



Rosa Parks Combined Communities and Five Points Neighborhood Plan

Adopted by the City of Montgomery Planning Commission, May 2008

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Adopted by the City of Montgomery Planning Commission
May, 8, 2008

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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 zoning 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. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas;
5. Discourage intense commercial uses in or adjacent to residential areas;
6. Ensure neighborhood commercial businesses are designed to minimize adverse effects to the neighborhood;
7. Minimize development in flood plains and/or environmentally sensitive areas;
8. Promote goals which provide additional environmental protection;
9. Consideration of 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. Avoid creating undesirable precedents for other properties;
13. Promote stabilization and expansion of the economic base and job creation;
14. Ensure similar treatment for land use decisions on similar properties throughout the City;
15. Balance individual property rights with community interests and goals;
16. Avoid over zoning in areas that could not be supported by the existing or proposed street and utility network;
17. Promote development that serves the needs of a diverse population



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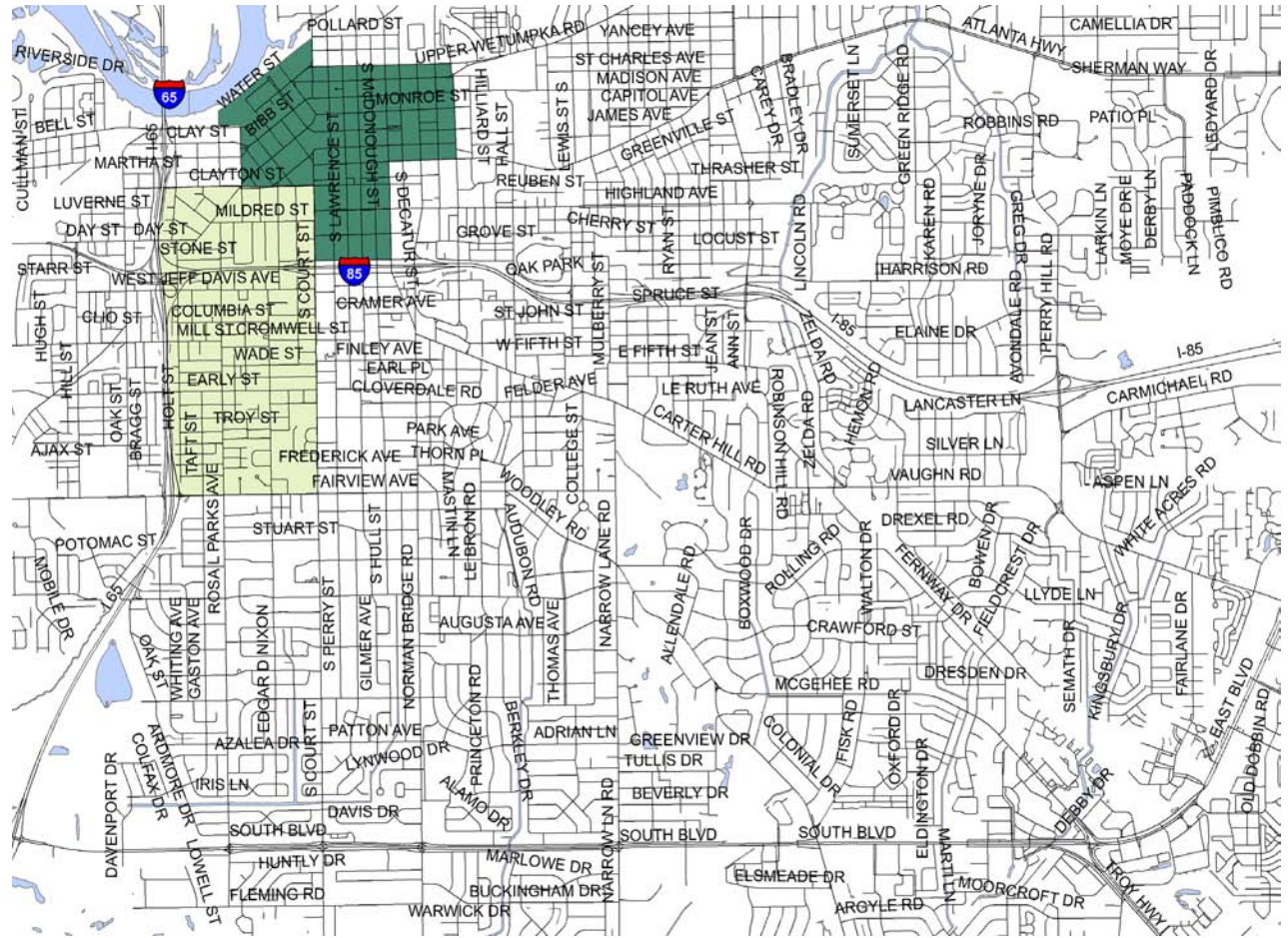


Preparing to Plan

Introduction

The Rosa Parks Combined Communities and Five Points neighborhoods occupy a central position in Montgomery with both geographic and historic importance. Adjacent to downtown as well as to Montgomery’s major highway systems, these neighborhoods are convenient to local and regional destinations. Once a thriving and prosperous area, the construction of Interstates 65 and 85 divided and fragmented this area. Nevertheless, these communities have retained their sense of place and strong cultural identity. The vision for the future of the neighborhood, articulated in a series of community meetings and from numerous resident-driven committees, includes revitalization of area businesses and homes. The commercial possibilities for these neighborhoods are exciting and challenging. The historic and human assets in these communities will be the backbone for revitalization of the architectural, spatial, and cultural uniqueness of the planning area.

The Rosa Parks Combined Communities/Five Points area is one half mile from City Hall and Downtown Montgomery. The two areas were one continuous community prior to the construction of Interstate 85. The boundaries of the Rosa Parks Com-



Location of the Rosa Parks/Five Points Combined Communities (in yellow) and the proximity to the downtown (in blue)

Combined Communities include Fairview Avenue on the southern edge, Interstate 65 or Holt Street along the entire western edge, Interstate 85 is the northern boundary, and Court Street forms the eastern edge. The southern boundary for Five Points is Interstate 85, the western edge is Interstate 65 or Holt Street, Clayton Street forms the north-

ern edge, and Court Street is the eastern boundary. Even though these are two separate communities, they share common boundaries and common issues for growth and redevelopment.

The 2000 census data shows that there are 4,794 residents in the Rosa Parks

Combined Communities and Five Points neighborhoods. This area encompasses slightly more than 540 acres, with 300 acres in residential use. Calculating the dwelling units per acre (there is a mix between single family and multifamily dwelling throughout these neighborhoods), there are 8.3 dwelling units per acre, and using the 2000 census population, there are approximately 16 people per residential acre.

The overall dominant land use is residential, but the neighborhoods also have a combination of commercial, institutional, and light manufacturing areas. The land use pattern is a reminder of the rich diversity and strength of the economy of this area in previous years. There is significant institutional influence in this area with two public schools, several small private preschools and elementary schools and 30 churches.

Purpose and Objectives of Plan

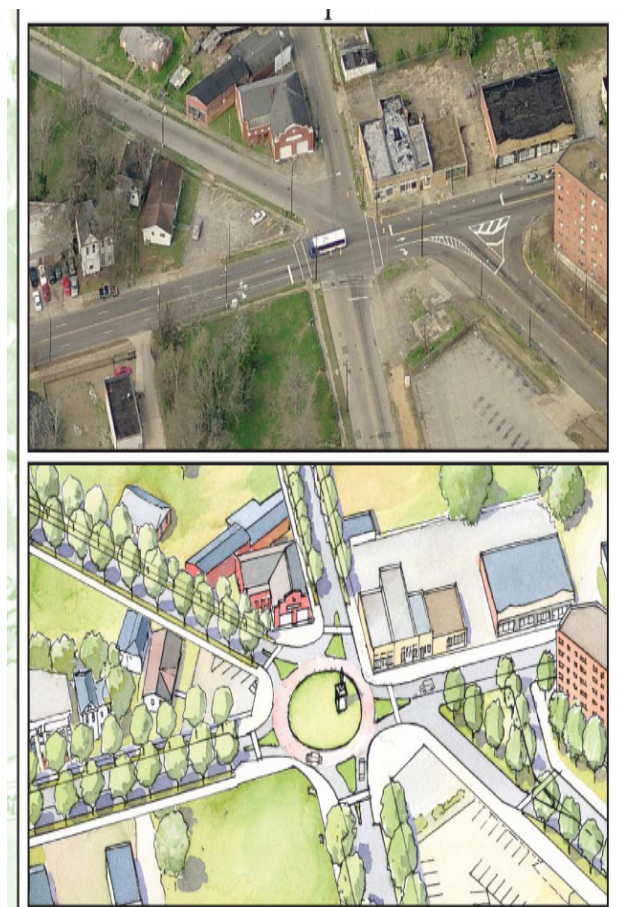
The purpose of the Plan is to document and identify strategies to reach the Neighborhoods' long-range goals. It is designed to communicate to private and public interests the desire of area residents and business people to build a stronger neighborhood that attracts more residents and income-generating enterprises. The Plan also illustrates opportunities for the numerous assets in this area with programs and proposals that will upgrade the physical environment that includes roads, sidewalks, housing, schools, recreational facilities, and commercial areas. The ultimate goal of the Plan is to outline a realistic approach to encourage redevelopment and sustainable growth that will enrich the quality of life for area residents and businesses.

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 that evolved over an 18 month period consisted of an in-depth collection of data and analysis of the physical and social infrastructure of the neighborhoods. The proposed improvements and the implementation priorities were all established and recommended by the residents of both the Rosa Parks Combined Communities and Five Points.

Section I of this document outlines the planning groundwork. Examples of the major tools utilized in the planning model included interviewing and meeting with residents, conducting a comprehensive analysis of the structural conditions of the area housing stock, reviewing the existing land use plan and zoning classifications, reviewing the Neighborhoods' physical characteristics and constraints, and an inventory of the commercial activities and facilities. The assessment also included a comprehensive review of the existing non-profit social service agencies that serve the neighborhood and a detailed assessment of both the historical significance and the demographic characteristics and trends over the past fifty years.

The Plan and its Implementation recommendations define specific facets of the Neighborhoods' vision. This becomes a road map to guide residents in their efforts to implement their aspirations for the Neighborhoods. It also offers strategies for preserving and enhancing existing assets in the Rosa Parks Combined Communities and Five Points. The various elements of the process are addressed in specific sections of the Plan which includes analysis of existing conditions as well as identifying strategies for achieving the adopted goals.

Below is an example from the Dover Kohl Downtown Plan illustrating how planning can translate citizen goals for redevelopment of the Five Ponits area:



Neighborhood Plan Development Process

The Rosa Parks Combined Communities and Five Points Neighborhood Plan reflects the ideas and suggestions generated by residents who participated in the planning process facilitated by the City of Montgomery's planning staff and the Weed & Seed coordinator. Resident committees were formed to gather information to apply for the federal government sponsored Weed & Seed program prior to the planning efforts. These resident committees were highly effective in informing and encouraging all residents to take part in the planning process. In addition, the ongoing committee interests in improving commercial areas, housing stock, and public safety issues dovetailed with the Plan for the area. Work by the Weed & Seed coordinator and residents' committees greatly enhanced resident participation and awareness of the planning process.

The staff reviewed existing conditions in the Neighborhoods and compiled information based on research and data collection in the field. After the data was collected and entered in the city's GIS (Geographic Information System) it was presented to the various Weed & Seed committees, the Neighborhood leaders and residents in a series of meetings to solicit their input to determine the assets, liabilities, opportunities and constraints for their neighborhoods. In addition, visioning sessions were conducted

to help determine long range goals. These sessions included discussions on land use, zoning, economic and community development, housing and the need to maintain affordable housing in the area, traffic patterns, sidewalks, crime issues, improving the infrastructure, improving neighborhood identity and image, enhancing community facilities, and preserving the history and heritage of these neighborhoods.

This interactive process led to the development of this document which incorporates the neighbors' visions and immediate and long-range goals with the initial data and analysis to form an action plan. Once formulated, the Plan was presented to the various committees and the community at large to reevaluate and reexamine the implementation steps in light of the goals and objectives. Each proposal was examined with each of the goals and objectives to ensure that activities to implement, and any programs included in the implementation, would indeed address the goals and objectives. Reevaluation at every step will be important to track program effectiveness toward meeting the goals and objectives and necessary changes will be considered as needed.

