

# PRATT ENSLEY FRAMEWORK PLAN

LAND USE

HOUSING

ECONOMIC  
DEVELOPMENT

PARKS + TRAILS

TRANSPORTATION

## APPENDIX A: EXISTING CONDITIONS

# DECEMBER 2018



This project was supported by funding from the Regional Planning Commission of Greater Birmingham (RPCGB), the Birmingham Metropolitan Planning Organization (MPO) Building Communities Program, and the City of Birmingham. The contents of this document do not necessarily reflect the official views or policies of the Birmingham MPO or the RPCGB.

This plan was prepared as a cooperative effort of the U.S. Department of Transportation (USDOT), Federal Highway Administration (FHWA), Federal Transit Administration (FTA), the Alabama Department of Transportation (ALDOT), MPO and RPCGB as a requirement of Title 23 USC 134 and subsequent modification under Public Law 114-94 (FAST Act) December 2015. The contents of the plan do not necessarily reflect the official views or policies of the USDOT.

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# CHAPTER 1

# INTRODUCTION

## INTRODUCTION

### 1.1. PURPOSE

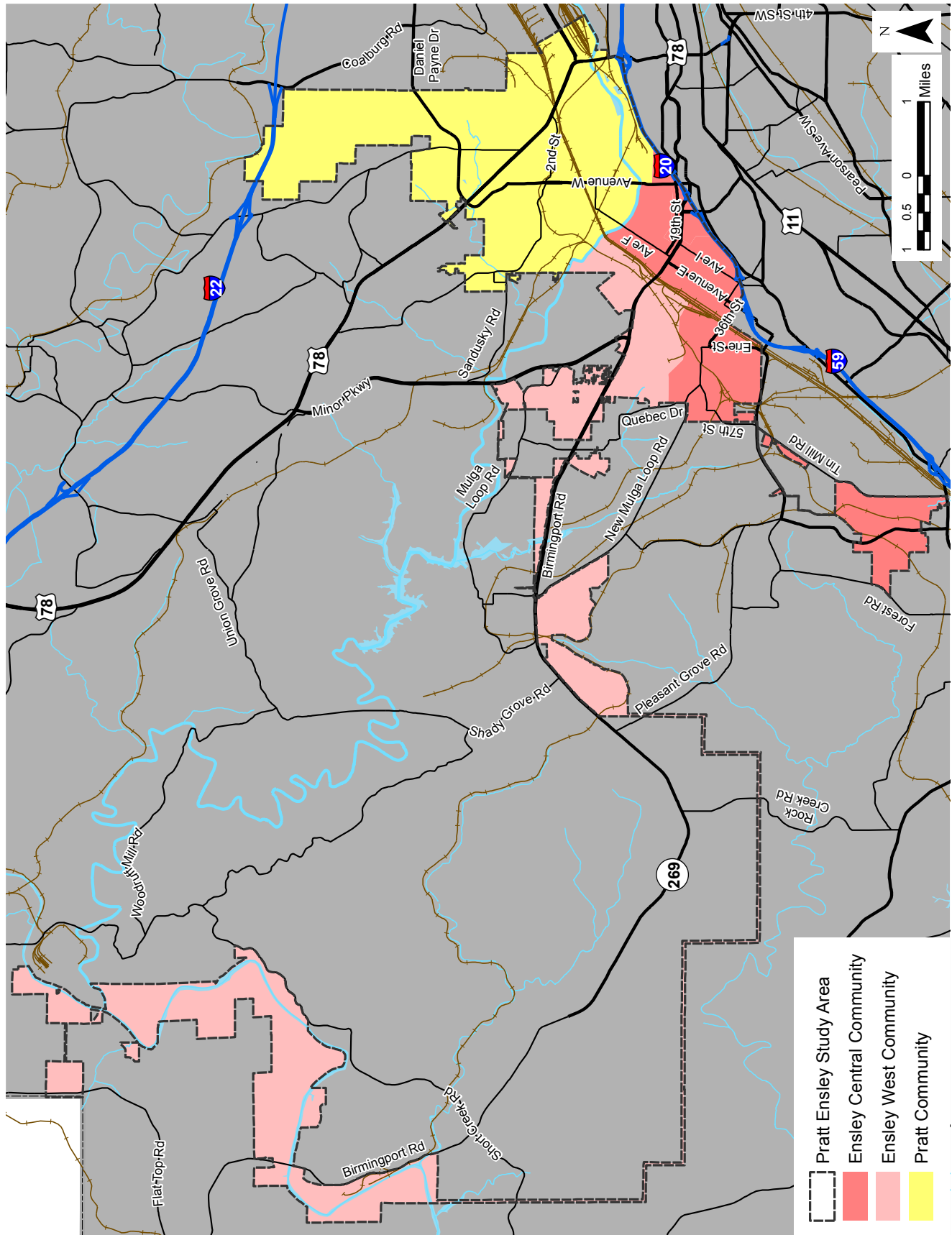
The City of Birmingham Comprehensive Plan is a guide for the growth and overall development for the city over the next 20 years. The Comprehensive Plan has been established as an overall citywide policy guide for Birmingham that outlines several policy goals and actions to undertake over the next two decades. The revitalization of the City's communities and neighborhoods is one of the major components within the document. Blight, tax delinquency, crime, and environmental justice issues have had serious detrimental impacts within the City's neighborhoods and communities over the last few decades. The Comprehensive Plan is a toolkit that can be leveraged to enable and inform policymakers in making key planning and development decisions for the City.

While the City's Comprehensive Plan is set at the macro level in terms of planning, the document calls for the City to undertake the process of developing community based plans which are called Framework Plans. These Framework Plans are planning and policy documents that focus completely on the communities within the City. A Framework Plan provides an outline for growth and development at the community level. To date, since the adoption of the Comprehensive Plan in 2013, the City Planning Department in cooperation with the Regional Planning Commission of Greater Birmingham (RPCGB) have developed three Framework Plans for the City that covers a total of five communities. The three plans, Western Area, Titusville and North Birmingham, have all been adopted by the City's Planning Commission after a yearlong process of community outreach and development. Ultimately, as it is outlined within the context of the Comprehensive Plan the City plans to complete Framework Plans covering all the communities within Birmingham over the next few years.

### 1.2. LOCATION

With the completion of the first three Framework Plans in 2015, and two additional Framework Plans underway in 2016, the City in partnership with RPCGB have begun the process of developing two additional Framework Plans. The Pratt Ensley Framework Plan is one of the nine Framework Plan areas of the City, and has been selected as one of the two areas of focus for these next set of plans. This plan area consists of three communities (the Ensley Community is broken into two communities) and twelve different neighborhoods (see **Figures 1.1 – 1.4**). The first of the three communities to highlight within the Pratt Ensley Area is the Pratt Community which consists of six neighborhoods. The second community within the Pratt Ensley Area Plan is Ensley Central. Ensley Central is made up of two distinct neighborhoods. The final community within the geographic boundary of the Pratt Ensley Area Plan is the Ensley West Community. The Ensley West Community has within it an additional four neighborhoods. This Framework Plan area spans over 24.3 square miles and includes over 12,200 parcels.

FIGURE 1.1: Pratt Ensley Area Map



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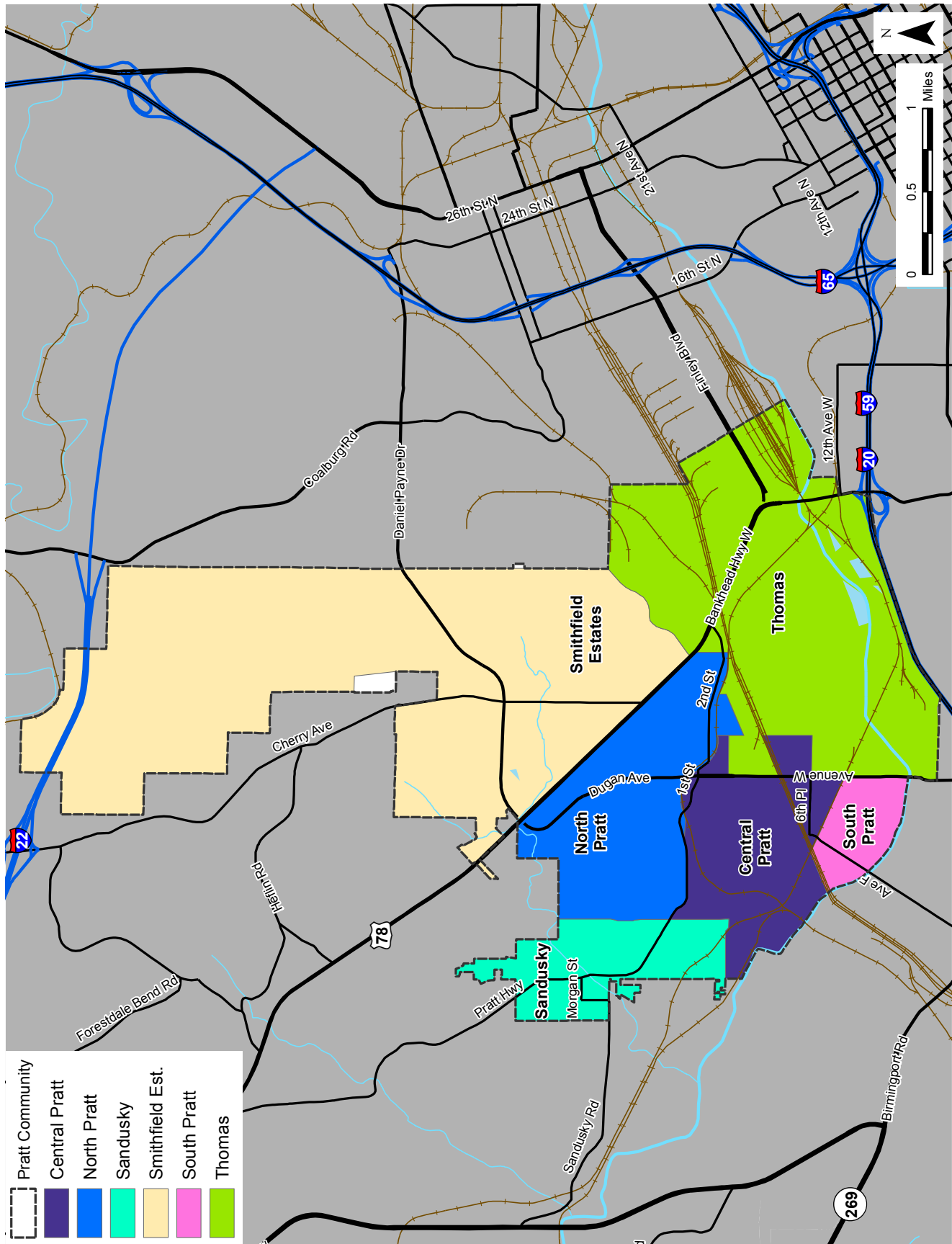
### 1.2.1. PRATT

The Pratt Community is located north of Village Creek, which serves as a natural boundary separating it from the Ensley community. The neighborhoods of North Pratt, Central Pratt and South Pratt comprise the former Pratt City, one of several locations annexed into Birmingham in 1910. Sandusky (1968) and Smithfield Estates (1975) are more recent annexations into Birmingham.

Pratt Neighborhoods:

- North Pratt
- Central Pratt
- South Pratt
- Sandusky
- Smithfield Estates
- Thomas

FIGURE 1.2: Pratt Community Map



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### 1.2.2. ENSLEY CENTRAL

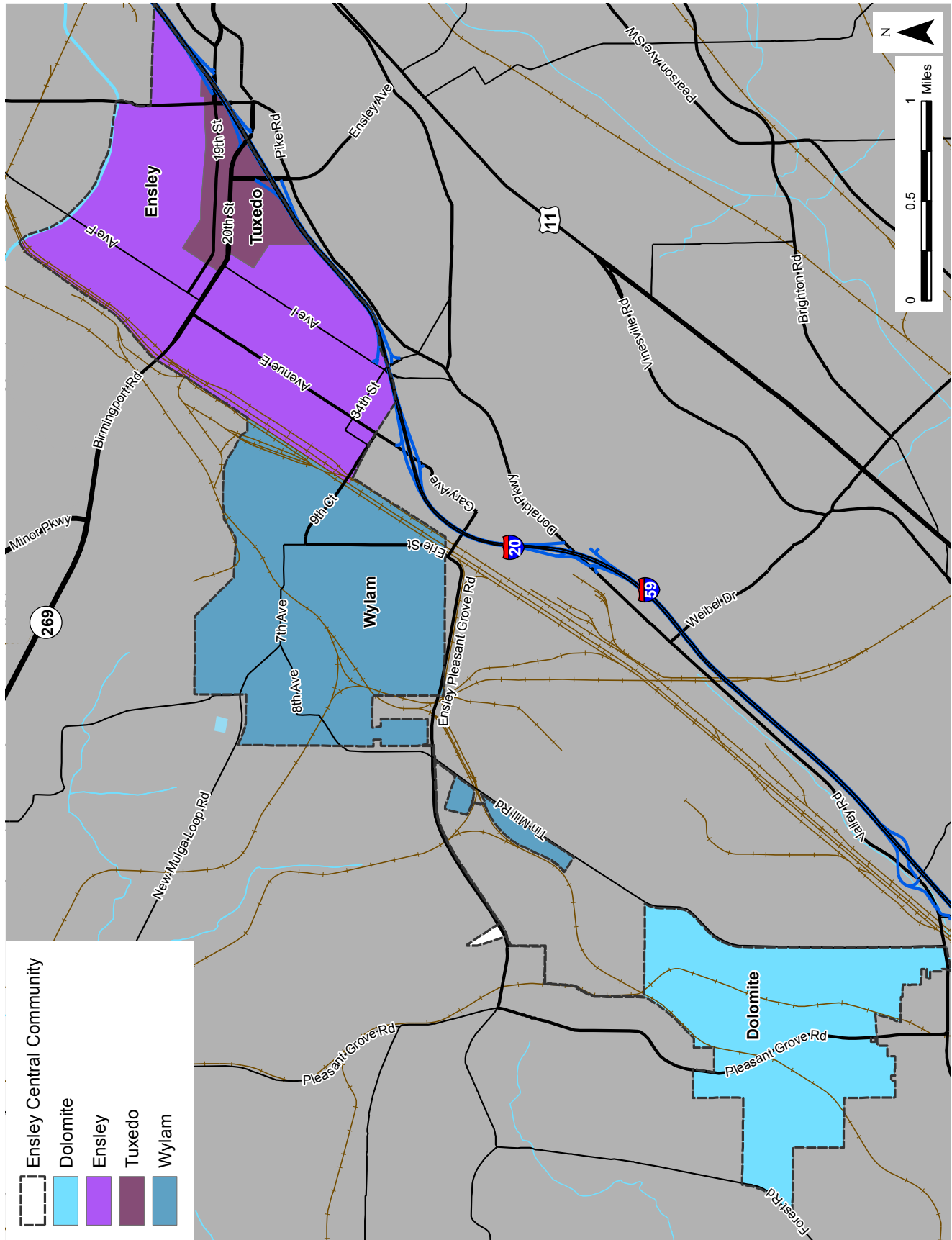
The Ensley Central Community lies to along the Norfolk Southern rail corridor, on the north and east sides of I-20/59. Most the parcels in this portion of Ensley were annexed into the City by 1910. The development patterns and street grid of the Ensley neighborhood reflect its history as an independent city.

Ensley Central Neighborhoods:

- Ensley
- Tuxedo
- Wylam



FIGURE 1.3: Ensley Central Community



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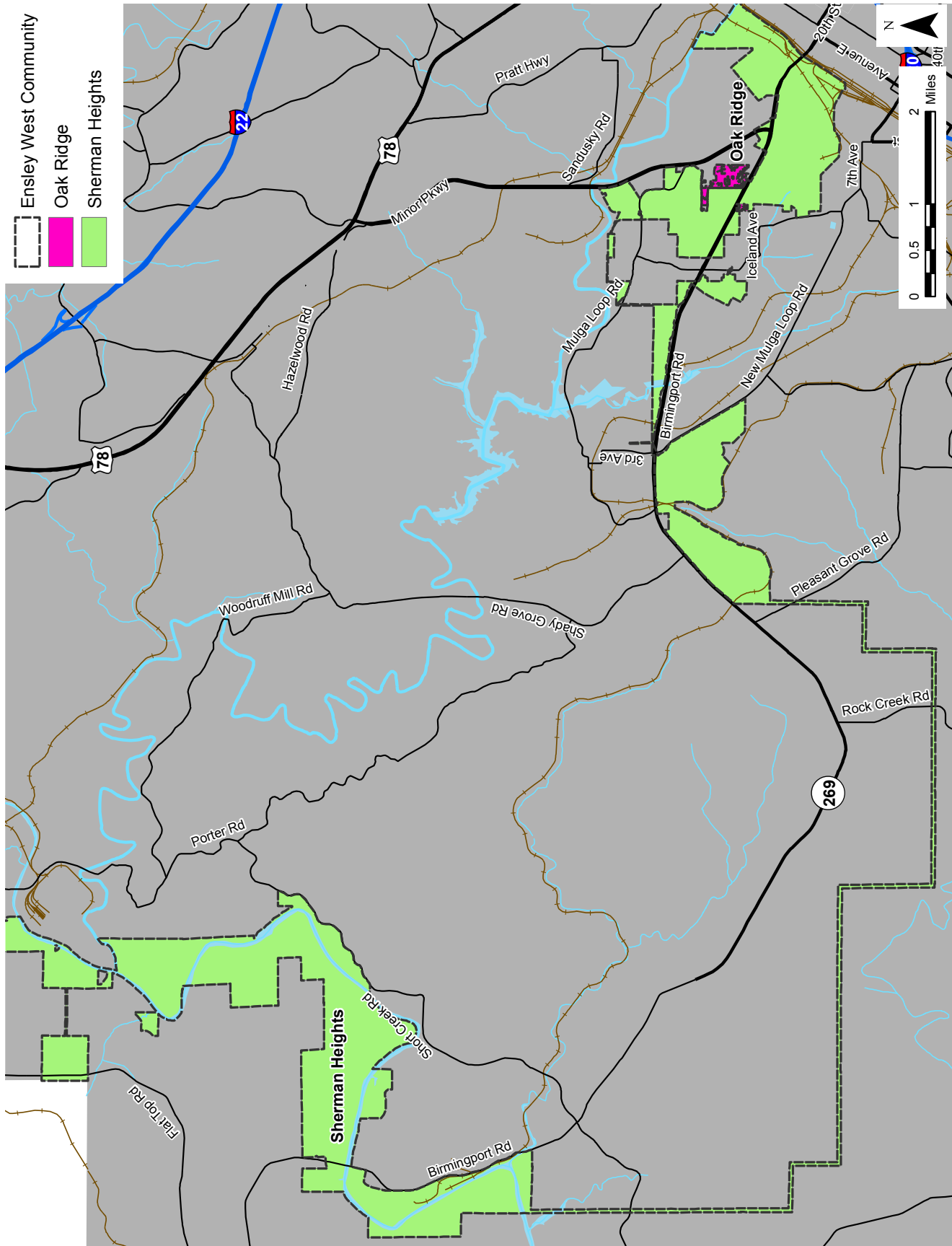
### 1.2.3. ENSLEY WEST

The Ensley West Community lies directly to the west of the Norfolk Southern rail corridor, and extends westward along Birmingham Road. Many of the neighborhoods in this portion of the community such as Dolomite (1987), Oak Ridge (1969) and Sherman Heights (1949) were annexed into the City after the peak of steel and coal production that provided most of the economic activity for the Pratt and Ensley communities.

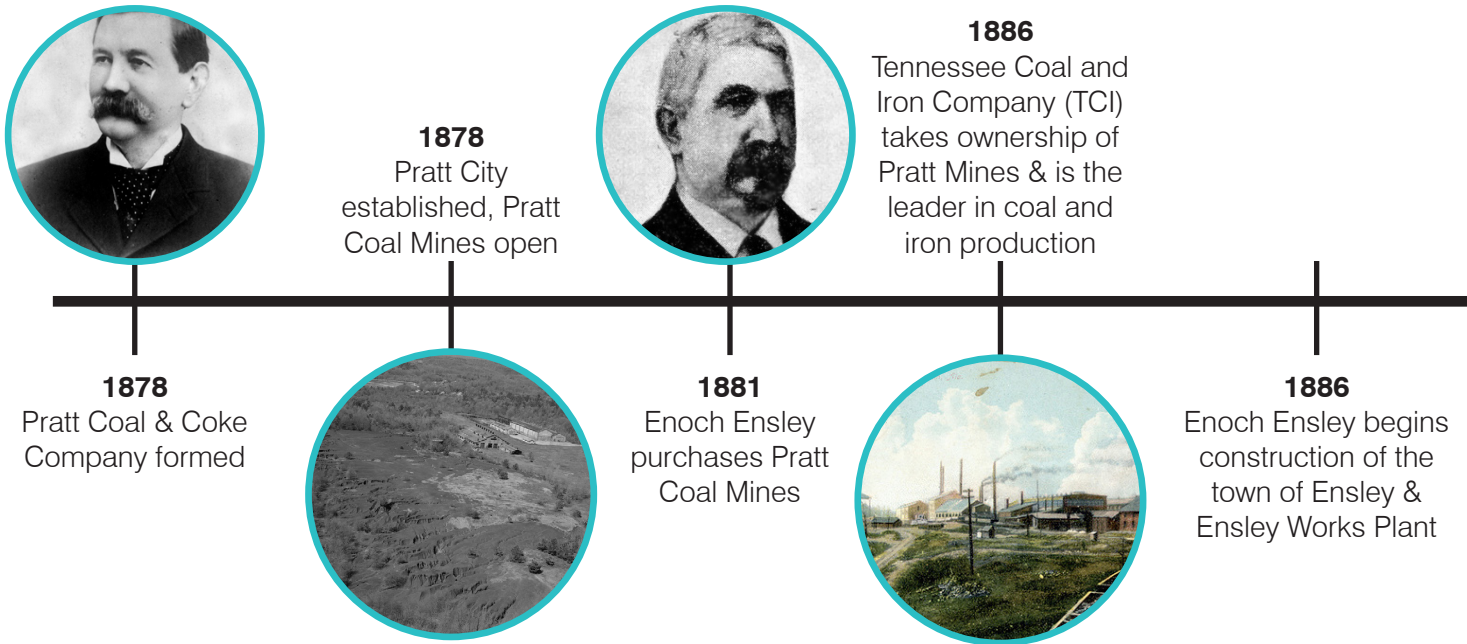
Ensley West Neighborhoods:

- Dolomite
- Sherman Heights
- Oak Ridge

FIGURE 1.4: Ensley West Community Map



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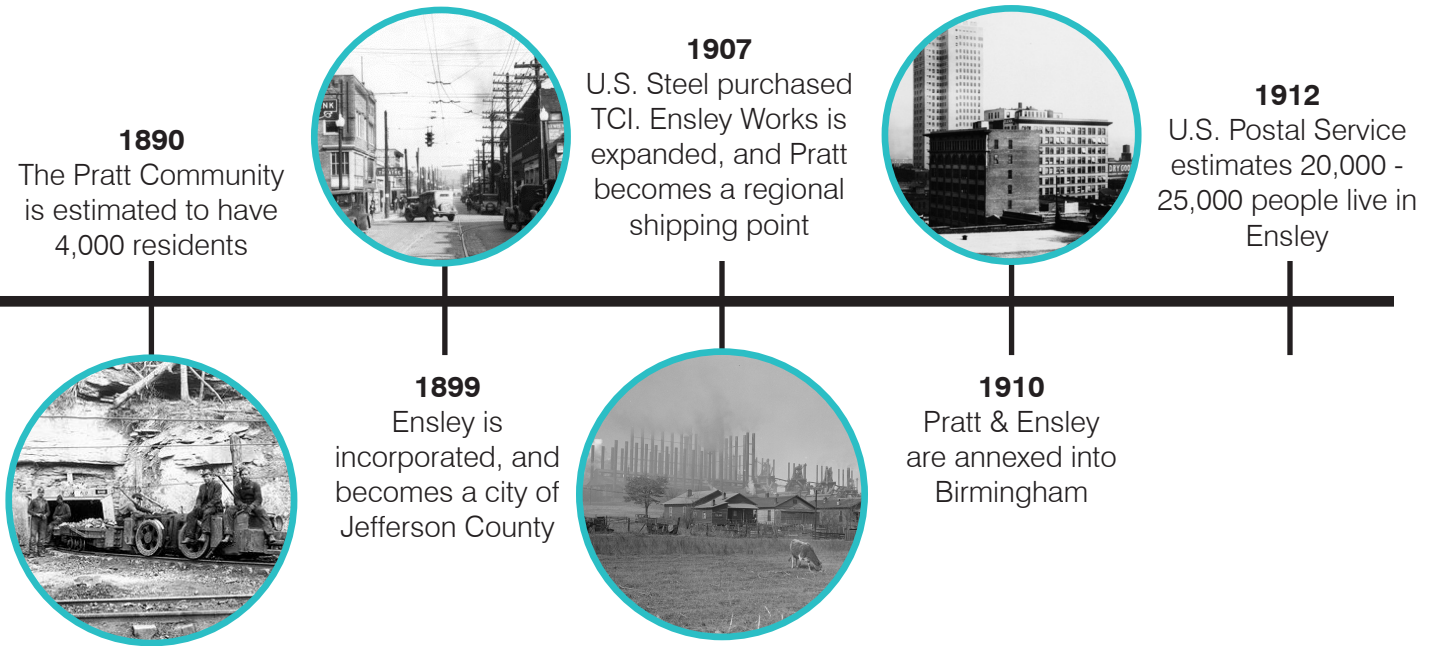
**1.3. HISTORY**

The history of the Pratt and Ensley communities can be traced back to the founding of the Pratt Coal & Coke Company. It was organized in January 1878 as a partnership between Henry F. DeBardeleben, Truman Aldrich and James Sloss, with DeBardeleben as president.

The Pratt Community, home to Pratt City, was once one of the most successful of Birmingham’s early mining communities. Pratt City was established circa 1878 after the discovery of coal near Village Creek, which led Henry DeBardeleben to open the Pratt Coal Mines. However, due to his failing health, DeBardeleben sold the mines to Enoch Ensley, a wealthy Tennessee business man, in 1881. Soon after, Ensley bought a majority interest in both the Alice Furnace Company and the Linn Iron Works. Combining these entities in 1884, he created the Pratt Coal and Iron Company. Due to complicated and underhanded set of business dealings, the Tennessee Coal and Iron Company (TCI) took ownership of the Pratt Coal and Iron Company in 1886.

With the takeover of the Pratt Coal and Iron Company, TCI acquired the Pratt mines (which produced more than 3,000 tons of coal daily), two furnaces (and four more under construction), 1,210 coke ovens (with 1,800 under construction), 76,056 acres of coal land, and 12,204 acres of other properties. TCI emerged as the largest producer of coal and iron in the south. Later that year, Ensley was elected president of TCI. By 1886, the Pratt mines were the largest and most extensive mines in the state. Coal was shipped either by rail to market or charged in massive masonry ovens to form coke, the fuel for making iron.

Shortly after, Enoch Ensley committed to the construction of the Town of Ensley. Located at the southern edge of the Pratt Coal Seam, near the waters of Village Creek and adjacent to the trackage of the Louisville & Nashville Railroad, Ensley considered the site perfect for a center of iron and steel making and manufacturing. Ensley acquired 4,000 acres of TCI land to form the Ensley Land Company and the company proceeded to survey and plat a grid of streets adjoining the proposed plant site.



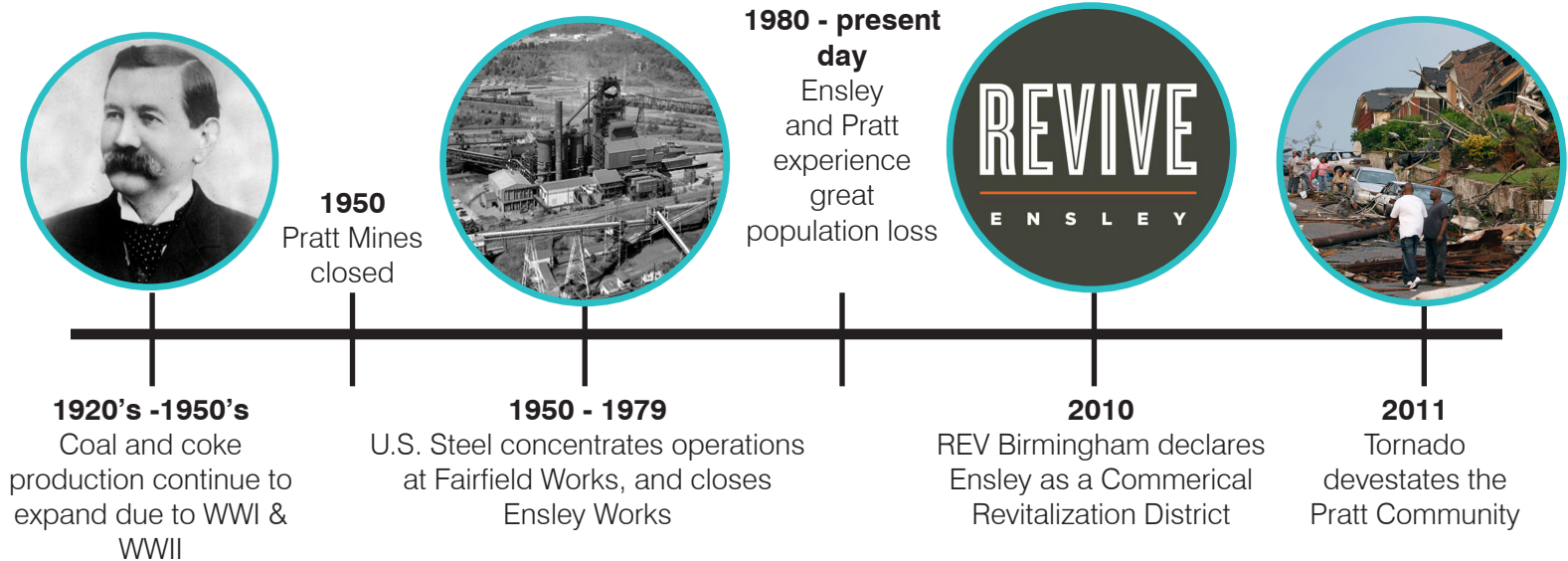
The rapidly-growing industrial development of Ensley produced a sharp demand for workers housing and retail shops and services, as well as churches, meeting houses and schools for their families. Before 1898 only a few cottages and a small row of commercial buildings had been erected. That year saw the construction of over 400 new houses built in tandem by TCI and the Ensley Land Company. The Ensley Land Company, which was bought outright by TCI in 1899, began building larger houses for plant supervisors and mechanics in the southwestern edge of town nearest the new development. Other larger homes were built along Pike Road and in Ensley Highlands on Flint Ridge. The City of Ensley was formally incorporated on February 12, 1899 with Nimrod Scott as Mayor.

Due to the success of TCI’s iron and steel plant, Ensley Works, more than 10,000 residents lived in and around Ensley in 1901. The new city built a multi-purpose Ensley City Hall in 1900 and a Carnegie-funded library in 1906. Other new institutions included Bush School, Ensley First Methodist Church, Ensley High School, and Minor School, all constructed between 1901 and 1910.

In 1907, U.S. Steel purchased TCI for \$30 million dollars. Over the next six years, \$30 million dollars were invested at Ensley Works. In addition to renovations at Ensley Works, U.S. Steel developed Pratt City as a regional shipping point for coal. In general, coal from the Pratt mines were used to supply Ensley, Fairfield, Alice, Thomas, and Sloss Furnaces.

Despite local opposition, both Pratt and Ensley were annexed into Birmingham under the Greater Birmingham legislation that took effect on January 1, 1910. The U.S. Postal Service estimated Ensley’s population at 20,000 to 25,000 after annexation. The annexation did not remove Ensley’s sense of self, or slow development. The community continued to promote itself as having a “backbone of steel” and a bustling downtown continued to draw shoppers, diners, and visitors from the whole west side of the county. Notably, by 1912, Ensley Works produced 840,000 tons of steel - more than any other competitor. In the same year, TCI began developing a new steel plant just beyond Ensley in Corey (soon renamed Fairfield). As new mills and businesses continued to sprout up, the Birmingham Tidewater Railway Company

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began running trains between Ensley and East Lake, spurring streetcar-related developments along the entire 14-mile route. Thus, additional residential districts were developed at Tuxedo Park and Sherman Heights. The northeastern section of Ensley, clustered around St Joseph Catholic Church, became home to numerous Italian immigrant families and was called “Little Italy”.

Throughout this period, and into the 1920's, coal and coke production continued to expand. For example, during World War I, wartime demand required the Ensley plant to increase capacity. By 1920, Ensley furnaces could output 1.25 million tons of steel. By 1945, the plant had expanded again due to World War II, producing 1.5 tons and, with the post-war demand for building material, had increased to 1.77 tons by 1959.

After the war, though, the former Pratt mines faded into history, with no surface works remaining by the end of the 1950s. Many workers moved away from the Pratt and Ensley communities, able to afford new suburban

houses and able to get to work by automobile. Downtown Ensley never resumed the bustle of the 1920s. Over the course of the next decades U. S. Steel concentrated its operations at the Fairfield Works and eventually shut down the Ensley Works in stages between 1975 and 1979. From 1970 to the present, the Ensley Community has seen significant population loss. However, over that period numerous “revitalization” efforts have been made, with marginal success. The redevelopment of the Tuxedo Court Housing Project into Tuxedo Terrace in 2010, along with renewed efforts by REV Birmingham and business groups to bring investment to the Ensley Business District give current residents hope for improvement. Long-range plans to transform the former Ensley Works site into an industrial park would accelerate economic recovery in the area. At the same time, the Pratt community has also experienced a marginal loss in population since 2010, which can be attributed to the 2008 economic recession and the April 27, 2011 tornado. Despite this, new development has spurred in the Pratt community and residents are hopeful for the continued renewal of the area.

## 1.4. PAST PLANNING EFFORTS

The Pratt Ensley Framework Area has been extensively planned and documented over the last half century. Vital planning efforts, within the last decade include:

- ***Downtown Ensley & Tuxedo Junction, an Introductory History* | David B. Schneider, City of Birmingham, Main street Birmingham Inc. | 2009**

Written in association with *An Architectural Guide to Downtown Ensley, Downtown Ensley & Tuxedo Junction, an Introductory History* provides a brief history of the Downtown Ensley Historic District, Downtown Ensley's history and rebirth, as well as the history of Tuxedo Junction, a predominantly African American commercial center.

- ***An Architectural Guide to Downtown Ensley* | David B. Schneider, City of Birmingham, Main street Birmingham Inc. | 2009**

Compiled in 2009, in conjunction with The City of Birmingham and Main Street Birmingham, *An Architectural Guide to Downtown Ensley* outlines the historical development and architectural building types and styles present in Downtown Ensley. In addition, the guide also provides a list of addresses and names of buildings that are included in the Downtown Ensley Historic District.

- ***Port of Birmingham Feasibility Study* | AECOM | 2010**

Port Birmingham is located in the Ensley Community, near Mugla, at river mile 398, which is the distance a vessel must travel from the port to the mouth of the waterway at Mobile. The study explored the feasibility of port developing opportunities in order to create jobs, increase tax bases, double exports, better utilize waterways, and reduce congestion and pollution, as well as for local leadership to seek opportunities that promote positive advances. In general, the report found that developing such a facility would cost upwards of 15 million dollars. A typical site would be 20 acres with a warehousing facility and a minimum of 500 feet of berthing. Moreover, in order to reduce cost for industries in and around Birmingham, the study found that a centralized warehouse for multiple businesses to share on the waterway could allow for significant economies of scale for industries to transition to barge. The most cost effective commodities for barge transport would be located closest to the waterway or directly on it to prevent additional handling costs. What's more, international imports and exports through the Port of Mobile are more likely to be cost effective than domestic shipments for most products due to fewer ancillary truck or rail trips. Furthermore, to ensure success, the report recommends a mixed cargo barge service that could serve containers to provide a cost-effective alternative to truck transit.

- ***Rebuilding the Pratt Community* | AIA Communities by Design - Regional and Urban Design Assistance Team (R/UDAT) | October 2011**

On April 27, 2011, the City of Birmingham, was struck by an EF-4 tornado that leveled much of the Pratt Community, and damaged or rendered uninhabitable 500 homes and displaced over 1,000 residents. In addition, the City lost a fire station and a library. In May 2011, Mayor William Bell requested the American Institute of Architects (AIA) to provide design assistance to aid the recovery and rebuilding of the Pratt Community. Crafted in a four-day design charrette, the plan provides a high level vision of the Greater Pratt community. The study area includes the entire Pratt Community (North Pratt, Central Pratt, South Pratt, Smithfield Estates, Sandusky, and Thomas) and a small portion of the Ensley neighborhood. The RUDAT report not only addresses issues associated with the tornado's impact, but also provides a framework plan and broader strategies for the Pratt Community including: health, safety, quality of life, economic development, landscape and ecology, infrastructure, energy and water, housing, and mobility.

## INTRODUCTION

- ***Thomas Neighborhood Master Plan* | Regional Planning Commission of Greater Birmingham and the City of Birmingham | 2012**

The *Thomas Neighborhood Master Plan* provides a brief history of the neighborhood, captures past planning efforts, illustrates neighborhood challenges, and presents strategies for neighborhood revitalization. As one of the six neighborhoods associated with the Pratt Community, the Thomas neighborhood faces several of the same challenges found across the framework area including: connectivity, blight, lack of recreation opportunities, stormwater and flooding, aging infrastructure, and a lack of retail.

- ***Inventing Pratt: Urbanism in a new key, Auburn University, College of Architecture Design and Construction, 2014***

In 2014, Auburn University's First Year Master of Landscape Architecture students explored strategies for redevelopment of the Pratt Community after the 2011 tornado. Using landscape urbanism as a framework, ten students provided a design scenario that promoted economic development within the community, improved environmental performance, and enhanced cultural and historical resources. Some of the scenarios are speculative, and some require considerable investment, while others are modest, each scenario demonstrates that landscapes continue to be one of Pratt's greatest resources.

- ***Plan for Pratt, City of Birmingham Community Development Department and The Regional Planning Commission of Greater Birmingham, 2015***

The *Plan for Pratt* is intended to guide the physical recovery and economic growth and redevelopment of the Pratt Community. Housed by the Community Development Department, the Plan for Pratt is the City of Birmingham's primary tool for directing federal disaster recovery funding within the community. Moreover, the plan is also used to direct non-dedicated disaster recovery funding, such as the Community Development Block Grant Program. In general, the plan promotes the investment in public spaces, provides a direction for affordable and sustainable housing, advocates for the implantation of additional modes of transportation, and presents recommendations to enhance economic competitiveness within the Pratt Community.

### 1.4.1. EARLIER PLANNING EFFORTS

- ***The Olmsted Park System Plan* | Olmsted Brothers (Fredrick Law Olmsted Jr.), Birmingham Park and Recreation Board | 1925**

Nearly 100 years ago, the Olmsted brothers organized a plan to consolidate low lying areas, like floodplains and valleys across Birmingham into an integrated park system. A portion of this plan extends into the Pratt Ensley Area, and serves as a key component of the Red Rock Ridge and Valley Trail System (RRRVTS) Greenway System (see Transportation, Chapter 5, Page 128) and FEMA buyout plans. The Olmsted Park System Plan should be supported. The historic value and perception of Olmsted landscapes should be used as leverage for ongoing efforts to assemble properties within the floodplains of Village Creek. While, this plan remains an effective strategy for redeveloping undevelopable lands for parks and recreation, further consideration should be given to providing linkages to community assets (work, school, daily needs) and the remediation of industrial and mining sites that are prevalent throughout the Pratt Ensley Framework Area.



- **Ensley Commercial Revitalization Study** | Kidd, Wheeler, and Plosser Inc. | 1979
- **Revitalization of the Pratt Community Neighborhood Business Area** | Blalock, Barbour, Copper, Inc., City of Birmingham | June 1982
- **Ensley Works Business Park Plans for Development** | Auburn University, School of Architecture and Auburn Technical Assistance Center, City of Birmingham | September 1988
- **Ensley Community Development Plan** | KPS Group Inc., Boehm Realty, Dickerson Management Consultants, Inc. | 19XX
- **Pratt City Phase III, Commercial Revitalization Project – Area Plan** | Cecil Jones and Associates Inc., City of Birmingham | July 1989
- **Wylam Commercial Revitalization Study** | Post, Buckley, Schuh and Jernigan, Inc. Consultants | City of Birmingham | August 1989
- **Ensley International Intermodal Park, Birmingham Alabama, Feasibility Study and Preliminary Report and Recommendations** | Mitchell & Mitchell, Inc., and G.W. Jones & Sons, Inc. | September 1992
- **Ensley Works Study Phase 1 Report** | Siting and Consulting Services, Birmingham Metropolitan Development Board, Birmingham Office of Economic Development, USX Realty Development | February 1994
- **Village Creek Linear Park Plan** | Cecil Jones & Associates, Inc. | City of Birmingham | March 1996

## 1.5. ACCOMPLISHMENTS SINCE LAST PLANNING EFFORTS:

### 1.5.1. PRATT

- 2011 tornado damage cleanup
- Receipt of Federal Disaster Recovery (DR) Grants, totaling \$24 million
- New community facilities built - the library, fire station, and senior housing development
- Construction of additional sidewalks and bike lanes; road rehabilitation
- Approved funds for recreation center and new park
- Request for Proposal for housing development project in the Pratt Community – March 2016
- Pratt Community 501©3 created

### 1.5.2. ENSLEY

- Birmingham-Jeffco Port Authority created- July 2016
- Ensley Alive implementation group created.
- Downtown Ensley established as one of REV Birmingham's commercial revitalization districts.



EXIT



ENSELE

CHAPTER 2

**COMMUNITY  
RENEWAL**

COMMUNITY RENEWAL

## 2.1. INTRODUCTION

The 2013 Birmingham Comprehensive Plan outlines macro level growth and development for the City over the next two decades. To accomplish this, this plan will examine the Pratt and Ensley Communities with a micro level analysis. Specifically, this chapter will highlight demographics, land use, property conditions and community assets to help define where each community now stands. Understanding the strengths and weaknesses of each community is a vital element to the overall planning process. The data presented here will provide a base-line analysis of each community, which will help to indicate where community renewal efforts should be focused. The final Framework Plan will utilize both the data presented here as well as community feedback collected during the public planning process.

## 2.2. DEMOGRAPHICS

### 2.2.1. POPULATION

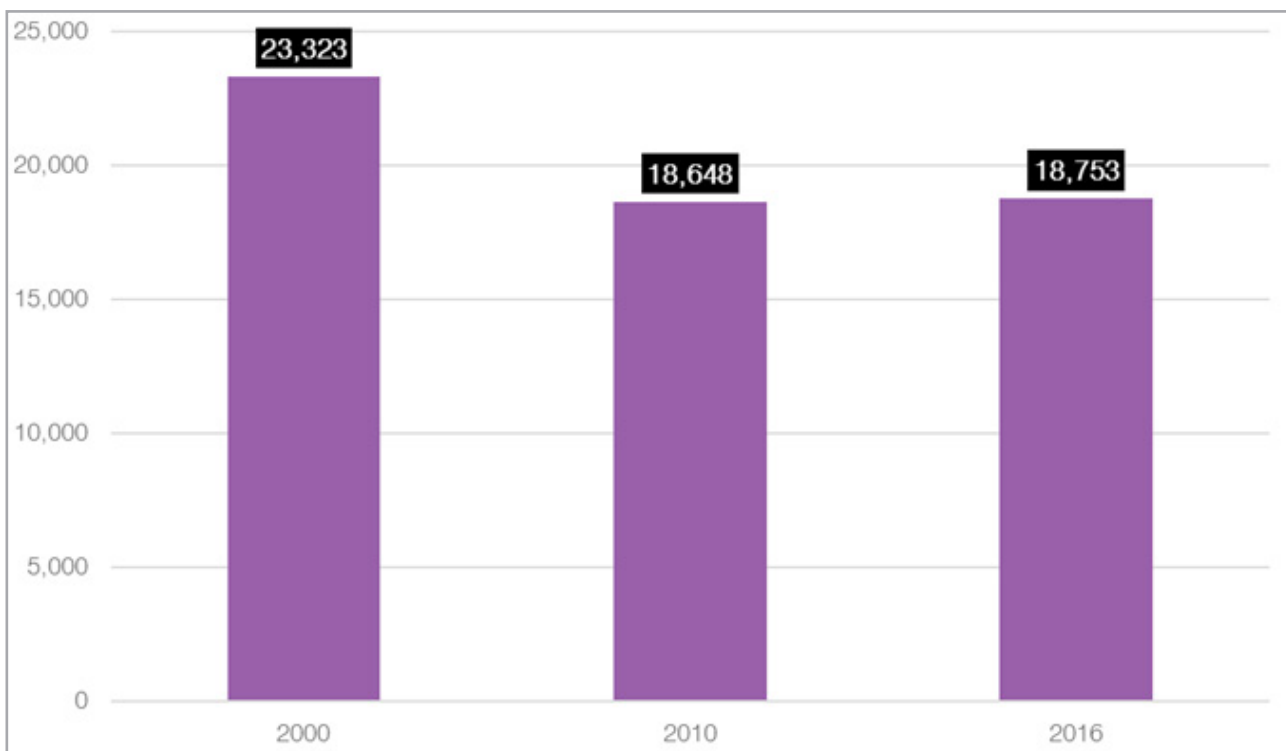
In 2016, the Pratt Ensley Area had an estimated population of 18,753 people living in 7,480 households. Since 2000, the population has seen a dramatic decrease of over 4,570 people.

