

WESTERN AREA COMMUNITIES' FRAMEWORK PLAN





Western Area Framework Plan

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Introduction

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1.1 Background & Purpose

Relationship to the Birmingham Comprehensive Plan. In 2013, the City of Birmingham adopted the first Comprehensive Plan in more than 50 years. The Comprehensive Plan" called for the creation of individual Community Framework Plans so that the goals, policies and strategies identified in the Comprehensive Plan might be accomplished in each of the City's twenty-three (23) communities, and ninety-nine (99) neighborhoods.

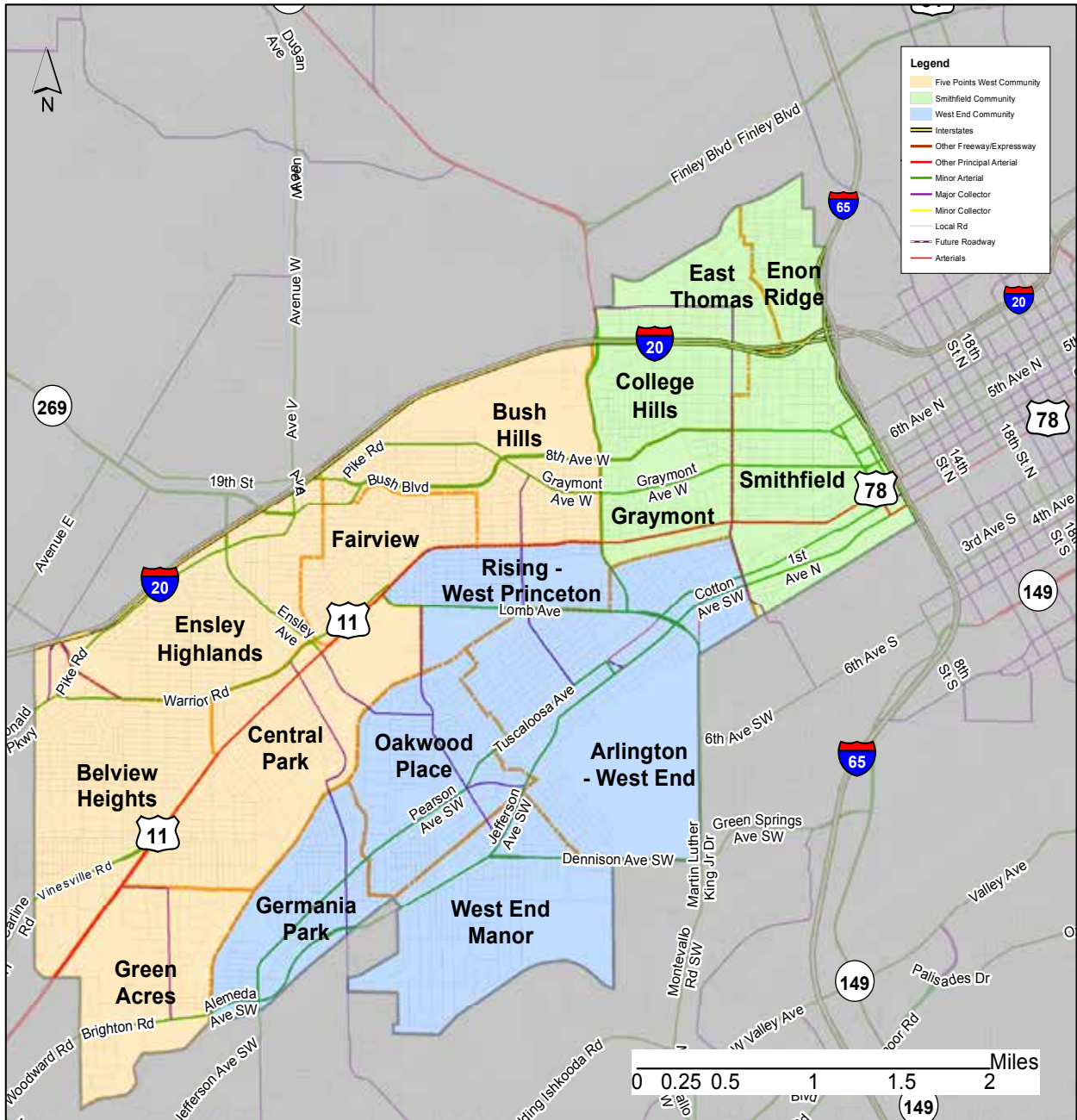
About the Framework Plan. The Framework Plan builds upon the foundation laid by the Birmingham Comprehensive Plan. It serves as the City of Birmingham's official policy document, refining the vision and goals articulated within the Birmingham Comprehensive Plan, and establishing guidance for each community. The Framework Plan provides a general set of planning principals relating land use, natural and historic resources, housing, economic development, community facilities, transportation, and other related issues for the communities covered under the framework plan. The Framework Plan provides a clear vision of the kind of place the communities' residents and business have declared that they want to be in the future. The Framework Plan has a direct bearing on the communities, influencing policies that impact these communities' quality of life.

Use of the Framework Plan. City leaders will look to the Framework Plan for direction on land use, new development, transportation, housing, parks, trails and open space, utilities and economic development. This plan lists recommendations and steps for implementation by community. These community sections are then organized into Green Systems, Neighborhoods, Housing and Community Renewal, Prosperity and Opportunity, and Strengthening City Systems and Networks.

1.2 Planning Area Location

The Western Area is 12.78 square miles. The planning area is bound by Village Creek at its northeast most point and by Valley Creek at its southwest edge. Interstate 20/59 West outlines the area's north-west section forming a corner at the intersection of Avenue I. Elmwood Cemetery and Mausoleum, and CSX Railroad define the southernmost points.

Figure 1: Planning Study Area Map



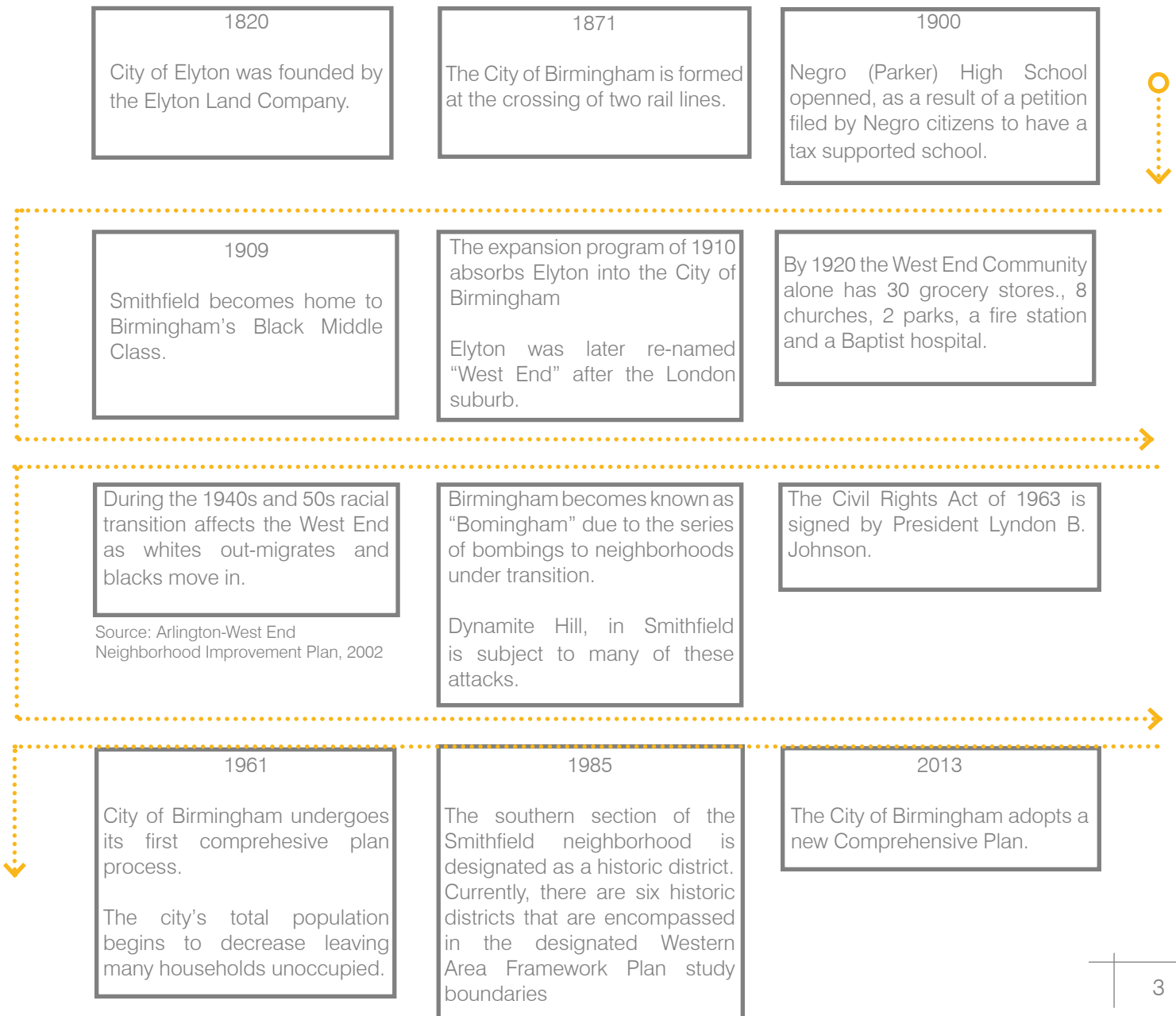
Source: City of Birmingham

1.3 Community History

Three communities within the Western Area host 16 neighborhoods, they are: Arlington-West End, Belview Heights, Bush Hills, Central Park, College Hills, East Thomas, Enon Ridge, Ensley Highlands, Fairview, Germania Park, Graymont, Green Acres, Oakwood Place, Rising-West Princeton, Smithfield, and West End Manor. These neighborhoods have varied histories with portions that predate Alabama's statehood. The eldest of record is Elyton, now referred to as Arlington-West End, which was once Jefferson County's seat.

Early settlement history dictates that many inhabitants were farmers with a small number of slaves. Between 1820 and 1870 Elyton alone had tripled in population from 300 to 1,000 residents. In 1871 the City of Birmingham formed at the crossing of two rail lines east of Elyton and became the new county seat. By the early 1900s farming fields become housing plats. According to city records residents' occupations included engineers, salesmen, plumbers, bookkeepers, and clerks.

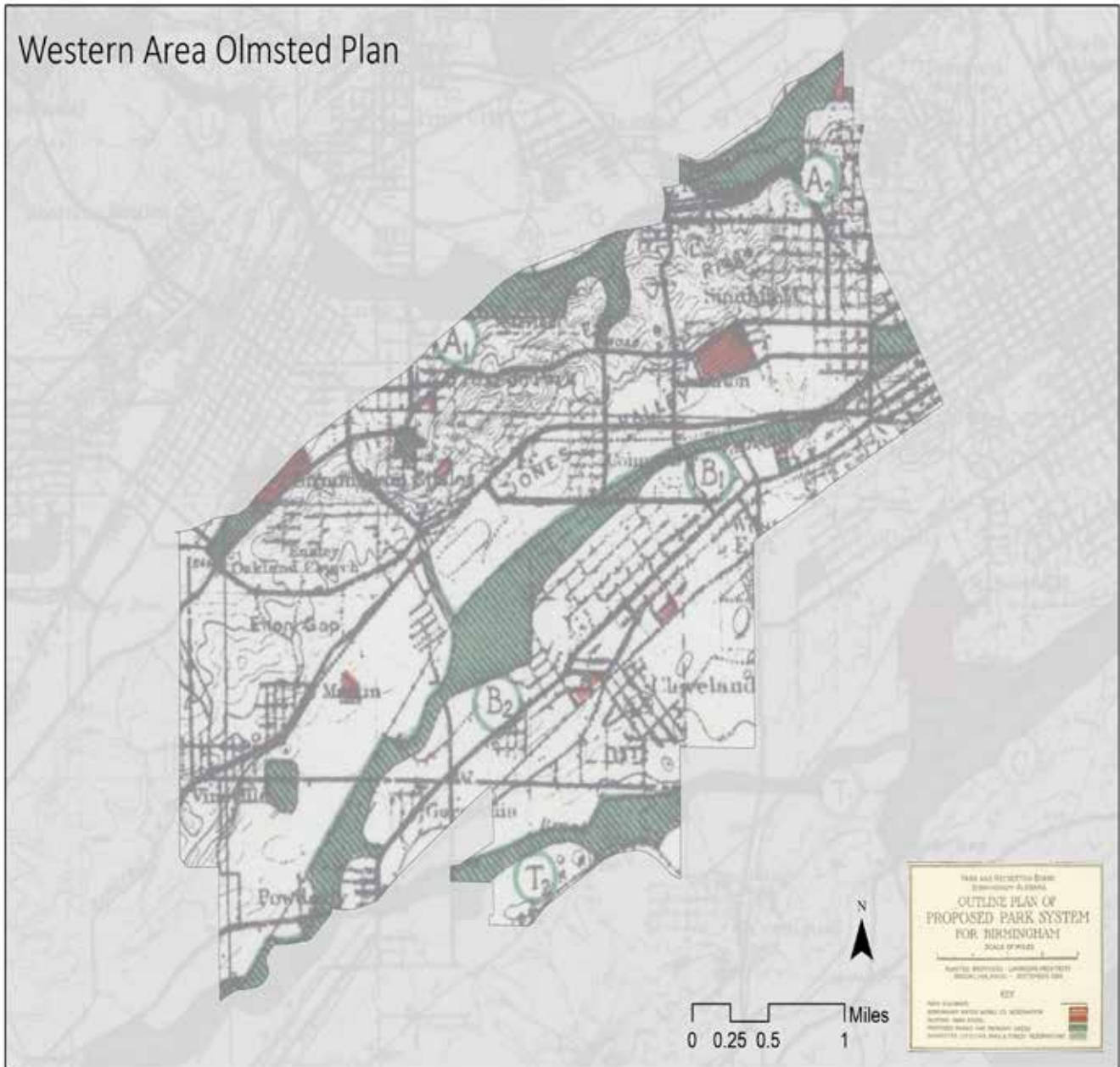
Figure 2: Western Area Timeline



1.4 Past Planning Influences

OLMSTED PLAN

Figure 3: Proposed Olmsted Park System for Birmingham, 1925



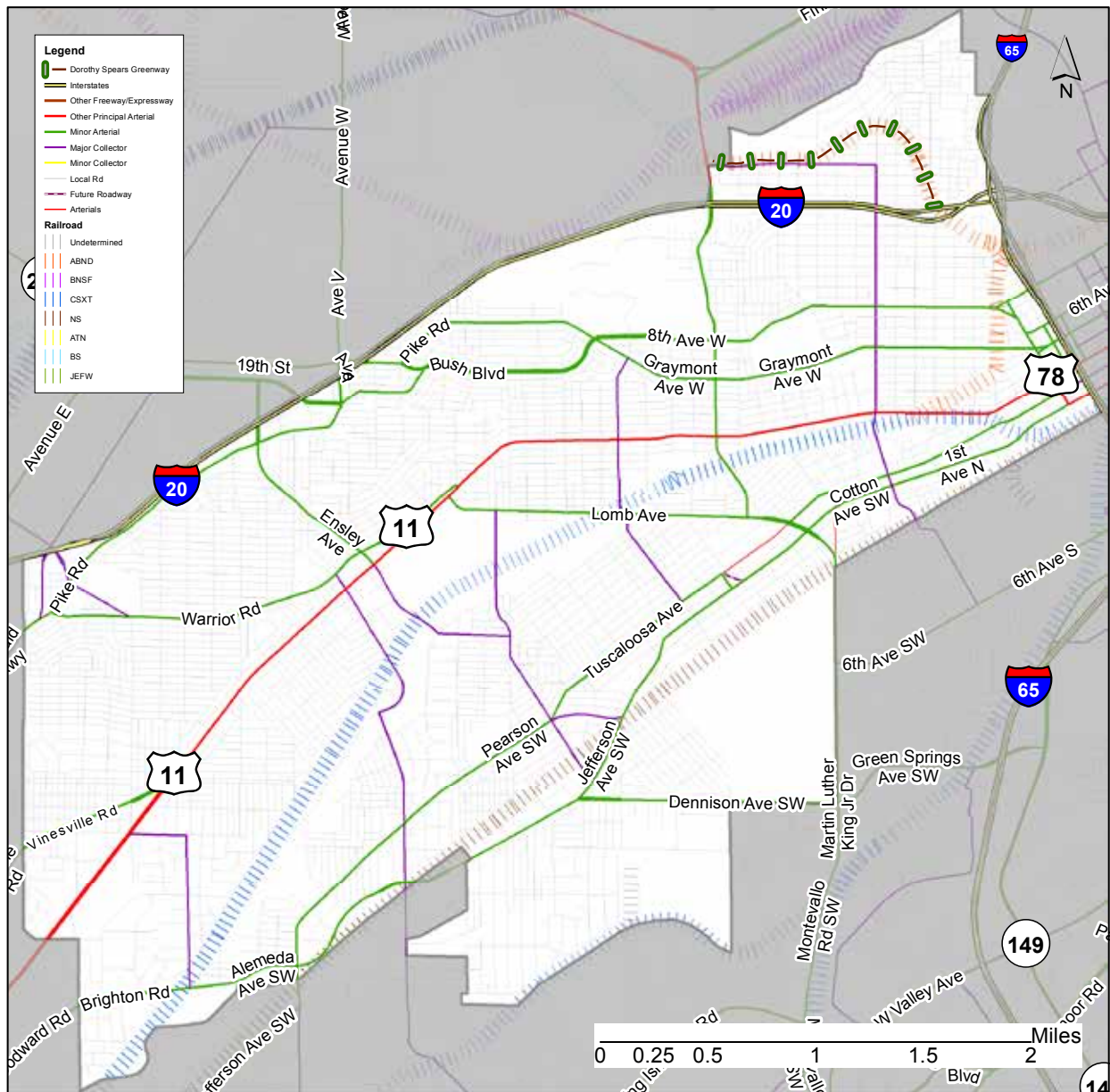
Source: City of Birmingham

In 1925 the Birmingham Park and Recreation Board published A Park System for Birmingham, written by the Olmsted Brothers the previous summer. The report recommended neighborhood parks within easy walking distance of every house, the expansion of certain parks home to natural features, the creation of beauty spots and athletic fields, a civic center surrounded by major public buildings, parkways and large parks in the flood plains of area creeks and along ridges, among other notes. Additionally, prior to the development of subdivisions the plan made an imperative recommendation to acquire the land along the creeks to provide storm water drainage channels and fields for recreation.

RAILROAD CORRIDORS

There are a total of 12.49 miles of rail in the Western Area. Of these, more than 70% are currently active. CSX Transportation and Norfolk Southern Corporation are both owners of active rail lines. A section of the inactive rail line has been converted to a trail. This rail-to-trails project has been named the Dorothy Spears Greenway and is part of the Village Creek Corridor of the Red Rock Ridge and Valley Trail System.

Figure 4: Western Area Rail Lines Map



Sources: Federal Railroad Administration, RITA/BTS; Freshwater Land Trust

Table 1: Western Area Rail Lines

Map ID	Full Name	Length	Status
ABND	Not applicable	2.78	Inactive/ Abandoned
CSXT	CSX Transportation	6.62 mi.	Active
NS	Norfolk Southern Corporation	3.09 mi.	Active

Source: Federal Railroad Administration, RITA/BTS

1.5 Past Planning Influences

Previous planning work has focused on the College Hills, Graymont, and Arlington-West End neighborhoods. A master plan was authored for both Council District 8 and private entities such as Princeton Baptist Hospital and the Crossplex. Also, a plan was established for the West End Community in 1984.

The table below lists plans that have been written specifically for the area or are relevant to the current planning process.

Table 2: Past Planings Efforts

Plan Name	Planning Group	Year Authored	Adopted by the Birmingham Planning Commission?
West End Commercial Revitalization	Grover & Associates	1984	Yes
Lomb Avenue Improvements	David Volkert and Assoc.	1989	Yes
Smithfield Neighborhood Revitalization	Intown Architects Inc.	1989	Yes
Central Park Five Points West Community Sector Plan	Cecil Jones and Associates	1991	Yes
College Hills/Graymont Plan	Auburn Urban Studio	2004	No
Arlington-West End Neighborhood Improvement Plan	City of Birmingham Department of Planning Engineering and Permits	2002	Yes
District 8 Master Plan	Office of Councilor Hoyt	2005	No
Princeton Baptist Medical Center	TRO Jung Brannen	2008	No
Fair Park District Conceptual Development Plan	Tarver Consulting and Development Company	2009	No
Southwest Transit Corridor Study	Atkins	2014	No

Source: City of Birmingham

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Land Use and Urban Form

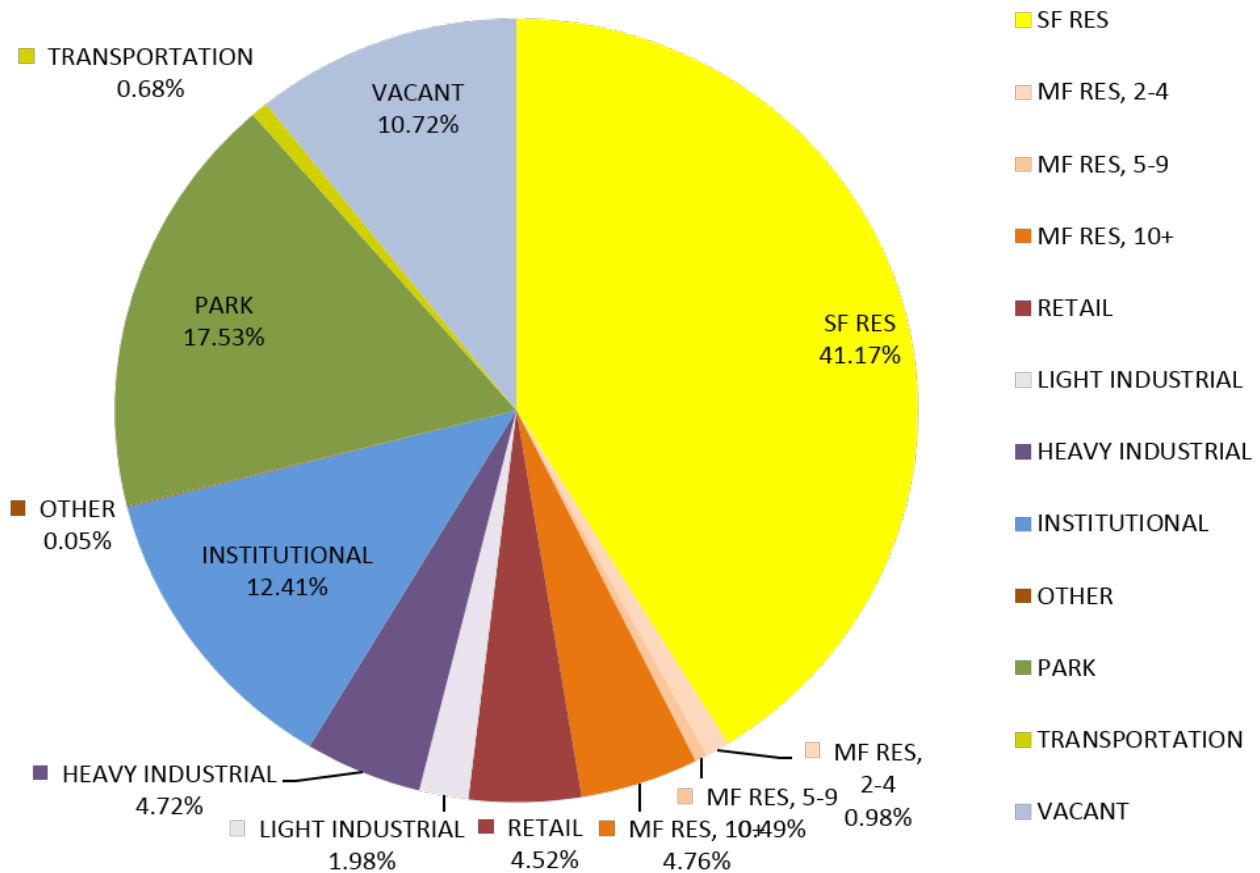
2.1 Land Use and Urban Form

In the Western Area, development patterns are generally suburban in nature, with predominantly single family land uses. Commercial areas have built up along the corridors in the Western Area, and industries have built along railroads. Blight has negative effects throughout the study area, with a few pockets where it is concentrated. More than 75 percent of the buildings in the area have been determined to be generally sound, with help needed to shore up, and reduce negative impacts of blight on the neighborhoods.

EXISTING LAND USE

Single family residential use comprises more than 41% of the land in the Western Area. Open space makes up 17% of the land, Institutional uses make up more than 12%, and more than 10% of the land is vacant. Open space is such a large component of the land uses in the Western Area mainly because Elmwood and other cemeteries are being considered to be open space.

Figure 5: Land Uses in Birmingham Western Area



Source: City of Birmingham, RPCGB

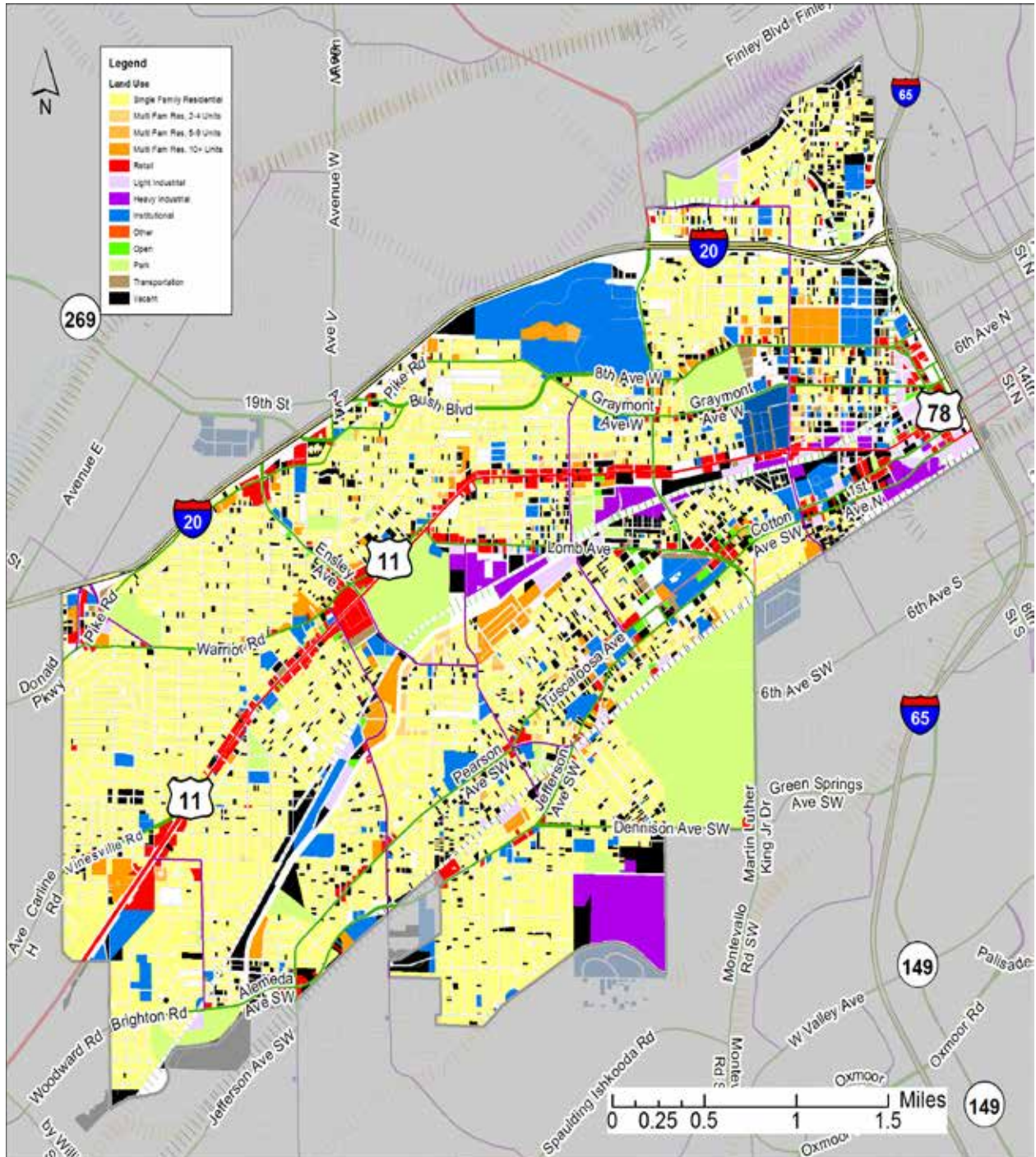
Table 3: Western Area Land Use Descriptions

LAND USE		DESCRIPTION
Single Family Residential	1 residential unit on a parcel	
Multi-Family Residential, 2 units	2 to 4 residential units on a parcel	
Multi-Family Residential, 5 units	5 to 9 residential units on a parcel	
Multi-Family Residential, 10 units	10 or more residential units on a parcel	
Retail	Commercial goods and services are provided and sales tax is charged	
Light Industrial	Raw materials and/or good are stored, repaired and/or serviced	
Heavy Industrial	Raw materials and/or goods are processed and/or produced at a high intensity	
Institutional	Public or private facilities serving healthcare, education, safety and/or worship	
Other	Any undetermined use or combination of identifiable uses on a single	
Park	Public or private facilities intended for recreation	
Transportation	Parking lots and/or structures that are the primary use on a parcel	

Source: RPCGB

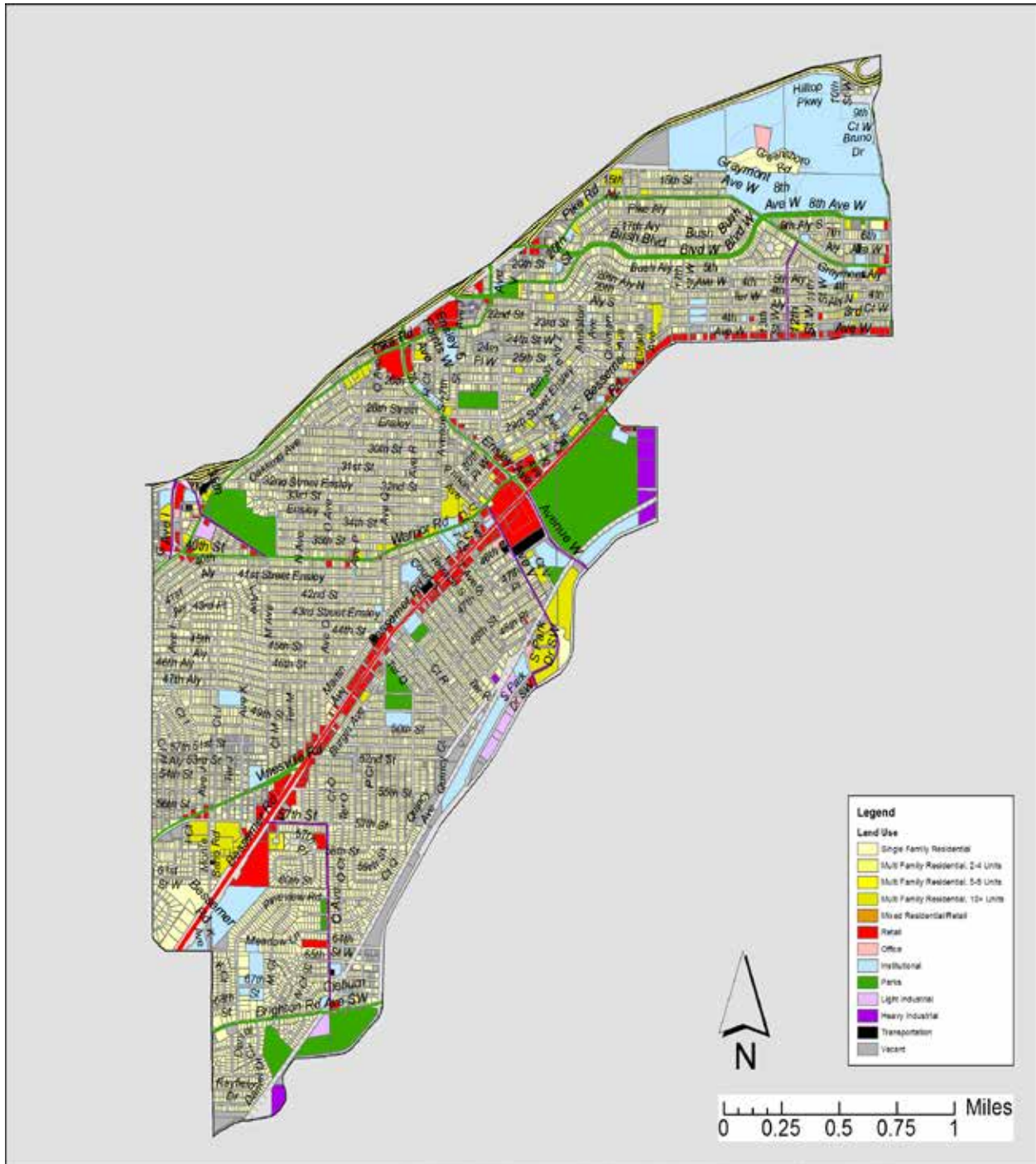
More than 45% of the land area of the Western area is used for residential purposes. Single family residences make up more than 40% of the area. Multifamily developments with 10 or more units make up almost 5% of the land in the Western Area. Parks and open space consume over 17% of the land. Elmwood Cemetery is the large area of open space in the area. Institutional uses such as schools, hospitals, and libraries comprise more than 12%. Birmingham-Southern College is the largest institution occupant in the Western Area. More than 10% of the land is vacant, with most of the vacant land being spread throughout the area.

