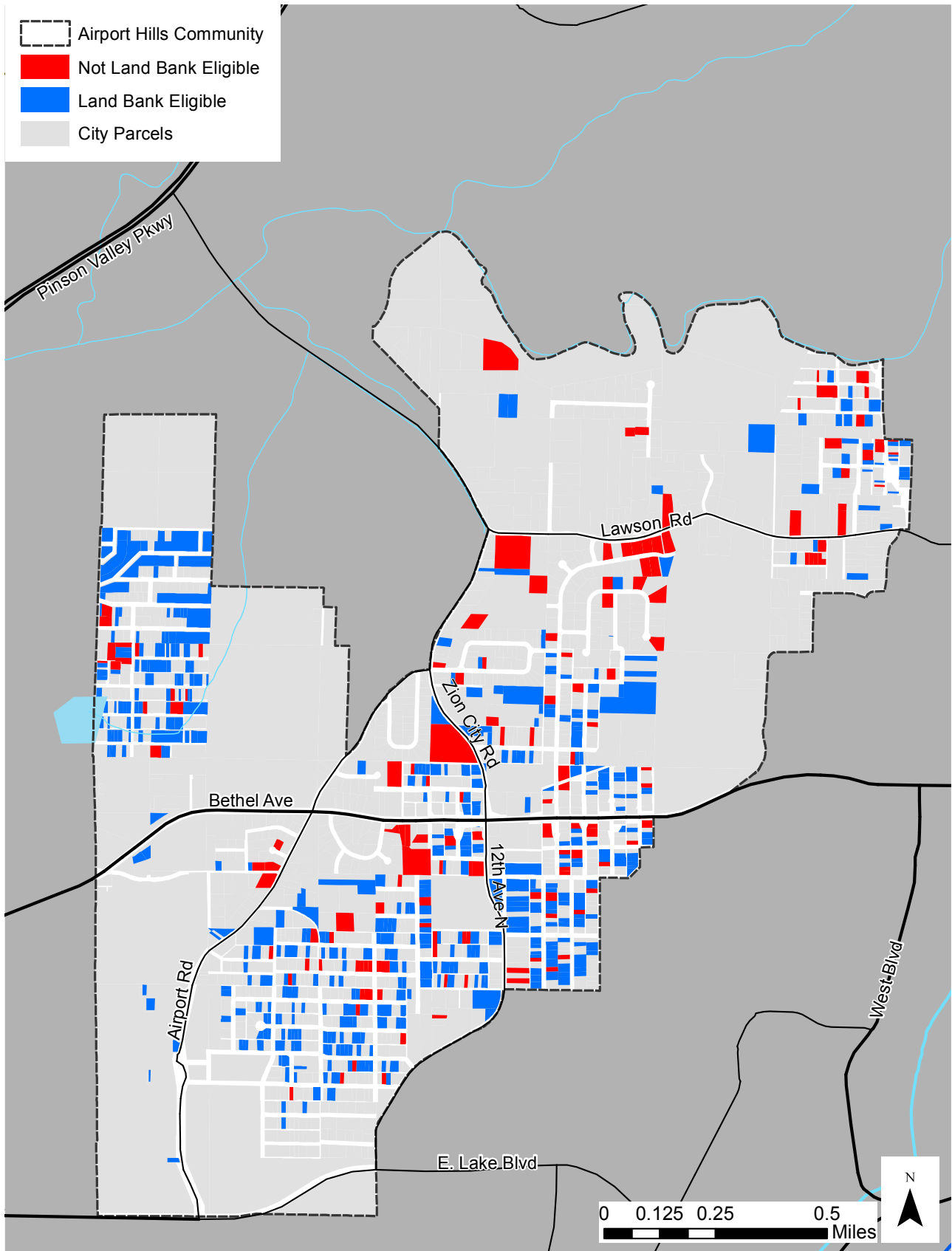
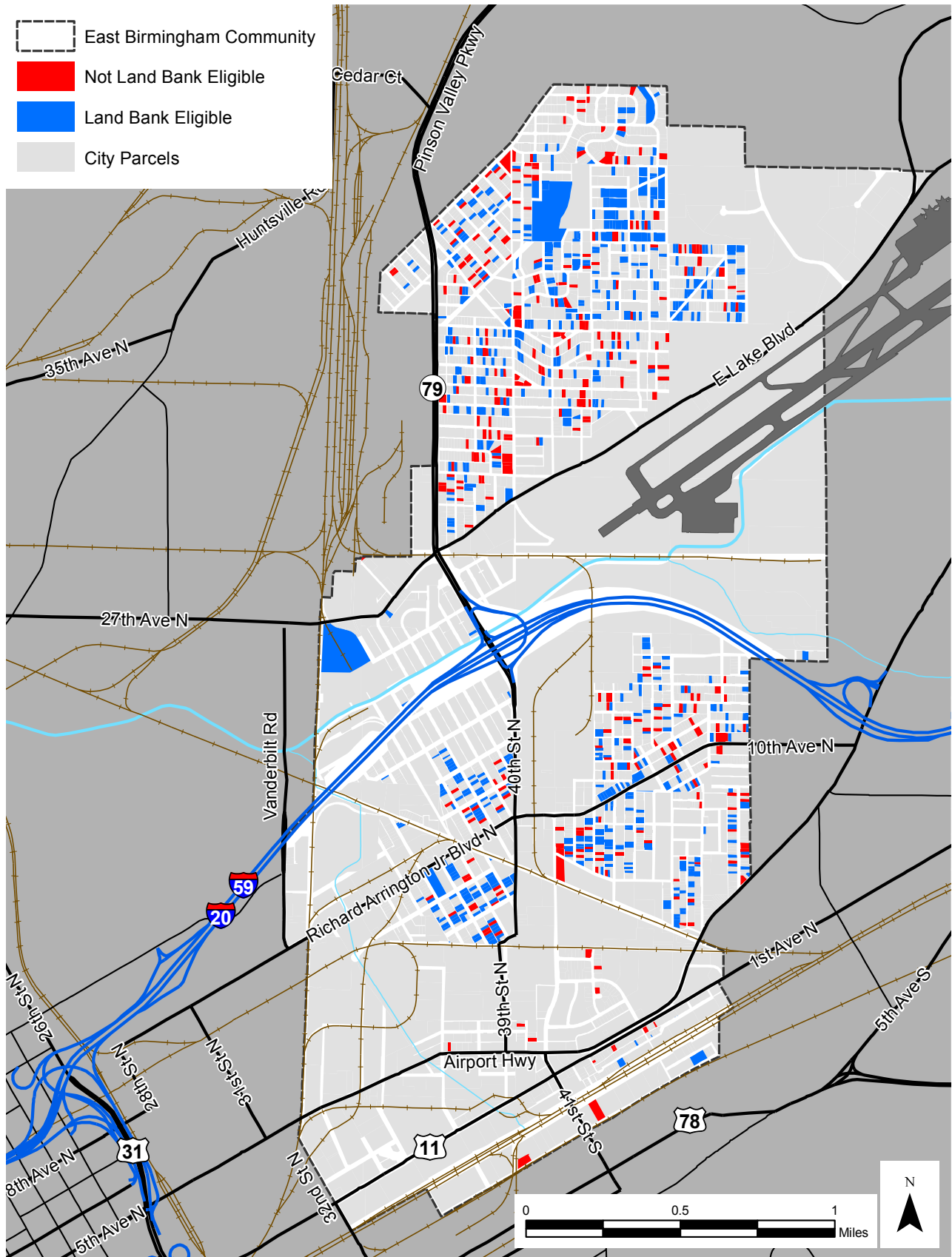


FIGURE 2.21: East Birmingham Community Tax Delinquency Map



COMMUNITY RENEWAL

FIGURE 2.22: East Lake Community Tax Delinquent Properties Map

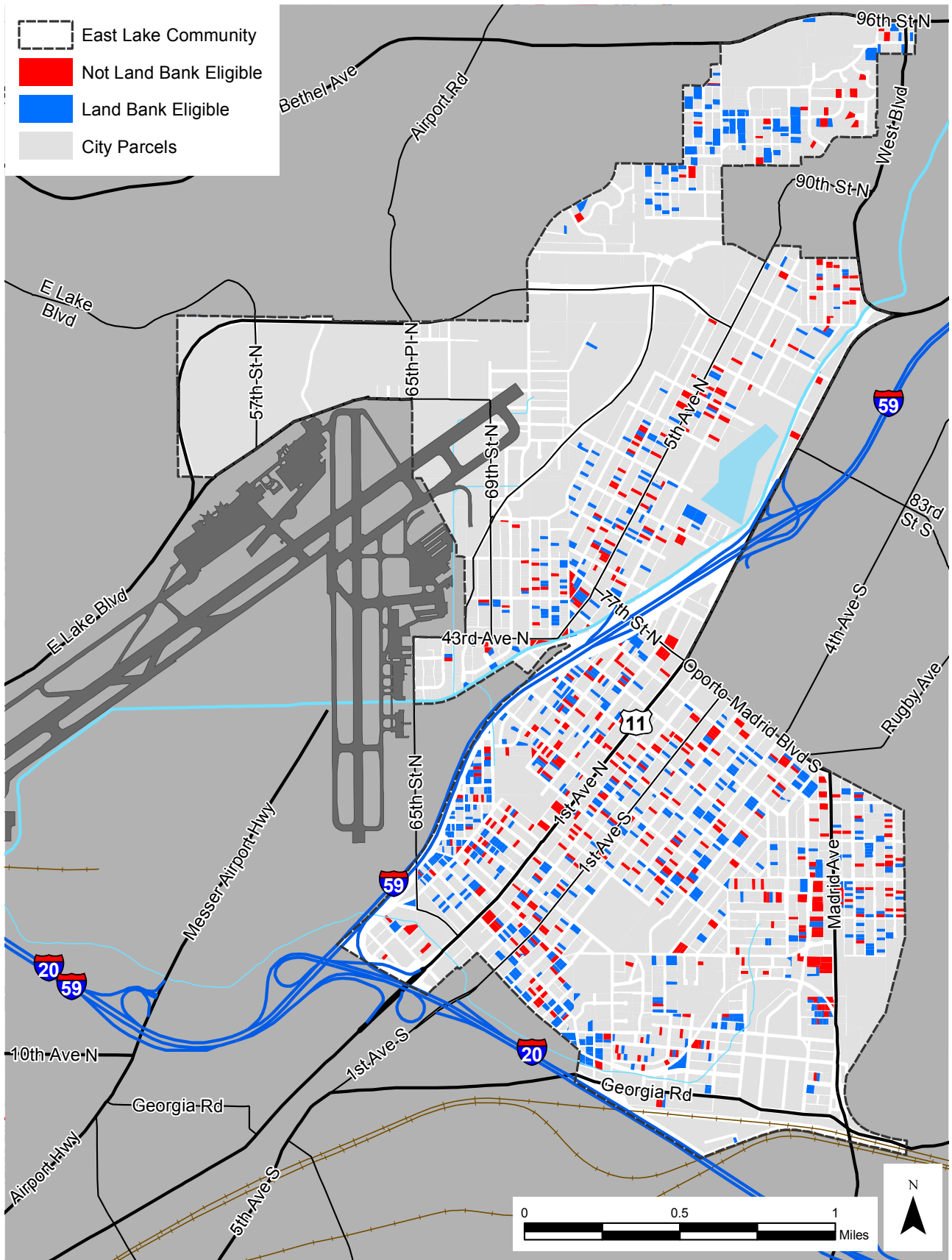
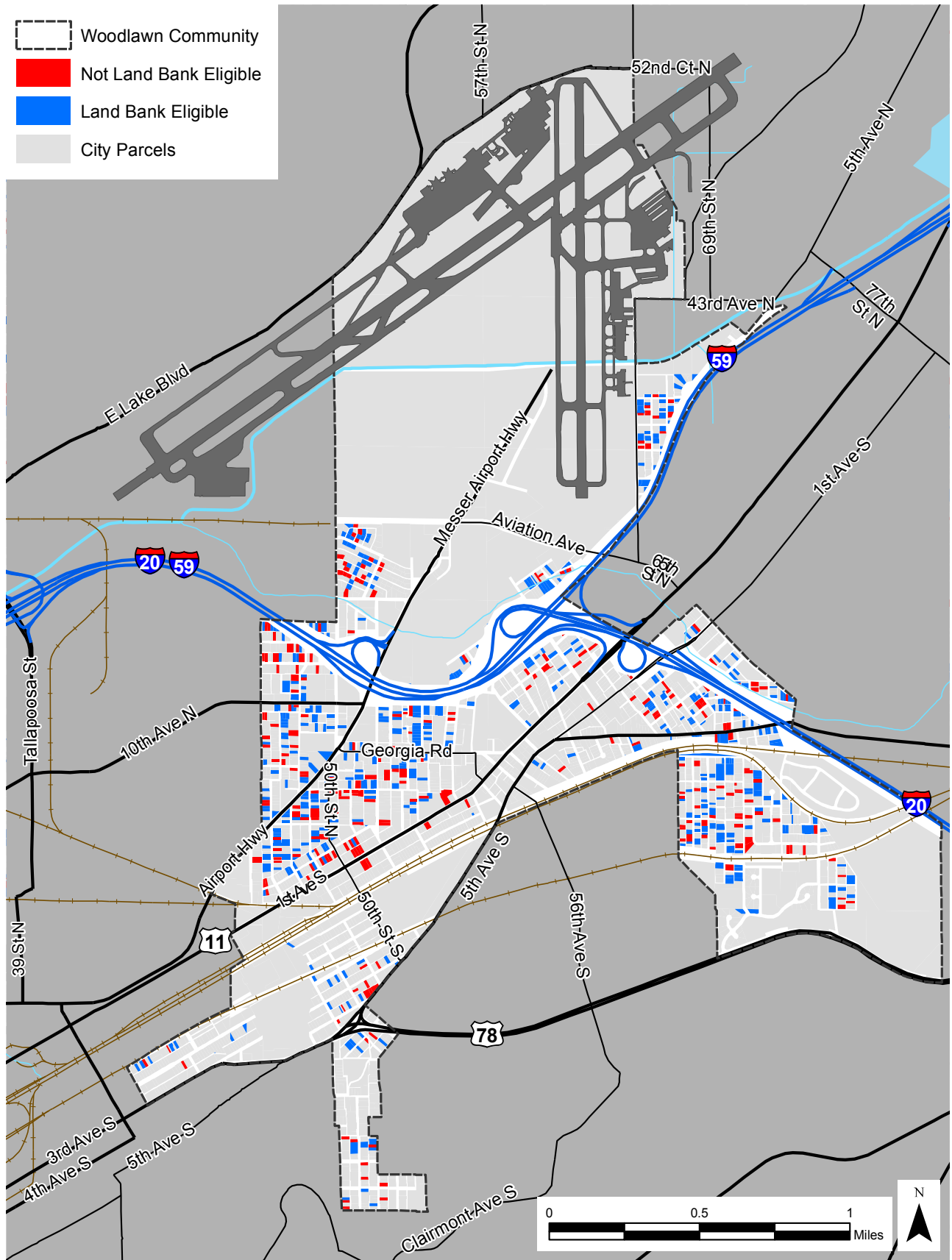


FIGURE 2.23: Woodlawn Community Tax Delinquent Properties Map



COMMUNITY RENEWAL

2.7. PROPERTY OWNERSHIP

The major property owners in an area, both public and private, are important to know when planning. Large land areas owned by a few individuals or entities can provide major opportunities. The project team has reached out to and engaged with several of the major land owners in the area and are including them in the plan's development. Knowing the ideas and plans of these major land owners can be beneficial for making more practical recommendations in the final plan.

2.7.1. PUBLIC OWNERSHIP

Approximately 33% of the land (2,411 acres) in the Eastern Area is owned by Birmingham Airport Authority and the City of Birmingham. The Housing Authority of Birmingham District owns 2% (124 acres) of the land in the Eastern Area, while the Birmingham Water Works & Sewer and the City of Birmingham Board of Education each owns 1%, with the former accounting for 43 acres and the latter for 89 acres.

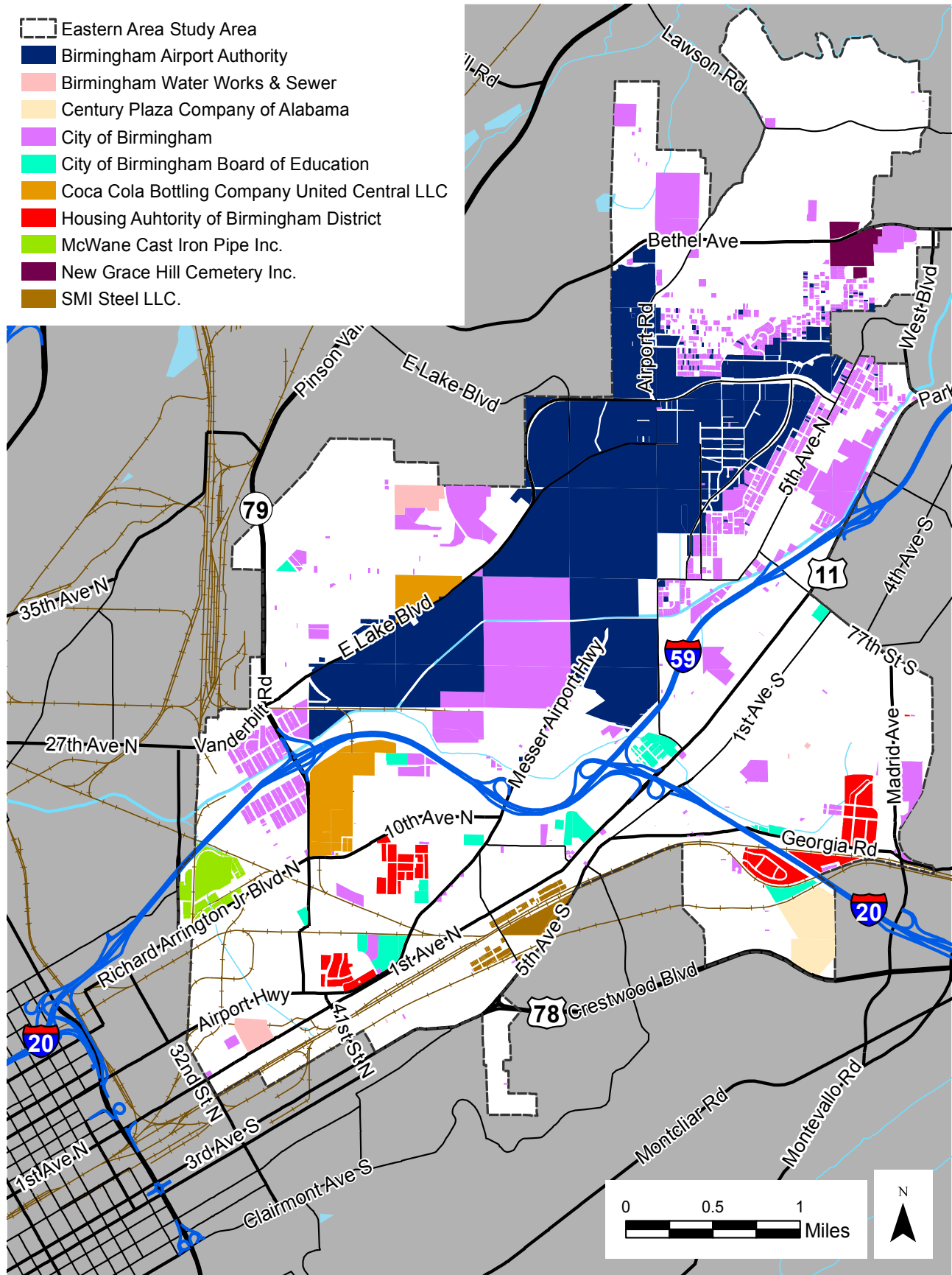
2.7.2. PRIVATE OWNERSHIP

The largest private land owners include Coca Cola Bottling Company United LLC. (145acres), Century Plaza Company of Alabama (70 acres), McWane Cast Iron Pipe Inc. (54 acres), SMI Steel LLC. (44 acres) and New Grace Hill Cemetery Inc. (40 acres).

TABLE 231: Eastern Area Largest Land Owners

Owner	Ownership	Acres	Percent
Century Plaza Company of Alabama	Private	70	1%
Coca Cola Bottling Company United Central LLC	Private	145	2%
McWane Cast Iron Pipe Inc.	Private	54	1%
New Grace Hill Cemetery Inc.	Private	40	1%
SMI Steel LLC.	Private	44	1%
Birmingham Airport Authority	Public	1516	21%
Birmingham Water Works & Sewer	Public	43	1%
City of Birmingham	Public	895	12%
City of Birmingham Board of Education	Public	89	1%
Housing Authority of Birmingham District	Public	124	2%
All Other Landowners	Private/Public	4,286	59%
Eastern Area Total		7,306	100%

FIGURE 2.24: Eastern Area Property Ownership Map



COMMUNITY RENEWAL

2.8. PUBLIC SAFETY REPORT

The prevalence of crime in a community undermines the safety and overall quality of life for its residents as well as hinders any revitalization efforts. In the Eastern Area, crime occurred at a slightly lower rate (79.2 offenses per 1000 people) than the City of Birmingham (81.7 offenses per 1000 people). The majority (71.2%) of crimes were property crimes, which largely consisted of two offenses, burglary (18.7%) and larceny-theft (34.7%). These were also two of the three most prevalent offenses, occurring at a rate of 14.8 offenses per 1000 people, for the former, and 27.5, for the latter. The third offense, aggravated assault which is a violent crime, accounted for the second most reported offense (21.7%), occurring at a rate of 17.1 offenses per 1000 people. In contrast, the City of Birmingham had a lower frequency of 11.1 aggravated assaults per 1000 people.

TABLE 2.32: Eastern Area Public Safety Report (2015)

CRIME CLASSIFICATIONS	OFFENSES	EASTERN AREA ¹		BIRMINGHAM ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	368	21.7%	2,355	13.6%
	Forcible Rape/Sodomy	16	0.9%	159	0.9%
	Murder	9	0.5%	79	0.5%
	Robbery	97	5.7%	1114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	317	18.7%	3,146	18.1%
	Larceny-Theft	590	34.7%	8,838	50.9%
	Motor Vehicle Theft	302	17.8%	1,515	8.7%
Total	All Offenses	1,699	100%	17,351	100%

¹(Table 2.31 and Table 2.32) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.31 and Table 2.32) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

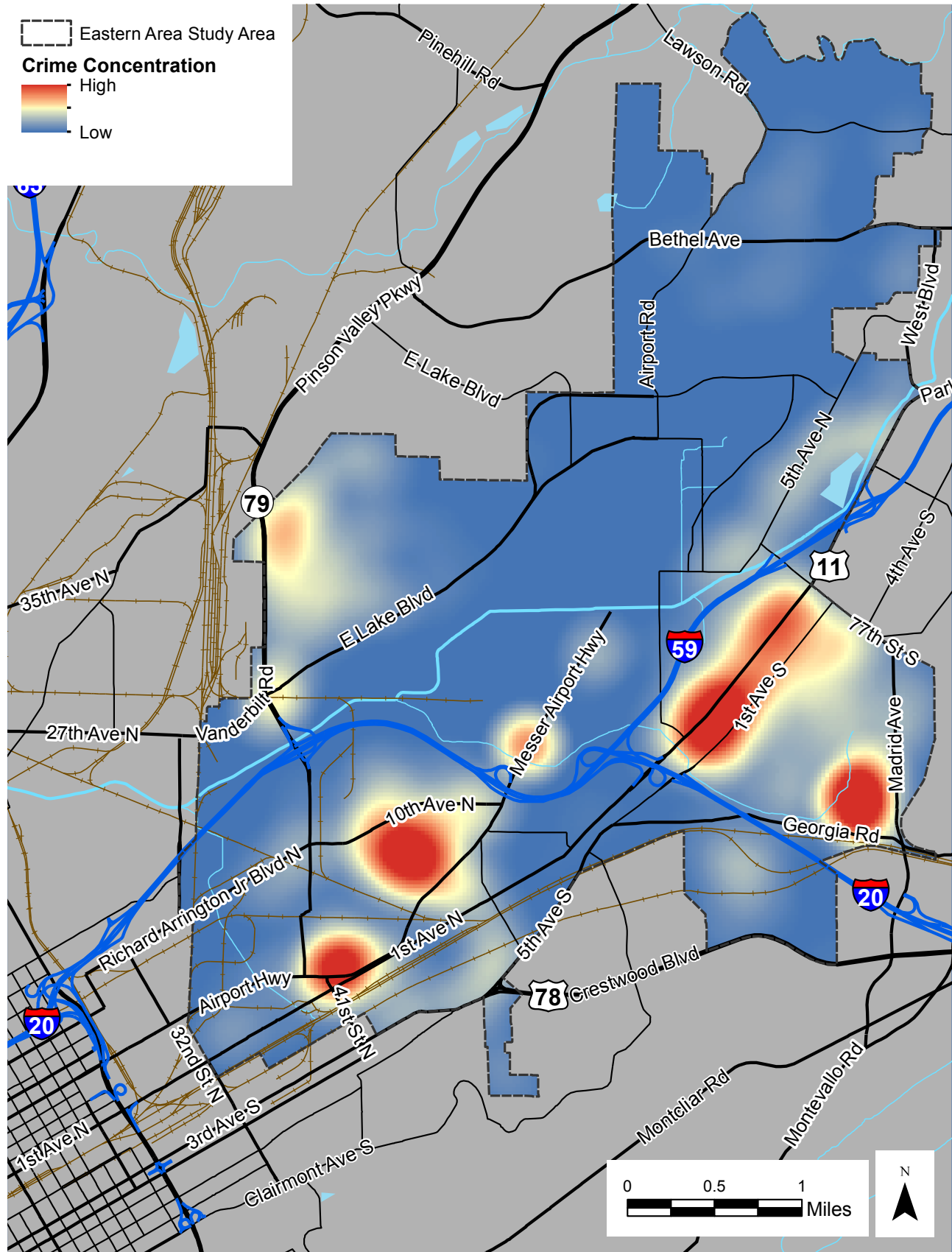
TABLE 2.33: Eastern Area Public Safety Report by Offense Rates (2015)

CRIME CLASSIFICATIONS	OFFENSES	EASTERN AREA ¹	BIRMINGHAM ²
		(population 21,463) Offense Rates per 1000 People	(population 212,291) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	17.1	11.1
	Forcible Rape/Sodomy	0.7	0.7
	Murder	0.4	0.4
	Robbery	4.5	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	14.8	14.8
	Larceny-Theft	27.5	41.6
	Motor Vehicle Theft	14.1	7.1
Total	All Offenses	79.2	81.7

¹(Table 2.31 and Table 2.32) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.31 and Table 2.32) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

FIGURE 2.25: Eastern Area Crime Concentrations Map



COMMUNITY RENEWAL

TABLE 2.34: Airport Hills Community Public Safety Report (2015)

CRIME CLASSIFICATIONS	OFFENSES	AIRPORT HILLS ¹		BIRMINGHAM ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	8	13.8%	2,355	13.6%
	Forcible Rape/Sodomy	0	0.0%	159	0.9%
	Murder	0	0.0%	79	0.5%
	Robbery	2	3.4%	1114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	14	24.1%	3,146	18.1%
	Larceny-Theft	20	34.5%	8,838	50.9%
	Motor Vehicle Theft	14	24.1%	1,515	8.7%
Total	All Offenses	58	100%	17,351	100%

¹(Table 2.33 and Table 2.34) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.33 and Table 2.34) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

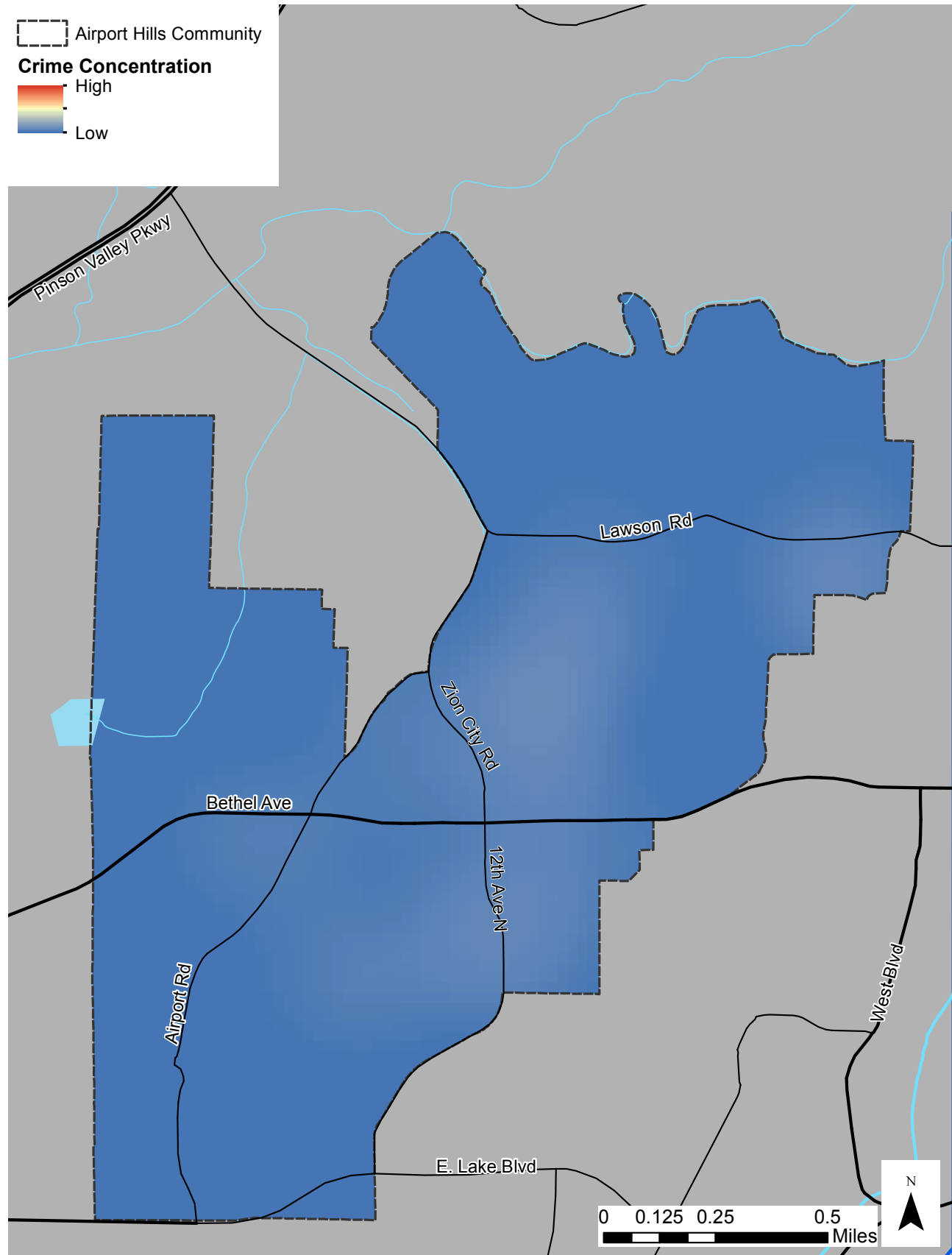
TABLE 2.35: Airport Hills Community Public Safety Report by Offense Rates (2015)

CRIME CLASSIFICATIONS	OFFENSES	AIRPORT HILLS ¹	BIRMINGHAM ²
		(population 1,530) Offense Rates per 1000 People	(population 212,291) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	5.2	11.1
	Forcible Rape/Sodomy	0.0	0.7
	Murder	0.0	0.4
	Robbery	1.3	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	9.2	14.8
	Larceny-Theft	13.1	41.6
	Motor Vehicle Theft	9.2	7.1
Total	All Offenses	37.9	81.7

¹(Table 2.33 and Table 2.34) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.33 and Table 2.34) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

FIGURE 2.26: Airport Hills Community Crime Concentrations Map



COMMUNITY RENEWAL

TABLE 2.36: East Birmingham Community Public Safety Report (2015)

CRIME CLASSIFICATIONS	OFFENSES	EAST BIRMINGHAM ¹		BIRMINGHAM ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	152	23.7%	2,355	13.6%
	Forcible Rape/Sodomy	8	1.2%	159	0.9%
	Murder	5	0.8%	79	0.5%
	Robbery	35	5.5%	1114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	108	16.8%	3,146	18.1%
	Larceny-Theft	216	33.6%	8,838	50.9%
	Motor Vehicle Theft	118	18.4%	1,515	8.7%
Total	All Offenses	642	100%	17,351	100%

¹(Table 2.35 and Table 2.36) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.35 and Table 2.36) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

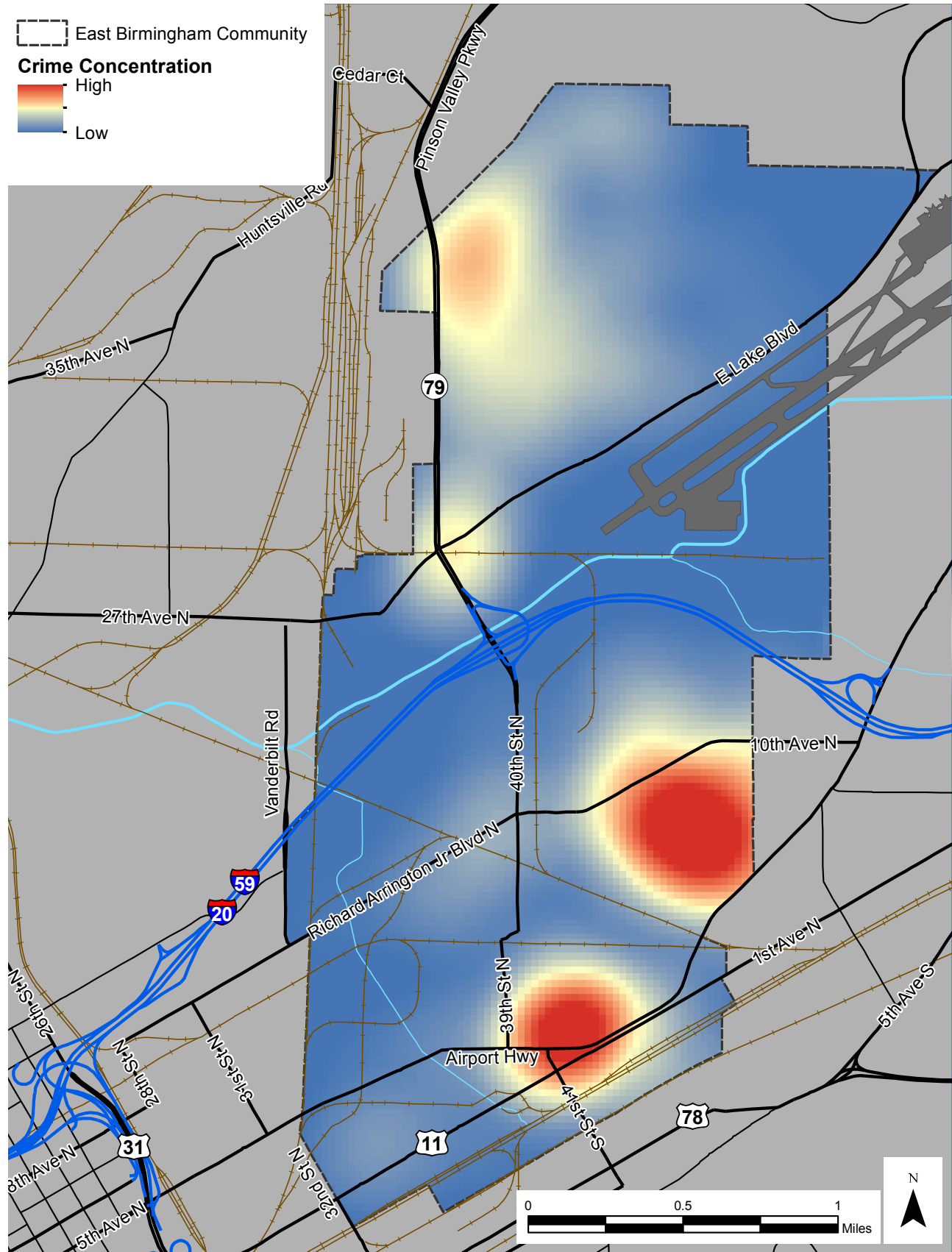
TABLE 2.37: East Birmingham Community Public Safety Report by Offense Rates (2015)

CRIME CLASSIFICATIONS	OFFENSES	EAST BIRMINGHAM ¹	BIRMINGHAM ²
		(population 6,614) Offense Rates per 1000 People	(population 212,291) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	23.0	11.1
	Forcible Rape/Sodomy	1.2	0.7
	Murder	0.8	0.4
	Robbery	5.3	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	16.3	14.8
	Larceny-Theft	32.7	41.6
	Motor Vehicle Theft	17.8	7.1
Total	All Offenses	97.1	81.7

¹(Table 2.35 and Table 2.36) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.35 and Table 2.36) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

FIGURE 2.27: East Birmingham Community Crime Concentrations Map



COMMUNITY RENEWAL

TABLE 2.38: East Lake Community Public Safety Report (2015)

CRIME CLASSIFICATIONS	OFFENSES	EAST LAKE ¹		BIRMINGHAM ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	152	21.1%	2,355	13.6%
	Forcible Rape/Sodomy	4	0.6%	159	0.9%
	Murder	4	0.6%	79	0.5%
	Robbery	46	6.4%	1114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	153	21.2%	3,146	18.1%
	Larceny-Theft	255	35.3%	8,838	50.9%
	Motor Vehicle Theft	108	15.0%	1,515	8.7%
Total	All Offenses	722	100%	17,351	100%

¹(Table 2.37 and Table 2.38) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.37 and Table 2.38) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

