



**NORTHEAST
BIRMINGHAM AREA
EXISTING
CONDITIONS**

APPENDIX A

**City of Birmingham |
The Regional Planning Commission of Greater Birmingham**



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ENDORSED BY THE CITY COUNCIL ON August 08, 2017 2017

ADOPTED BY THE CITY OF BIRMINGHAM PLANNING & ZONING COMMISSION ON June 21, 2017

COVER IMAGE: Ruffer Mountain (Source: Kelly Verdeck, www.picturebirmingham.com)

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CITY OF BIRMINGHAM

William A. Bell, Mayor
Andre Bittas, Director
Edwin Revell, Deputy Director
W. Thomas Magee, Chief Planner
H. Douglas Hale, AICP, Principal Planner
Wesley Vaughn, Senior Planner
Stephanie Cruse, Senior Planner
Jason Hjetland, Senior Planner
Donald Wilborn, Senior Planner
Michael Ward, Senior Planner

CITY OF BIRMINGHAM CITY COUNCIL

Lashunda Scales, District 1
Kim Rafferty, District 2
Valerie Abbott, District 3
William Parker, District 4
Johnathan Austin, District 5
Sheila Tyson, District 6
Jay Roberson, District 7
Steven Hoyt, District 8
Marcus Lundy, District 9

REGIONAL PLANNING COMMISSION OF GREATER BIRMINGHAM

Charles Ball, AICP, Executive Director
Scott Tillman, Director of Planning and Operations
Darrell Howard, AICP, Deputy Director of Planning
Lindsay S. Puckett, AICP, Principal Planner
Mikhail Alert, Project Manager
Maria Hines, Community Planner
Hunter Garrison, Community Planner
Anthony Alston, Urban Planner
Brett Isom, GIS Manager
Marshall Farmer, Senior GIS Analyst

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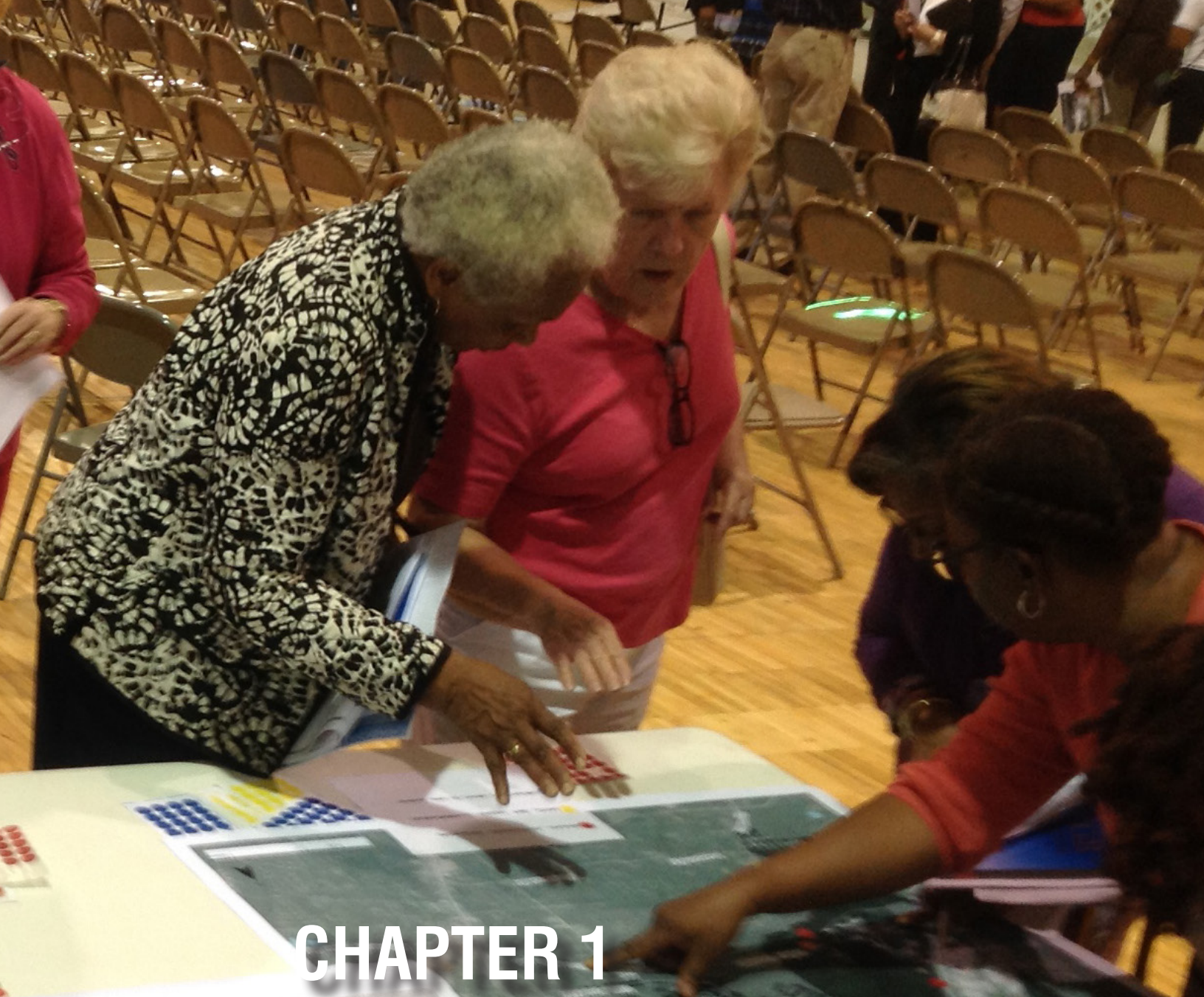
ISSUES & OPPORTUNITIES

Community Development
Economic Development
Housing

Community Development
Economic Development
Housing

Community Development
Economic Development
Housing

I Envision My Best Future
• Help State legislators
• the goal of this area
• United Great Leaders
• Help to make progress
• Lead with vision, the way



CHAPTER 1

INTRODUCTION



INTRODUCTION

1.1 PURPOSE, LOCATION, AND HISTORY

PURPOSE OF THE NORTHEAST BIRMINGHAM AREA FRAMEWORK PLAN

The Northeast Birmingham Area Framework Plan is a subset of the 2013 City of Birmingham Comprehensive Plan. The purpose of the Northeast Birmingham Area Framework Plan is to develop specific recommendations, proposals, and action items that support the ideas and needs of the community and achieve the visions of the Birmingham Comprehensive Plan.

As part of the planning process, the project team held public meetings, interviews, and workshops with stakeholders to facilitate community input. A steering committee of neighborhood officers, community nonprofit organizations, local institutions, and community leaders has and will continue to serve as the project team's direct connection with the public and major stakeholders. The project team has met with members of this committee for feedback about the project team's reports and for help with public engagement.

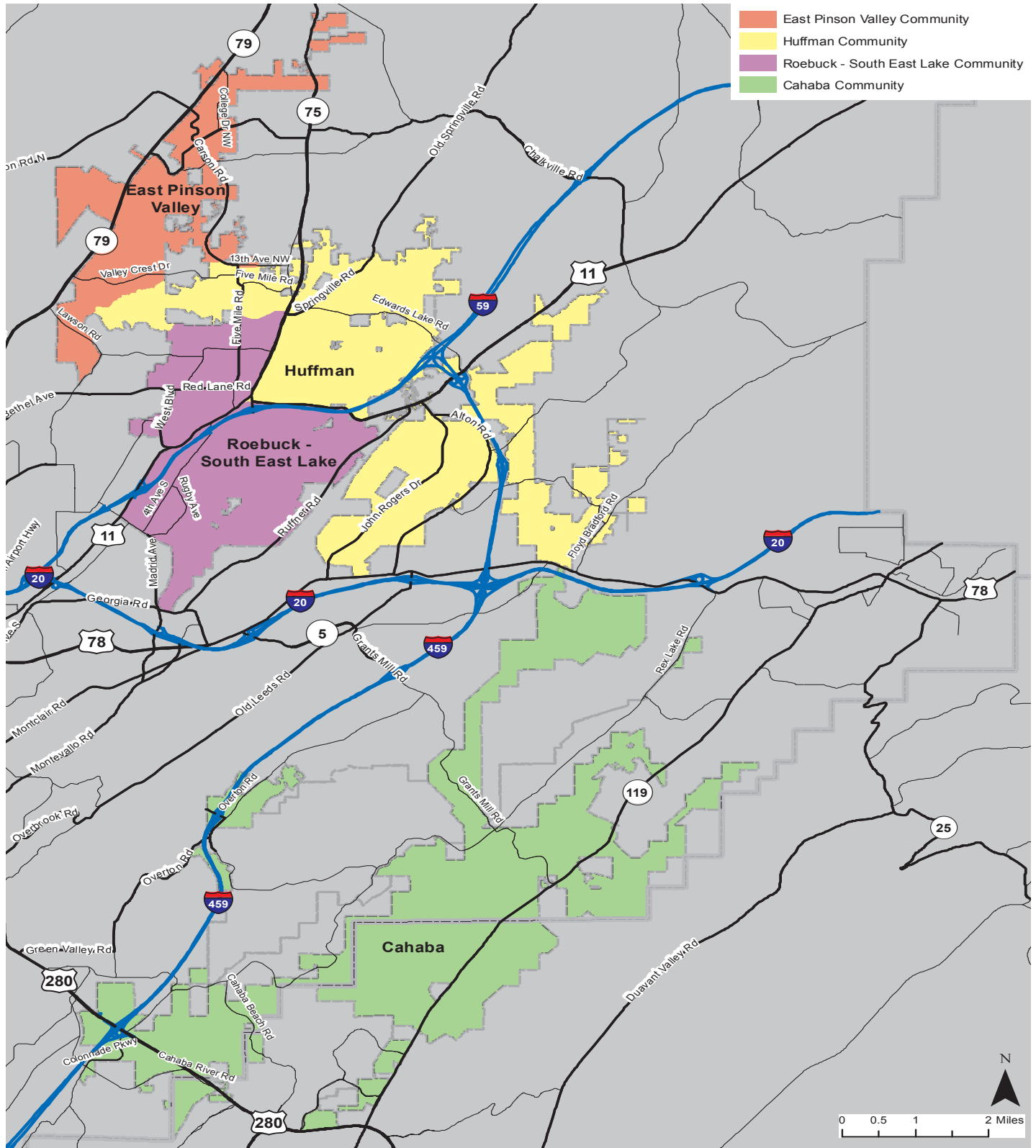
The project team also formed a technical advisory team. This team includes members of City departments, the Jefferson County Department of Health, the police department, and others. These representatives have and will continue to inform the project team about ongoing projects in the area, needs, and ideas.

Using the results of these analyses and community engagement, the RPCGB and the City will devise recommendations, strategies, and proposals to improve the quality of life, economic opportunities, and transportation access for those in Northeast Birmingham. The recommendations, strategies, and proposals will be included in the Final Plan Document.

PLANNING LOCATION

The Northeast Birmingham communities are located four to five miles east of Birmingham's Central Business District, spanning the City's entire eastern and northeastern borders (**Figure 1.1**). The expansive area surrounds Irondale to the north, northeast, and east; is southeast of Trussville and Center Point; and the Cahaba community borders Leeds to southeast and Vestavia and Mountain Brook along Interstate 459 on U.S. Highway 280. Four communities make up Northeast Birmingham -- Cahaba, Roebuck - South East Lake, Huffman, and East Pinson Valley -- and each community includes its own neighborhoods (**Figure 1.2-1.5**):

FIGURE 1.1: Northeast Birmingham Communities



INTRODUCTION

FIGURE 1.2: Cahaba Community's Neighborhoods

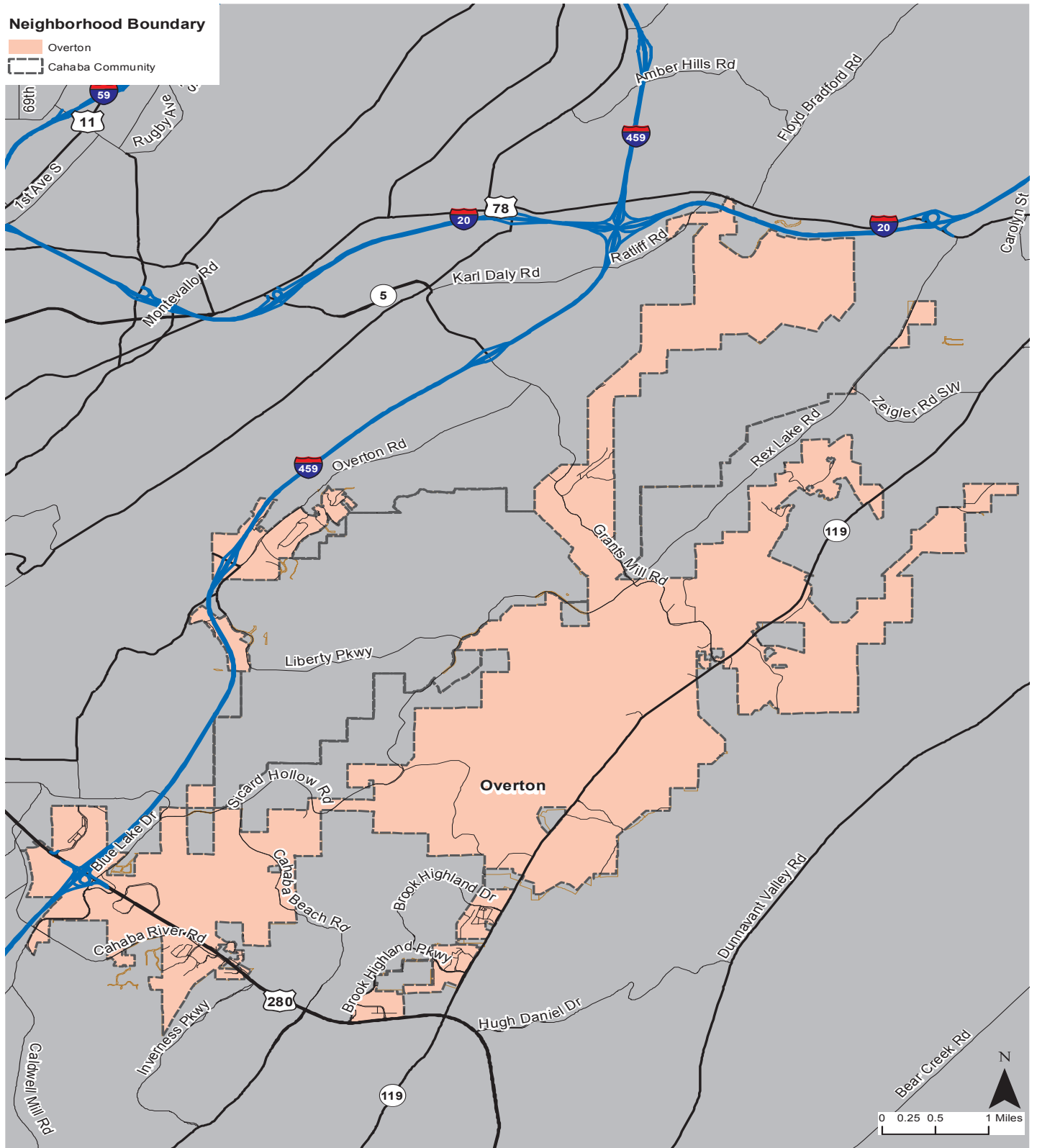
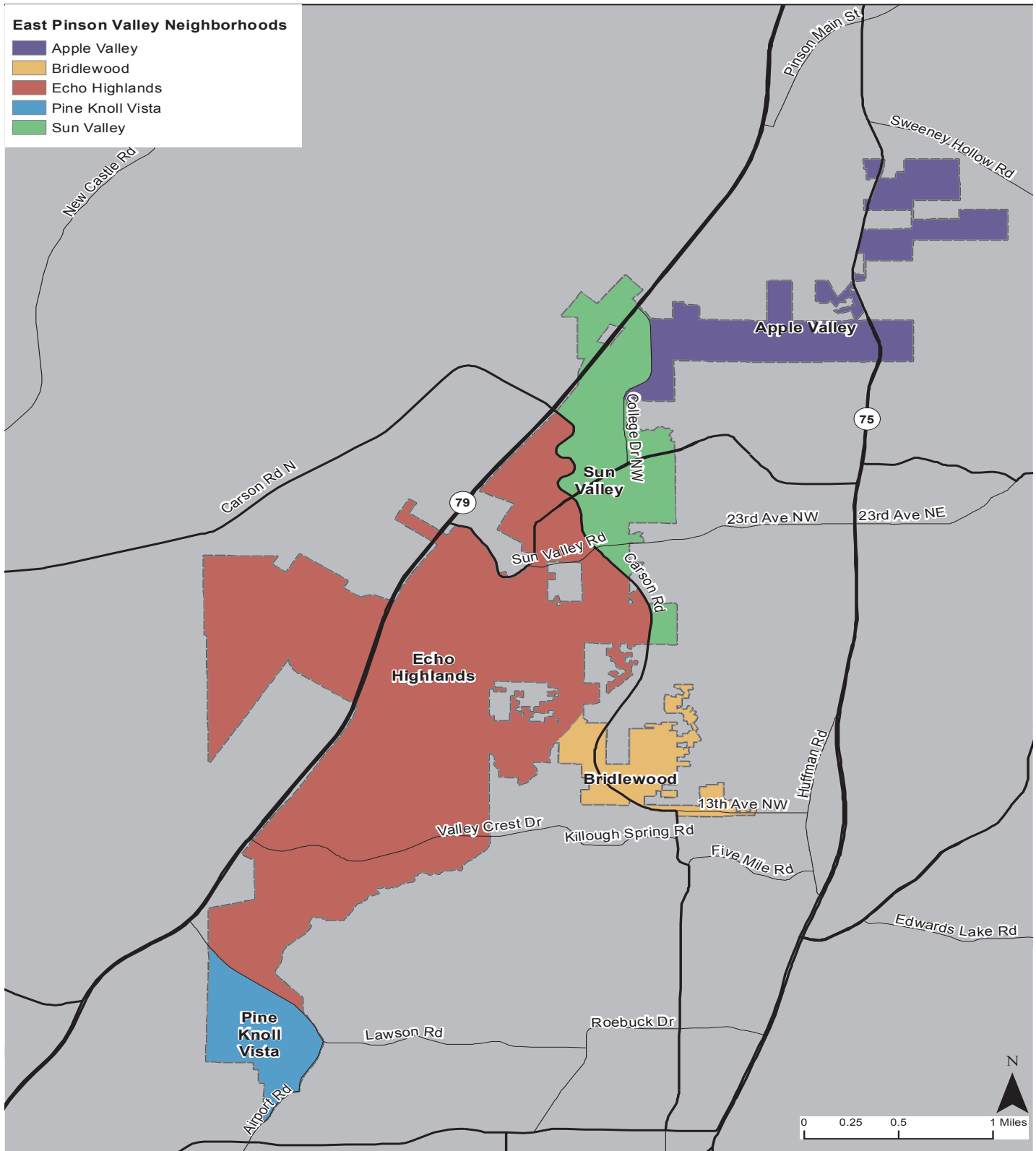


FIGURE 1.3: East Pinson Valley Community’s Neighborhoods



INTRODUCTION

FIGURE 1.4: Huffman Community's Neighborhoods

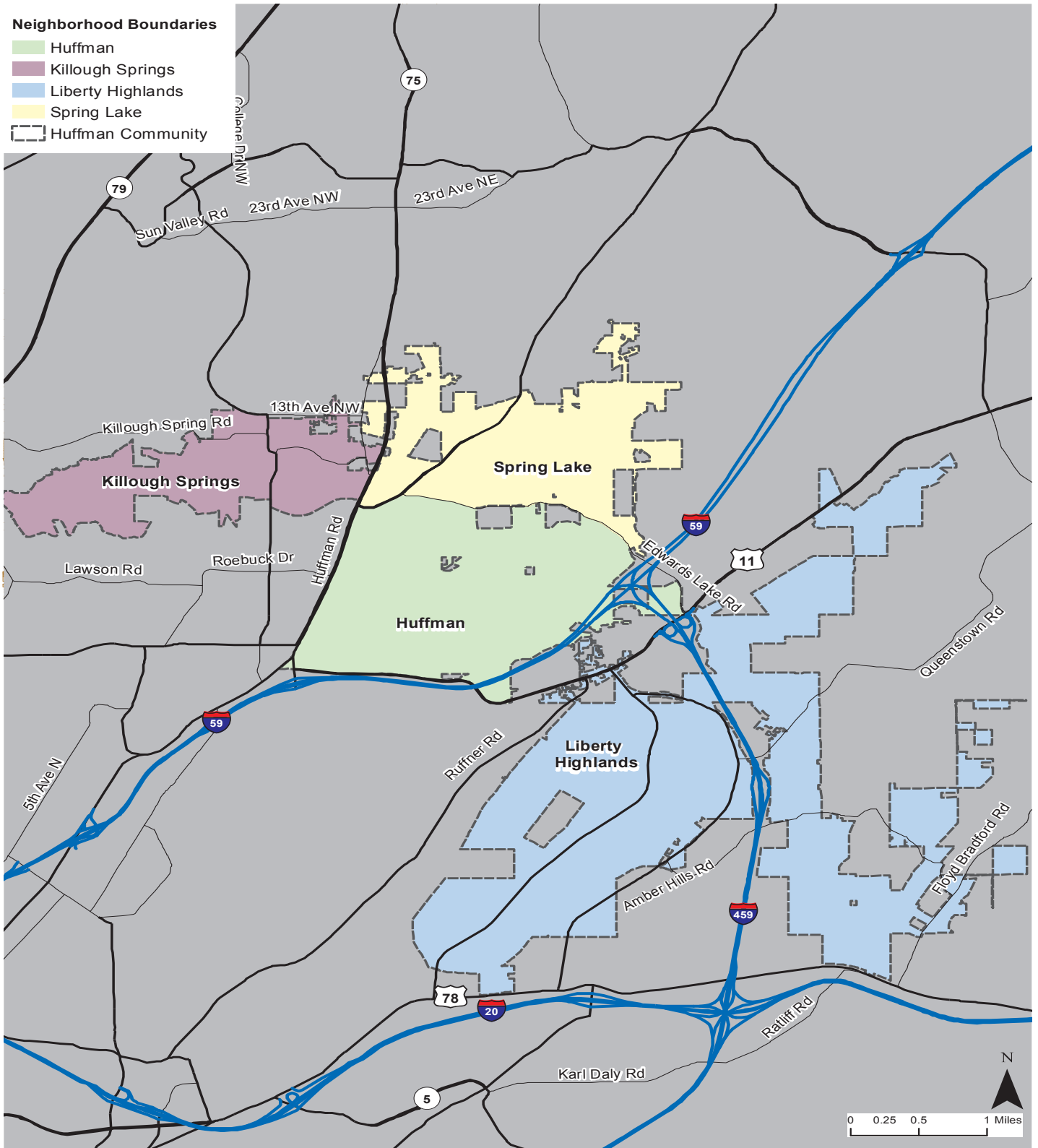
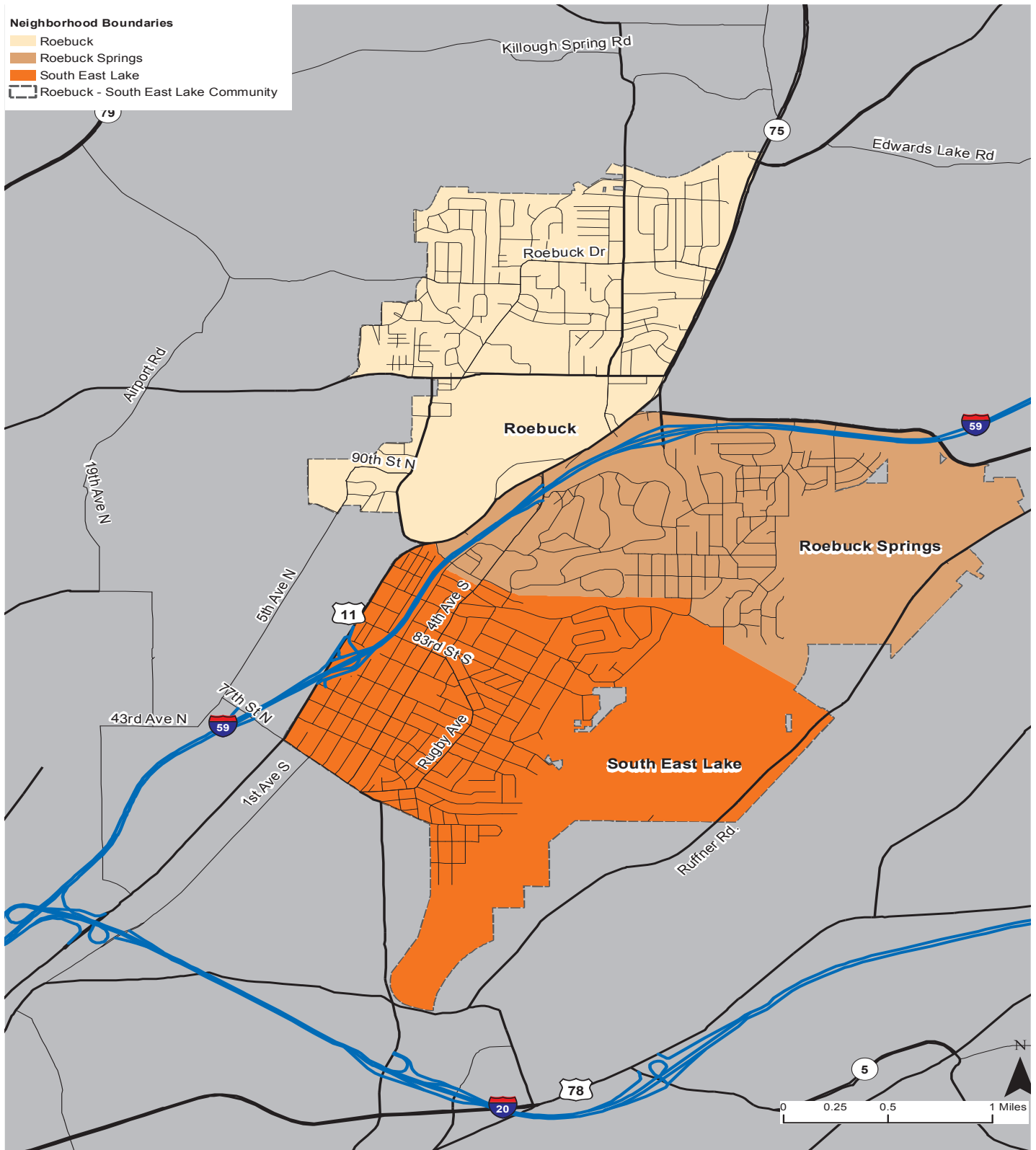


FIGURE 1.5: Roebuck - South East Lake Community's Neighborhoods



INTRODUCTION

Cahaba

The Cahaba community is isolated southeast of the city and south of most of the Northeast Birmingham area. Cahaba borders Highway 280, parts of I-459 traveling north, and a portion of I-20 at the community's northern boundary. The community includes the Summit shopping center, Barber Motorsports Park, and Lake Purdy.

The Cahaba community only has one neighborhood:

- Overton

Roebuck - South East Lake

The Roebuck - South East Lake community begins north of Oporto Madrid Boulevard, borders Irondale to the southeast, concludes at I-59 and then travels up Parkway East on its eastern border. The community is bound by Five Mile Creek at its northernmost point and has a less defined northwestern border as it snakes back down to I-59.

The Roebuck - South East Lake community includes three neighborhoods

- South East Lake
- Roebuck Springs
- Roebuck

Huffman

The Huffman community forms the northeastern border of the City. Huffman begins north of I-59 and Roebuck Springs. Its western border includes Parkway East up until Five Mile Creek, where the neighborhood of Killough Springs spans west along the creek to the Tarrant Spring Branch stream, which the neighborhood generally follows to the northeast as its northern border. The northern section of Huffman in the Spring Lake neighborhood generally has Brewster Road and Dry Creek as its northern border. The Liberty Highlands neighborhood to the southeast is in between Irondale to its southwest and Trussville to its northeast. Liberty Highlands borders the Cahaba community at I-20.

The Huffman community includes four neighborhoods:

- Huffman
- Spring Lake
- Liberty Highlands
- Killough Springs

East Pinson Valley

The East Pinson Valley community lies north of the Killough Springs neighborhood in the Huffman community. East Pinson Valley's western border is mostly the Pinson Valley Parkway. The community shares borders with the cities of Center Point to the east and Pinson to the north.

The East Pinson Valley community includes five neighborhoods:

- Echo Highlands
- Bridlewood
- Sun Valley
- Apple Valley
- Pine Knoll Vista

1.2 PAST PLANNING EFFORTS AND INFLUENCES

CITY OF BIRMINGHAM COMPREHENSIVE PLAN

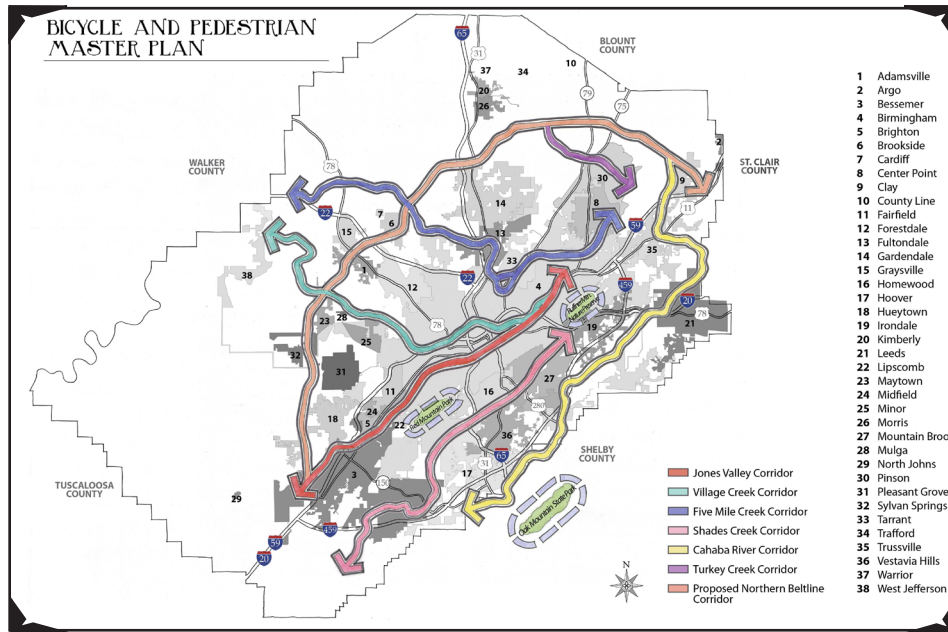
The City of Birmingham adopted its Comprehensive Plan in 2013. The plan keyed in on five principles to help the city achieve its 20-year vision. The five principles were people, prosperity, place, partnerships, and performance.

The comprehensive plan’s 20-year vision is that:

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

THE RED ROCK RIDGE AND VALLEY TRAIL SYSTEM

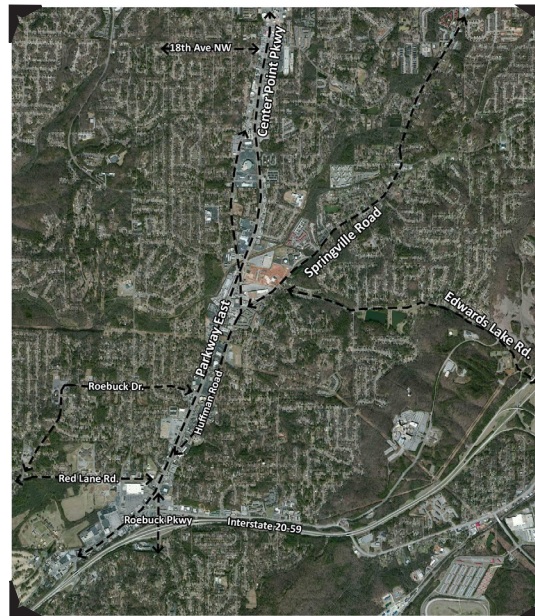
Developed by the Freshwater Land Trust in 2010, the Red Rock Ridge and Valley Trail System is a greenway master plan for Jefferson County that the City of Birmingham as adopted. The master plan intends to connect communities in Jefferson County via over 200 miles of greenways and over 600 miles of pedestrian and bicycle pathways. When completed, the greenways and pathways will provide recreation, alternative transportation, enhanced quality of life, and a more attractive region to residents and businesses. This plan is discussed in further detail in the Green Systems chapter.



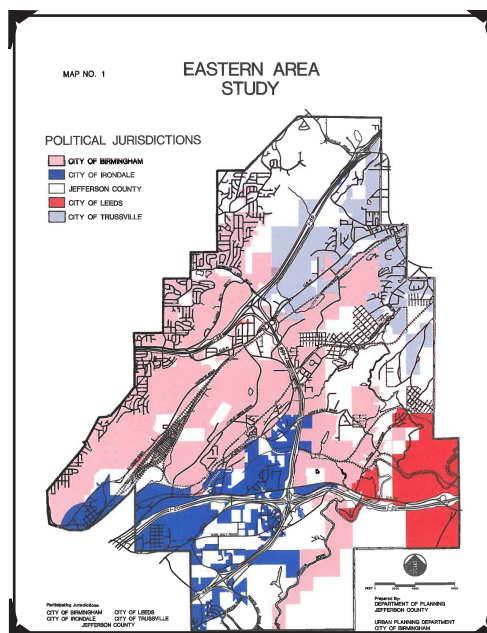
INTRODUCTION

PARKWAY EAST COMMUNITY: REDEVELOPMENT MARKET REPORT

As a part of the City of Birmingham's 2013 Comprehensive Plan, BLOC Global developed the Parkway East market report. The report identifies the Parkway East area along Parkway East between I-20/59 and 18th Avenue Northwest and details the area's population, demographics, economic indicators, and retail market. Using 2010 retail data, the report found that the Parkway East area met or exceeded its residents demands for most services. The major services that lacked enough supply were auto dealers, vehicle parts dealers, health and personal care stores, department stores, and limited-service eating places. The report also identified large-site redevelopment opportunities in the area for retail, commercial, housing, or mixed uses.



EASTERN AREA STUDY



The Eastern Area Study was a multi-jurisdictional plan approved in February 1991. The study was a collaborative effort between Jefferson County and the City of Birmingham with involvement from Irondale, Leeds, and Trussville. The study area included 43 square miles around the I-20/I-459 intersection and the I-59/I-459 intersection. The Northeastern Framework Area neighborhoods included in this study area were small parts of South East Lake, Roebuck Springs, and Cahaba and a major portion of Liberty Highlands.

The study found that the area was made up mostly of single-family homes, very few commercial areas, a growing industrial sector, and expansive transportation infrastructure. The single-family homes were concentrated in South East Lake and Roebuck Springs with smaller neighborhoods scattered throughout the rest of the area. The study reported that the area's greatest strength was its superior interstate access but the area was impeded by its difficult terrain and political fragmentation.

The study proposed a stronger watershed protection plan and the need for accommodation of commercial expansion along interstate exits while also protecting existing residential neighborhoods.

US 11/78 CORRIDOR STUDY

The US 11/78 Corridor Study proposes a Bus Rapid Transit service in the City of Birmingham that connects the communities around the airport in Eastern Birmingham with the communities around large recreational facilities on the western part of town. Both of these areas were classified as strategic opportunity areas in the citywide comprehensive plan. Not only are the existing transit routes in these targeted areas also some of the most used routes currently in operation, such a service would prepare for the City's hosting of the 2021 World Games. The study was used for the City's application for a TIGER grant from the USDOT in June 2015.

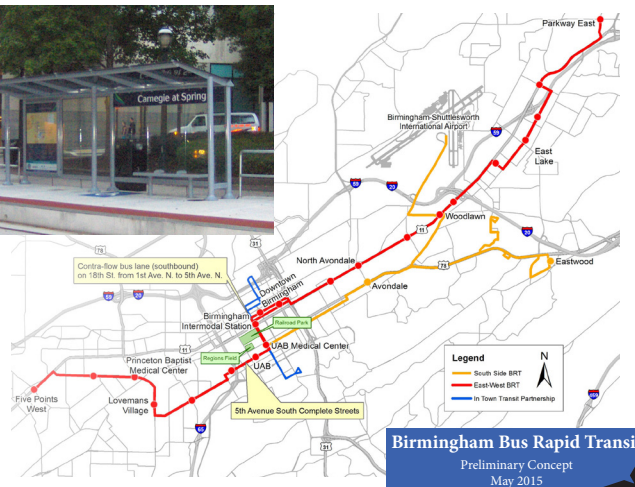
The study identifies the need for dedicated bus lanes, branding, updated buses, and infrastructure upgrades to accommodate a bus rapid transit service. The proposed routes in the study would connect dense residential areas to job centers. Additionally, the bus rapid transit service would tie in to the proposed in-town transit partnership, which would be a downtown circulator. As the concept below shows, the bus service would include stops on Parkway East and in the Roebuck - South East Lake community.



The City of Birmingham is applying for a TIGER grant from the USDOT for the construction of a new Bus Rapid Transit (BRT) service. Birmingham's BRT will be similar to light rail, but much less expensive. The BRT will improve trip speed and the transit customer experience.

The BRT network including the currently funded In-Town Transit Partnership will start operation by 2019. Service to the Birmingham-Shuttlesworth International Airport will be a key feature of the BRT network.

Arriving well before the World Games in 2021, the BRT will feature sections of exclusive bus guideway, distinctive stations, limited stops, more frequent service and traffic signal priority. Some stations will have pre-boarding fare prepayment to reduce the time at stops and all of the stations will be designed for customer safety and convenience.



Birmingham Bus Rapid Transit
Preliminary Concept
May 2015





CHAPTER 2

**COMMUNITY
RENEWAL**

COMMUNITY RENEWAL

2.1 INTRODUCTION

The Community Renewal section includes information about the Northeast Area’s demographics, income levels, safety, property conditions, housing, and community assets. This information will serve as an indicator for what needs and opportunities the area has and will serve as a baseline for the final plan’s goals and recommendations.

2.2 DEMOGRAPHICS

POPULATION

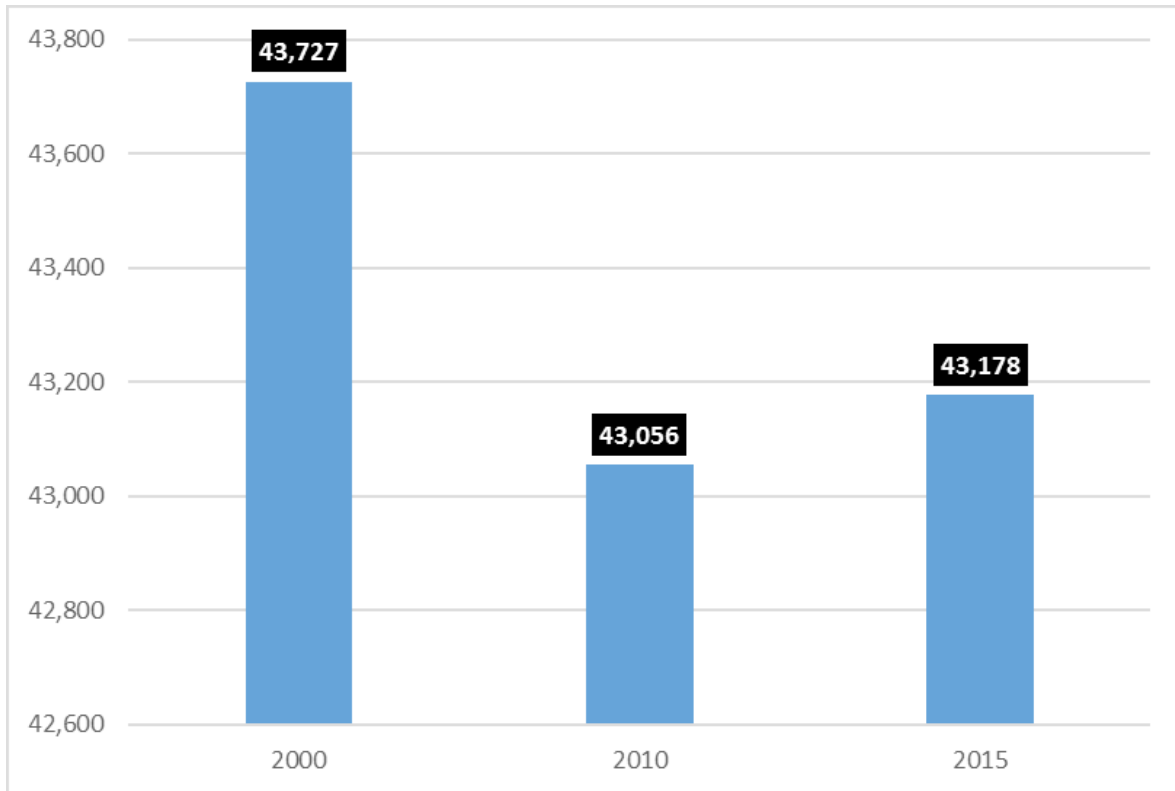
In 2015, the Northeast Area had an estimated population of 43,178 living in 20,865 households. Since 2000, the population has remained stable, decreasing only slightly by 549 people. The Northeast framework area represents about 20% of the city’s total population.

TABLE 2.1: Northeast Area Population Change, 2000-2015

Year	Population
2000	43,727
2010	43,056
2015	43,178

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

FIGURE 2.1: Northeast Area Area Population Change 2000-2015



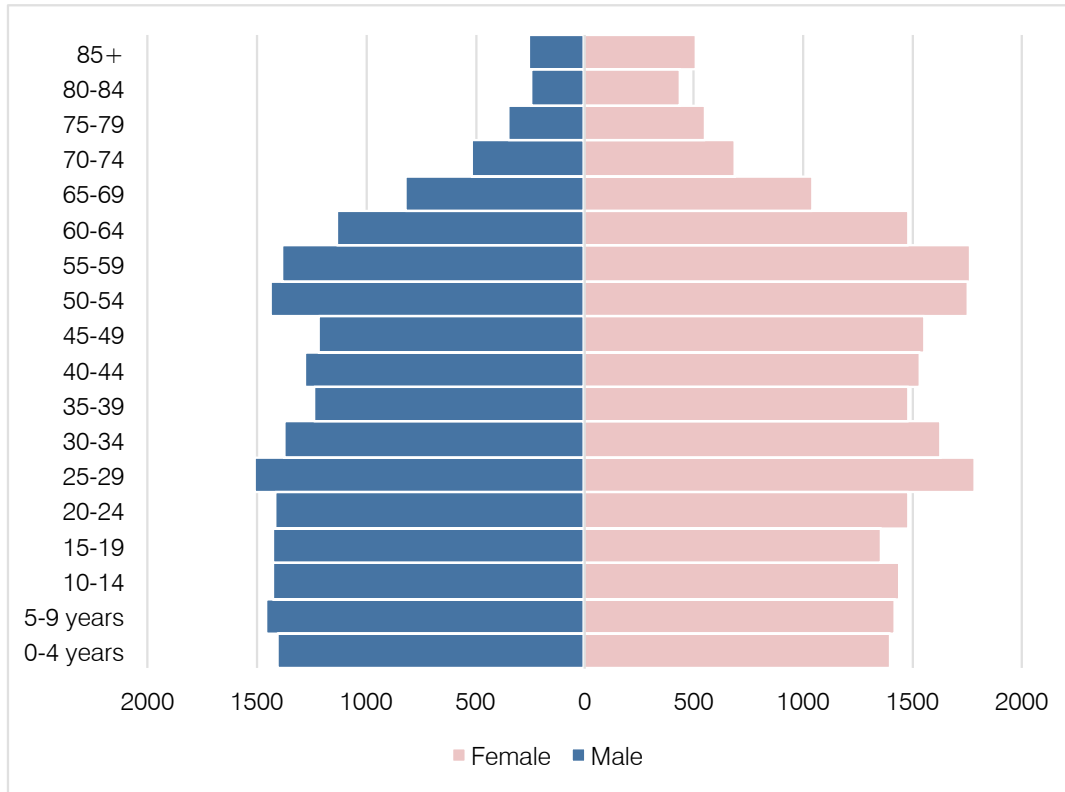
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

AGE AND GENDER DISTRIBUTION

The Northeast 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 25 to 29 years and 50 to 59 years old. The median age has slightly increased from 36.2 in 2010 to 37.0 years old in 2015.

Between 2010 and 2015, the age retention remained consistent with little change between age cohorts. Because the total population has remained consistent, **Figure 2.1** only shows aging in place without much population growth.

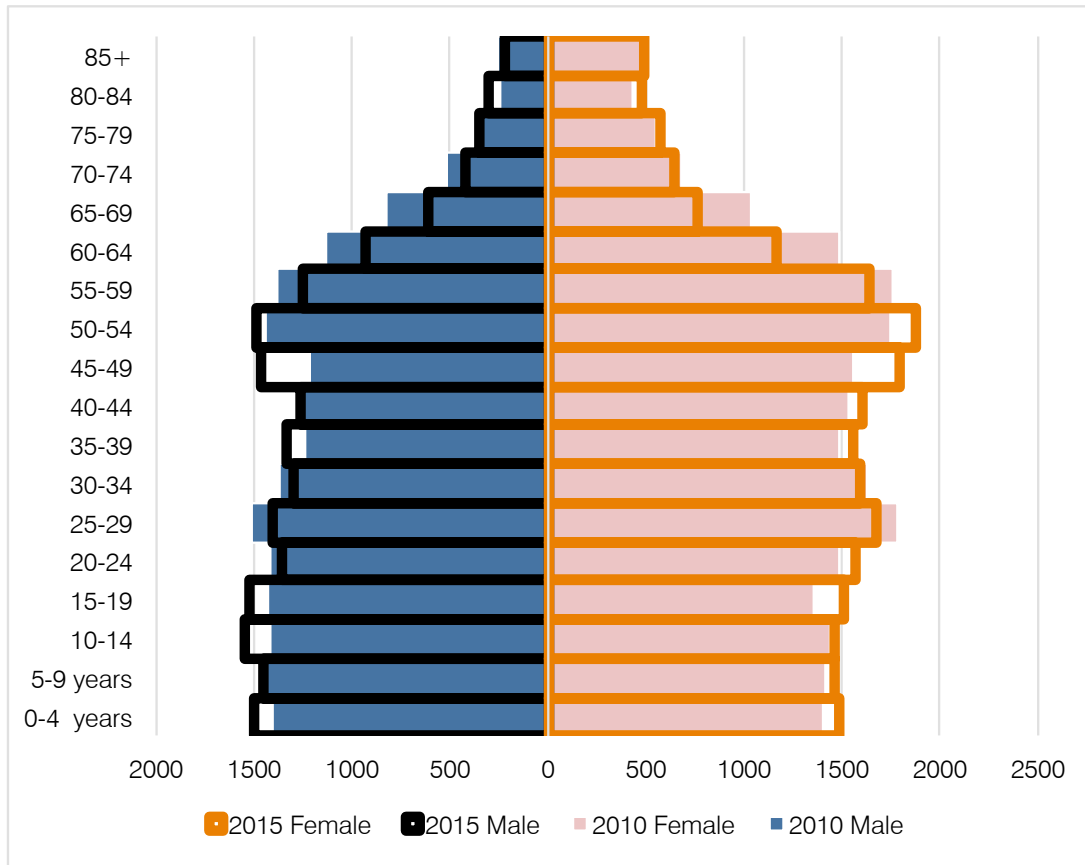
FIGURE 2.2: Northeast Area by Age and Sex Group Distribution in 2015



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

COMMUNITY RENEWAL

FIGURE 2.3: Northeast Area Population Change by Age and Sex, 2000-2015



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

RACIAL COMPOSITION

The racial composition of the Northeast Area in 2015 was 28% white, 68% black, and 6% other.