Figure 6: Western Area Land Use Map



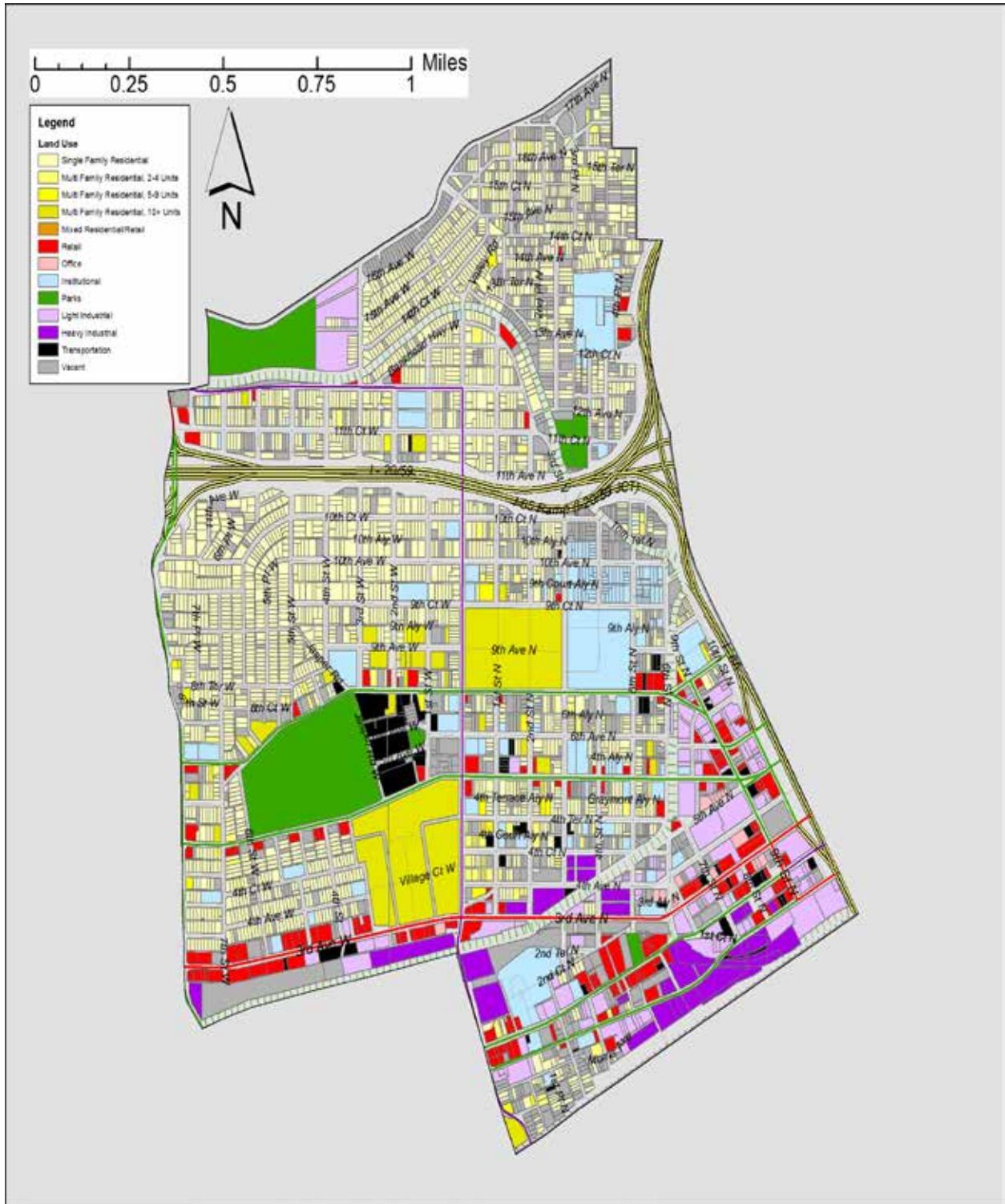
Source: City of Birmingham, RPCGB

Figure 7: Five Points West Community Land Use Map



Source: City of Birmingham, RPCGB

Figure 8: Smithfield Community Land Use Map

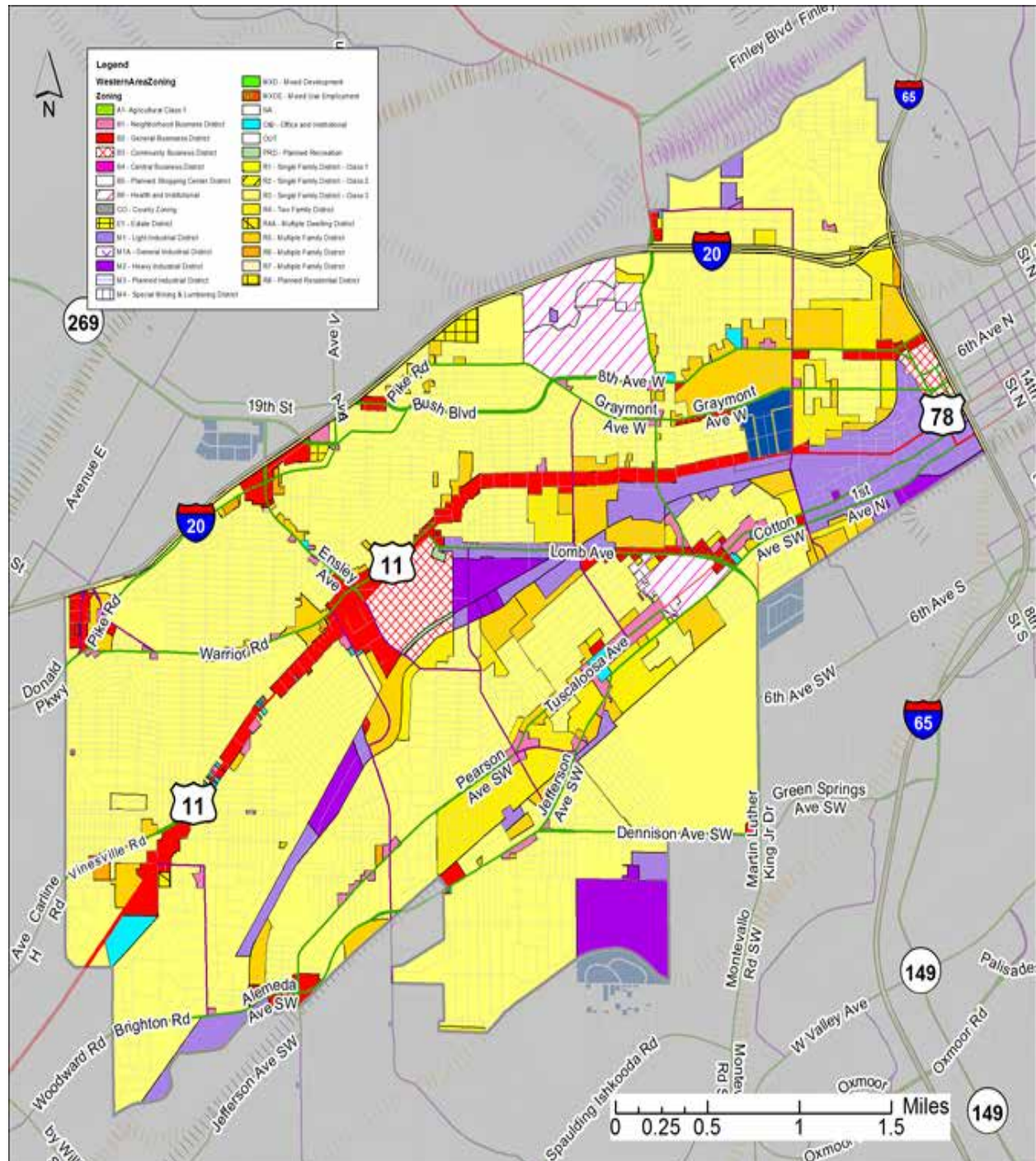


Source: City of Birmingham, RPCGB

2.2 Zoning

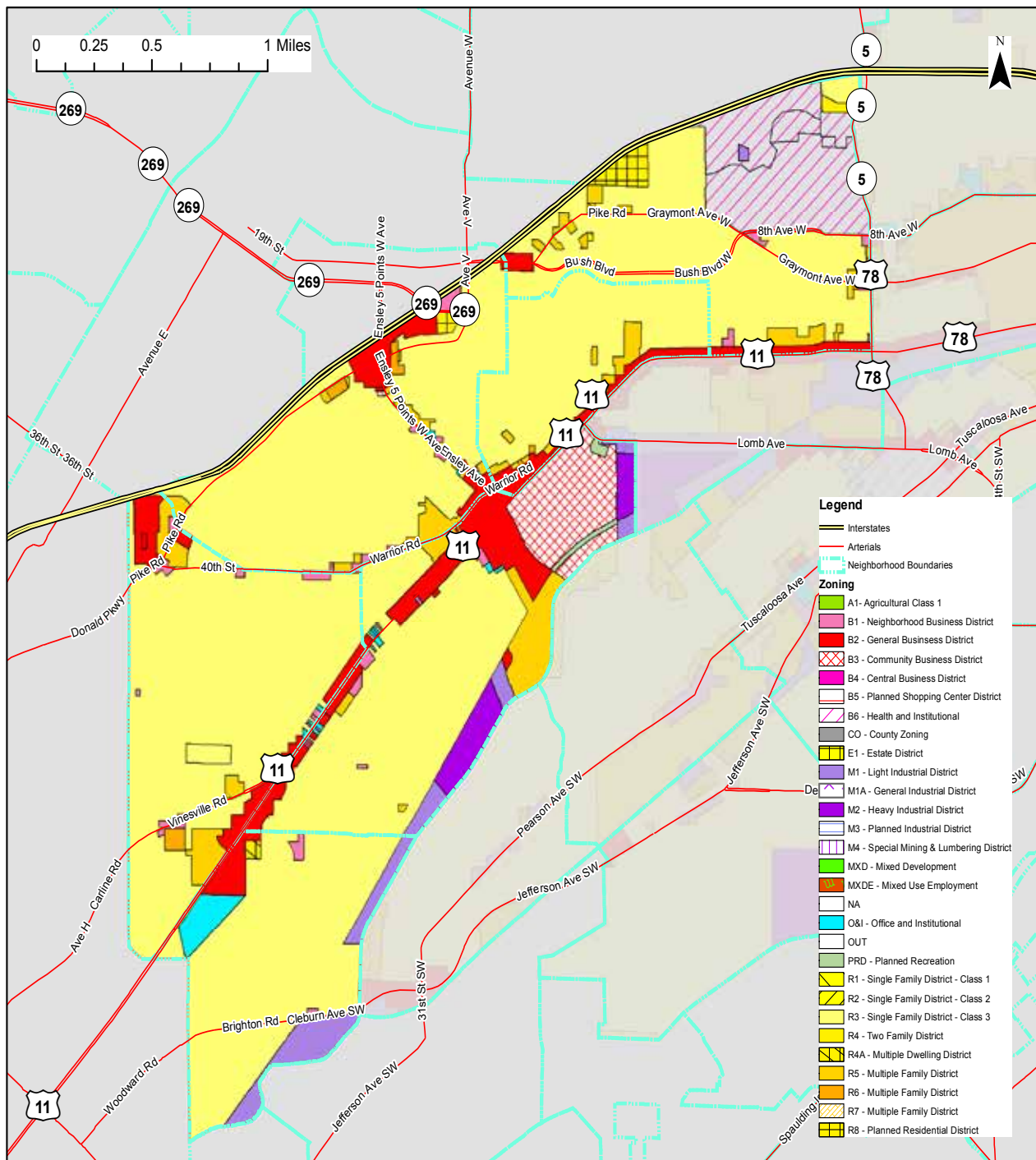
Currently almost 65% of the acreage of the Western Area is zoned for single family residences, class 3. No other classification has even 10% of the acreage of the area. Commercial Areas tend to be focused along US-11, 5 Points West, Avenue I at I-20, and Ensley Ave at I-20. Lomb Ave, Pearson Ave and Tuscaloosa Ave have Neighborhood Business Zoning. Industrial tends to coincide with railroads in the Western Area.

Figure 10: Western Area Zoning Map



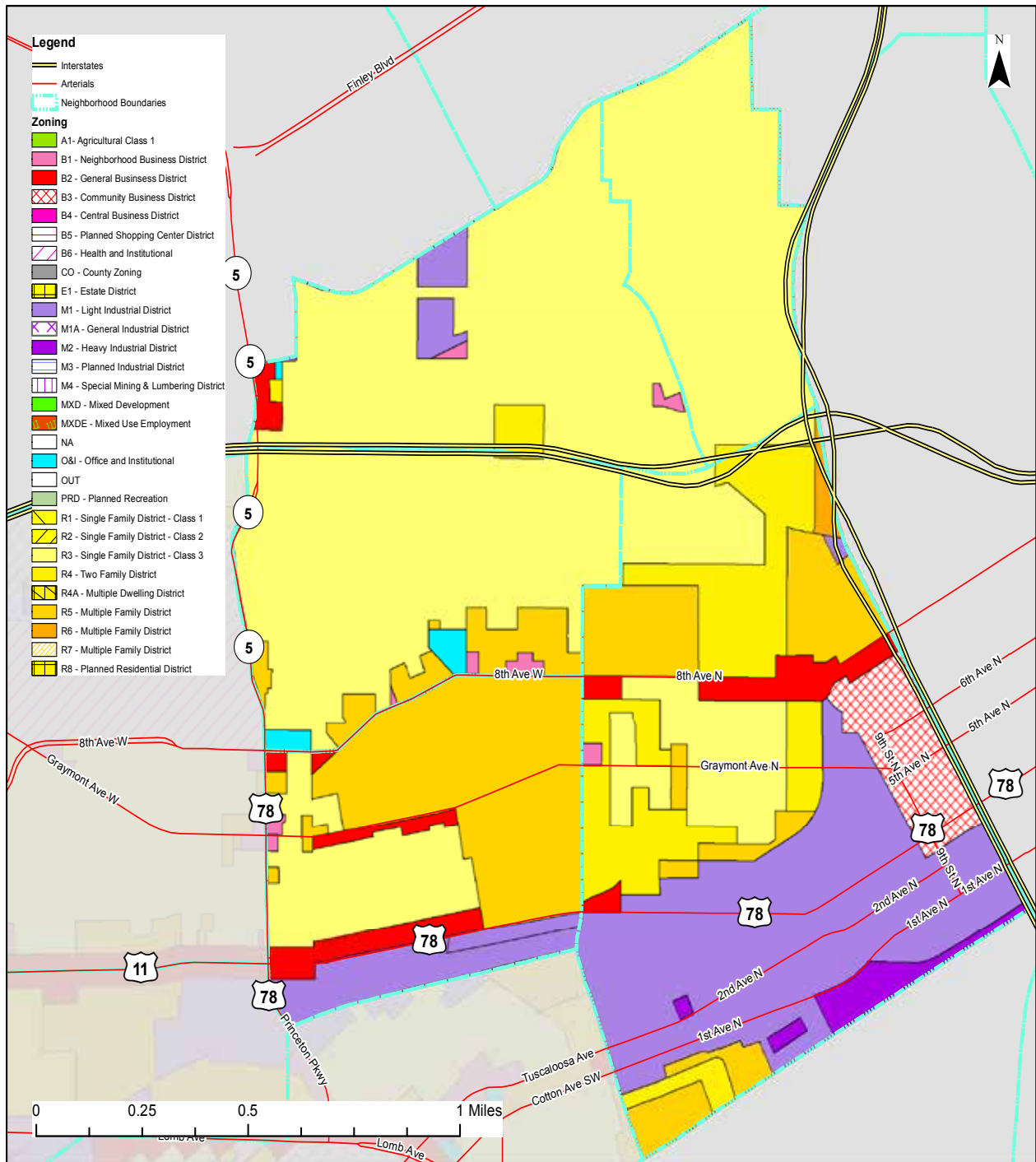
Source: City of Birmingham, RPCGB

Figure 11: Five Points West Community Zoning Map



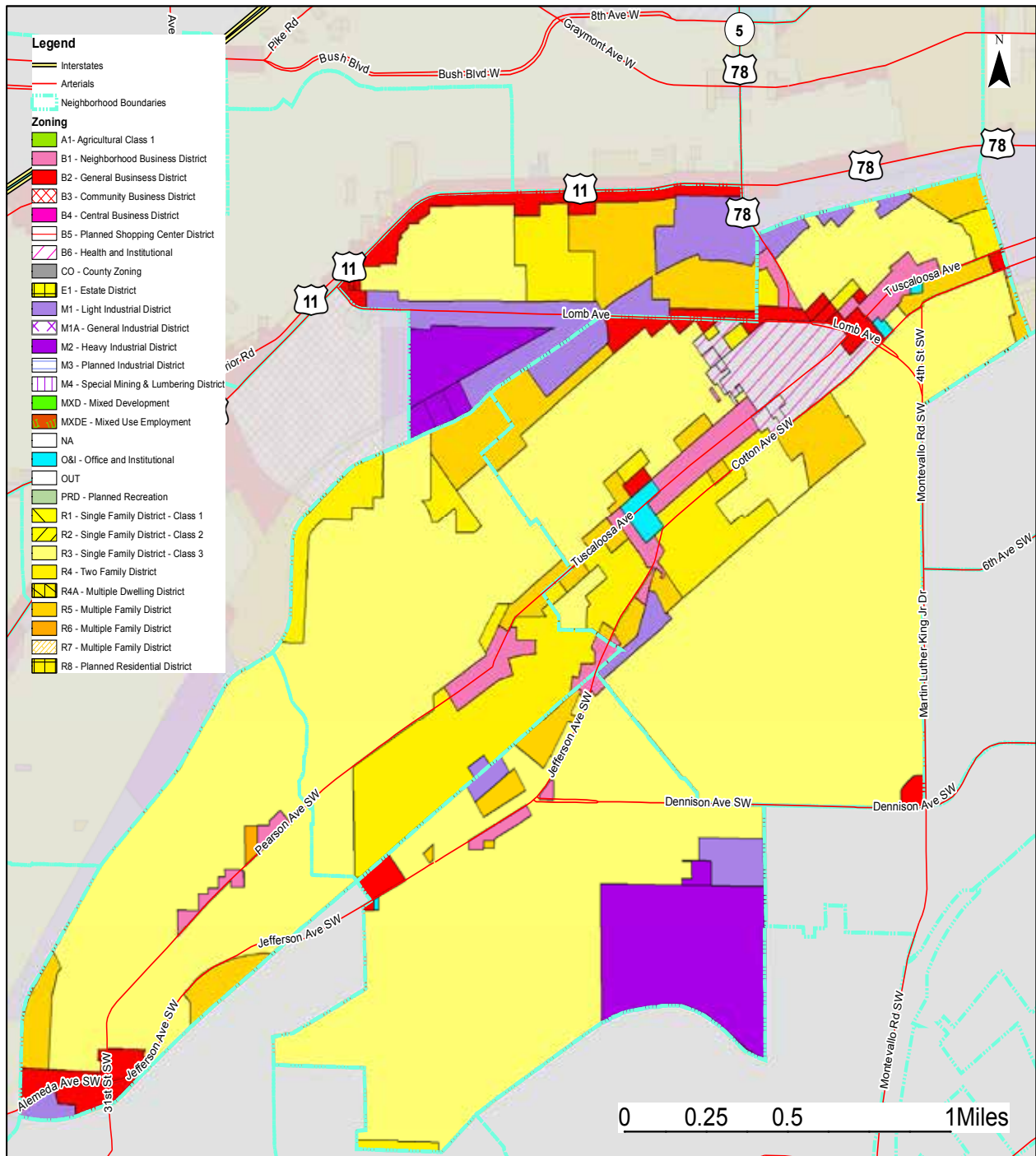
Source: City of Birmingham, RPCGB

Figure 12: Smithfield Community Zoning Map



Source: City of Birmingham, RPCGB

Figure 13: West End Community Zoning Map

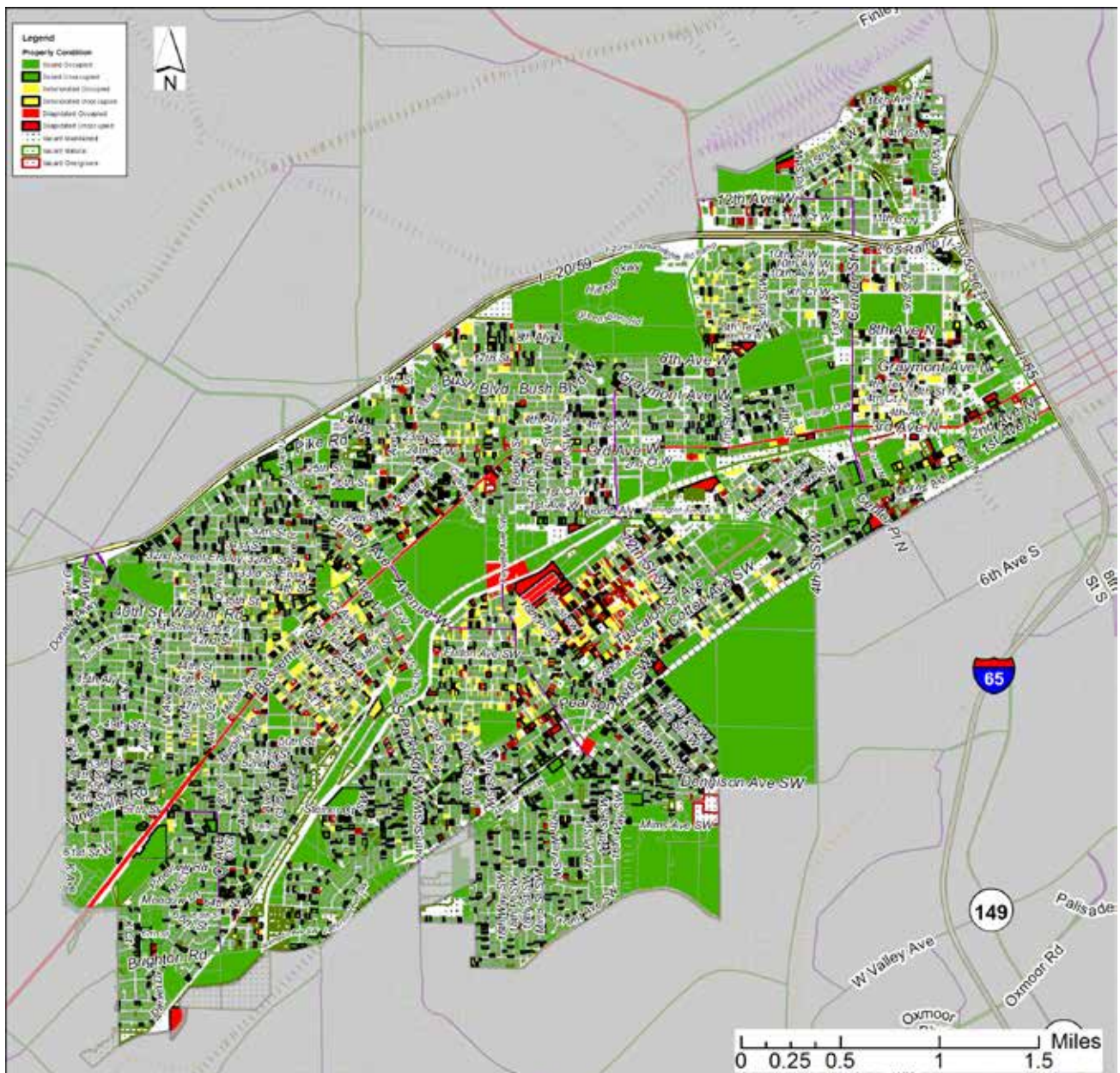


Source: City of Birmingham, RPCGB

2.3 Property Inventory and Assessment

The Regional Planning Commission of Greater Birmingham, in a coordinated effort with staff from the Department of Planning Engineering and Permits and the Department of Community Development, conducted a property inventory in the Western Area. A windshield survey was completed, characterizing properties as sound, deteriorated, or dilapidated. RPCGB also made a determination of whether or not buildings were occupied. These assessments were used to determine building conditions within the area. The condition assessments were also weighted to perform a density analysis of blight in the Western Area. Almost 75% of the buildings in the Western Area appear to be sound and occupied.

Figure 14: Western Area Building Conditions Map



Source: City of Birmingham, RPCGB

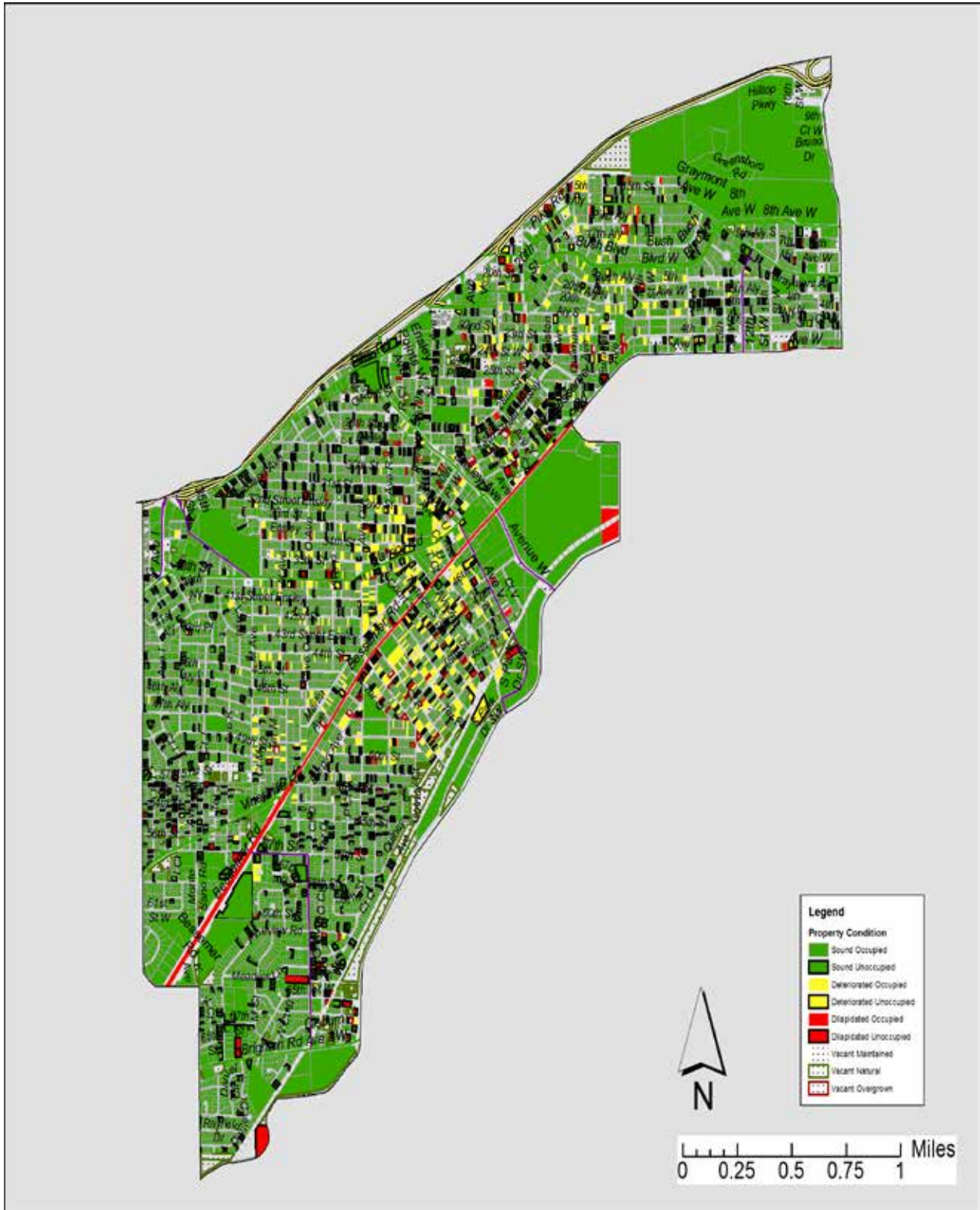
Property conditions were determined by field inspection and coded for each parcel with following the guidelines illustrated in Table 3.

Table 4: Western Area Property Condition Guidelines

Property Use Category	Description	Percentage of Land
 	Sound Occupied Structurally sound and maintained. Occupied by tenant/owner.	75.2%
 	Sound Unoccupied Structurally sound and maintained. Currently not occupied by tenant/owner, e.g., signs of abandonment and/or for sale/lease signs.	5.6%
 	Deteriorated Occupied Structurally sound, in need of minor repairs, renovation and/or maintenance, e.g., paint on the exterior is peeling off or worn out. Occupied by tenant/owner.	3.6%
 	Deteriorated Unoccupied Structurally sound, in need of minor repairs, renovation and/or maintenance, e.g., paint on the exterior is peeling off or worn out. Unoccupied by tenant/owner.	2.3%
 	Dilapidated Occupied Structurally damaged structure and/or in need of major repairs, renovation, and/or maintenance, e.g. collapsed or severely bent roof, columns, and/or beams. May be burned. Occupied by tenant/owner.	0.3%
 	Dilapidated Unoccupied Structurally damaged structure and/or in need of major repairs, renovation, and/or maintenance, e.g. collapsed or severely bent roof, columns, and/or beams. May be burned. Unoccupied by tenant/owner; signs of abandonment, damaged or missing doors and windows.	2.1%
 	Vacant Maintained No structure present. No signs of littering and vegetation is maintained, e.g. free of trash and grass/bushes are trimmed.	6.7%
 	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	4.1%
 	Vacant Overgrown No structure present. Litter on-site and vegetation is not maintained, e.g. trash present and/or grass/bushes are overgrown.	0.1%

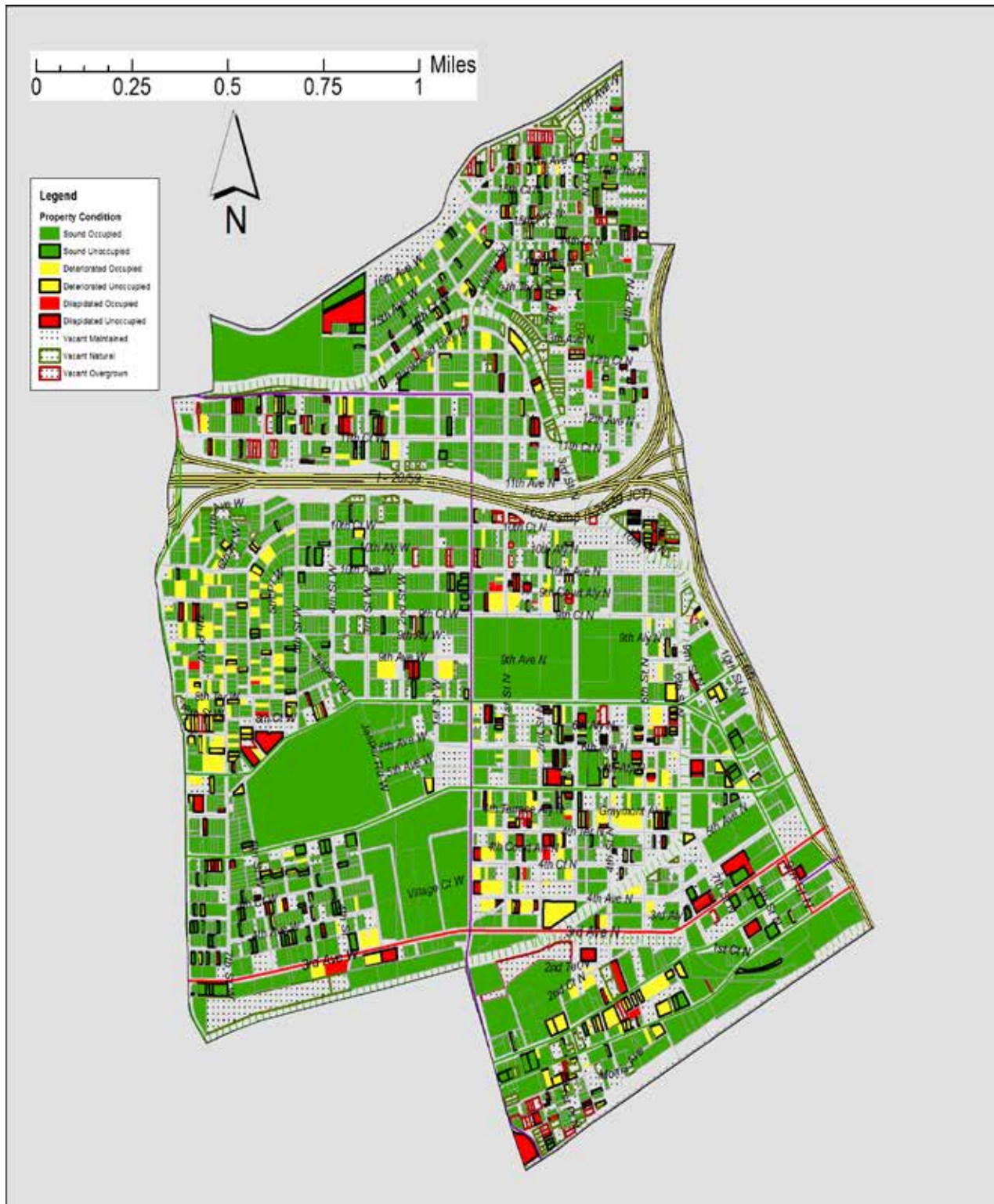
Source: City of Birmingham, RPCGB

Figure 15: Building Conditions Map, Five Points West Community



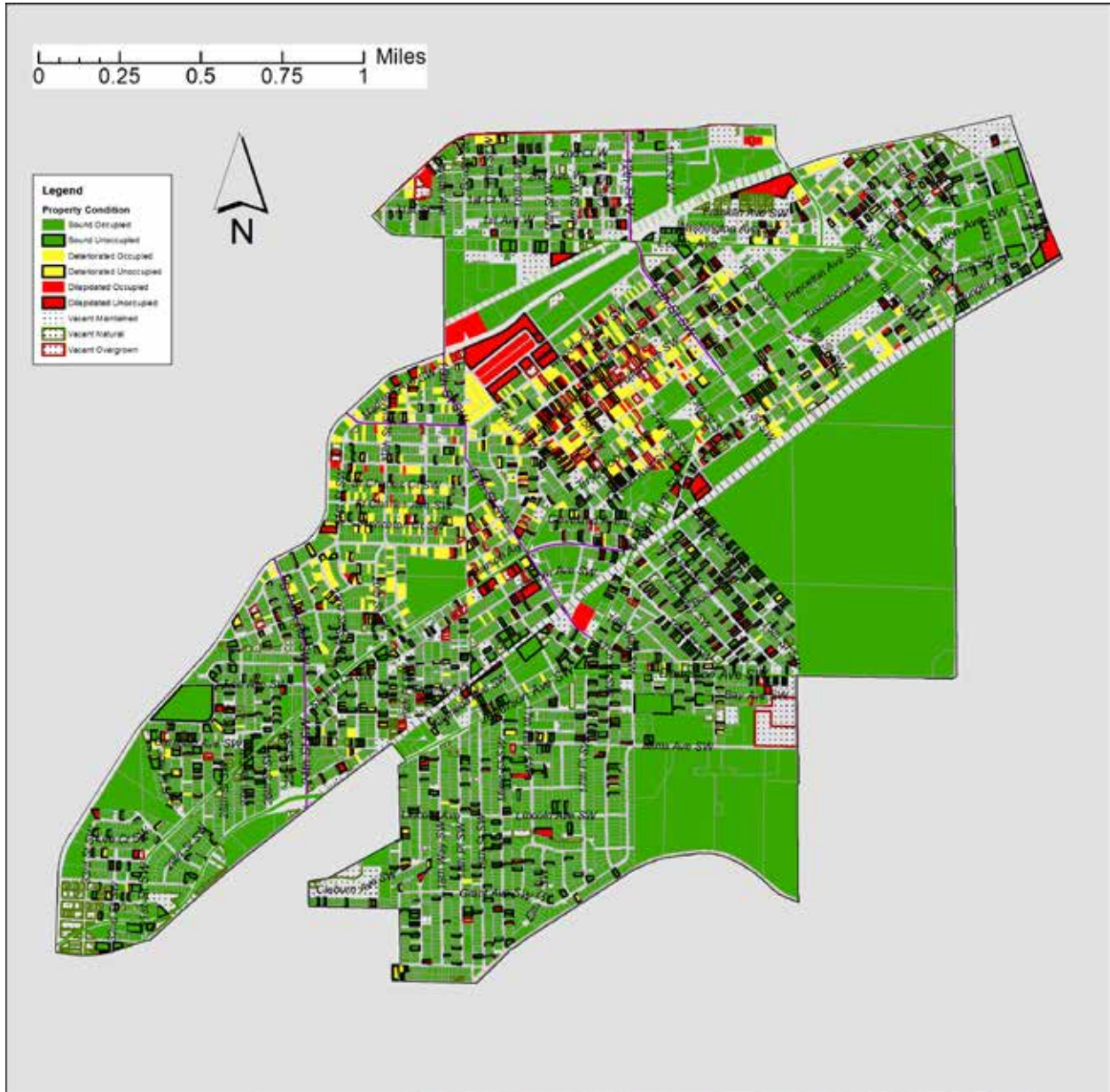
Source: City of Birmingham, RPCGB

Figure 16: Building Conditions Map, Smithfield Community



Source: City of Birmingham, RPCGB

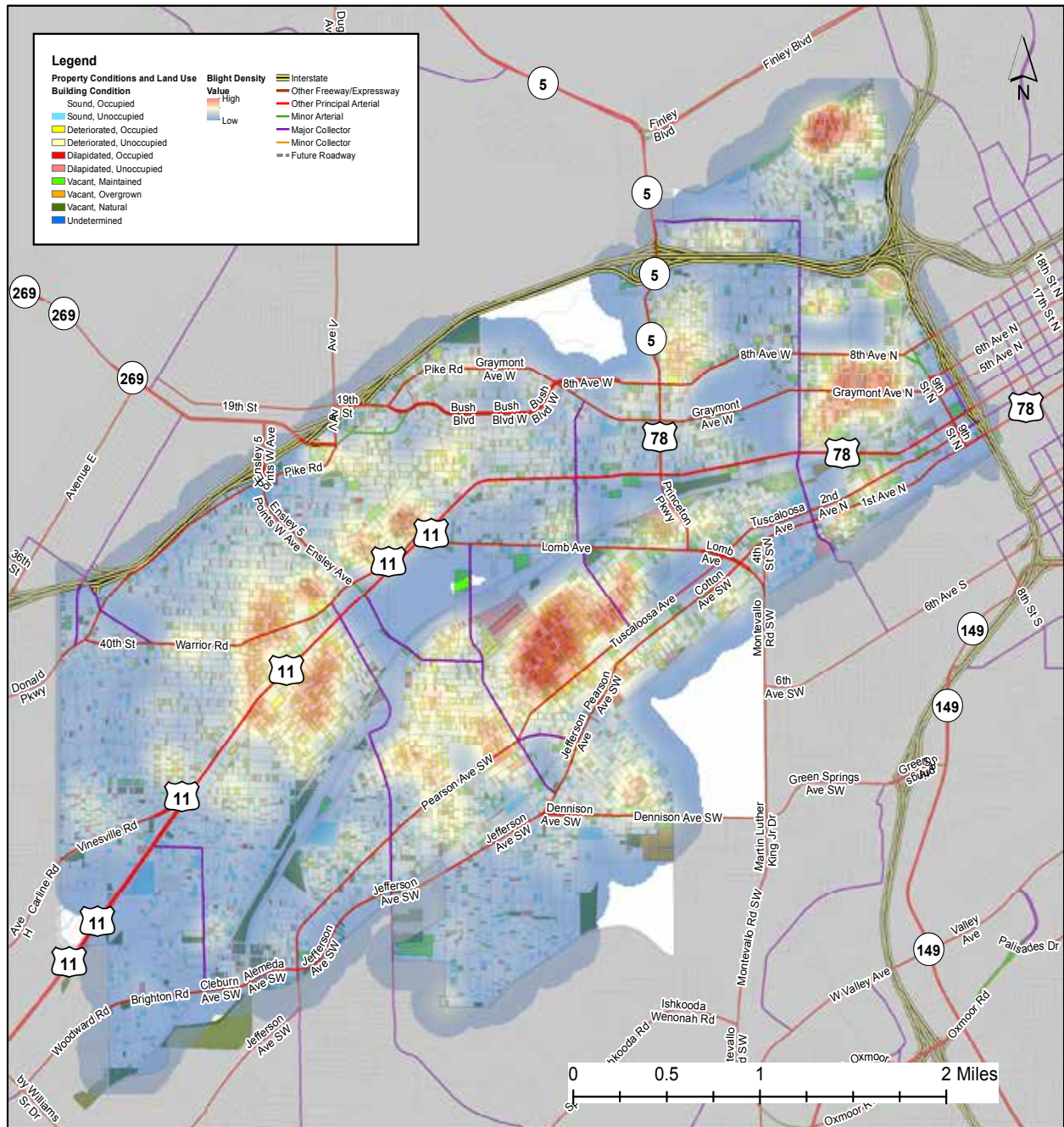
Figure 17: Building Conditions Map, West End Community



