



**SOUTH MONTGOMERY PLAN
DRAFT 2013**

SOUTH MONTGOMERY PLAN

Presented to the City of Montgomery Planning Commission
2013

Mayor Todd R. Strange

Director, Planning & Development

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District 3: Councilor Tracy Larkin
District 4: Councilor David Burkette
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PLANNING PRINCIPLES GUIDING THE NEIGHBORHOOD PLANS
PREPARED BY
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF MONTGOMERY, ALABAMA
MARCH 2007

1. Ensure that the decisions will not create an arbitrary development pattern (e.g. spot zoning);
2. Ensure an adequate and diverse supply of housing for all income levels within the community;
3. Minimize negative impacts between incompatible land uses (e.g. residential abutting heavy industrial development);
4. Assure an appropriate mix of land uses when appropriate;
5. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas;
6. Discourage intense commercial uses in or adjacent to residential areas;
7. Ensure neighborhood commercial businesses are designed to minimize adverse effects to the neighborhood;
8. Minimize development in flood plains and/or environmentally sensitive areas;
9. Consider regulations that address safety as it pertains to future development
10. Ensure adequate transition between adjacent land uses and development intensities;
11. Protect and promote the historical and culturally significant areas;
12. Promote stabilization and expansion of the economic base and job creation;
13. Ensure similar treatment for land use decisions on similar properties throughout the City;
14. Balance individual property rights with community interests and goals;
15. Avoid over zoning in areas that could not be supported by the existing or proposed street and utility network;
16. Provide for managed access to major thoroughfare to prevent congestion;
17. Provide adequate interconnectivity between developments



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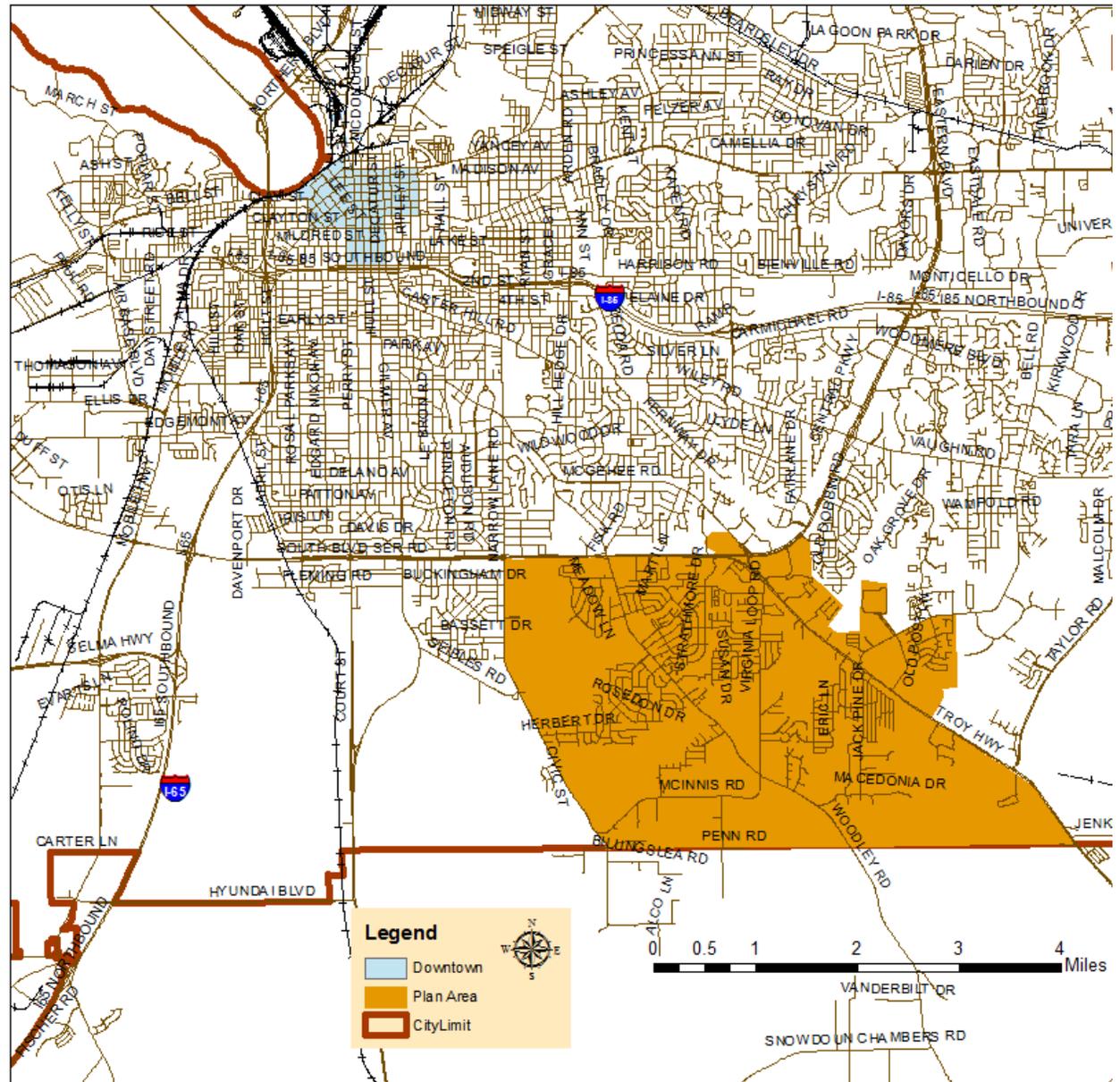
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Introduction

The South Montgomery Plan addresses the area colored in gold on the map to the right. The Planning area is adjacent to the Southern Boulevard and extends south to the city limit boundary. The western edge of the planning area is Narrow Lane Road and the eastern edge extends to Troy Highway and parts of Council District 6 that are just east of Troy Highway. The Planning area is four (4) miles from downtown.

The Planning area consists of 6355 parcels and covers 8484 acres. The 2010 US Census reported a population of 22,886 for the area. The area is primarily residential with commercial activity along the major roads: Souther Boulevard, Woodley and Virginia Loop Roads, and Troy Highway. Both Southern Boulevard and the Troy Highway are gateways into Montgomery.

The Planning area is almost built out. The area seems to have numerous natural areas for available development but the hydrology and water hazard maps (see page 14-15) illustrate the extensive flood zone created by Catoma Creek. These natural areas are great resources for parks, green space and recreational uses.



Purpose and Objectives of the Plan

In the spring of 2013, District 6 Councilman John Dow requested a plan for his area. The once popular Montgomery Mall, begun in 1960, had experienced decline beginning in about 1998 and finally closed in 2006. This seemed to lead to the closing of many of the commercial entities in the area and residents expressed concern for lost retail and service opportunities in their area. The mall was located at the intersection of Troy Highway and Southern Boulevard - one of the busiest intersections in town - and a key gateway into the City.

The purpose of the Plan is to document and identify strategies to reach the long-range goals identified during a series of public meetings. It is designed to communicate to private and public interest groups the desire of the area's residents and business people to build a stronger neighborhood that protects and develops the numerous interests within the area. The plan addresses the concerns of the residents for rebuilding and increasing community; for restoration and conservation of the natural areas; for rehabilitation of some of the area housing; and for the redevelopment of the commercial and manufacturing areas.

In addition, the Catoma Creek and associated floodplain could have a regional impact as a conservation area that could be open to the public for both education and recreation. Much of this flood zone property is not suitable for re-

sponsible development and houses built in the Catoma flood zone have a history of frequent flood damage.

Development of the plan entailed an interactive neighborhood process that engaged citizens, elected officials, City staff, business representatives and other civic-minded individuals. The process consisted of in-depth collection of data and analysis of the physical and social infrastructure of the neighborhood. The proposed improvements and the implementation priorities were established and approved by the residents in the Planning Area.

Because of the regional and gateway importance of the two major highways that act as boundaries - Southern Boulevard and Troy Highway- a corridor study has been done to evaluate and plan for redevelopment and growth along the gateways.

The Plan was presented to residents, business owners, elected officials and interested public to receive feedback, make corrections and finalize suggestions before submitting the Plan to the Planning Commission. Upon adoption by the Montgomery Planning Commission the Plan became an amendment to the existing Comprehensive Plan for the City. This requires future development and redevelopment to consult the Plan before being approved.

Neighborhood Planning Approach

The City staff reviewed existing conditions in the neighborhood and compiled information based on research and extensive data collection in the field. After the data was collected and entered into the City's Geographic Information System (GIS) it was presented in a series of Neighborhood meetings. Councilman for the district requested meetings be held in nine different neighborhoods throughout the area. Area Neighborhood BONDS leaders were given flyers to hand out door to door to better inform residents of upcoming meetings. The meetings sought input to determine the assets, liabilities, opportunities, and constraints for the area.

The planning sessions included visioning exercises to help determine long range goals. These sessions included discussions on land use, zoning, economic and community development, housing issues, traffic patterns, sidewalk, crime concerns, improving the infrastructure, improving neighborhood identity and image, enhancing community facilities, and preserving the history and heritage of the Neighborhood.

This interactive process led to the development of this document which articulates the Neighborhood Vision, short-term, mid-range, and long-range goals. Once formulated, the Plan was presented to the neighbors and the community at large to reevaluate and re-examine the implementation steps in light of the goals and objectives. Each proposal was examined with each of the goals and objectives to ensure that

suggestions met the goals developed during the public meetings.

A crucial element of the Neighborhood planning process was the direct involvement of the residents themselves. Throughout the process they were present and remained active. The cooperation of the community with the public officials and prospective investors is crucial to implement the Plan's goals.

Neighborhood Vision

Neighbors are friendly and work together to support Neighborhood activities

Housing stock is rehabilitated where needed and unique architecture is preserved

Commercial areas are attractive and promote pedestrian access with sidewalks and crosswalks

Crime issues throughout the area are reduced

Add pocket parks and possibly a Neighborhood Garden

Neighborhood beautification -

Children have safe places to play, walk, and ride bicycles

Activities and development to increase activities for residents, especially youth oriented

	PEOPLE	PHYSICAL CHARACTER	BUSINESS	PUBLIC FACILITIES & SERVICES
ASSETS	Diverse group of people interested in their area	Good access to commercial areas and major highways	Good location for accessing any area of town	Access to Open space
	Many area residents have lived in the area most of their lives	Proximity to natural open space	Opportunities for commercial and manufacturing development	Surrounded by Commercial opportunity for jobs and shopping
	Neighbors willing to be involved in Planning Process	Diverse mix of land uses	Access to rail transportation	Served by Public Transit System
		Residential areas built on grid pattern	Vacant Buildings available	Numerous Schools
		Remarkable natural area for conservation and habitat development in the Catoma Creek area		Easy access to highways Huge potential for park, conservation area in Catoma Creek flood zone

Historic Notes.

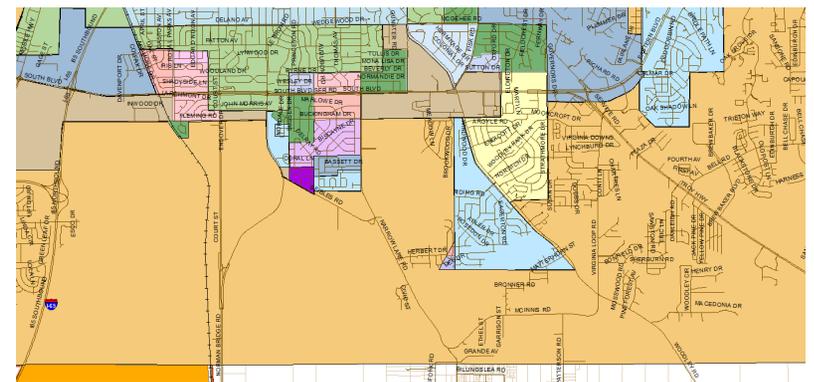
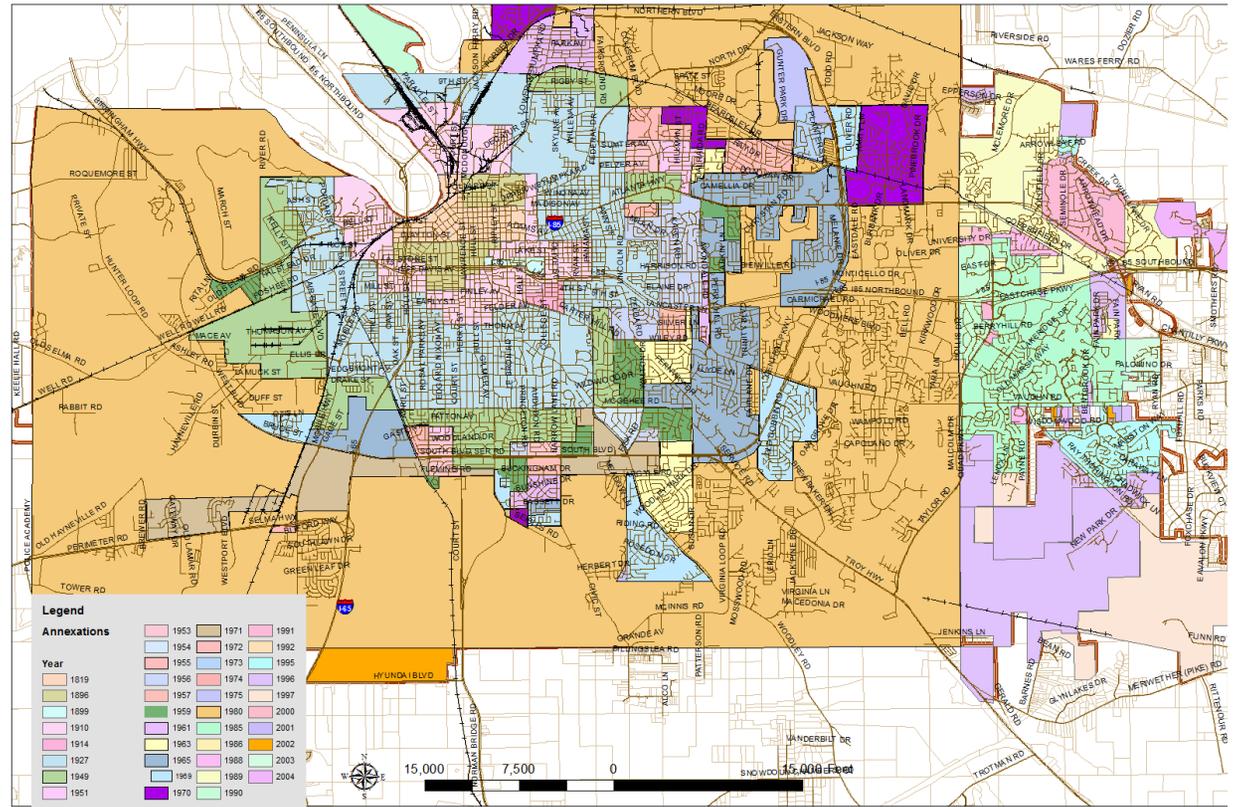
The planning area was incorporated into the city at various times. Growth into this area, south of Southern Boulevard was initially for suburban residential use. Land along the Boulevard between Normandale and Woodley Roads was first incorporated in the late 1950's and basically expanded between these two streets until the large area surrounding and to the City limits was incorporated in 1980. Growth was also seen along the Troy Highway in the 1960's and 70's and this resulted in primarily commercial zoning as Troy Highway was a gateway into the City.

The development pattern of numerous subdivisions was greatly determined by the presence of a large flood zone from the Catoma Creek system. There are large areas of open space due to flooding risk and soil conditions. These areas could be wonderful areas for recreation, conservation and parks.

Commercial development in suburban Montgomery got a boost in 1954 when the first shopping Center, Normandale, was built at the corner of Normandale and Patton, north of Southern Boulevard. Residential growth in this area was already robust at that time.. In 1968, Montgomery Mall was built and this actually complemented the Normandale shopping opportunities as both remained extremely popular until 1977 when Eastdale Mall was built in northeast

section of town. The downturn began for Normandale then and was accelerated in 1980 or 1981 when Loveman's Department store departed.

The commercial strength of the area was dealt another blow with the decline (starting about 1998) and finally the closing of the Montgomery Mall in 2006. The area remains a major gateway for the city, but the commercial corridor needs to be addressed. This Plan will include a corridor plan to address the Boulevard and Troy Highway.



Participants at the numerous area meetings also expressed concerns and hopes for the commercial health of the Troy Highway and for Southern Boulevard

Existing Conditions Assessment

Physical Characteristics

The Southern Neighborhood is definitely a mix of land uses and lot sizes. The boundaries are primarily roads or highways and the southern boundary is the City Limit. As can be seen on the street grid pattern to the right, large open areas are surrounded by neighborhood-like streets and cul-de-sacs. Another apparent fact for the area: there are few east-to-west connections. Most folks must drive north and east to go south on the Troy Highway.

While railroads, currently only serving freight trains, are very important to our city, not one track is in this planning area. This helps promote residential development and inhibits industrial uses. The street patterns also inhibit industrial development due to the numerous small streets and the lack of efficient connections to main roads.

