

Donald Wilborn

Senior Planner Long-Range Planning

Department of Planning Engineering & Permits



**HOW TO ENGAGE LOCAL COMMUNITIES IN A
COMPREHENSIVE PLANNING EFFORT**

Presentation Outline

- Comprehensive Plan Public Engagement Process & Implementation Actions
- Framework Plans Development Process & Schedule
- Framework Plans Implementation Approach
- North Birmingham Framework Plan Implementation Engagement Highlights
- Lessons Learned
- What's Next

The Birmingham Comprehensive Plan



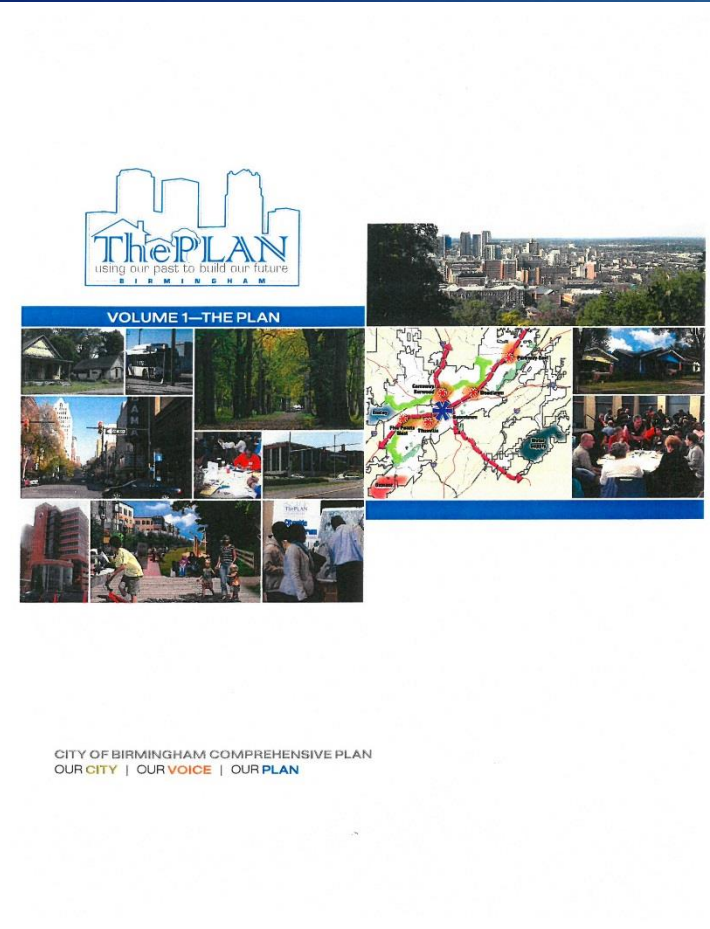
- A comprehensive plan is a strategic framework for future action to guide the physical and economic development of the city based on the community's vision and goals.
- The Plan was developed through a process of broad public participation by citizens, business owners and other stakeholders
- The Birmingham Planning Commission adopted the Comprehensive Plan on October 2013 and it's the City's first full comprehensive plan since 1961
- The Birmingham City Council officially endorsed the Plan in March 2014.

Results from the Comprehensive Plan Participation Process



- The planning process touched over 2,300 people whether through citywide forums, workshops in different parts of the city, topical workshops, or open house events.
- Gathered public feedback through various sources
- Participants emphasized their desire to see the Comprehensive Plan implemented

Comprehensive Plan Implementation Actions



- In January 2014, a 21-member Comp Plan Implementation Committee, consisting of broad community representation, was appointed to serve as facilitator of progress in implementing the Comp Plan.
- The Comprehensive Plan Implementation Committee held its first meeting on March 2014.
- One of the primary tasks of the Implementation Committee was to create a five-year priority list of implementation items
- Priority items include improving public transportation, revitalizing neighborhoods, creating new jobs, strengthening our workforce development system, **creating Community Framework Plans**