Source: City of Birmingham, RPCGB

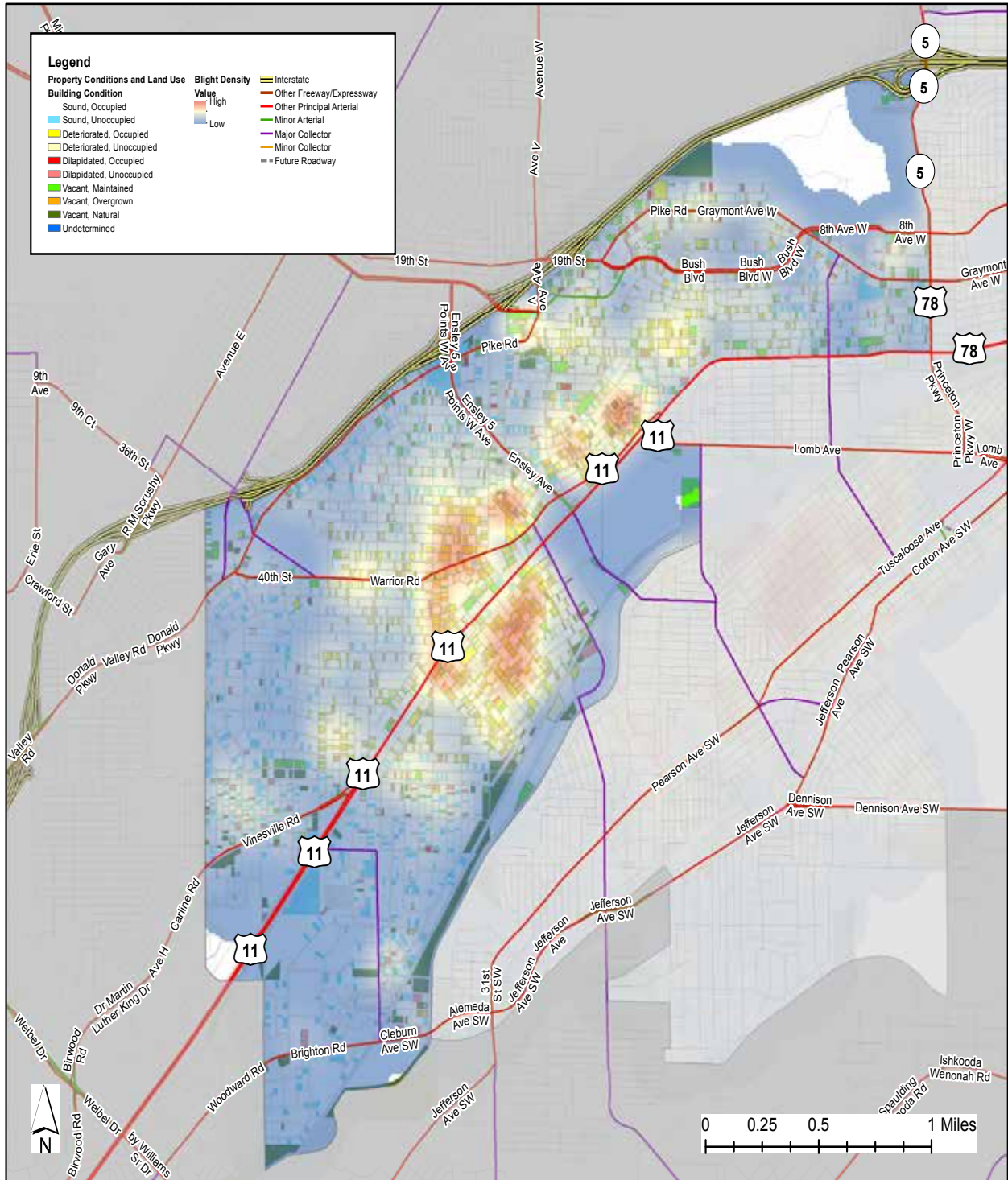
Blight is a problem throughout the western area. Blight is usually caused by buildings that do not meet the City’s codes for habitable properties. Conditions that signal blight are frequently caved in roofs, porches, broken windows, missing doors or window casings, and other attributes that make occupancy of these structures unsafe for people. Burned out buildings also greatly contribute to blight in neighborhoods. It takes just one fallen in or burned out building to have a profound effect on an entire block of buildings, and on the neighborhood around it.

Figure 18: Western Area Blight Density Map



Source: City of Birmingham, RPCGB

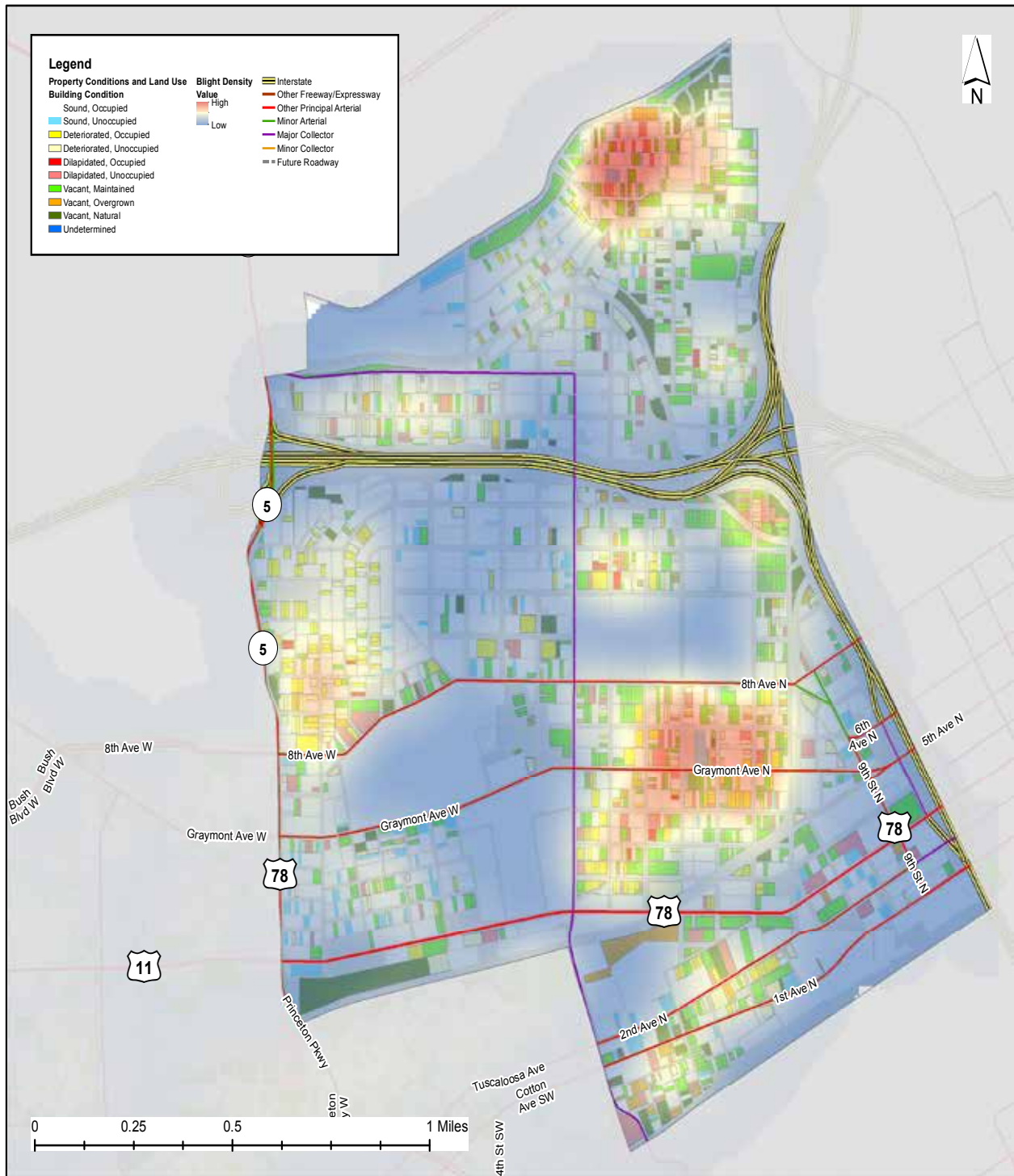
Figure 19: Blight Density Map, Five Points West Community



Source: City of Birmingham, RPCGB

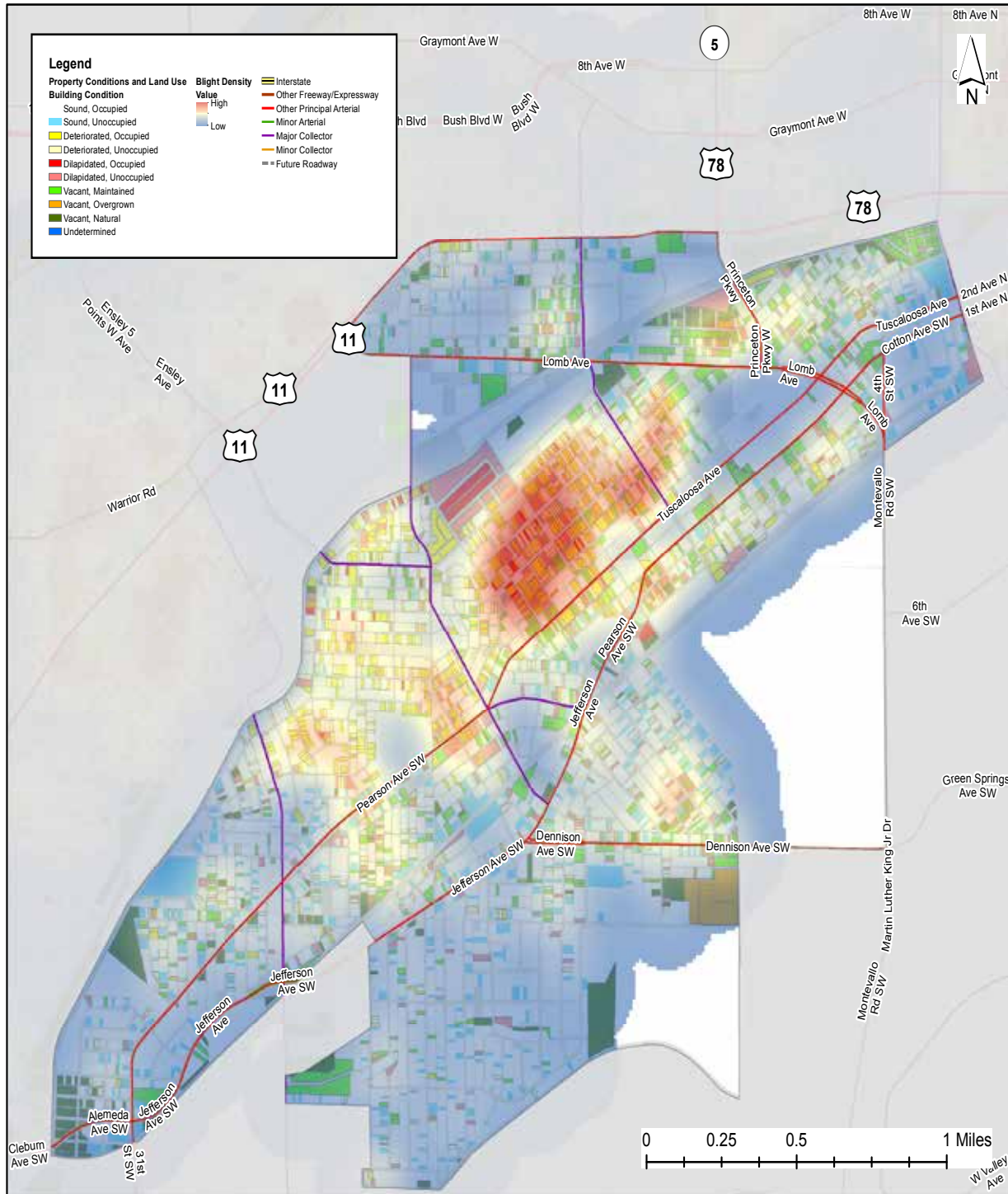
Areas in Arlington-West End, Central Park, Enon Ridge, and Smithfield neighborhoods stand out having the highest densities of blight in the Western Area. In some cases entire apartment complexes have been abandoned, and have become a tax delinquent burden on the city. Blight is a physical aspect of everyday life which residents of the Western Area have to confront at all times.

Figure 20: Blight Density Map, Smithfield Community



Source: City of Birmingham, RPCGB

Figure 21: Blight Density Map, West End Community



Source: City of Birmingham, RPCGB

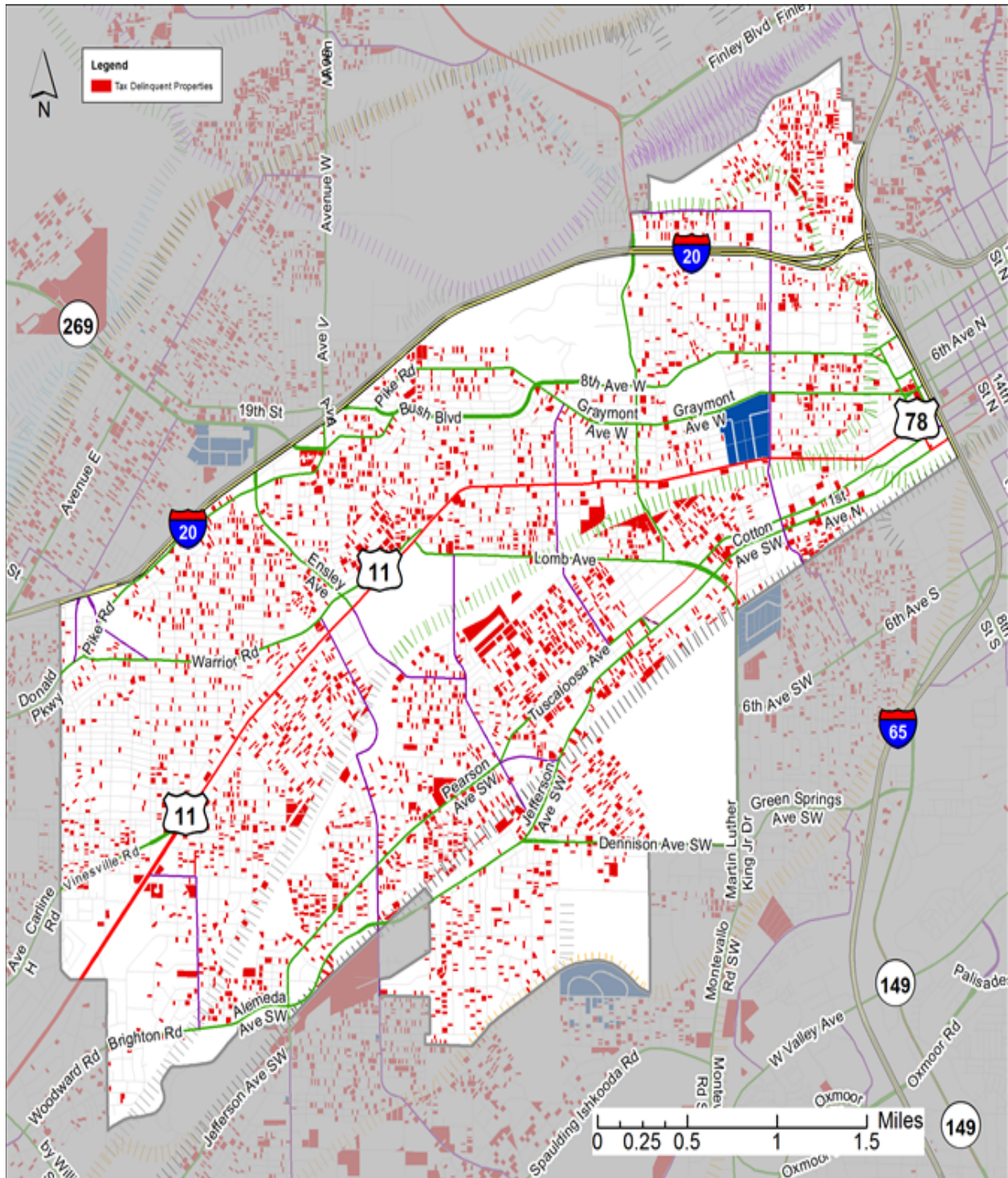
The blight density map indicates areas with the greatest levels of blight. Areas in Arlington-West End, Central Park, Enon Ridge, and Smithfield neighborhoods stand out having the highest densities of blight in the Western Area. In some cases entire apartment complexes have been abandoned, and have become a tax delinquent burden on the city. Blight is a physical aspect of everyday life which residents of the Western Area have to confront at all times.

2.4 Tax Delinquency

Tax delinquency appears to be an issue that has accelerated over the past 5 years. There are 3,749 properties that are delinquent on taxes in the Western Area. Many of these properties have been delinquent for many years, indicating that the owners have simply walked away from them. Until 2014, these properties would accrue liens for both taxes and other unpaid bills like grass cutting. Liens and fines would make these properties unattractive for investors because of the low property values would not make property acquisition financially feasible. Blight has continued to fester. However, recent land banking legislation allows cities to acquire properties, waive liens, and clear titles. At this time, the City of Birmingham is working to implement land banking which should help ease the burden of blight.

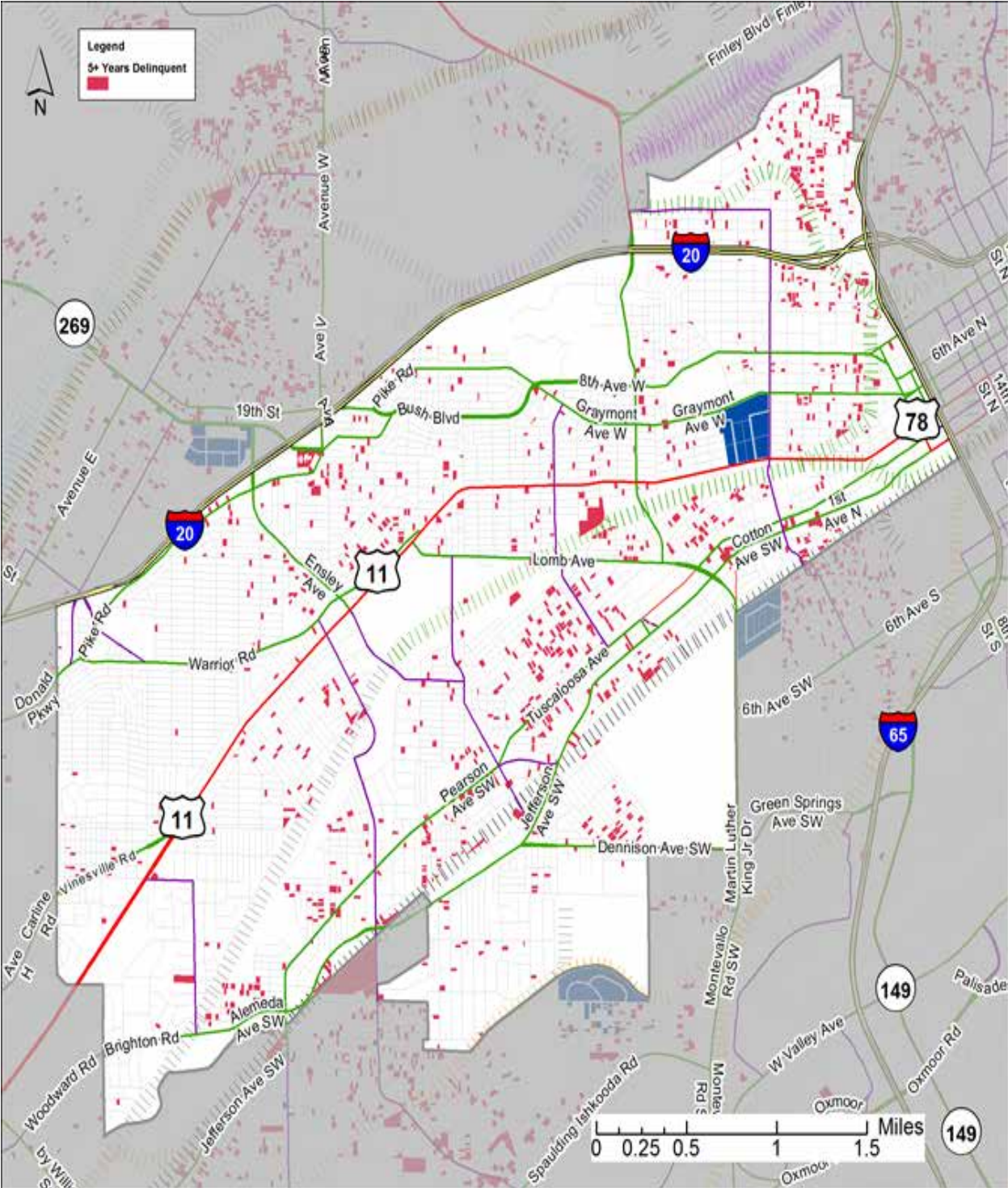
Properties that have not had their taxes paid for 5 or more years are properties that are eligible to be obtained by the Land Bank. Of the 3,749 properties that are tax delinquent, 2,722 (or 72.6%) have become delinquent over the past 5 years. 1,027 (27.4%) have not had their taxes paid for 5 or more years. Yearly monitoring of tax status should provide a picture of whether tax delinquency has been a result of the Great Recession, or if it has become a more persistent problem.

Figure 22: Western Area Tax Delinquent Properties



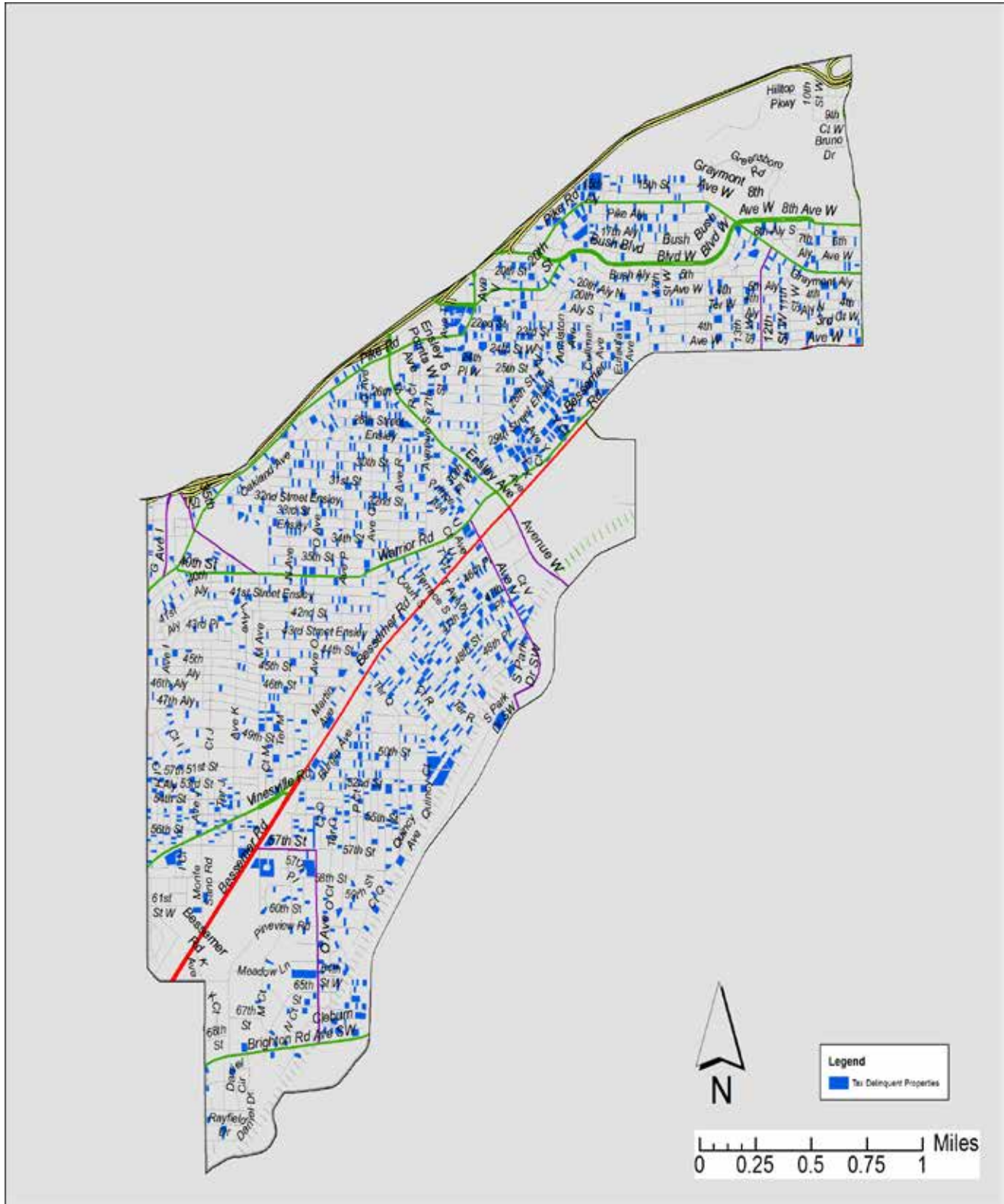
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 23: Western Area Land Bank Eligible Properties



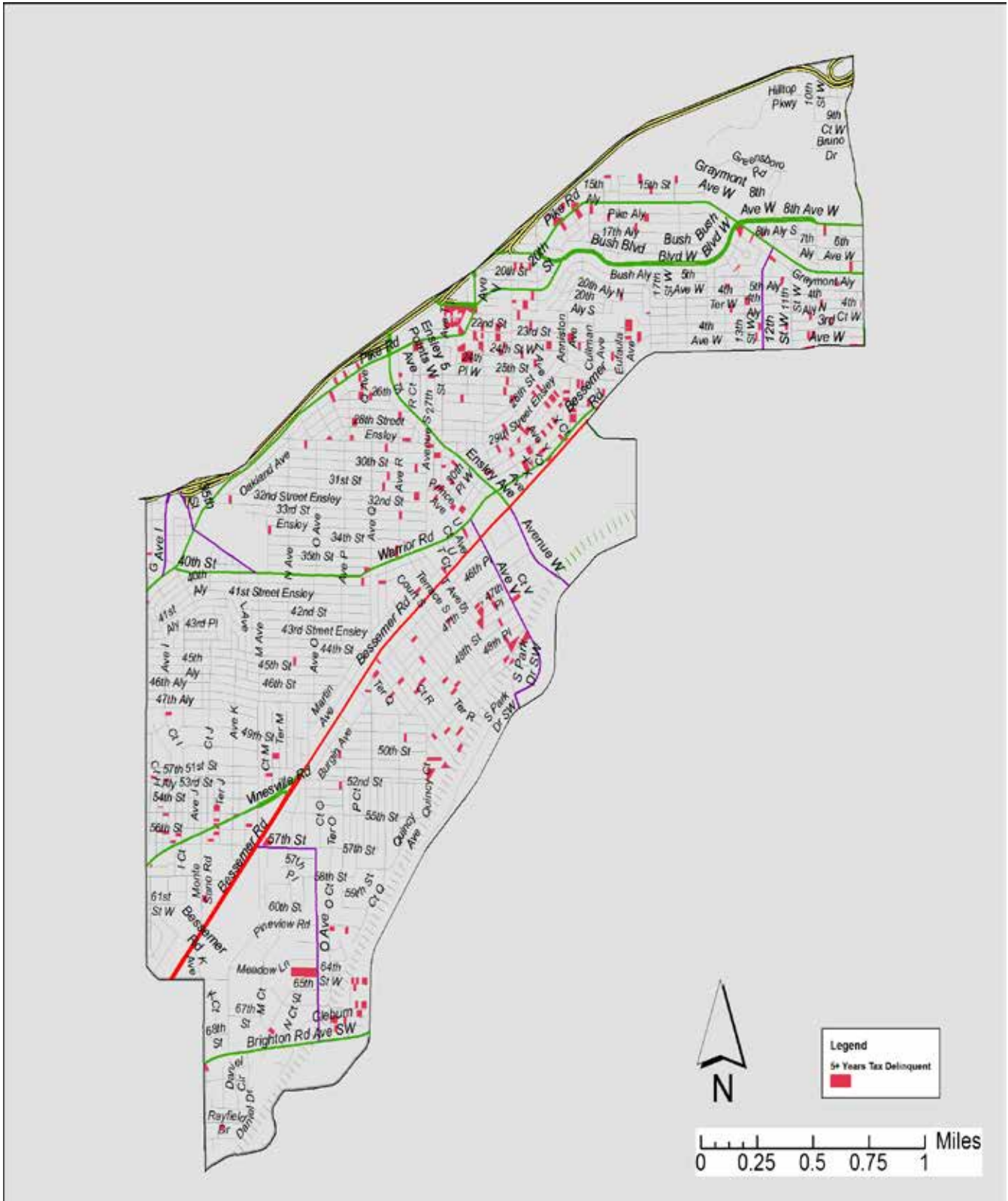
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 24: Tax Delinquent Properties, Five Points West Community