Page 14 contains a map illustrating the extensive flood zones around Catoma Creek. This explains the large tracts of land that have not been built on within this area. It also explains the rural setting for much of the area. As



Street Grid Pattern

the picture below shows, there is definitely a strong rural feel and appearance in areas within this planning area that is much desired by many people.



Physiography

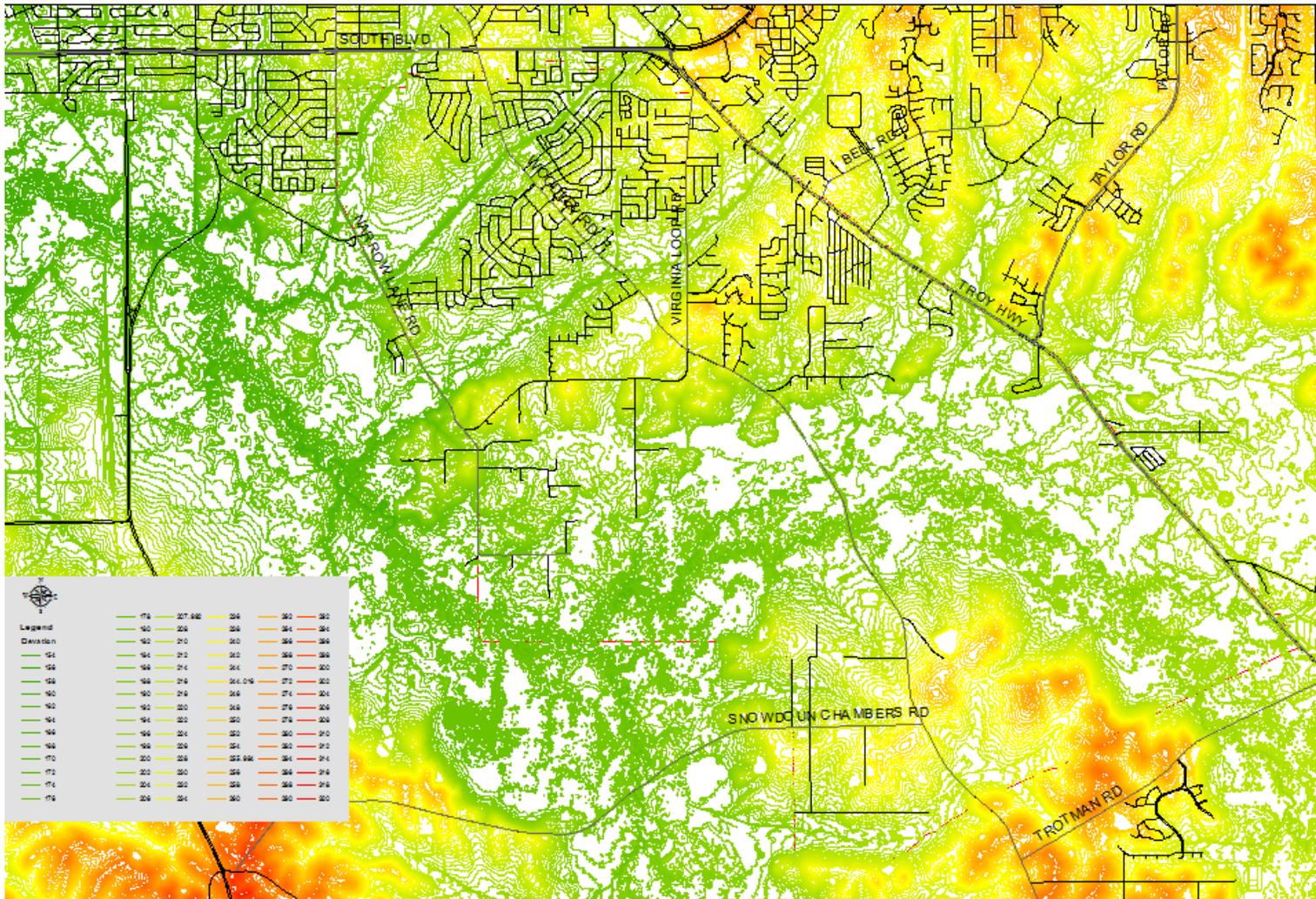
The topographic map below illustrates the variety of elevations within the planning area. The green areas have the lowest elevation and red the highest. Areas with primarily the same color are relatively flat so in general this

appears to be a nice, gentle plain with few topographic changes but there is a great diversity of landscapes. From prairies to wetlands, this planning area is vital to the Catoma Creek watershed.

The image shows that a considerable portion of the planning area is in low lying natural drainage paths. This is an exhibit to the frequent issues with flash flooding. The

plan will address measures the city, community, and individuals can take to mediate the impacts of sudden heavy rainfall.

The most significant elevation changes are seen in three of the four corners of the map. The dark red indicates increasing height elevations . .



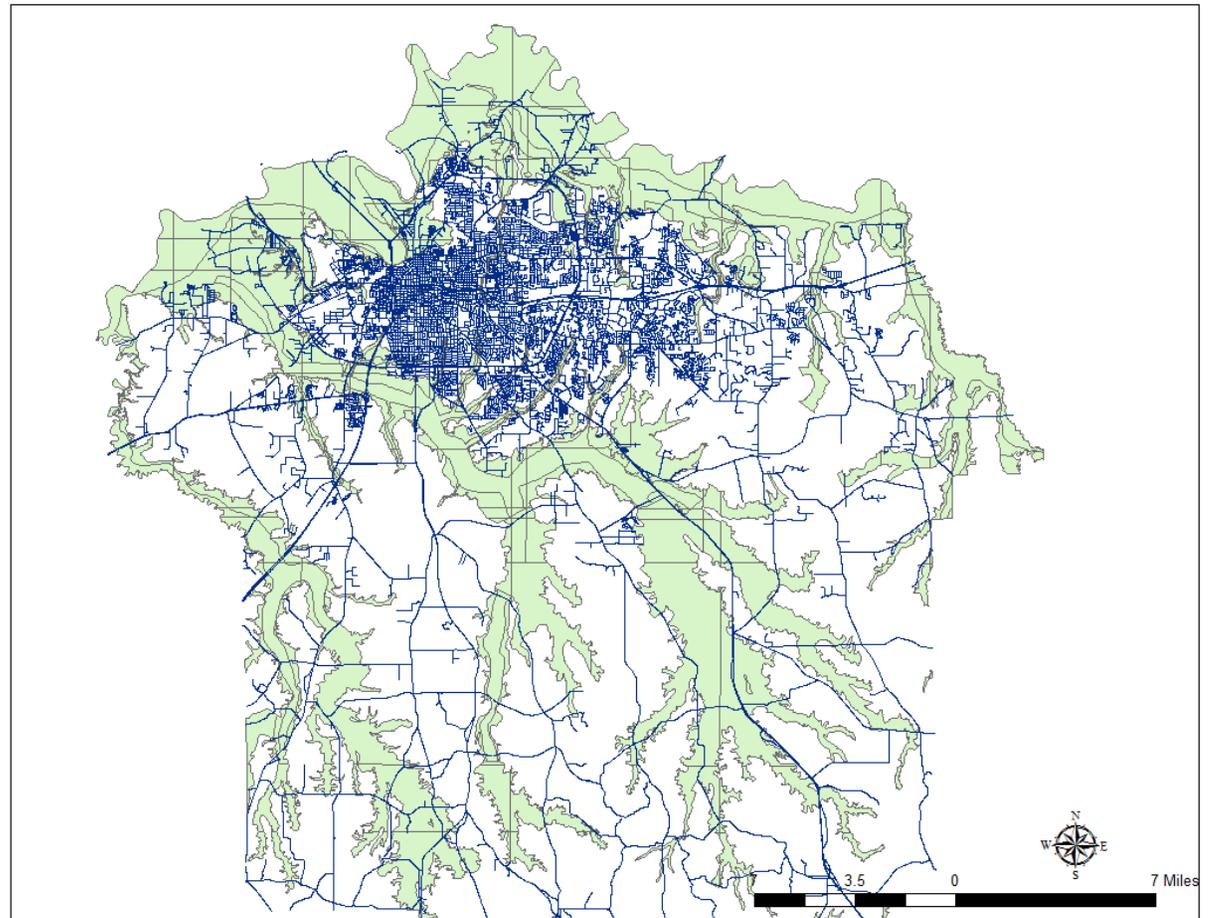
Living with Catoma Creek

Proximity to the Catoma Creek is a blessing and a curse. Historically the land has suffered flooding from the creek. But the creek and the great resource of ground water that we have in Alabama is a natural resource very important to growth of crops, plants and healthy, safe drinking water.

Until new studies are completed that reevaluate, the area will remain in a FEMA designated flood area. This makes it difficult for home owners because it requires the purchase of flood insurance which is expensive. The flood designation also prohibits the City from investing public monies or federal grant money, specifically the funds from the Department of Housing and Urban Development, such as the Community Development Block Grants (CDBG), HOME, and Emergency Shelter funds in the flood areas.

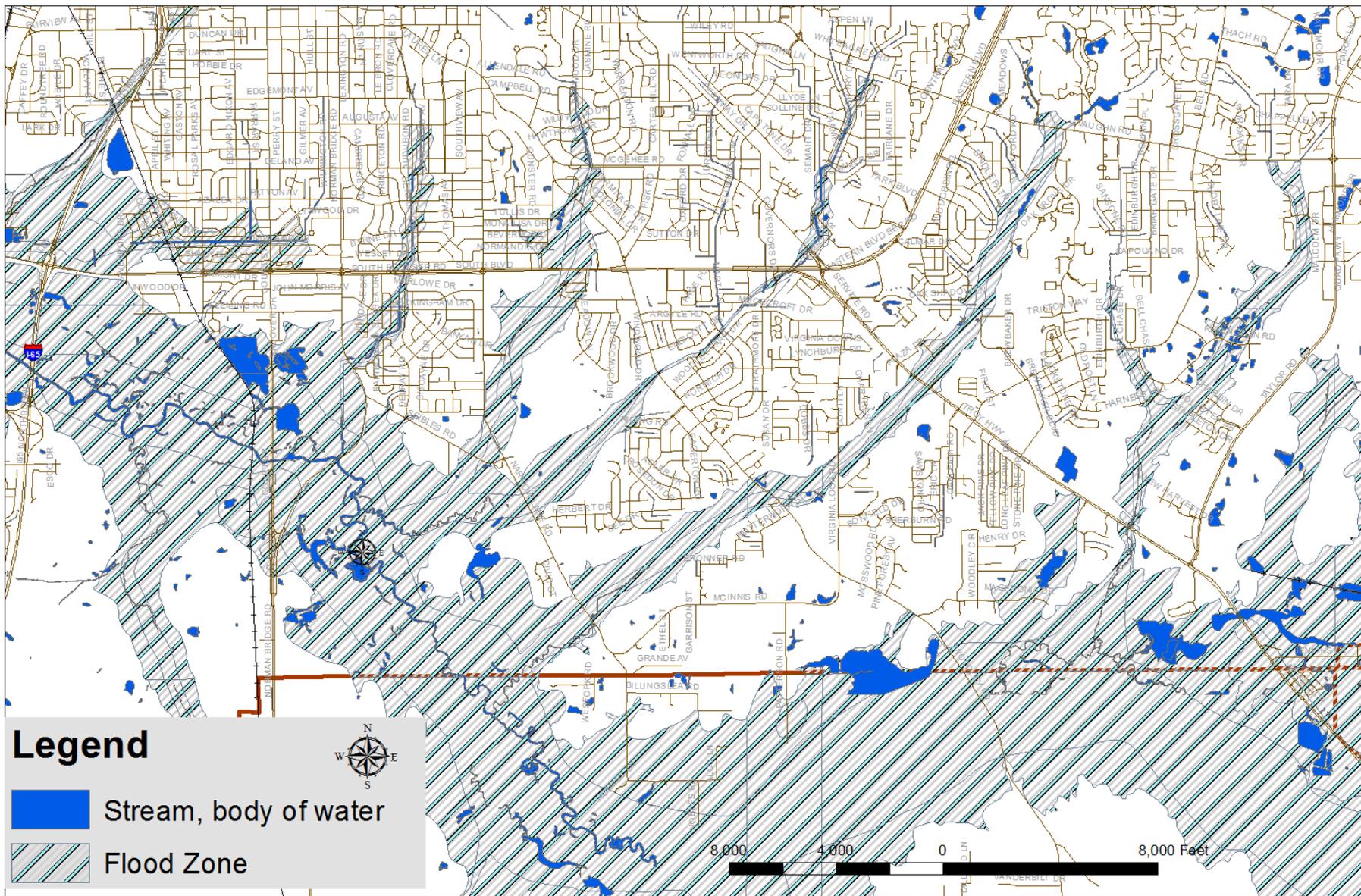
The area is great for recreation, gardening/farming and open space. During public meetings held to discuss the planning area, residents volunteered numerous ideas to embrace this natural resource area. Among the ideas: a botanical garden, conservation and natural area, parks, a trail system for bikers and hikers that would eventually ring the city, and community farming. As the following maps illustrate, the County, City and this planning area have some major flood zones.

The map on this page is of Montgomery



County, it shows the flood zones in green, city streets are in blue. The various flood zones almost totally encircle the city and the Planning Department has advised for several years that this would make a wonderful biking and hiking area. This has been done in some cities: often this type of long, connected pathway is not used by cars but only pedestrian and cycling access on the path itself. Boston and Chicago both have famous “Emerald Necklaces,” - so named to reflect the beautiful green pathway of con-

necting parks and trails. Certainly this would be an amazing space and opportunity for recreation and beauty. It would require a long-term commitment of planning, hard work and funding to complete the project.



The Flood Hazard Areas are designated by FEMA, a federal government agency that documents and strives to manage emergency situations. The presence of the flood plain mandates that owners of property located in a flood plain

must have flood insurance. FEMA has mandated that all states have a flood hazard mitigation program and Alabama has complied. The Alabama Plan may be found in the Appendix, but in summary, it requests that communities

prevent people from living in a flood plain. Where residences are located in a flood plain, they must have flood insurance and meet building requirements to minimize a disaster.

Demographic Characteristics

Data from the US Census Bureau is used to illustrate population characteristics and changes in the population over time. This data is used to understand the number, race, age, sex, education, and economic composition of an area. The Census is enumerated every 10 years and is available on the census.gov website or in libraries. The City and School systems use this data to try to be prepared to best serve the needs of the citizens. Also, the Federal government uses Census data to allocate funds fairly for every citizen.

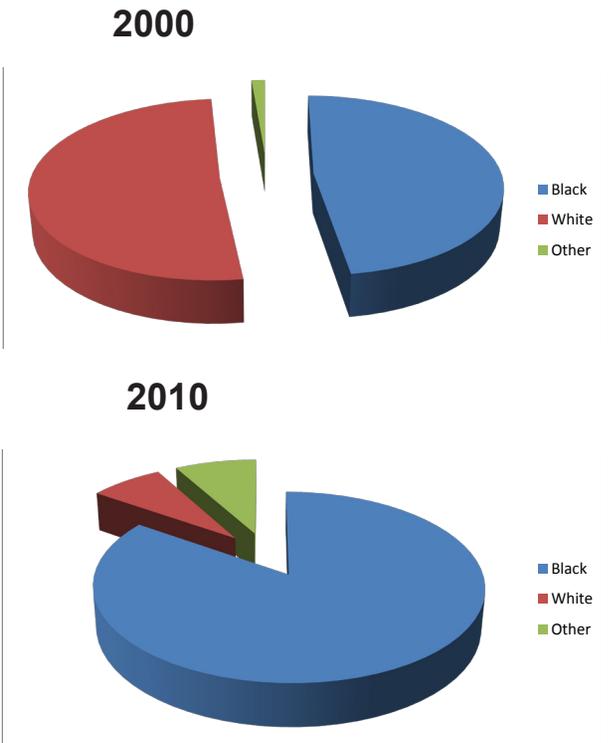
Comparing changes of this data over time helps to determine or predict changing needs of our population. Also, marketing companies and businesses study demographics of an area to create advertising or bring in businesses that target the specific demographics of place.