**TABLE 2.1: Population Change in the Pratt Ensley Area (2000-2016)**

Year	Total
2000	23,323
2010	18,648
2016	18,753

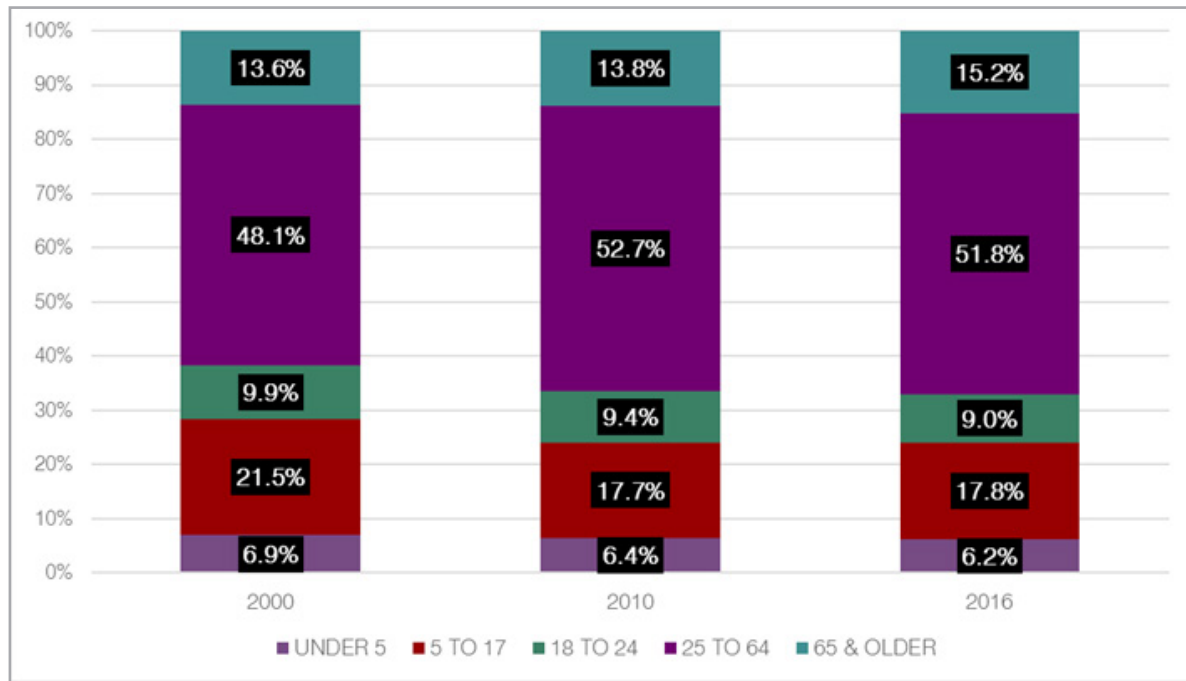
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

**FIGURE 2.1: Population Change in the Pratt Ensley Area (2000-2016)**



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

**FIGURE 2.2: Pratt Ensley Area Population by Age Range (2000-2016)**

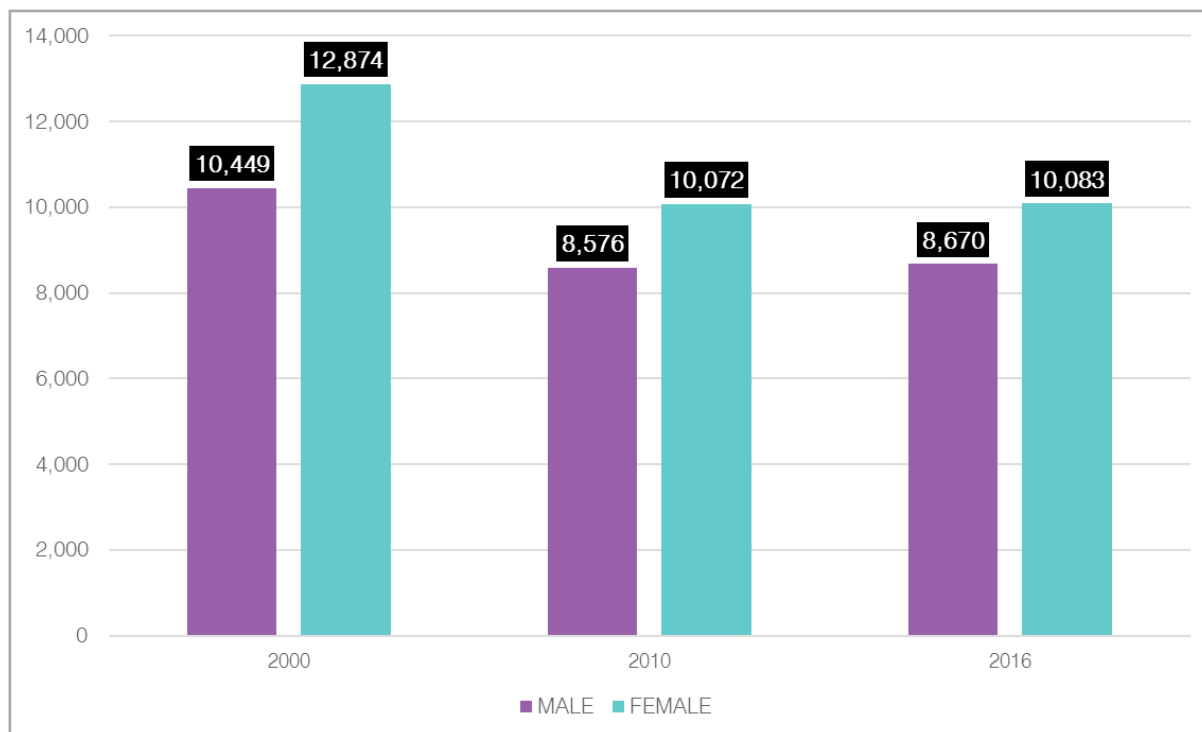


Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

## 2.2.2. AGE AND GENDER DISTRIBUTION

The Pratt Ensley Area is populated by a 54% majority of women with men making up the other 46% of the population. A large portion of the population, both men and women fall into the age brackets of 5 to 17 years old (17.8%), 18 to 24 years old (9.0%), with the majority falling into the 25 to 64 age categories (51.8%). The median age has remained stable with a nominal increase from 38.8 in 2010 to 40.0 years old in 2016.

**FIGURE 2.3: Pratt Ensley Area by Sex Group Distribution (2000-2016)**



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

COMMUNITY RENEWAL

### 2.2.3. RACIAL COMPOSITION

As of 2016, the racial composition of the Pratt Ensley Area was 9% white, 89% black and 2% other.

**TABLE 2.2: Pratt Ensley Area by Racial Composition in 2016**

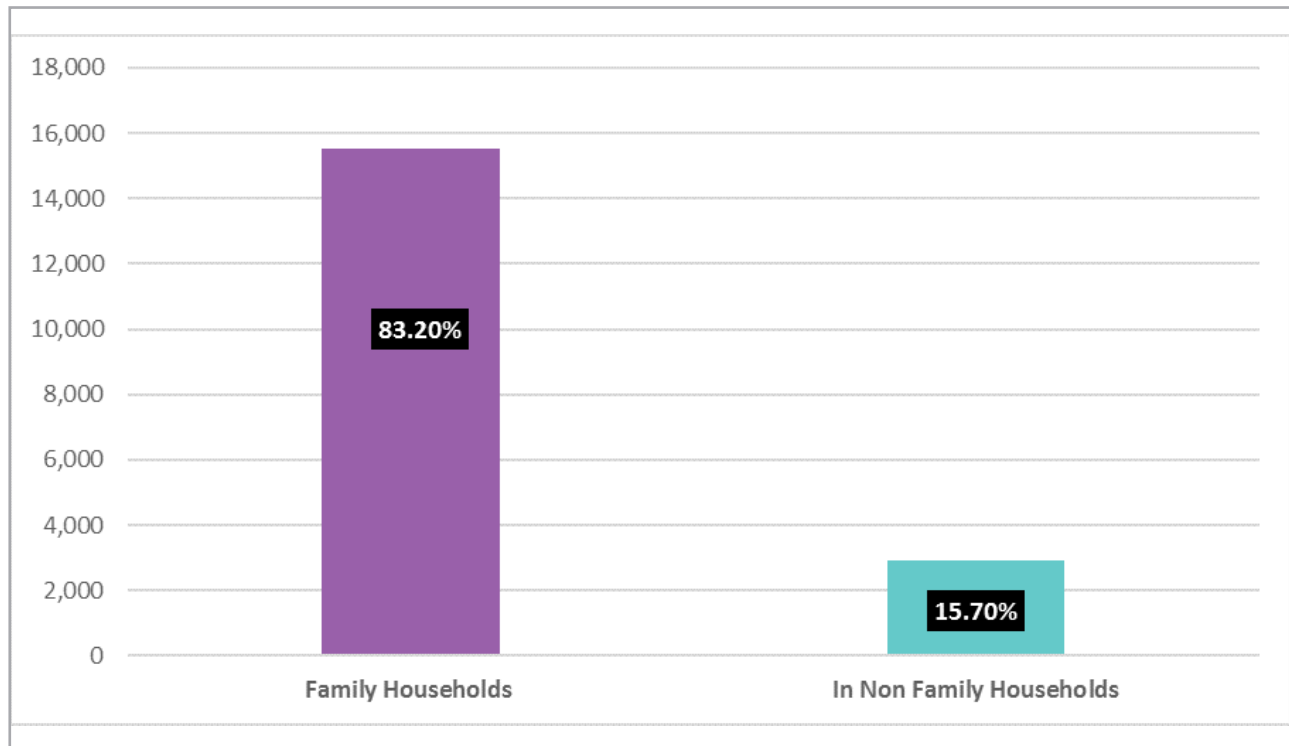
Total Population	2016	% in 2016
		<b>18,753</b>
White alone	1,613	8.6%
Black or African American alone	16,709	89.1%
Other	356	1.9%
American Indian and Alaska Native alone	38	0.2%
Asian alone	19	0.1%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some other race alone	188	1.0%
Two or more races	169	0.9%

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

### 2.2.4. HOUSEHOLD CHARACTERISTICS

The Pratt Ensley Area experienced a decline in average household size from 2.59 in 2000 to 2.48 in 2016. As of 2010, 83.2% of the population were in family households and 15.7% were nonfamily households, while 1.1% were part of group quarters (institutionalized or noninstitutionalized). Communities with a higher family household demographic are more appealing since families are more likely to own homes and have children in local schools.

**FIGURE 2.4: Pratt Ensley Area Household Characteristics (2010)**



Source: 2010 U.S. Census Bureau

## 2.2.5. HOUSEHOLD INCOME

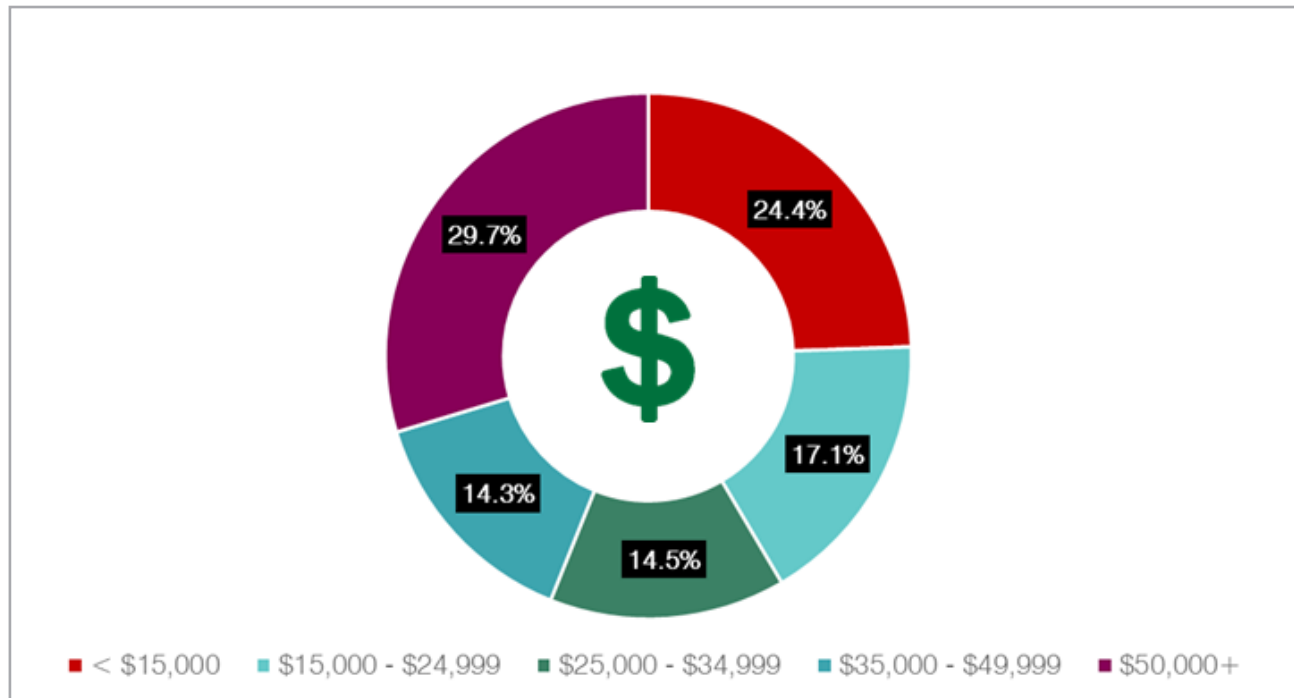
As of 2016, the median household income for the Pratt Ensley Area is \$30,054. In general, the median household income is lower than the City of Birmingham’s median household income (\$31,791 in 2016). The average household income for the area is \$41,844. According to the Census Data, a majority of households in the area earn \$50,000 or less.

**TABLE 2.3: Pratt Ensley Area Households by Household Income (2016)**

Total	Number	Percent
	<b>7,480</b>	<b>100%</b>
< \$15,000	1,825	24.4%
\$15,000 - \$24,999	1,279	17.1%
\$25,000 - \$34,999	1,085	14.5%
\$35,000 - \$49,999	1,070	14.3%
\$50,000 - \$74,999	1,152	15.4%
\$75,000 - \$99,999	554	7.4%
\$100,000 - \$149,999	381	5.1%
\$150,000 - \$199,999	82	1.1%
\$200,000+	52	0.7%
\$50,000+	2,222	29.7%

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

**FIGURE 2.5: Pratt Ensley Area Households by Household Income (2016)**



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

COMMUNITY RENEWAL

### 2.2.6. DISPOSABLE INCOME

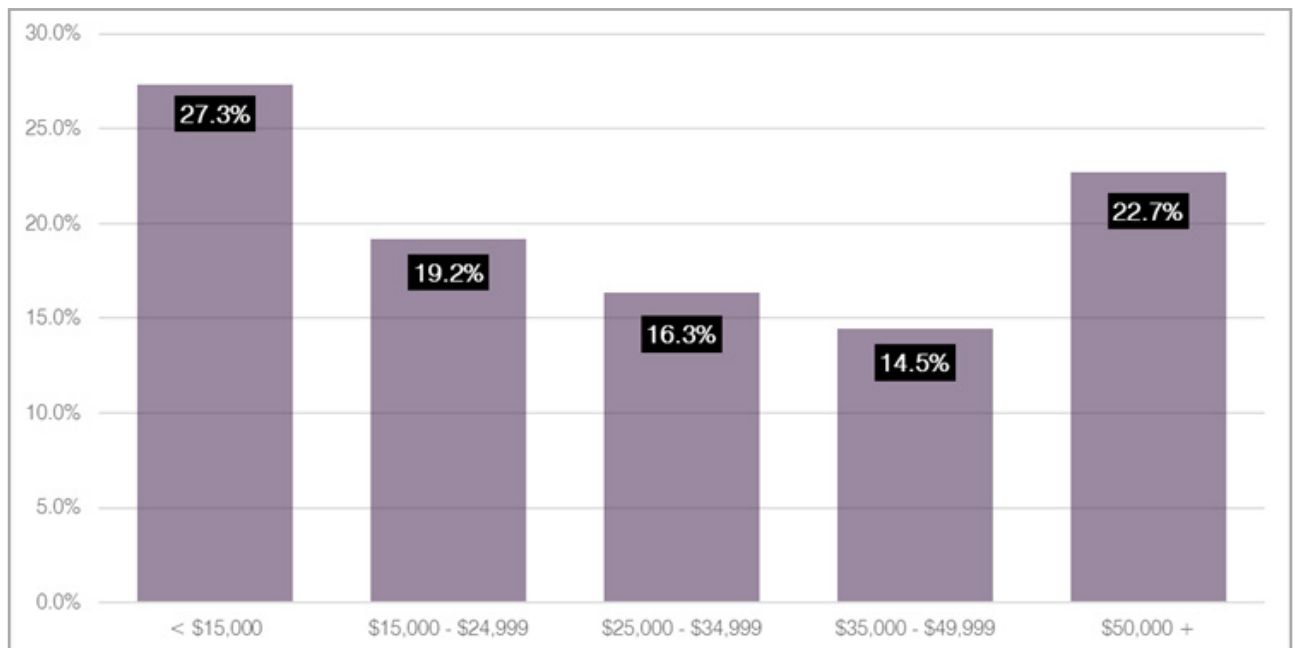
Disposable income is the amount of household funds available for spending and saving after paying income taxes. The amount of disposable income is an important indicator for the economic health of an area. This figure is used to gauge the investment viability for business activity. The amount of income remaining for discretionary spending does not include expenditures on housing, transportation, food, and child care. Therefore, the amount of truly disposable income, whether used for household savings or retail spending, is lower than may be indicated. The average disposable income of households in the Pratt Ensley Framework Area in 2016 is \$35,005.

**TABLE 2.4: Pratt Ensley Area Households by Disposable Income (2016)**

Total	Number of Households	Percent
	7,480	100%
< \$15,000	2,045	27.3%
\$15,000 - \$24,999	1,436	19.2%
\$25,000 - \$34,999	1,221	16.3%
\$35,000 - \$49,999	1,081	14.5%
\$50,000 - \$74,999	1,108	14.8%
\$75,000 - \$99,999	351	4.7%
\$100,000 - \$149,999	190	2.5%
\$150,000 - \$199,999	18	0.2%
\$200,000+	31	0.4%
\$50,000+	1,698	22.6%

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

**FIGURE 2.6: Pratt Ensley Area Households by Disposable Income (2016)**



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

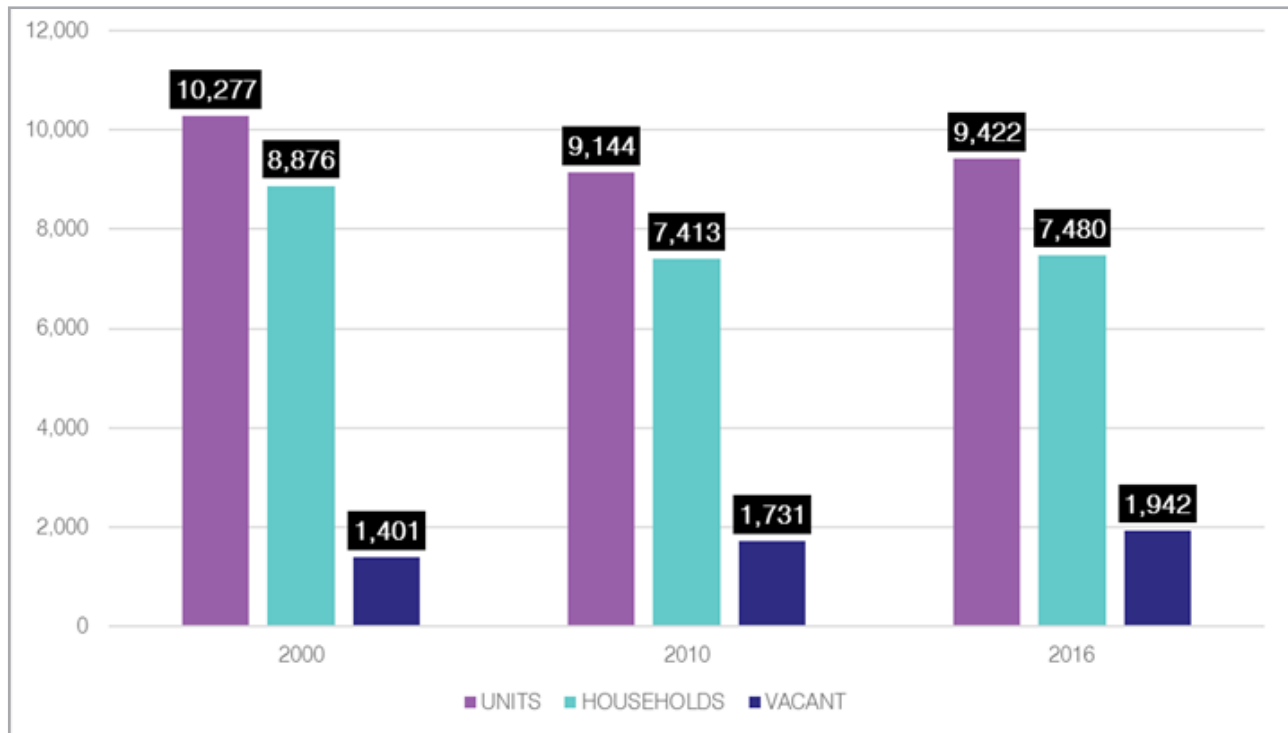


## 2.3. HOUSING

### 2.3.1. HOUSING UNIT CHARACTERISTICS

The housing units in the area have undergone significant changes over the last several decades. The 2016 housing estimates report 9,422 total units with 7,480 occupied units (79.4%) and 1,942 vacant units (20.6%). Since 2000 the total number of units in the area has decreased from 10,277 to 9,422 units, a decrease of 8.3%. Occupied units have decreased from 8,876 units in 2000 to 7,480 units in 2016, a decrease of 15.7%. In addition, most of the housing units in the Pratt Ensley Area are over 50 years old. The combination of an older housing stock with depressed property values creates a disincentive to property owners. Weak housing demand has somewhat affected median home property valuations, which are estimated at 81% of that of the City of Birmingham average. Median home values in Pratt Ensley Area are estimated at \$75,268 compared to \$92,653 for the City of Birmingham. There are an estimated 2,474 (89%) tax delinquent residential properties in the Pratt Ensley Area, of those 1,468 (59%) are land bank eligible.

**FIGURE 2.7: Pratt Ensley Housing Unit Characteristics**



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

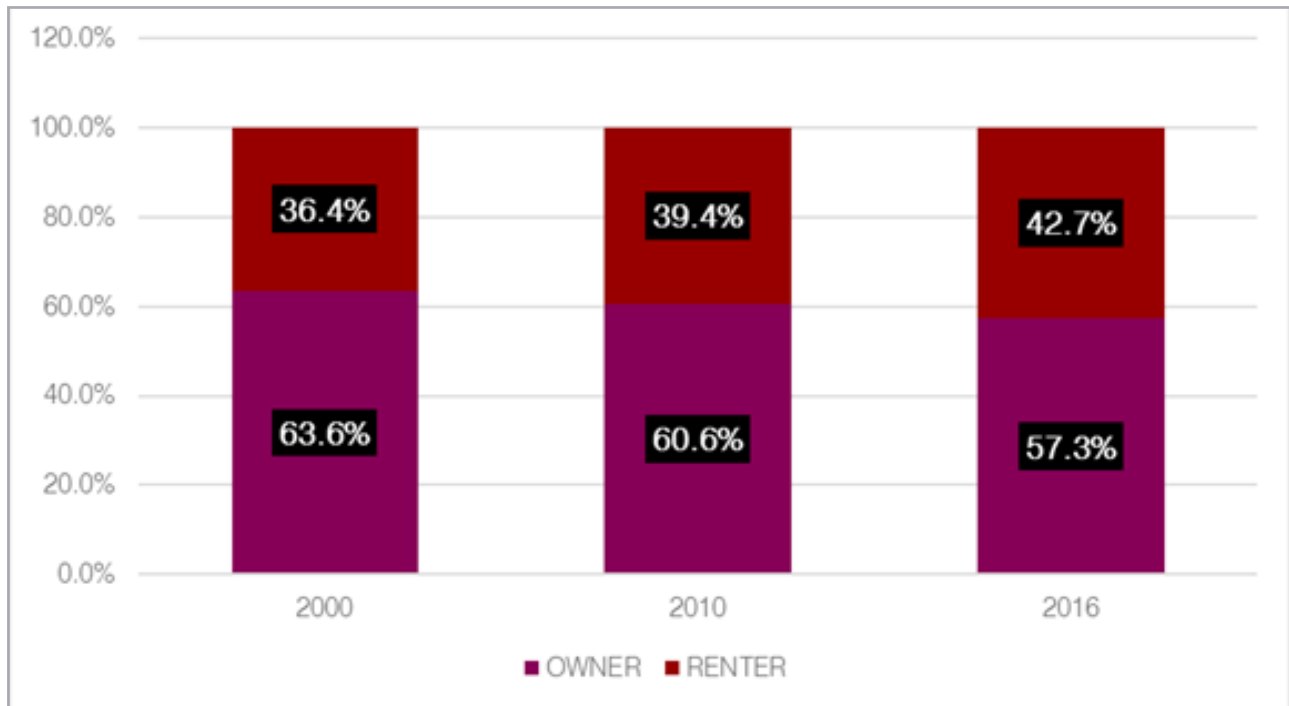
COMMUNITY RENEWAL

### 2.3.2. HOUSING TENURE

The majority of the housing market in the Pratt Ensley Area consists of single family detached dwellings (82.7%), with the bulk of the remaining units being multi-unit dwellings found primarily in the Birmingham Housing Authority’s Tuxedo Terrace Homes, as well as other multi-unit dwellings such as Southampton Villa Apartments and Saint Charles Villas. Several additional apartment buildings and smaller multi-family complexes are found throughout the area as well.

Pratt Ensley Area residential properties have experienced a notable shift from predominately owner-occupied units to renter-occupied units over the last several decades. According to recent estimates, the number of renter occupied units increased to 42.7% of the housing stock in 2016. This increase in rental occupancy may be due to the abundance of rental homes throughout the area and new affordable rental complexes being constructed. 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 2.8: Pratt Ensley Area Housing Tenure in 2016 (Owner vs Renter Occupied)**



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

### 2.3.3. HOUSING UNIT 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 Pratt Ensley Area’s housing market consists of single family detached dwellings (82.7%), with the remaining units being distributed between townhomes, 2-4 units (5.4%), 5+ units apartments (10.0%), and manufactured/mobile homes (0.8%). **Table 2.5** illustrates housing unit preferences in the Pratt Ensley Area.

**TABLE 2.5: Housing Units by Type in the Pratt Ensley Area (2016)**

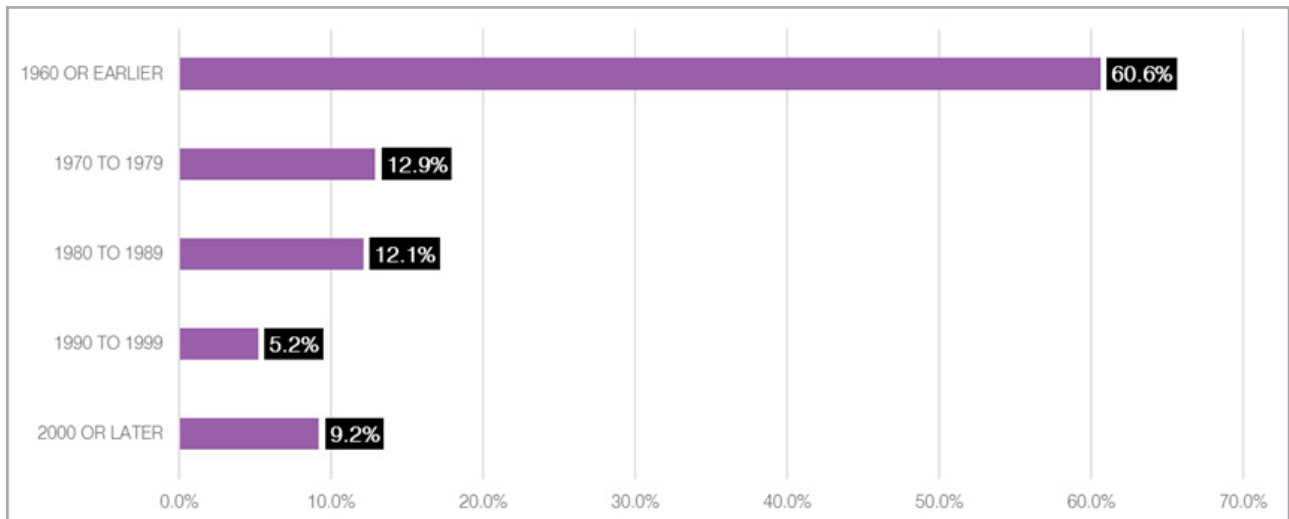
Type of Housing	Number	Percent
Total	9,422	100%
1-Unit Detached	7,792	82.7%
1-Unit Attached	104	1.1%
Townhomes/ 2-4 units	509	5.4%
5+ Units	942	10%
Mobile Homes	75	0.8%

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

### 2.3.4. AGE OF HOUSING

The majority of housing units in the Pratt Ensley Area are relatively dated, with about 73.5% of the housing built before 1980. Approximately 9.2% of the housing units in the area were constructed since 2000. Communities with a variety of housing ages can appeal to a broader group of existing and potential future residents.

**FIGURE 2.9: Age of Housing Units in the Pratt Ensley Area (2016)**



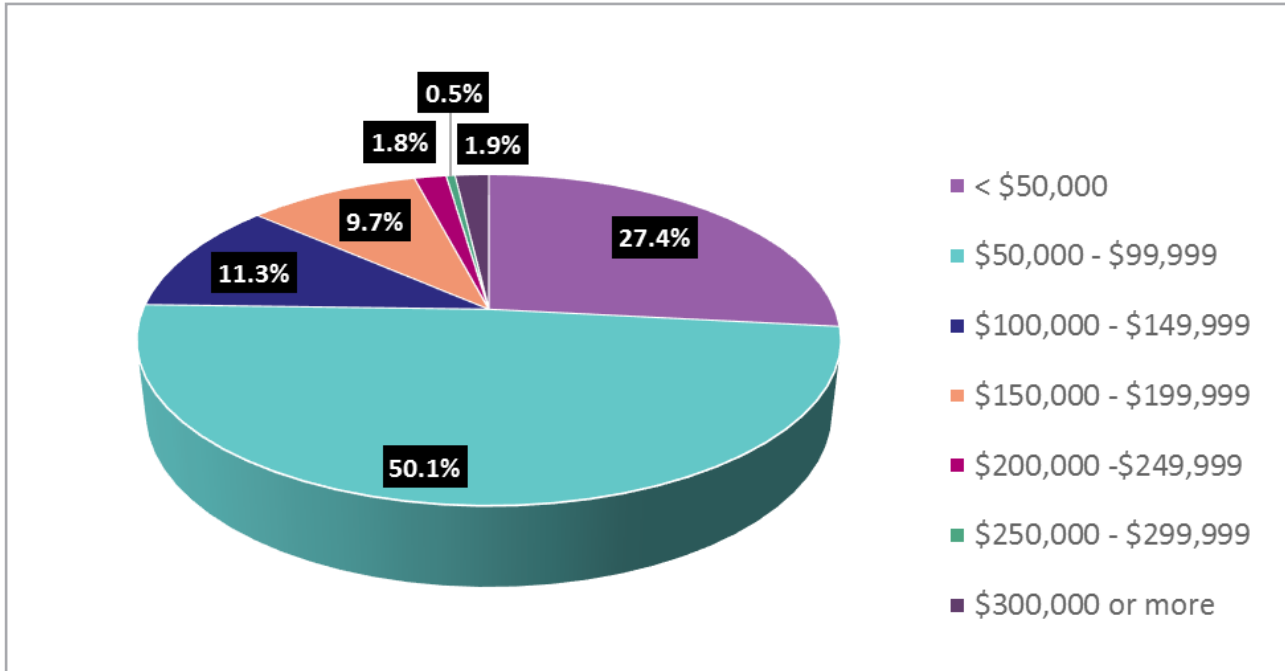
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2016

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### 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. 86.1% of the owner-occupied homes in the Pratt Ensley Area are valued under \$200,000

**FIGURE 2.10: Owner-Occupied Housing Units Values in the Pratt Ensley Area (2016)**



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

### 2.4. EDUCATIONAL ATTAINMENT

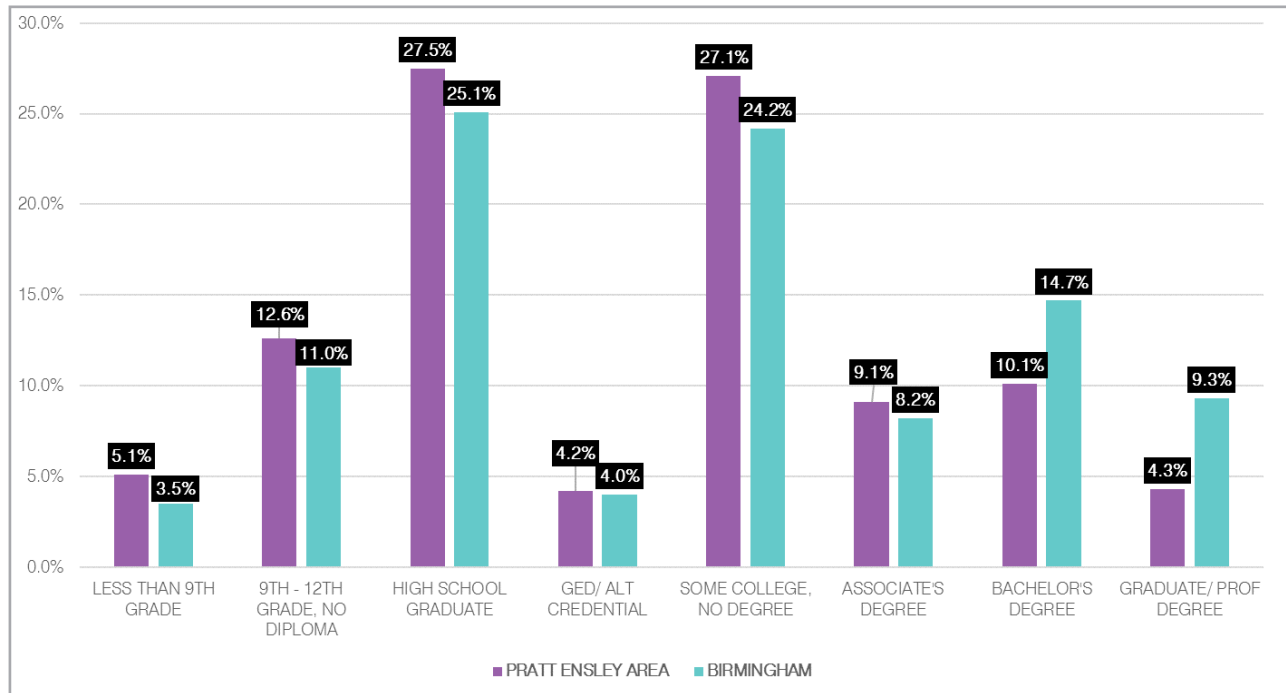
Education has a direct relationship with the potential earning power of an individual. The education level of a community also affects the labor force quality that is available for companies looking to expand or relocate in the area. About 31% of Pratt Ensley Area residents (25 and older) have a high school diploma, and about 23% have a collegiate degree, whether it was an associates, bachelors, or graduate degree.

**TABLE 2.6: 2016 Pratt Ensley Area Educational Attainment**

Educational Attainment	Population (25 years & Older)	Percent
<b>Total</b>	<b>12,802</b>	<b>100%</b>
Less than 9th grade	653	5.1%
9Th to 12th grade, no diploma	1,613	12.6%
High school graduate (ged)	3,969	31.0%
Some college, no degree	3,469	27.1%
Associate’s degree	1,165	9.1%
Bachelor’s degree	1,293	10.1%
Graduate or professional degree	550	4.3%

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

**FIGURE 2.11: Pratt Ensley Area Educational Attainment Comparison with City of Birmingham (2016)**



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

## 2.5. COMMUNITY PROFILES

### 2.5.1. PRATT COMMUNITY PROFILE

- Population: 9,297
- Households: 3,755
- Educational Attainment: see **Table 2.7**

**TABLE 2.7: Educational Attainment in the Pratt Community (2016)**

Educational Attainment	Population (25 years & Older)	Percent
<b>Total</b>	<b>6,445</b>	<b>100%</b>
Less than 9th grade	342	5.3%
9Th to 12th grade, no diploma	748	11.6%
High school graduate (ged)	1,734	26.9%
Some college, no degree	1,811	28.1%
Associate's degree	464	7.2%
Bachelor's degree	922	14.3%
Graduate or professional degree	432	6.7%

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

- Median Age: 41.3
- Median Household Income: \$32,581
- Average Household Income: \$44,064
- Average Disposable Income of Households: \$36,681
- Average Household Size: 2.44
- Median Home Value: \$81,328

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**TABLE 2.8: Pratt Community Profile, 2000-2016**

Pratt Population Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change*
<b>Total Population</b>	<b>9,465</b>	<b>100.0%</b>	<b>9,297</b>	<b>100.0%</b>	<b>-168</b>
White alone	596	6.3%	549	5.9%	-48
Black or African American alone	8,651	91.4%	8,516	91.6%	-135
Other	227	2.4%	223	2.4%	-4
American Indian and Alaska Native alone	9	0.1%	9	0.1%	-
Asian alone	9	0.1%	9	0.1%	-
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	-
Some other race alone	142	1.5%	139	1.5%	-3
Two or more races	66	0.7%	74	0.8%	+8
Pratt Housing Units Profile	2000	% in 2000	2016	% in 2016	2010-2016 Change*
<b>Total Housing Units</b>	<b>4,752</b>	<b>100.0%</b>	<b>4,482</b>	<b>100%</b>	<b>-270</b>
Occupied Housing Units	4,253	89.5%	3,711	82.8%	-542
Owner-Occupied Housing Units	2,946	62.0%	2,286	51.0%	-660
Renter Occupied Housing Units	1,307	27.5%	1,425	31.8%	+118
Vacant Housing Units	504	10.6%	775	17.3%	+272

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

\*A negative number indicates a decrease in the data, while a positive number indicates a positive change in the data.

## 2.5.2. ENSLEY COMMUNITY PROFILE

- Population: 9,455
- Households: 3,726
- Educational Attainment: see **Table 2.9**

**TABLE 2.9: Educational Attainment in the Ensley Community (2016)**

Educational Attainment	Population (25 years & Older)	Percent
<b>Total</b>	<b>6,355</b>	<b>100%</b>
Less than 9th grade	311	4.9%
9Th to 12th grade, no diploma	871	13.7%
High school graduate (ged)	2,320	36.5%
Some college, no degree	1,652	26.0%
Associate’s degree	699	11.0%
Bachelor’s degree	375	5.9%
Graduate or professional degree	121	1.9%

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

- Median Age: 38.7
- Median Household Income: \$27,974
- Average Household Income: \$39,596
- Average Disposable Income of Households: \$33,307
- Average Household Size: 2.52
- Median Home Value: \$68,591

**TABLE 2.10: Ensley Community Profile, 2000-2016**

<b>Ensley Population Profile</b>	<b>2000</b>	<b>% in 2000</b>	<b>2016</b>	<b>% in 2016</b>	<b>2010-2016 Change*</b>
<b>Total Population</b>	<b>9,183</b>	<b>100.0%</b>	<b>9,455</b>	<b>100.0%</b>	<b>+272</b>
White alone	1,130	12.3%	1068	11.3%	-61
Black or African American alone	7,879	85.8%	8197	86.7%	+318
Other	119	1.3%	123	1.3%	+4
American Indian and Alaska Native alone	28	0.3%	28	0.3%	-
Asian alone	0	0.3%	0	0.0%	-
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	-
Some other race alone	55	0.6%	57	0.6%	+2
Two or more races	83	0.9%	104	1.1%	+21
<b>Ensley Housing Units Profile</b>	<b>2000</b>	<b>% in 2000</b>	<b>2016</b>	<b>% in 2016</b>	<b>2010-2016 Change*</b>
<b>Total Housing Units</b>	<b>9,144</b>	<b>100.0%</b>	<b>4,884</b>	<b>100%</b>	<b>-4,260</b>
Occupied Housing Units	7,416	81.1%	3,726	76.3%	-3,689
Owner-Occupied Housing Units	4,490	49.1%	1,973	40.4%	- 2,517
Renter Occupied Housing Units	2,926	32.0%	1,753	35.9%	-1,173
Vacant Housing Units	1,728	18.9%	1,158	23.7%	-571

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

\*A negative number indicates a decrease in the data, while a positive number indicates a positive change in the data.

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## 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.

### 2.6.1. PROPERTY CONDITIONS SURVEY REPORT

Approximately 50.2% of the properties in the Pratt Ensley Framework Area are in sound condition, while 5.8% are considered deteriorated, and 3.6% are considered dilapidated. Only about 13% of properties are vacant and overgrown. See **Table 2.14** for a description of the property condition categories, and associated maps.

**TABLE 2.11: Pratt Ensley Area Property Conditions Report (2016)**

Property Conditions	Total	% of Total
	12,372	100%
<b>Sound</b>		
Occupied	6,214	50.2%
Unoccupied	344	2.8%
<b>Deteriorated</b>		
Occupied	345	2.8%
Unoccupied	365	3.0%
<b>Dilapidated</b>		
Occupied	19	0.2%
Unoccupied	426	3.4%
<b>Vacant</b>		
Maintained	1,869	15.1%
Natural	1,175	9.5%
Overgrown	1,615	13.1%





**TABLE 2.12: Pratt Ensley Area Property Conditions Report for Properties with Structures**

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
<b>Single Family</b>	6,697	81.0%	3.3%	4.9%	4.6%	0.0%	5.7%
<b>Multi-Family (2-10 units)</b>	280	78.5%	5.7%	4.6%	3.2%	0.0%	8.2%
<b>Commercial (Retail &amp; Wholesale and Office)</b>	323	57.9%	25.1%	0.0%	5.6%	0.0%	11.5%
<b>Industrial (Heavy and Light)</b>	219	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Institutional</b>	200	93.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**TABLE 2.13: Pratt Ensley Area Property Conditions Report for Properties without Structures**

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
<b>Parks/Open Space</b>	69	97.1%	0.0%	0.0%
<b>Transportation</b>	195	99.0%	0.0%	1.0%
<b>Vacant</b>	4,386	36.6%	36.8%	26.6%

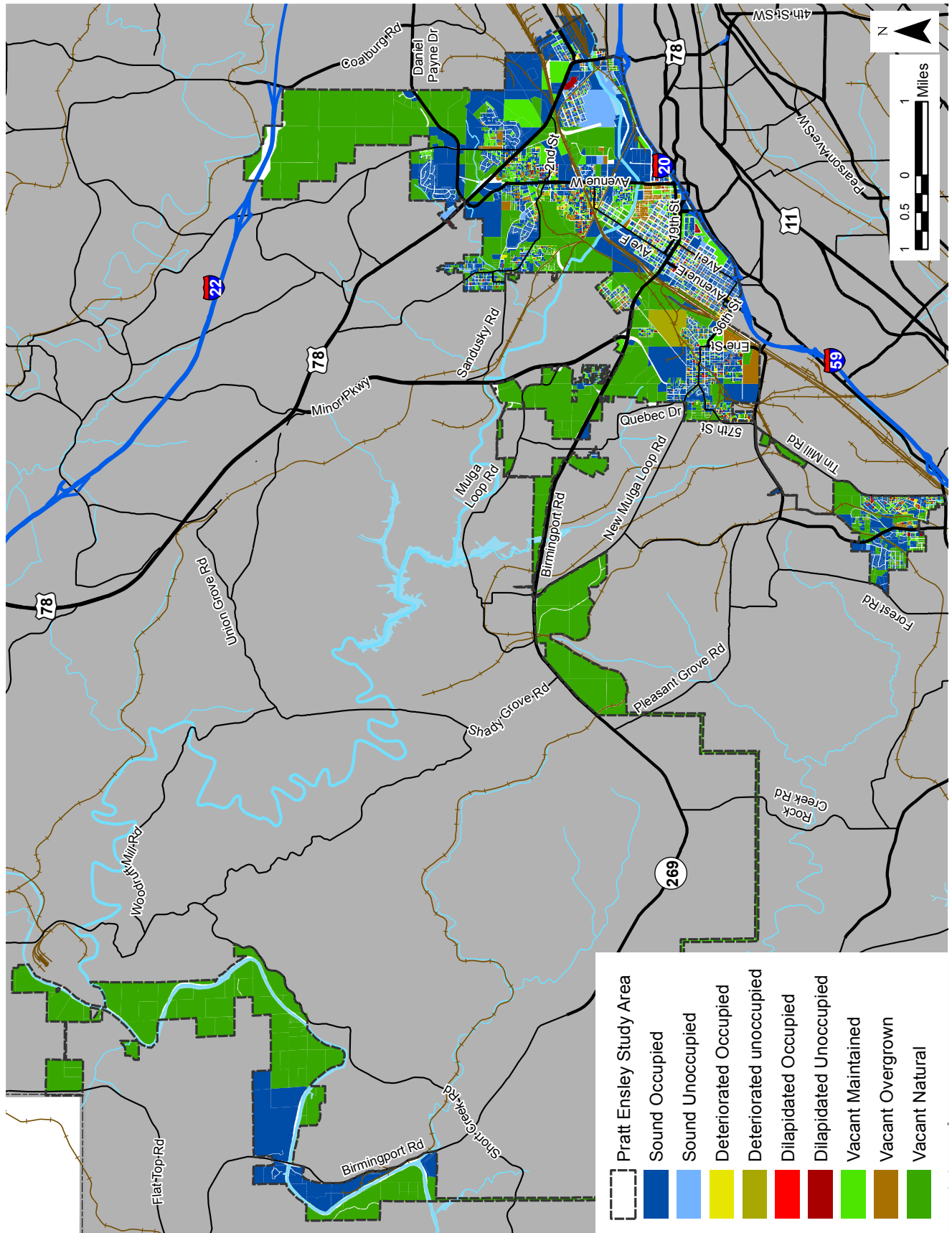


COMMUNITY RENEWAL

TABLE 2.14: Property Condition Descriptions

Property Condition Categories		Description
	Sound Occupied	Structurally sound and maintained structure(s). Occupied by tenant/owner.
	Sound Unoccupied	Structurally sound and maintained structure(s). Currently not occupied by tenant/owner, e.g., signs of abandonment and/or for sale/lease signs.
	Deteriorated Occupied	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.
	Deteriorated Unoccupied	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.
	Dilapidated Occupied	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.
	Dilapidated Unoccupied	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.
	Vacant Maintained	No structure(s) present; No signs of littering and vegetation is maintained, e.g., free trash and grass/bushes are trimmed.
	Vacant Natural	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.
	Vacant Overgrown	No structure(s) present. Litter on-site and/or vegetation is not maintained, e.g., trash present and/or grass/bushes are overgrown.