TABLE 2.2: Northeast Area Racial Composition, 2015

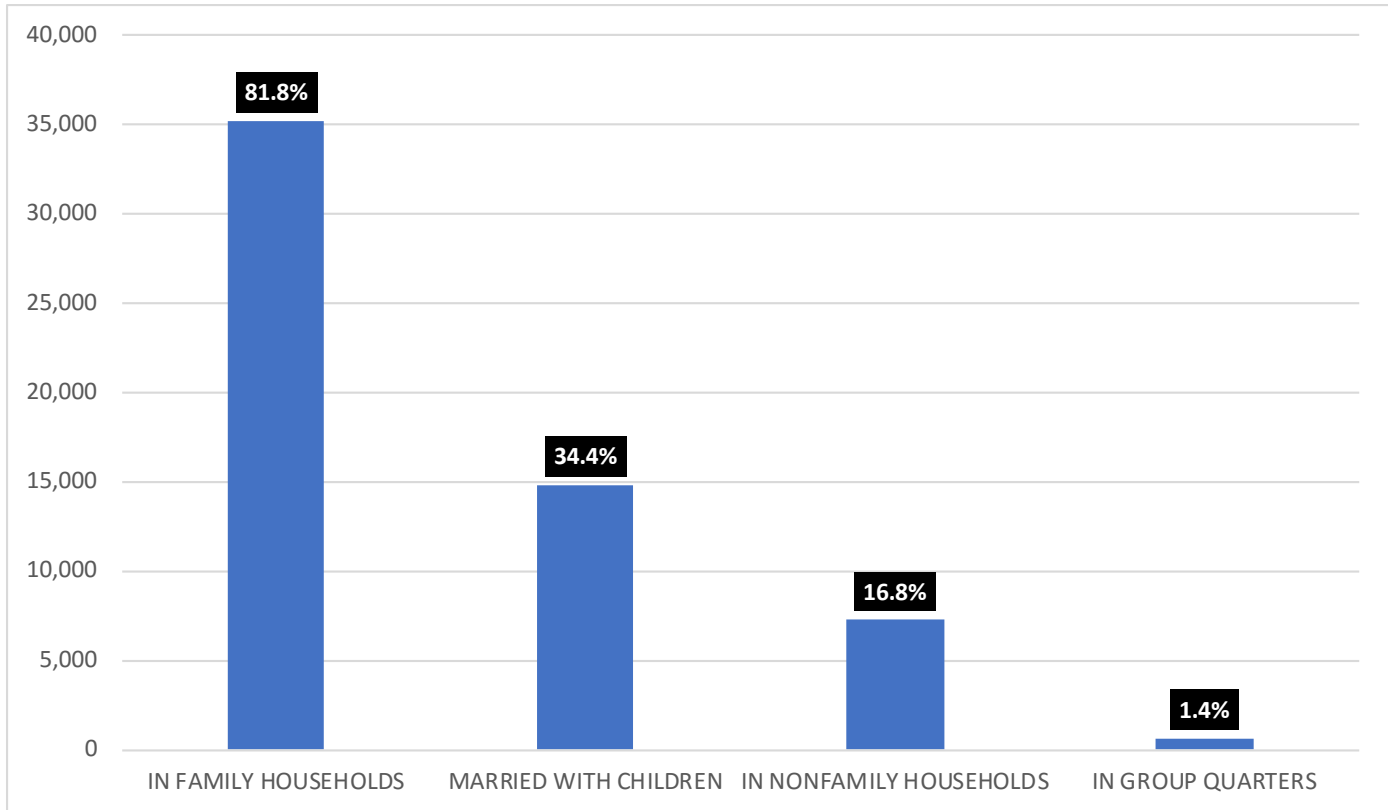
Race	Total	Percent
Total:	43,178	100%
White alone	12,219	28%
Black or African American alone	29,275	68%
Other	1,684	4%
American Indian and Alaska Native alone	86	0%
Asian alone	389	1%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	604	1%
Two or more races	604	1%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

HOUSEHOLD STRUCTURE CHARACTERISTICS

The Northeast Area experienced a slight decline in average household size from 2.44 in 2000 to 2.42 in 2015. As of 2010, 81.8% of the population were in family households and 16.8% were nonfamily households, while 1.4% were part of group quarters (institutionalized or noninstitutionalized). This breakdown benefits the Northeastern Area since communities with families are more likely to own homes and have children in local schools.

FIGURE 2.4: Northeast Area Family Characteristics



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

HOUSEHOLD INCOME

As of 2015, the median household income for the Northeastern Area was \$43,635, much higher than the median household income of \$31,455 for Birmingham as a whole in 2013. The average household income for the area is \$59,547. According to the Census Data, a majority of households in the area earn between \$35,000 and \$74,999.

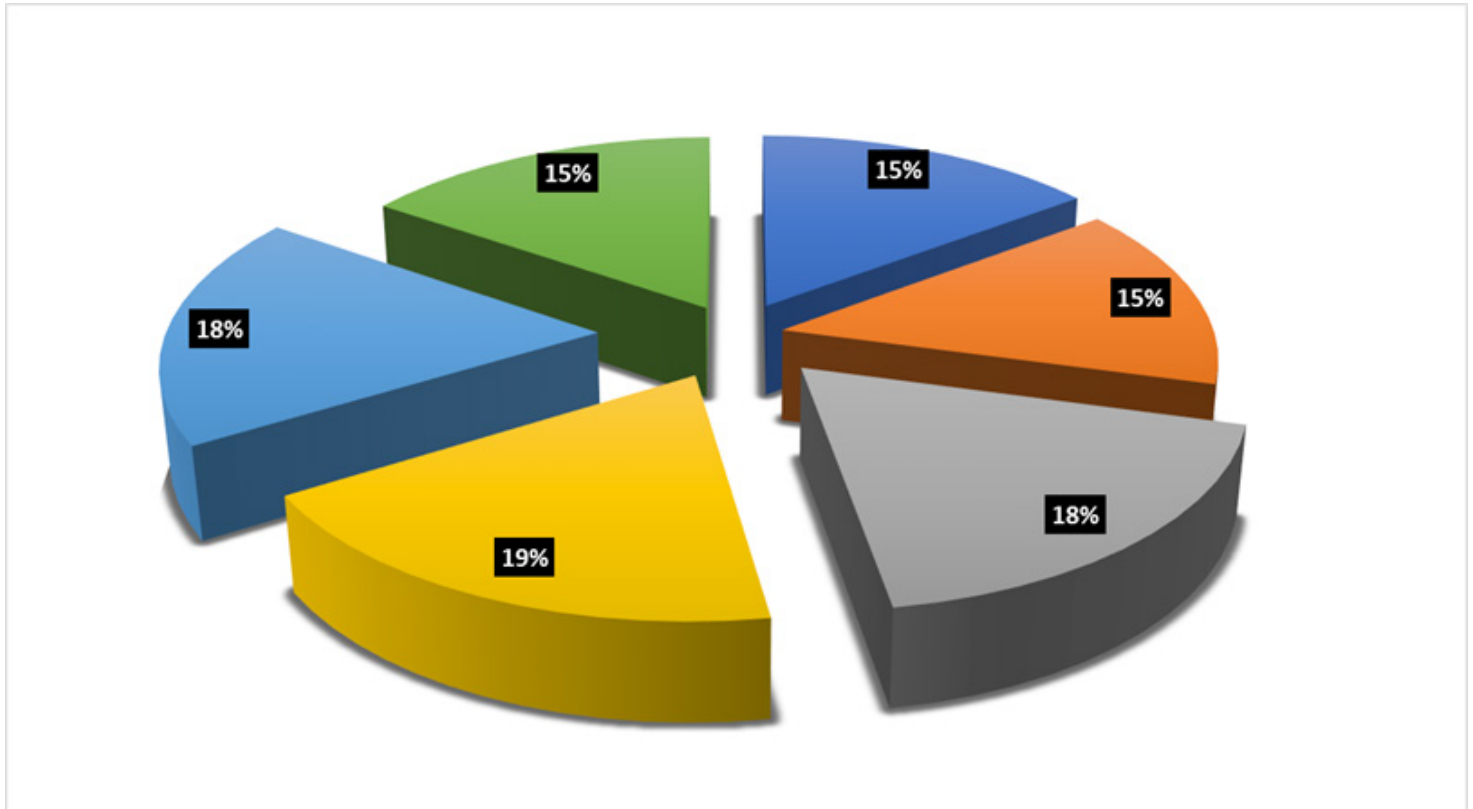
TABLE 2.3: Northeast Area Household by Income, 2015

Income Ranges	Number of Households	Percent
less than \$15,000	2,075	11.8%
\$15,000 - \$24,999	2,164	12.3%
\$25,000 - \$34,999	2,247	12.8%
\$35,000 - \$49,999	3,481	19.8%
\$50,000 - \$74,999	3,575	20.3%
\$75,000 - \$99,999	1,703	9.7%
\$100,000 - \$149,999	1,444	8.2%
\$150,000 - \$199,999	379	2.2%
\$200,000+	512	2.9%

Source: U.S. Census Bureau and ESRI 2015

COMMUNITY RENEWAL

FIGURE 2.5: Northeast Area Household by Income



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

HOUSEHOLDS BY DISPOSABLE INCOME

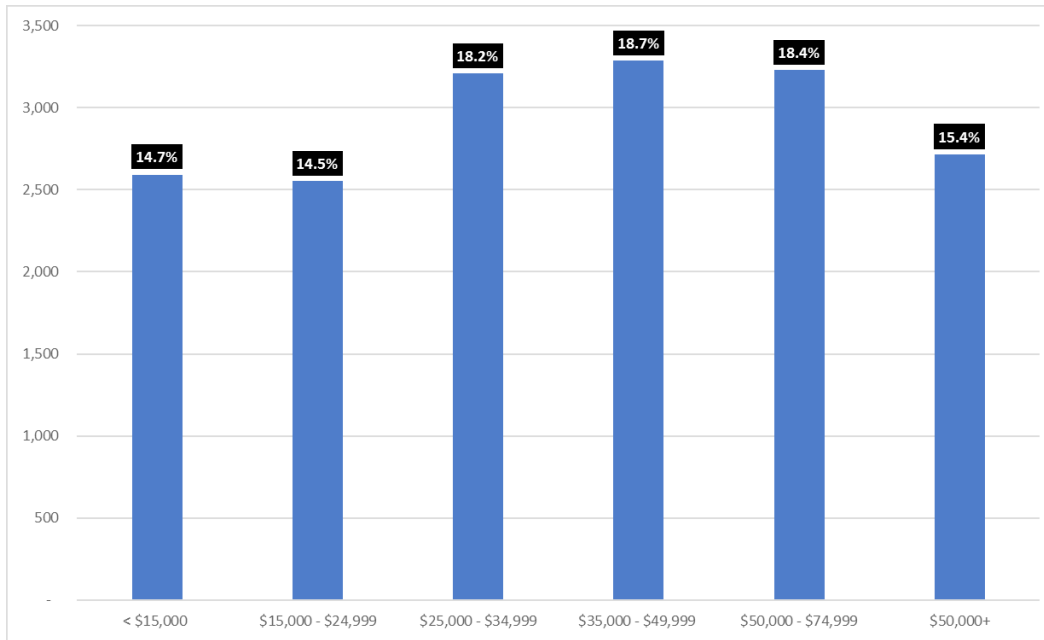
Disposable income is the amount of household funds available for spending and saving after paying income taxes. The amount of disposable income is an important indicator for the economic health of an area. This figure is used to gauge the investment viability for business activity. The amount of income 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 Northeast Area in 2015 was \$48,075.

TABLE 2.4: Northeast Area Households by Disposable Income, 2015

Disposable Income Ranges	Number of Households	Percent
less than \$15,000	2,592	14.7%
\$15,000 - \$24,999	2,551	14.5%
\$25,000 - \$34,999	3,207	18.2%
\$35,000 - \$49,999	3,285	18.7%
\$50,000 - \$74,999	3,228	18.4%
\$75,000 - \$99,999	1,233	7.0%
\$100,000 - \$149,999	984	5.6%
\$150,000 - \$199,999	282	1.6%
\$200,000+	217	1.2%

Source: U.S. Census Bureau and ESRI 2015

FIGURE 2.6: Northeast Area by Disposable Income



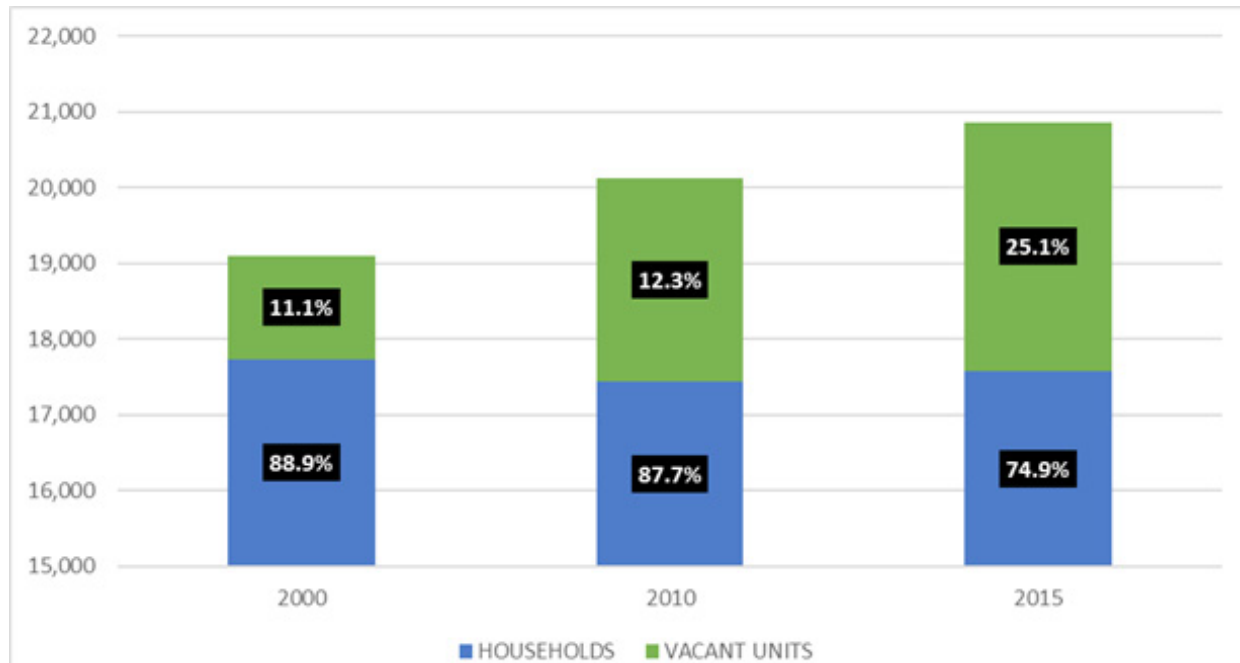
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

2.3 HOUSING

HOUSING UNIT CHARACTERISTICS

The housing characteristics of the Northeast Area have didn't change much over the last five years. The characteristics, largely typical for suburban communities, include large numbers of single family detached housing. There are relatively few vacancies. As shown in **Figure 2.14**, the 2015 housing estimates report 20,865 total units with 17,579 occupied units (84.3%) and 3,286 vacant units (15.7%). The total number of occupied units have slightly increased from 17,441 units in 2010 to 17,579 units in 2015, an increase 138 units. The median home value in 2015 averaged \$156,972.

FIGURE 2.7: Northeast Area Housing Unit Characteristics



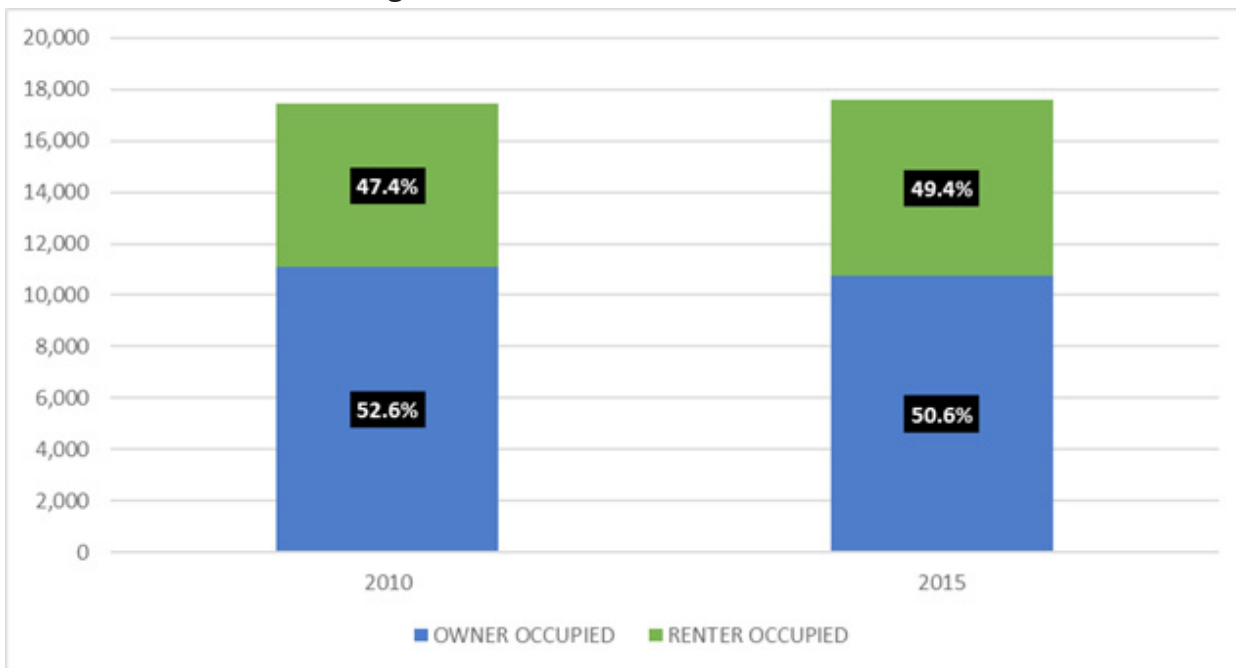
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

COMMUNITY RENEWAL

HOUSING TENURE

Between 2010 and 2015, the number of owner occupied housing units in the Northeast Area declined slightly by 3.6% while the number of renter occupied housing units slightly increased by 1.2%. This change reflects the national trend following the 2007 housing crisis.

FIGURE 2.8: Northeast Area Housing Tenure



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

HOUSING UNIT TYPE

The dominance of single-family 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 Northeast Area’s housing market consists of single family detached dwellings (75.2%), with the remaining units being distributed between townhomes/2-4 units (3.2%), 5+ units apartments (21.0%), and manufactured/mobile homes (0.6%).

TABLE 2.5: Housing Units by Type in the Northeast Area

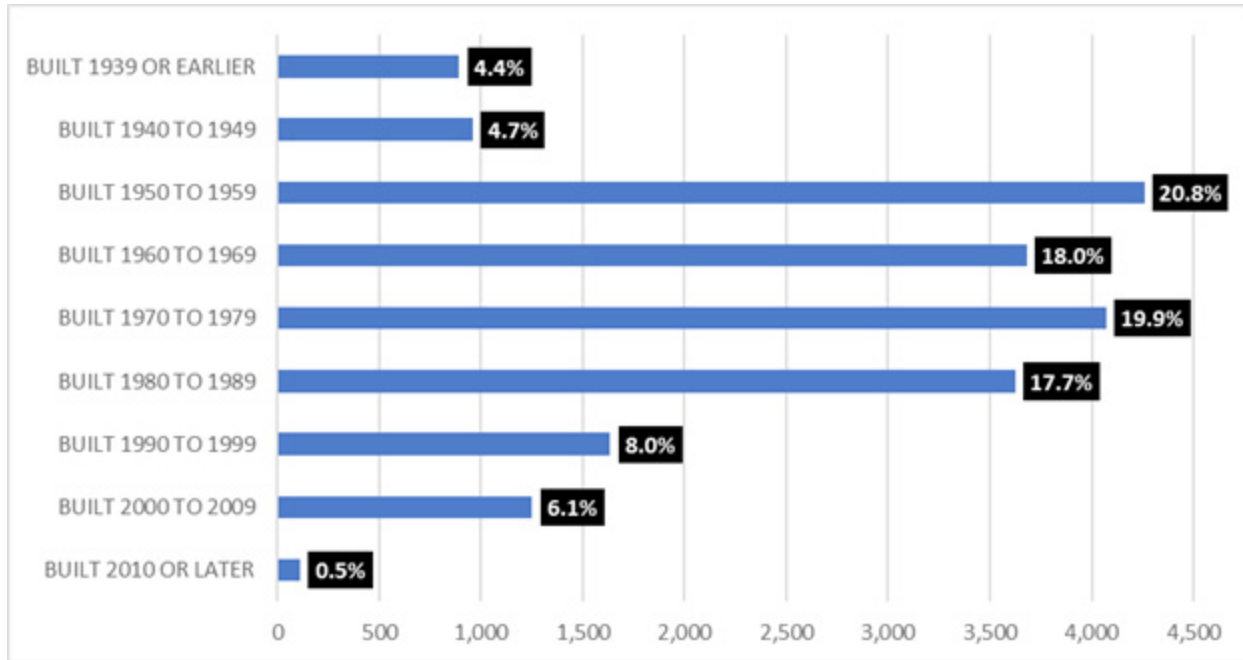
Housing Type	Number	Percent
Total	20,487	100%
1-Unit Detached	15,011	73.3%
1-Unit Attached	380	1.9%
Townhomes/ 2-4 Units	659	3.2%
5+ Units	4,305	21.0%
Mobile Homes	132	0.6%

Source: U.S. Census Bureau, 2009-2013 American Community Survey

AGE OF HOUSING

The majority of housing units in the Northeast Area are relatively dated with nearly 68% of all housing units having been constructed before 1980. Just 7% of all housing has been constructed since 2000. While this can add some limitations on a home's appeal to potential buyers from an architectural and maintenance perspective, it can add to a home's appeal from an affordability and investment perspective.

FIGURE 2.9: Age of Housing Units in the Northeast Area



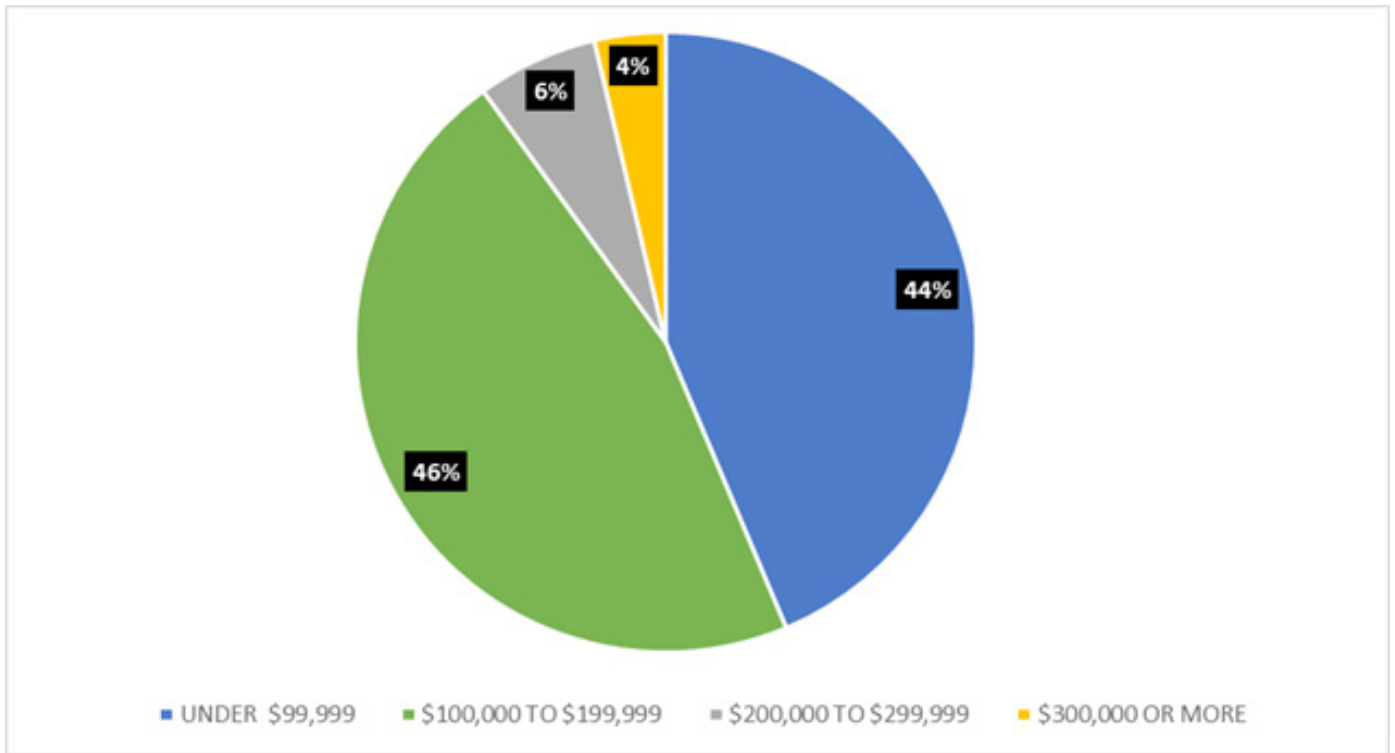
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

COMMUNITY RENEWAL

HOUSING OWNERSHIP AND VALUES

The combination of an older housing stock with depressed property values creates a disincentive for property owners. Weak housing demand has somewhat affected median home property valuations. The majority of owner occupied homes in the Northeast Area are valued under \$200,000 (90% of homes). Additionally, in 2000, just 8% of these units were valued at \$200,000 or more. According to American Community Survey 2009-2013 estimates, 21% of owner-occupied units are valued at \$200,000 or more.

FIGURE 2.10: Owner-Occupied Housing Units Values in the Northeast Area



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

EDUCATIONAL ATTAINMENT

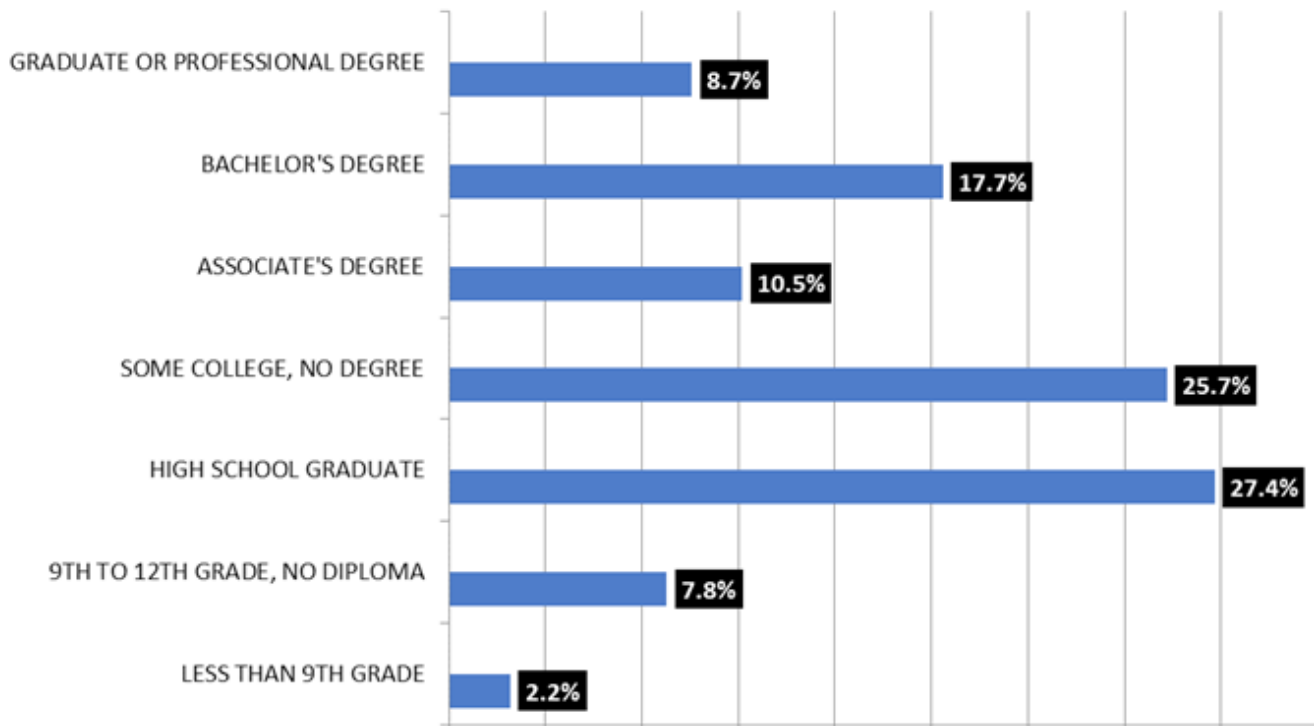
Education has a direct relationship with the potential earning power of an individual. The education level of a community also affects the labor force quality that is available for companies looking to expand or relocate in the area. About 90% of Northeast Area residents aged 25 and older have a high school diploma, and almost 40% have a collegiate degree, whether it was an associates, bachelors, or graduate degree.

TABLE 2.6: Northeast Area Educational Attainment of the Population, 2015

Educational Attainment	Population (25 Years & Older)	Percent
Total:	28,957	100.0%
Less than 9th grade	637	2.2%
9th to 12th grade, no diploma	2,259	7.8%
High school graduate (or equivalency)	7,934	27.4%
Some college, no degree	7,442	25.7%
Associate degree	3,040	10.5%
Bachelor's degree	5,125	17.7%
Graduate or professional degree	2,519	8.7%

Source: ESRI 2015

FIGURE 2.11: Educational Attainment in the Northeast Area



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI) 2015

COMMUNITY RENEWAL

2.4 COMMUNITY PROFILES

CAHABA

- Population: 4,500
- Households: 2,480
- Educational Attainment:
 - High School Graduate: 11.1%
 - Some College, No Degree: 13.3%
 - Bachelor’s Degree: 51%
 - Graduate Degree: 17.8%
- Median Age: 33.0
- Median Household Income: \$63,568
- Average Household Income: \$103,856
- Average Disposable Income of Households: \$76,371
- Average Household Size: 1.81
- Median Home Value: \$409,773

TABLE 2.7: Cahaba Community Profile, 2000-2015

Cahaba Population Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Population	1750	100.0%	4,500	100.0%	2,750
White	1,477	84.4%	3,537	78.6%	2,060
Black or African American	203	11.6%	594	13.2%	391
Other	0	0.0%	374	8.3%	374
American Indian and Alaska Native	1	0.1%	9	0.2%	8
Asian	41	2.3%	194	4.3%	153
Native Hawaiian and Other Pacific Islander	0	0.0%	5	0.1%	5
Some other race	14	0.8%	90	2.0%	76
Two or more races	14	0.8%	77	1.7%	63
Cahaba Housing Units Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Housing Units	1,438	100.0%	3,234	100.0%	1,796
Occupied Housing Units	1,182	82.2%	2,480	76.7%	1,299
Owner-Occupied Housing Units	485	33.7%	818	25.3%	334
Renter Occupied Housing Units	697	48.5%	1,662	51.4%	965
Vacant Housing Units	256	17.8%	754	23.3%	498

Source: U.S. Census Bureau and ESRI 2015

EAST PINSON VALLEY COMMUNITY PROFILE

- Population: 9,575
- Households: 3,794
- Educational Attainment:
 - High School Graduate: 32.6%
 - Some College, No Degree: 29.6%
 - Bachelor's Degree: 12.2%
 - Graduate Degree: 6.7%
- Median Age: 33.6
- Median Household Income: \$45,927
- Average Household Income: \$57,825
- Average Disposable Income of Households: \$47,343
- Average Household Size: 2.52
- Median Home Value: \$185,266

TABLE 2.8: East Pinson Valley Community Profile, 2000-2015

East Pinson Valley Population Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Population	10,805	100.0%	9,574	100.0%	(1,231)
White	2,928	27.1%	1,436	15.0%	(1,492)
Black or African American	7,694	71.2%	7,879	82.3%	185
Other	39	0.4%	258	2.7%	219
American Indian and Alaska Native	26	0.2%	10	0.1%	(16)
Asian	41	0.4%	38	0.4%	(3)
Native Hawaiian and Other Pacific Islander	4	0.0%	0	0.0%	(4)
Some other race	0	0.0%	67	0.7%	67
Two or more races	73	0.7%	144	1.5%	71
East Pinson Valley Housing Units Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Housing Units	4,190	100.0%	4,276	100.0%	86
Occupied Housing Units	3,888	92.8%	3,793	88.7%	(95)
Owner-Occupied Housing Units	2,522	60.2%	2,198	51.4%	(324)
Renter Occupied Housing Units	1,366	32.6%	1,595	37.3%	229
Vacant Housing Units	302	7.2%	483	11.3%	181

Source: U.S. Census Bureau and ESRI 2015

COMMUNITY RENEWAL

HUFFMAN COMMUNITY PROFILE

- Population: 13,747
- Households: 5,441
- Educational Attainment:
 - High School Graduate: 25.2%
 - Some College, No Degree: 28.1%
 - Bachelor’s Degree: 14.4%
 - Graduate Degree: 8.9%
- Median Age: 38.7
- Median Household Income: \$45,320
- Average Household Income: \$55,251
- Average Disposable Income of Households: \$46,009
- Average Household Size: 2.51
- Median Home Value: \$162,906

TABLE 2.9: Huffman Community Profile, 2000-2015

Huffman Population Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Population	14,380	100.0%	13,747	100.0%	(633)
White	8,309	57.8%	3,877	28.2%	(4,432)
Black or African American	5,724	39.8%	9,348	68.0%	3,624
Other	347	2.4%	522	3.8%	175
American Indian and Alaska Native	30	0.2%	27	0.2%	(3)
Asian	119	0.8%	82	0.6%	(37)
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	0
Some other race	93	0.6%	275	2.0%	182
Two or more races	105	0.7%	137	1.0%	32
Huffman Housing Units Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Housing Units	6,226	100.0%	6,270	100.0%	44
Occupied Housing Units	5,933	95.3%	5,442	86.8%	(491)
Owner-Occupied Housing Units	4,526	76.3%	3,887	62.0%	(639)
Renter Occupied Housing Units	1,407	23.7%	1,555	24.8%	148
Vacant Housing Units	293	4.7%	828	13.2%	535

Source: U.S. Census Bureau and ESRI 2015

ROEBUCK - SOUTH EAST LAKE COMMUNITY PROFILE

- Population: 15,358
- Households: 5,864
- Educational Attainment:
 - High School Graduate: 25.3%
 - Some College, No Degree: 26.1%
 - Bachelor’s Degree: 12.2%
 - Graduate Degree: 5.7%
- Median Age: 39.4
- Median Household Income: \$36,243
- Average Household Income: \$45,909
- Average Disposable Income of Households: \$38,499
- Average Household Size: 2.54
- Median Home Value: \$126,212

TABLE 2.10: Roebuck - South East Lake Community Profile, 2000-2015

Roebuck - South East Lake Population Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Population	16,977	100.0%	15,358	100.0%	(1,619)
White	7,340	43.2%	3,671	23.9%	(3,669)
Black or African American	9,300	54.8%	11,165	72.7%	1,865
Other	337	2.0%	522	3.4%	185
American Indian and Alaska Native	38	0.2%	31	0.2%	(7)
Asian	62	0.4%	77	0.5%	15
Native Hawaiian and Other Pacific Islander	11	0.1%	15	0.1%	4
Some other race	72	0.4%	184	1.2%	112
Two or more races	154	0.9%	215	1.4%	61
Roebuck - South East Lake Housing Units Profile	2000	% in 2000	2015	% in 2015	2010-2015 Change
Total Housing Units	7,252	100.0%	7,084	100.0%	(168)
Occupied Housing Units	6,729	92.8%	5,866	82.8%	(863)
Owner-Occupied Housing Units	5,076	70.0%	3,854	54.4%	(1,222)
Renter Occupied Housing Units	1,653	22.8%	2,012	28.4%	359
Vacant Housing Units	522	7.2%	1,218	17.2%	696

Source: U.S. Census Bureau and ESRI 2015

COMMUNITY RENEWAL

2.5 PROPERTY INVENTORY

In order to assess the level of blight and devise appropriate recommendations and corresponding implementation strategies, the project team conducted a parcel-by-parcel analysis 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 and those that serve as strong community cores.

PROPERTY CONDITIONS SURVEY REPORT

More than 80% of the properties in the Northeast Area are in sound condition, and 10.4% of properties are vacant natural. The high number of vacant-natural properties is a result of large undeveloped areas in the Cahaba community and around Ruffner Mountain. Only about 4.8% of properties were vacant and overgrown or had delapidated or deteriorated structures.

TABLE 2.11: Northeast Area Property Conditions Report

Property Condition	Total	% of Total
Sound		
Occupied	14,090	81.1%
Unoccupied	339	2.0%
Deteriorated		
Occupied	260	1.5%
Unoccupied	176	1.0%
Dilapidated		
Occupied	21	0.1%
Unoccupied	181	1.0%
Vacant		
Maintained	308	1.8%
Overgrown	205	1.2%
Natural	1,802	10.4%

TABLE 2.12: Northeast Area Property Conditions Report for Properties With Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	14,040	94%	2%	2%	1%	0%	1%
Multi-Family	162	80%	1%	6%	5%	1%	8%
Commercial	474	91%	7%	1%	1%	0%	0%
Industrial	185	95%	4%	0%	1%	0%	0%
Institutional	133	92%	4%	0%	0%	2%	3%
Other	6	67%	17%	17%	0%	0%	0%

TABLE 2.13: Northeast Area Property Conditions Report for Properties Without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Vacant Overgrown
Parks / Open Space	23	91.3%	8.7%	0.0%
Transportation	62	93.5%	3.2%	3.2%
Vacant	2,297	12.9%	78.3%	8.8%

FIGURE 2.12: Property Condition Categories and Description

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

COMMUNITY RENEWAL

FIGURE 2.13: Property Conditions Map, Northeast Area

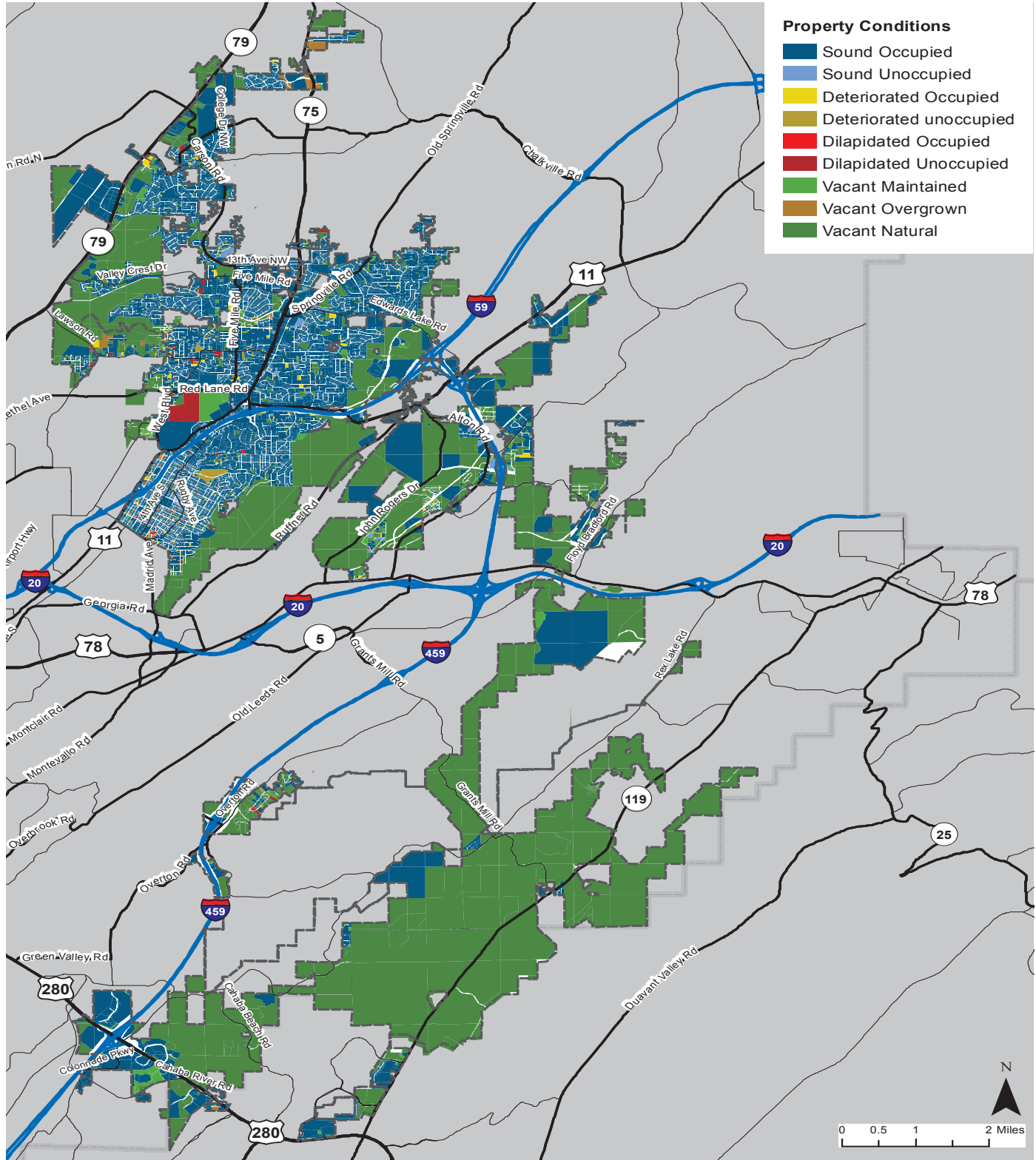
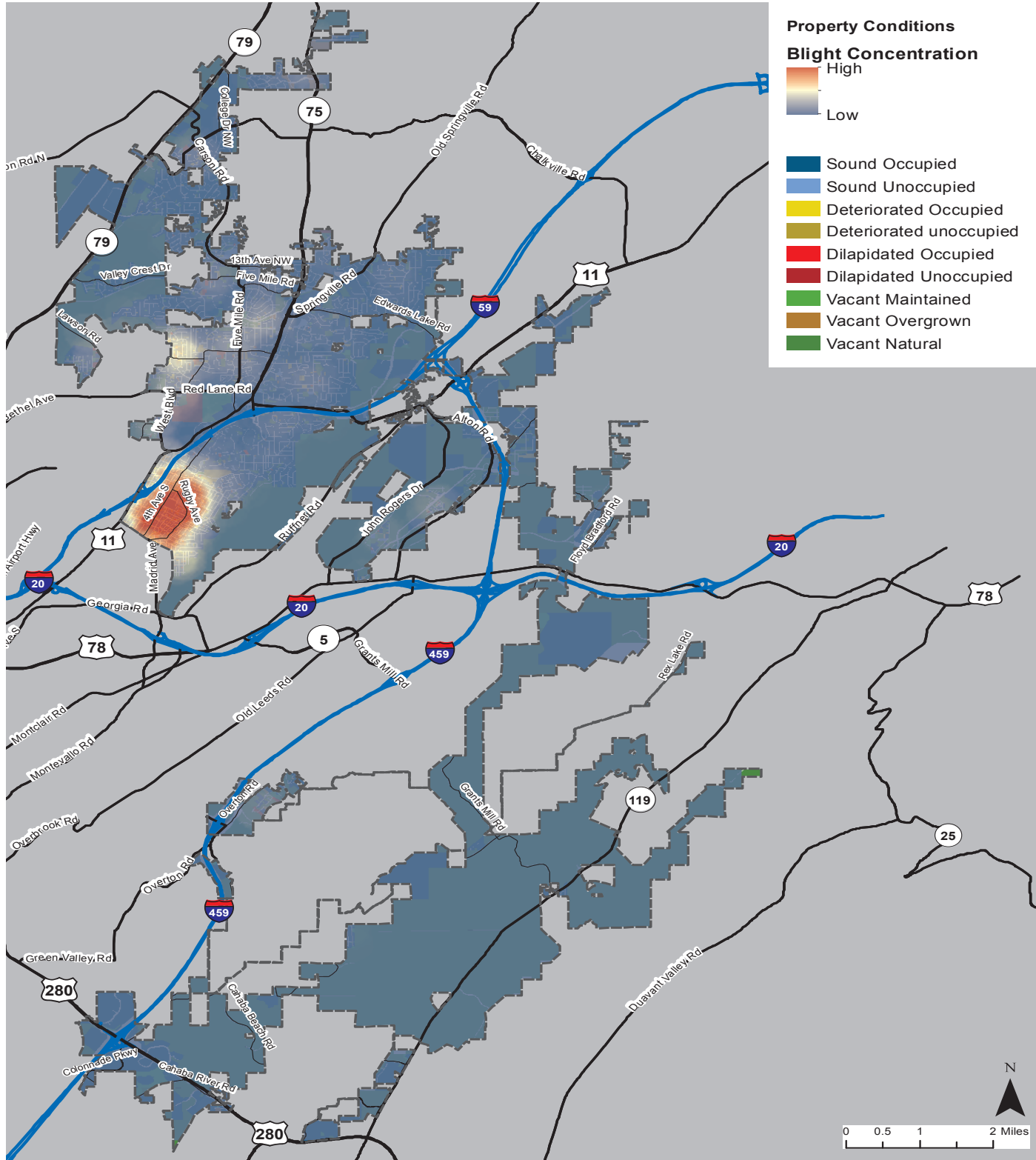


FIGURE 2.14: Property Conditions Heat Map, Northeast Area



COMMUNITY RENEWAL

TABLE 2.14: Cahaba Property Conditions Report

Property Condition	Total	% of Total
Sound		
Occupied	471	54.2%
Unoccupied	2	0.2%
Deteriorated		
Occupied	1	0.1%
Unoccupied	3	0.3%
Dilapidated		
Occupied	0	0.0%
Unoccupied	5	0.6%
Vacant		
Maintained	66	7.6%
Overgrown	2	0.2%
Natural	319	36.7%