Data studied over time can predict changes and trends so cities can be prepared to meet the needs of a changing population. We know from these studies that our nation is becoming more diverse and that because the “Baby Boomer” generation (those folks born after World War II) is one of the largest groups, that we will have a much higher percentage of older citizens since babies are not being born in as high numbers for many years. Nationally, 13% of our population is over 65, by 2030, 18% will be over 65. This is

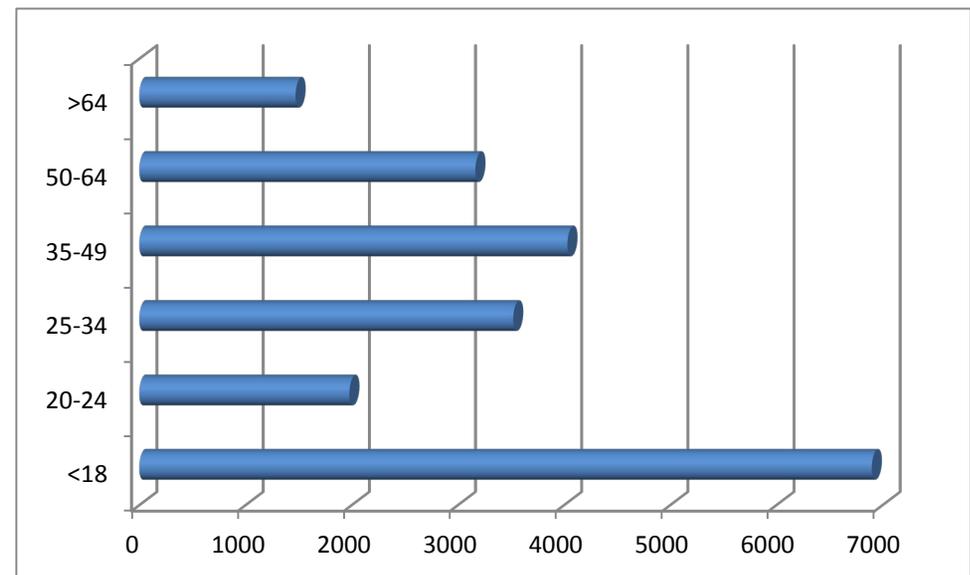
significant for housing needs, education, health care and personal service needs of our citizens. Currently we are unable to provide for these predicted needs and must plan for the future.

The demographics of this planning area have changed in the past 10 years. Overall, there has been an 8.3% growth in the number of people living in the area. The pie charts on the right show the changes in the racial make-up of this community over the past 10 years.

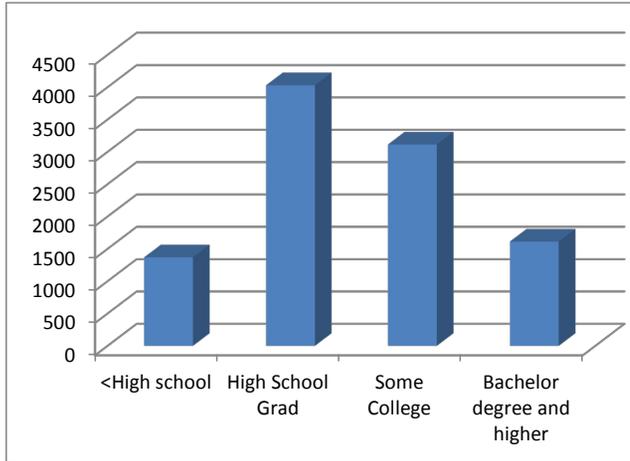
The bar chart at bottom right shows number of people in the specific age ranges listed. This chart shows that 32.% of residents in the planning area are under 18. Typically, these are children still living with their families. This is higher than the 25.3% for the city; 24% for the State and 23.5% for the nation. At the other end of the scale, the area has a much lower percent of folks over 64, only 7% for the planning area, 11.5 for the City, 13.6 for the State and 12.9% for the nation.



Total Number of Citizens in Specific Age Range



Education and Employment



Education Attainment for persons over 25

This data from the 2010 US Census looks at the education and employment data for the neighborhood residents. The median household income for this area is \$32,956. The educational attainment for persons 25 and older, top left chart, shows that 85.5% of the population has a High School education. This is higher than the City's current public school graduation rate of 67% and the national rate of 84%. Of these graduates, 46.7% have had at least some college, and 15.9% graduated from college or have advanced degrees.

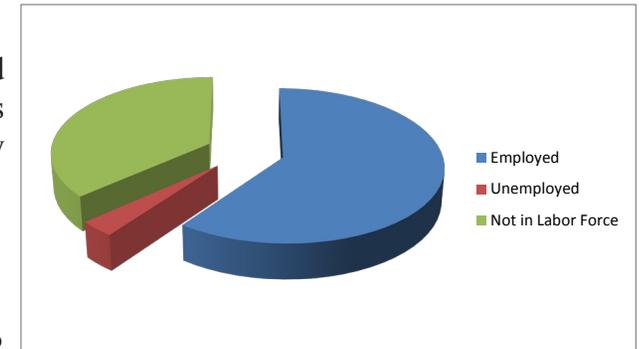
The chart on the top right, Employment Status, shows that 60% of persons 25 and older are in the labor force, compared to the national

average of 65%. However, the neighborhood had an unemployment rate of 3.5% which is lower than the national rate which is currently 9.1%.

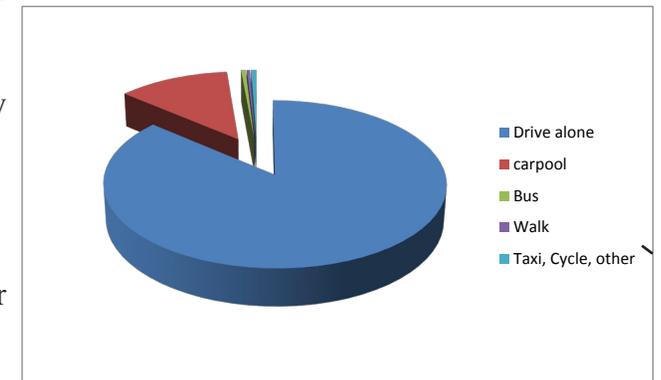
Like most Montgomery residents, the neighborhood residents primarily drive to work. 85% of workers drive alone, 12% carpool, 0.5% ride the bus, 0.6% take a taxi, and 0.4% walk. Almost all residents work in the state (99.4%) and 6.3% of these work in another county. The other 0.6% work outside the state.

The 2010 Census documented that only citizens in Census Tract 32 - located between Narrow Lane and Woodley Road and north of McInnis Road - took the bus to work.

Another interesting fact was that higher percentages of folks with High School education and above had a higher employment rate than those without a high School diploma. The unemployment rate was almost the same for the four groups documented on the graph at the left, but the number of people considered to be not in the employment force was significantly higher (44%) in the least educated while the percentage in the other three fields were about the same at 20%.



Employment Status



Transportation to Work

Housing

The initial survey by the City Planning Department included determining types of housing units (single family detached units, duplexes, triplexes, and other types of multifamily units) and observing the area housing stock to determine general condition. This observation was limited to visual inspection from the street. No inside inspections were done, only observation of the sides and front visible from the street.

There were five possible classifications for the condition of a structure: (1) indicates structure appeared sound and in good condition; (2) indicates a structure that required paint or minor repairs; (3) indicates a structure that needed major repairs such as serious roof damage or had significant sagging of normally straight construction lines which might indicate serious foundation or support problems; (4) was given to structures that appeared beyond repair and should be considered for demolition; (5) was given to a structure in the process of some type of renovation or construction.

These are broad, non-binding, non-legal descriptions used to estimate the overall condition of housing in the area. The data is used only to determine a degree of need for housing repairs in the area. The tables on pages 21 and 22 summarize the data from this study.

The South Montgomery Planning Area is primarily residential with commercial and rare manufacturing uses along the major connecting roads: Troy Highway, Virginia Loop Road, and Woodley Road. A Corridor study is included in this report that covers West and East South Boulevard and Troy Highway.

There are nine Neighborhood organizations identified by BONDS (Building Our Neighborhoods for Development and Success, a City sponsored organizations that offers educational and leadership programs to neighborhoods that join BONDS). There are also several residential areas that are not members of BONDS in this area. The housing throughout the area is over all very good. This is primarily single family detached housing. There are areas with townhouses and there are numerous apartment complexes along the periphery of the planning boundaries, most located along the Boulevard, Troy Highway, Woodley Road and Virginia Loop Road. There area also areas with a distinct rural ambience: large lots, narrow roads, no sidewalks. In short, there is something for everyone in this planning area.



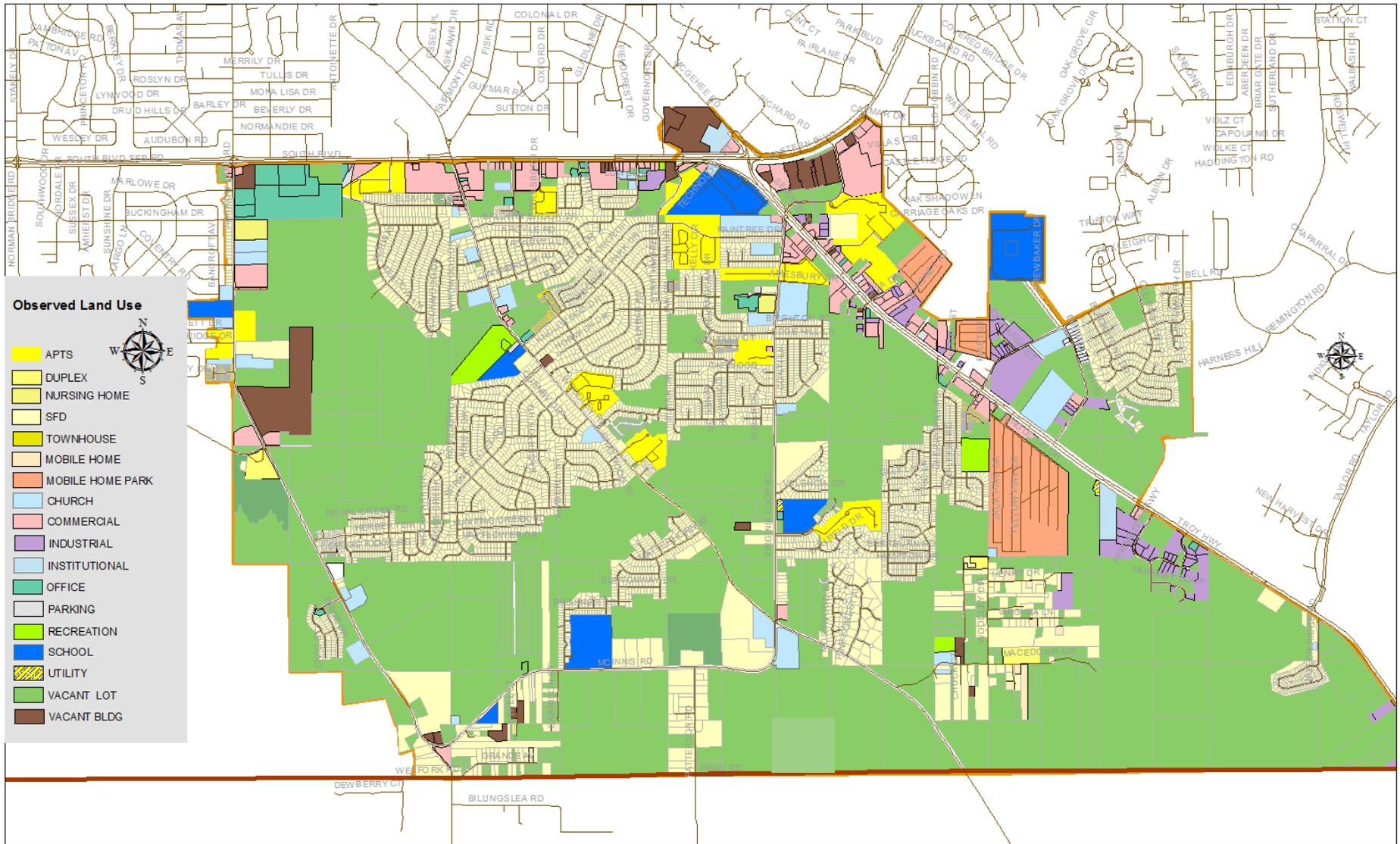
HOUSING TYPES

	Number of Units	General Condition	Number of Parcels	Number of Acres % of total plan area	Comments
	Single Family 5399	in general, good	5399	1920.2 (26.4%)	Wide range of size and style of homes and lot sizes
	Town Houses 229	generally in poor condition	229	18.9 (0.3%)	Townhouses are often difficult to maintain and these are no exception
	Apartments 2928 units plus 435 for special needs	Wide variety but many are undergoing renovations	33, 20 different Apartment complexes	239 (3.3%)	Most complexes include 1,2 & 3 bed rooms. Special needs include rehab, nursing homes, independent and assisted living
	Trailers 623	Not all in good shape	14	23.7 private acres 165.5 in tr. parks	The majority of trailers are either in organized trailer parks, a few are scattered in rural setting
Total Dwelling Units	9614 units			2367.3 acres 32.8%	

Observed Land Use Summary

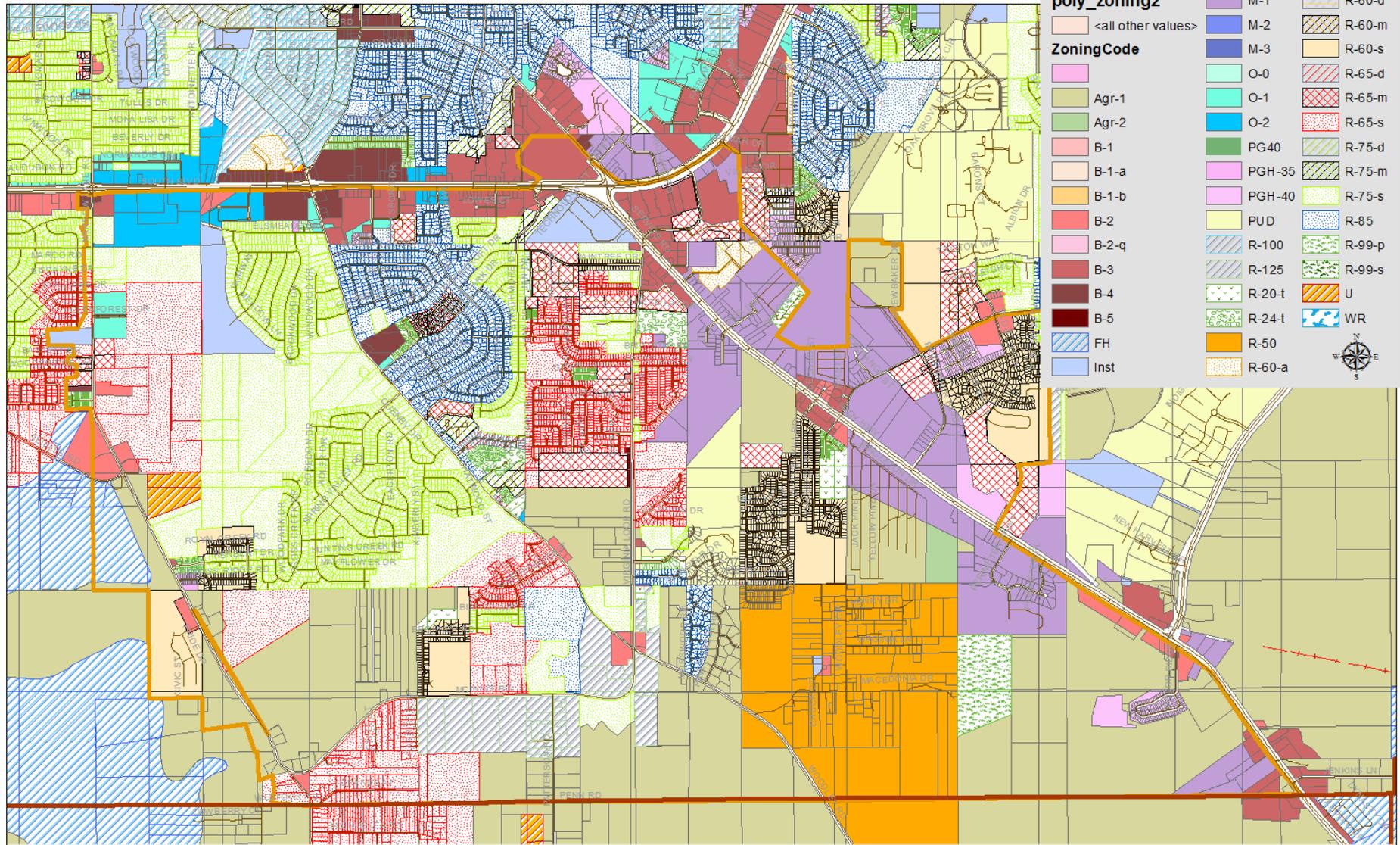
Observed Land Use	# of Parcels Used	% of Parcels	Acres covered	% of Area
Single Family Units	5416	83.0%	2127.7	26.4%
Duplex & Town Houses	248	3.8%	47.7	0.7%
Multi-Family Residence	33	0.5%	230	3.2%
Commercial	109	1.7%	210.9	2.9%
Manufacturing	72	1.1%	197.5	2.7%
Institutional	45	0.7%	339.3	4.7%
Park/Recreation	5	0.08%	42	0.6%
Office	23	0.4%	81.3	1.1%
Utilities	2	0.03%	2	0.03%
Vacant Building	28	0.4%	137	1.9%
Vacant Land	542	8.3%	3851.6	53.0%
Total	6522	100%	7267	100%
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OBSERVED LAND USE



South Montgomery Neighborhood Land Use Map

ZONING MAP



South Montgomery Neighborhood Zoning

Commercial and Manufacturing Uses

South Montgomery planning area has extensive commercial opportunities that are found primarily along Southern Boulevard, the northern parts of Narrow Lane and Woodley Road, along most of Virginia Loop Road and Troy Highway. Because the overall area of this plan is quite large, over 7000 acres, it may seem to some residents that commercial opportunities are few and far between.

