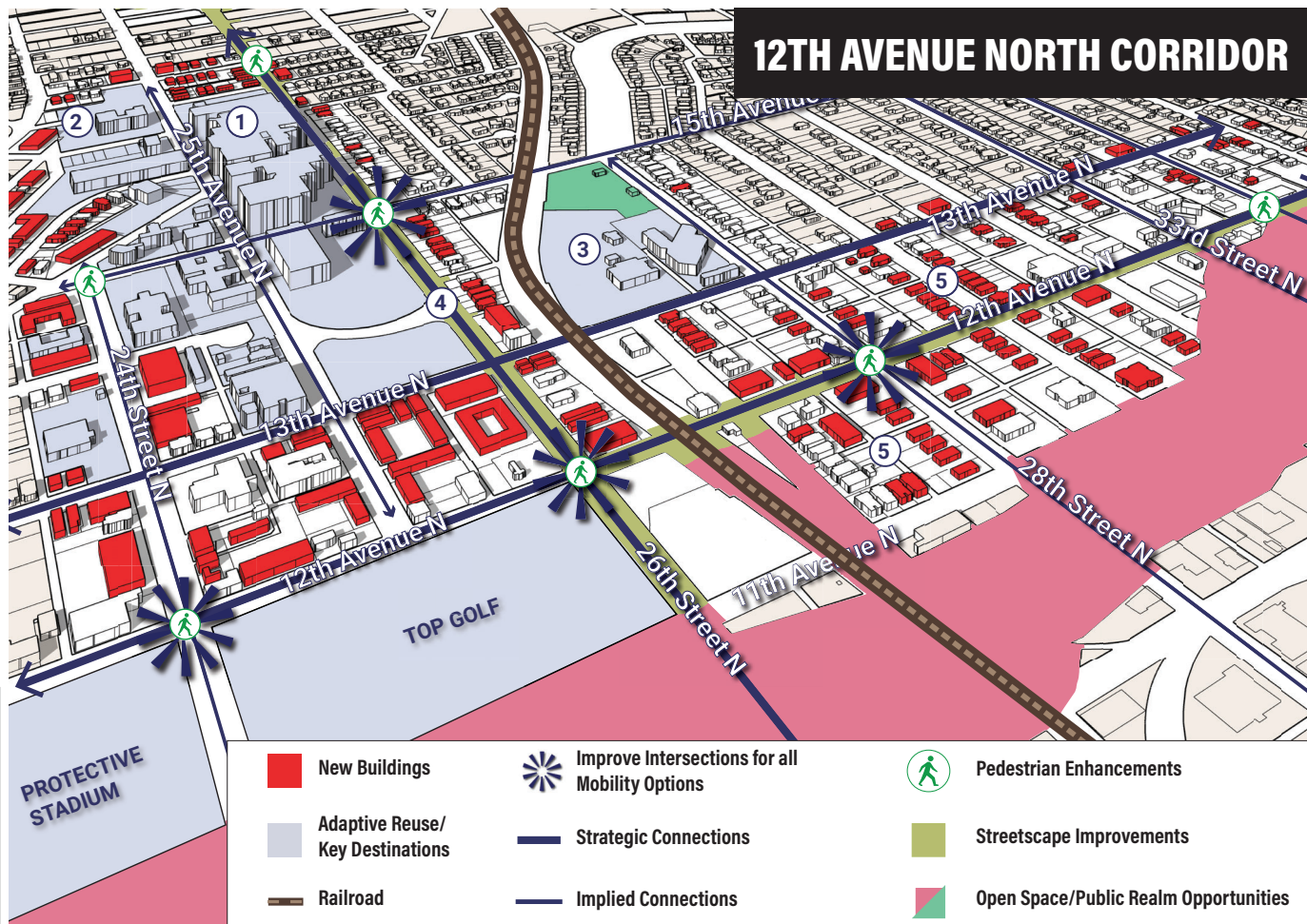


12TH AVENUE NORTH STRATEGIC OPPORTUNITY AREA

Existing Conditions

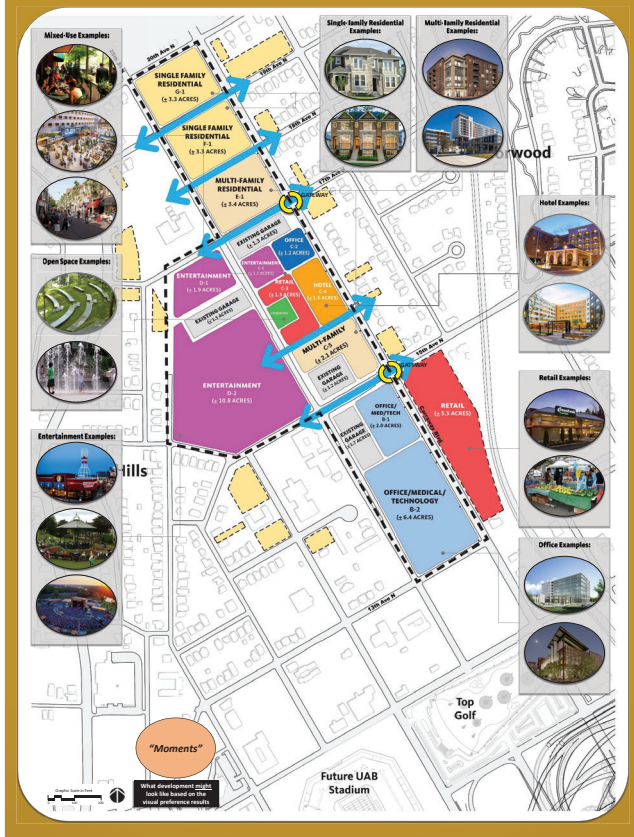
The 12th Avenue North Corridor Strategic Opportunity Area is located north of Interstate 59/20 and features a concentration of deteriorated and vacant sites. The corridor stretches into the Norwood and Druid Hill neighborhoods and includes the abandoned Carraway Memorial Hospital, vacant commercial sites along 12th Avenue North, and the charming Norwood Park and Community Center. The corridor has easy access to Interstate 59/20, Uptown Entertainment District, the BJCC, the City Center, and historic neighborhoods presently undergoing revitalization.

Over the next five years, this district is anticipated to grow and develop substantially. Several developments are already in the pipeline, most notably are the proposed redevelopment of the old Carraway Memorial Hospital campus into a vibrant mixed-use center, the new Protective Life Stadium, and the Birmingham Jefferson Civic Center (BJCC) Phase II expansion. Moreover, the 12th Avenue North Corridor is