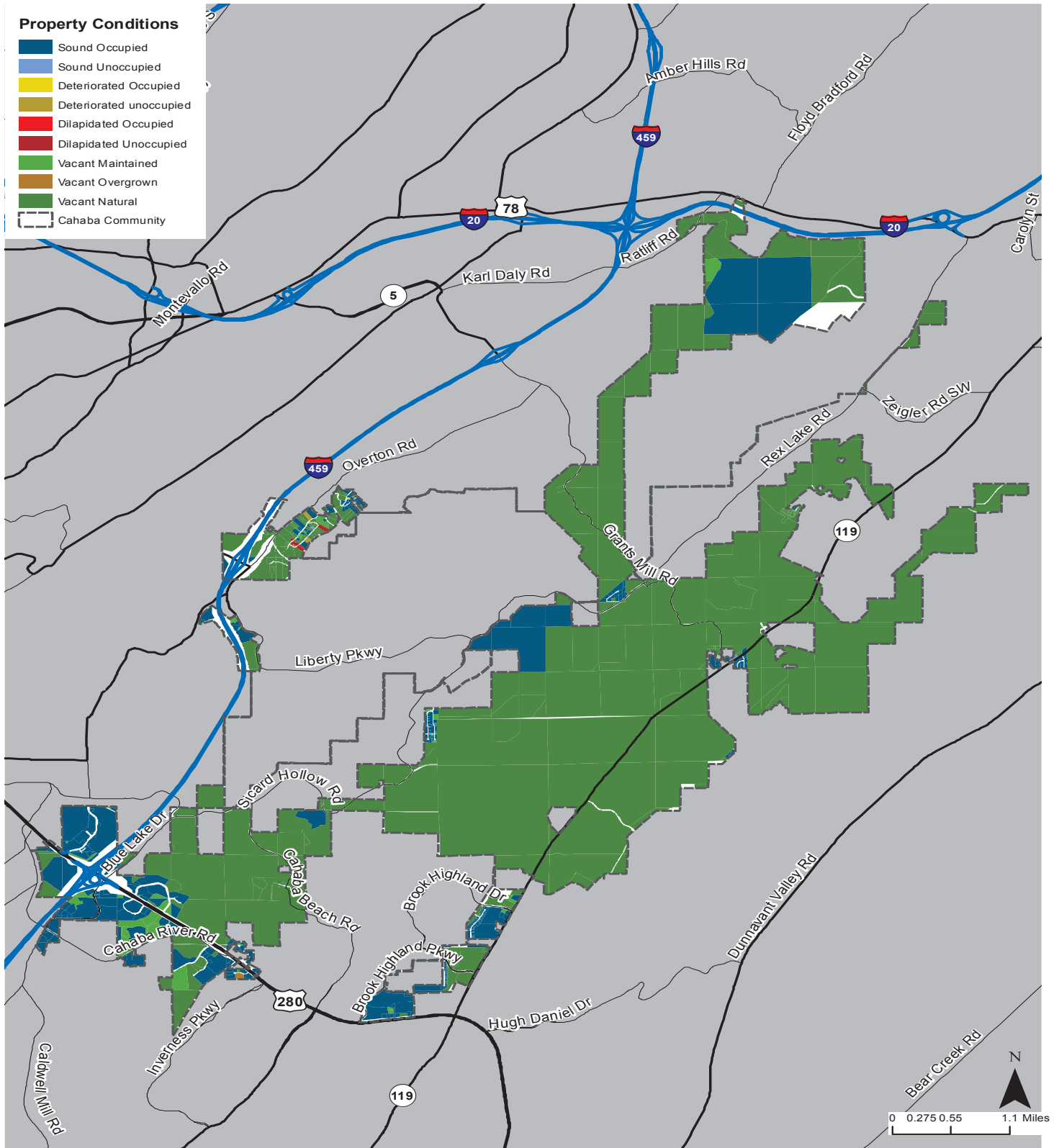
TABLE 2.15: Cahaba Property Conditions Report for Properties With Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	348	97%	0%	0%	1%	0%	1%
Multi-Family	10	100%	0%	0%	0%	0%	0%
Commercial	110	99%	1%	0	0%	0%	0%
Industrial	1	100%	0%	0%	0%	0%	0%
Institutional	13	92%	0%	0%	8%	0%	0%

TABLE 2.16: Cahaba Property Conditions Report for Properties Without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Vacant Overgrown
Parks / Open Space	2	100%	0%	0%
Transportation	9	100%	0%	0%
Vacant	376	15%	85%	1%

FIGURE 2.15: Property Conditions Map, Cahaba Community



COMMUNITY RENEWAL

FIGURE 2.16: Property Conditions Heat Map, Cahaba Community

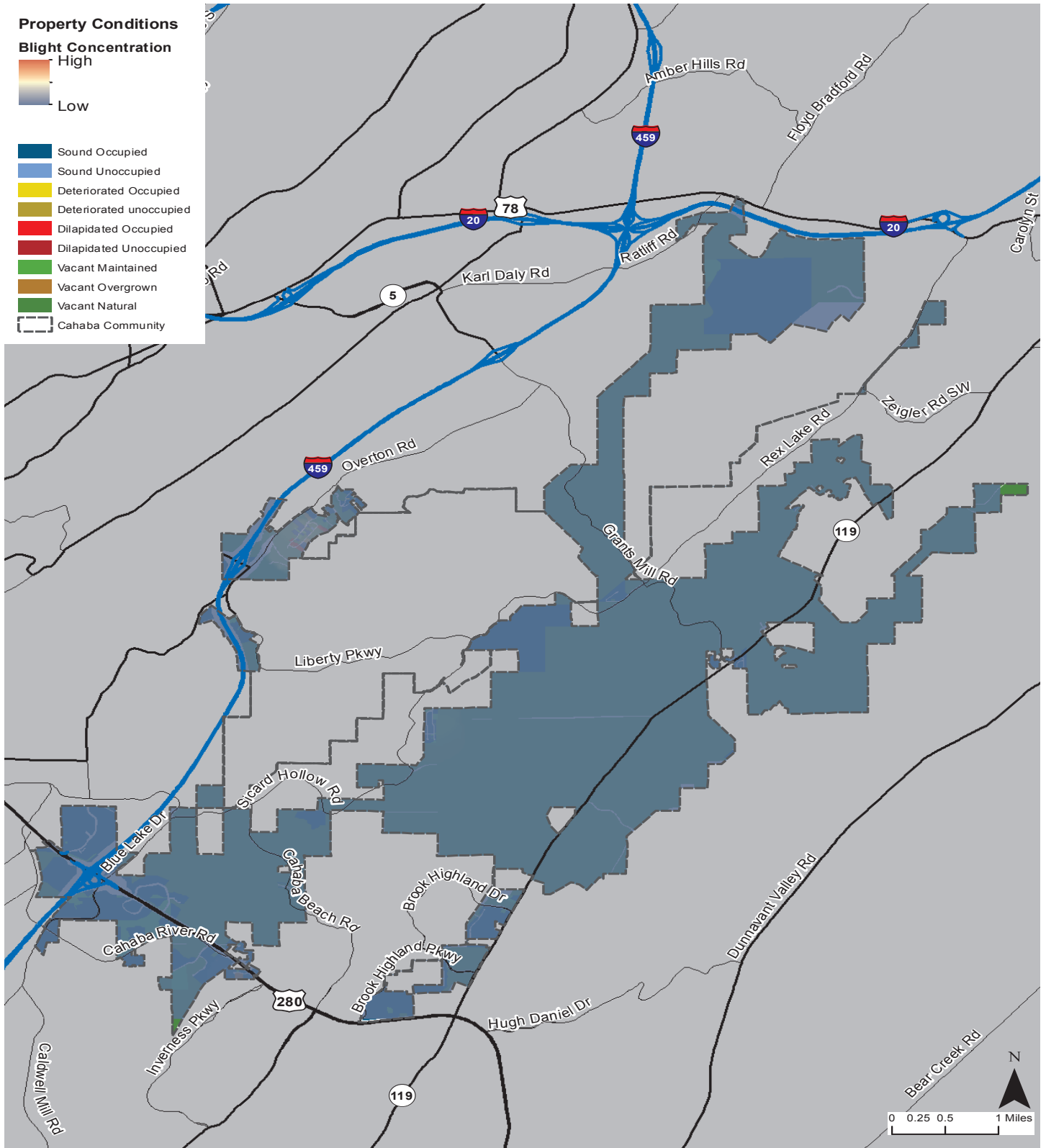


TABLE 2.17: East Pinson Valley Property Conditions Report

Property Condition	Total	% of Total
Sound		
Occupied	2,412	83.8%
Unoccupied	27	0.9%
Deteriorated		
Occupied	29	1.0%
Unoccupied	8	0.3%
Dilapidated		
Occupied	1	0.0%
Unoccupied	12	0.4%
Vacant		
Maintained	31	1.1%
Overgrown	23	0.8%
Natural	337	11.7%

TABLE 2.18: East Pinson Valley Property Conditions Report for Properties With Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	2,375	97%	1%	1%	0%	0%	0%
Multi-Family	25	96%	0%	0%	0%	0%	4%
Commercial	43	91%	2%	2%	5%	0%	0%
Industrial	29	100%	0	0	0	0	0
Institutional	16	88%	6%	6%	0%	0%	0%
Other	1	100%	0%	0%	0%	0%	0%

TABLE 2.19: East Pinson Valley Property Conditions Report for Properties Without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Vacant Overgrown
Parks / Open Space	2	100%	0%	0%
Transportation	9	100%	0%	0%
Vacant	376	15%	85%	1%

COMMUNITY RENEWAL

FIGURE 2.17: Property Conditions Map, East Pinson Valley Community

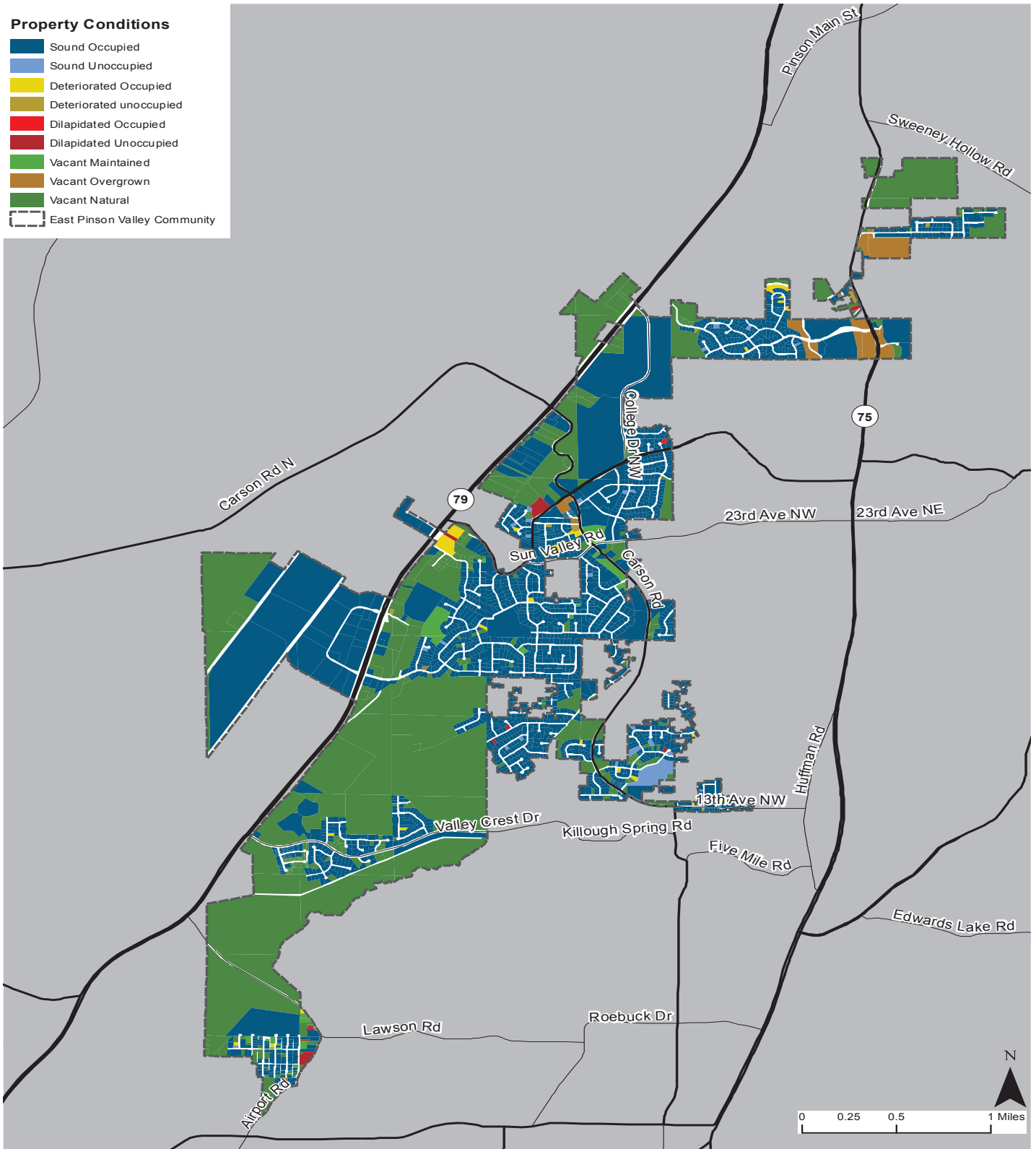
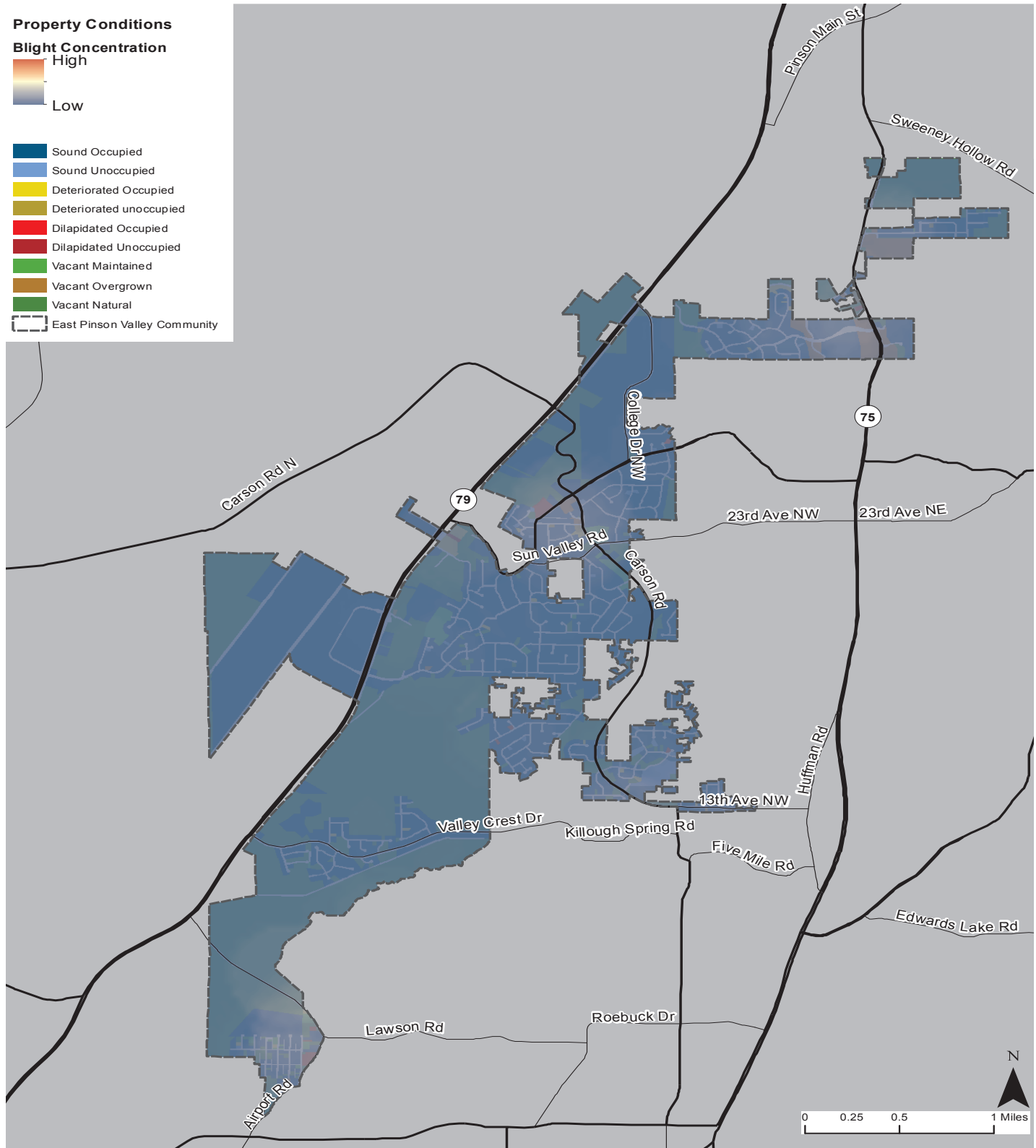


FIGURE 2.18: Property Conditions Heat Map, East Pinson Valley Community



COMMUNITY RENEWAL

TABLE 2.20: Huffman Property Conditions Report

Property Condition	Total	% of Total
Sound		
Occupied	5,472	84.2%
Unoccupied	113	1.7%
Deteriorated		
Occupied	68	1.0%
Unoccupied	38	0.6%
Dilapidated		
Occupied	2	0.0%
Unoccupied	15	0.2%
Vacant		
Maintained	123	1.9%
Overgrown	24	0.4%
Natural	642	9.9%

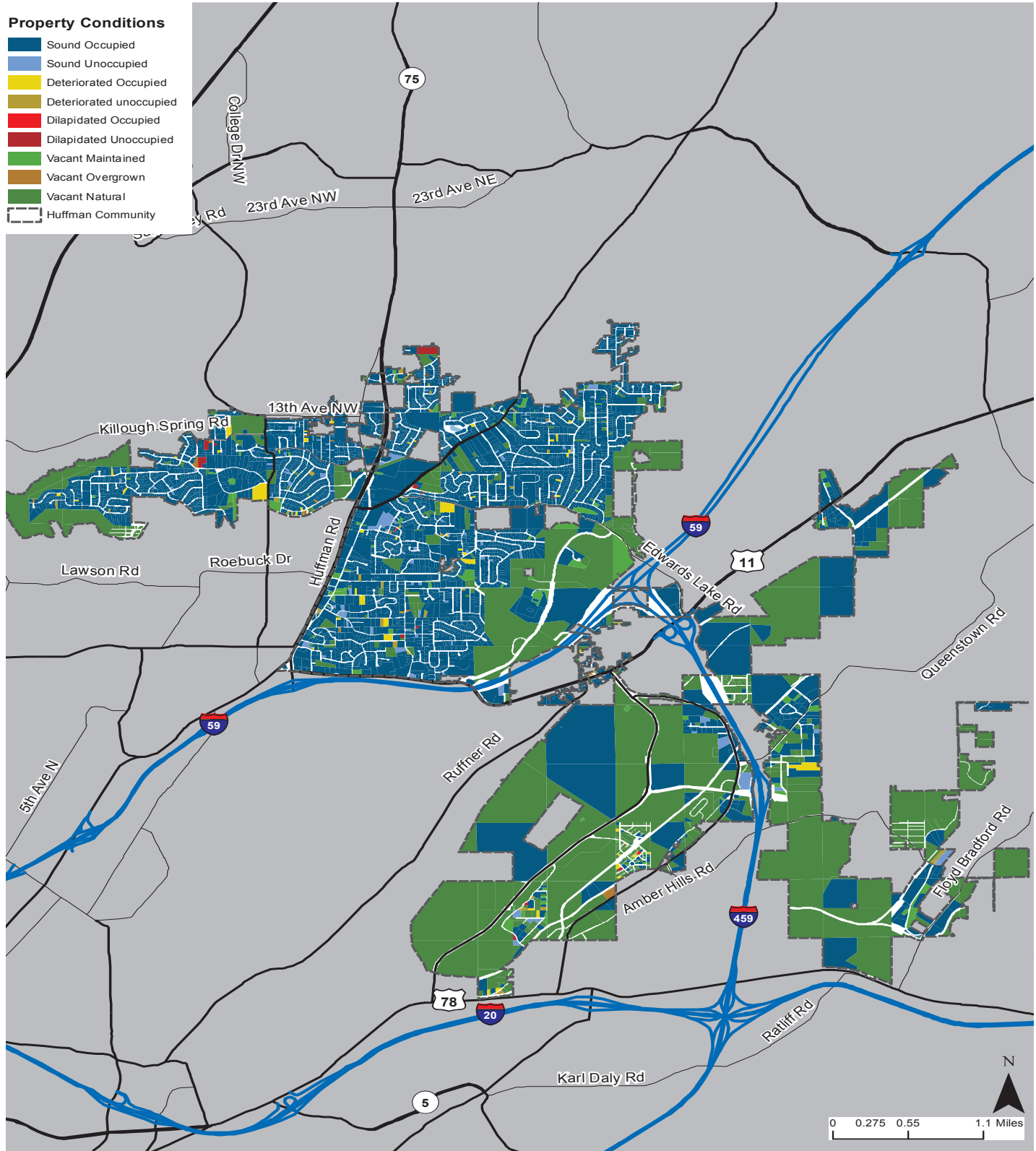
TABLE 2.21: Huffman Property Conditions Report for Properties With Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	5,332	96%	2%	1%	1%	0%	0%
Multi-Family	18	78%	6%	17%	0%	0%	0%
Commercial	154	95%	5%	0%	1%	0%	0%
Industrial	151	94%	5%	0%	1%	0%	0%
Institutional	49	92%	6%	2%	0%	0%	0%
Other	4	50%	25%	25%	0%	0%	0%

TABLE 2.22: Huffman Property Conditions Report for Properties Without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Vacant Overgrown
Parks / Open Space	2	100%	0%	0%
Transportation	27	93%	7%	0%
Vacant	760	13%	84%	3%

FIGURE 2.19: Property Conditions Map, Huffman Community



COMMUNITY RENEWAL

FIGURE 2.20: Property Conditions Heat Map, Huffman Community

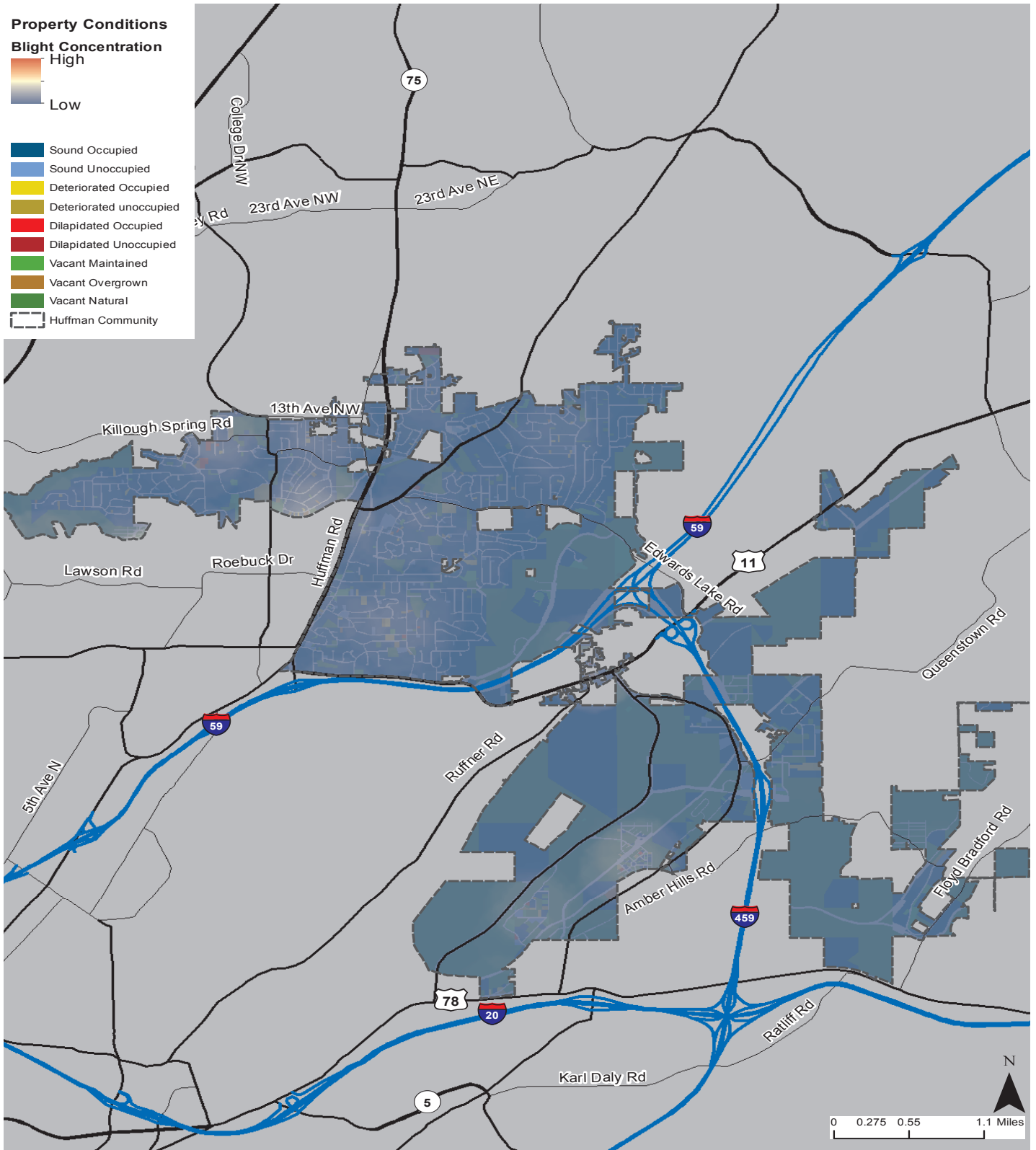


TABLE 2.23: Roebuck - South East Lake Property Conditions Report

Property Condition	Total	% of Total
Sound		
Occupied	5,597	81.2%
Unoccupied	192	2.8%
Deteriorated		
Occupied	157	2.3%
Unoccupied	124	1.8%
Dilapidated		
Occupied	17	0.2%
Unoccupied	141	2.0%
Vacant		
Maintained	154	2.2%
Overgrown	147	2.1%
Natural	366	5.3%

TABLE 2.24: Roebuck - South East Lake Property Conditions Report for Properties With Structures

Land Use	Property Conditions						
	Total	Sound		Deteriorated		Dilapidated	
		Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Single Family	5,896	90%	3%	3%	2%	0%	2%
Multi-Family	109	74%	1%	6%	7%	1%	11%
Commercial	166	81%	14%	2%	2%	0%	1%
Industrial	4	100%	0%	0%	0%	0%	0%
Institutional	52	92%	2%	0%	0%	0%	0%
Other	1	100%	0%	0%	0%	0%	0%

TABLE 2.25: Roebuck - South East Lake Property Conditions Report for Properties without Structures

Land Use	Property Conditions			
	Total	Maintained	Vacant Natural	Vacant Overgrown
Parks / Open Space	15	93%	7%	0%
Transportation	25	92%	0%	8%
Vacant	627	19%	58%	23%

COMMUNITY RENEWAL

FIGURE 2.21: Property Conditions Map, Roebuck - South East Lake Community

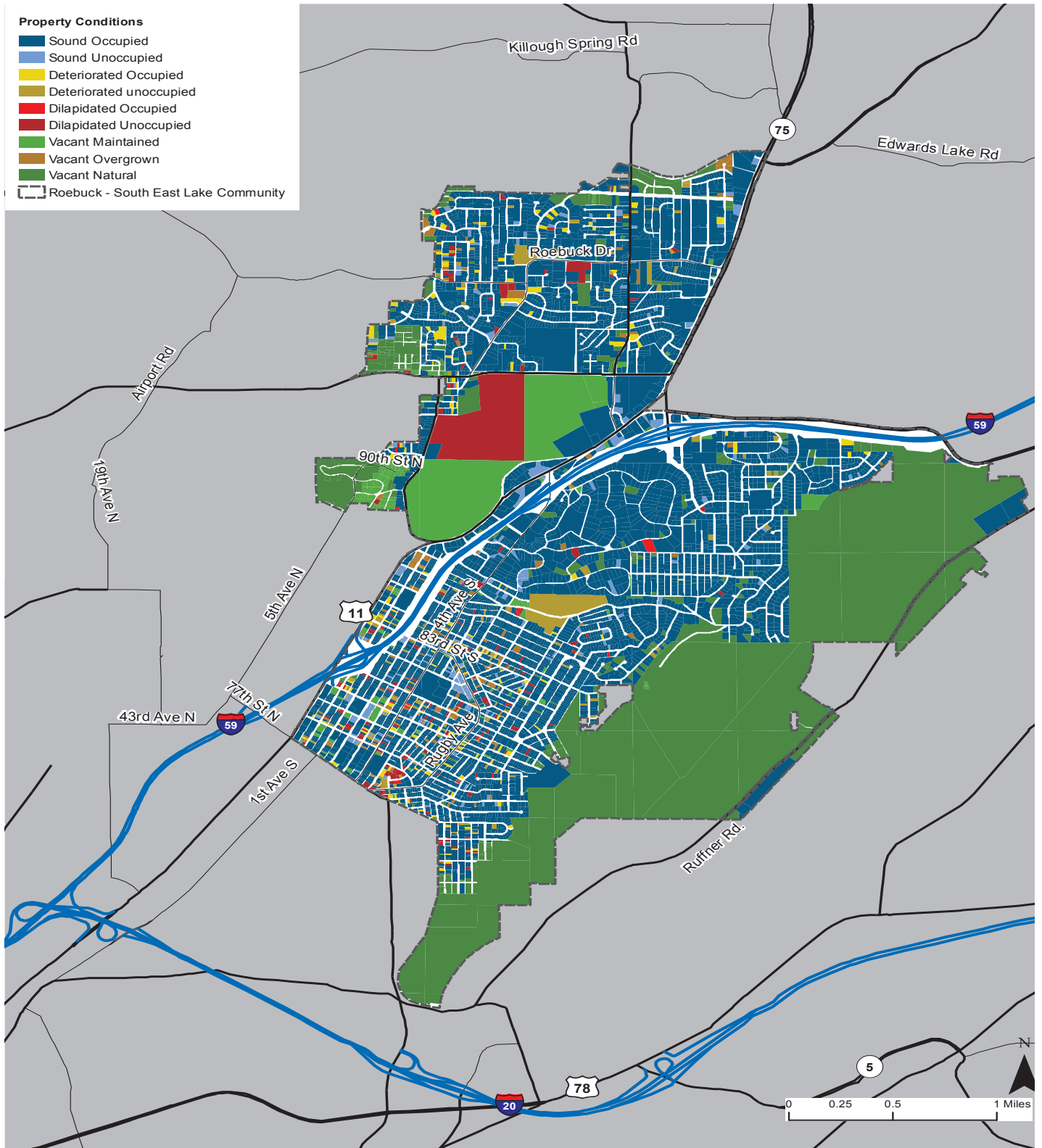
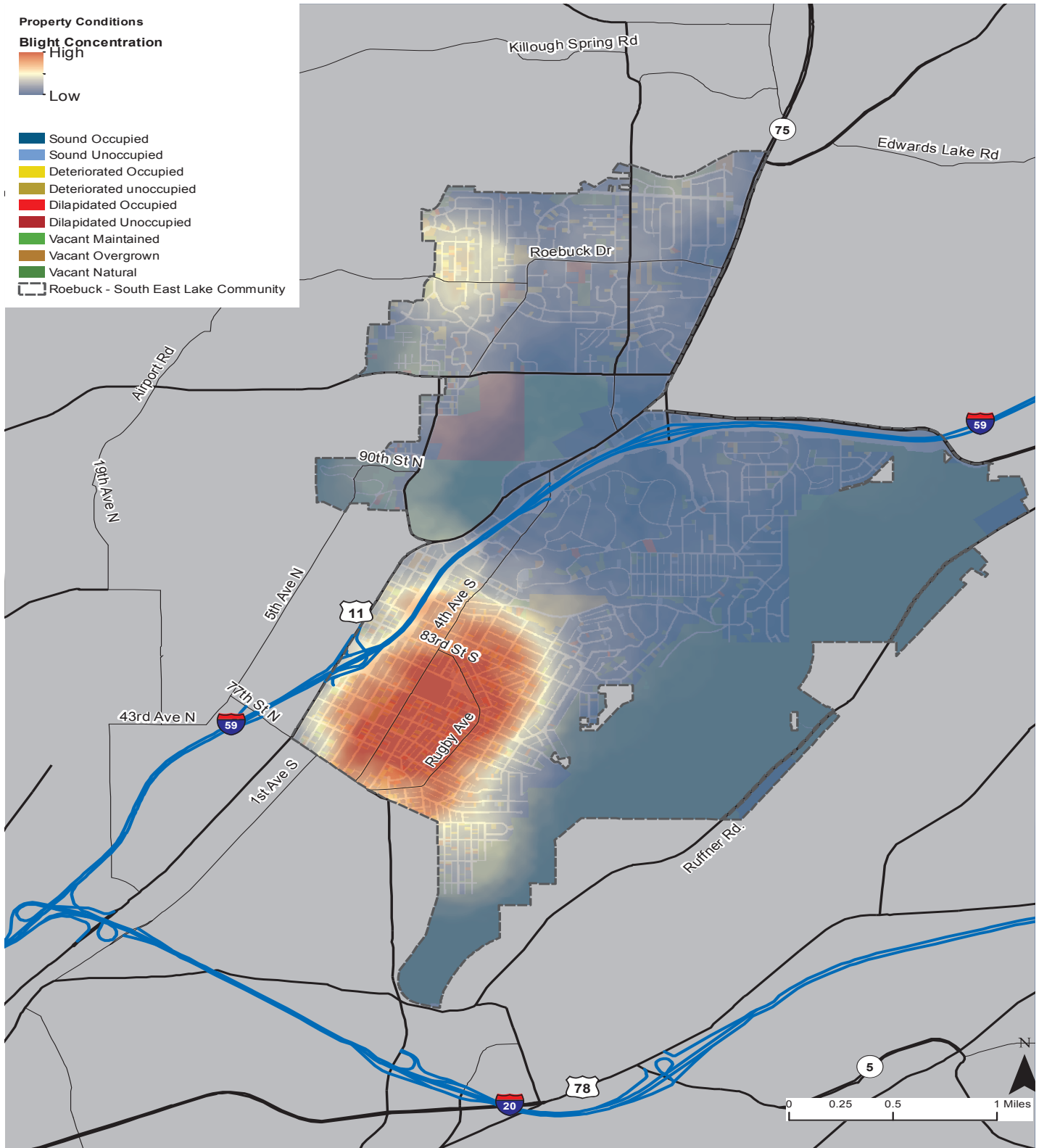


FIGURE 2.22: Property Conditions Heat Map, Roebuck - South East Lake Community



COMMUNITY RENEWAL

2.6 TAX DELINQUENCY

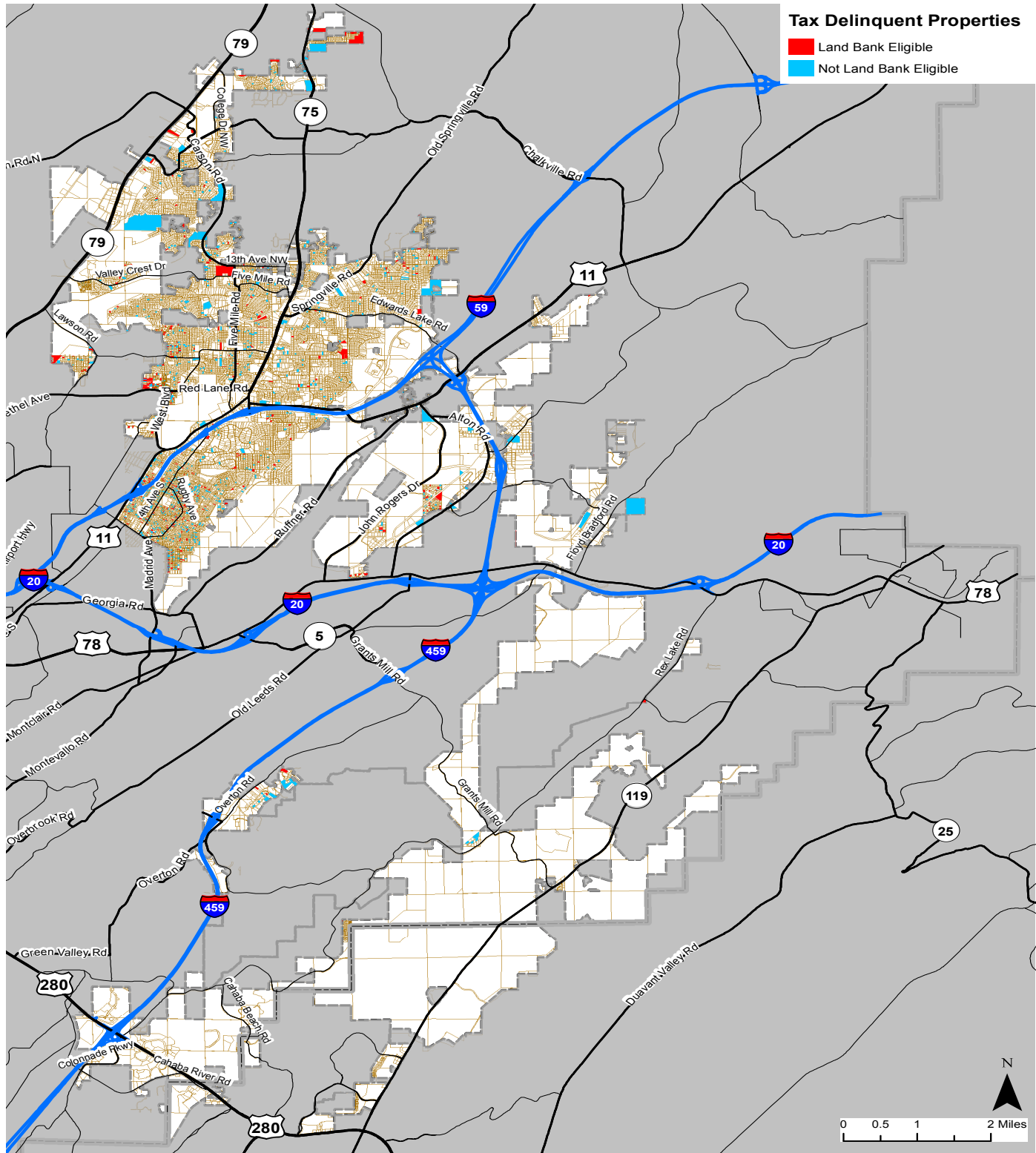
Tax delinquency appears to be an issue that has accelerated over the past 5 years. There are approximately 1,477 tax delinquent properties in the Northeast Area. Many of these properties have been delinquent for several years. These properties have accrued liens for both taxes and other unpaid bills 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, recently the City of Birmingham has created a land bank.

Properties that have been delinquent for 5 or more years are eligible to be acquired by the land bank. Of the 1,477 properties in the plan area that are tax delinquent, 1,052 (71%) have become delinquent in the last 5 years. 425 (29%) are land-bank eligible. The Roebuck - South Eastlake Community has the most tax delinquent properties in the Northeast Area, totaling 761 properties.

TABLE 2.26: Tax Delinquent Parcels, by Community

Community	# of Tax Delinquent Properties	1-4 Years Delinquent	5+ Years Delinquent
Cahaba	19	14	5
East Pinson Valley	378	312	66
Roebuck - South East Lake	761	499	262
Huffman	319	277	92
Total Northeast Area:	1,477	1,052	425

FIGURE 2.23: Tax Delinquency Map, Northeast Area



COMMUNITY RENEWAL

FIGURE 2.24: Tax Delinquency Map, Cahaba Community

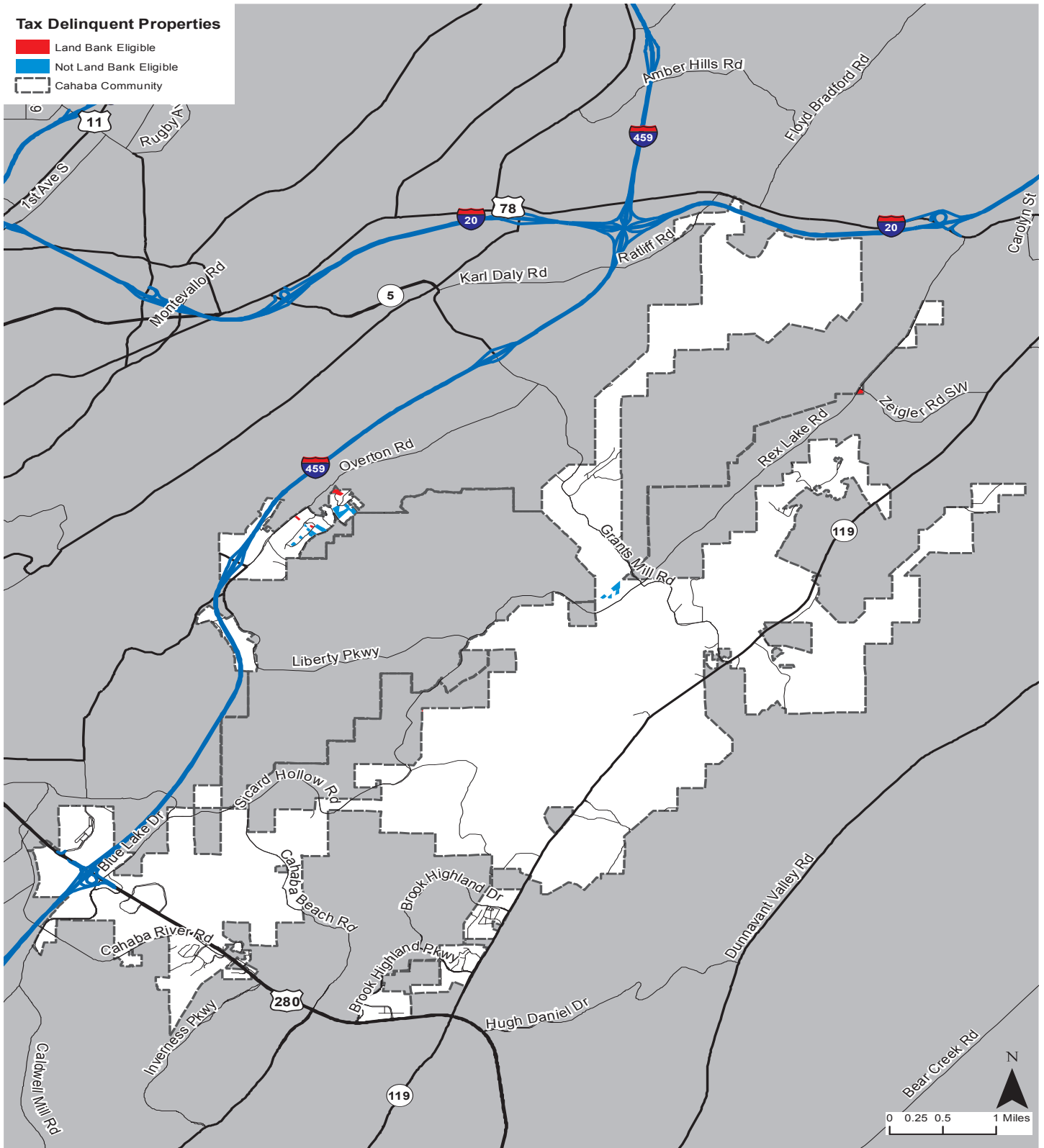
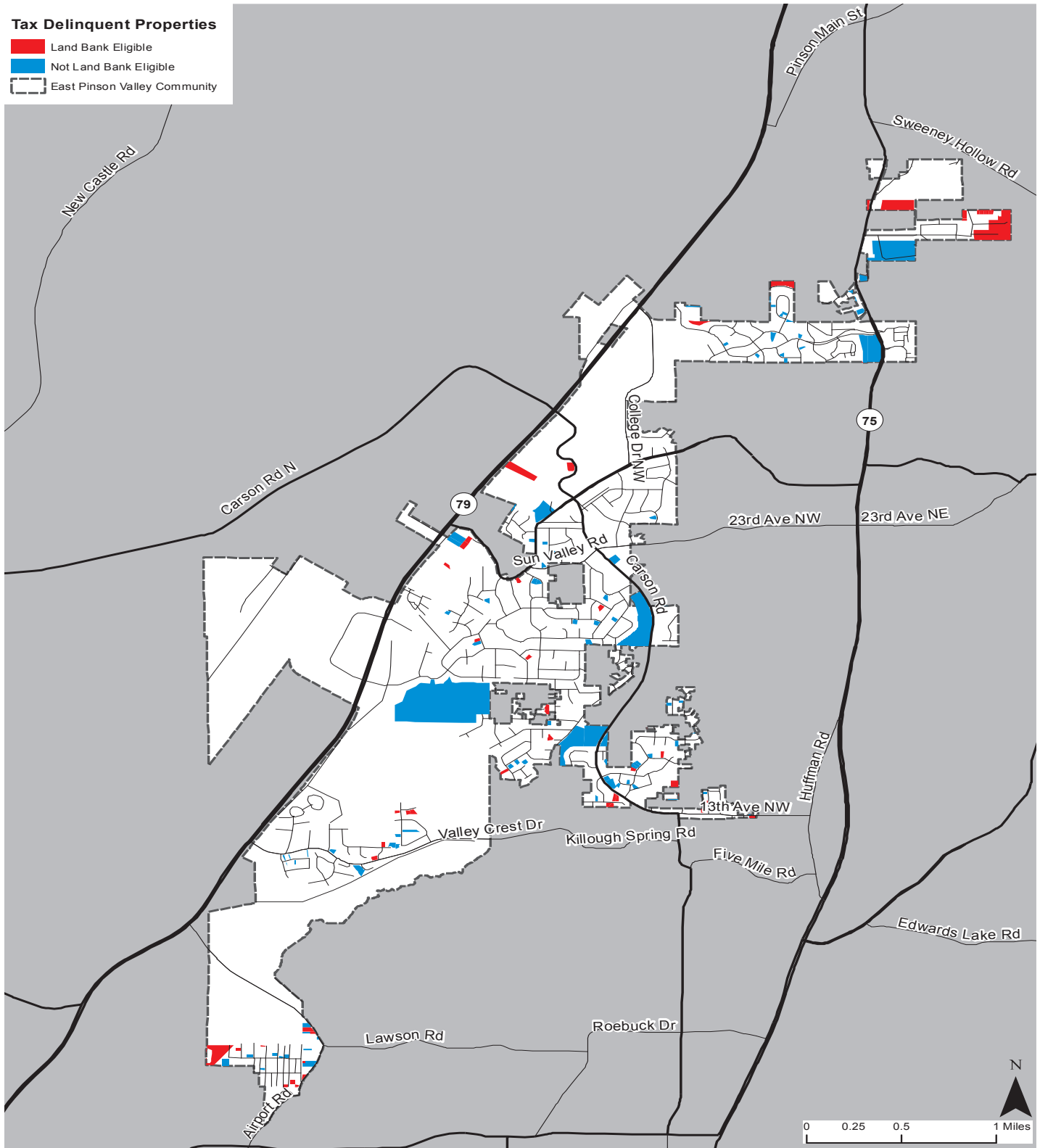


FIGURE 2.25: Tax Delinquency Map, East Pinson Valley Community



COMMUNITY RENEWAL

FIGURE 2.26: Tax Delinquency Map, Huffman Community

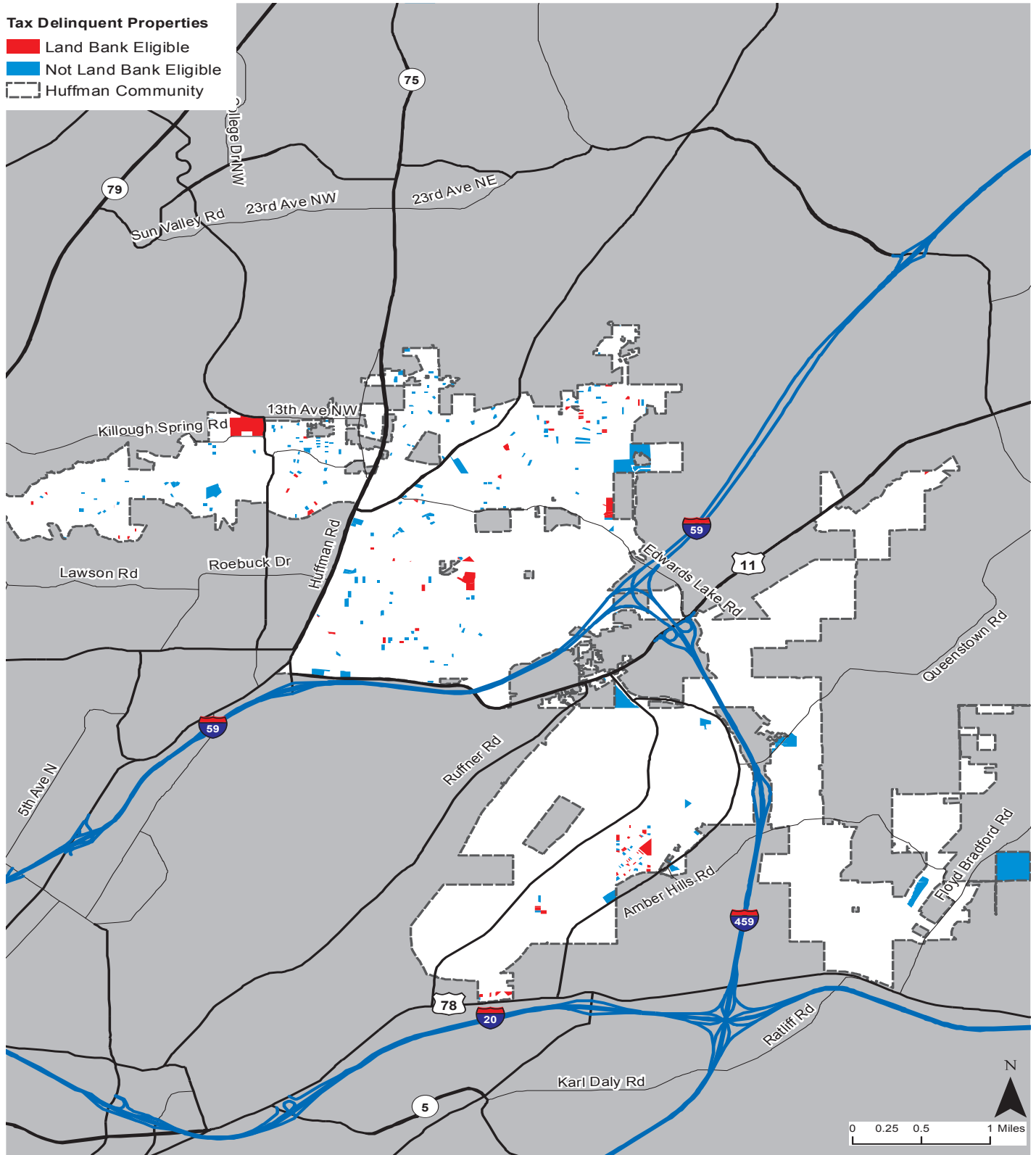
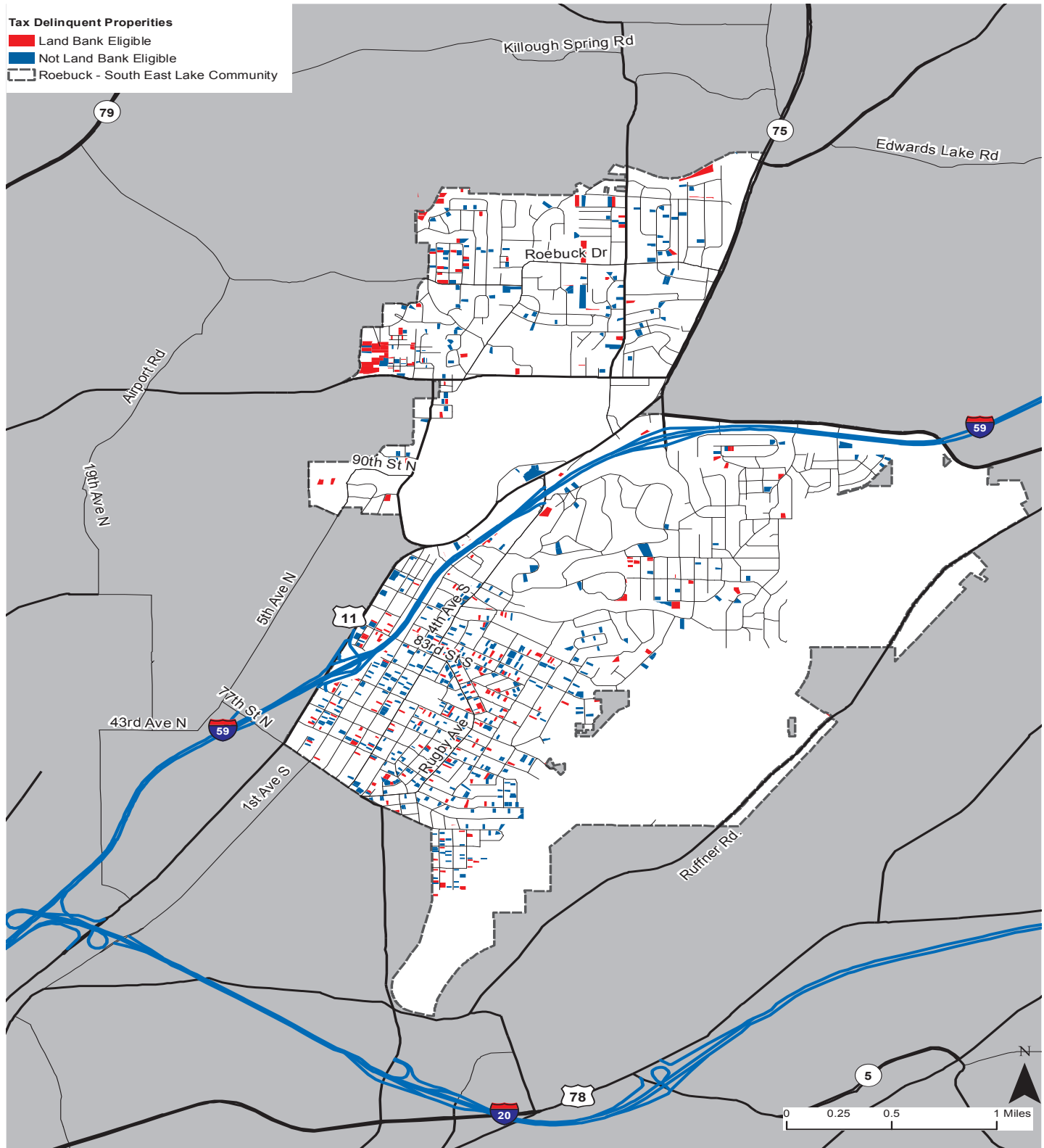


FIGURE 2.27: Tax Delinquency Map, Roebuck - South East Lake Community



COMMUNITY RENEWAL

2.7 PROPERTY OWNERSHIP

The major property owners in 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 for the purpose of including them in the plan's development. Knowing the ideas and plans of these major land owners can help develop recommendations in the final plan that are practical and serve all area stakeholders.