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 documented in this report.

The Neighborhood Planning Approach

A key principle in the development of any neighborhood plan is to recognize that it is essential to solicit citizen participation throughout the entire planning process. This was accomplished by numerous community meetings with the city's planning staff, as well as by the Weed & Seed specialty committees. The specialty committees, one for housing, one for crime prevention, and one for education and training also evaluated the Plan to ensure that the goals and objectives matched the strategies outlined.



The City's staff led participants through a strategic method to focus upon the area's strengths. To do this, participants were asked to define the role their neighborhoods played in their lives and within the city as a whole. In addition, participants were asked to identify assets, liabilities, opportunities and constraints in

an attempt to understand what issues faced the neighborhoods and what values are most important.

The initial phase of the neighborhood planning effort required extensive field assessments conducted by the City's planning staff. The information that was compiled from the field inventories along with basic demographic data was documented and presented to the Neighborhood meeting participants and the Weed & Seed committees to help them understand existing conditions and emerging trends.

The planning staff also conducted extensive field surveys to assess the built environment and to identify potential opportunities created by the Neighborhoods' physical setting, image, and perceptions. Examples of the types of elements that were assessed included the area's physical environment, residential housing, businesses, roads and highways, parks and open spaces, vacant land and abandoned buildings. Some of these physical attributes were identified as potential resources that could serve as anchors to support Neighborhood redevelopment plans.



The Neighborhood Plan was developed over a period of several months using the following approach:

Meeting One – Identification of Neighborhood Stakeholders - November 13, 2004

The initial meeting with the Rosa Parks Combined Community and Five Points was held on Saturday, November 13, 2004. All the City Councilpersons, residents, land owners (this area is 70% rental occupied) and business owners were invited. Letters were mailed out 5 weeks prior to the meeting and one week before the meeting flyers were distributed to every residence. The objective of the meeting was to bring stakeholders, residents, investors, and City staff together. The Planning Department Director gave a thorough outline of the planning process to inform stakeholders of the process and educate them as to their responsibilities for the outcome and stress their participation as important for success with this plan. All participants were asked to complete forms with any complaints or special needs concerning the community and leave these with the staff at the end of the meeting. The participants were also



asked to begin the process of defining the role of the community and its assets. This meeting was held in the neighborhood, at the Cleveland Avenue YMCA and 261 people attended.

Meeting Two – Continue defining of the Neighborhoods – February 19, 2005

The second meeting was held in the community at the Mt. Zion AME Zion Church, on Saturday, February 19, 2005. All City Councilpersons, residents, property owners and business were invited to attend. Letters were sent out 5 weeks before the meeting and again flyers were delivered to each residence the week before the meeting. Participants at this meeting were asked to discuss the opportunities the area offered for redevelopment and constraints facing the desired outcomes. Once again forms were available for the participants to address pressing complaints and problems. The participants were also asked to begin some visioning exercises for long-range goals.



Monthly meeting with Resident Committee for Public Safety, Second Monday of each month.

This standing committee meets each month at the Goode Community Center to bring residents and police officers together to discuss issues and possible tions. Solutions range from forming Neighborhood Watches, increasing bike patrols by the Community Policing Department, and youth activities. Often the city Council representatives for this area are also present.

Monthly meeting with Resident Committee for Neighborhood Restoration, second Wednesday of each month.

This standing committee meets monthly at the Goode Community Center to bring together residents, City and Regional planners, area non-profits such as Habitat for Humanity and Rebuilding Together, Historical Society repre-



questions), and other community aid groups to address specific topics. The City Council representatives for this area often attend.

Monthly meeting with Neighborhood Block Captains and any interested Residents, Second Tuesday of each month

This standing committee meets each month at the Goode Community Center to discuss immediate problems, work on recruitment throughout the neighborhood for the Watch programs, do leadership training, and sometimes have speakers to address specific topics of interest. Discussion also on community unity issues such as designing gateways, planning community-wide clean-up days or picnics, and other events to build community and meet neighbors.



Neighbors, the Council Representative, City Staff, and land owners not living in the community were invited to attend a meeting on Saturday, December 8, 2007, to go over the draft of the Neighborhood Plan. About 80 interested folks met with Councilwoman Martha Roby and City staff at the Mt. Zion A.M.E. Zion Church on West Jeff Davis to go over the proposed Plan and to discuss numerous issues.

The final meeting to address the Plan and any suggested changes was held on Monday, February 25, 2008. No specific changes were requested and the Plan will be presented to the Planning Commission for adoption on May 8, 2008.

Neighborhood Vision

Restore the former safe and friendly place this area used to be

Rehabilitate the housing stock

Rebuild housing on vacant parcels

Restore former commercial areas to provide shops as well as employment

Beautification of landscaping in area

Preserve unique architecture of the area

Neighborhood Asset Inventory

ASSET	DESCRIPTION				
PEOPLE	Caring	Involved	Talented		
PHYSICAL CHARACTER	Grid Pattern Streets	Small Walkable Blocks	Sidewalks	Moderately Sound Infrastructure	Contiguous to Another Historic District
PUBLIC NONPROFIT AGENCIES	30 Churches	Faith Crusade Ministries			
HISTORIC SITES AND CHARACTER	Historic Residences	On Historic Civil Rights Trail	Significant Architectural Character	Rich Cultural Heritage	
BUSINESS	Well Placed Commercial Areas	Popular Ethnic Restaurants	Unique Buildings (Architecture)	Good Regional and Local Transportation Access	
NEIGHBORHOOD SCHOOLS	E.D. Nixon Elementary	Fewes Alternative School	Small Private Elementary School		
PUBLIC FACILITIES	Cleveland Avenue YMCA	Goode Community Center	Library	Public Transportation	

History of Rosa Parks Combined Communities and Five Points

The area referred to as Five Points was one of the first upscale residential neighborhoods in the City of Montgomery. The city itself was incorporated in 1819. By 1821 Montgomery had a population of a couple hundred people with 49 frame buildings and 38 log buildings. There was no school or church at that time but the city did have 10 businesses and 3 taverns. In 1832 a house was built for local merchant William Sayre (after whom Sayre Street, which runs through both Five Points and the Rosa Parks Combined Communities, was named) on the corner of Lee and Bibb. It later became the Executive Mansion for Jefferson Davis and it was moved to its present location around 1900.

Because the Five Points area had a significantly higher elevation than the downtown, nice houses were soon being built all around Cottage Hill and Five Points to avoid the frequent flooding. The Figh House at 14 Clayton Street, built in 1837, and later moved to 512 South Court Street, is an example of these early homes. Others built during this time and remaining in the area include: the McBryde-Screws-Tyson House at 433 Mildred, and the Winter Place 450 and 454 Goldthwaite. By the 1880s the area was covered with fine homes and was the social center for Montgomery Society.



Above, the Fight House.
Below, the McBryde-Screws-Tyson House. Both images from *A Sense of Place*.



Old Ship AME Zion Church is the oldest church in the planning area as well as one of the oldest in the entire city. Built on the corner of Court and Noble in 1835, it was originally a clapboard structure serving both black and

white parishioners of the Union Church. In the early 1850s the decision was made to separate the races and the church offered to give the clapboard church to the black members if they would move it to a new location. The lot on Holcombe was chosen and the new owners used wood beams and wooden wheels placed under the church and then workers literally drag the building to its new location.



Old Ship AME Zion Church, image from *A Sense of Place*.

At the time there were few homes close to the church, but it quickly became more densely populated by upper and middle class whites as the neighborhood became increasingly popular. The Rev. Allen Hannon, the first black minister for Old Ship, was installed in 1862. In 1888, the new Holcombe Street

church held the first commencement of graduates from the Alabama Colored People's University which had recently moved from Marion, Alabama, to Montgomery with help from Old Ship's members (in 1889, the name changed to Normal School for Colored Students, and is now Alabama State University). President William McKinley (in 1898) was one of many famous people to speak in the Old Ship Church. Other famous visitors to the church were Frederick Douglass, Booker T. Washington, Alabama Governor Thomas Kilby, and Martin Luther King, Jr. Abraham Calvin Caffey, a carpenter and Commander of the Capital City Guards, was an early member and served on the building committee to remodel and enlarge the old church. Some of his relatives live in the Rosa Parks Combined Communities today.

The Holt Street Mount Zion AME Zion Church was begun by Old Ship Church 1869. The building that exists today was built in 1921, and the architecture of the two churches is similar. The Holt Street Church (the old Mount Zion AME Church), at the junction of Interstates 65 and 85, stands as a reminder of the area's history. The historic Selma-to-Montgomery March Trail passes in front of the church where the Montgomery Improvement Association (MIA) was formed on the eve of the Montgomery Bus Boycott, December 1, 1955.

A few blocks south of this area is another historic district. The Line Street Historic District is composed of six blocks along what is now called West Jeff Davis Street, going west

from Court Street. It was originally called Line Street because it was the southern boundary of the city limits at the time. A period of rapid growth in the 1880s and 1890s moved the boundary further south and many homes were built along Line Street.

The area along Line Street and south of it has been documented in County records since 1837 when it was purchased by John Freeman. Later, the land was purchased by Samuel Goode and platted on the city map as the Goode Tract. The city's earliest plat book, Sartain and Mundanger, records more than 20 entries of subdivisions of property throughout the Rosa Parks Combined Communities area between 1879 and 1897. The lots were generally divided into multiple parcels measuring 30 to 50 feet wide. Sartain and Mundanger has a reference to both Line Street and Jeff Davis Street in 1893, so perhaps this was the year when the name was changed.

Rosa Parks Avenue was originally called Plank Street, probably because it was paved in the popular material (of the time) - wooden planks. In 1898 Sartain and Mundanger first refers to Cleveland Avenue. In 1965 Cleveland Avenue was renamed Rosa Parks Avenue.

This planning area was home to many prominent citizens. Dr. Alfred Coleman Dungee (1864-1965) was a black physician who had an office in his home on West Jeff Davis and part of the window containing his name is still visible in the home. He was a member of Mt. Zion AME Zion Church and was educated at Howard. He was affiliated with the Hale Clinic and a veteran of W.W.I. His mother (Lillian Brewster Dungee) was co-founder of the Alabama Reform School for Negro Boys at Mt. Meigs and was the first black person appointed to the Court of Domestic Relations.



Home of Dr. Alfred Coleman Dungee on West Jeff Davis Street



Edgar Daniel Nixon home on Clinton Street.

Another prominent area resident was Edgar Daniel Nixon, born in 1899, E.D. Nixon was a trade union leader and close associate of A. Philip Randolph as well as a leader of the Alabama NAACP and he helped to organize the Montgomery Bus Boycott along with Martin Luther King, Jr., Bayard Rustin, and Ralph David Abernathy. A school in the neighborhood is named after Mr. Nixon. Rosa Parks and her husband also lived in the neighborhood.

After 1910, the architectural style began to favor the bungalow and the first commercial entities appeared in the area. The area was definitely the center of social happenings for prominent Montgomerians. Legend has it that Zelda Sayre met the dashing F. Scott Fitzgerald in the Winter home on Goldthwaite (the home is still there and is under renovation by its current resident). By the late 1920s the Montgomery social scene was moving to the suburbs—the areas now called Cloverdale and



From *A Sense of Place*, the Winter home

the Garden District—and the Great Depression would begin a decline in this neighborhood that has not yet been reversed.

During the late 1920s the area began to lose popularity as the areas of Cloverdale and the Garden District opened and people moved further from downtown. Those that remained or moved into the Five Points and Rosa Parks Combined Community area developed a thriving community with lively businesses, social gatherings and entertainment available at a couple of local clubs. Healthy residential blocks were also typical of the area. Unfortunately, the construction of the interstates (65 and 85) destroyed most of the commercial properties, several churches and many homes. Highway placement cut off numerous streets causing isolated areas that were difficult to reach and resulted in abandonment of business and residential property.



Forty years later the neighborhood has still not recovered its former stability but the architecture and heritage are reminders of the past glory. This history should guide the redevelopment efforts and the area's proximity to downtown bodes well for such redevelopment to occur soon, rather than later.