FIGURE 2.12: Pratt Ensley Area Property Conditions Map



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FIGURE 2.13: Pratt Ensley Area Property Conditions Heat Map

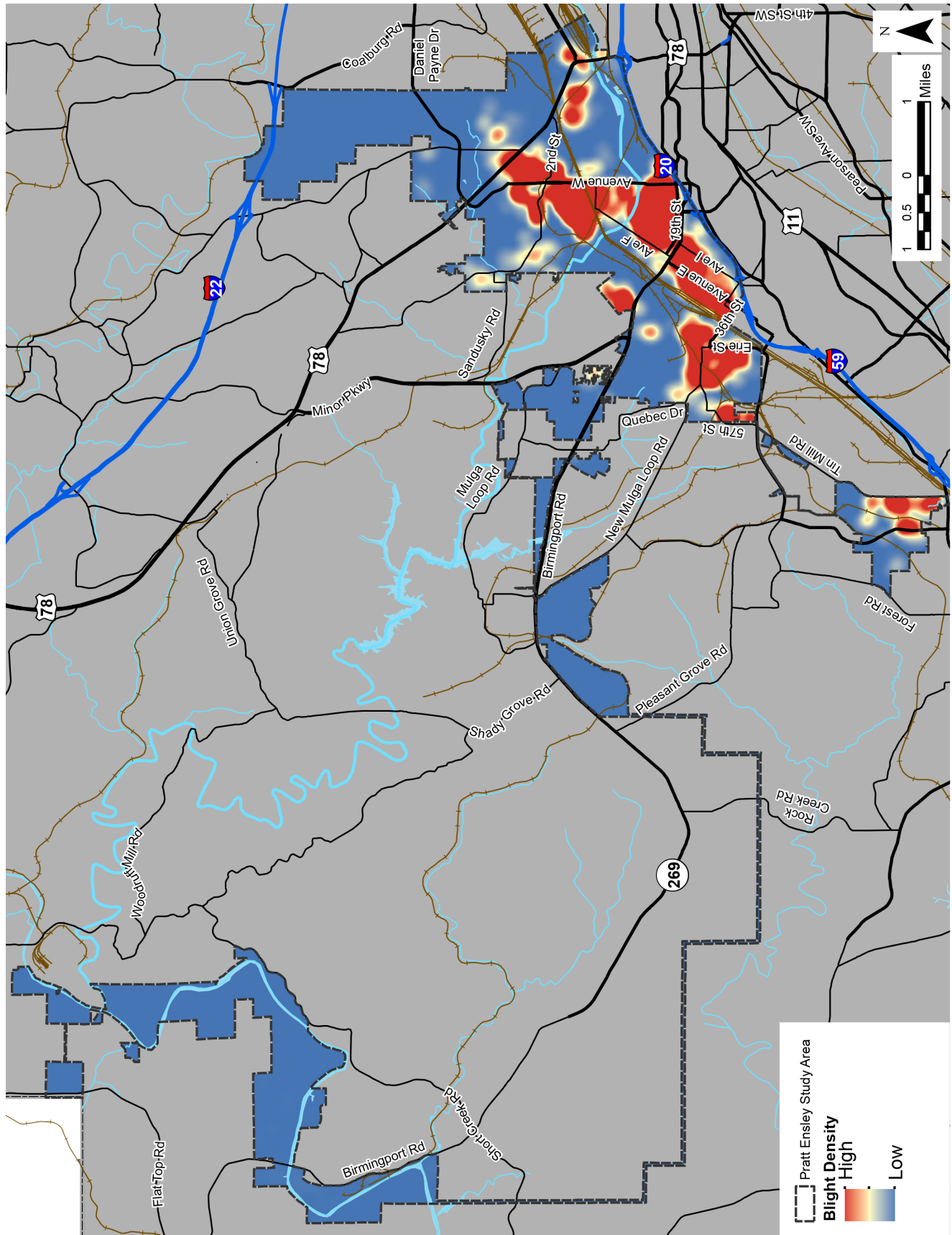


TABLE 2.15: Pratt Community Property Conditions Report (2016)

Property Conditions	Total	% of Total
	5,659	100%
<b>Sound</b>		
Occupied	2,901	51.3%
Unoccupied	159	2.8%
<b>Deteriorated</b>		
Occupied	136	2.4%
Unoccupied	117	2.1%
<b>Dilapidated</b>		
Occupied	11	0.2%
Unoccupied	133	2.4%
<b>Vacant</b>		
Maintained	960	17.0%
Natural	439	7.8%
Overgrown	803	14.2%

TABLE 2.16: Pratt Community Property Conditions Report for Properties with Structures

Land Use	Property Conditions						
	Total # of Parcels	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
<b>Single Family</b>	3,074	84.0%	4.0%	4.0%	3.0%	0.0%	4.0%
<b>Multi-Family (2-10 units)</b>	60	90.0%	0.0%	0.0%	3.0%	0.0%	7.0%
<b>Commercial (Retail &amp; Wholesale and Office)</b>	94	64.0%	24.5%	0.0%	10.6%	0.0%	1.1%
<b>Industrial (Heavy and Light)</b>	66	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Institutional</b>	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Other</b>	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%

TABLE 2.17: Pratt Community Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
<b>Parks/Open Space</b>	40	95.0%	0.0%	0%
<b>Transportation</b>	88	100.0%	0.0%	0%
<b>Vacant</b>	2,074	40.2%	38.7%	21.1%

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FIGURE 2.14: Pratt Community Property Conditions Map

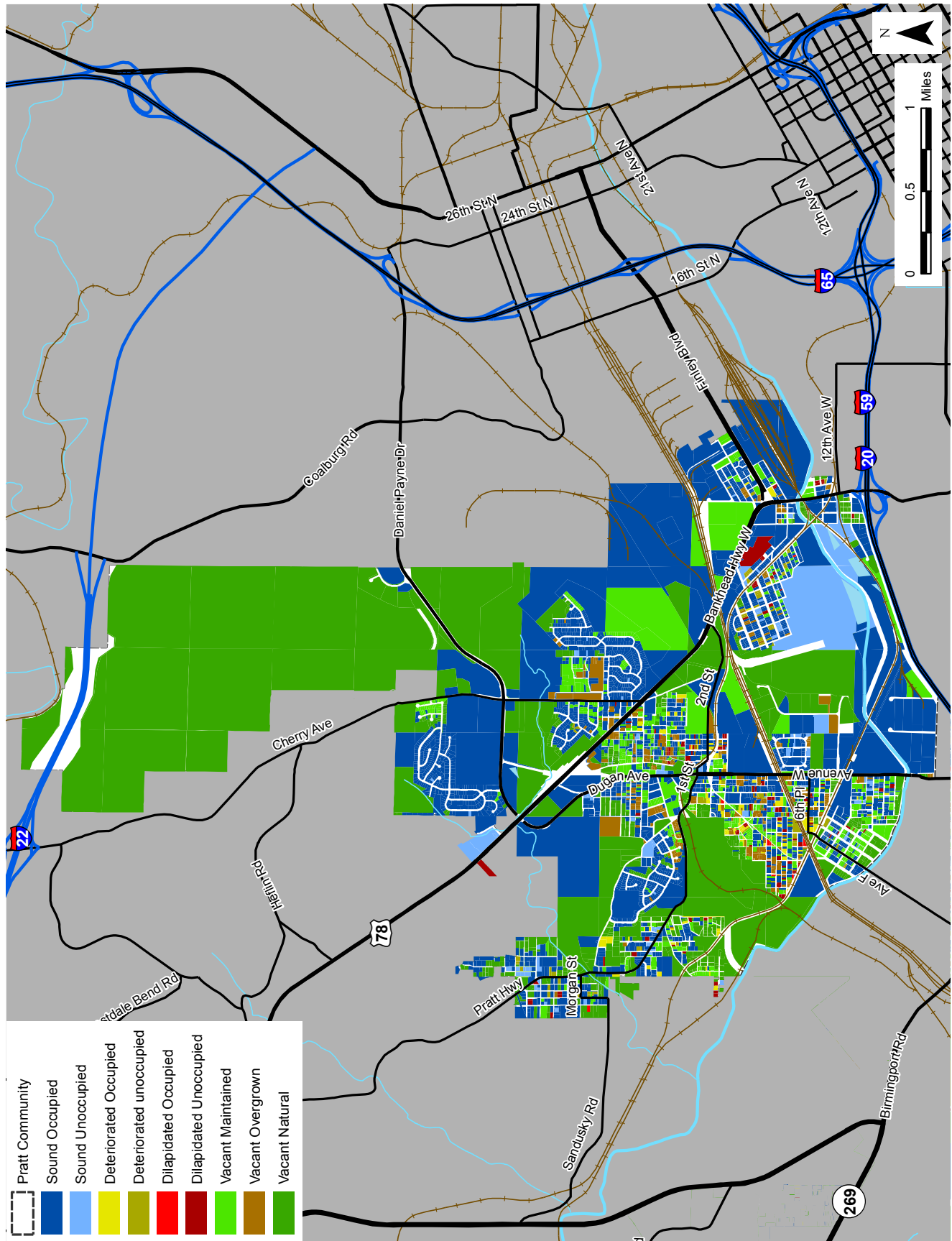
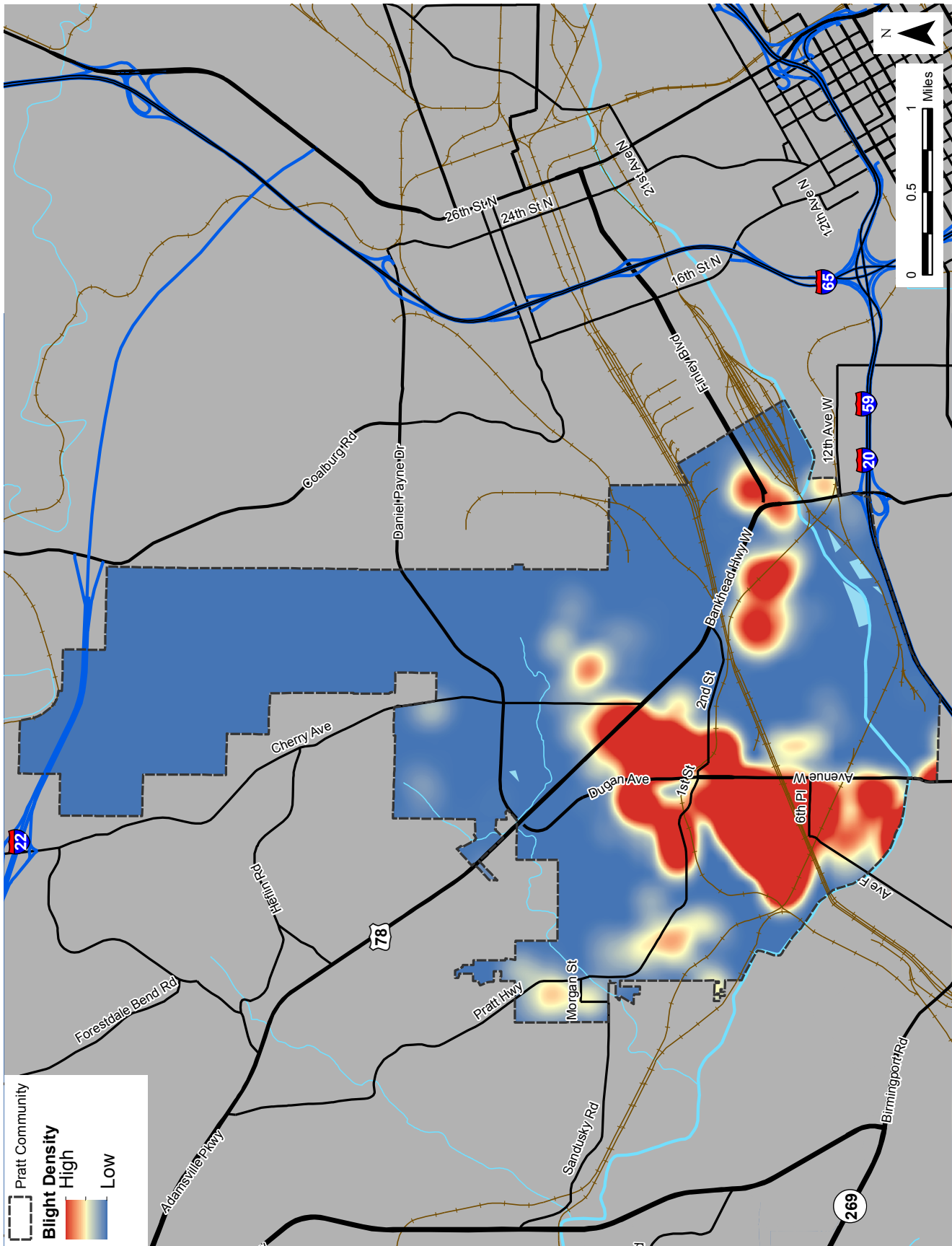


FIGURE 2.15: Pratt Community Property Conditions Heat Map



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**TABLE 2.18: Ensley Central Community Property Conditions Report (2016)**

Property Conditions	Total	% of Total
	5,892	100%
<b>Sound</b>		
Occupied	3,092	52.5%
Unoccupied	184	3.1%
<b>Deteriorated</b>		
Occupied	194	3.3%
Unoccupied	238	4.0%
<b>Dilapidated</b>		
Occupied	7	0.1%
Unoccupied	272	4.6%
<b>Vacant</b>		
Maintained	786	13.3%
Natural	447	7.6%
Overgrown	690	11.7%

**TABLE 2.19: Ensley Central Community Property Conditions Report for Properties with Structures**

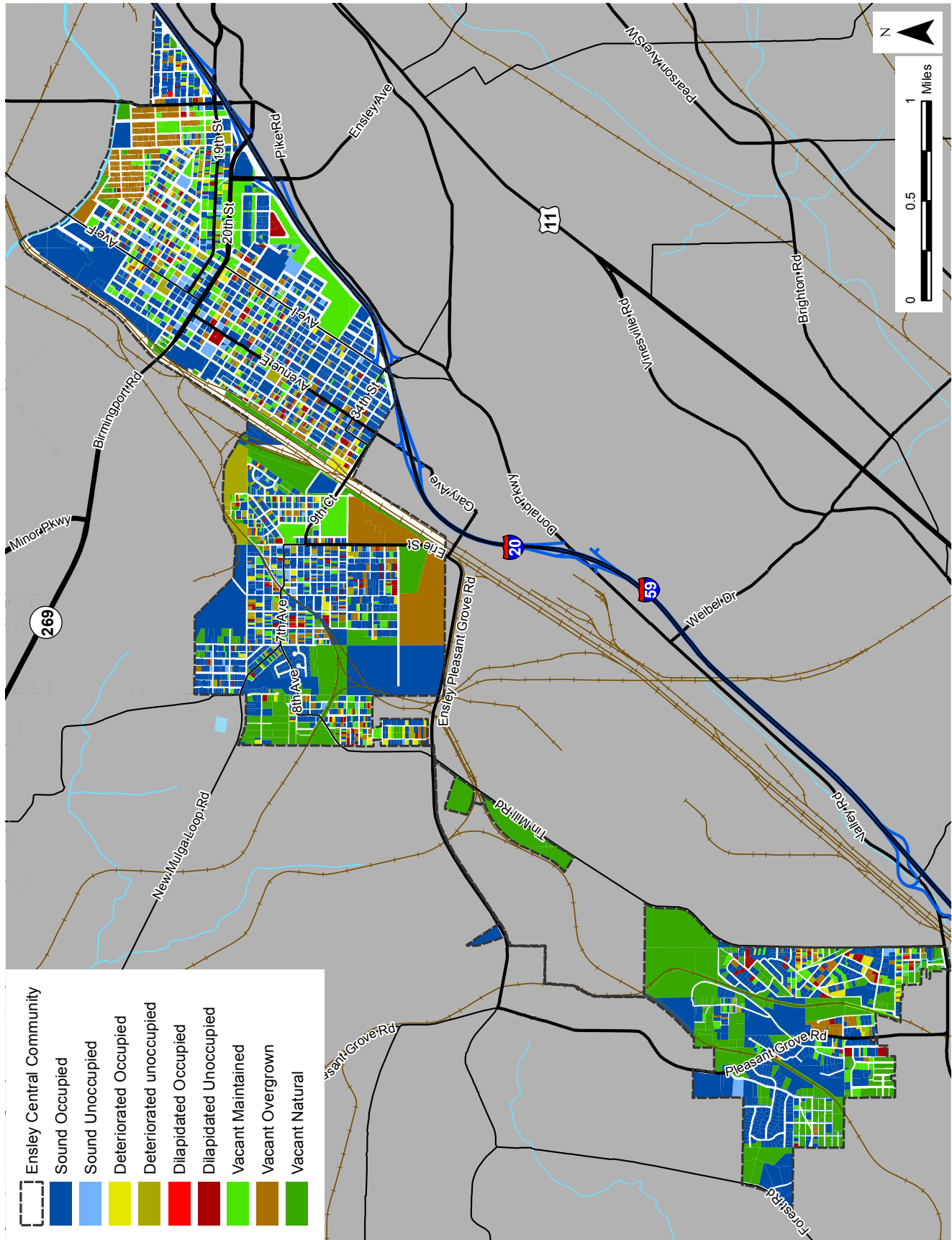
Land Use	Total # of Parcels	Property Conditions					
		Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
<b>Single Family</b>	6,697	39.5%	1.5%	2.7%	3.0%	0.1%	3.5%
<b>Multi-Family (2-10 units)</b>	280	58.6%	5.7%	4.6%	2.5%	0.0%	6.4%
<b>Commercial (Retail &amp; Wholesale and Office)</b>	323	39.3%	18.0%	0.0%	8.4%	0.0%	5.0%
<b>Industrial (Heavy and Light)</b>	219	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Institutional</b>	200	53.0%	3.5%	0.0%	0.0%	0.0%	0.0%
<b>Other</b>	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**TABLE 2.20: Ensley Central Community Property Conditions Report for Properties without Structures**

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
<b>Parks/Open Space</b>	40	50.0%	0.0%	0.0%
<b>Transportation</b>	70	97.1%	0.0%	2.9%
<b>Vacant</b>	1,815	37.5%	24.6%	37.9%

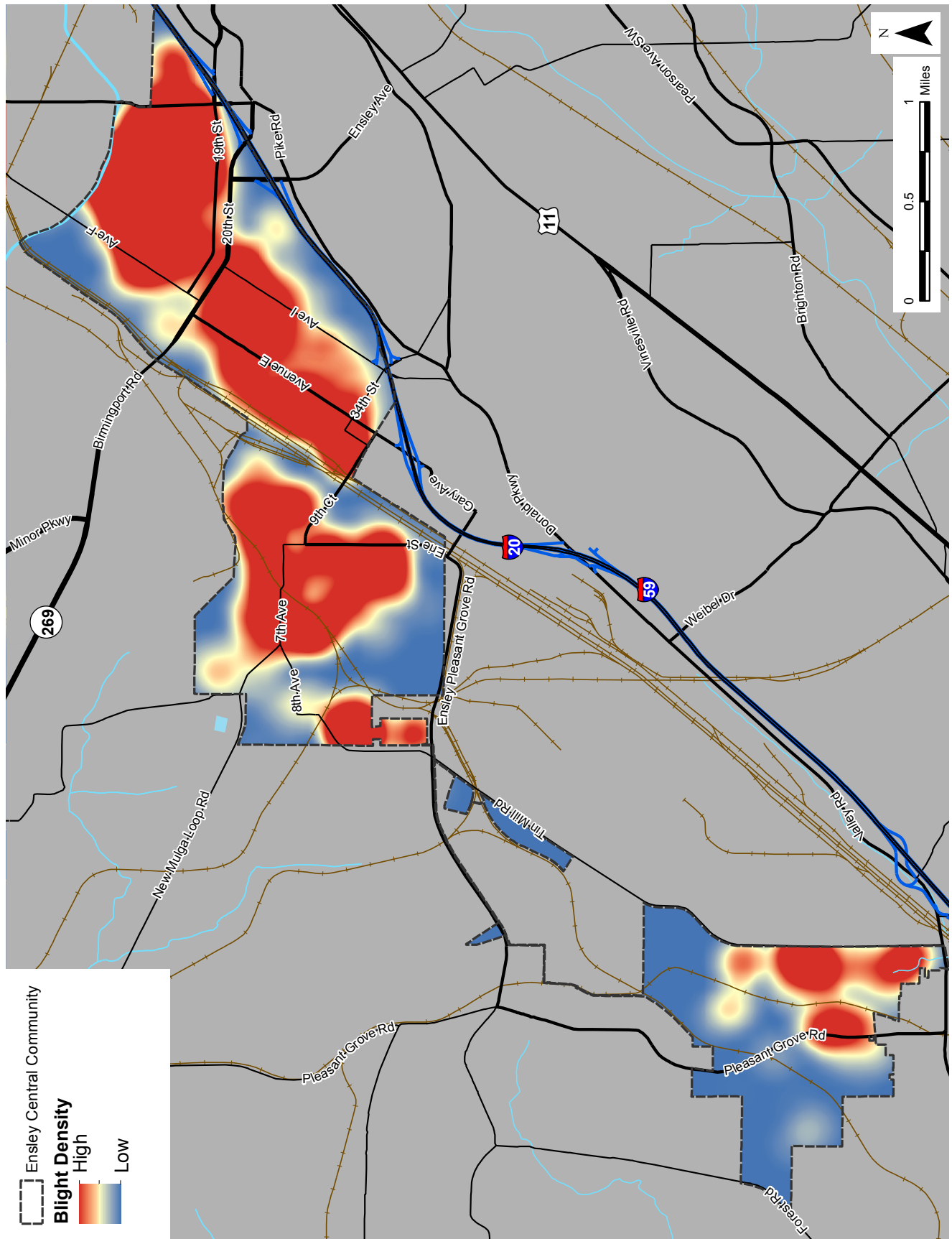


FIGURE 2.16: Ensley Central Community Property Conditions Map



COMMUNITY RENEWAL

FIGURE 2.17: Ensley Central Community Property Conditions Heat Map



**TABLE 2.21: Ensley West Community Property Conditions Report (2016)**

Property Conditions	Total	% of Total
	840	100%
<b>Sound</b>		
Occupied	226	26.9%
Unoccupied	1	0.1%
<b>Deteriorated</b>		
Occupied	15	1.8%
Unoccupied	11	1.3%
<b>Dilapidated</b>		
Occupied	1	0.1%
Unoccupied	22	2.6%
<b>Vacant</b>		
Maintained	143	17.0%
Natural	374	44.5%
Overgrown	47	5.6%

**TABLE 2.22: Ensley West Community Property Conditions Report for Properties with Structures**

Land Use	Property Conditions						
	Total # of Parcels	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
<b>Single Family</b>	254	80.7%	0.0%	5.9%	4.3%	0.4%	8.7%
<b>Multi-Family (2-10 units)</b>	1	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Industrial (Heavy and Light)</b>	6	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Institutional</b>	15	93.3%	6.7%	0.0%	0.0%	0.0%	0.0%

**TABLE 2.23: Ensley West Community Property Conditions Report for Properties without Structures**

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Overgrown
<b>Parks/Open Space</b>	9	100.0%	0.0%	0.0%
<b>Transportation</b>	40	100.0%	0.0%	0.0%
<b>Vacant</b>	515	18.3%	72.6%	9.1%

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FIGURE 2.18: Ensley West Property Conditions Map

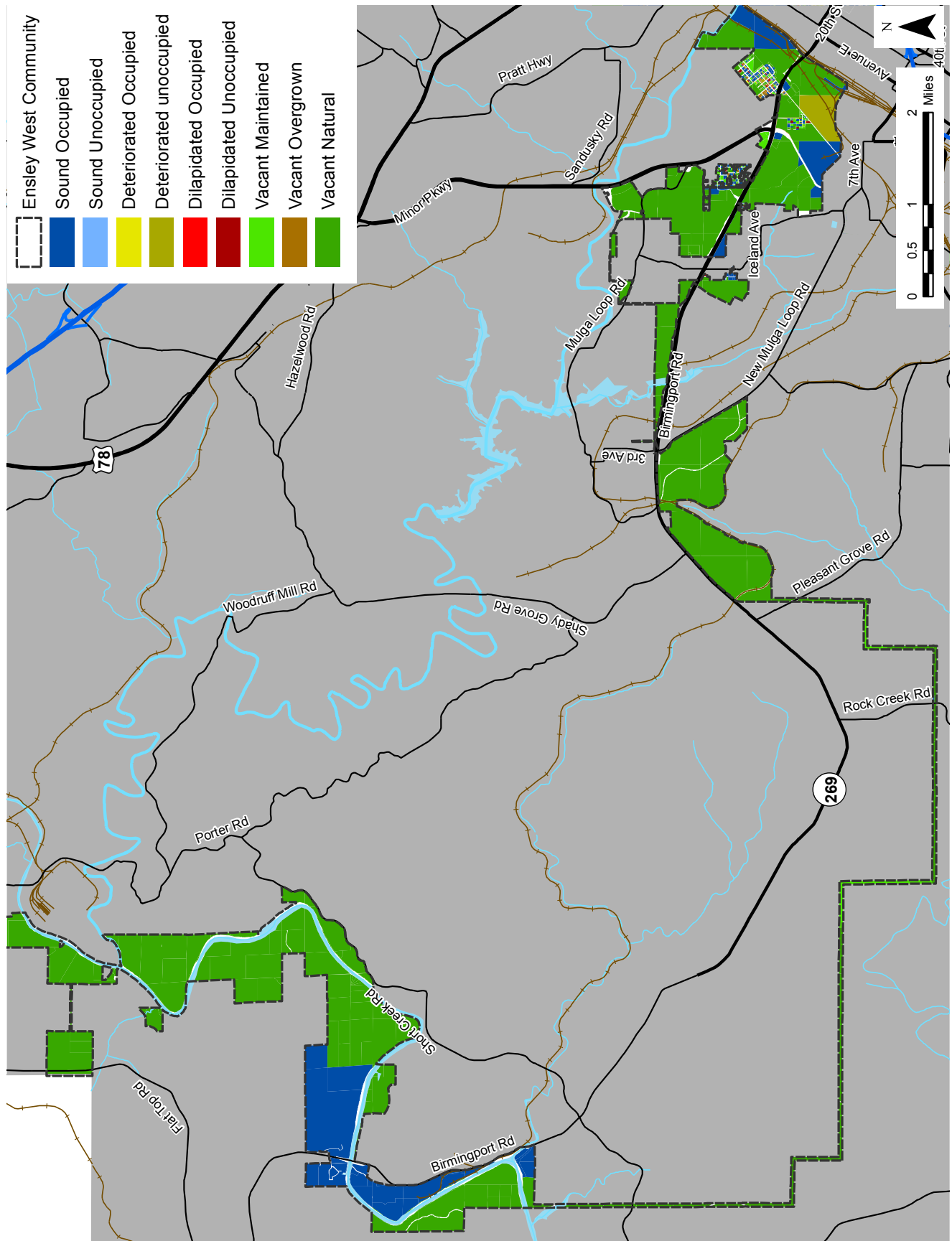
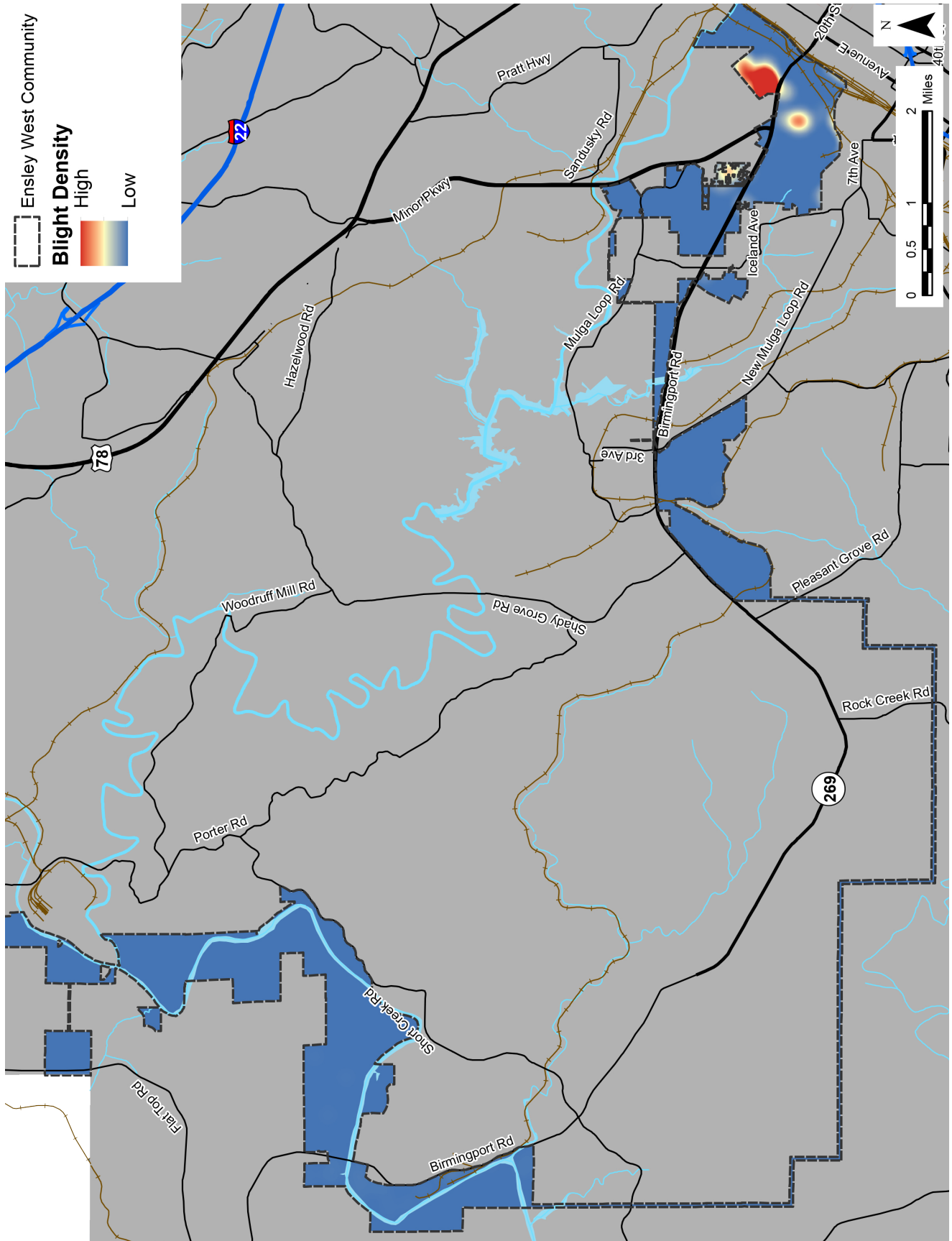


FIGURE 2.19: Ensley West Area Property Conditions Heat Map



## COMMUNITY RENEWAL

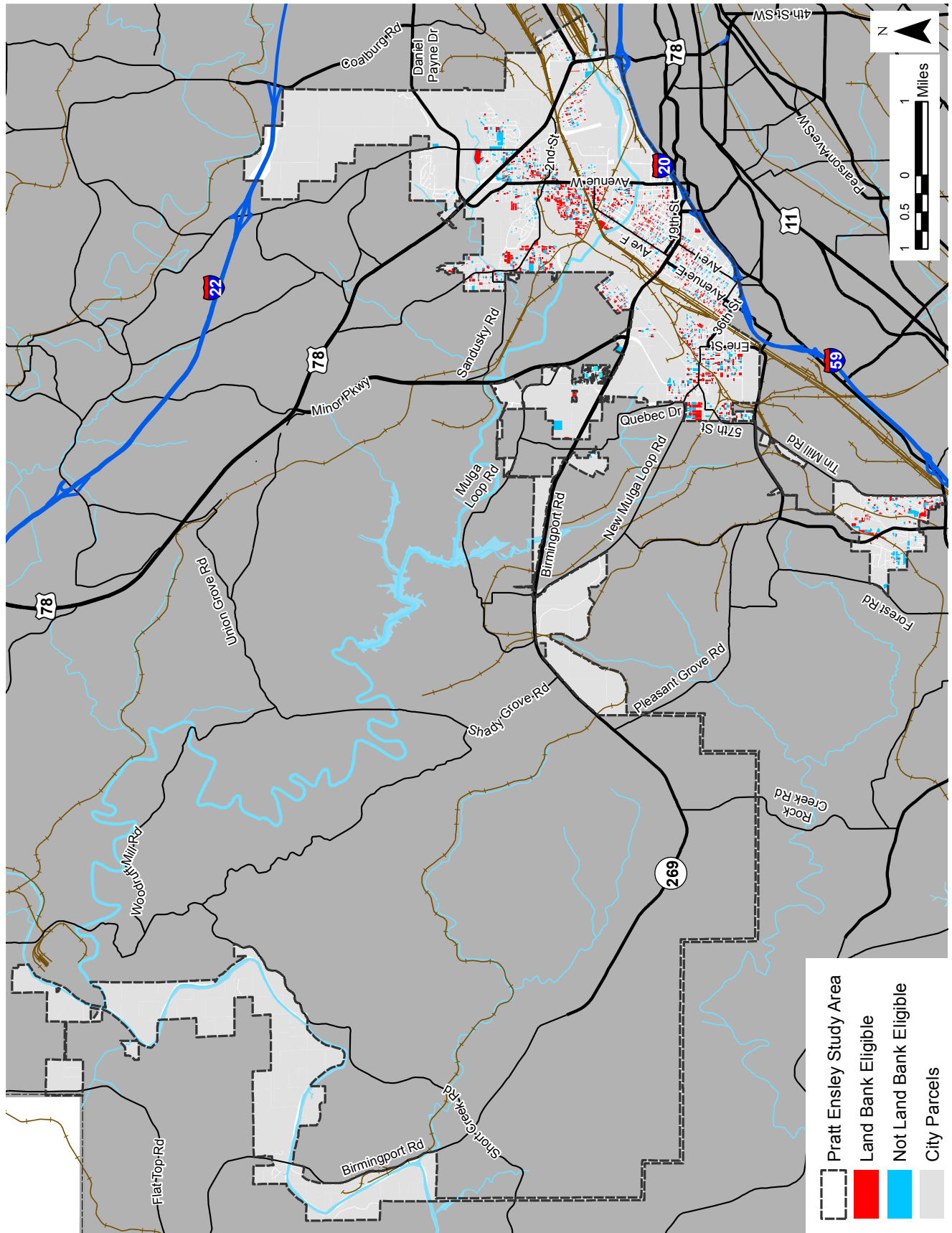
## 2.6.2. TAX DELINQUENCY

Tax delinquency appears to be an issue that has accelerated over the past five years. There are approximately 2,794 tax delinquent properties in the Pratt Ensley Area. Many of these properties have been delinquent for several years. These properties have accrued liens for both taxes and other unpaid bills like weed abatement. Until 2014, liens and fines would make these properties unattractive for investors because of how low property values would not make property acquisition financially feasible. However, the City of Birmingham has recently created a land bank. Properties that have been delinquent for five or more years are eligible to be acquired by the land bank. Of the 2,794 properties in the plan area that are tax delinquent, 1,145 (41%) have become delinquent in the last 5 years, but the remaining 1,649 (59%) tax delinquent properties are land-bank eligible since they have been delinquent for more than five years. The Ensley Central Community has the most tax delinquent properties in the Pratt Ensley Area, totaling 1,391 properties.

**TABLE 2.24: Tax Delinquent Parcels, by Community**

Community	Properties	1-4 years Uncollected Taxes	1-4 years % of total tax delinquent properties	5+ years Uncollected Taxes	5+ years % of total tax delinquent properties
<b>Pratt</b>	1,218	480	17.2%	738	26.4%
<b>Ensley Central</b>	1,391	591	21.2%	800	28.6%
<b>Ensley West</b>	185	74	2.6%	111	4.0%

FIGURE 2.20: Pratt Ensley Area Tax Delinquency Map



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FIGURE 2.21: Pratt Community Tax Delinquency Map

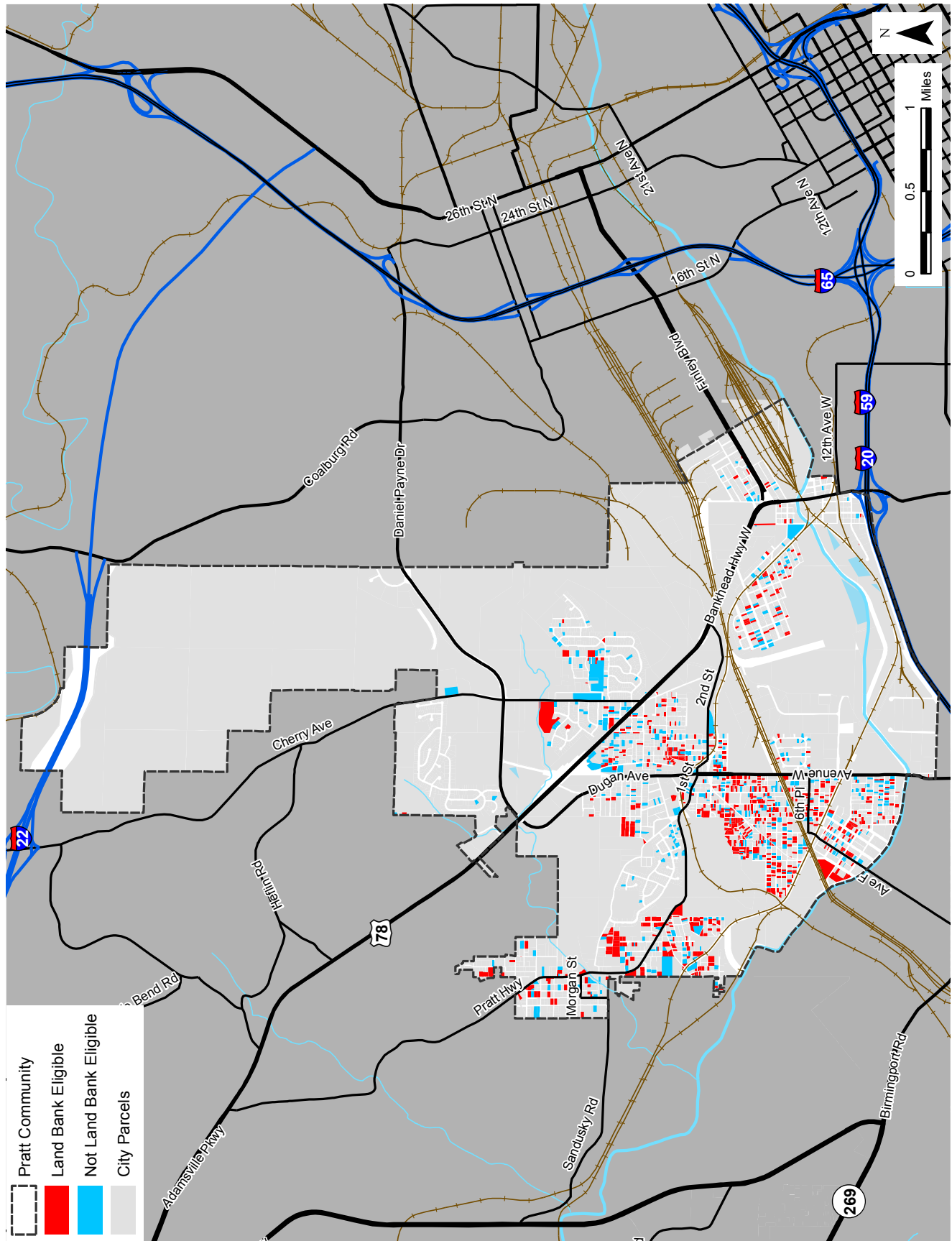
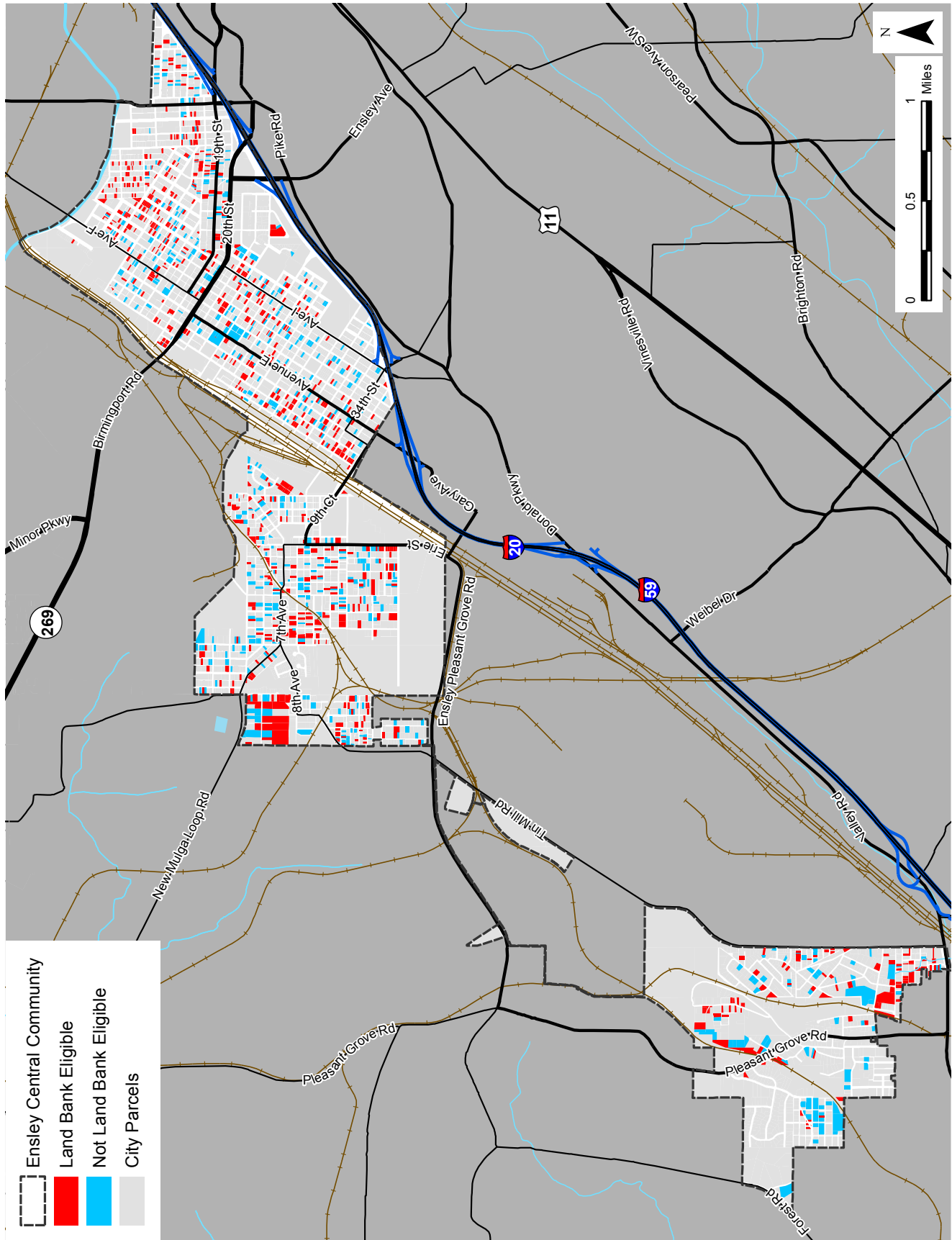


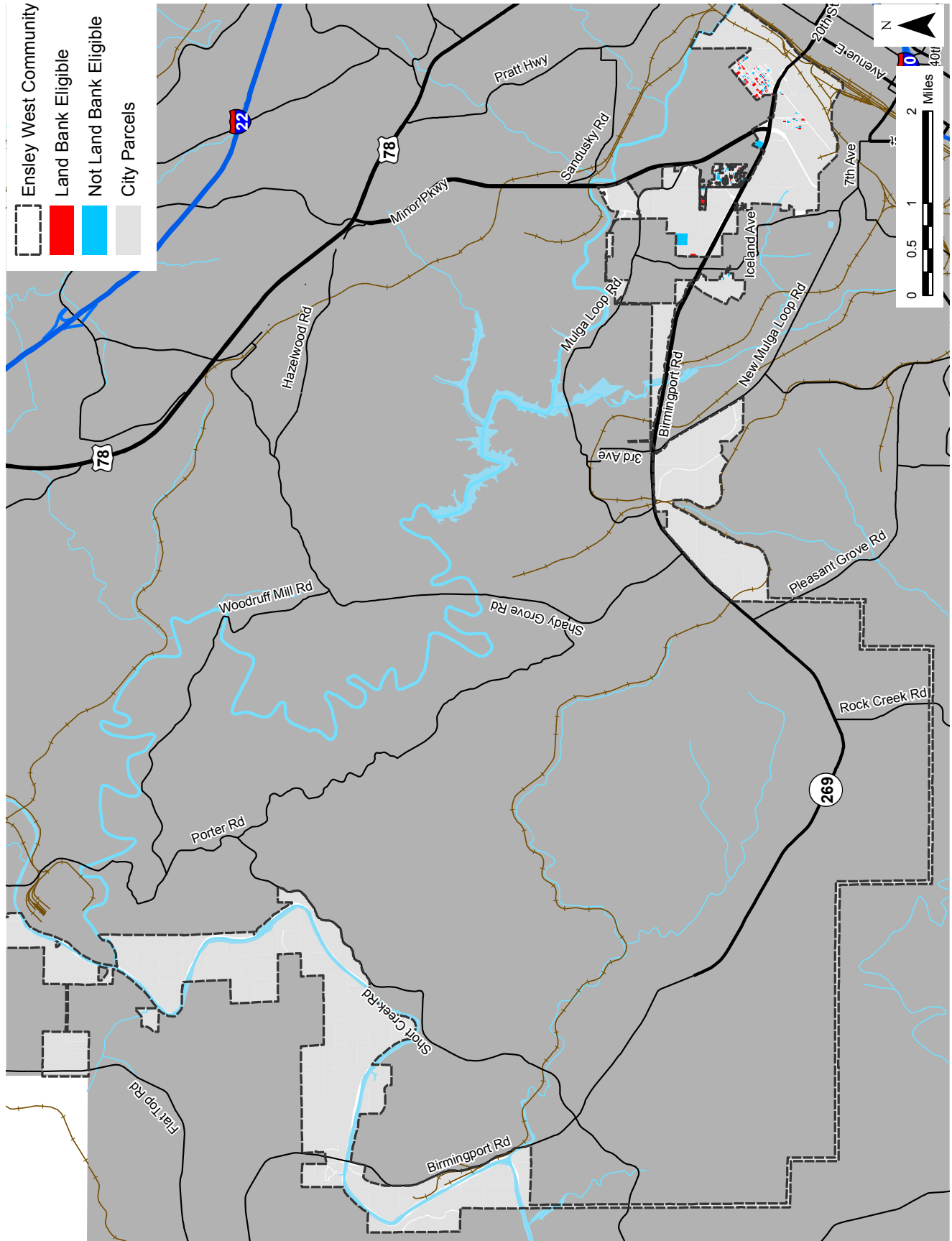


FIGURE 2.22: Ensley Central Community Tax Delinquency Map



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FIGURE 2.23: Ensley West Community Tax Delinquency Map



## 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 1.0% of the land (226.8 acres) in the Pratt Ensley Area is owned by the Jefferson County. The City of Birmingham owns 0.26% of the land (40.4 acres), and the City of Birmingham Board of Education owns 94.6 acres.

### 2.7.2. PRIVATE OWNERSHIP

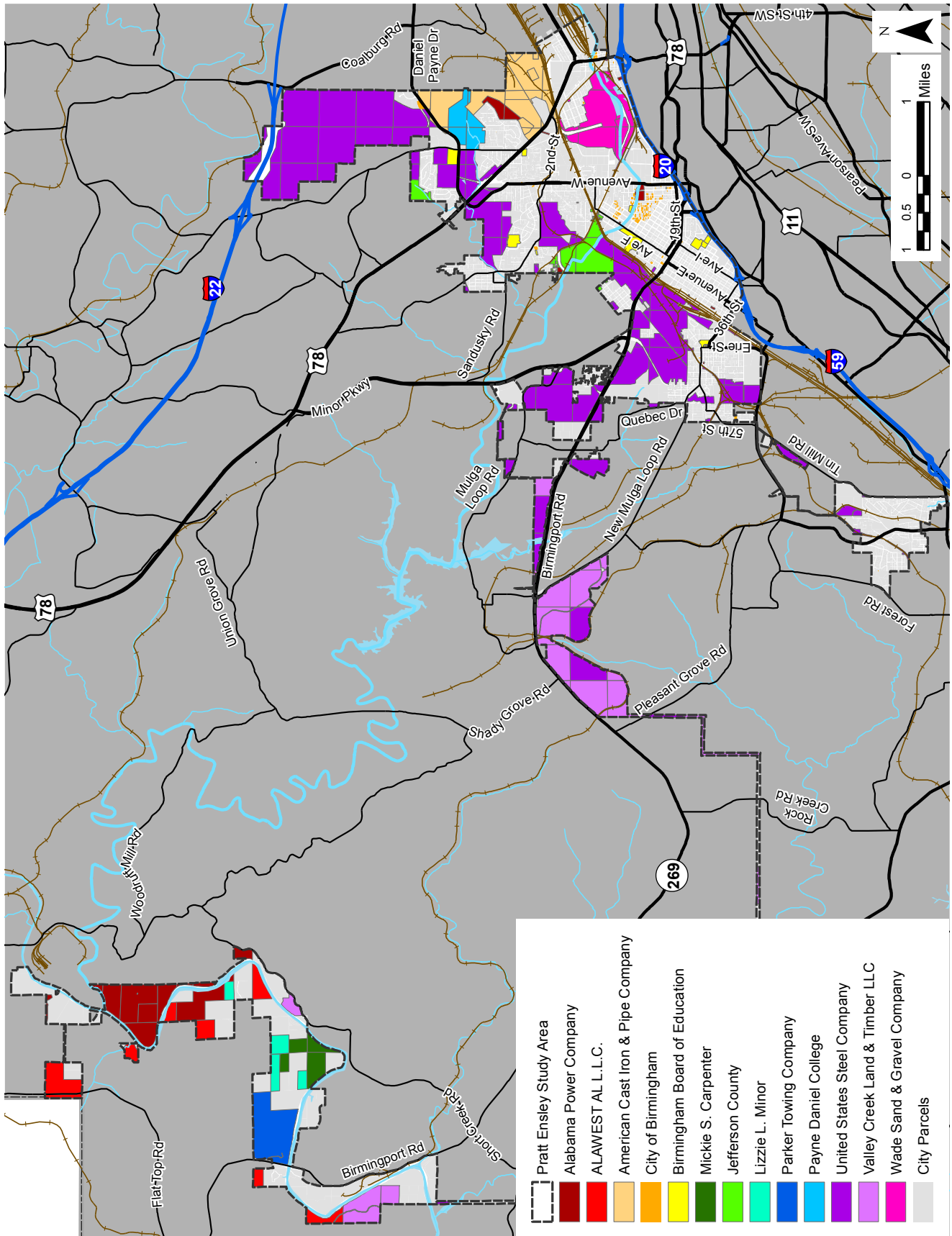
The largest private land owners include United States Steel Company (3,517.28 acres), Valley Creek Land & Timber LLC (936.40 acres), Alabama Power (551.29 acres), American Cast Iron & Pipe Company (506.47 acres), and Wade Sand & Gravel Company (360.55 acres).