PUBLIC OWNERSHIP

Approximately 25% of the land (6,762 acres) in the Northeast Area is owned by the Birmingham Water Works Board. The City of Birmingham owns 5.0% of the land (1,368 acres), and the City of Birmingham Board of Education owns 165 acres.

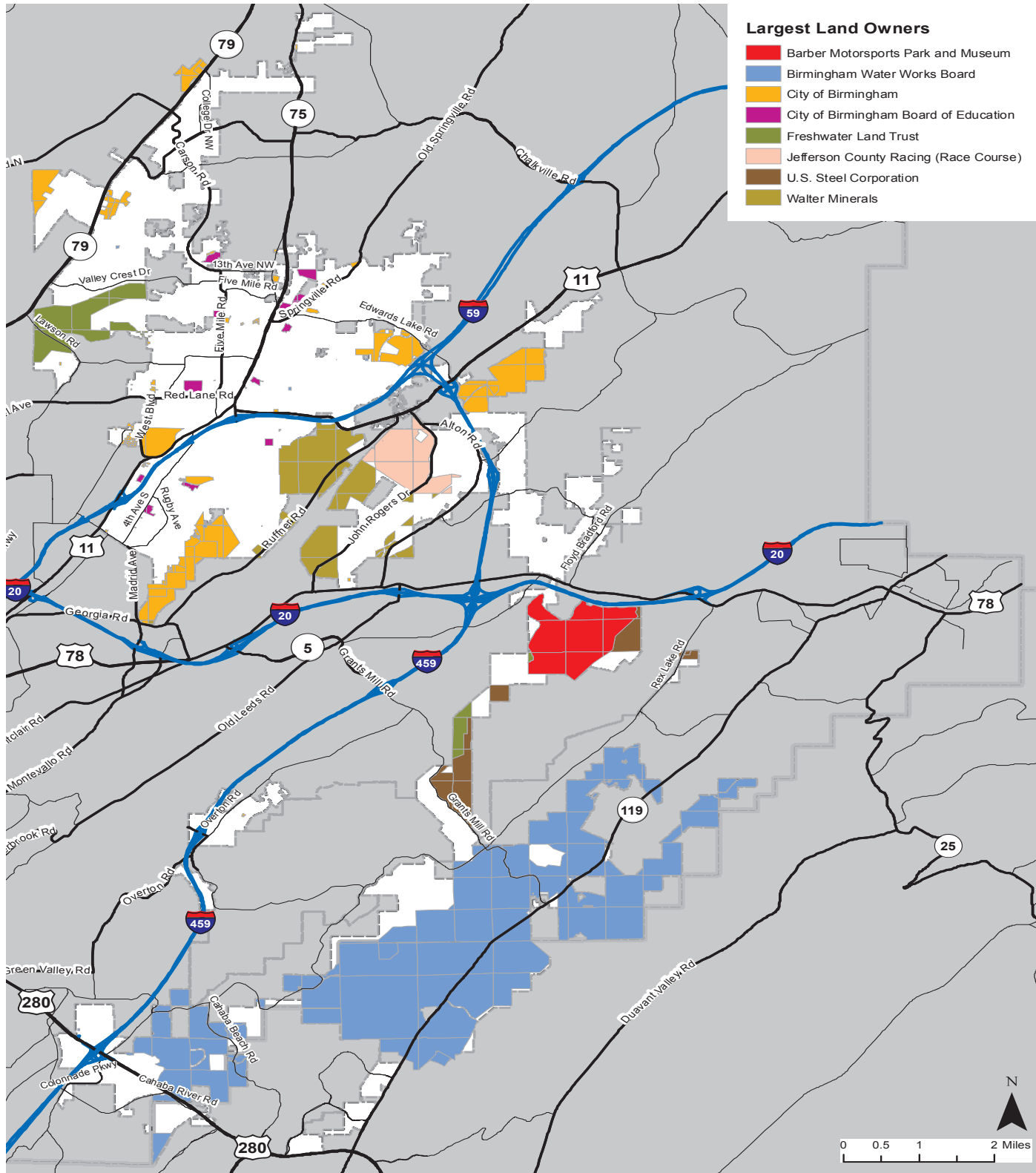
PRIVATE OWNERSHIP

The largest private land owners include Walter Minerals (1,018 acres), Barber Motorsports Park and Museum (740 acres), the Freshwater Land Trust (578 acres), Jefferson County Racing / Birmingham Race Course (452 acres), and U.S. Steel Corporation (420 acres).

TABLE 2.27: Northeast Area Largest Land Owners

Owner	Ownership	Acres	Percent
Birmingham Water Works & Sewer	Private	6,762	57.1%
City of Birmingham	Public	1,368	11.6%
Walter Minerals	Private	1,018	8.6%
Barber Motorsports Park and Museum	Private	740	6.3%
Freshwater Land Trust	Private	578	4.9%
Jefferson County Racing (Birmingham Race Course)	Private	452	3.8%
U.S. Steel Corporation	Private	420	3.5%
Birmingham Board of Education	Public	165	1.4%
Alabama Trade School Etc (part of Jefferson State Community College Campus)	Public	94	0.8%
Jefferson County Board of Education	Public	91	0.8%
Bayer Development Company, LLC	Private	80	0.7%
Jefferson State Junior College (part of Jefferson State Community College campus)	Public	66	0.6%
Total		11,834	43%

FIGURE 2.28: Land Ownership Map



COMMUNITY RENEWAL

2.8 PUBLIC SAFETY REPORT

The prevalence of crime in a community undermines the safety and overall quality of life for its residents as well as hinders any revitalization efforts. In the Northeast Area, crime occurred at a lower rate (43.7 offenses per 1,000 people) than the City of Birmingham (80.2 offenses per 1,000 people). The majority (86.0%) of crimes were property crimes, which largely consisted of two offenses, larceny-theft (44.3%) and motor vehicle theft (21.3%). These were also two of the most prevalent offenses, occurring at a rate of 19.3 offenses per 1000 people, for the former, and 9.3, for the latter. Though the prevailing offenses reported in the Northeast Area were property crimes, aggravated assault, a violent crime, accounted for the fourth most reported offense (8.6%), occurring at a rate of 3.7 offenses per 1,000 people. In contrast, the City of Birmingham had a higher frequency of aggravated assaults per 1000 people (7.7).

TABLE 2.28: Northeast Area Public Safety Report, 2013

Crime Classifications	Offenses	Northeast Area ¹		Birmingham ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	158	8.6%	1,642	9.7%
	Forcible Rape/Sodomy	16	0.9%	178	1.0%
	Murder	5	0.3%	63	0.4%
	Robbery	80	4.3%	969	5.7%
Property Crimes	Arson	8	0.4%	0	0.0%
	Burglary	369	20.0%	4,018	23.6%
	Larceny-Theft	818	44.3%	8,661	50.9%
	Motor Vehicle Theft	393	21.3%	1,478	8.7%
Total	All Offenses	1847	100%	17,009	100%

¹(Table 2.28 and Table 2.29) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.28 and Table 2.29) 2013 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 2012 and/or 2013

TABLE 2.29: Northeast Area Public Safety Report by Offense Rates, 2013

Crime Classifications	Offenses	Northeast Area ¹ (Population 42,293)	Birmingham ² (Population 212,001)
		Offense Rates per 1,000 People	Offense Rates per 1,000 People
Violent Crimes	Aggravated Assault	3.7	7.7
	Forcible Rape/Sodomy	0.4	0.8
	Murder	0.1	0.3
	Robbery	1.9	4.6
Property Crimes	Arson	0.2	0.0
	Burglary	8.7	19.0
	Larceny-Theft	19.3	40.9
	Motor Vehicle Theft	9.3	7.0
Total	All Offenses	43.7	80.2

¹(Table 2.28 and Table 2.29) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.28 and Table 2.29) 2013 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 2012 and/or 2013.

CAHABA PUBLIC SAFETY REPORT

TABLE 2.30: Cahaba Community Public Safety Report, 2013

Crime Classifications	Offenses	Cahaba ¹		Birmingham ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	10	2.8%	1,642	9.7%
	Forcible Rape/Sodomy	2	0.6%	178	1.0%
	Murder	1	0.3%	63	0.4%
	Robbery	7	2.0%	969	5.7%
Property Crimes	Arson	0	0.0%	0	0.0%
	Burglary	22	6.2%	4,018	23.6%
	Larceny-Theft	217	61.3%	8,661	50.9%
	Motor Vehicle Theft	95	26.8%	1,478	8.7%
Total	All Offenses	354	100%	17,009	100%

¹(Table 2.30 and Table 2.31) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.30 and Table 2.31) 2013 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 2012 and/or 2013.

TABLE 2.31: Cahaba Community Public Safety Report by Offense Rates, 2013

Crime Classifications	Offenses	Cahaba ¹	Birmingham ²
		(Population 4,500)	(Population 212,001)
		Offense Rates per 1,000 People	Offense Rates per 1,000 People
Violent Crimes	Aggravated Assault	2.2	7.7
	Forcible Rape/Sodomy	0.4	0.8
	Murder	0.2	0.3
	Robbery	1.6	4.6
Property Crimes	Arson	0.0	0.0
	Burglary	4.9	19.0
	Larceny-Theft	48.2	40.9
	Motor Vehicle Theft	21.1	7.0
Total	All Offenses	78.7	80.2

¹(Table 2.30 and Table 2.31) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.30 and Table 2.31) 2013 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 2012 and/or 2013.

COMMUNITY RENEWAL

EAST PINSON VALLEY PUBLIC SAFETY REPORT

TABLE 2.32: East Pinson Valley Community Public Safety Report, 2013

Crime Classifications	Offenses	East Pinson Valley ¹		Birmingham ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	68	15.2%	1,642	9.7%
	Forcible Rape/Sodomy	3	0.7%	178	1.0%
	Murder	3	0.7%	63	0.4%
	Robbery	36	8.1%	969	5.7%
Property Crimes	Arson	3	0.7%	0	0.0%
	Burglary	133	29.8%	4,018	23.6%
	Larceny-Theft	110	24.7%	8,661	50.9%
	Motor Vehicle Theft	90	20.2%	1,478	8.7%
Total	All Offenses	446	100%	17,009	100%

¹(Table 2.32 and Table 2.33) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.32 and Table 2.33) 2013 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 2012 and/or 2013.

TABLE 2.33: East Pinson Valley Community Public Safety Report by Offense Rates, 2013

Crime Classifications	Offenses	East Pinson Valley ¹ (Population 9,575)	Birmingham ² (Population 212,001)
		Offense Rates per 1,000 People	Offense Rates per 1,000 People
Violent Crimes	Aggravated Assault	7.1	7.7
	Forcible Rape/Sodomy	0.3	0.8
	Murder	0.3	0.3
	Robbery	3.8	4.6
Property Crimes	Arson	0.3	0.0
	Burglary	13.9	19.0
	Larceny-Theft	11.5	40.9
	Motor Vehicle Theft	9.4	7.0
Total	All Offenses	46.6	80.2

¹(Table 2.32 and Table 2.33) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.32 and Table 2.33) 2013 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 2012 and/or 2013.

HUFFMAN PUBLIC SAFETY REPORT

TABLE 2.34: Huffman Community Public Safety Report, 2013

Crime Classifications	Offenses	Huffman ¹		Birmingham ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	62	10.2%	1,642	9.7%
	Forcible Rape/Sodomy	5	0.8%	178	1.0%
	Murder	1	0.2%	63	0.4%
	Robbery	23	3.8%	969	5.7%
Property Crimes	Arson	5	0.8%	0	0.0%
	Burglary	157	25.9%	4,018	23.6%
	Larceny-Theft	227	37.4%	8,661	50.9%
	Motor Vehicle Theft	127	20.9%	1,478	8.7%
Total	All Offenses	607	100%	17,009	100%

¹(Table 2.34 and Table 2.35) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.34 and Table 2.35) 2013 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 2012 and/or 2013.

TABLE 2.35: Northeast Community Public Safety Report by Offense Rates, 2013

Crime Classifications	Offenses	Huffman ¹ (Population 13,747)	Birmingham ² (Population 212,001)
		Offense Rates per 1,000 People	Offense Rates per 1,000 People
Violent Crimes	Aggravated Assault	4.5	7.7
	Forcible Rape/Sodomy	0.4	0.8
	Murder	0.1	0.3
	Robbery	1.7	4.6
Property Crimes	Arson	0.4	0.0
	Burglary	11.4	19.0
	Larceny-Theft	16.5	40.9
	Motor Vehicle Theft	9.2	7.0
Total	All Offenses	44.2	80.2

¹(Table 2.34 and Table 2.35) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.34 and Table 2.35) 2013 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 2012 and/or 2013.

COMMUNITY RENEWAL

ROEBUCK - SOUTHEAST LAKE PUBLIC SAFETY REPORT

TABLE 2.36: Roebuck - Southeast Lake Community Public Safety Report, 2013

Crime Classifications	Offenses	Roebuck - Southeast Lake ¹		Birmingham ²	
		Number	Percentage	Number	Percentage
Violent Crimes	Aggravated Assault	18	4.1%	1,642	9.7%
	Forcible Rape/Sodomy	6	1.4%	178	1.0%
	Murder	0	0.0%	63	0.4%
	Robbery	14	3.2%	969	5.7%
Property Crimes	Arson	0	0.0%	0	0.0%
	Burglary	57	13.0%	4,018	23.6%
	Larceny-Theft	264	60.0%	8,661	50.9%
	Motor Vehicle Theft	81	18.4%	1,478	8.7%
Total	All Offenses	440	100%	17,009	100%

¹(Table 2.36 and Table 2.37) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.36 and Table 2.37) 2013 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 2012 and/or 2013.

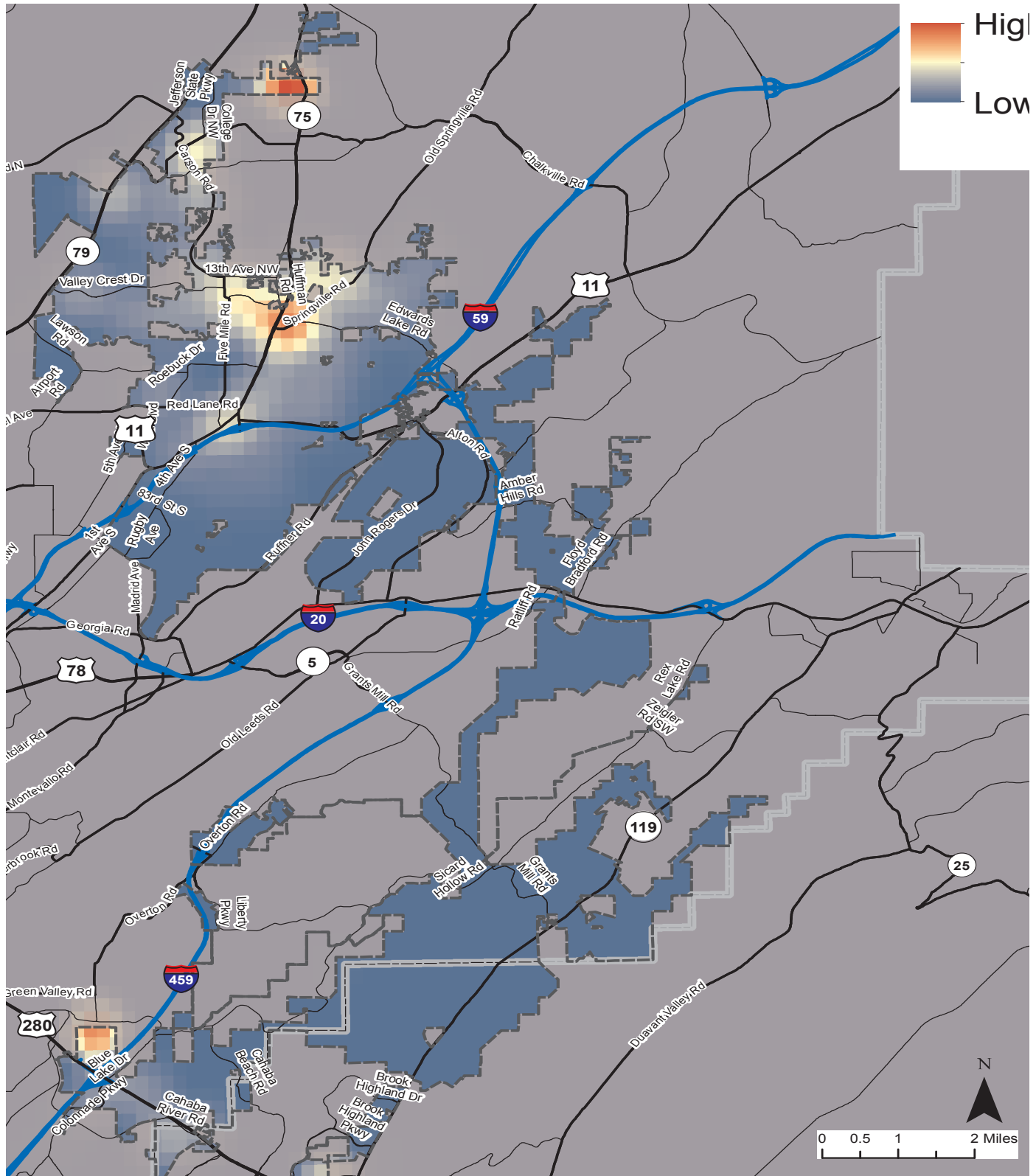
TABLE 2.37: Roebuck - Southeast Lake Community Public Safety Report by Offense Rates, 2013

Crime Classifications	Offenses	Roebuck - Southeast Lake ¹ (Population 15,358)	Birmingham ² (Population 212,001)
		Offense Rates per 1,000 People	Offense Rates per 1,000 People
Violent Crimes	Aggravated Assault	1.2	7.7
	Forcible Rape/Sodomy	0.4	0.8
	Murder	0.0	0.3
	Robbery	0.9	4.6
Property Crimes	Arson	0.0	0.0
	Burglary	3.7	19.0
	Larceny-Theft	17.2	40.9
	Motor Vehicle Theft	5.3	7.0
Total	All Offenses	28.6	80.2

¹(Table 2.36 and Table 2.37) 2013 data is derived from the City of Birmingham Police Department crime statistics.

²(Table 2.36 and Table 2.37) 2013 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 2012 and/or 2013.

FIGURE 2.29: Northeast Area Crime Heat Map



COMMUNITY RENEWAL

2.9 COMMUNITY ASSETS

The Northeast Area is blessed with many community assets that reach the entire area. These assets -- schools, colleges, hospitals, libraries, etc. -- employ residents, provide services, and attract future growth. The tables below only list some of these assets.

CAHABA

Name	Address	Facility Type	Public/Private
Grandview Medical Center	3690 Grandview Pkwy	Health Care	Private

EAST PINSON VALLEY

Name	Address	Facility Type	Public/Private
Jefferson State Community College	2601 Carson Rd	College	Public
Sun Valley Elementary	1010 18th Ave NW	School	Public

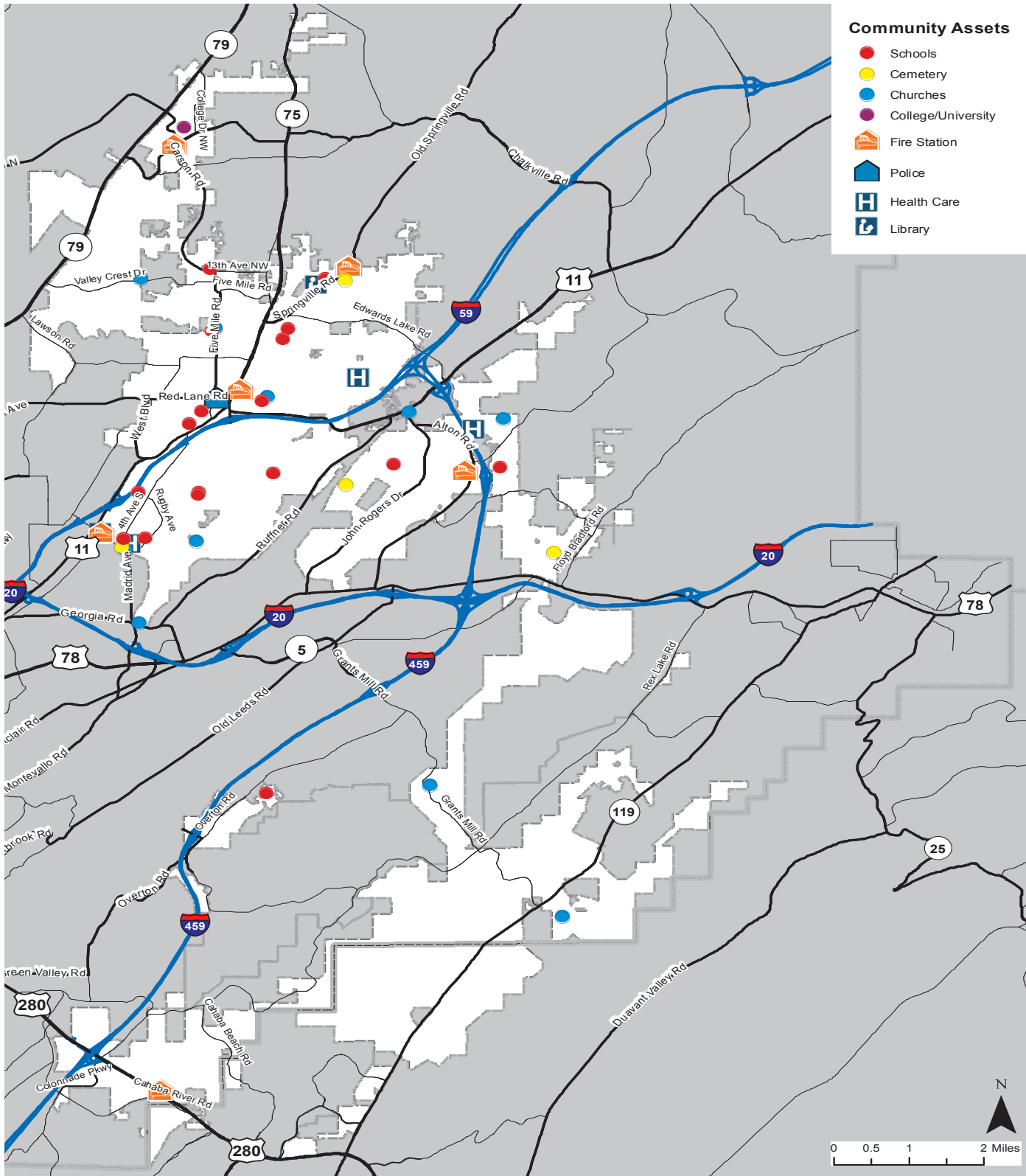
HUFFMAN

Name	Address	Facility Type	Public/Private
Huffman Middle School	517 Huffman Rd	School	Public
Huffman High School	950 Springville Rd	School	Public
Huffman Academy	1212 Cheyenne Blvd	School	Public
Parkway Christian School	959 Huffman Rd	School	Private
Smith L M Middle School	1124 Five Mile Rd	School	Public
Springville Road Regional Library	1224 Springville Rd	Library	Public
Cornerstone High School	959 Huffman Rd	School	Private
St. Vincent's East	50 Medical Park Dr E	Health Care	Private

ROEBUCK - SOUTH EAST LAKE

Name	Address	Facility Type	Public/Private
L.M. Smith Middle School	1124 5 Mile Rd	School	Public
Saint Thomas Home on the Hill School	8131 4th Ave S	School	Private
William J. Christian Elementary	725 Mountain Dr.	School	Public
Saint Barnabas School	7901 1st Ave N	School	Private
Alabama Dept. of Youth Services	8950 Roebuck Blvd	School	Public
Robinson Elementary School	8400 1st Ave South	School	Public
North Roebuck Elementary School	300 Red Ln Rd	School	Public
East Police Precinct	600 Red Lane Rd	Police Station	Public
East Lake Branch -- Birmingham Library	5 Oporto Madrid Blvd	Library	Public
Medical Center East	50 Medical Park Dr. E	Health Care	Private
Bradford Clinic	300 Century Park S	Health Care	Private
Ossie Ware Mitchell Middle School	501 81st St S	School	Public
Martha Gaskins Elementary School	200 Dalton Drive	School	Public
Integrity Christian Academy	216 Roebuck Dr	School	Private

FIGURE 2.30: Northeast Area Community Assets Map



COMMUNITY RENEWAL

ANCHOR INSTITUTIONS

Anchor institutions are large, private or public organizations that are important to local economies and unlikely to move. These institutions benefit communities by providing jobs, contributing to the local economy, serving as community resources, and participating in community events. The Northeast Birmingham Area is fortunate to have several stakeholders that would qualify as anchor institutions.

St. Vincent's East

St. Vincent's East is a part of the St. Vincent's Health System based in Birmingham. The East facility is located off Parkway East near the I-59 and I-459 interchange in the Huffman neighborhood of the Huffman community. The facility was previously within the Eastern Health System, until St. Vincent's parent company acquired it in 2007. The facility has 336 beds and admits about 14,500 patients a year. The facility's last major expansion was in 2013 when it added to its behavior health and labor and delivery sections.

*Jefferson State Community College: Jefferson Campus*

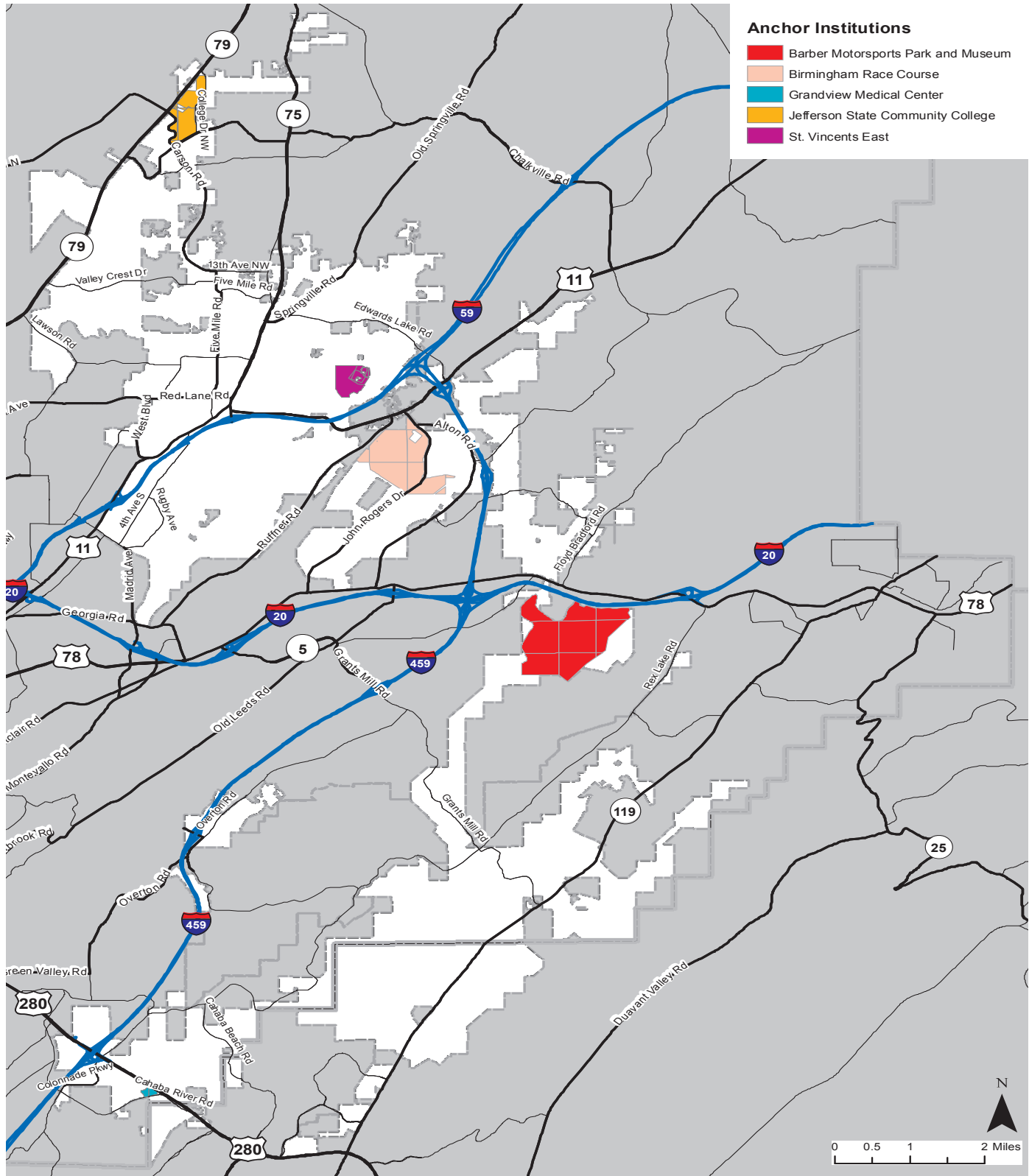
The Jefferson Campus of Jefferson State Community College is located along Pinson Valley Parkway in the Sun Valley neighborhood in the East Pinson Valley community. The 200-acre campus is the original of the two-year college's four campuses. Founded in 1965, the college presently enrolls almost 10,000 students.

Barber Motorsports Park

The Barber Motorsports is a 740-acre racing facility in the Overton neighborhood of the Cahaba community, near the I-20 and I-459 interchange. The facility opened in 2003 and regularly hosts Grand Prix and Superbike racing events. The park is also home to the Barber Vintage Motorsport Museum, which features hundreds of vintage motorcycles and racecars. Barber Motorsports Park is a significant tourist attraction for the area and the city.



FIGURE 2.31: Northeast Area Anchor Institutions Map



COMMUNITY RENEWAL

Grandview Medical Center

The Grandview Medical Center will open in October 2015 on the former site of an abandoned hospital on Highway 280 in the Cahaba community. Grandview is the new home for Trinity Medical Center, which was previously located in the Crestwood South neighborhood of Birmingham. The new medical center will have 372 beds and 20 operating rooms. The Alabama Department of Transportation is currently making road improvements around the site to handle increased traffic.



Birmingham Race Course

The Birmingham Race Course is a greyhound racing facility that simulcasts greyhound and horse races from across the country. The course is located in the Liberty Highlands neighborhood of the Huffman community. Races are held at the course almost every day during the week and on weekdays. The Birmingham Race Course is one of only about 20 greyhound race courses left in the country.



RETAIL CENTERS

The Northeast Birmingham area boasts two major retail centers -- The Summit and Parkway East.

The Summit

The Summit shopping center is a regional destination with more than 100 retail and restaurant tenants and a movie theatre. The Summit is on Highway 280 near I-456 in the Overton neighborhood of the Cahaba community. This shopping center draws shoppers from all over the city and metro area. The Summit is in good condition and should continue to receive support so that it continues to operate at its current condition.



Parkway East

The Parkway East retail corridor is made up of mostly strip development and big-box stores along Parkway East Boulevard beginning at the intersection of I-59 and Roebuck Parkway. This corridor has both weak and strong spots, a variety not seen at the Summit. The final plan should include recommendations to sure up this corridor in order it for to continue serving the surrounding area.



COMMUNITY RENEWAL

2.8 COMMUNITY/AREA GOVERNANCE

LOCAL HISTORIC DISTRICTS

Local historic districts are geographically defined areas that are designated by the City of Birmingham's Historic Preservation Ordinance. The residents and businesses in areas chose to fall under the process of design review after adopting a Historic Preservation Plan that includes design guidelines specific to the district. Owners of property within local historic districts must have any exterior changes brought before the City of Birmingham's Design Review Committee before a permit can be issued.

The Northeast Birmingham Area has five local historic districts, all within the Roebuck - South East Lake community:

- Roebuck Springs
- South East Lake
- South Highlands of East Lake
- Lakewood
- Howard College Estates

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 Northeast Birmingham Area has three commercial revitalization districts that all follow along 1st Avenue North - Parkway East in the Huffman and Roebuck - South East Lake communities:

- East Lake
- Roebuck
- Parkway East

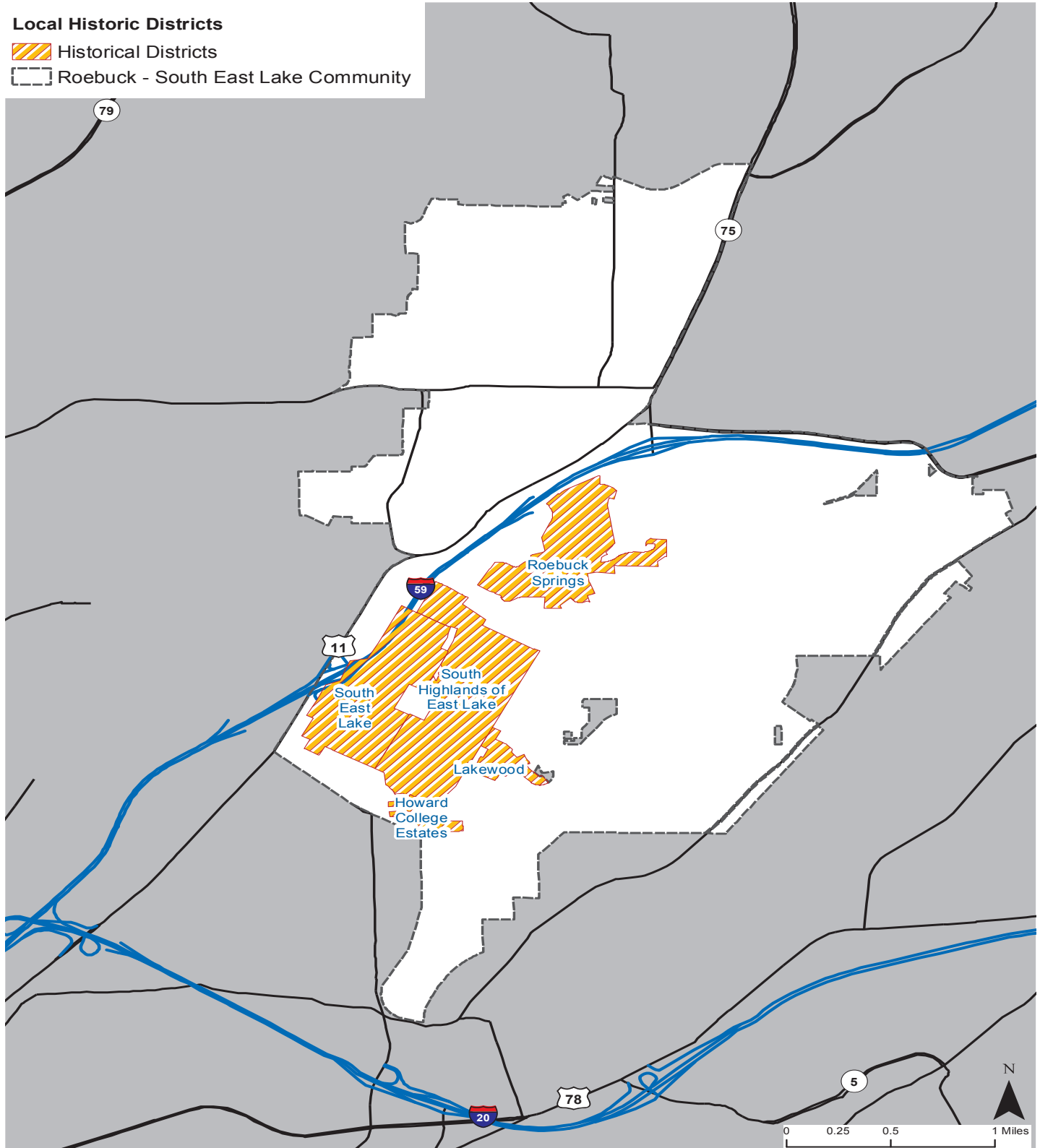
Highway 280 Overlay

The Highway 280 Overlay is a subset of the City of Birmingham's zoning ordinance. The overlay sets minimum standards and regulations regarding access management, building design and orientation, signage, landscaping and other measures to "minimize congestion on Highway 280." The overlay serves as a supplement to the underlying zoning district, not a substitute.

The overlay provides for five principles that guide this aim for development:

- Limit the number of conflict points by limiting left turning movements and cross highway through movements.
- Separate conflict areas by adequate spacing between driveway and street intersections.
- Reduce interference with through traffic by providing turning lanes, designing driveways with large turning radii and restricting turning movements in and out of driveways.
- Provide sufficient spacing for at-grade signalized intersections.
- Provide adequate on-site and intra-site circulation and parking areas in order to minimize the number of driveways to the highway.

FIGURE 2.32: Local Historical Districts Map







CHAPTER 3

ECONOMIC VITALITY

ECONOMIC VITALITY

3.1 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 Northeast Area 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.

3.2 APPRAISED PROPERTY VALUES

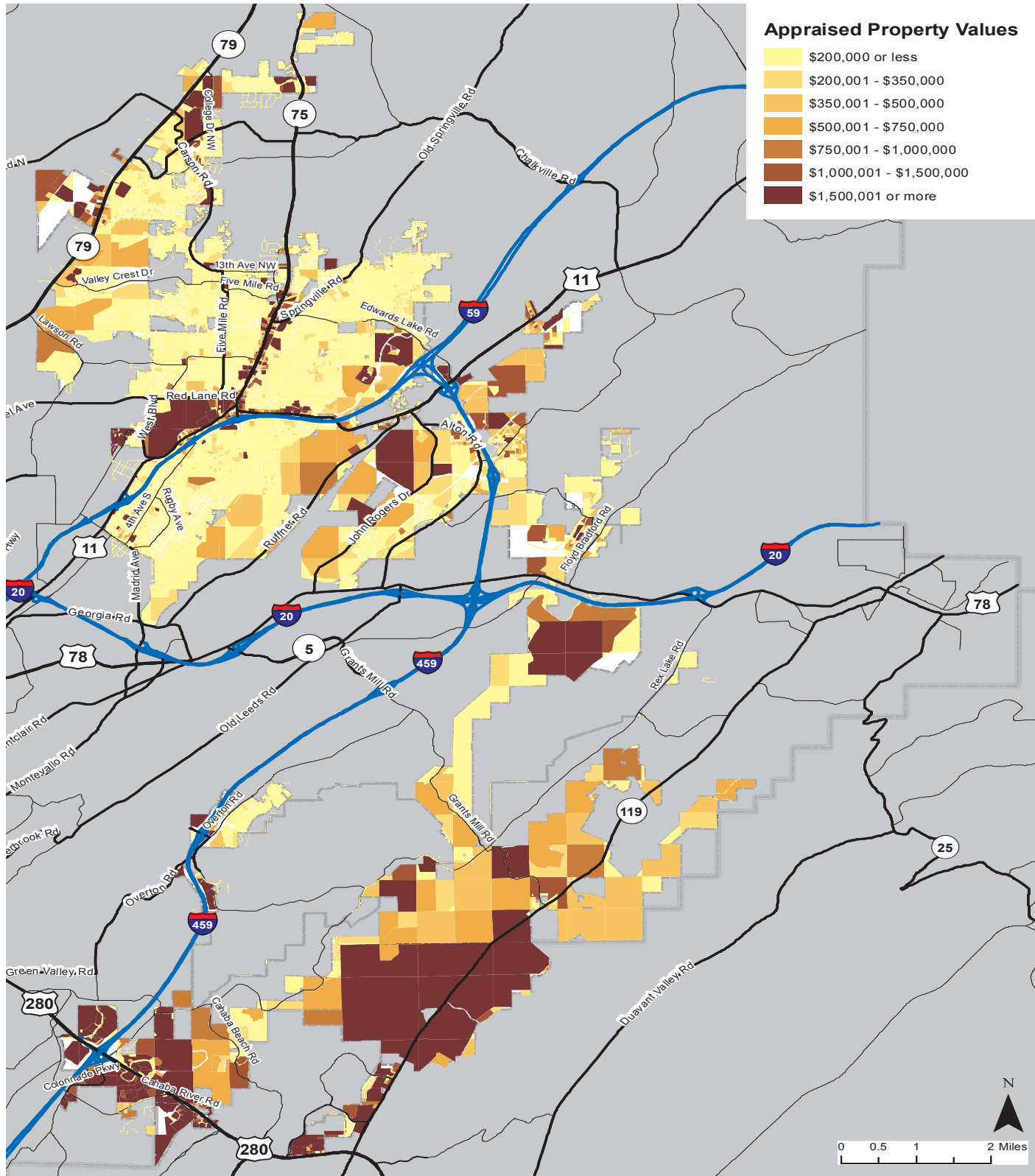
Property valuation is completed by the tax assessors in Jefferson and Shelby Counties and reflects the approximate value of the land and any structure on that land. In the Northeast Area, these values are segmented, with higher-valued properties in the Cahaba Community and lower-valued properties in the Roebuck – South East Lake Community (see **Table 3.1**). However, on a per acre basis, the properties in Roebuck - South East Lake have the highest value. The average property value in the Northeast Area is approximately \$213,841, while the average property value per acre is approximately \$134,225. Only 15% of the properties have an appraised value of \$50,000 or less.

TABLE 3.1: Appraised Property Values by Community

	Northeast Area Average	Cahaba	Huffman	East Pinson Valley	Roebuck - South East Lake
Average Property Value	\$213,841	\$1,657,108	\$166,306	\$147,004	\$105,283
Value per Acre	\$134,225	\$128,819	\$141,202	\$120,405	\$145,712

Source: Jefferson County 2015/ Shelby County 2014

FIGURE 3.11: Appraised Property Values Map



ECONOMIC VITALITY

3.4 MARKET ANALYSIS

INTRODUCTION

The purpose of this Northeast Area Market Analysis is to identify local economic development opportunities. A market analysis provides information about the financial health and economic diversity of the community. Significant time and resources have been utilized in order to identify market deficiencies.

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

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. These areas include locations along U.S. 280, U.S. Highway 11, State Highway 75, the Queensbury Retail Center, and the former Banks High School property.

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 Northeast Area, better informed decisions can be made in terms of targeted investments. This assessment is intended to provide insight of the area's ability to support specified commercial development by comparing existing supply with demand. The calculation of demand is a function of the estimated spending patterns and consumer behavior of the area. The data identifies gaps and surpluses within the local market.

Overall, the Northeast Area market area possesses an estimated \$408.9 million in retail demand (spending potential) and has an estimated \$770.2 million in retail supply (retail sales). This results in a retail surplus of \$361.3 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 3.2**, the highest opportunities indicated for retail to better serve the area's residents include Other General Merchandise Stores (\$24.1 million), Building Material and Supply (\$1.5 million), and Direct Selling Retail Establishments (\$1.7 million).