the primary gateway to Birmingham's oldest neighborhoods as well as the City Center, with over 7,300 cars utilizing it to enter and exit the Downtown/City Center area per day. The Corridor was selected as a SOA due to its anticipated growth and redevelopment, its proximity to the neighborhoods in the Northside community, and its potential to connect residents to the Downtown/City Center. This appendix identifies five key district initiatives, listed below, to encourage the revitalization of the 12th Avenue North Corridor.



- 1 **Continue to support the proposed Carraway campus redevelopment that is planned to host a variety of housing types, a hotel, several entertainment venues, retail and dining spaces, and dedicated office, medical, and technology spaces.**

PROPOSED REDEVELOPMENT PLAN FOR CARRAWAY HOSPITAL



- 2 **Work with the Housing Authority of the Birmingham District to convert the F.D. McArthur School into a mixed-income, mixed-use development.**



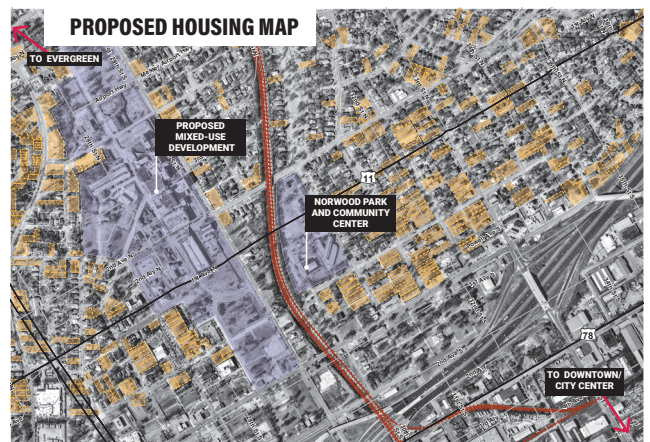
- 3 **Support the redevelopment opportunities for Kirby Middle School and the Army in Norwood.**