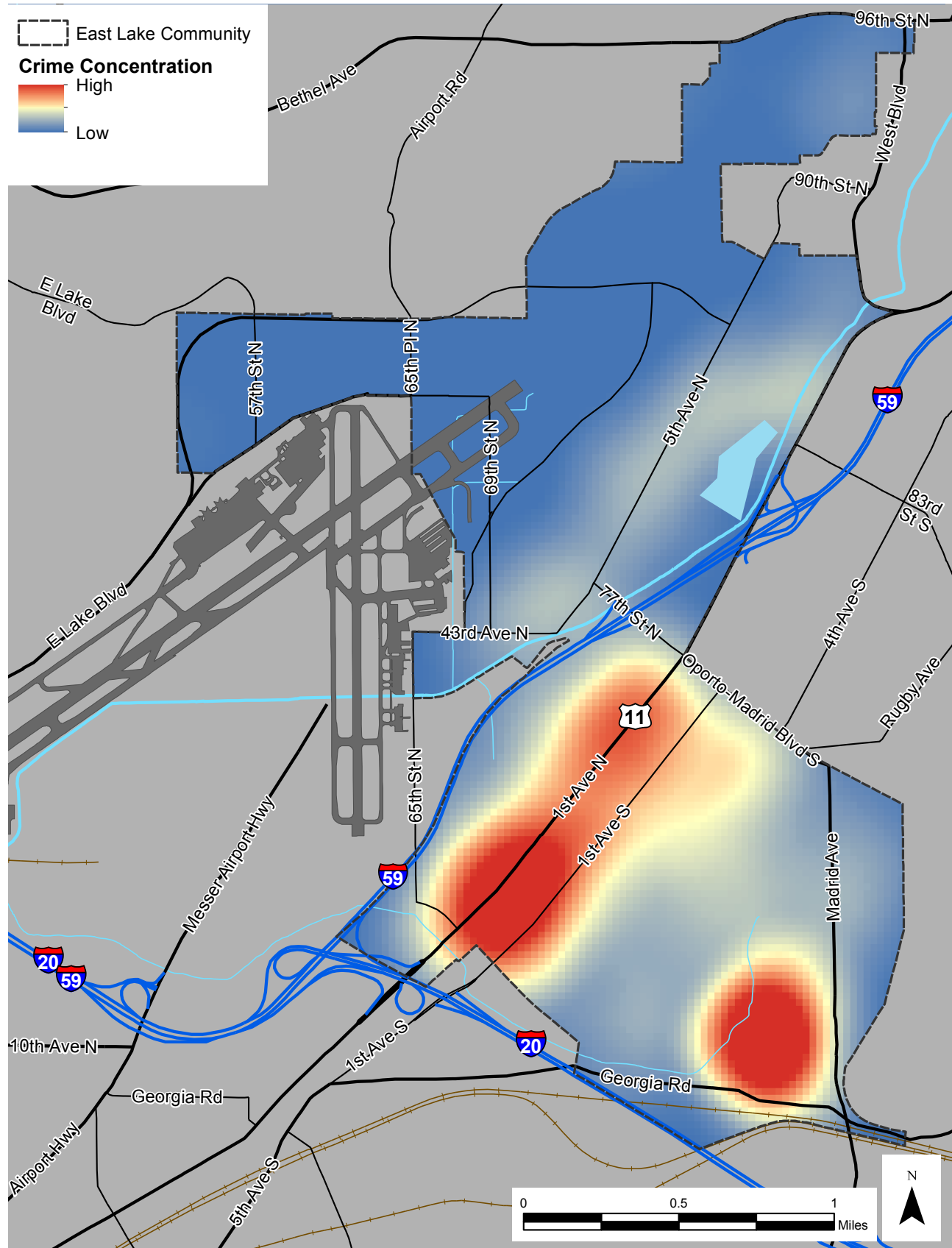
TABLE 2.39: East Lake Community Public Safety Report by Offense Rates (2015)

CRIME CLASSIFICATIONS	OFFENSES	EAST LAKE ¹	BIRMINGHAM ²
		(population 7,448) Offense Rates per 1000 People	(population 212,291) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	20.4	11.1
	Forcible Rape/Sodomy	0.5	0.7
	Murder	0.5	0.4
	Robbery	6.2	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	20.5	14.8
	Larceny-Theft	34.2	41.6
	Motor Vehicle Theft	14.5	7.1
Total	All Offenses	96.9	81.7

¹(Table 2.37 and Table 2.38) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.37 and Table 2.38) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

FIGURE 2.28: East Lake Community Crime Concentrations Map



COMMUNITY RENEWAL

TABLE 2.40: Woodlawn Community Public Safety Report (2015)

CRIME CLASSIFICATIONS	OFFENSES	WOODLAWN ¹		BIRMINGHAM ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	56	20.2%	2,355	13.6%
	Forcible Rape/Sodomy	4	1.4%	159	0.9%
	Murder	0	0.0%	79	0.5%
	Robbery	14	5.1%	1114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	42	15.2%	3,146	18.1%
	Larceny-Theft	99	35.7%	8,838	50.9%
	Motor Vehicle Theft	62	22.4%	1,515	8.7%
Total	All Offenses	277	100%	17,351	100%

¹(Table 2.39 and Table 2.40) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.39 and Table 2.40) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

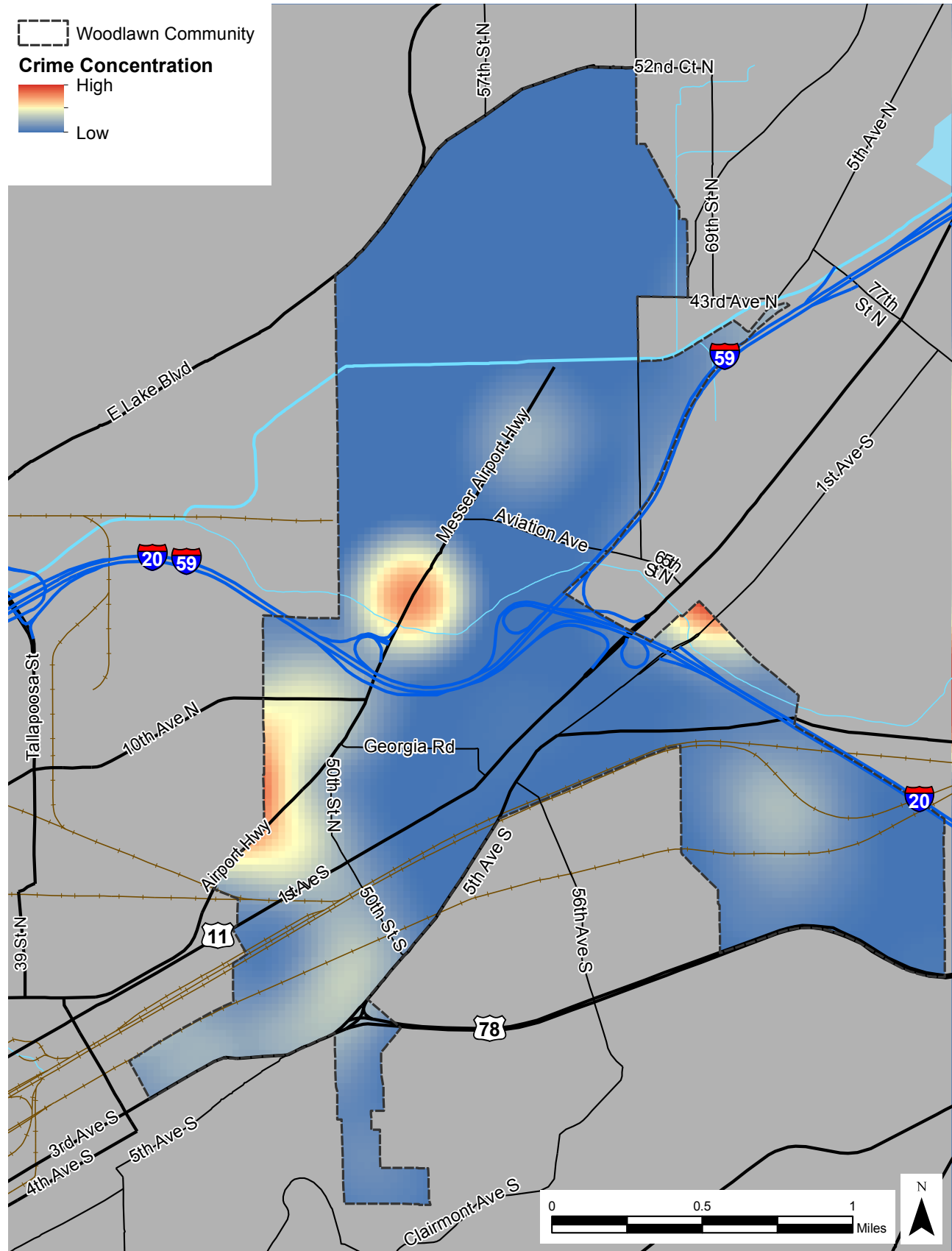
TABLE 2.41: Woodlawn Community Public Safety Report by Offense Rates (2015)

CRIME CLASSIFICATIONS	OFFENSES	WOODLAWN ¹ (population 5,872)	BIRMINGHAM ² (population 212,291)
		Offense Rates per 1000 People	Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	9.5	11.1
	Forcible Rape/Sodomy	0.7	0.7
	Murder	0.0	0.4
	Robbery	2.4	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	7.2	14.8
	Larceny-Theft	16.9	41.6
	Motor Vehicle Theft	10.6	7.1
Total	All Offenses	47.2	81.7

¹(Table 2.39 and Table 2.40) 2015 data is derived from the City of Birmingham Police Department crime statistics.

² (Table 2.39 and Table 2.40) 2015 data is derived from the FBI Uniform Crime Reports, Offenses Reported to Law Enforcement. The FBI does not publish arson data unless it receives data from either the agency or the state for all 12 months of the calendar year.

FIGURE 2.29: Woodlawn Community Crime Concentrations Map



COMMUNITY RENEWAL

2.9. COMMUNITY ASSETS

Identifying community assets throughout the plan area is a necessary step to understanding what strengths the communities have as it relates to providing essential services to the citizens living in each community. This identification process also provides a basis of understanding where there may be opportunities for potential projects involving community assets. Recommendations for new projects as it relates to community assets will be based on the findings here as well as the feedback received from the community SWOT (Strength, Weaknesses, Opportunities, and Threats) analysis. Correcting any serious deficits in terms of community assets should be a major objective of the overall framework plan. The following section provides an overall representation of the various community assets throughout the Eastern Area Plan.

TABLE 2.42: Airport Hills Community Assets

Airport Hills Community Assets		
Name	Address	Facility Type
Birmingham Fire and Rescue Service Station 29	1048 Lawson Road	Fire Station

TABLE 2.43: East Birmingham Community Assets

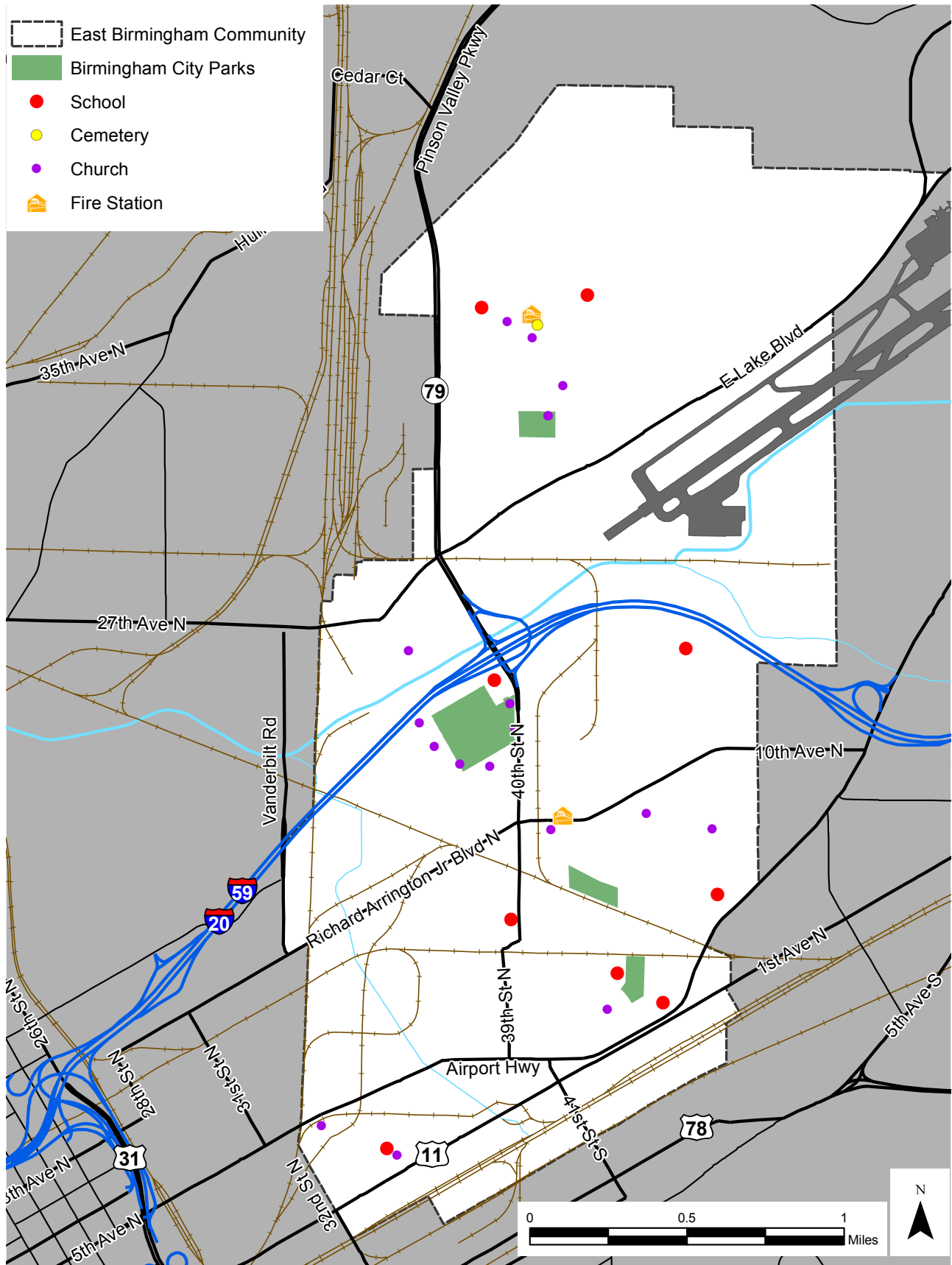
East Birmingham Community Assets		
Name	Address	Facility Type
Birmingham Fire and Rescue Service Station 23	4121 40th Place North, Birmingham, AL 35217	Fire Station
Birmingham Fire and Rescue Service Station 8	4100 10th Avenue North, Birmingham, AL 35212	Cemetery
Inglenook Cemetery	4020 41st Avenue North, Birmingham, AL 35217	Church
New Hope Baptist Church (historical)	1740 Cleburn Ave, Birmingham, AL 35211	Church
**Beulah Baptist Church	1200 Sipsest Street, Birmingham, AL 35234	Church
Harmony Street Baptist Church	27 42nd Place North, Birmingham, Alabama 35222	Church
Greater New Bethel Baptist Church	5208 54th Street Southwest, Birmingham, AL 35221	Church
Saint Luke African Methodist Episcopal Zion Church	3937 12th Avenue North, Birmingham, AL 35234	Church
First Baptist Church	1200 Sipsest Street, Birmingham, AL 35234	Church
First Baptist Church of Kingston	4240 9th Avenue North, Birmingham, AL 35212	Church
**Forty Fifth Street Baptist Church	1200 Sipsest Street, Birmingham, AL 35234	Church
Forty Sixth Street Baptist Church	230 85th Street North, Birmingham, AL 35206	Church
**Macedonia Primitive Baptist Church	Apalachee Alley, Birmingham, AL 35234	Church
**New Bethel Baptist Church	1200 Sipsest Street, Birmingham, AL 35234	Church
New Hope Baptist Church	1740 Cleburn Avenue, Birmingham, AL 35211	Church
Hopewell African Methodist Episcopal Church	925 44th Place North, Birmingham, AL 35212	Church
First Baptist Church of Inglenook	4022 40th Terrace North, Birmingham, AL 35217	Church

FIGURE 2.30: Airport Hills Community Assets Map



COMMUNITY RENEWAL

FIGURE 2.31: East Birmingham Community Assets Map



East Birmingham Community Assets		
Name	Address	Facility Type
Inglenook First United Methodist Church	39th Alley North, Birmingham, AL 35217	Church
Heritage Primitive Baptist Church	4075 38th Avenue North, Birmingham, AL 35217	Church
Inglenook Cumberland Presbyterian Church (historical)	37th Alley North, Birmingham, AL 35217	Church
Stockham Memorial Methodist Church	950 41st Street North, Birmingham, AL 35212	School
*Shields Elementary School (Shields Convention Center)	1200 Sipsev Street, Birmingham, AL 35234	School
*Cunningham School	40th Street and 7th Avenue North	School
Inglenook K-8 (Inglenook Rockett School)	4120 Inglenook Street, Birmingham, AL 35217	School
*Hayes High School	505 43rd St N, Birmingham, AL 35222	School
*Kingston Elementary School	801 46th Street North, Birmingham, AL 35212	School
*Thomas Elementary School (Jimmy Hale Mission)	200 2nd Avenue North, Birmingham, AL 35228	School
*Dudley Elementary School	4324 42nd Street North, Birmingham, AL 35217	School
*Dupuy Alternative School	4500 14th Avenue North, Birmingham, AL 35124	School
*Whatley Elementary School	549 43rd Street North, Birmingham, AL 35222	School

*Denotes closed school

**Denotes closed church

TABLE 2.44: East Lake Community Assets

East Lake Community Assets		
Name	Address	Facility Type
Birmingham Fire and Rescue Service Station 12	600 11th St S, Birmingham, AL 35233	Building
Mount Zion Cemetery	201 93rd Street South, Birmingham, AL 35206	Cemetery
Higgins Cemetery	201 93rd Street North, Birmingham, AL 35206	Cemetery
Faith Mission Holiness Church of God	1015 73rd Street South, Birmingham, Alabama 35206	Church
Fourth Avenue North Baptist Church	7208 4th Avenue North, Birmingham, AL 35206	Church
Gate City Baptist Church	5250 Hilltop Road, Birmingham, AL	Church
**Gate City Holiness Church	7724 65th Street South, Birmingham, AL 35243	Church
Guiding Light Church	1800 John Rogers Dr, Birmingham, AL 35210	Church
Holy Rosary Catholic Church	7414 Georgia Road, Birmingham, AL 35214	Church
New Life Mission Church	6500 Interlaken Avenue, Birmingham, AL 35212	Church
Saint Paul Christian Methodist Episcopal Church	7340 Naples Ave, Birmingham, AL 35206	Church

COMMUNITY RENEWAL

East Lake Community Assets		
Name	Address	Facility Type
Little Rock Church	6701 Oporto Madrid BLVD South, Birmingham, AL 35206	Church
Lake Highland Baptist Church	508 82nde Street North, Birmingham, AL 35206	Church
Grant Chapel African Methodist Episcopal Church	6931 Division Ave, Birmingham, AL 35206	Church
77th Street Church of Christ	7361 1st Avenue North, Birmingham, AL 35206	Church
**76th Street Presbyterian Church	1751 Gadsden Hwy, Birmingham, AL 35235	Church
**67th Street United Methodist Church	28 67th Street North, Birmingham, AL 35206	Church
East Lake Church of Christ	7315 1st Avenue North, Birmingham, AL 35206	Church
**East Lake Cumberland Presbyterian Church	33 75th Street South, Birmingham, AL 35206	Church
**85th Street Baptist Church	8440 5th Avenue North, Birmingham, AL 35206	Church
First Baptist Church of Zion City	1104 Gene Reed Road, Birmingham, AL 35235	Church
Hill Crest Behavioral Health Services	6869 5th Avenue South, Birmingham, AL 35212	Hospital
*Sears Elementary School	93rd Street North, Birmingham, AL 35206	School
Gate City Elementary School	6871 6th Court South, Birmingham, AL 35212	School
Kennedy Alternative School	125 63rd St N, Birmingham, AL 35212	School
*East Lake Elementary School	1 84th Street North, Birmingham, AL 35206	School
Barrett Elementary School	7601 Division Ave, Birmingham, AL 35206	School
*Curry Elementary School	7900 8th Ave N, Birmingham, AL 35206	School

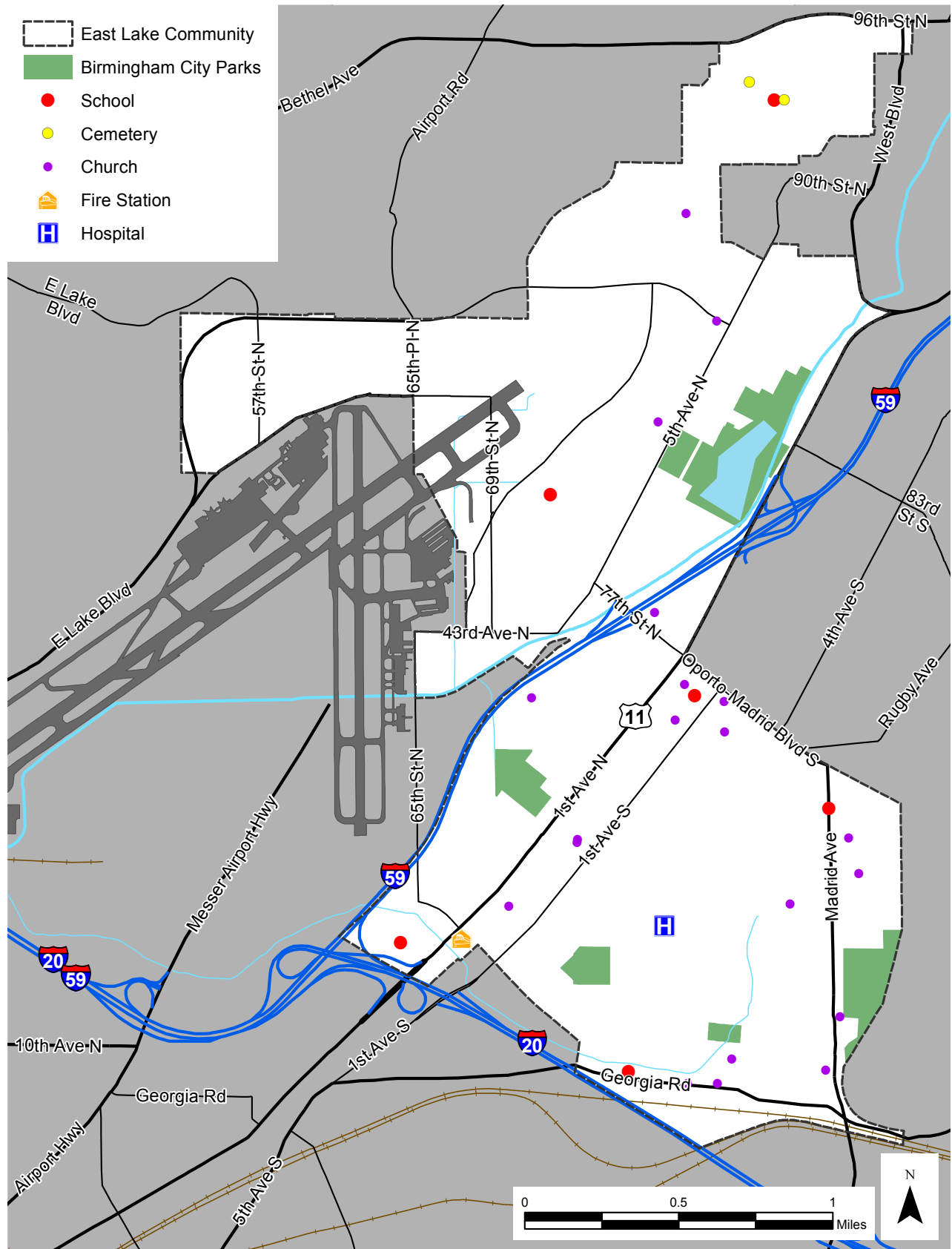
*Denotes closed school

**Denotes closed church

TABLE 2.45: Woodlawn Community Assets

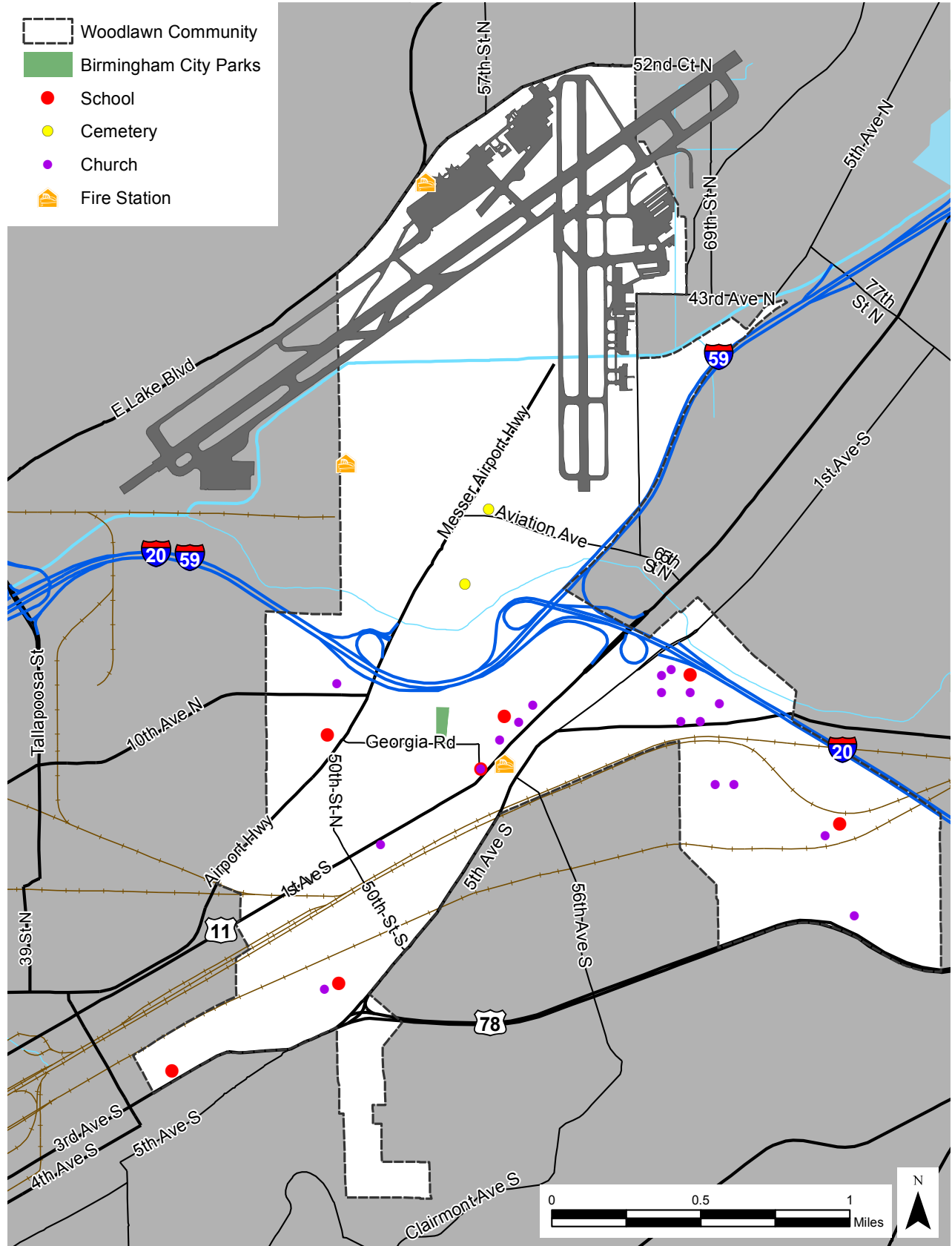
Woodlawn Community Assets		
Name	Address	Facility Type
Birmingham Fire and Rescue Service Station 5	5601 E Lake BLVD	Building
Woodlawn City Hall	5525 1st Avenue North	Building
PEMCO Aeroplex Fire Crash Rescue	1943 15th Street North, Birmingham, AL 35212	Building
Forest Hill Cemetery	431 60th Street North, Birmingham, AL 35212	Cemetery
Greenwood Cemetery	1807 50Th Street North, Birmingham, AL 35212	Cemetery
Allen Chapel African Methodist Episcopal Church	6213 2nd Ave South, Birmingham, Alabama 35212	Church
Eagles Nest Church of God in Christ	6228 Georgia Road, Birmingham, AL 35124	Church
Jackson Street Baptist Church	230 63rd Street South, Birmingham, Alabama 35212	Church
Metropolitan Community Church	335 64th Street South, Birmingham, Alabama 35212	Church

FIGURE 2.32: East Lake Community Assets Map



COMMUNITY RENEWAL

FIGURE 2.33: Woodlawn Community Assets Map



Woodlawn Community Assets		
Name	Address	Facility Type
New Community Baptist Church	6853 6th Court South, Birmingham, Alabama 35212	Church
New Morning Star Baptist Church	547 64th Place South, Birmingham, AL 35212	Church
Old Ship African Methodist Episcopal Zion Church	321 62nd Street South, Birmingham, Alabama 35212	Church
South Woodlawn Church of Christ	6301 2nd Avenue South, Birmingham, AL 35212	Church
Williams Chapel Christian Methodist Episcopal Church	545 64TH Street South, Birmingham, AL 35212	Church
Woodlawn Deliverance Temple	221 62nd Street South, Birmingham, AL 35212	Church
Crestway Baptist Church	6400 Crestwood Blvd, Birmingham, AL 35212	Church
First Wesleyan Methodist Church	4600 9th Avenue North, Birmingham AL 35212	Church
Fiftieth Street Baptist Church	1004 50th Street North, Birmingham AL 35212	Church
Grace Episcopal Church	5712 1st Avenue North, Birmingham, AL 35212	Church
New Bethel Baptist Church	5208 54th Street Southwest; Birmingham, Alabama 35221	Church
Woodlawn United Methodist Church	139 54th Street North, Birmingham, AL 35212	Church
Woodlawn Baptist Church	261 48th Street North, Birmingham, AL 35212	Church
Woodlawn Presbyterian Church	98 57th Street North, Birmingham, AL 35212	Church
*Avondale School	4000 8th Court South, Birmingham, AL 35212	School
Cornerstone School	118 55th St N, Birmingham, AL 35212	School
*Butler Elementary School	4720 3rd Avenue South, Birmingham, AL 35212	School
Gibson Elementary School	956 50th Street North, Birmingham, AL 35212	School
*Oliver Elementary School / Gate City Elementary School	6871 6th Court South, Birmingham, AL 35212	School
*Patterson Elementary School	1813 4th Avenue North, Birmingham, AL 35212	School
Woodlawn High School	5620 1st Ave N, Birmingham, AL 35212	School

*Denotes closed school

**Denotes closed church

COMMUNITY RENEWAL

2.10. COMMUNITY ASSETS**2.10.1. AIRPORT HILLS COMMUNITY***Brownsville Heights Community Center*

Brownsville Heights Community Center is located 9225 Airport Rd. This community center generally serves the surrounding neighborhoods of the Airport Hills community. The recreation center includes a walking path, playground and picnic tables.

2.10.2. EAST BIRMINGHAM COMMUNITY*Inglenook PREK-8*

Inglenook PREK-8 school is part of the Birmingham City School System. The elementary school is located in the Inglenook neighborhood at 4120 Inglenook Street. The school serves over 400 students from the surrounding area, and has a student teacher ratio of 14:1 which is lower than the AL average of 16:1.

W.C. Patton Park



W.C. Patton Park which is located 3969 14th Ave N serves the surrounding neighborhoods of East Birmingham, Kingston and Inglenook. The park includes a walking path, benches and picnic areas, a lake and playground facility. Directly to the north of the park is I59 and Village Creek as well as farther to the north is an additional neighborhood serving park, Greenwood Park.

2.10.3. EAST LAKE COMMUNITY

Barret Elementary School



Barret Elementary School is part of the Birmingham City School System serving students from the surrounding neighborhoods of Brown Springs, East Lake and Wahouma. This elementary school is located at 7601 Division Ave. The current student population is approximately 400 which includes classes from Kindergarten to 5th grade.

COMMUNITY RENEWAL

Cascade Plunge

Cascade Plunge once served the East Lake neighborhood as an entertainment spot in which a local spring fed a concrete pool for local swimmers. In August of 2016, the Greater Birmingham Habitat for Humanity started development of the 19 acre plot with the development of 13 homes with its yearly volunteer “Home Builder’s Blitz”. The site has the capacity of up to 40 single family homes. These homes being provided by Habitat for Humanity include zero interest mortgages and the homeowners agree to provide 300 volunteer hours for Habitat for Humanity.

East Lake Park

East Lake Park is a 100 acre park centrally located in the North East Lake neighborhood at 8101 4th Ave N. Originally acquired by the City in 1917 the park has a history that dates back well over a hundred years. The park amenities include a 45-acre lake as well as one mile flatly paved trail surrounding the lake. The City of Birmingham’s Grants Division is currently looking at a number of grant opportunities dealing with storm-water to help do some updates to the park and surrounding area. East Lake Park is also directly adjacent to Lynn Park to the west which includes additional amenities such as tennis courts and picnic pavilions.

Ruffner Mountain Nature Preserve



Source: Ruffner Mountain

Located at the far eastern border of East Lake is Ruffner Mountain Nature Preserve which is a 1,038-acre urban nature preserve. It is one of the largest privately held urban nature preserves in the United States with over 12 miles of trails. These trails are spread throughout the mountain, open to the public for running, hiking, and educational retreats.

Southern Museum of Flight



Source: Southern Museum of Flight

The Southern Museum of Flight is located at the western edge of the East Lake Community at 4343 73rd Street North which is in close proximity to the Shuttlesworth Airport. The museum is one of the largest aviation museums in the southeast featuring over 90 aircraft within a 75,000 square foot facility. Some of the main exhibits includes aircraft from Korean and Vietnam wars as well as an exhibit featuring the Tuskegee Airmen.

COMMUNITY RENEWAL

2.10.4. WOODLAWN COMMUNITY

Birmingham-Shuttlesworth International Airport



Source: Birmingham AIA

Birmingham–Shuttlesworth International Airport located at 5900 Messer Airport Hwy is the largest and busiest airport in the state of Alabama serving nearly 2.7 million passengers in 2015. The Airport covers 2,000 acres in both the Woodlawn and East Birmingham communities. The airport averages over 300 flights a day. Previously named the Birmingham Municipal Airport it was renamed in 2008 after Reverend Fred Shuttlesworth.

Woodlawn Foundation



The Woodlawn Foundation is located at 5529 1st Ave S in the Social Venture building which also houses part of REV Birmingham’s activities. Woodlawn Foundation is the lead organization or “community quarterback” of Woodlawn United – a comprehensive collaboration of partners committed to breaking the cycle of poverty in the Woodlawn community in Birmingham. The Foundation has three major focus areas which includes housing, education and community wellness. The Foundation follows the national Purpose Based

Communities model as a means to revitalizing Woodlawn.

Woodlawn High School



Woodlawn High School is a four-year magnet high school located at 5620 1st Ave N, Birmingham, AL. It is one of seven high schools in the Birmingham City School System. Established in 1916, Woodlawn High School currently serves approximately 812 students from the surrounding area. The school underwent a renovation in 2007 in an effort to correct years of deterioration.

Cornerstone Elementary School & Woodlawn United Methodist Church



Located at 118 55th St N Cornerstone Elementary is a private school serving over 300 students from the surrounding communities. The elementary school provides rigorous instruction through the International Baccalaureate Primary years Program and Core Knowledge curriculum. Connected and working in conjunction with the school is Woodlawn United Methodist Church. The Church is part of the Reconciling Ministries Network which is a growing movement of United Methodist individuals, congregations, campus ministries, and other groups working for the full participation of all people in The United Methodist Church.

COMMUNITY RENEWAL

2.11. COMMUNITY/AREA GOVERNANCE

Each of the four communities within the Eastern Area Plan have elected leadership via the Neighborhood Associations. Each neighborhood elects a President, Vice-President and Secretary to represent the neighborhood to the overall elected City Council representation. For the Eastern Area Plan there are four City Councilors representing the area which includes the council districts 2, 3, 4 and 5. With 19 distinct neighborhoods in the Eastern Area Plan there are 57 elected officers representing the various neighborhoods within the geographical boundary of the plan. These officers provide feedback and concerns directly to the councilors representing their neighborhoods which in turn can impact policy making decisions in the City. This feedback structure is based on the 1974 Birmingham Citizen Participation Plan (CPP) which was established to improve communication from citizens to the overall City leadership. As four of the 23 communities within Birmingham each is represented through the CPP, via the Neighborhood Association, Citizens Advisory Board, City Council Districts and the Mayor of Birmingham.

2.11.1. LOCAL HISTORIC DISTRICTS

Local historic districts are geographically defined areas that are designated by the City of Birmingham’s Historic Preservation Ordinance. The residents and businesses in areas chose to fall under the process of design review after adopting a Historic Preservation Plan that includes design guidelines specific to the district. Owners of property within local historic districts must have any exterior changes brought before the City of Birmingham’s Design Review Committee before a permit can be issued. The Eastern Framework Area has one local historic district located in the Woodlawn Community of which is called the Woodlawn Business District.