The area also serves the demands of residents beyond its borders in several retail sectors. The sectors of Motor Vehicles and Parts Dealers (\$175 million), Electronics and Appliance Stores (\$42 million), Clothing and Clothing Accessory Stores (\$64 million), Gasoline Stations (\$33 million), and Full-Service Restaurants (\$31 million) are the major contributors to this surplus. These sectors are primarily concentrated on the Highway 280 and Parkway East corridors

TABLE 3.2: Northeast Area Existing Retail Supply / Demand Balance (2015)

Retail Type	Demand	Supply	Gap / Surplus
Motor Vehicle & Parts Dealers	\$76,885,600	\$252,325,145	\$175,439,545
Furniture & Home Furnishings	\$8,796,004	\$18,395,252	\$9,599,248
Electronics & Appliance Stores	\$10,550,747	\$52,371,590	\$41,820,843
Building Materials/Garden Equipment/Supply Stores	\$12,119,715	\$10,628,461	-\$1,491,254
Food & Beverage Stores			
Grocery Stores	\$43,033,429	\$61,938,247	\$18,904,818
Specialty Food Stores	\$717,999	\$381,979	-\$336,020
Beer, Wine & Liquor Stores	\$1,994,932	\$1,706,389	-\$288,543
Health & Personal Care Stores	\$28,701,182	\$37,653,308	\$8,952,126
Gasoline Stations	\$43,654,796	\$77,330,485	\$33,675,689
Clothing & Clothing Accessory Stores	\$2,896,847	\$67,727,440	\$64,830,593
Sporting Goods/ Hobby/ Book/ Music Stores			
Sporting Goods/ Hobby/ Musical Instrument Stores	\$8,406,720	\$18,532,149	\$10,125,429
Book, Periodical & Music Stores	\$2,482,244	\$2,478,220	-\$4,024
General Merchandise Stores			
Department Stores Excluding Leased Departments	\$20,752,482	\$25,316,974	\$4,564,492
Other General Merchandise Stores	\$61,199,291	\$37,108,968	-\$24,090,323
Miscellaneous Stores			
Florists	\$479,586	\$351,784	-\$127,802
Office Supplies, Stationery & Gift Stores	\$3,362,247	\$2,284,635	-\$1,077,612
Used Merchandise Stores	\$1,469,532	\$2,005,744	\$536,212
Other Miscellaneous Store Retailers	\$3,285,053	\$5,133,158	\$1,848,105
Nonstore Retailers			
Electronic Shopping & Mail Order Houses	\$15,147,864	\$20,809,870	\$5,662,006
Vending Machine Operators	\$508,312	\$584,587	\$76,275
Direct Selling Establishments	\$2,138,851	\$445,102	-\$1,693,749
Food Service & Drinking Places			
Full-Service Restaurants	\$17,515,514	\$48,751,018	\$31,235,504
Limited Service Restaurants	\$22,415,043	\$23,184,443	\$769,400
Special Food Services	\$1,528,482	\$3,832,562	\$2,304,080
Drinking Places - Alcoholic Beverages	\$1,348,519	\$1,447,874	\$99,355

Source: 2015 Dun and Bradstreet

ECONOMIC VITALITY

Cahaba

The Cahaba community possesses an estimated \$91.8 million in retail demand (spending potential) and has an estimated \$294.7 million in retail supply (retail sales). This results in a major surplus of \$202.9 million, indicating that existing supply more than meets existing demand. Cahaba’s retail surplus in almost every sector likely stems from its regional shopping destinations on Highway 280. The only retail sectors with substantial gaps are Grocery Stores (\$3 million) and Other General Merchandise Stores (\$14 million).

TABLE 3.3: Cahaba Community Existing Retail Supply / Demand Balance (2015)

Retail Type	Demand	Supply	Gap / Surplus
Motor Vehicle & Parts Dealers	\$17,061,111	\$33,228,574	\$16,167,463
Furniture & Home Furnishings	\$2,004,769	\$13,061,586	\$11,056,817
Electronics & Appliance Stores	\$2,398,906	\$48,332,358	\$45,933,452
Building Materials/Garden Equipment/Supply Stores	\$2,538,298	\$3,250,585	\$712,287
Food & Beverage Stores			
Grocery Stores	\$9,736,180	\$6,379,296	-\$3,356,884
Specialty Food Stores	\$163,203	\$73,938	-\$89,265
Beer, Wine & Liquor Stores	\$465,516	\$358,335	-\$107,181
Health & Personal Care Stores	\$6,101,863	\$7,971,193	\$1,869,330
Gasoline Stations	\$9,692,587	\$9,654,114	-\$38,473
Clothing & Clothing Accessory Stores	\$5,349,999	\$59,829,943	\$54,479,944
Sporting Goods/ Hobby/ Book/ Music Stores			
Sporting Goods/ Hobby/ Musical Instrument Stores	\$1,361,115	\$12,807,377	\$11,446,262
Book, Periodical & Music Stores	\$599,305	\$1,804,869	\$1,205,564
General Merchandise Stores			
Department Stores Excluding Leased Departments	\$4,761,213	\$21,666,175	\$16,904,962
Other General Merchandise Stores	\$13,809,169	\$13,809	-\$13,795,360
Miscellaneous Stores			
Florists	\$95,931	\$39,881	-\$56,050
Office Supplies, Stationery & Gift Stores	\$767,438	\$861,257	\$93,819
Used Merchandise Stores	\$341,907	\$542,706	\$200,799
Other Miscellaneous Store Retailers	\$708,053	\$2,822,725	\$2,114,672
Nonstore Retailers			
Electronic Shopping & Mail Order Houses	\$3,278,987	\$13,704,341	\$10,425,354
Vending Machine Operators	\$115,461	\$0	-\$115,461
Direct Selling Establishments	\$355,559	\$216,512	-\$139,047
Food Service & Drinking Places			
Full-Service Restaurants	\$4,135,950	\$38,645,552	\$34,509,602
Limited Service Restaurants	\$5,262,835	\$9,196,336	\$3,933,501
Special Food Services	\$348,840	\$2,056,685	\$1,707,845
Drinking Places - Alcoholic Beverages	\$343,075	\$559,544	\$216,469

Source: 2015 Dun and Bradstreet

East Pinson Valley

The East Pinson Valley community possesses an estimated \$88.3 million in retail demand (spending potential) and has an estimated \$25.6 million in retail supply (retail sales). This calculates to a gap of \$62.7 million, indicating that existing supply does not meet the demand. Almost every retail sector fails to meet the community's demand. Only Drinking Places and Vending Machine Operators serve above and beyond the community. This retail gap forces East Pinson Valley Residents to shop outside the community, potentially taking sales tax revenue away from Birmingham.

TABLE 3.4: East Pinson Valley Community Existing Retail Supply / Demand Balance (2015)

Retail Type	Demand	Supply	Gap / Surplus
Motor Vehicle & Parts Dealers	\$16,724,053	\$13,650,400	\$3,073,653
Furniture & Home Furnishings	\$1,903,398	\$1,007,900	\$895,498
Electronics & Appliance Stores	\$2,316,875	\$0	\$2,316,875
Building Materials/Garden Equipment/Supply Stores	\$2,781,147	\$500,941	\$2,280,206
Food & Beverage Stores			
Grocery Stores	\$9,169,745	\$1,721,919	\$7,447,826
Specialty Food Stores	\$153,262	\$45,419	\$107,843
Beer, Wine & Liquor Stores	\$438,134	\$0	\$438,134
Health & Personal Care Stores	\$6,150,283	\$1,176,580	\$4,973,703
Gasoline Stations	\$9,334,695	\$735,437	\$8,599,258
Clothing & Clothing Accessory Stores	\$4,940,153	\$929,422	\$4,010,731
Sporting Goods/ Hobby/ Book/ Music Stores			
Sporting Goods/ Hobby/ Musical Instrument Stores	\$1,838,100	\$479,627	\$1,358,473
Book, Periodical & Music Stores	\$539,875	\$295,410	\$244,465
General Merchandise Stores			
Department Stores Excluding Leased Departments	\$4,484,356	\$1,172,545	\$3,311,811
Other General Merchandise Stores	\$13,095,066	\$0	\$13,095,066
Miscellaneous Stores			
Florists	\$102,686	\$95,922	\$6,764
Office Supplies, Stationery & Gift Stores	\$734,667	\$97,350	\$637,317
Used Merchandise Stores	\$320,069	\$0	\$320,069
Other Miscellaneous Store Retailers	\$698,265	\$469,969	\$228,296
Nonstore Retailers			
Electronic Shopping & Mail Order Houses	\$3,283,774	\$0	\$3,283,774
Vending Machine Operators	\$108,468	\$234,381	\$125,913
Direct Selling Establishments	\$373,210	\$48,194	\$325,016
Food Service & Drinking Places			
Full-Service Restaurants	\$3,817,989	\$1,125,804	\$2,692,185
Limited Service Restaurants	\$4,896,372	\$1,071,376	\$3,824,996
Special Food Services	\$329,129	\$0	\$329,129
Drinking Places - Alcoholic Beverages	\$286,785	\$325,429	\$38,644

Source: 2015 Dun and Bradstreet

ECONOMIC VITALITY

Huffman

The Huffman community possesses an estimated \$120.1 million in retail demand (spending potential) and has an estimated \$292.7 million in retail supply (retail sales). This results in a surplus of \$172.6 million. The major contributors to this surplus are Motor Vehicle & Parts Dealers (\$129 million), Gas Stations (\$28 million), and Other General Merchandise Stores (\$11.5 Million) -- all likely concentrated along Parkway East. The retail sectors with substantial gaps are Clothing & Clothing Accessory Stores (\$2.5 million) and Department Stores (\$5 Million), perhaps demonstrating that Parkway East lacks certain sectors.

TABLE 3.5: Huffman Community Existing Retail Supply / Demand Balance (2015)

Retail Type	Demand	Supply	Gap / Surplus
Motor Vehicle & Parts Dealers	\$22,468,349	\$151,199,688	\$128,731,339
Furniture & Home Furnishings	\$2,572,082	\$3,122,121	\$550,039
Electronics & Appliance Stores	\$3,089,121	\$3,599,436	\$510,315
Building Materials/Garden Equipment/Supply Stores	\$3,644,041	\$5,676,060	\$2,032,019
Food & Beverage Stores			
Grocery Stores	\$12,648,952	\$15,897,179	\$3,248,227
Specialty Food Stores	\$210,956	\$0	\$210,956
Beer, Wine & Liquor Stores	\$581,734	\$1,110,773	\$529,039
Health & Personal Care Stores	\$8,526,419	\$11,812,770	\$3,286,351
Gasoline Stations	\$12,753,646	\$40,949,025	\$28,195,379
Clothing & Clothing Accessory Stores	\$6,693,295	\$4,157,022	\$2,536,273
Sporting Goods/ Hobby/ Book/ Music Stores			
Sporting Goods/ Hobby/ Musical Instrument Stores	\$2,451,771	\$1,453,069	\$998,702
Book, Periodical & Music Stores	\$710,739	\$273,614	\$437,125
General Merchandise Stores			
Department Stores Excluding Leased Departments	\$6,037,996	\$1,429,491	\$4,608,505
Other General Merchandise Stores	\$17,994,262	\$29,488,484	\$11,494,222
Miscellaneous Stores			
Florists	\$147,629	\$211,734	\$64,105
Office Supplies, Stationery & Gift Stores	\$982,492	\$1,204,886	\$222,394
Used Merchandise Stores	\$427,361	\$107,886	\$319,475
Other Miscellaneous Store Retailers	\$971,308	\$804,572	\$166,736
Nonstore Retailers			
Electronic Shopping & Mail Order Houses	\$4,481,014	\$6,336,433	\$1,855,419
Vending Machine Operators	\$149,434	\$133,657	\$15,777
Direct Selling Establishments	\$815,683	\$163,502	\$652,181
Food Service & Drinking Places			
Full-Service Restaurants	\$5,083,022	\$7,126,985	\$2,043,963
Limited Service Restaurants	\$6,503,130	\$5,694,958	\$808,172
Special Food Services	\$453,243	\$481,413	\$28,170
Drinking Places - Alcoholic Beverages	\$388,173	\$472,720	\$84,547

Source: 2015 Dun and Bradstreet

Roebuck - South East Lake

The Roebuck - South Eastlake community possesses an estimated \$108.8 million in retail demand (spending potential) and has an estimated \$157.4 million in retail supply (retail sales). This results in a surplus of \$48.6 million, indicating that existing supply more than meets existing demand. The community's largest surpluses occur at Motor Vehicle & Parts Dealers (\$33 million), Grocery Stores (\$26.5 million), Health & Personal Care Stores (\$9 million), and Gasoline Stations (\$14 million). The sector with the largest gap is Other General Merchandise Stores (\$16 million) and several sectors that have gaps ranging around \$1 million.

TABLE 3.6: Roebuck – South Eastlake Community Existing Retail Supply / Demand Balance (2015)

Retail Type	Demand	Supply	Gap / Surplus
Motor Vehicle & Parts Dealers	\$20,632,086	\$54,246,551	\$33,614,465
Furniture & Home Furnishings	\$2,315,755	\$1,203,647	\$1,112,108
Electronics & Appliance Stores	\$2,745,846	\$309,911	\$2,435,935
Building Materials/Garden Equipment/Supply Stores	\$3,156,229	\$1,200,875	\$1,955,354
Food & Beverage Stores			
Grocery Stores	\$11,478,553	\$37,939,854	\$26,461,301
Specialty Food Stores	\$190,577	\$262,622	\$72,045
Beer, Wine & Liquor Stores	\$509,548	\$0	\$509,548
Health & Personal Care Stores	\$7,922,618	\$16,692,764	\$8,770,146
Gasoline Stations	\$11,873,868	\$25,991,946	\$14,118,078
Clothing & Clothing Accessory Stores	\$5,913,399	\$2,811,056	\$3,102,343
Sporting Goods/ Hobby/ Book/ Music Stores			
Sporting Goods/ Hobby/ Musical Instrument Stores	\$1,524,106	\$1,882,880	\$358,774
Book, Periodical & Music Stores	\$632,323	\$104,327	\$527,996
General Merchandise Stores			
Department Stores Excluding Leased Departments	\$5,468,917	\$1,048,762	\$4,420,155
Other General Merchandise Stores	\$16,300,793	\$0	\$16,300,793
Miscellaneous Stores			
Florists	\$133,339	\$0	\$133,339
Office Supplies, Stationery & Gift Stores	\$877,649	\$121,142	\$756,507
Used Merchandise Stores	\$380,195	\$1,323,012	\$942,817
Other Miscellaneous Store Retailers	\$907,427	\$1,035,892	\$128,465
Nonstore Retailers			
Electronic Shopping & Mail Order Houses	\$1,404,089	\$0	\$1,404,089
Vending Machine Operators	\$134,949	\$215,924	\$80,975
Direct Selling Establishments	\$594,399	\$0	\$594,399
Food Service & Drinking Places			
Full-Service Restaurants	\$4,478,554	\$1,852,677	\$2,625,877
Limited Service Restaurants	\$5,752,707	\$7,221,775	\$1,469,068
Special Food Services	\$397,630	\$1,271,733	\$874,103
Drinking Places - Alcoholic Beverages	\$330,486	\$90,182	\$240,304

Source: 2015 Dun and Bradstreet

ECONOMIC VITALITY

3.5 EMPLOYMENT PROFILE

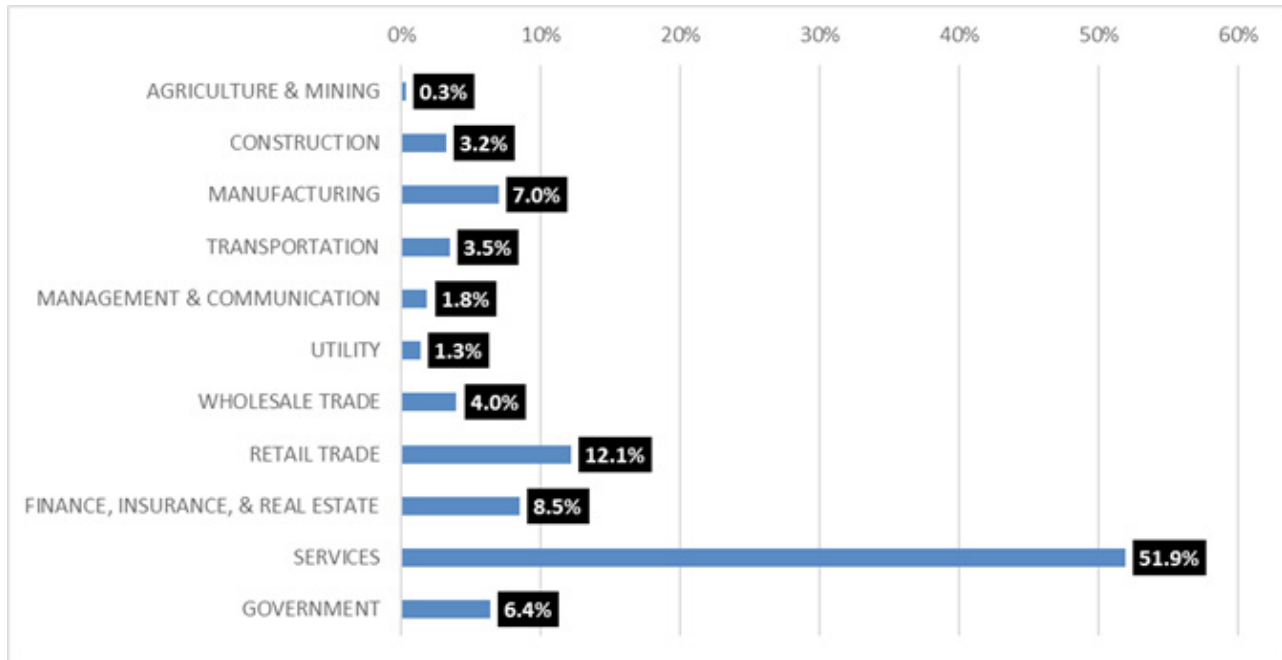
The Employment Profile is intended to provide an assessment of the area’s existing resident-workforce breakdown and area jobs. This analysis of employment and industry data is necessary to determine the nature of the community’s workforce, the job environment, and business diversity. The key to this profile is understanding what type of jobs that Northeast Area residents are employed in (workforce characteristics) and what type of jobs are offered in the Northeast Area (employment characteristics).

RESIDENT WORKFORCE CHARACTERISTICS

According to U.S. Census estimates, the residential labor force in Birmingham’s Northeast Area is approximately 34,060 residents. Of those residents in the labor force, approximately 90.2% are employed and 9.8% are unemployed. For context, the city’s unemployment rate in 2013 was much higher at 15%.

The majority of employed residents work within the Service Industry (51.9%), with other concentrations in Retail Trade (12.1%), Finance, Insurance and Real Estate (8.5%), Manufacturing (7.0%), and Government (6.4%). Most employed residents are between the ages of 30 to 54 and earn \$1,251 to \$3,333 per month. The high concentration of Services jobs -- education, healthcare, food services, etc. -- reflects the area’s existing hospital, community college, and number of food establishments along Parkway East and Highway 280. With the opening of Grandview Medical Center this year, the number of area residents employed in this sector could rise even higher. As shown in the figures on the following pages, the breakdowns of the four communities have only slight differences compared to the area’s overall breakdown.

FIGURE 3.1: Industry of Employed Northeast Area Residents

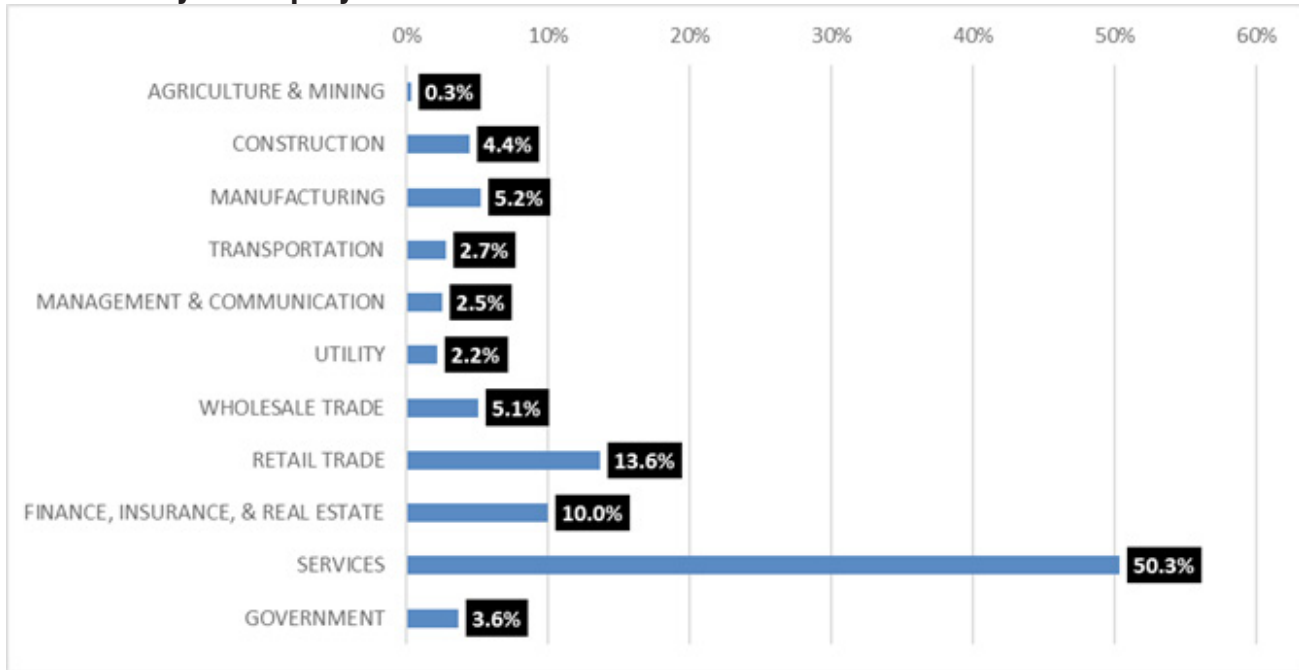


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

Cahaba

Cahaba Community residents make up an estimated 11% of the Northeast Area labor force. Most of this community’s workforce resides near U.S. Highway 280.

FIGURE 3.2: Industry of Employed Cahaba Residents

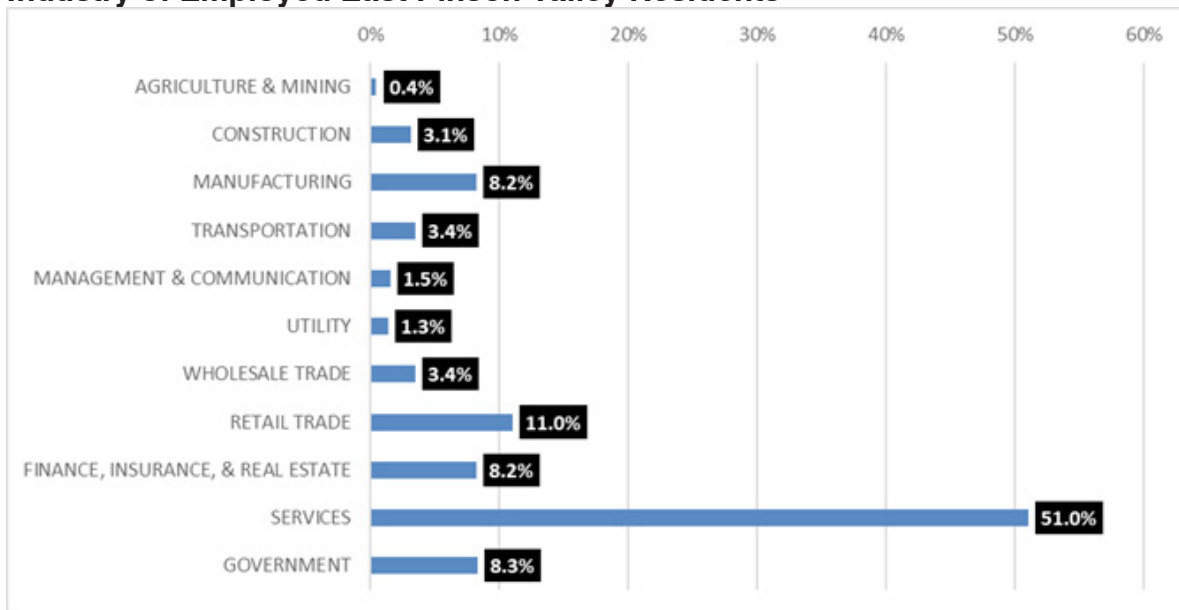


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

East Pinson Valley

East Pinson Valley Community residents make up an estimated 21% of the Northeast Area labor force.

FIGURE 3.3: Industry of Employed East Pinson Valley Residents



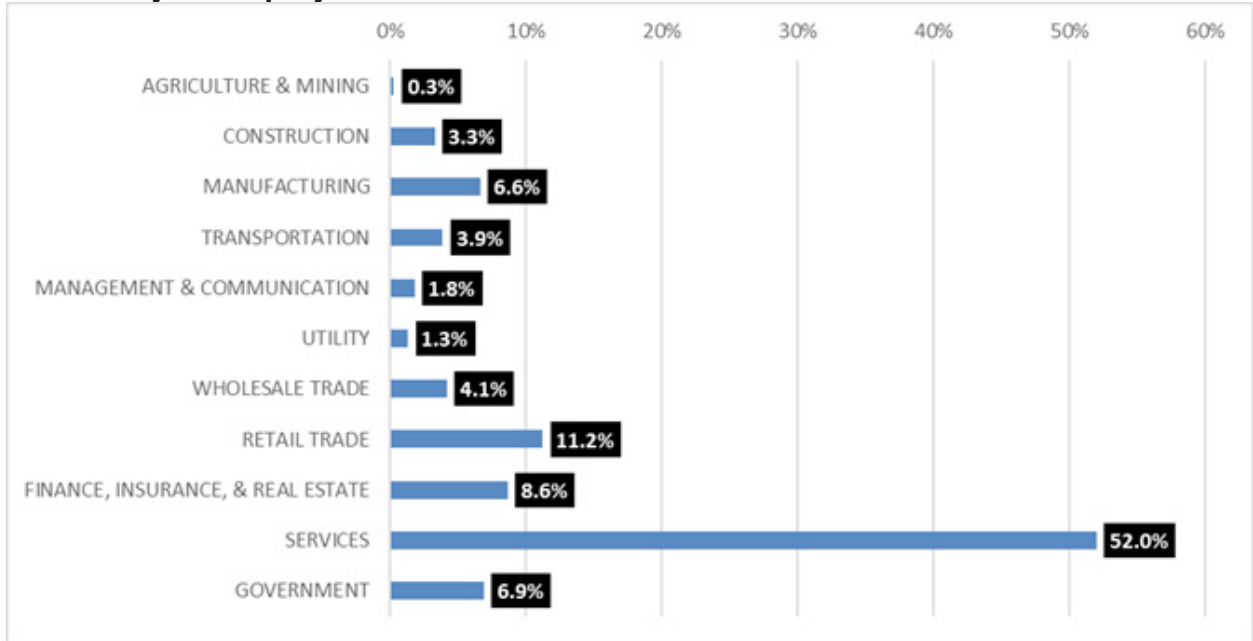
Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

ECONOMIC VITALITY

Huffman

Huffman Community residents make up an estimated 33% of the Northeast Area labor force.

FIGURE 3.4: Industry of Employed Huffman Residents

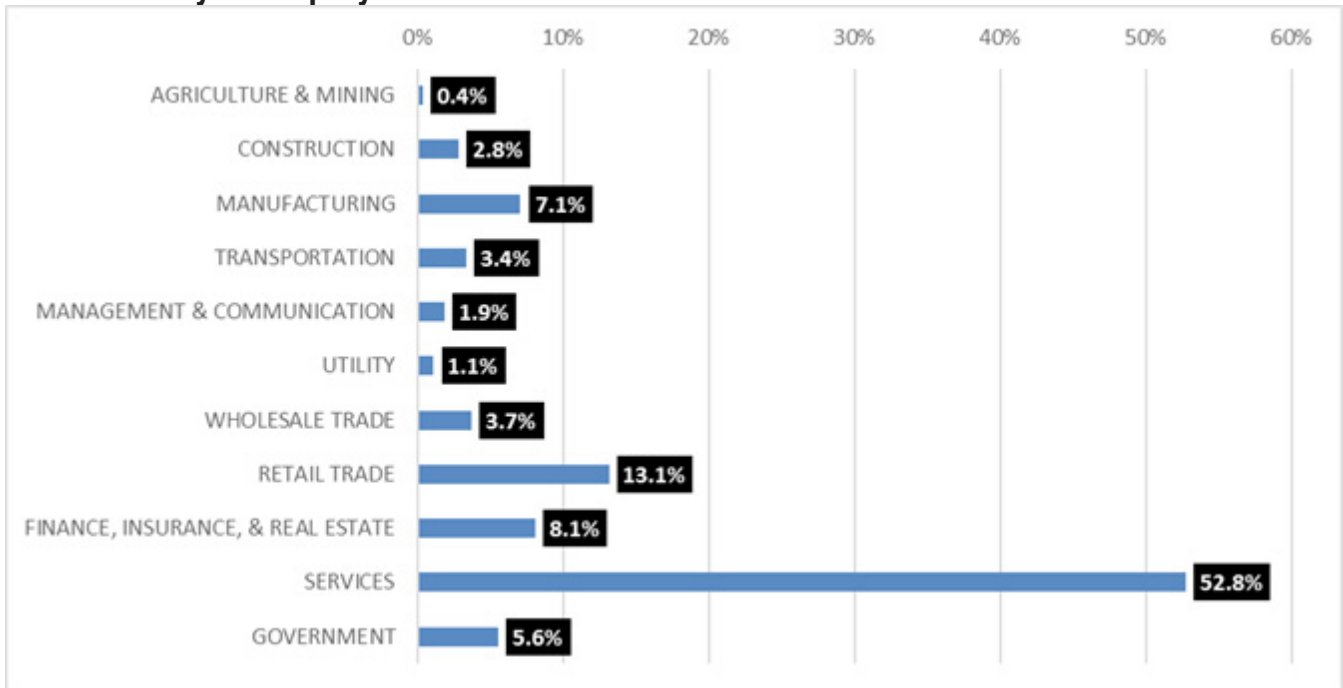


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

Roebuck - South East Lake

Roebuck - South Eastlake Community residents make up the largest portion of the Northeast Area labor force, with an estimated 36% of the total labor force.

FIGURE 3.5: Industry of Employed Roebuck - South East Lake Residents

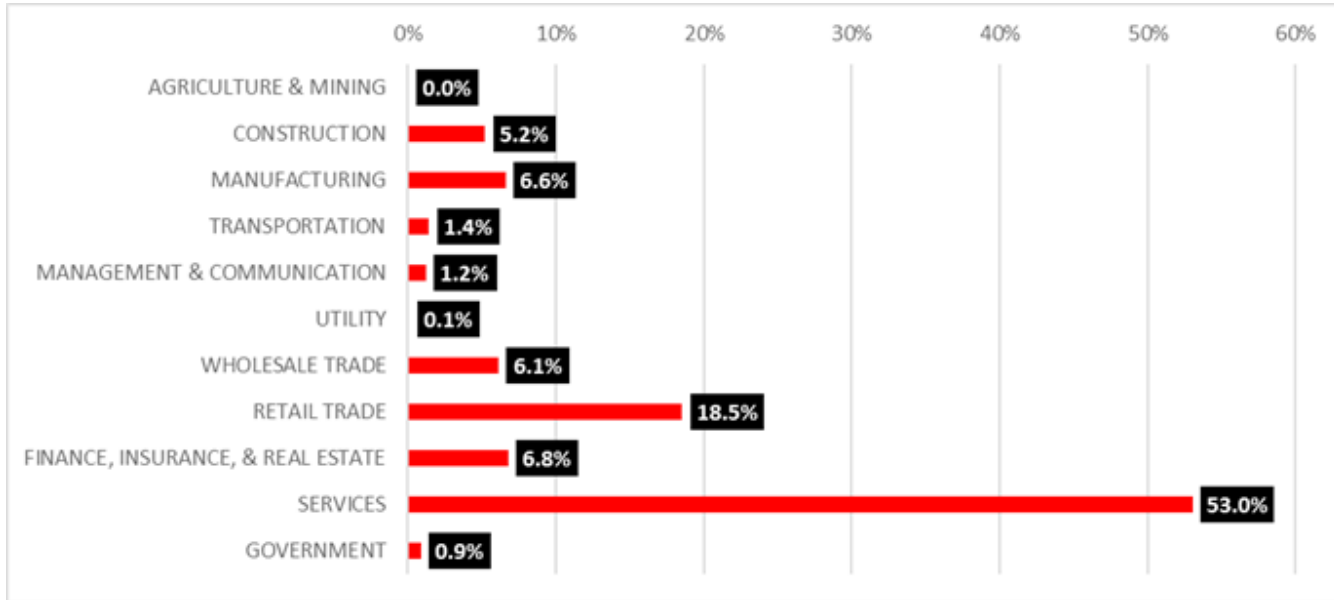


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

LOCAL EMPLOYMENT CHARACTERISTICS

There are approximately 1,885 businesses in the Northeast Area employing nearly 31,200 people. Service-based establishments make up the largest number of area businesses and provide 53% of the jobs. These jobs are primarily within the Healthcare and Accommodation/Food Services sectors. Retail Trade businesses are the second largest industry providing 18.5% of the jobs, followed by Finance, Insurance, and Real Estate with 6.8% of the total jobs. The area has experienced an estimated 9% increase in the number of business establishments since 2008. Much of this increase follows area development patterns, particularly along the U.S. Highway 280 corridor. The four communities each have unique industries that are overrepresented compared to the area as a whole.

FIGURE 3.6: Northeast Area Jobs by Industry



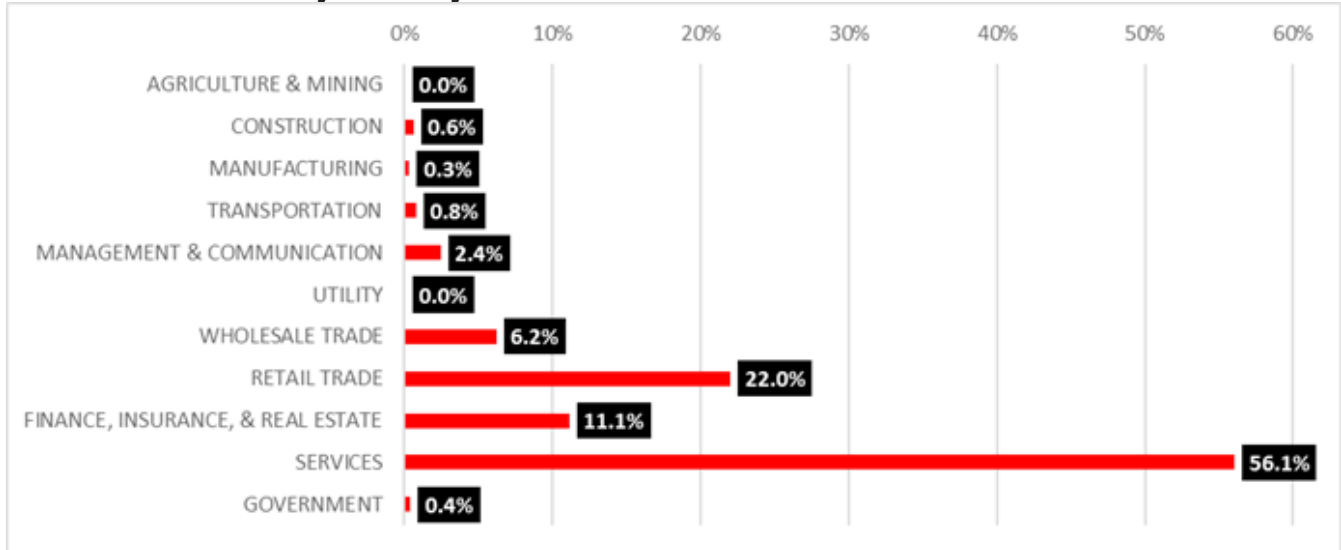
Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

ECONOMIC VITALITY

Cahaba

Cahaba Community jobs make up an estimated 44% (12,480) of the Northeast Area jobs. Most of this community's jobs are along U.S. Highway 280. The industry that employs more in Cahaba than the rest of the area is the Finance, Insurance, & Real Estate sector. These typically high-paying jobs are likely located along Highway 280.

FIGURE 3.7: Cahaba Jobs by Industry

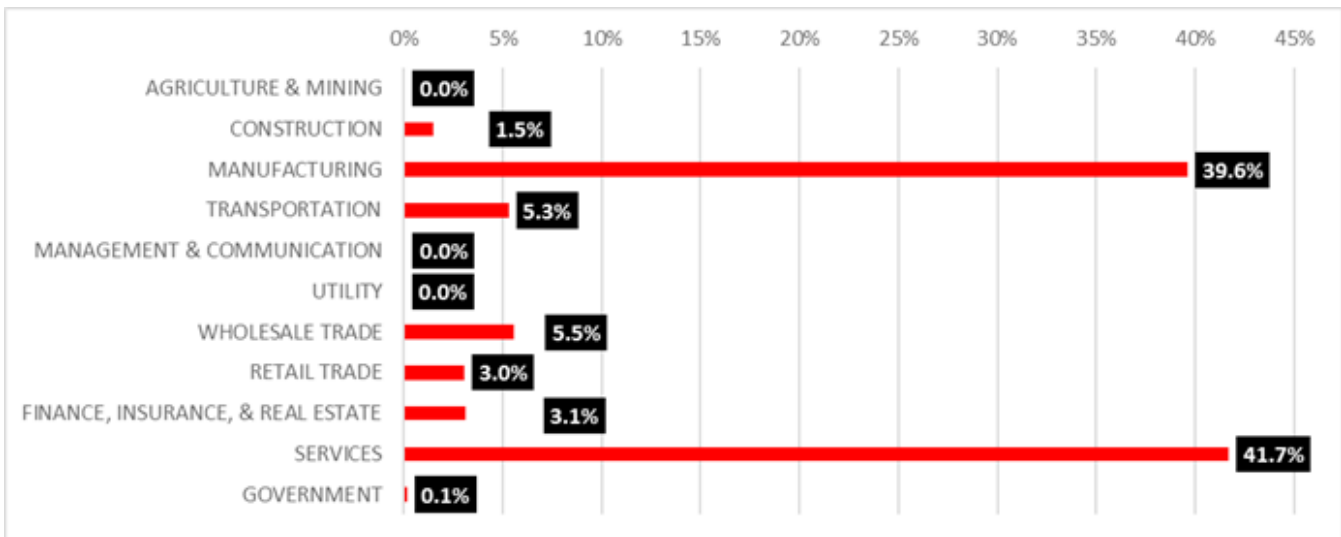


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

East Pinson Valley

East Pinson Valley Community jobs make up an estimated 7% (2,184) of all Northeast Framework Area jobs. The manufacturing sector has substantial employment in East Pinson Valley, a much higher percentage (39.6%) than the other three communities. This difference is explained by the community's industrial parks along Pinson Valley Parkway.

FIGURE 3.8: East Pinson Valley Jobs by Industry

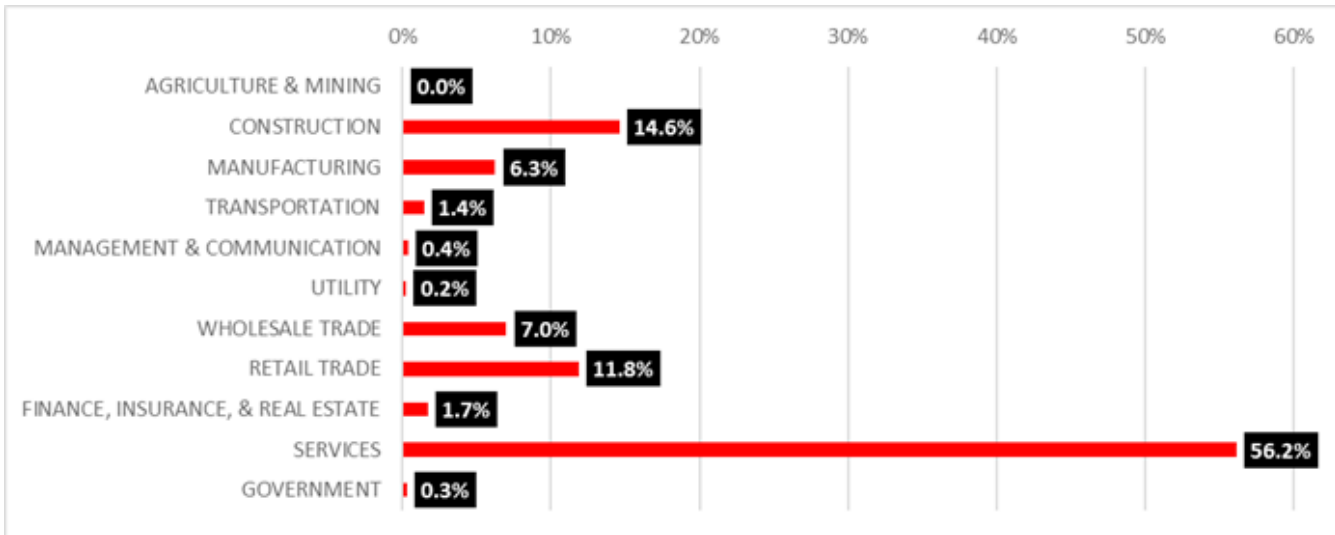


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

Huffman

Huffman Community jobs make up an estimated 38% (11,856) of all Northeast Framework Area jobs. The industry that comprises a large share of jobs in Huffman unlike in the rest of the area is the Construction sector.

FIGURE 3.9: Huffman Jobs by Industry

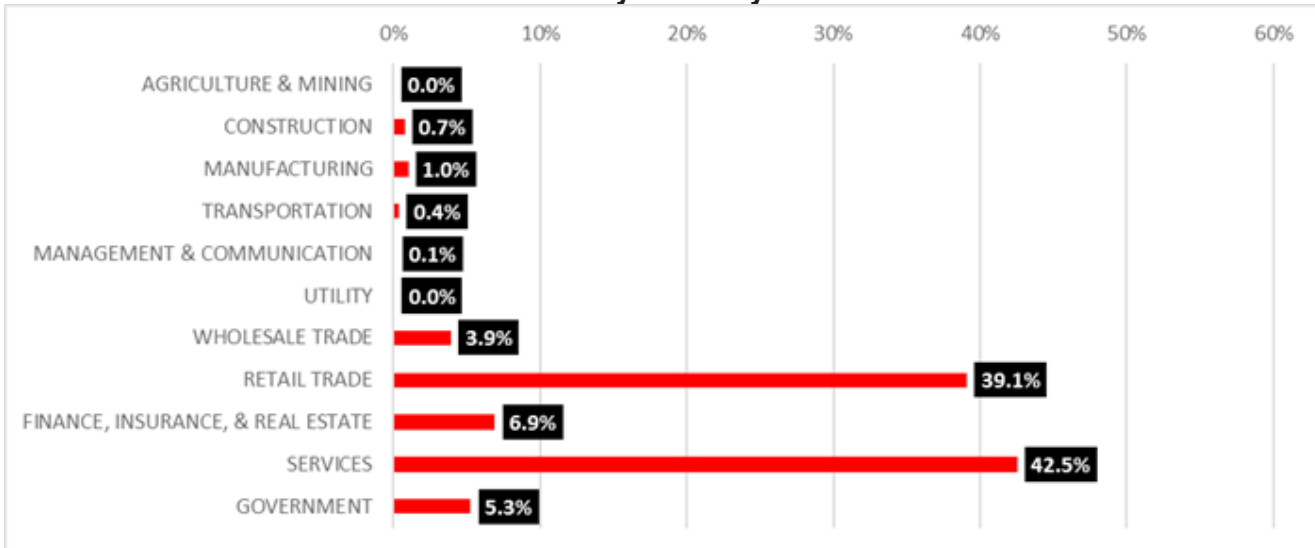


Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

Roebuck - South East Lake

Roebuck - South South East Lake Community jobs make up an estimated 12% (3,744) of all Northeast Framework Area jobs. This community has a much higher share of Retail Trade jobs than the rest of the area, which can be explained by its location along parts of Parkway East and 4th Avenue North.

FIGURE 3.10: Roebuck - South East Lake Jobs by Industry



Source: U.S. Census Bureau Longitudinal Employment Dynamics (LED) 2012

ECONOMIC VITALITY

3.6 LARGE EMPLOYERS

As shown in **Table 1.34**, the largest employers in the Northeast Area in 2015 include St. Vincent's Hospital (1,500 employees), Jefferson State Community College (500 employees), Source Medical Solutions (350 employees), Wal-Mart Supercenter (300 employees) and Marriott-Birmingham (250 employees). Collectively, these five businesses make up approximately 9% of all jobs located in the Northeast Area. As shown in **Figure 3.12**, the heaviest concentrations of employment are primarily clustered along the State Highway 75 and U.S. Highway 280 corridors. As their respective opening and expansion complete, the Grandview Medical Center and Kamtek plant should also join this list of large employers in the Northeast Area.

TABLE 3.7: Ten Largest Employers in the Northeast Area

Employer	Estimated # of Employees
St. Vincent's East	1,500
Jefferson State Community College	500
Source Medical Solutions	350
Wal-Mart Supercenter	300
Marriott Hotel	250
Cardiovascular Associates	210
Sterilite Group	200
Glenwood Autism & Behavioral Center	200
Target	200
Wood Group Mustang	177

Source: InfoGroup 2015 and RPCGB estimates

The number of business locations within the Northeast Area market appears well distributed throughout the area, with the heaviest concentrations along U.S. Highway 78 and State Highway 75, as well as U.S. highway 280. These corridor locations represent approximately 56% of all business locations in the market area and approximately 53% of all market area jobs. These corridor locations also represent the highest concentrations of retail businesses.

3.7 COMMUTING DATA

An analysis of local commuter data of employment by place of work and employment by place of residence indicates that approximately 8% of employed Northeast Area residents are also working in the Northeast Area. Conversely, 92% of employed residents work outside the Northeast Birmingham Area. Commuting data indicates that the primary destinations of employed residents outside of the area are the Birmingham City Center, the South Side/ Mid Town areas, and the US 11/ Trussville area. These primary job destinations make up 20% of all employed Northeast Birmingham Area residents, thus the remaining 80% of employed residents are working elsewhere in Birmingham and Jefferson County.

CAHABA RESIDENTIAL WORKFORCE COMMUTING

Cahaba Community residential workforce commuters, most of whom live along the U.S. Highway 280 corridor, do not commute far to their jobs according to analysis. Nearly 23% of the Cahaba Community workforce work along U.S. Highway 280/Inverness. Just 11% of these employed residents commute to the Birmingham City Center/ Southside areas to go to work. The remaining 66% of the Cahaba Community workforce commute to various areas within Jefferson and Shelby counties.

EAST PINSON VALLEY RESIDENTIAL WORKFORCE COMMUTING

East Pinson Valley Community residential workforce commuters are primarily employed in the downtown Birmingham area, primarily within the City Center and Southside/UAB areas, as well as the Lakeview area. Downtown East Pinson Valley commuters make up 23% of all East Pinson Valley commuters. Other areas of notable concentrations include the Huffman area (St. Vincent's East) with 5% as well as the Riverchase area in Shelby County with 4%.

HUFFMAN RESIDENTIAL WORKFORCE COMMUTING

Huffman Community residential workforce commuters primarily travel to the downtown Birmingham area, with 17% working in the City Center, Southside and Lakeview areas. An estimated 9% work nearby along Highway 75 in Huffman. Another 4% of employed residents commute to the Trussville/U.S. Highway 11 area, while the remaining workforce commutes to other areas in Birmingham and Jefferson County.