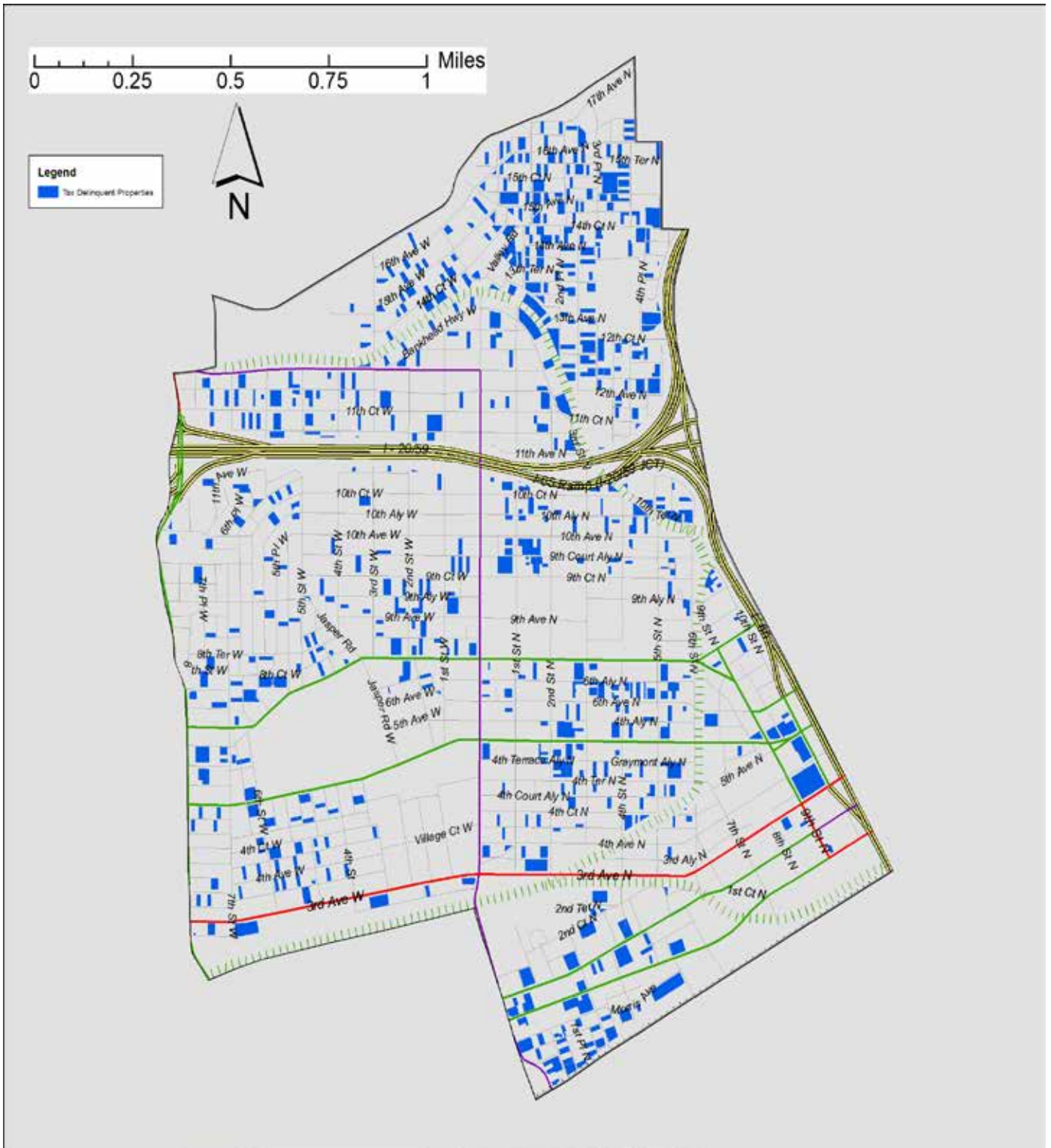
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 25: Land Bank Eligible Properties, Five Points West Community



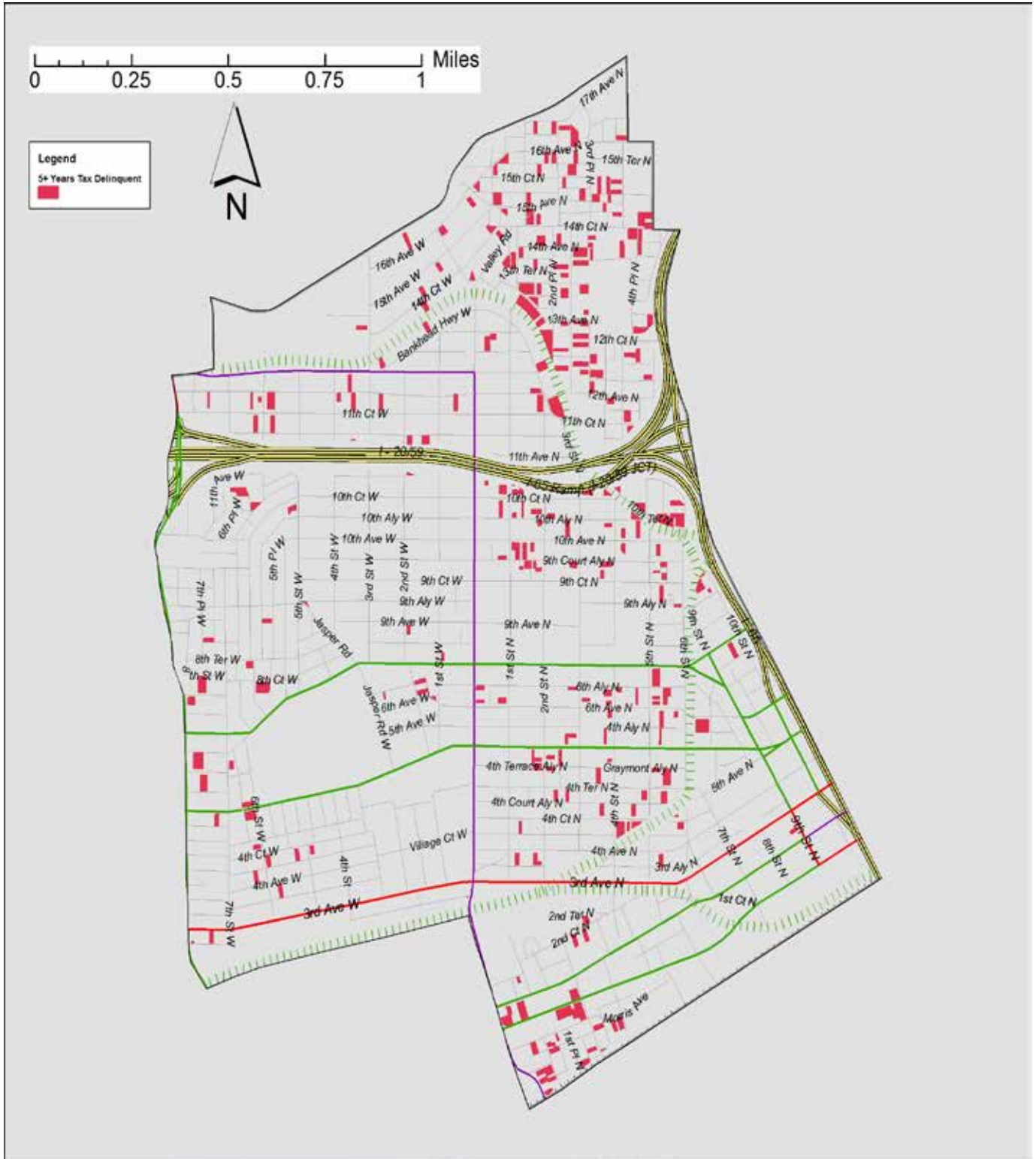
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 26: Tax Delinquent Properties, Smithfield Community



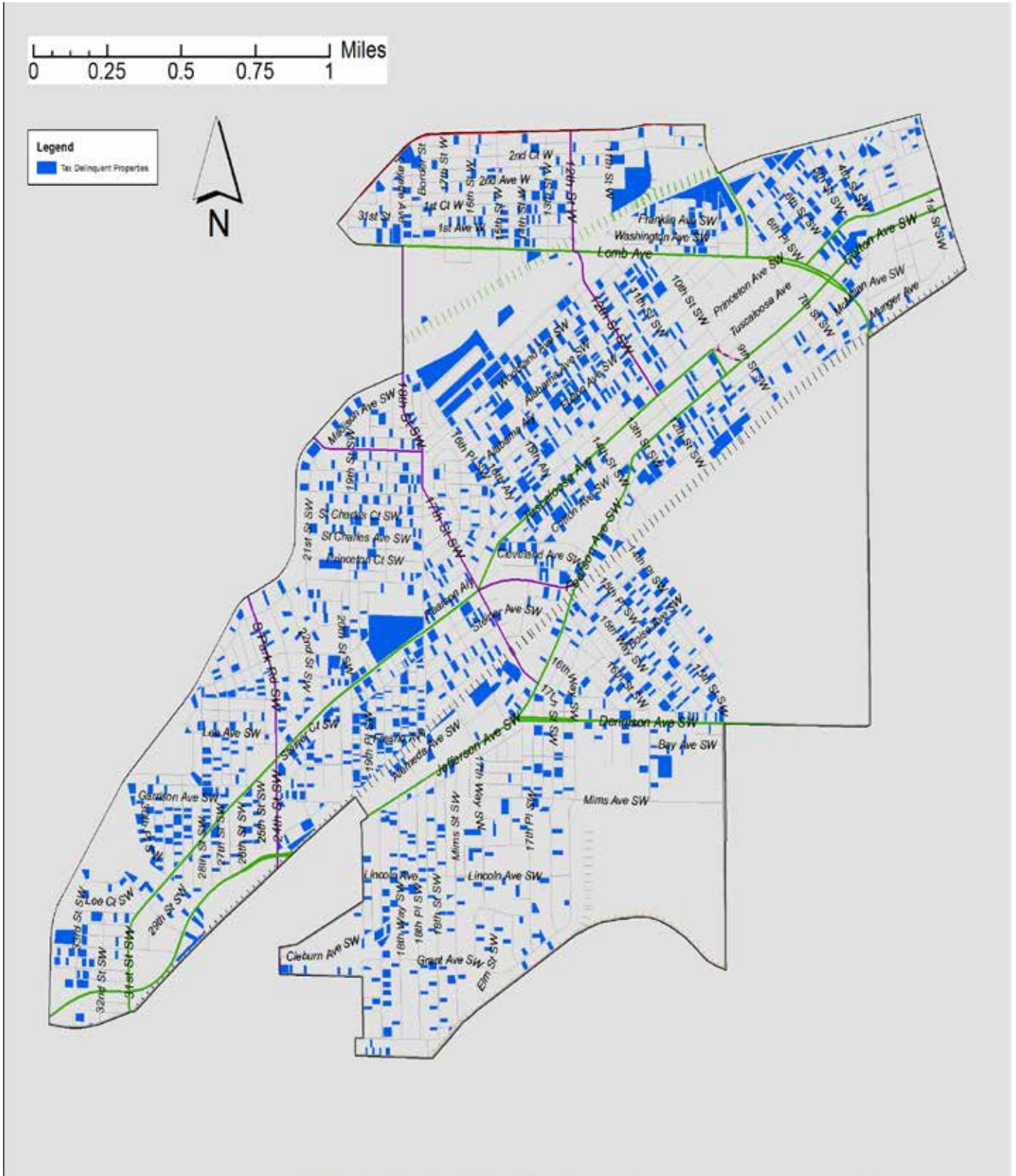
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 27: Land Bank Eligible Properties, Smithfield Community



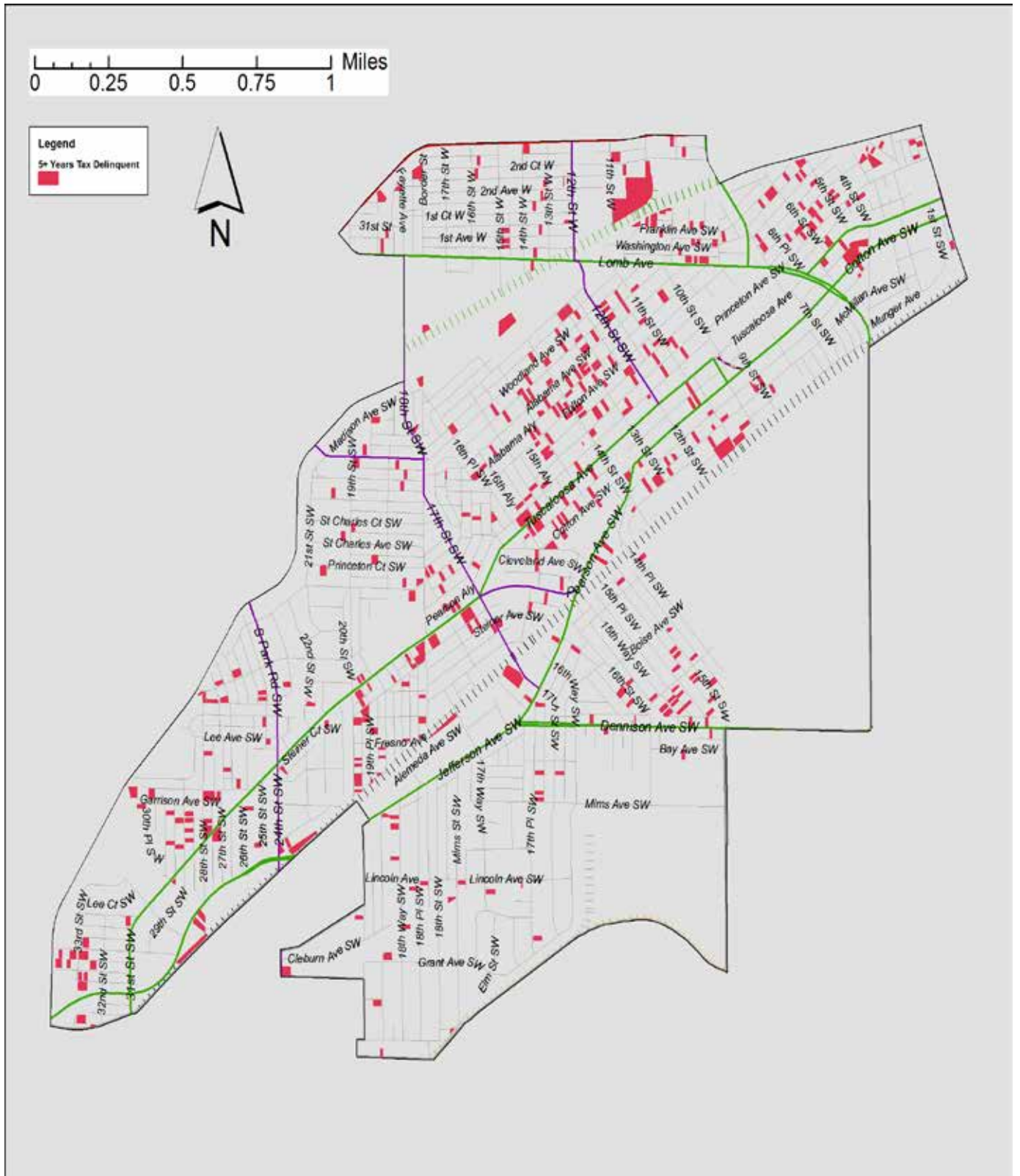
Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 28: Tax Delinquent Properties, West End Community



Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

Figure 29: Land Bank Eligible Properties, West End Community



Source: Alabama Department of Revenue, Property Tax Division (July, 2014)

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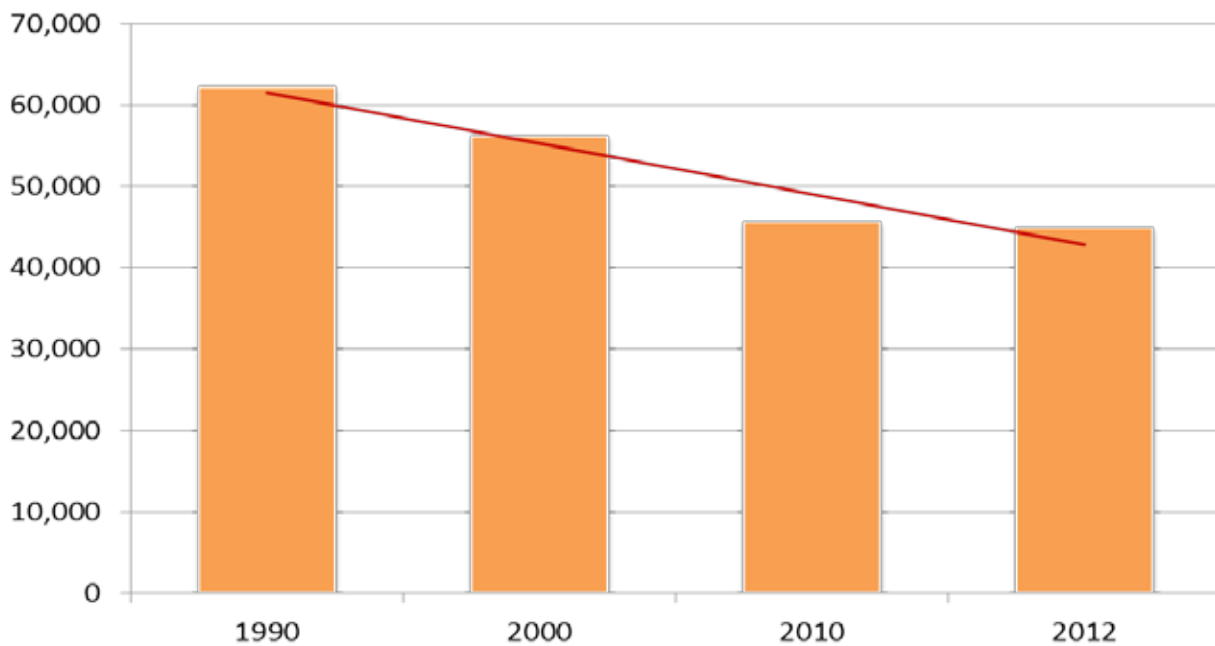
Population and Housing

3.1 Population Demographics

The conditions, characteristics, and trends of the Birmingham Western Area are integral in assessing the assets and opportunities of the market area. The market profile provides information relevant to population, housing, and income indicators used to assess and measure the market characteristics of the community. The indicators are discussed and presented in charts and maps, providing a community-wide context for conditions and trends.

The Birmingham Western Area is 12.78 square miles. With an estimated residential population of 44,880 and 17,783 households, there are 3,452 persons per square mile (5.4 per acre). The population has decreased by 20% since 2000. Census figures report an average annual population decrease of 2% since 2000, with the largest numeric declines occurring within the Black or African-American residential population and among the school age population.

Figure 34: Western Area Population Trends



Source: U.S. Census

Population By Community, 2012

23,192

FIVE POINTS WEST

6,441

SMITHFIELD

15,247

WEST END

Source: U.S. Census

Figure 35: Percent Population by Community

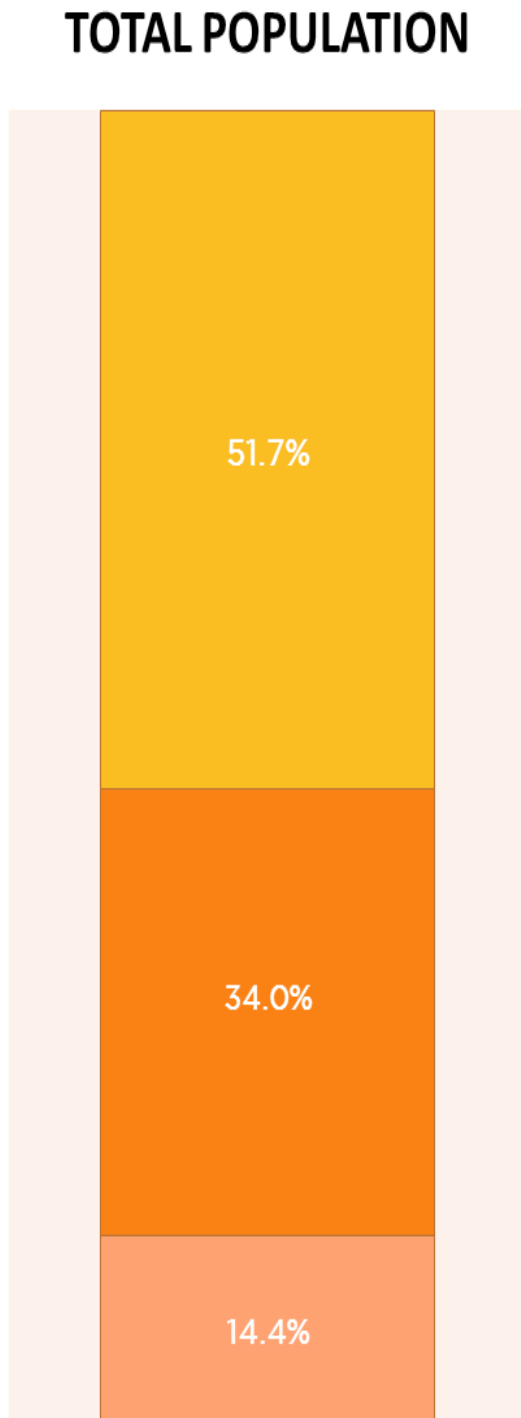


Figure 36: Population Percentage, Five Points West Neighborhoods

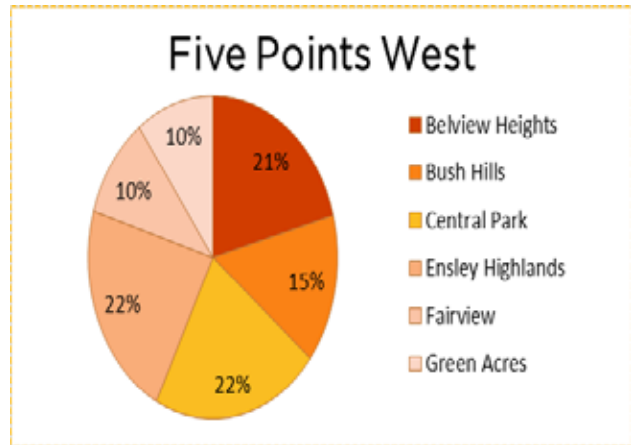


Figure 37: Population Percentage, West End Neighborhoods

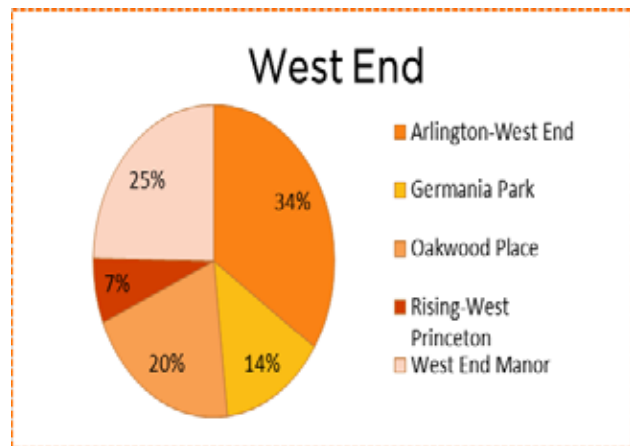


Figure 38: Population Percentage, Smithfield Neighborhoods

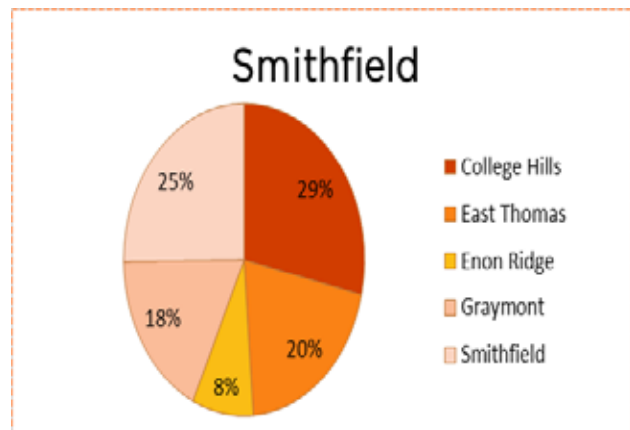
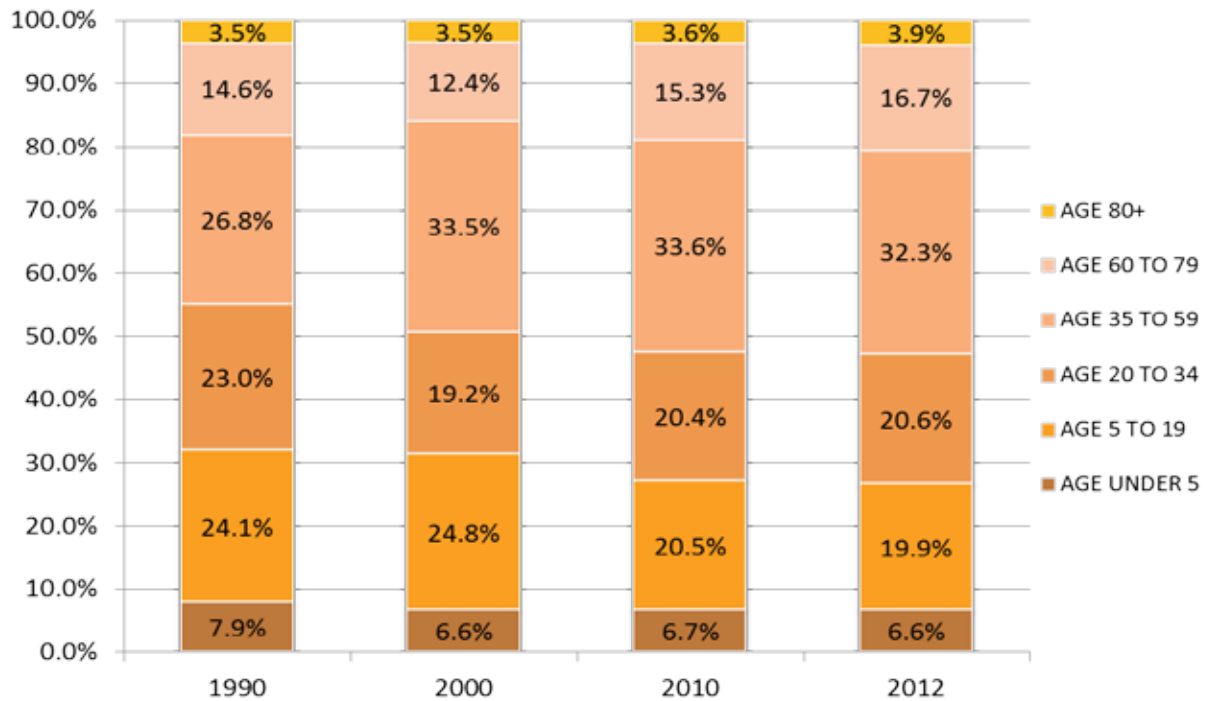


Figure 39: Western Area Age Cohorts



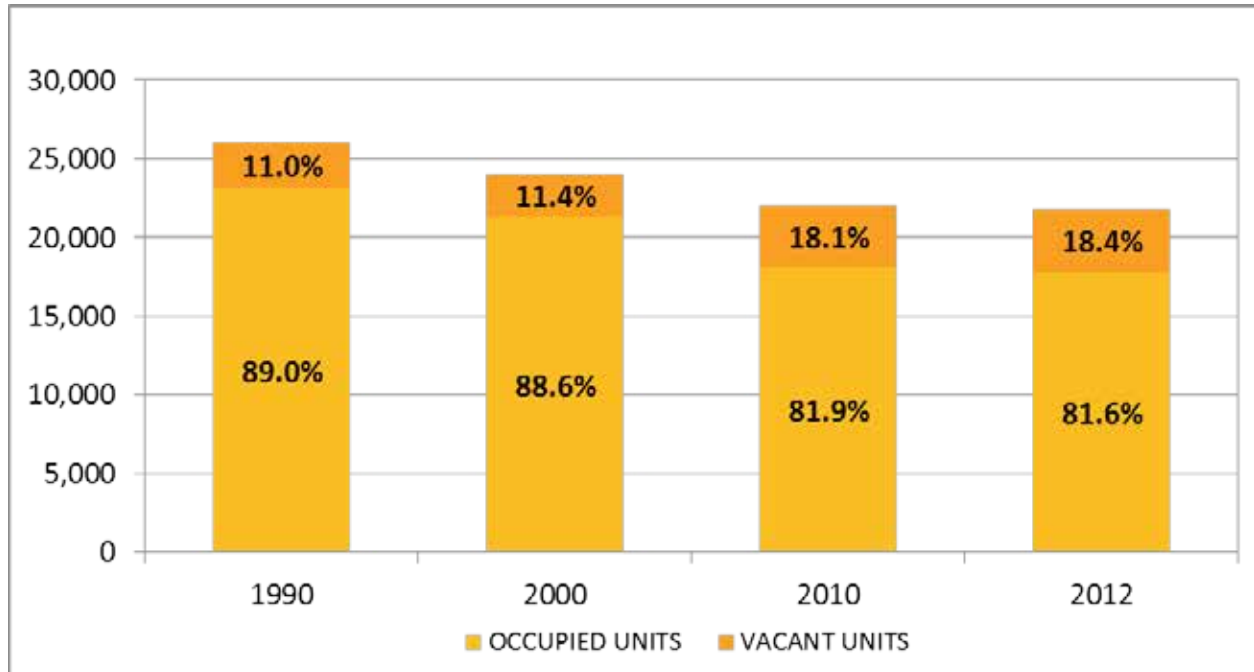
Source: U.S. Census

The residential population in the Birmingham Western Area has become progressively older over the last several decades. Like that of the City of Birmingham, as well as the nation, the senior population is growing. As the baby boomer population continues to advance in age, their numbers are increasing as well. Persons aged 60 years and older made up 18% of the population in 1990. By 2012 that percentage had increased to 21% though the total number has dropped by 2,047 persons. The percentage of residents aged 19 or younger decreased from 32% in 1990 to 26.6% in 2012, a total decrease of 7,970 young people. The working age population, residents between the ages of 20 to 59 years, has experienced an increase in their percent share, rising from 49.9% in 1990 to 52.9% in 2012. While the working age percent share has increased, the overall total has decreased by 7,221 residents. The changes of these age groups are representative of both national trends and local market dynamics.

The current market conditions indicate an increasing percentage of the senior population and a declining percentage of the younger population. The median age of the community has increased from 32.1 in 1990 to 37.8 in 2012. The age group characteristics within the community will translate to changing demands on city services and market demands for goods and services.

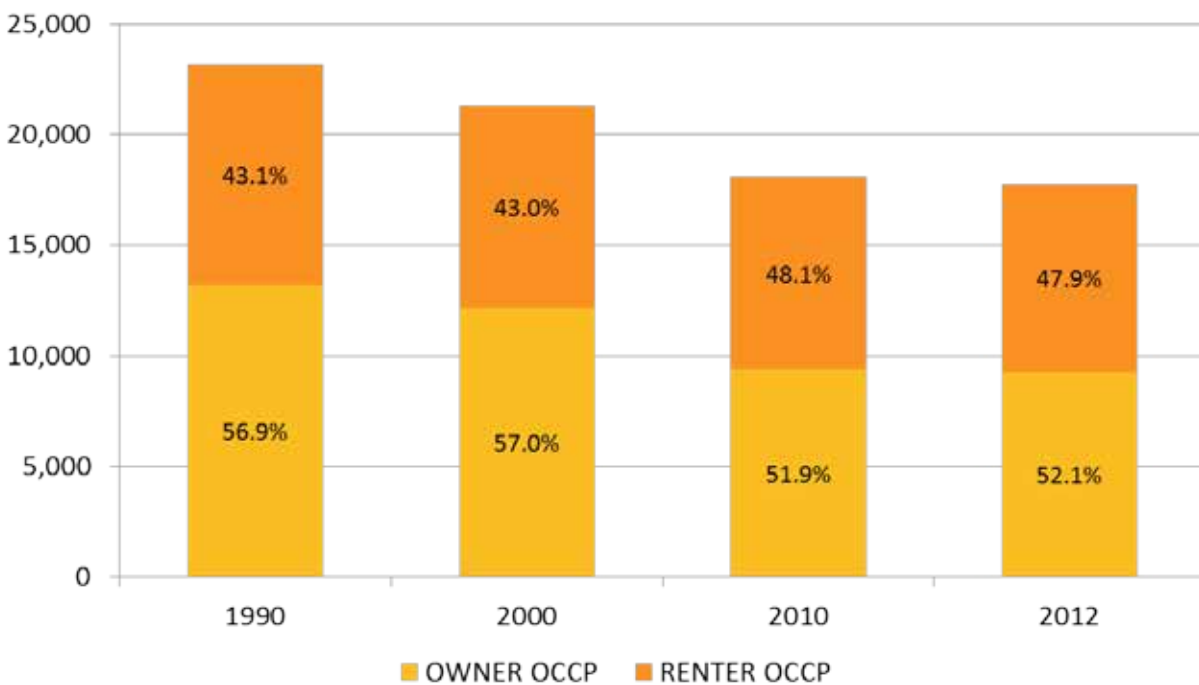
3.2 Housing Characteristics/Housing Stock

Figure 40: Western Area Housing Unit Characteristics



Source: U.S. Census

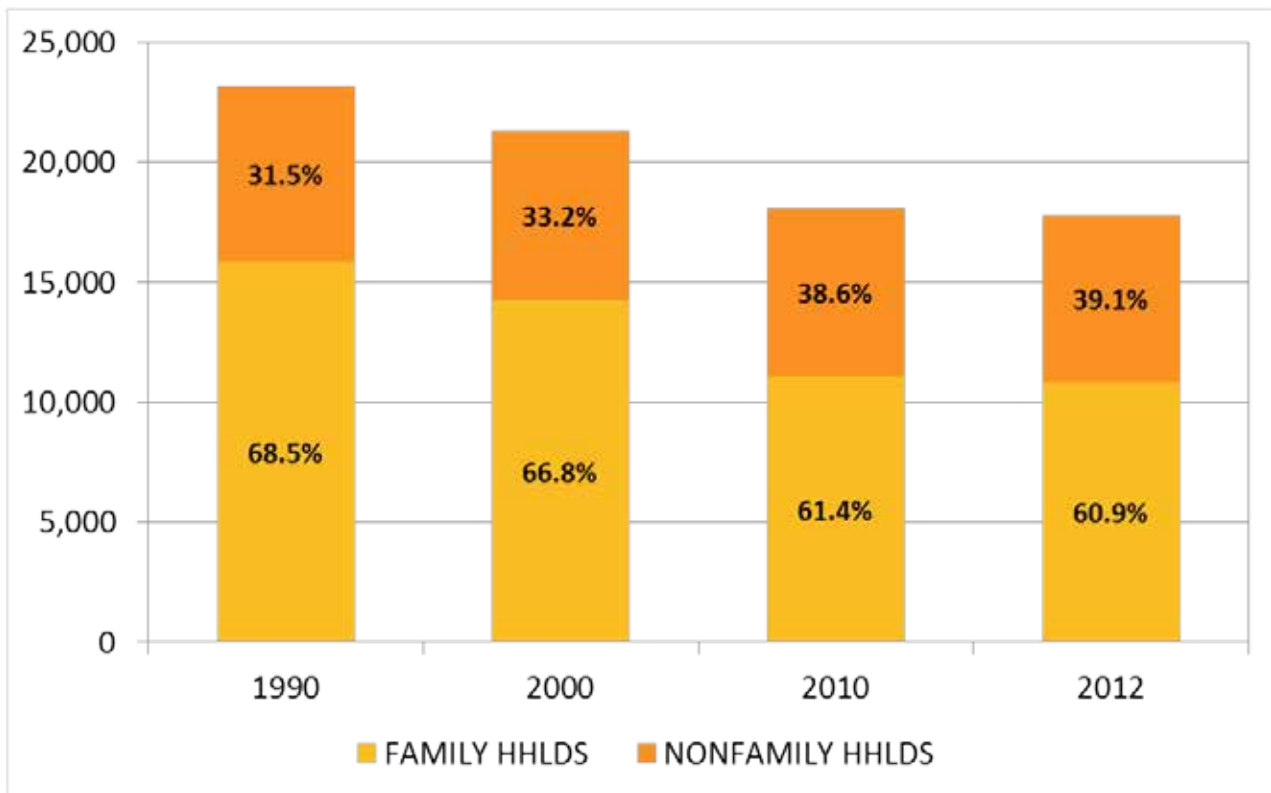
Figure 41: Housing Tenure



Source: U.S. Census

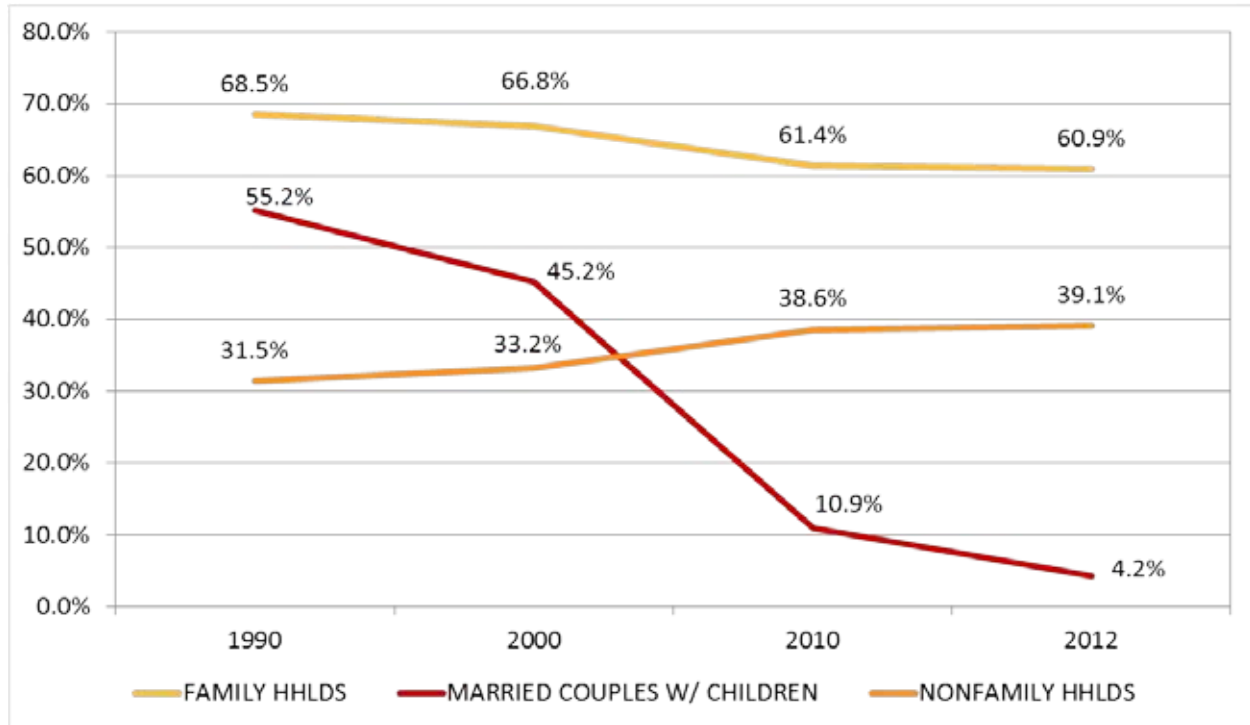
The majority of the housing market in the Birmingham Western Area consists of single family detached dwellings (72%), with the bulk of the remaining units being multi-unit dwellings found primarily in the Birmingham Housing Authority’s Elyton Village and Smithfield Court public housing complexes in the Graymont and Smithfield neighborhoods. Several additional apartment buildings and smaller multi-family complexes are found throughout the area. Much of Birmingham’s Western Area residential properties have transitioned from owner-occupied units to renter-occupied units over the last several decades. According to recent estimates, the number of renter occupied units increased to 48% by 2012. This increase may be due to the abundance of affordable rental homes throughout the area or a desire of area residents to locate closer to the schools following the city’s school closures and consolidations that took place between 2008 and 2011.