2.11.2. COMMERCIAL REVITALIZATION DISTRICTS

The City of Birmingham’s commercial revitalization districts have unique design guidelines. Similar to local historic districts, new construction and exterior renovations must be brought before the Design Review Committee for approval. The Eastern Framework Area has four commercial revitalization districts which include the following:

- East Lake Commercial Revitalization District - East Lake Community
- 41st Street Commercial Revitalization District - East Birmingham Community



East Lake Commercial Revitalization District



41st Street Commercial Revitalization District

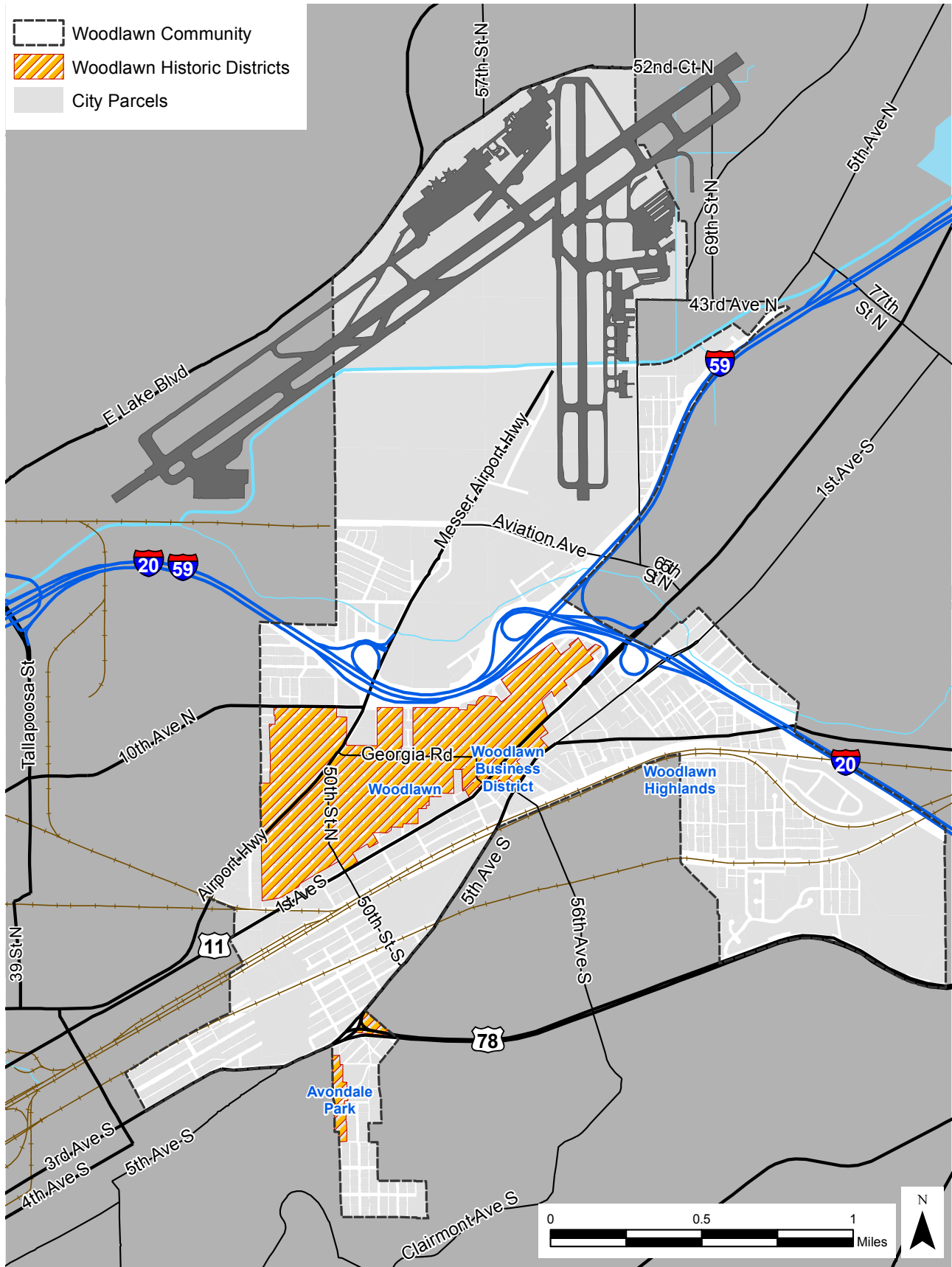


Woodlawn Commercial Revitalization District



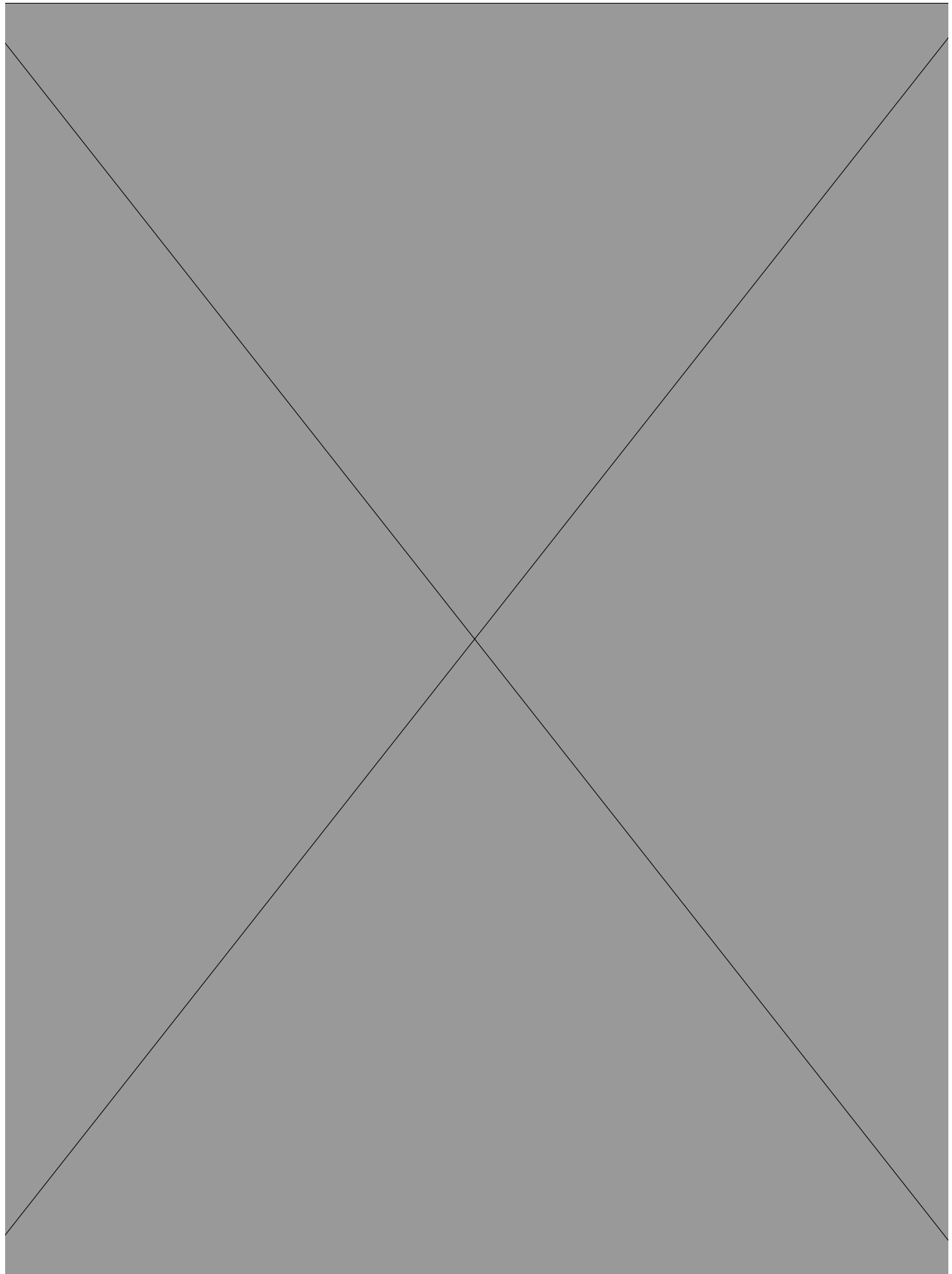
Roebuck Commercial Revitalization District

FIGURE 2.34: Woodlawn Historic Districts Map



COMMUNITY RENEWAL

FIGURE 2.35: Eastern Area Commercial Revitalization Districts Map



- Woodlawn Revitalization District - Woodlawn Community
- Roebuck Revitalization District - East Lake Community

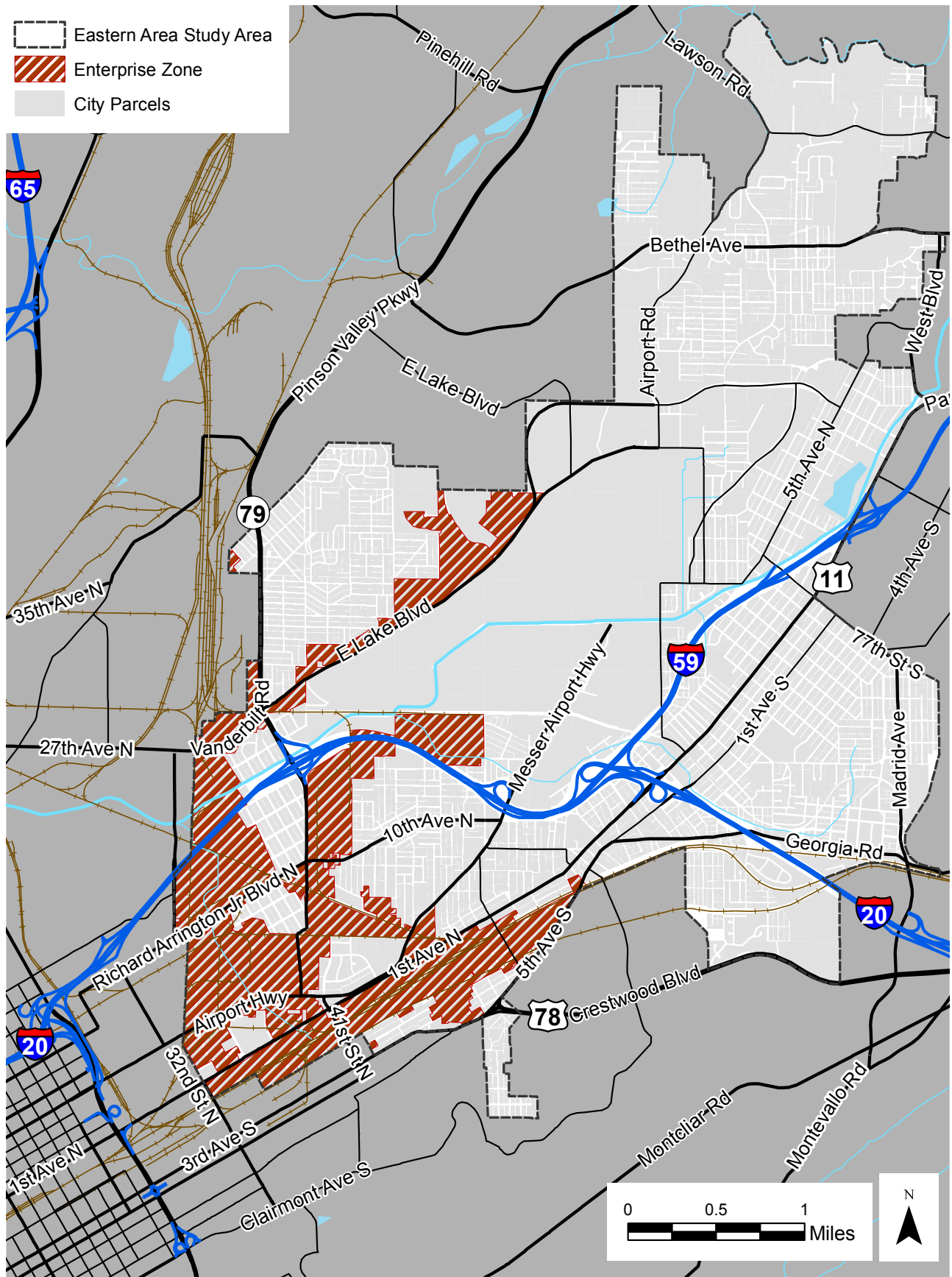
2.11.3. ENTERPRISE ZONE

The Alabama Enterprise Zone Act, enacted in 1987, provides certain tax incentives to corporations, partnerships, and proprietorships that locate or expand within designated Enterprise Zones. In addition to state-level tax incentives, businesses may also receive local tax and non-tax incentives for locating or expanding within a designated Enterprise Zone.

The Enterprise Zone in the Eastern Area encompasses parts of the East Birmingham and Woodlawn communities, with the former containing the majority of the zone's coverage area (see [Figure 2.36](#)).

COMMUNITY RENEWAL

FIGURE 2.36: Eastern Area Enterprise Zone Map



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RESERVATIONS
HAVE PRIORITY



CHAPTER 3

GREEN SYSTEMS

GREEN SYSTEMS

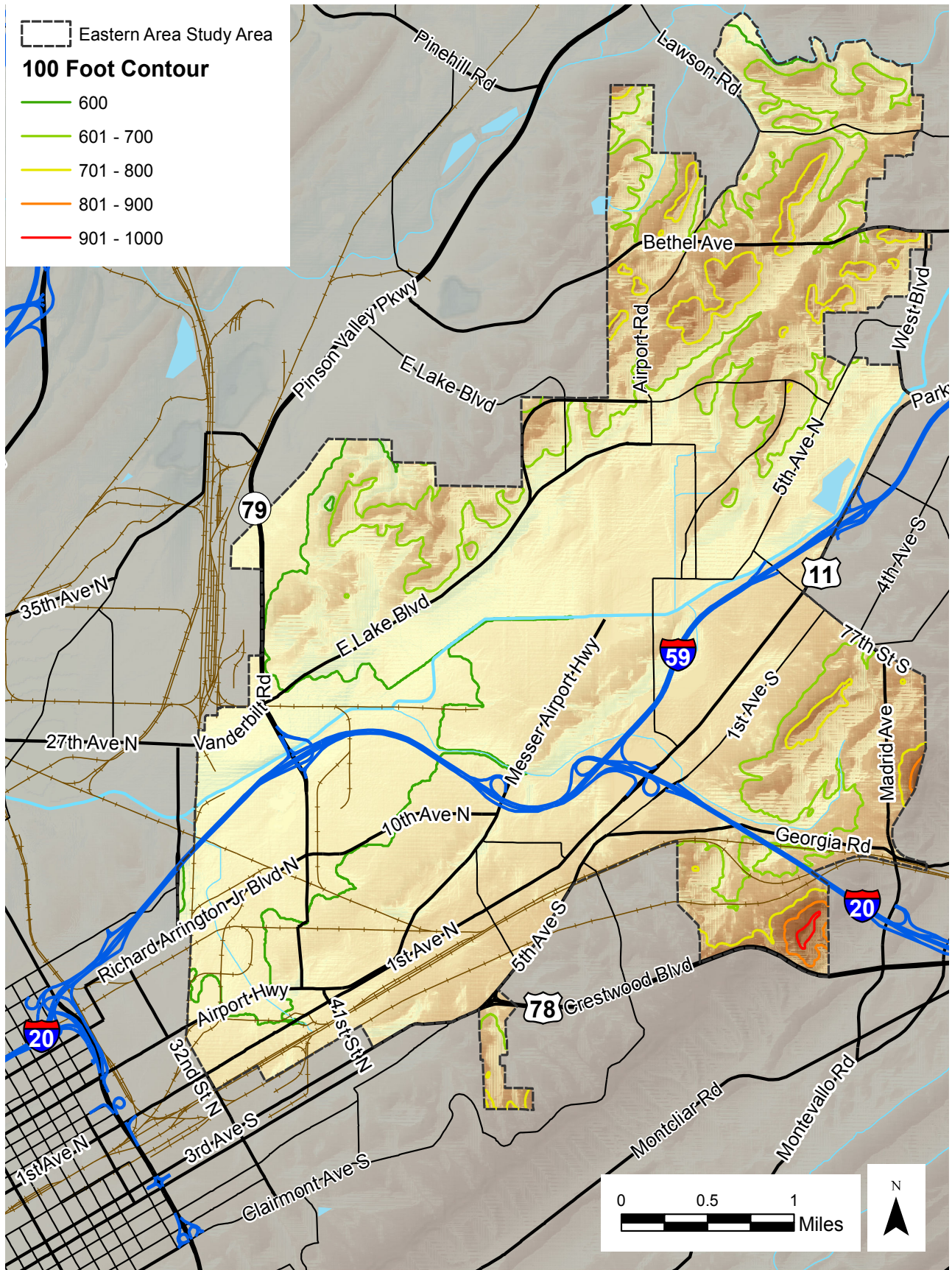
3.1. INTRODUCTION

The Eastern Area has a variety of green system elements that both attract and restrain future development. Amenities such as Ruffner Mountain, Woodlawn High School Urban Farm, and Village Creek serve as natural resources and outdoor activity centers. These places improve the quality of life for residents and help attract more residents. However, steep topography and floodplains caused by mountains and rivers can also restrain development in certain areas- often to protect these natural resources. The area must strike a balance between using these areas as assets to capitalize on without endangering them.

3.2. TOPOGRAPHY

With elevations ranging from 600 feet to more than 1,000 feet, the Eastern Area's features steep terrain with rolling hills. Neighborhoods featuring elevation of 800' or more include: Oak Ridge Park, Gate City, East Lake, Brown Springs, Airport Highlands, Brownsville Heights, Zion City, and Penfield Park. The areas with the lowest elevations are located within the floodplains of Village Creek in the Woodlawn and East Birmingham communities.

FIGURE 3.1: Eastern Area Topography Map



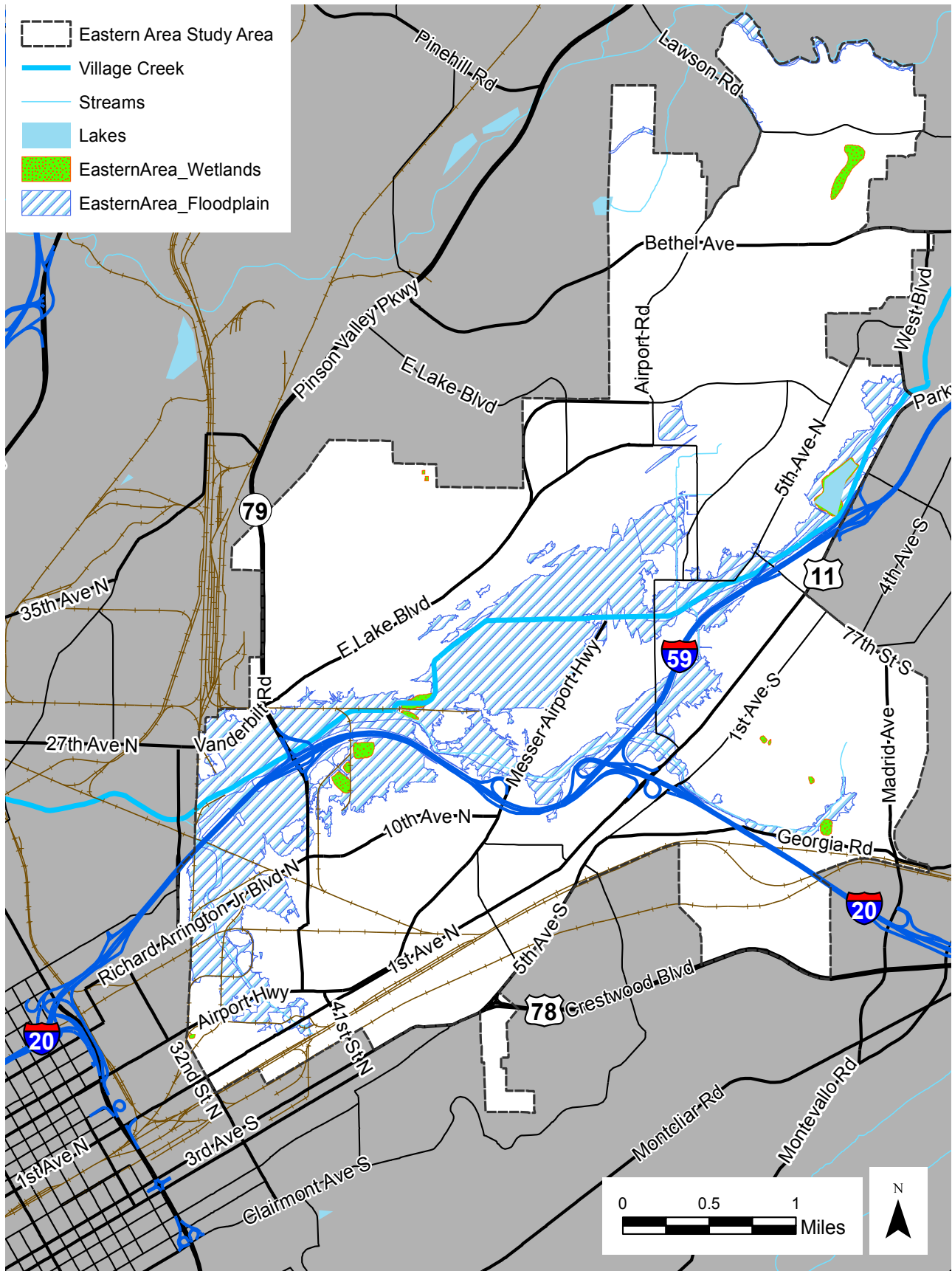
GREEN SYSTEMS

3.3. CREEKS AND FLOODPLAINS

The Eastern Area consist of intermittent creeks that are tributaries of Village Creek. These creeks often cause flash-flooding during heavy rains. The areas that are prone to inundation by 1%- annual-chance flood hazard are referred to as 100-year flood zones and are designated by the Federal Emergency Management Agency (FEMA). Lands susceptible to inundation by 0.2%-annual-chance flood hazard are referred to as 500-year flood zones.

Flooding is the primary hazard that affects the Eastern Area. The area's hilly geography leaves low-lying areas susceptible to quick accumulations of water. This area is most vulnerable to flash flooding along streams and tributaries. Flash flooding is a form of riverine flooding, which occurs when rainfall forces a stream to spill over its banks and inundate the surrounding floodplain. The extent of flooding varies according to rainfall, the stormwater and the capacity of receiving channel to discharge. Land in the Eastern Area is particularly vulnerable along Village Creek and its tributaries. In general, East Birmingham, near 10th and 11th Avenue North and East Lake/Wahouma historically have been identified as neighborhoods containing clusters of hotspots with repetitive loss properties and as areas largely affected by flooding in previous planning efforts.

FIGURE 3.2: Eastern Area Hydrology Map



GREEN SYSTEMS

3.4. PARKS AND RECREATION

The Framework area features 173.1 acres of park and recreation space. These amenities serve the area's youths and adults. Moreover, parks also serve as opportunity sites to focus investment around. The tables listed below identify the parks in the Eastern Area. Dedicated parks have dedicated funding from the Birmingham Parks and Recreation Board.

TABLE 3.1: East Birmingham Community Park Space

Name	Address	Acres	Dedicated
Inglenook Park	4016 37th Avenue North	6.2	Yes
W C Patton Park	1200 Spsey Street	28.0	Yes
Stockham Park	4221 8th Avenue North	6.5	Yes
Martin Luther King Park	529 43rd Street North	5.3	Yes
Total		46.1	

TABLE 3.2: East Lake Community Park Space

Name	Address	Acres	Dedicated
Lewis Park	6600 Interlaken Ave	3.9	Yes
Downey Park	6800 Dublin Ave	10.3	No
Lynn Park	416 82nd St N	7.3	No
East Lake Park	8101 4th Ave N	61.5	Yes
Ruffner Mountain	1012 81st St	25.1	No
Wahouma Park	216 71st St N	16.1	No
Total		124.2	

TABLE 3.3: Woodlawn Community Park Space

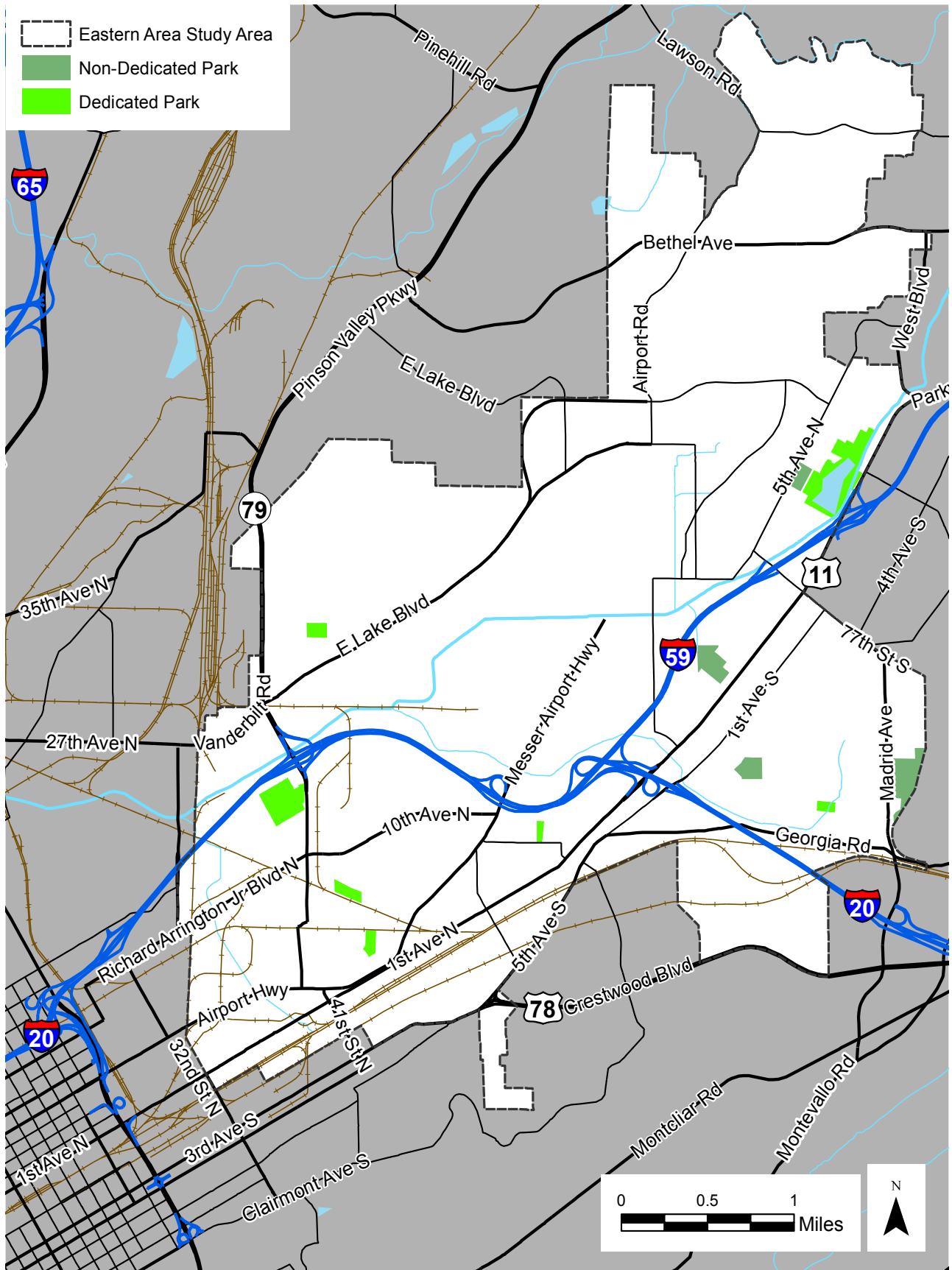
Name	Address	Acres	Dedicated
Willow Wood Park	5312 Georgia Rd	2.9	Yes
Total		2.9	

Inglenook Park



East Lake Park

FIGURE 3.3: Eastern Area Parks and Recreation Map



GREEN SYSTEMS

3.5. FOOD SYSTEMS

According to a 2010 report titled “Examining the Impact of Food Deserts and Food Imbalance on Public Health in Birmingham, Alabama,” over 88,000 people live in Food Deserts – a large continuous area with poor access to mainstream grocers or where there is Food Imbalance. Food Imbalance generally means that an area has only fringe (unhealthy) food nearby. In total, the Food Desert and Food Imbalance conditions in Birmingham comprise over 43 square miles. Of those 88,000 affected, over 23,000 are children.

Figure 3.4 illustrates food accessibility in the Eastern Area. There are nine (9) mainstream grocery stores that serve the Eastern Area, three (3) of which reside within the Framework Area. Presently, residents of the Eastern Area are between ¼ mile to more than 5 miles away from a mainstream grocery store (See Figure 3.4 and Table 3.4). Neighborhoods with high access- within 1 mile of a grocery store – include portions of: Inglenook, Kingston, East Birmingham, North Avondale, East Avondale, Woodlawn, Wahouma, South Woodlawn, Oak Ridge Park, East Lake, Brown Springs, Gate City, and North East Lake. While, residents of Airport Highlands, Brownsville Heights, Zion City, Penfield Park, Maple Grove, and Brummitt Heights (45.3% of all properties), experience the lowest access, and must travel 3 or more miles to a grocery store.

TABLE 3.4: Eastern Area Access to Mainstream Grocery Store

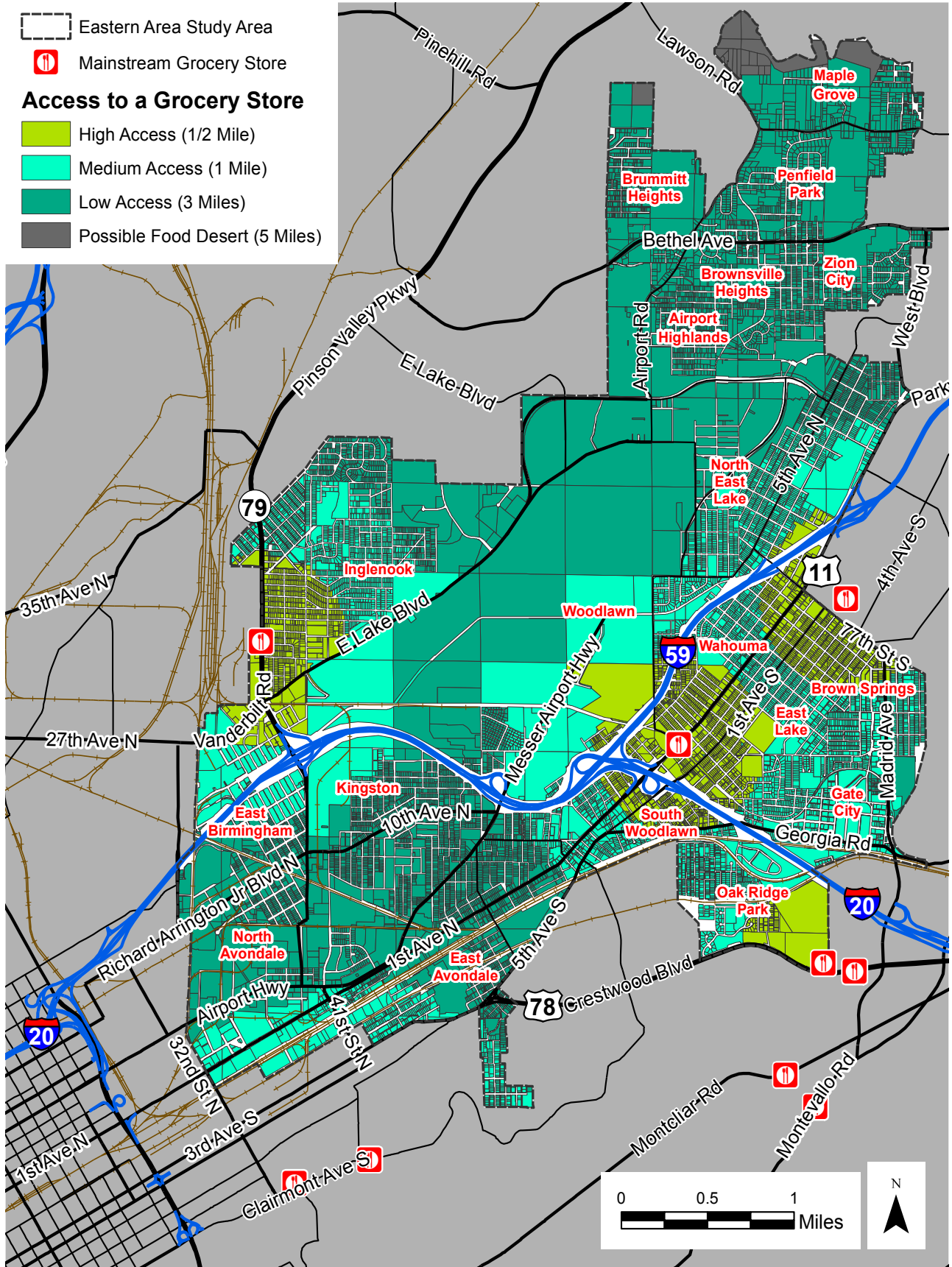
Distance to Grocery Store	Number of Parcels	Percent of Parcels
High Access (1/2 Mile)	2390	17.2%
Medium Access (1 Mile)	5216	37.5%
Low Access (3 Miles)	6274	45.1%
Possible Food Desert (5 Miles)	29	0.2%
Total	13909	100.0%

3.6. COMMUNITY GARDENS

There is one community garden in the Eastern Area, the East Avondale Hill Community Garden. Located at 300 47th Street South, in the East Avondale Neighborhood, the garden was started in 2012 by Rosie Thrash, with the purpose of bringing fresh produce and food to the East Avondale Neighborhood. The community garden partners with the Community Garden Coalition for Birmingham and the Birmingham Botanical Gardens to host local events, provide food and to educate people on how to make better food choices for a healthier lifestyle.



FIGURE 3.4: Eastern Area Food Access Map



GREEN SYSTEMS

3.7. URBAN AGRICULTURE

Jones Valley Teaching Farm

Jones Valley Teaching Farms (JVTF), an urban agriculture initiative, operates within the Eastern Area. Their mission is to “encourage students to act as critical thinkers, problem solvers, and change agents in their communities by partnering with local schools to provide students with innovate and rigorous hands-on food and nutrition education” (Source: <http://jvtf.org/our-approach/our-mission/>). In total, JVTF operates one (1) urban farm and two (2) farm labs within the Eastern Area. Woodlawn Urban Farm features two (2) acres of in-ground production space, state-of-the-art greenhouse, classroom, office, and produce processing and storage facilities. In addition to the Woodlawn High School Urban Farm, two “farm labs” exist within the Eastern Area. They include, Hayes Elementary School and Oliver/ Gate City Elementary School. Farm labs are innovative outdoor classrooms and food production spaces, designed and built on school campuses to engage students and teachers with fresh food every day through lesson plans aligned with core subjects, as well as hands-on food production. In addition to educating students on fresh food and agriculture production, food produced at these locations are also sold to the public through various student lead farmers markets.

YWCA Woodlawn Teaching Garden

Located near Sullivan Square and Dansby Court apartments, in Woodlawn, the YWCA Woodlawn Teaching Garden provides raised bed planting opportunities for YWCA Woodlawn families looking to grow their own foods and enjoy fresh produce cultivated from their own labors. In addition, a teaching kitchen with individual cooking stations at the Family Resource Center provides new opportunities for instilling healthy eating habits in children while offering cooking lessons for residents.

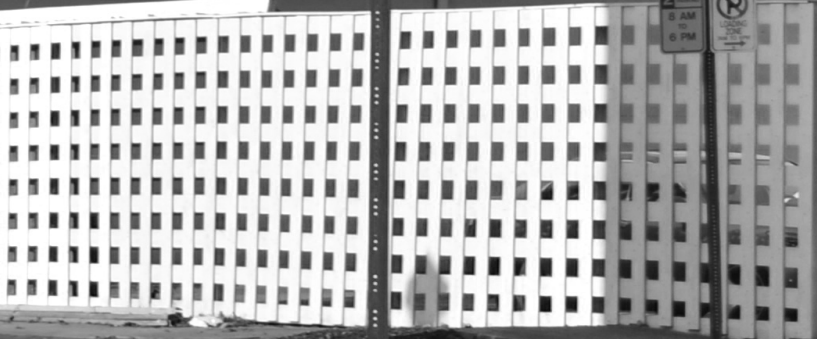
3.8. DISASTER RESILIENCE

The City of Birmingham is susceptible to various natural disasters. The most common of them are flooding and severe wind events. The City has experienced over 20 federally declared natural disasters since 1970. The Eastern area specifically has historically experienced repetitive flooding as it’s located in the Village Creek and Five Mile Creek Watersheds. To provide immediate relief from the most severe flooding, the City, over a span of 21 years, partnered with the United States Army Corp of Engineers and the Federal Emergency Management Agency to purchase over 500 repetitively flooded properties. These properties were located in the East Birmingham, Wahouma, Woodlawn, North East Lake and Killough Springs neighborhoods, collectively. The acquired properties are deed restricted and all activities at these properties must remain in line with green space and open space uses in perpetuity. Furthermore, the City has implemented a 24/7 flood warning system for Village Creek and hopes to implement the same type of warning system for Five Mile Creek in the near future.

As resiliency is key to sustaining infrastructure and operations during and after natural disasters, the City started a pilot program for constructing Community Safe Rooms after the April 2011 severe wind and tornado events. The City is currently constructing several Community Safe Rooms in the Pratt City Community. After construction of these Safe Rooms, the City hopes to develop a feasible and logistically sound City-wide plan and program that may result in constructing Community Safe Rooms throughout the City which in turn would provide protection to the various communities within Birmingham.

The City also has created a Community Resource and Resiliency Guide to arm their residents with disaster preparation, response and recovery advice in the hopes that the guidance provided in this document would increase individual and household resiliency.

Lastly, in keeping with resiliency and preparedness, the City has been diligently working on a Comprehensive Post Disaster Recovery Guide to assist with immediate and long term recovery from natural disasters. This guide will provide the City with a unified approach to disaster response and recovery – thus increasing the City’s resiliency.





CHAPTER 4

ECONOMIC VITALITY

ECONOMIC VITALITY

4.1. INTRODUCTION

The purpose of this chapter is to identify local economic development opportunities and to recommend specific revitalization actions. It is intended to provide guidance to stakeholders who are engaged in community and economic development, advocacy, grant writing, business development, and other activities that affect the Eastern Area Framework market. An economic market analysis provides important information that describes the financial health and economic diversity of the communities. This information can aid existing and prospective business owners as well as investors in identifying potential opportunities within the communities.

4.2. APPRAISED PROPERTY

Property valuation is completed by the tax assessors in Jefferson County and reflects the approximate value of the land and any structure on that land. In the Eastern Area, these values are segmented, with higher valued properties in the Woodlawn Community and lower-valued properties in the Airport Hills Community (See [Table 4.1](#)). On a per acre basis, the properties in the Woodlawn Community have the highest value. The average property value in the Eastern Area is approximately \$96,186, whereas the average property value per acre is approximately \$13. The majority of properties (59%) in the Eastern Area have an appraised value of \$50,000 or less.