Framework Plan Background

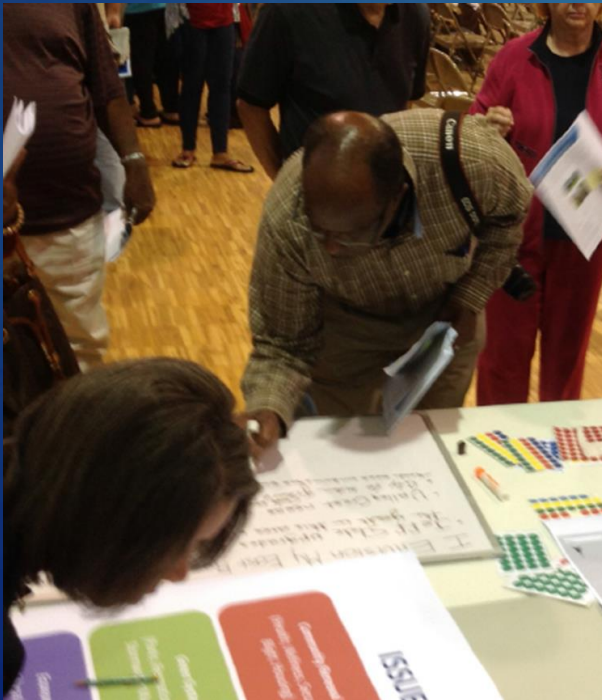


- A Framework Plan is a policy and strategic document to guide future decisions in a community as it relates to its quality of life, environment and economic prosperity.
- The Framework Plans cover nearly every area that impacts quality of life, such as transportation, community development, economic development, housing, land use, etc.
- Framework Plans further implement the City's Comp Plan at the community level
- The Regional Planning Commission and City of Birmingham Planning Staff manage the planning process to develop the Framework Plans.

Framework Plan Development Approach



- The Regional Planning Commission and City of Birmingham Planning Staff assess existing conditions then engaged each Framework Plan area through a series of public meetings to seek ideas and determine the issues and concerns.



- Community input is vital to better address community needs.
- Nine framework plan areas (Titusville, North Birmingham, Western Area, Northeast Area, Southwest Area, Pratt/Ensley, Eastern Area, City Center Area, and Southern Area)

Public Participation and Communication

- Project website: ImagineBham.com
- Community input meetings
- Comprehensive Plan e-mail database
- Flyers
- Public review of draft documents