Figure 42: Western Area Household Characteristics



Source: U.S. Census

Figure 43: Family Household Characteristics

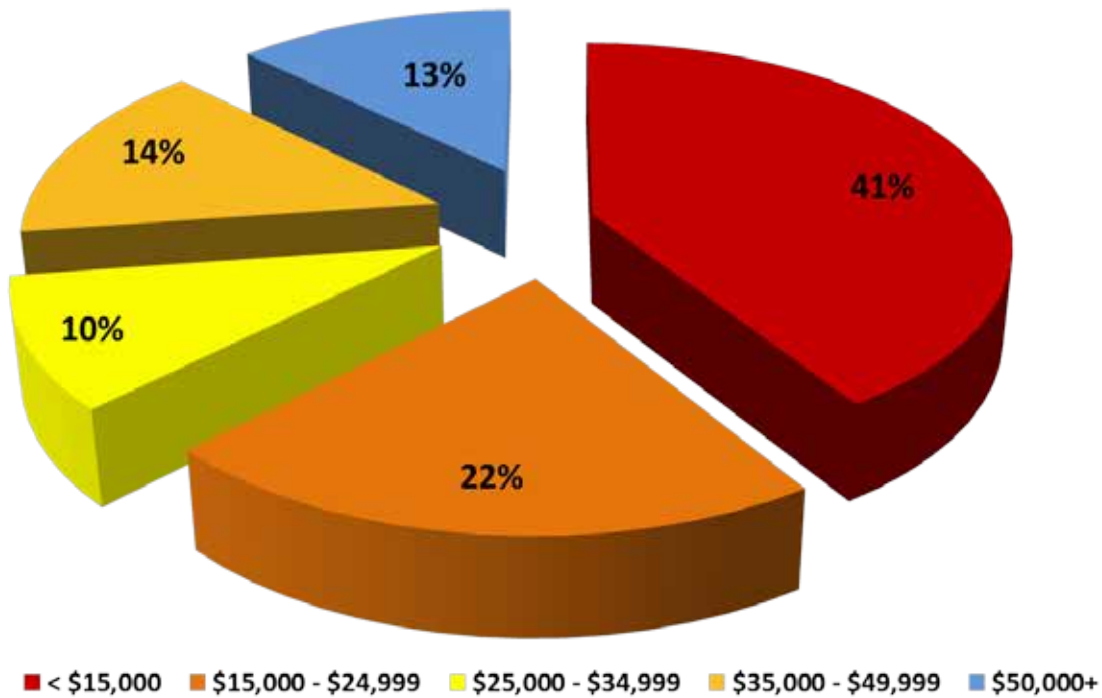


Source: U.S. Census

Many of the family households in the Birmingham Western Area have moved into other areas. Between 1990 and 2012, the number of family households decreased from 15,875 (69%) to 10,826 (61%), a decrease of 5,049 or 32%. Of the family households, married-couple households with children had the most notable decrease dropping from 8,760 in 1990 to an estimated 457 in 2012, a 95% decrease. Additionally, this housing group made up 55% of all family household types in 1990 but by 2012 it represented just 4% of all family household types. The general decline in married couple households, while a symptom of higher divorce rates related to shifting social norms, may also be indicative of a local trend where families that possess the financial means to raise their children in areas perceived as more stable chose to move elsewhere. The decrease in married couple households with children also translates to an increasing percentage in single parent households, single spouse households, and multigenerational households where grandparents are taking a larger role raising their grandchildren.

Nonfamily households are making up a larger portion of households in Birmingham's Western Area. These include households consisting of single individuals living alone or with nonrelatives. While the overall totals of nonfamily households only slightly decreased, their percent share of all households grew from 32% in 1990 to 39% in 2012.

Figure 44: Households by Household Income, 2012

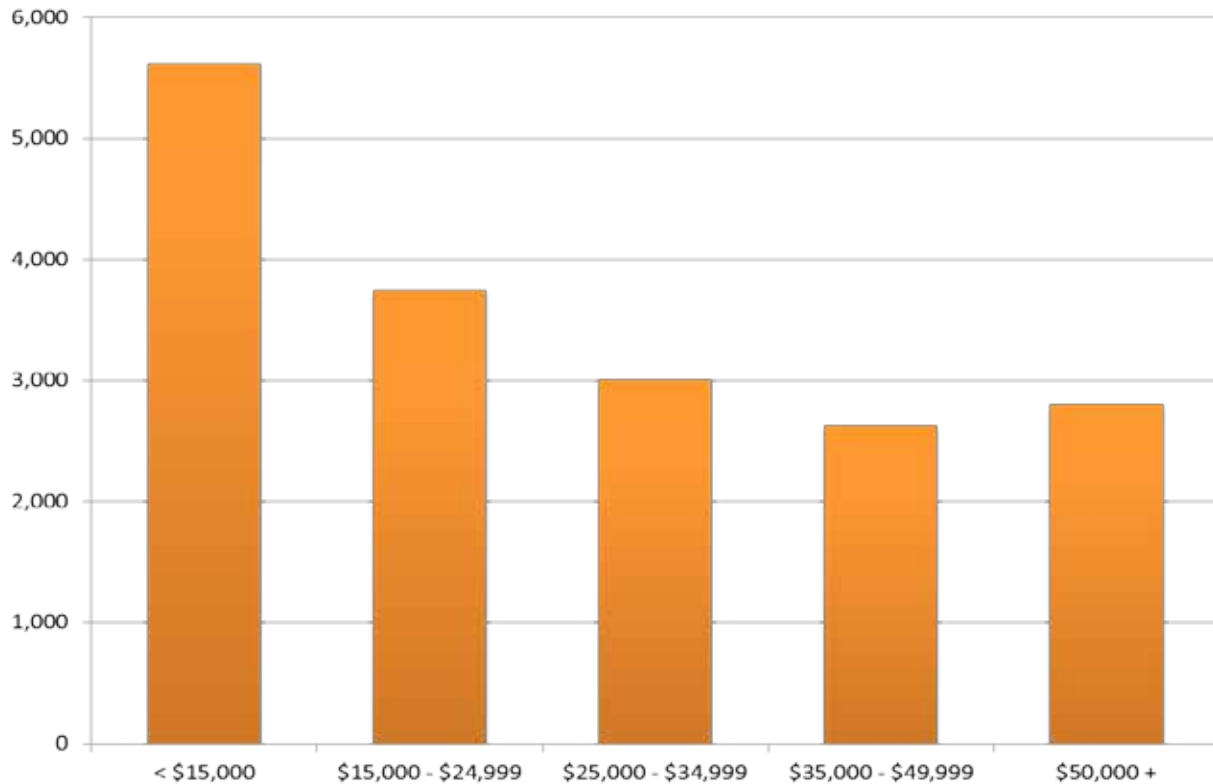


Source: U.S. Census, American Community Survey

Median household income in the Western Area has increased from an estimated \$17,810 in 1990 to \$26,634 in 2012, an increase of 50%. While this increase is consistent with general income trends, the increase is somewhat less than that of the county and state. The City of Birmingham as a whole, with a 2012 estimated median household income of \$30,780, is 13% higher than that of the area. This is due in part to the lower wage jobs located within the community as well as a disproportionately higher unemployment rate and poverty rate.

According to 2012 estimates, 52% of all Birmingham Western Area households earn under \$25,000 per year and 84% of all households earn less than \$50,000 per year. The 2012 average income of households in the Birmingham Western Area was estimated at \$36,458 while the average household income for the City of Birmingham was \$45,436. It is additionally estimated that nearly 40% of all households are below poverty (earning less than \$19,090 in 2012 for a 3-person household) and 31% of households receive cash public assistance or food stamps/SNAP benefits. Poverty has an opposing effect on the economic vitality of a community. Individuals living in poverty are often at risk of adverse consequences such as poor health and criminal activity, which result in reduced labor market participation. Poverty impacts the development of skills, abilities, knowledge and habits that are necessary for an active participation in the workforce. Human capital is a fundamental component of economic growth and poverty can work against the development of economic growth by limiting the ability to contribute to the economy.

Figure 45: Households by Disposable Income, 2012



Source: U.S. Census, American Community Survey

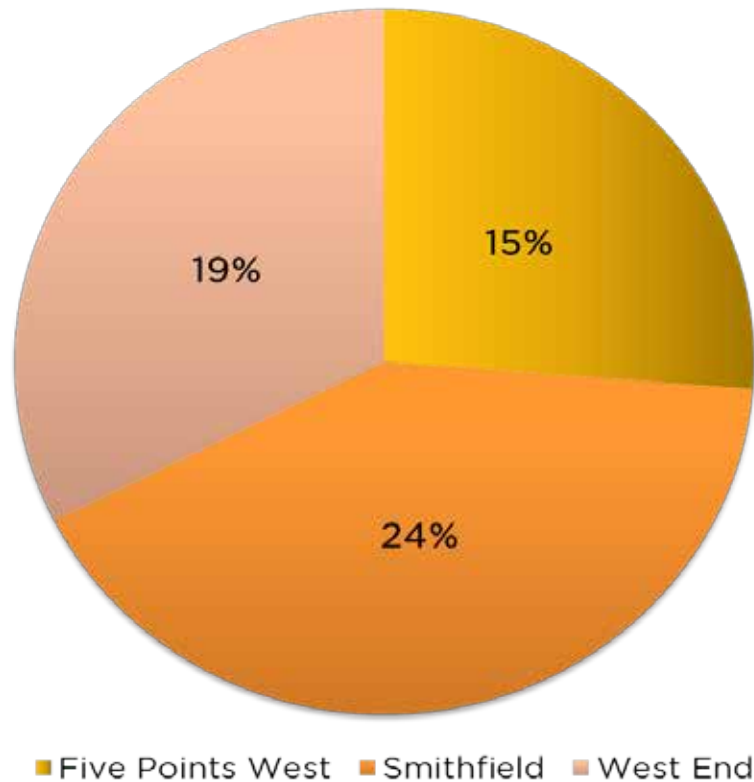
Disposable income, also called surplus income, is the amount of household funds available for spending and saving after paying income taxes. The amount of disposable income is an important indicator for the economic health of an area, and it is used to gauge the investment viability of business activity. The amount of income remaining for discretionary spending does not include expenditures on housing, transportation, food, child care, etc., therefore the amount of truly disposable income, whether used for household savings or retail spending, is lower than may be indicated. The 2012 estimated average disposable income in the Birmingham Western Area is \$30,852. By comparison, that of the City of Birmingham is estimated at \$37,488, therefore the typical household in the Western Area possesses about 18% less disposable income than the typical household of Birmingham as a whole. With an estimated 58% of disposable income being spent on necessities such as housing, food and transportation, it is clear that many households are living paycheck to paycheck or are struggling to get by. If a household just makes enough money to cover the basic necessities, there is no opportunity for them to develop assets or savings.

According to 2012 estimates of household disposable income, 32% of Birmingham Western Area households possessed less than \$15,000 in disposable income, and 53% of households possessed less than \$25,000. Of the 16% of households possessing over \$50,000 in disposable income, the majority are householders between the ages of 55 and 64 years. Additionally, young householders under 25 years and senior householders 75 years and older possess the least amount of disposable income, with 63% and 74% respectively, retaining less than \$15,000 in disposable income.

3.3 Housing Demand Analysis

The housing characteristics of the Birmingham Western Area have undergone significant changes over the last several decades. The 2012 housing estimates report 21,791 total units with 17,783 occupied units (81.6%) and 4,008 vacant units (18.4%). Since 1990 the total number of units in the community has decreased from 26,038 to 21,791 units, a decrease of 16%. Occupied units have decreased from 23,162 units in 1990 to 17,783 units in 2012, a decrease of 23%. The majority of the housing units in Birmingham Western Area are over 50 years old. The combination of an older housing stock with depressed property values creates a disincentive to property owners. Weak housing demand has resulted in median home property valuations estimated at nearly 68% of that of the City of Birmingham, with \$68,000 as an estimated median home value by area zip codes compared to \$100,000 for the City of Birmingham as a whole. There are an estimated 4,008 (18%) vacant housing units and 1,852 (8.5%) tax delinquent residential properties in the Birmingham Western Area.

Figure 46: Community Housing Vacancy



Source: U.S. Census, American Community Survey

Table 5: Five Points West Community, Neighborhood Housing Characteristics, 2012 Estimates

	BELVIEW HEIGHTS	BUSH HILLS	CENTRAL PARK	ENSLEY HIGHLANDS	FAIRVIEW	GREEN ACRES	COMMUNITY TOTAL
TOTAL POPULATION	4,826	3,462	5,049	5,131	2,384	2,340	23,192
POPULATION (% OF COMMUNITY TOTAL)	20.8%	14.9%	21.8%	22.1%	10.3%	10.1%	100.0%
TOTAL UNITS	2,417	1,418	1,879	2,207	1,087	955	10,023
TOTAL UNITS (% OF COMMUNITY TOTAL)	24.4%	14.4%	18.7%	22.0%	10.8%	9.5%	100.0%
OCCUPIED UNITS	2,111	1,119	1,752	1,850	794	845	8,471
OCCUPIED HOUSING UNITS (% OF COMMUNITY TOTAL)	24.9%	13.2%	20.7%	21.8%	9.4%	10.0%	100.0%
VACANT UNITS	337	329	127	357	293	109	1,552
VACANT HOUSING UNITS (% OF COMMUNITY TOTAL)	21.7%	21.2%	8.2%	23.0%	18.9%	7.1%	100.0%
OWNER OCCUPIED	1,484	738	888	882	392	567	4,951
OWNER OCCUPIED UNITS (% OF COMMUNITY TOTAL)	30.0%	14.9%	17.9%	17.8%	7.9%	11.4%	100.0%
RENTER OCCUPIED	626	381	864	969	402	279	3,520
RENTER OCCUPIED UNITS (% OF COMMUNITY TOTAL)	17.8%	10.8%	24.6%	27.5%	11.4%	7.9%	100.0%
SINGLE FAMILY UNITS	2,156	1,108	1,617	1,652	781	844	8,156
SINGLE-FAMILY UNITS (% OF COMMUNITY TOTAL)	26.4%	13.6%	19.8%	20.3%	9.6%	10.3%	100.0%
MULTI-FAMILY UNITS	286	339	231	556	307	60	1,780
MULTI-FAMILY UNITS (% OF COMMUNITY TOTAL)	16.1%	19.0%	13.0%	31.2%	17.3%	3.4%	100.0%
MEDIAN HOME VALUE	\$76,984	\$78,943	\$64,334	\$67,278	\$79,655	\$75,275	\$72,650
MEDIAN AGE OF STRUCTURE	59	61	58	59	61	54	59
MEDIAN YEARS HHLDR HAS LIVED IN UNIT	17	14	12	13	13	16	14

Source: ACS 2008-2012 (ESRI) & RPC Estimates

Smithfield community has the large share of housing vacancy for its size. Figure 20 illustrates that Smithfield’s vacancy rate is 24%, followed by the West End Community at 19%, and the Five Points West Community at 15%.

Table 6: West End Community, Neighborhood Housing Characteristics, 2012 Estimates

	ARLINGTON-WEST END	GERMANIA PARK	OAKWOOD PLACE	RISING-WEST PRINCETON	WEST END MANOR	COMMUNITY TOTAL
TOTAL POPULATION	5,228	2,124	3,104	1,024	3,766	15,246
POPULATION (% OF COMMUNITY TOTAL)	34.3%	13.9%	20.4%	6.7%	24.7%	100.0%
TOTAL UNITS	2,825	1,083	1,736	500	1,745	7,889
TOTAL UNITS (% OF COMMUNITY TOTAL)	35.8%	13.7%	22.0%	6.3%	22.1%	100.0%
OCCUPIED UNITS	2,360	885	1,234	413	1,488	6,380
OCCUPIED HOUSING UNITS (% OF COMMUNITY TOTAL)	37.0%	13.9%	19.3%	6.5%	23.3%	100.0%
VACANT UNITS	465	197	502	87	257	1,508
VACANT HOUSING UNITS (% OF COMMUNITY TOTAL)	30.8%	13.1%	33.3%	5.8%	17.0%	100.0%
OWNER OCCUPIED	808	519	732	115	931	3,105
OWNER-OCCUPIED UNITS (% OF COMMUNITY TOTAL)	26.0%	16.7%	23.6%	3.7%	30.0%	100.0%
RENTER OCCUPIED	1,552	366	501	298	557	3,274
RENTER-OCCUPIED UNITS (% OF COMMUNITY TOTAL)	47.4%	11.2%	15.3%	9.1%	17.0%	100.0%
SINGLE FAMILY UNITS	1,479	866	1,393	197	1,576	5,511
SINGLE-FAMILY UNITS (% OF COMMUNITY TOTAL)	26.8%	15.7%	25.3%	3.6%	28.6%	100.0%
MULTI-FAMILY UNITS	1,339	207	343	280	164	2,333
MULTI-FAMILY UNITS (% OF COMMUNITY TOTAL)	57.4%	8.9%	14.7%	12.0%	7.0%	100.0%
MEDIAN HOME VALUE	\$58,125	\$63,720	\$62,738	\$47,237	\$72,450	\$62,899
MEDIAN AGE OF STRUCTURE	55	55	61	48	56	57
MEDIAN YEARS HHLDR HAS LIVED IN UNIT	11	14	16	11	25	13

Source: ACS 2008-2012 (ESRI) & RPC Estimates

Table 7: Smithfield Community, Neighborhood Housing Characteristics, 2012 Estimates

	COLLEGE HILLS	EAST THOMAS	ENON RIDGE	GRAYMONT	SMITHFIELD	COMMUNITY TOTAL
TOTAL POPULATION	1,844	1,299	529	1,149	1,620	6,441
POPULATION (% OF COMMUNITY TOTAL)	28.6%	20.2%	8.2%	17.8%	25.2%	100.0%
TOTAL UNITS	913	569	412	758	1,227	3,879
TOTAL UNITS (% OF COMMUNITY TOTAL)	23.5%	14.7%	10.6%	19.5%	31.6%	100.0%
OCCUPIED UNITS	744	478	263	569	879	2,933
OCCUPIED HOUSING UNITS (% OF COMMUNITY TOTAL)	25.4%	16.3%	9.0%	19.4%	30.0%	100.0%
VACANT UNITS	169	91	149	189	348	946
VACANT HOUSING UNITS (% OF COMMUNITY TOTAL)	17.9%	9.6%	15.8%	20.0%	36.8%	100.0%
OWNER OCCUPIED	416	372	163	177	145	1,273
OWNER-OCCUPIED UNITS (% OF COMMUNITY TOTAL)	32.7%	29.2%	12.8%	13.9%	11.4%	100.0%
RENTER OCCUPIED	329	106	101	392	734	1,662
RENTER-OCCUPIED UNITS (% OF COMMUNITY TOTAL)	19.8%	6.4%	6.1%	23.6%	44.2%	100.0%
SINGLE FAMILY UNITS	647	479	371	270	575	2,342
SINGLE-FAMILY UNITS (% OF COMMUNITY TOTAL)	27.6%	20.5%	15.8%	11.5%	24.6%	100.0%
MULTI-FAMILY UNITS	267	90	42	488	650	1,537
MULTI-FAMILY UNITS (% OF COMMUNITY TOTAL)	17.4%	5.9%	2.7%	31.8%	42.3%	100.0%
MEDIAN HOME VALUE	\$81,400	\$64,583	\$44,412	\$55,000	\$64,531	\$65,478
MEDIAN AGE OF STRUCTURE	59	60	71	69	67	64
MEDIAN YEARS HHLDR HAS LIVED IN UNIT	12	16	13	10	11	12

Source: ACS 2008-2012 (ESRI) & RPC Estimates

3.4 Crime Statistics

The City of Birmingham's Police Department is comprised of four precincts. They are named North, South, East and West according to their geographic locations. The West precinct, presently located in Ensley, covers approximately 65 square miles and has over 80, 000 residents. Currently, construction has begun on a new precinct facility in the Five Points West shopping area.

Though the West Precinct covers 39 communities, police data have been aggregated to the Western Area Framework Plan level for further analysis. The maps shown in this section include all crime reports for the year 2013. Multiple crime reportings within a square footage received a higher crime density rating, indicated in red. These areas are hotspots for various sorts of criminal activity. Conversely, more isolated crime reportings within a square mile yielded a lower crime density rating; these areas are indicated in blue. Within this spectrum various areas reflected a moderate level of criminal activity, these places are identified on the following maps in yellow.

Major categories of crime include:

- Aggravated Assault
- Auto Theft
- Burglary
- Child Abuse
- Murder
- Rape
- Robbery
- Theft of Property
- Unauthorized Breaking/Entering
- Unauthorized Use of Auto

Table 8: Comparative Crime Data

		North Birmingham Community ¹	Titusville Community ¹	Western Area ¹	Birmingham ²	Huntsville ²	Mobile ²	Montgomery ²
Violent Crime	Murder	2	4	19	39	12	11	25
	Rape	8	4	28	79	22	14	22
	Robbery	22	26	252	455	208	195	178
	Aggravated Assault	137	38	204	895	551	505	149
Property Crime	Burglary	206	131	995	1,942	893	1,459	984
	Larceny-theft	348	231	1,535	3,964	3,149	4,270	3,000
	Motor Vehicle Theft	55	26	311	451	305	303	377
	Arson	7	2	36	-	-	-	-
Population (2010) ³		8,501	5,650	45,596	212,237	180,105	195,111	205,764

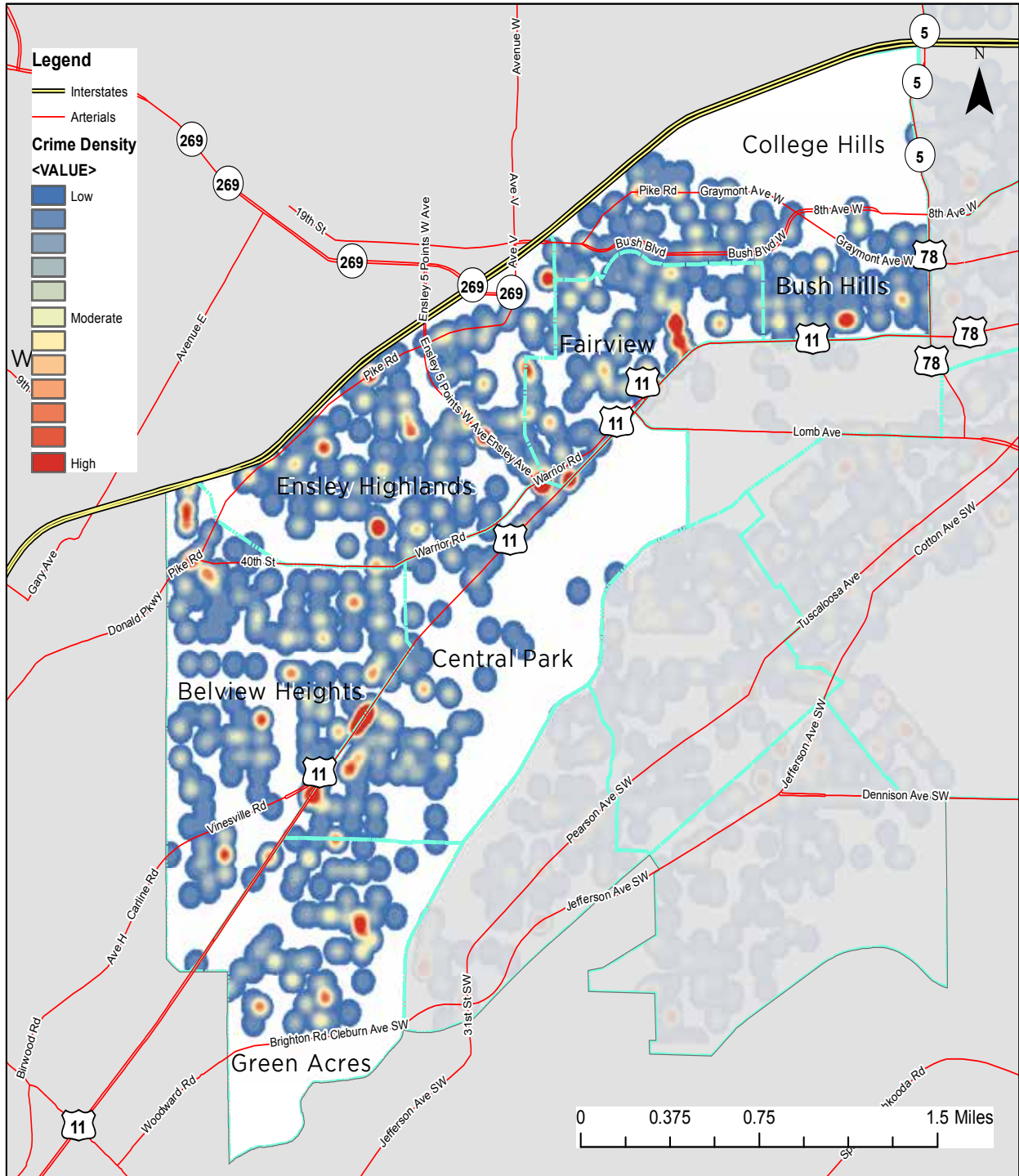
Sources:

¹ City of Birmingham Police Department 2013 data derived from police beats that are either within or share an area with each community.

² FBI Uniform Crime Report, Offense Reported to Law Enforcement, 2013

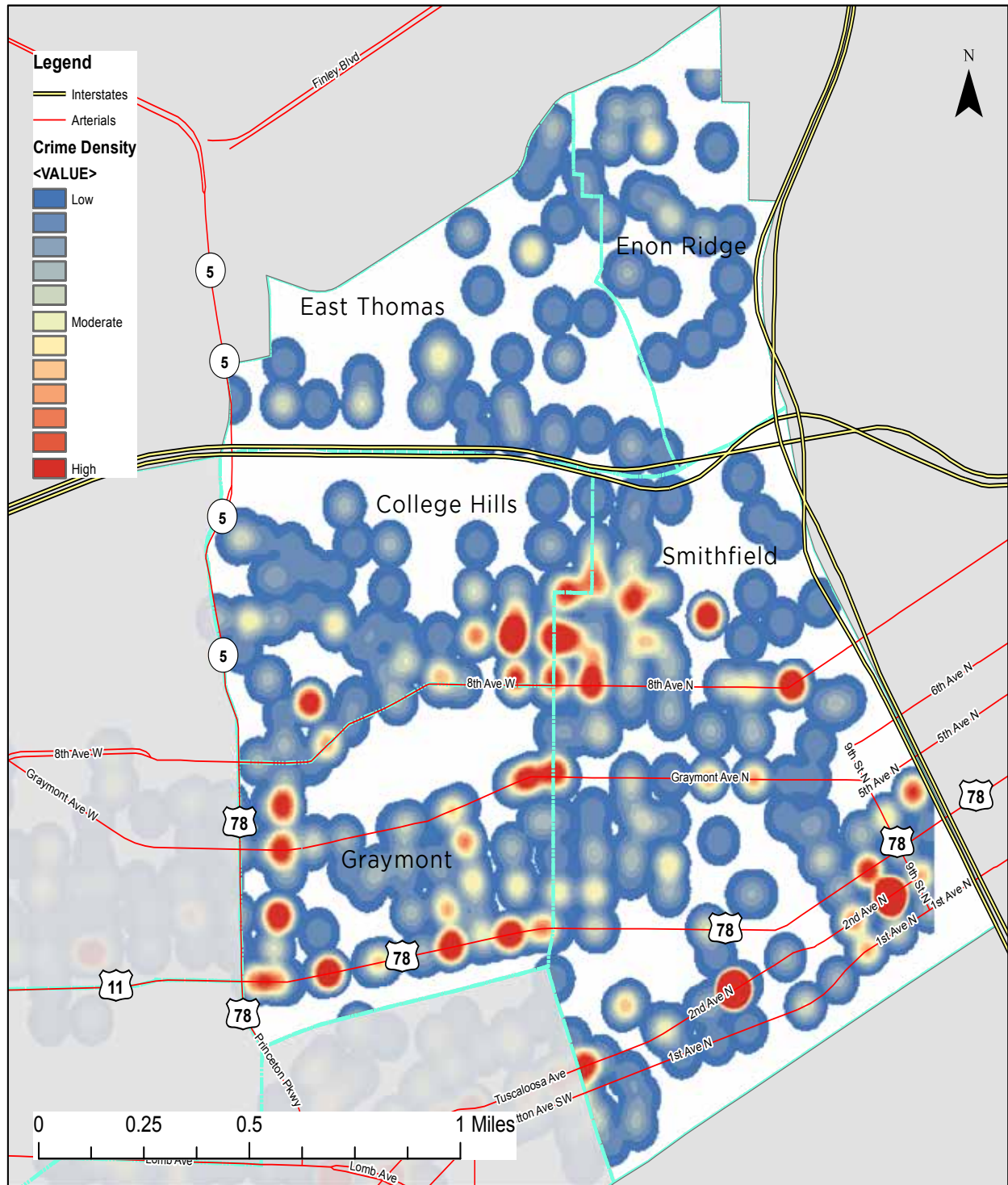
³ U.S. Census Bureau

Figure 48: Crime Hotspots in the Five Points West Community, All Crimes, 2013



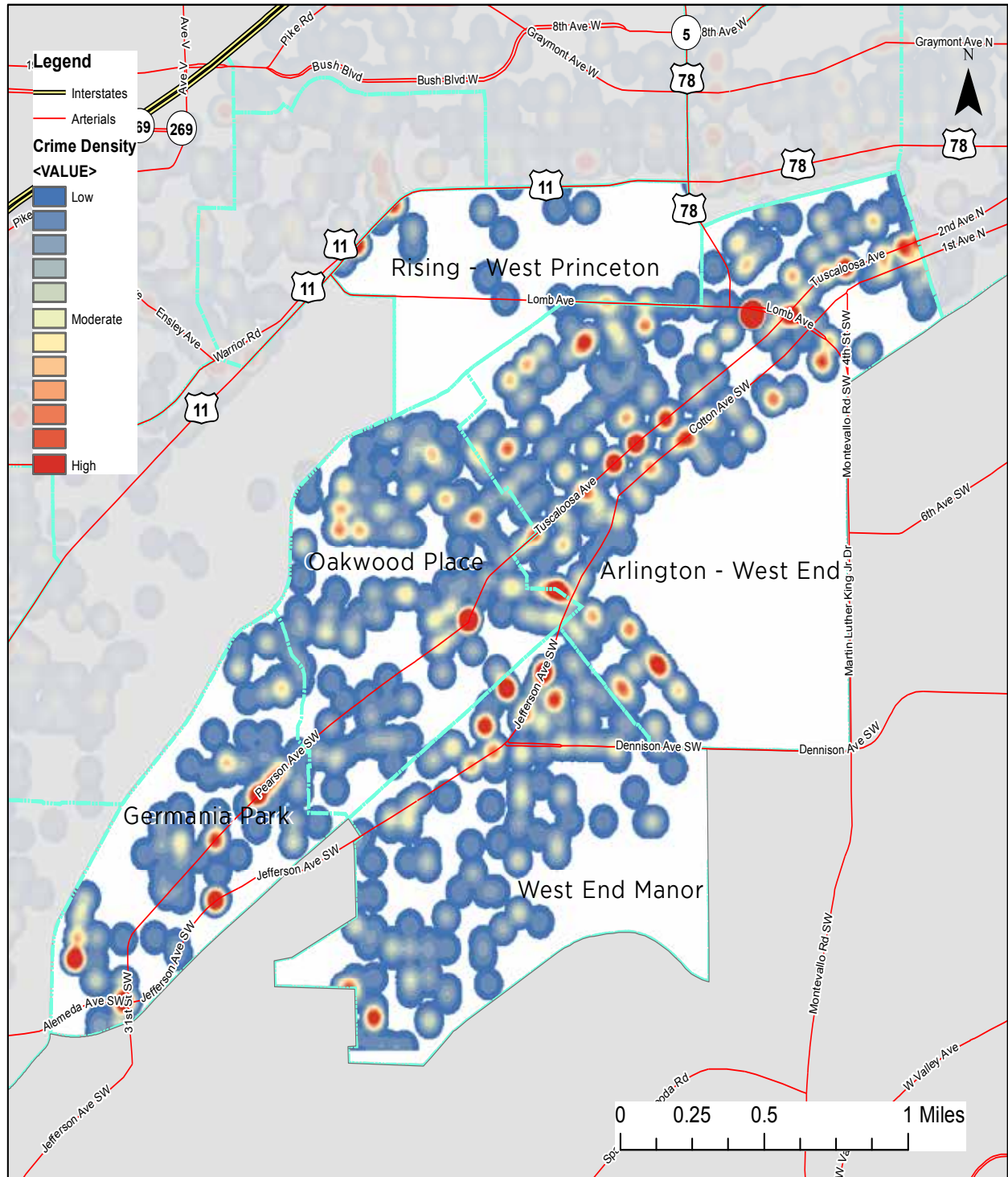
Source: Birmingham Police Department, RPCGB