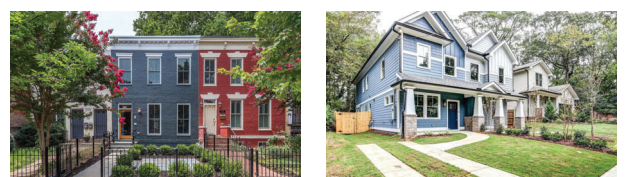
Case Study:
Riverview at Clendenin School, Clendenin West Virginia

Across the country, developers are re-purposing abandoned schools into affordable housing. Built in 1912, the Clendenin School, located in Clendenin, West Virginia, is such an example. Adapted into affordable housing for seniors, the Riverview at Clendenin School, as it is now known, provides 18 units for seniors and serves as a home for an expanded health clinic, which allows seniors to age in place.

- 5 **Construct medium-density residential and neighborhood-scale commercial opportunities on vacant and under-utilized land along 11th Avenue North and 12th Avenue North to buffer the Uptown Entertainment District from the Norwood neighborhood to the north.**



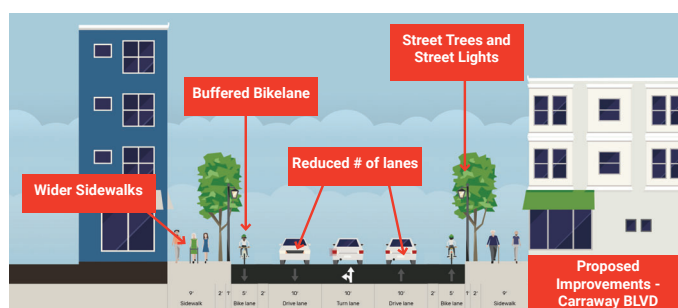
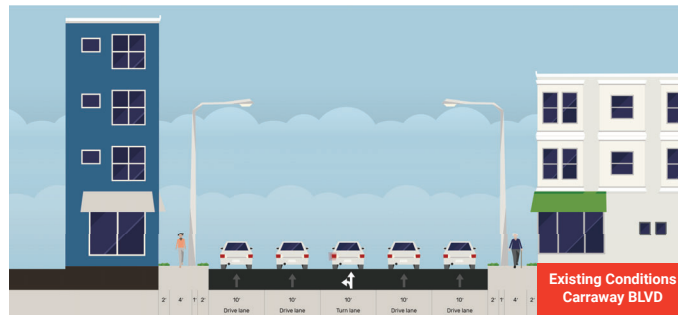
Proposed Residential Development Railroad
 Key Destinations



- 4 **Improve multi-modal connections along 12th Avenue North and 26th Street North/ U.S. 31.**

Streetscape improvements could include a variety of amenities including:

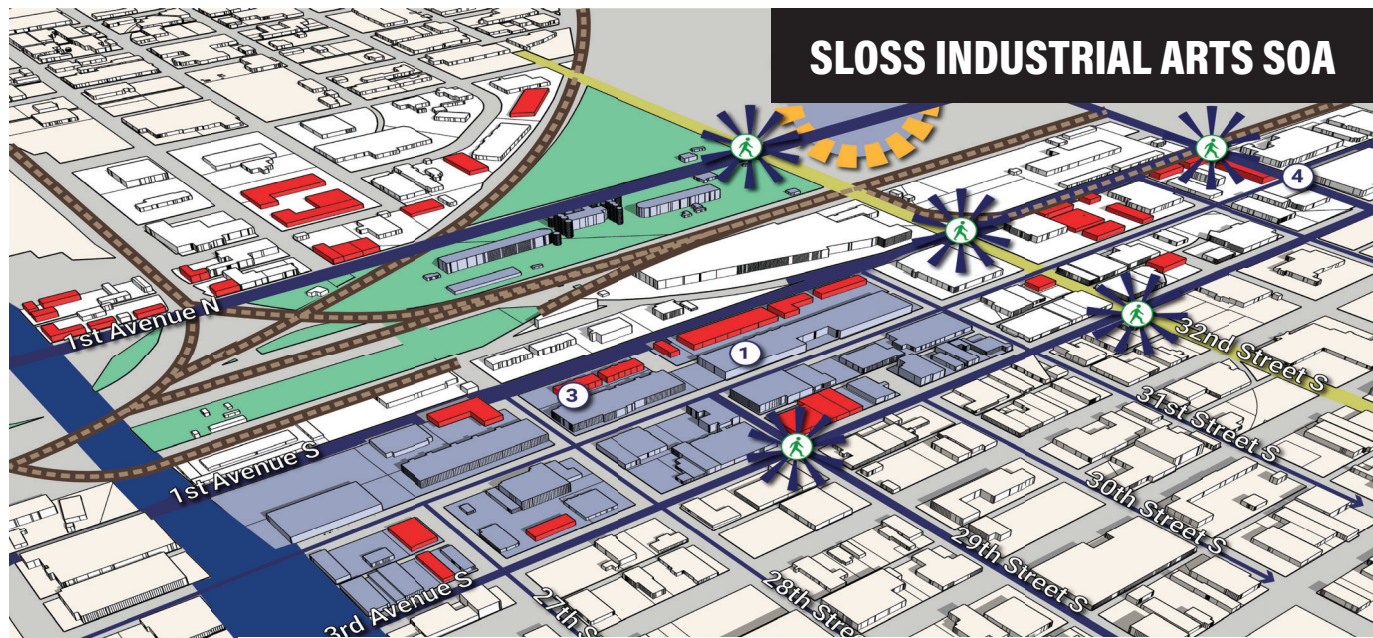
- » Repairing existing sidewalks / pedestrian infrastructure to ensure ADA accessibility
- » Providing dedicated bicycle infrastructure
- » Providing safe pedestrian crosswalks at the intersections of 26th Street North/ U.S. 31 at 17th Avenue North, 16th Avenue North, 15th Avenue North, 12th Avenue North, 11th Avenue North, and under the Interstate 59/20 bridge
- » Improving street lighting at both the roadway and pedestrian scales (i.e decorative / ornamental lamp posts)
- » Improving the streetscape to include:
 - Landscaping / planting selections
 - Street furnishings at appropriate intervals
 - New and modified traffic signals
 - Wayfinding / informational signage / branding



SLOSS INDUSTRIAL ARTS STRATEGIC OPPORTUNITY AREA

Existing Conditions

The Sloss Industrial Arts Strategic Opportunity Area is bounded by Messer Airport Highway to the north, 3rd Avenue South to the south, 35th Street South to the east, and U.S. 31 to the west. Historically, most of the buildings in this SOA were erected to serve one of two functions: warehousing and distribution or light manufacturing and processing. While these two functions still exist, today the area's significance is based on commerce and arts/design. In fact, over 30 design-oriented businesses are concentrated in the district today, most of which are in the Pepper Place district surrounding 2nd and 3rd Avenues South. In addition to the concentration of art and design businesses, 2nd Avenue South is soon to become a complete street - the project will include street lighting upgrades, new sidewalks, dedicated bike lanes, bioretention plant beds, and improved pedestrian street crossings. The project extends along 2nd Avenue South from US Highway 31 to 32nd Street South. This project will be transformative for the district and further support the Saturday farmers market that takes place in the parking lot of the Dr. Pepper building that regularly draws thousands of people to support local farmer's and businesses. This area was selected as a SOA because it is experiencing rapid growth and pressure to evolve from its industrial past into a vibrant mixed-use neighborhood that retains its industrial heritage and existing businesses, but expands to include arts and entertainment venues, service retail and restaurants, and new residential uses. To encourage the redevelopment of the area this appendix identifies four key district initiatives listed on page 17 in Appendix D.



- New Buildings
- Key Destinations
- Railroad
- U.S. 31
- Improve Intersections for all Mobility Options
- Strategic Connections
- Implied Connections
- Pedestrian Enhancements
- Streetscape Improvements
- Open Space/Public Realm Opportunities
- Key Destinations - Back Forty, Sloss Docks, Proposed Mixed-use Development (outside of Framework Area)

- 1 Partner with property owners and existing businesses to build on the area's reputation as a design and industrial district.