This history was compiled from talks with area resident Calvin Pryor, the Alabama Department of Archives and History website (www.archives.state.al.us/adahindx.html), Dr. Jeffrey Benton's book *A Sense of Place*, River City Publishing, 2001 and from *Sartain and Mundanger*, Montgomery City plat book.

Existing Conditions

Physical Characteristics

The original development of the Rosa Parks Combined Communities and Five Points was a grid street layout that today is referred to as Traditional Neighborhood Design, TND. This layout is the popular “Smart Growth” pattern touted by New Urbanists and smartgrowth advocates in recent times.

A significant characteristic of these Neighborhoods today is the presence of man-made barriers that restrict access to and through the area. Interstate 65 forms the western border of both neighborhoods and restricts east-west traffic flow to the existing residential and commercial areas to the west. Interstate 85 divides Rosa Parks Combined Communities and the Five Points Community. I-85 hinders north-south traffic flow to the commercial and residential areas of both Neighborhoods. The construction of these interstates imposed barriers to the function of the grid system. Traditional commerce has been disrupted. Some physical deterioration is evident. In addition, the interstates hamper easy access to parts of these neighborhoods to a point that some locations seem stagnant from lack of traffic flow from too many cut off roads.

There is evidence (Raymond Mohl, University of Alabama, 2002 paper) that I 65 and I 85 were intentionally located to target activists

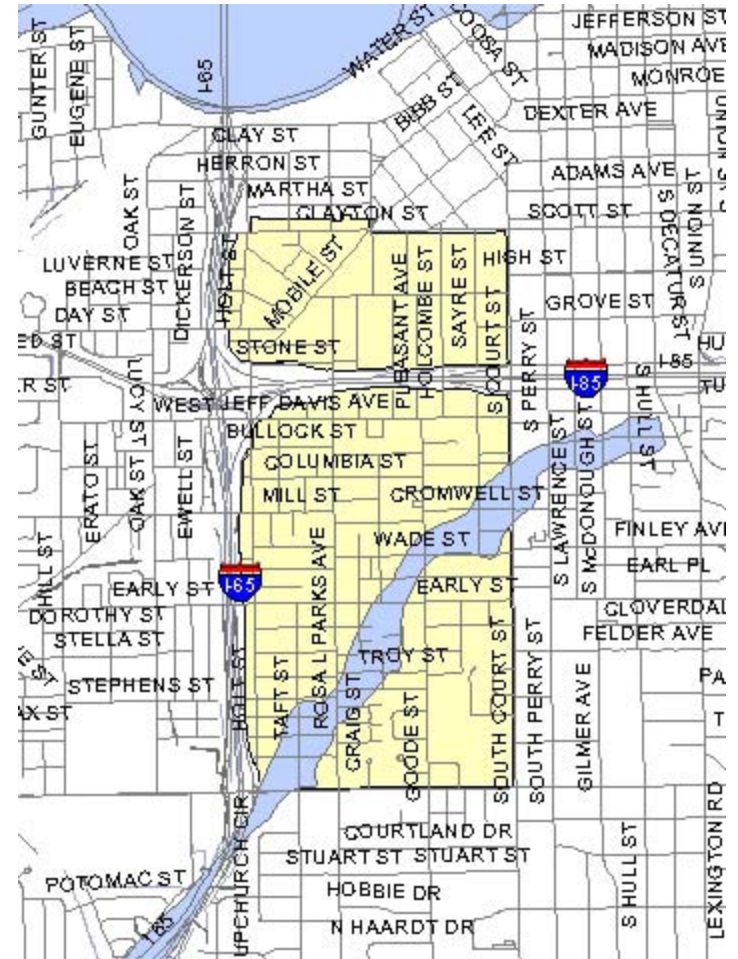
in the black community in retaliation for the Bus Boycott of 1955. The neighborhood plan is an effort to restore the once thriving community.

Physiography

The primary physiographic characteristic of the Rosa Parks Combined Community is its flat and level topography. Similarly, Five Points is essentially flat, but the northern edge of Five Points is at a higher elevation than the river and surrounding river bed so that there are some remarkable views from the ridge that borders Five Points.

Hydrology

Genetta Ditch, shown on the area map to the right, flows from an area near the State Capitol and Oak Park to Catoma Creek. Once a significant feature in Montgomery, it was put underground to facilitate development beginning in the early 1900s. This channel passes underground through central and southern Rosa Parks Combined Communities. In the area north of Fairview, development generally extends to the top of the channel bank and even extending into the channel bank. Development along the ditch includes dense residential, multi-family residential, institutional and commercial properties.



Genetta Ditch traverses the neighborhood

Early studies of Genetta Ditch have reported drainage problems along its entire length and subsequently property in the area marked in blue is in the 100 year flood plain as mapped by the Federal Emergency Management Agency. With the improvements made to this area with underground drainage pipes and culverts, this flood plain status should be reevaluated to remove flood

provisions which would help with insurance and resale of property for area residents.

The remaining portions of the Rosa Parks Combined Communities and Five Points do not have notable flooding or drainage problems. Flooding does not pose a serious constraint for development or redevelopment for the area.

DEMOGRAPHIC CHARACTERISTICS

Population

The population trend over the past 35 years has been a decreasing total population in the Rosa Parks Combined Communities and Five Points. During the ten year period

between 1990 and 2000, the planning area experienced a significant decline in population. The 2000 census data showed a 31.5% decrease in total population from the 1990 census.

The median household size for the planning area is 2.4 people (median household size for the city is 2.5), and the median family size for this planning area is 3.4 people (median family size for the city is 3.01). While there is a wide variety of incomes, the median household income for the two neighborhoods is \$14,051 (for the city, median income is \$37,399) and the median value of a specified owner occupied house is \$40,813 (for the city, median house price is \$86,286). This data is from the 2000 U.S. Census Report, Summary Table 3. The data represented in Summary Table 3 are from the questionnaire, not from the 100% reported statistics so these figures are derived from sample responses.

The planning area has 2606 houses, with 1859 reported as occupied, a vacancy rate of 29% (71% occupied). Overall, the City of Montgomery has a vacancy rate of 9.8%. The Census Data (Summary Table #1, 100% reporting) reports that of the 1859 occupied houses, 690 are owner occupied (37%) and 1169 (63%) are renter occupied. Montgomery County Tax Assessor data shows that 30% of area homes are owner occupied and 70% are renter occupied.

The population of the Rosa Parks Combined Communities and Five Points has more females than males. Calculations on data from the Census indicates that there are 82 men for every 100 women. Chart #2 on page 20 shows that at almost every age are a few more females than males. This data shows that 30% of people living in the Rosa Parks Combined Communities and Five Points are under the age of 20, and that 22% are over the age of 65. The City of Montgomery population consists of 22% individuals under 20 and 11.8% are over the age of 65 years.

Year	1970	1980	Percent Change	1990	Percent Change	2000	Percent Change
Total Population	13,092	10,403	-20.5%	6,602	-36.5%	4,522	-31.5%
Black	7,727	9,013	+16.6%	6,337	-29.7%	4,292	-32.3%
White	5,321	1,348	-74.7%	248	-81.6%	157	-36.7%

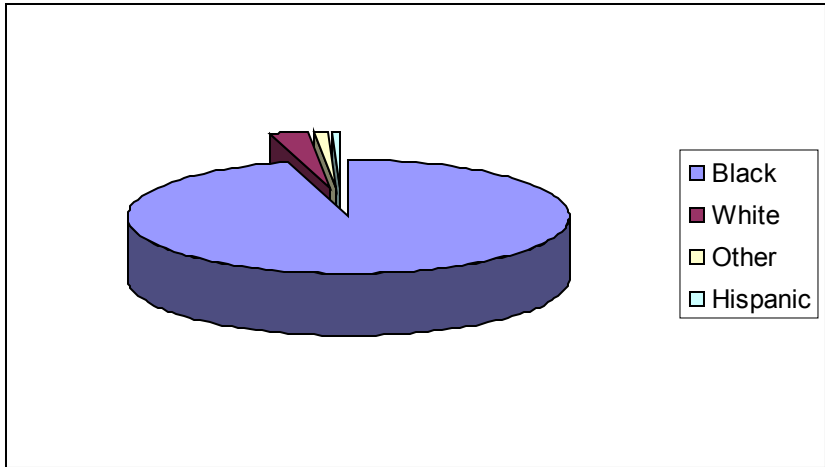


Chart 1. Pie Chart showing racial make-up of the Rosa Parks, Five Points

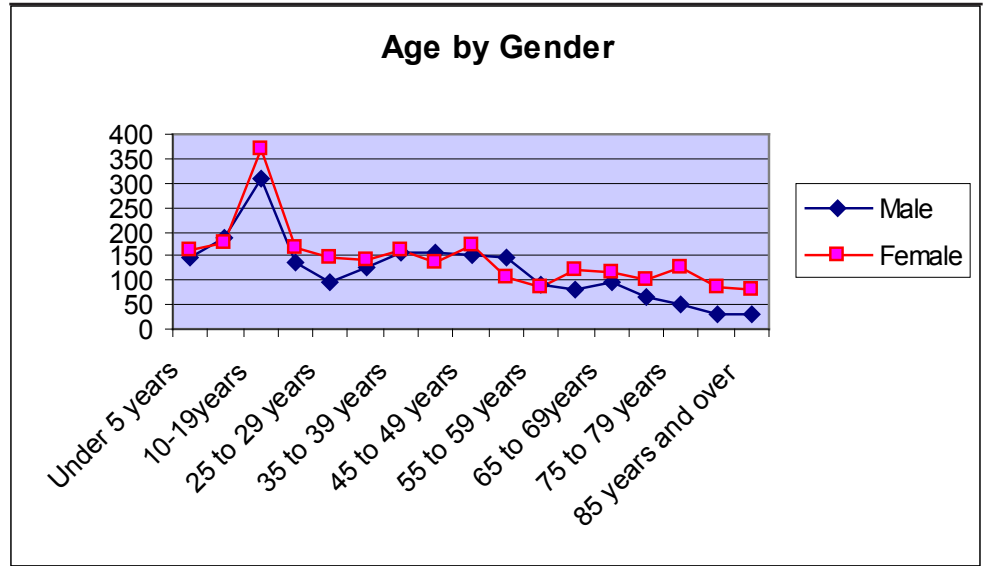


Chart 2. Illustrates Age by Gender, 2000 U.S. Census Data

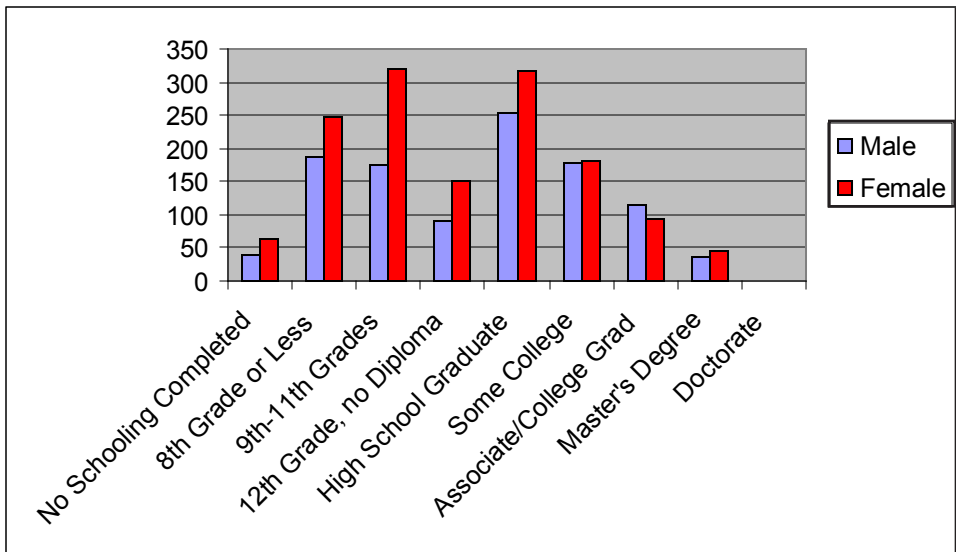






Chart #3. Education attainment by gender, for those 16 and older. 2000 U.S. Census Data

Chart #3, based on 2000 U.S. Census Data, shows that males are slightly better educated than females, but that more females have Master's degrees than do males. The overall high school graduation rate of 48.8%. The high school graduation rate for the City of Montgomery is 80.7%, for the state of Alabama, 75.3%, and for the nation, 70%.