Figure 49: Crime Hotspots in the Smithfield Community, All Crimes, 2013



Source: Birmingham Police Department, RPCGB

Figure 50: Crime Density in the West End Community, All Crimes, 2013



Source: Birmingham Police Department, RPCGB

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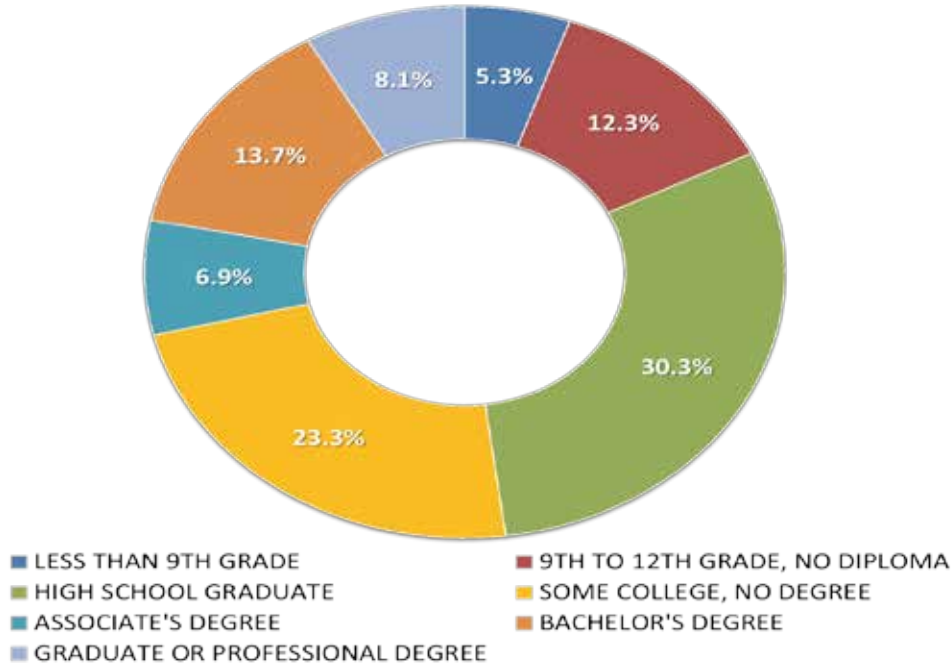
4

Economic Development

4.1 Educational Attainment

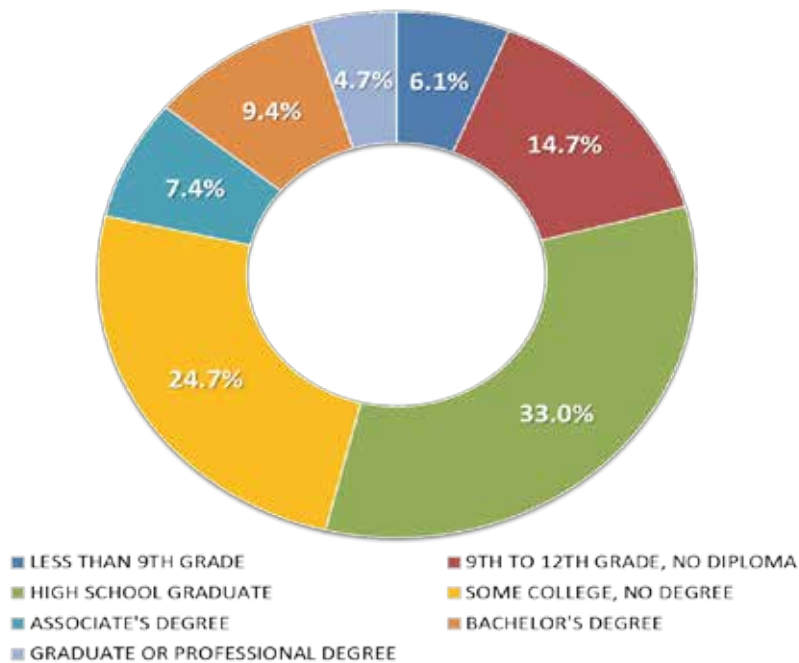
The U.S. Census measures the educational attainment of the population of adults who are age 25 and up. When compared to the City of Birmingham the Western Area remains competitive in its pursuit of education. However, there is room for growth in the number of residents who have attained some level of secondary education, yet do not have a diploma or equivalent. Also, 24.7% of the residents in the Western Area have had some college instruction, without a completed degree.

Figure 51: City of Birmingham Educational Attainment



Source: ESRI data, U.S. Census

Figure 52: Western Area Educational Attainment



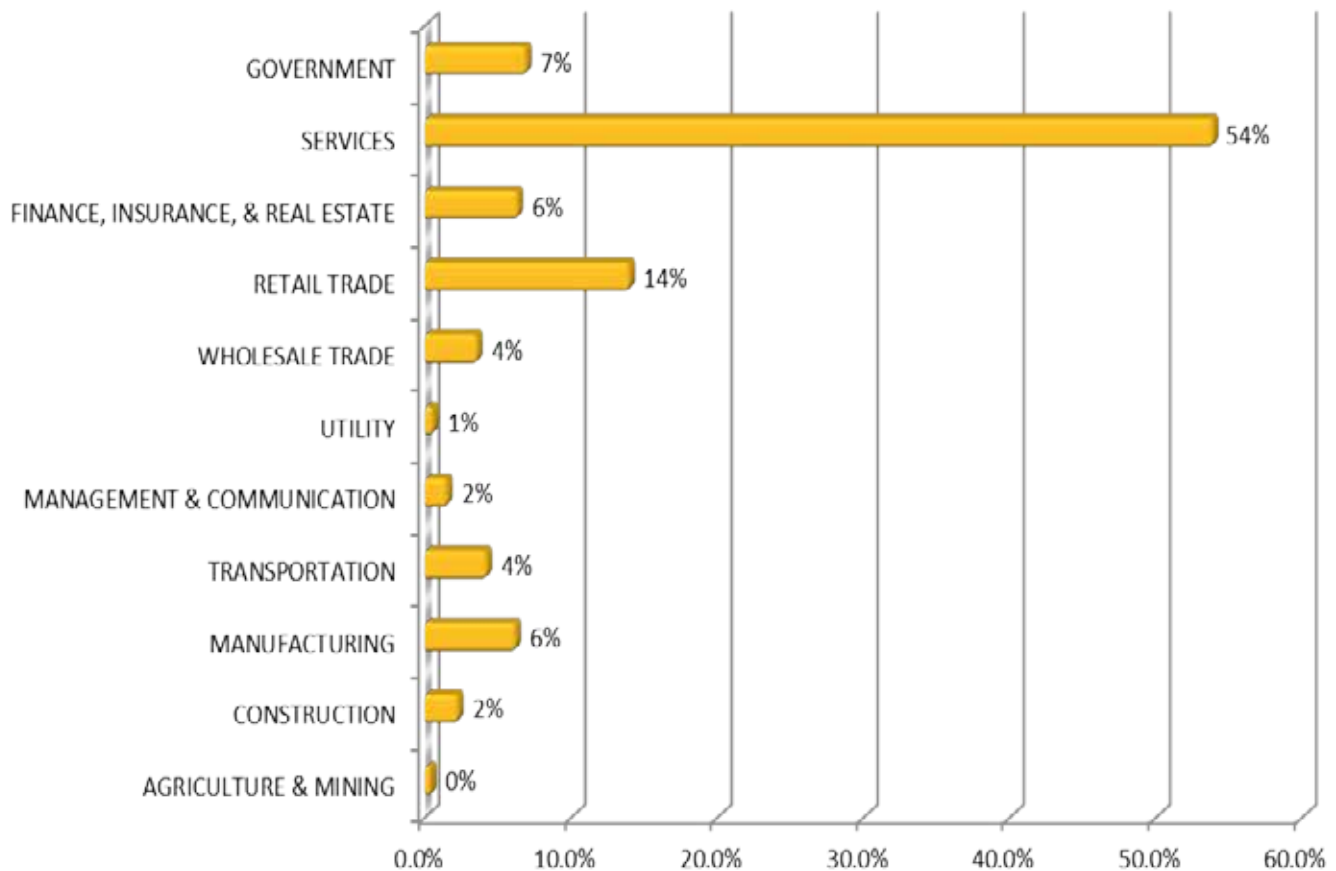
Source: ESRI data, U.S. Census

4.2 Resident Workforce Characteristics

The Employment Profile is intended to provide an assessment of the community's existing business and job conditions. 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 indicators are discussed and presented in charts and maps, providing a community-wide context for conditions and trends.

According to U.S. Census estimates, the residential labor force in the Birmingham Western Area is approximately 20,184 residents. Of those residents in the labor force, 82% are employed and 18% are unemployed. The City of Birmingham's unemployment rate in 2012 was 9%. The majority of employed residents work within the Service Industry (54%), with other concentrations in Retail Trade (14%), Government (7%), and Manufacturing (6%). Most employed residents are between the ages of 30 to 54 and earn \$1,251 to \$3,333 per month. Wages and employment numbers are important to residents and businesses alike. Workers rely on a living wage to accommodate the needs of their families, while businesses are interested in paying workers a competitive wage to access and retain skilled labor.

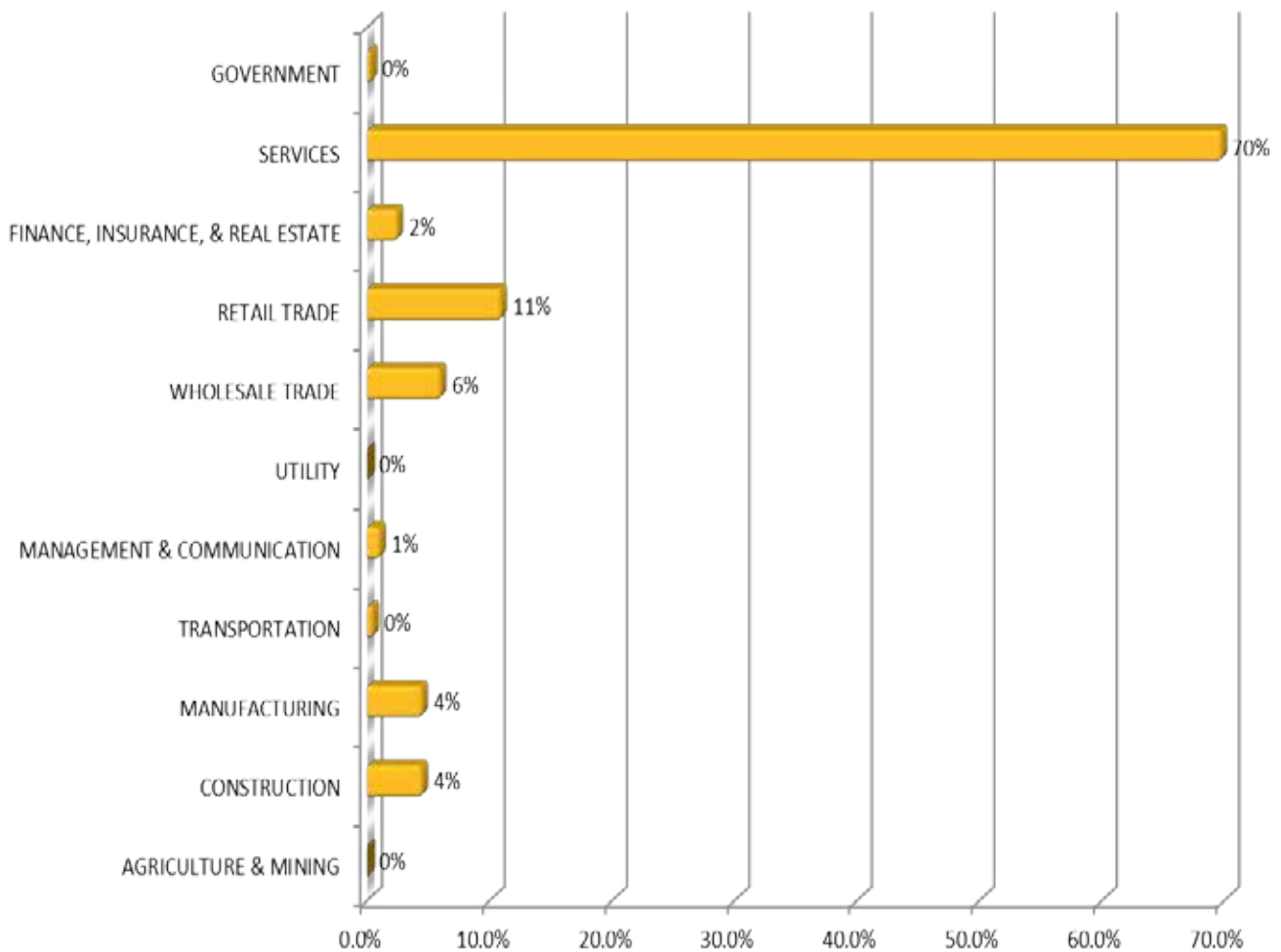
Figure 53: Industry of Employed Residents



Source: U.S. Census, Longitudinal Employer-Household Dynamics data

There are approximately 1,321 businesses in the Birmingham Western Area employing about 10,700. Service-based establishments make up the largest number of community businesses and provide 70% of the jobs. These jobs are primarily within the Healthcare and Accommodation/Food Services sectors. Retail-based businesses are the second largest industry providing 11% of the jobs, followed by Wholesale Trade with 6% of the total jobs. Jobs associated with construction and manufacturing account for 10% of all jobs collectively. The decrease of businesses follows the decrease of residential population and results in a loss of employment opportunities. Businesses, particularly those in the retail and service industries, follow the population.

Figure 54: Western Area Jobs

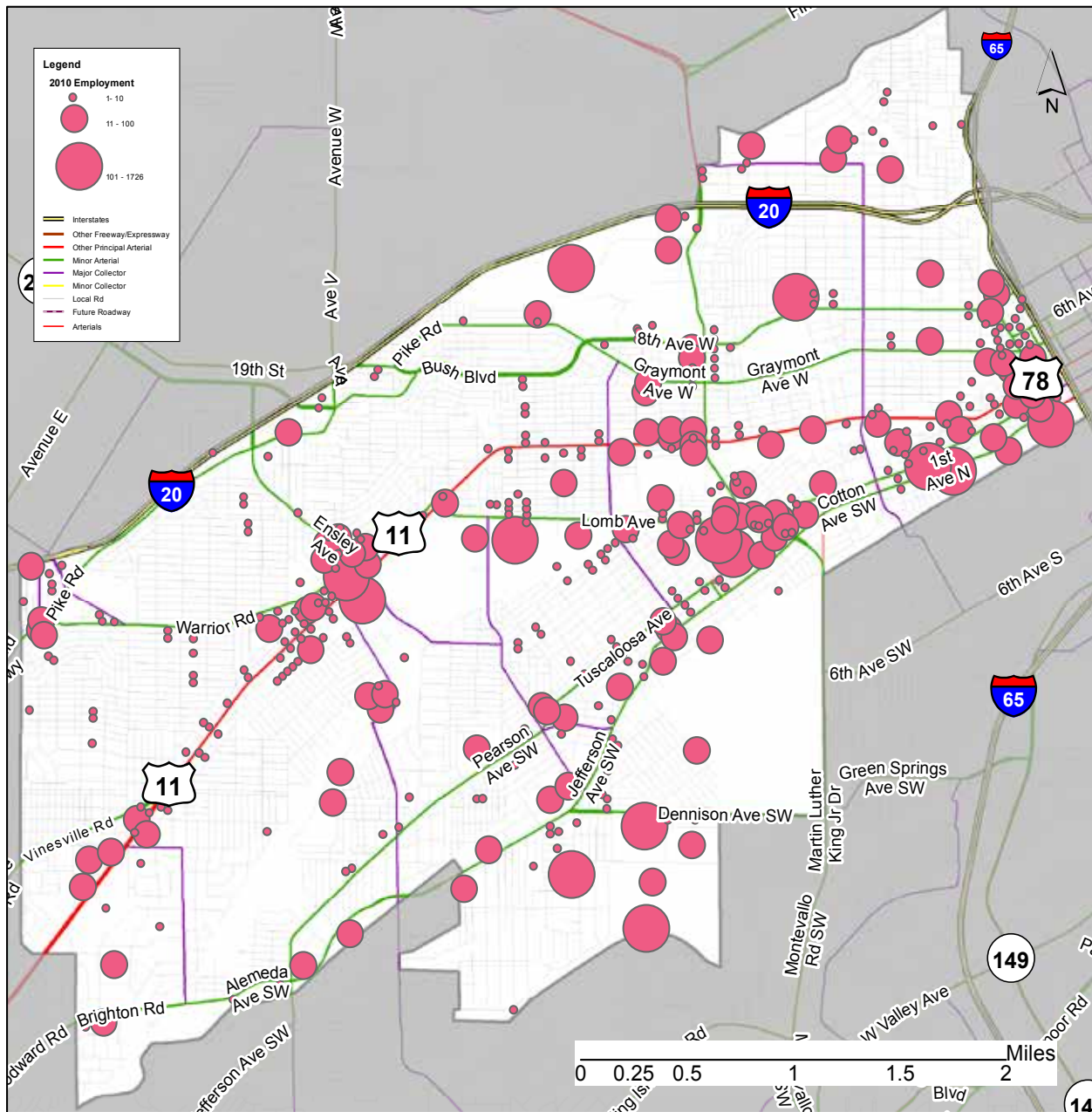


Source: U.S. Census, Longitudinal Employer-Household Dynamics data

4.3 Employer Characteristics

The largest employers include Princeton Baptist Medical Center (1,400 employment), Birmingham Southern College (350 employment), Fairview Nursing Home (175 employment), Jefferson County Family Court (140 employment), and Oak Knoll Health and Rehabilitation Services (134 employment). Collectively, these five businesses make up 21% of all jobs located in the Birmingham Western Area. The heaviest concentrations of employment are primarily located along the US Highway 11 (Bessemer Super Highway) corridor.

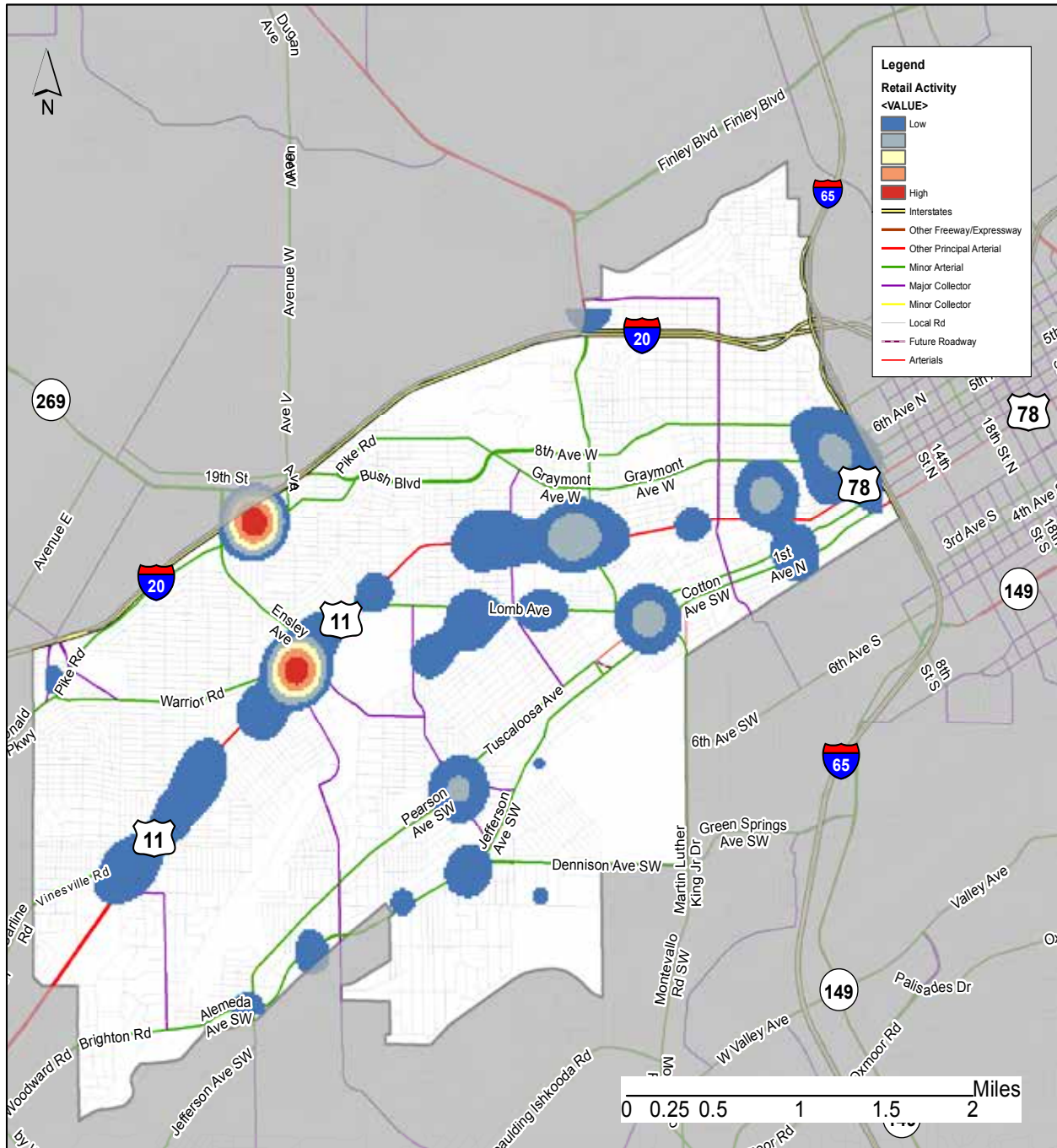
Figure 55: Western Area Job Concentrations Map



Source: Info USA data

The number of business locations within the market area appears well distributed throughout the community, with the heaviest concentrations along US Highway 11 (Bessemer Super Highway), Tuscaloosa Avenue, Ensley Avenue, and 9th Street North in the Smithfield Neighborhood. These corridor locations represent 45% of all business locations in the market area and 28% of all market area jobs. These corridor locations also represent the highest concentrations of retail businesses.

Figure 56: Western Area Retail Sales Map



Source: Info USA data

An analysis of local commuter data of employment by place of work and employment by place of residence indicates that approximately 14% of employed Western Area residents are also working in the Western Area. Conversely, 86% of employed residents work outside the Western Area. Commuting data indicates that the primary destinations of employed residents of the Birmingham Western Area are the Birmingham City Center, South Side/ Mid Town areas, and the West Homewood/ Oxmoor areas. These primary job destinations make up 33% of all employed Western Area residents, thus the remaining 53% of employed residents are working elsewhere in Birmingham and Jefferson County.

4.4 Retail Demand

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

Overall, the Birmingham Western Area market possesses an estimated \$273.4 million in retail demand (spending potential) and has an estimated \$246.6 million in retail supply (retail sales). This results in a positive retail gap (leakage) of \$26.8 million, indicating that existing retail demands are not being met. This measurement, however, includes external market spending 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.

The highest opportunities indicated for primary industry subsectors include General Merchandise Stores (\$48.4 million), Gasoline Stations (\$17.3 million), and Building Materials/ Garden Equipment/ Supply Stores (\$6.8 million). The area has several specific and niche retail opportunities where significant consumer spending leakage is identified. These industry groups include Home Furnishing Stores, Building Materials and Supplies Dealers, Lawn and Garden Equipment Stores, Clothing Stores, Book, Periodical and Music Stores, Department Stores, General Merchandise Stores, Office Supply Stores, and Full-Service Restaurants.

Table 9: Primary Subsectors Existing Supply/Demand Balance, 2012

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
Motor Vehicle & Parts Dealers	\$47,110,509	\$87,700,503	(\$40,589,994)
Furniture & Home Furnishings	\$5,541,172	\$1,898,549	\$3,642,623
Electronics & Appliance Stores	\$7,113,671	\$4,136,685	\$2,976,986
Building Materials/ Garden Equipment/ Supply Stores	\$6,944,817	\$146,323	\$6,798,494
Food & Beverage Stores	\$31,947,092	\$44,166,273	(\$12,219,181)
Health & Personal Care Stores	\$20,954,156	\$26,926,134	(\$5,971,978)
Gasoline Stations	\$31,431,775	\$14,130,124	\$17,301,651
Clothing & Clothing Accessory Stores	\$14,844,055	\$9,450,155	\$5,393,900
Sporting Goods/ Hobby/ Book/ Music Stores	\$5,512,159	\$2,605,935	\$2,906,224
General Merchandise Stores	\$58,110,645	\$9,725,958	\$48,384,687
Miscellaneous Stores	\$5,777,456	\$2,656,101	\$3,121,355
Nonstore Retailers	\$11,617,769	\$6,379,914	\$5,237,855
Food Service & Drinking Places	\$26,477,856	\$36,683,529	(\$10,205,673)

Source: U.S. Census data, North American Industry Classifications System

Table 10: Primary Industry Groups Existing Supply/Demand Balance, 2012

NAICS	DEMAND	SUPPLY	LEAKAGE (SURPLUS)
Automobile Dealers	\$40,464,438	\$76,866,837	(\$36,402,399)
Other Motor Vehicle Dealers	\$2,526,146	\$1,311,834	\$1,214,312
Auto Parts, Accessories & Tire Stores	\$4,119,925	\$9,521,832	(\$5,401,907)
Furniture Stores	\$3,311,748	\$1,754,058	\$1,557,690
Home Furnishings Stores	\$2,229,424	\$144,491	\$2,084,933
Bldg Material & Supplies Dealers	\$5,792,279	\$146,323	\$5,645,956
Lawn & Garden Equipment & Supply Stores	\$1,152,538	\$0	\$1,152,538
Grocery Stores	\$30,159,301	\$41,595,341	(\$11,436,040)
Specialty Food Stores	\$496,034	\$583,857	(\$87,823)
Beer, Wine & Liquor Stores	\$1,291,757	\$1,987,075	(\$695,318)
Clothing Stores	\$11,027,606	\$6,182,669	\$4,844,937
Shoe Stores	\$1,808,925	\$2,589,101	(\$780,176)
Jewelry, Luggage & Leather Goods Stores	\$2,007,525	\$678,385	\$1,329,140
Sporting Goods/ Hobby/ Musical Instrument Stores	\$3,818,452	\$2,378,077	\$1,440,375
Book, Periodical & Music Stores	\$1,693,708	\$227,859	\$1,465,849
Department Stores Excluding Leased Departments	\$14,417,419	\$5,444,368	\$8,973,051
Other General Merchandise Stores	\$43,693,226	\$4,281,590	\$39,411,636
Florists	\$330,200	\$471,301	(\$141,101)
Office Supplies, Stationery & Gift Stores	\$2,127,147	\$260,995	\$1,866,152
Used Merchandise Stores	\$908,262	\$724,295	\$183,967
Other Miscellaneous Store Retailers	\$2,411,846	\$1,199,510	\$1,212,336
Electronic Shopping & Mail Order Houses	\$9,812,657	\$6,136,769	\$3,675,888
Vending Machine Operators	\$396,922	\$128,298	\$268,624
Direct Selling Establishments	\$1,408,189	\$114,848	\$1,293,341
Full-Service Restaurants	\$10,660,536	\$4,613,313	\$6,047,223
Limited Service Restaurants	\$12,897,093	\$28,841,215	(\$15,944,122)
Special Food Services	\$1,037,784	\$757,837	\$279,947
Drinking Places - Alcoholic Beverages	\$1,882,443	\$2,471,164	(\$588,721)

Source: U.S. Census data, North American Industry Classifications System

An analysis of market area consumer spending potential was conducted to further identify specific goods and services which may represent unmet demand within the Birmingham Western Area market. This data measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior and spending patterns for specific goods and services. Spending by visitors and nonresidents are not included, therefore the estimates are specific to characteristics in the Western Area.

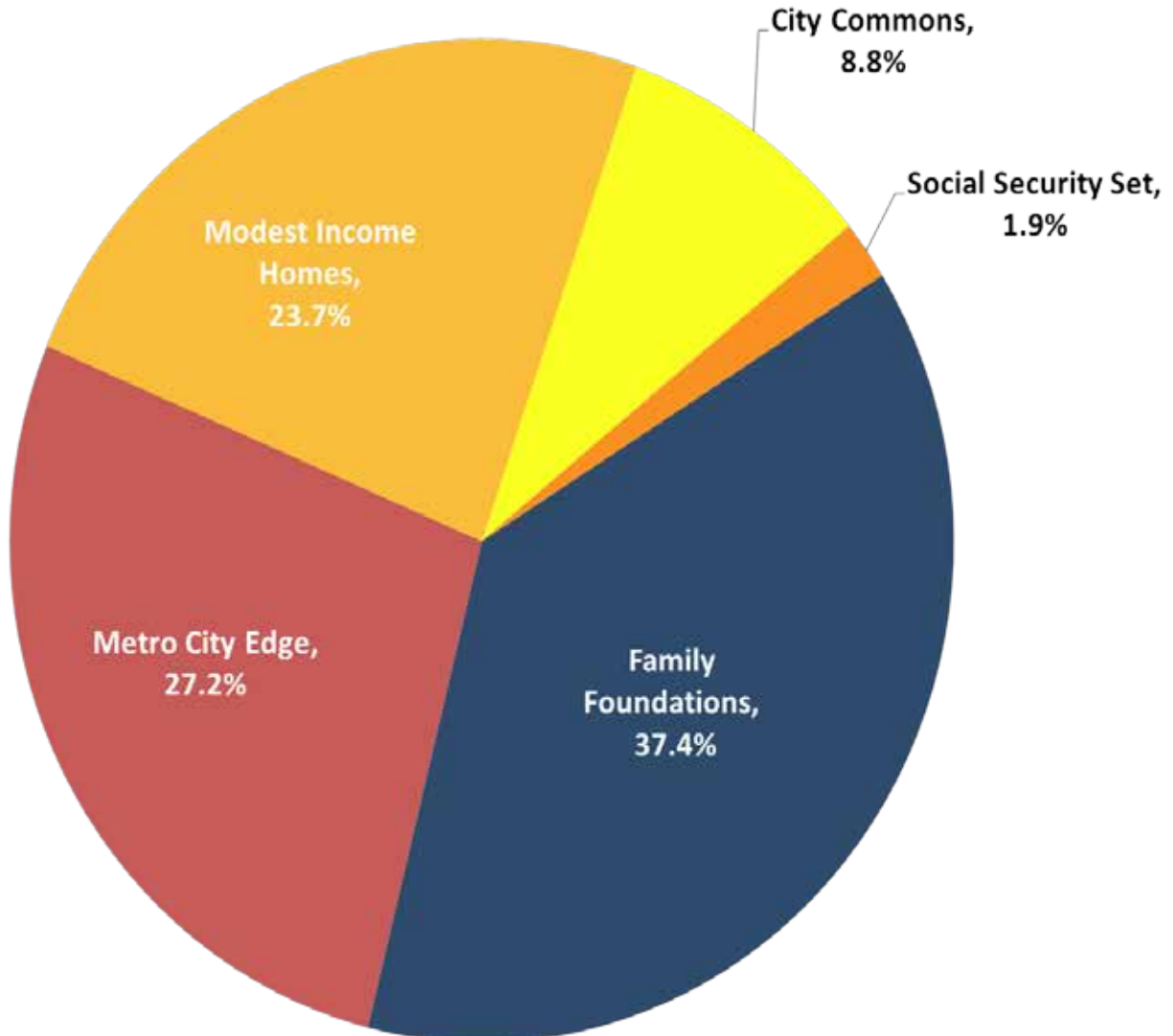
The highest opportunities are identified for products and services where spending patterns are at or above the national average. This analysis includes purchases and frequency of purchases within the industry categories of Electronics and Internet, Financial Investments, Health and Beauty, Pets and Products, Restaurants, and General Retail. According to the analysis, the following purchase characteristics represent unique consumer usage and demand specific to the Birmingham Western Area:

- Electronics – Audio equipment, music, televisions, and video gaming systems
- Health and Beauty – Dietary controls, dietary foods, vitamin supplements, pharmaceuticals, and personal care products and services
- Pets and Products – Pet food and pet medications
- Restaurants – Food at Family restaurants/ steakhouses and Fast Food establishments
- Retail – Watches, jewelry, cell phones, movie theatre attendance, and toys/ games

4.5 Segmentation Profile

The Market Segmentation Profile for the Birmingham Western Area provides greater insight of the consumer market make-up and spending habits of the residents. The profile classifies social groups based on socioeconomic and demographic composition. The characteristics associated with each segmentation classification are used by market analysts to assess the various needs and requirements within the market area to more effectively market goods and services. It also provides a more generalized characterization of the residential lifestyles within the market area. The Birmingham Western Area market is primarily classified within the two dominant tapestry groups of Traditional Living (Middle-aged and middle income - Middle America) and Metropolis (City dwellers in older homes reflecting the diversity of urban culture). Within the groups, the community is further broken down into five segments.