**TABLE 2.25: Pratt Ensley Area Largest Land Owners (Public and Private)**

Owner	Ownership	Acres	Percent
<b>United States Steel Company</b>	Private	3,517.3	22.6%
<b>Valley Creek Land &amp; Timber LLC</b>	Private	936.4	6.0%
<b>Alabama Power</b>	Private	551.3	3.5%
<b>American Cast Iron &amp; Pipe Company</b>	Private	506.5	3.3%
<b>Wade Sand &amp; Gravel Company</b>	Private	360.6	2.3%
<b>ALAWEST AL LLC</b>	Private	311.4	2.0%
<b>Parker Towing Company</b>	Private	274.8	1.8%
<b>Jefferson County</b>	Private	226.8	1.5%
<b>Payne Daniel College</b>	Private	151.8	1.0%
<b>Mickie S. Carpenter</b>	Private	143.8	0.9%
<b>Birmingham Terminal Railway</b>	Private	126.7	0.8%
<b>Lizzie L. Minor</b>	Private	119.4	0.8%
<b>Birmingham Board of Education</b>	Public	94.6	0.6%
<b>City of Birmingham</b>	Public	40.4	0.3%
<b>Total</b>		7,361.7	47.4%

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FIGURE 2.24: Pratt Ensley Area Property Ownership Map



## 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 Pratt Ensley Area, crime occurred at a lower rate (59.2 offenses per 1000 people) than the City of Birmingham (81.7 offenses per 1000 people). The majority (58.7%) of crimes were property crimes, which largely consisted of two offenses, burglary (24.1%) and larceny-theft (34.6%). These were also two of the most prevalent offenses, occurring at a rate of 14.3 offenses per 1000 people, for the former, and 20.5, for the latter. Though the prevailing offenses reported in the Pratt Ensley Area were property crimes, aggravated assault, a violent crime, accounted for the fourth most reported offense (15.2%), occurring at a rate of 9.0 offenses per 1000 people. In contrast, the City of Birmingham had a higher frequency of 11.1 aggravated assaults per 1000 people.

**TABLE 2.26: Pratt Ensley Area Public Safety Report (2015)**

CRIME	OFFENSES	PRATT ENSLEY AREA <sup>1</sup>		BIRMINGHAM <sup>2</sup>	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	169	15.2%	2,355	13.6%
	Forcible Rape/Sodomy	4	0.4%	159	0.9%
	Murder	10	0.9%	79	0.5%
	Robbery	60	5.4%	1,114	6.4%
Property Crimes	Arson	0	0.0%	145	0.8%
	Burglary	268	24.1%	3,146	18.1%
	Larceny-Theft	385	34.6%	8,836	50.9%
	Motor Vehicle Theft	216	19.4%	1,515	8.7%
<b>Total</b>	All Offenses	1,112	100%	17,351	100%

<sup>1</sup>(Table 2.26 and Table 2.27) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.26 and Table 2.27) 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 6 months for 2014 and/or 2015

**TABLE 2.27: Pratt Ensley Area Public Safety Report by Offense Rates (2015)**

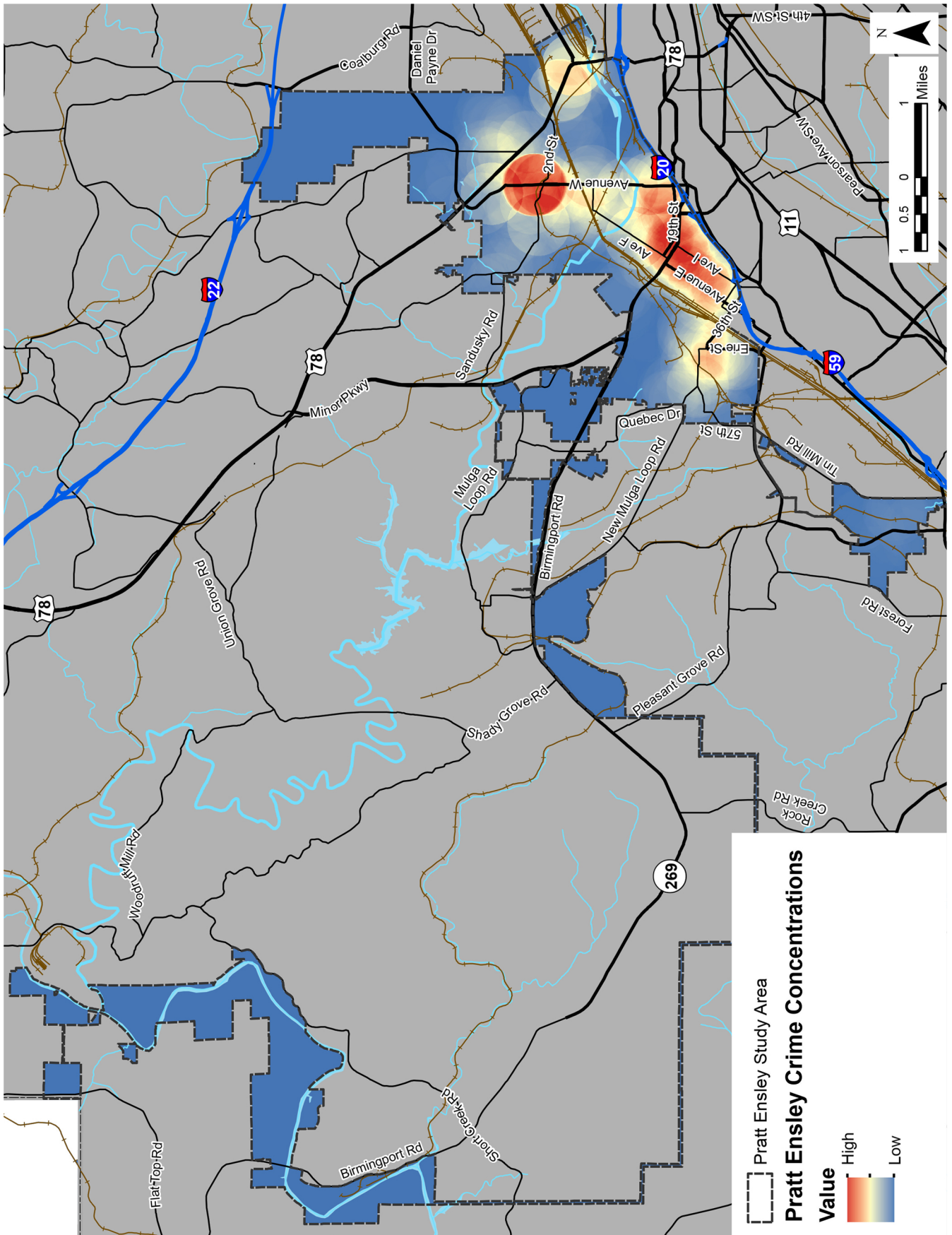
CRIME	OFFENSES	PRATT ENSLEY AREA <sup>1</sup>	BIRMINGHAM <sup>2</sup>
		(population 16,447)	(population 212,001)
		Offense Rates per 1000 People	Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	9.0	11.1
	Forcible Rape/Sodomy	0.2	0.7
	Murder	0.5	0.4
	Robbery	3.2	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	14.3	14.8
	Larceny-Theft	20.5	41.6
	Motor Vehicle Theft	11.5	7.1
<b>Total</b>	All Offenses	59.2	81.7

<sup>1</sup>(Table 2.26 and Table 2.27) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.26 and Table 2.27) 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 6 months for 2014 and/or 2015.

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FIGURE 2.25: Pratt Ensley Public Safety Report



**TABLE 2.28: Pratt Community Public Safety Report (2015)**

CRIME	OFFENSES	PRATT <sup>1</sup>		BIRMINGHAM <sup>2</sup>	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	60	15%	2,355	13.6%
	Forcible Rape/Sodomy	1	0%	159	0.9%
	Murder	3	1%	79	0.5%
	Robbery	10	2%	1,114	6.4%
Property Crimes	Arson	0	0%	145	0.8%
	Burglary	109	27%	3,146	18.1%
	Larceny-Theft	146	36%	8,836	50.9%
	Motor Vehicle Theft	29	4%	1,515	8.7%
<b>Total</b>	All Offenses	<b>401</b>	<b>100%</b>	<b>17,351</b>	<b>100%</b>

<sup>1</sup>(Table 2.28 and Table 2.29) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.28 and Table 2.29) 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 6 months for 2014 and/or 2015.

**TABLE 2.29: Pratt Community Public Safety Report by Offense Rates (2015)**

CRIME	OFFENSES	PRATT <sup>1</sup>	BIRMINGHAM <sup>2</sup>
		(population 2852) Offense Rates per 1000 People	(population 212,001) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	6.4	11.1
	Forcible Rape/Sodomy	0.1	0.7
	Murder	0.3	0.4
	Robbery	1.1	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	11.7	14.8
	Larceny-Theft	15.7	41.6
	Motor Vehicle Theft	3.1	7.1
<b>Total</b>	All Offenses	<b>43.0</b>	<b>81.7</b>

<sup>1</sup>(Table 2.28 and Table 2.29) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.28 and Table 2.29) 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 6 months for 2014 and/or 2015. Pratt Community Public Safety Report, 2015

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**TABLE 2.30: Ensley Central Community Public Safety Report (2015)**

CRIME	OFFENSES	ENSLEY CENTRAL <sup>1</sup>		BIRMINGHAM <sup>2</sup>	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	102	15.4%	2,355	14%
	Forcible Rape/Sodomy	3	0.5%	159	1%
	Murder	5	0.8%	79	9%
	Robbery	44	6.6%	1,114	18%
Property Crimes	Arson	0	0.0%	145	51%
	Burglary	144	21.7%	3,146	0%
	Larceny-Theft	244	33.8%	8,836	0%
	Motor Vehicle Theft	66	10.0%	1,515	1%
<b>Total</b>	All Offenses	<b>663</b>	<b>89%</b>	<b>17,351</b>	<b>100%</b>

<sup>1</sup>(Table 2.30 and Table 2.31) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.28 and Table 2.29) 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 6 months for 2014 and/or 2015.

**TABLE 2.31: Ensley Cental Community Public Safety Report by Offense Rates (2015)**

CRIME	OFFENSES	ENSLEY CENTRAL <sup>1</sup>	BIRMINGHAM <sup>2</sup>
		(population 2852) Offense Rates per 1000 People	(population 212,001) Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	11.5	11.1
	Forcible Rape/Sodomy	0.3	0.7
	Murder	0.6	0.4
	Robbery	4.9	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	16.2	14.8
	Larceny-Theft	25.2	41.6
	Motor Vehicle Theft	7.4	7.1
<b>Total</b>	All Offenses	<b>74.5</b>	<b>81.7</b>

<sup>1</sup>(Table 2.30 and Table 2.31) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.28 and Table 2.29) 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 6 months for 2014 and/or 2015.



**TABLE 2.32: Ensley West Community Public Safety Report (2015)**

CRIME	OFFENSES	ENSLEY CENTRAL <sup>1</sup>		BIRMINGHAM <sup>2</sup>	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	7	14.6%	2,355	14%
	Forcible Rape/Sodomy	0	0.0%	159	1%
	Murder	2	4.2%	79	9%
	Robbery	6	12.5%	1,114	18%
Property Crimes	Arson	0	0.0%	145	51%
	Burglary	15	31.3%	3,146	0%
	Larceny-Theft	15	31.3%	8,836	0%
	Motor Vehicle Theft	3	6.3%	1,515	1%
<b>Total</b>	All Offenses	<b>48</b>	<b>100%</b>	<b>17,351</b>	<b>100%</b>

<sup>1</sup>(Table 2.32 and Table 2.33) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.33 and Table 2.29) 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 6 months for 2014 and/or 2015.

**TABLE 2.33: Ensley West Community Public Safety Report by Offense Rates (2015)**

CRIME	OFFENSES	ENSLEY CENTRAL <sup>1</sup> (population 2852)	BIRMINGHAM <sup>2</sup> (population 212,001)
		Offense Rates per 1000 People	Offense Rates per 1000 People
Violent Crimes	Aggravated Assault	12.6	11.1
	Forcible Rape/Sodomy	0.0	0.7
	Murder	3.6	0.4
	Robbery	10.8	5.2
Property Crimes	Arson	0.0	0.7
	Burglary	26.9	14.8
	Larceny-Theft	26.9	41.6
	Motor Vehicle Theft	5.4	7.1
<b>Total</b>	All Offenses	<b>86.2</b>	<b>81.7</b>

<sup>1</sup>(Table 2.32 and Table 2.33) 2015 data is derived from the City of Birmingham Police Department crime statistics.

<sup>2</sup>(Table 2.32 and Table 2.33) 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 6 months for 2014 and/or 2015.

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## 2.9. COMMUNITY ASSETS

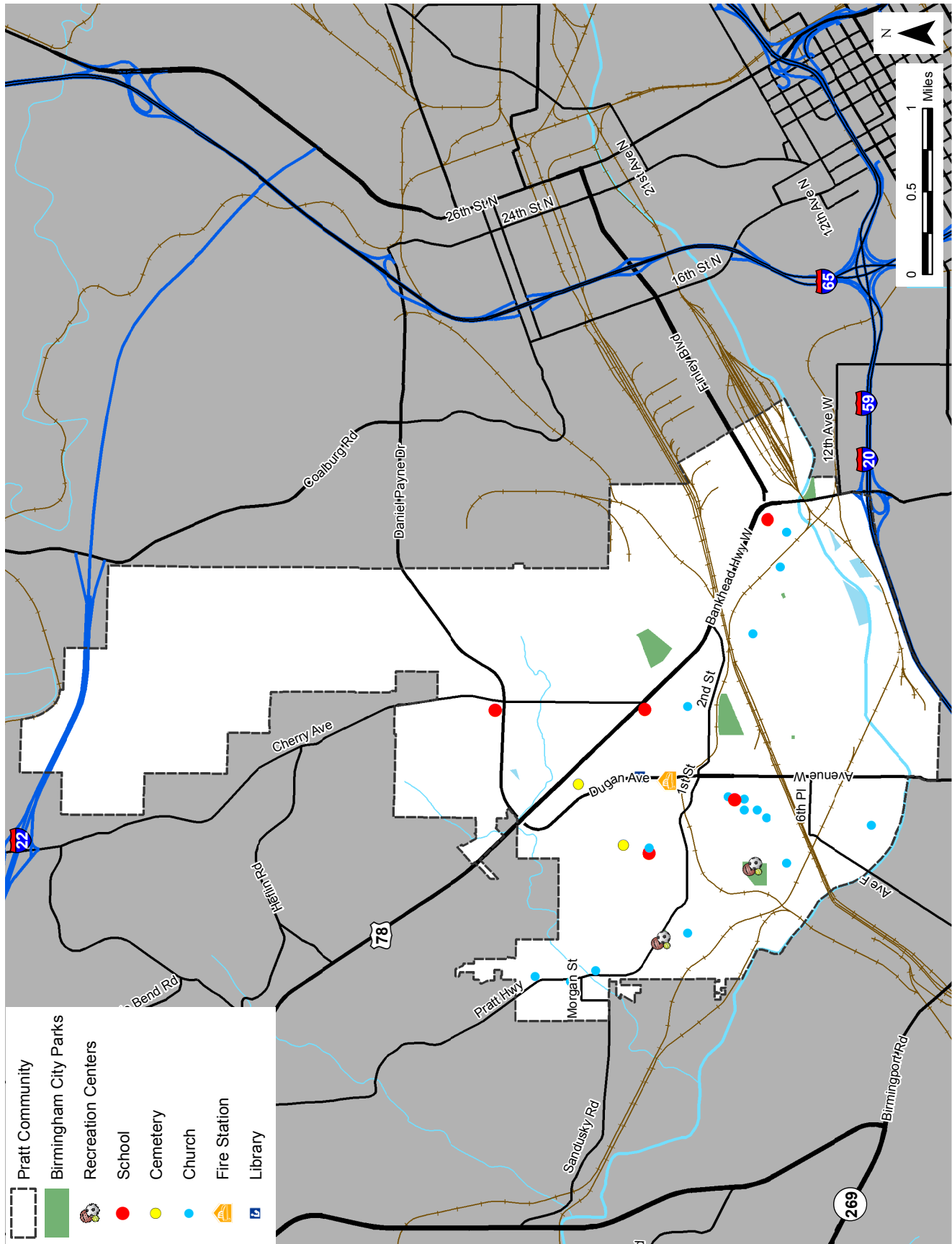
The Pratt Ensley Framework Area is blessed with many community assets that reach the entire area. These assets -- schools, hospitals, recreation centers, etc. -- employ residents, provide services, and attract future growth. The tables below list some of these assets.

**TABLE 2.34: Pratt Community Assets**

Pratt Community Assets		
Name	Address	Facility Type
<b>Birmingham Fire and Rescue Service Station 18</b>	Pratt City 200 Dugan Avenue, Birmingham, AL 35214	Fire Station
<b>First Baptist Church of Sandusky</b>	1125 Haven Dr, Birmingham, AL 35214	Church
<b>Fourth Street Methodist Church</b>	312 Avenue T, Birmingham, AL 35214	Church
<b>Miracle Deliverance Temple Church of God in Christ</b>	300 Avenue U, Birmingham, AL 35214	Church
<b>Peace Baptist Church</b>	1300 10th Street, Birmingham, AL 35214	Church
<b>Pratt City First Baptist Church</b>	316 Avenue U, Birmingham, AL 35214	Church
<b>Sandusky Alliance Church</b>	647 Pratt Hwy, Birmingham, AL 35214	Church
<b>McCombs Chapel AME Zion Church</b>	328 5th Way, Birmingham, AL 35214	Church
<b>Saint Luke's Baptist Church</b>	229 Dekalb Street, Birmingham, AL 35214	Church
<b>McDowell Memorial Cumberland Presbyterian Church</b>	401 Court G, Birmingham, AL 35214	Church
<b>First Baptist Church of Pratt City</b>	415 Avenue G, Birmingham, AL 35214	Church
<b>Little Zion Church of Our Lord Jesus Christ Apostolic Faith</b>	1608 Castleberry Way, Birmingham, AL 35214	Church
<b>Thomas Baptist Church</b>	163 1st Street Thomas, Birmingham, AL 35214	Church
<b>Saint Marks Catholic Church</b>	1010 16th Avenue W, Birmingham, AL 35214	Church
<b>Mount Hebron Baptist Church</b>	724 Pratt Highway, Birmingham, AL 35214	Church
<b>Sandusky United Methodist Church</b>	500 St Clair Street, Birmingham AL 35214	Church
<b>Saint Catherine of Siena Immaculate Heart Catholic Church</b>	325 Sheridan Road, Birmingham, AL 35214	Church
<b>Daniel Payne Community Plaza</b>	1500 Daniel Payne Drive, Birmingham, AL 35214	Church
<b>Fraternal Cemetery</b>	334 Sheridan Road, Birmingham, AL 35214	Cemetery
<b>Roberts Cemetery</b>	1015 Dugan Avenue, Birmingham, AL 35214	Cemetery
<b>*Gorgas Elementary School</b>	2001 10th Street W, Birmingham, AL 35214	School
<b>*Sandusky School</b>	2001 10th Street W, Birmingham, AL 35214	School
<b>*Scott Elementary School (historical)</b>	1445 Hibernian Street, Birmingham, AL 35214	School
<b>Pratt City School</b>	310 Avenue U, Birmingham, AL 35214	School
<b>Howze-Sanford Recreation Center</b>	320 Avenue D, Birmingham, AL 35214	Recreation Center
<b>Sandusky/Hudson Recreation Center</b>	237 Pratt Highway, Birmingham, AL 35214	Recreation Center
<b>Pratt City Branch</b>	509 Dugan Ave, Birmingham, AL 35214	Library

\*Denotes closed school

FIGURE 2.26: Pratt Community Assets Map



COMMUNITY RENEWAL

TABLE 2.35: Ensley Central Community Assets

Ensley Central Community Assets		
Name	Address	Facility Type
<b>Birmingham Fire and Rescue Service Station 17</b>	700 Lexington Street, Birmingham, AL 35224	Fire Station
<b>Birmingham Fire and Rescue Service Station 16</b>	2001 Avenue I, Birmingham, AL 35218	Fire Station
<b>Greater New Antioch Baptist Church</b>	2900 Avenue G, Birmingham, AL 35218	Church
<b>New Salem Primitive Baptist Church</b>	1337 Avenue S, Birmingham, AL 35218	Church
<b>Bethlehem United Methodist Church</b>	1711 Tin Mill Road 1711 Tin Mill Rd, Dolomite, AL 35061	Church
<b>Ensley First United Methodist Church</b>	1919 Avenue G, Birmingham, AL 35218	Church
<b>Martin Memorial United Methodist Church</b>	4221 8th Avenue, Birmingham, AL 35224	Church
<b>Nichols Temple African Methodist Episcopal Church</b>	1401 20th Street, Birmingham, AL 35218	Church
<b>Holy Family Catholic Church</b>	% %\$ % Ĥ Ħ Gh9bg`Ynř	Church
<b>Lily Grove Baptist Church</b>	1869 15th Street, Birmingham, AL 35218	Church
<b>Trinity African Methodist Episcopal Zion Church</b>	1800 19th Street, Birmingham, AL 35218	Church
<b>Corinthian Baptist Church</b>	1420 Avenue L, Birmingham, AL 35218	Church
<b>First Baptist Church of Ensley</b>	1508 19th Street, Birmingham, AL 35218	Church
<b>Metropolitan Christian Methodist Episcopal Church</b>	1600 Avenue K, Birmingham, AL 35218	Church
<b>Abyssinia Baptist Church</b>	1501 Avenue L, Birmingham, AL 35218	Church
<b>Saint James Baptist Church</b>	1214 Avenue J, Birmingham, AL 35218	Church
<b>Macedonia Missionary Baptist Church</b>	714 14th Street, Birmingham, AL 35218	Church
<b>Latter Day Apostolic Church of God</b>	615 15th Street, Birmingham, AL 35218	Church
<b>Bethel African Methodist Episcopal Church</b>	1524 Avenue D, Birmingham, AL 35218	Church
<b>Friendship Primitive Baptist Church Number One</b>	1520 Avenue E, Birmingham, AL 35218	Church
<b>Ensley Bible Church</b>	1801 Avenue F, Birmingham, AL 35218	Church
<b>Saint Anthony of Padua Catholic Church</b>	2112 Avenue H, Birmingham, AL 35218	Church
<b>Ensley Christian Church</b>	2101 Avenue F, Birmingham, AL 35218	Church
<b>Community Primitive Baptist Church</b>	2300 Avenue G, Birmingham, AL 35218	Church
<b>Ensley Baptist Church</b>	2301 Avenue E, Birmingham, AL 35218	Church
<b>New Pleasant Hill Baptist Church</b>	2505 Avenue B, Birmingham, AL 35218	Church
<b>Pleasant Hill Baptist Church</b>	2600 Avenue C, Birmingham, AL 35218	Church
<b>Ensley Community Church</b>	2912 Avenue D, Birmingham, AL 35218	Church
<b>Ensley Church of Christ</b>	3000 Avenue E, Birmingham, AL 35218	Church
<b>Trinity Baptist Church</b>	29th Street, Birmingham, AL 35244	Church
<b>Wylam Baptist Church</b>	609 Erie Street, Birmingham, AL 35224	Church

Ensley Central Community Assets		
Name	Address	Facility Type
<b>Wylam Presbyterian Church</b>	4401 8th Avenue, Birmingham, AL 35224	Church
<b>Saint Stanislaus Catholic Church</b>	904 Indiana Street, Birmingham, AL 35224	Church
<b>Mason Cemetery</b>	1237 Line Street, Birmingham, AL 35224	Cemetery
<b>Community Hospital</b>	1901 19th Street, Birmingham, AL 35218	Hospital
<b>*Westfield High School</b>	1069 Tin Mill Road, Pleasant Grove, AL 35127	School
<b>Saint Joseph's School, JCCEO Head Start</b>	1100 31st Street, Birmingham, AL 35218	School
<b>*Walton School</b>	3720 5th Avenue, Birmingham, AL 35224	School
<b>Bush Middle School</b>	112 25th Street, Birmingham, AL 35218	School
<b>*Council Elementary School</b>	1400 Avenue M, Birmingham, AL 35218	School
<b>Jackson Olin High School</b>	1300 Avenue F, Birmingham, AL 35218	School
<b>*Baker Elementary School</b>	3013 Avenue F, Birmingham, AL 35218	School
<b>*Moore Elementary School</b>	1401 Avenue G, Birmingham, AL 35218	School
<b>Wylam Elementary School</b>	701 Erie Street, Birmingham, AL 35224	School
<b>*Dolomite Elementary School</b>	1625 Pleasant Grove Road, Dolomite, AL 35061	School
<b>*Ensley High School (historical)</b>	2301 Avenue J, Birmingham, AL 35218	School
<b>Holy Family High School</b>	1910 Avenue U, Birmingham, AL 35218	School
<b>Holy Family Elementary School</b>	1904 19th Street, Birmingham, AL 35218	School
<b>Saint Anthony School</b>	2112 Avenue H, Birmingham, AL 35218	School
<b>Wylam Branch</b>	4300 7th Avenue Wylam, Birmingham, AL 35224	Library
<b>Ensley Branch</b>	1201 25th Street Ensley, Birmingham AL, 35218	Library
<b>East Ensley Branch</b>	900 14th Street Ensley, Birmingham, AL 35218	Library

\*Denotes closed school

**TABLE 2.36: Ensley West Community Assets**

Ensley West Community Assets		
Name	Address	Facility Type
<b>Morning Star Baptist Church</b>	1600 Slayden Avenue Birmingham, AL 35224	Church
<b>Saint Johns United Methodist Church</b>	1718 Slayden Avenue, Birmingham, AL 35224	Church
<b>Mount Ararat Baptist Church</b>	2001 Slayden Avenue Birmingham, AL 35224	Church
<b>Atwood Cemetery</b>	2501 Parsons Loop Road, Mulga, AL 35118	Cemetery
<b>JCCEO Sherman Heights Head Start Center</b>	2000 Pleasant Hill Road, Birmingham, AL 35224	School

COMMUNITY RENEWAL

FIGURE 2.27: Ensley Central Community Assets

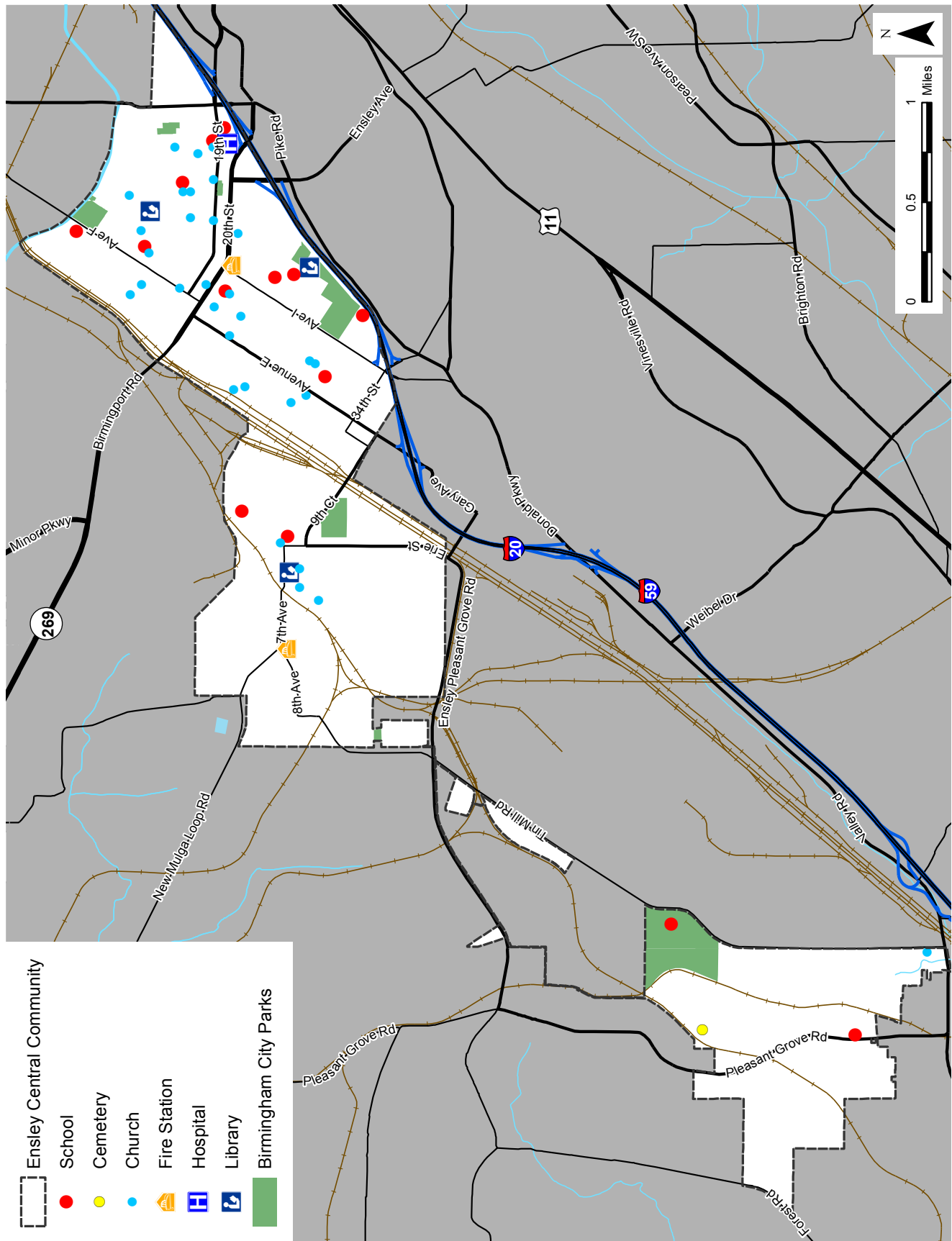
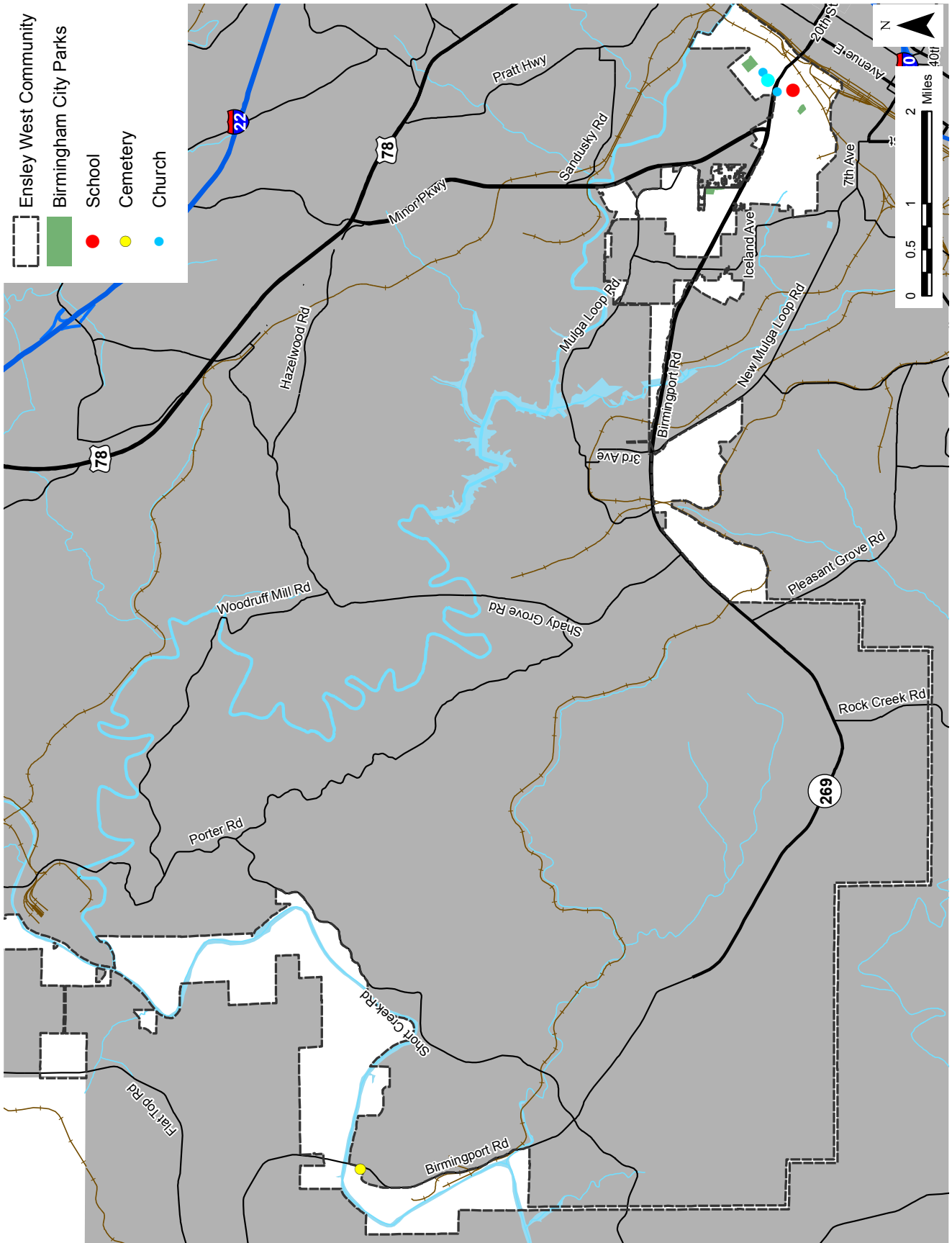


FIGURE 2.28: Ensley West Community Assets



## COMMUNITY RENEWAL

## 2.10. COMMUNITY ASSETS

### 2.10.1. PRATT COMMUNITY - BETHEL BAPTIST CHURCH

On April 27, 2011, a tornado completely levelled the Bethel Baptist Church. Three years later, on August 2014, a new \$8 million facility opened in the same location as the old church. The new structure nearly doubled in size from 44,000 square feet to 70,000 square feet and seats nearly 1,800 people. The rebuilding of the church is a prime example of the Pratt Community's resilience in the aftermath of the April 2011 tornado outbreak.



### 2.10.2. ENSLEY CENTRAL COMMUNITY- P.D. JACKSON - OLIN HIGH SCHOOL

P.D. Jackson-Olin High School is a four-year public high school and is one of seven high schools in the Birmingham City School System. Founded in 1952 as Western Olin High School, it was later renamed P.D. Jackson-Olin High School to honor its first principal, Pierre Denson Jackson. The school in its current form took shape in 2006 when J-O merged with Ensley High School as part of systemwide school consolidation.

In fall 2006, Jackson-Olin moved to a new \$30.8 million 300,000-square-foot (28,000 m<sup>2</sup>) building and merged its student body with the former Ensley High School. The new school has a capacity of 1,800 students in 90 classrooms on 2 floors. There is a 450-seat cafeteria, a 1,800-seat gymnasium, a 750-seat auditorium, a practice gym and a football stadium at the new campus. A career wing houses classrooms for auto repair, welding, and culinary arts as well as science labs.





### 2.10.3. ENSLEY WEST- HOLY FAMILY CRISTO REY CATHOLIC HIGH SCHOOL

Holy Family Cristo Rey Catholic High School in Ensley combines academic rigor and a corporate work-study program to empower students from economically challenged families to graduate high school prepared to persist in college and flourish in life. Its enrollment in 2016 is 265 students.

Holy Family Catholic High School first opened in 1943 by the Holy Cross Province of the Congregation of the Passion. In 2007, Holy Family joined the Cristo Rey Network of schools, becoming the first Cristo Rey school in the South.

Cristo Rey Network member schools utilize a rigorous academic model, supported with effective instruction, to prepare students with a broad range of academic abilities for college. Cristo Rey Network schools employ an innovative Corporate Work Study Program that provides students with real world work experiences. Every student works five full days per month to fund the majority of his or her education (approximately 70%), gain job experience, grow in self-confidence, and realize the relevance of his or her education. Students work at law firms, banks, hospitals, universities, and other professional Corporate Partners. Since 2007, 100% of students have been accepted into college.



COMMUNITY RENEWAL

## 2.11. COMMUNITY/AREA GOVERNANCE

There are two City Councilors representing the Pratt Ensley Framework Area, which includes Council Districts 8 and 9. Both the Pratt and Ensley communities within the Pratt Ensley Area Framework Plan have elected leadership via the Neighborhood Associations. Each of the area’s 12 neighborhoods elects a President, Vice President, and Secretary to represent the neighborhood to the overall elected City Council representation. With 12 distinct neighborhoods within the Pratt Ensley Area Framework Plan, there are 36 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, giving the neighborhood associations a powerful voice to 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 two of the 23 communities within the City of Birmingham, both are represented through the CPP via the Neighborhood Associations, Citizens Advisory Board, City Council Districts, and the Mayor of Birmingham.



## 2.12. NATIONAL REGISTER HISTORIC DISTRICTS + LOCAL HISTORIC DISTRICTS

### 2.12.1. PRATT COMMUNITY

- **Pratt City Carline Historic District** (Pratt neighborhood) – Avenue U from Avenue A to Carline and Carline from Avenue W to 6th Street. Sixty-one (61) commercial buildings and residences comprise this district, all constructed between 1890-1929.
- **Thomas By- Product Coke Works Historic District** (Thomas Neighborhood) – Roughly bounded by RR tracks and the sand and gravel quarry. Documented in 1992, many of the original industrial buildings are used as artist’s studios.
- **Thomas Historic District** (Thomas Neighborhood)- Between 1st and 8th Street, north of Village Creek, west of St. Louis and San Francisco RR tracks. Documented in 1992.

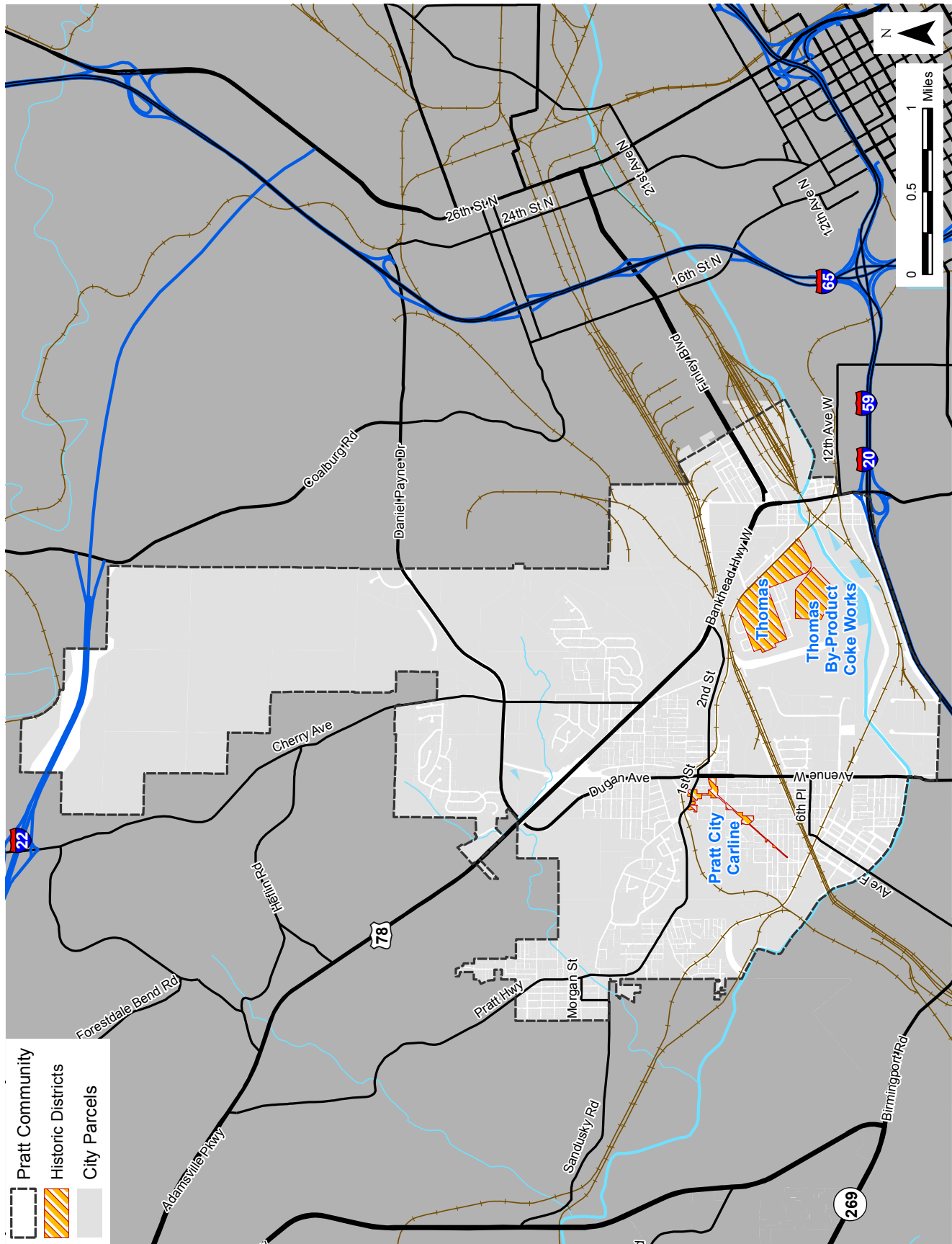


### 2.12.2. ENSLEY COMMUNITY

- **Downtown Ensley Historic District** – 17th- 21st Streets (Ensley) & Avenues C-H.

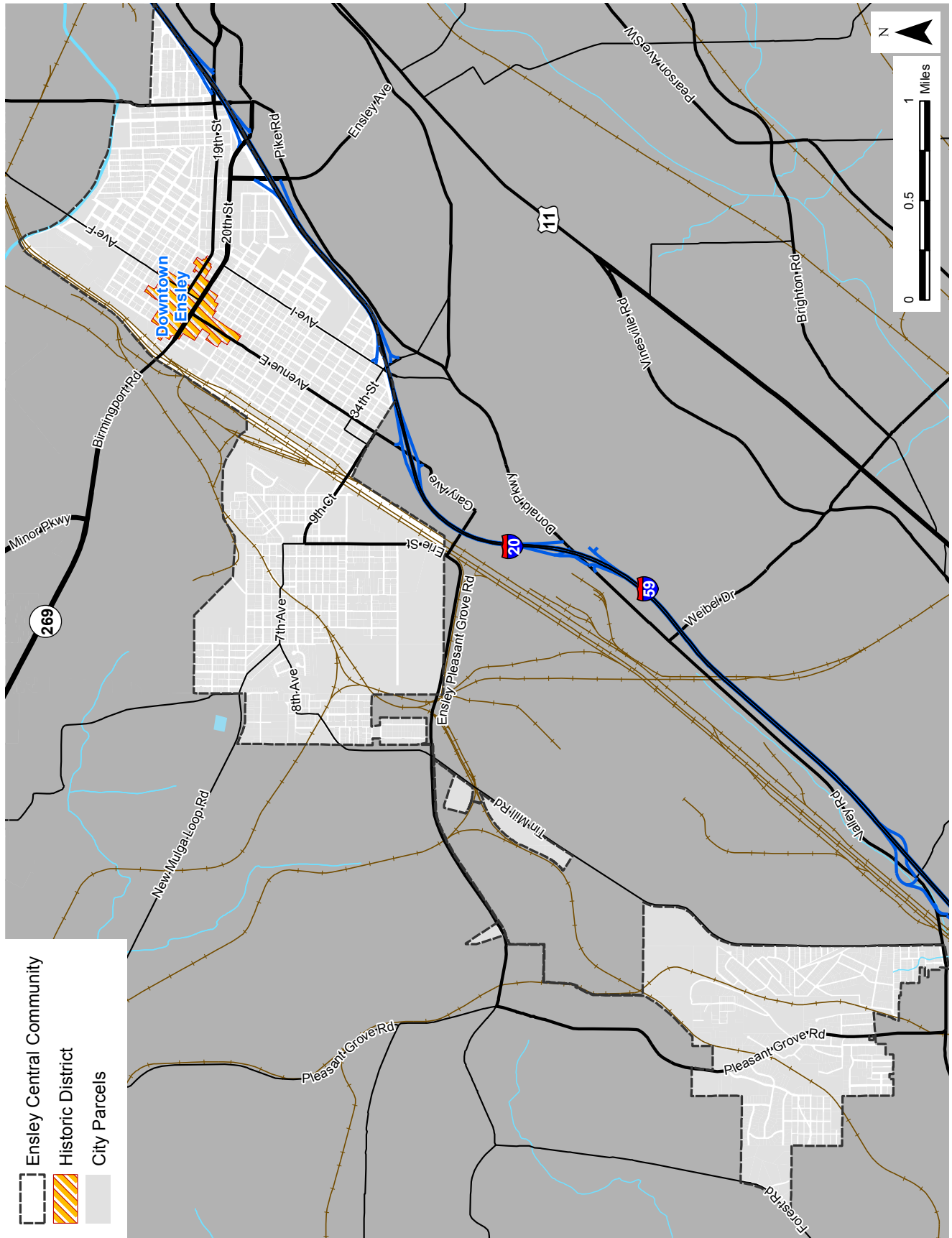


FIGURE 2.29: Pratt Community Historic Districts



COMMUNITY RENEWAL

FIGURE 2.30: Ensley Central Historic Districts



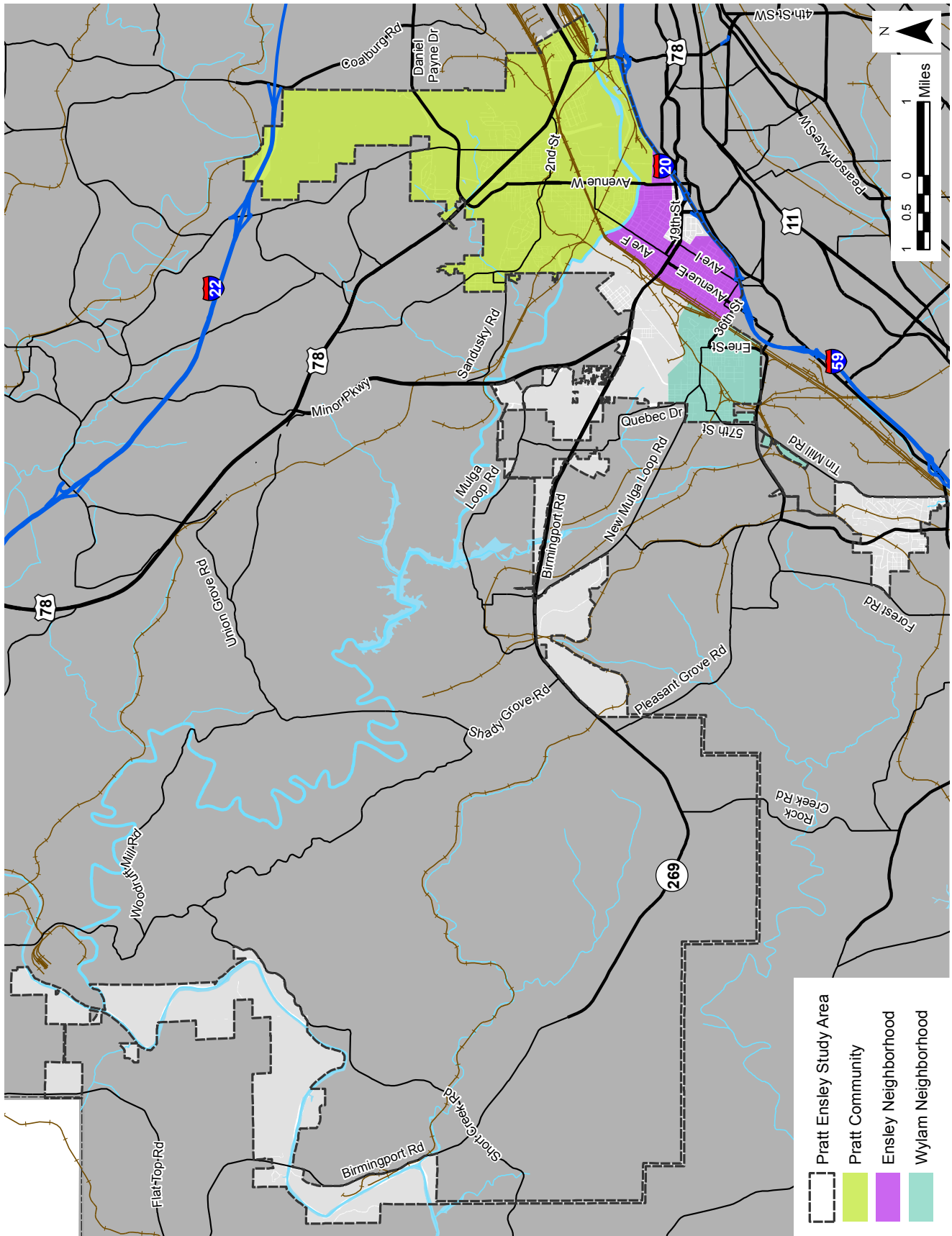
## 2.13. COMMERCIAL REVITALIZATION DISTRICTS

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 Pratt Ensley Framework Area has three commercial revitalization districts: Pratt, located within the Pratt community, and Ensley and Wylam, located within the Ensley community. See **Figure 2.31**.