ROEBUCK - SOUTH EAST LAKE RESIDENTIAL WORKFORCE COMMUTING

Roebuck - South Eastlake Community residential workforce commuters are primarily employed in the downtown Birmingham area, primarily within the City Center and Southside/UAB areas, as well as the Lakeview area. An estimated 23% of employed residents work in these areas. Additionally, an estimated 4% of employed residents work in the Trussville/U.S. Highway 11 area, while 3% work nearby along Highway 75 in Huffman. The remaining workforce commutes to jobs in other areas of the region.

ECONOMIC VITALITY

FIGURE 3.12: Northeast Area Employment Concentrations Map

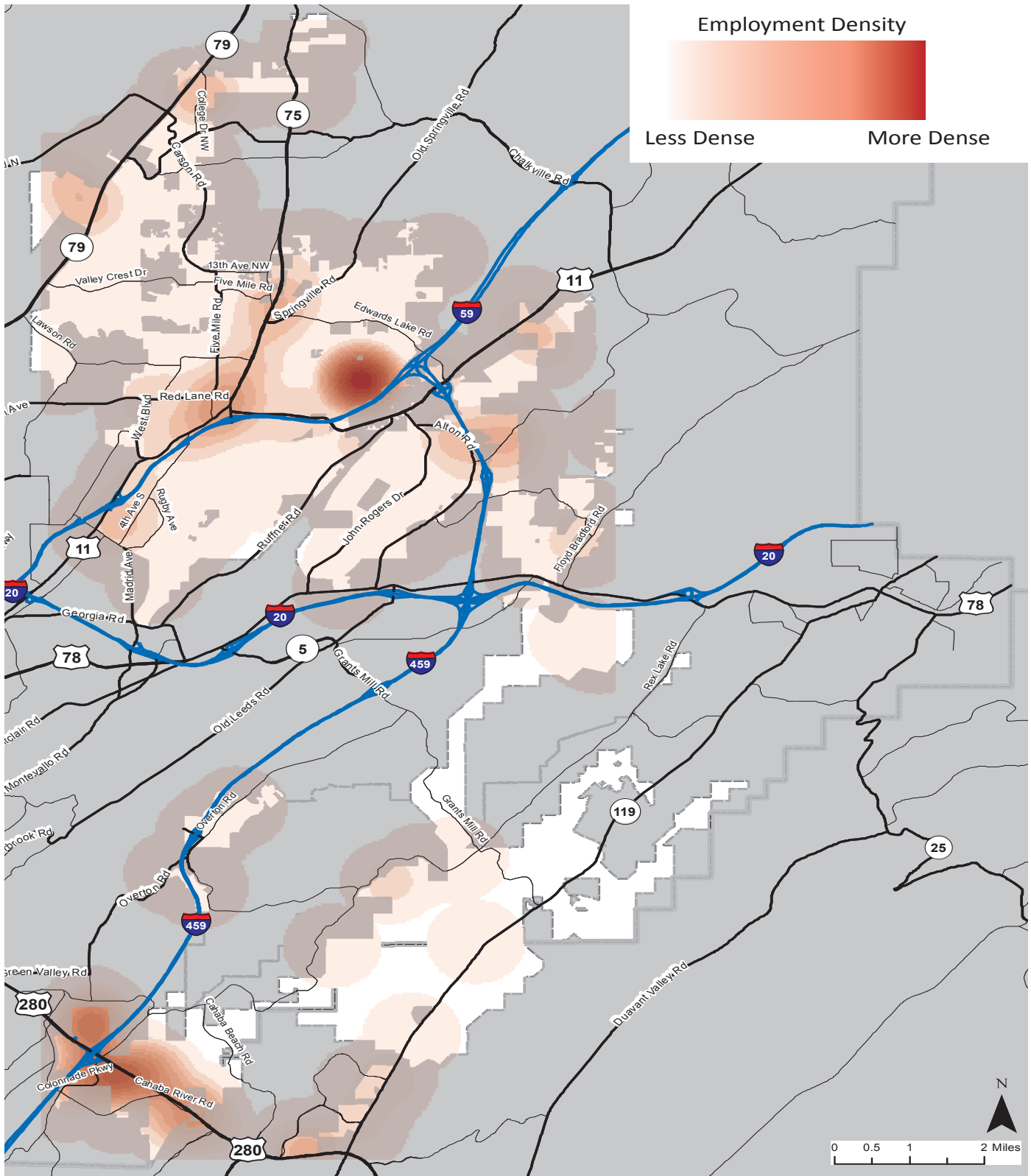
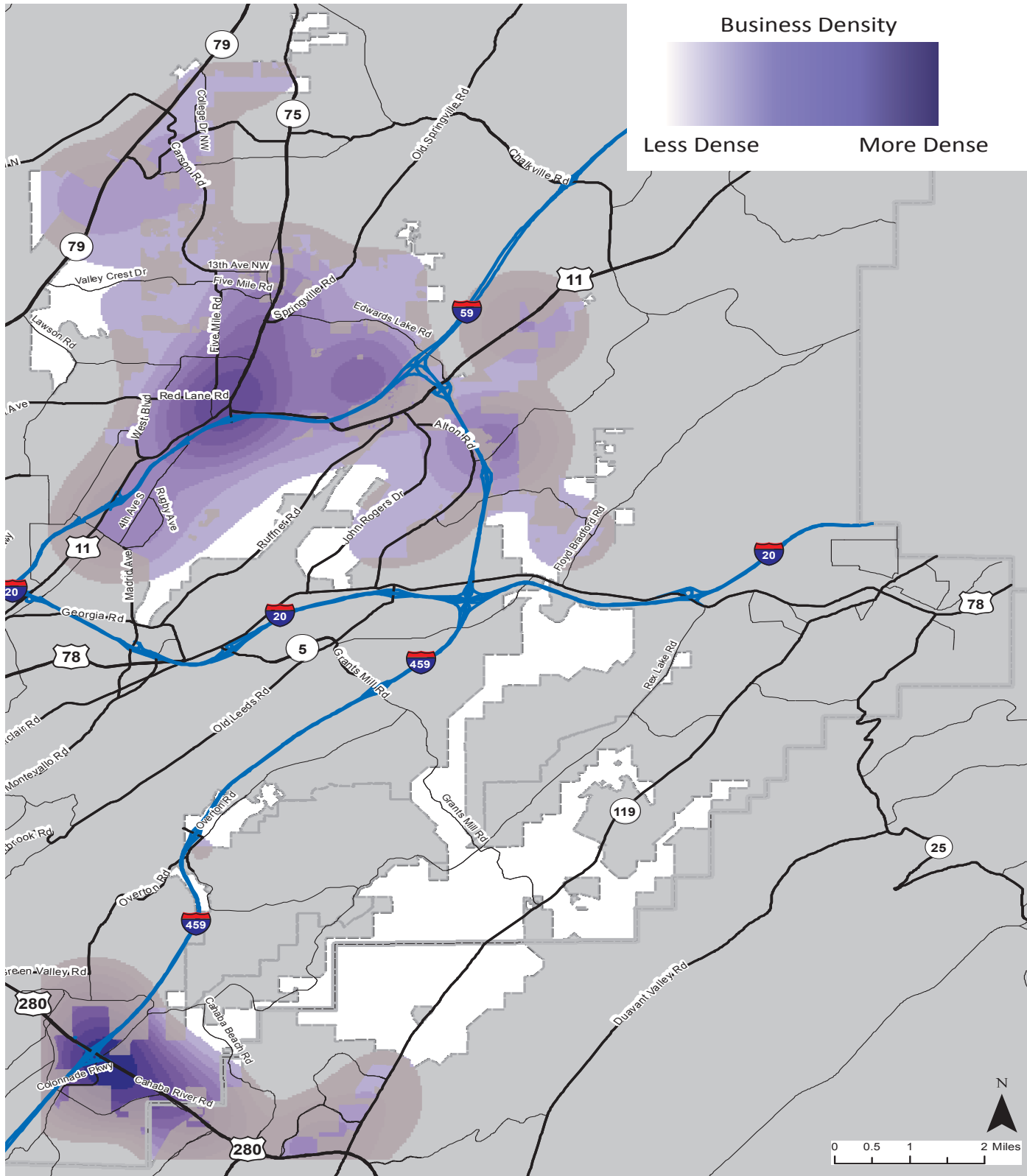


FIGURE 3.13: Business Concentrations Map







CHAPTER 4

GREEN SYSTEMS

GREEN SYSTEMS

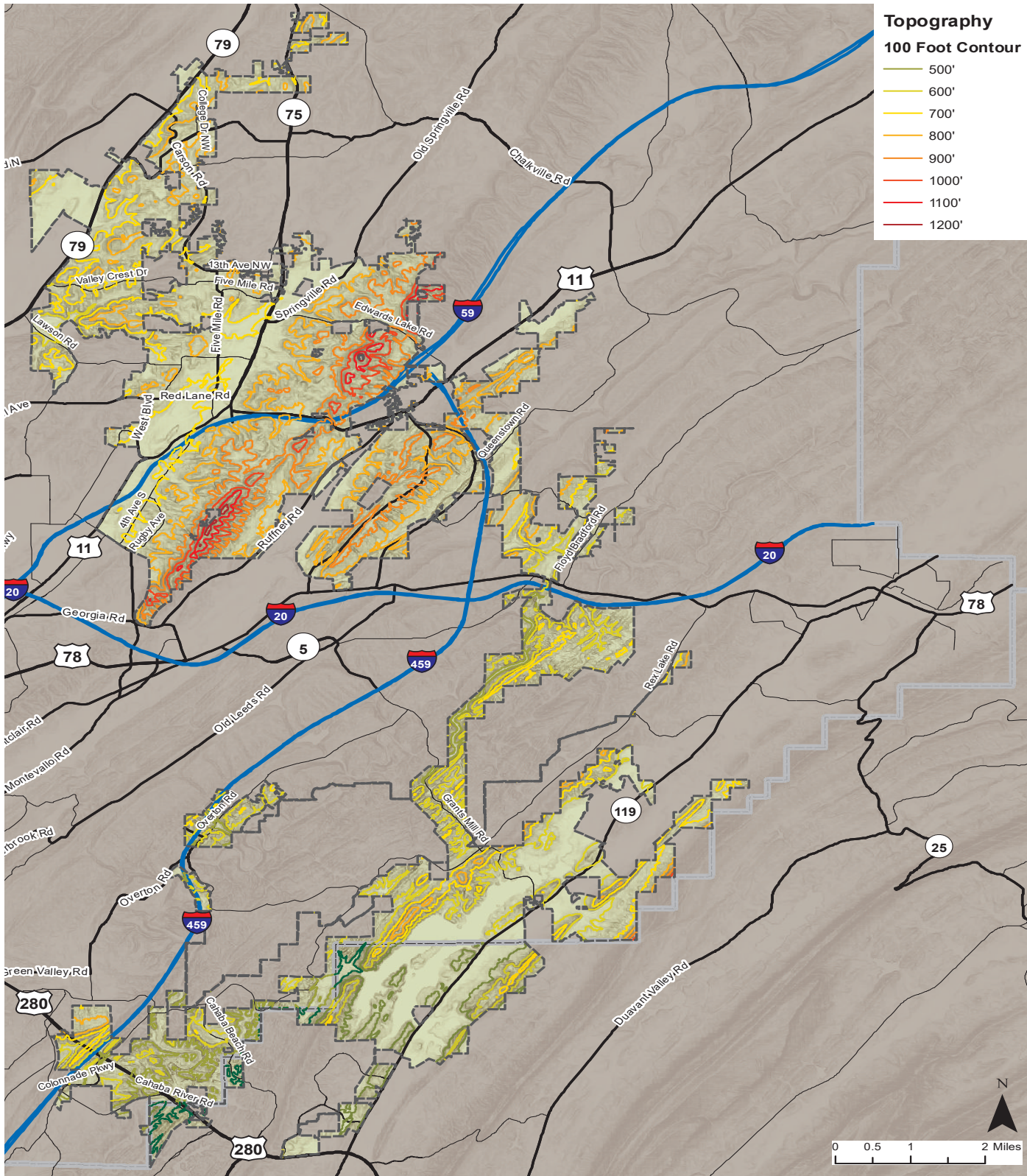
4.1 INTRODUCTION

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

4.2 TOPOGRAPHY

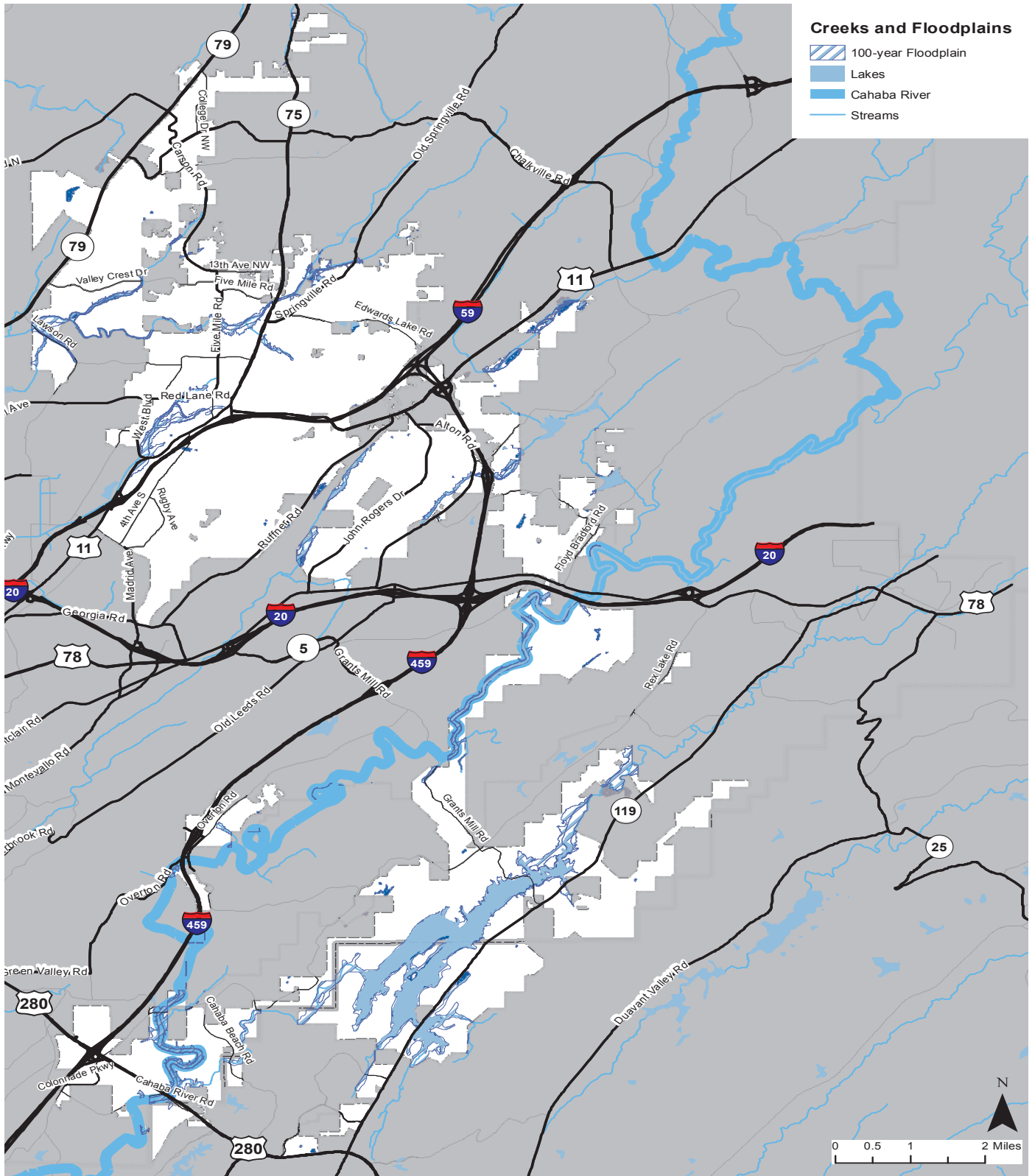
With elevations ranging from 500 feet to more than 1200 feet, Northeast Birmingham's terrain is primarily characterized by rolling hills. The areas lowest elevations are located in the Cahaba Community surrounding Lake Purdy, while its highest elevations are in the Roebuck-South East Lake Community surrounding the Ruffner Mountain Nature Preserve.

FIGURE 4.1: Northeast Area Topography Map



GREEN SYSTEMS

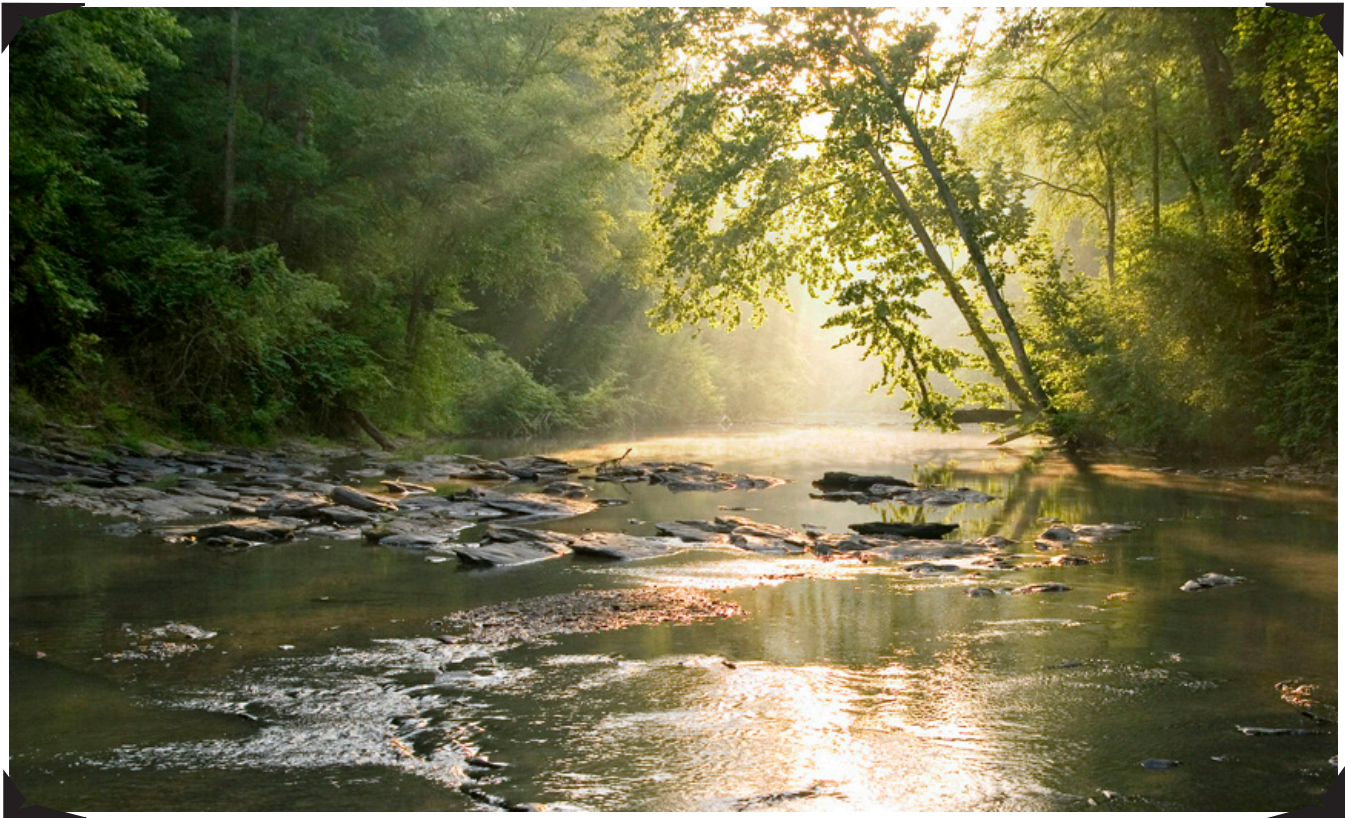
FIGURE 4.2: Northeast Area Hydrology Map



4.3 CREEKS AND FLOODPLAINS

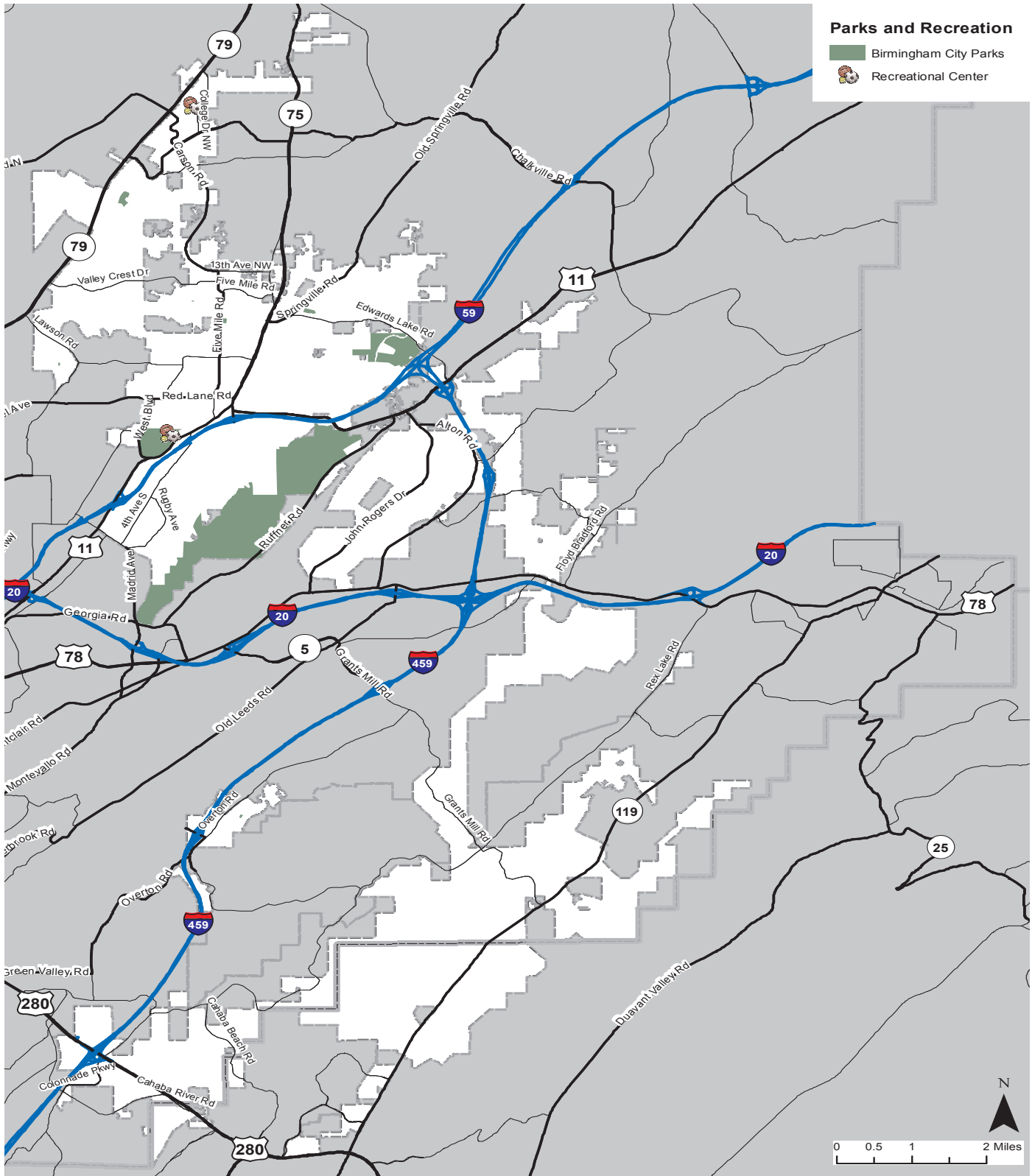
The Northeast Birmingham Community consists of intermittent creeks that are tributaries of Village Creek. These creeks often cause flash-flooding during heavy rains. The areas that are prone to inundation by 1%-annual-chance flood hazard are referred to as 100-year flood zones and are designated by the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

Flooding is the primary hazard that affects the Northeastern 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 and stream to spill over its banks and inundate the surrounding floodplain. The extent of flooding varies according to rainfall, the storm water and the capacity of the receiving channel to discharge. Residential areas in the Northeast Birmingham area are particularly vulnerable along the Village Creek, and buyouts have taken place to reduce exposure of these residents. Area along the Cahaba River watershed is not as threatened due to less development.



GREEN SYSTEMS

FIGURE 4.3: Northeast Area Parks and Recreation Map



4.4 PARKS AND RECREATION

RUFFNER MOUNTAIN NATURE PRESERVE

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

COMMUNITY PARKS AND RECREATION CENTER INFORMATION

Each community in the Northeast Area has at least one park or recreation center. These amenities serve the area's children and its adults. Parks and recreation centers also serve as opportunity sites to focus investment around. The Northeast Area is also home to the northeast branch of the YMCA located on the border of Roebuck, Huffman, and Roebuck Springs.

The tables below identify the parks and recreation centers in the Northeast Area. Dedicated parks have dedicated funding from the Birmingham Parks and Recreation Board.

TABLE 4.1: Cahaba Parks

Name	Address	Dedicated
Overton Park	834 Oak St	Yes

TABLE 4.2: East Pinson Valley Parks and Rec Center

Name	Address	Dedicated
Echo Highlands Park	1800 Indian Summer Dr	Yes
Pine Knoll Park	9914 Wood Ave	Yes
East Pinson Valley Rec Center	3000 Jefferson State Pkwy	N/A

TABLE 4.3: Roebuck - South East Lake Parks and Rec Center

Name	Address	Dedicated
Roebuck/Hawkins Park	8920 Roebuck Blvd N	No
Hawkins Park Rec Center	8920 Roebuck Blvd N	N/A

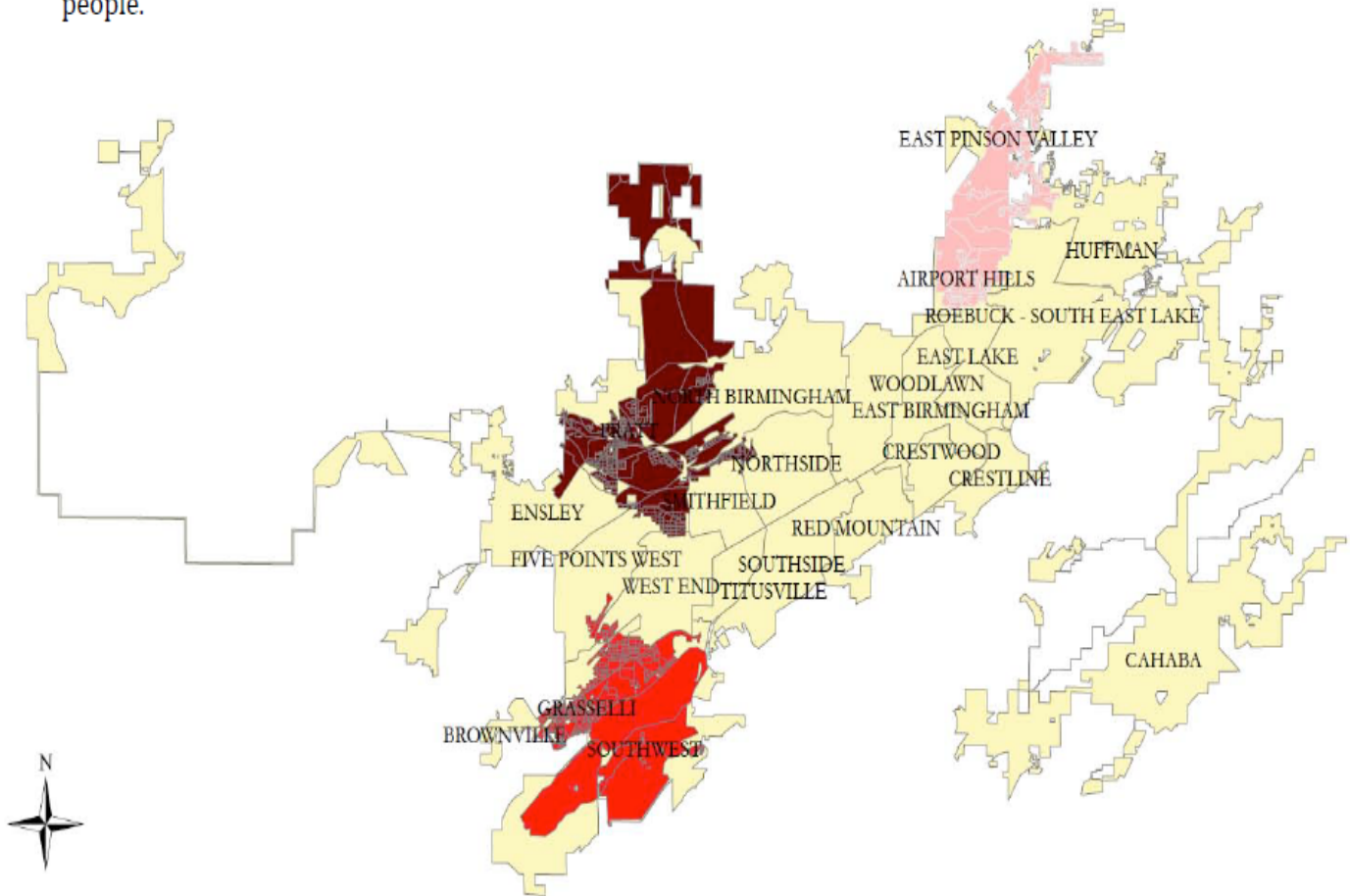
TABLE 4.4: Huffman Parks

Name	Address	Dedicated
Justo Park	300 Killough Cir	Yes
Grayson Park	1041 Five Mile Rd	Yes
Eldorado Park	930 Eldorado Dr	Yes
Tom Bradford Park	1 Bradford Park Dr	Yes

GREEN SYSTEMS

FIGURE 4.4: Map of the Three Official Food Desert Areas in Birmingham

How to read this map: This map shows the 3 official Food Desert areas, which is distinct from Food Desert conditions. Food Desert areas must cluster, be contiguous, and have minimal population. Generally, we use the color red to illustrate an unfavorable outcome. We show the 3 areas in increasing shades of red to indicate increasing population. The first area is the lightest red (resembling pink) and contains about 2,600 people. The second darkest contains almost 10,000 people and the darkest (resembling brown) contains almost 13,000 people.



Map #5a: Birmingham’s 3 Food Deserts

- Desert #1 - 2,658 people
- Desert #2 - 9,669 people
- Desert #3 - 12,936 people
- Community Areas

**MAPS ON THE FOLLOWING PAGES
SHOW DETAILS WITH STREETS**

**TOTAL: 25,263 IN FINALIZED FOOD DESERTS
(COMPARED TO THE 41,000 IN FOOD DESERT CONDITIONS)**

Source: “Examining the Impact of Food Deserts and Food Imbalance on Public Health in Birmingham, AL”

4.6 FOOD SYSTEMS

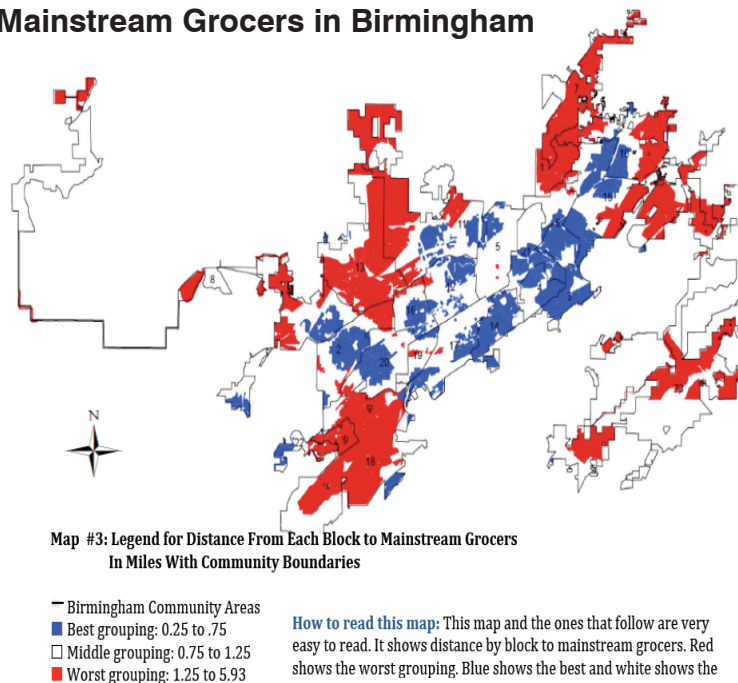
FOOD DESERT

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 Birmingham comprise over 43 square miles. Of those 88,000 affected, over 23,000 are children. The study analyzed Birmingham at the Census block level, and identified the East Pinson Valley community area as one of the three official Food Desert areas within the City of Birmingham (see **Figure 4.4**). From the center of each Census Block in the East Pinson Valley Community, mainstream grocers are between 1.25 to almost 6 miles away (see **Figure 4.5**).

FARMERS MARKET

The one farmers market in the Northeast Area is located in East Lake. The East Lake Market started in 2006 with the purpose of bringing fresh produce to the food imbalanced community. The market operates in the parking lot of the East Lake United Methodist Church located at 7753 1st Avenue South and is open May through October on Saturdays from 8am to 12pm. The Saturday market hosts an exercise class, cooking demonstrations, live music and a health booth. The market organizer is P.E.E.R. Inc. (Promoting Empowerment and Enrichment Resources), a local community development organization based in the East Lake United Methodist Church. P.E.E.R has a Mobile Market Bus that is focused on providing healthy food to the East Lake community, while also educating people to make better food and health choices for better health. The nonprofit introduces gardening, cooking and nutrition to kids in several venues. The market is located next to the church’s small community garden, which grows produce to donate to local hunger agencies.

FIGURE 4.5: Distance to Mainstream Grocers in Birmingham



Source: “Examining the Impact of Food Deserts and Food Imbalance on Public Health in Birmingham, AL”

This document is exempt from open records, discovery or admission under Alabama Law and 23 U.S.C. §§ 148(h)(4) and 409). The collection of safety data is encouraged to actively address safety issues on regional, local, and site-specific levels. Congress has laws, 23 U.S.C. §148(h)(4) and 23 U.S.C. § 409 which prohibit the production under open records and the discovery or admission of crash and safety data from being admitted into evidence in a Federal or state court proceeding. This document contains text, charts, tables, graphs, lists, and diagrams for the purpose of identifying and evaluating safety enhancements in this region. These materials are protected under 23 U.S.C. §409 and 23 U.S.C. §148(h)(4). In addition, the Alabama Supreme Court in *Ex parte Alabama Dept. of Transp.*, 757 So. 2d 371 (Ala. 1999) found that these are sensitive materials exempt from the Alabama Open Records Act.





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 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 Northeast Area, there are approximately 352.3 miles of roadways grouped into four distinct roadway classifications: principal arterials, minor arterials, collectors and local streets.

PRINCIPAL ARTERIALS

The interstates running within the Northeast Area total approximately 23.1 miles and include I-459 and I-59. 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 Northeast Area include 1st Avenue, AL 75 / Center Point Parkway, U.S. 11 / Gadsden Highway, AL 75 / Parkway East, AL 79 / Pinson Valley Parkway, AL 75 / Roebuck Parkway and U.S. 280.

MINOR ARTERIALS

Minor arterials accommodate 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 Northeast Area include: Alton Road, Cahaba Valley Road, Carson Road, Five Mile Road, John Rogers Drive, Red Lane Road, Robison Drive, Springville Road, Sunhill Road NW and West Blvd.

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 Northeast Area.

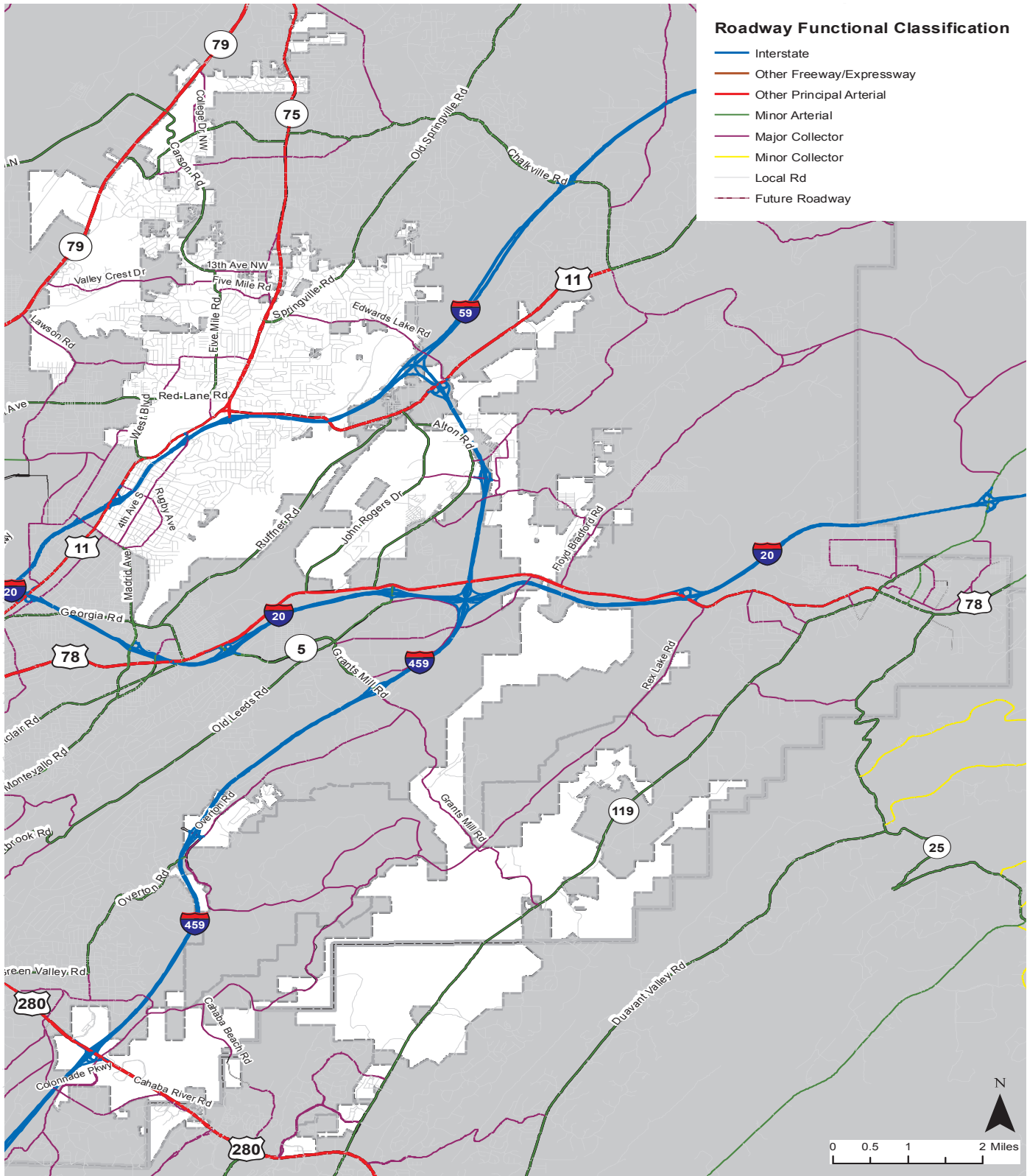
LOCAL STREETS

Local streets are intended to provide the highest degree of land access (short trips at lower speeds), and thus limited mobility, discouraging through traffic. They provide access to individual single-family residential lots, entry and exit to the neighborhood, and connectivity to collectors and thoroughfares. In short, all other roadways not previously listed are considered local streets. Approximately 73% of all the roads within the Northeast Area are local streets.

TABLE 5.1: Lane Miles of Roads within the Northeast Area

Roadway Functional Classification	# of Lane Miles within Northeast Area	% of all Northeast Area Roads
Interstates	23.1	6.6%
Principal Arterials	18.9	5.4%
Minor Arterials	21.4	6.1%
Major Collectors	33.2	9.4%
Local Streets	255.7	72.6%
Totals	352.3	100.0%

FIGURE 5.1: Functional Classification Map



Source: Birmingham MPO

TRANSPORTATION + INFRASTRUCTURE

5.2 ANNUAL AVERAGE DAILY TRAFFIC COUNTS

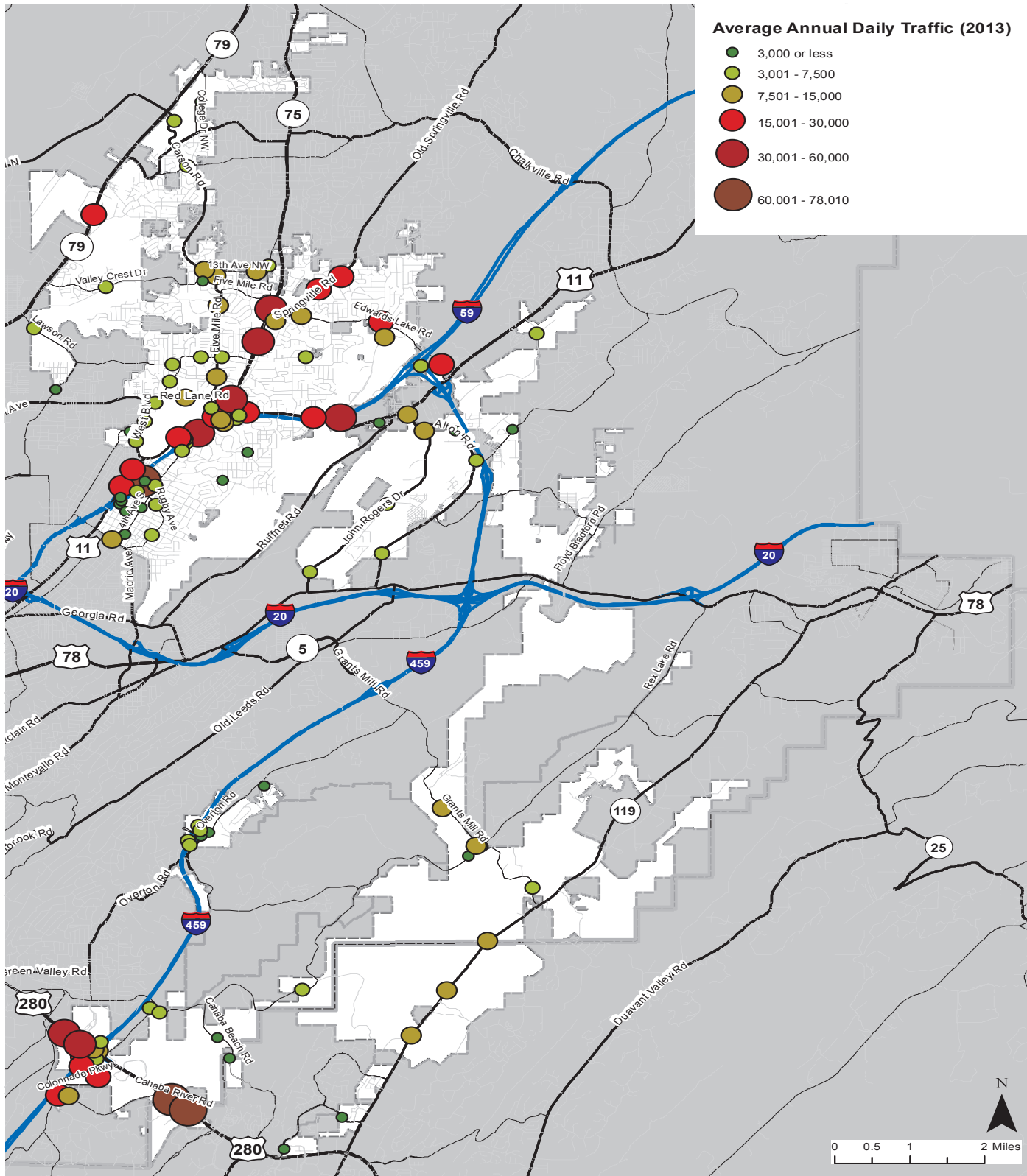
The Annual Average Daily Traffic (AADT) volumes for the major roadways within the Northeast Area are shown in **Figure 1.46**, and **Table 1.40** lists the locations along roadways with where high average daily volumes are greater than 18,000 AADT. The counts were collected by the Alabama Department of Transportation (ALDOT) at count stations in 2013. 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.

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

Location	2013 AADT	Functional Classification	Community
US 280 west of Colonnade Drive	78,580	Principal Arterial	Cahaba
US 280 just south of the Jefferson County Line	77,350	Principal Arterial	Cahaba
I-459 between Exits 132 (US 11) and 133 (4th Ave. S)	69,180	Interstate	Roebuck - South East Lake
US 280 south of Old Us Hwy 280	56,460	Principal Arterial	Cahaba
I-459 between Exits 133 (4th Ave. S) and 134 (Roebuck Pkwy)	54,410	Interstate	Roebuck - South East Lake
US 280 south of Summit Blvd before I-459 ramps	53,280	Principal Arterial	Cahaba
AL 75 / Parkway East south of Orchard Rd	50,840	Principal Arterial	Huffman
AL 75 / Parkway East south of Springville Rd	42,980	Principal Arterial	Huffman
I-459 between Exits 134 (Roebuck Pkwy) and 137	41,090	Interstate	Huffman
AL 75 / Parkway East south of Huffman Rd	40,740	Principal Arterial	Huffman
Acton Rd north of Caldwell Mill Rd	25,970	Major Collector	Cahaba
Colonnade Drive south of US 280	25,700	Major Collector	Cahaba
US 11 west of Roebuck Drive	24,990	Principal Arterial	Roebuck - South East Lake
US 11 north of Roebuck Plaza Drive	24,470	Principal Arterial	Roebuck - South East Lake
US 11 btw 83rd Street and I-59	23,890	Principal Arterial	Roebuck - South East Lake
US 11 north of 85th Street	23,750	Principal Arterial	Roebuck - South East Lake
I-459S on ramp from US 280	21,580	Interstate	Cahaba
AL 79 / Pinson Valley Pkwy south of Valleycrest Drive	21,410	Principal Arterial	East Pinson Valley
I-459N off ramp to US 280	20,970	Interstate	Cahaba
US 11 north of Brookhurst Drive	19,630	Minor Arterial	Roebuck - South East Lake
Edwards Lake Road south of Pinetree Rd	18,240	Major Collector	Huffman

Source: Alabama Department of Transportation 2013

FIGURE 5.2: Average Annual Traffic Counts



TRANSPORTATION + INFRASTRUCTURE

5.3 EXISTING TRANSIT ROUTES, STATIONS, AND RIDERSHIP

The Birmingham Jefferson County Transit Authority (BJCTA), also known as Metro Area Express (MAX), operates fixed local route and express route service in the Northeast Area, and provides demand response service (Paratransit).

At present, there are seven existing BJCTA MAX bus routes that either serve or pass through the Northeast Area communities. They all have origins and destinations in downtown Birmingham, at the BJCTA Central Station.

The seven BJCTA routes are:

- Route 20 Airport Zion City (serves East Pinson Valley, Roebuck – South East Lake communities)
- Route 25 Centerpoint (serves East Pinson Valley, Huffman, Roebuck – South East Lake communities)
- Route 26 Jefferson State (serves East Pinson Valley, Huffman, Roebuck – South East Lake communities)
- Route 28 South East Lake (serves Roebuck – South East Lake community)
- Route 72 Express (serves East Pinson Valley, Huffman, Roebuck – South East Lake communities)
- Highway 280 Limited Stop (serves Cahaba community)
- Route 201 – Highway 280 Commuter (serves Cahaba community)

Historical ridership trends for year 2014 as a whole and for the last 12 months are included in [Table 5.5](#). [Table 5.3](#) lists the total number of bus stops (both inbound and outbound) along these routes, including the total number of stops within the boundary of the Northeast Area, along with the major locations that these routes and stops serve.