The junction of Troy Highway and Southern Boulevard has a mall or shopping center on three of the four corners. The commercial vitality of this corner has diminished over the past dozen years and many of the stores have closed, including the darkening of Montgomery Mall. However, there are numerous commercial entities along Eastern, and Southern Boulevard and the northern segment of Troy Highway. A corridor study is included in this plan as a separate chapter. Neighborhood commercial businesses are found primarily on Woodley and Virginia Loop Roads.

At all the neighborhood meetings held to begin the planning process, neighbors expressed their desires for more retail opportunities and specifically for more restaurants. The survey shows a predominance of fast food, predatory lending, and thrift stores. The neighbors reported that this did not give their section of the Southern

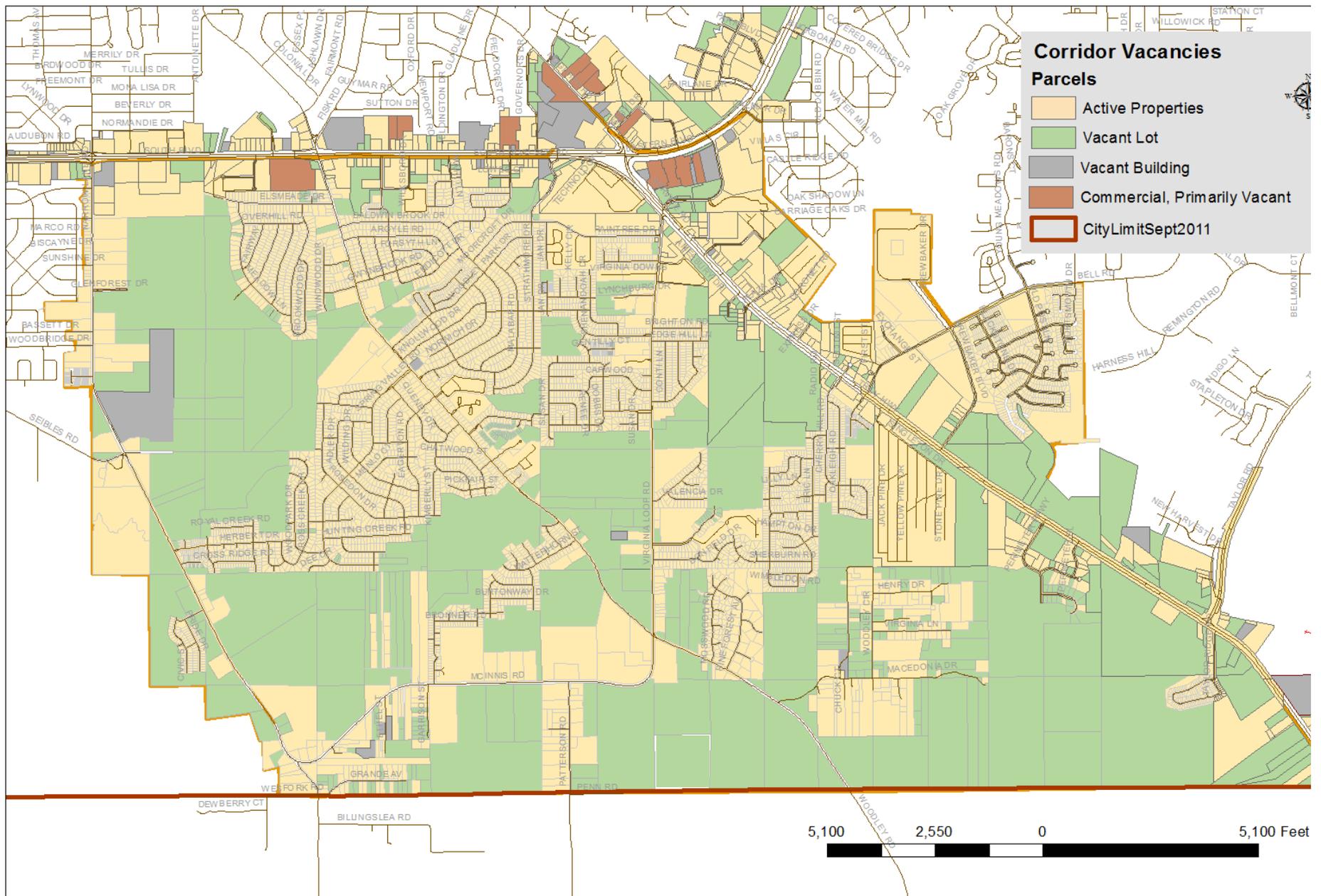
Boulevard the best appearance, nor were these the types of stores they wished to shop. The final section contains the business study details.

Manufacturing uses are primarily located along the Troy Highway. There is a section of Troy highway, about 0.6 mile from the junction with Southern Boulevard and extending two (2) miles southeast along Troy Highway that has been zoned M-1 for industrial use. This includes an industrial park along Perimeter Parkway which is just south of the Troy Highway between Bell and Taylor Roads (bottom right picture).

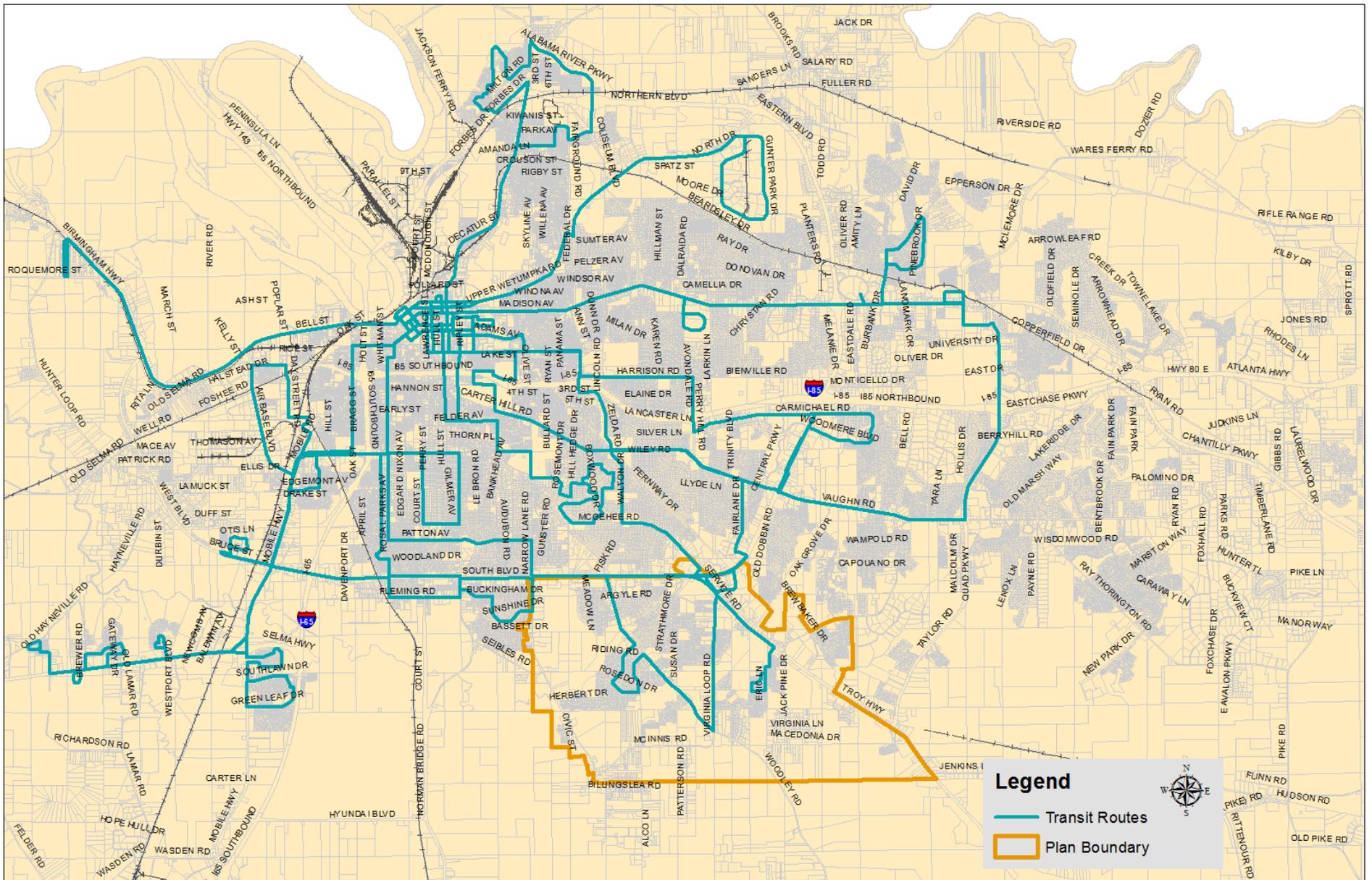
While not all the parcels zoned for manufacturing have a manufacturing use established (some are vacant parcels), there is a wide variety of manufacturing companies which should offer diverse and increased opportunities for jobs in this area.

Though there is a strong manufacturing presence, the mode of transportation is strictly by road/highway. Troy Highway and Southern Boulevard have easy access to interstates 65 and 85. There is no rail infrastructure in this entire south Montgomery area. Hyundai manufacturing is located in the southwest portion of Montgomery and is well served by rail.





There are 3851 acres of vacant land which comprises 53% of the total area. This is due primarily to large areas designated as floodplain due to the extensive Catoma Creek system and a couple sloughs associated with some local wetlands and creeks (see page 15). Vacant buildings occupy another 137 acres.



Map of City transit coverage. The planning area is outlined in gold. Transit (bus) lines are shown in turquoise to show extent of coverage for the city. Railroad lines are black with regular cross marks. Currently Montgomery has numerous, and increasing freight traffic but no passenger lines through the city.

Existing Public Facilities and Services

The South Montgomery Neighborhood Planning Area has some unique public facilities as well as a large natural area that offer tremendous potential for preservation of a remarkable habitat for animals and plants, as well as offering recreational and educational opportunities..

The area has five schools in the Montgomery Public School System, a Junior college and AIDT, an education and training center that is part of the state's secondary education program. There is a baseball complex that is slated to have a major addition to create a sports complex near Peter Crump School on Woodley Road. There is also a Boys and Girls Club off Troy Highway in the Regency Park neighborhood that is available to the entire area.

The area has the unique opportunity for recreation and a nature conservancy in the floodplain of Catoma Creek. This floodplain is not suitable for building, but it offers open space and potential to become a linear park that could one day ring the city. This could be a place for trails for cyclists and pedestrians; a natural habitat for our wildlife neighbors, and could also incorporate an educational center and community gardens.

Montgomery Area Transit System serves most of the area south of Southern Boulevard with bus connections to all other parts of the City (See map, page 25).



Ball park at Crump School



Boys and Girls Club on Christie Drive

Utilities

The South Montgomery Planning Area is served by Alabama Power, Montgomery Water and Sanitary Sewer, and Alabama Gas Corporation. These are private entities and service must be arranged through the utility provider. Montgomery Water bills for the sewer and garbage pick-up, though the Sanitation Department of the City provides residential garbage collection. The Sanitation Department also provides each residential customer with a rollable trash container. Properties zoned other than residential must contract with private garbage services.

The City of Montgomery Sanitation Department has curb side garbage pick up twice a week, one day a week curb pick up of leaves, branches or other yard refuse, and will pick up, upon a call-in request for special items. In addition, twice a month the Sanitation Department places vehicles at area schools to receive any kind of refuse that people will take to the site for disposal. There is also a recycling program that has designated drop-off locations across the City, or recyclables can be taken to the twice monthly school pick-ups.

Public Safety

The City of Montgomery Fire Department serves the city with 16 Class-A Pumpers, 6 ladder trucks, 6 paramedic trucks, 2 Hazardous Materials Teams, and a heavy rescue truck. Additionally, the City maintains a ISO Class 2 rating which assists homeowners in obtaining low fire insurance rates. The Fire Station that is currently located by Trenholm Jr. College will be moving across the Southern Boulevard to the new accommodations located on the old Montgomery Mall property. The Fire Station will be much larger and includes a Hazmat unit.

The City of Montgomery Police Department provides numerous services to the City at-large and for the South Montgomery Planning Area. Eight divisions support these efforts and include: the Administrative Division, the Community-Oriented Policing Division, the Detective Division, the Juvenile Division, the Patrol Division, the Planning and Technology Division, the Special Operations Division, and the Training and Recruitment Division. The Police Department will have an additional and new office in the addition under construction (summer 2013) at the old Montgomery Mall facility.

The Police Department also sponsors two programs, the “Citizens Police Academy” and the “Volunteers in Police Service” to build trust and respect between the department and citizens. The “Citizens Police Academy” consists of a 10

week series of classes held on Tuesdays from 6 pm to 9 pm. Topics covered include: criminal investigations, patrol operations, communications, crime prevention, and the functions of the courts. After completing the course, participants have a working knowledge of the City of Montgomery Police Department’s personnel and policies. Another program to assist the Police Department is called “Volunteers in Police Service” (VIPS). This program allows volunteers to work as partners with police personnel to free up officers for higher priority duties. These volunteer duties may include administrative work, neighborhood patrol, school patrol, and special event staffing. Each volunteer uses a distinctive-ly marked patrol vehicle while fulfilling some of these duties.

The Police Department is always willing to work with residents of any neighborhood in order to address any crime or traffic issues and to help establish the Neighborhood Watch Program.



The Neighborhood Plan

Neighborhood Plan

Neighborhoods are the building blocks of healthy cities and towns. Neighbors know each other and take special pride in their homes and community. In a well designed neighborhood the residents can walk safely to nearby shopping, schools, and parks. Public facilities serve as points of interest and provide a variety of activities for the area. A broad range of housing options allows a mix of family sizes, ages, incomes, and cultures to live together. Transit service convenient to the neighborhood helps users reach jobs and connect to the larger community. Using traditional zoning or SmartCode with New Urbanist theories will allow planners, residents, and property owners to guide future development in the direction residents desire for the area.

It is important to remember that a strong community has multifaceted components. The following strategies should be considered as working together and not any one specific topic stands alone, nor is there only one issue of importance to a community. The South Montgomery Planning Area has suffered from the closing of the Montgomery Mall and other commercial entities that are located at the edge of the planning area.

The South Montgomery Neighborhood Plan addresses the concerns and desires of the citizens as expressed in a series of community

meetings held in various locations within the neighborhood. These concerns and goals were used to develop objectives with strategies for implementation to achieve the community goals. Short, medium, and long range suggestions toward which the community should work are listed at the end of this plan in the Implementation section. There are suggestions for measuring the outcomes of the various projects in order to evaluate and reassess as necessary. Implementation needs to be evaluated with the stated goals in mind so progress may be tracked, or to rethink strategy if the goals are not being met.

The following outline itemizes important aspects of community life. Some elements are included only to stress the need for continued success with these endeavors. Many communities do not have the organization and committed leadership that is apparent in other areas. This is the first, and one of the most important tasks, for most neighborhoods to develop in order to begin any implementation of goals. The South Montgomery Planning Area is fortunate to have many neighborhood organizations that work with BONDS to strengthen their area. The strategies for the Plan are divided into the following seven categories:

- Community Organization
- Economic Development
- Education, Training, Youth Activities
- Housing
- Land Use/Zoning
- Preservation of Natural Resources
- Public Safety

Community Organization:

- Develop community organizations
- Cover area with Neighborhood Watch
- Encourage development of community leadership
- Build community goals together and form committees to facilitate implementation
- Establish community gardens
- Monitor and evaluate implementation of community goals

Economic Development:

- Redevelop commercial areas
- Use existing vacant buildings creatively to attract new activities
- Increase number and diversity of businesses and services in the area
- Protect yet enhance natural resources
- Consider community agriculture

Education, Training, Youth Activities

- Encourage youths to stay in school
- Vocational Tech or appropriate training for people not desiring to attend college
- Job training center
- After school programs for youths
- More activities for youth including creative (music, art, drama) activities as well as sports

Housing

- Rehabilitation for housing that is not in good condition
- Maintain affordable housing
- Bring in diverse range of housing options but neighbors feel strongly that area has enough apartments

Land Use and Zoning

- Limit R-m zoning to limit apartment construction
- Think Regionally in terms of development of floodplain around Catoma Creek
- Zone to encourage conservation to protect wetlands, swamps
- Enforce codes to clean up areas that have been neglected and are in poor condition

Public Facilities

- Need to increase park and recreation opportunities
- Moderate to large scale urban agriculture
- Residents report need for sidewalks
- Educational and recreational use of floodplain and natural areas not suitable for building

Public Safety

- Help address drug and crime problems
- Crosswalks to facilitate pedestrian activities along Woodley, Virginia Loop, and Narrow Lane Roads
- Safe route to Fitzgerald school and traffic control in area

The neighborhood meetings identified the assets, liabilities, opportunities and constraints that led to the enumeration of the above strategies. Over one hundred people attended the initial meeting and all seemed to be very interested in the area and were positive about the potential for the future.