Community Framework Plan Dialogue

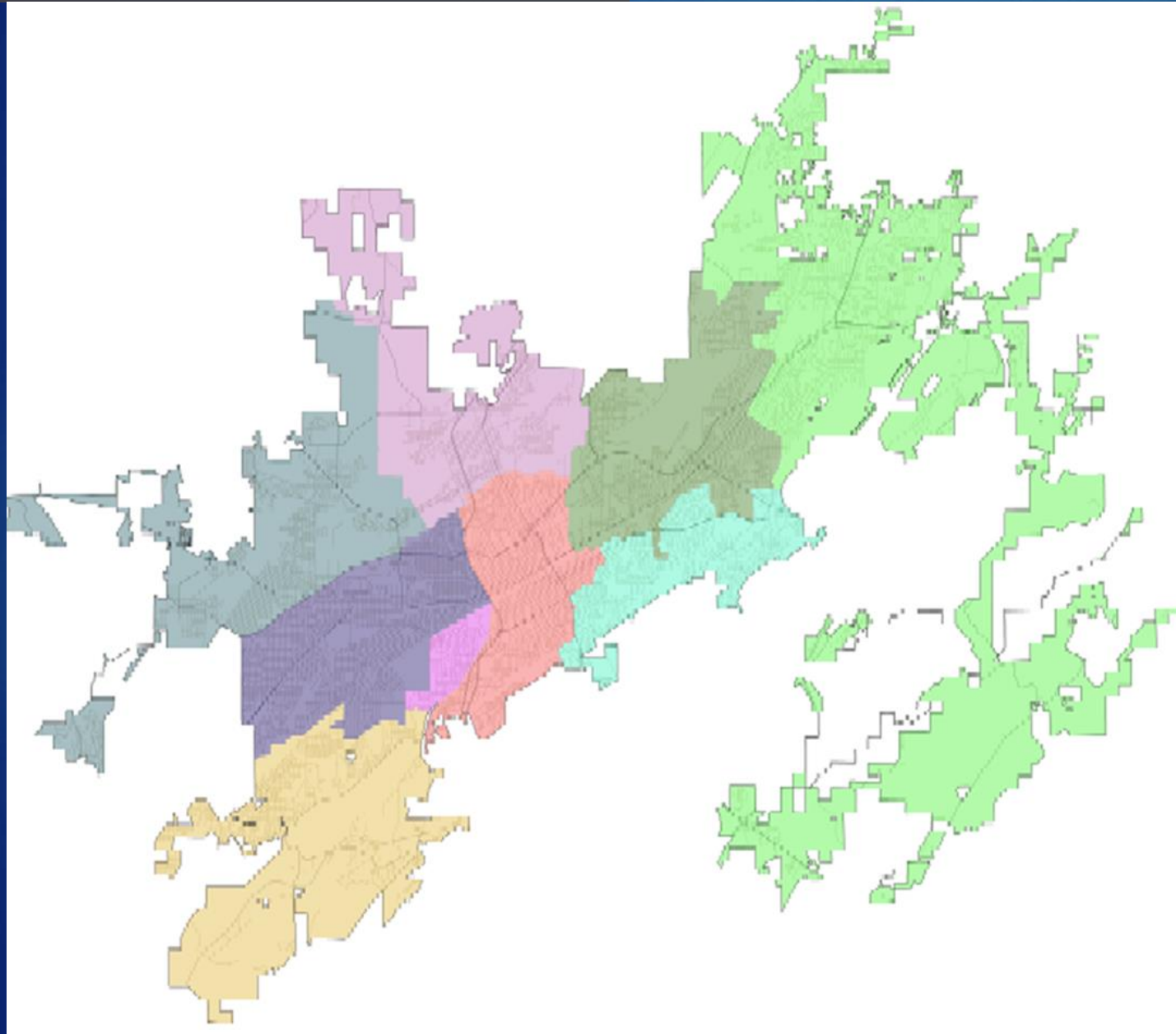


I Envision My Roebuck South Eastlake Community...

THAT WE GET A GROCERY STORE/DEPT. STORES EX. MACY'S SIKK STORES
THEATER "MOVIE"/BOWLING ALLEY
SKATING RINK/GO CART

SENIOR CITIZEN CENTER/HANDICAP AS
Redevelop Banks HS.
UPGRADE PARKS/SWIMMING POOL
SIDEWALKS, STREET + ROAD IMPROVEMENT! DRAINAGE F
Boutique Stores/Small Family Upscale restaurants along 22nd if Redeveloped Op