COMMUNITY RENEWAL

FIGURE 2.31: Pratt Ensley Commercial Revitalization Districts



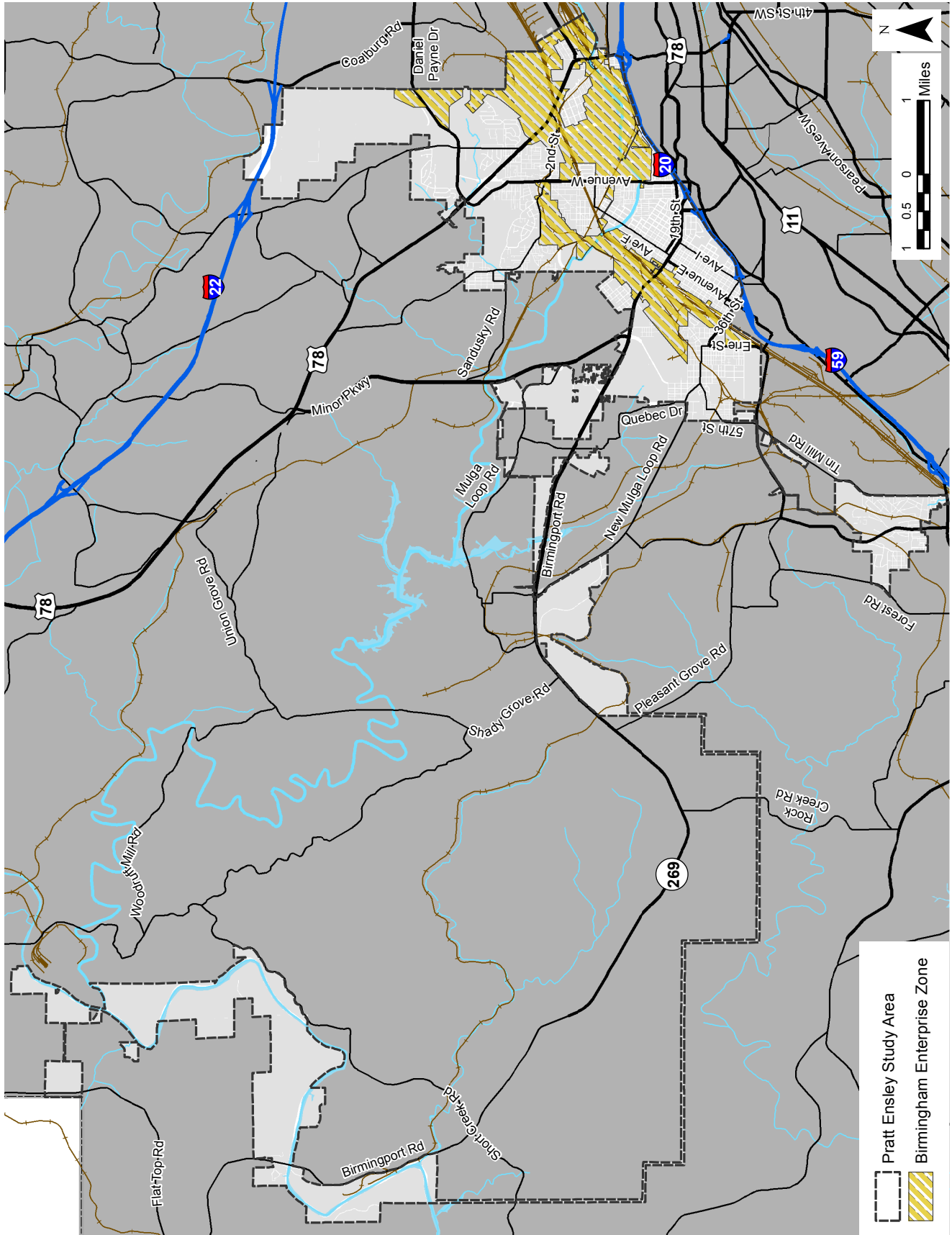
## 2.14. ENTERPRISE ZONE

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 Pratt Ensley Framework Area has a significant amount of property designated as an Enterprise Zone. This designation generally buffers the rail corridors and spurs into central Ensley, east along interstate 59 into the Pratt community. See [Figure 2.32](#).

COMMUNITY RENEWAL

FIGURE 2.32: Enterprise Zone in the Pratt Ensley Area





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## CHAPTER 3

# GREEN SYSTEMS

## GREEN SYSTEMS

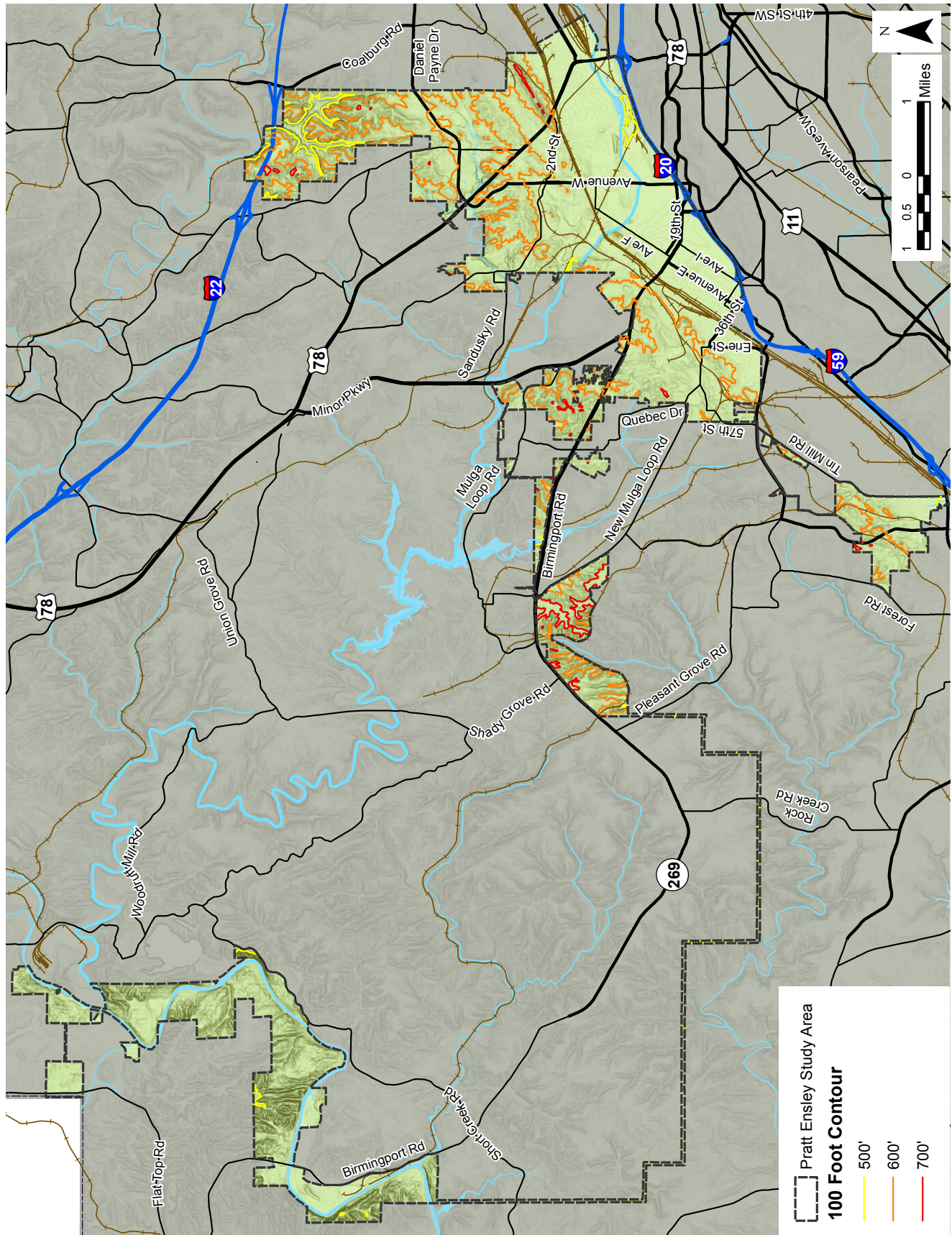
### 3.1. INTRODUCTION

The Pratt Ensley Area has a variety of green system elements that both attract and restrain future development. Amenities such as parks and recreation centers serve as natural resources and outdoor activity centers to help improve the quality of life for residents. However, the area's floodplains, especially the properties adjacent to the Village Creek and Locus Fork tributaries, are prone to flash flooding and restrain future development. Because of this, the Pratt Ensley Framework Area must strike a balance between capitalizing on these elements without endangering them.

### 3.2. TOPOGRAPHY

With elevations ranging from 90 feet to more than 200 feet, the Pratt and Ensley communities' terrain is primarily characterized by rolling hills. The areas with the lowest elevations are located in the Ensley West Community, surrounding Locus Fork tributary, and in areas surrounding Village Creek in the Pratt Community. Meanwhile, areas in the Ensley West Community, south of Birmingham Road, feature elevations upwards of 200 feet.

FIGURE 3.1: Pratt Ensley Area Topography Map



## GREEN SYSTEMS

### 3.3. CREEKS AND FLOODPLAINS

The Pratt and Ensley Communities consist of intermittent creeks that are tributaries of Village Creek and Locus Fork tributaries. 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 Pratt Ensley 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 due to rainfall, the stormwater and the capacity of receiving channel to discharge. Land in the Pratt Ensley Area is particularly vulnerable along Village Creek and Focus Fork tributaries.

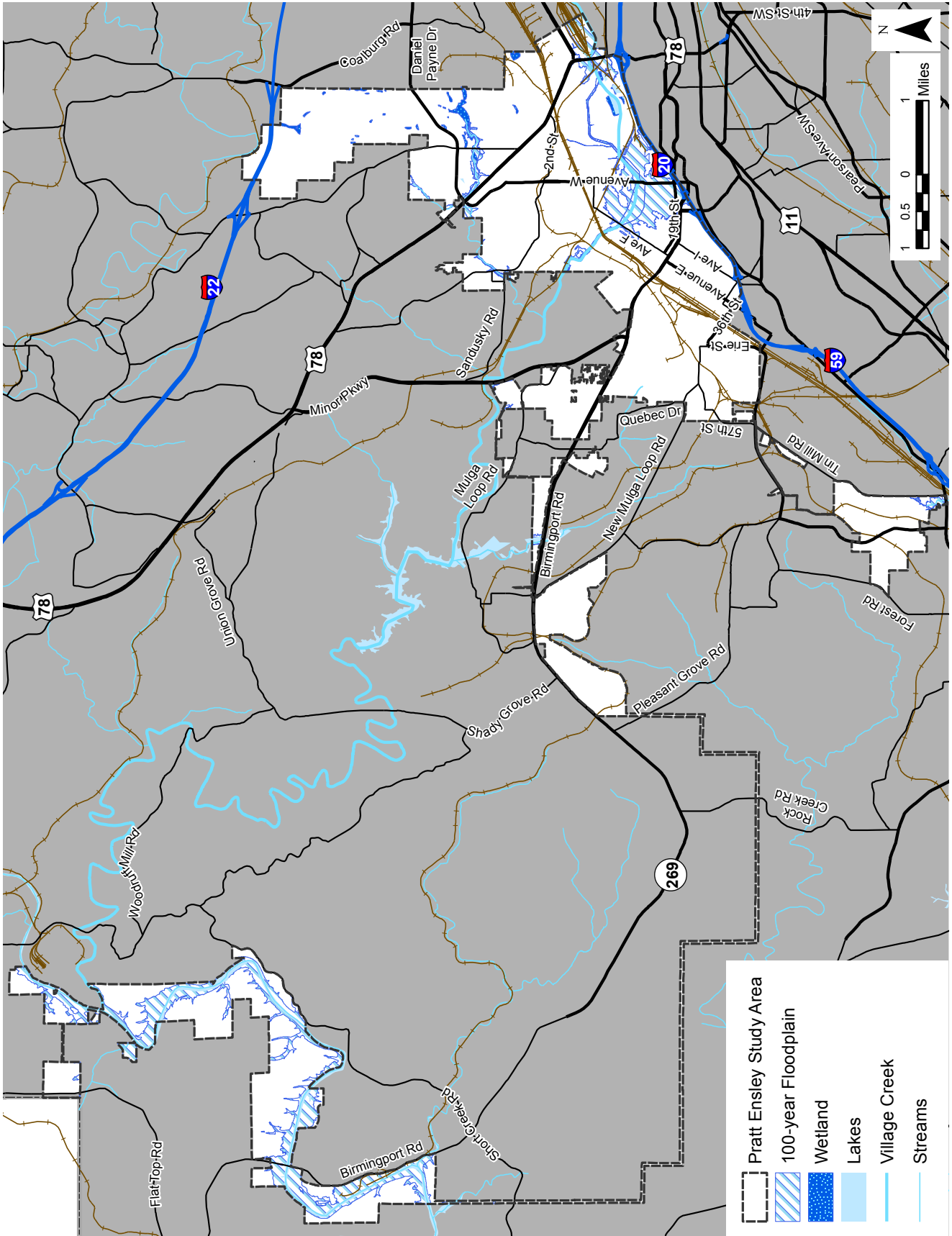
#### 3.3.1. FLOODING ALONG VILLAGE CREEK

Residential areas, along Village Creek, particularly in the Ensley and South Pratt neighborhoods have been identified as areas containing clusters of hotspots with repetitive loss of properties. The neighborhoods that have been largely affected by flooding have been identified in previous planning efforts. In fact, this area was designated as a Presidential Disaster Area in 1977, 1983, 1995, 1996, 1997, 1998, 1999 and 2000. To end this damaging cycle, FEMA and the U.S. Army Corps of Engineers (USACE) provided funding for the largest acquisition project ever implemented. This acquisition project spanned over 20 years and included the removal of 735 structures from the floodplain. In turn, this helped return the floodplain to its natural state as a retention basin for floodwaters. However, not all properties surrounding Village Creek qualified for acquisition, and have been abandoned and historically used as a dumping ground for debris and waste -continuously creating a challenge to keep the floodplain clean and clear.

*Below: Historic flooding along Village Creek in the Ensley Neighborhood (Source: Village Creek Society).*



FIGURE 3.2: Pratt Ensley Area Hydrology Map



GREEN SYSTEMS

### 3.4. PARKS AND RECREATION

The Framework area features approximately 264.3 acres of park and recreation space. These amenities serve the area’s children and its adults. Moreover, parks and recreation centers also serve as opportunity sites to focus investment. The tables listed below identify the parks and recreation centers in the Pratt Ensley Area. Dedicated parks have dedicated funding from the Birmingham Parks and Recreation Board.

**TABLE 3.1: Pratt Community Parks**

Name	Address	Acres	Dedicated
<b>Sandusky/ Hudson Recreation Center</b>	305 Pratt Hwy	1.5	Yes
<b>Pratt City Park</b>	1331 3rd Street	15.8	Yes
<b>Howze-Sanford Recreation Center</b>	320 Avenue D	10.9	Yes
<b>Tuxedo Heights</b>	531 Alder Avenue	0.3	Yes
<b>Dorothy Spears</b>	700 13th Avenue W	3.6	Yes
<b>Smithfield Estates</b>	1707-B Huntington Drive	16.4	Yes
<b>Thomas</b>	538 5th Street Thomas	0.4	Yes
<b>One Pratt Park</b>	Under design and development		
<b>Total Acres:</b>			48.9

**TABLE 3.2: Ensley Central Community Parks**

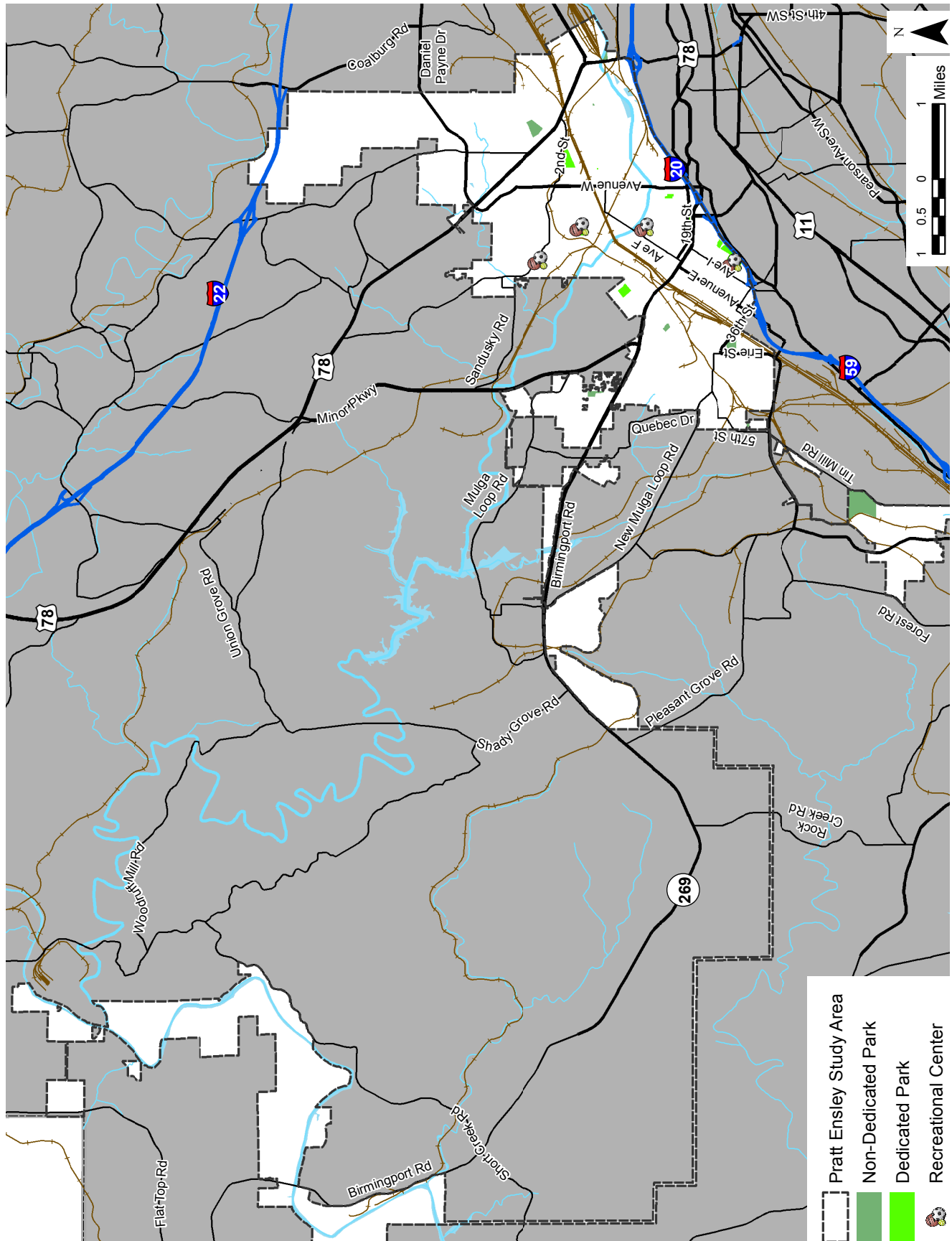
Name	Address	Acres	Dedicated
<b>McAlpine Park &amp; Recreation Center</b>	701 11th St Ensley	9.9	Yes
<b>Tuxedo</b>	1301 Avenue T Ensley, AL 35218	3.4	Yes
<b>Ensley Park &amp; Recreation Center</b>	2800 Avenue K	30.8	Yes
<b>Wylam</b>	1101 Detroit St	13.4	No
<b>Dolomite/Westfield II &amp; II</b>	3537 Lewis St	30.7	No
<b>Dolomite/Westfield I</b>	1069 Tin Mill Rd	37.6	No
<b>Erskine Hawkins</b>	1900 Ensley Ave	1.3	Yes
<b>Minniville</b>	5500 14th Ave Wylam	1.4	No
<b>Total Acres:</b>			128.5

**TABLE 3.3: Ensley West Community Parks**

Name	Address	Acres	Dedicated
<b>Sherman Heights North</b>	1434 Slayden Ave	10.5	Yes
<b>Spring Water</b>	1400 Midland Ave	6.9	No
<b>Sherman Heights South</b>	2701 Slayden Ave	3.8	No
<b>Total Acres:</b>			86.9



FIGURE 3.3: Pratt Ensley 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, defined as 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 the City of Birmingham comprise over 43 square miles. Of those 88,000 affected, over 23,000 are children. In addition, the study analyzed Birmingham at the Census block level, and identified areas within the Pratt and Ensley communities as one of the three (3) official Food Desert areas within the City of Birmingham.

**Figure 3.4** illustrates food accessibility in the Pratt Ensley Area. There are fourteen (14) mainstream grocery stores that serve the Pratt Ensley Area, one (1) of which resides within the Framework Area. Presently, residents of this area are between ¼ mile to more than 20 miles away from a mainstream grocery store (See **Figure 3.4** and **Table 3.4**). Neighborhoods with the high access - neighborhoods within 1 mile of a grocery store - include: Ensley, Tuxedo, and the most northern portion of Sandusky. Residents of Sherman Heights, Smithfield Estates, North Pratt, Thomas, and portions of Wylam experience the lowest access, and must travel 3 or more miles to a grocery store (73.8% of all properties in the Pratt Ensley Area).

**TABLE 3.4: Access to a Mainstream Grocery Store**

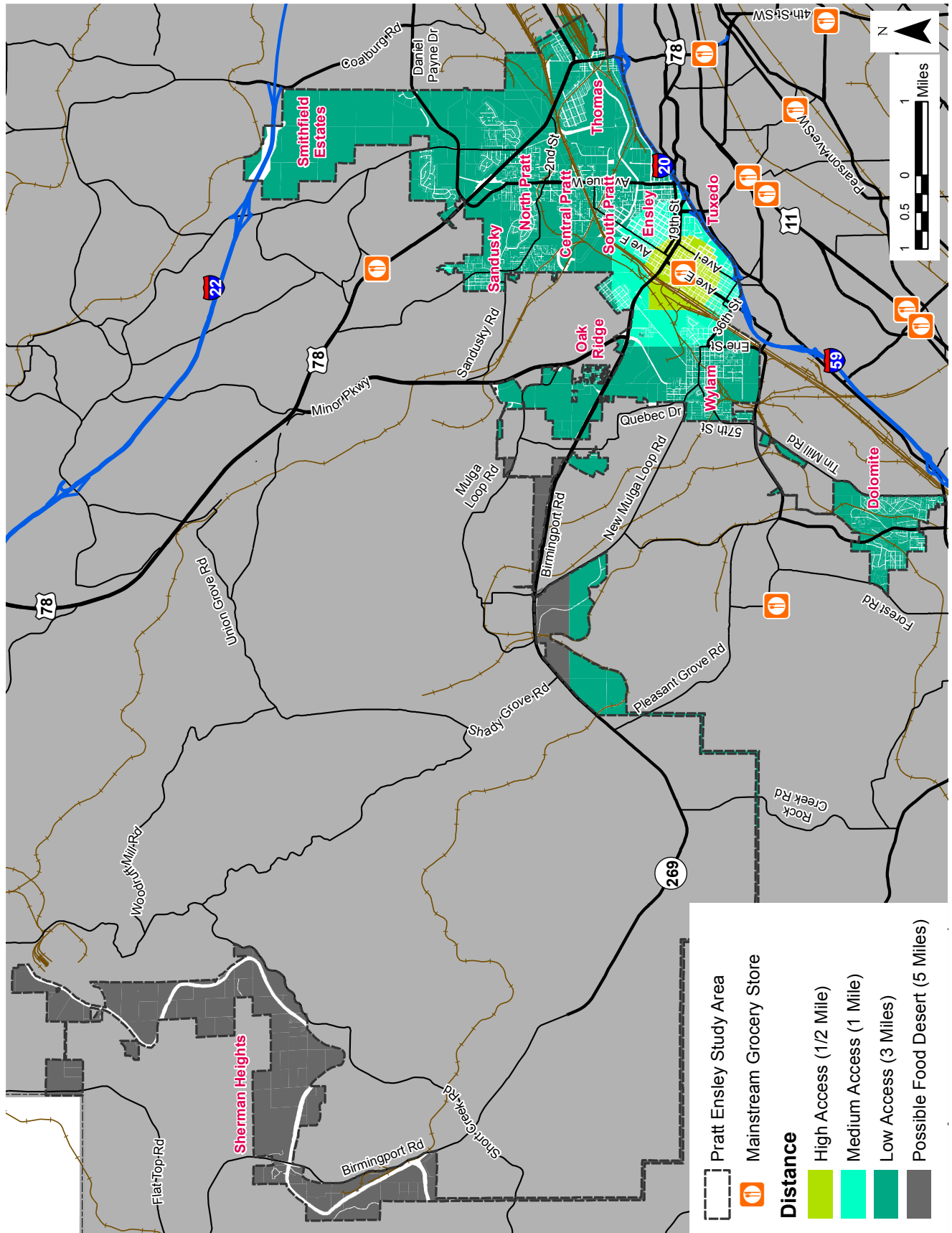
Distance to a Grocery Store	Number of Parcels	Percent of Parcels
<b>High Access (1/2 Mile)</b>	1,125	9.1%
<b>Medium Access (1 Mile)</b>	2,125	17.2%
<b>Low Access (3 Miles)</b>	8,953	72.4%
<b>Possible Food Desert (5 + Miles)</b>	169	1.4%
<b>Total</b>	12,372	100.0%

### 3.6. COMMUNITY GARDENS

Two community gardens exist in the Ensley Community, including the A.G. Callins community Garden and the Bethesda Life Center’s community garden. The A. G. Callins community garden is run by the nonprofit organization, Oasis Gardens Ensley, which desires to establish community gardens, yard gardens, and to start commercial agriculture projects in Ensley. Once completed, it will offer seasonal produce to residents. The Bethesda Life Center’s garden, which is located adjacent to their building, offers residents the opportunity to lease garden beds to produce fresh produce.



FIGURE 3.4: Pratt Ensley Area Access to Grocery Stores Map



## GREEN SYSTEMS

### 3.7. DISASTER RESILIENCE

Hazard mitigation is any cost-effective and sustained action taken to reduce the long-term risk to human life, property, and infrastructure from hazards. While mitigation activities can and should be taken before a disaster occurs, hazard mitigation is essential. Often after disasters, repairs and reconstruction are completed in such a way as to simply restore damaged property to pre-disaster conditions. The implementation of such hazard mitigation actions leads to building stronger, safer and smarter communities. The Hazard Mitigation Plan (HMP) outlines goals, objectives, and specific actions Birmingham can take to reduce risks. In order to be eligible for post-disaster mitigation funding from FEMA, including Hazard Mitigation Grant Program (HMGP) funding, HMPs must be updated every five years. In December 2015, Jefferson County Emergency Management Agency received FEMA's approval on its completed All-Hazard Multi-Jurisdictional Plan. This Plan must be adopted by each municipality within Jefferson County to be eligible for post-disaster mitigation funding.

The Jefferson County Emergency Management Agency (EMA) issues flood watches (when conditions are right for flooding) and flood warnings (when flooding is imminent or is in progress) for the Birmingham area through TV and radio broadcasts. Since EMA maintains 24-hour, direct contact with the National Weather Service (NWS), it can provide the latest flood threat information. If needed, EMA can also override local cable broadcasts to provide flood threat information, send siren-equipped vehicles to critical facilities, such as hospitals, nursing public places, and send mobile address units and personnel for door-to-door warning evacuation. Floodplain and Disaster Mitigation Services promotes preparedness and encourages their residents to sign up for the Jefferson County and EMA Alert System to receive alerts. The website can be accessed by clicking on this link <https://member.everbridge.net/index/453003085611901#/login>

Community Safe Rooms are intended to provide protection to residents within a half-mile radius of the facility and are designed as a monolithic, steel-reinforced concrete domes that are capable of resisting a 100 mph missile impact resistance test as required by FEMA 361 guidelines. Because of past storm-related events within the Pratt Community, community safe rooms will be constructed at the following locations:

- Pratt City Park (December 2016) - 1331 3rd Street Ensley
- Jimmy Hudson Park (December 2016) - 305 Pratt Highway
- Smithfield Estates Park (February 2017) - 1707-B Huntington Drive
- South Hampton Elementary School (October 2017) - 565 Sheridan Road

### 3.8. BROWNFIELDS

The Alabama Department of Environmental Management (ADEM) defines brownfields as properties that are contaminated or thought to be contaminated. They are usually idle, underutilized, or abandoned. Until recently, many developers have been reluctant to commit resources to rehabilitate and market Brownfield sites. However, with passage of federal and state legislation allowing for significant liability protections to “clean hand” entities, many of these sites have been assessed, cleaned up, and returned to productive use. Location and infrastructure usually play a major role in the redevelopment of brown fields. Prime brownfield sites are usually close to major interstates and highways with access to power, water and sewer utilities. The potential for immediate use of brownfield sites usually offset the cost of waiting while a greenfield site is prepared and developed for use. Once a brownfield is redeveloped in an area, other rejuvenation and growth usually begins in surrounding areas.

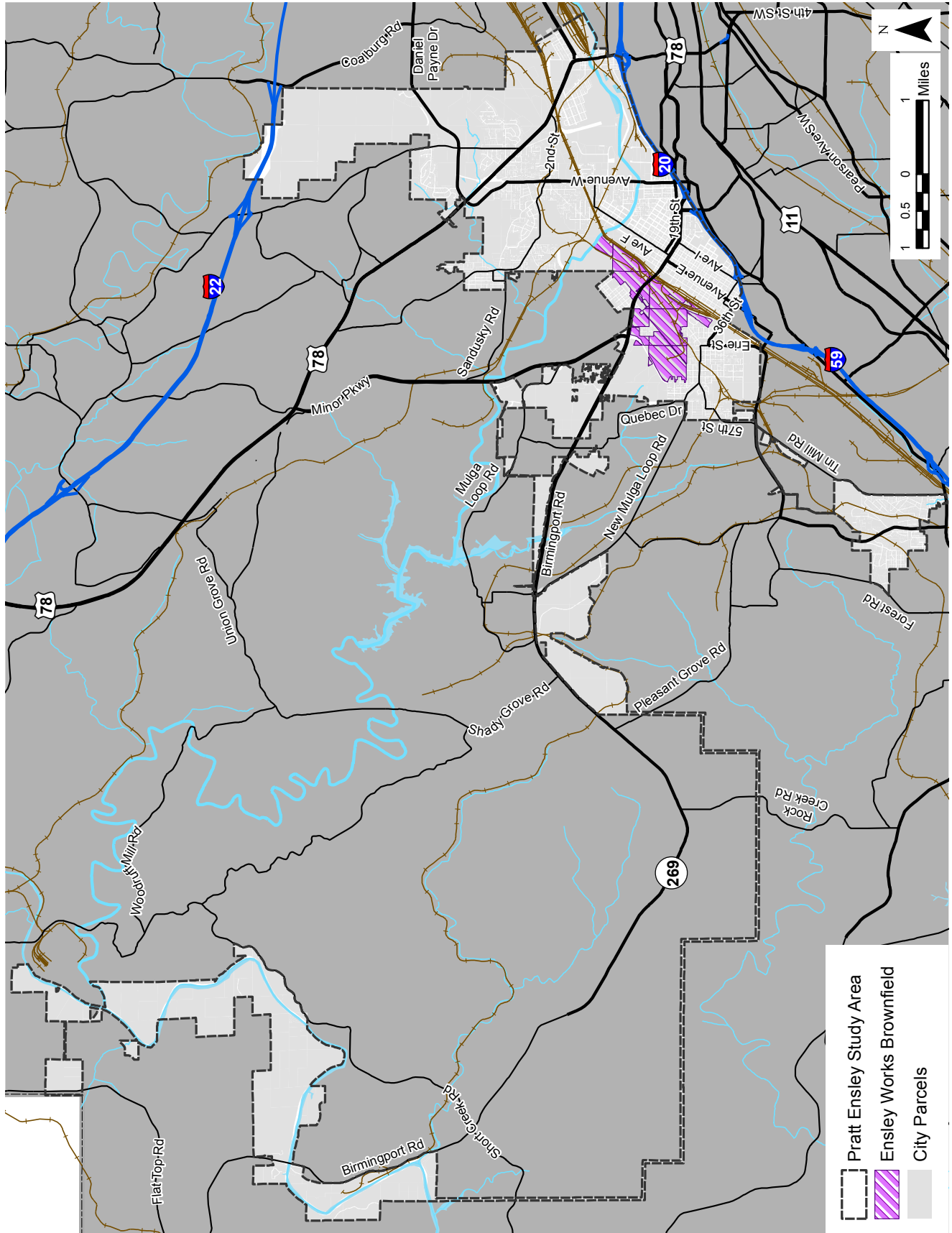
The Pratt Ensley Framework Area has one registered brownfield, Ensley Works, a 604-acre site. The site was once home to the largest iron and steel mill in Birmingham operating between 1888 and 1976. It was owned by the Tennessee Coal, Iron, and Railroad Company (TCI), which is now a division of United States Steel. The iron works is located adjacent to the CSXT railroad tracks, northwest of downtown Ensley. The site is bisected by Birmingham Road, which creates two distinct tracks of land. Moreover, Valley Creek runs alongside the north side of the site, while Wylam borders the site to the southwest. A largely undeveloped area adjoins the Sherman Heights neighborhood to the southeast, near Slayden Avenue. The site is dominated by the still-standing smokestacks. A few brick structures and a massive hot metal mixer remain as landmarks.



In conjunction with this plan, the City of Birmingham's Community Development Department and the Mayor's Office, are in the process of applying for a EPA's Brownfield Grant. Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. An eligible entity may apply for up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and up to \$200,000 to address a site contaminated by petroleum. While a coalition of three or more eligible applicants can submit one grant proposal under the name of one of the coalition members for up to \$1,000,000. The performance period for these grants is three years. On October 1, 2016, the City of Birmingham was awarded a \$400,000 community wide assessment grant from the U.S. Environmental Protection Agency. Expected to close on October 1, 2019, this grant will be utilized to continue redevelopment efforts in North Birmingham, and surrounding Birmingham Communities - including Pratt and Ensley. As part of this process, 24 additional brownfield sites were inventoried and prioritized by a select group of stakeholders on December 08, 2016.

GREEN SYSTEMS

FIGURE 3.5: Pratt Ensley Area Brownfield Site Map



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W.A.

GILMER  
DRUG

Good  
Neighbourhood  
PHARMACY

DRUG

W.A.





## 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 Pratt Ensley 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 VALUES

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 Pratt Ensley Area, these values are segmented, with higher valued properties in the Ensley Central Community and lower-valued properties in the Ensley West Community (See **Table 4.1**). On a per acre basis, the properties in Ensley Central Community have the highest value. The average property value in the Pratt Ensley Area is approximately \$58,696, whereas the average property value per acre is approximately \$53,768.83. In contrast, the majority of properties (65%) in the Pratt Ensley Area have an appraised value of \$50,000 or less.

**TABLE 4.1: Appraised Property Values by Community (2016)**

	Pratt Ensley Area	Pratt	Ensley Central	Ensley West
<b>Average Property Appraisal Value</b>	\$58,696	\$69,563	\$47,400	\$64,915
<b>Property Value per Acre</b>	\$ 53,767.83	\$72,436.44	\$128,637	\$9,189

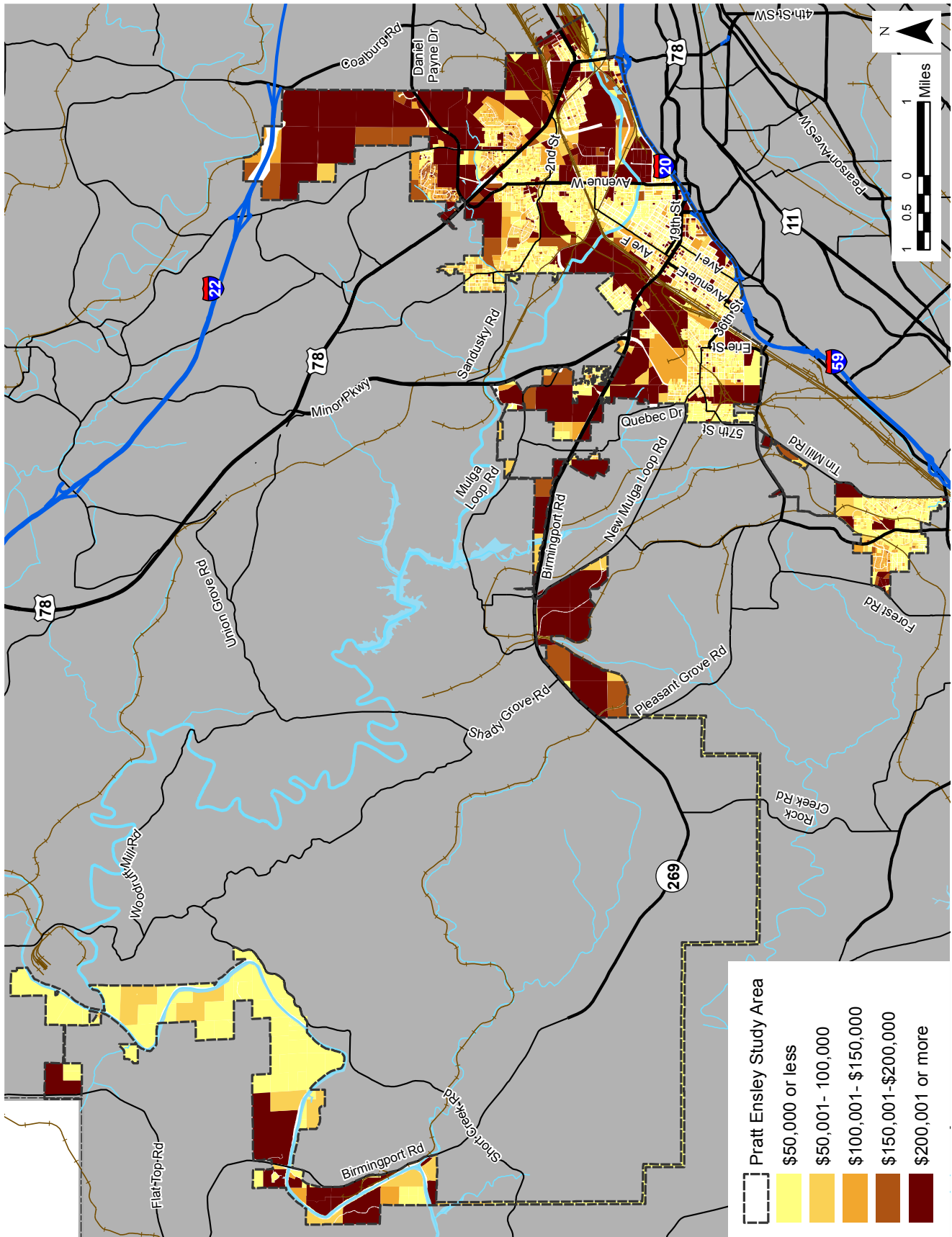
### 4.3. MARKET ANALYSIS

The purpose of this Pratt Ensley Area Market Analysis 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 Pratt Ensley Framework market. A market analysis provides important information that describes the financial health and economic diversity of the community. This information can aid existing and perspective business owners as well as investors in identifying potential opportunities within the community.

Significant time and resources have been utilized 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 in 2013, 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

FIGURE 4.1: Pratt Ensley Area Appraised Property Values



ECONOMIC VITALITY

for service providers and retailers, as well as a readily available labor pool for new and/or expanded businesses and industries.

The Pratt Ensley Framework market consists of the three communities of Pratt, Ensley Central, and Ensley West, which are themselves made up of twelve area neighborhoods. The Framework Area represents about 9% of the city’s total residential population. 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.

**4.3.1. 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 Pratt Ensley Area, better informed decisions can be made in terms of targeted investments. This assessment is intended to provide insight as to the ability of the Pratt Ensley 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 Pratt Ensley Area market possesses an estimated \$156.2 million in retail demand (spending potential) and has an estimated \$262.3 million in retail supply (retail sales). These estimates result in a negative retail gap (surplus) of \$106 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.

As shown in **Table 4.2**, the highest opportunities indicated for primary industry groups include Motor Vehicle and Parts Dealers (\$69.1 million), Gas Stations (\$24.2 million), and Food and Beverage Stores (\$18.2 million). The area has a multitude of retail opportunities where consumer spending leakage is identified, though leakage amounts vary. Some of the primary categories include General Merchandise Stores, Food Service and Drinking Places, and Sporting Goods, Hobby, Book and Music Stores. The community has many retail opportunities where significant consumer spending leakage is identified. These industry groups include Department Stores, Full Service Restaurants, and Sporting Goods, Hobby, and Music Stores.

**TABLE 4.2: Pratt Ensley Area Existing Retail Supply/ Demand Balance by Industry Group (2016)**

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
<b>Motor Vehicle &amp; Parts Dealers</b>	\$35,142,286	\$104,309,870	<b>(\$69,167,584)</b>
Automobile Dealers	\$27,193,305	\$99,797,197	<b>(\$72,603,892)</b>
Other Motor Vehicle Dealers	\$5,534,386	\$2,013,091	\$3,521,295
Auto Parts, Accessories & Tire Stores	\$2,414,595	\$2,499,582	<b>(\$84,987)</b>
<b>Furniture &amp; Home Furnishings</b>	\$4,030,457	\$6,041,664	<b>(\$2,011,207)</b>
Furniture Stores	\$2,582,465	\$6,041,664	<b>(\$3,459,199)</b>
Home Furnishings Stores	\$1,447,993	\$0	\$1,447,993
<b>Electronics &amp; Appliance Stores</b>	\$6,495,997	\$8,849,409	<b>(\$2,353,412)</b>

## ECONOMIC VITALITY

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
<b>Building Materials/ Garden Equipment/ Supply Stores</b>	\$5,800,745	\$3,214,929	\$2,585,816
Bldg Material & Supplies Dealers	\$5,075,449	\$3,214,929	\$1,860,520
Lawn & Garden Equipment & Supply Stores	\$725,296	\$0	\$725,296
<b>Food &amp; Beverage Stores</b>	\$20,793,044	\$39,041,843	<b>(\$18,248,799)</b>
Grocery Stores	\$18,295,824	\$22,114,359	<b>(\$3,818,535)</b>
Specialty Food Stores	\$1,193,478	\$15,986,133	<b>(\$14,792,655)</b>
Beer, Wine & Liquor Stores	\$1,303,742	\$941,351	\$362,391
<b>Health &amp; Personal Care Stores</b>	\$8,219,471	\$6,553,967	\$1,665,504
<b>Gasoline Stations</b>	\$11,904,447	\$36,124,536	<b>(\$24,220,089)</b>
<b>Clothing &amp; Clothing Accessory Stores</b>	\$4,303,475	\$3,187,746	\$1,115,729
Clothing Stores	\$2,764,479	\$1,427,912	\$1,336,567
Shoe Stores	\$493,125	\$1,706,974	<b>(\$1,213,849)</b>
Jewelry, Luggage & Leather Goods Stores	\$1,045,872	\$0	\$1,045,872
<b>Sporting Goods/ Hobby/ Book/ Music Stores</b>	\$3,475,157	\$0	\$3,475,157
Sporting Goods/ Hobby/ Musical Instrument Stores	\$2,385,426	\$0	\$2,385,426
Book, Periodical & Music Stores	\$1,089,731	\$0	\$1,089,731
<b>General Merchandise Stores</b>	\$33,523,938	\$19,821,601	\$13,702,337
Department Stores Excluding Leased Departments	\$24,728,327	\$16,274,513	\$8,453,814
Other General Merchandise Stores	\$8,795,612	\$3,547,088	\$5,248,524
<b>Miscellaneous Stores</b>	\$5,027,705	\$2,899,283	\$2,128,422
Florists	\$222,006	\$276,291	<b>(\$54,285)</b>
Office Supplies, Stationery & Gift Stores	\$1,496,041	\$1,182,209	\$313,832
Used Merchandise Stores	\$681,946	\$150,476	\$531,470
Other Miscellaneous Store Retailers	\$2,627,712	\$1,290,307	\$1,337,405
<b>Nonstore Retailers</b>	\$2,718,026	\$15,233,990	<b>(\$12,515,964)</b>
Electronic Shopping & Mail Order Houses	\$1,543,343	\$14,032,327	<b>(\$12,488,984)</b>
Vending Machine Operators	\$431,108	\$0	\$431,108
Direct Selling Establishments	\$743,575	\$0	\$743,575
<b>Food Service &amp; Drinking Places</b>	\$14,843,526	\$6,779,952	\$8,063,574
Full-Service Restaurants	\$7,497,343	\$2,440,805	\$5,056,538
Limited Service Restaurants	\$6,845,395	\$3,699,528	\$3,145,867
Special Food Services	\$189,006	\$0	\$189,006
Drinking Places - Alcoholic Beverages	\$311,782	\$639,619	<b>(\$327,837)</b>

Source: ESRI and Info Group 2016

## ECONOMIC VITALITY

## PRATT COMMUNITY

The Pratt Community possesses an estimated \$80.1 million in retail demand (spending potential) and has an estimated \$91 million in retail supply (retail sales). This results in a negative retail gap of \$10.8 million, indicating that existing supply meets the demand (See **Table 4.3**).

**TABLE 4.3: Pratt Community Existing Retail Supply/ Demand Balance by Industry Group (2016)**

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
<b>Motor Vehicle &amp; Parts Dealers</b>	\$17,939,345	\$11,225,566	\$6,713,779
Automobile Dealers	\$13,924,356	\$9,344,301	\$4,580,055
Other Motor Vehicle Dealers	\$2,763,918	\$0	\$2,763,918
Auto Parts, Accessories & Tire Stores	\$1,251,070	\$1,851,372	<b>(\$600,302)</b>
<b>Furniture &amp; Home Furnishings</b>	\$2,092,740	\$3,236,470	<b>(\$1,143,730)</b>
Furniture Stores	\$1,349,143	\$3,236,470	<b>(\$1,887,327)</b>
Home Furnishings Stores	\$743,597	\$0	\$743,597
<b>Electronics &amp; Appliance Stores</b>	\$3,364,664	\$8,816,162	<b>(\$5,451,498)</b>
<b>Building Materials/ Garden Equipment/ Supply Stores</b>	\$2,943,051	\$3,214,929	<b>(\$271,878)</b>
Bldg Material & Supplies Dealers	\$2,580,286	\$3,214,929	<b>(\$634,643)</b>
Lawn & Garden Equipment & Supply Stores	\$362,765	\$0	\$362,765
<b>Food &amp; Beverage Stores</b>	\$10,651,809	\$21,221,131	<b>(\$10,569,322)</b>
Grocery Stores	\$9,360,530	\$5,685,393	\$3,675,137
Specialty Food Stores	\$611,341	\$15,419,880	<b>(\$14,808,539)</b>
Beer, Wine & Liquor Stores	\$679,938	\$0	\$679,938
<b>Health &amp; Personal Care Stores</b>	\$4,209,889	\$0	\$4,209,889
<b>Gasoline Stations</b>	\$6,079,992	\$23,200,973	<b>(\$17,120,981)</b>
<b>Clothing &amp; Clothing Accessory Stores</b>	\$2,234,528	\$0	\$2,234,528
Clothing Stores	\$1,432,066	\$0	\$1,432,066
Shoe Stores	\$253,996	\$0	\$253,996
Jewelry, Luggage & Leather Goods Stores	\$548,466	\$0	\$548,466
<b>Sporting Goods/ Hobby/ Book/ Music Stores</b>	\$1,778,400	\$0	\$1,778,400
Sporting Goods/ Hobby/ Musical Instrument Stores	\$1,214,570	\$0	\$1,214,570
Book, Periodical & Music Stores	\$563,829	\$0	\$563,829
<b>General Merchandise Stores</b>	\$17,264,006	\$2,121,686	\$15,142,320
Department Stores Excluding Leased Departments	\$12,764,663	\$1,280,154	\$11,484,509
Other General Merchandise Stores	\$4,499,343	\$841,532	\$3,657,811
<b>Miscellaneous Stores</b>	\$2,553,086	\$0	\$2,553,086
Florists	\$113,482	\$0	\$113,482
Office Supplies, Stationery & Gift Stores	\$770,111	\$0	\$770,111
Used Merchandise Stores	\$352,190	\$0	\$352,190
Other Miscellaneous Store Retailers	\$1,317,302	\$0	\$1,317,302

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
<b>Nonstore Retailers</b>	\$1,365,881	\$14,032,327	<b>(\$12,666,446)</b>
Electronic Shopping & Mail Order Houses	\$788,383	\$14,032,327	<b>(\$13,243,944)</b>
Vending Machine Operators	\$220,813	\$0	\$220,813
Direct Selling Establishments	\$356,684	\$0	\$356,684
<b>Food Service &amp; Drinking Places</b>	\$7,705,617	\$3,102,494	\$4,603,123
Full-Service Restaurants	\$3,897,925	\$1,795,275	\$2,102,650
Limited Service Restaurants	\$3,547,203	\$1,124,336	\$2,422,867
Special Food Services	\$97,406	\$0	\$97,406
Drinking Places - Alcoholic Beverages	\$163,083	\$182,884	<b>(\$19,801)</b>

Source:ESRI and Info Group 2016

## ENSLEY COMMUNITY

The Ensley community possesses an estimated \$76 million in retail demand (spending potential) and has an estimated \$161 million in retail supply (retail sales). This results in a negative retail gap of \$84.9 million, indicating that existing supply does meet the demand (See **Table 4.4**).