Housing

Structural Conditions		Single	Duplex	Three or More Units	Total Multifamily	Total Units
	Good	715 (50.8%)	70 (19.6%)	243 (27.5%)	313 (25.2%)	1341 (45.3%)
	Needs Minor Improvements	496 (35.3%)	210 (58.7%)	409 (46.3%)	619 (49.3%)	1115 (37.6%)
	Needs Major Improvements	161 (11.4%)	64 (17.9%)	218 (24.7%)	282 (22.7%)	443 (15%)
	Tear Down, Unfit	26 (1.8%)	10 (2.8%)	6 (0.7%)	16 (1.3%)	42 (1.4%)
	Under Construction or Repair	9 (0.6%)	4 (1.1%)	8 (0.9%)	12 (1.0%)	21 (0.7%)
Total Dwelling Units		1407 (100%)	358 (100%)	884 (100%)	1242 (100%)	2649 (100%)

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

There were five possible classifications for the condition: (1) indicates structure appeared sound, in good condition; (2) for a structure that required paint and/or minor repairs; (3) indicates a structure needed major repairs such as serious roof damage, significant sagging of normally straight construction lines – which might indicate serious foundation or support problems; (4) was given to house appearing to be beyond repair and should be considered for demolition. The data is used only to determine a degree of need for housing repairs in an area. The table on page 21 summarizes the survey data.

The survey revealed that 61.6% of the housing units were provided by single family detached structures. The remaining units were dispersed among a variety of multi-family structures: 15.2% duplexes, , 1% triplexes, 1.4% in quad-plexes, and 21.1% in larger multi-family units. While residents were quite comfortable with the diversity in housing density, they were very concerned with the condition and vacancy rate of the housing stock.



Observed Land Use Summary

Observed Land Use	Rosa Parks Combined Communities	Five Points	Planning Area Total Percent
Single Family Residence	1160	246	48.2%
Multifamily Residence	179	42	7.6%
Vacant Housing Units	321	88	14.0%
Commercial	37	34	2.4%
Vacant Commercial	20	28	1.6%
Institutional	45	21	2.3%
Parking	23	47	2.4%
Vacant Land	342	281	21.4%
Total	2127	787	100%

The Land Use Summary illustrates that the Rosa Parks Combined Communities and Five Points Neighborhoods are predominantly residential with little commercial support. In fact, the number of vacant or closed commercial entities is almost equal to the number of viable commercial parcels. In addition, over one third of all parcels are either vacant or have an abandoned building.

The planning area has tremendous potential for infill growth and given the close proximity to downtown, this area offers great locations for developers. The unique architecture and historic significance of these Neighborhoods also contribute to the potential for redevelopment of existing buildings.

Existing Zoning and Observed Land Use

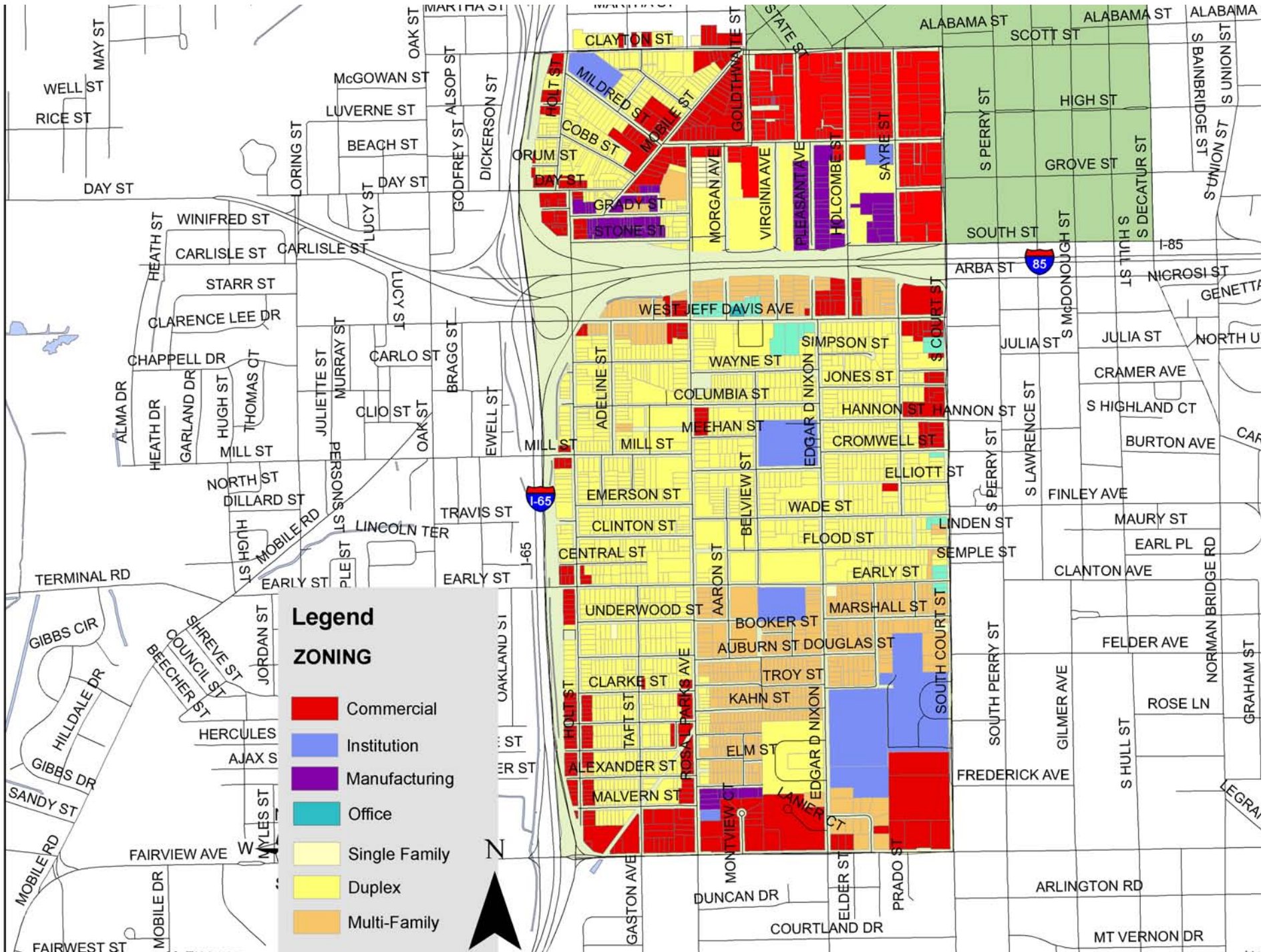
Comparing the zoning for the area to the actual land use is useful for evaluating and understanding current conditions and projecting future needs. The Zoning map has many commercial parcels (in red) in the Five Points neighborhood that are being used as residential or are vacant land. Also, parcels marked in purple on the zoning map, for manufacturing, are in reality residential or vacant.

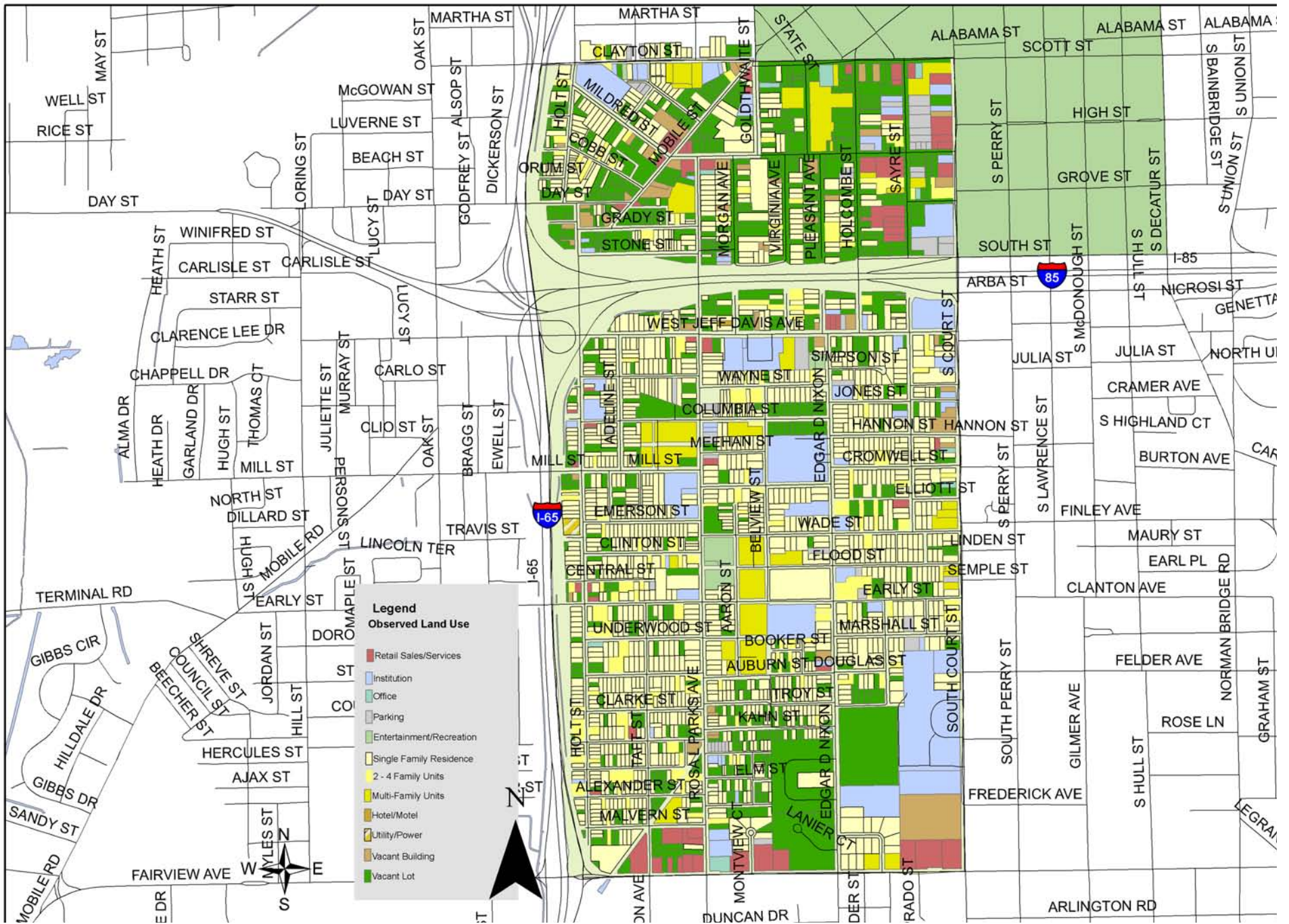
The Zoning was originally listed as commercial in order to facilitate expected expansion of the downtown area into Five Points. The Downtown has been slow in reaching expected growth and the extensive commercial zoning in this planning area promotes vacancy.

The residential use is appropriate, or even better, the mixed use of B-1-b or the SmartCode T4O, which would encourage higher density of live-above retail or office that would allow the neighborhood to grow on demand as the Downtown redevelops.

The presence of so many vacant parcels and vacant buildings offers tremendous opportunity for redevelopment of this entire planning area. Residents should actively participate in order to direct desired development in the area. This is a rare opportunity for an urban area to

become the type of community that would be most desirable and unique given the proximity to Downtown, the historic legacy, and the unique architecture all available in this one area. This Plan should capture the neighbors' vision and become a significant tool to promote such redevelopment.