Framework Plan Schedule



Adopted in 2015
Titusville
Western Area
North Birmingham

Adopted in 2017
Northeast Area
Southwest Area

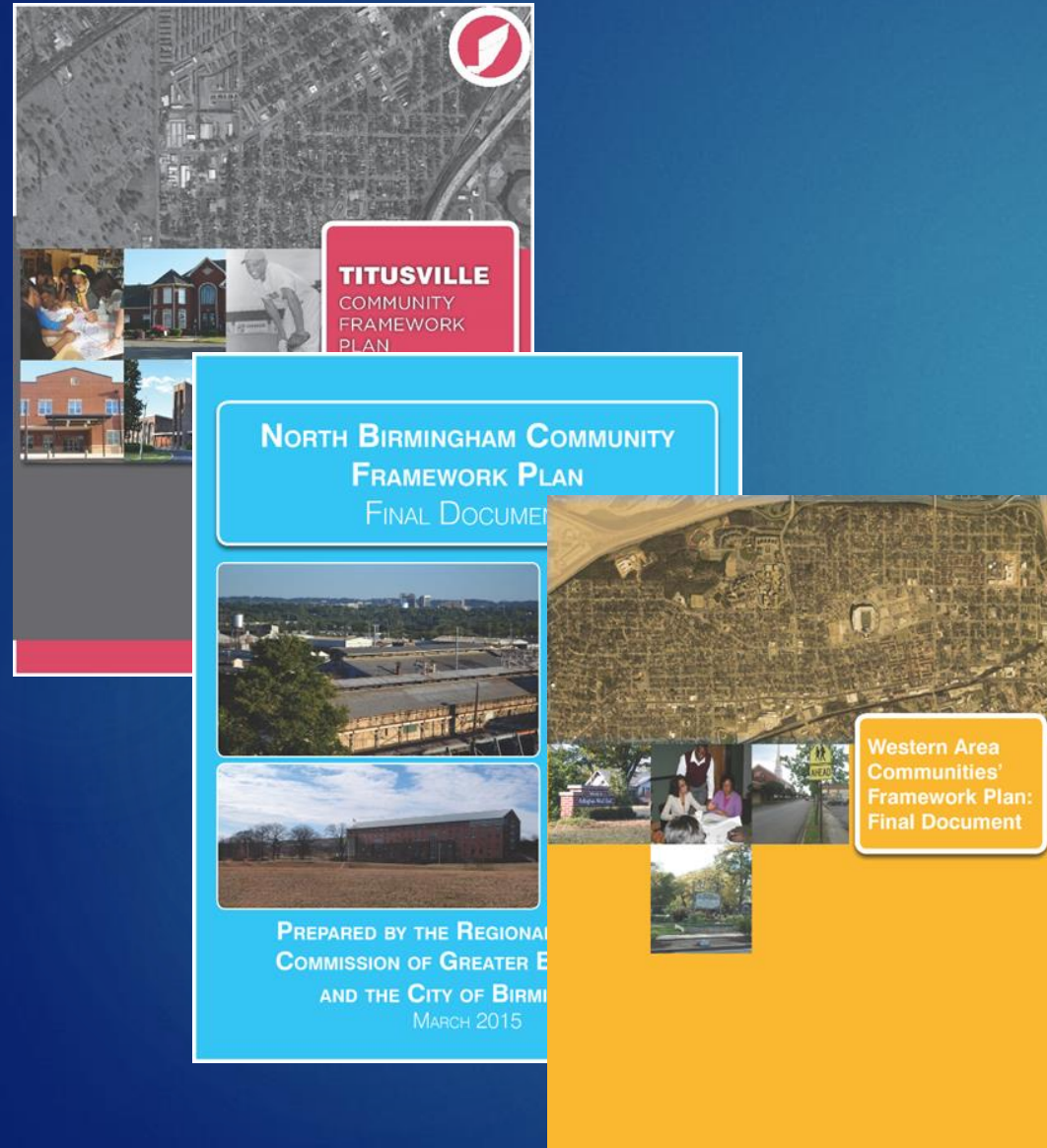
In Progress, Complete in Autumn 2019
Eastern Area
Pratt/Ensley Area

In Progress, Complete in Summer 2020
City Center Area

Will Begin in Spring 2020
Southern Area

Framework Plan Implementation Approach

- Currently, there are 7 Framework Plan Implementation Committees.
- Each Implementation Committee is responsible for organizing and establishing its five-year priority actions.
- A Planning Staff member is assigned to be an engagement liaison to each Framework Plan Implementation Committee