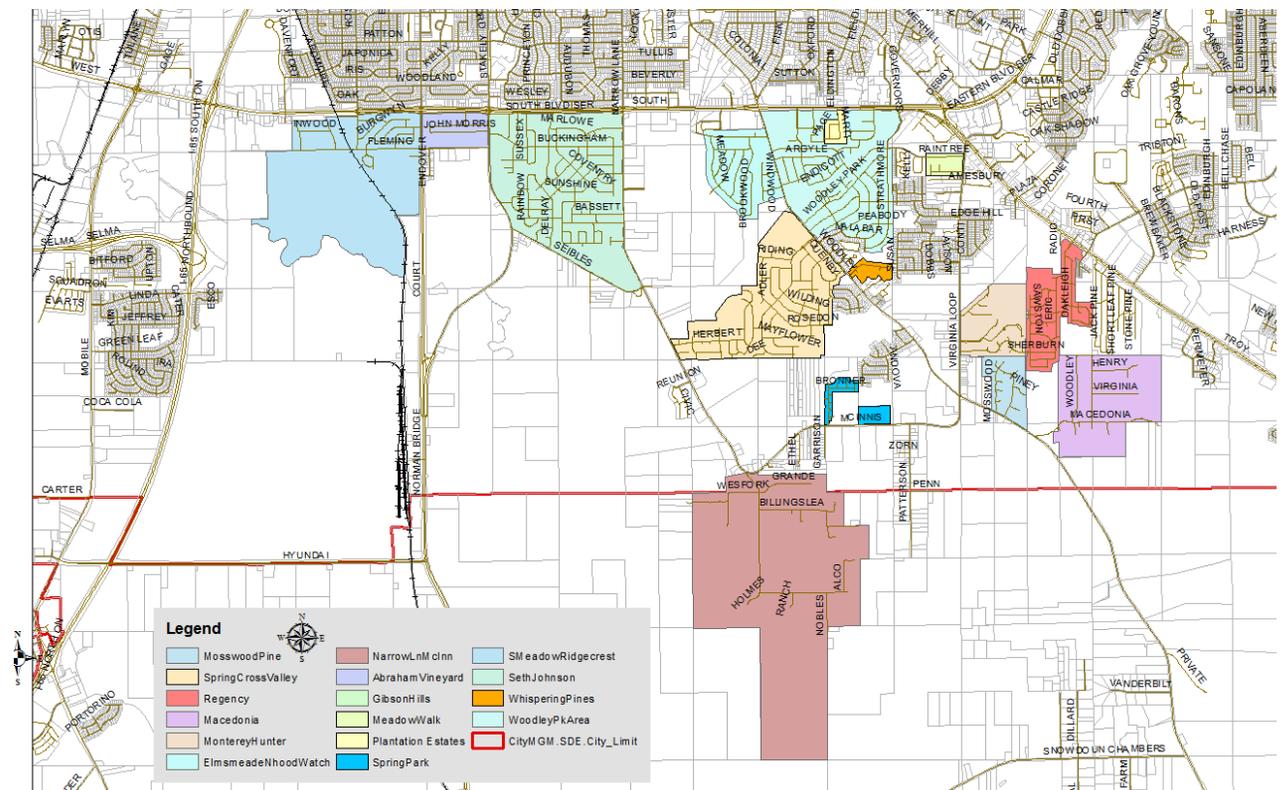
The City of Montgomery has committed the time and resources that it has to offer to help the neighbors meet their goals. The Planning Department is committed to helping define

an action plan for approaching each strategy and helping with implementation. The following section will outline numerous suggestions for implementing each goal. It will be necessary to evaluate the process frequently and measures will be suggested to help with evaluation.

Residents (renters and home owners), business owners, and property owners will be the primary decision makers for implementing the plan. These are the stakeholders for the area and any plan will only work when the stakehold-

ers come together to make things happen.

The map at the bottom shows the current BONDS neighborhood organization in place with active leadership. Neighbors are encouraged to join in and aid planning efforts with their ideas and hard work whether they belong to an organized group or not. No one is excluded from participation and all are most welcome. We each have a role to play to make our neighborhoods healthy, happy, safe places to live.



BONDS Neighborhoods in the area

Community Organization

People are a community's best asset. The strength and sustainability of any community's growth is spearheaded by the people. In order to maintain and support the community, many people will be needed for numerous roles. Historically it has been grassroots movements that have truly made a difference in people's lives and has forced policy change.

The South Montgomery Planning area currently needs more community organization to unite neighbors behind a common goal and to work on specific projects. This would be one of the first goals for implementation of the Neighborhood Plan. BONDS (Building Our Neighborhoods for Development and Success) is a Montgomery organization devoted to helping neighborhoods across Montgomery form organizations to bring the neighbors together for social activities. BONDS also functions to address neighborhood issues that help the neighborhood grow stronger, solve problems and find resources to address issues that can't be resolved by an individual.

BONDS helps neighborhoods set goals and has numerous opportunities for community education. They also bring together neighborhood leaders from all over the City to share their experiences and successes so that others can appreciate the variety of things a neighborhood organization offers to each neighborhood. Their office is located within the City's Planning Department, can be reached at 334-625-2207.

The Neighborhood Organization helps build a neighborhood identity which promotes pride in the area as well as making neighbors

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."

Margaret Mead

feel more a part of the area. This can extend to safety as people who know each other will help look out for each other. When folks feel a part of their area, they feel more at home.

- Establish and maintain neighborhood organizations. In this Planning Area, since it is so large and has some connectivity issues, it would probably be best to work with existing neighborhood organizations to increase their

membership but also to form an alliance to work together on larger projects that affect the larger area.

- Every effort should be made to encourage neighbors to participate together to make a great community team.
- A Neighborhood Watch is a valuable program to establish. The Montgomery Police Department works with each neighborhood to make this work. This is an important link for crime protection for the area. Signs are posted to let everyone know that there is a Neighborhood Watch at work in the area. This is a definite deterrent to crime.

- While building membership and leadership in the community, please remember this is to be a long term organization for the area and it will need many leaders and members through the years to

sustain the neighborhood. So please be inclusive, nurture all members, encourage all neighbors to participate and share the tasks and the fun.

- Build neighborhood identity with the projects, programs and goals selected by the neighbors. Neighbors could design or select an existing design or logo to represent the area and this could be posted in the neighbor-

hood to let visitors know they are entering a special place.

- A Community Garden or Park might be an example of something residents would want to work together to create.
- The Neighborhood Organization would help tremendously with Plan implementation and would act as a monitor for various steps in the process, as well as taking on many responsibilities for accomplishing the actual project.



Fair Park



Florence Park



Kendall Whittier



Lewis Crest



Lewiston Gardens



Riverview



Riverwood



Sunrise Terrace



Swan Lake



Turner Park

Some Neighborhood signs seen around Montgomery:



A wide variety of neighborhood signs:



Brady Heights



Economic Development

Although there are numerous vacant lots and buildings, traffic counts (almost 50,000 per day) document that the Southern Boulevard and Troy Highway and the Eastern-Southern Boulevard system continues to attract a regional clientele as well as serve as a daily route in local residents lives. The construction of the outer loop, already underway east of the city connecting I-85 and I-65, may decrease the traffic counts slightly for people wishing to travel beyond Montgomery. However, this will remain a well traveled path for commuters from the area and from outlying towns. These high counts warrant commercial activity.

Goals for economic development:

Redevelop Commercial Areas

Most of the large, multiple tenant buildings and complexes are suffering from vacancies and poor maintenance. These tend to have a huge expanse of equally vacant parking spaces which adds to the look of abandonment. The goal is to make facilities attractive for potential new businesses and to customers. Our plan recommends adaptive reuse in a form that is easier to develop with smaller 'bites' rather than looking for a developer who can tackle a very large site in the light of current economic constraints.

Renovation of Capital Plaza (Three drawings on right)

Top right illustrates how the parking lot can be decreased with the addition of a new row of businesses across from the existing building. The middle drawing is a view from Woodley Road looking into the redesigned Capital Plaza.

In addition, a section could be cut through the middle (from north to south) to create an access way for cars and pedestrians. This would open up the south side of the Plaza which has a large parking area; would allow for increased space for additional, smaller shops, and the large buildings could be used to house more businesses rather than only one large one. The bottom drawing shows how the north side of the existing buildings could be remodeled to contain additional stores.



Redevelopment of Montgomery Mall



Montgomery Mall waiting for a new purpose. Modifications of the old Dillard's building was begun in 2013 to accommodate a new Fire and Police Stations.

In early 2013 the City purchased part of Montgomery Mall and began reconfiguration of the former Dillard's store to be the new home for Fire Department Station #9 and for a police precinct. This building consists of a two story, almost 200,000 sq. ft. space. Gymnasium, walking trail and living quarters will be part of the new station and the space will also accommodate a police installation. An apparatus garage has been built on the southeast side to house rescue vehicles.

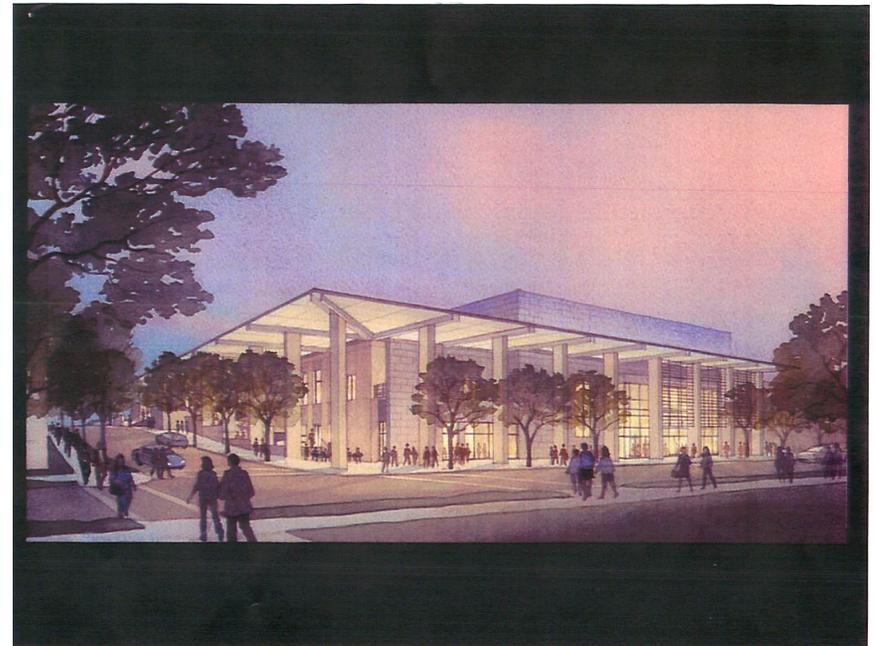
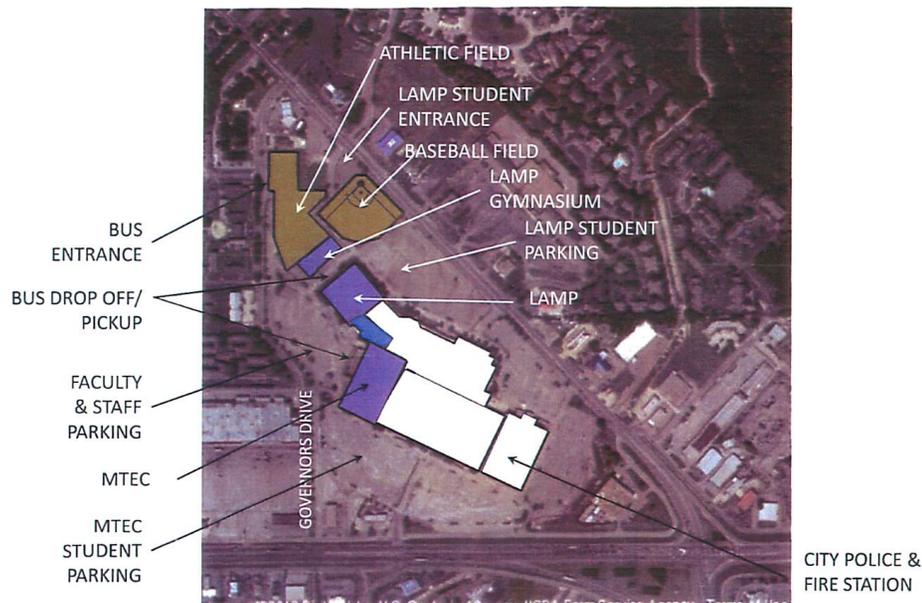
In addition, Montgomery Public Schools announced a proposal to use part of the mall to house Montgomery Technical Education Center (MTEC), Loveless Academic magnet Program (LAMP), and several central offices (see layout of MPS Plan and illustration below). In addition,

part of the parking area will be turned into athletic fields. However, in October of 2013 the plan by the School Board has been put on hold.

With almost 727,000 sq. ft., Montgomery Mall is a unique redevelopment challenge. Current economic conditions make a project this large astronomical and over the past 5-7 years numerous developers have looked at the possibilities.

Another possibility for the area, if the school decides not to abandon existing facilities, or only constructs the MTECH facility, as originally proposed, is to redevelop with new businesses and housing. This plan would break up the massive mall, add a variety of housing types, add some commercial, including restaurants, and include a rehab facility with continu-

SITE PLAN – MALL OPTION



ous care potential.

Based on the predicted need for housing to attract retiring citizens, the housing would be a combination of individual cottages, small numbers of clustered apartments or townhouses, including live-above units, independent living facilities and a continuous care facility as part of rehabilitation hospital. A key attraction for residents would be the close proximity of M-TECH and an additional activity or vocational center, A-TECH, that would be open to the public for learning a variety of vocational skills, art and music.



Education and Training

Education, Training, Youth Activities

- **Encourage youths to stay in school** by providing opportunities for activities and tutoring that encourage youth to achieve their goals. Neighborhoods could consider creating jobs for summer employment within the neighborhood in order to help youth earn some money but also to provide them structure and guidance during a time many get bored.
- **Vocational Tech or appropriate training for people not desiring to attend college** many jobs require skills that are not taught in college but require specific training and these help people obtain jobs that pay higher than minimum wage.
- **Job training center.** AIDT is a wonderful training center for specific jobs and it is located within this planning area. It trains people applying and hired for specific jobs within our state. However, it does not function solely as a job training center and there is a need in our city for this service. It would be a great addition to the area to have a job training center. This could be part of the Montgomery Mall redevelopment or another vacant building could be adapted for this use.

In order to encourage or even provide a financial mechanism for supporting individuals during training, it might be possible to set up some local co-ops with local employers. The idea behind these co-ops would be to provide job skill training part-time and work opportunities part-time until the necessary skills are completed in order to maintain a full-time job.

Montgomery has both technical schools as well as colleges that offer a variety of knowledge and skills necessary to obtain jobs that would pay a living wage. A living wage is defined as a salary that is high enough that a person can afford suitable housing and pay their bills while having only one job. Many people in Montgomery today are unable to make more than minimum wage which does not adequately pay for basic needs. One suggestion would be to create a Vocational Center that would explore options with local employers and local schools in order to establish a successful training program.

- **After school programs for youths** The Boys and Girls Clubs in many communities offer this program and perhaps this is a possibility. In addition schools and churches could be approached to add this service to their programming.
- **More activities for youth** including creative (music, art, drama) activities as well as sports. Youths need exposure to many opportunities and the arts offer creative outlets that are great experiences. Montgomery has many opportunities in Community

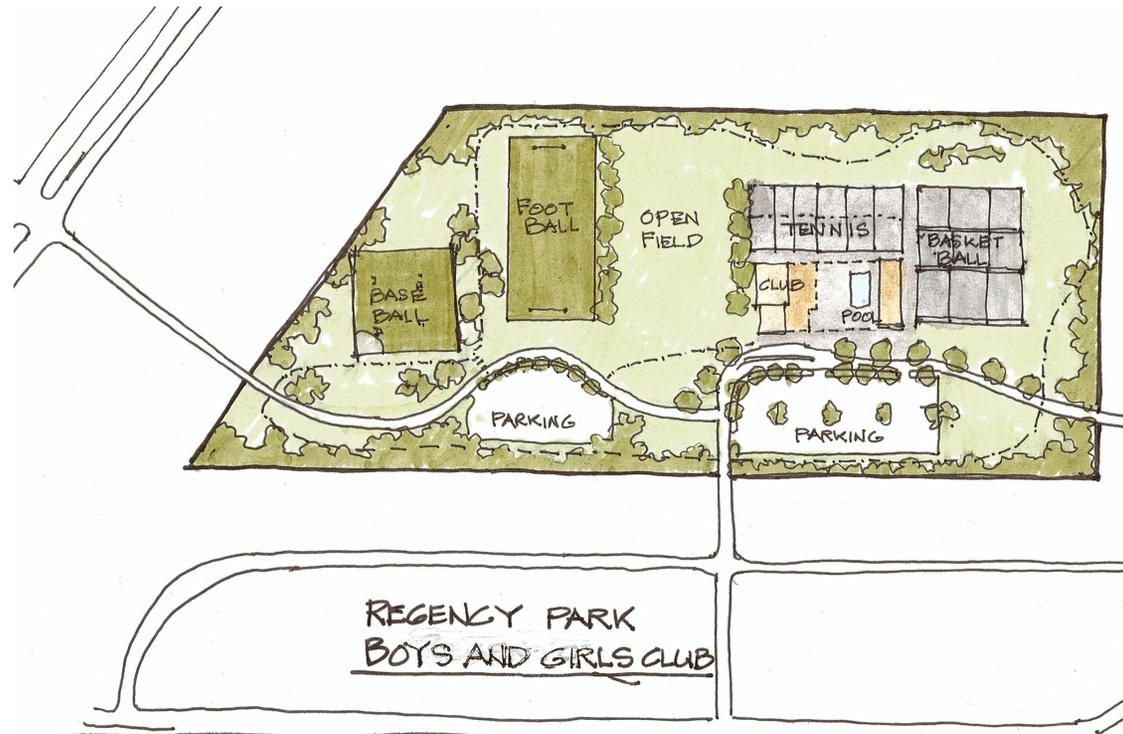
Centers, at the Armory, the Museum of Fine Arts and Shakespeare Theatre for youths to participate and learn.