TABLE 4.1: Appraised Property Values, by Community

	Eastern Area	Airport Hills	East Birmingham	East lake	Woodlawn
Average Appraised Property Value	\$96,186	\$40,755	\$115,805	\$62,267	\$161,490
Property Value per Acre	\$13.04	\$33.27	\$49.74	\$31.48	\$89.07

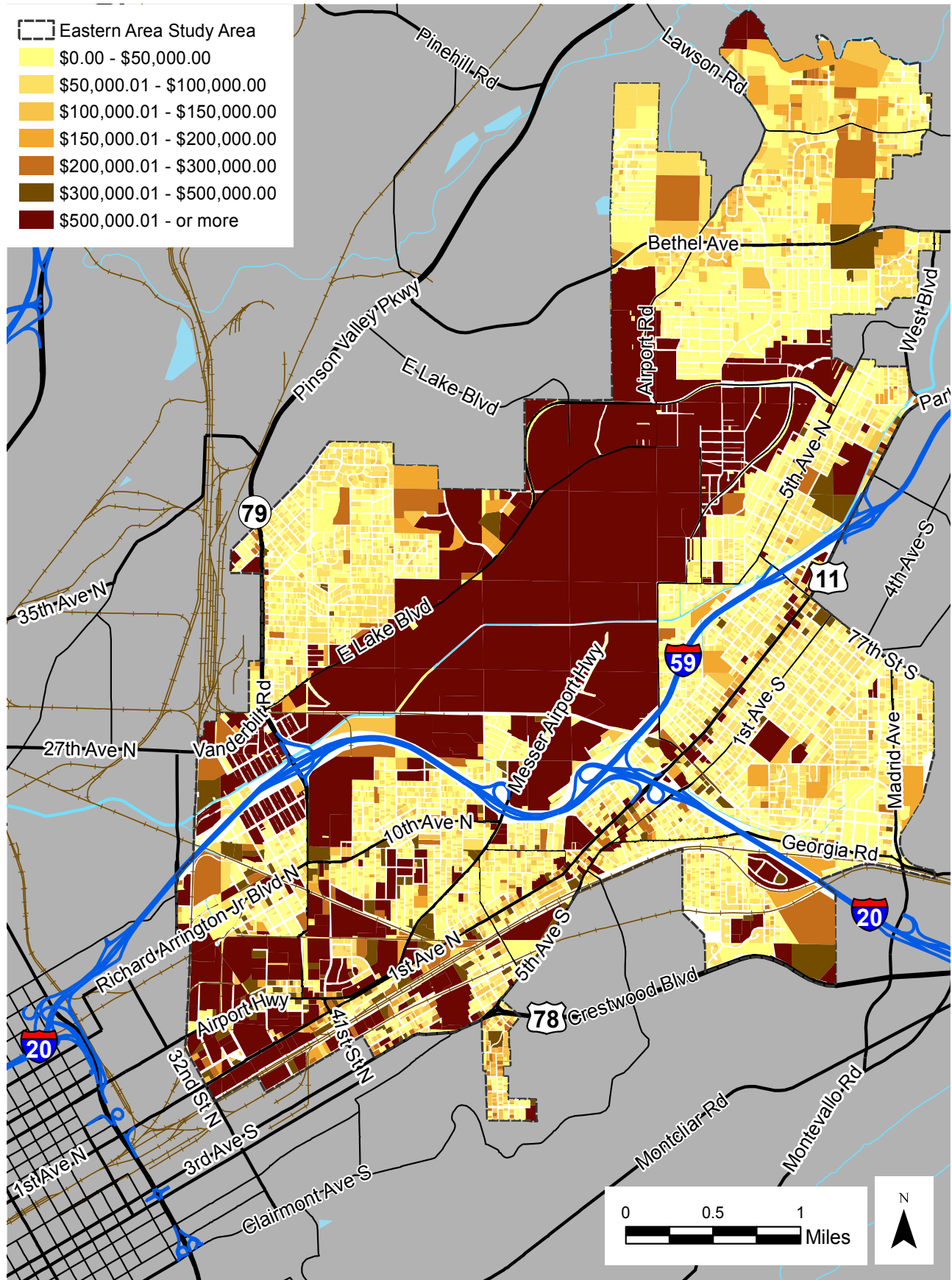
4.3. MARKET ANALYSIS

4.3.1. INTRODUCTION

Significant time and resources have been utilized in order to identify market deficiencies and to demonstrate a compelling need for federal subsidies and social service programs for Birmingham's communities and neighborhoods. This analysis is intended to serve as an extension to prior efforts, most notably the Birmingham City Comprehensive Plan, adopted 10-02-13, as well as the Birmingham Community Framework Plans, of which this is a component.

Birmingham's first and oldest neighborhoods often represent millions of dollars in untapped buying power and retail leakage. While many of them have experienced population declines over the last several decades, residential population still exists with significant economic potential. As suburbanization trends have drawn population and business away from urban areas, urban residents are frequently left in an underserved market. Urban residents often represent a diverse market which can provide numerous opportunities for local entrepreneurs, niche markets and/or new markets for service providers and retailers, as well as a readily available labor pool for new and/or expanded businesses and industries.

FIGURE 4.1: Eastern Area Appraised Property Values Map



ECONOMIC VITALITY

The Eastern Area Framework market consists of the four communities of Airport Hills, East Birmingham, East Lake, and Woodlawn, which are themselves made up of nineteen area neighborhoods. The framework area represents about 10% of the city's total residential population. The area is located east of the Birmingham City Center; roughly bordered by the cities of Tarrant and Center Point to the north, the Roebuck/South East Lake neighborhoods to the east, U.S. Highway 78 to the south, and the Norwood/Central City neighborhoods to the west. This analysis includes both area wide and community-based assessments with greater emphasis placed upon specific commercial corridors and underutilized sites within the market area.

4.3.2. RETAIL MARKET ASSESSMENT

The Retail Market Assessment is used to evaluate retail market opportunities. Through the analysis of a well-defined market profile for the Eastern Area Framework Plan, better informed decisions can be made in terms of targeted investments. This assessment is intended to provide insight as to the ability of the Eastern Area to support specified commercial development within the local market by comparing existing supply with demand. The calculation of demand is a function of the estimated spending patterns and consumer behavior of the market area. The data focuses on retail market leakage and surplus factors to identify gaps within the local market.

Overall, the Eastern Area market possesses an estimated \$138.4 million in retail demand (spending potential) and has an estimated \$253.1 million in retail supply (retail sales). These estimates result in a negative retail gap (surplus) of \$114.7 million, indicating that existing retail demands are being met through both internal and external market spending. External market spending primarily occurs at business establishments where persons living outside or commuting through the market area spend retail dollars. These locations typically include gasoline stations, motor vehicle parts and dealers, convenience stores, and fast food establishments. Several opportunity gaps can be identified within specific industry subsectors and groups.

Table 4.2 shows the existing retail demand and supply balance. The highest opportunities exist for the following primary subsectors: General Merchandise Stores (\$22.3 million) and Electronics and Appliance Stores (\$1.1 million). The area has a multitude of retail opportunities where consumer spending leakage is identified, though some leakage amounts are modest. Some additional primary subsectors include Furniture/Home Furnishing Stores, Building Materials/Garden Equipment/Supply Stores, and Food and Beverage Stores. The area has many retail opportunities where significant consumer spending leakage is identified. These industry groups include: Department Stores, Electronics and Appliance Stores, Lawn and Garden Supply, and Jewelry/Luggage/Leather Goods Stores.

TABLE 4.2: Eastern Area Existing Retail Supply / Demand Balance by Industry Subsector & Group (2016).

Primary Subsector & Industry Group	Demand	Supply	Leakage (Surplus)
Motor vehicle & parts dealers	\$30,587,080	\$103,714,740	(\$73,127,660)
Automobile dealers	\$23,793,566	\$72,098,242	(\$48,304,676)
Other motor vehicle dealers	\$4,642,429	\$17,624,110	(\$12,981,681)
Auto parts, accessories & tires	\$2,151,085	\$13,992,389	(\$11,841,304)
Furniture & home furnishings	\$3,563,941	\$6,655,444	(\$3,091,503)
Furniture stores	\$2,299,954	\$1,948,556	\$351,398
Home furnishing stores	\$1,263,987	\$4,706,888	(\$3,442,901)
Electronics & appliance stores	\$5,818,656	\$4,688,156	\$1,130,500
Building materials/ garden equipment/ supply stores	\$4,926,956	\$15,041,273	(\$10,114,317)
Bldg materials & supplies stores	\$4,329,433	\$15,041,273	(\$10,711,840)
Lawn & garden equip/ supply	\$597,523	\$0	\$597,523
Food & beverage stores	\$18,646,666	\$36,388,445	(\$17,741,779)
Grocery stores	\$16,408,011	\$32,782,103	(\$16,374,092)
Specialty food stores	\$1,072,711	\$3,133,064	(\$2,060,353)
Beer, wine, & liquor stores	\$1,165,943	\$0	\$1,165,943
Health & personal care stores	\$7,136,054	\$7,355,803	(\$219,749)
Gasoline stations	\$10,584,382	\$28,147,147	(\$17,562,765)
Clothing & clothing accessory stores	\$3,903,810	\$4,192,976	(\$289,166)
Clothing stores	\$2,512,160	\$2,517,670	(\$5,510)
Shoe stores	\$453,863	\$1,072,698	(\$618,835)
Jewelry, luggage & leather goods	\$937,786	\$602,609	\$335,177
Sporting goods/ hobby/ book/ music stores	\$3,095,331	\$8,274,425	(\$5,179,094)

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Primary Subsector & Industry Group	Demand	Supply	Leakage (Surplus)
Sporting goods, hobby &, music stores	\$2,091,178	\$4,309,823	(\$2,218,645)
Book, periodical, & music stores	\$1,004,153	\$3,964,603	(\$2,960,450)
General merchandise stores	\$30,066,207	\$7,767,727	\$22,298,480
Department stores, excluding leased	\$22,199,484	\$1,993,162	\$20,206,322
Other general merchandise stores	\$7,866,723	\$5,774,565	\$2,092,158
Miscellaneous store retailers	\$4,403,296	\$10,603,406	(\$6,200,110)
Florists	\$184,840	\$2,444,874	(\$2,260,034)
Office supplies, stationery, & gifts	\$1,321,548	\$2,787,248	(\$1,465,700)
Used merchandise stores	\$615,393	\$1,956,789	(\$1,341,396)
Other misc store retailers	\$2,281,516	\$3,414,496	(\$1,132,980)
Nonstore retailers	\$2,341,447	\$396,753	\$1,944,694
Electronic shopping/ mail order	\$1,337,616	\$0	\$1,337,616
Vending machine operators	\$387,409	\$0	\$387,409
Direct selling establishments	\$616,422	\$396,753	\$219,669
Food service & drinking places	\$13,353,446	\$19,944,396	(\$6,590,950)
Full-service restaurants	\$6,751,945	\$9,859,839	(\$3,107,894)
Limited-service eating places	\$6,143,229	\$8,912,720	(\$2,769,491)
Special food services	\$168,025	\$485,730	(\$317,705)
Drinking places/ alcoholic beverages	\$290,248	\$686,107	(\$395,859)

Source: ESRI and Info Group 2016

Airport Hills

The Airport Hills Community possesses an estimated \$15.1 million in retail demand (retail potential) and has an estimated \$1.2 million in retail supply (retail sales). This results in a positive retail gap of \$13.9 million, indicating that existing supply does not meet demand (See [Table 4.3](#)).

TABLE 4.3: Airport Hills Community Existing Retail Supply/Demand Balance by Industry Subsector (2016)

Industry Subsector	Demand	Supply	Leakage (Surplus)
Motor Vehicle & Parts Dealers	\$3,420,158	\$0	\$3,420,158
Furniture & Home Furnishings	\$402,746	\$0	\$402,746
Electronics & Appliance Stores	\$643,371	\$0	\$643,371
Building Materials/ Garden Equipment/ Supply Stores	\$568,221	\$0	\$568,221
Food & Beverage Stores	\$1,994,305	\$706,151	\$1,288,154
Health & Personal Care Stores	\$797,643	\$0	\$797,643
Gasoline Stations	\$1,132,228	\$0	\$1,132,228
Clothing & Clothing Accessory Stores	\$424,661	\$0	\$424,661
Sporting Goods/ Hobby/ Book/ Music Stores	\$338,734	\$0	\$338,734
General Merchandise Stores	\$3,260,812	\$0	\$3,260,812
Miscellaneous Stores	\$480,058	\$0	\$480,058
Nonstore Retailers	\$255,701	\$0	\$255,701
Food Service & Drinking Places	\$1,476,157	\$0	\$1,476,157

Source: ESRI and Info Group 2016

ECONOMIC VITALITY

East Birmingham

The East Birmingham Community possesses an estimated \$37.7 million in retail demand (retail potential) and has an estimated \$109.7 million in retail supply (retail sales). This results in a negative retail gap of \$71.9 million, indicating that existing supply does meet demand (See [Table 4.4](#)).

TABLE 4.4: East Birmingham Community Existing Retail Supply / Demand Balance by Industry Subsector (2016)

Industry Subsector	Demand	Supply	Leakage (Surplus)
Motor Vehicle & Parts Dealers	\$8,309,552	\$61,905,563	(\$53,596,011)
Furniture & Home Furnishings	\$969,019	\$2,576,010	(\$1,606,991)
Electronics & Appliance Stores	\$1,568,995	\$3,024,602	(\$1,455,607)
Building Materials/ Garden Equipment/ Supply Stores	\$1,311,787	\$7,920,424	(\$6,608,637)
Food & Beverage Stores	\$5,126,762	\$11,459,532	(\$6,332,770)
Health & Personal Care Stores	\$1,972,307	\$2,550,236	(\$577,929)
Gasoline Stations	\$2,939,612	\$7,666,321	(\$4,726,709)
Clothing & Clothing Accessory Stores	\$1,058,248	\$1,056,665	\$1,583
Sporting Goods/ Hobby/ Book/ Music Stores	\$827,522	\$2,209,233	(\$1,381,711)
General Merchandise Stores	\$8,217,608	\$1,087,700	\$7,129,908
Miscellaneous Stores	\$1,209,083	\$4,392,602	(\$3,183,519)
Nonstore Retailers	\$643,581	\$382,607	\$260,974
Food Service & Drinking Places	\$3,587,583	\$3,489,387	\$98,196

Source: ESRI and Info Group 2016

East Lake

The East Lake Community possesses an estimated \$46.3 million in retail demand (retail potential) and has an estimated \$56.9 million in retail supply (retail sales). This results in a negative retail gap of \$10.5 million, indicating that existing supply does meet demand (See [Table 4.5](#)).

TABLE 4.5: East Lake Community Existing Retail Supply / Demand Balance by Industry Subsector (2016)

Industry Subsector	Demand	Supply	Leakage (Surplus)
Motor Vehicle & Parts Dealers	\$10,304,780	\$17,711,908	(\$7,407,128)
Furniture & Home Furnishings	\$1,193,468	\$2,396,857	(\$1,203,389)
Electronics & Appliance Stores	\$1,947,211	\$0	\$1,947,211
Building Materials/ Garden Equipment/ Supply Stores	\$1,642,876	\$0	\$1,642,876
Food & Beverage Stores	\$6,234,437	\$16,668,364	(\$10,433,927)
Health & Personal Care Stores	\$2,393,077	\$2,642,772	(\$249,695)
Gasoline Stations	\$3,548,574	\$5,679,138	(\$2,130,564)
Clothing & Clothing Accessory Stores	\$1,298,199	\$331,973	\$966,226
Sporting Goods/ Hobby/ Book/ Music Stores	\$1,038,054	\$1,822,812	(\$784,758)
General Merchandise Stores	\$10,040,597	\$2,552,743	\$7,487,854
Miscellaneous Stores	\$1,472,737	\$2,578,187	(\$1,105,450)
Nonstore Retailers	\$788,627	\$0	\$788,627
Food Service & Drinking Places	\$4,455,292	\$3,777,037	\$678,255

Source: ESRI and Info Group 2016

ECONOMIC VITALITY

Woodlawn

The Woodlawn Community possesses an estimated \$39.1 million in retail demand (retail potential) and has an estimated \$84 million in retail supply (retail sales). This results in a negative retail gap of \$44.9 million, indicating that existing supply does meet demand (See [Table 4.6](#)).

TABLE 4.6: Woodlawn Community Existing Retail Supply / Demand Balance by Industry Subsector (2016)

Industry Subsector	Demand	Supply	Leakage (Surplus)
Motor Vehicle & Parts Dealers	\$8,552,584	\$22,713,797	(\$14,161,213)
Furniture & Home Furnishings	\$998,708	\$1,696,686	(\$697,978)
Electronics & Appliance Stores	\$1,659,077	\$1,318,958	\$340,119
Building Materials/ Garden Equipment/ Supply Stores	\$1,404,071	\$6,518,708	(\$5,114,637)
Food & Beverage Stores	\$5,291,158	\$7,260,212	(\$1,969,054)
Health & Personal Care Stores	\$1,973,026	\$2,068,121	(\$95,095)
Gasoline Stations	\$2,963,967	\$14,768,665	(\$11,804,698)
Clothing & Clothing Accessory Stores	\$1,122,702	\$2,832,095	(\$1,709,393)
Sporting Goods/ Hobby/ Book/ Music Stores	\$891,020	\$4,185,378	(\$3,294,358)
General Merchandise Stores	\$8,547,186	\$4,464,766	\$4,082,420
Miscellaneous Stores	\$1,241,418	\$3,527,632	(\$2,286,214)
Nonstore Retailers	\$653,538	\$0	\$653,538
Food Service & Drinking Places	\$3,834,412	\$12,726,664	(\$8,892,252)

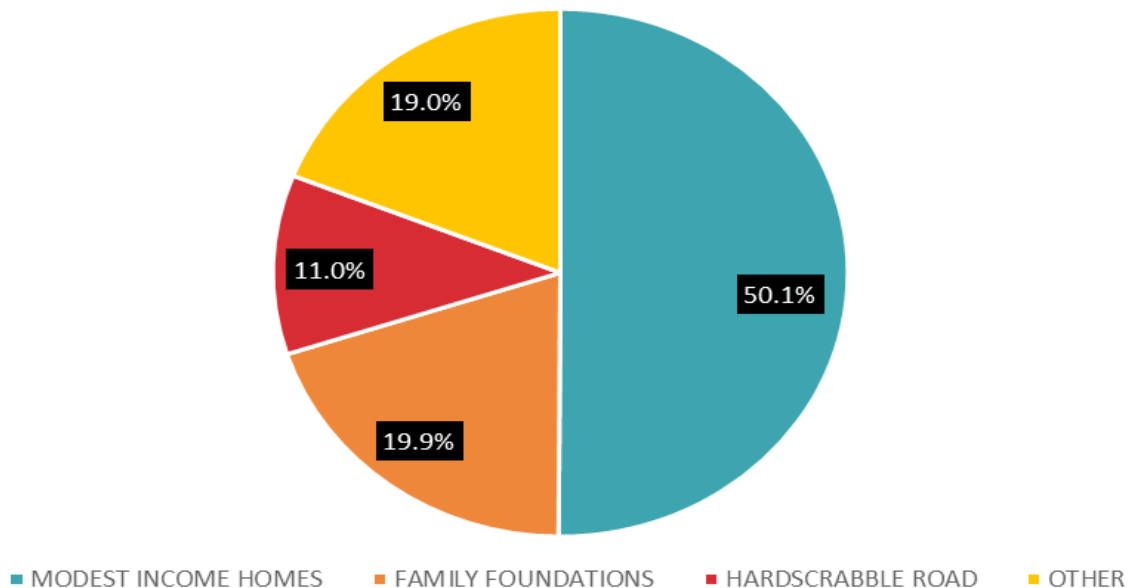
Source: ESRI and Info Group 2016

4.3.3. MARKET SEGMENTATION PROFILE

The Market Segmentation Profile for the Eastern Area provides greater insight of the consumer market make-up and spending habits of the residents. The profile classifies social groups based on socioeconomic and demographic composition. The characteristics associated with each segmentation classification are used by market analysts to assess the various needs and requirements within the market area to more effectively market goods and services. It also provides a more generalized characterization of the residential lifestyles within the market area. The Eastern Area market is primarily classified within the two dominant tapestry groups of Hometown (Single householders in older, urban communities) and Middle Ground (Millennial-aged mix of working residents). Within the groups, the community is further broken down into three segments.

- Modest Income Homes (50.1%) – Most homes are in older suburbs of Southern metropolitan areas and primarily consist of single-family dwellings. They are characterized by single-person and single-parent household types with a higher-than-average proportion of adult children still living at home. Many householders are retired and many are caregivers providing for their grandchildren. There are strong family ties in this segment. Many retirees rely on public assistance and most residents work part-time rather than full-time.
- Family Foundations (19.9%) – These households are primarily in urban communities in Southern metropolitan areas and are characterized by a mix of married couples, single parents, grandparents, and young and adult children. There is a slightly lower labor force participation rate and many employed residents work in government jobs. Public assistance is higher than average. Most residents do not move and are active in their community with high church attendance and participation on civic boards.
- Hardscrabble Road (11.0%) – This segment is primarily characterized as family households renting older single family homes. Younger and highly diverse, many work in service, manufacturing, and retail trade industries. With a high unemployment rate and a lower labor participation rate, this market segment experiences many financial challenges.

FIGURE 4.2: Eastern Area Market Segmentation Profile



Source: Environmental Systems Research Institute (ESRI) 2016

ECONOMIC VITALITY

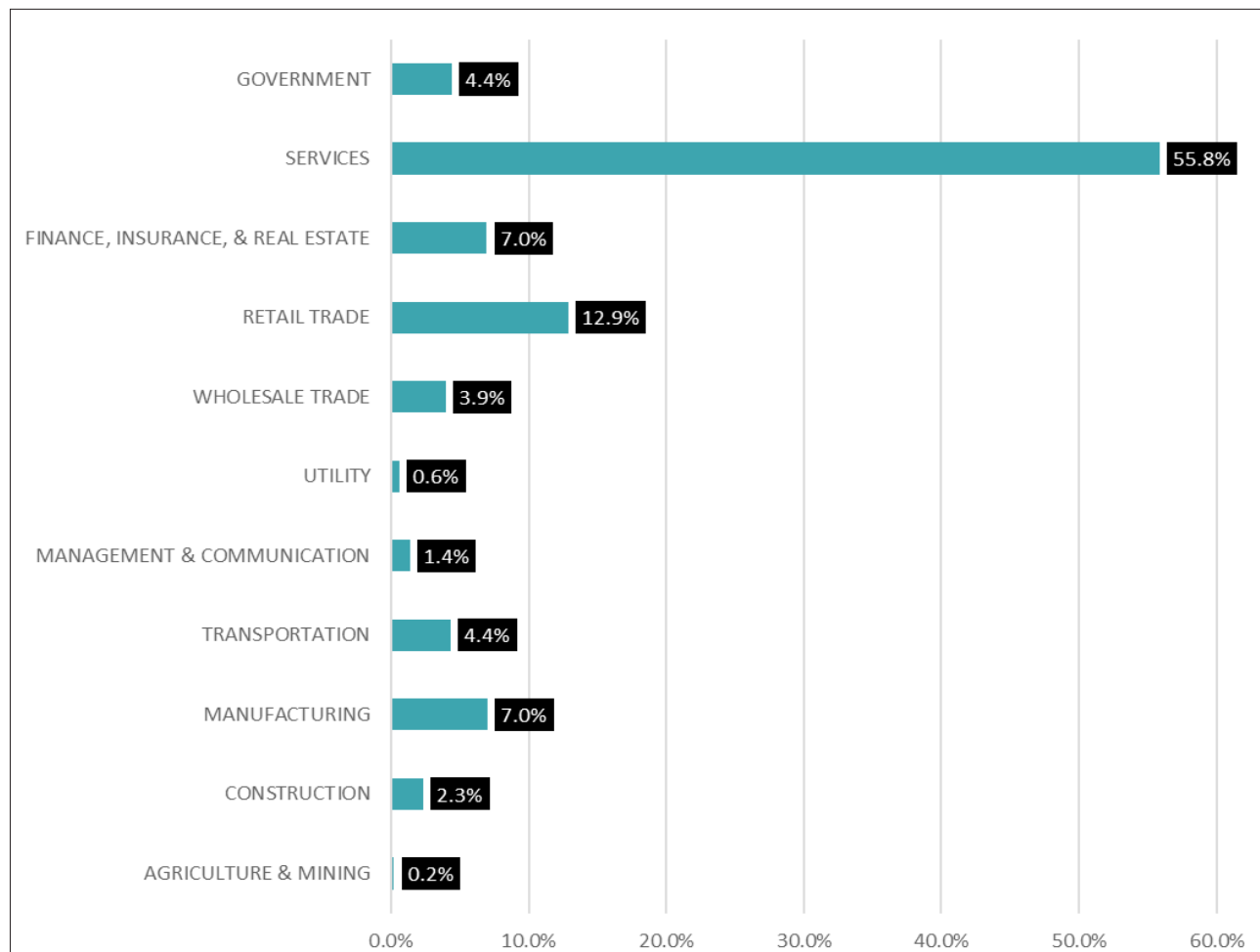
4.4. EMPLOYMENT PROFILE

The Employment Profile is intended to provide an assessment of the area's existing business and job conditions. This analysis of employment and industry data is necessary to determine the nature of the area's workforce, the job environment, and business diversity. The indicators are discussed and presented in charts and maps, providing a community-wide context for conditions and trends. Employment information is provided both for the Framework Area as well as the individual communities within the Framework Area..

4.4.1. RESIDENT WORKFORCE CHARACTERISTICS

According to U.S. Census estimates, the residential labor force in Birmingham's Eastern Area is approximately 9,361 residents. Of those residents in the labor force, 81.7% are employed and 18.3% are unemployed. The City of Birmingham's unemployment rate in 2016 was 11.7%. The majority of employed residents who live in the Eastern Area work within the Service Industry (55.8%), with other concentrations in Retail Trade (12.9%), Manufacturing (7.0%), and Finance, Insurance & Real Estate (7.0%). Most employed residents are between the ages of 30 to 54 and earn \$1,251 to \$3,333 per month. Wages and employment numbers are important to residents and businesses alike. Workers rely on a living wage to accommodate the needs of their families, while businesses are interested in paying workers a competitive wage to access and retain skilled labor.

FIGURE 4.3: Eastern Area Employment by Place of Residence

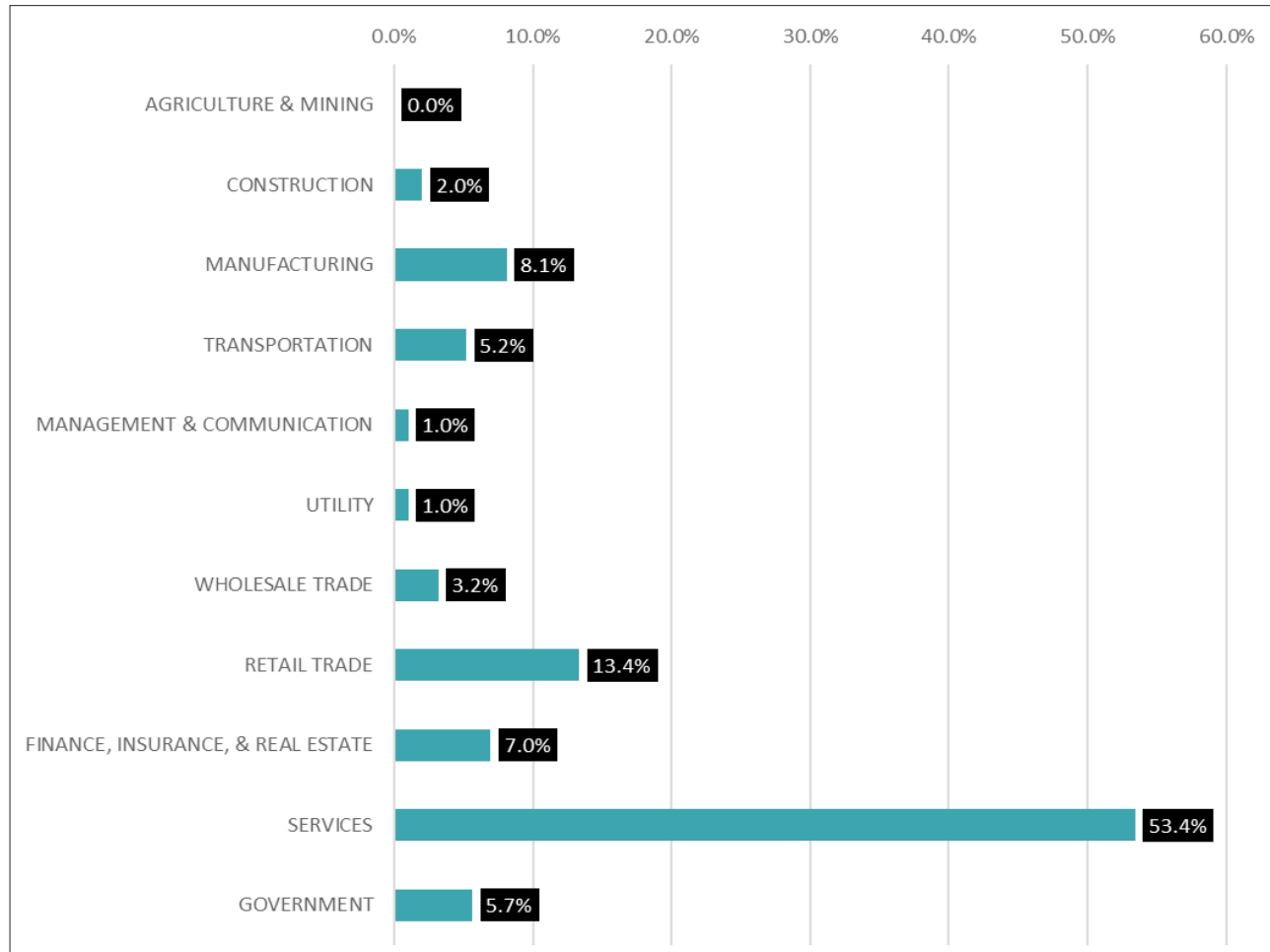


Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

Airport Hills

The Airport Hills Community residents make up an estimated 8.7% of the Eastern Area labor force. These residents are primarily employed in the Service Industry (53.4%) with the majority of remaining jobs within Retail Trade (13.4%) and Manufacturing (8.1%).

FIGURE 4.4: Airport Hills Community Employment by Place of Residence



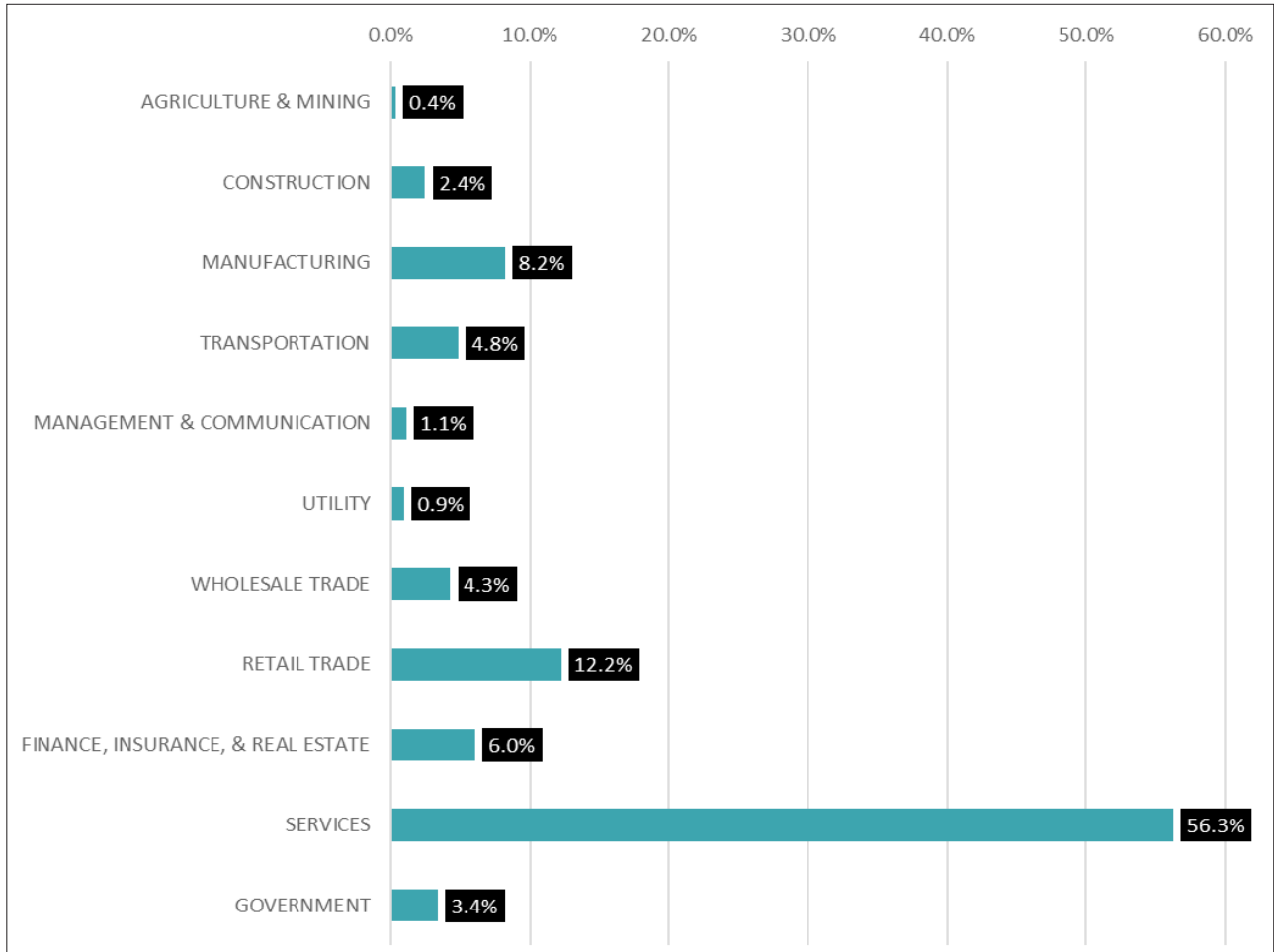
Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

ECONOMIC VITALITY

East Birmingham

East Birmingham Community residents make up an estimated 27.8% of the Eastern Area labor force. These residents are primarily employed in the Service Industry (56.3%) with the majority of remaining jobs within Retail Trade (12.2%), Manufacturing (8.2%), and Finance, Insurance & Real Estate (6.0%).

FIGURE 4.5: East Birmingham Community Employment by Place of Residence

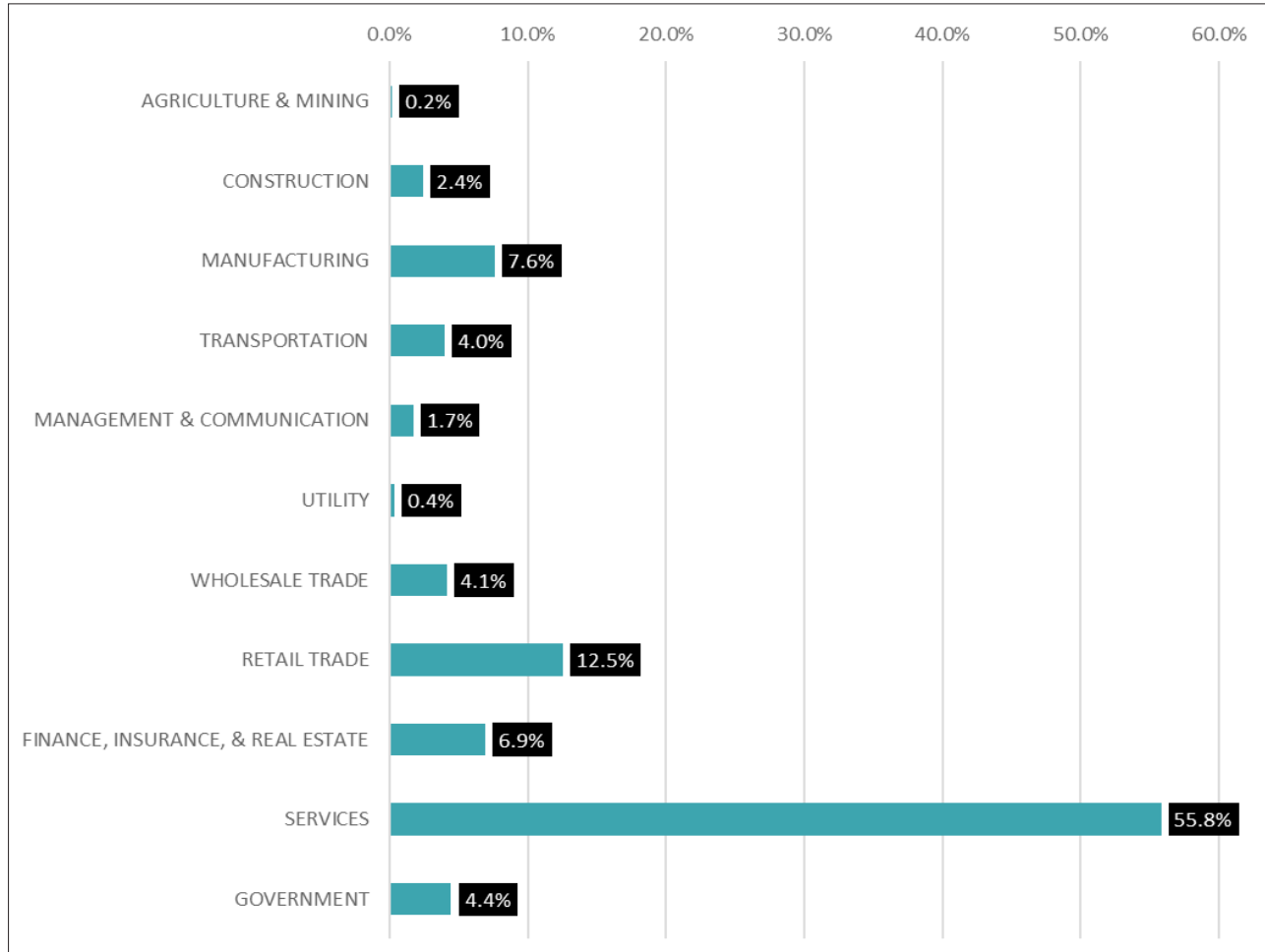


Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

East Lake

East Lake Community residents make up an estimated 32.1% of the Eastern Area labor force. These residents are primarily employed in the Service Industry (55.8%) with the majority of remaining jobs within Retail Trade (12.5%), Manufacturing (7.6%), and Finance, Insurance & Real Estate (6.9%).