North Birmingham Community Framework Plan Background

NORTH BIRMINGHAM COMMUNITY FRAMEWORK PLAN FINAL DOCUMENT

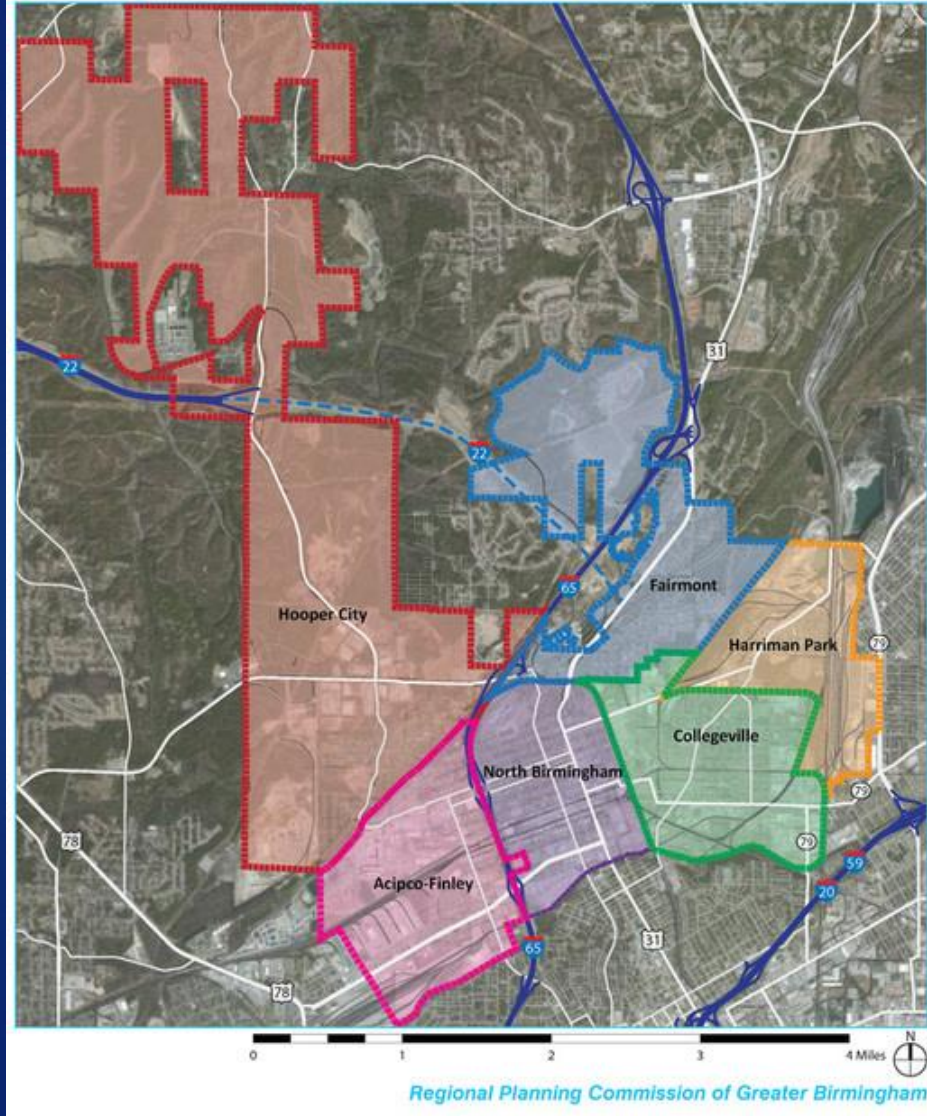


PREPARED BY THE REGIONAL PLANNING
COMMISSION OF GREATER BIRMINGHAM
AND THE CITY OF BIRMINGHAM
MARCH 2015

- Adopted by the Birmingham Planning Commission on February 18, 2015
- Endorsed by the Birmingham City Council on March 31, 2015
- Rezoning plan approval?