Job training opportunities:



The Boys and Girls Club in Regency Park currently offers recreation and after school programs. This plan suggests that the mostly vacant townhomes on the northeast end of the neighborhood, close to Troy Highway, be removed and this land used to expand the area for recreation and also facilitate an entrance to the Club from Troy Highway.

As resources and need increase, the building could also be enlarged to expand indoor facilities for more activities for the area youth. Currently there is a swimming pool, baseball fields, indoor basketball courts and indoor facilities for a variety of activities.



Housing

Housing goals focus on improving current stock and creating additional homes in order to encourage more people to live in the area. Increasing the number of residents in the area would also help secure a grocery store and other services that area residents requested. Increasing the area population also helps some of the economic goals.

- Rehab the area houses that need repairs. The City Planning Department receives Community Development Block Grants from the federal government, Department of Housing and Urban Development (HUD) and this grant money may be applied to repairing homes. The government sets strict standards as to using this money and currently the City has a waiting list of houses that qualify for this program. In addition, Alabama State University also receives federal monies to rehab homes and their program may be available for grants as well. Interested residents may call the ASU program at 334-229-6974.
- Encourage a diverse range of housing options, but neighbors feel strongly that the area has enough apartments. Home building in most areas is driven by the private market. There is little the city government can do to stimulate the type of houses that some residents suggested would be best for this area.

The area is fairly well built out with most vacant land being in a floodplain. Zoning can be used to guide placement of apartments. The area already has numerous apartments which are great for offering variety in prices and styles of housing.

- This planning area does have a wide variety of housing choices for people moving into the area. Most housing in the area is in good condition.
- The drawing below shows a new housing development built along the suggested extension of Siebels Road connecting Narrow Lane to Woodley Road. Because of Baldwin Slough and the flood plain to the south of the

slough, a Botanical garden is shown here to be an addition park for the area but it would also be a regional draw. The Siebels Road extension meets Woodley Road just north of the baseball complex adjacent to Crump School. This housing development would also surround the existing golf course



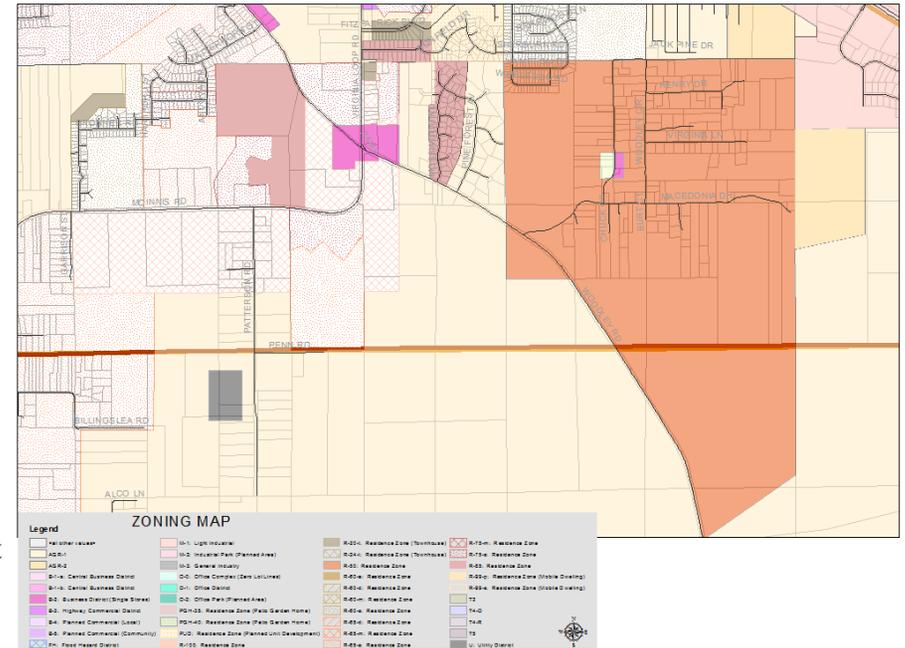
Land Use and Zoning

Land use and zoning concerns how the land should be used to optimize future potential for growth and prosperity of the area. City government determines this and sets the standards in the local Zoning and Subdivision Regulations for a city. Changing zoning allows for new uses of the land. This Plan recommends few changes in the overall land use, but makes the suggestion that mixed use be allowed along Narrow Lane, Woodley and Virginia Loop Roads. Zoning changes are first requested through the Planning Commission and then must be approved by City Council. This Plan will not change any zoning, but will suggest that, upon request by a private agent wishing to redevelop part of this planning area, mixed zoning is appropriate. Including these suggestions in the Plan indicates that residents attending the meetings did not oppose mixed use along these three roads.

- Zoning in this area also must be responsive to the needs of a healthy watershed. This is an important natural resource for the entire City and region. Use of the protected area is possible with considerations of environmental protection guiding extent of use.
- Enforce existing zoning to clean up some junk yards in the area. It might be possible to work with the various owners of these junk yards to consider some mutual spot on

which to consolidate this material instead of spreading it all through this planning area.

- Zoning can be used to provide conditions that support affordable housing.
- Zoning should be used to protect potential homeowners from purchasing homes or land to build homes that may be in a flood plain. Catoma Creek has a flood zone that has been determined and is marked on zoning map as a hazard. Owners of homes in a flood plain are required to purchase flood insurance which can make the cost of living in these areas much higher.
- Zoning may be written to allow neighborhoods to have a community garden, or zoning can deny the ability to have these.
- **Macedonia** residents have requested their neighborhood be rezoned to maintain the historical development that the neighbors desire. Current zoning, see map, top of this page, is R-50 for the entire community except for 2 parcels. R-50 is not reflective of the existing residential pattern, plus it allows a much higher density for future building which does not maintain the rural



Public Facilities

The South Montgomery area has numerous public facilities: five public schools, transit (bus) routes, community Centers, and a baseball park that will soon have an addition. Some of the neighborhoods also have small parks. There is a Boys and Girls Club in the Regency Park neighborhood that is open to the public.

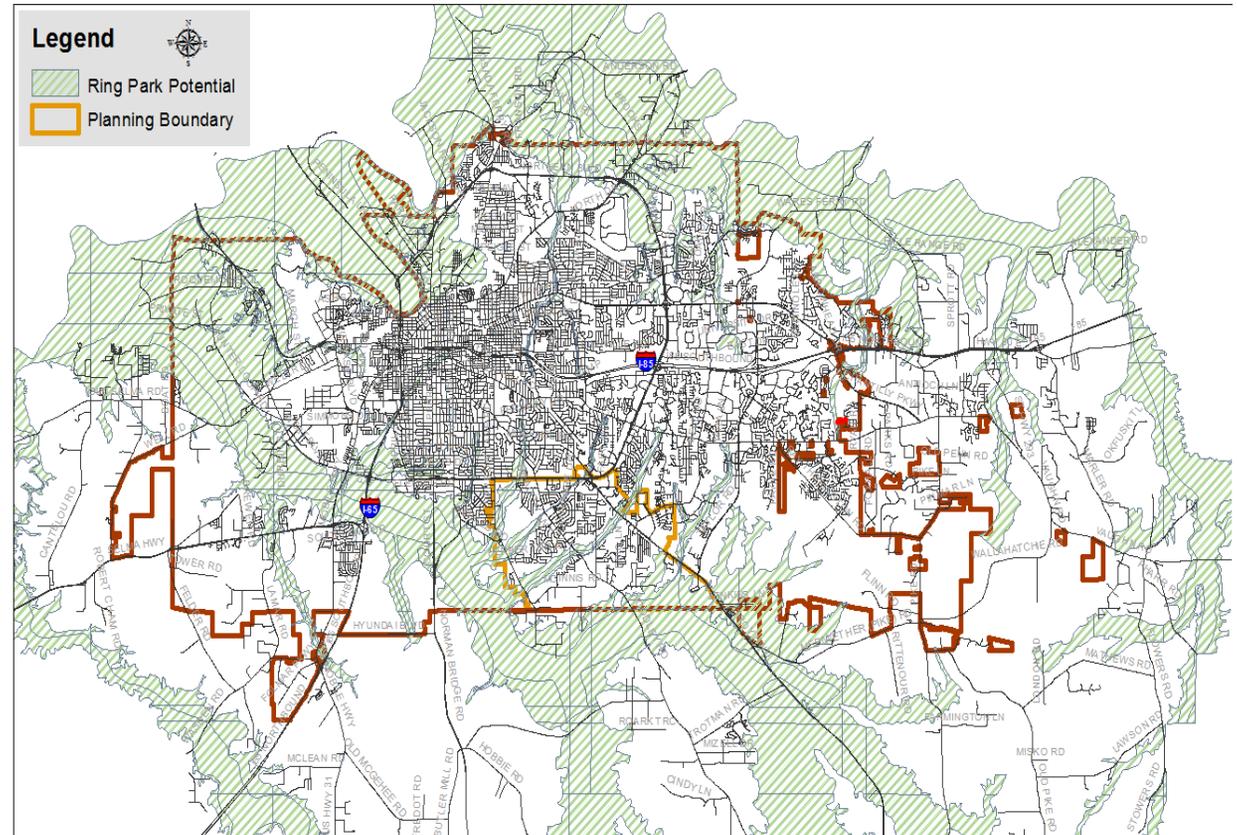
The following list was developed from information and requests made during the public meetings in the late spring of 2013:

- Need to **increase park and recreation** opportunities and include activities for youths and families that include art, music and drama as well as physical activities.
- Moderate to large scale **urban agriculture** is desired and would be a way to use some of the land located in water hazard or flood plain areas. <http://www.communitygarden.org/about-acga/> contains helpful information for starting community gardens.
- Residents report **need for sidewalks** to encourage walking and provide a safe, accessible place to walk
- Educational and recreational use of floodplain and natural areas not suitable for building.

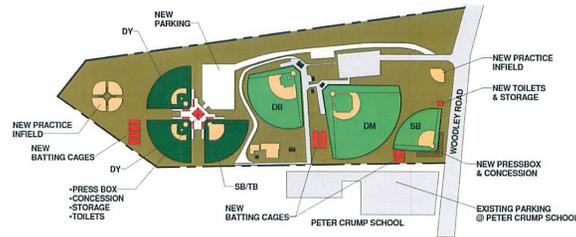
Several cities in the country have planned for green space, in the form of parks and green space connected with trails for bicycles and hikers/pedestrians. Montgomery is well suited to do this type of “green necklace” due to the presence of numerous creeks that ring the city. This would be an amazing natural resource and recreational asset for the region and a project that would require many years to complete, due to the riparian (river/creek) systems in our area, we have a perfect ring

around our city. Of course acquiring land and constructing paths, trails and parks is a huge undertaking but definitely a present for future generations.

The map below has the river and creek systems in our County shaded in light green. It is evident from this map that there is definitely a ring of water hazard land around the City that one day could be an awesome green corridor of parks and conservation land.



Below is a picture of raised vegetable beds in a community garden. There are many ways to develop a community garden and neighbors can work together to plan a garden. Gardens could be placed in various neighborhoods or could be larger and cooperative in scope and developed in the water hazard areas shown in green on page 40. Permission would have to be obtained from the land owners to be planted or perhaps the City could help with designated areas to get permission. Garden maintenance, planting, and harvest would be provided by community residents using the garden.



Expansion of the baseball complex (pictured above) adjacent to Crump school has been designed and will soon be under construction.

Directly across Woodley Road from the baseball complex there is currently a large vacant lot where neighbors would like to have a park for children to play and for general recreational use. The drawing below illustrates covered picnic areas surrounding a splash pad with the fields and walking track for play and exercise.

Throughout the planning area there are



sloughs and branches from the Catoma system that cut through neighborhoods and carry storm runoff to the creek. The above drawing shows an attractive treatment of these areas that maximizes the ability to clear storm water and have a beautiful green space. This also includes a bridge that would allow neighbors to walk to other parts of the area and to parks and commercial areas that they currently have to drive to. Bridges would not be common, just at a few locations.

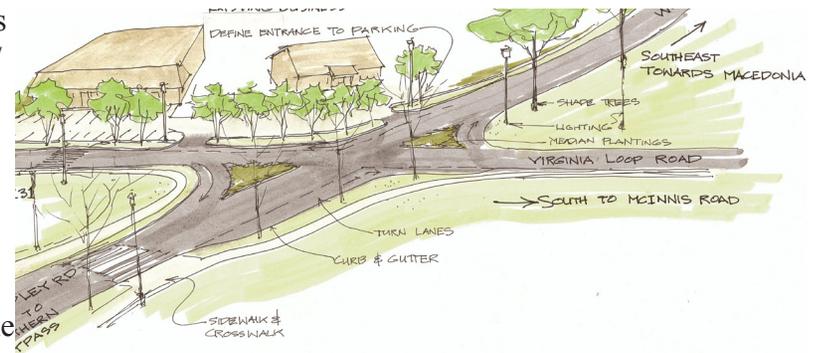
Public Safety

Crime issues discussed by neighbors attending initial meetings focused primarily on drugs and burglaries. As mentioned in the first section of the Plan, dealing with community organization, a Neighborhood Watch program helps unite a community. The Montgomery Police Department will talk with neighbors and help set up an effective Neighborhood Watch program. This is a first line of defense for a neighborhood.

Neighborhood Plans rarely have a direct plan to address drug problems, but the generalized, multifaceted approach these plans take include efforts to improve the quality of people's lives. In this way, with improved neighborhoods, help for housing structures, education and job training, quality of life can be raised and hopefully specific solutions to problems can be addressed with community support.

The major streets in the area all have needs for visible, safe crosswalks. Neighbors also reported the need for sidewalks in some area. The illustration at right on the bottom shows street improvements to provide a center safety island, crosswalk that is boldly marked, and sidewalks. This illustration can be applied to many places within the neighborhood in improve walkability and safety.

The picture, top right, shows road improvements to the Woodley/Virginia Loop intersection. Increased lighting and some medians help to beautify and make the intersection safer.



Woodley Park has issues with youths playing basketball in the street using portable goals that are wheeled into streets. City Ordinance number 33-2001, deals with permanent and portable basketball goals. All basketballs must be kept on private property and not within 10 of the city right-of-way. Violation of this ordinance will result in fines and may result in removal of the goal at the owner's expense.

Woodley Park has overgrown grass issues along Woodley Park Drive near Malabar where the garden houses lots are fenced and surrounded with planted green space between fence and street. Two or three of the neighbors cut this grass in order to keep area attractive but it is becoming a huge burden. Land Use Controls' records show that this land outside the wooden privacy fences belongs to the individual property owner of these garden homes and the responsibility is theirs for the upkeep and maintenance.

Safe routes to Fitzpatrick School and traffic control during school hours was another issue brought up by residents of the immediate area and this has been addressed in the Specific Neighborhood section, on page 45 of this document.



Neighborhood Specific Issues

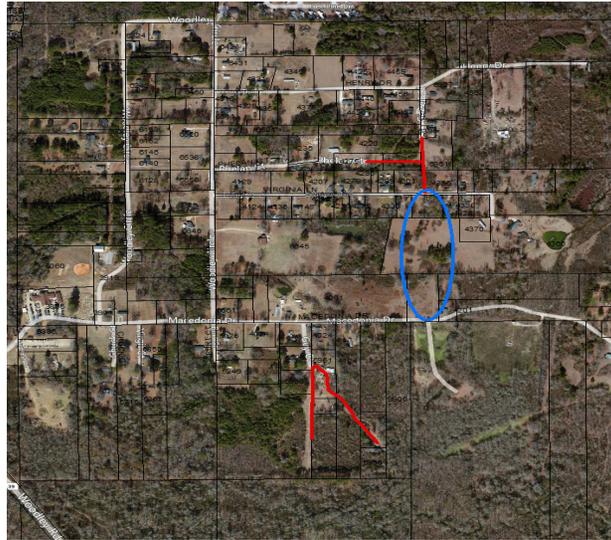
MACEDONIA

Infrastructure improvements are at the top of the list for many Macedonia residents. The existing streets were primarily built by prescriptive rights, not from existing right-of-way. This means that the land owners donated their property to become part of the road. As the parcels were purchased years ago and people began building homes in Macedonia, the original roads were built or extended as dirt and gravel roads to link parcels to the area and eventually to Woodley Road. These early roads were under the jurisdiction of the County. After the streets were paved the City of Montgomery accepted responsibility for them.