Figure 57: Market Segmentation



Source: ESRI data

- Family Foundations (37.4%) – The largest segment in the Birmingham Western Area, these households are primarily in urban communities in Southern metropolitan areas and are characterized by a mix of married couples, single parents, grandparents, and young and adult children. There is a slightly lower labor force participation rate and many employed residents work in government jobs. Public assistance is higher than average. Most residents do not move and are active in their community with high church attendance and participation on civic boards.
- Metro City Edge (27.2%) – Found primarily older suburban neighborhoods of large metropolitan areas, these households consist of married couples and single parents. Many multigenerational families are present where grandparents are the primary caregivers. Many are employed in the service industry but unemployment is higher than the national average. Although home prices are inexpensive, many residents are young, unsettled, and still rent. They are further characterized as careful spenders, preferring discount superstores and wholesalers for bulk purchases of household and children’s items.
- Modest Income Homes (23.7%) – Most homes are in older suburbs of Southern metropolitan areas and primarily consist of single-family dwellings. They are characterized by single-person and single-parent household types with a higher-than-average proportion of adult children still living at home. Many householders are retired and many are caregivers providing for their grandchildren. There are strong family ties in this segment. Many retirees rely on public assistance and most residents work part-time rather than full-time.
- City Commons (8.8%) – This segment is primarily characterized by single-parent families or singles who live alone. Many are younger households and most have children. Residents are primarily employed in service occupations, though unemployment is high and many receive public assistance. Because of limited employment options, many residents work part-time. Many of these householders are renters and are prone to relocating. With the presence of children, many residents frequent nearby parks and playgrounds.
- Social Security Set (1.9%) – This segment consists of older, single householders. Unemployment is high with the working age householders and many of them work in the service industry. These residents are typically apartment renters and rely on public transportation. Limited resources somewhat restrict the activities and purchases of residents, and they typically shop at discount stores but prefer grocery stores close to home. Many depend on Medicare and Medicaid to pay health care costs.

4.6 Capital Budget and Capital Improvements Program (2015-2019)

The capital budget identifies the capital needs of the city for the five year period 2015 through 2019. Capital improvements are generally considered to be projects of a large size or scope, fixed in nature, and of long life that provide new or improved public services. This definition includes sanitary sewers, street improvements, fire facilities, apparatus to equip new fire stations, school improvements, libraries and recreation facilities. Also included are economic development projects and major non-operating repairs or renovations to City facilities.

On-going projects have not been completed and have existing appropriations. These projects are categorized below for the Western Area, including each project's remaining or unexpended balance. For more information regarding these projects contact the City of Birmingham Finance Department.

Table 11: Capital Improvement Grants

GRANTS							
DEPT	DESCRIPTION	FUND	PROJECT #	YEAR	CURRENT APPROPRIATION	UNEXPENDED BALANCE	
PEP	Valley Creek Floodplain	035	020010	2008	\$ 1,396,450	\$ 500,999	
Total					\$ 1,396,450	\$ 500,999	

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 12: Capital Improvement Funds for Housing

HOUSING							
DEPT	DESCRIPTION	FUND	PROJECT #	YEAR	CURRENT APPROPRIATION	UNEXPENDED BALANCE	
PEP	14th Court Enon Ridge Housing	129	003789	2013	\$ 2,000,000	\$ 2,000,000	
PEP	Arlington West Wend Pl	125	002877	2008	\$ 500,000	\$ 102,376	
Total					\$ 2,500,000	\$ 2,102,376	

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 13: Capital Improvement Funds for Miscellaneous Projects

OTHER IMPROVEMENTS AND PROJECTS							
DEPT	DESCRIPTION	FUND	PROJECT #	YEAR	CURRENT APPROPRIATION	UNEXPENDED BALANCE	
MO	Fair Park (CrossPlex) Furniture & Fixtures	105	003735	2011	\$ 2,000,000	\$ 79,887	
Total					\$ 2,000,000	\$ 79,887	

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 14: Capital Improvement Funds for Parks and Recreational Facilities

PARKS AND RECREATION						
DEPT	DESCRIPTION	FUND	PROJECT #	YEAR	CURRENT APPROPRIATION	UNEXPENDED BALANCE
PR	Alma P. Dennis Park Improvements	135	003844	2013	\$ 50,000	\$ 50,000
PR	Dorothy Spears (East Thomas) Park improvements	135	003851	2013	\$ 150,000	\$ 150,000
PR	Green Acres Park Improvements	135	003849	2013	\$ 100,013	\$ 100,013
PEP	Harrison Park Property Acquisition	125	003403	2006	\$ 150,000	\$ 150,000
PR	Harrison Park Recreation Center Expansion	129	003501	2007	\$ 285,000	\$ 15,846
PR	John MacMahon Harris Park Improvements	135	003841	2013	\$ 100,000	\$ 100,000
MO	Legion Field Improvements	121	003696	2010	\$ 100,000	\$ 100,000
PR	Legion Field Improvements	125	003696	2010	\$ 567,534	\$ 127,865
PR	Legion Field Improvements	129	003696	2014	\$ 60,368	\$ 60,368
PR	Legion Field Park Improvements	135	003696	2013	\$ 935,355	\$ 863,669
PR	Legion Field Press Box Roof Repair	125	003212	2005	\$ 294,280	\$ 7,683
PR	Lowery Park Improvements	135	002926	2013	\$ 285,750	\$ 261,750
Total					\$ 3,078,300	\$ 1,987,194

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 15: Capital Improvements Funds for Public Facilities

PUBLIC FACILITIES						
Dept	Description	Fund	Project #	Year	Current Appropriation	Unexpended Balance
PEP	Crossplex Warm-Up Pool	135	003800	2013	\$ 4,000,000	\$ 4,000,000
PEP	Crossplex/ Harris Arena	135	003798	2013	\$ 2,800,000	\$ 758,053
PEP	Fair Park Five Points West Economic Revitalization	121	003625	2010	\$ 143,395	\$ 121,930
PEP	Fair Park Five Points West Economic Revitalization	125	003625	2010	\$ 178,550	\$ 178,550
PEP	Fair Park Five Points West Economic Revitalization	129	003625	2008	\$ 4,929,926	\$ 285,437
PEP	Fire Station #14 Legion Field	123	003484	2012	\$ 67,183	\$ 9,780
PEP	Five Points West Library Renovations/ Court Rooms	052	003674	2009	\$ 9,960	\$ 7,470
PEP	Police Department - New West Precinct	116	003488	2011	\$ 96,979	\$ 96,979
PEP	Police Department - New West Precinct	125	003488	2011	\$ 83,563	\$ 17,476
PEP	Police Department - New West Precinct	129	003488	2007	\$ 2,712,251	\$ 173,290
PEP	Police Department - New West Precinct	131	003488	2011	\$ 150,000	\$ 150,000
PEP	Police West Precinct	102	003488	2011	\$ 268,531	\$ 215,000
PEP	Police West Precinct	127	003488	2013	\$ 175,000	\$ 75,990
Total					\$ 15,615,338	\$ 6,089,955

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 16: Capital Improvements Funds for Street Improvements

STREET IMPROVEMENTS						
DEPT	DESCRIPTION	FUND	PROJECT #	YEAR	CURRENT APPROPRIATION	UNEXPENDED BALANCE
PEP	12th Street Rickwood - Match	131	002358	2010	\$ 186,500	\$ 156,500
PEP	19th Street Bush - Tuxedo	131	002359	2010	\$ 212,500	\$ 211,250
PEP	3rd Avenue West Phase II Match	131	002361	2010	\$ 268,008	\$ 268,008
MO	Civil Rights Trail Signage	131	003671	2010	\$ 450,000	\$ 102,010
PEP	Cotton Avenue Street Realignment	131	003718	2010	\$ 3,500,000	\$ 1,423,099
PEP	Crossplex Street Improvements	135	003820	2013	\$ 1,500,000	\$ 1,500,000
PEP	Ensley Avenue (20th to W)	131	002360	2010	\$ 242,114	\$ 163,344
PEP	Fair Park Five Points West Economic Revitalization	120	003625	2010	\$ 948,269	\$ 159,231
PEP	Pearson Avenue Street Improvements	135	003813	2013	\$ 450,000	\$ 404,000
Total					\$ 7,757,391	\$ 4,387,442

Source: City of Birmingham Finance Department, Fiscal Year 2015

Table 17: Capital Improvement Funds for Storm Sewers

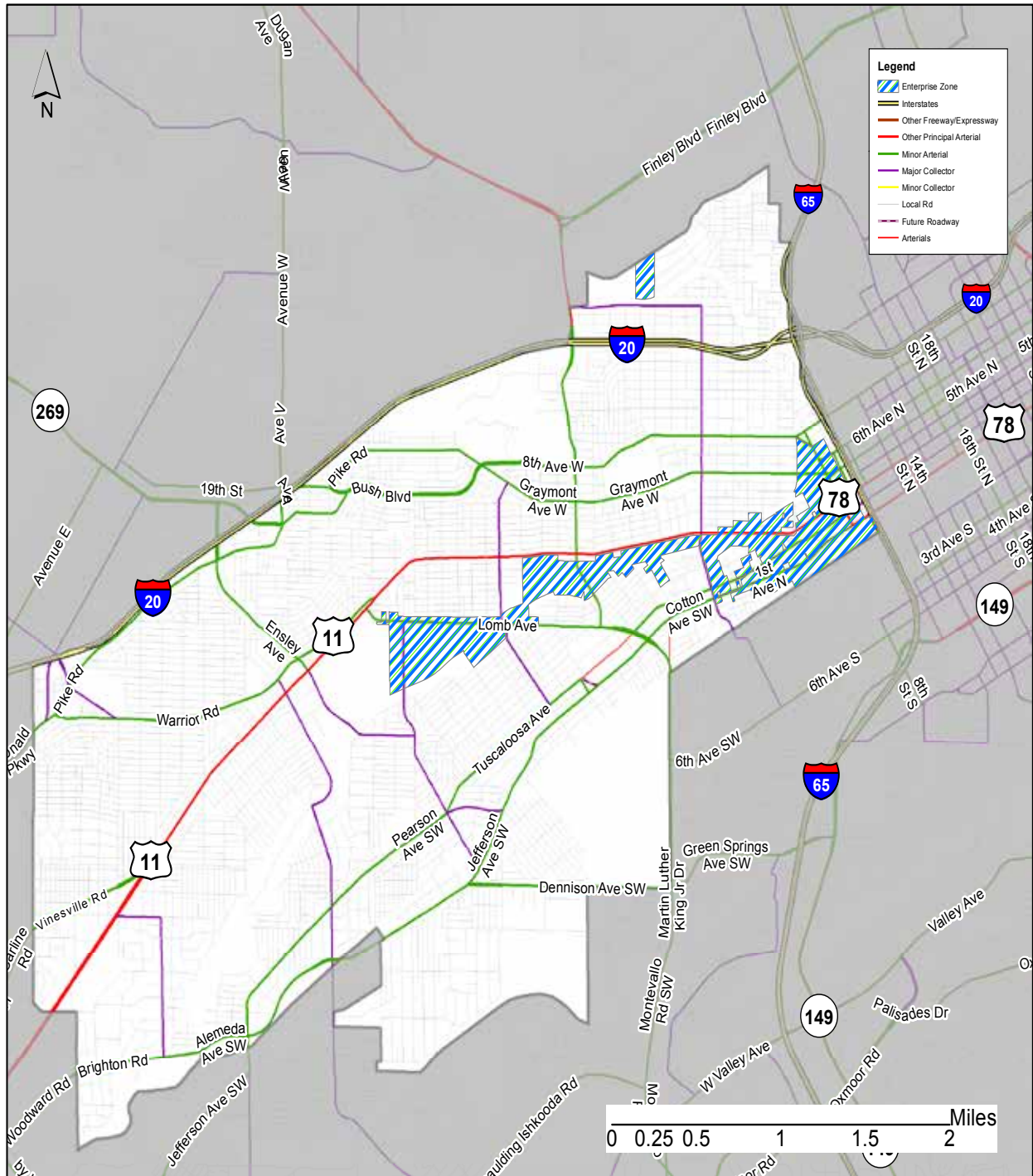
STORM SEWERS						
Dept	Description	Fund	Project #	Year	Current Appropriation	Unexpended Balance
PEP	4TH Street West	129	002910	2007	\$ 1,190,000	\$ 82,889
PEP	CrossPlex Storm/Sanitary Sewers	135	003804	2013	\$ 1,000,000	\$ 1,000,000
PEP	Fair Park Five Points West Economic Revitalization	117	003625	2010	\$ 4,465	\$ 4,115
Total					\$ 2,194,465	\$ 1,087,004

Source: City of Birmingham Finance Department, Fiscal Year 2015

4.7 Enterprise Zones

An Enterprise Zone is a designated area of at least 100 contiguous acres located in a county and/ or city that is experiencing economic distress. The Alabama Enterprise Zone Act, enacted in 1987, provides certain state level tax incentives to corporations, partnerships and proprietorships that locate or expand within designated Enterprise Zones. In addition to state-level tax incentives, businesses may also receive local tax and non-tax incentives for locating or expanding within any of the twenty -eight state designated enterprise zones.

Figure 58: Enterprise Zones



The state of Alabama offers tax credit/ exemption from either income tax or Business Privilege tax liabilities of a maximum of \$2,500 for each new permanent employee hired; or exemption from sales and use taxes on the purchase of materials used in construction of a building or any additions/improvements to qualifying business enterprises.

In addition to locating to the Enterprise Zone, businesses are also expected to hire a minimum of five (5) new, permanent employees to qualify for tax incentives. Companies are not allowed to close operations in another location in order to relocate to an Enterprise Zone.

Section 5 and 11 of the Enterprise Zone Act confer the requirements for the incentives. Requirements listed in each section are separate, as are the requirements for the reception of benefits of either section.

Section 5 of the Enterprise Zone Act states:

Employer's maximum tax credit for operations within a zone shall not exceed \$2,500 per new permanent employee hired pursuant to the act. This tax credit may be applied in all Alabama Enterprise Zones to any Alabama Income Tax Liability or Business Privilege tax liability.

1. If an employer can certify that at least 30% of new, permanent employees hired pursuant to the act were formerly unemployed for at least 90 days prior to this employment, then the employer qualifies for the following Alabama income or Business Privilege tax liability on taxes due from zone operation:
 - 80% - first year
 - 60% - second year
 - 40% - third year
 - 20% - fourth and fifth years
2. Employers may receive the following Alabama Income or Business Privilege tax credit for new investments in the zone or improvements to existing facilities in the zone provided at least five new permanent employees are hired.
 - 10% on first \$10,000 invested
 - 5% on next \$90,000 invested
 - 2% on remaining investment
3. Employers may receive a maximum Alabama income or Business Privilege tax of \$1,000 per new permanent employee for expenses of training those employees in new skills.

Section 11 of the Enterprise Zone Act states:

1. Employers may receive an exemption from Alabama Sales and Use Tax on the purchases of the materials used in the construction of a building or any addition or improvement thereon for housing any legitimate zone business and on machinery and equipment used in the zone.
2. Employers may receive certain exemption from Alabama Income and Business Privilege taxes for a period of five years.

The enterprise zones within the Western Area can benefit the local economy by attracting new business investment while providing new employment opportunities to unemployed citizens. For additional information contact, the Enterprise Zone Coordinator at the Alabama Department of Economic and Community Affairs (ADECA), Governor's Resources for Economic Assistance Program.

5

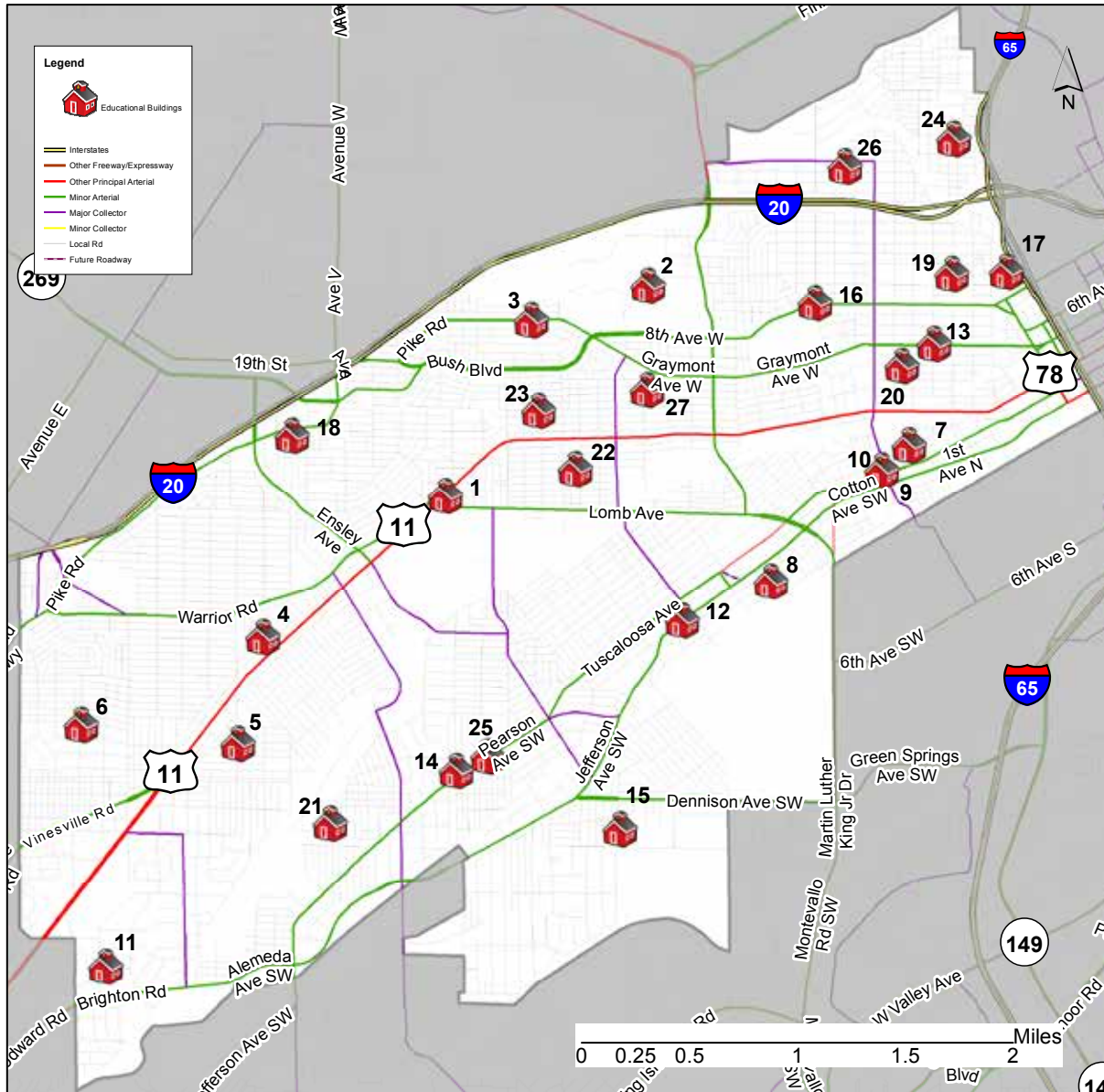
Community Facilities

Communities Facilities

Community Facilities are those that are either provided by government or non-government agencies for the benefit and use of the community. In the Western Area this includes schools, libraries, healthcare facilities, and police and fire stations.

5.1 Educational Buildings

Figure 59: Educational Buildings



Source: City of Birmingham

There are 27 school buildings in the study area. Twenty of these schools are currently operating; five are no longer active as schools, -one has been repurposed as a career training center. The remaining four inactive schools are also currently vacant. They are Elyton School, Hill Elementary, Jackson Elementary, and Wilson Elementary. The Birmingham City School System retains ownership of these facilities. With the exception of Elyton, all of the closed buildings are on the City’s surplus list and available for purchase. The city does not have any current plans for the inactive schools.

Table 18: Educational Facilities

Map ID	Name	Address	Zip Code	System	Status
1	A SECOND FIRST IMPRESSION PRESCH	2817 LOMB AVE	35208	Private	Active
2	BIRMINGHAM SOUTHERN COLLEGE	900 ARKADELPHIA RD	35254	Private	Active
3	BUSH HILLS ACADEMY	901 16 TH ST W	35208	Birmingham City	Active
4	CENTRAL PARK CHRISTIAN SCHOOL	1900 43 RD STREET W	35208	Private	Active
5	CENTRAL PARK ELEMENTARY SCHOOL	4915 AVENUE Q	35208	Birmingham City	Active
6	CHARLES A BROWN ELEMENTARY SCHOOL	4811 COURT J	35208	Birmingham City	Active
7	ELYTON SCHOOL	212 CENTER ST	35211	Birmingham City	Inactive
8	EPHESUS SEVENTH DAY ADVENTIST SCHOOL	829 MCMILLAN AVE S W	35211	Private	Active
9	FAMILY COURT ELEMENTARY SCHOOL	PO BOX 10007	35202	Birmingham City	Active
10	FAMILY COURT HIGH SCHOOL	PO BOX 10007	35202	Birmingham City	Active
11	GREEN ACRES MIDDLE SCHOOL	1220 67 TH ST W	35228	Birmingham City	Active
12	HEMPHILL ELEMENTARY SCHOOL	1240 COTTON AVE SW	35211	Birmingham City	Active
13	HILL ELEMENTARY SCHOOL	507 3RD ST N	35204	Birmingham City	Inactive
14	J B NORMAN SR CHRISTIAN ACADEMY	309 20TH ST SW	35211	Private	Active
15	JACKSON ELEMENTARY SCHOOL	1401 16 TH WAY SW	35211	Birmingham City	Inactive
16	JCCEO EARLY HEAD START	300 8 TH AVENUE WEST	35204	Private	Active
17	LINCOLN PROFESSIONAL DEVELOPMENT CENTER	901 9 TH AVE NORTH	35211	Birmingham City	Active
18	MINOR ELEMENTARY SCHOOL	2425 AVE S, ENSLEY	35218	Birmingham City	Active
19	PARKER HIGH SCHOOL	900 4 TH ST N	35204	Birmingham City	Active
20	PILGRIM LUTHERAN SCHOOL	113 4 TH TER N	35204	Private	Active
21	PRICE MIDDLE SCHOOL	532 28 TH STREET SW	35211	Birmingham City	Inactive
22	PRINCETON ALTERNATIVE SCHOOL	1425 2 ND AVE W	35208	Birmingham City	Active
23	SARDIS CHRISTIAN SCHOOL	1615 4 TH CT WEST	35208	Private	Active
24	TUGGLE ELEMENTARY SCHOOL	412 12 TH CT. NORTH	35204	Birmingham City	Active
25	WEST END ACADEMY	1840 PEARSON AVE SW	35211	Birmingham City	Active
26	WILKERSON MIDDLE SCHOOL	116 11 TH CT W	35204	Birmingham City	Active
27	WILSON ELEMENTARY SCHOOL	1030 4 TH TERR WEST	35204	Birmingham City	Inactive



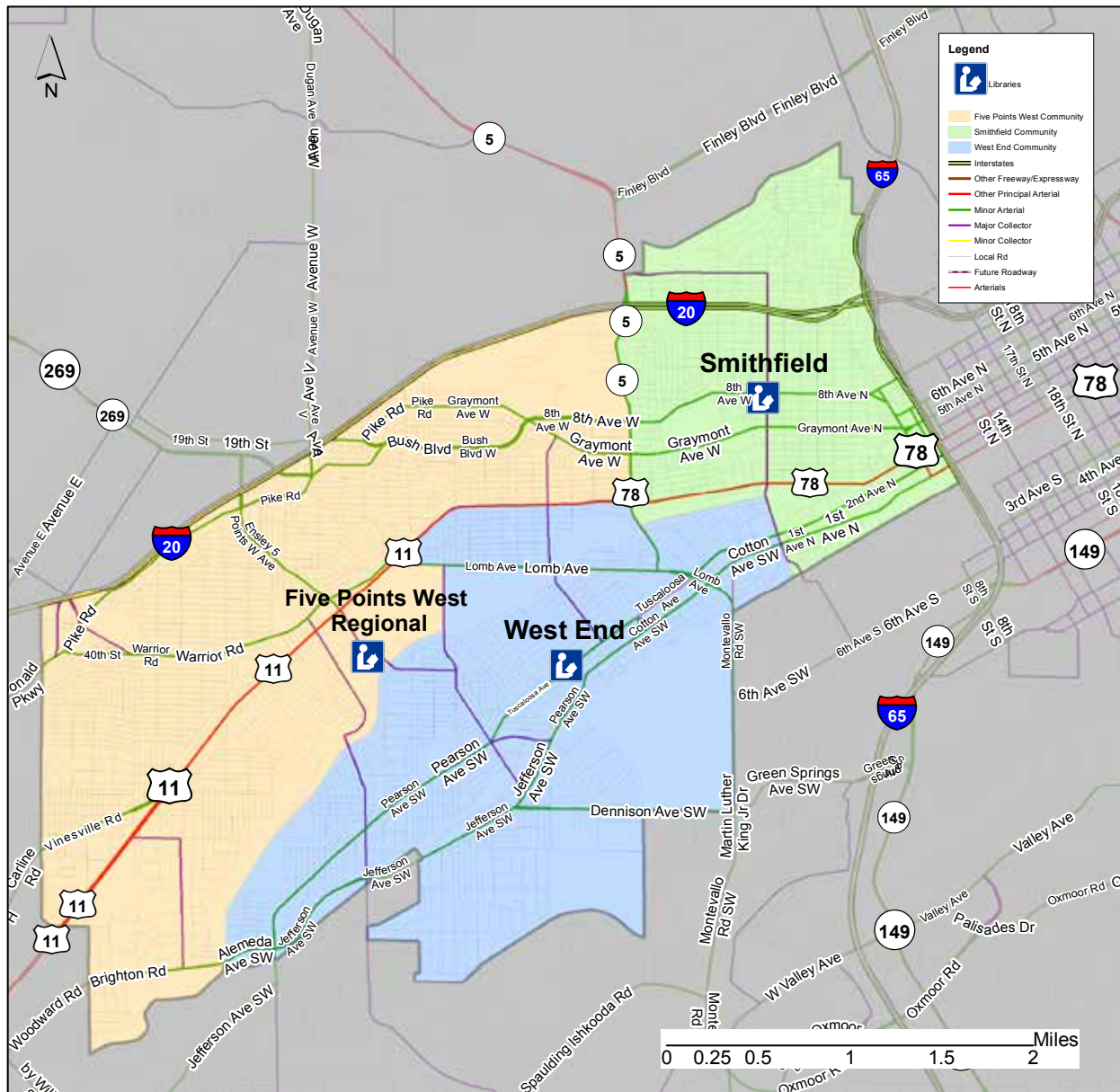
CURRENTLY INACTIVE, THE BRUNETTA C. HILL ELEMENTARY SCHOOL IS NESTLED IN THE SMITHFIELD COMMUNITY.
SOURCE: RPCGB



STONEWALL JACKSON ELEMENTARY SCHOOL IN THE WEST END COMMUNITY IS CURRENTLY CLOSED, BUT IS IN A PRIME LOCATION TO SERVE AS A COMMUNITY RESOURCE.
SOURCE: RPCGB

5.2 Libraries

Figure 60: Libraries Map



Source: City of Birmingham

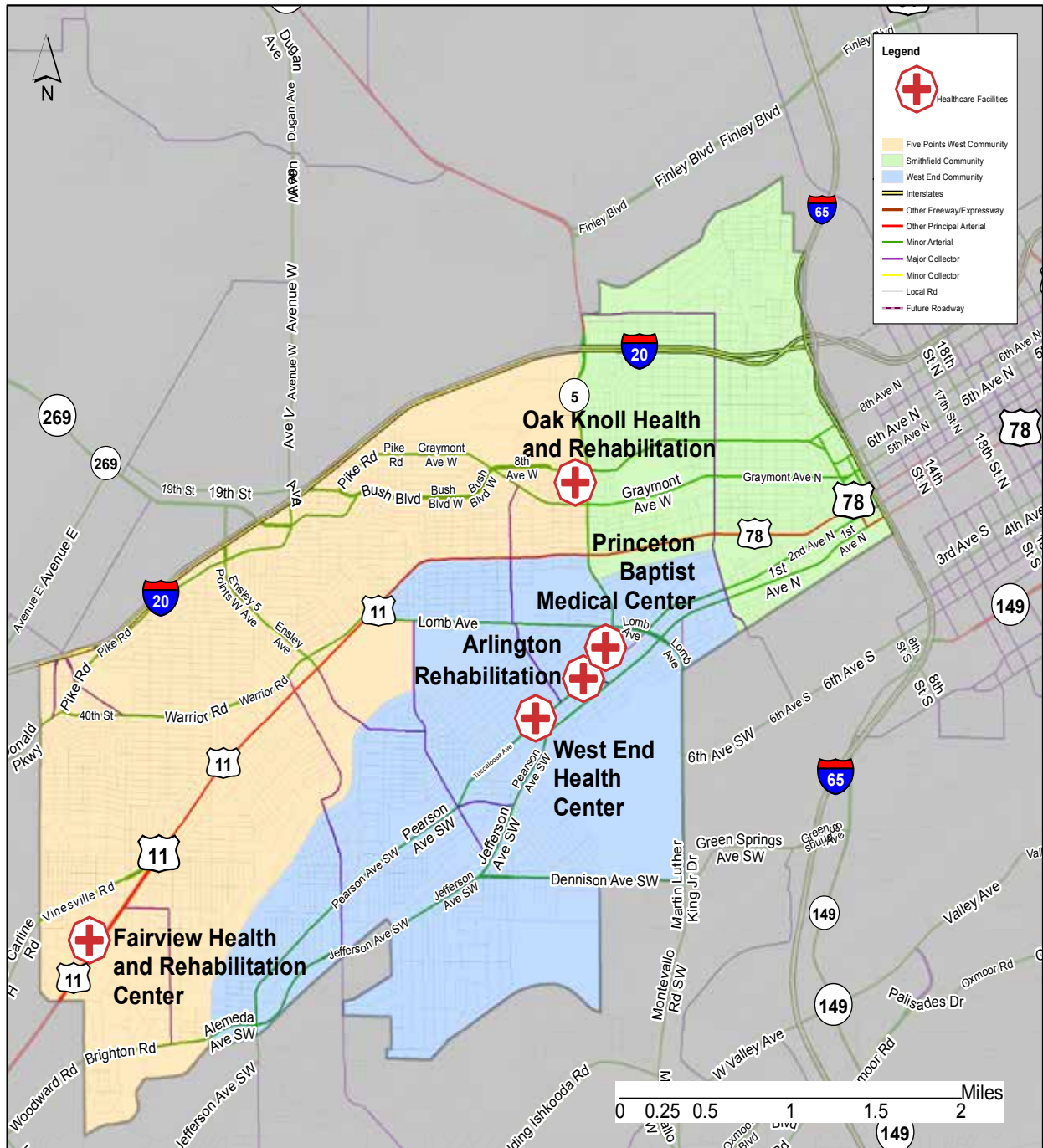
Libraries represent an invaluable resource to the community it serves. It is a hub for continued learning, as well as, personal and professional development. Each community in the Western Area hosts its own library. Services include homework help, financial literacy, and resume' writing classes.

Table 19: Library Facilities

Branch Name	Address	Zip Code
FIVE POINTS WEST REGIONAL	4812 Avenue W, Ensley	35208
SMITHFIELD	1 8th Avenue West	35204
WEST END	1348 Tuscaloosa Avenue SW	35211

5.3 Healthcare Facilities

Figure 61: Healthcare Facilities Map



Source: City of Birmingham

Healthcare Facilities support the health and wellness needs of the population. The Western Area is home to one hospital, a health clinic and a rehabilitation center. While hospitals often provide specialized medical and surgical treatment, health clinics are typically out patient in nature and are staffed by general practitioners and nurses. In this case rehabilitation facilities refer to physical medicine and rehabilitation; which includes physical, occupational and speech therapies.



Princeton Baptist Hospital in the West End Community
 Source: Princeton Baptist

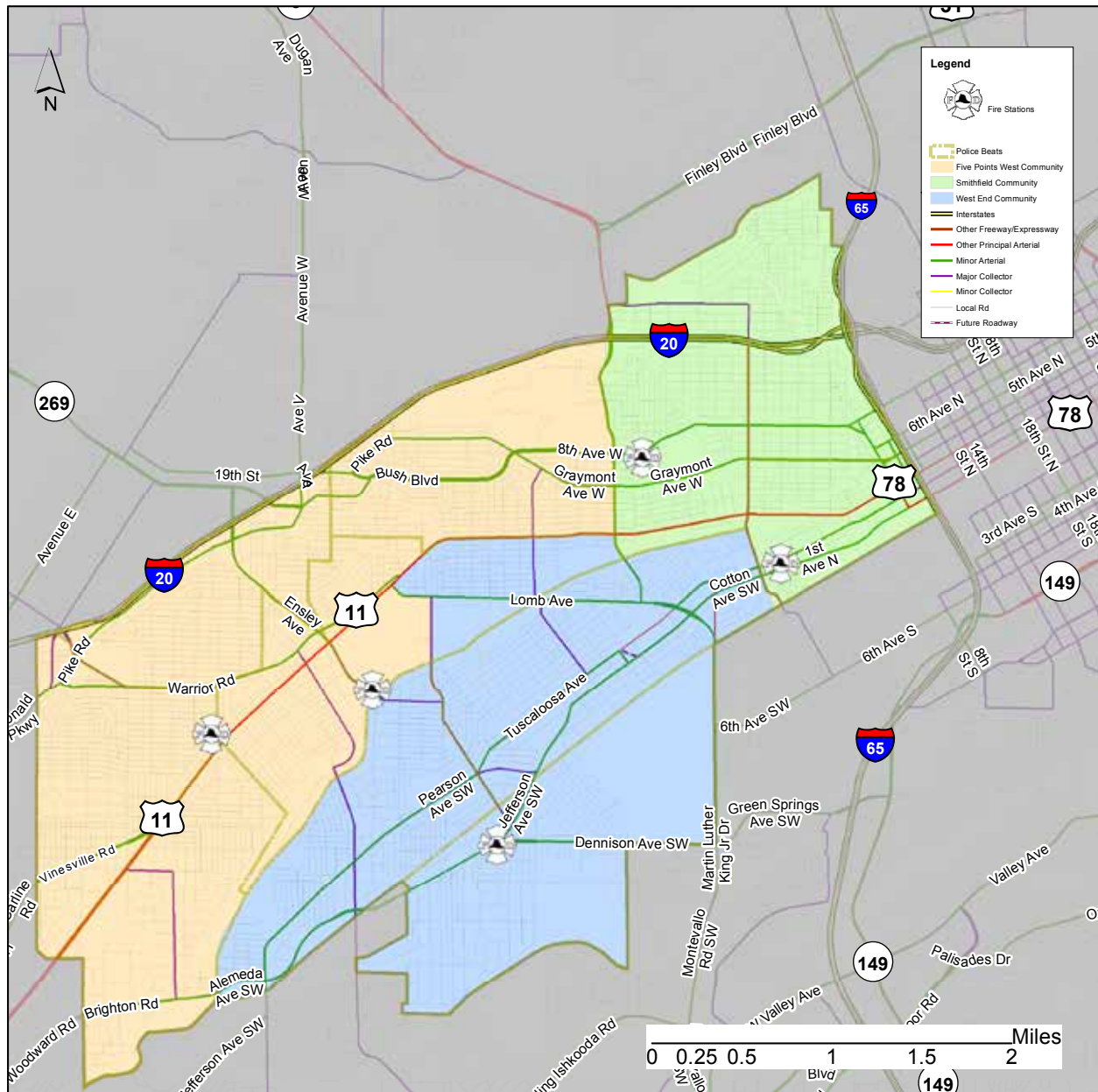
Table 20: Healthcare Facilities

Name	Address	Zip Code	Classification	Status
ARLINGTON REHABILITATION	1020 Tuscaloosa Ave	35211	Rehabilitation Center	Active
PRINCETON BAPTIST MEDICAL CENTER	701 Princeton Ave. SW	35211	Hospital	Active
FAIRVIEW HEALTH AND REHABILITATION CENTER	1028 Bessemer Road	35228	Rehabilitation Center	Active
OAK KNOLL HEALTH AND REHABILITATION	824 6th Ave. W.	35204	Rehabilitation Center	Active
WEST END HEALTH CENTER	1308 Tuscaloosa Ave	35211	Health Clinic	Active

Source: City of Birmingham

5.4 Public Safety

Figure 62: Fire Stations in the Western Area



Map and Table Source: City of Birmingham, RPCGB

Public Safety facilities include one police precinct and several fire stations. The police station currently serves the Western Area is the Western Precinct, which is currently located at 616 19th Street Ensley. Presently the new location for the Western Precinct is under construction near the Five Points West Shopping Center and the CrossPlex, There are five fire stations currently operating in the area.