FIGURE 4.6: East Lake Community Employment by Place of Residence



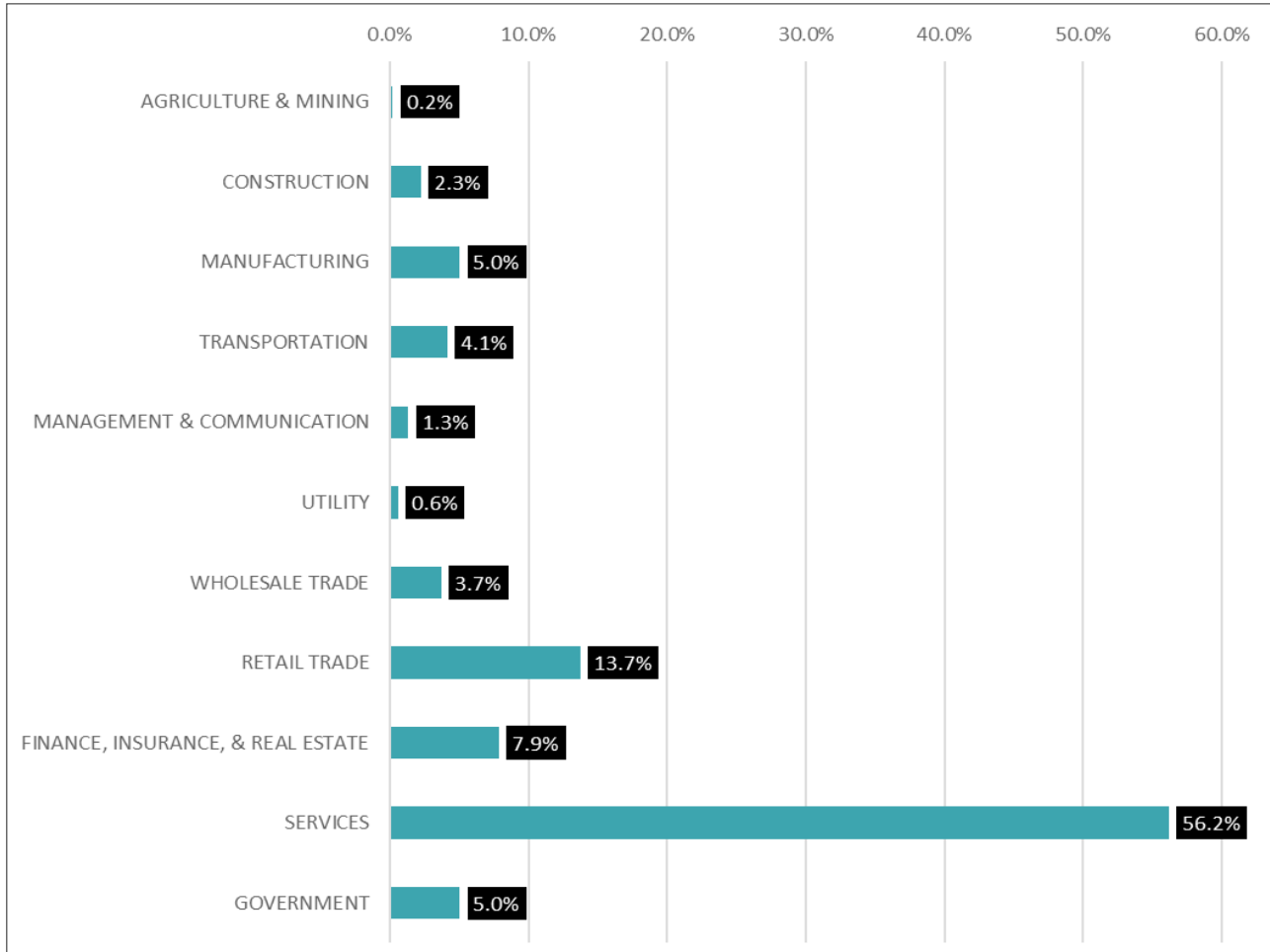
Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

ECONOMIC VITALITY

Woodlawn

Woodlawn Community residents make up an estimated 31.3% of the Eastern Area labor force. These residents are primarily employed in the Service Industry (56.2%) with the majority of remaining jobs within Retail Trade (13.7%), Finance, Insurance & Real Estate (7.9%), and Manufacturing (5.0%).

FIGURE 4.7: Woodlawn Community Employment by Place of Residence

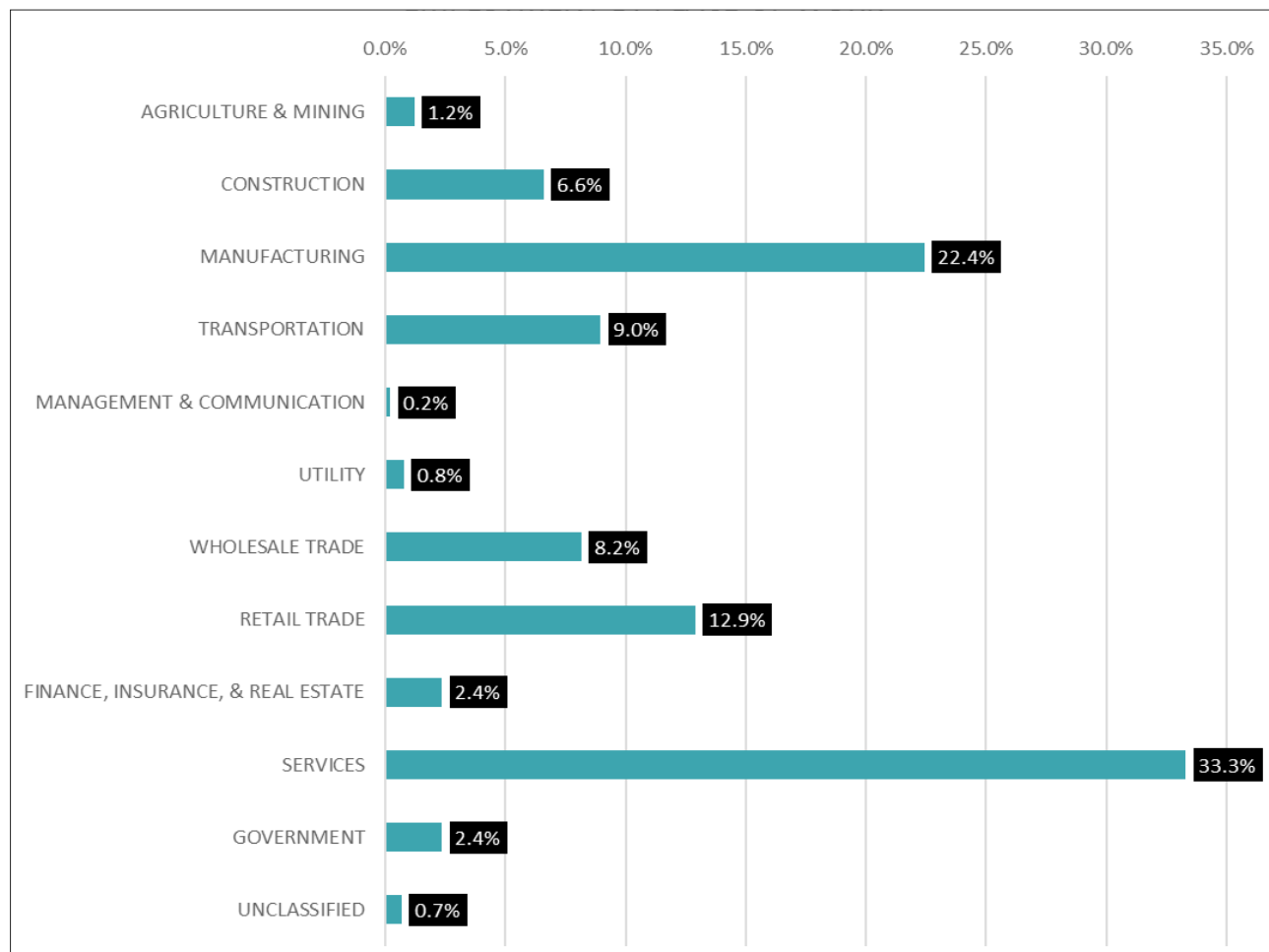


Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

4.4.2. LOCAL EMPLOYERS CHARACTERISTICS

There are approximately 1,042 businesses in the Eastern Area providing an estimated 13,053 jobs. Service-based establishments make up the largest number of community businesses and provide 33.3% of the jobs. These jobs are primarily within the Healthcare and Administrative/Waste Services sectors. Manufacturing is the second largest industry providing 22.4% of the jobs, followed by the Retail Trade Industry with 12.9%. The number of business establishments in the Eastern Area has increased by 6% since 2010 but the number of jobs has decreased by an estimated 9%. This is likely a result of the effects of the 2008 Economic Recession where many existing businesses reduced their workforces in response to changing market conditions, especially those in the Manufacturing, Construction, and Wholesale Trade. Since 2008, employment losses have been slow to return and many new/relocating businesses to the Eastern Area are not substantial employers.

FIGURE 4.8: Eastern Area Employment by Place of Work



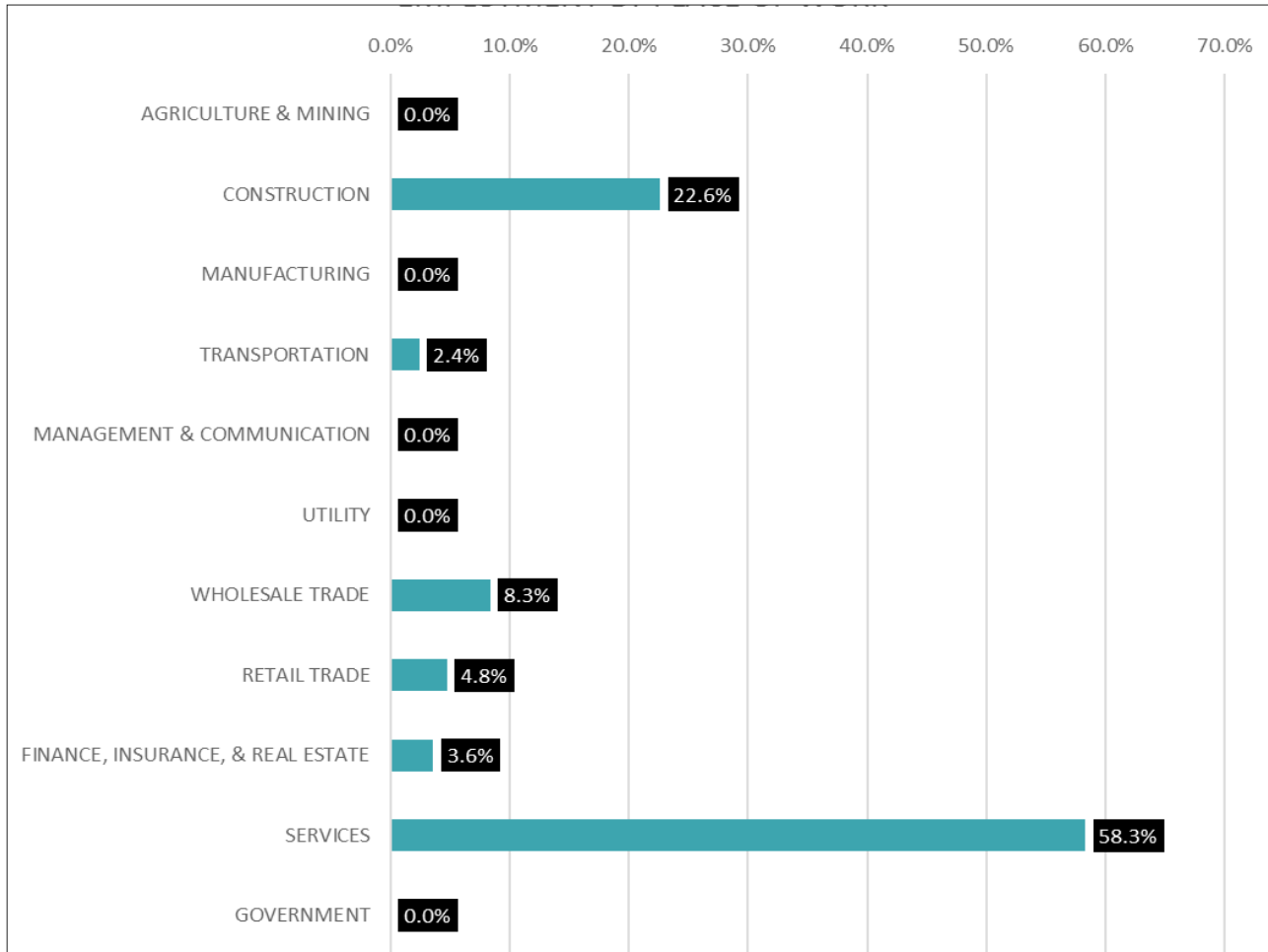
Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

ECONOMIC VITALITY

Airport Hills

Airport Hills Community jobs make up an estimated 1% of the Eastern Area jobs. These residents are primarily employed in the Service Industry (58.3%) and the Construction Industry (22.6%).

FIGURE 4.9: Airport Hills Community Employment by Place of Work

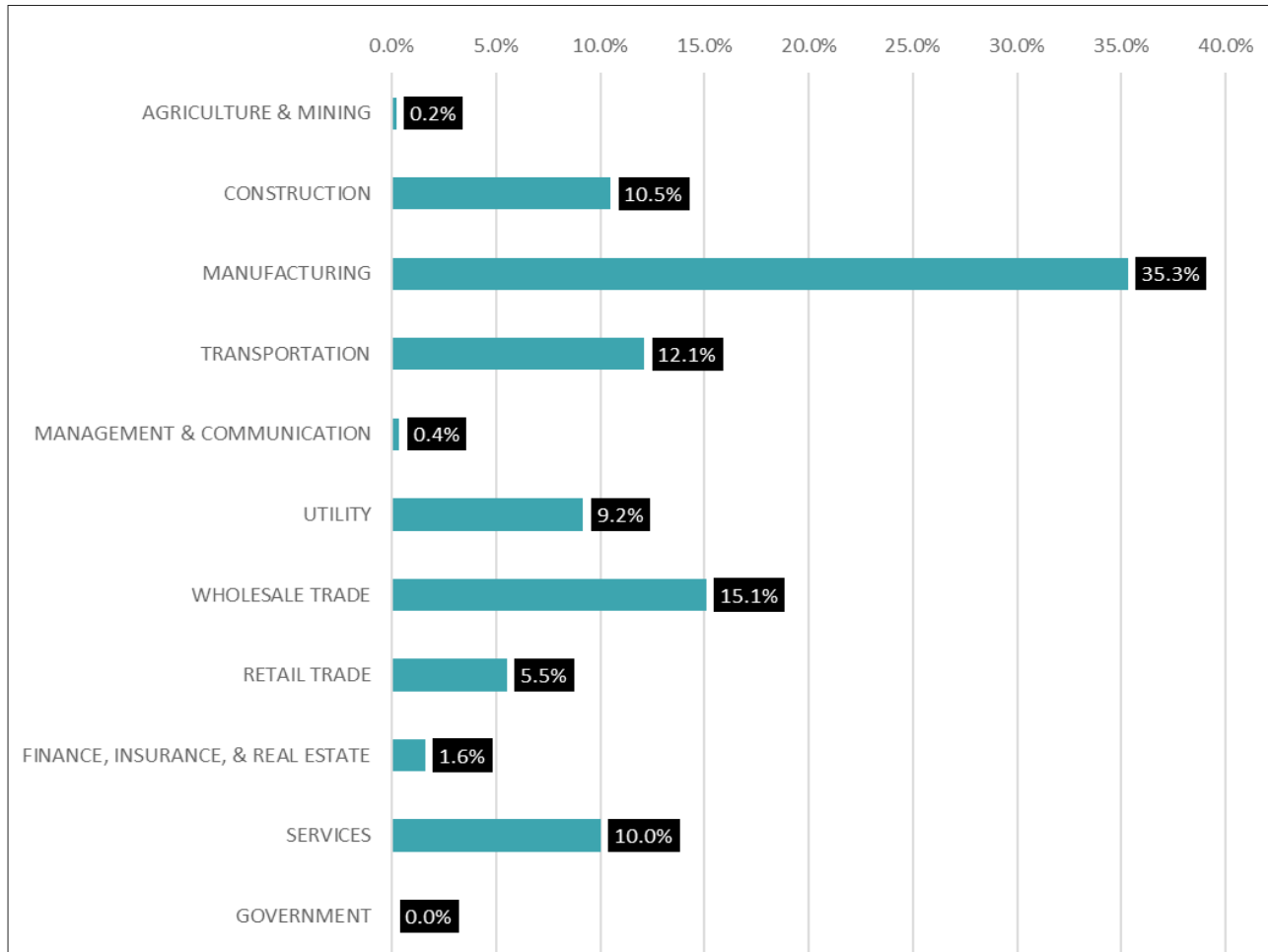


Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

East Birmingham

East Birmingham Community jobs make up an estimated 60.3% of all Eastern Area jobs. The workforce is primarily employed in the Manufacturing Industry (35.3%) with the majority of remaining jobs within Wholesale Trade (15.1%) and Transportation (12.1%).

FIGURE 4.10: East Birmingham Community Employment by Place of Work



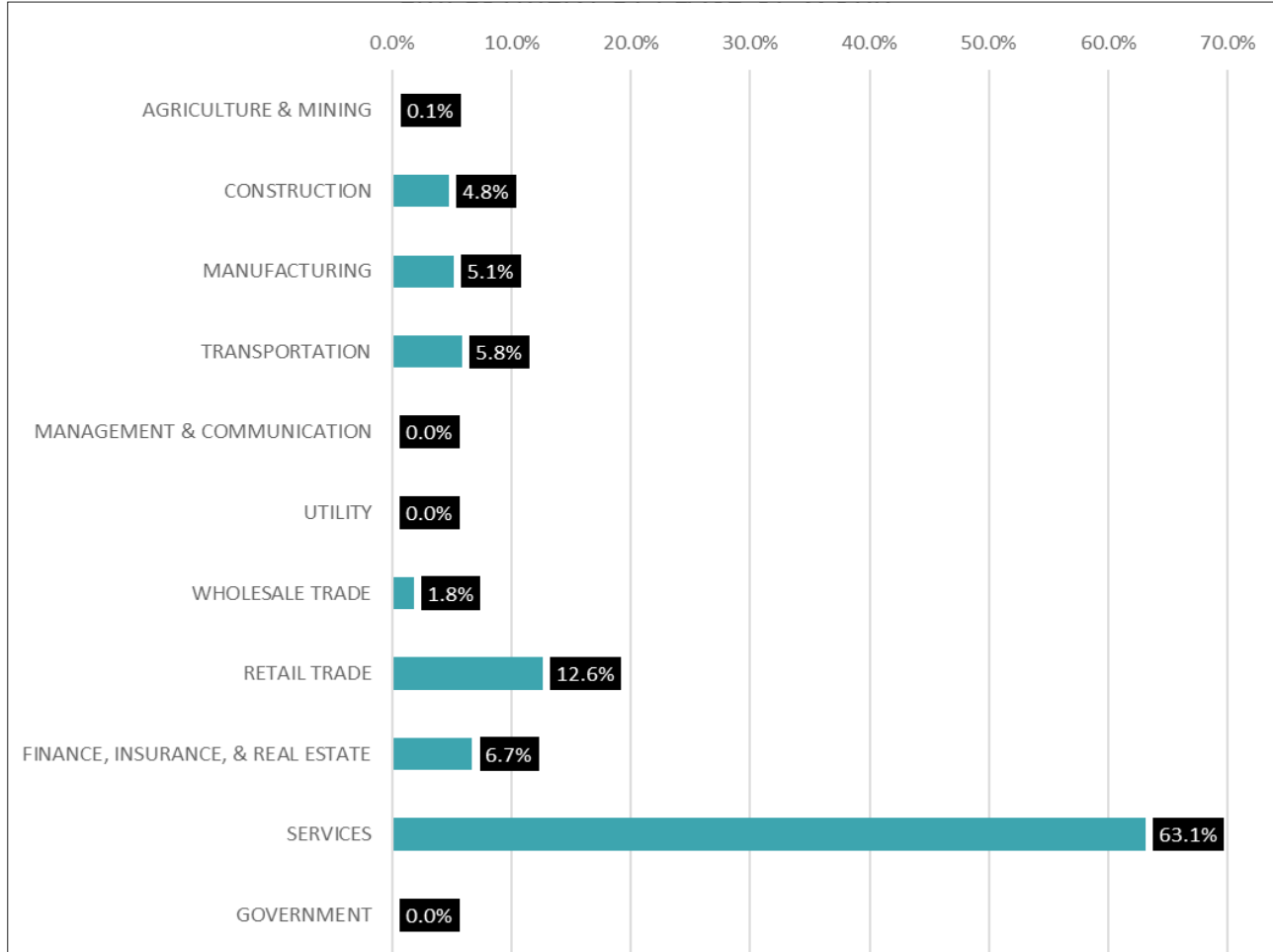
Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

ECONOMIC VITALITY

East Lake

East Lake Community jobs make up an estimated 11.2% of all Eastern Area jobs. The workforce is primarily employed in the Service Industry (63.1%) and the majority of remaining jobs within Retail Trade (12.6%).

FIGURE 4.11: East Lake Community Area Employment by Place of Work

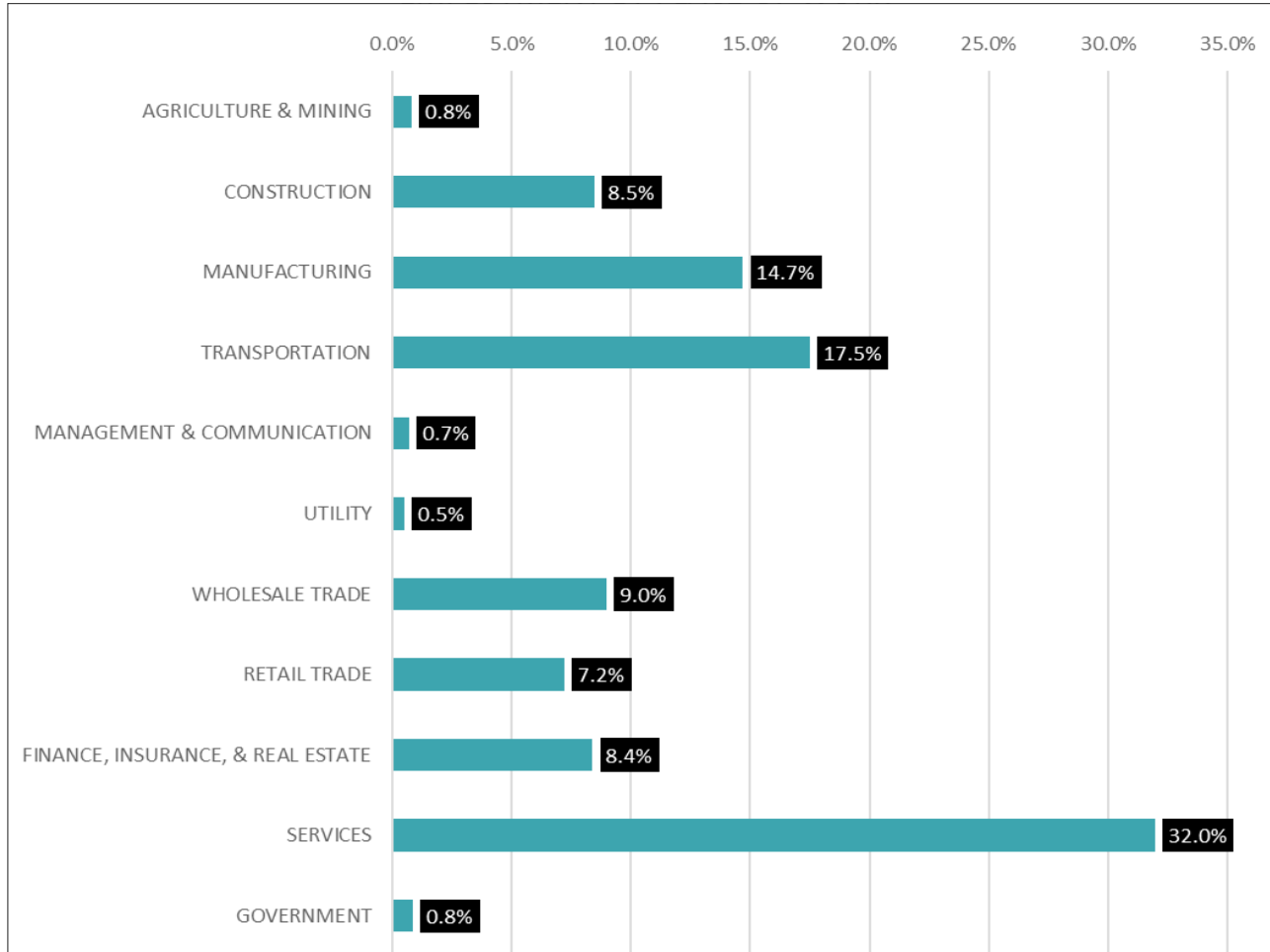


Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

Woodlawn

Woodlawn Community jobs make up an estimated 27.8% of all Eastern Area jobs. The workforce is primarily employed in the Service Industry (32.0%) and the majority of remaining jobs within Retail Trade (17.5%) and Manufacturing (14.7%).

FIGURE 4.12: Woodlawn Community Area Employment by Place of Work



Source: Longitudinal Employer-Household Dynamics (LEHD), 2014

ECONOMIC VITALITY

4.5. LARGE EMPLOYERS

The largest employers in the Eastern Area include the Coca-Cola Bottling Company (600 employment), O’Neal Steel Inc. (550 employment), the Birmingham Water Works (300 employment), NAPA Auto Parts (300 employment), and NCP Solutions (300). Collectively, these five businesses make up roughly 16% of all jobs located in the Eastern Area. The highest concentrations of employment are primarily located within the industrialized areas of the East Birmingham Community, the Birmingham-Shuttlesworth International Airport vicinity, and along the 1st Avenue North (U.S. Highway 11) commercial corridor.

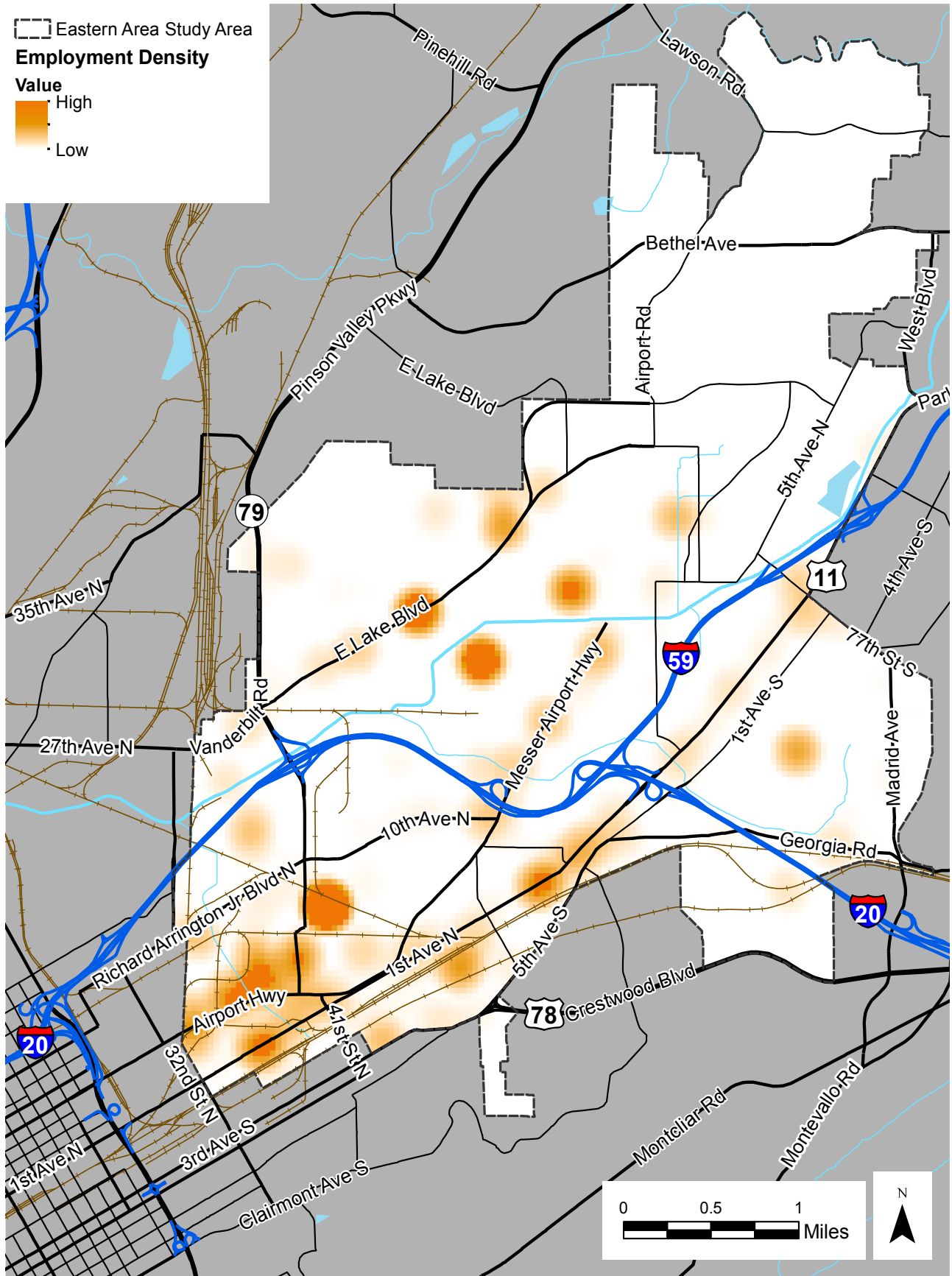
TABLE 4.7: Ten Largest Employers in the Eastern Area

Business	Employment Estimate
Coca-Cola Bottling Company	600
O’Neal Steel Inc.	550
Birmingham Water Works	300
NAPA Auto Parts	300
NCP Solutions LLC	300
United States Postal Service Office Annex	300
Hill Crest Behavioral Health Services	275
Supreme Beverage	200
Service Construction Supply	150
Woodlawn High School	150

Source: InfoGroup 2016 and RPCGB estimates

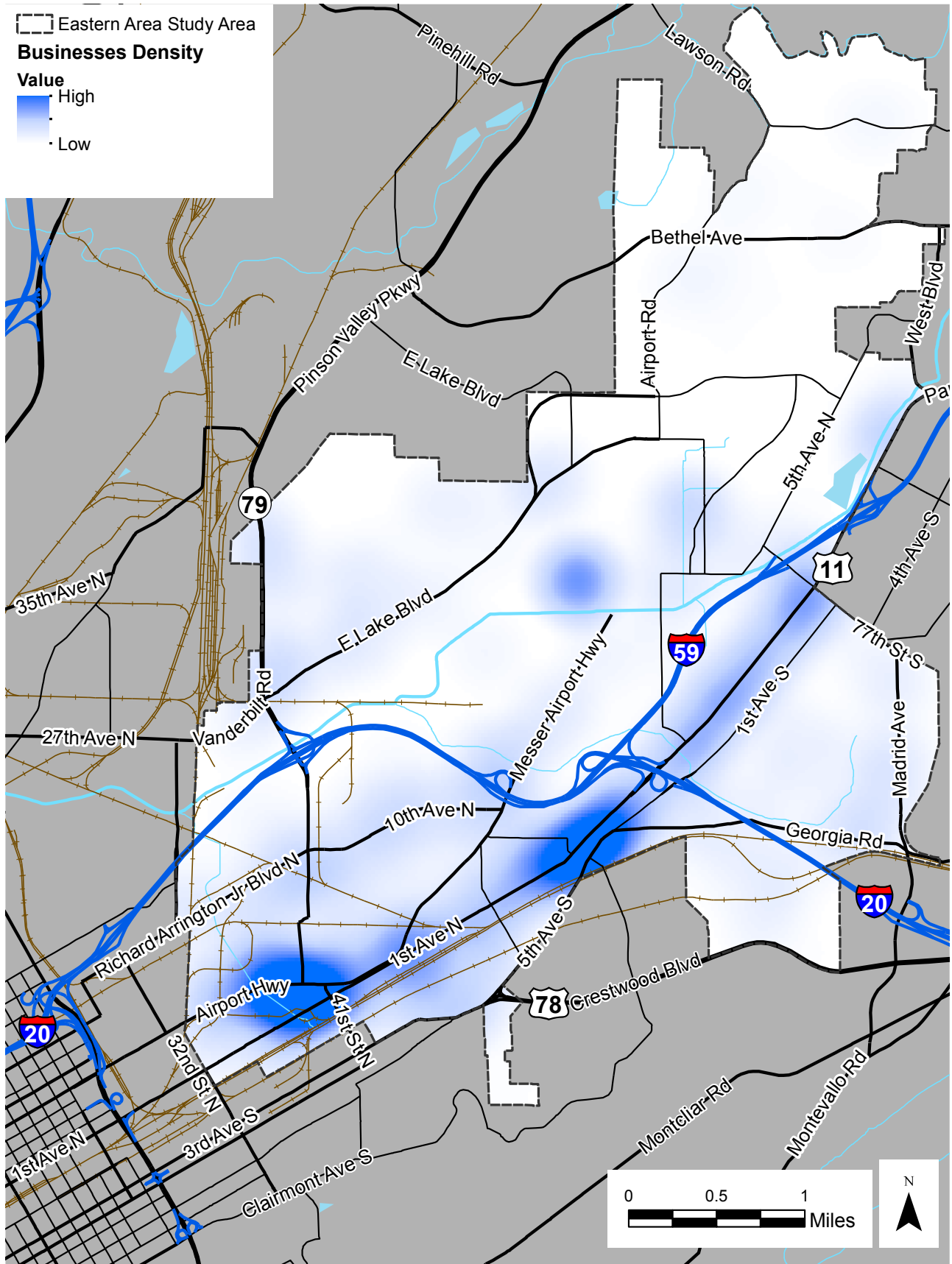
The number of business locations within the market area are most concentrated along the 1st Avenue North (U.S. Highway 11) corridor within the North Avondale and Woodlawn neighborhoods. This corridor area represents about 33% of all business locations in the market area and 23% of all market area jobs.

FIGURE 4.13: Eastern Area Employment Concentration Map



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FIGURE 4.14: Eastern Area Business Concentration Map



4.6. COMMUTING DATA

An analysis of local commuter data of employment by place of work and employment by place of residence indicates that approximately 6% of employed Eastern Area residents are also working in the Eastern Area. Conversely, 94% of employed residents work outside the Eastern Area. Commuting data indicates that the primary destinations of employed residents outside of the Eastern Area are the Birmingham City Center, the South Side/ Mid Town areas, and the Lakeview area. These primary job destinations make up 14% of all employed Eastern Area job locations, thus the remaining 86% of employed residents are working elsewhere within Birmingham and Jefferson County.

4.6.1. AIRPORT HILLS RESIDENTIAL WORKFORCE COMMUTING

Airport Hills commuters are chiefly employed in the downtown Birmingham area, primarily within the Midtown, City Center, and Lakeview Districts. These commuters make up 24.4% of all Airport Hills commuters. Other areas of notable concentrations include the Huffman area (U.S. Highway 11 and St. Vincent's East) with 9.7% as well as the North East Lake and Roebuck areas with 10.5%.

4.6.2. EAST BIRMINGHAM RESIDENTIAL WORKFORCE COMMUTING

East Birmingham commuters are chiefly employed in the downtown Birmingham area, primarily within the Midtown, City Center, and Lakeview Districts. These commuters make up 18.3% of all East Birmingham commuters. Other areas of notable concentrations include the Kingston and Inglenook areas with 6.8% as well as the Eastwood area (Montclair and Montevallo Roads) with 5.7%.

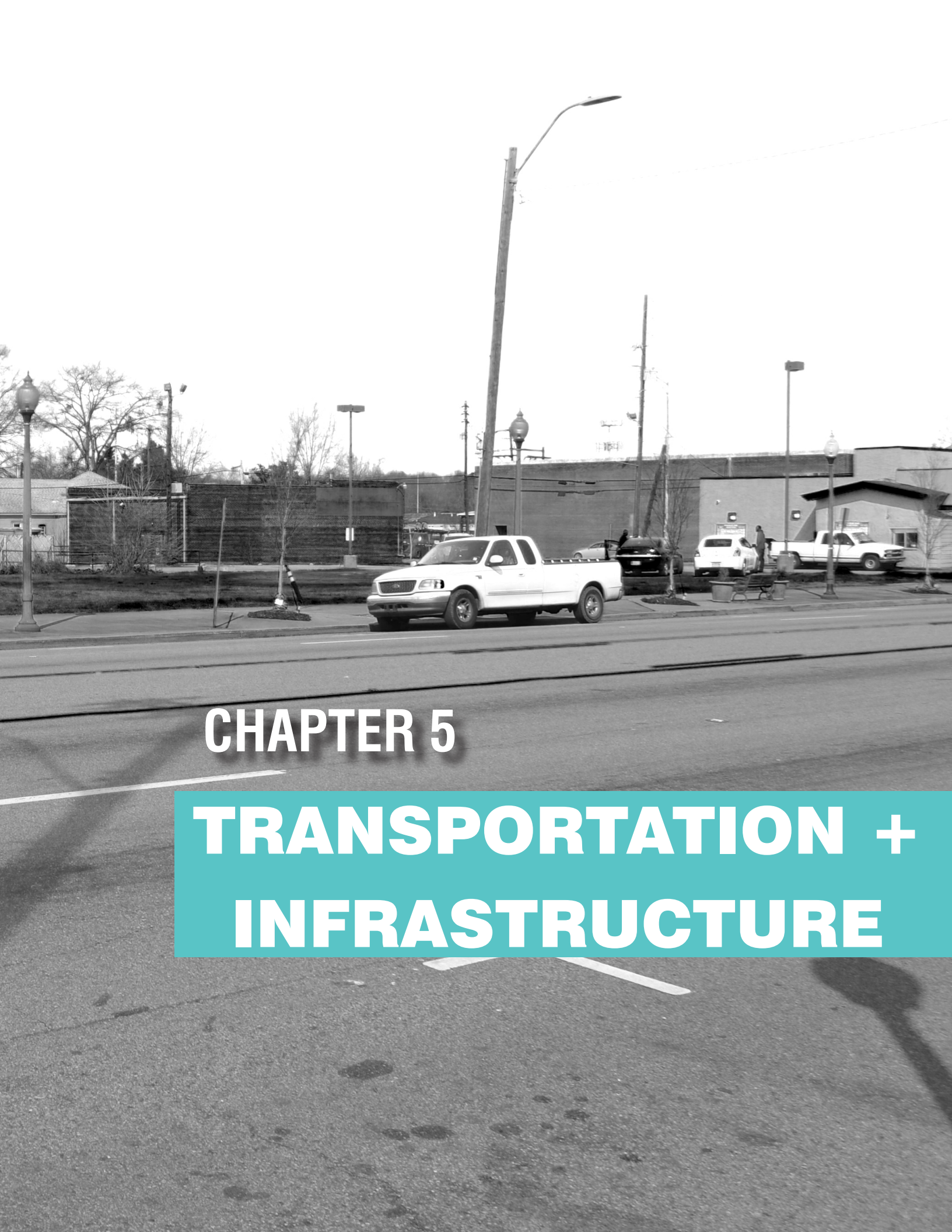
4.6.3. EAST LAKE RESIDENTIAL COMMUTING

East Lake commuters are chiefly employed in the downtown Birmingham area, primarily within the Midtown, City Center, and Lakeview Districts. These commuters make up 21.9% of all East Lake commuters. Other areas of notable concentrations include the North Birmingham area with 5.3% as well as the West Homewood area (West Oxmoor Road and Lakeshore Drive) with 4.2%.