North Birmingham Community Framework Plan Amendment

North Birmingham Community Neighborhood Context



- Held “Listening Session” (Nov. 2016) on important issues affecting the North Birmingham Community
 - Over 30 comments were documented related to:
 - Heavy Industry (and its affects on Public Health)
 - Redevelopment Opportunities
 - Housing/Residential Concerns
 - Youth Engagement
- Held “Follow-Up Session” on January 23, 2017 to discuss concerns, show links between concerns and recommended action items in the adopted North Birmingham Community Framework Plan and provide an introduction to the City’s Commitment To Action

North Birmingham Community Framework Plan Amendment

- Community residents met independently on February 20, 2017 to discuss review of the Framework Plan and other issues. Received approximately 15 questions or additional areas of concern.

- Planning Staff met with North Birmingham Community Officers on February 27, 2017 to provide update on rezoning efforts

- Presented City's Commitment to Action March 2017 and asked residents to form an Implementation Committee as well as to support the adoption of the proposed rezoning plan which was adopted May 2017

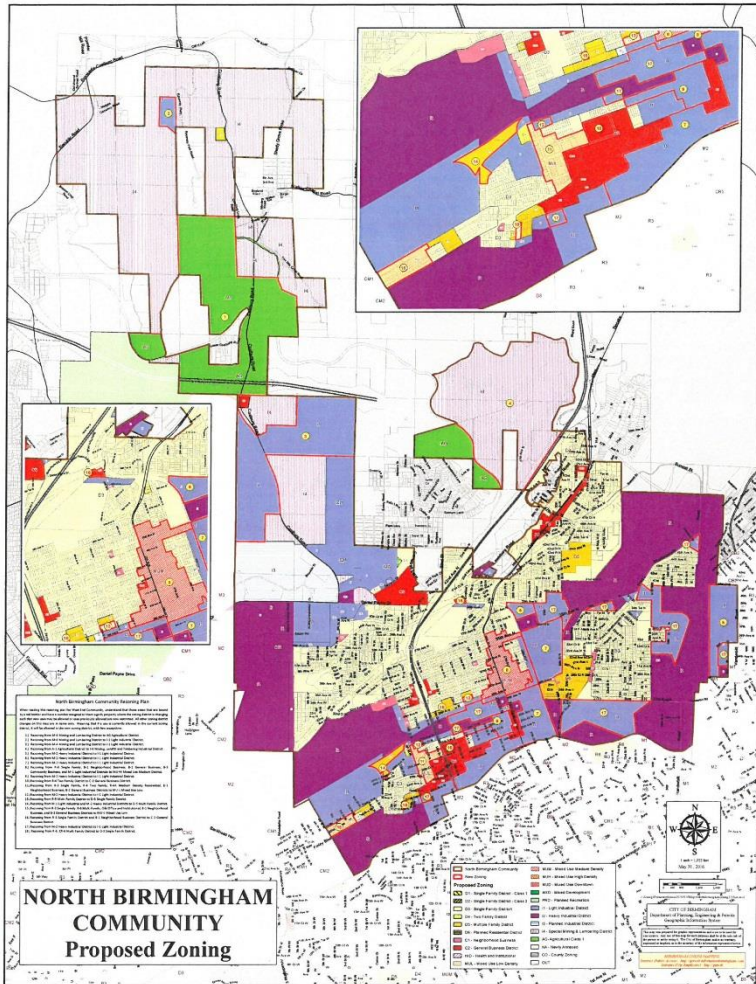
- The amendment was adopted by the Birmingham Planning Commission on June 7, 2017



Engagement In Action: Implementation Committee Actions Since April 2017

- Has organized into 5 subcommittees based on its priorities and has convened 15 meetings to sustain implementation progress
- Has continued to support and defend the rezoning plan for North Birmingham Community
- Has continued to report violations to ensure City's commitment to enhanced code enforcement
- Neighborhood Revitalization Data reports (95 building permits/32 demolition permits issued since April 2017)