During the meetings with residents of Macedonia, many expressed the need for wider streets, primarily to accommodate fire trucks and other public safety vehicles. It was noted that Guy Court stops and does not reach all parcels in line with this street. The red lines on the map at the top of the middle column on this page shows where roads were requested during a meeting last April (2013). The blue ellipse identifies another area for a similar road connection, but this land is totally within the area with flooding problems and building on this land should not be encouraged.

Request for additional street lights for the Macedonia entrance and more lighting for the park and Community Center. Security gates for the park area were also requested.

An ongoing issue is that of the sanitary sewer connections for all parcels. According to the City Engineering Department, all lots have access



to City water, and all but one lot is connected to the City sanitary sewer system. The one lot lacking connection is in a low area that has flood issues and will require a pumping station and this was deemed not possible to install. In a few cases, where there is more than one residence on a lot, only one lateral was run from the water and from the sewer to the property and this will require the separate dwellings to work out tandem use of the one lateral to the water and one to the sewer.

A suggestion for a possible solution would be to swap land within the community for this parcel that is also in the flood zone. It is possible that FEMA can help with funds to resettle the property owner to get them out of the flood hazard. Other property with sewer issues will have to be dealt with on a case by case basis.

Another issue of concern for the neighbors is the presence of large packs of dogs running in the area. This was reported as a serious problem and it was noted that perhaps some of the dogs actually were pets of some of the residents, but many seemed

to be strays. A plan needs to be worked out with the Montgomery Humane Society (334-409-0622) for animal capture and control or the Animal Control Officer with MPD (241-2970).

Residents wish to preserve the character of Macedonia and value the rural character with large lots and the quiet streets. They wish to retain the one entrance into the area as they feel it gives them more privacy. However, years ago the area was zoned R-50, a zoning designation which would allow, by right, much higher density and would offer no protection from someone wishing to put in large areas of small lot sizes which is not in keeping with the current large lots. In order to preserve the large lots and lower density desired by the residents, it is suggested that the zoning be changed to R-75. Currently there are only three lots that would not be compliant with the R-75 zoning and these would be grand fathered in as existing lots.

This Plan will not recommend rezoning at this time. Numerous residents have requested that mobile homes/trailers be allowed in Macedonia and have requested an AGR-1 zone which allows trailers upon appeal. AGR-1 also requires 1.5 acres of land and allows by right single family homes and general farming, including horticulture, dairying, livestock, poultry raising and other similar uses.

AGR-1 also allows on appeal aircraft landing fields, cemeteries, non-profit clubs, lodges, summer camps, lodging and boarding houses, roadside stands for selling farm produce; manufacturing, storage and processing of natural resources indigenous to the area; drag strips and race tracks.

The Planning Department will conduct a poll of all Macedonia land owners before making re-zoning recommendations.

MONTEREY-HUNTERS POINT

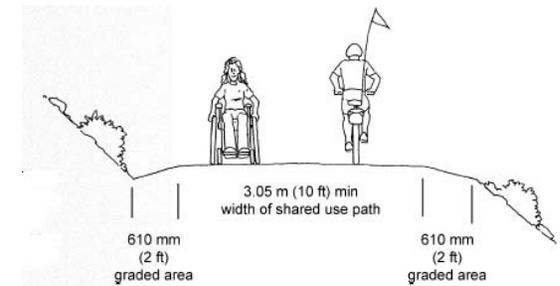
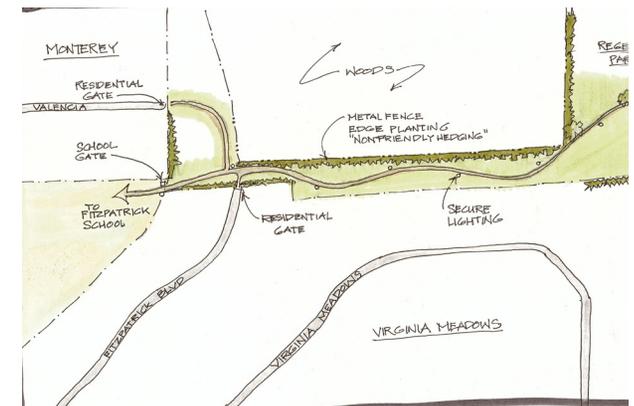
A major concern for the area is centered around Fitzpatrick Boulevard. Problems include children walking to Fitzpatrick School and cutting through the neighborhood from Regency Park to catch school buses to other schools and also for those walking to Fitzpatrick School.

In addition, the large wooded area along the northern boundary of the Virginia Meadows apartments and the eastern boundary of Monterey Park as well as being the southwestern boundary for part of Regency Park has had problems for years as a place where robbers would hide stolen goods or would hide and use the dark woods for cover. This appears to be a safety issue for the area that requires a solution.

The proposal illustrated above would consist of the following 4 elements:

1. a road with multi modal path to connect Fitzpatrick Boulevard to Sawston Court in Regency Park (red line in aerial photo).
2. street lights to illuminate the road and edge of wooded area (yellow dots in aerial photo) would .
3. construct fencing around at least two sides of the woods (blue zig-zag line).
4. build a bike and pedestrian path (light orange) from the sidewalk at Fitzpatrick Boulevard to the end of Valencia Drive.

Issues with students attending other schools who must catch the bus near Fitzpatrick



Elementary could be solved with an adult guard in the mornings and evenings to encourage the students to proceed to their homes rather than congregate around the elementary school as this hinders the younger children leaving the elementary school.

The drawing above illustrates the road, path, lighting and fence that have been symbolized in the aerial view of the area. There is a location at the edge of school property and where the path comes in that could be a gated entrance manned by a guard, parent, or other adult supervisor to help children travel safely.

The sketch above shows example of shared, multi modal path and indicates the path must be a minimum of 10 feet (3 meters). Bottom photo shows attractive multi modal path





Implementation

IMPLEMENTATION CHART

COMMUNITY DEVELOPMENT

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Establish and maintain an inclusive Neighborhood Organization	Invite all neighbors to be a part of strengthening their neighborhood	Neighbors, any existing organizations, BONDS, City Staff as needed	Community becomes closer knot; stronger ties to the community	Neighborhood Organization is established and grows in size
Maintain a Neighborhood Watch program	Neighbors look out for each other	Residents working with the Police Department	Neighborhood is safer, residents feel better as they look out for each other	Increase in reporting of crimes, eventual decrease in number of crimes
Build a strong neighborhood identity	Design a sign or logo to represent the unity of the neighbors	Residents, school children, churches, City Staff as needed	Stronger identity builds positive feelings for the area	Variety of positive signs: area becomes cleaner, more inviting, more people move to area, signs, flags, or logos visible in the area for all to see and know there are active, engaged residents
	Plan socials, interesting topics for growth or change, or any meeting that would bring neighbors together	Initial leaders among the residents wishing to start an organization	More neighbors join making the area stronger	
	Maintain a community garden	Residents, City Staff, other interested volunteers	Benefits from shared jobs, have fresh food and flowers to enjoy and sell	Successful garden is planted, maintained, and enjoyed by residents
	Prioritize, Monitor and evaluate implementation of goals	Residents, City Council Rep, City Staff, land owners	Goals are prioritized and plan is actually implemented by residents	Goals identified in the Plan are being accomplished

IMPLEMENTATION CHART

Economic Development

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Redevelop commercial areas	Use existing infrastructure wisely to develop a plan for commerce;	Public and private partnerships will be needed	Redevelopment of the commercial areas	Presence of new stores and services in the area
Increase diversity of commerce in area	Regional appeal of existing infrastructure is optimal location for numerous enterprises; New Market Tax credits	Public and private partnership will be needed	Fill vacant buildings with viable companies, increased job opportunities, more people move into the neighborhood	Fewer vacant buildings
Utilize the potential of the CatomaCreek System	Use the proximity of Catoma Creek to this neighborhood's best advantage for attracting tourists and recreation	Public- private partnerships; Marine Corps of Engineers	Increased opportunities for education, jobs, recreation, and preservation,	Environmentally sensitive development along and increased use of the Catoma Creek system
Creative use of vacant land	Use existing vacant land for an urban farm and possibly a co-op business	Could be a neighborhood business; public, private partnership; City staff as necessary	Vacant land will be put to good use; attractive and productive farm will attract new residents to area;	Farm is constructed and crops planted

IMPLEMENTATION CHART

Education, Training, Activities for Youth

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Raise educational attainment percentages, youths need at least high school degree	Encourage youths to stay in school	Parents, friends and neighbors of area children; County School system	High School grads and college grads usually have better jobs	County School Board statistics
Keep youths in school; graduate all students	Establish after school tutoring, study, and recreation programs	Parents, school system, Boys and Girls Club, churches, public and private efforts	Youths graduate from school; have healthier activities; find suitable jobs	County School stats; greater participation in various programs by area youths
More training opportunities for area youths	Encourage more access to vocational and technical training	Alabama post-secondary school system; public and private partnerships	Increased opportunities for training for jobs with more than minimum wage	Utilization of training opportunities; over time, area average income will increase
	Establish a Job Training Center in the area	Alabama post-secondary school system; public - private partnership	Establishment of a new business in the area for training - (this could serve as an economic development tool as well)	Job Training Center up and running
	Offer drama, arts, music as well as athletic activities			

IMPLEMENTATION CHART

HOUSING

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Improve the condition of area housing where needed	Use existing programs to secure help as needed (ASU, City, Habitat, and Rebuilding Together, etc)	Individuals, property owners, but City staff can help suggest resources	Housing conditions are improved; neighborhood gets ‘face lift’	Improvement is visible as one goes through the neighborhood; in time this will attract more residents to live in the area
Increase area population; utilize vacant properties	Reestablish the charming quality to the area with clean-ups, home repairs, area beautification	Neighbors, property owners, and public-private partnerships	More people will move to the area; vacant properties will become occupied	Number of vacant properties will be reduced
Area is a source for affordable housing but area could also have more expensive housing and there are vacant tracts of land that could be developed for estate lot housing	Use contextual zoning to guide infill development; establish a Community Land Trust	City Planning staff and Planning Commission	Area remains a place to find homes for variety of incomes	Adoption of appropriate zoning; housing prices remain affordable

IMPLEMENTATION CHART

LAND USE AND ZONING

GOALS	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Increase residential and commercial use of the area	Restore the traditional neighborhood design and function to the existing residential areas	City Planning staff and Panning Commission; support from area residents	Increased stores, shops with residences on second story; residential areas more compact and viable	Mixed-use zoning will be allowed along major streets
Clean up Planning area	Enforce existing zoning and codes to clean-up unlawful junk yards	Individual reporting of problems; City Housing Codes office	Restore area appearance	Monitor existing problem areas to note progress
Increase proportion of single family dwellings	Limit use of multi family zoning options	Planning Commission with guidance from neighbors	Greater diversity of housing options and overall lower density	Monitor new construction plans in the area
Protect natural wetlands swamps and think on more regional level for future development along Catoma Creek system	Zone with an overlay to enhance protection of natural water recharge areas and riparian corridors	City Planning Department, Planning Commission, support of neighbors	Zoning protection adopted by City Council	Zoning enforced

IMPLEMENTATION CHART

PUBLIC FACILITIES

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
More parks for area	Combine beautification and greenspace for area by planning small parks	Area residents working together; public - private partnership	Residential areas have parks for recreation and relaxation	Monitor planning and placement of parks
Community garden	Urban agriculture offers individual benefits of fresh food, exercise, and potential for economic growth	Interested neighbors, City staff as resource; possibly a partnership to form business	Individuals could supplement their family's diet with fresh food; farm provides income to farm partners (co-op)	Garden is planted, taken care of, and produces crops
Catoma Creek preservation, conservation, as regional attraction for this unique space	Public/private planning and development to enhance accessibility of this area yet protection of it as well	Public/private partnerships. It will require a long range plan and dedicated resources committed for a long term project	Catoma Creek system is developed into a ring of parks and trail as a preservation area that encourages visitors to learn about nature and to enjoy this facility/park	Catoma Creek could be developed and attracting visitors and supporters

IMPLEMENTATION CHART

PUBLIC SAFETY

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Create safe walkable neighborhoods	Construct sidewalks where needed	City Maintenance, help from City Council Reps	Better health; opportunity for exercise; neighbors get to know each other better	Notice that people are walking more in the area
Increase ability to travel around in this planning area	Construct streets to increase connectivity and access to traffic signals for safer driving	City maintenance and Traffic Engineers	Could ease daily tasks, but could also help stimulate more stores built in the area	Some what subjective, but getting around area is easier, less backtracking
Safe route to school for area youths	Crosswalk to cross Narrow Lane, Virginia Loop, and Woodley Roads	City and County official; traffic engineering department	If children could walk, get exercise, lessen traffic congestion	Monitor number of school children walking to school
Decrease drug and other criminal activity where needed	Parents, youths, neighbors and police working together			



Corridor Plan

The Corridor

This Corridor Plan is a comprehensive look at the function and uses of the Southern, and Eastern Boulevard and the Troy Highway. Together these roads serve as a regional connection to the City of Montgomery. In addition, these roads are a major arterial for Montgomery residents in their daily travels from home, work, shopping, services and entertainment.

Data has been collected in order to understand the people and places that depend upon this corridor. Economics and development, transportation, public safety and access management are critical elements to understand and plan for the needs of users today and for the future. This corridor has changed in character and vitality over the past fifteen years and there are concerns about the current character affecting new development and the surrounding residential suburbs. The corridor has strengths and weaknesses and has vacancies that need to be

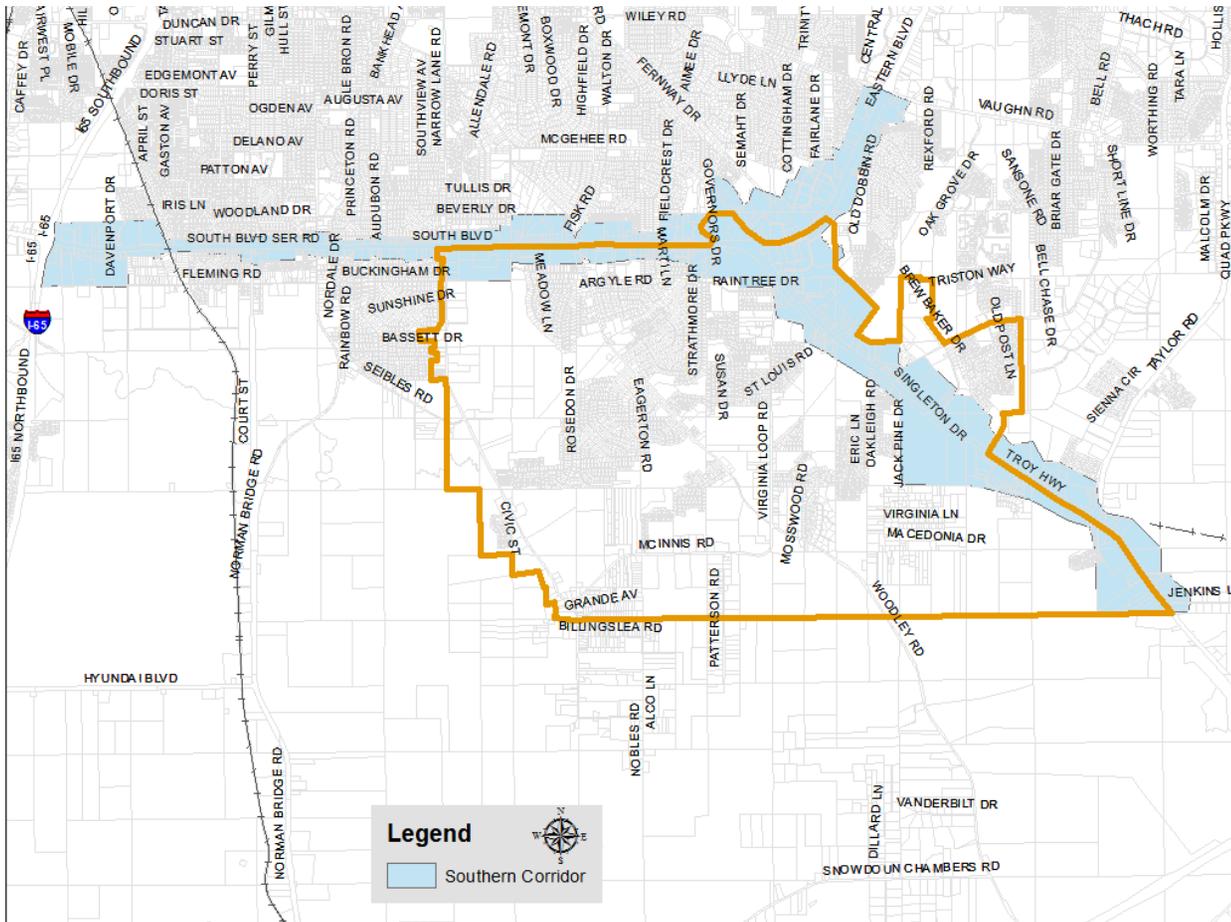
turned into assets. This will require public and private investment partnerships to accomplish.