4.6.4. WOODLAWN RESIDENTIAL COMMUTING

The Woodlawn commuters are chiefly employed in the downtown Birmingham area, primarily within the Midtown and City Center Districts. These commuters make up 19.8% of all Woodlawn commuters. Other areas of notable concentrations include the Irondale area with 5.8% as well as the Eastwood area (Montclair and Montevallo Roads) with 5.2%.





CHAPTER 5

TRANSPORTATION + INFRASTRUCTURE

TRANSPORTATION + INFRASTRUCTURE

5.1. FUNCTIONAL ROADWAY CLASSIFICATION

Roadways vary not only in width, design, cross-section, and traffic volume, but also in their function. Roads are classified by the federal government (U.S. Department of Transportation) and State Departments of Transportation (DOTs) according to the transportation function they provide to the community. The functional classification of a road describes the character of service the road is intended to provide. The various road classifications primarily serve two competing functions: access to property and travel mobility depending upon their purpose. Within the Eastern Area, there are approximately 254 miles of roadways grouped into five distinct roadway classifications: interstates, principal arterials, minor arterials, collectors and local streets. These are shown in *Figure 5.1*.

5.1.1. INTERSTATES

The interstates running through the Eastern Area total approximately 20 miles and include I-59 (5.6 miles), I-20 (7.2 miles) and I-20/59 (7.2 miles).

5.1.2. PRINCIPAL ARTERIALS

Principal arterials serve longer inter-urban type trips and traffic traveling through urban areas, including interstates and state highways. The principal arterial roadways within the Eastern Area total approximately 10.3 miles and include the following: US 11 / 1st Avenue North, 3rd Avenue South, 5th Avenue South, Crestwood Boulevard / US 78, Tallapoosa Street and Vanderbilt Road.

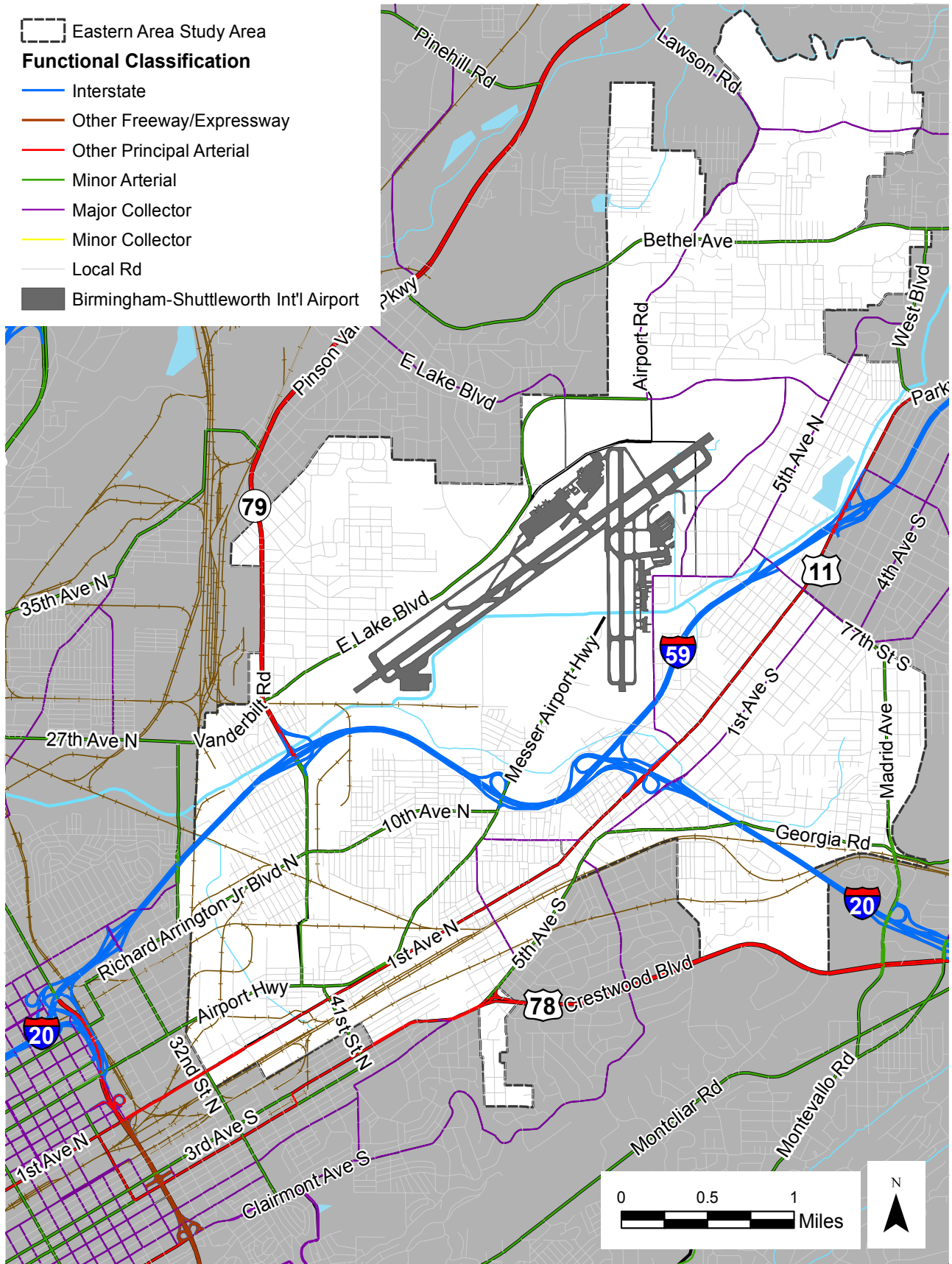
5.1.3. MINOR ARTERIALS

Minor arterials provide moderate length trips. They serve a moderate size geographic area and offer connectivity to higher classified roadways such as interstates and principal arterials. The minor arterial roadways serving the Eastern Area total approximately 18.1 miles and include: 10th Avenue North – 1.1 miles, 1st Avenue South – 0.4 miles, 32nd Street, 39th Street North, 40th Street, 41st Street, 54th Avenue North, 5th Avenue South, 77th Street South, 96th Street North, Airport Highway, Bethel Avenue, East Lake Boulevard, Georgia Road, Madrid Avenue, Messer Airport Highway, Oporto Madrid Boulevard, Richard Arrington Jr. Boulevard, Tarrant Huffman Road, Vanderbilt Road and West Boulevard.

5.1.4. COLLECTORS

Collectors are roadways that serve often definable neighborhoods, which may be bound by arterials with higher classifications. As their name suggests, collector streets ideally “collect and distribute” local traffic, providing a link between local neighborhood streets (i.e. non-arterials) and larger arterials. A collector street may be a major collector or a minor collector. Major collectors are longer in length when they are compared to their minor collector counterparts. While a major collector road offers more mobility than access, they may provide access to properties that are used for commercial, residential or a mix of uses. The major collector roadways within the Eastern Area total approximately 11.7 miles and include: 19th Avenue North, 1st Avenue South, 43rd Avenue North, 50th Street, 54th Avenue North, 55th Place South, 5th Avenue North, 65th Street North, 68th Street North, 77th Street North, 85th Street North, Airport Road, East Lake Road, Georgia Road, Lawson Road, Oporto Madrid Boulevard and Runway Drive. There are no minor collector roadways within the Eastern Area.

FIGURE 5.1: Eastern Area Functional Roadway Classification Map



TRANSPORTATION + INFRASTRUCTURE

5.1.5. LOCAL STREETS

Local Streets are intended to provide the highest degree of land access (short trips at lower speeds), and thus limited mobility, discouraging through traffic. They provide access to individual single-family residential lots, entry and exit to the neighborhood, and connectivity to collectors and thoroughfares. In short, all other roadways not previously listed are considered local streets. Approximately 76.3 percent of all roads within the Eastern Area are local streets, totaling approximately 194 miles.

TABLE 5.1: Lane Miles of Roads within the Eastern Area

Roadway Functional Classification	# of Lane Miles within Eastern Area	% of all Eastern Area Roads
Interstates	20.0	7.9%
Principal Arterials	10.3	4.1%
Minor Arterials	18.1	7.1%
Major Collectors	11.7	4.6%
Minor Collectors	0.0	0.0%
Local Streets	194.0	76.3%
Totals	254.10	100.0%

Source: Birmingham MPO Average Annual Daily Traffic Counts

5.2. ANNUAL AVERAGE DAILY TRAFFIC COUNT

The Annual Average Daily Traffic (AADT) volumes for the major roadways within the Eastern Area are shown in [Figure 5.2](#) and [Table 5.2](#), which lists the locations along roadways where the average daily volumes were the highest in each of the communities. The counts were collected by the Alabama Department of Transportation (ALDOT) at count stations in 2014. This AADT data identifies the volume of traffic moving through each roadway segment on an “average” day of the year; and in doing so, assists future planning by providing a baseline number to be analyzed.

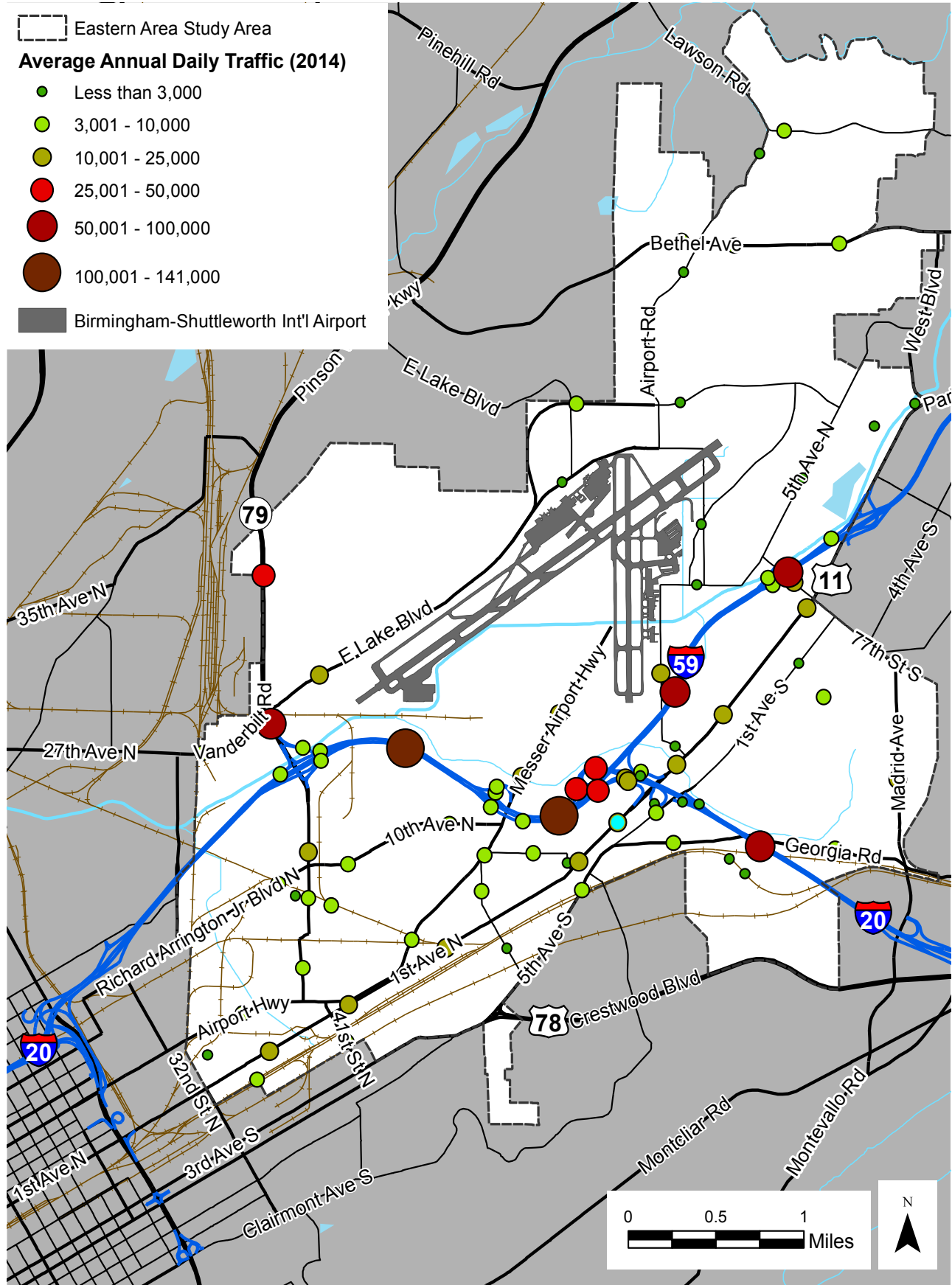
The highest traffic count locations within the Eastern Area are located in the East Birmingham and Woodlawn communities. Listed below are the non-interstate roadways with the highest AADT counts in each of the Eastern Area communities:

- East Birmingham: AL 79, south of 16th Avenue North – 51,050 AADT
- East Lake: US 11, between 64th and 65th Streets – 20,580 AADT
- Woodlawn: 1st Avenue South, between 59th and 60th Streets – 20,260 AADT
- Airport Hills: Huffman Road, west of Marshall Avenue – 5,840 AADT

TABLE 5.2: Average Annual Daily Traffic Counts in the Eastern Area (2013)

Location	AADT Count	Functional Classification of Roadway	Community
I-59 Between Exits 128 (Tallapoosa Str.) and 129 (Messer Airport Hwy)	141,000	Interstate	East Birmingham
I-59 Between Exits 129 (Messer Airport Hwy) and 130 (I-459)	133,940	Interstate	Woodlawn

FIGURE 5.2: Eastern Area Annual Average Daily Traffic Count Map



TRANSPORTATION + INFRASTRUCTURE

Location	AADT Count	Functional Classification of Roadway	Community
I-59 Between Exits 130 (I-20 and 131 (77th Street))	78,110	Interstate	East Lake
I-59 Between Exits 131 (77th Street) and 132 (82nd Str.)	66,500	Interstate	East Lake
I-20 Between Exits 130A (1st Ave. S) and 132 (Montevallo Rd)	61,850	Interstate	Woodlawn
AL79 south of 16th Avenue N	51,050	Principal Arterial	East Birmingham
I-59N off ramp to I-20 East	47,100	Interstate	Woodlawn
I-59S off ramp to I-20E	40,190	Interstate	Woodlawn
AL79 south of 43rd Street	36,490	Principal Arterial	East Birmingham
I-59S on ramp from I-20W	31,120	Interstate	Woodlawn
I-59N off ramp to 1st Avenue N west	24,440	Interstate	Woodlawn
US 11 btwn 64th and 65th Streets	20,580	Principal Arterial	East Lake
1st Avenue S btwn 59th and 60th Street	20,260	Principal Arterial	Woodlawn
AL 7 btwn 68th St S and 69th St S	20,090	Principal Arterial	East Lake
77th Street north of 2nd Avenue N	20,060	Major Collector	East Lake
1st Avenue N south of 76th Street	18,260	Principal Arterial	East Lake
US 11 west of 35th Street South	15,830	Principal Arterial	East Birmingham
Airport Blvd btwn I-59 and 15th Avenue	14,840	Minor Arterial	Woodlawn
Huffman Road west of Marshall Avenue	5,840	Minor Arterial	Airport Hills

Source: Alabama Department of Transportation 2014

5.3. EXISTING TRANSIT ROUTES

The Birmingham Jefferson County Transit Authority (BJCTA), known by the tag name of “Max”, operates fixed local route and express route service in the Eastern Area, and provides demand response service (Paratransit). At present, there are seven existing BJCTA Max bus routes that serve the Eastern Area communities (see [Figure 5.3](#)). They all have origins and destinations in downtown Birmingham, at the BJCTA Central Station. The fixed transit routes serving the Eastern Area communities are listed below and detailed in [Table 5.3](#):

- Route 17 Eastwood Mall
- Route 20 Airport Zion City
- Route 22 Tarrant
- Route 25 Center Point
- Route 26 Jefferson State
- Route 28 South East Lake
- Route 91 Red Line – East West Dart

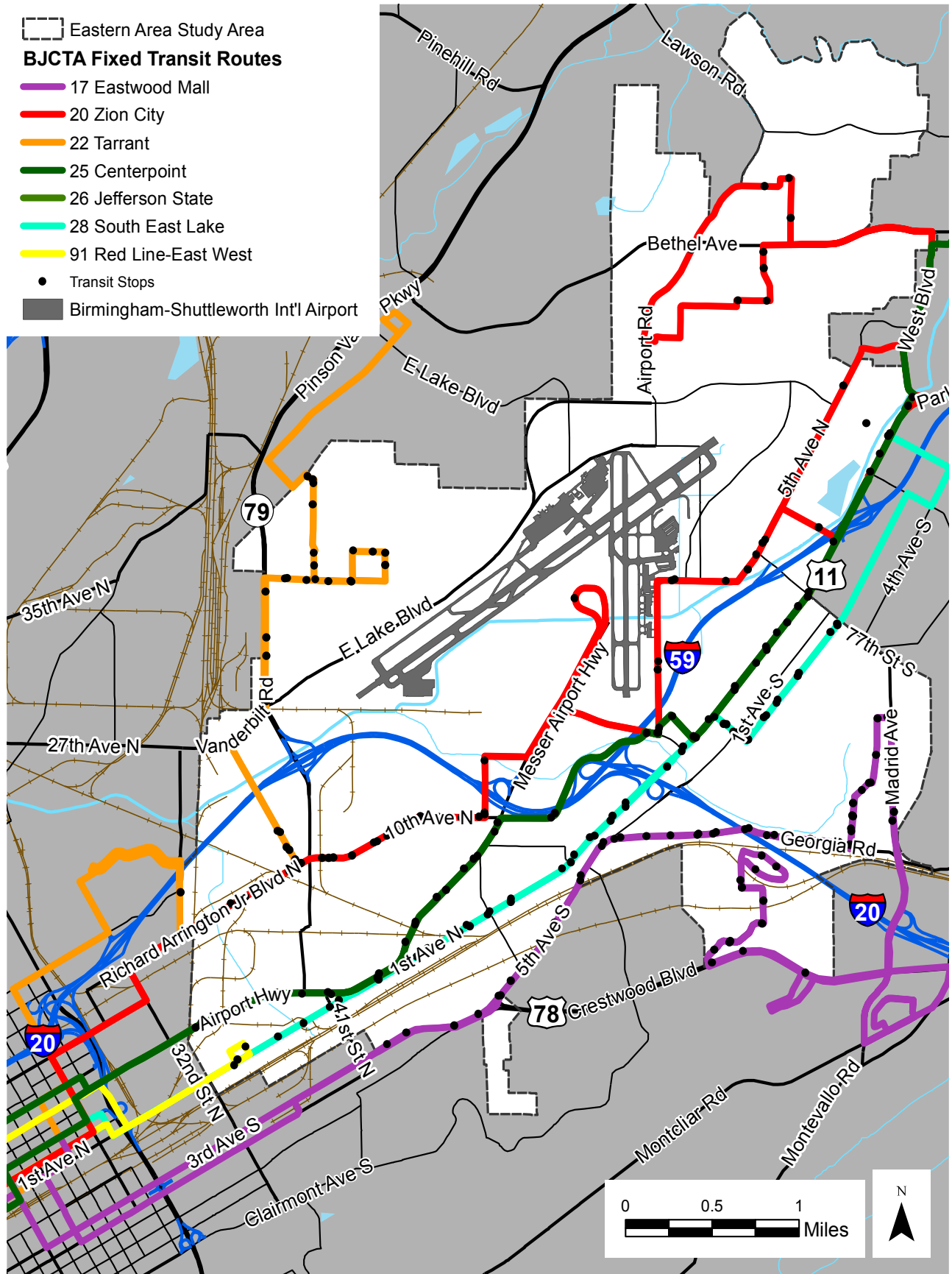
TABLE 5.3: Bus Stops along BJCTA Routes in the Eastern Area

Route	Major Locations Served in the Eastern Area	Riders per Revenue Hour (July 2015 – June 2016)	Serves Eastern Area Communities			
			Airport Hills	East Birmingham	East Lake	Woodlawn
Route 17 Eastwood Mall	Workshops, Inc., Woodlawn High School, Marks Village	21.09 (above average)			X	X
Route 20 Airport Zion City	Morton Simpson Homes, B'ham Airport, Southern Museum of Flight, East Lake Park and Penfield Community	7.09 (below average)	X	X	X	X
Route 22 Tarrant	Patton Park, Vanderbilt Road	13.42 (above average)		X		
Route 25 Center Point	Tom Brown Village, Eastern Health Clinic	23.50 (above average)		X	X	X
Route 26 Jefferson State	1st Avenue North, Tom Brown Village, Eastern Health Clinic	11.56 (below average)		X	X	X
Route 28 South East Lake	B'ham Water Works, Woodlawn High School, Woodlawn Post Office and Woodlawn Library	21.47 (above average)		X	X	X
Route 91 Red Line – East West Dart	B'ham Water Works	7.90 (below average)		X		

Source: BJCTA 2016, Visit www.bjcta.org/schedules-maps/schedule-by-route for Route Schedules

TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.3: BJCTA Transit Routes in the Eastern Area



5.3.1. CLASTRAN

ClasTran is a regional transportation provider comprised of a consortium of county and local governments, and human service agencies. ClasTran primarily provides weekday subsidized paratransit rides for: people who are 60+ traveling in Jefferson, Shelby and Walker Counties; people who are eligible for paratransit under the Americans with Disabilities Act; and people who reside in and travel to or from rural Jefferson or Shelby Counties. These individuals must live outside of the Birmingham Jefferson County's fixed-route transit service boundaries. For people who do not meet the above categories, ClasTran will also provide unsubsidized public transportation rides to anyone residing in the rural areas of these three counties, but travel is on a space-available basis at full fare. The fare for riders using ClasTran is \$4/one-way trip.

5.4. SIDEWALKS

Most streets within the Eastern Area have sidewalks, except for the Airport Hills Community and land surrounding the Airport. However, most of the sidewalks are in poor condition, and need improvement.

For new developments, the City of Birmingham's Subdivision Regulations prioritize the need for sidewalks. Sidewalks in residential areas must be a minimum of 4 foot wide, and a minimum of 6 foot wide for commercial areas on both sides of all major and minor arterials. In addition, the city also requires a 4-foot wide (minimum) sidewalk on both sides of all local streets.

TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.4: East Birmingham Community Sidewalk Map

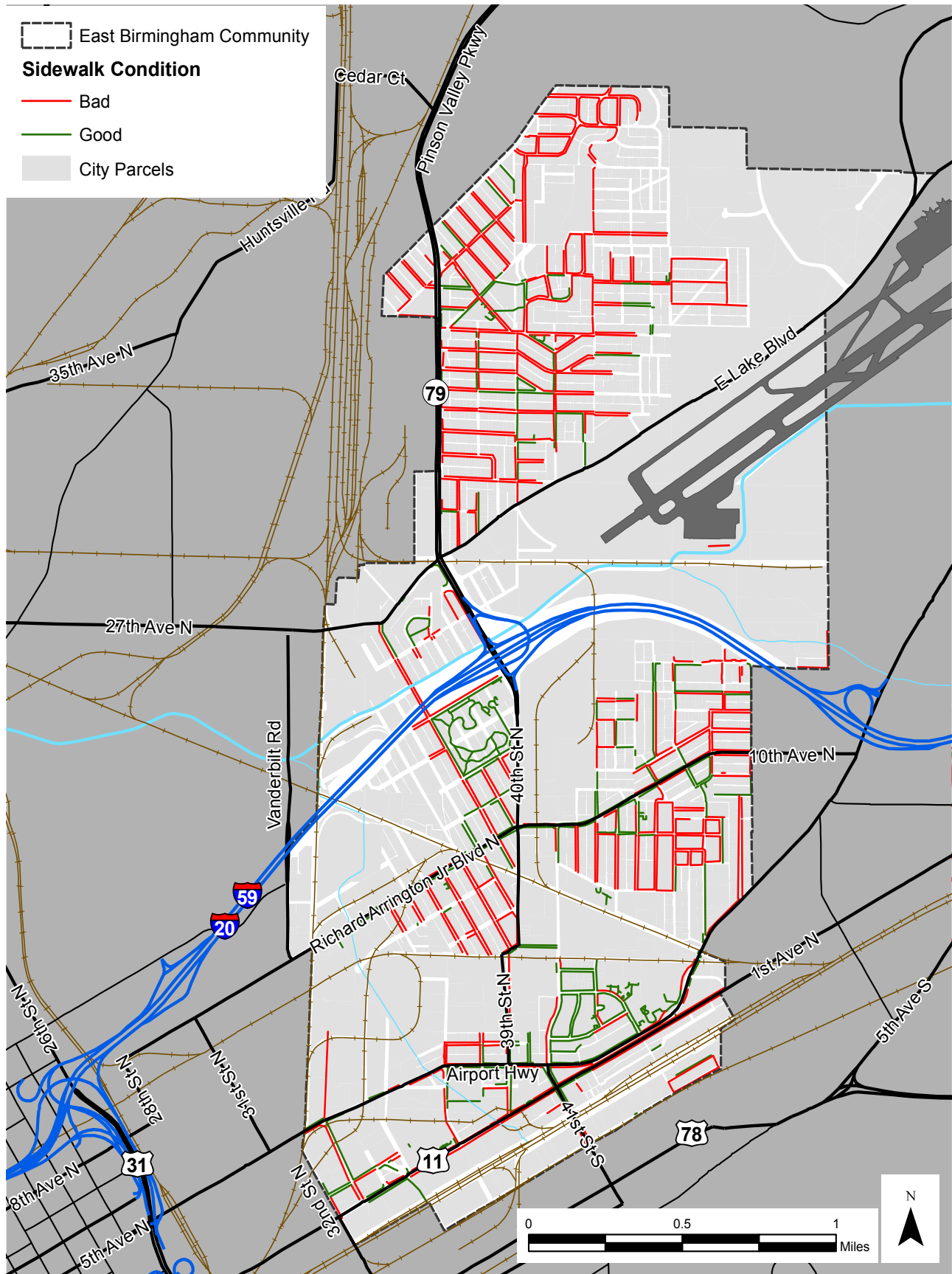
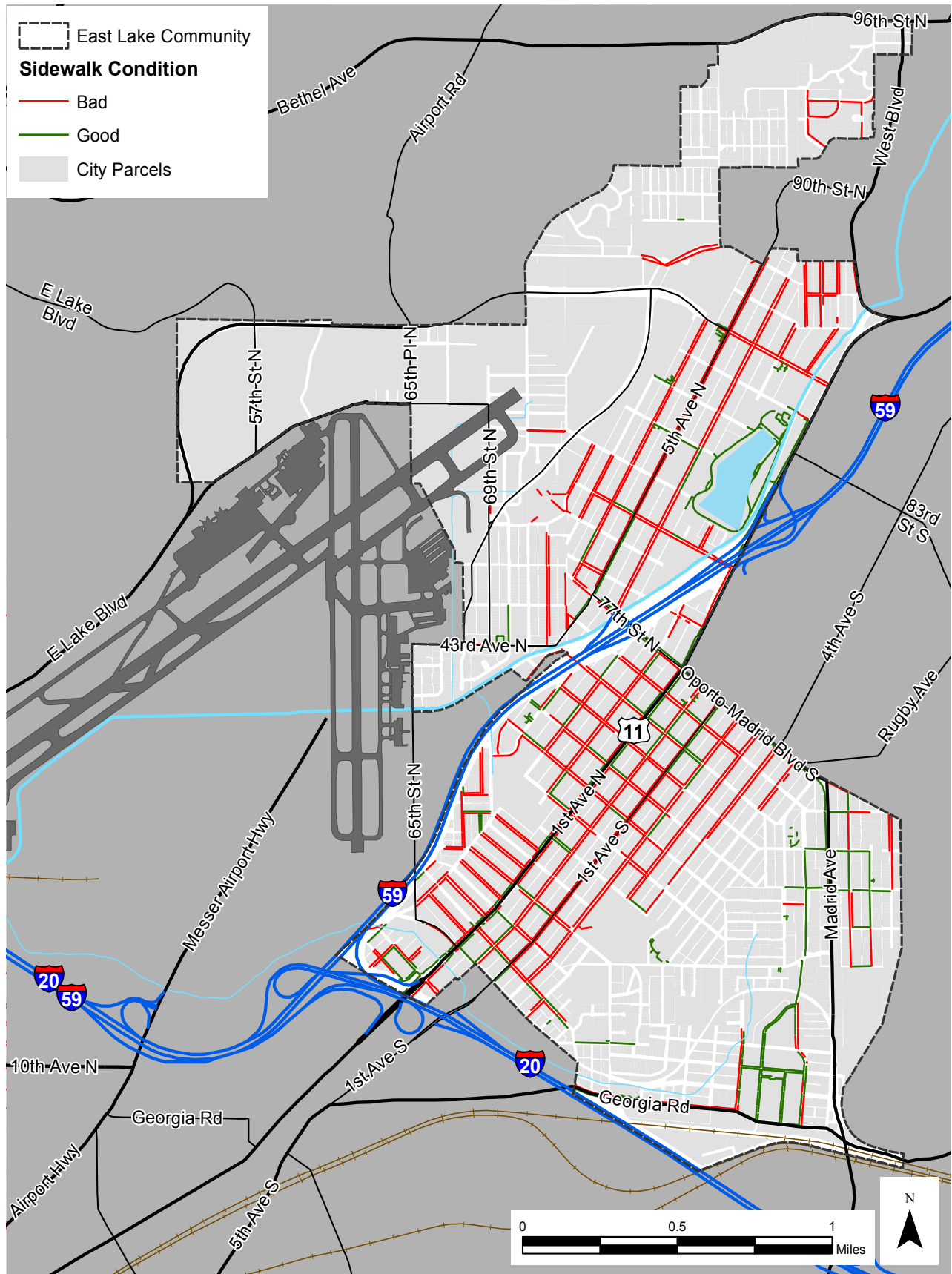
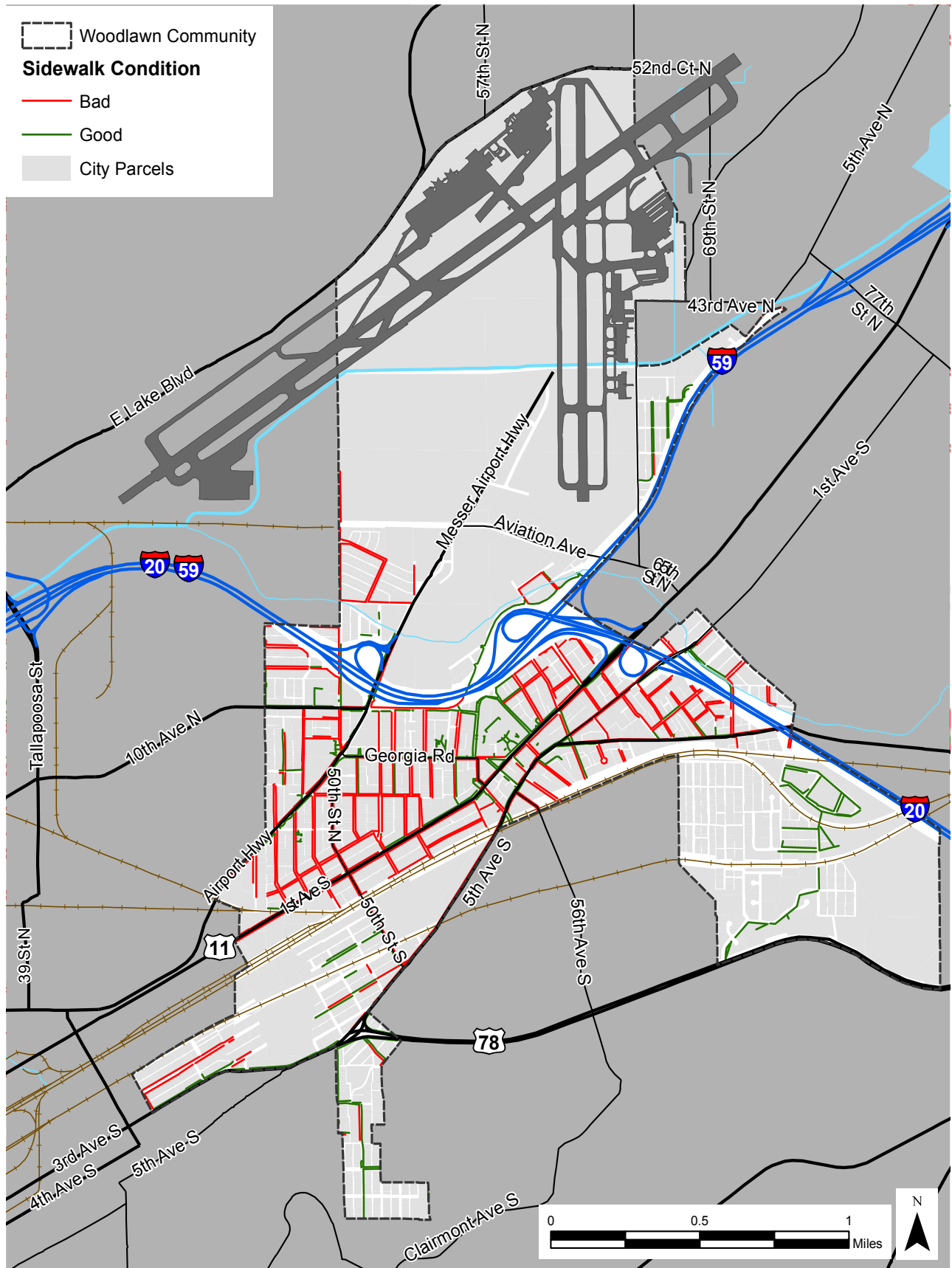


FIGURE 5.5: East Lake Community Sidewalk Map



TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.6: Woodlawn Community Sidewalk Map



5.5. BIKING INFRASTRUCTURE AND TRENDS

5.5.1. BICYCLING TRENDS

According to Strava, a popular mobile application that cyclists use to record their routes and stats, the most heavily-cycled routes in the Eastern Area are on the following roads (see [Figure 5.8](#)):

TABLE 5.4: Unique Cycling Trips within the Eastern Area, 2014-2016

Roadway Functional Classification	# of Unique cycling Trips
1st Avenue South	5374
41st Street South	5192
Georgia Road	2506
5th Avenue South	1929
Crestwood Boulevard	1459

Source: Strava

5.6. RAILROADS

Two (2) Class 1 rail facilities and one (1) regional railroad comprising of nine (9) active freight lines run in an east-west direction through the Eastern Area (See [Figure 5.9](#)). The East Birmingham Community accommodates the most railways. For example, Norfolk Southern operates four (4) major rail lines through the East Birmingham, Woodlawn, and East Lake Communities. While, CSX only operates one (1) rail line through the Eastern Area, in the East Birmingham Community. The Alabama Tennessee Railroad (ATN) operates four (4) freight lines through the East Birmingham and Woodlawn communities that connect the City of Birmingham to the City of Guntersville near the Tennessee River.