**TABLE 4.4: EnsleyCommunity Existing Retail Supply/ Demand Balance by Industry Group (2016)**

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
<b>Motor Vehicle &amp; Parts Dealers</b>	\$17,202,941	\$93,084,304	<b>(\$75,881,363)</b>
Automobile Dealers	\$13,268,949	\$90,452,896	<b>(\$77,183,947)</b>
Other Motor Vehicle Dealers	\$2,770,468	\$1,983,198	\$787,270
Auto Parts, Accessories & Tire Stores	\$1,163,525	\$648,210	\$515,315
<b>Furniture &amp; Home Furnishings</b>	\$1,937,718	\$2,805,194	<b>(\$867,476)</b>
Furniture Stores	\$1,233,322	\$2,805,194	<b>(\$1,571,872)</b>
Home Furnishings Stores	\$704,396	\$0	\$704,396
<b>Electronics &amp; Appliance Stores</b>	\$3,131,333	\$0	\$3,131,333
<b>Building Materials/ Garden Equipment/ Supply Stores</b>	\$2,857,694	\$0	\$2,857,694
Bldg Material & Supplies Dealers	\$2,495,163	\$0	\$2,495,163
Lawn & Garden Equipment & Supply Stores	\$362,531	\$0	\$362,531
<b>Food &amp; Beverage Stores</b>	\$10,141,235	\$17,820,712	<b>(\$7,679,477)</b>
Grocery Stores	\$8,935,294	\$16,428,966	<b>(\$7,493,672)</b>
Specialty Food Stores	\$582,137	\$566,253	\$15,884
Beer, Wine & Liquor Stores	\$623,804	\$825,493	<b>(\$201,689)</b>
<b>Health &amp; Personal Care Stores</b>	\$4,009,583	\$5,861,426	<b>(\$1,851,843)</b>
<b>Gasoline Stations</b>	\$5,824,455	\$12,923,563	<b>(\$7,099,108)</b>
<b>Clothing &amp; Clothing Accessory Stores</b>	\$2,068,948	\$3,122,567	<b>(\$1,053,619)</b>
Clothing Stores	\$1,332,413	\$1,362,733	<b>(\$30,320)</b>

## ECONOMIC VITALITY

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
Shoe Stores	\$239,128	\$1,706,974	<b>(\$1,467,846)</b>
Jewelry, Luggage & Leather Goods Stores	\$497,406	\$0	\$497,406
<b>Sporting Goods/ Hobby/ Book/ Music Stores</b>	\$1,696,758	\$0	\$1,696,758
Sporting Goods/ Hobby/ Musical Instrument Stores	\$1,170,856	\$0	\$1,170,856
Book, Periodical & Music Stores	\$525,901	\$0	\$525,901
<b>General Merchandise Stores</b>	\$16,259,932	\$17,699,915	<b>(\$1,439,983)</b>
Department Stores Excluding Leased Departments	\$11,963,664	\$0	\$11,963,664
Other General Merchandise Stores	\$4,296,268	\$2,705,556	\$1,590,712
<b>Miscellaneous Stores</b>	\$2,474,619	\$2,832,225	<b>(\$357,606)</b>
Florists	\$108,524	\$259,878	<b>(\$151,354)</b>
Office Supplies, Stationery & Gift Stores	\$725,929	\$1,182,209	<b>(\$456,280)</b>
Used Merchandise Stores	\$329,755	\$144,396	\$185,359
Other Miscellaneous Store Retailers	\$1,310,410	\$1,245,742	\$64,668
<b>Nonstore Retailers</b>	\$1,352,146	\$0	\$1,352,146
Electronic Shopping & Mail Order Houses	\$754,960	\$0	\$754,960
Vending Machine Operators	\$210,295	\$0	\$210,295
Direct Selling Establishments	\$386,891	\$0	\$386,891
<b>Food Service &amp; Drinking Places</b>	\$7,137,910	\$3,677,457	\$3,460,453
Full-Service Restaurants	\$3,599,418	\$645,530	\$2,953,888
Limited Service Restaurants	\$3,298,192	\$2,575,193	\$722,999
Special Food Services	\$91,601	\$0	\$91,601
Drinking Places - Alcoholic Beverages	\$148,699	\$456,735	<b>(\$308,036)</b>

Source: ESRI and Info Group 2016

### 4.3.2. MARKET SEGMENTATION PROFILE

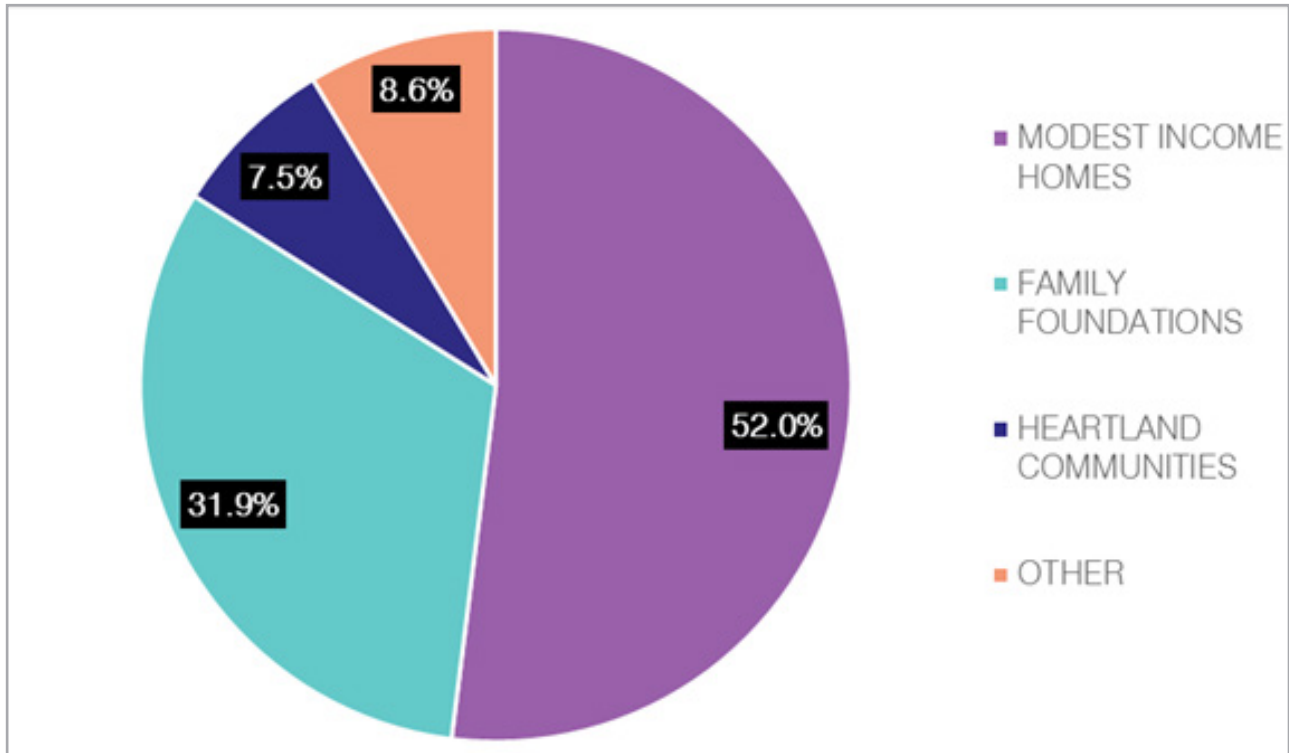
The Market Segmentation Profile for the Pratt Ensley Area provides greater insight of the consumer market make-up and spending habits of the residents. The profile classifies social groups based on socioeconomic and demographic composition. Market analysts assess the various needs and requirements associated with each segmentation classification 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 Pratt Ensley Area market is primarily classified within the two dominant tapestry groups of Hometown and Semirural. Within the those tapestry groups, the community is further broken down into three segments.

- Modest Income Homes (52.0%):** Most homes are in older suburbs of Southern metropolitan areas and primarily consist of single-family dwellings. While, single-individuals and single-parent households with a higher-than-average proportion of adult children still living at home represent this segment. 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 (31.9%):** The second largest segment in the Pratt Ensley Area, 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.
- **Heartland Communities (7.5%):** Heartland Communities are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

**FIGURE 4.2: Pratt Ensley Marget Segmentation Profile (2016)**



Source: Environmental Systems Research Institute (ESRI) 2016

ECONOMIC VITALITY

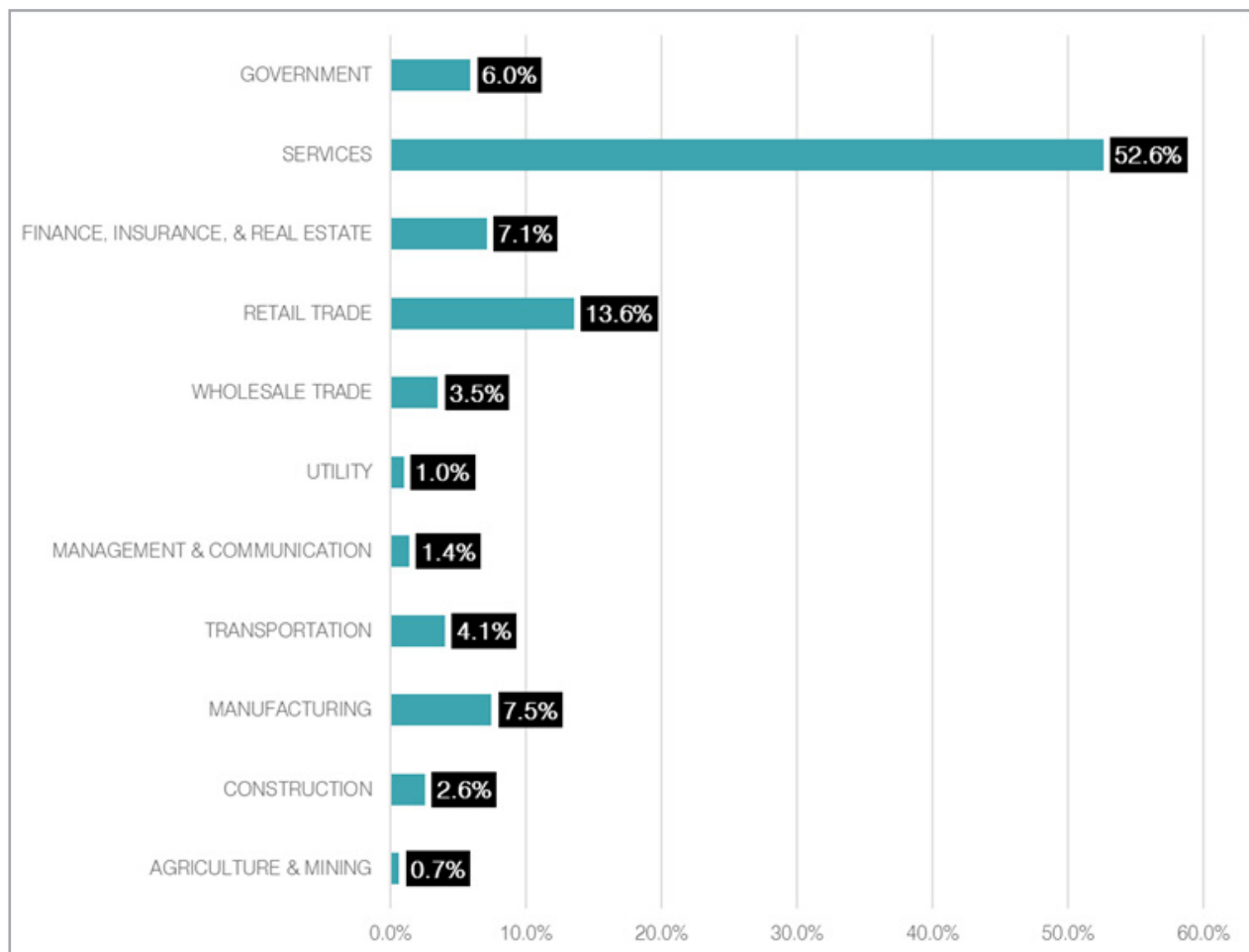
## 4.4. EMPLOYMENT PROFILE

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 the Pratt Ensley Area is approximately 8,409 residents. Of those residents in the labor force, 56.7% are employed and 18.5% are unemployed. The City of Birmingham’s unemployment rate in June 2016 was 6.0%. Most employed residents work within the Service Industry (52.6%), with other concentrations in Retail Trade (13.6%), Manufacturing (7.5%), and Finance, Insurance & Real Estate (7.1%). 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: Industry of Employed Pratt Ensley Area Residents**

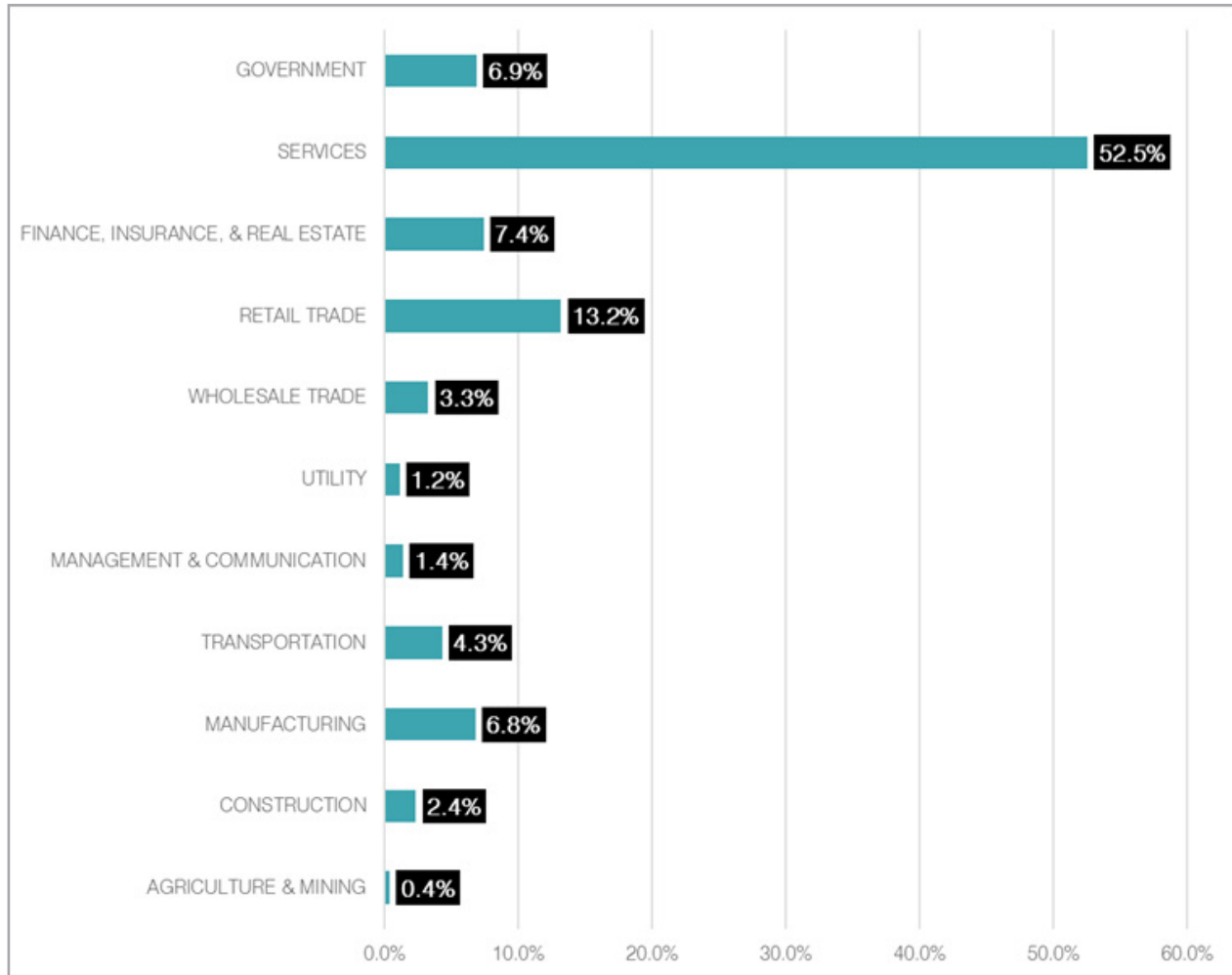


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2014

### Pratt Community

Pratt Community residents make up an estimated 49.6% of the Pratt Ensley Framework Area residential labor force. These residents are primarily employed in the Service Industry (52.5%) with most remaining jobs within Retail Trade (13.2%) and Finance, Insurance, & Real Estate (7.4%).

**FIGURE 4.4: Industry of Employed Pratt Community Residents**



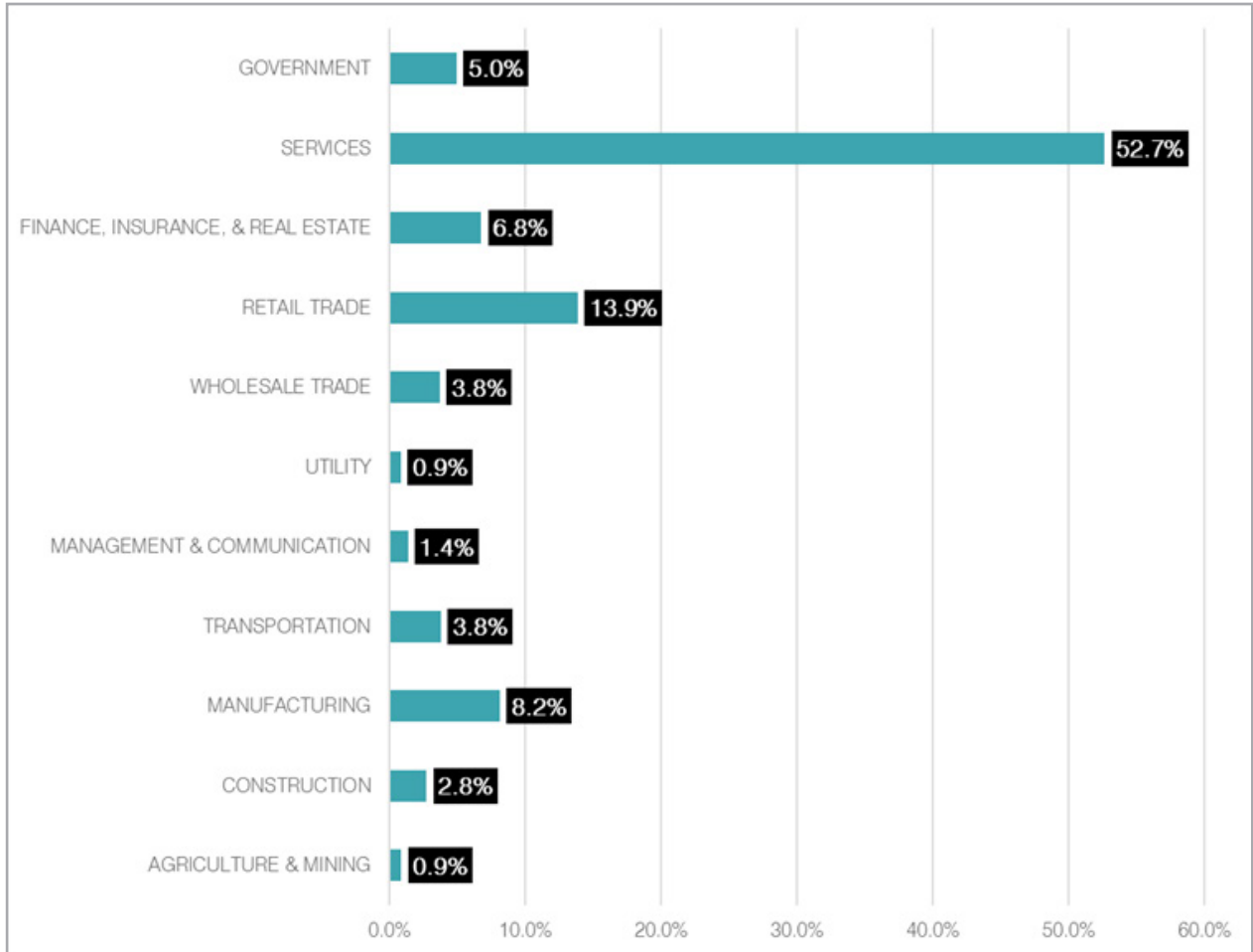
Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2014

ECONOMIC VITALITY

**Ensley Community**

Ensley Community residents make up an estimated 50.4% of the Pratt Ensley Framework Area residential labor force. These residents are primarily employed in the Service Industry (52.7%) with most remaining jobs within Retail Trade (13.9%) and Manufacturing (8.2%).

**FIGURE 4.5: Industry of Employed Ensley Community Residents**

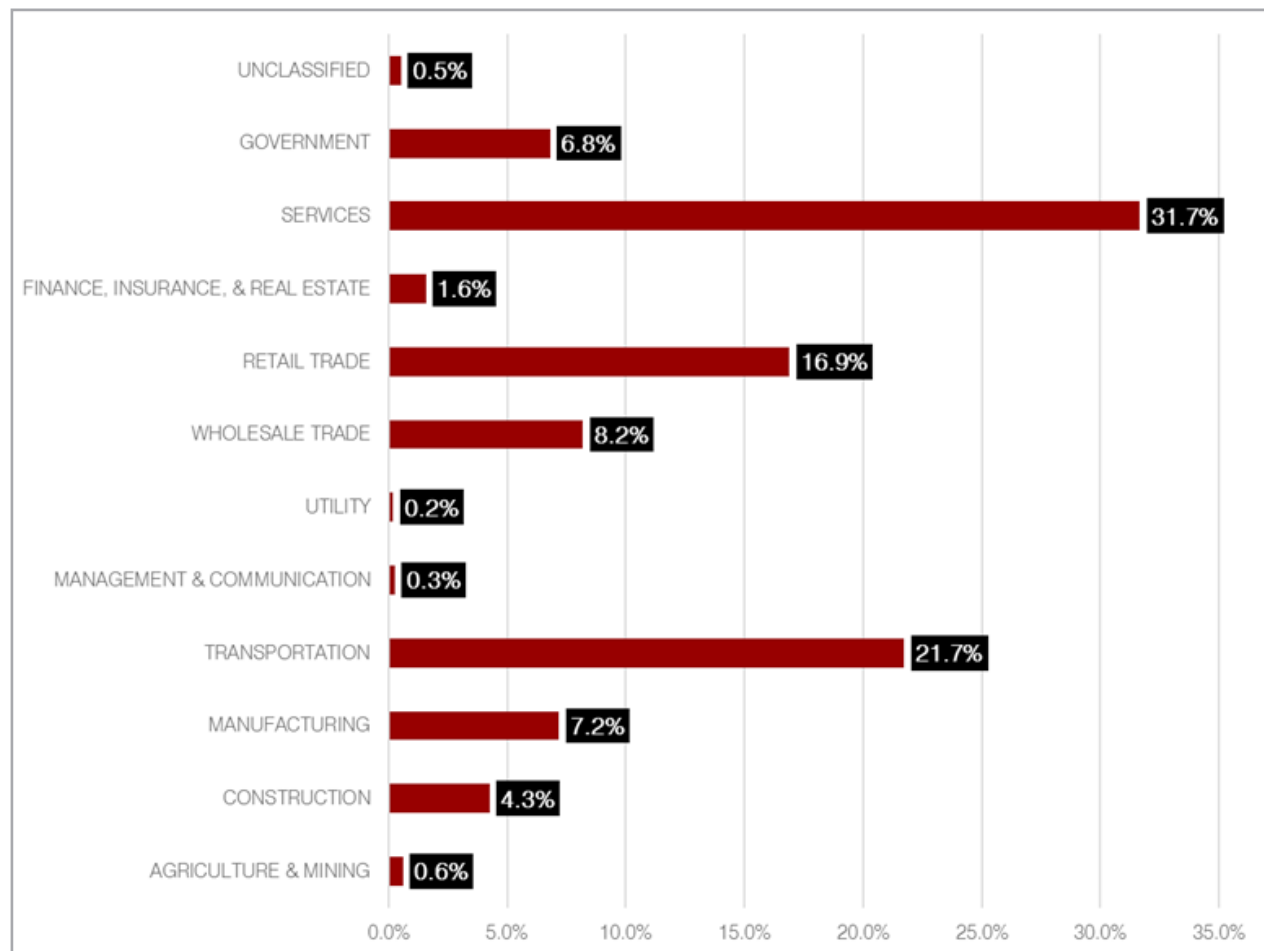


*U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2014*

## 4.4.2. LOCAL EMPLOYERS CHARACTERISTICS

There are approximately 581 businesses in the Pratt Ensley Area employing over 7,773 people. Service-based establishments make up the largest number of community businesses and provide 31.7% of the jobs. These jobs are primarily within the Automotive Services and Education Institutions & Library sectors. Transportation is the second largest industry providing 21.7% of the jobs, followed by the Retail Trade industries supplying 16.9% of the jobs. The number of business establishments in the Pratt Ensley Area has increased by 13.0% since 2010 and the number of jobs has decreased by 4.0%. 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 Pratt Ensley Area are not substantial employers. In addition, to the 2008 Economic Recession, the 2011 tornado displaced many residents and businesses from the area.

**FIGURE 4.6: Local Pratt Ensley Area Jobs by Industry**



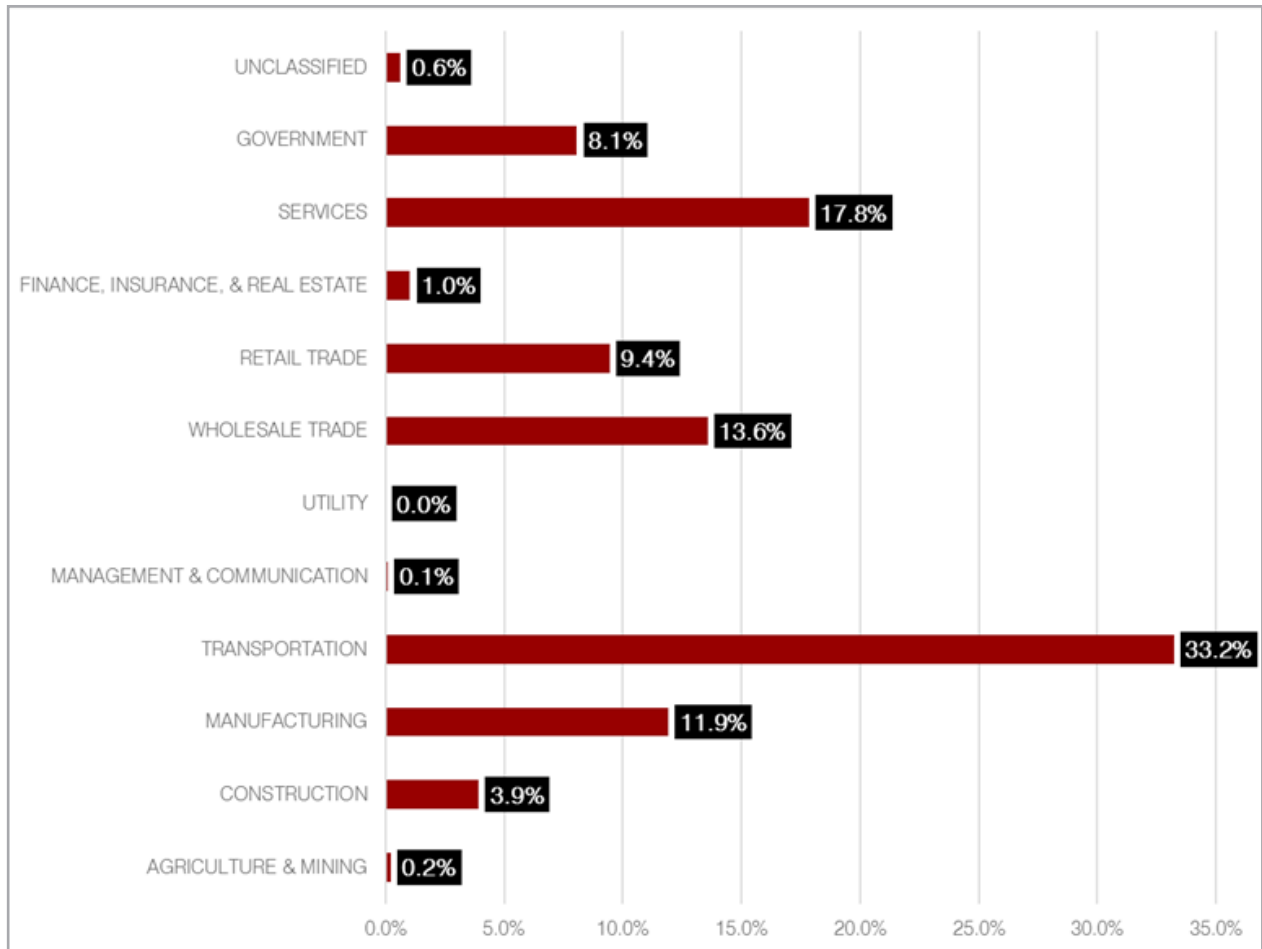
Source: Environmental Systems Research Institute (ESRI) Business Summary 2016

ECONOMIC VITALITY

**PRATT COMMUNITY**

Pratt Community jobs make up an estimated 50.7% of all Pratt Ensley Framework Area jobs. The workforce is primarily employed in the Transportation Industry (33.2%) with the majority of remaining jobs within Services (17.8%) and Wholesale Trade (13.6%).

**FIGURE 4.7: Local Pratt Community Jobs by Industry**

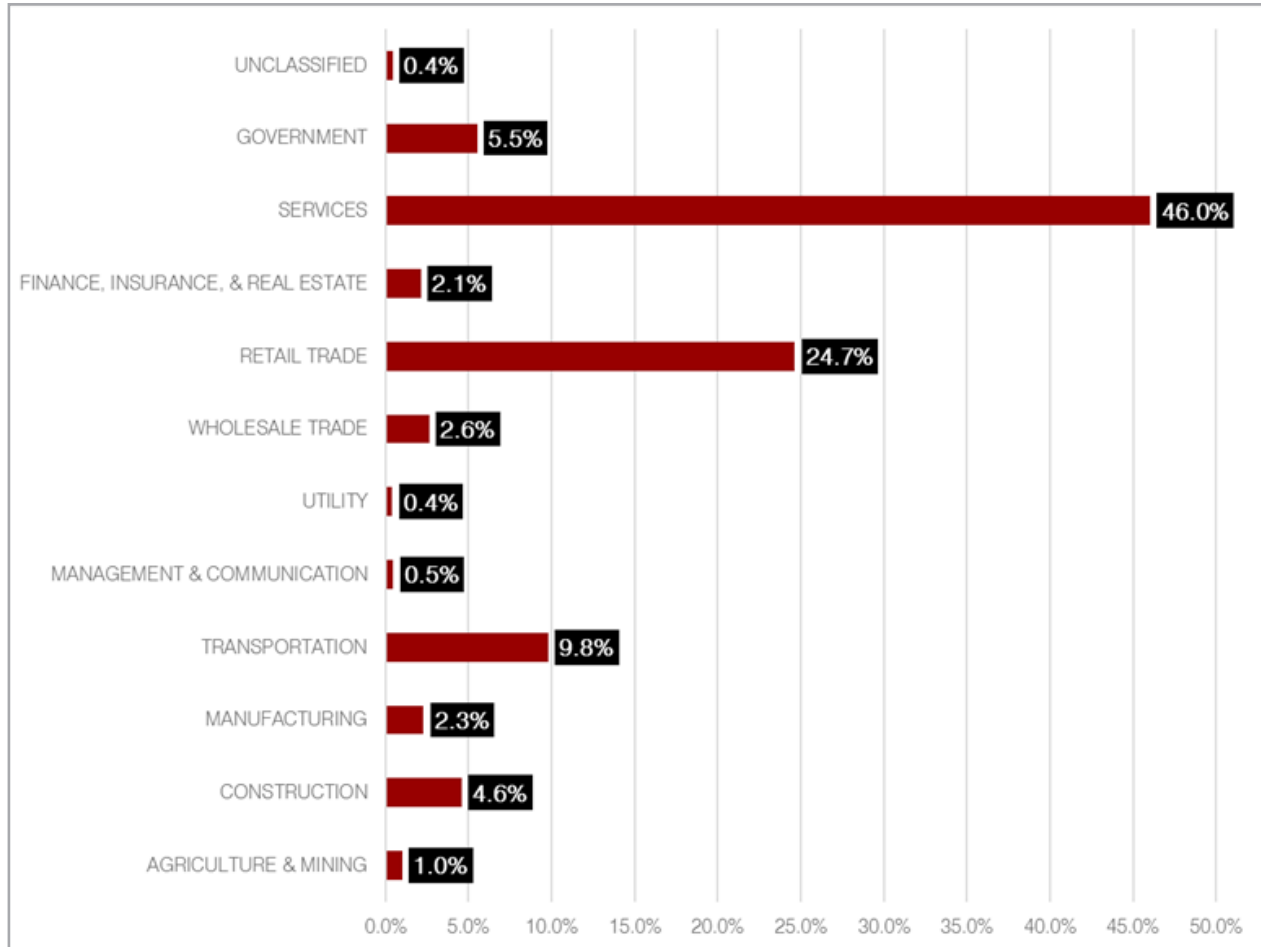


Source: Environmental Systems Research Institute (ESRI) Business Summary 2016

## ENSLEY COMMUNITY

Ensley Community jobs make up an estimated 49.3% of all Pratt Ensley Framework Area jobs. The workforce is primarily employed in the Service Industry (46.0%) with the majority of remaining jobs within Retail Trade (24.7%) and Transportation (9.8%).

**FIGURE 4.8: Local Ensley Community Jobs by Industry**



Source: Environmental Systems Research Institute (ESRI) Business Summary 2016

## ECONOMIC VITALITY

## 4.5. LARGE EMPLOYERS

The largest employers include the Western Express Inc. (560 employees), Alabama Department of Transportation (300 employees), AAA Cooper Transportation (225 employees), P&S Transportation Inc. (190 employees) and Birmingham Fastener & Supply (150 employees). Collectively, these five businesses make up 31.0% of all jobs located in the Pratt Ensley Area. The heaviest concentrations of employment are primarily located along the Avenue W, US 78, and 19th Street.

**TABLE 4.5: Ten Largest Employers in the Pratt Ensley Area (2016)**

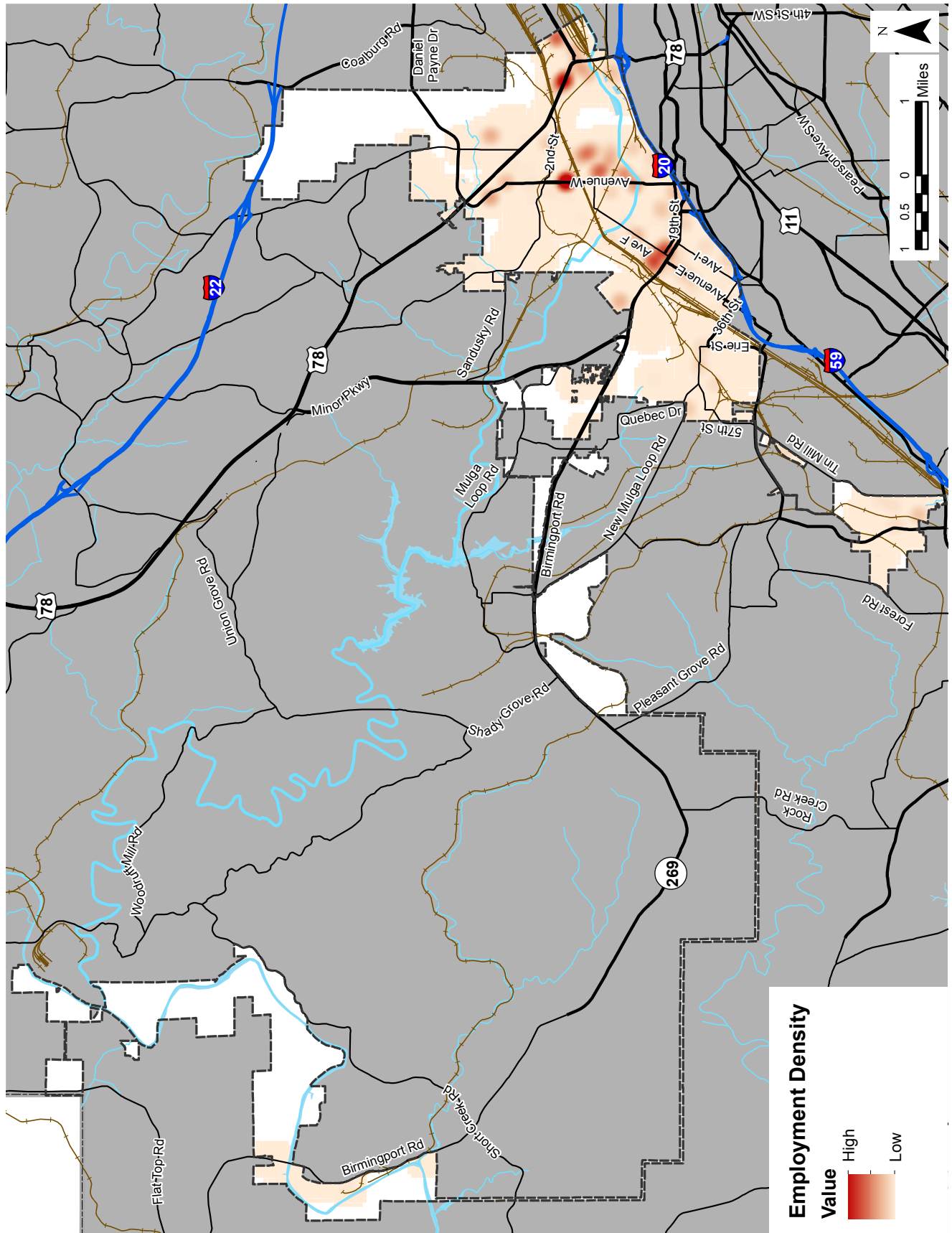
Business	Estimated # of Employees
<b>Western Express Inc.</b>	560
<b>Alabama Department of Transportation</b>	300
<b>AAA Cooper Transportation</b>	225
<b>P&amp;S Transportation Inc.</b>	190
<b>Birmingham Fastener &amp; Supply</b>	150
<b>Birmingham Nursing &amp; Rehab Center</b>	150
<b>Birmingham Street Department</b>	150
<b>Birmingham Police Department</b>	150
<b>Southeastern Bolt &amp; Screw Inc.</b>	100
<b>Jackson-Olin High School</b>	100

*Source: InfoGroup 2016 and RPCGB estimates*

The numbers of business locations within the market area are most concentrated within the Ensley Community, with the heaviest concentrations along 19th Street and 36th Street. These corridor locations represent 23.0% of all business locations in the market area and 15.0% of all market area jobs. These corridor locations also represent the highest concentrations of retail businesses.

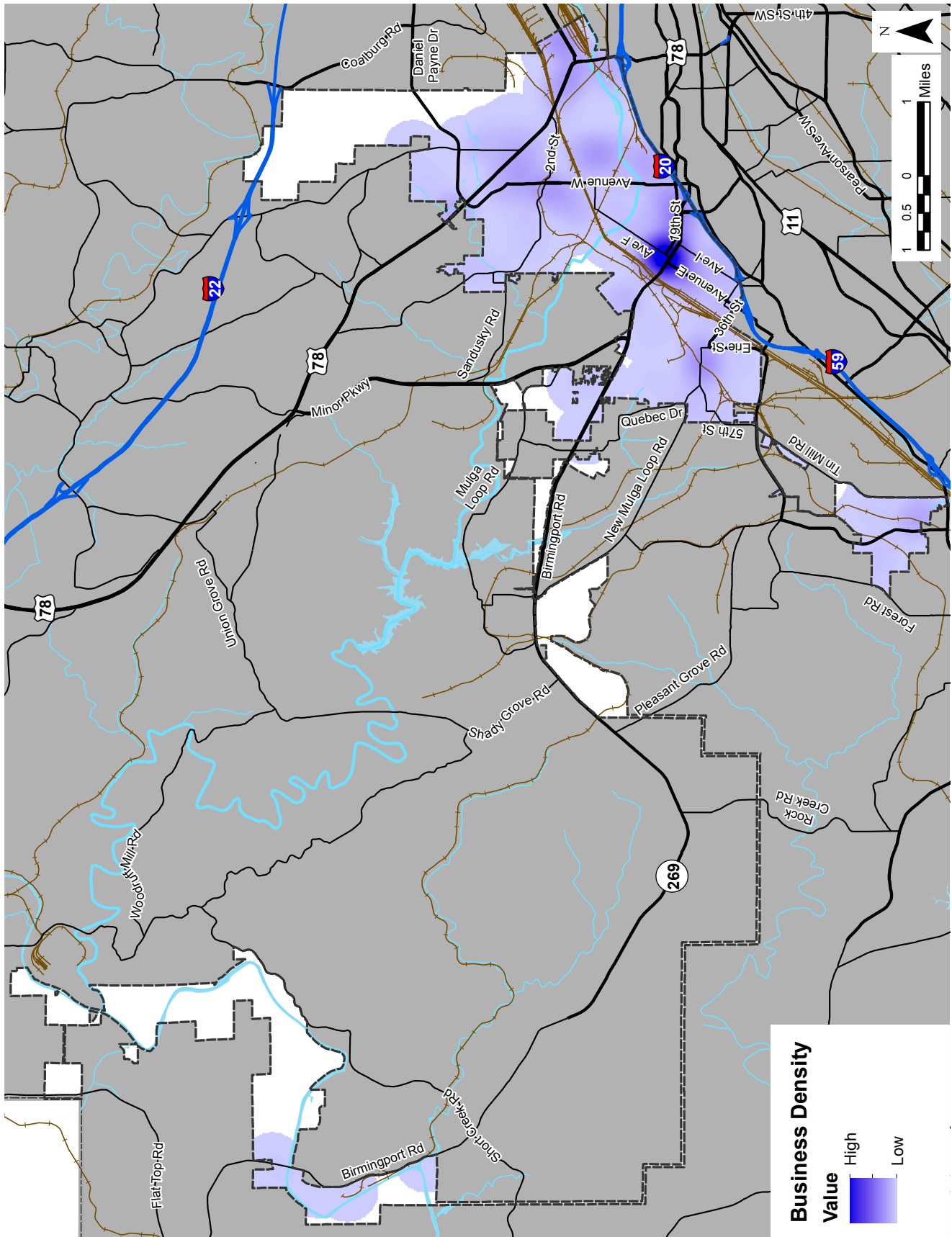


FIGURE 4.9: Pratt Ensley Area Employment Concentration Map



ECONOMIC VITALITY

FIGURE 4.10: Pratt Ensley 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 2.7% of employed Pratt Ensley Framework Plan Area residents are also working in the Pratt Ensley Framework Plan Area. Conversely, 97.3% of employed residents work outside the Pratt Ensley Framework Plan Area. Commuting data indicates that the primary destinations of employed residents outside of the area are the downtown Birmingham area, primarily within the Midtown Lakeview, and City Center Districts, and the Hoover area. These primary job destinations make up 23.6% of all employed Pratt Ensley Framework Plan Area job locations, thus the remaining 76.4% of employed residents are working elsewhere in the region.

### 4.6.1. PRATT COMMUNITY RESIDENTIAL WORKFORCE COMMUTING

Pratt commuters are chiefly employed in the downtown Birmingham area, primarily within the Midtown Lakeview, and City Center Districts. Commuters into the downtown area make up 23.8% of all Pratt commuters. Other areas of notable concentrations include the Southwest Area of Birmingham (West Oxmoor Road and Lakeshore Parkway) with 2.8% as well as the City of Bessemer with 2.9%.

### 4.6.2. ENSLEY COMMUNITY RESIDENTIAL WORKFORCE COMMUTING

Ensley Community workforce commuters primarily travel to the downtown Birmingham area, with 22.5% working in the Midtown and City Center areas. An estimated 4.0% work nearby in the Southwest Area of Birmingham (West Oxmoor Road and Lakeshore Parkway). Another 2.2% of employed residents work closer to home in the Fairfield and Pratt communities, while the remaining workers commute to other areas in Birmingham and Jefferson County.



Avenue H

9th St Ens

P  
NO PARKING  
ANY TIME



**CHAPTER 5**

**TRANSPORTATION +  
INFRASTRUCTURE**

## TRANSPORTATION + INFRASTRUCTURE

## 5.1. ROADWAY NETWORK AND ROADWAY FUNCTIONAL 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 Pratt Ensley Area there are approximately 258.3 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

I-20/59 runs along the border of the Pratt Ensley Area for a total of approximately 6.8 miles. The newly opened I-22 runs for 0.8 miles through the northern portion of the Pratt Ensley Area.

### 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 Pratt Ensley Area total approximately 4.3 miles and include Forestdale Boulevard, US 78 / Bankhead Highway, and Arkadelphia 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 Pratt Ensley Area total approximately 18.3 miles and include: Pleasant Grove Road, Minor Parkway, Finley Boulevard, Erie Street, Ensley Pleasant Grove Road, Ensley 5 Points W Avenue, Dugan Avenue, Daniel Payne Drive W, Daniel Payne Drive, Birmingham Road, Avenue W, Avenue E, Avenue V, Allison-Bonnett Memorial Drive, 9th Court, 9th Avenue, 36th Street, 20th Street, and 19th Street.