TRANSPORTATION + INFRASTRUCTURE

TABLE 5.5: BJCTA Historical Ridership on Routes Serving the Northeast Area

Route Number + Name	Jan - Dec 2014 Totals	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15
Route 20 Airport Zion City	59,230	5,224	5,616	6,107	4,584	5,398	4,929	4,032	4,755	4,891	4,546	4,925	5,050
Route 25 Centerpoint	93,561	7,768	8,601	9,347	6,289	7,927	7,323	6,405	6,936	7,693	7,028	7,320	8,492
Route 26 Jefferson State	67,913	6,192	6,281	8,028	5,881	6,214	6,382	5,530	5,831	6,010	5,863	5,292	5,474
Route 28 South East Lake	153,576	13,231	13,632	14,527	11,686	12,670	12,505	10,293	11,864	13,366	12,527	13,157	13,235
Route 72 Express	9,392	789	800	1,009	704	901	848	708	852	861	828	833	1,132
Highway 280 Limited Stop	102,710	9,532	8,921	10,206	8,579	9,157	8,505	7,157	8,607	9,345	9,194	9,156	9,513
Route 201 - Highway 280 Commuter*	155	0	0	0	46	109	132	129	125	142	150	134	203
TOTALS	486,537	42,736	43,851	49,224	37,769	42,376	40,624	34,254	38,970	42,308	40,136	40,817	43,099

*Route 201 went into effect on November 17, 2014.

Source: BJCTA 2015

TRANSPORTATION + INFRASTRUCTURE

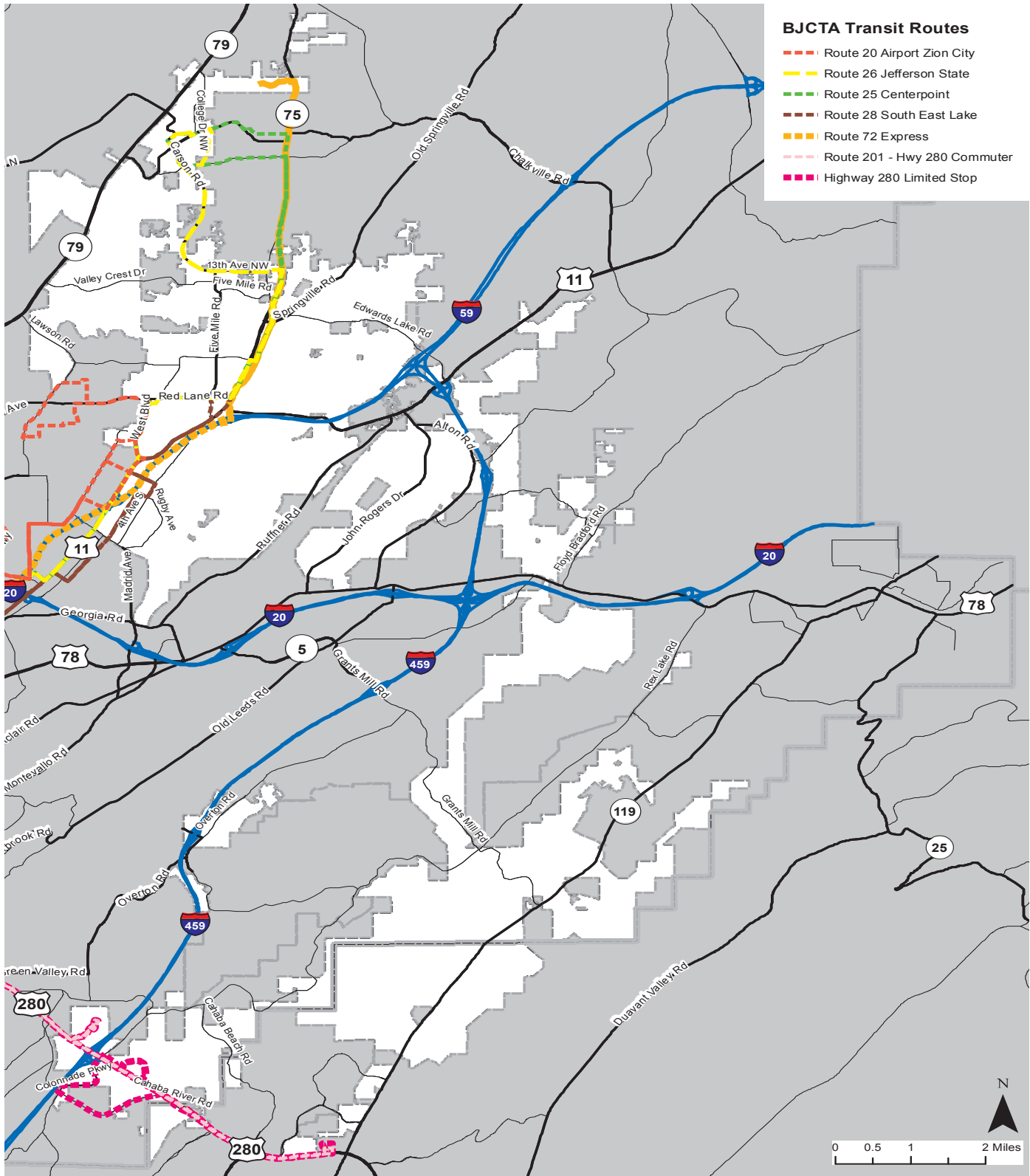
TABLE 5.3: Bus Stops along BJCTA Routes in the Northeast Area

Route Number and Name	# of Bus Stops (Inbound and Outbound)	# of Bus Stops in Northeast Area	Major Locations Served in Northeast Area
Route 20 - Airport / Penfield / Zion City	74	2	Eastern Health Clinic
Route 25 - Centerpoint	112	32	Eastern Health Clinic, Roebuck Wal-Mart, Jefferson State College
Route 26 Jefferson State	91	32	Eastern Health Clinic, Roebuck Wal-Mart, Roebuck Parkway, Jefferson State Community College
Route 28 South East Lake	90	31	Roebuck Wal-Mart
Route 72 Express	31	12	Huffman Baptist Church, Westchester Drive
Highway 280 Limited Stop	54	19	Summit Shopping Center, Grandview Parkway, The Colonnade
Route 201 – Highway 280 Commuter*	6	1	Summit Shopping Center
Totals	458	129	

*Route 201 went into effect on November 17, 2014.

Source: BJCTA 2015

FIGURE 5.3: BJCTA Transit Routes in the Northeast Area



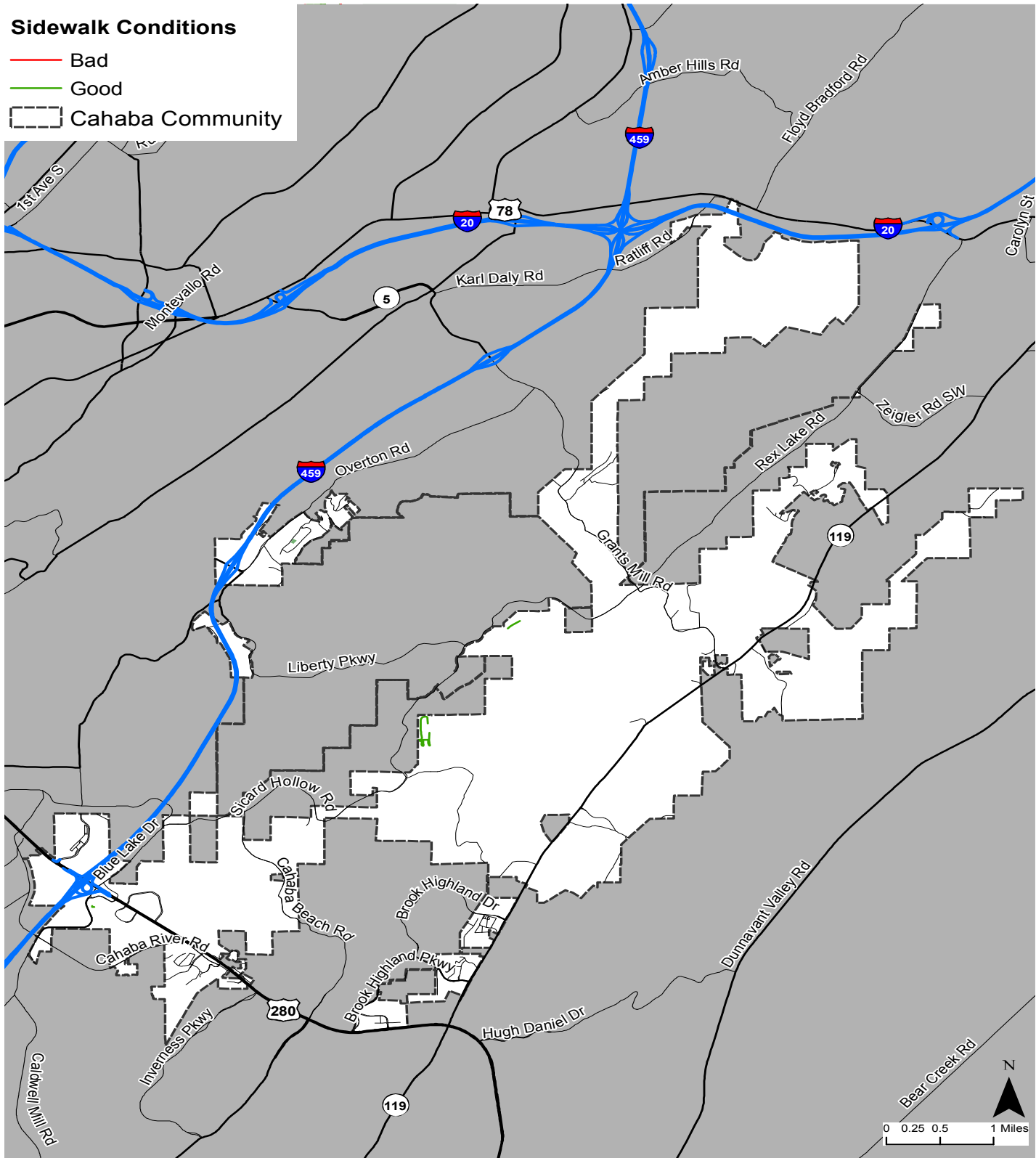
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5.5 SIDEWALKS

A majority of the streets within the Northeast Area lack sidewalks. Generally speaking, most of the Northeast Area sidewalks are located in the Roebuck - South East Lake Community along Parkway East and 1st Avenue North in the historic South East Lake neighborhood. Another concentration of sidewalks exists in the East Pinson Valley Community in the Apple Valley, Sun Valley, and Echo Highland Neighborhoods. In general, few sidewalks exist, nor do they connect to destinations in the Huffman and Cahaba Communities.

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 foot wide, and a minimum of 6 foot wide for commercial areas on both sides of all major and minor arterials. In addition, the city also requires a 4-foot wide (minimum) sidewalk on both sides of all local streets.

FIGURE 5.4: Existing Sidewalks in the Cahaba Community Map



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FIGURE 5.5: Existing Sidewalks in the East Pinson Valley Community Map

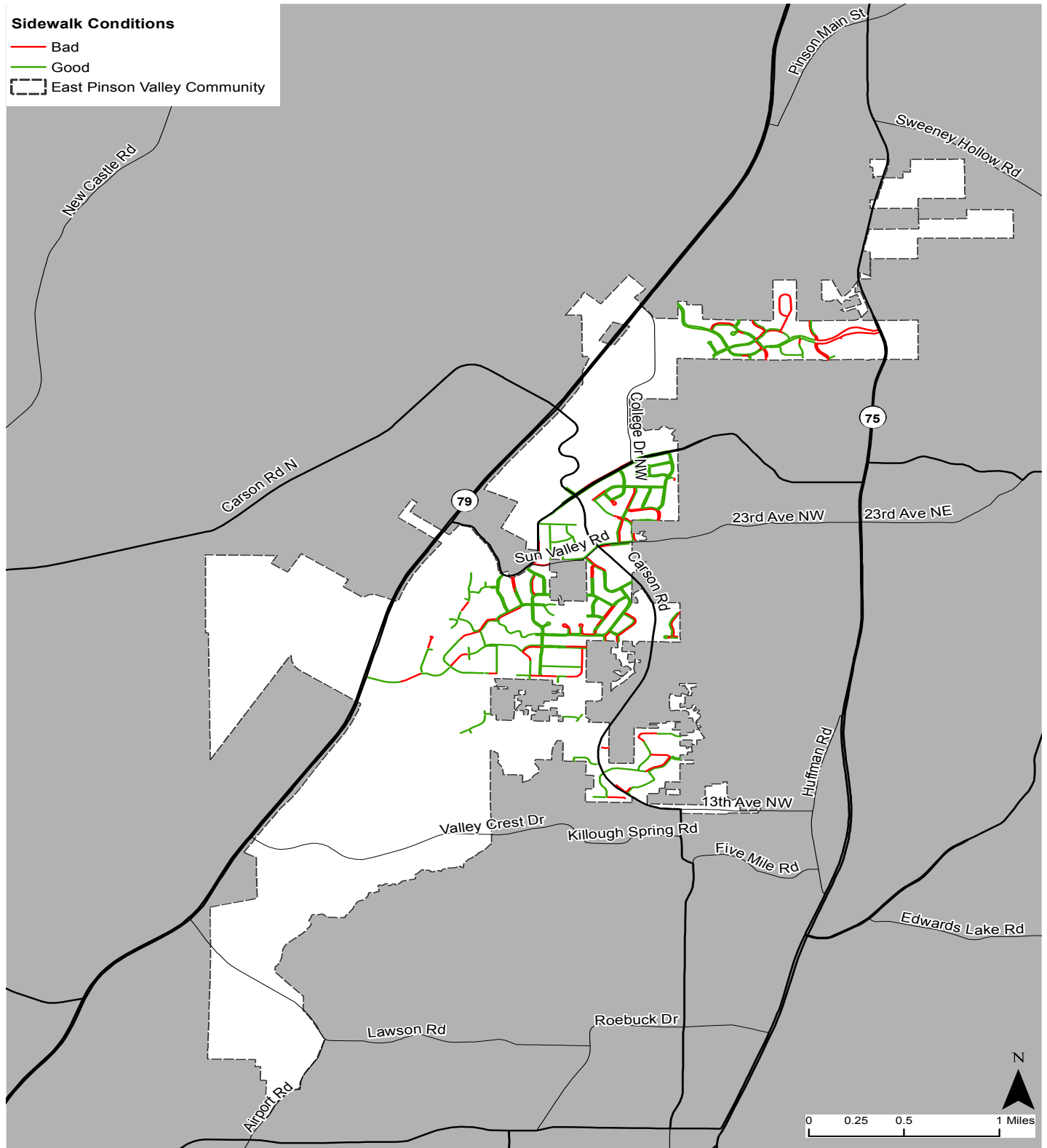
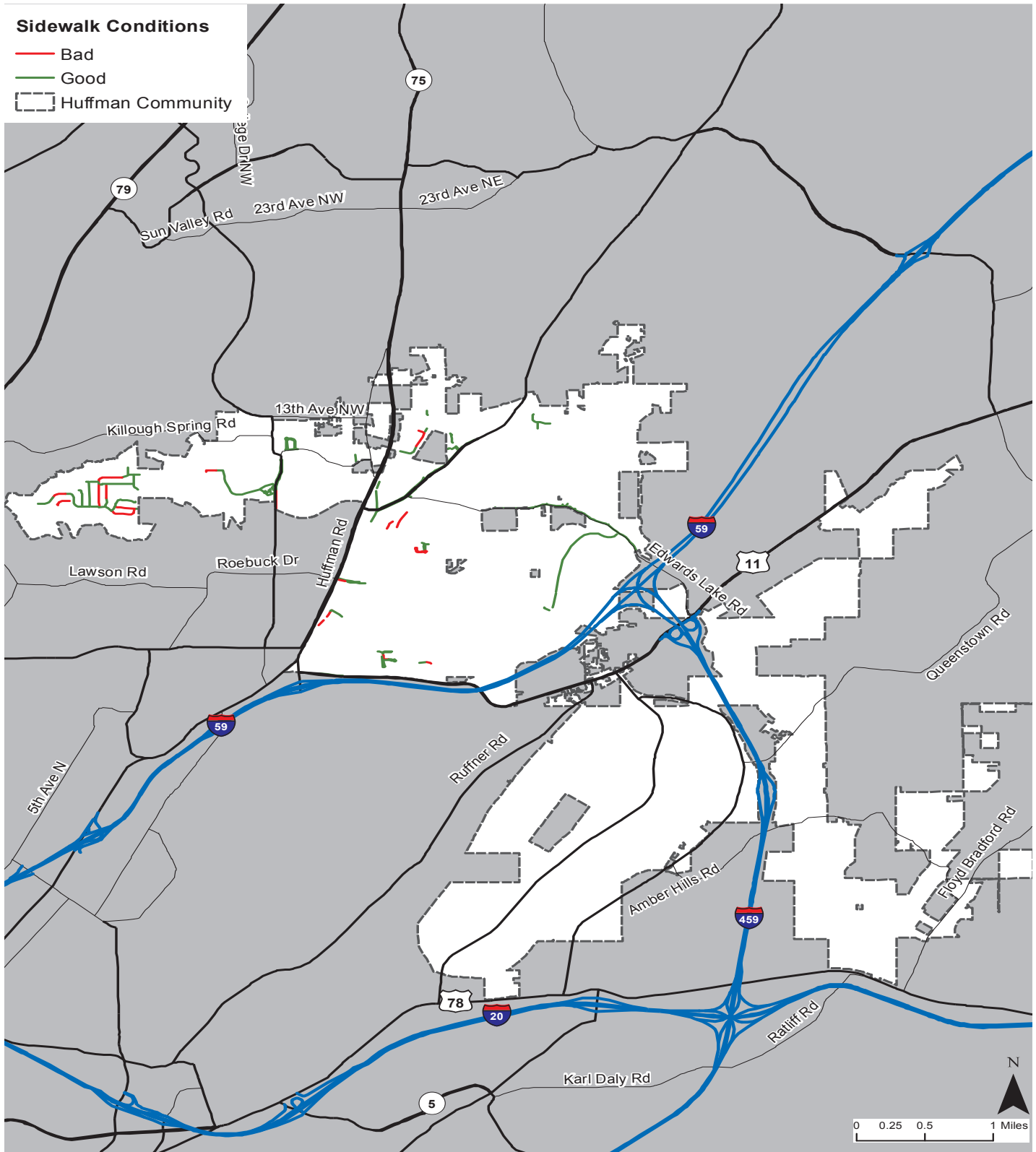
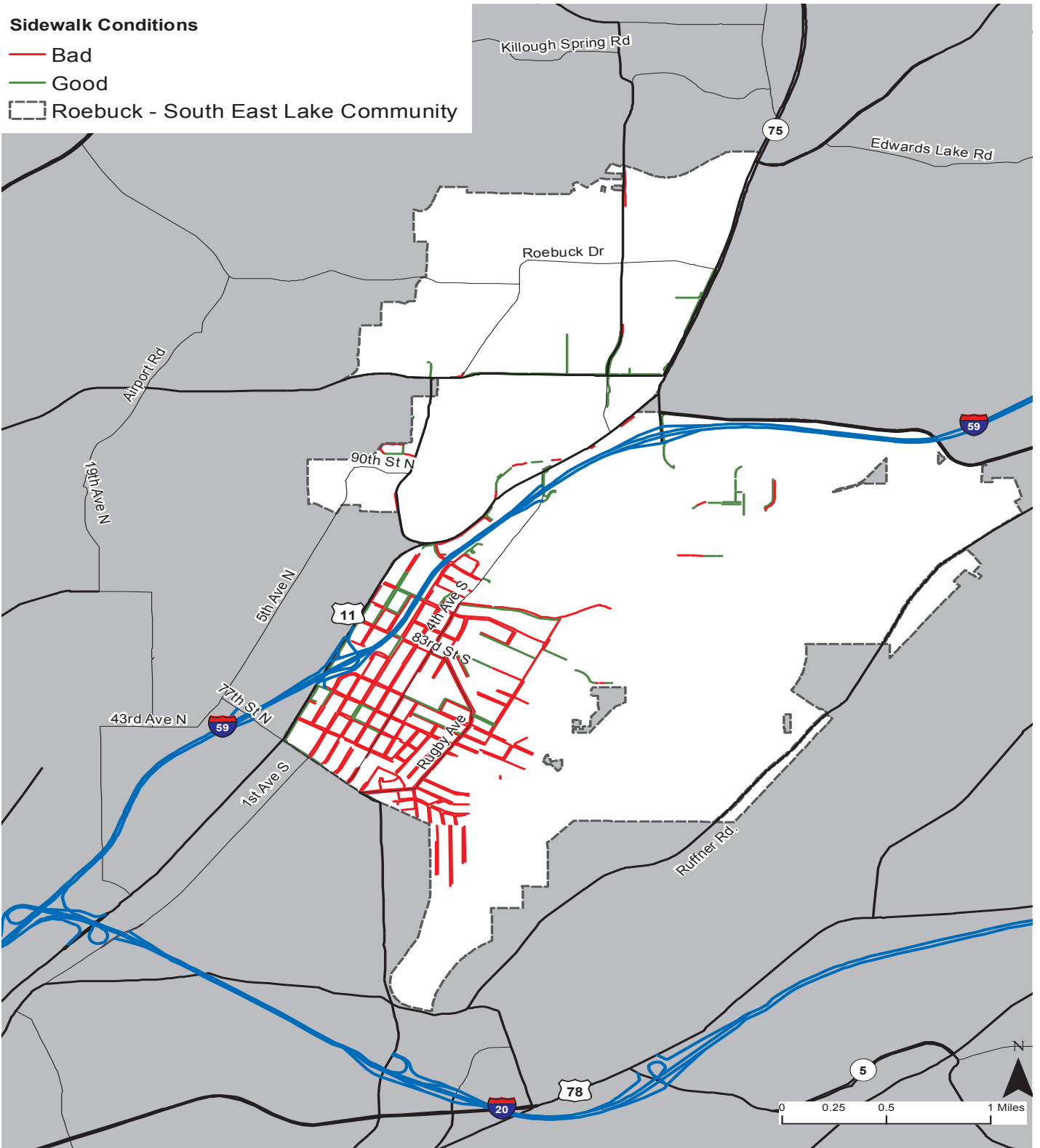


FIGURE 5.6: Existing Sidewalks in the Huffman Community Map



TRANSPORTATION + INFRASTRUCTURE

FIGURE 5.7: Existing Sidewalks in the Roebuck - Southeast Lake Community Map



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TRANSPORTATION + INFRASTRUCTURE

5.6 BIKING INFRASTRUCTURE AND OFF-ROAD TRAILS

RED ROCK RIDGE AND VALLEY TRAIL SYSTEM

The Red Rock Ridge and Valley Trail System Master Plan proposes several trails within the Northeast Area. Currently sections of six of the proposed seven corridors enter or border the Northeast area making it an essential piece of the trail system. When completed, the trails will total 6 miles of off-street trails and 43 miles of connecting on-street improvements in the area.

TABLE 5.4: Northeast Area Red Rock Ridge and Valley Trail System Corridors

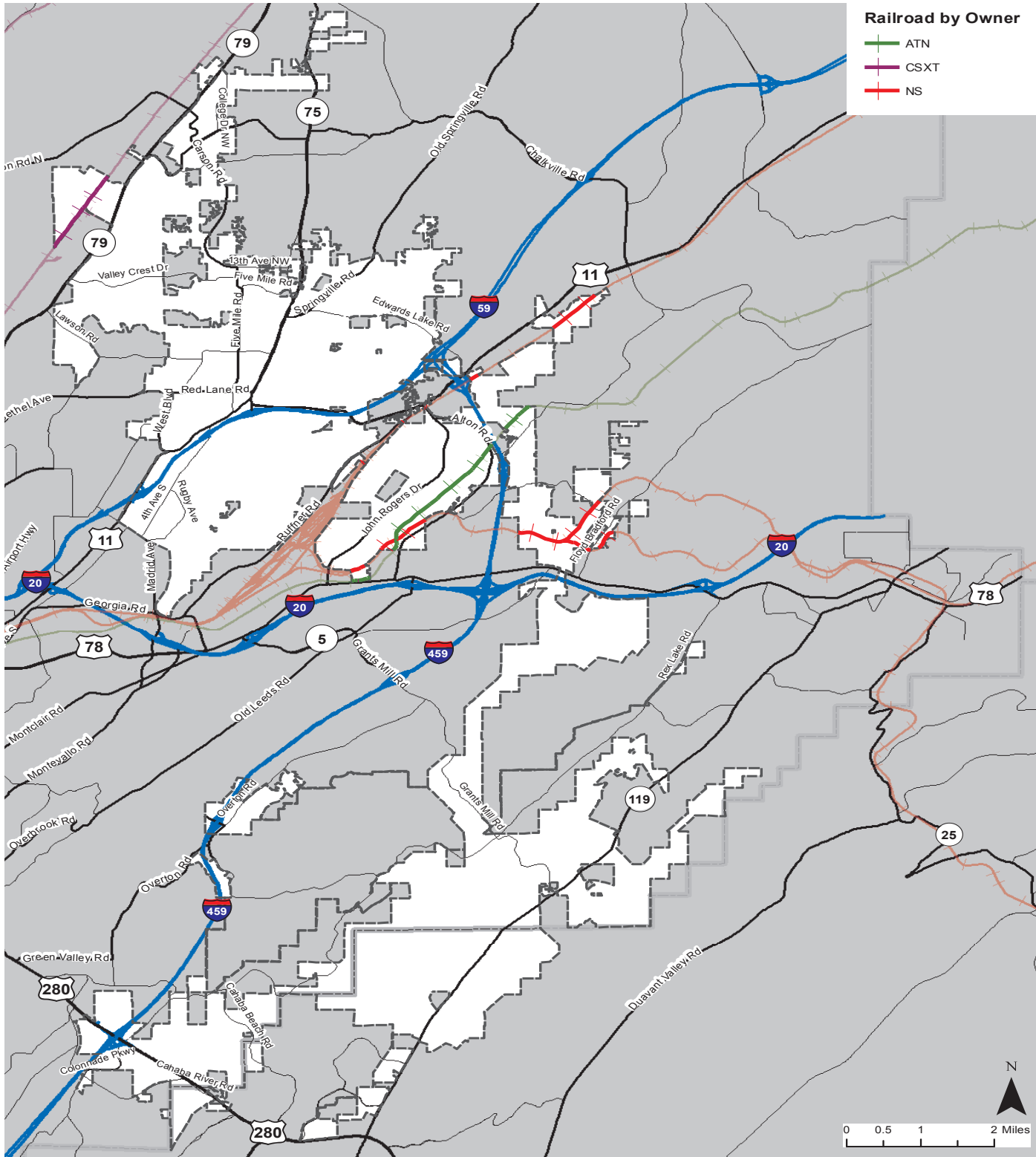
Corridor	Description	# of Proposed Trail Segments	Total Proposed Miles	Community
Shades Creek	This corridor primarily runs from the southwest to northeast and runs through Bessemer, Hoover, Homewood, Mountain Brook, Irondale, and Birmingham. Proposed on-street connectors of John Rodgers Trail and the Alton Road Trail run through the Cahaba and Roebuck-South East Lake communities area.	15	26.5	Roebuck-South East Lake and Cahaba
Turkey Creek	This corridor designed around scenic Turkey Creek runs through the municipalities of Clay and Pinson. The remainder of the corridor is in unincorporated Jefferson County and borders sections of East Pinson community in the Northeast area.	6	6.7	East Pinson Valley
Five Mile Creek	This corridor lies within the Black Warrior watershed and runs from West Jefferson Southeast and terminates in Center Point. The proposed Springville Road Trail and proposed Center Point Greenway off-street trails run East to West through the the Huffman community.	9	19.5	Huffman
Cahaba	This corridor runs along and near the Cahaba river through Clay, Trussville, Leeds, Irondale, Birmingham, Mountain Brook, and Hoover. Proposed on-street connectors of the Sicard Hollow Trail, Rex Lake Trail, Grantswood Trail, Overton Trail, Floyd Bradford trail, and Amber Hills Road trail in the Cahaba and Roebuck-South East Lake communities.	8	61.9	Roebuck-South East Lake and Cahaba
Jones Valley	Jones Valley is the central spine of the Red Rock Ridge and Valley Trail System and primarily runs west to east through Birmingham starting in Bessemer and terminating in Sand Ridge to the north. Proposed on street connectors and trails through the Roebuck-South East Lake and Huffman communities include Ruffner Rail Greenway, 81 st St S connector, Ruffner Mountain Connector, 86 th St S Trail, and the Roebuck Golf Course connector, and 1 st Ave N. Trail.	6	18.9	Roebuck-South East Lake and Huffman
Village Creek	This corridor parallels the Jones Valley corridor to the north along Village Creek. A section of the proposed Airport greenway runs through the Roebuck-South East Lake community near Birmingham Shuttlesworth International Airport.	1	7.1	Roebuck-South East Lake
Total (miles)		45	140.6	

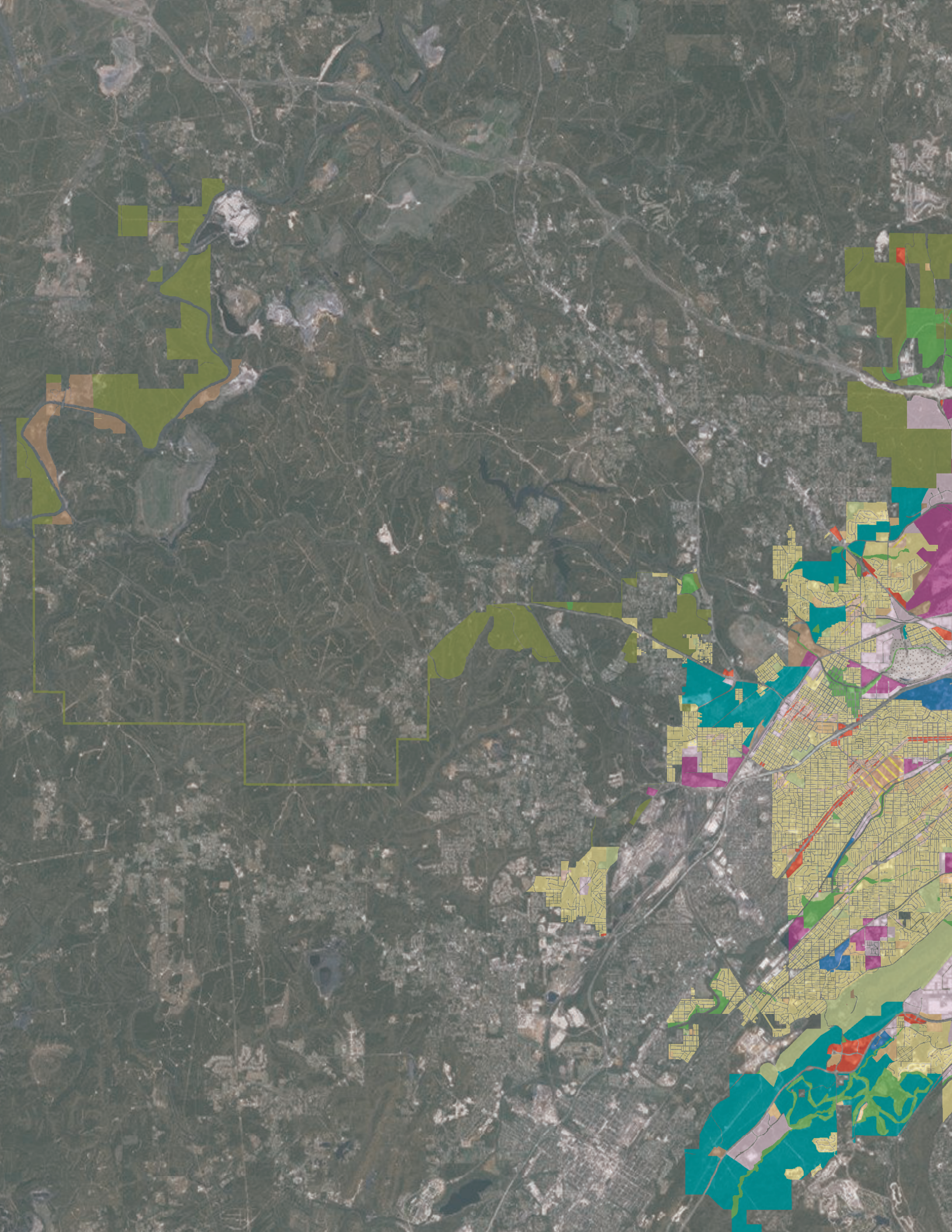
TRANSPORTATION + INFRASTRUCTURE

5.7 RAILROADS

Three (3) Class I rail facilities comprising five (5) active freight lines run in an east-west direction through the Northeast Area. CSX operates one (1) major rail line through the East Pinson Valley community, connecting the City of Mobile in South Alabama with the City of Chicago in the Great Lakes region. Norfolk Southern operates three (3) rail lines in the Huffman community, all of which are segments of the Norris Rail Yard in the City of Irondale. These rail lines connect from Irondale into Birmingham and travel northeast to Chattanooga. The Alabama and Tennessee River Railway operates one short line through the Huffman community connecting the City of Birmingham to the City of Guntersville near the Tennessee River.

FIGURE 5.9: Existing Railroads in the Northeast Area Map







CHAPTER 6

FUTURE LAND USE

FUTURE LAND USE

6.1 INTRODUCTION

A property’s land use denotes its primary operation. A property’s land use may be residential, commercial, industrial, open space, or even a mix of residential and commercial. Land uses also have levels of density -- high, medium, and low. 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.

This section presents the Northeast Area’s existing land use, zoning, and adopted future land use. The final Northeast Birmingham Area Framework Plan will propose changes to the area’s future land use map based on public feedback and the project team’s surveys. This future land use map will be the basis for future rezoning.

6.2 EXISTING LAND USE AND ZONING

The function and allocation of various land uses can encourage growth and development patterns that define a community. In addition to shaping the form of a community, land use also impacts and is impacted by the transportation and utility infrastructure, as well as community facilities, needed to support a community.

EXISTING LAND USE

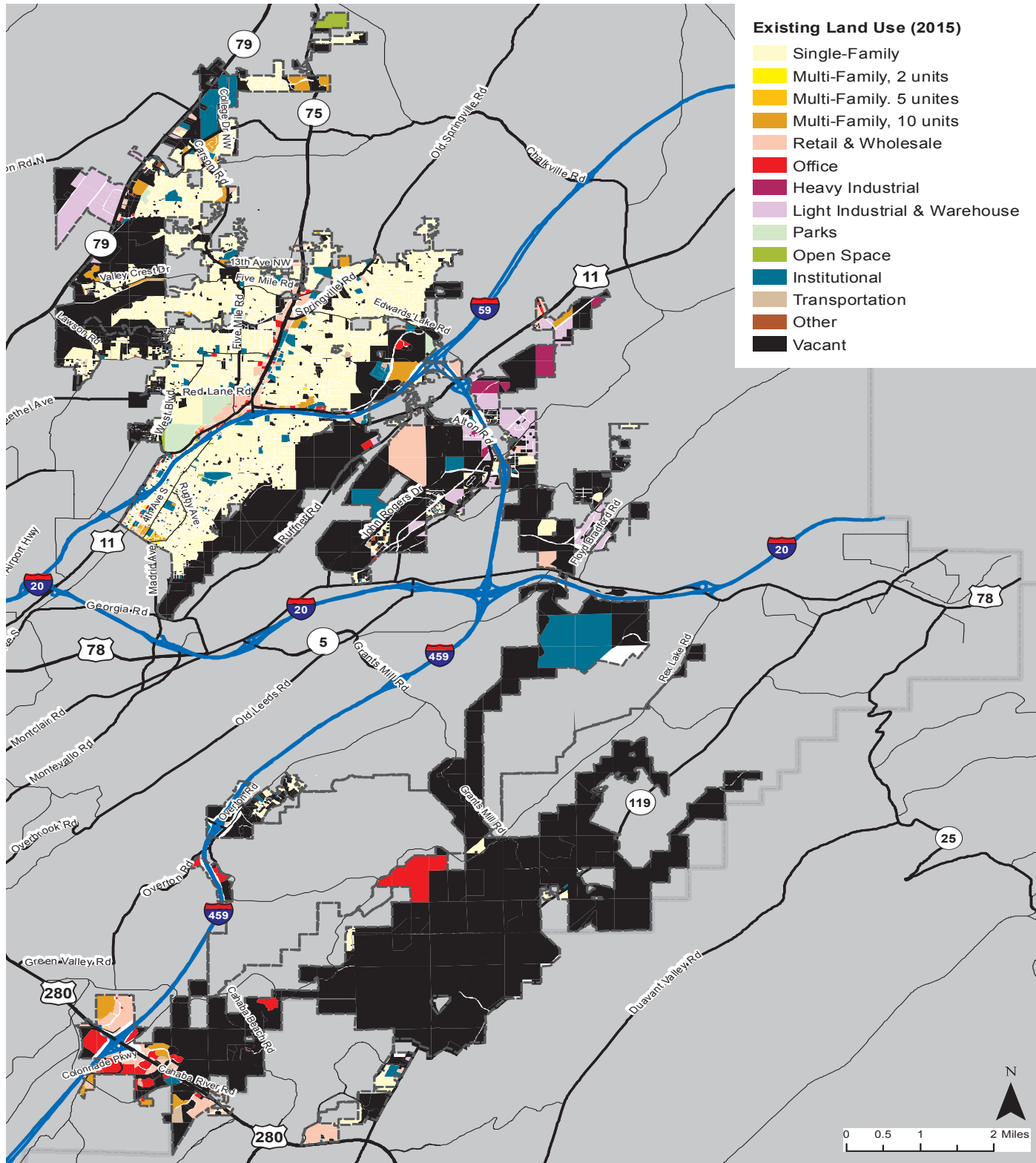
The existing land use data was collected by the project team through a windshield survey. The inventory was conducted parcel-by-parcel throughout the entire Northeast Area to determine the present use of each property, to identify discrepancies with the City’s land use map, to discern the levels of density for multi-family uses and to provide a detailed analysis of the community’s property conditions.

The vast majority of land in the Northeast Area is either vacant (16,131 acres or 56%), or used for residential purposes. Single-family dwellings comprise of 5,750 acres of land use (20%) and multi-family units constituting 459 acres (1%). While, rights-of-way (8 %) and institutional (4 %) uses comprise of the third and fourth most prevalent land uses, respectively. Land used for commercial and office make up less than 5% of all land uses. Light industrial & warehouse land uses account for approximately 3%.

TABLE 6.1: Land Use Categories and Descriptions

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

FIGURE 6.1: Existing Land Use in the Northeast Area



FUTURE LAND USE

FIGURE 6.2: Existing Land Use, Cahaba Community

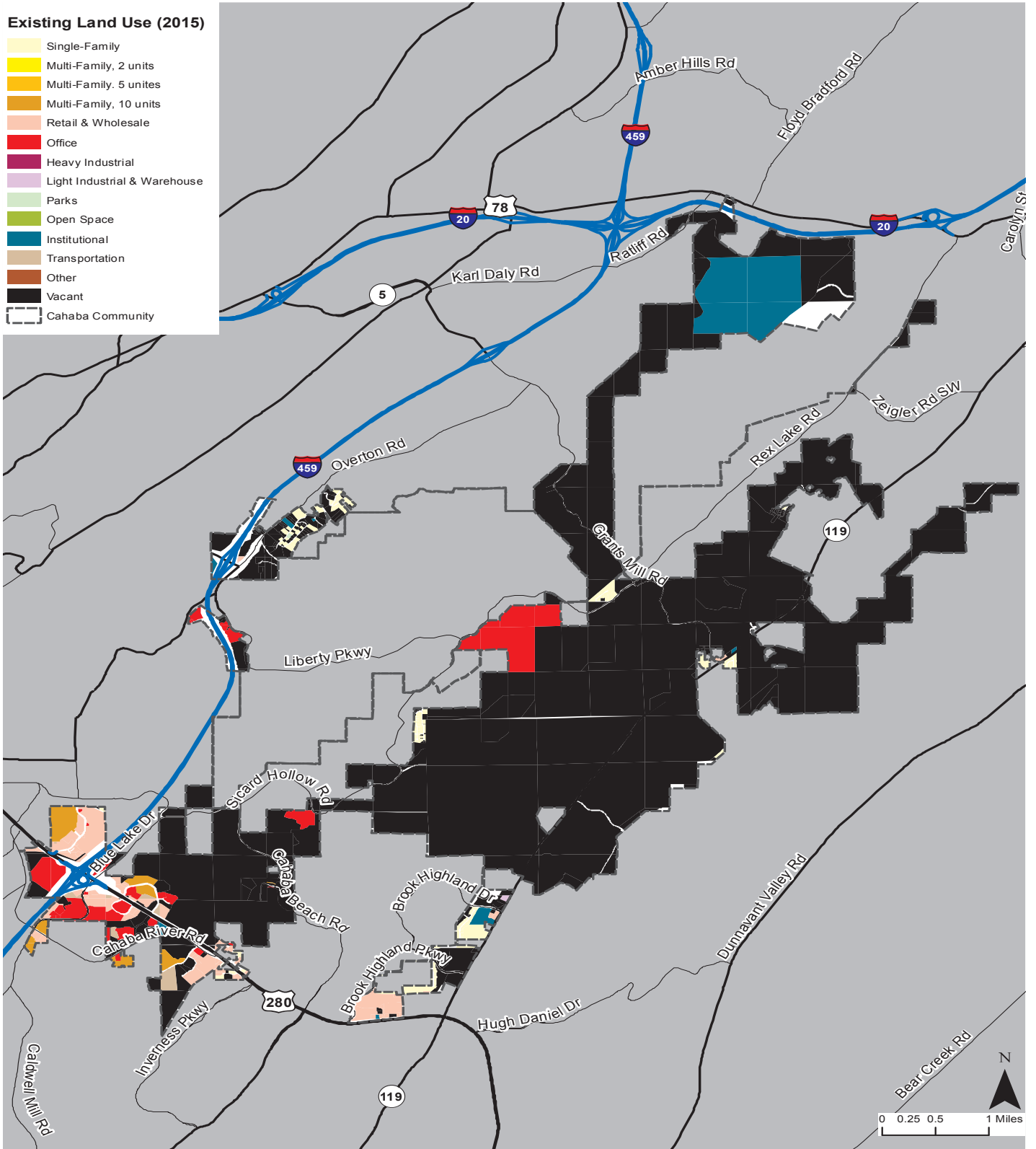
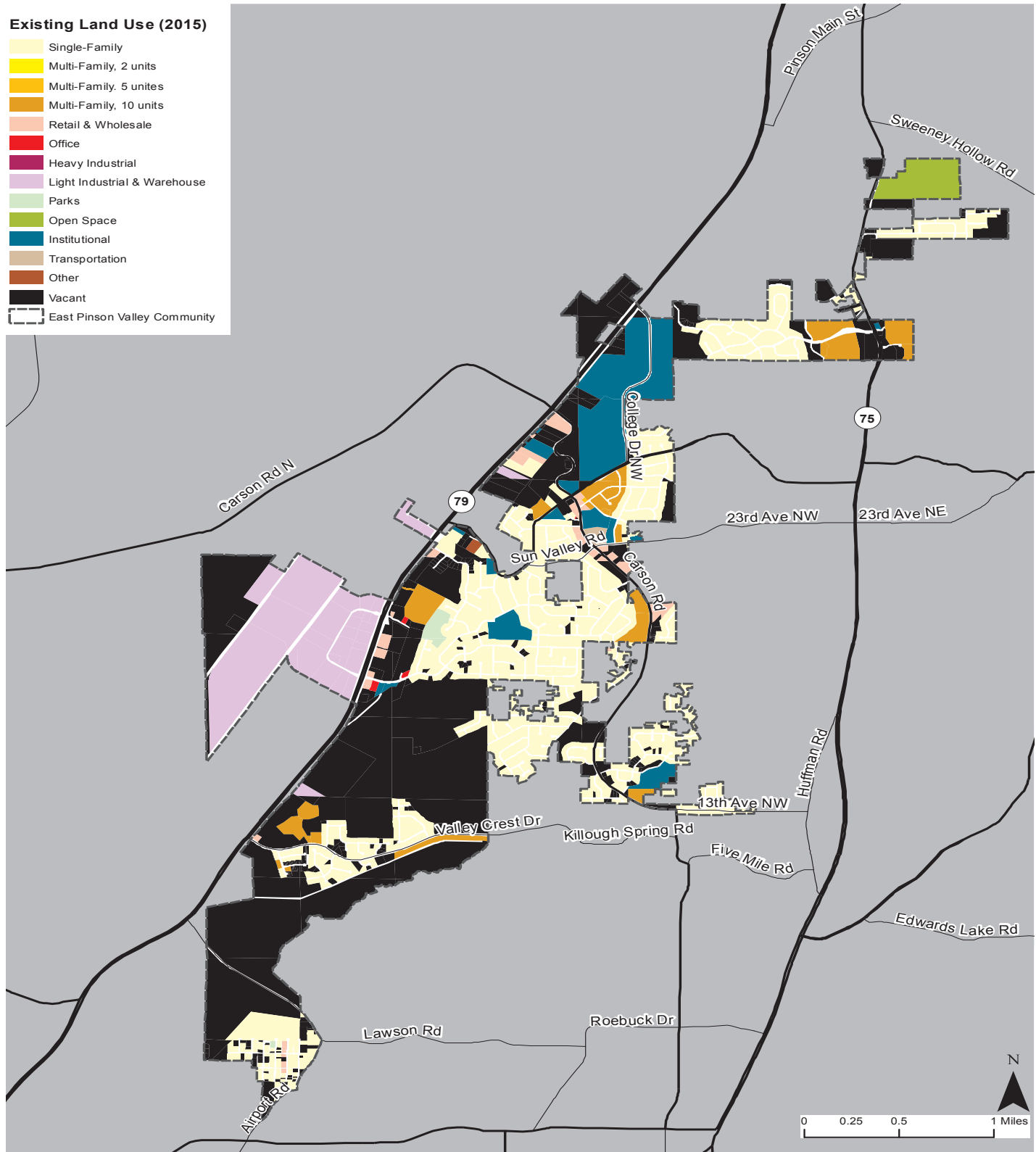