TABLE 5.5: Eastern Area Railroads by Owner

Railroad Owner	Class	Community	Distance (miles)
ATN	Shortline	East Birmingham, Woodlawn	2.51
CSX	Class I	East Birmingham	1.97
Norfolk Southern	Class I	East Birmingham, Woodlawn, East Lake	11
Undetermined	N/A	East Birmingham	7.85
Totals			23.33

TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.7: Eastern Area Unique Cycling Trips Map

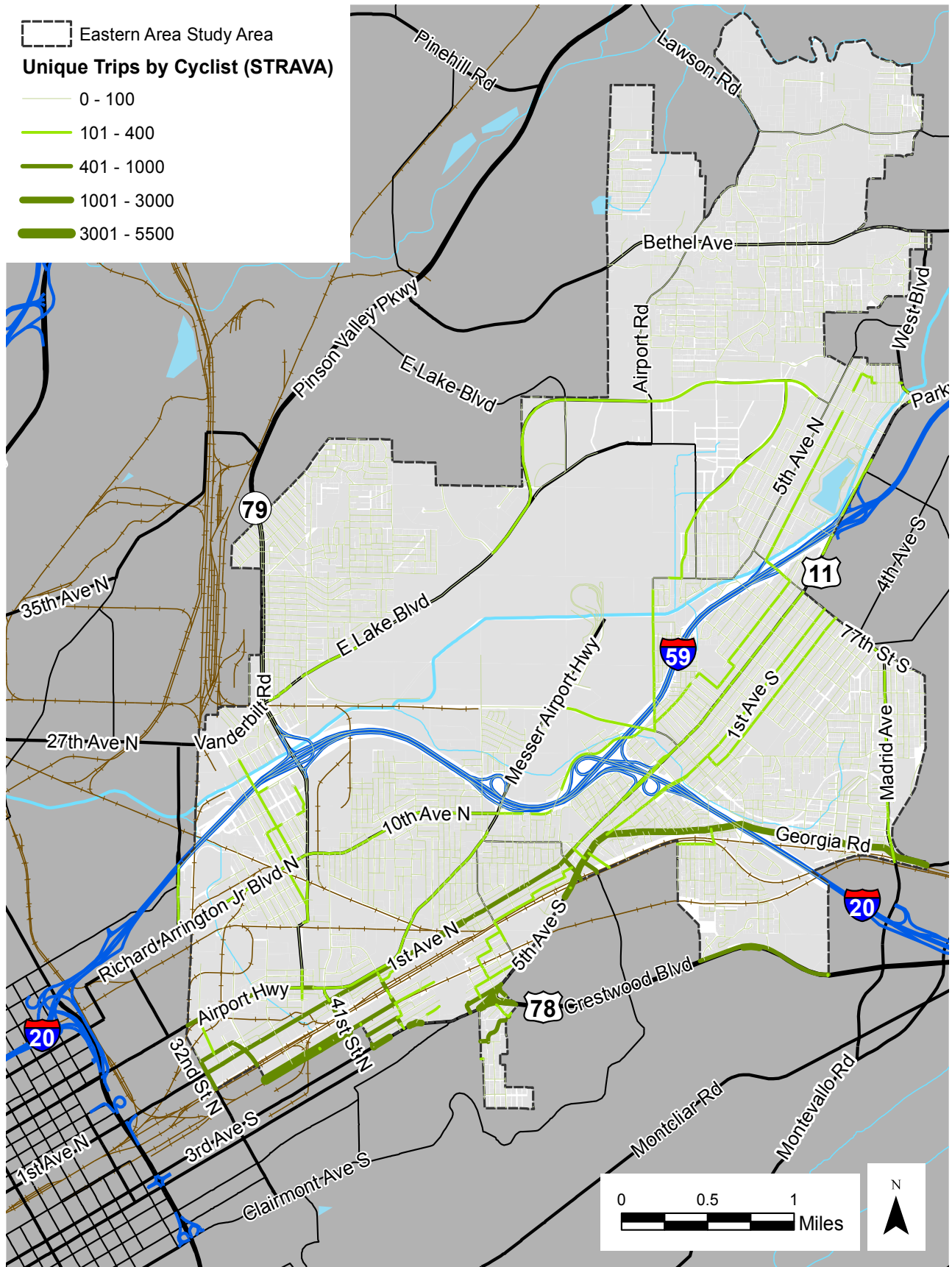
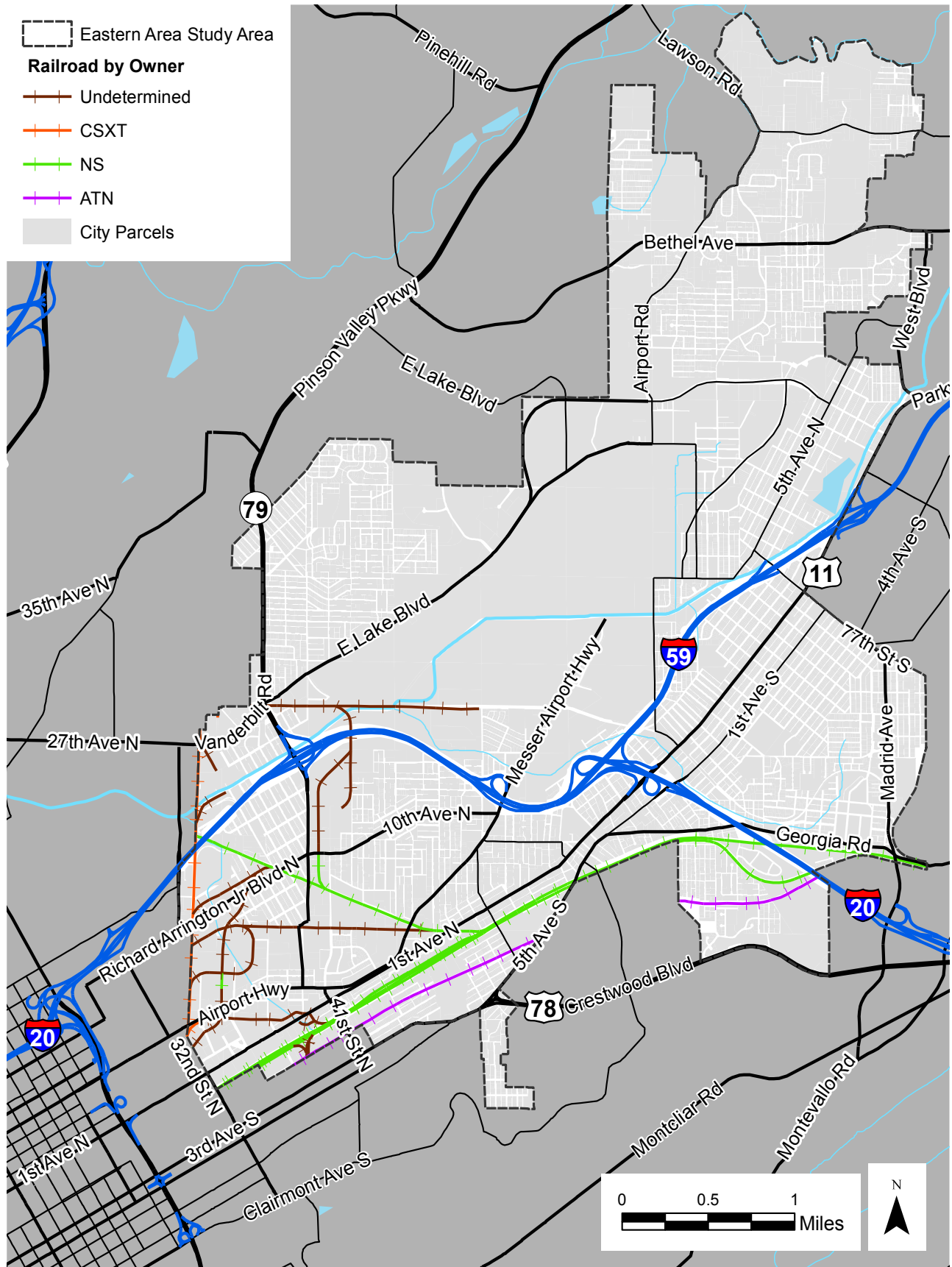


FIGURE 5.8: Eastern Area Railroads by Owner Map







CHAPTER 6

FUTURE LAND USE

FUTURE LAND USE

6.1. INTRODUCTION

A property's land use simply denotes the type of function operating on the property. A property's land use may be residential, commercial, industrial, open space, or even a mix of residential and commercial. Land uses also have densities – as in, residential low, residential high, light industrial, and heavy industrial. Land use differs from zoning in that a property's land use is a general description, whereas a property's zoning district is its legal designation within a municipality's zoning ordinance.

The Eastern Area existing land use map will be presented here as well as the adopted Future Land Use Plan from 2013. The Future Land Use Plan Map is subject to periodic review to see if conditions have changed that may justify an amendment. The final Eastern Area Framework Plan will propose changes to the area's future land use map based on public feedback and the project team's surveys. Once adopted, this Future Land Use Map will be used as the basis and guide for any potential rezoning within the three communities.

6.2. EXISTING LAND USE

The windshield survey completed in the summer of 2016 by City and RPCGB staff provides a real time analysis of all land uses within the Eastern Area. As previously mentioned, land use as well as property conditions were collected on a parcel by parcel basis for each community. The following land use categories were used during the collection process: Vacant, Office, Retail, Heavy Industrial, Light Industrial, Single Family, Multi Family 2-4 units, Multi Family 5-9 Units, Multi Family 10+ units, Institutional, Transportation, Parks and Open Space, and Other. The data collected during the survey provides the base line for the existing land use map and accurately depicts the current housing conditions within each community.

TABLE 6.1: Land Use Description

Land Use	Description
Heavy Industrial	Raw materials and/or goods are processed and/or produced at a high intensity
Institutional	Public or private facilities serving healthcare, education, safety and/or worship
Light Industrial & Warehouse	Raw materials and/or good are stored, repaired and/or serviced
Multi-Family, 2 units	2 to 4 residential units on a parcel
Multi-Family, 5 units	5 to 9 residential units on a parcel
Multi-Family, 10 units	10 or more residential units on a parcel
Office	Commercial services are provided, but no sales tax is assessed
Other	Any undetermined use or combination of identifiable uses on a single lot
Parks and Open Space	Public or private facilities intended for recreation
Retail & Wholesale	Commercial goods and services are provided and sales tax is charged
Rights-of-Way	Streets, alleys, train tracks and other public easements
Single Family	1 residential unit on a parcel
Transportation	Parking lots and/or structures that are the primary use on a parcel
Vacant	No current use

TABLE 6.2: Eastern Area Existing Land Use by Acres and Parcels

Land Use	Acres	% Of Total Acres	Parcels	% Of Total Parcels
Heavy Industrial	197.8	2.7%	39	0.3%
Institutional	230.0	3.1%	181	1.3%
Light Industrial & Warehouse	549.9	7.5%	320	2.3%
Multi-Family, 2 - 4 units	50.3	0.7%	258	1.9%
Multi-Family, 5 - 9 units	30.5	0.4%	61	0.4%
Multi-Family, 10+ units	157.1	2.2%	62	0.4%
Office	124.8	1.7%	138	1.0%
Open Space	176.8	2.4%	28	0.2%
Other	34.7	0.5%	9	0.1%
Parks	130.1	1.8%	47	0.3%
Retail & Wholesale	170.1	2.3%	399	2.9%
Single Family	1551.8	21.2%	7181	52.1%
Transportation	1777.7	24.3%	254	1.8%
Vacant	2124.1	29.1%	4810	34.9%
TOTALS	7,306	100%	13,787	100%

TABLE 6.3: Airport Hills Community Existing Land Use by Acres and Parcels

Land Use	Acres	% Of Total Acres	Parcels	% Of Total Parcels
Institutional	16.1	1.3%	17	0.9%
Light Industrial & Warehouse	1.0	0.1%	1	0.1%
Office	0.5	0.0%	1	0.1%
Other	5.8	0.5%	2	0.1%
Retail & Wholesale	0.8	0.1%	2	0.1%
Single Family	294.7	24.1%	682	34.6%
Transportation	62.2	5.1%	1	0.1%
Vacant	843.7	68.9%	1,265	64.2%
TOTALS	1,225	100%	1,971	100%

FUTURE LAND USE

FIGURE 6.1: Eastern Area Existing Land Use Map

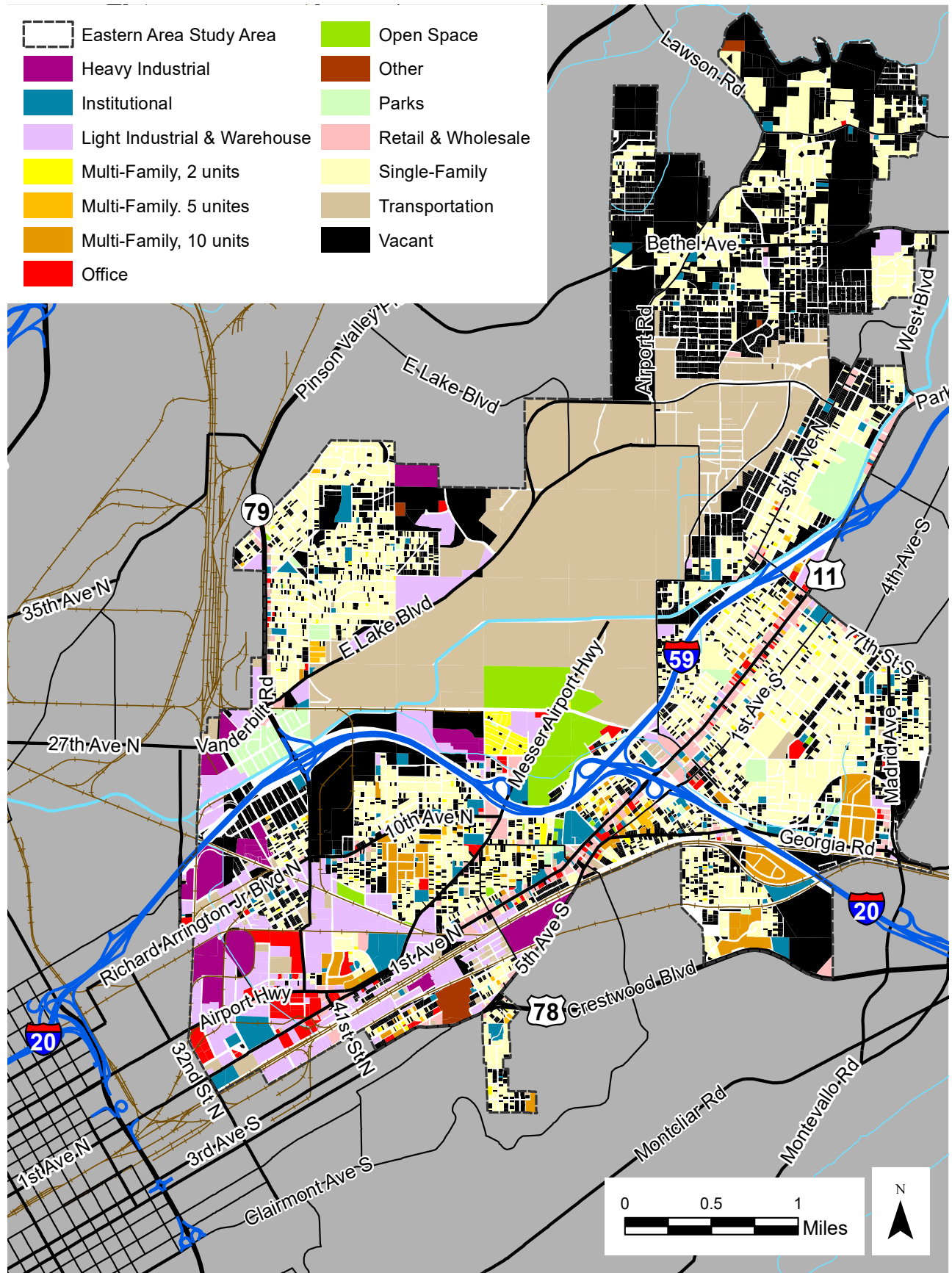
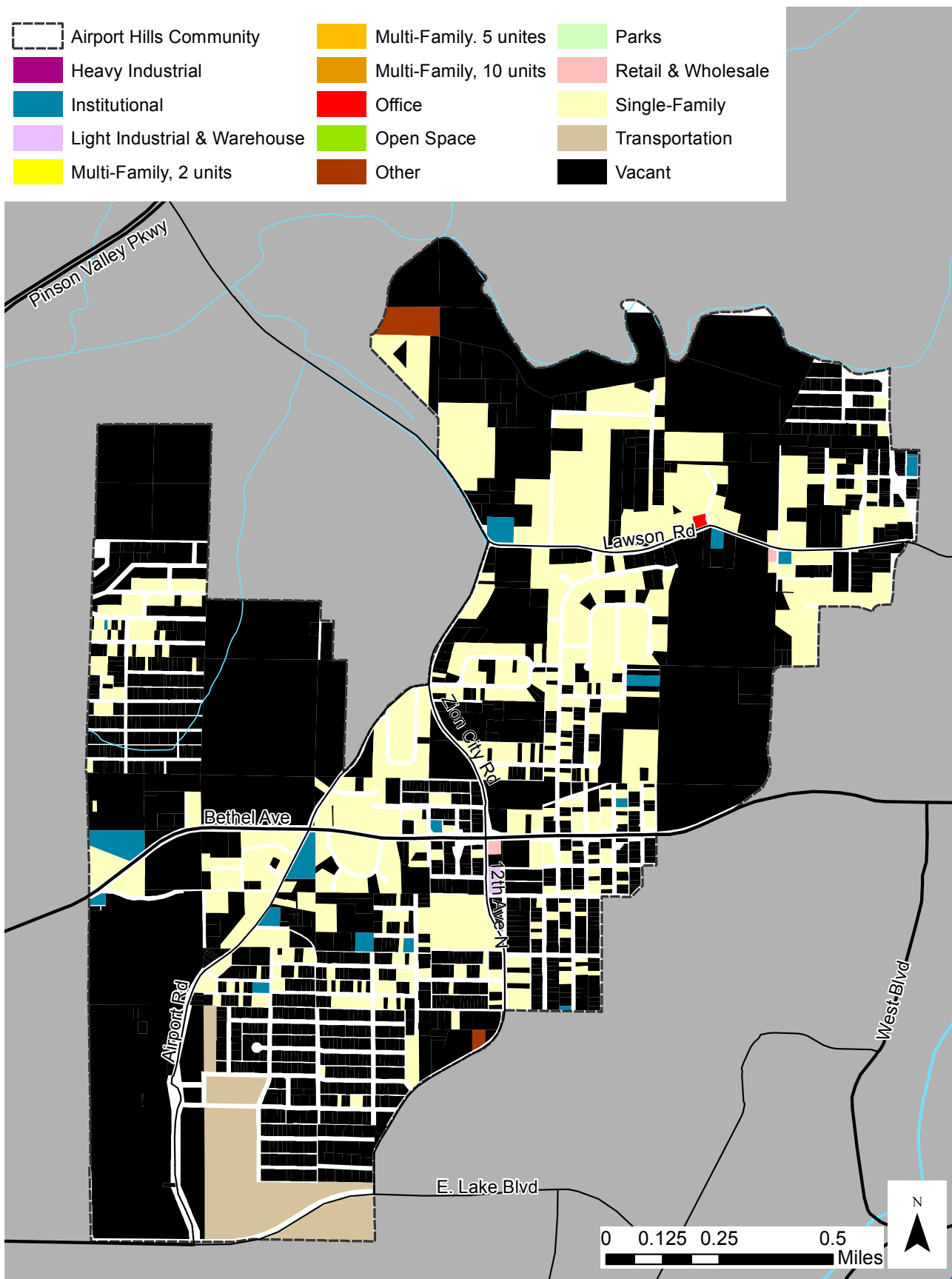


FIGURE 6.2: Airport Hills Community Existing Land Use Map

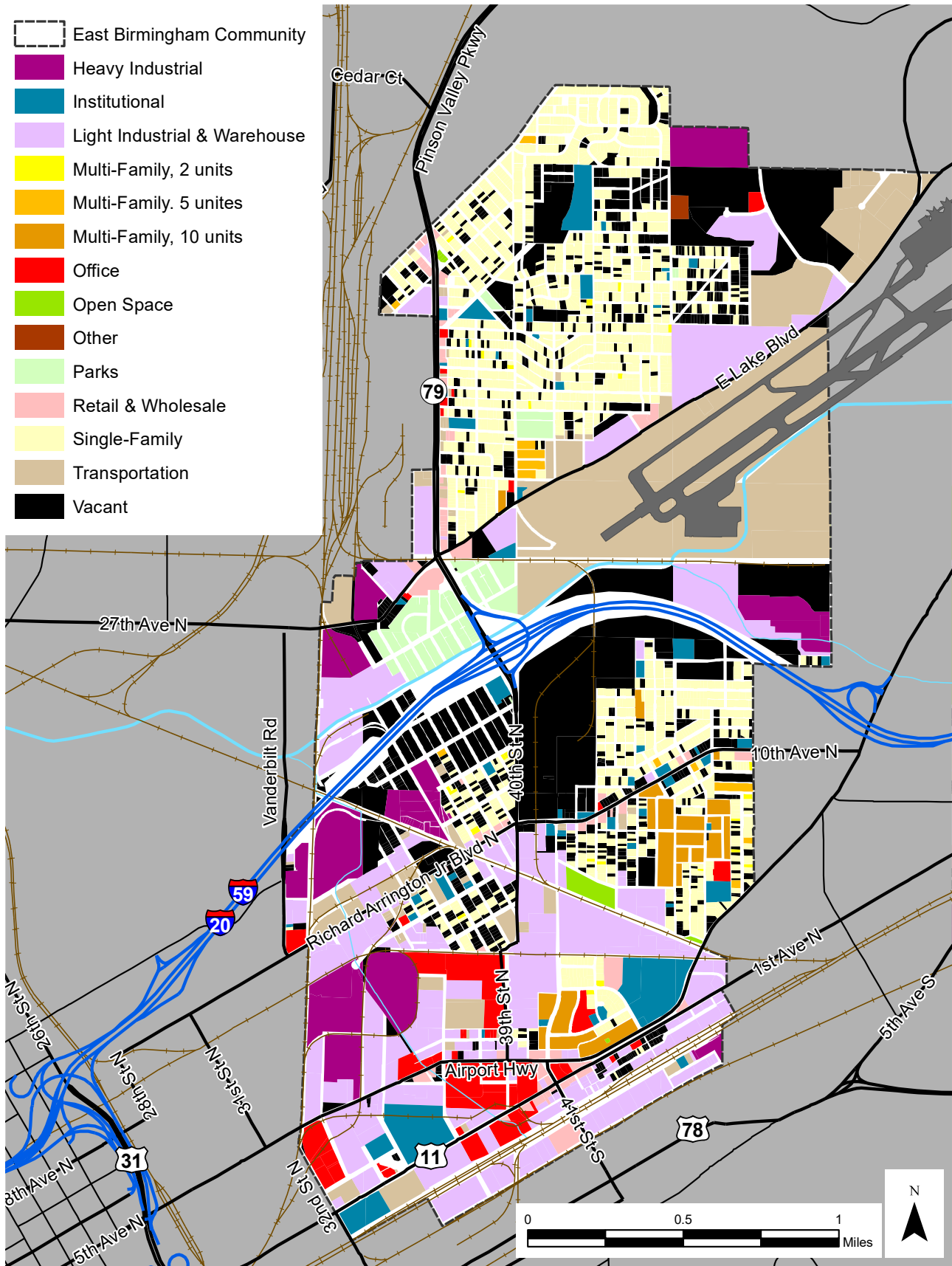


FUTURE LAND USE

TABLE 6.4: East Birmingham Community Existing Land Use by Acres and Parcels

Land Use	Acres	% Of Total Acres	Parcels	% Of Total Parcels
Heavy Industrial	165.0	7.2%	36	0.9%
Institutional	96.2	4.2%	63	1.6%
Light Industrial & Warehouse	442.4	19.3%	219	5.7%
Multi-Family, 2 - 4 units	4.7	0.2%	26	0.7%
Multi-Family, 5 - 9 units	10.0	0.4%	10	0.3%
Multi-Family, 10+ units	45.4	2.0%	21	0.5%
Office	85.3	3.7%	53	1.4%
Open Space	7.6	0.3%	7	0.2%
Other	2.8	0.1%	1	0.0%
Parks	50.3	2.2%	10	0.3%
Retail & Wholesale	39.8	1.7%	84	2.2%
Single Family	394.0	17.2%	2,204	57.6%
Transportation	434.9	19.0%	94	2.5%
Vacant	516.3	22.5%	997	26.1%
TOTALS	2,295	100%	3,825	100%

FIGURE 6.3: East Birmingham Community Existing Land Use Map

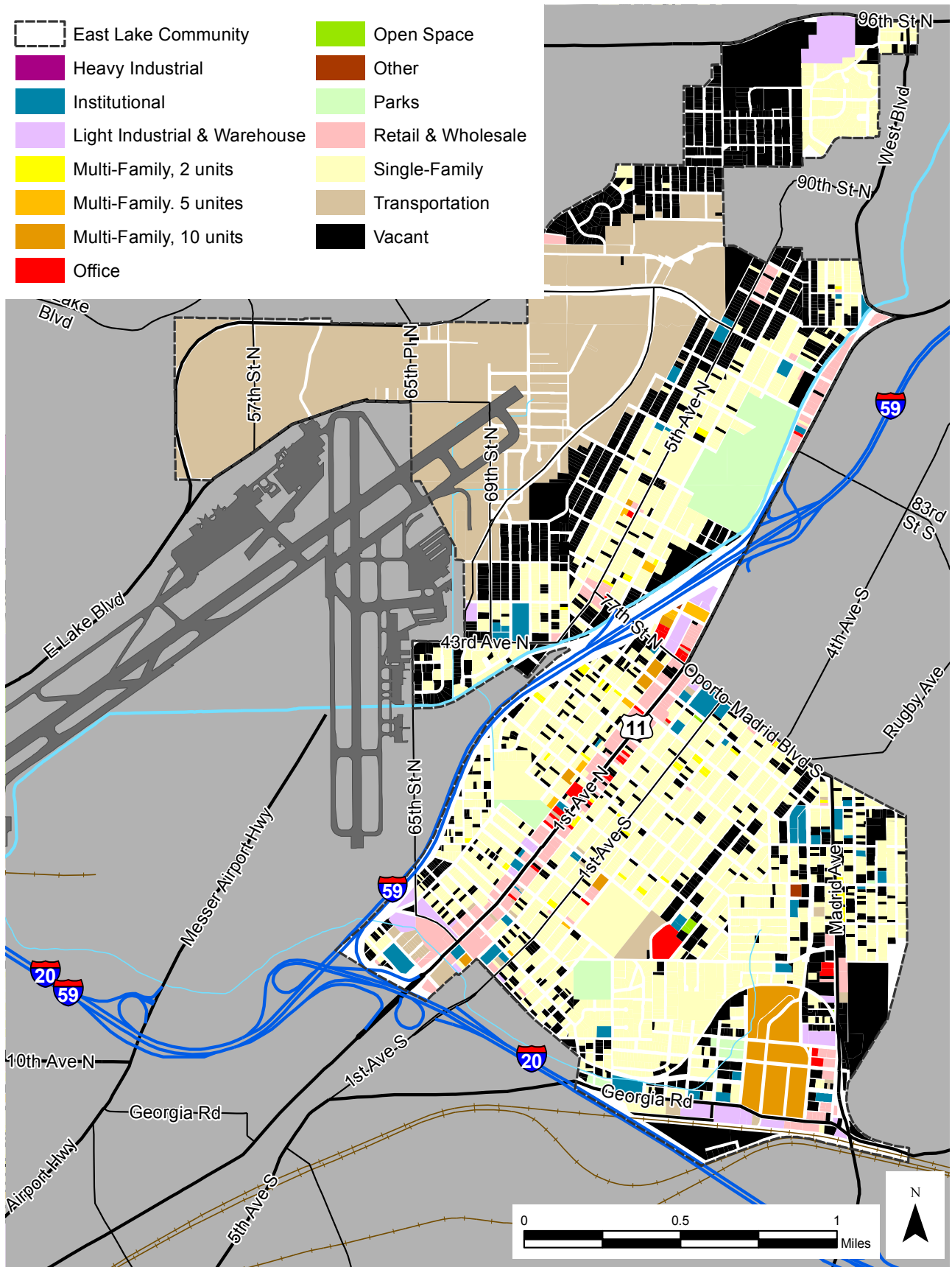


FUTURE LAND USE

TABLE 6.5: East Lake Community Existing Land Use by Acres and Parcels

Land Use	Acres	% Of Total Acres	Parcels	% Of Total Parcels
Institutional	41.8	2.1%	47	1.0%
Light Industrial & Warehouse	39.7	2.0%	32	0.7%
Multi-Family, 2 - 4 units	9.3	0.5%	44	0.9%
Multi-Family, 5 - 9 units	5.3	0.3%	10	0.2%
Multi-Family, 10+ units	45.2	2.3%	8	0.2%
Office	14.5	0.7%	33	0.7%
Open Space	1.0	0.1%	4	0.1%
Other	0.9	0.0%	2	0.0%
Parks	74.5	3.8%	17	0.3%
Retail & Wholesale	67.7	3.5%	167	3.4%
Single Family	619.1	31.6%	2,903	59.6%
Transportation	578.1	29.5%	52	1.1%
Vacant	462.5	23.6%	1,550	31.8%
TOTALS	1,960	100%	4,869	100%

FIGURE 6.4: East Lake Community Existing Land Use Map

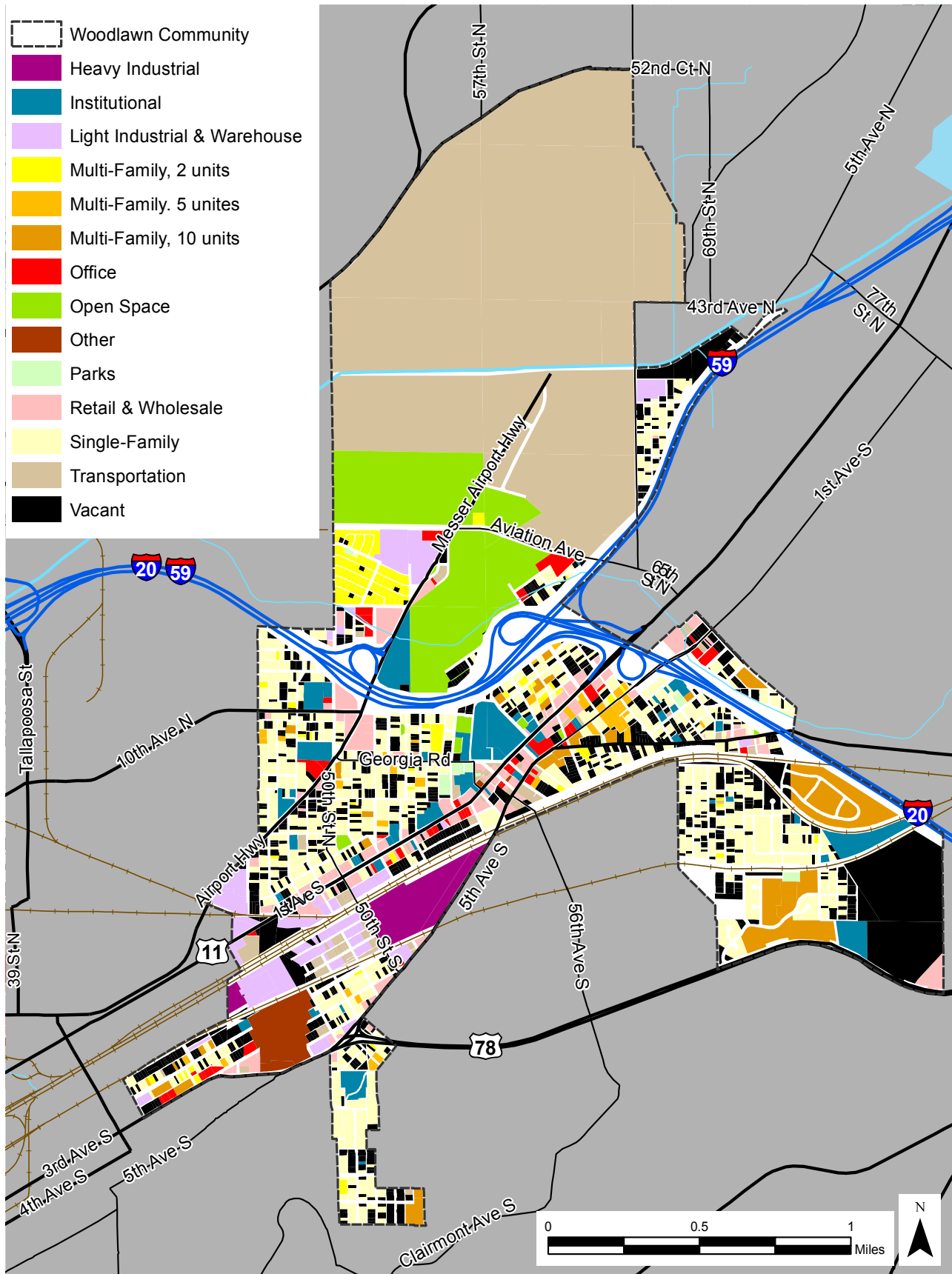


FUTURE LAND USE

TABLE 6.6: Woodlawn Community Existing Land Use by Acres and Parcels

Land Use	Acres	% Of Total Acres	Parcels	% Of Total Parcels
Heavy Industrial	32.8	1.8%	3	0.1%
Institutional	75.9	4.2%	54	1.7%
Light Industrial & Warehouse	66.8	3.7%	68	2.2%
Multi-Family, 2 - 4 units	36.4	2.0%	188	6.0%
Multi-Family, 5 - 9 units	15.2	0.8%	41	1.3%
Multi-Family, 10+ units	66.5	3.7%	33	1.1%
Office	24.5	1.4%	51	1.6%
Open Space	168.2	9.3%	17	0.5%
Other	25.3	1.4%	4	0.1%
Parks	5.2	0.3%	20	0.6%
Retail & Wholesale	61.7	3.4%	146	4.7%
Single Family	243.9	13.5%	1,392	44.6%
Transportation	702.5	39.0%	107	3.4%
Vacant	276.7	15.4%	997	31.9%
TOTALS	1,801	100%	3,121	100%

FIGURE 6.5: Woodlawn Community Existing Land Use Map



FUTURE LAND USE

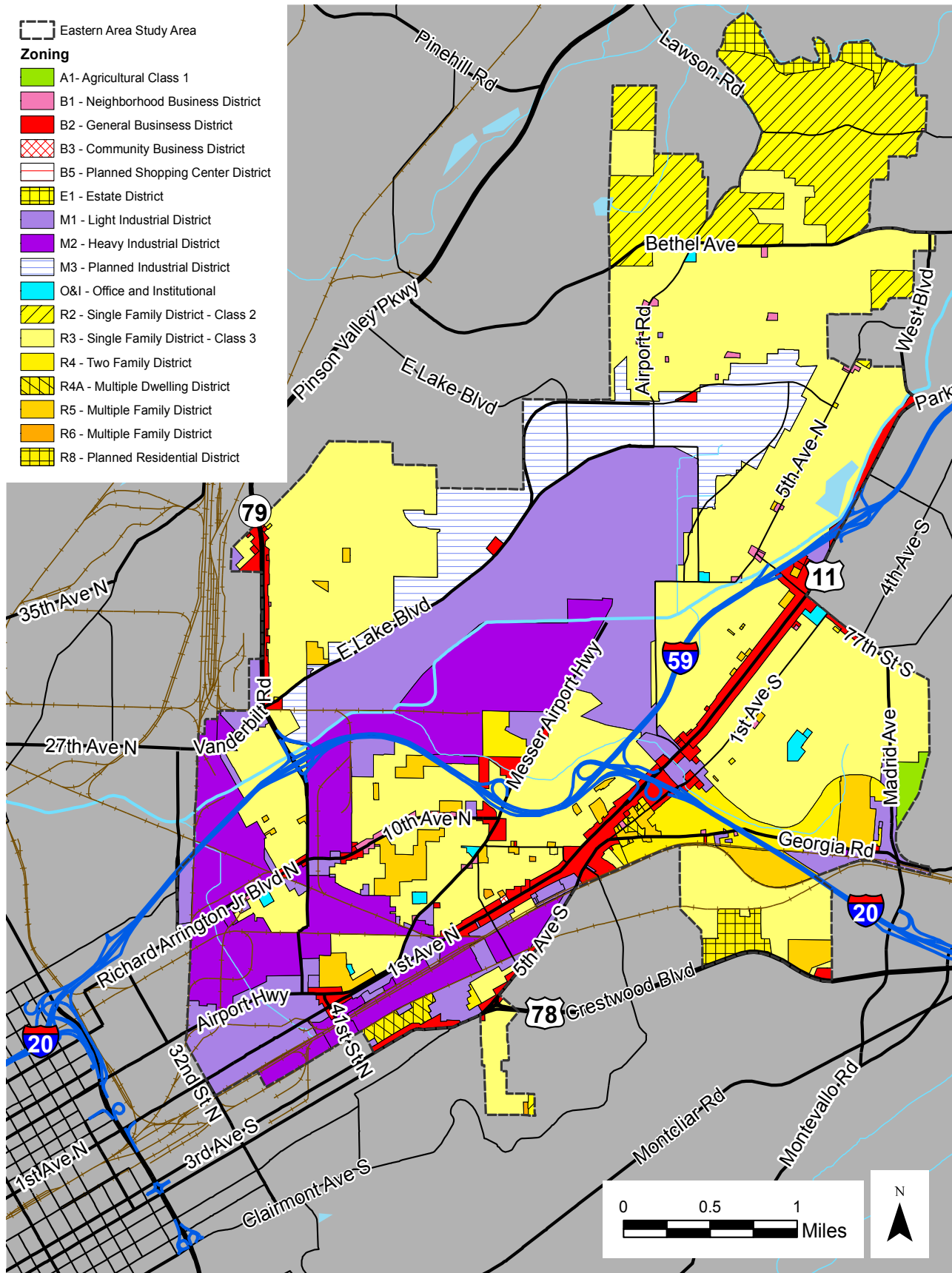
6.3. ZONING

The current zoning map for the Eastern Area regulates the types of uses and density of uses allowed. The City has rewritten and adopted a new zoning ordinance, and plans on applying the new ordinance to each framework plan area once the final framework plan is adopted. The new zoning ordinance will incorporate mixed-use zoning districts as recommended in the Comprehensive Plan. *Figure 6.6* depicts the zoning classifications in the Eastern Area. *Table 6.7* summarizes the zoning classifications for each community.