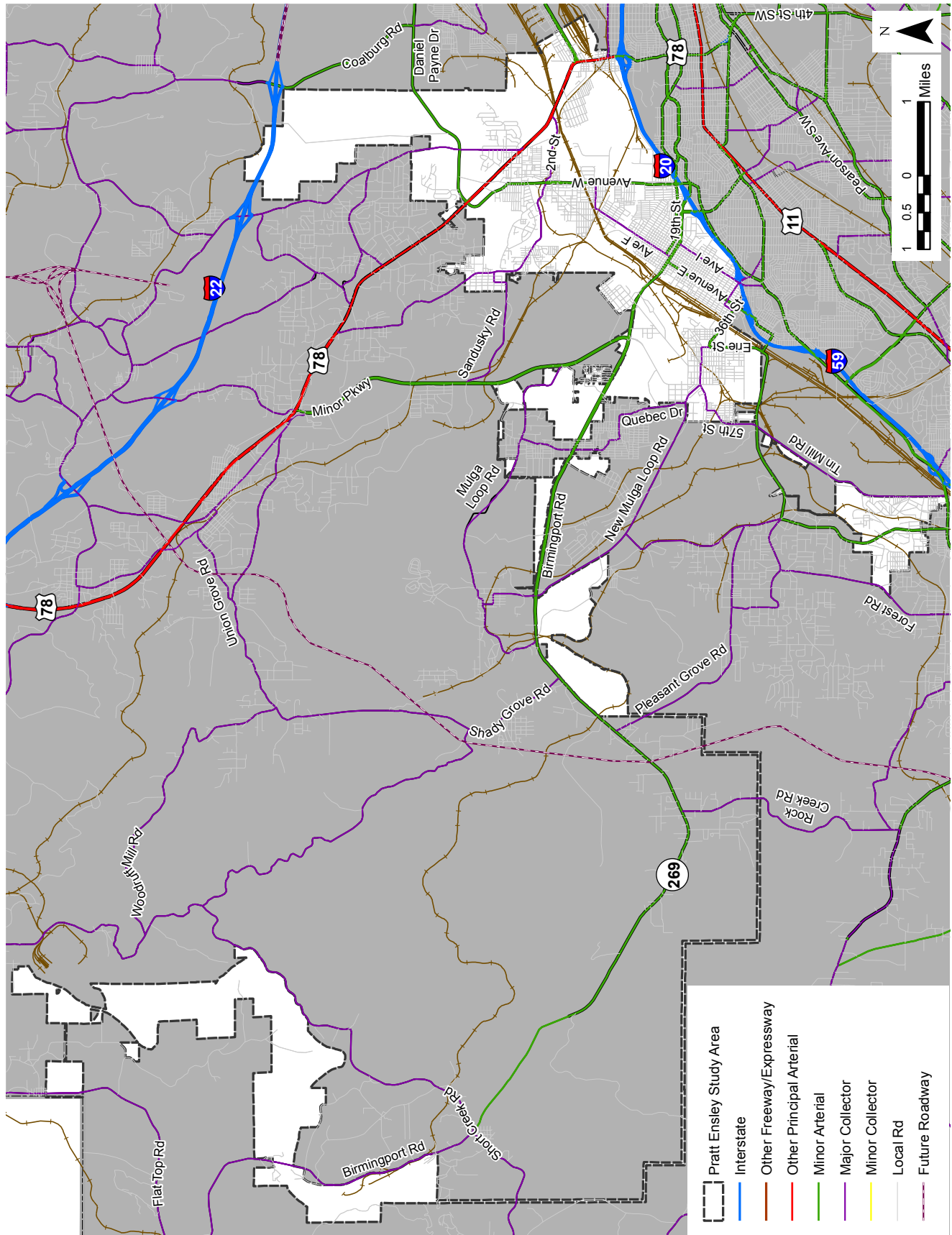
### 5.1.4. COLLECTORS

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 commercial, residential or have mixed uses. The major collector roadways within the Pratt Ensley Area total approximately 13.0 miles. There are no minor collector roadways within the Pratt Ensley Area.

### 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 and connectivity to collectors and thoroughfares. In short, all other roadways not previously listed are considered local streets. Approximately 83.3% percent of all the roads within the Pratt Ensley Area are local streets, totaling approximately 216.0 miles.

FIGURE 5.1: Pratt Ensley Area Roadway Functional Classification Map



## TRANSPORTATION + INFRASTRUCTURE

TABLE 5.1: Roadway Functional Classification

Roadway Functional Classification	# of Lane Miles within Pratt Ensley Area	% of all Pratt Ensley Area Roads
<b>Interstates</b>	7.6	2.9%
<b>Principal Arterials</b>	4.3	1.7%
<b>Minor Arterials</b>	18.3	7.1%
<b>Major Collectors</b>	13.0	5.0%
<b>Minor Collectors</b>	0.0	0.0%
<b>Local Streets</b>	216.0	83.3%
<b>Totals</b>	259.2	100.0%

Source: Birmingham Metropolitan Planning Organization

## 5.2. AVERAGE ANNUAL DAILY TRAFFIC COUNTS

The Annual Average Daily Traffic (AADT) volumes for the major roadways within the Pratt Ensley Area are shown in **Figure 5.2** and **Table 5.2** 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 Pratt Ensley Area are located in the Pratt and Ensley Central communities. Listed below are the non-interstate roadways with the highest AADT counts in each of the Pratt Ensley Area communities:

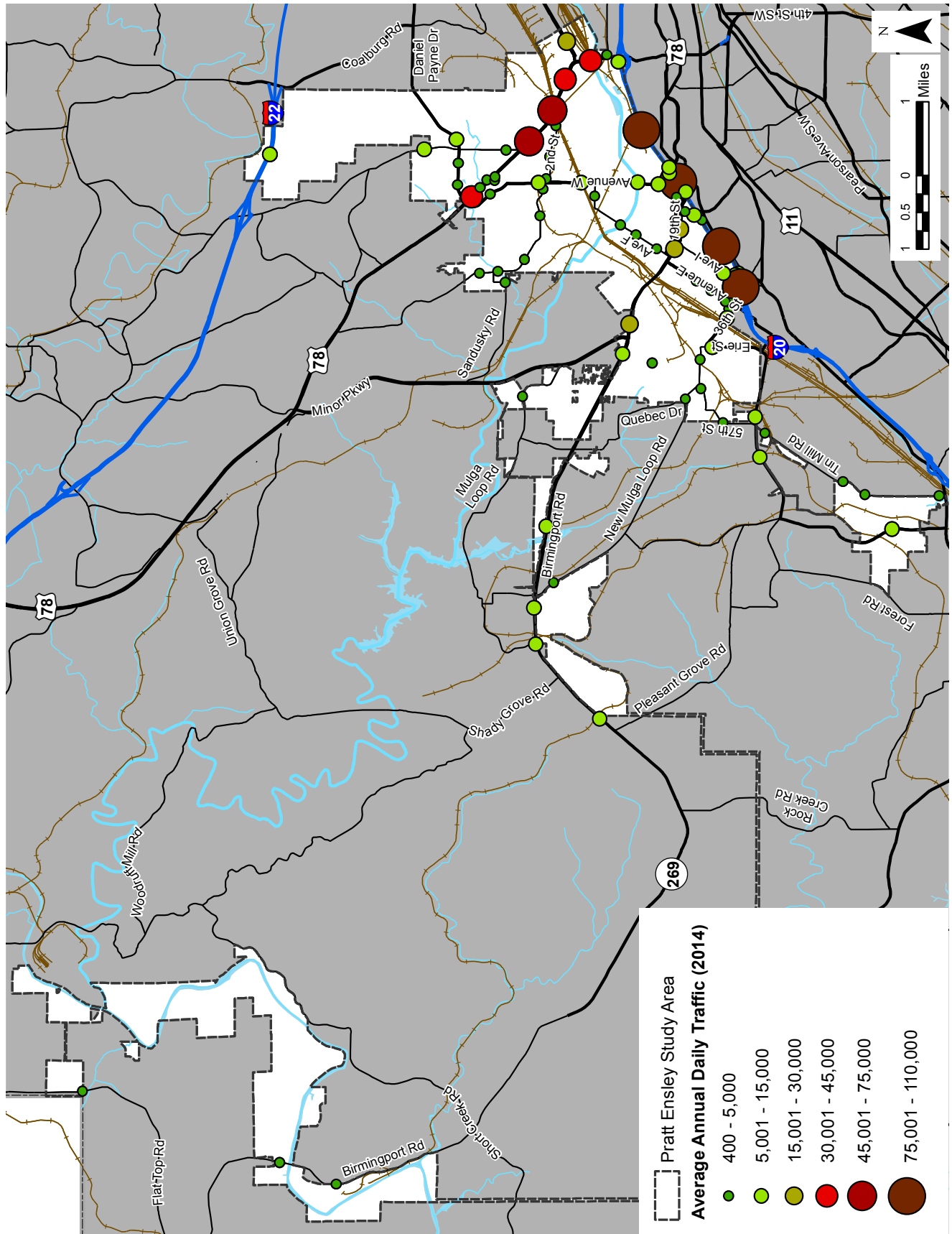
- **Pratt:** US 78 east of Pratt Highway – 46,070 AADT
- **Ensley Central:** 20th Street east of Avenue “O” – 19,880 AADT
- **Ensley West:** AL 269 south of Minor Parkway – 17,650 AADT

TABLE 5.2: Average Annual Daily Traffic Counts in the Pratt Ensley Area (2014)

Location	AADT Count	Functional Classification of Roadway	Community
<b>I-59 Between Exits 121 (Bush Blvd) and 123 (US78)</b>	108,190	Interstate	Pratt
<b>I-59 Between Exits 120 (Ensley Ave.) and 121 (Bush Blvd)</b>	98,780	Interstate	Ensley Central
<b>I-59/20 Between Exits 119 and 120</b>	97,010	Interstate	Ensley Central
<b>I-59 Between Exits 119A (40th Street) and 119B (Avenue I)</b>	82,070	Interstate	Ensley Central
<b>US 78 east of Pratt Highway</b>	46,070	Principal Arterial	Pratt
<b>US 78 east of Pratt Highway</b>	45,740	Principal Arterial	Pratt
<b>US 78 west of 10th Street W</b>	43,400	Principal Arterial	Pratt
<b>US 78 east of 16th Avenue W</b>	39,940	Principal Arterial	Pratt
<b>US 78 west of Mildred Avenue</b>	39,680	Principal Arterial	Pratt
<b>20th Street east of Avenue “O”</b>	19,880	Minor Arterial	Ensley Central



FIGURE 5.2: Pratt Ensley Area Average Annual Traffic Count Map



TRANSPORTATION + INFRASTRUCTURE

Location	AADT Count	Functional Classification of Roadway	Community
AL 269 south of Minor Parkway	17,650	Minor Arterial	Ensley West
AL 269 West of Ave H	17,550	Minor Arterial	Ensley Central
Finley Blvd east of 7th Street W	17,490	Minor Arterial Minor Arterial	Pratt
Avenue “W” at Village Creek	13,360	Minor Arterial	Pratt
Avenue “V” between 15th and 16th Street	13,360	Minor Arterial	Ensley Central
I-22 Between Exits 91 (CR105) and 93 (End of I-22)	12,300	Interstate	Pratt
I-59/I-20S on ramp from US78	11,240	Interstate	Pratt

Source: Alabama Department of Transportation 2014

### 5.3. EXISTING TRANSIT ROUTES, STATIONS, AND RIDERSHIP

The Birmingham Jefferson County Transit Authority (BJCTA), known by the tag name of “Max,” operates fixed local route and express route service in the Pratt Ensley Area, and provides demand response service (Paratransit).

At present, there are four existing BJCTA Max bus routes that serve the Pratt Ensley communities. They all have origins and destinations in downtown Birmingham at the BJCTA Central Station. They are listed below and detailed in **Table 5.3**:

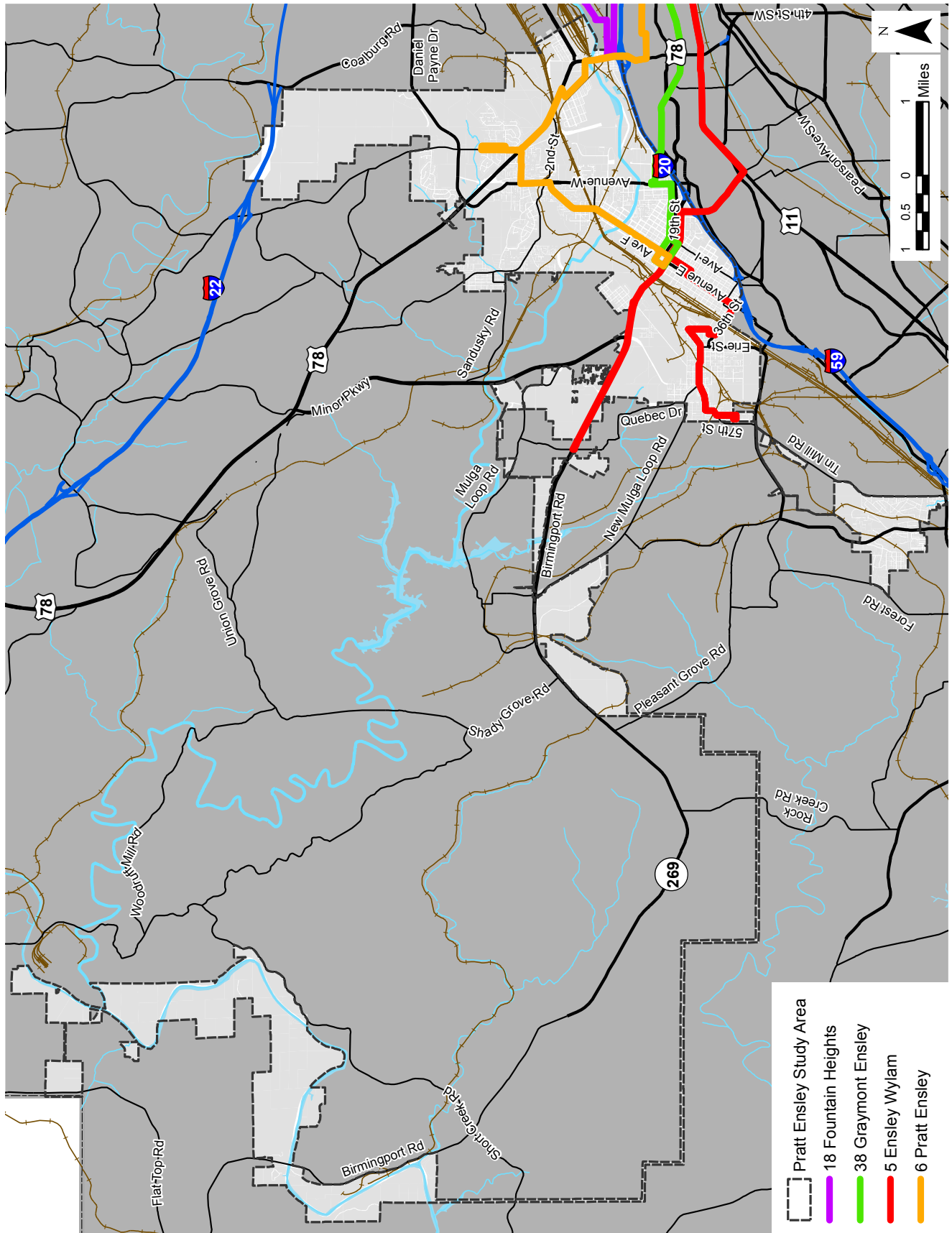
- Route 5 Ensley Wylam
- Route 6 Pratt Ensley
- Route 18 Fountain Heights
- Route 38 Graymont Ensley

**TABLE 5.3: BJCTA Routes Serving the Pratt Ensley Area**

Route	Major Locations Served in the Pratt Ensley Area	Riders per Revenue Hour (July 2015 – June 2016)	Serves the Pratt Ensley Communities of:		
			Ensley Central	Ensley West	Pratt
<b>5 Ensley Wylam</b>	Wylam Library, Sherman Heights and Oakridge	13.57 (above average)	X	X	
<b>6 Pratt Ensley</b>	Department of Motor Vehicles, Downtown Ensley	10.00 (below average)	X		X
<b>18 Fountain Heights</b>	Arkadelphia Road at 12th Avenue	11.86 (below average)			X
<b>38 Graymont Ensley</b>	Ensley Post Office, Western Health Clinic, Downtown Ensley	13.33 (above average)		X	X

Source: BJCTA 2016. Visit [www.bjcta.org/schedules-maps/schedule-by-route](http://www.bjcta.org/schedules-maps/schedule-by-route) for Route Schedules.

FIGURE 5.3: BJCTA Transit Routes in the Pratt Ensley Area



## TRANSPORTATION + INFRASTRUCTURE

TABLE 5.4: Bus Stops along BJCTA Routes in the Pratt Ensley Area

Route Number and Name	# of Bus Stops (Inbound and Outbound)	# of Bus Stops in Pratt- Ensley	Major Locations Served in Pratt Ensley
<b>5 Ensley Wylam</b>	66	50	Sherman Heights
<b>6 Pratt Ensley</b>	105	57	Pratt City, Westgate Shopping Center
<b>18 Fountain Heights</b>	44	1	
<b>38 Graymont Ensley</b>	82	31	Downtown Ensley
<b>Totals</b>	297	139	

Source: BJCTA 2016

### 5.3.1. CLASTRAN

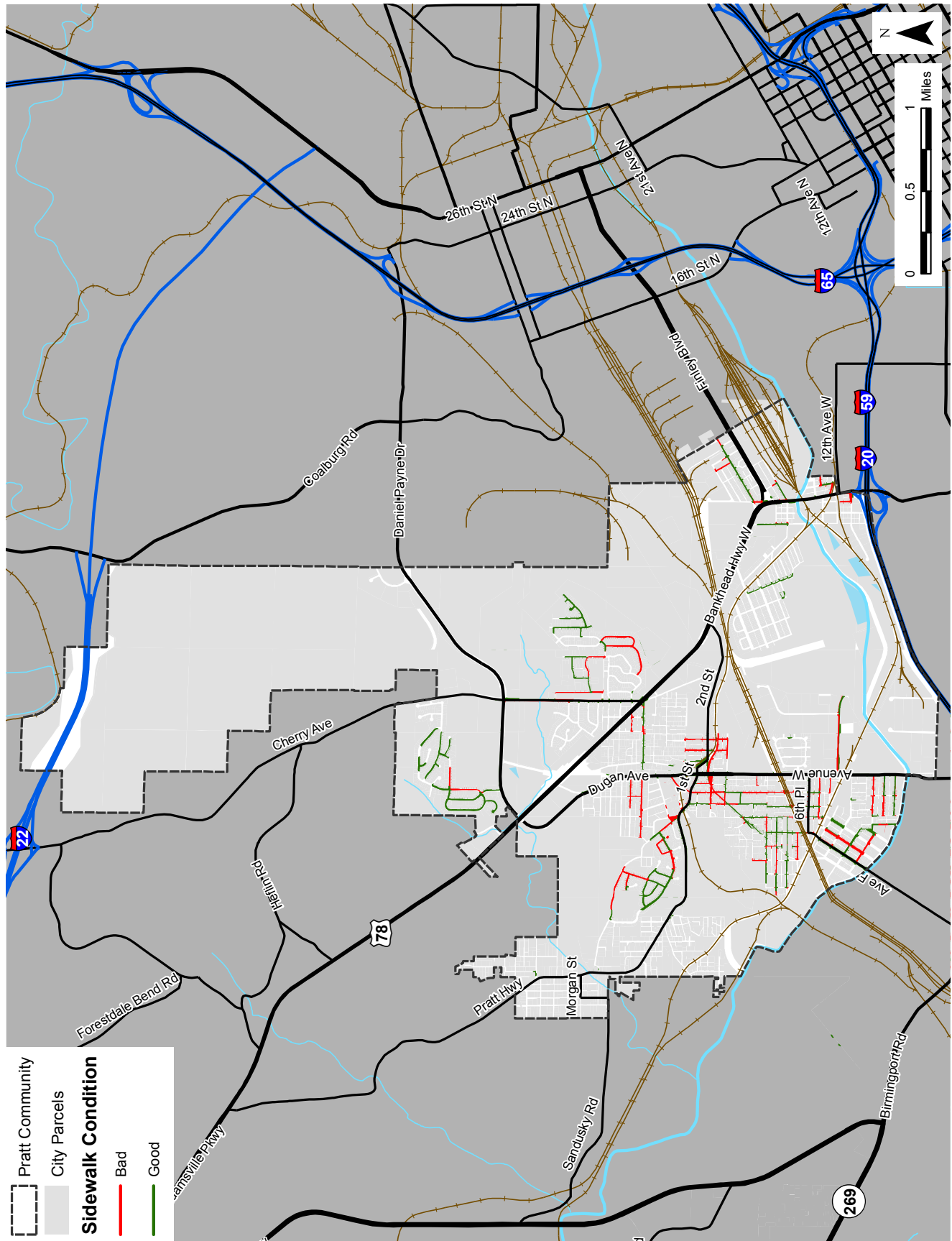
ClasTran is a regional transportation provider comprised of a consortium of county and local governments, and human service agencies. ClasTran primarily provides weekday subsidized paratransit rides for people who are 60+ traveling in Jefferson, Shelby and Walker Counties, for people who are eligible for paratransit under the Americans with Disabilities Act, and for 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 and pay full fare. The fare for riders using ClasTran is \$4/one-day trip.

## 5.4. SIDEWALKS

Most of the streets within the Pratt Ensley Area lack sidewalks. In general, most of the Pratt Ensley Area sidewalks are in the Ensley Central Community within Ensley's historic downtown and the Wylam Neighborhood. Another concentration of sidewalks exists in the Pratt Community along Avenue W, with the majority built within Pratt Central and South Pratt neighborhoods. In general, few sidewalks exist, nor do they connect to destinations in the Ensley West Community.

However, 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 feet wide, and a minimum of 6 feet 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.

FIGURE 5.4: Existing Sidewalks in the Pratt Community



TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.5: Existing Sidewalks in the Ensley Central Community

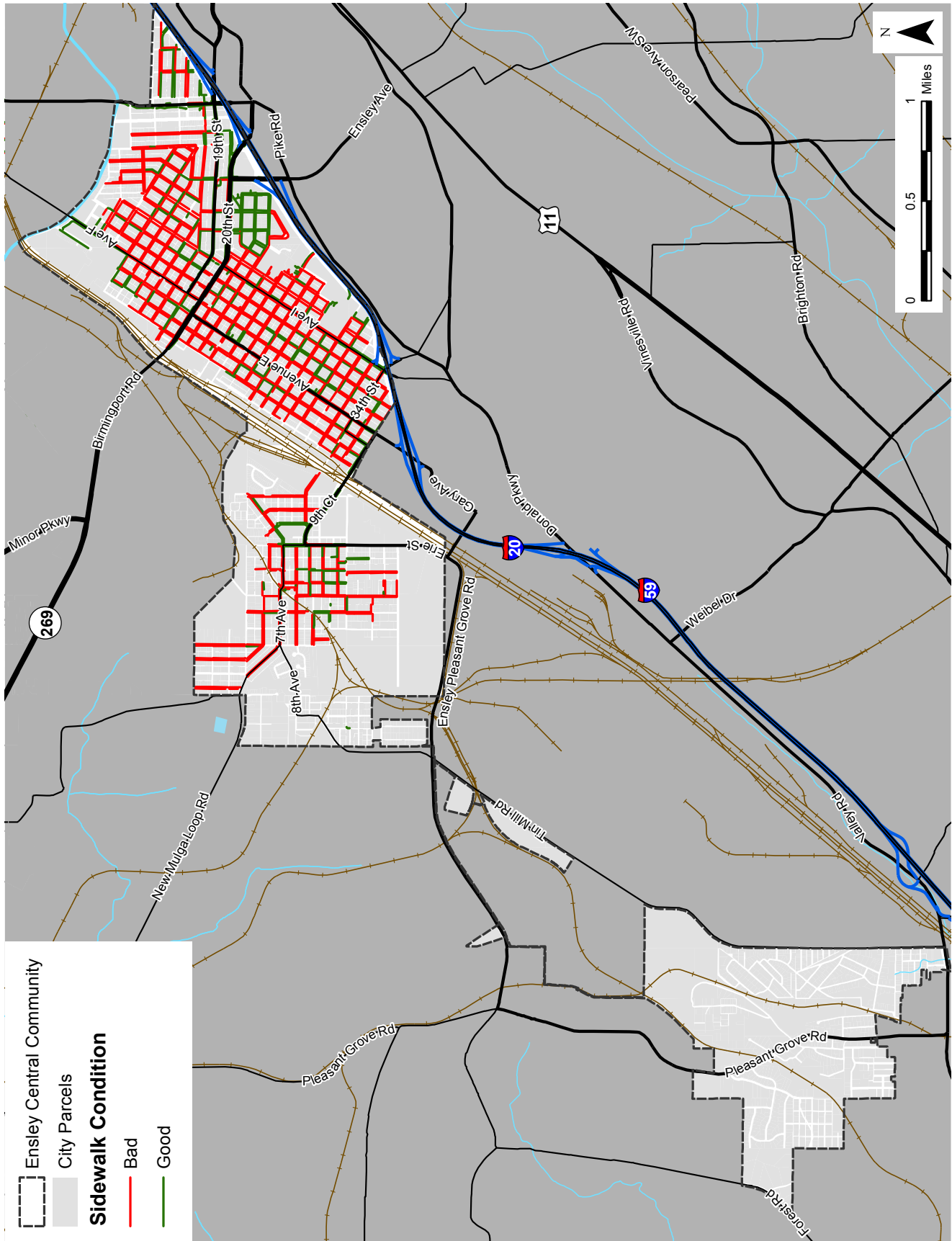
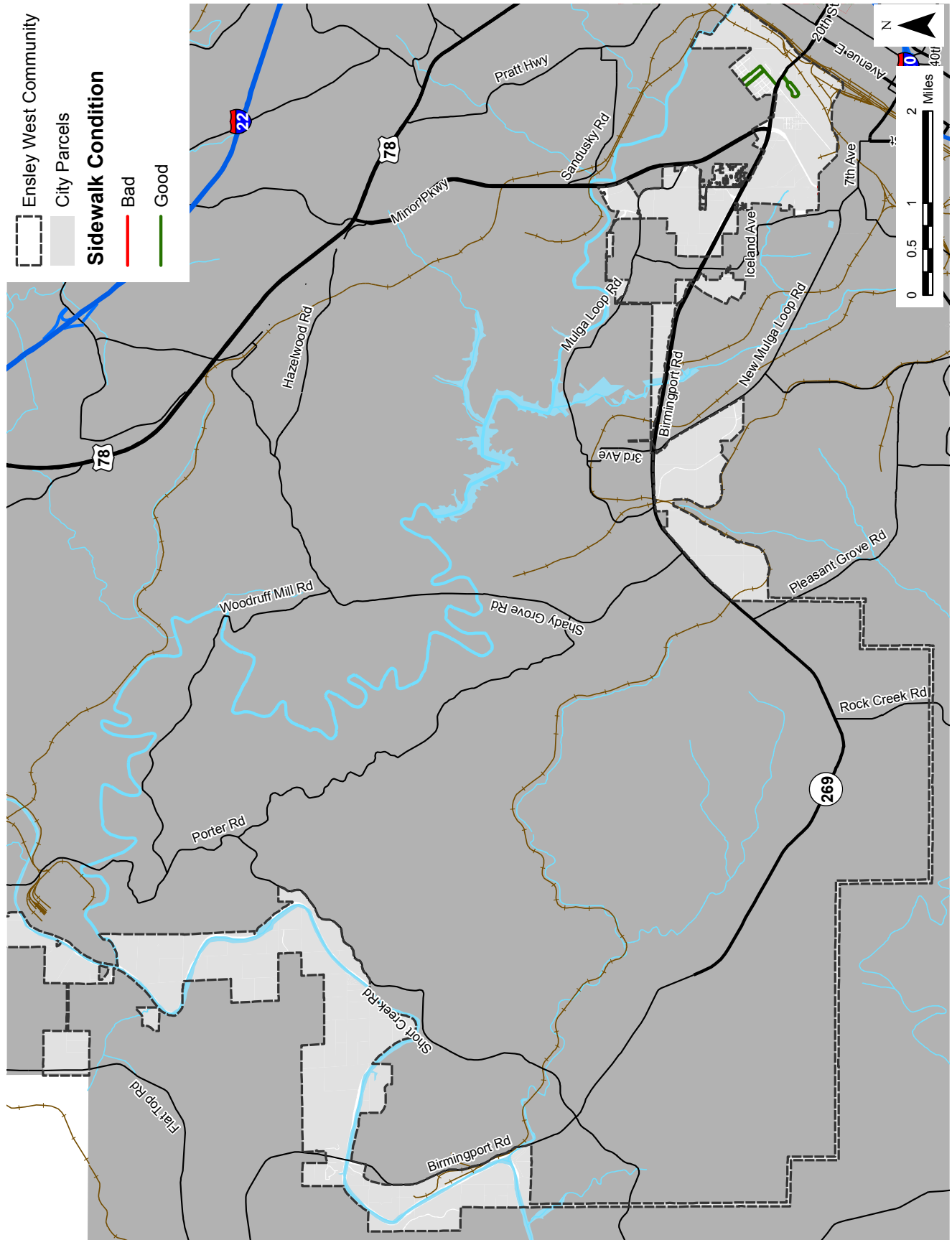


FIGURE 5.6: Existing Sidewalks in the Ensley West Community



TRANSPORTATION + INFRASTRUCTURE

## 5.5. BIKING INFRASTRUCTURE AND TRENDS

### 5.5.1. BICYCLING TRENDS

According to Strava, a popular mobile app that cyclists use to record their routes and stats, the most heavily-cycled routes in the Pratt Ensley Area are on the following roads:

- Avenue W.
- Pratt Highway
- 19th St (Ensley)
- 18th St (Ensley)
- Avenue C

### 5.5.2. RED ROCK RIDGE AND VALLEY TRAIL SYSTEM

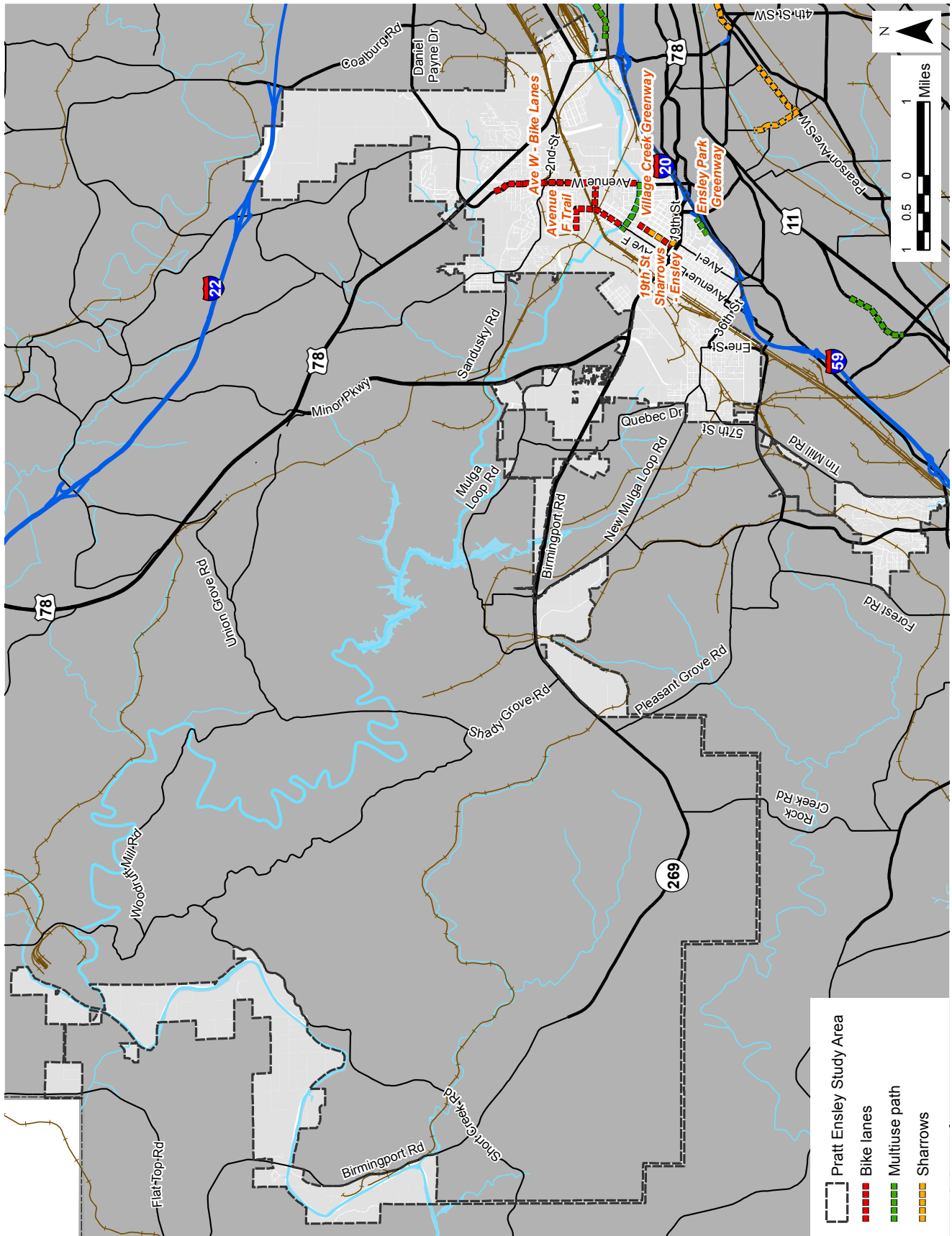
**TABLE 5.5: Red Rock Ridge and Valley Trail System Corridors within the Pratt Ensley Area**

RRRVTS Corridor	Segment Name	Facility Type	Total Existing Miles	Community
<b>Village</b>	Ensley Park Greenway	Multi-use Path	0.25	Ensley Central
<b>Village</b>	Village Creek Greenway	Multi-use Path	0.71	Ensley Central / Pratt
<b>Village</b>	Avenue F Trail	Bike Lanes	1.31	Pratt
<b>Village</b>	Avenue W Trail	Bike Lanes	1.97	Pratt
<b>Village</b>	Ave H Bike Lanes	Bike Lanes	0.17	Ensley Central
<b>Village</b>	Ave H Sharrows	Sharrows	0.20	Ensley Central
<b>Village</b>	19th St Sharrows	Sharrows	0.47	Ensley Central
<b>Village</b>	Ave W Bikes Lanes	Bike Lanes	1.08	Pratt
<b>Total:</b>			5.45	

Source: Red Rock Ridge and Valley Trail System Master Plan



FIGURE 5.7: Existing Red Rock Ridge and Valley Trails in the Pratt Ensley Area



## TRANSPORTATION + INFRASTRUCTURE

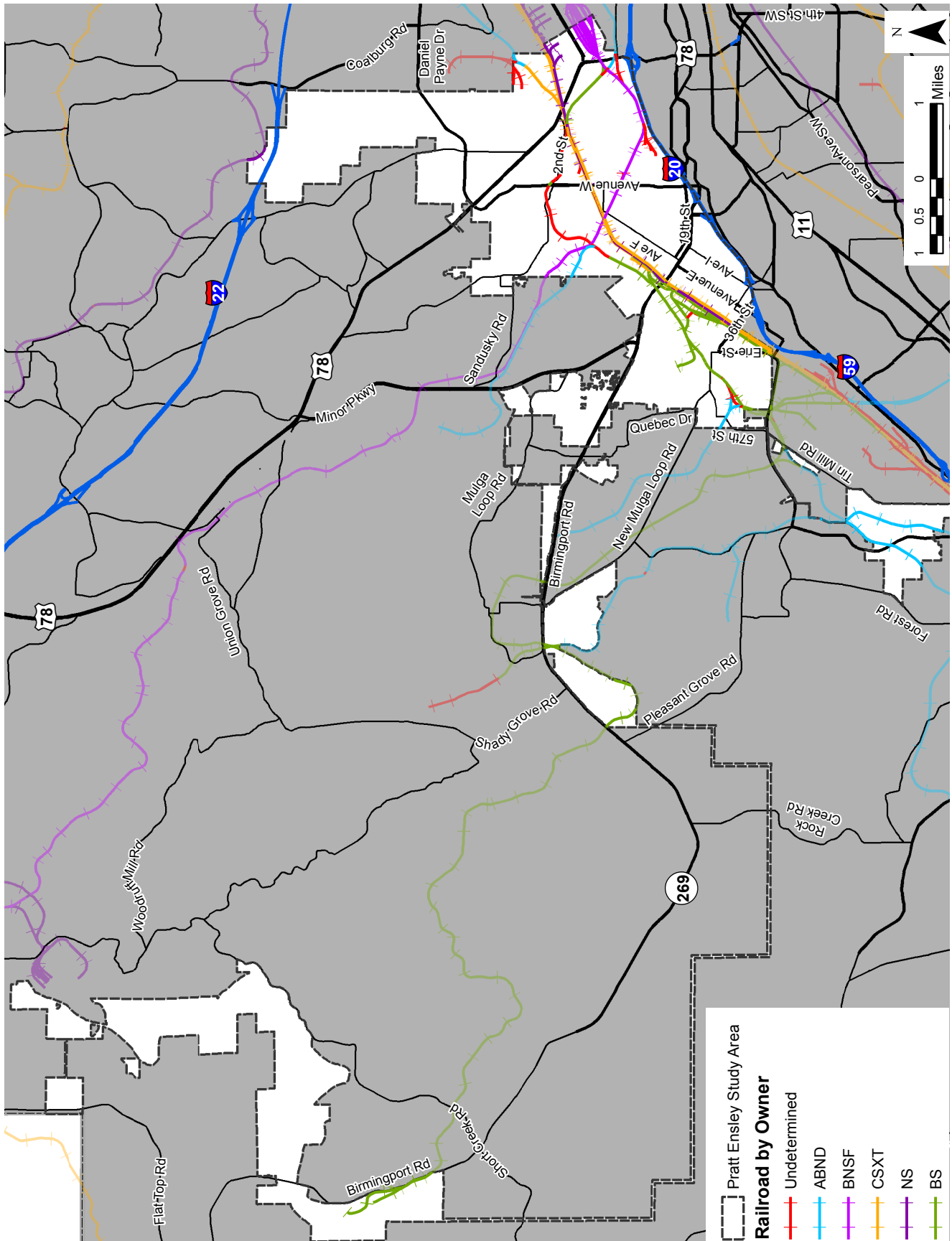
## 5.6. RAILROADS

Three (3) Class 1 railroads and three (3) regional railroads run active freight lines in an east-west direction through the Pratt Ensley Area. The Ensley Central and Pratt communities accommodates the most railways. For example, CSX operates two major rail lines through the Ensley Central Community, and one line through the Pratt Community. While, Norfolk Southern (NS) operates two (2) rail lines through the Ensley Central Community, and one rail line through the Pratt Community. Moreover, the BNSF Railroad operates one (1) major rail line through the Pratt Community. The Birmingham Southern Railroad (BS) runs a short line through the Ensley West Community and interchanges with BNSF, Norfolk Southern, and CSX carriers. The route connects the Pratt Ensley Area to Fairfield, Bessemer, and to the Warrior River at the Port of Birmingham.

**TABLE 5.6: Pratt Ensley Area Railroads by Owner**

Railroad Owner	Class	Community	Distance (miles)
<b>Undetermined</b>	Regional	Ensley Central	4.3
<b>BS Railroad</b>	Short line	Ensley Central, Ensley West, Pratt	12.9
<b>BNSF</b>	Class I	Pratt	8.7
<b>CSX</b>	Class I	Ensley Central, Pratt	10.7
<b>Norfolk Southern</b>	Class I	Ensley Central, Pratt	5.8
<b>Undetermined</b>	N/A	Ensley Central, Ensley West, Pratt	5.2
<b>Total:</b>			47.6

FIGURE 5.8: Pratt Community Railroads by Owner







**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 Pratt Ensley 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 Pratt Ensley 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.

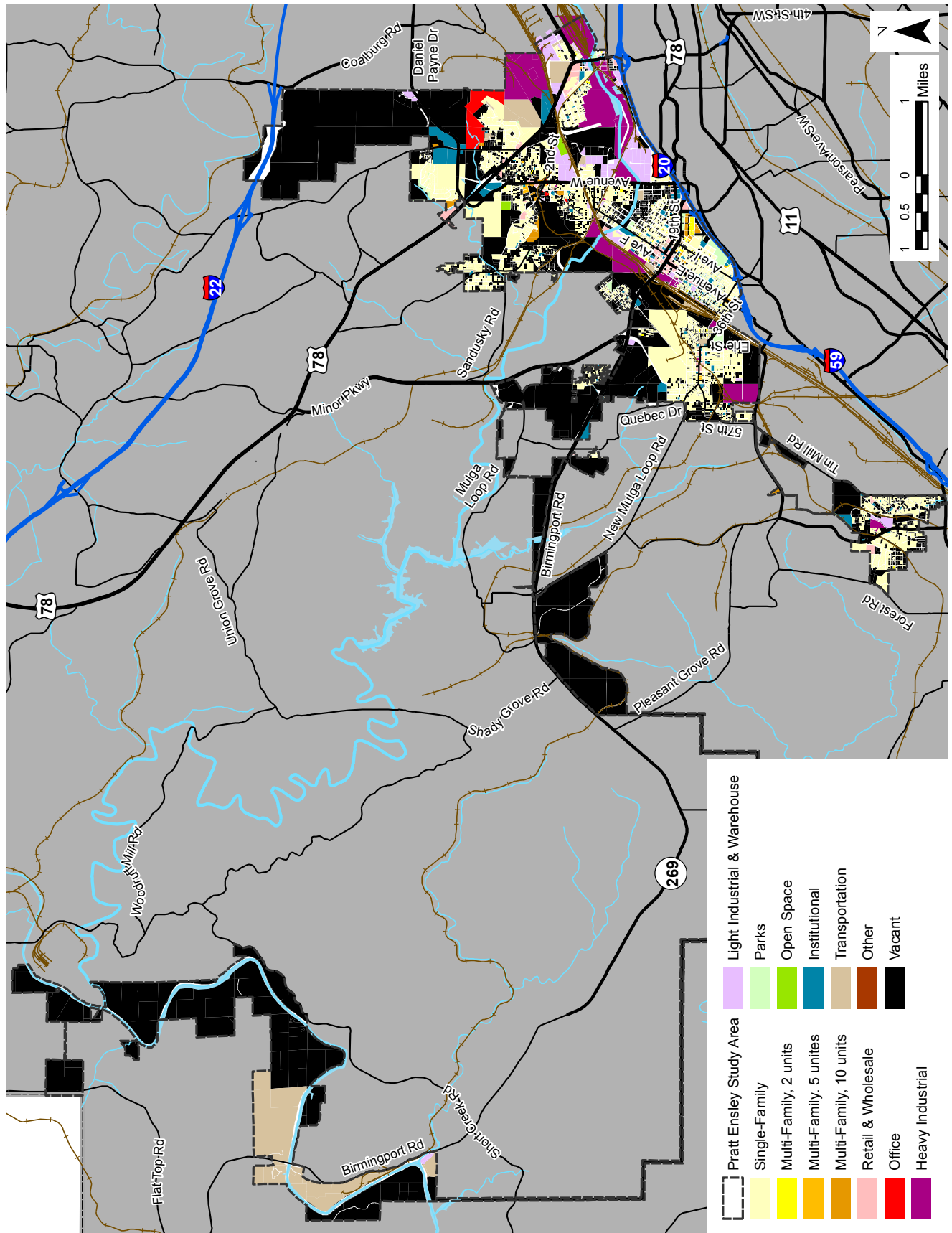
## 6.2. EXISTING LAND USE

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 Pratt Ensley Area. Land use as well as property condition 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. 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 Descriptions**

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

FIGURE 6.1: Pratt Ensley Area Existing Land Use Map (2016)



## FUTURE LAND USE

TABLE 6.2: Pratt Ensley Area Existing Land Use by Acres and Parcels (2016)

Land Use	Acres	% of Total Acres	Parcels	% of Total Parcels
Heavy Industrial	858	5.8%	86	0.7%
Institutional	273	1.8%	200	1.6%
Light Industrial & Warehouse	370	2.5%	133	1.1%
Multi-Family, 2-4 units	31	0.2%	169	1.4%
Multi-Family, 5-9 units	13	0.1%	36	0.3%
Multi-Family, 10+ units	126	0.8%	75	0.6%
Office	547	3.7%	23	0.2%
Other	0	0.0%	1	0.0%
Open Space	25	0.2%	3	0.0%
Parks	145	1.0%	66	0.5%
Retail & Wholesale	995	6.7%	300	2.4%
Single Family	2,150	14.4%	6,698	54.1%
Transportation	911	6.1%	195	1.6%
Vacant	8,471	56.8%	4,387	35.5%
<b>Total</b>	<b>14,916</b>	<b>100.0%</b>	<b>12,372</b>	<b>100.0%</b>

Source: City of Birmingham

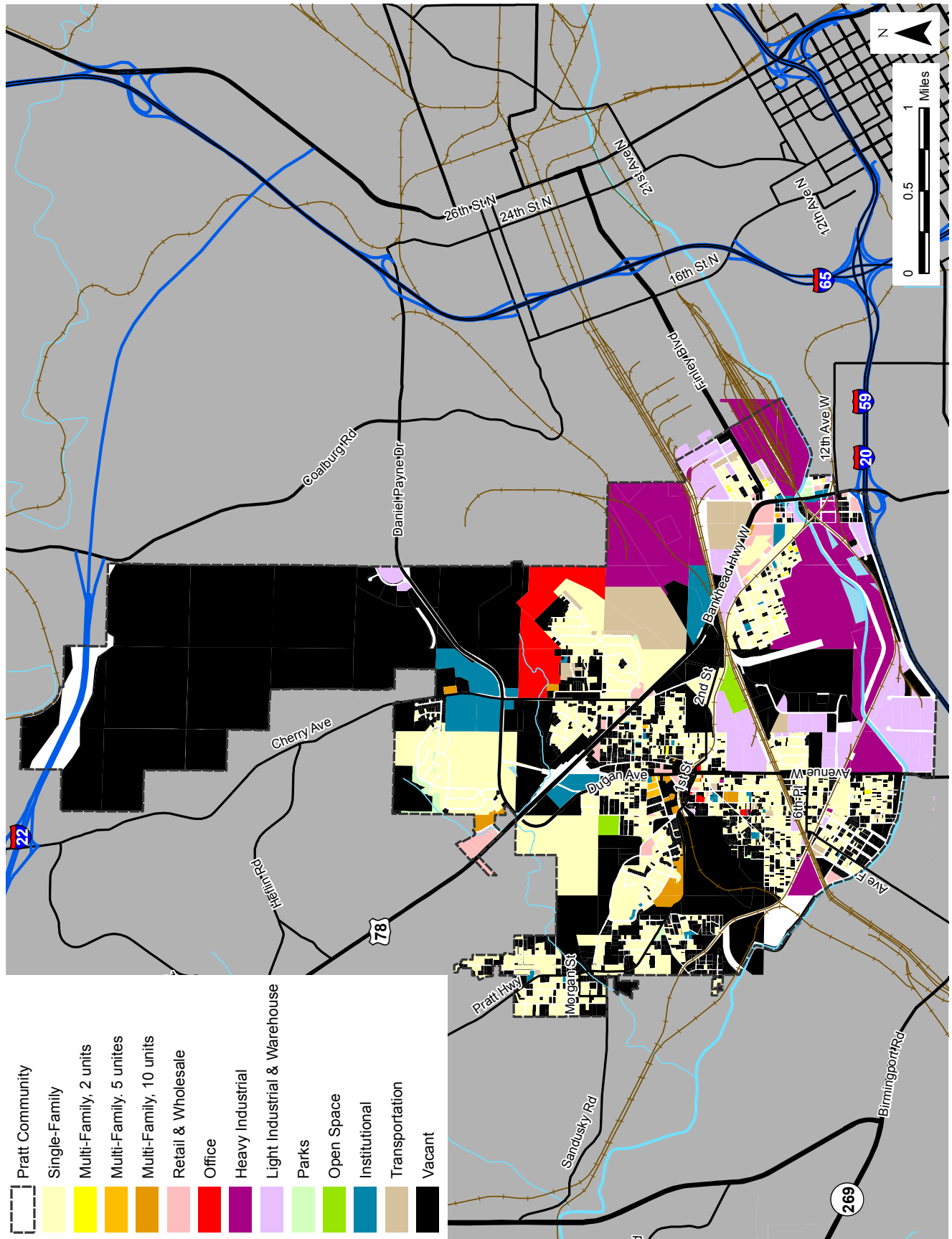
TABLE 6.3: Pratt Community Existing Land Use by Acres and Parcels (2016)

Land Use	Acres	% of Total Acres	Parcels	% of Total Parcels
Heavy Industrial	650	12.0%	59	1.0%
Institutional	163	3.0%	66	1.2%
Light Industrial & Warehouse	312	5.7%	103	1.8%
Multi-Family, 2-4 units	5	0.1%	22	0.4%
Multi-Family, 5-9 units	6	0.1%	8	0.1%
Multi-Family, 10+ units	41	0.8%	29	0.5%
Office	124	2.3%	15	0.3%
Open Space	25	0.5%	3	0.1%
Parks	16	0.3%	37	0.7%
Retail & Wholesale	67	1.2%	79	1.4%
Single Family	1,016	18.7%	3,075	54.4%
Transportation	164	3.0%	88	1.6%
Vacant	2,844	52.4%	2,072	36.6%
<b>Total</b>	<b>5,433</b>	<b>100.0%</b>	<b>5,657</b>	<b>100.0%</b>