Visualization of M2, a 70,000 SF industrial space thoughtfully redesigned for a mix of workplace uses: office, studios, warehousing, light manufacturing and production (Source: M2 Birmingham)



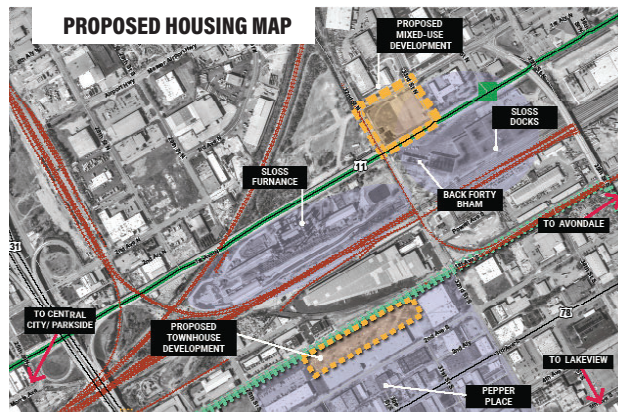
Resident artist at Sloss Furnace (Source: Sloss Metal Arts)



Case Study: Lowe Mill Arts and Entertainment District

Located in Huntsville, Alabama, the Lowe Mill ARTS and Entertainment District is one of the most successful adaptive reuse projects in the State of Alabama. The district is anchored by the Lowe Mill Arts and Entertainment Center, which is the largest private and independent arts center in the United States. With a focus on visual arts, the historic cotton mill building known as "the Mill," has been redeveloped into 148 working studios for over 200 artists and makers, six fine art galleries, a multi-use theatre, and performance venues. In addition to working artists, Lowe Mill is home to several of North Alabama's premiere entertainment festivals including Concerts on the Dock, the world's longest running Cigar Box Guitar Festival, and more.

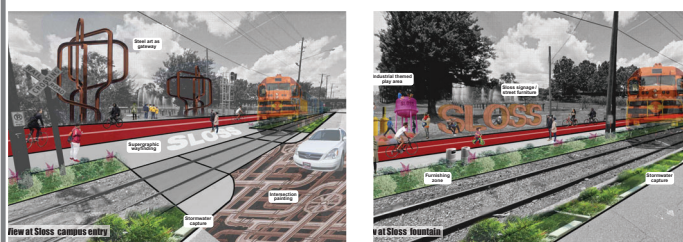
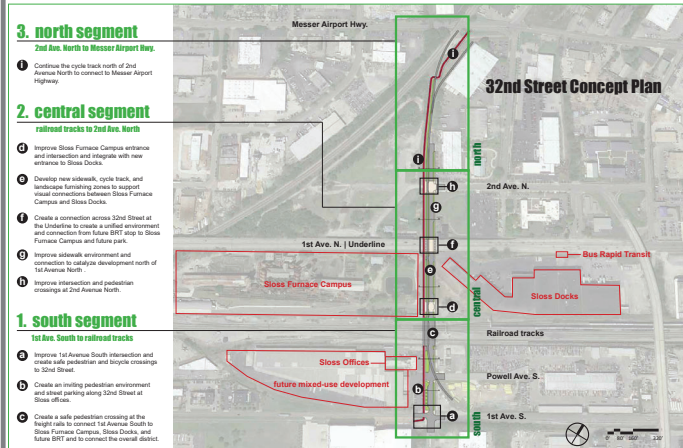
- 2 Encourage new medium-density residential uses in the Sloss Industrial Arts Strategic Opportunity Area.



- Proposed Residential Development
- Key Destinations
- BRT Stop
- Railroad
- Jones Valley Trail
- Bus Rapid Transit (BRT) Line



- 3 Make 32nd Street South a great street and connect activity and development from Sloss Furnace to Pepper Place and then into the Lakeview District.



32nd Street Concept Plan (Source: Sloss Real Estate and ZGF Architects)

- 4 Support the proposed Jones Valley Trail extension from 1st Avenue South at 32nd Street to 2nd Avenue South at 41st Street South.



BEFORE / FACING EAST TOWARDS AVONDALE



AFTER / FACING EAST TOWARDS AVONDALE



Proposed Jones Valley Trail Extension Map and Renderings (Source: Freshwater Land Trust and Goodwyn Mills Cawood)