Engagement In Action: Heavy Industry Concerns



- City Council Adopted Rezoning Plan (May 2017)
- Increased buffer requirements for new and existing heavy industrial properties
- Continuous Monitoring for Changing Conditions
- Superfund Site Compliance Monitoring
- Enhanced Zoning Enforcement

Engagement In Action: Heavy Industry Concerns

- **City Council adopted the rezoning plan on May 30, 2017**
 - Approximately 863 acres of heavy industrial properties down-zoned
 - Increased buffer requirements for Heavy Industrial Sites



Engagement in Action: Heavy Industry Concerns



- **Continuous Monitoring for Changing Conditions and Superfund Site Compliance (monthly reporting)**
 - Staff is monitoring opportunities to downzone (abandoned properties, properties not in use, properties with structures in poor condition)
 - A “tag” has been linked to all parcels within the designated Superfund Sites through our Permitting System to ensure all federal and state regulations are met & a route for stormwater review is part of all those cases (22 building permits reviewed within Superfund boundary)

Engagement in Action: Heavy Industry Concerns



- **Enhanced Zoning Enforcement to aggressively achieve compliance**

In late 2016/early 2017, there were 30 zoning violations in the Community. As of today, 3 of those violations have resulted in a court summons and the remaining 27 are one of the following: compliant, referred to another City Department or working to resolve the violation. There are 2 new violations for 2018 and notice has been mailed to the property owners.