Major strengths: providing jobs and services:

- Baptist Medical Center South, a 454 bed, faith based, not-for-profit medical center, together with Baptist East, the Baptist Health system employees 4300 persons.
- Alfa Insurance Headquarters, is located on Southern Boulevard, this company employees 2568
- Montgomery Public School system has 5 schools in the area, 4 schools employ 208
- Health South Rehabilitation Hospital employees 412
- 320 retail and service businesses
- 15 large office buildings, 14 office buildings in one large office park
- 20 manufacturing entities with various products

Additional strengths:

- Primarily regional traffic, with counts of 15,960 coming in Troy Highway north of Taylor Road
- Regional and local counts on Troy Highway at Boulevard intersection of 40, 350
- Traffic counts from I-65 to Troy Highway intersection ranging from 51,510 to 34,440. The lower number collected at Court Street and reflects vehicles leaving this corridor and heading downtown.
- Traffic count between Troy intersection with Boulevard and Vaughn Road 47690 by the Fairlane Road entrance to a large office park area and 42,430 at Vaughn Road.



- Median household income for the one mile zone around the corridor is \$36,073
- Population living within the one mile zone (actually in the census tracts adjacent to the corridor and in some places this zone extends to 1.2 mile from the corridor) and all the neighborhood area south of the Boulevard is 63,523, which is 30% of the City's population
- Corridor is a regional attraction for counties south of Montgomery and for persons travel to and from the Gulf coast

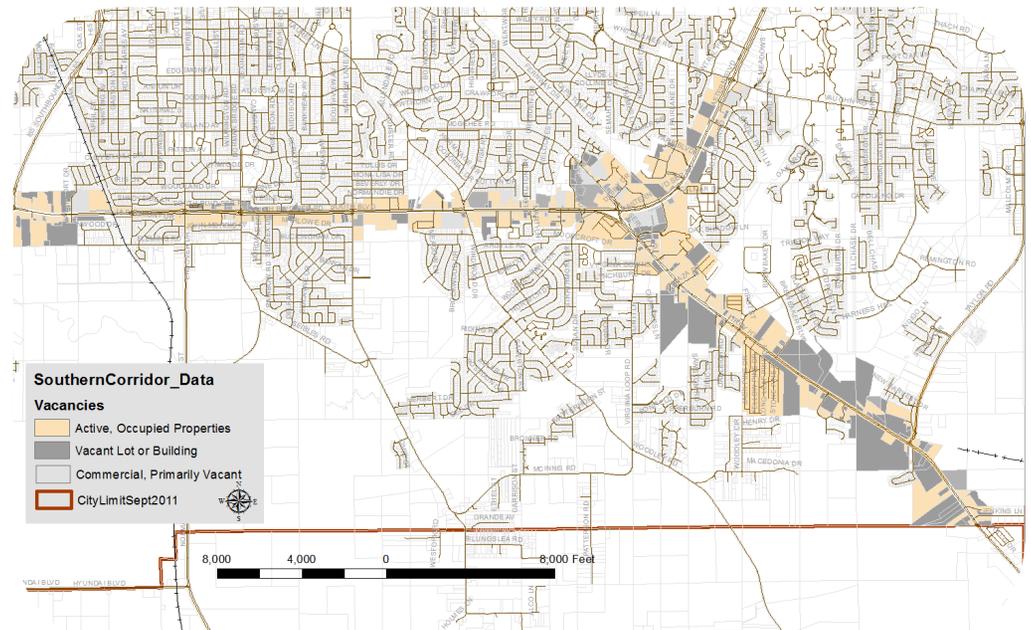
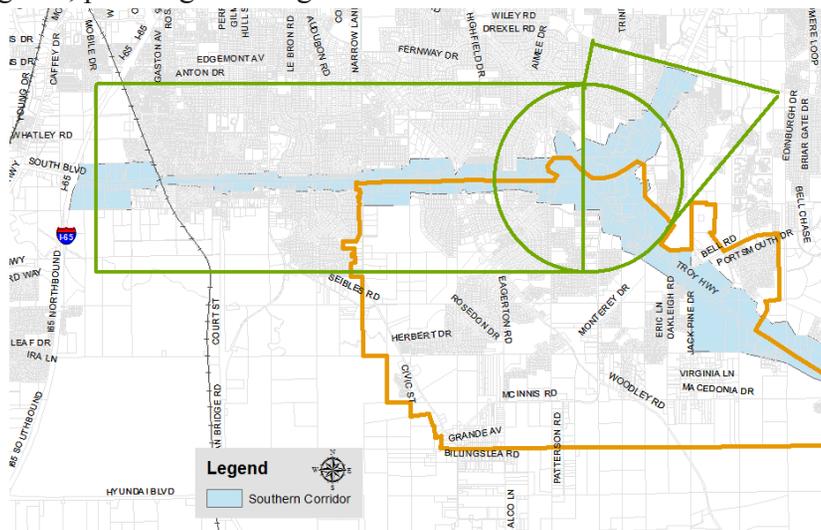
Opportunities:

- Over 1,000,000 sq. ft. vacant building space, including a variety of sizes from very large (500,000 sq. ft.) to much smaller.

Obstacles

- Large number of vacant buildings; while this is an opportunity at the same time it is an obstacle because of the impression of abandonment in some places
- Number of predatory lending establishments
- Number of thrift-type stores
- Need for better access management along the Boulevard

One -mile zone around the corridor outlined in green, planning area in gold



Access Management

Access management is an important issue for the area plans. The Southern Boulevard and Troy Highway are major access roads for the region and traffic does not always work to optimum potential. In addition, people attending the various meetings held in the Spring of 2013 raised issues with Woodley and Virginia Loop Roads concerning traffic and also pedestrian safety.

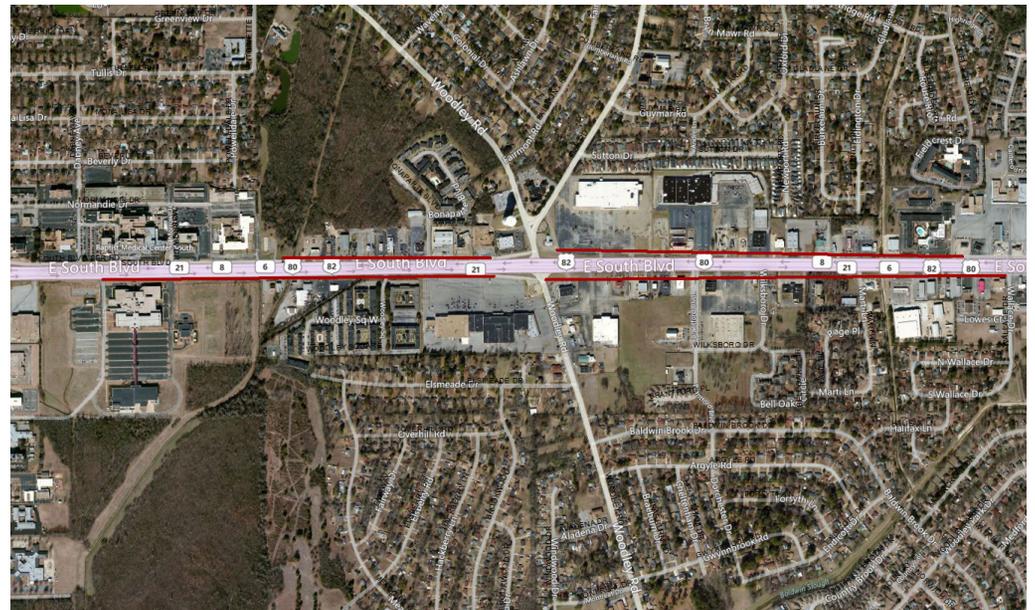
It is important to understand the types of roads in the area and to remind people that these roads need to be safely used by different users. Cars and trucks have needs that are different than a pedestrian or cyclist. All need to use the roads safely.

An important means of managing a roadway system is to maintain a clear understanding of how each roadway or individual segment of roadway are intended to function. This understanding is generally developed and maintained by having a functional classification system. ALDOT (Alabama Department of Transportation) maintains a functional classification system with twelve types of roadways. In addition to the roadway type, ALDOT differentiates between urban and rural roadways to further classify the expected functionality of a given roadway. The twelve functional classifications are: urban interstate, freeway, urban principal arterial, urban minor arterial, collector,

urban local, rural interstate, rural principal arterial, rural minor arterial, rural major collector, rural minor collector, and rural local.

Functional classification is important in the context of access management because of the expected speed ranges on different types of roadways. The overall speed on the roadway correlates to how the roadway is expected to function. Higher-speed roadways provide mobility between different areas, regions, and cities, whereas lower speed roadways provide access to adjacent roadway development such as businesses, residences and schools. In other words, higher speeds favor motor vehicles while lower speeds cater to pedestrians and cyclists. Some roads must be shared by all modes of transportation. The planning area contains a wide variety of roads to be considered to provide efficiency and most importantly, safety.

As part of the state highway system, the corridor is controlled by ALDOT. A major component of access management along high speed roads is limited access. Many areas along the Boulevard already have parallel access roads, these should extend along the entire length to make entrance and exits from businesses safer and not interfering with traffic flow on the Boulevard. The map below has areas that need access roads marked in red. Currently there are access roads from I-65 to Baptist Medical Center South. There are access roads already east of these red lines shown below,



Recommendations:

There are two things that immediately attract negative attention from a traveler along the Southern Boulevard: the large number of vacant properties and lots; and the distracting traffic entering and leaving the Boulevard every fifty or less feet where there is no access road and every business for almost a mile opens directly on to the Boulevard. This riot of traffic creates a level of distraction that prevents a driver from noticing most of the businesses, let alone think about stopping unless they have previously determined to find a specific address.

In order to provide more safety and a calmer atmosphere along this major arterial, access roads should be constructed on both sides to connect to the existing access roads. This would be appropriate and in keeping with the ALDOT mandate to have limited access along roads like the Boulevard that carry regional and local traffic of high volumes, travel at speeds over 35 mph and have so many commercial trucks.

There is already a green median between the east- and west-bound lanes and there should be some heavily marked crosswalks at signalized intersection as there are pedestrians who frequently need to cross this major road.

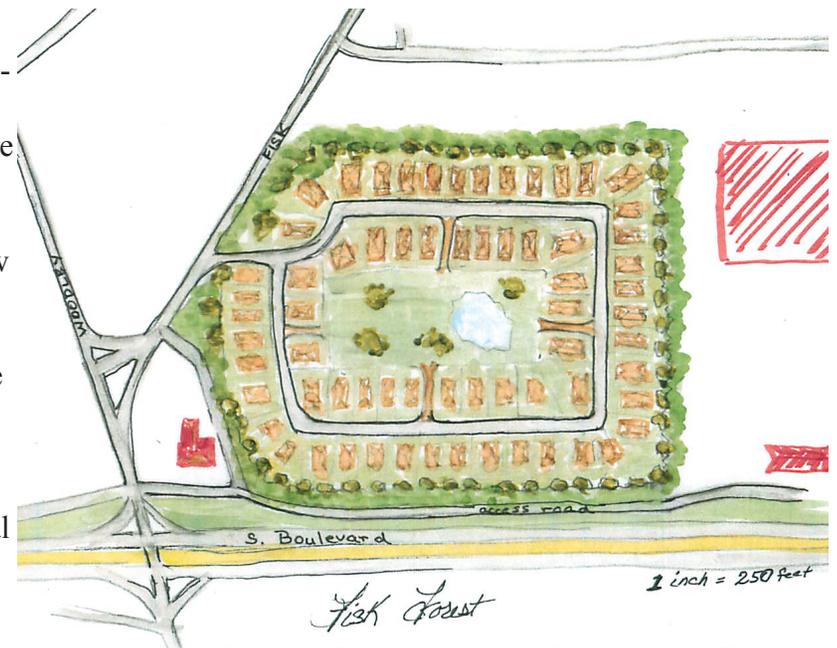
Addressing the amount of vacant property is not an unusual problem these days. The nation is experiencing the same loss of busi-

nesses, relocation changes and downsizing that we are experiencing in Montgomery. A new mall has not been built in America since 2006. The new trend is for “life style centers” such as Eastchase and village settings seen with New Urbanism all across the country.

A strategy for reducing the amount of vacant property would be to eliminate some of the commercial zoning and break up the huge tracts of blighted commercial development. Times are changing the way we purchase goods and services and where we shop.

Many of the local stores in the planning area closed because the Montgomery Mall closed and fewer shoppers come into the area. Local retail, in general has suffered from increasing on-line sales as well as from new shopping areas opening in others parts of the city.

The amount of space along the Boulevard and Troy Highway will continue to have large numbers of vacant lots and buildings unless we can reduce the commercial space and concentrate commercial uses where people can go more to a few areas for numerous needs, like the mall that use to be there. Today, one has to drive to each and every stop and this causes increased driving and consumes much time and money. If we would break up some of the large vacant areas by placing housing and green spaces, the area becomes more attractive and vacant buildings and lots are not a negative for



the area, the area once again becomes vibrant and alive.

Two initial suggestions: the former Montgomery Mall area, illustrated on page 35, is given a more human scale and instead of over 700,000 square feet of vacant retail and a sea of aging asphalt parking, the redevelopment reconnects to surrounding neighborhoods and brings smaller buildings, living space, a little commercial, but also several facilities offering services that would provide for higher paying jobs than what retail sales offer their employees.

The drawing above shows a plan to redevelop the old K-Mart building at Woodley Road. A planted, 60 foot green barrier helps to mute noise and interior walking trails lead to a pond and green space for residents. This area could provide about 70 homes if developed as

pictured above, or could be of higher density. The neighbors have already expressed that there are numerous apartments in the area (with over 5,000 units) and they requested no more apartments for awhile. "Fisk Forest" would fit in with the residential neighborhoods surrounding it to the north, east and west.

Another area for concern is the proliferation of predatory lending establishments. Literature has documented the harmful effects to surrounding businesses from the proliferation of the predatory lending and cash for title loans, and the rent to own furniture stores. Too many of these in close proximity tend to drive out higher quality businesses. Laws can be passed as part of a City's zoning regulations that help to regulate how many of these businesses can be in an area. Montgomery needs to pass a zoning law to spread the location of these businesses out so that too many do not begin to influence the assessment of an area and drive out desired businesses.

From Narrow Lane Road east to Vaughn Road there are numerous large office buildings. The ones near Narrow Lane are primarily medical offices and these are associated with the large Medical Center Campus of Baptist Hospital. This is a huge, beneficial institution for the area. Likewise is the presence of ALFA Insurance headquarters across the Boulevard from Baptist Hospital. Both institutions offer many good jobs and Baptist also has some training programs.

Throughout the eastern part of the bou-

levard there are numerous large office buildings that attract a range of offices/businesses. A very large office park is located at Fairlane Road and this offers a wide variety of office sizes in about 14 separate buildings. This is an attractive office park and well maintained. Another large group of offices in an attractive setting is closer to Vaughn Road, but unfortunately this group of buildings is not well populated.

Manufacturing entities are primarily located along Troy Highway. There is a wide variety of industries represented. These range from single facilities to industrial parks located on a large campus (i.e. Perimeter Road) There is room to grow in the industrial parks and Troy Highway offers good access to transportation for the manufactured goods. This is an excellent source of jobs for the area and should be nurtured and grown into more opportunities.

SUMMARY:

1. Restore order to the Corridor by constructing access roads and crosswalks
2. Break up large vacant lots and property in order to give a more human scale, insert green space, and decrease the amount of property that is vacant or abandoned.
3. Beautification of the area and diversity of use to appeal to more people and revert this area to a vital and vibrant place to live and shop.
4. Nurture and promote the office and manufacturing space already in the area.

List of Corridor Businesses:

Type	Number		
AL Beverage (ABC) Stores	1	Plant/Landscaping	1
Adult	1	Predatory Lending	17
Asembly Hall	1	Rental Center	3
Bakery	1	Restaurant	12
Bank	3	RV/Truck Sales	4
Barber/Beauty	13	Schools	5
Beauty Supply	5	Storage	11
Bus Station	1	Tanning	2
Car Parts/Service	25	Tattoos	1
Car Sales - New	4	Taxidermy	2
Car Sales-Used	13	Thrift Retail	16
Car Wash	3	Truck Stop	4
Catering	1	Utilities	5
Child Care	3	Veterinarians	4
Church	19		
City Services	5		
Cleaners/Laundromat	5		
Clothing	23		
Club	7		
Farmers Market	1		
Fast Food	17		
Funeral Home	1		
Furniture	6		
Gasoline	18		
Hospital	1		
Industrial	30		
Kids & Recreation	7		
Medical Offices	14*	*Medical Offices and Office Parks	
Misc. Retail	18	are under-represented due to the	
Motel	8	variety of office spaces. Many	
Office Park	14*	medical offices are located in large	
Parking Lots	5	office buildings and all offices were	
Pharmacy	3	not individually documented	