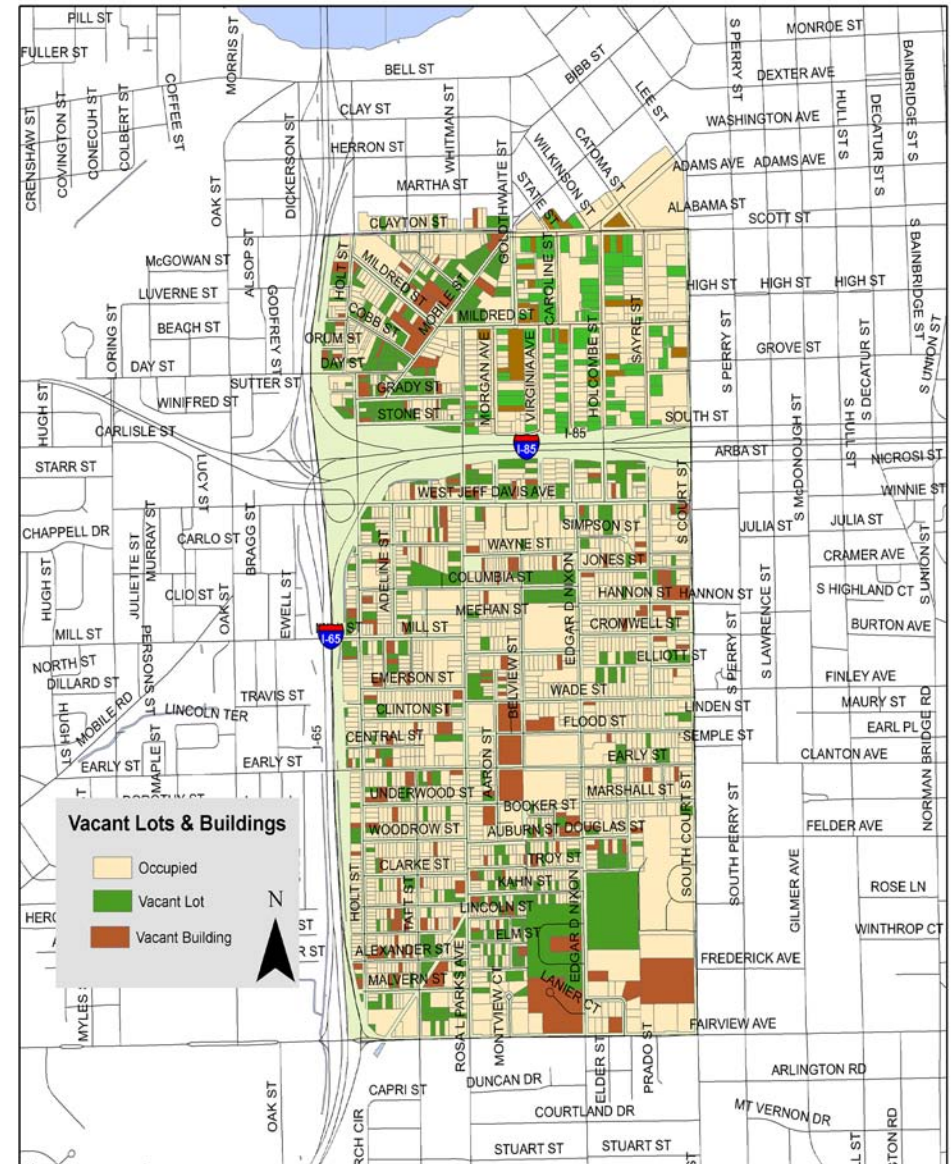




Vacant and Abandoned Property

This map illustrates the amount of area available for development and redevelopment in the Planning Area. Infill development opportunities (infill because this is being done in an existing built environment) are numerous as the map notes in the brown and green parcels.

The location near downtown and along two Interstates helps to make this area very promising for future infill development. There is renewed interest in Montgomery's downtown with the impetus from the Mayor's involvement in new construction and redevelopment (ballpark, Riverwalk, new hotel and redevelopment of the Civic Center) and the recent Downtown Plan by Dover Kohl and Partners.



Commercial Uses

Although these Neighborhoods are predominantly residential, there are a few concentrations of commercial parcels (shaded in red on the map) in this area. One area is located at the southern edge of this planning area. Fairview Avenue serves as a commercial corridor for several neighborhoods and has a diverse character. The businesses along Fairview Avenue in the Rosa Parks Combined Communities consist of fast food, a Farmers' Market, auto repairs and parts sales, beauty supply, and a money lending business. Two organizations are currently working to generate increased commercial opportunities in this area.



The City of Montgomery's Weed & Seed program has begun an effort to bring business people together for mutual benefit and recruiting new businesses. In addition, the I-65 Corridor Committee on Economic Development sponsored by the Chamber of Commerce is a coalition of city leaders who are focused on improving the success of businesses along Fairview Avenue as well as other locations in this area.

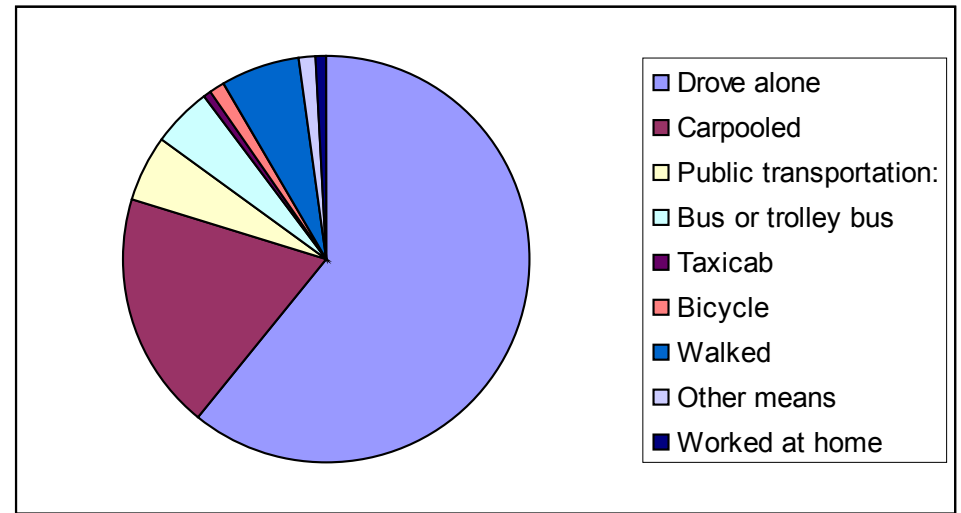
Holt street on the western edge of both the Rosa Parks Combined Communities and Five Points and Rosa Parks Avenue have numerous parcels zoned for commercial use. There are not many commercial entities here, but a couple of grocery stores and barber shops are located on Holt. Due to the placement of Interstate-65, it is not easy to access Holt Street from the west. Holt Street was once a major north-south arterial, but highway construction cut it off from Fairview Avenue and to most streets to the west. While Holt was once a center of commercial and social life (there are also several churches located on Holt Street), its commercial opportunities have deteriorated over the years.

West Jefferson Davis parallels Fairview Avenue and Interstate 85. West Jefferson Davis was once a prominent street in this neighborhood, one where there were prosperous businesses but it also has the homes of many of the early leaders of this community. On the northern end of the Rosa Parks Combined Communities, fine homes and specialty shops along West Jefferson Davis were the heart of this thriving neighborhood. Many of the streets that once crossed West Jefferson Davis and linked it to Downtown Montgomery are now dead ends just a block north (of W. Jeff Davis) where Interstate 85 cut through this prominent community. Many of the locally owned stores are gone and few viable businesses remain. Most businesses here are closed but a grocery store, some stores selling auto parts, and a popular restaurant remain.

Employment Opportunities

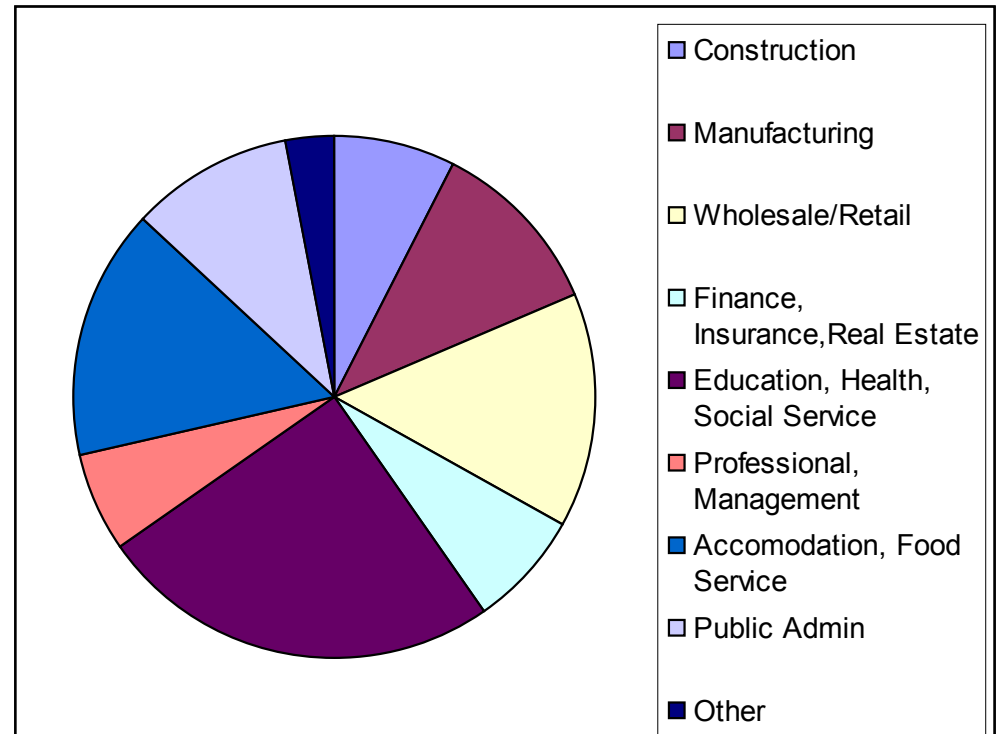
Data from the 2000 Census, and illustrated in the graph on this page and from the one on page 20 (showing education attainment), suggests that the neighborhood suffers from both unemployment and underemployment. There are very few employment opportunities available within the neighborhood and there are a significant number of people listed as being not in the labor force. These circumstances could be addressed by opportunities for additional training and more employment opportunities in the area.

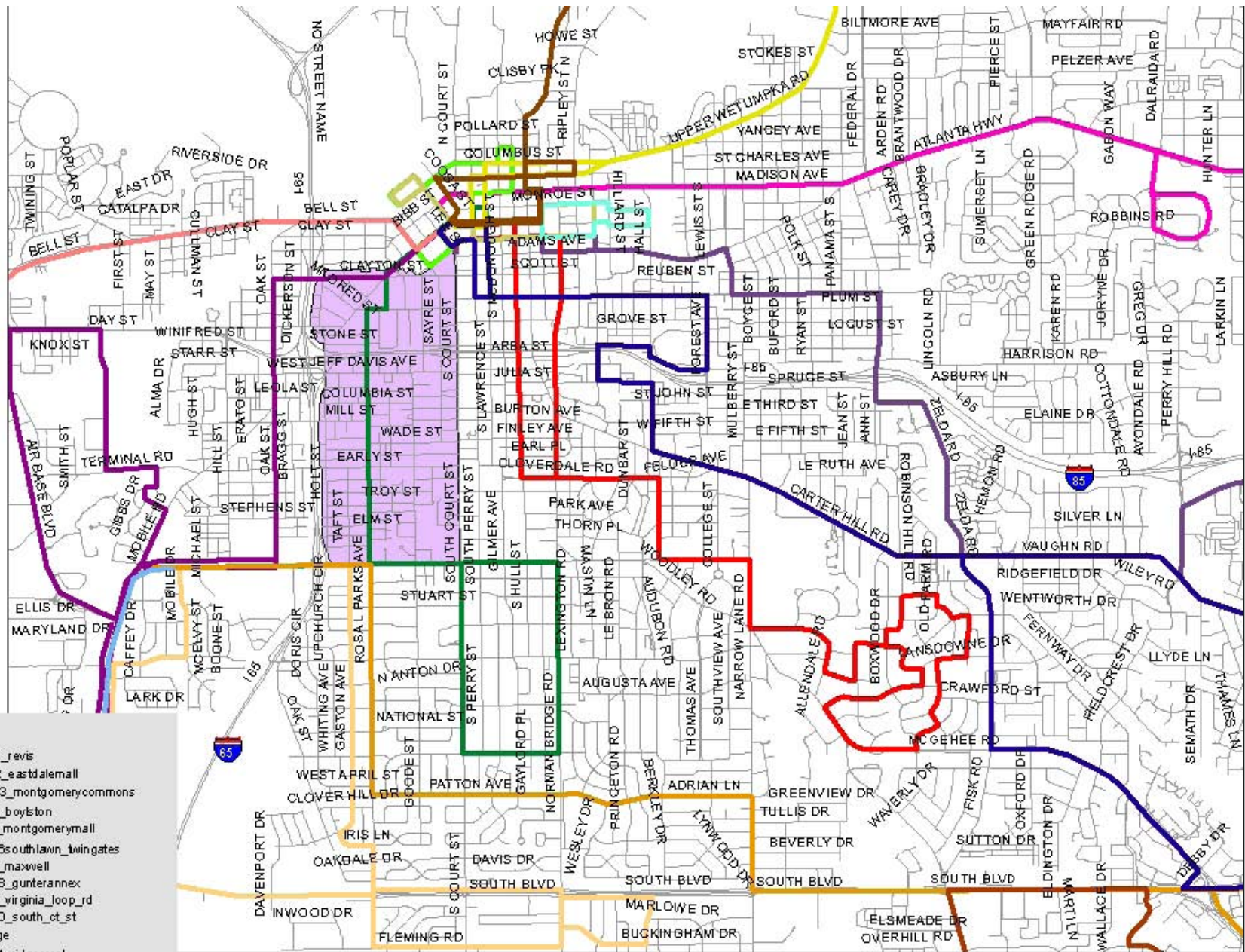
Employment and the Workforce	
Males:	Females:
49.4% of males in area, eligible for work, are actually in workforce	32% of females in area, eligible for work, are actually in workforce
19% of those in the workforce are unemployed	18% of those in workforce are unemployed
92.5% work in Montgomery County	95.7% work in Montgomery County