Source: City of Birmingham



FIGURE 6.2: Pratt Community Existing Land Use Map (2016)



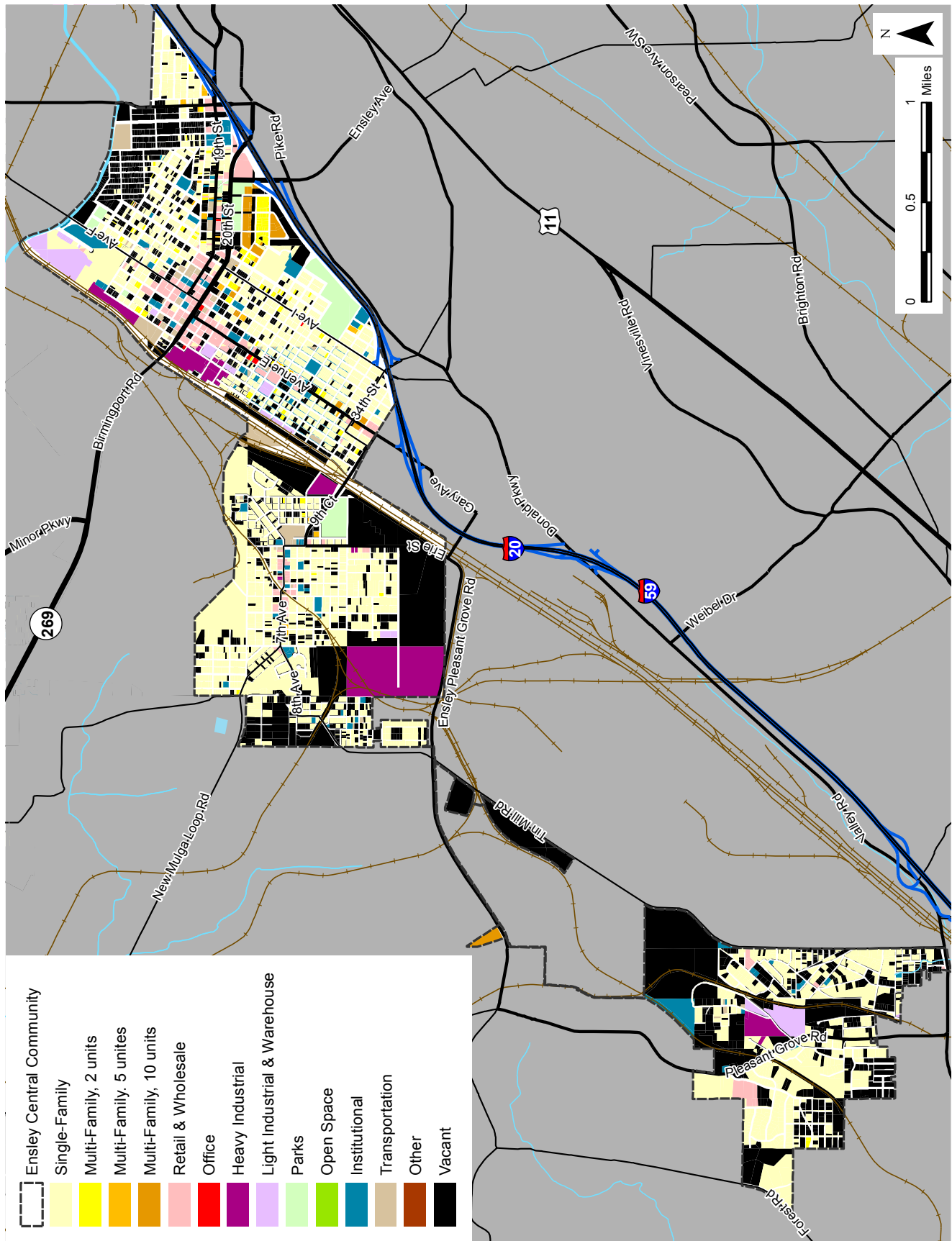
## FUTURE LAND USE

TABLE 6.4: Ensley Central Existing Land Use by Acres and Parcels (2016)

Land Use	Acres	% of Total Acres	Parcels	Total % of Parcels
Heavy Industrial	119	5.5%	24	0.4%
Institutional	83	3.8%	119	2.0%
Light Industrial & Warehouse	47	2.2%	27	0.5%
Multi-Family, 2-4 units	26	1.2%	144	2.4%
Multi-Family, 5-9 units	7	0.3%	28	0.5%
Multi-Family, 10+ units	24	1.1%	46	0.8%
Office	2	0.1%	8	0.1%
Other	0	0.0%	1	0.0%
Parks	53	2.5%	20	0.3%
Retail & Wholesale	77	3.6%	220	3.7%
Single Family	825	38.1%	3372	57.3%
Transportation	44	2.0%	69	1.2%
Vacant	859	39.7%	1,804	30.7%
<b>Total</b>	<b>2,167</b>	<b>100.0%</b>	<b>5,882</b>	<b>100.0%</b>

Source: City of Birmingham

FIGURE 6.3: Ensley Central Existing Land Use Map (2016)



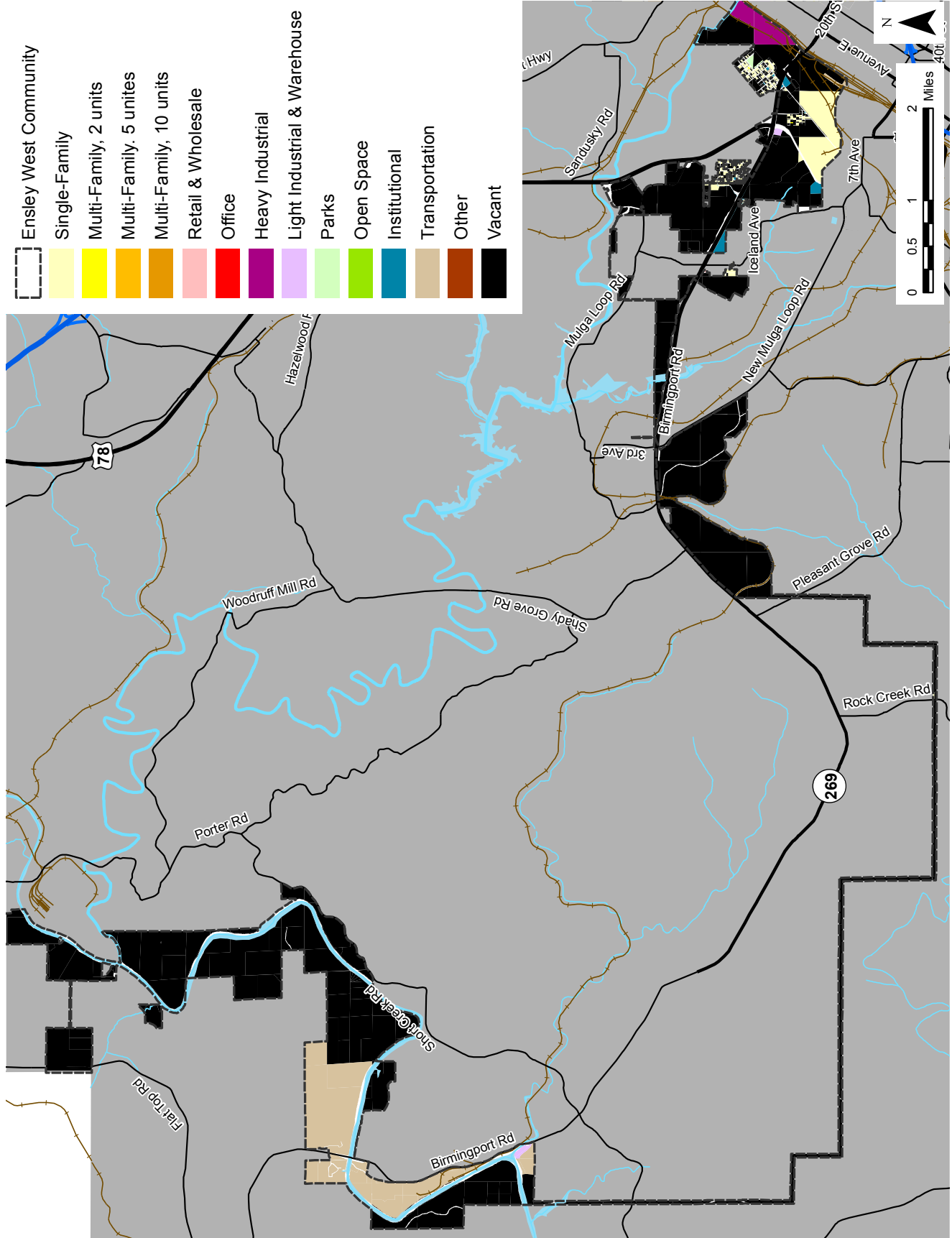
## FUTURE LAND USE

TABLE 6.5: Ensley West Existing Land Use by Acres and Parcels (2016)

Land Use	Acres	% of Total Acres	Parcels	Total % of Parcels
<b>Heavy Industrial</b>	90	1.5%	3	0.4%
<b>Institutional</b>	28	0.5%	15	1.8%
<b>Light Industrial &amp; Warehouse</b>	12	0.2%	3	0.4%
<b>Multi-Family, 2-4 units</b>	0	0.0%	2	0.2%
<b>Parks</b>	5	0.1%	9	1.1%
<b>Retail &amp; Wholesale</b>	1	0.0%	1	0.1%
<b>Single Family</b>	308	5.3%	249	30.0%
<b>Transportation</b>	703	12.0%	38	54.6%
<b>Vacant</b>	4,713	80.4%	509	61.4%
<b>Total</b>	5,858	100.0%	829	100.0%

Source: City of Birmingham

FIGURE 6.4: Ensley West Existing Land Use Map (2016)



## FUTURE LAND USE

### 6.3. ZONING

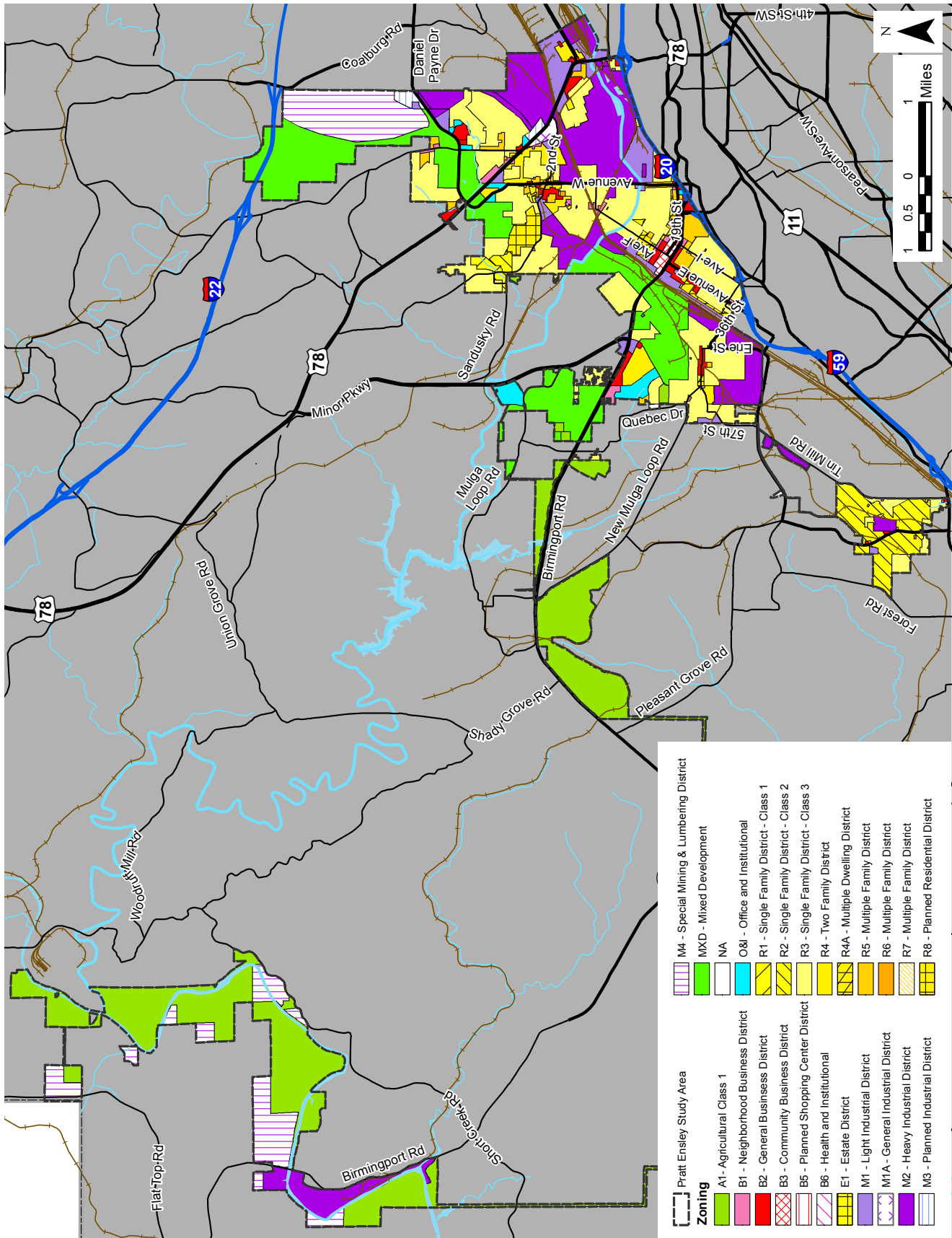
The current zoning map for the Pratt Ensley Area regulates the types of uses and density of uses allowed. The City is in the process of rewriting its zoning ordinance and plans on applying the new ordinance to the framework plan areas once both the ordinance and the final framework plans are adopted. The new zoning ordinance will incorporate mixed-use zoning districts as recommended in the Comprehensive Plan. **Figure 6.5** depicts the current zoning classifications in the Pratt Ensley Area. **Tables 6.6** summarizes the zoning classifications by acres within the Framework Area.

**TABLE 6.6: Pratt Ensley Area Zoning by District (2014)**

Zoning Category		Acres	% of Total Acres
<b>A1</b>	<b>Agricultural Class 1</b>	3,594	23.1%
<b>B1</b>	<b>Neighborhood Business District</b>	137	0.9%
<b>B2</b>	<b>General Business District</b>	294	1.9%
<b>B3</b>	<b>Community Business District</b>	44	0.3%
<b>B6</b>	<b>Health and Institutional District</b>	0	0.0%
<b>M1</b>	<b>Light Industrial District</b>	599	3.9%
<b>M1A</b>	<b>General Industrial District</b>	35	0.2%
<b>M2</b>	<b>Heavy Industrial District</b>	2,296	14.8%
<b>M3</b>	<b>Planned Industrial District</b>	71	0.5%
<b>M4</b>	<b>Special Mining Lumbering District</b>	1,428	9.2%
<b>MXD</b>	<b>Mixed Development</b>	2,243	14.4%
<b>NA</b>	<b>NA</b>	6	0.0%
<b>OI</b>	<b>Office &amp; Institutional</b>	190	1.2%
<b>R1</b>	<b>Single Family District- Class 1</b>	34	0.2%
<b>R2</b>	<b>Single Family District- Class 2</b>	579	3.7%
<b>R3</b>	<b>Single Family District- Class 3</b>	3,141	20.2%
<b>R4</b>	<b>Two Family District</b>	320	2.1%
<b>R4A</b>	<b>Multiple Dwelling District</b>	142	0.9%
<b>R5</b>	<b>Multiple Family District</b>	251	1.6%
<b>R6</b>	<b>Multiple Family District</b>	4	0.0%
<b>R7</b>	<b>Multiple Family District</b>	2	0.0%
<b>R8</b>	<b>Planned Residential District</b>	127	0.8%
<b>Total:</b>		<b>15,538</b>	<b>100.0%</b>

Source: City of Birmingham

FIGURE 6.5: Pratt Ensley Area Zoning Map (2014)



## FUTURE LAND USE

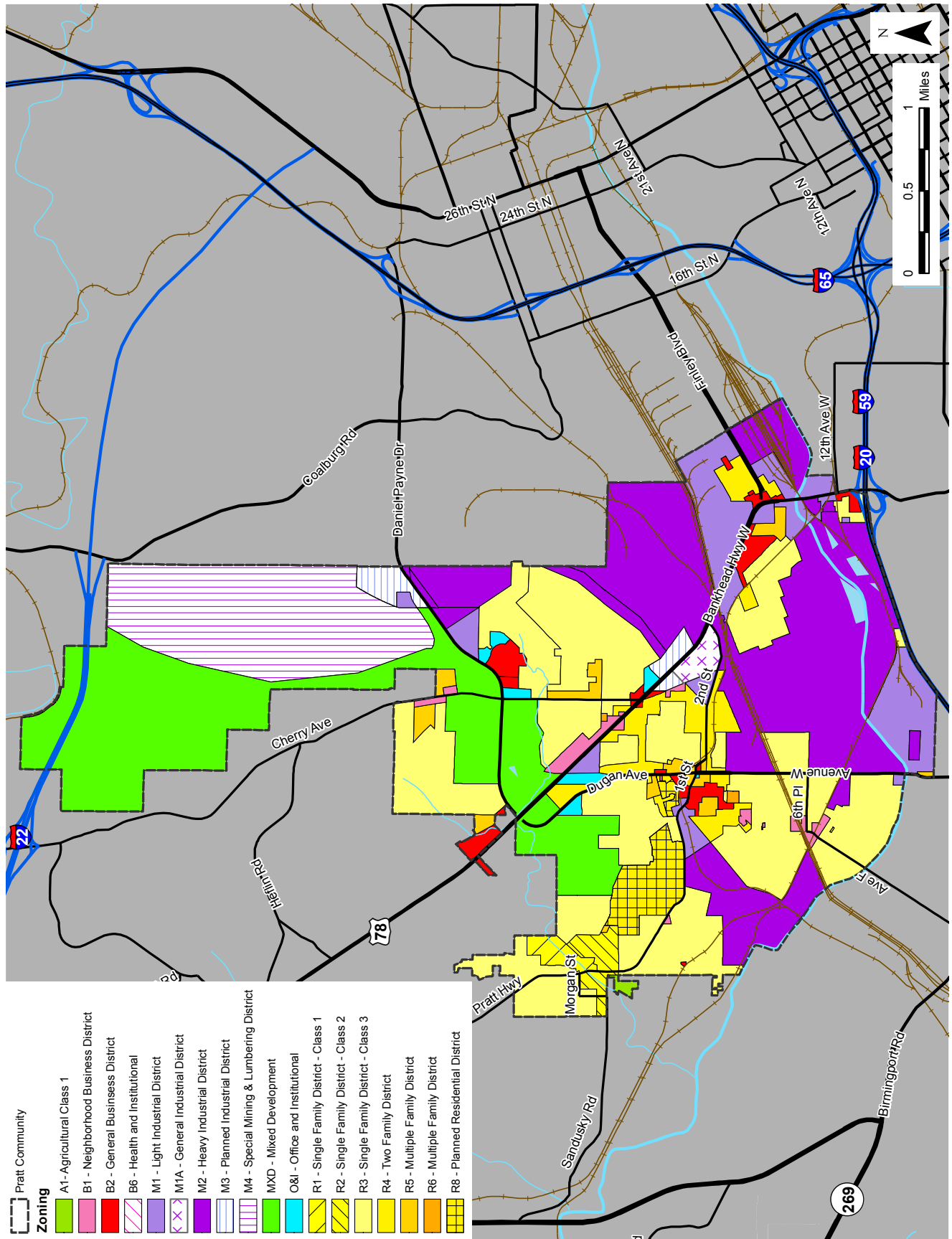
TABLE 6.7: Pratt Community Zoning by District (2014)

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	7	0.1%
B1	Neighborhood Business District	59	0.9%
B2	General Business District	122	1.9%
M1	Light Industrial District	431	6.9%
M1A	General Industrial District	35	0.6%
M2	Heavy Industrial District	1,498	23.8%
M3	Planned Industrial District	71	1.1%
M4	Special Mining Lumbering District	691	11.0%
MXD	Mixed Development	1,133	18.0%
OI	Office & Institutional	44	0.7%
R1	Single Family District- Class 1	34	0.5%
R2	Single Family District- Class 2	53	0.8%
R3	Single Family District- Class 3	1,666	26.5%
R4	Two Family District	212	3.4%
R5	Multiple Family District	96	1.5%
R6	Multiple Family District	4	0.1%
R8	Planned Residential District	127	2.0%
<b>Total:</b>		6,282	100.0%

Source: City of Birmingham



FIGURE 6.6: Pratt Community Zoning by District (2014)



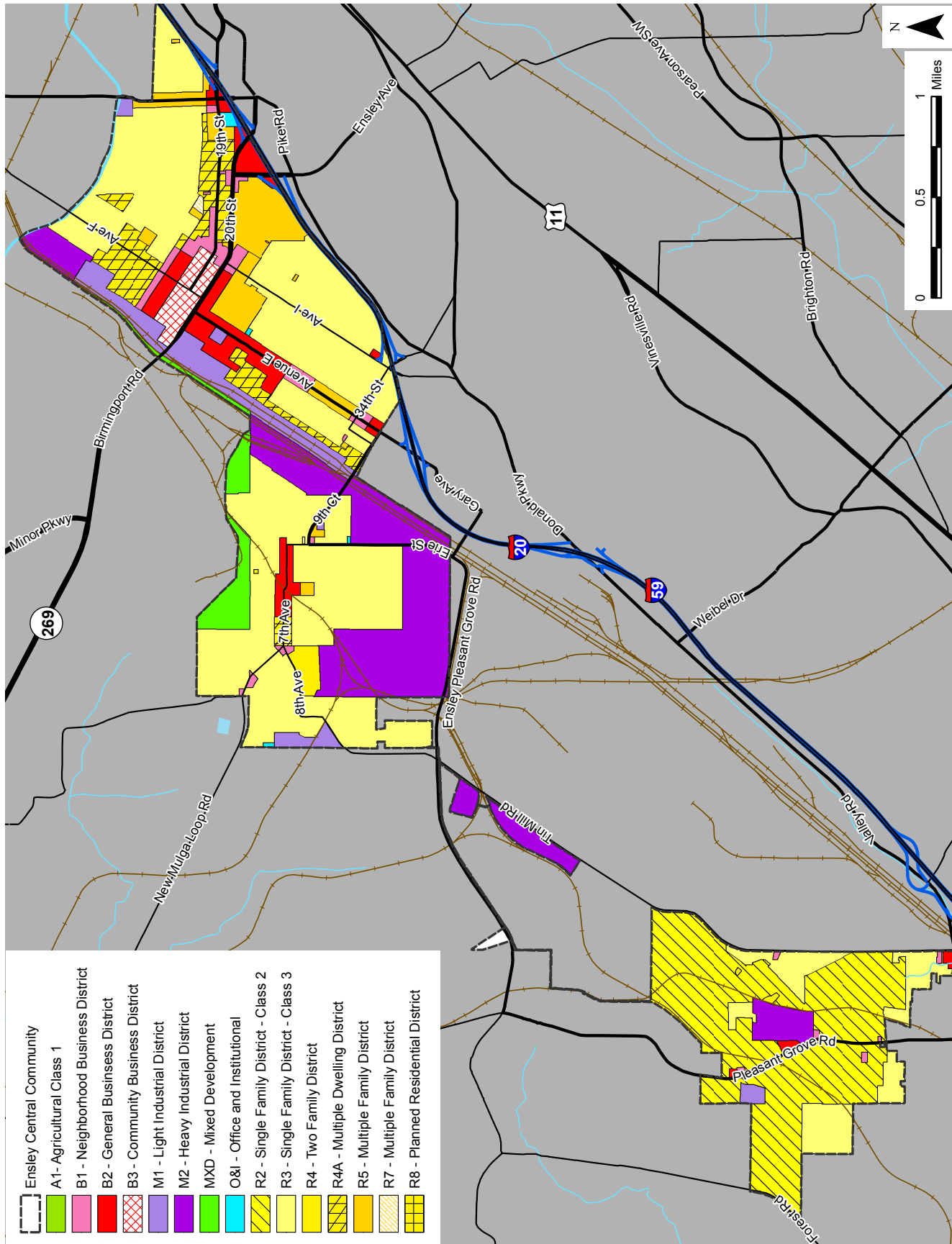
## FUTURE LAND USE

TABLE 6.8: Ensley Central Community Zoning by District (2014)

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	4	0.2%
B1	Neighborhood Business District	57	2.0%
B2	General Business District	129	4.8%
B3	Community Business District	44	1.5%
M1	Light Industrial District	131	4.5%
M2	Heavy Industrial District	421	14.4%
MXD	Mixed Development	70	2.4%
OI	Office & Institutional	7	0.2%
R2	Single Family District- Class 2	526	18.0%
R3	Single Family District- Class 3	1,205	41.3%
R4	Two Family District	21	0.7%
R4A	Multiple Dwelling District	142	4.9%
R5	Multiple Family District	148	5.1%
R7	Multiple Family District	2	0.0%
<b>Total:</b>		2,918	100.0%

Source: City of Birmingham

FIGURE 6.7: Ensley Central Community Zoning Map (2014)



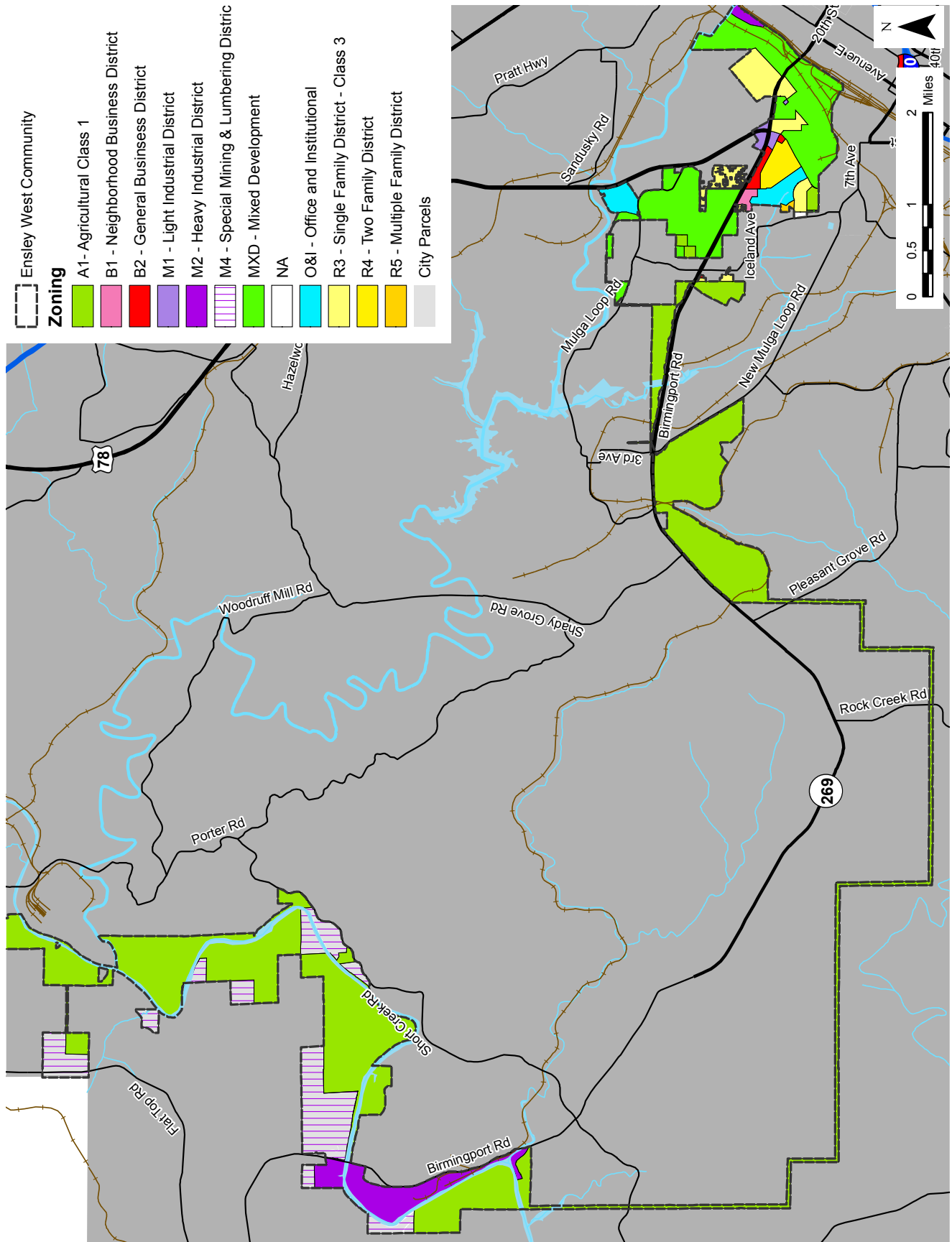
## FUTURE LAND USE

TABLE 6.9: Ensley West Community Zoning by District (2014)

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	3,582	56.5%
B1	Neighborhood Business District	21	0.3%
B2	General Business District	32	0.5%
M1	Light Industrial District	37	0.6%
M2	Heavy Industrial District	377	6.0%
M4	Special Mining Lumbering District	738	11.6%
MXD	Mixed Development	1,040	16.4%
NA	NA	6	0.1%
OI	Office & Institutional	140	2.2%
R3	Single Family District- Class 3	270	4.3%
R4	Two Family District	87	1.4%
R5	Multiple Family District	8	0.1%
<b>Total:</b>		<b>6,338</b>	<b>100.0%</b>

Source: City of Birmingham

FIGURE 6.8: Ensley West Community Zoning Map (2014)



## 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 Pratt Ensley Area 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.

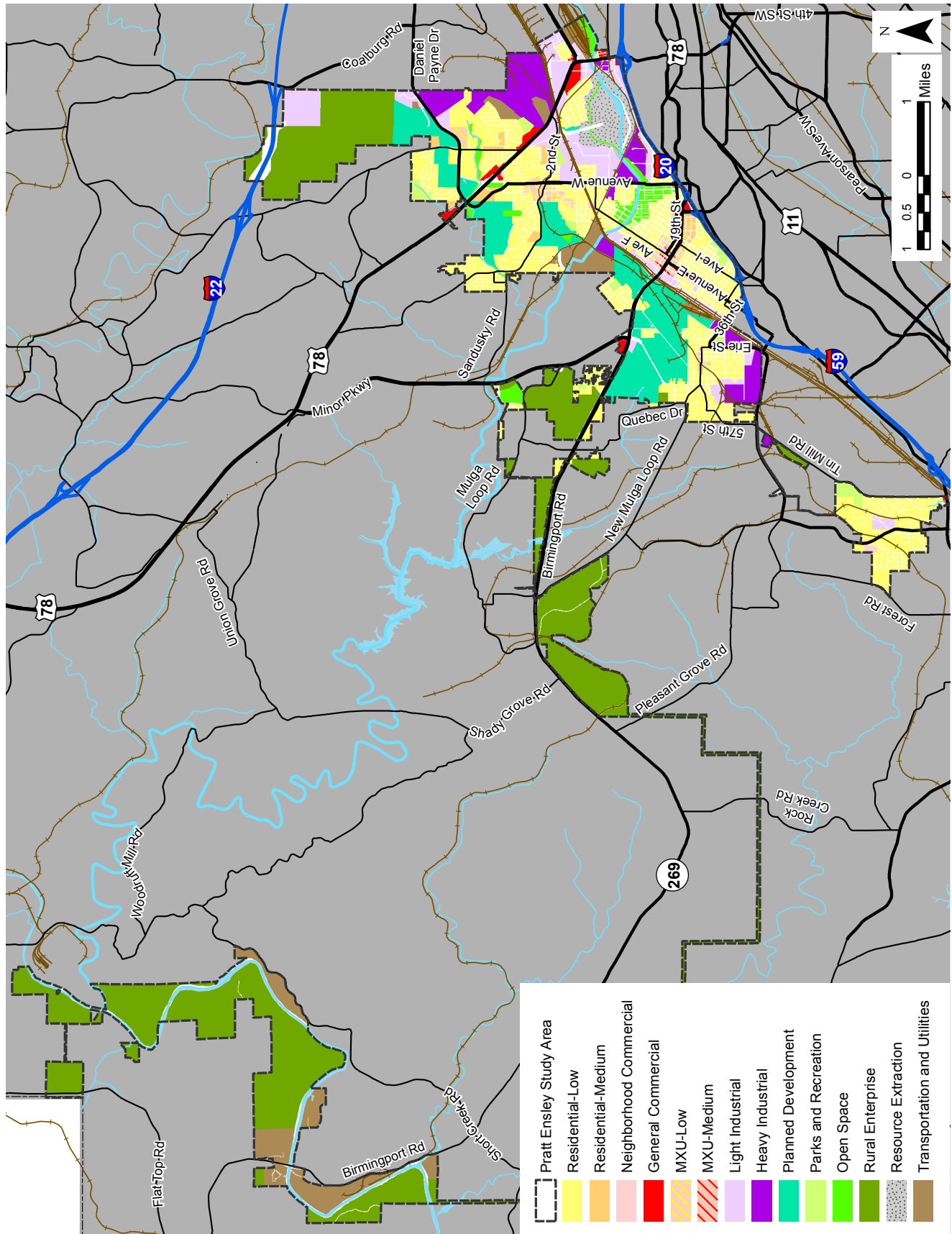
The future land use maps set forth for Pratt Ensley Area by the comprehensive plan creates distinct land use characteristics for each community.

**TABLE 6.10: Pratt Ensley Area Adopted Future Land Use**

Future Land Use	Acres	% of Total Acres
Vacant/Undeveloped	0	0.0%
Residential-Low	3,047	22.6%
Residential-Medium	147	1.1%
Residential-High	0	0.0%
Neighborhood Commercial	17	0.1%
General Commercial	120	0.9%
MXU-Low	169	1.3%
MXU-Medium	42	0.3%
MXU-High	0	0.0%
MXU-Downtown	0	0.0%
Light Industrial	863	6.4%
Heavy Industrial	787	5.8%
Institutional	0	0.0%
Planned Development	1,447	10.7%
Parks and Recreation	192	1.4%
Open Space	295	2.2%
Rural Enterprise	5,048	37.5%
Resource Extraction	323	2.4%
Transportation and Utilities	974	7.2%
<b>Total:</b>	<b>13,470</b>	<b>100.0%</b>

Source: City of Birmingham

FIGURE 6.9: Pratt Ensley Area Adopted Future Land Use Map



## FUTURE LAND USE

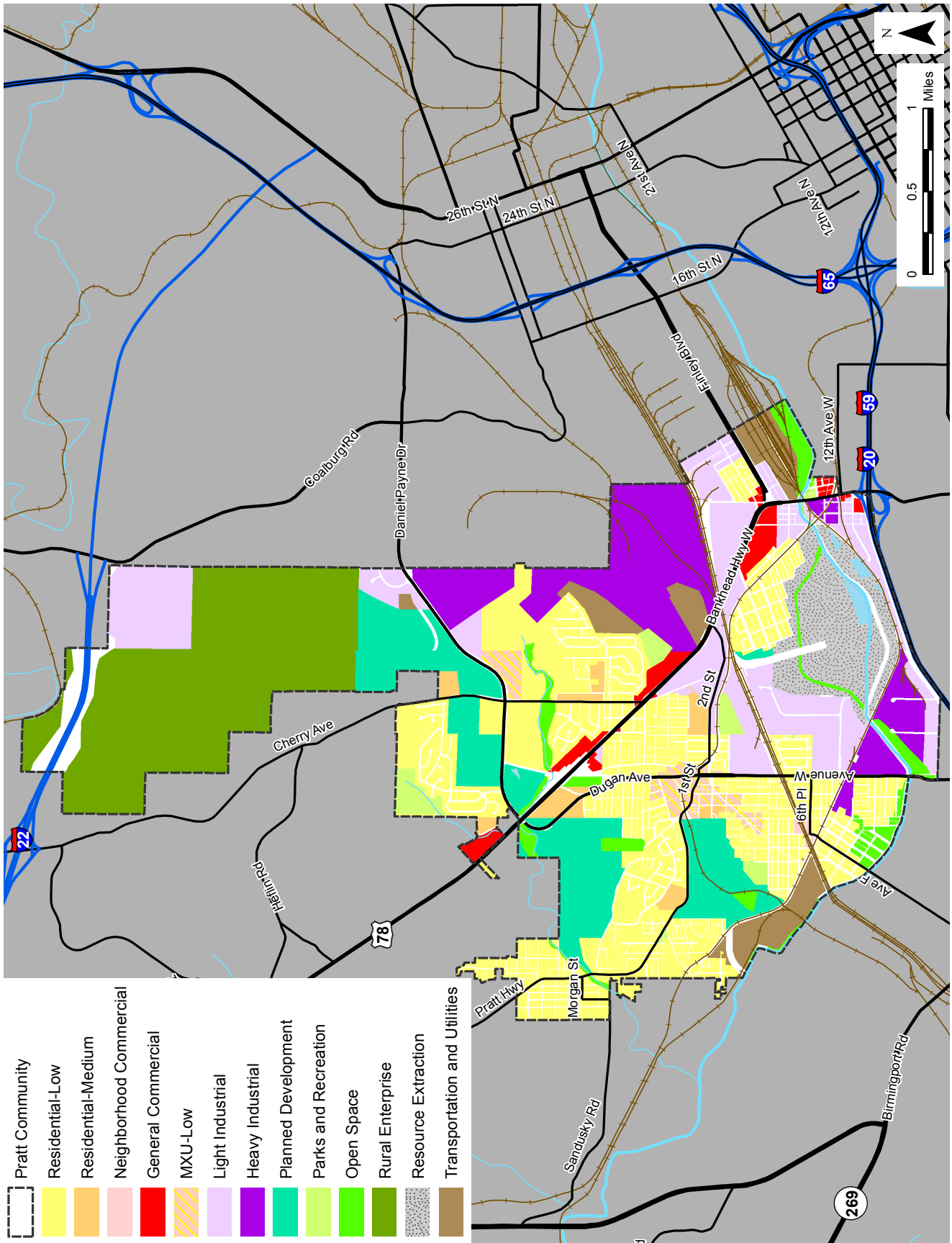
TABLE 6.11: Pratt Community Adopted Future Land Use

Future Land Use	Acres	% of Total Acres
Residential-Low	1,435	26.5%
Residential-Medium	96	1.8%
Neighborhood Commercial	4	0.1%
General Commercial	97	1.8%
MXU-Low	89	1.6%
Light Industrial	684	12.6%
Heavy Industrial	569	10.5%
Planned Development	631	11.6%
Parks and Recreation	82	1.5%
Open Space	170	3.1%
Rural Enterprise	1,010	18.6%
Resource Extraction	323	6.0%
Transportation and Utilities	225	4.2%
<b>Total:</b>	<b>5,415</b>	<b>100.0%</b>

Source: City of Birmingham



FIGURE 6.10: Pratt Community Adopted Future Land Use Map



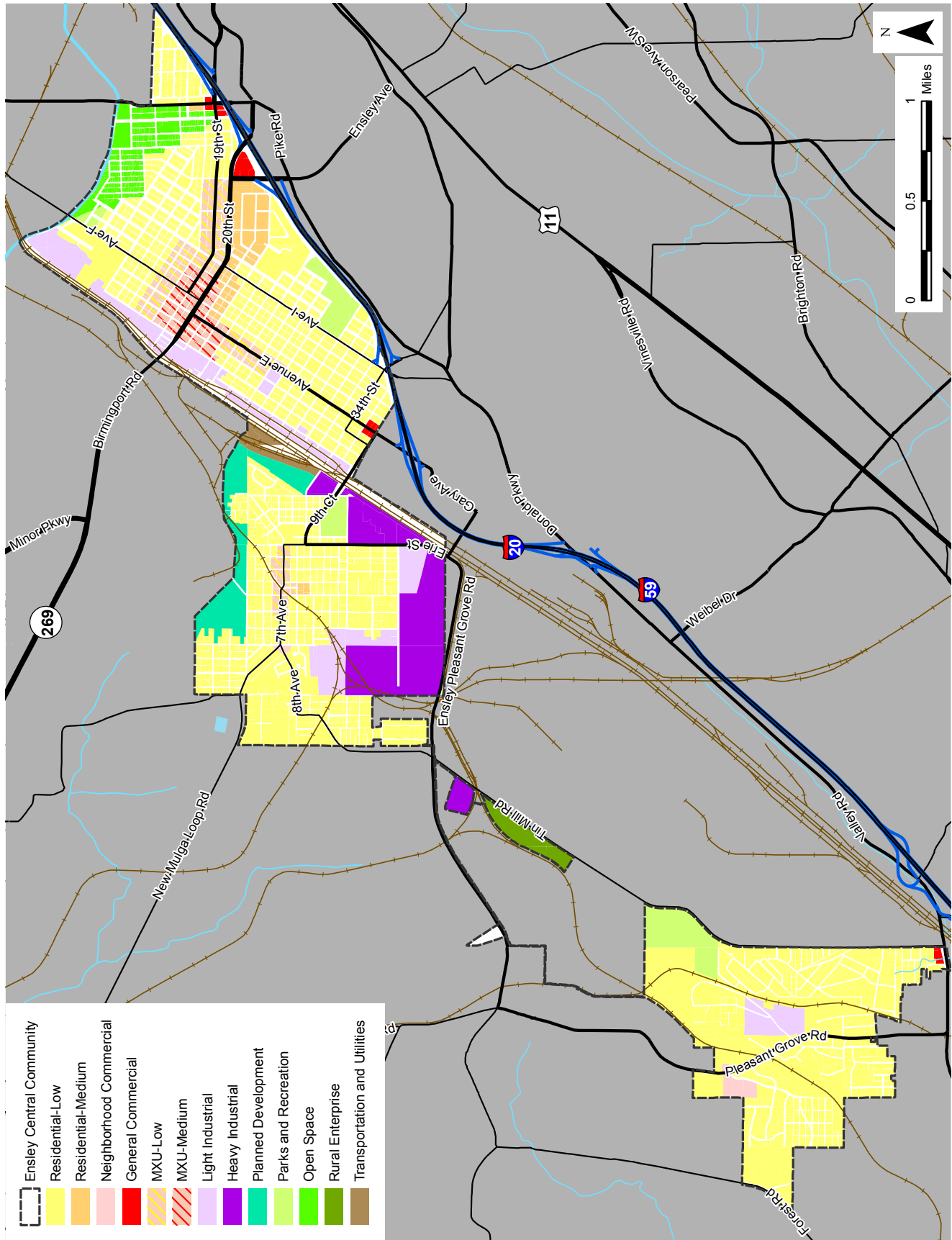
## FUTURE LAND USE

TABLE 6.12: Ensley Central Community Adopted Future Land Use

Future Land Use	Acres	% of Total Acres
<b>Residential-Low</b>	1,366	61.5%
<b>Residential-Medium</b>	51	2.3%
<b>Neighborhood Commercial</b>	12	0.6%
<b>General Commercial</b>	13	0.6%
<b>MXU-Low</b>	80	3.6%
<b>MXU-Medium</b>	42	1.9%
<b>Light Industrial</b>	172	7.7%
<b>Heavy Industrial</b>	189	8.5%
<b>Planned Development</b>	81	3.6%
<b>Parks and Recreation</b>	93	4.2%
<b>Open Space</b>	73	3.3%
<b>Rural Enterprise</b>	32	1.4%
<b>Transportation and Utilities</b>	18	0.8%
<b>Total:</b>	2,222	100.0%

Source: City of Birmingham

FIGURE 6.11: Ensley Central Community Adopted Future Land Use Map



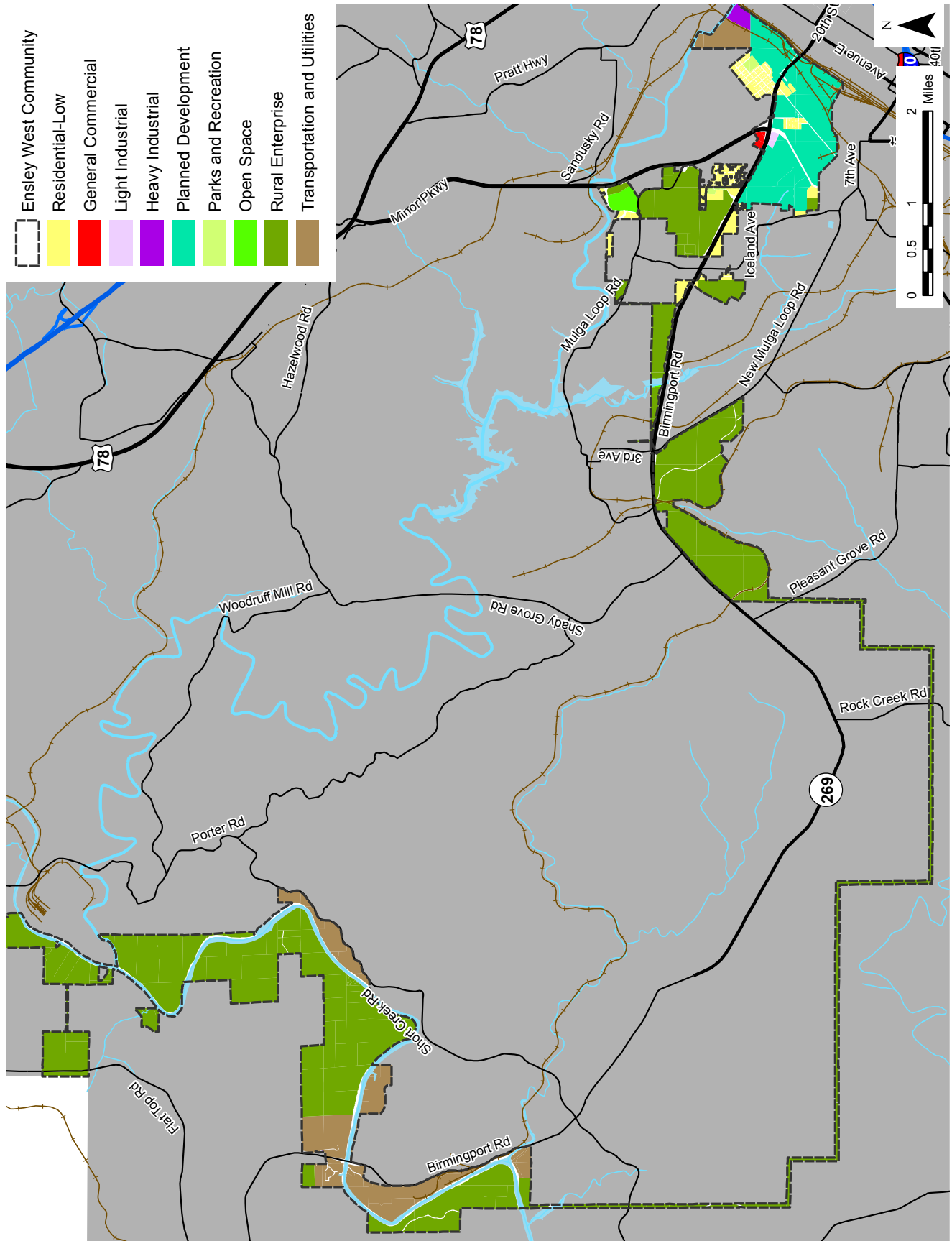
## FUTURE LAND USE

TABLE 6.13: Ensley West Community Future Land Use 2014

Future Land Use	Acres	% of Total Acres
Residential-Low	246	4.2%
General Commercial	10	0.2%
Light Industrial	8	0.1%
Heavy Industrial	29	0.5%
Planned Development	735	12.6%
Parks and Recreation	17	0.3%
Open Space	52	0.9%
Rural Enterprise	4005.8	68.7%
Transportation and Utilities	18	12.5%
<b>Total:</b>	<b>5,833</b>	<b>100.0%</b>

Source: City of Birmingham

FIGURE 6.12: Ensley West Community Adopted Future Land Use



**PRATT ENSLEY**  
**FRAMEWORK PLAN**  
**APPENDIX A:**  
**EXISTING CONDITIONS**