FIGURE 6.3: Existing Land Use, East Pinson Valley Community



FUTURE LAND USE

FIGURE 6.4: Existing Land Use, Huffman Community

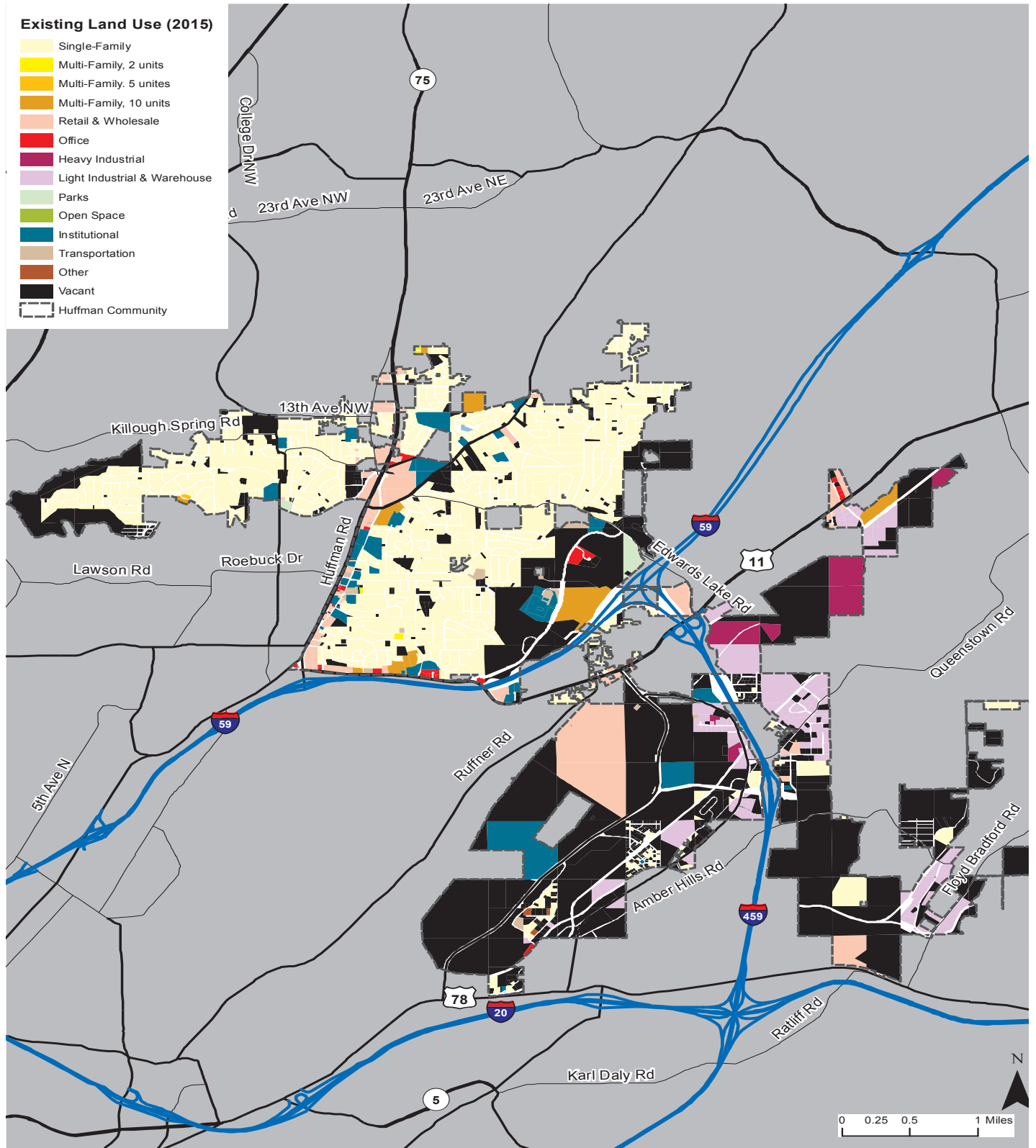
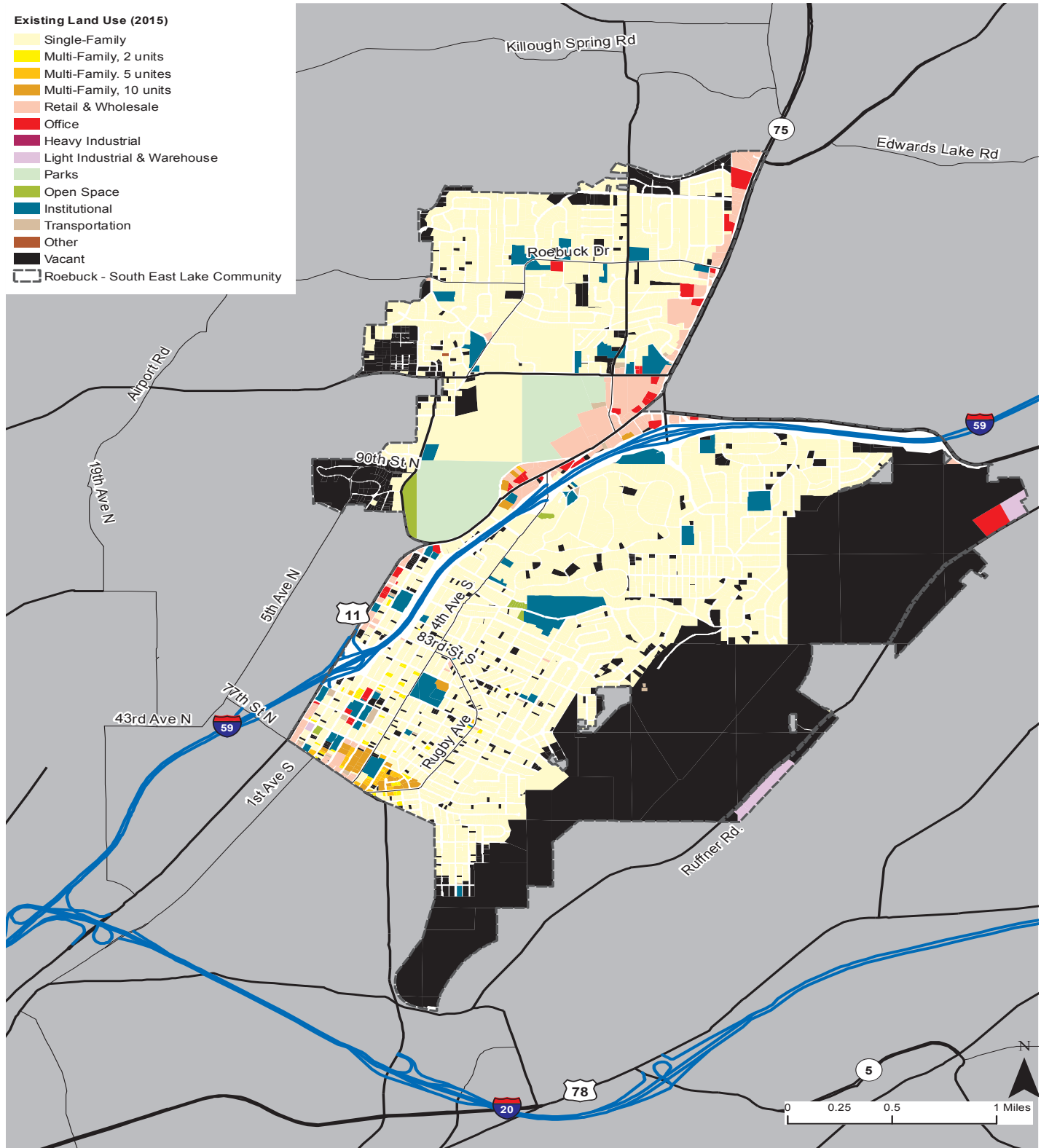


FIGURE 6.5: Existing Land Use, Roebuck - South East Lake Community



FUTURE LAND USE

ZONING

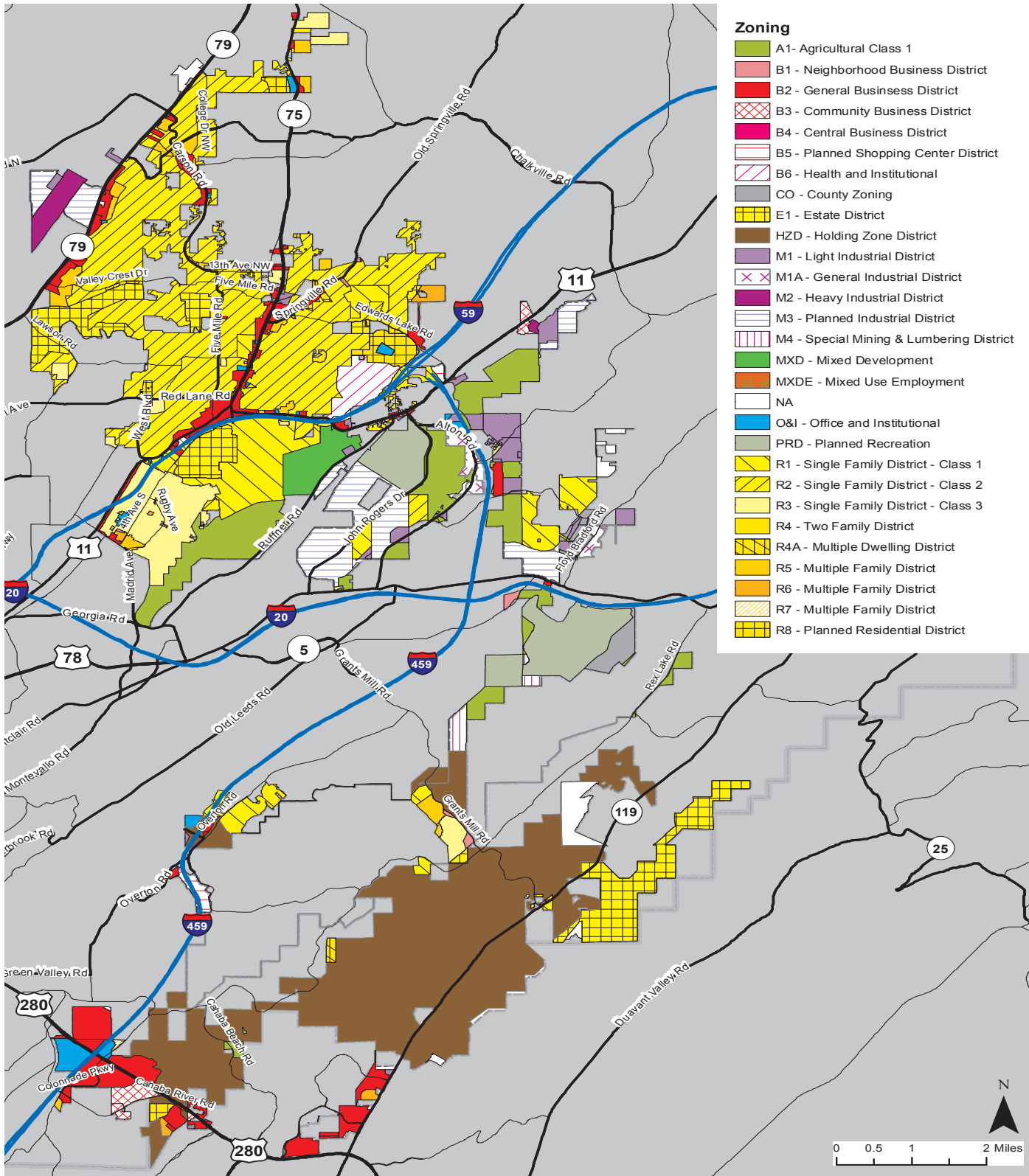
The current zoning map for the Northeast Birmingham Area regulates the types of uses and density of uses allowed. The City is in the process of rewriting its zoning ordinance and plans on applying the new ordinance to the Northeast Area once both the ordinance and the final framework plan are adopted. The new zoning will be based on the final plan's future land use map.

The current zoning in the Northeast Area is dominated by residential districts and the Holding Zone District. The residential zoning districts cover the residential neighborhoods in East Pinson Valley, Huffman, and Roebuck - South East Lake communities. The Holding Zone District is for most of the Cahaba to ensure the protection of the Cahaba River watershed and Lake Purty.

TABLE 6.2: Northeast Area Zoning by District (2014)

Zoning Category		Acres	% of Total Acres
A1	Agricultural Class 1	2,070	7.1%
B1	Neighborhood Business District	58	0.2%
B3	General Business District	1,725	5.9%
B4	Community Business District	187	0.6%
B5	Central Business District	116	0.4%
B6	Health and Institutional District	320	1.1%
CO	County Zoning	222	0.8%
E1	Estate District	1,852	6.4%
M1	Light Industrial District	577	2.0%
M1A	General Industrial District	196	0.7%
M2	Heavy Industrial District	223	0.8%
M3	Planned Industrial District	1,459	5.0%
M4	Special Mining Lumbering District	131	0.5%
MXD	Mixed Development	377	1.3%
NA	NA	452	1.6%
OI	Office & Institutional	267	0.9%
PRD	Planned Recreation	1,301	4.5%
R1	Single Family District- Class 1	1,904	6.6%
R2	Single Family District- Class 2	6,276	21.6%
R3	Single Family District- Class 3	1,254	4.3%
R4	Two Family District	26	0.1%
R4A	Multiple Dwelling District	30	0.1%
R5	Multiple Family District	416	1.4%
R6	Multiple Family District	113	0.4%
R7	Multiple Family District	10	0.0%
R8	Planned Residential District	336	1.2%
HZD	Holding Zone District	6,982	24.1%
TOTAL:		29,012	100%

FIGURE 6.6: Northeast Area Zoning Map



FUTURE LAND USE

FIGURE 6.7: Zoning, Cahaba Community

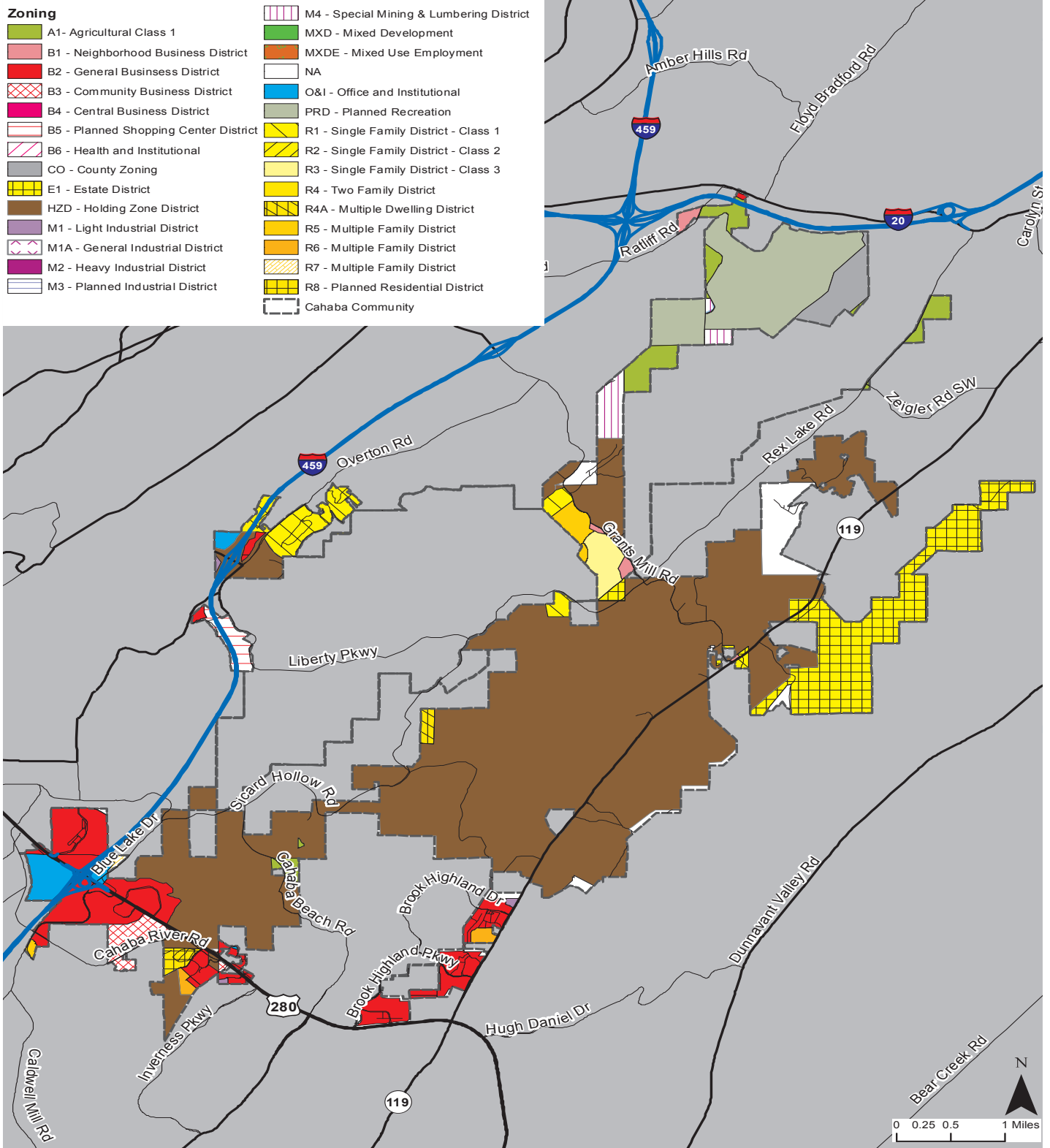
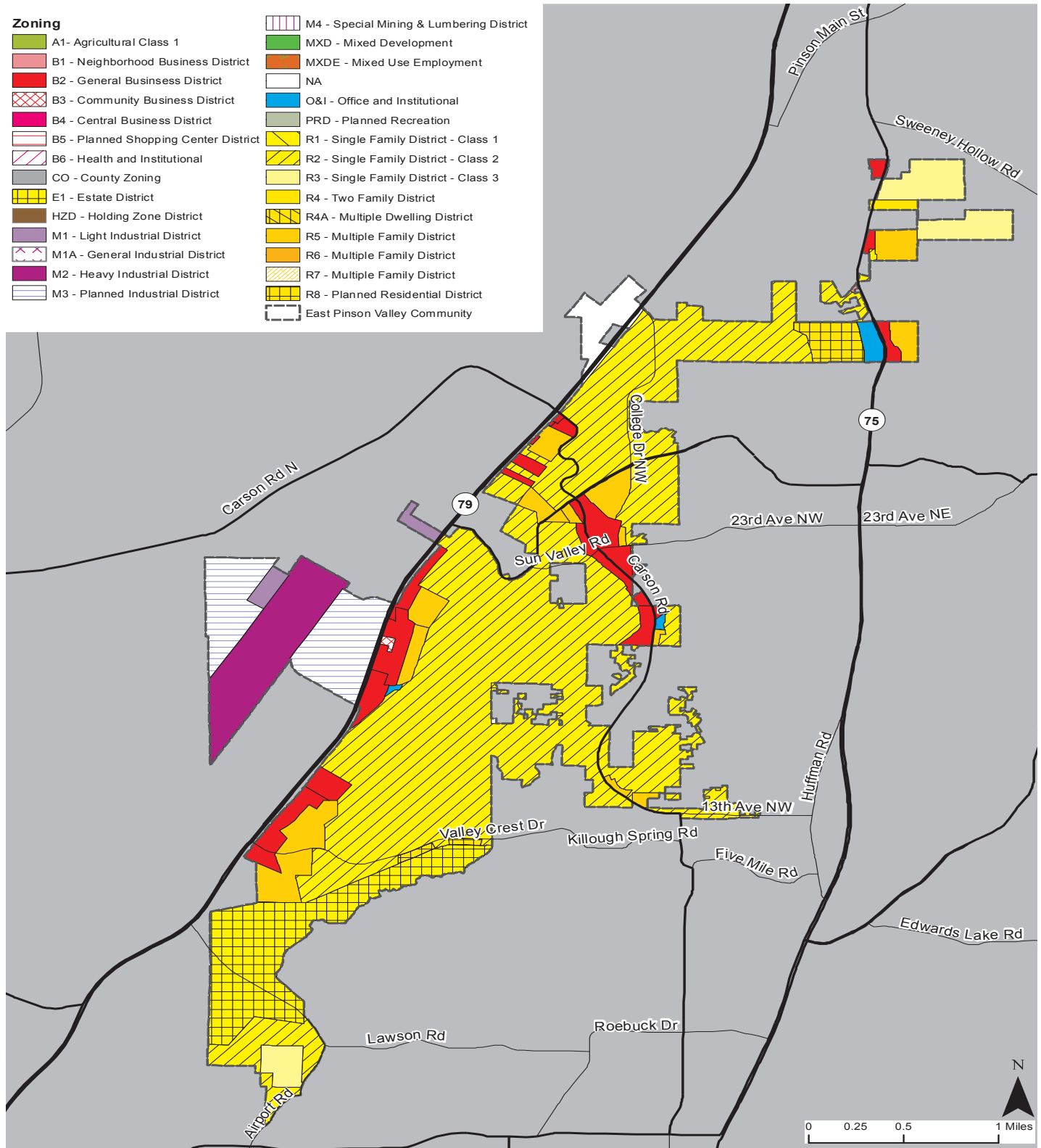


FIGURE 6.8: Zoning, East Pinson Valley Community



FUTURE LAND USE

FIGURE 6.9: Zoning, Huffman Community

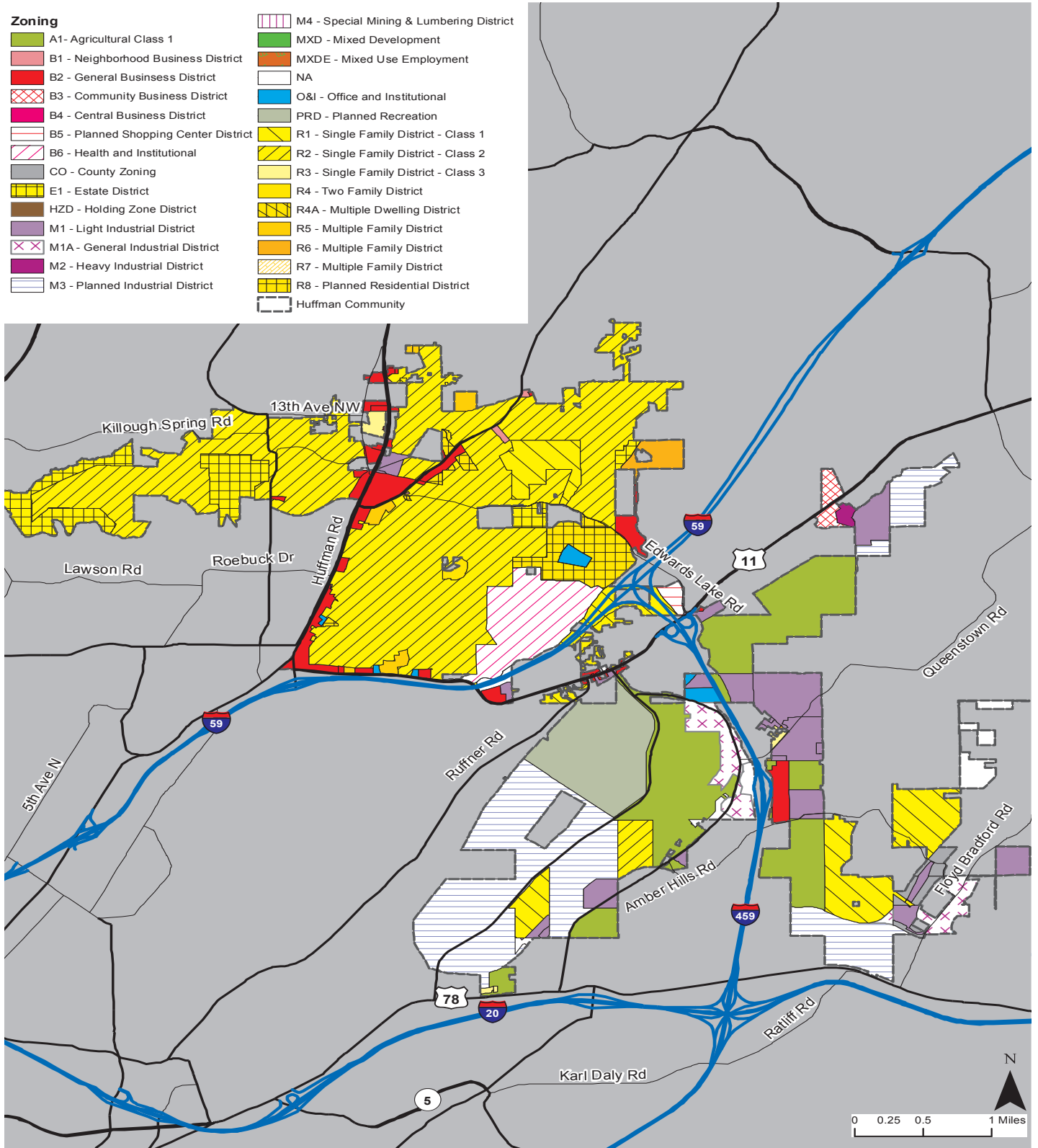
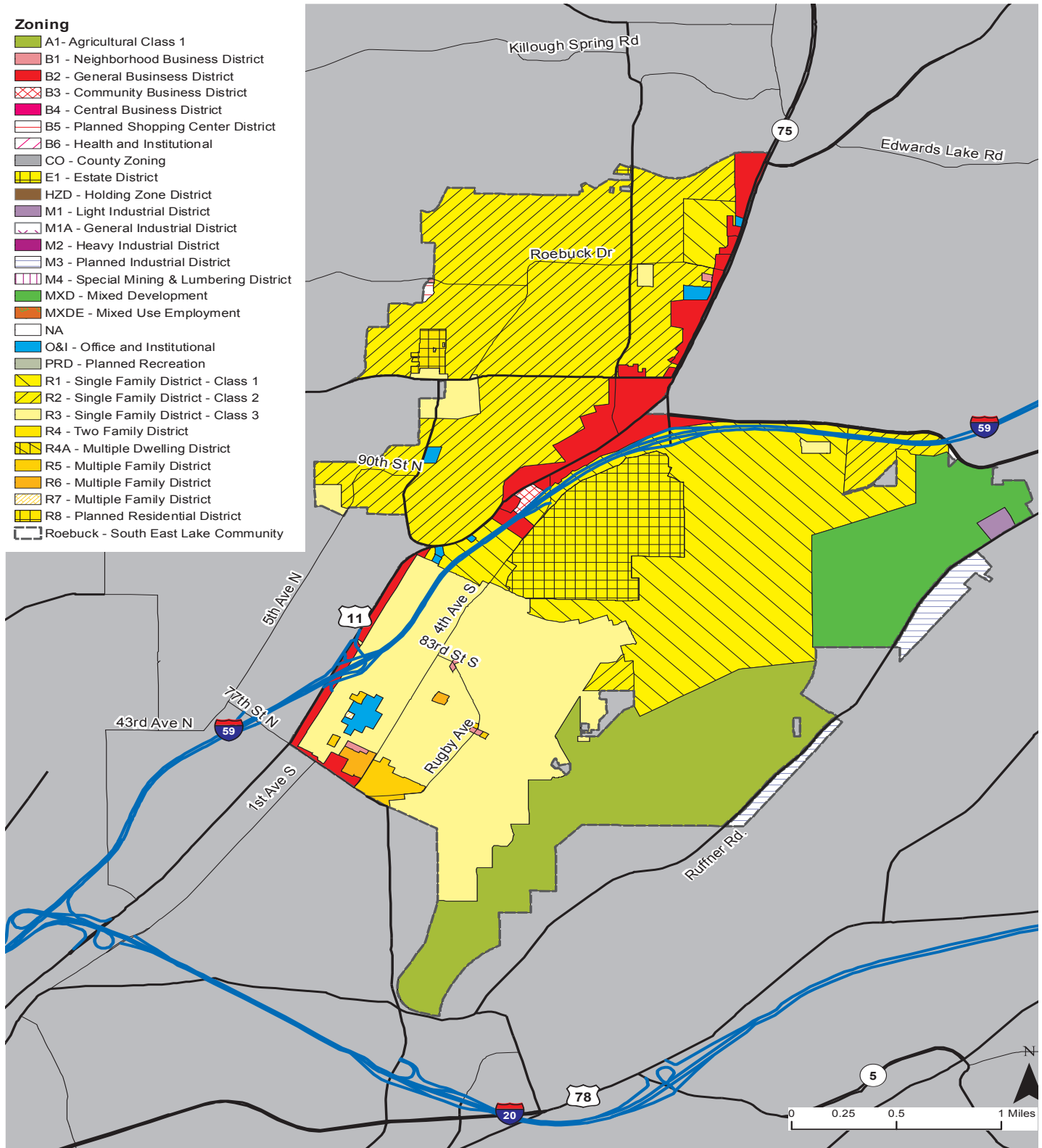


FIGURE 6.10: Zoning, Roebuck - South East Lake Community



FUTURE LAND USE

6.3 FUTURE LAND USE

The City of Birmingham's 2013 Comprehensive Plan adopted a future land use plan for the entire city. The maps on the following pages show the future land use for the Northeast Birmingham Area. Based on field surveys and public involvement, the final Framework Plan may propose changes to the future land use plan.

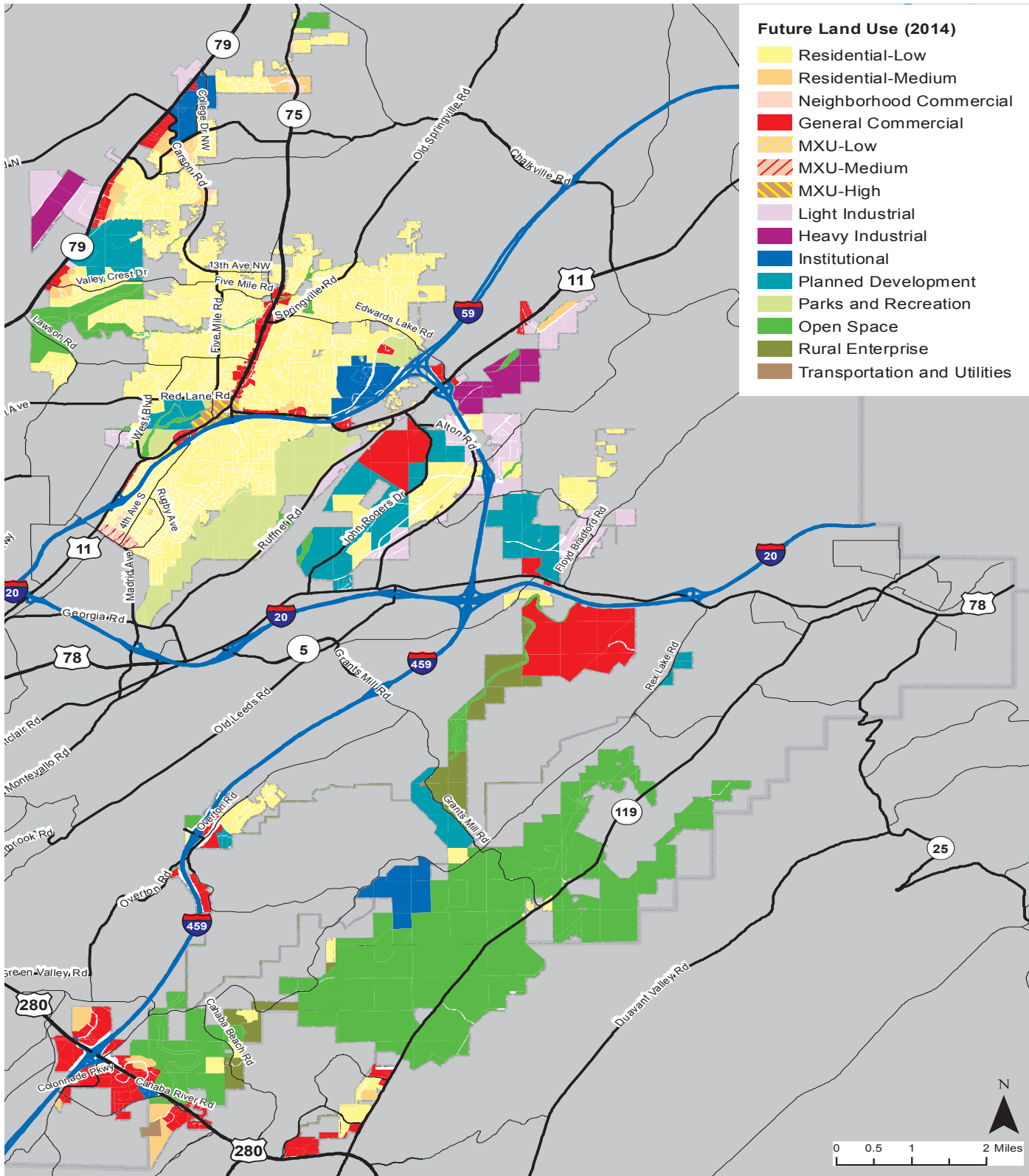
The future land use maps set forth for the Northeast Birmingham area by the comprehensive plan creates distinct land use characteristics for each community.

Roebuck - South East Lake and Huffman are the two with the most comparable land uses. Both are heavily residentially focused with large parks and recreation and/or institutional uses making up sizable swaths of both communities. They also have their general commercial land uses along their borders on 1st Avenue North and Parkway East. The two communities have mixed-use districts, as well. Roebuck - South East Lake's mixed-use district is along Oporto Madrid Boulevard on its southern border. Huffman shares its mixed used district with Roebuck - South East Lake around I-59 and Parkway East. Huffman's Liberty Highlands neighborhood consists mainly of planned development and industrial uses as a representation of the surrounding area's industrial focus.

East Pinson Valley has a centralized residential core surrounded by planned development, general commercial, and institutional uses. East Pinson Valley does have a mixed-use low district along Carson Road south of Jefferson State Community College.

The Cahaba community has diverse future land uses. The community features general commercial and medium residential uses along Highway 280. It also has mostly open space and institutional uses around Lake Purdy. Lastly, it features another large area of general commercial for Barber Motorsports Park.

FIGURE 6.11: Future Land Use in Northeast Area



FUTURE LAND USE

FIGURE 6.12: Future Land Use, Cahaba Community

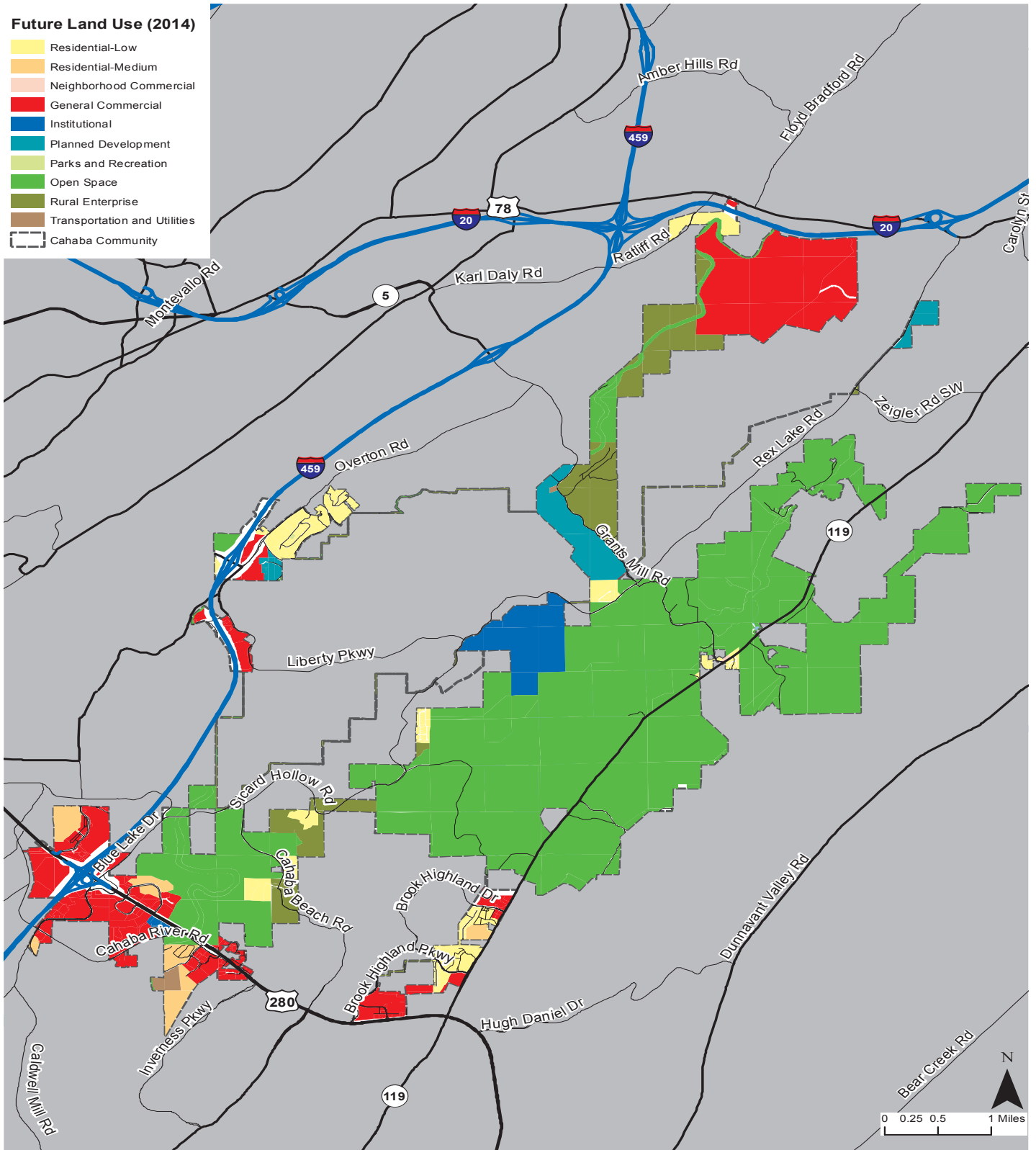
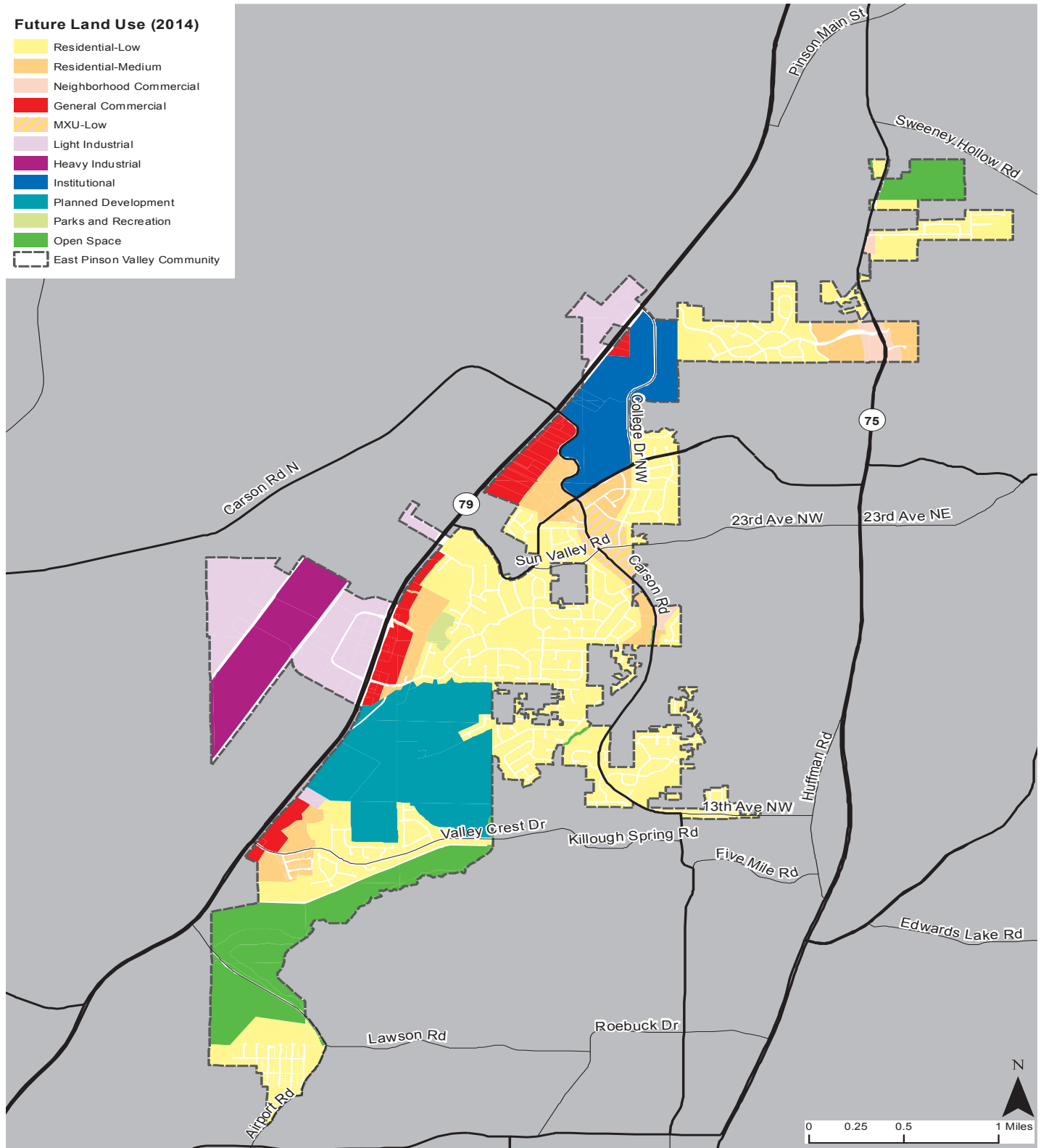


FIGURE 6.13: Future Land Use, East Pinson Valley Community



FUTURE LAND USE

FIGURE 6.14: Future Land Use, Huffman Community

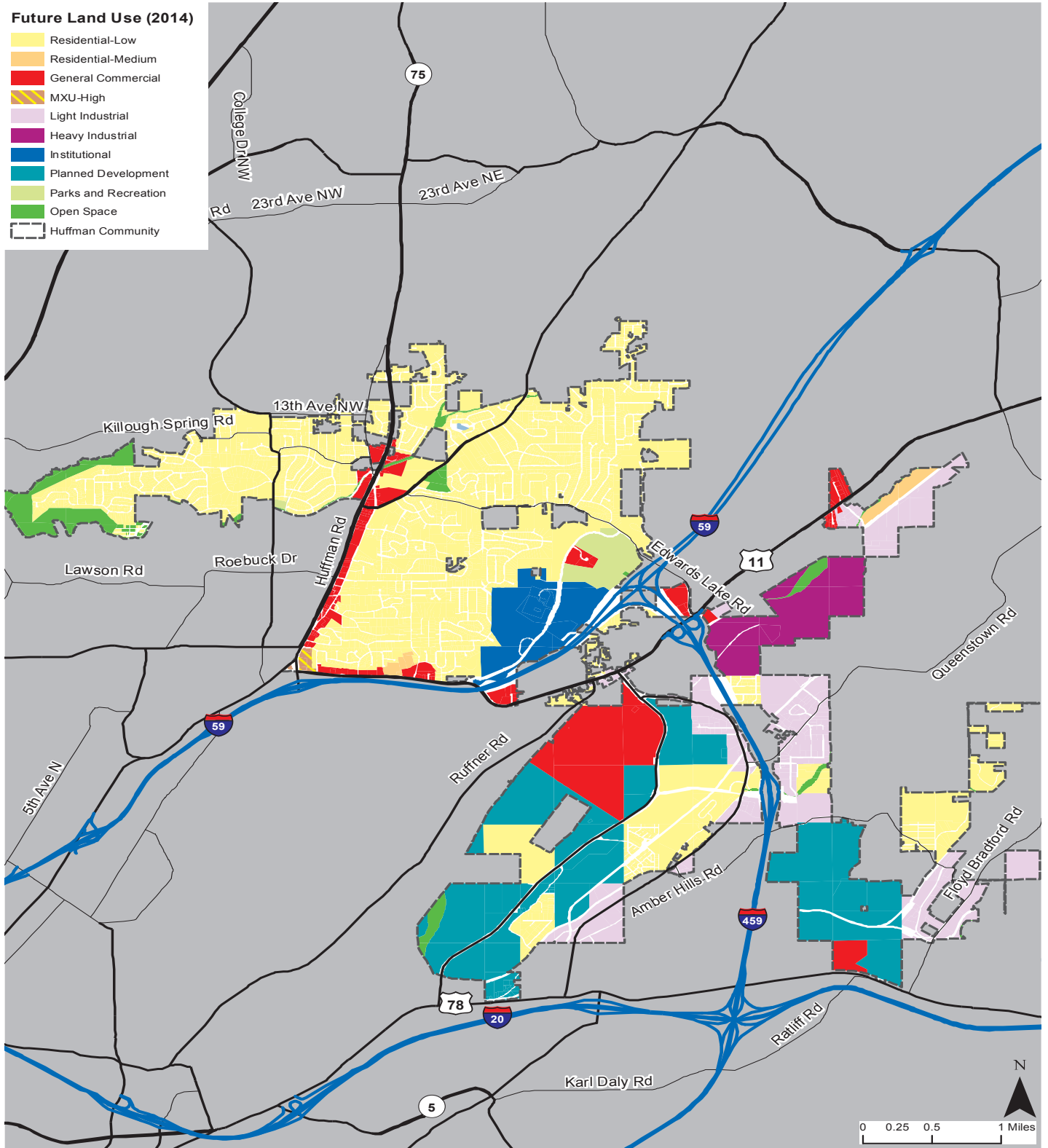
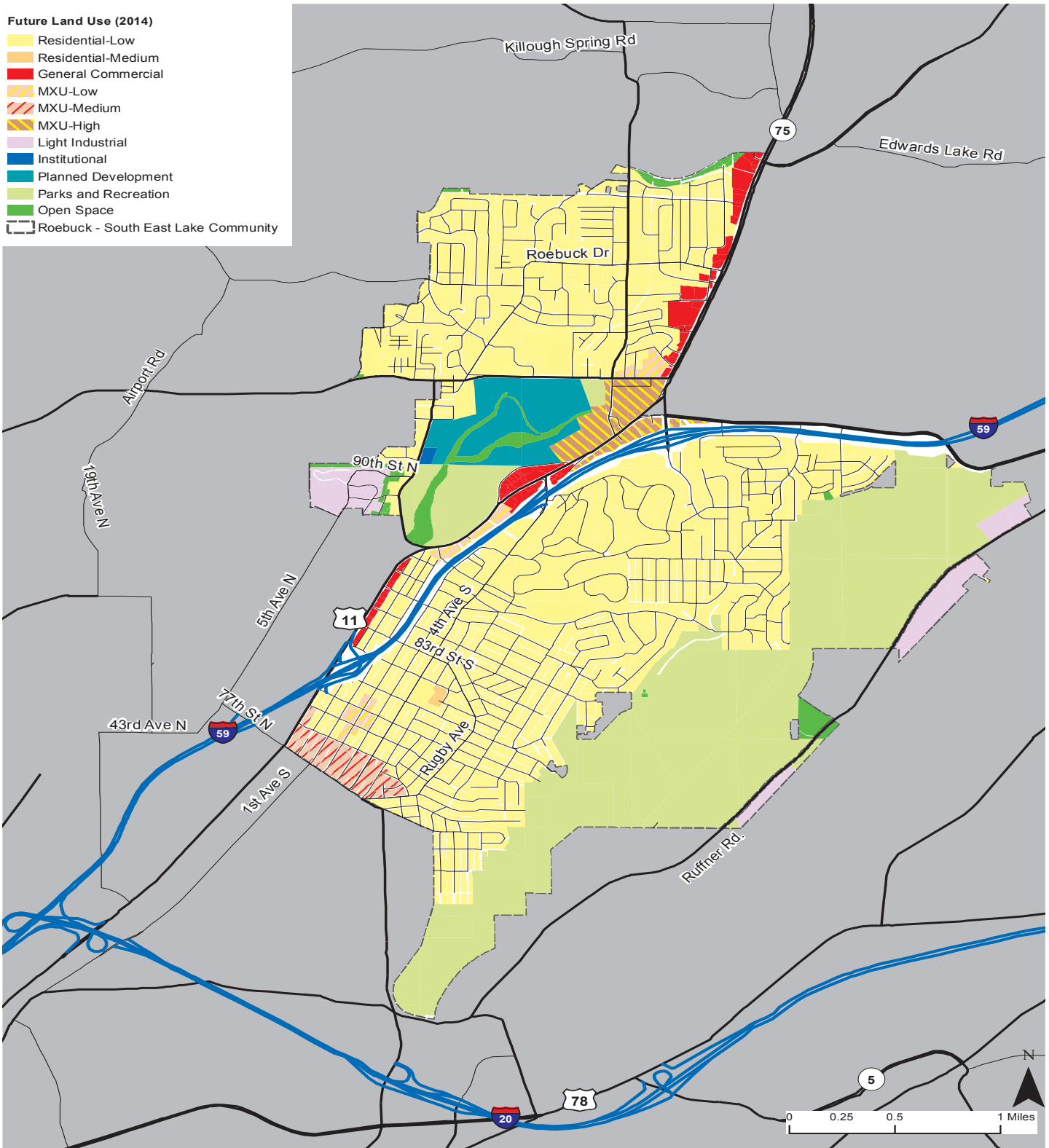


FIGURE 6.15: Future Land Use, Roebuck - South East Lake Community



**APPENDIX A:
EXISTING
CONDITIONS**