Above: Mode of transportation used to get to work

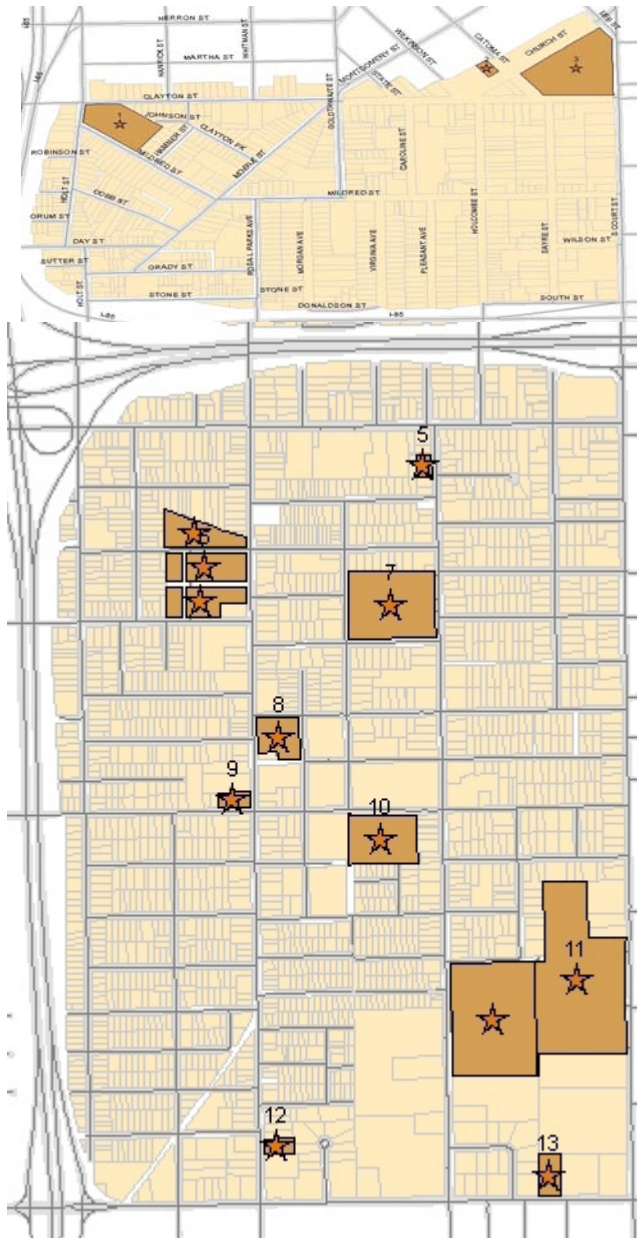
Below: Types of jobs held by these neighbors





The Rosa Parks Combined Communities Planning Area is centrally located to access both transit, local and regional highway systems. Both Interstates, 65 and 85, are adjacent to the area and the transit system is easily accessed with options for transfer to reach most parts of Montgomery.

Existing Public Facilities and Services



1. Police Academy and Fire Station: Located between Clayton, Mildred and Holt streets, the fire department and police academy provide quick response to area residences and businesses. Their presence is important to the safety and security of the area. In addition, the Police Academy has a superior record for training new officers.



2. Located on Church Street, just a block outside the neighborhood boundaries, this conveniently located facility offers the usual post office services within walking distance of the Five Points Community.



3. Federal Court Building



4. The Havens, a pocket park on Edgar D. Nixon Avenue.



5. Cleveland Court Public Housing, historic home to Rosa Parks



6. E. D. Nixon School and Goode Community Center. The award winning elementary school and adjoining community center are at the center of many community activities and host meetings all year round.



7. YMCA, on Rosa Parks Avenue offers gymnasium, swimming pool, and a separate building that offers a comprehensive art program for area youths. In addition to after school programs, the YMCA offers competitive organized sports for all ages and participates in the City-wide football, basketball, and soccer programs.



8. Library. Located at 1276 Rosa Parks Avenue, the library, opened in 1960, is open Tuesday through Saturday during the school year and Monday through Friday in the summer. There is summertime story and reading program for the area youths as well.



9. Fewes Alternative School



10. Sidney Lanier High School , 1756 Court Street. The original Lanier High School was built in 1910, and named after the well-known Southern poet, Sidney Lanier. The school was located at 410 McDonough Street in the building that currently houses the Baldwin Magnet School. The new Gothic Revival building for Lanier was built on Court Street to combine Lanier High School and the Montgomery County High School (which was located in the building that, until recently, housed Cloverdale Junior High School). The name of the new school was determined by the outcome of a football game between the two schools. Lanier was nicknamed the “Million Dollar School” because that’s what it cost to build it in 1928 at the Court Street location. For years Lanier set the standard in design and academics for the State of Alabama.

Residents of the Rosa Parks Combined Communities are in the Lannier School Zone, but students living n the Five-Points area are zoned for George Washington Carver Senior High School on West Fairview Avenue.



11. Fire Station, 1931 Rosa Parks Avenue

Utilities

The area is fully served by city water, electricity, gas, and sewer. All the power and phone lines are above ground. There is an Alabama Power substation on Holt Street.



12. Farmers' Market, 150 W. Fairview Avenue.

Public Safety

FIRE PROTECTION

Rosa Parks Combined Community and Five Points have two fire stations to provide coverage for the area. One is located at 1931 Rosa Parks Avenue and the other is located at the corner of Holt and Clayton Streets. These neighborhoods and the City of Montgomery have excellent fire (Class II) and paramedic coverage.

POLICE PROTECTION

Most of the Rosa Parks Combined Communities and the Five Points areas are currently covered by a Weed and Seed Grant from the

Federal Government. This program began in 2004 and may be continued for five years. The emphasis of this program is to place increased police patrols and police involvement in the neighborhoods to “weed” out the criminal elements. In addition, the “seed” part of the program works to strengthen community organization and support, rehabilitate housing, and secure various social services. The Police Department encourages neighborhoods to establish a Neighborhood Watch program and will help with setting this up. Neighbors have expressed concerns that crime has increased so establishing Neighborhood Watch Systems in several areas is a first step to address area crime.

The City of Montgomery Police Department provides several services to the City at-large and for all Neighborhood Planning Areas. Eight divisions support these efforts and include: the Administrative Division, the Community-Oriented Policing Division, the Detective Division, the Juvenile Division, Patrol Division, Planning and Technology Division, the Special Operations Division, and the Training and Recruitment Division.

The Police Department also sponsors two programs, the Citizens Police Academy and the Volunteers in Police Service to build trust and understanding between the Department and citizens. The Citizens Police Academy consists of a 10 week session 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 Police Department’s personnel and policies. The Volunteers in Police Service (VIPS) allows volunteers to work as partners with police personnel to free up officers for higher priority duties. The volunteer duties include administrative chores, neighborhood patrol, school patrol, and special event staffing. Each volunteer uses a distinctively marked patrol car while fulfilling some of these duties.

GARBAGE/TRASH COLLECTION

Municipal garbage collection is quite adequate with twice a week service with an additional run of curb side pick up of items thrown away (furniture, tree limbs, sacked leaves, etc).

However, with the large number of rental properties and vacant lots, trash and old abandoned cars are a problem throughout the area. Weed and housing code violations are also on going problems and it has been difficult to keep up with all the problems. There are also some concerns as to the length of time it takes to realize an improvement for properties as a result of state statutes. The ordinances need to be more aggressively addressed in order to help the existing residents.



The Neighborhood Plan

Neighborhood Plan

Neighborhoods are the building blocks of healthy cities and towns. Neighbors know each other and take a 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 allow a mix of family sizes, ages, incomes and cultures to live together. Transit service is convenient to the neighborhood to reach jobs and connects the neighborhood to the larger community. Using SmartCode or New Urbanist theories to direct the community will help restore Rosa Parks Combined Communities and Five Points to their former thriving condition.

It is important to remember that restoring the community is a multi-faceted task. The following strategies should all be considered as part of the total renovation of the area. Not any one thing can restore the community, but the city and the neighborhood should recognize the numerous components of a community as equally important and all components are part of the solution.

The Rosa Parks Combined Communities/Five Points Neighborhood Plan addresses the concerns and desires of the citizens as expressed in a series of community meetings as well as in ongoing, monthly meetings with various Weed & Seed Committees.

These concerns and goals were translated into goals and objectives to drive various strategies to use for implementation. The strategies are divided into the following eight areas:

Community Organization
Housing
Economic Development
Education
Historical Preservation
Land Use and Zoning,
Public Facilities
Public Safety

Community Organization:

- Develop community watches
- Plan community clean-up dates
- Plan community reunion/picnic
- Build community leadership
- Strengthen community identity
- Monitor and evaluate implementation of community goals

Economic Development:

- Redevelop commercial areas
- Increase number and diversity of businesses and services in the area
- Encourage diversity in the neighborhood
- Attract people to move into the neighborhood
- Create opportunities for more jobs and better incomes for residents

Education:

- Educate youth as to area's historic significance
- Provide financial education for residents pertaining to banking and real estate opportunities in the city for down payment and home repair funds
- Promote educational and job training opportunities

Historic Preservation

- Support clean up and preservation of the historic Selma-to-Montgomery Civil Rights Trail
- Restore Mt. Zion A.M.E. Church
- Restore and preserve the historic period architecture of the area
- Promote youth awareness of historic importance of this area
- Maintain historic purpose of the neighborhood to house middle and lower income families

Housing:

- Maintain affordable aspect of neighborhood housing
- Encourage infill development on vacant lots and reuse abandoned housing
- Attract mixed income residents
- Increase percentage of homeowners
- Promote rehabilitation of housing stock
- Assess need for and build assisted living facility

Land Use and Zoning:

- Change zoning to encourage development of mixed neighborhoods to attract commercial and residential infill
- Change zoning to allow smaller lot sizes and higher densities where possible to help affordability of housing
- Amend City of Montgomery Zoning ordinance to ensure better design standards, lower density multifamily units in areas where multifamily is allowed
- Consider conservation overlay in the area where Genetta Ditch runs underground to prevent building on top of the former open ditch
- Study Genetta Ditch to change its flood plain classification to lower insurance costs and to facilitate resale of properties in this area

Public Facilities:

- Provide more public parks and green space for both Rosa Parks Combined Communities and Five Points
- Promote development of recreational and social activities for children
- Promote offices for social services in the neighborhood
- Provide healthcare information and healthcare center in the neighborhood

Public Safety:

- Increase neighborhood coverage by Neighborhood Watch
- Increase crime prevention measures
- Eliminate vacant lots and houses that encourage criminal activities and other types of vermin
- Address neighborhood issues of drug problems through education, awareness, and dependency programs
- Increase opportunities for safe walking and biking throughout the area

The Neighborhood Meetings identified the assets, liabilities, opportunities and constraints that led to the enumeration of these strategies. At every meeting it was clear that the residents were involved and committed to the fact that they must be realistic about the present conditions and take responsibility for their own issues. This level of commitment is a tremendous asset that will carry the residents and land owners through the time and effort necessary to implement the adopted strategies.