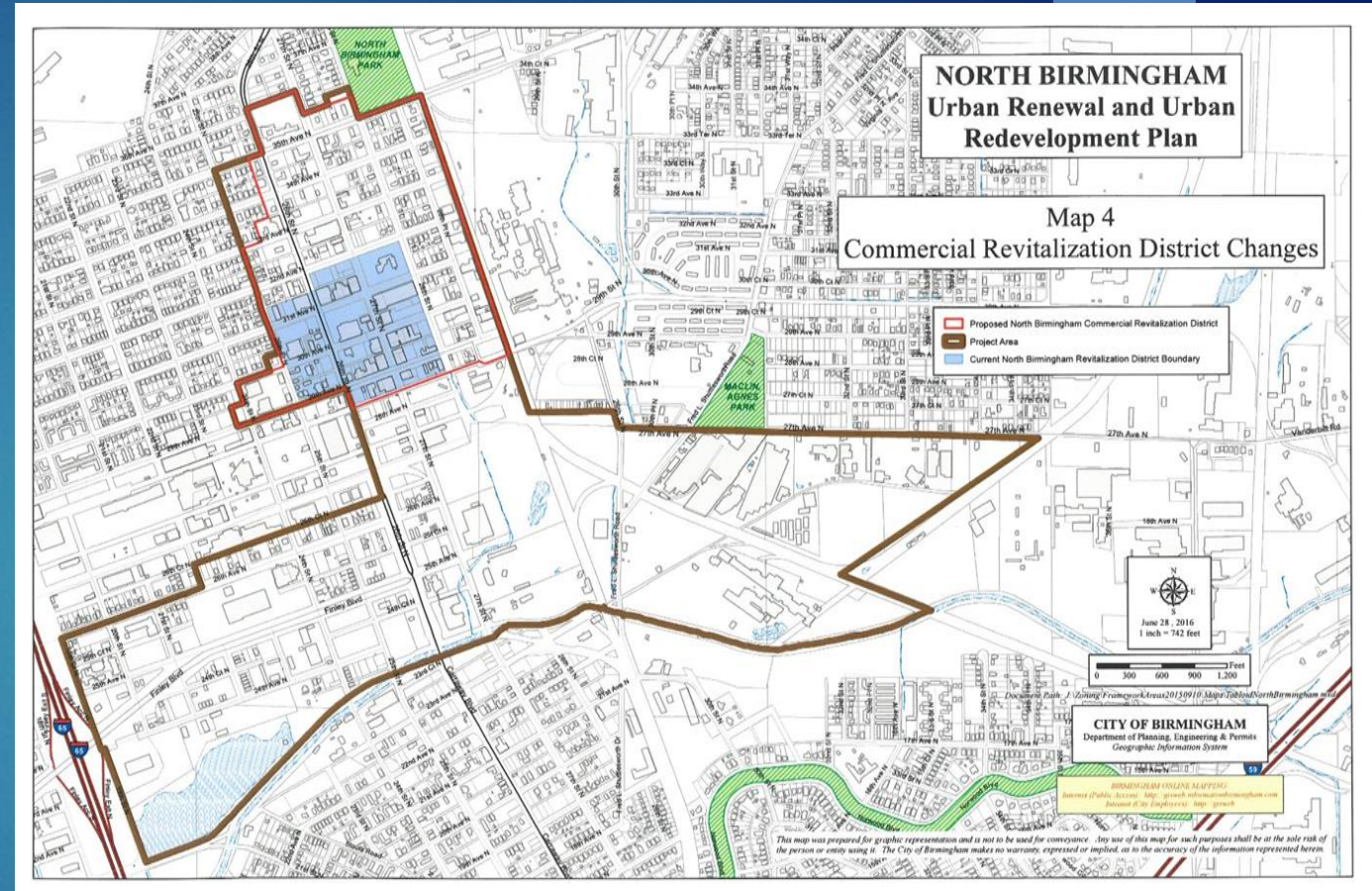


- 311 reports: The City's 311 call center and website are available for reporting violations and other complaints.

Engagement in Action: Redevelopment Opportunities



- Proposed North Birmingham Business District Boundary Expansion
- Locust Fork Watershed Flood Risk Mapping Effort
- Continuous Monitoring for Changing Condition
- Brownfield Redevelopment Assessments



Engagement in Action: Redevelopment Opportunities

- Locust Fork Watershed Flood Risk Mapping Effort
 - 357 properties (166 structures) along Village creek removed from the floodplain
- Continuous Monitoring for Changing Conditions
 - 20 zoning letter requests since April 2017

Engagement in Action: Redevelopment Opportunities

- City has been awarded a \$400,000 Environmental Protection Agency (EPA) grant for Brownfield Redevelopment Assessments
 - 10 Phase I site assessments have been completed
 - 2 Phase II site assessments have been completed



Engagement in Action: Housing

- Proposed Collegeville Historic District Boundary
 - Will help preserve historic housing in Collegeville
 - Could make future funding available for housing rehabilitation work
- Monthly meetings with housing partners
 - Identify housing development opportunities through HABD & others
- Identify Land Bank-eligible properties for infill housing opportunities

Engagement in Action: Youth Engagement



- **Plan Civic Engagement Opportunities**

- Neighborhood Park Clean-Ups scheduled for 2018
- NUSA Conference – May 2018
- NUSA Young Adult Conference – May 2018

- **5 Star and Urban Waters Restoration program grant**

- Construction for the bioretention basin at Hudson K-8 began on April 11th and planting started on May 14th. Pervious pavers will be installed in the front parking area this summer. Thus far, the program has reached approximately 300 students with education on rain gardens, pervious surfaces, water quality testing and plant identification.

Engagement in Action: Youth Engagement



Framework Plan Implementation Engagement: Lessons Learned

- Helps to build relationships/trust between city and community
- Helps to unite community members with different and common interests
- Gives people a meaningful/influential voice in the process/outcome
- Because it's community driven/community-led, it's sustainable
- Helps to facilitate code enforcement actions and city services
- Facilitates the flow of information and problem solving
- Helps to keep each other informed of what's happening or about to happen
- Keeps us accountable to each other
- Helps to build community cohesion and change

What's Next?



- ShapeBHAM 2.0
- Adoption of Sidewalk Master Plan
- Completion of the Citywide Transportation Plan
- City Center Framework Plan
- City Center Master Plan

www.Imaginebham.com

www.birminghamtransportationplan.com





QUESTIONS?



PUTTING PEOPLE FIRST