TABLE 6.7: Eastern Area Zoning by District 2014

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	28.0	0.3%
B1	Neighborhood Business District	41.6	0.4%
B2	General Business District	394.6	4.2%
B3	Community Business District	2.3	0.0%
B5	Planned Shopping Center District	0.5	0.0%
E1	Estate District	67.6	0.7%
M1	Light Industrial District	1553.2	16.6%
M2	Heavy Industrial District	1172.0	12.5%
M3	Planned Industrial District	673.1	7.2%
O1	Office & Institutional	32.9	0.4%
R2	Single Family District- Class 2	784.2	8.4%
R3	Single Family District- Class 3	4018.0	42.9%
R4	Two Family District	223.0	2.4%
R4A	Multiple Dwelling District	36.6	0.4%
R5	Multiple Family District	273.2	2.9%
R6	Multiple Family District	4.1	0.0%
R8	Planned Residential District	50.9	0.5%
TOTALS:		9356	100.0%

FIGURE 6.6: Eastern Area Zoning Map

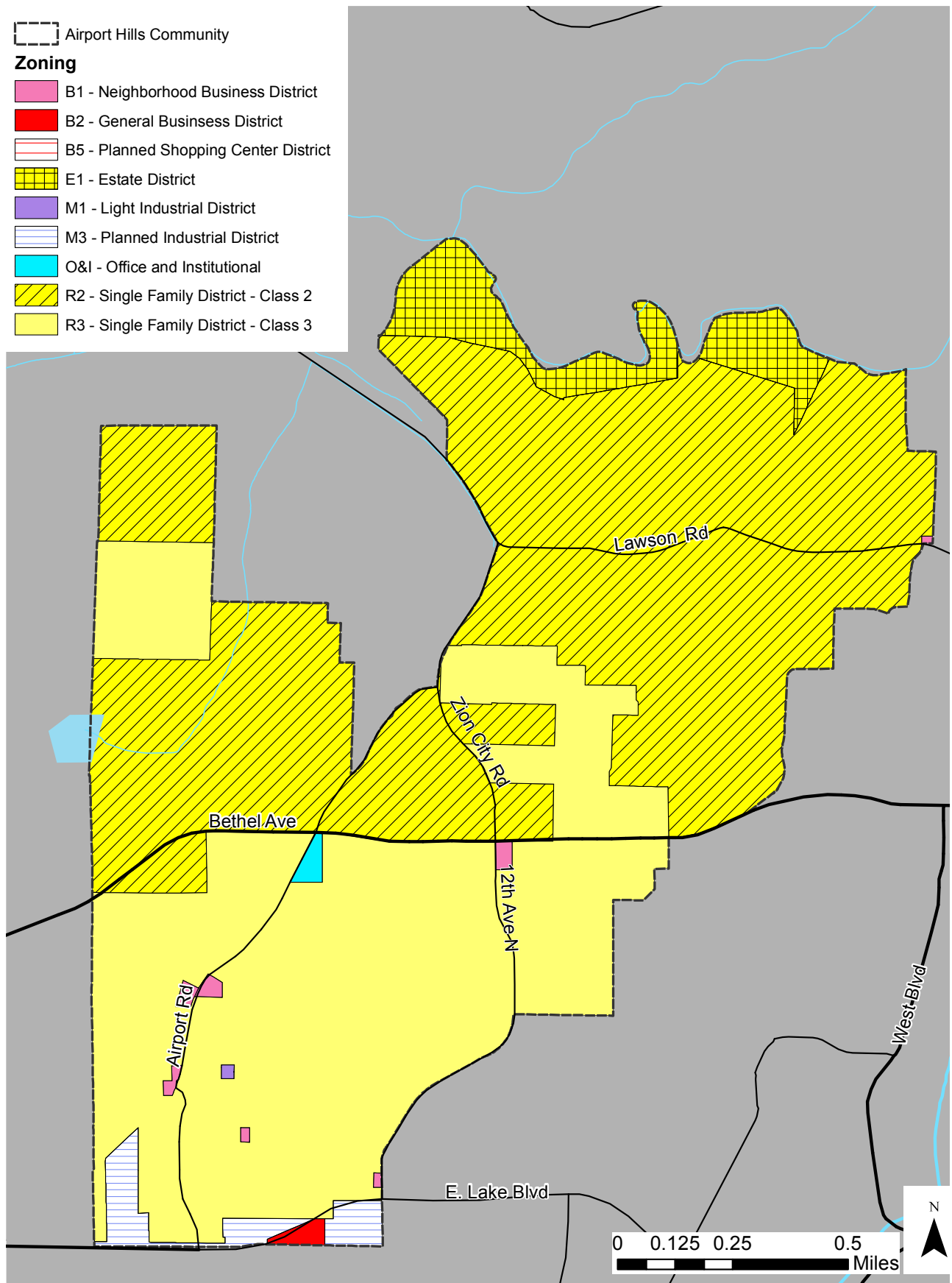


FUTURE LAND USE

TABLE 6.8: Airport Hills Community Zoning by District 2014

Zoning Category		Acres	% of Total Acres
B1	Neighborhood Business District	5.8	0.4%
B2	General Business District	3.1	0.2%
B5	Planned Shopping Center District	0.0	0.0%
E1	Estate District	67.6	4.7%
M1	Light Industrial District	0.5	0.0%
M3	Planned Industrial District	24.6	1.7%
O1	Office & Institutional	3.0	0.2%
R2	Single Family District- Class 2	751.5	52.7%
R3	Single Family District- Class 3	568.8	39.9%
TOTALS:		1425	100.0%

FIGURE 6.7: Airport Hills Community Zoning Map

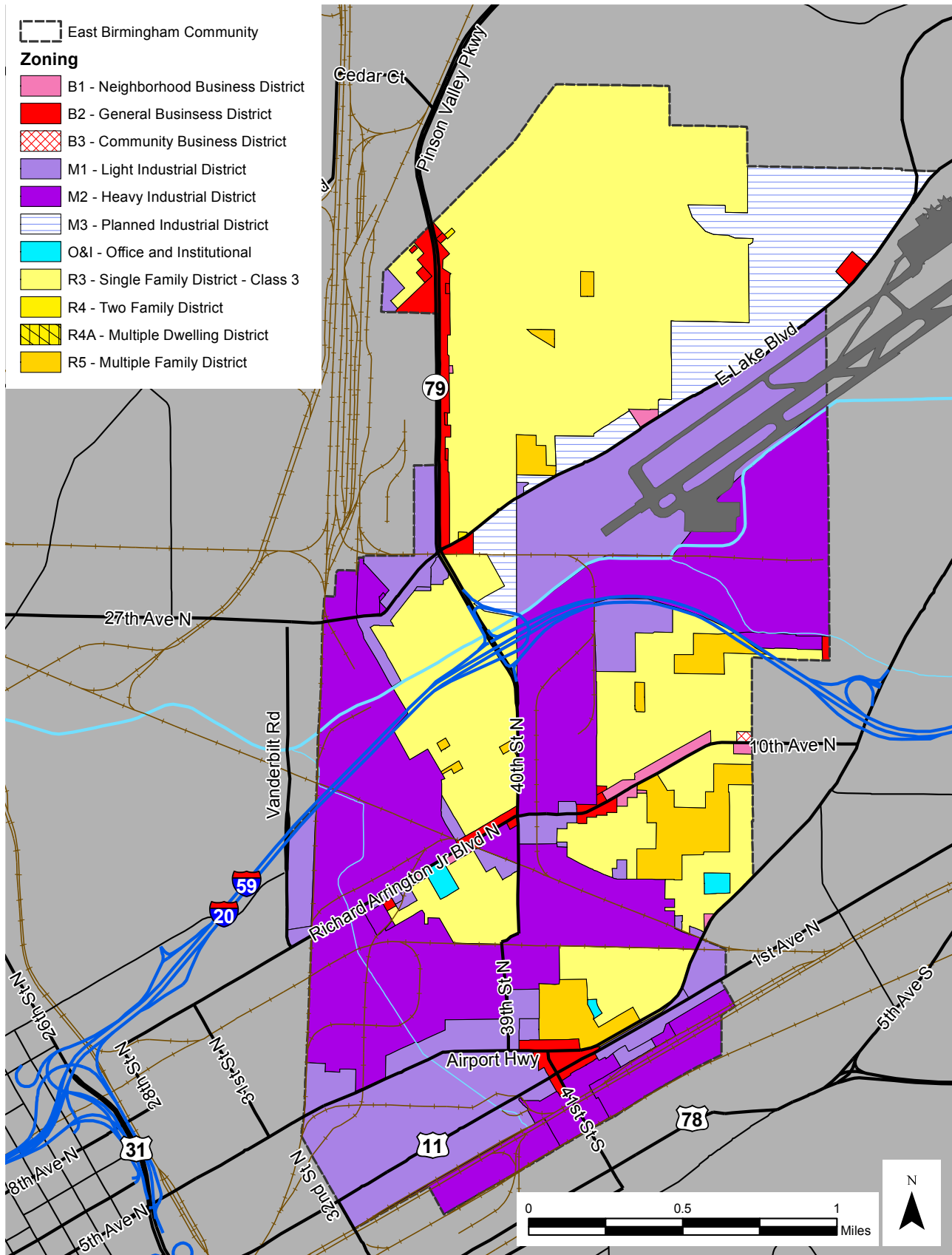


FUTURE LAND USE

TABLE 6.9: East Birmingham Community Zoning by District 2014

Zoning Category		Acres	% of Total Acres
B1	Neighborhood Business District	17.8	0.6%
B2	General Business District	67.5	2.3%
B3	Community Business District	1.2	0.0%
M1	Light Industrial District	597.5	20.1%
M2	Heavy Industrial District	880.1	29.7%
M3	Planned Industrial District	223.3	7.5%
OI	Office & Institutional	9.4	0.3%
R3	Single Family District- Class 3	1065.7	35.9%
R4	Two Family District	0.7	0.0%
R4A	Multiple Dwelling District	0.1	0.0%
R5	Multiple Family District	103.0	3.5%
TOTALS:		2966	100.0%

FIGURE 6.8: East Birmingham Community Zoning Map

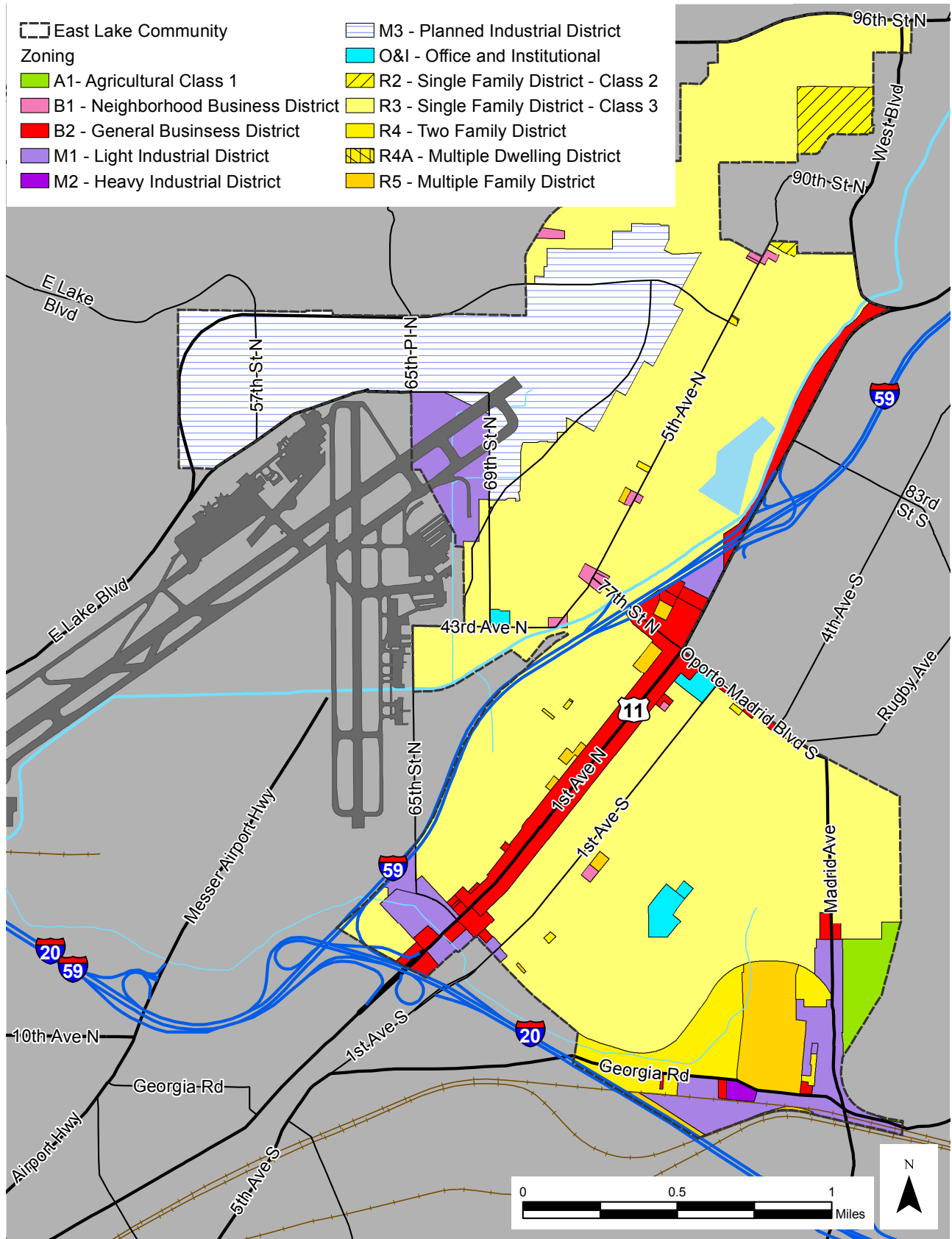


FUTURE LAND USE

TABLE 6.10: East Lake Community Zoning by District 2014

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	28	1.1%
B1	Neighborhood Business District	12.2	0.5%
B2	General Business District	135.6	5.4%
M1	Light Industrial District	168.2	6.7%
M2	Heavy Industrial District	3.5	0.1%
M3	Planned Industrial District	425.0	16.8%
OI	Office & Institutional	17.5	0.7%
R2	Single Family District- Class 2	29.7	1.2%
R3	Single Family District- Class 3	1570.5	62.1%
R4	Two Family District	71.8	2.8%
R4A	Multiple Dwelling District	0.8	0.0%
R5	Multiple Family District	65.3	2.6%
TOTALS:		2528	100.0%

FIGURE 6.9: East Lake Community Zoning Map

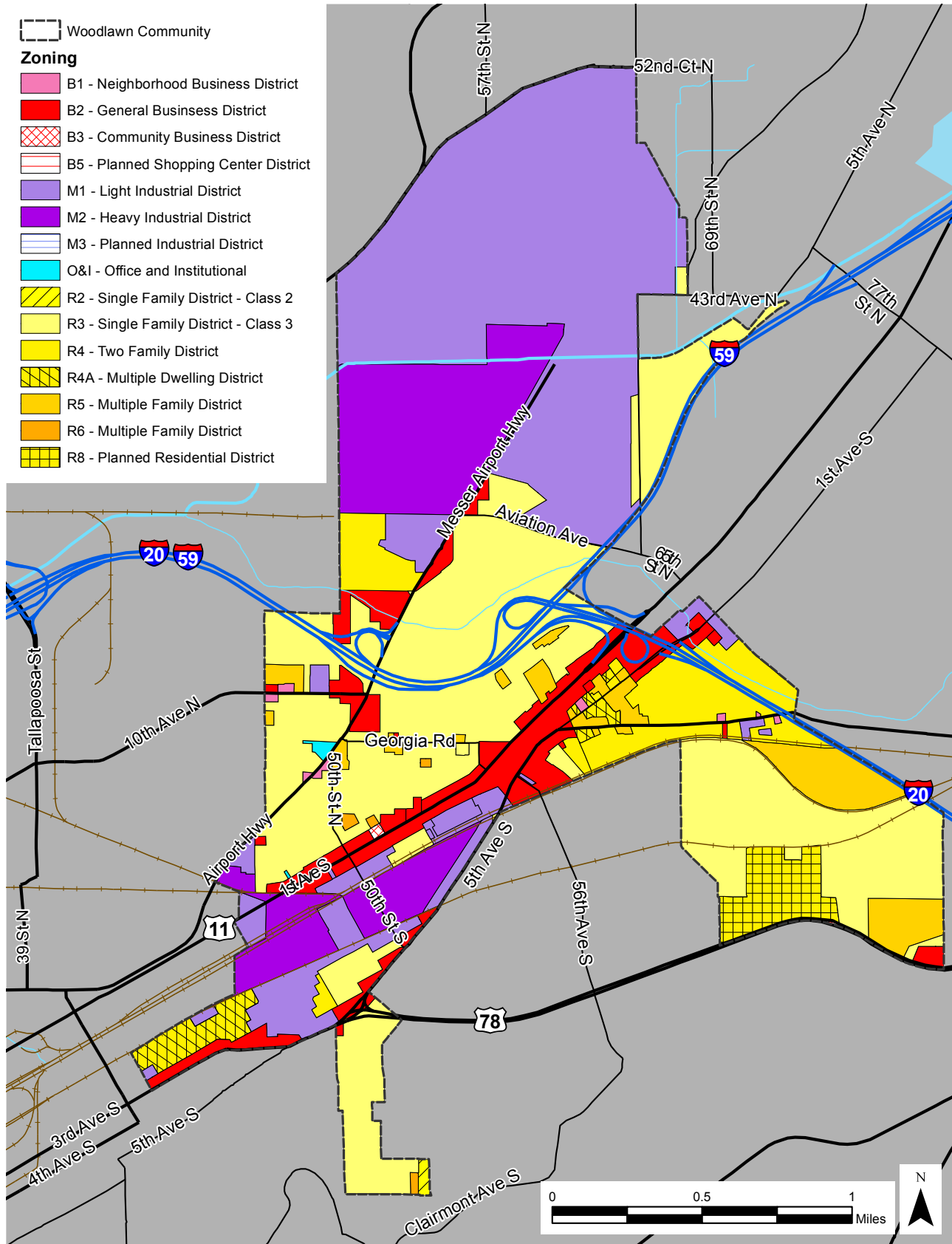


FUTURE LAND USE

TABLE 6.11: Woodlawn Community Zoning by District 2014

Zoning Category		Acres	% of Total Acres
B1	Neighborhood Business District	5.8	0.2%
B2	General Business District	188.4	7.7%
B3	Community Business District	1.2	0.0%
B5	Planned Shopping Center District	0.5	0.0%
M1	Light Industrial District	786.9	32.3%
M2	Heavy Industrial District	288.4	11.8%
M3	Planned Industrial District	0.1	0.0%
O1	Office & Institutional	3.1	0.1%
R2	Single Family District- Class 2	3.0	0.1%
R3	Single Family District- Class 3	813.0	33.4%
R4	Two Family District	150.5	6.2%
R4A	Multiple Dwelling District	35.7	1.5%
R5	Multiple Family District	104.9	4.3%
R6	Multiple Family District	4.1	0.2%
R8	Planned Residential District	50.9	2.1%
TOTALS:		2436	100.0%

FIGURE 6.10: Woodlawn Community Zoning Map



FUTURE LAND USE

6.4. FUTURE LAND USE

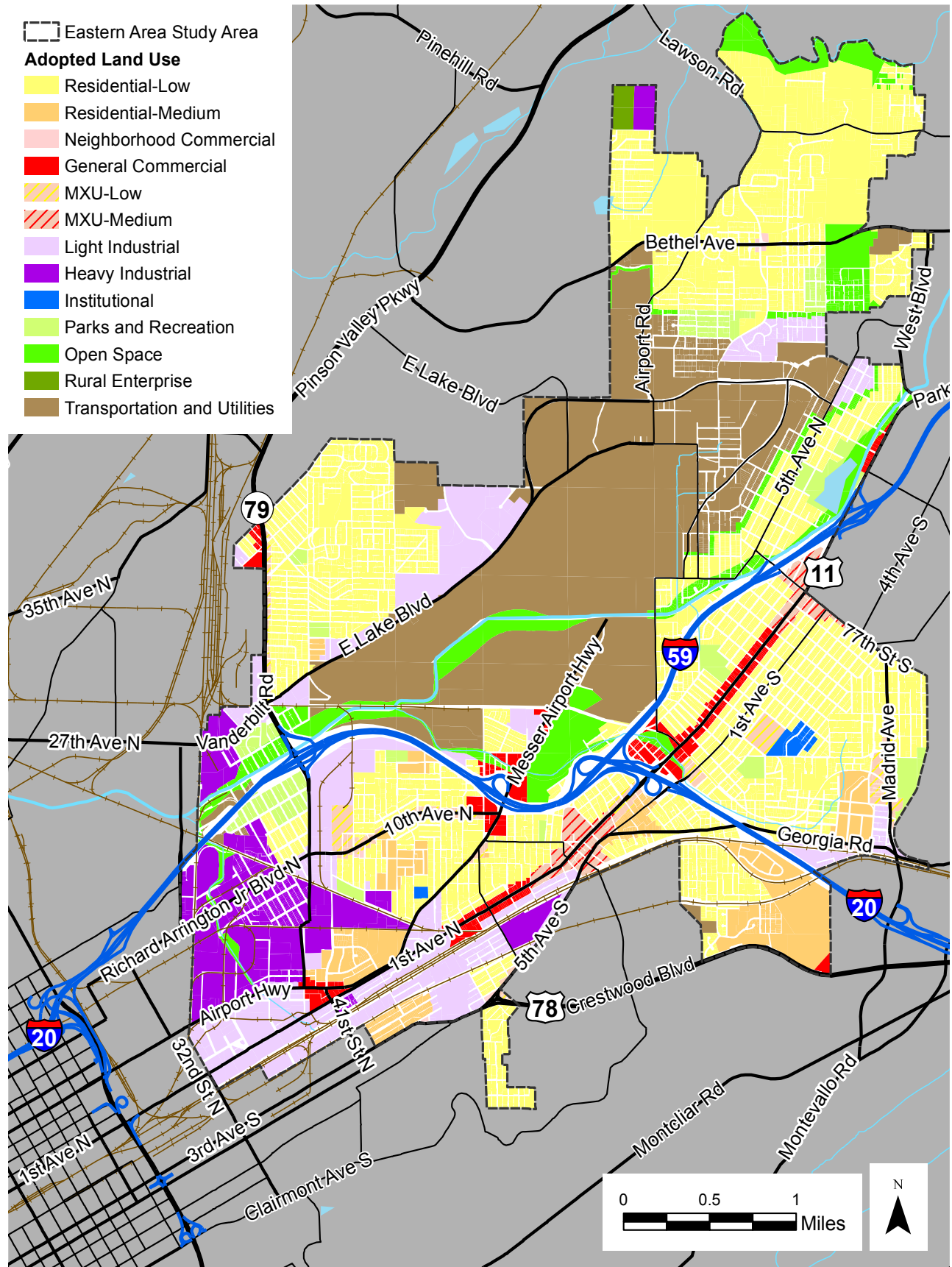
The City of Birmingham's 2013 Comprehensive Plan adopted a Future Land Use Plan for the entire city. The adopted Future Land Use Plan involved an extensive examination of all land uses throughout the city as well as a lengthy public feedback process. The map below shows the future land use for the Eastern Area Framework Plan. Based on the windshield surveys and public involvement, the final Framework Plan may propose changes to the Future Land Use Plan. All plans and amendments are subject to review and approval at a public hearing before the Birmingham Planning Commission.

The future land use maps set forth for the Eastern area by the comprehensive plan creates distinct land use characteristics for each community.

TABLE 6.12: Eastern Area Future Land Use by Acres and Parcels

Future Land Use	Acres	% Of Total Acres
Residential-Low	2647.6	36%
Residential-Medium	354.5	5%
Neighborhood Commercial	8.4	0%
General Commercial	147.9	2%
MXU-Low	117.3	2%
MXU-Medium	85.2	1%
Light Industrial	780.0	11%
Heavy Industrial	459.2	6%
Institutional	21.9	0%
Parks and Recreation	209.9	3%
Open Space	520.0	7%
Rural Enterprise	20.0	0%
Transportation and Utilities	1953.6	27%
Total:	7326	100%

FIGURE 6.11: Eastern Area Future Land Use Map

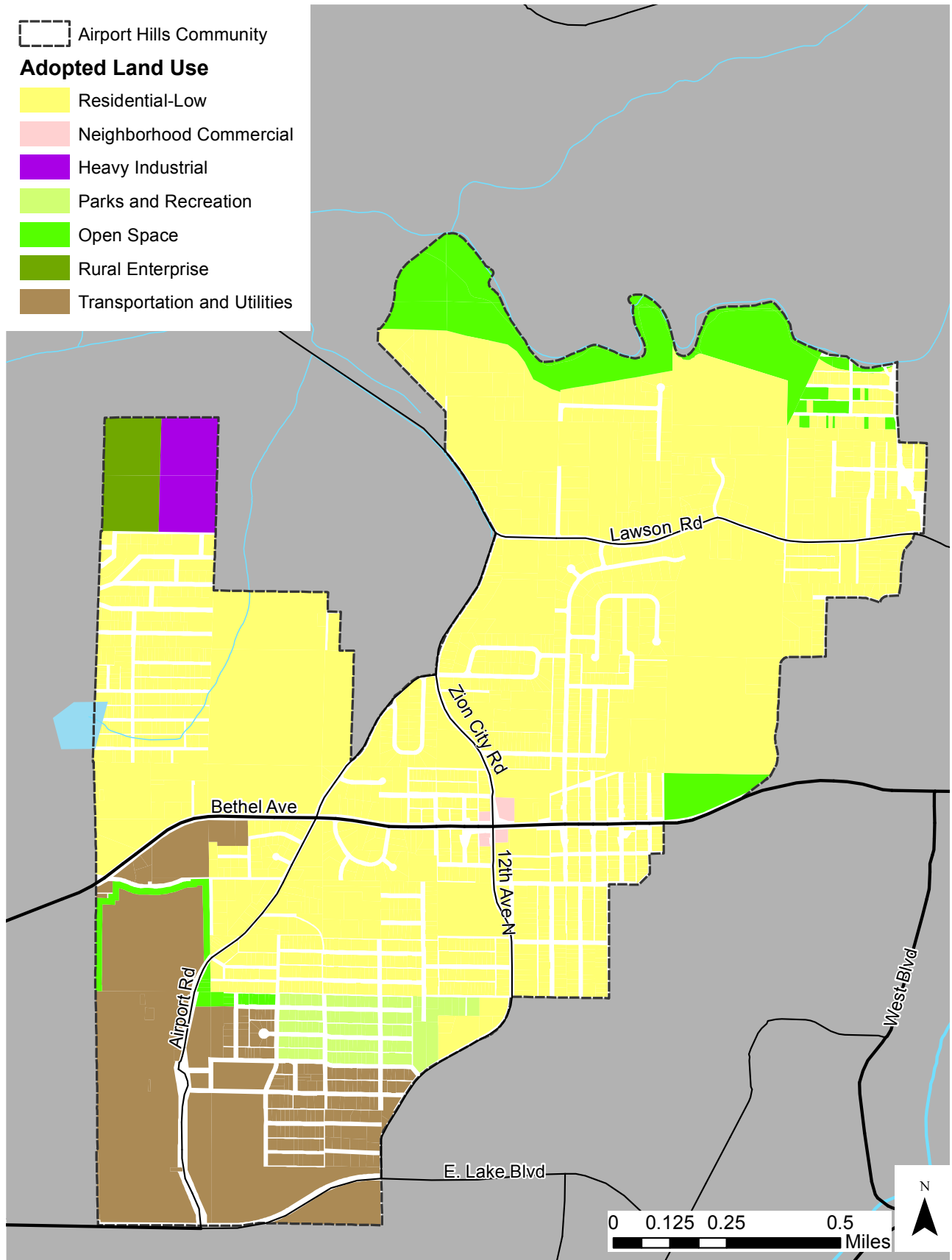


FUTURE LAND USE

TABLE 6.13: Airport Hills Community Future Land Use by Acres and Parcels

Future Land Use	Acres	% Of Total Acres
Residential-Low	882.4	71%
Neighborhood Commercial	2.4	0%
Heavy Industrial	20.3	2%
Parks and Recreation	28.4	2%
Open Space	92.7	7%
Rural Enterprise	20	2%
Transportation and Utilities	201	16%
Total:	1247	100%

FIGURE 6.12: Airport Hills Community Future Land Use Map

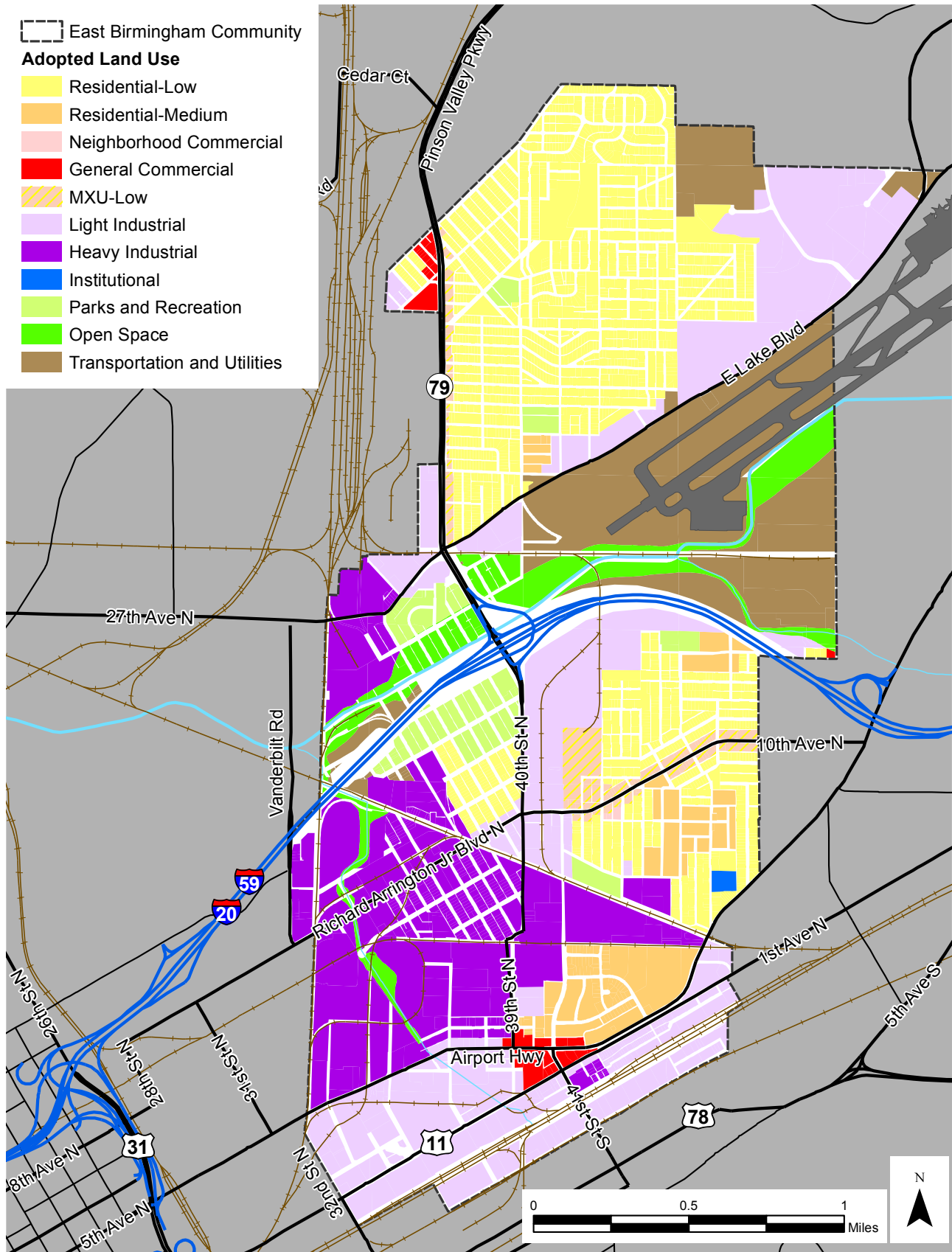


FUTURE LAND USE

TABLE 6.14: East Birmingham Community Future Land Use by Acres and Parcels

Future Land Use	Acres	% Of Total Acres
Residential-Low	575.3	25%
Residential-Medium	109.3	5%
Neighborhood Commercial	1.0	0%
General Commercial	21.7	1%
MXU-Low	46.5	2%
Light Industrial	547.9	24%
Heavy Industrial	412.1	18%
Institutional	3.3	0%
Parks and Recreation	71.3	3%
Open Space	117.9	5%
Transportation and Utilities	393.2	17%
Total:	2300	100%

FIGURE 6.13: East Birmingham Community Future Land Use Map

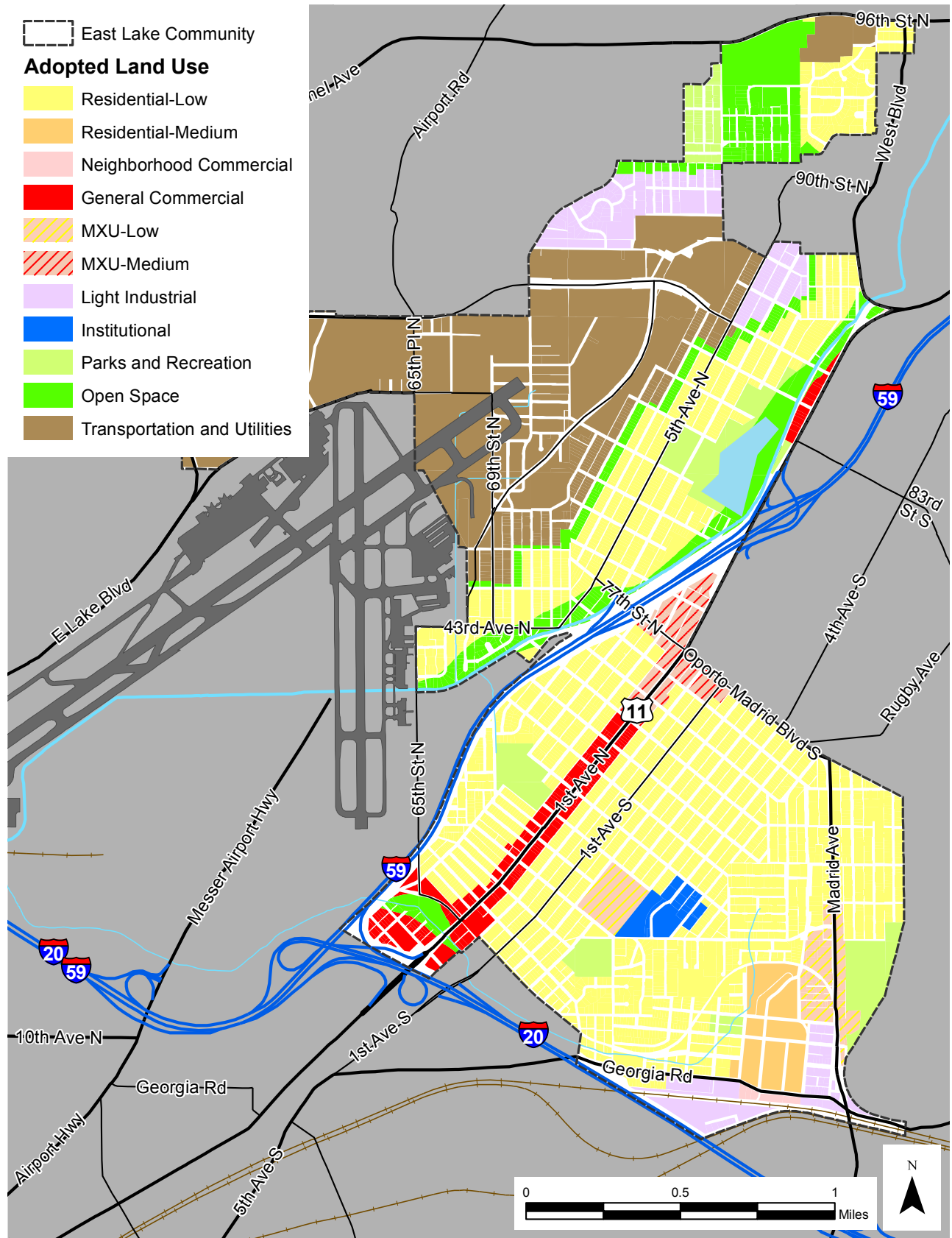


FUTURE LAND USE

TABLE 6.15: East Lake Community Future Land Use by Acres and Parcels

Future Land Use	Acres	% Of Total Acres
Residential-Low	752.9	40%
Residential-Medium	40.9	2%
Neighborhood Commercial	3.4	0%
General Commercial	56.9	3%
MXU-Low	45.7	2%
MXU-Medium	33.5	2%
Light Industrial	100.1	5%
Institutional	18.6	1%
Parks and Recreation	107.3	6%
Open Space	176.5	9%
Transportation and Utilities	556.9	29%
Total:	1893	100%

FIGURE 6.14: East Lake Community Future Land Use Map

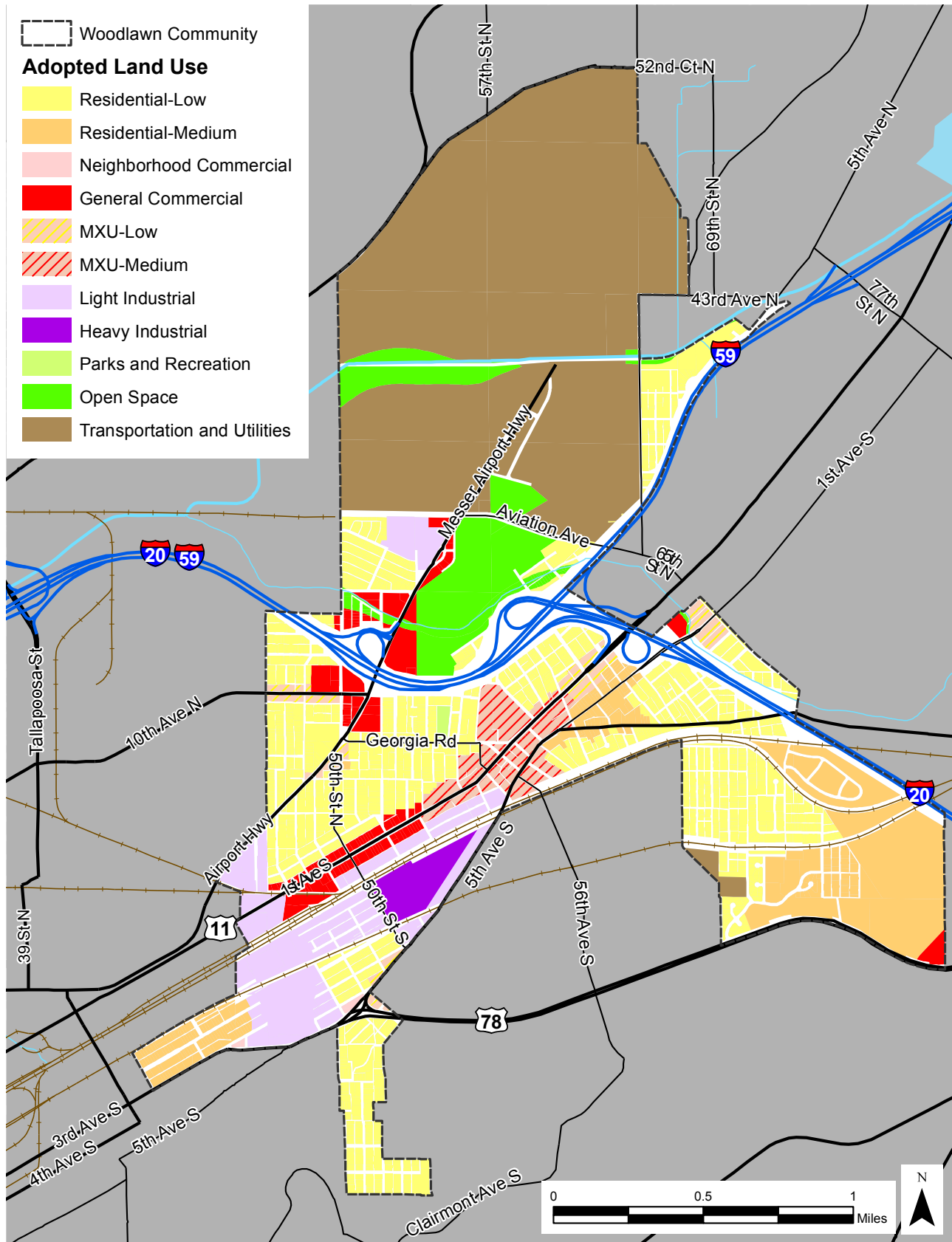


FUTURE LAND USE

TABLE 6.16: Woodlawn Community Future Land Use by Acres and Parcels

Future Land Use	Acres	% Of Total Acres
Residential-Low	437.0	23%
Residential-Medium	204.2	11%
Neighborhood Commercial	1.6	0%
General Commercial	69.2	4%
MXU-Low	25.2	1%
MXU-Medium	51.7	3%
Light Industrial	132.0	7%
Heavy Industrial	26.7	1%
Parks and Recreation	2.9	0%
Open Space	132.9	7%
Transportation and Utilities	802.6	43%
Total:	1886	100%

FIGURE 6.15: Woodlawn Community Future Land Use Map



**APPENDIX A:
EXISTING
CONDITIONS**