The City of Montgomery has committed the time and resources that it has to offer to help the neighbors in meeting their goals. The City has secured a Weed and Seed Grant from the Federal Department of Justice to help with decreasing crime to make the neighborhood safer. The Planning and Development Department is committed to helping define an action plan for approaching each strategy and helping with implementation to aid the neighbors meet their goals. The following section will outline numerous suggestions for implementing each strategy and individual goal. It will be necessary to evaluate the process frequently and measures will be suggested to help with evaluation in order to determine when and what changes need to be made to stay on track.

Community Organization

People are any community's best asset. In order to nurture, maintain, and support the community, many people will play important roles. Currently, many of the Rosa Parks and Five Points residents are working to make changes in the neighborhood. Change takes time and it is important that neighbors not only see results but have help. More people will be needed to bring about all the changes that the neighbors desire and over a period of time it will require that new volunteers step up to responsible positions.

With this in mind, community organizations must be in place to develop and nurture community actions. These organizations will do the work of the community. Some of the needed community organizations include:

- **Community Watches:** Since crime is an issue in the neighborhood, it is important that the residents do all they can to help report incidents to the police. This reporting

supports neighbors and contributes to the health of the area. Reporting is anonymous and safe for every caller and is the only way the police can have eyes on the street. It is impossible for the police to be in the area all the time, and the neighbors must help by accepting some responsibility for their own safety.

- **Community Clean-ups:** As residents and visitors understand that litter will not

“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

be tolerated, then fewer clean-ups will be necessary. The neighborhood organization should set scheduled clean-up days and let all residents know about them. With planning several a year, most residents will be able to participate in at least one. As the neighbors take charge of the physical appearance of the area, visitors will also respect this. The City should support vo

teer efforts by enhanced code enforcement. The Community can help by reporting these offences as well. Once a neighborhood takes back its ownership from those who abuse it, crime will decrease and problems will diminish, and the beauty of the neighborhood will be restored.

- **Plan Community Reunion/Picnics/Parties:** As hard as you work, play together as well. Reach out to neighbors who have not participated, meet new people, encourage friendly gatherings and celebrate the neighborhood. The time spent relaxing and enjoying the neighborhood is important to building strong and positive feelings for the area and teaches children that home is more than just the place they sleep.

- **Build Community Leadership:** Time and energy are required to insure that the Rosa Parks Combined Communities and Five Points will continue to grow and thrive. Share the responsibilities and encourage new people to join in the leadership of the community. It will take developing leadership over time to maintain the work that is beginning today. The more people

become involved in the process of the neighborhood growth, the better satisfied everyone will be and the stronger the neighborhood will become. It would be wise to encourage youths in the area to become involved with their neighborhood as well.

●**Strengthen Community Identity:**

Neighborhood identity reflects the spirit and values of the neighborhood and announces to all visitors that this is a proud community. Several projects could be undertaken to put into visible symbols or graphics exactly what this neighborhood stands for. Gateways, entrances into the neighborhood, should carry this symbol, signs for businesses in the area could carry the symbol, and main road through the area should have signs letting all who pass through that this is a special community.

These symbols could be developed in the neighborhood or a professional could design them. Perhaps a contest for children to be involved or for interested citizens to participate in. A flag could be made carrying the symbol. Any number of opportunities for designing and displaying the symbol are possible depending upon the desires of the community. Rosa Parks and Five Points neighborhoods should have their own separate symbols.

●**Monitor and Evaluate Implementation of Community Goals:**

As is the case in implementing any plan, some of the steps to implementation may result in unanticipated consequences. Therefore, as the implementation proceeds, residents need to be aware of the implementation and monitor that the realized outcome is the desired outcome. Any unexpected variation in outcome should be reported to either the City Planner or the Neighborhood Meeting Chair in order that problems may be addressed as they arise. The various steps of implementation to address specific goals should, in most cases, have measur

able outcomes that will be used to check progress. These measures will be identified in the plan.

Public Art projects like the one below from the Museum of Cultural Arts, Houston are great for bringing neighborhoods together: a joint effort, boost community spirit, and unique expression of neighborhood pride.



Economic Development

This strategy is also multifaceted and has links to all the other strategies. None of the strategies actually stand alone, but all interact with the others and enhance the outcome. Increased economic development in the area will offer more retail and service opportunities as well as new jobs for area residents. The maps on pages 45 and 46 illustrate the proposed zoning changes that may facilitate the desired development for the neighborhood.

A survey of interests and needs could be done in the Rosa Parks Combined Communities and Five Points to determine the skills and interests of the residents. This will help to determine the best types of jobs to recruit in order to help residents become gainfully employed in the neighborhood. This would be help to the individual as well as an aid to any commercial, service, or manufacturing industries that would consider coming into the area.

The commercial area along Fairview Avenue is part of a commercial corridor that passes through several neighborhoods. Currently a section of Fairview has undergone some facelifts that resulted in a neat appearance along the north side of Fairview. In addition, the Farmer's Market offers a new, interesting business that is attracting customers.

Suggestions to stimulate activity in this area:

- Encourage removal of abandoned signs and their support structures
- Encourage business owners in the Rosa Parks section of the Fairview Corridor to adopt signage designed especially for this historic neighborhood
- Implement a landscape plan that will help to create an entrance way to the neighborhood as well as make the shopping areas more attractive. Methods to pay for this may include forming a Business Incentive District (BID) with local businesses or applying for a grant from the City CDBG funds or other grant that would be appropriate
- Survey the existing businesses to see what retail or services are missing that are needed by the neighborhood and recruit additional commercial entities
- Work to bring a reputable bank into the community. The Fairview Corridor would be a good location for this new bank.
- Area residents who wish to be active in the neighborhood's growing economic potential or to become entrepreneurs on their own may get training and help from the Business Incubator sponsored by the Chamber of Commerce. There are scholarships available (call 334- 240-6865). Twelve week courses are offered beginning in February and August each year.

The Five Points Neighborhood has a potential commercial corridor that could use the historic significance of the historic Selma to Montgomery March Trail. The area along Holt, Day, Grady, and Mobile offers a wonderful opportunity for development. Continuing along Mobile toward downtown could be an extension of this neighborhood's commercial strip.

There are existing buildings with classic architecture that could be refurbished and the entire area redeveloped around a Civil Rights Museum as well as needed products, services, and jobs. The addition of apartments and townhomes would offer needed housing as well as be appropriate development for the current vacant land. Converting Mobile to a two-way street would make a direct connection to downtown. This area suffers from traffic flow stagnation and opening Mobile might facilitate increased traffic. Planting appropriate trees along Mobile would enhance it's appearance and serve as an attractive gateway into this community.

There are islands of commerce currently within the Rosa Parks/Five Points Neighborhoods that support the area. Using the existing commercial corner, the other three corners in those intersections could be zoned for mixed use to encourage similar small business endeavors. This would offer scattered locations for commercial development consistent with TND (Traditional Neighborhood Development) that would encourage residents to walk to their local shops for things they need.



The property in the picture above has a unique character that could be developed into a productive corner cafe, or other use that would offer the area a viable commercial entity, office or retail with possibly an outdoor eating space like the illustration below.



Corner stores, possibly with apartments on the second floor, could offer retail or other commercial services desired in the area. This particular picture is of a member-owned cooperative business in Minneapolis that is locally owned and serves as a cultural and community center.



Education

In many of the community meetings, residents have expressed the need to educate their children as to the importance of this classic neighborhood. The history that took place here: the people who made their homes here and the significant events that took place here. Some of these things can be learned from a history book, other things are learned by living here. As the community knits itself back together, traditions of both work and play will introduce the children to community life. The ideas of responsibility for your neighbors and how you live together will become a part of the children's lives. The children will absorb these lessons from the actions and words of their parents, family, and neighbors. They will grow up knowing the community depends upon them and they will love the community and see it as home as do the hundreds of residents that call Rosa Parks Combined Communities and Five Points home now.

- The scheduled events (clean-ups, celebrations) that community leadership establish on a yearly basis will become a tradition to teach children about their role of

belonging to a community.

- Issues that residents identify as important can be used as a basis for community education. Classes can be taught in local facilities. The Jubilee Center and the Goode Community Center can sponsor educational programs to help neighbors understand a variety of subjects. For example, many people are interested in owning their home and the City has a Homeownership program to help with down payments and financing for homes. A mandatory series of classes, taught by ASU and City staff, helps people understand what is required of a homeowner so there will be no surprises with all the financial and maintenance requirements. Other financial programs may include how to obtain a bank loan and how to avoid the very expensive cost to using some of the quick loan businesses that abound in our city.

- Other classes could be organized around interests of sewing, quilting, sports, gardening, learning Spanish, applying for a job or any number of things, but this should be resident driven and can be something residents share with each other to meet new people and learn a new skill.

- GED, higher education, vocational education, and job training could also be a

part of the services that the neighbors could take advantage of. The Weed and Seed Grant, if awarded, has plans to establish an office in the neighborhood to help match residents to needed health and educational services. This person can direct individuals to community or City programs that meet their needs. If this grant does not materialize, options for the neighborhood can be met by existing services throughout the City. These services will be identified and itemized in Appendix A of this plan.

Historic Preservation

The **Selma to Montgomery National Historic Trail** was designated as a Historic Trail by the U.S. Department of the Interior on November 12, 1996 (16 U.S.C. 1244(a) PL 104-333, Title V Sec. 501). This places the trail under the direction and protection of the U.S. National Park Service. The Consolidated Plan for the Trail has not yet (4/5/2005) been released but the five year plan (2004-2008) is attached in Appendix B. This outlines the proposal for three interpretive centers to be built along the trail. Additional goals include developing local partners to help with education and preservation issues. Since there is not enough money available to take care of the trail, all of Montgomery is encouraged to become aware of the importance of the trail and help to preserve it. Since part of the trail is located in the Rosa Parks Combined Communities and Five Points, area residents are particularly affected by the condition and appearance of property along the trail.

The **restoration of Holt Street Church** has been identified as being important to the neighborhood. The Mount Zion A.M.E. Zion Church owns this building and began roof stabilization and renovation of

the church in April of 2005. This is a most welcome project and will add tremendously to the appearance of the area.

In conjunction with the restoration of the church and Trail, there are numerous houses that require repair and restoration. If **historic designation** is important to the community, care must be taken when restoring the existing houses and to the selection of architecture used to build new houses in the area. A Community Committee should be established to investigate the requirements of becoming an historical district, determining the residents' agreement to apply for historical designation, and getting a petition signed by the requisite number of residents that support this goal.

Youth awareness of the historical importance of the neighborhood may be accomplished by encouraging the youth to work on the Trail clean-up and volunteering to help clean up the church property. In addition, there are many area residents who lived in the neighborhood during the Civil Rights years that may be willing to tell stories to the youth. Volunteers in the community could offer to either electronically record or write down the verbal histories of the residents who have special experiences and share these with the rest of the community.

Much concern has been expressed to **maintain the historic purpose** of the neighborhood. This community has been home to many middle and lower income black residents and the need for affordable housing is tremendous in Montgomery as well as in cities all over the United States. It is important that gentrification not run out the residents that have lived in the community for their entire life, nor turn out their children who also wish to stay in this neighborhood.

Housing

Maintaining affordable housing is a major issue in this community and is addressed in the Historic Preservation section and Zoning Strategies as well as in the Housing section. The Community and the City recognize the importance of this and anticipate zoning and some density changes to facilitate affordability.

The Rosa Parks Combined Communities and Five Points have a significant number of parcels that are either vacant or contain vacant and abandoned houses. As work in the neighborhood proceeds, interest in buying homes in the neighborhood will increase. Establishing a **Land Bank** can help facilitate land donations from absent land lords who wish to be out from under the tax burden of dilapidated houses and vacant land. Organizations like Habitat and the two CHODOs in Montgomery can help to build new homes. In addition, developers can be encouraged to build infill housing. A **HOPE VI** style of redevelopment is a



Hope VI Duplex in Tampa, Florida, Belmont Heights development.

possibility for the area. It would consist of mixed-income housing that would be well designed to appeal to a variety of income levels and designed to compliment the historic precedent in the neighborhood.