Table 21: Fire Stations

Station Number	General Location	Address	Zip Code
14	LEGION FIELD FIRE STATION	Graymont Ave.	35204
15	WEST END STATION	1725 Jefferson Ave.	35217
20	FIVE POINTS WEST FIRE STATION	4825 Avenue West	35208
21	ELYTON FIRE STATION	109 2 ND Avenue North	35204
24	BELVIEW HEIGHTS FIRE STATION	4316 Avenue Q	35208

5.5 Governance Structure

The Birmingham City Council is the legislative branch of Birmingham city government as defined by the Mayor-Council Act of the State of Alabama. The Western Area is home to city council districts 5 through 9.

5.5 Government Investment and Finances

BUDGETING PROCESS

The Mayor-Council Act of 1955 outlines the procedures to be followed in developing and adopting the annual operating budgets for the City of Birmingham. Although legally adopted annual budgets are not required for Special Revenue and Capital Projects Funds they are integrated into the General Fund as a management control device. Budgets for these funds are approved by the City Council on an individual project basis.

The following is a summary of the City of Birmingham's budget process:

- The fiscal year for the City of Birmingham begins on July 1st and ends on June 30th.
- On or before May 20th, the Mayor submits to the City Council a proposed General Fund Operating Budget for the fiscal year commencing the following July 1st. The General Fund Operating Budget includes proposed expenditures and sources of revenues.
- A public hearing is conducted to obtain taxpayer comments.
- Prior to July 1st, the budget is legally enacted through passage of an ordinance.
- The Mayor is authorized to transfer budgeted amounts within departmental appropriations within a fund. However, any revisions that alter the total expenditures for any fund transfers funds between departments or between approved capital projects must be approved by the City Council.
- Adopted budgets for the General Fund are consistent with generally accepted accounting principles (GAAP) except that budgets and budgetary schedules included are prepared using encumbrance accounting under which purchase orders, contracts and other commitments for the expenditure of monies are recorded.
- At the end of the fiscal year, unencumbered appropriations of the General Fund automatically lapse. Appropriations for capital improvement projects do not lapse until the project has been completed or abandoned.
- The adopted General Fund budget is allocated to each department or agency of the City as provided in the Mayor-Council Act. Total expenditures may not exceed appropriations unless the City Council amends the budget due to increased revenues or through a reduction of fund balance. The City Council has the authority to amend the budget as needed throughout the year provided adequate funds are available at the time of the amendment.

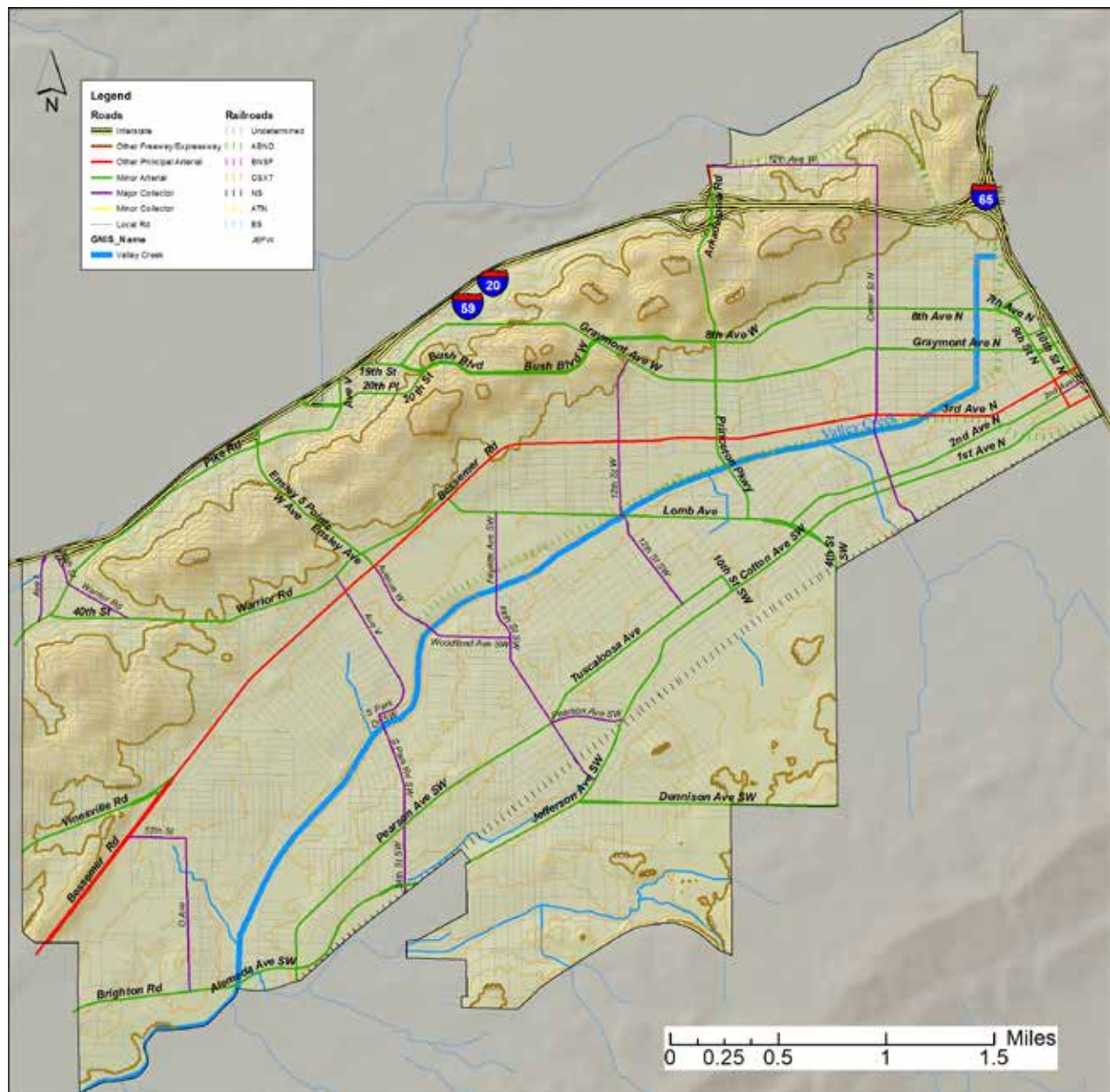
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6

Natural, Cultural, and Historic Resources

6.1 Topography

Figure 63: Western Area Topography



Source: City of Birmingham, USGS Topographic Survey

Enon Ridge, which runs northeast to southwest along the top of the study area, is the major topographic feature in the Western Area. Enon Ridge separates the Valley Creek watershed and Jones Valley from the Village Creek watershed and Opossum Valley. Along the valley floor, altitudes range from about 500 feet to about 580 feet. Enon Ridge reaches about 760 feet, or about 260 feet above the valley floor. Some of the homesites along the ridge provide sweeping views of the valley below.

Streams, Floodplains and Wetlands

6.2 Streams

Valley Creek is the major stream flowing through the Western Area, and it is the outlet for the Headwaters Valley Creek subwatershed. Valley Creek provides drainage to much of the City of Birmingham. The creek begins in pipes under the city and enters the riparian environment near 4th Terrace N and 5th Avenue N.

Valley Creek is has been assigned a Limited Warmwater Fishery (LWF) use by the Environmental Protection Agency (EPA). Assignment of this designation means that the creek is most suitable for agricultural irrigation, livestock watering, industrial cooling, and process water supply, and any other use except fishing, bathing, recreational activities, or as a source of water supply for drinking or food-processing purposes.

EPA's analysis of the water quality in Valley Creek (http://water.epa.gov/scitech/swguidance/standards/uses/uaa/valley_creek.cfm#abstract) identifies the Opossum Creek watershed as being, "... one of the most highly industrialized of Birmingham, and it contributes to point source and nonpoint source pollutants to Valley Creek."

This abstract further states that,

The upper segment exhibits characteristics typical of an urban stream, including poor habitat, degraded water quality, and stressed biological communities due to the large amounts of impervious landscape. In addition, much of the stream has been concrete-lined, adding to algae production and fluctuations in DO [Dissolved Oxygen]. This segment has poor DO levels, high pathogen levels, and elevated biochemical oxygen demand (BOD) and nutrient concentrations.

Three point sources operating under National Pollutant Discharge Elimination System (NPDES) permits are located in the Valley Creek watershed. The Valley Creek wastewater treatment plant (WWTP) is on Valley Creek, and two other point sources are on Opossum Creek.

Field examinations of portions of Valley Creek found strong odors coming from sanitary sewer pipes that cross the creek. These odors raise the expectations of other pollutants leaking from these pipes.

With the City of Birmingham currently engaged in modeling the Upper Village Creek subwatershed for stormwater management purposes, headwaters Valley Creek is being considered for modeling and development of a stormwater management plan in 2016.

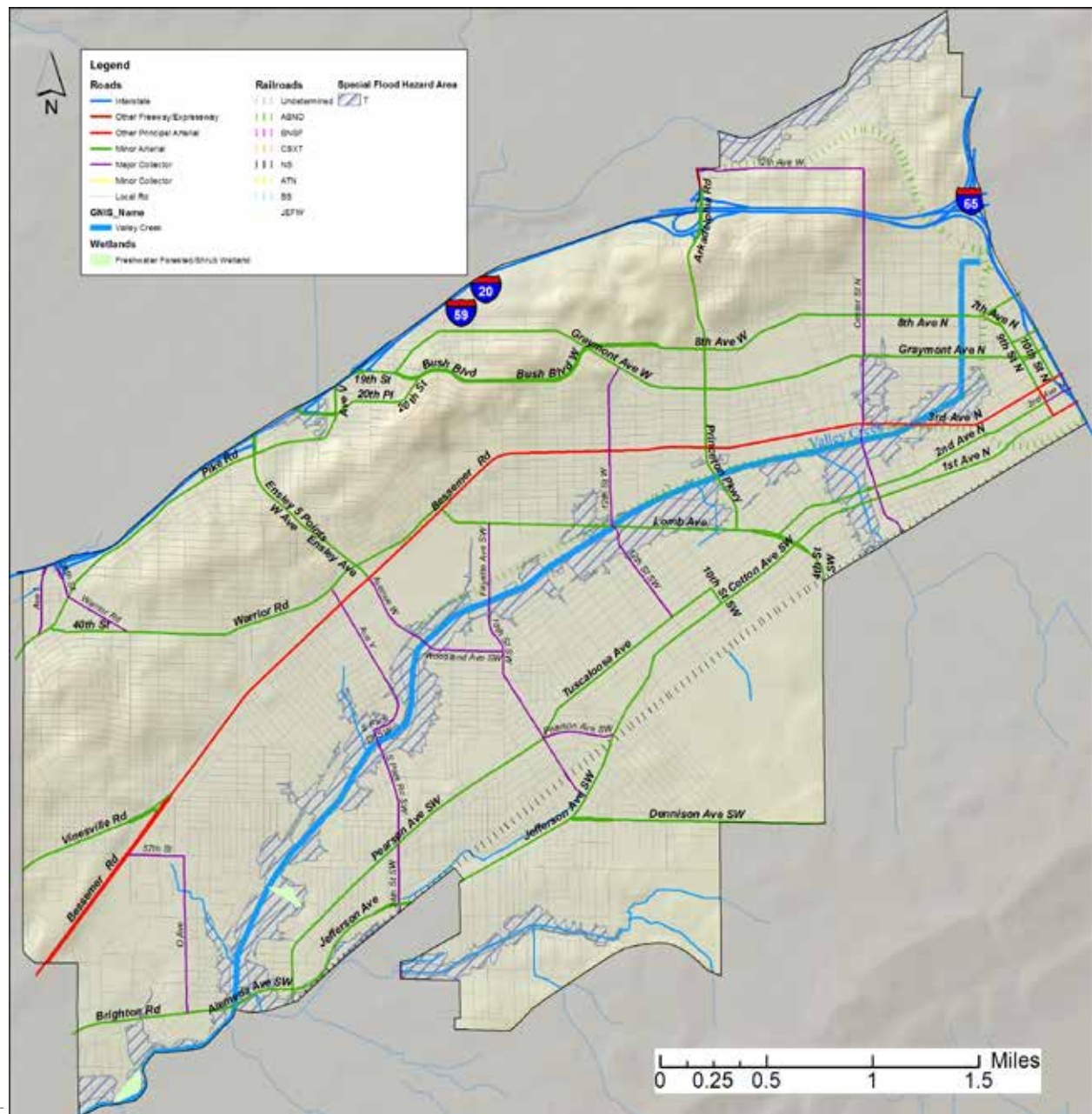
The City is presently working with the Jefferson County Environmental Services to correct any deficiencies in the sanitary sewer collection system that may be contributing to the poor water quality in the headwaters of Valley Creek. Going further, stormwater control techniques, and cooperation with remaining industries along the creek can turn former agricultural and industrial waters into potential asset that can run throughout western Birmingham..

6.3 Floodplains

Floodplains, or Special Flood Hazard Areas, make up just over one square mile of the Western Area, generally along Valley Creek and Nabors Branch. Also, sections of the East Thomas and Enon Ridge neighborhoods are also in the Village Creek floodplain. Floodplains in the Western Area have compromised residential areas, particularly Larkway Apartments in the West End neighborhood. Larkway Apartments appear to have been abandoned due to both the floodplain and perhaps other issues related with construction issues. The issues with these apartments highlight the adverse effects building in floodplains. These issues also highlight the continuing validity of the Olmsted Plan for Birmingham.

6.4 Wetlands

Figure 64: Birmingham Western Area Natural Resources



Wetlands comprise just less than ten acres in the Western Area. Both of these wetland areas are in the southwestern portion of the Western Area. Both are classified Freshwater Forested Wetlands, and the parcels that contain the wetlands are forested with a dense canopy of hardwood trees and a dense understory of shrubs along Valley Creek.

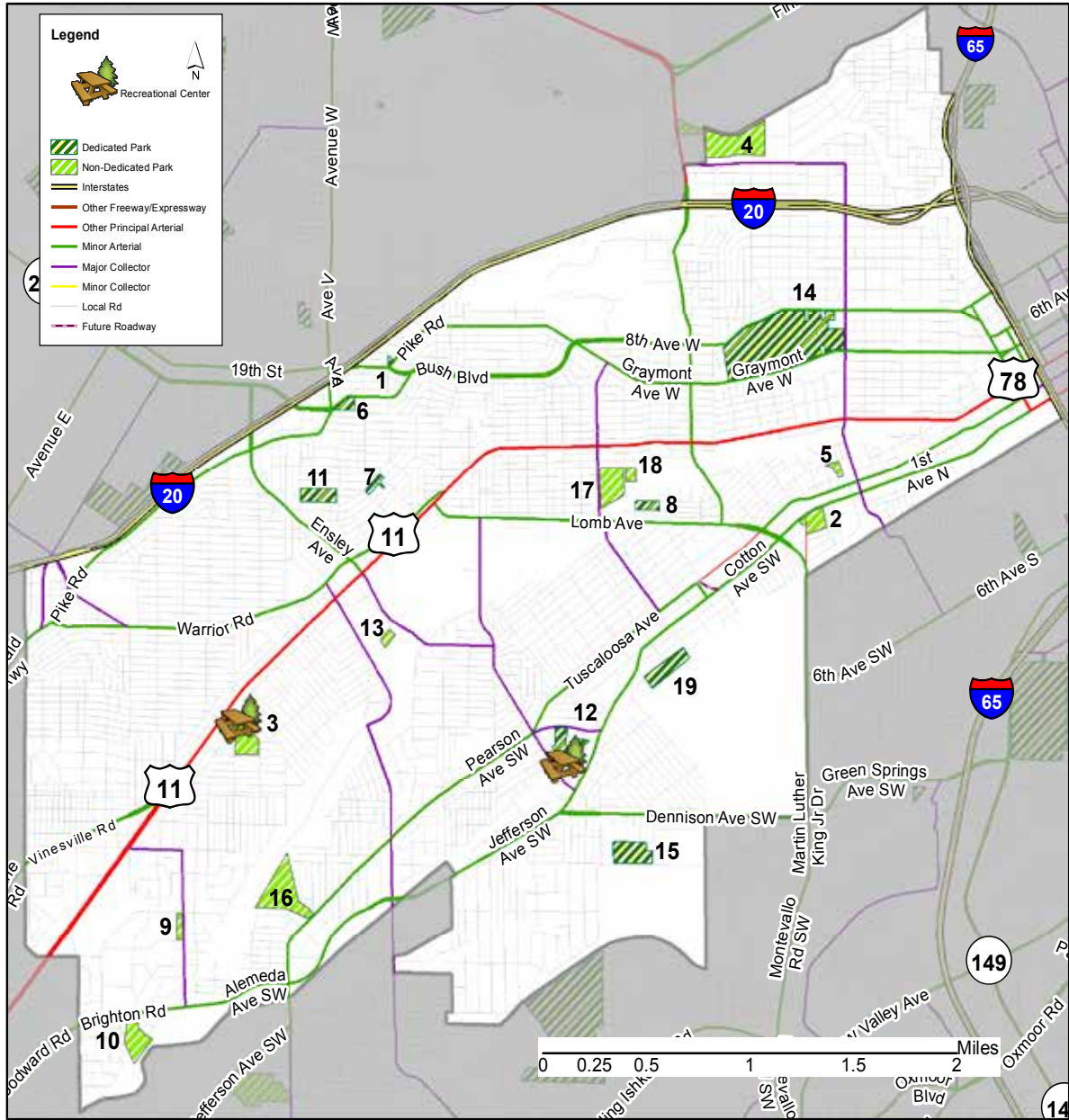


Valley Creek runs from east to west through the Western Area
Source: RPCGB

Open Space

6.5 Recreational Facilities

Figure 65: Recreational Facilities Map



Source: City of Birmingham

More than 200 acres of open or recreational space can be found in the Western Area. This includes 19 parks and 2 recreational centers, as well as, football and baseball stadiums.

Table 22: Western Area Parks and Recreational Facilities

Map Id	Common Name	Address	Zip Code	Dedicated	Acres
1	ALMA P DENNIS PARK	1801 AVENUE Z	35218	YES	0.5
2	ARLINGTON HOME	331 COTTON AVE	35211	NO	6.0
3	CENTRAL PARK	4700 TERRACE Q	35208	NO	10.0
4	DOROTHY SPEARS/ EAST THOMAS PARK	700 13TH AVE W	35204	NO	23.4
5	ELYTON PARK	101 PRINCETON AVE	35211	NO	3.0
6	EXCHANGE PARK	2315 20TH PL ENSLEY	35208	YES	2.8
7	FAIRVIEW PARK	2501 28TH ST ENSLEY	35208	YES	1.9
8	GASTON PARK (A.G. GASTON)	916 WASHINGTON AVE	35211	YES	2.9
9	GREEN ACRES I	6126 AVENUE O ENSLEY	35228	NO	3.5
10	GREEN ACRES PARK	6919 COURT N ENSLEY	35228	NO	16.1
11	HARRIS PARK (JOHN MACMAHON)	2720 AVENUE W ENSLEY	35208	YES	7.0
12	HARRISON PARK	1615 MCMILLON AVE	35211	YES	8.2
13	LEARNING TREE PARK	4831 COURT V ENSLEY	35208	NO	1.8
14	LEGION FIELD/ McCLENDON PARK	400 GRAYMONT AVE	35204	YES	45.6
15	LOWERY PARK (WYNELLE)	1600 MIMS AVE	35211	YES	9.2
16	POWDERLY (GERMANIA) PARK	3000 PEARSON AVE SW	35211	NO	19.3
17	RICKWOOD FIELD	1137 2ND AVE W	35204	NO	5.2
18	RICKWOOD PARK	201 11TH ST W	35204	NO	2.0
19	WOODWARD PARK	1215 MCMILLON AVE	35211	YES	8.8



McClendon Park in the Graymont Neighborhood.

Source: RPCGB

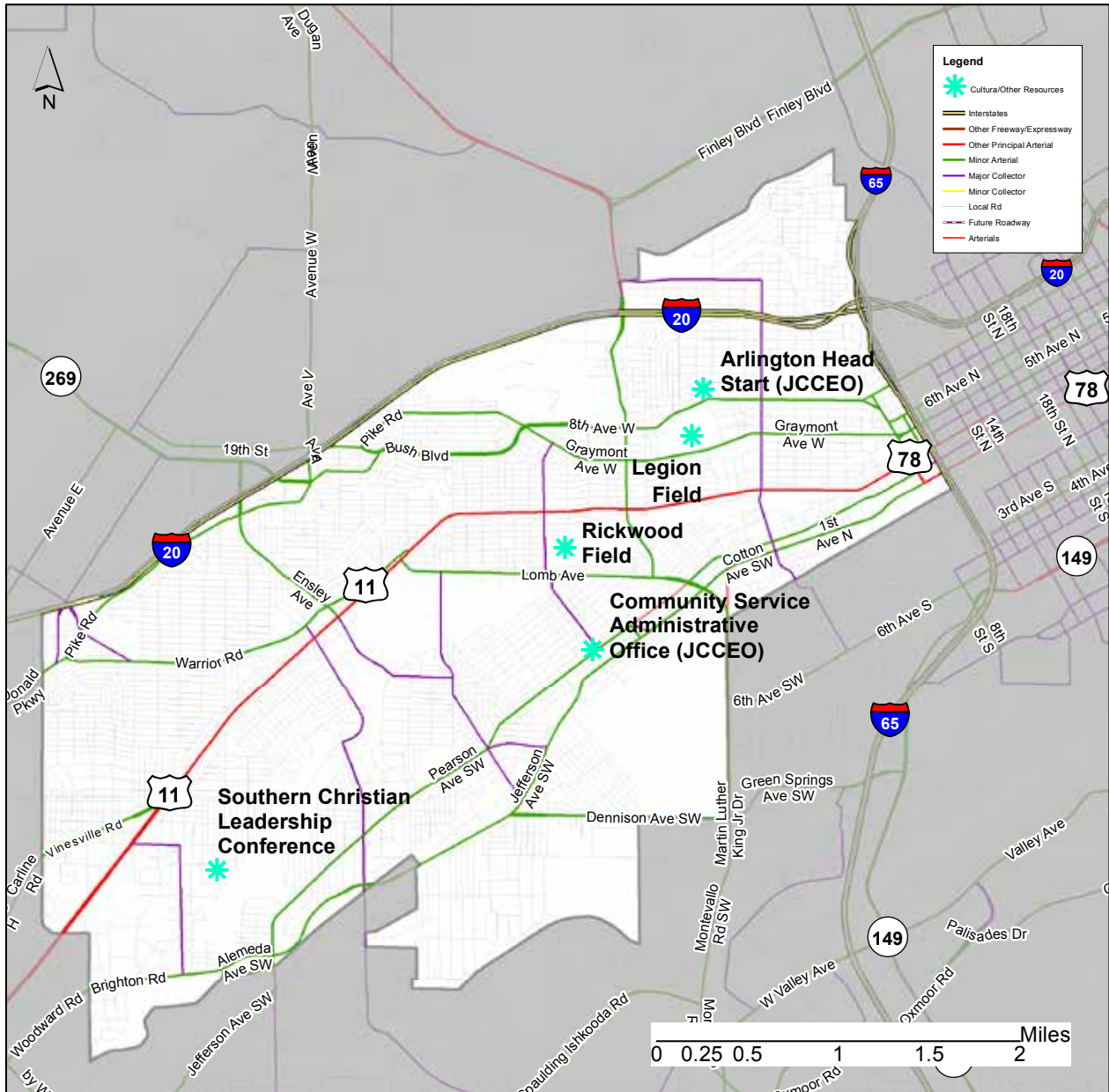


Harrison Park in the Oakwood Place Neighborhood.

Source: RPCGB

6.6 Cultural Locations

Figure 66 Western Area Cultural Locations Map



Source: City of Birmingham

LEGION FIELD

Constructed in 1926 Legion Field was named in 1927 in honor of the American Legion and those that gave their life to this country. Since that time Legion Field has become home to the Magic City Classic, the 1996 Olympic Soccer games, the Iron Bowl, and the PapaJohns.com Bowl. To date the facility hosts the UAB Blazers Football Team, the Magic City Classic, the BBVA Compass Bowl, and the UniverSoul Circus.



Source: AL.com

RICKWOOD FIELD

Rickwood Field was named for Rick Woodward, a young industrialist who purchased controlling interest in city's professional baseball team, the Coal Barons, in his 20s. The park opened shortly thereafter on August 18, 1910. Modeled after Forbes Field in Pittsburgh, Rickwood has shared history with baseball legends of both the National Baseball Association and Negro American Leagues.

In 1993, Rickwood Field was listed in the National Register of Historic Places. Currently, Rickwood Field is home to the Miles College baseball team, local middle school games and hosts the annual Rickwood Classic.



Source: RPCGB

SOUTHERN CHRISTIAN LEADERSHIP CONFERENCE, BIRMINGHAM CHAPTER

The beginning of the Southern Christian Leadership Conference (SCLC) dates back to the Montgomery Bus Boycott of 1955. The boycott lasted 381 days and signaled to Black America the need to begin a new phase of the long struggle, a phase that became known as the modern civil rights movement.

SCLC is now a nationwide organization made up of chapters and affiliates with programs that affect the lives of all Americans: north, south, east and west. The Birmingham Chapter of the SCLC can be found in the Western Area.



Source: RPCGB

Table 23: Other Community Facilities

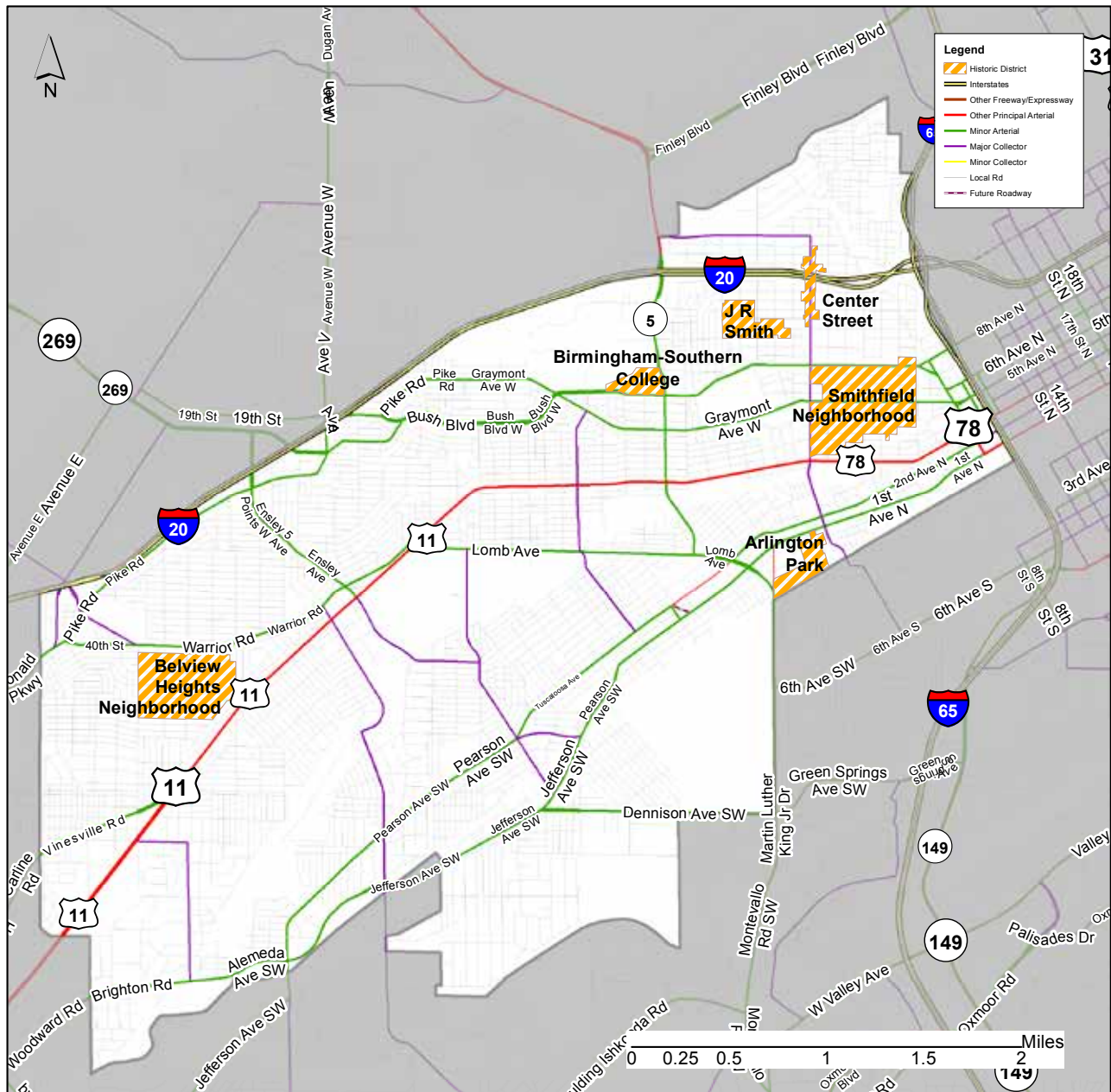
Jefferson County Committee for Economic Opportunity (JCCEO)		
Community Service Administrative Office		
Address	Zip Code	Phone
1200 Tuscaloosa Avenue	35211	205.320.7020
Arrington Head Start Center (PK)		
Address	Zip Code	Phone
300 - 8 th Avenue West	35204	205.327.7594

The Jefferson County Committee for Economic Opportunity (JCCEO) is one of over 1000 Community Action Agencies nationwide, all created by the Economic Opportunity Act (EOA), which Lyndon B. Johnson signed into law on August 20, 1964, to wage a national “War on Poverty.” The goal of the act was to encourage communities to organize and use available resources to help improve the conditions in which people live, learn, and work. The JCCEO provides child development services, community services, and provides administrative support to local programs.

More information about this resource can be found at www.jcceo.org, or by phone at 205.327.7500.

6.7 Historic Districts

Figure 67: Western Area Historic Districts



ARLINGTON PARK HISTORIC DISTRICT

The Arlington-West End Historic District was placed on the National Register for Historic Places on the basis of its community planning and development and architecture. Arlington Park grew up around the Munger family estate which was subdivided in the early 1920s. Just ten years prior the town of West End had been absorbed into the City of Birmingham.

The neighborhood consists of diverse architectural styles that have emerged over several decades. The core of the neighborhood is distinguished by its deep setbacks on Second Street. In 1961 court ordered school desegregation played a large role in the change in demographics as the neighborhood was re-zoned for Parker High School, an African-American industrial high school. Today the Arlington neighborhood is largely populated by African-American families.



The Arlington House is the cornerstone of the Arlington Park Historic District.

Source: Library of Congress

BELVIEW HEIGHTS NEIGHBORHOOD HISTORIC DISTRICT

The Belview Heights Neighborhood began as employee housing for U.S. Steel. The land was developed by Corey Land Company in the 1910s. Its homes have architecturally significant character which includes Tudor Revival, Craftsman, and Spanish Revival dwellings. In fact the neighborhood is one of the most saturated areas of the Tudor Revival style in Birmingham. Belview Heights remained a popular residential neighborhood through the Great Depression and survived population fluctuations of the 1960s and 70s. The district's boundaries are roughly along 41st., 42nd., 43rd., 44th, and 45th Sts., and M and Martin Aves.

BIRMINGHAM SOUTHERN COLLEGE HISTORIC DISTRICT

Birmingham-Southern College is a four-year, private liberal arts institution founded in 1856 and affiliated with the United Methodist Church. Birmingham-Southern College is the result of a merger of Southern University, founded in Greensboro, Alabama, in 1856, with Birmingham College, opened in 1898 in Birmingham, Alabama. These two institutions were consolidated on May 30, 1918 under the name of Birmingham-Southern College. The first combined classes met on a muddy hilltop on September 11, 1918. Prior to the merger both schools focused on classical education and had strong religious components. Today the college has an enrollment of 1,305 students from 33 states, 16 foreign countries and is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award baccalaureate degrees.

Center Street Historic District

The Center Street Historic District (especially Ninth through Eleventh Street area, Smithfield) is a neighborhood that deserves careful assessment for its significant associations to Civil Rights era events such as the Bombingham pattern of terrorism against blacks who moved into designated white housing and key middle-class Civil Rights activists, such as Arthur Shores, John and Deanie Drew, Sallye and Angela Davis, Mary M. Monk, and others. The period of significance for events in the district would range, at least, from c. 1948 to c. 1965.

JOSEPH RILEY SMITH HISTORIC DISTRICT

The Joseph Riley Smith Historic District in the College Hills neighborhood of the Smithfield community in western Birmingham, encompasses the 300-400 blocks of 10th Avenue West, 100-400 blocks of 9th Court West, 944 4th Street West, and 948 3rd Street West.

The Joseph Riley Smith Historic District contains a core of residential housing built on the highlands of the original 1887 Smithfield subdivision for prominent members of the Smith family and other corporate managers and professionals.

There are 66 buildings in the district: 47 (71.2%) are contributing and 17 (25.7%) are non-contributing. The two conditionally contributing buildings have been modernized with alterations (Inv. #37) or have been covered with synthetic siding (Inv. #48). These buildings will be designated contributing when they are returned to their original appearances.

The land once belonged to Joseph Riley Smith and was named to the National Register of Historic Places on November 10, 1985.



*JR Smith Historic District, 400 block 9th Court West
Source: National Register of Historic Places*



*Home in Joseph Riley Historic District. north entrance
Source: National Register of Historic Places*

SMITHFIELD NEIGHBORHOOD HISTORIC DISTRICT

The Smithfield Historic District is composed of approximately 16 block area in the southern section of the Smithfield neighborhood. Early on this district become home to many of the city's prominent black professionals and white collar workers. Formed in 1882 by John Smith, a local plantation owner, the neighborhood was once the fourth largest suburban community surrounding Birmingham. By 1898 Smithfield had the largest number of black households of any suburban community.

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Area Snapshots

Western Area Snapshots



*Small business district near Tuscaloosa Avenue.
Source: RPCGB*



*West End Fire Station No. 15.
Source: RPCGB*



*Valley Creek flows buffers residential areas from industrial land uses
Source: RPCGB*

Western Area Snapshots



Elyton Village Homes
Source: *Al.com*



Harrison Park and Recreation Center
Source: *RPCGB*



Arkadelphia Road at Graymont Ave.
Source: *RPCGB*