Lynn Taylor and Taylor Made Plans have examples of housing designed with historic lines and features yet are afford-



Increasing homeownership in the area is a good sign of stability. If people desire homeownership, programs are available in the City to help first time buyers to purchase their home. Educating residents as to the positive benefits to owning a home and advertising the available help for the community may be good ways to begin increasing ownership.

The deterioration of the existing housing stock is also a concern for area residents. The **City HOME Program** and the non-profit organization Rebuilding Together have some resources to help renovate some homes. Other homes may have housing violations that absentee land lords are responsible for. As housing inspectors work through the neighborhood these homes will be identified and put in the system for attention by land lords and owners. Other non-profit organizations and some churches may be contacted for further help. A list of community resources is attached to this Plan in Appendix C.

Sound barriers should be investigated for installation along both Interstates in order to buffer the traffic noise. This can improve the appearance and the noise level and in turn increase the value of these homes that border the Interstate.

The engineering Department suggested that Genetta Ditch may be re-evaluated as it may no longer pose a flood hazard.

Re-evaluation would determine whether the current listing as a flood zone could be removed. This would decrease insurance premiums for the houses in the affected area and would also facilitate resale as many people are hesitant to buy property in a flood hazard area.



The picture above is from Dover Kohl Plan for Alameda, Colorado. It is an inviting illustration of how corners with a primarily residential neighborhood can offer needed retail or office services and blend within the existing homes and townhouses. This also encourages neighbors to walk to the corner store rather than driving a greater distance.



Dover Kohl rendition of a mixed neighborhood, school in background, public green, retail and housing all within walking distance and narrow streets to provide neighborhood ambiance.

Land Use and Zoning

These three issues are linked together because they are things the government must address. Zoning is an important tool for redevelopment of the neighborhood. This plan calls for **Traditional Neighborhood Development** (TND) to return the area into the type of neighborhood it used to be: predominantly residential but with pockets of commercial as well as areas of mixed commercial/residential or live/work zones. This would offer the potential to have services and goods available within a few minutes walk and convenient to all. TND is characterized by small blocks with streets laid out in a grid pattern to facilitate alternate routes. Narrow streets with parking, sidewalks, and trees help to slow traffic and make walking safer and more enjoyable. There will be a range of sizes of houses allowed in the area to encourage natural economic diversity while maintaining the supply of affordable housing so important to this neighborhood and to the city as a whole.

1. Zoning can be used to encourage affordable housing. By **eliminating the larger lot requirements** that the current zoning regulations now require in most areas (R-60,65, and larger) the parcels could be narrower to accommodate more houses per block as seen in many areas of the neighborhood. In addition, this change would be an aid to resale. Now when lots are sold, if the buyer wishes to build on a lot it is

not possible unless a second or more contiguous lots are purchased or a variance is secured.

Zoning can also be used to build **higher density** housing other than just smaller lots. Apartments or multifamily units should be well designed and built to be an asset to the community. Multifamily units may be rental, rent to own, or owner occupied units depending on the needs of the community. Creating a CDC (Community Development Corporation) is one way to manage affordable housing and is an organization that could benefit Montgomery as well as this neighborhood. There are currently some very nice examples of well done multifamily units on West Jefferson Davis and on Clayton. Townhouses also have a higher density than single family dwellings and have advantages for people who do not wish to care for a lawn.

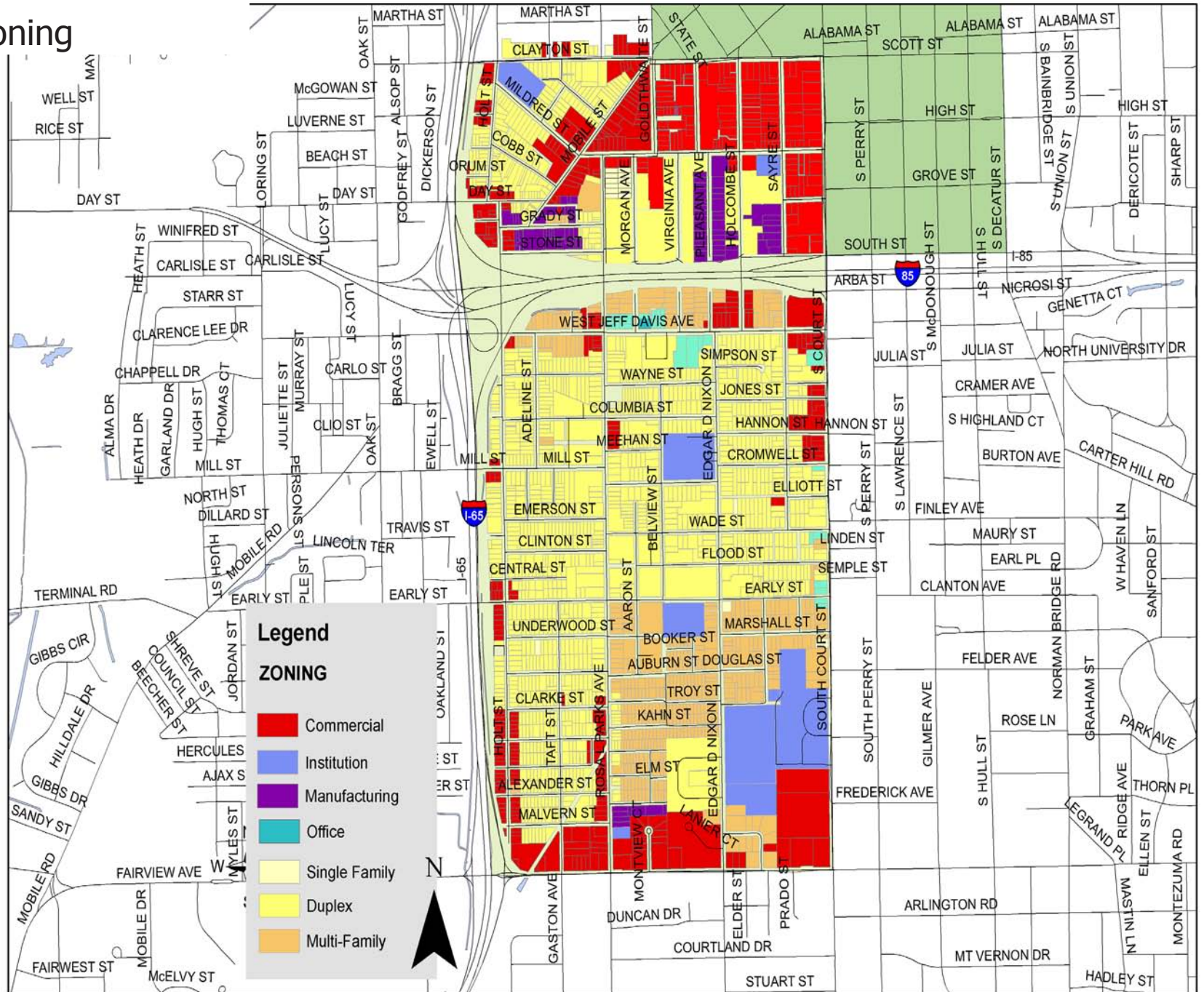
Though the zoning and design standards are in the process of being rewritten for Montgomery, in order to begin making changes for the neighborhoods in the interim, the City has adopted a **SmartCode Overlay** so that a plan may be written for an area using the SmartCode. In February of 2007, the Dover Kohl Plan for Downtown Montgomery was approved by the Planning Commission. The Plan recommends that SmartCode should be the zoning

code for the entire downtown area from Holt Street to Jackson, and from I-85 to north of Pollard Street. The Montgomery City Council adopted the amended SmartCode in May, 2007. Therefore, all of Five Points is under SmartCode for the zoning requirements. The Transect map on page 46 illustrates Five Points in transects.

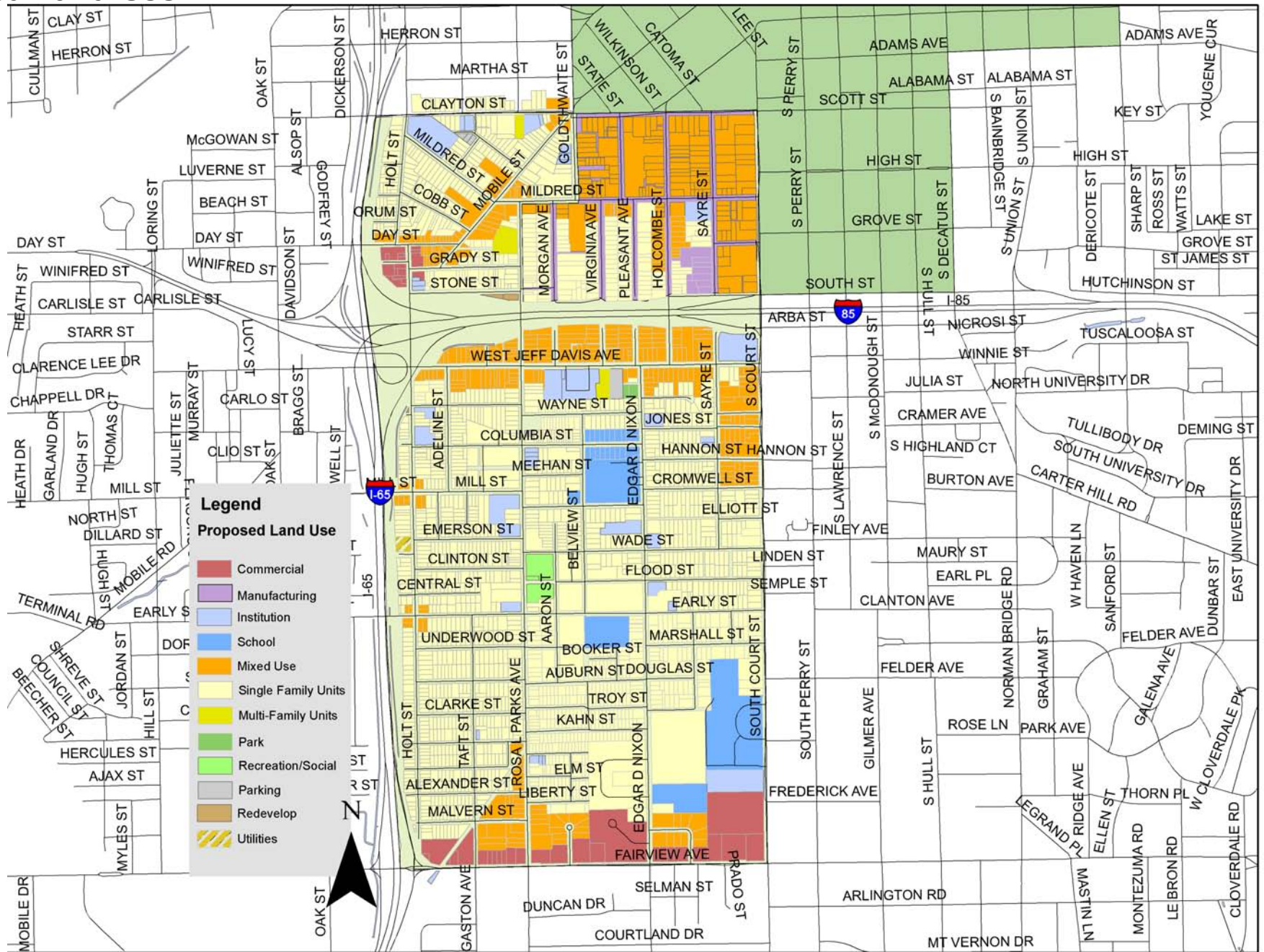
SmartCode may also be appropriate for the Rosa Parks Combined Communities as a redevelopment tool. Use of SmartCode provides flexibility in meeting parking requirements for commercial entities and allow live-above retail as would the B-1-a and B-1-b zoning designations shown on the Proposed Land Use map non page 45. Shared parking with churches and schools is also allowed under SmartCode and may be added to the City's new Zoning code. Neighborhood commercial usually attracts significant walk-in clients so parking is not the necessity in the neighborhood that it is for suburban malls and other hard to reach shopping.

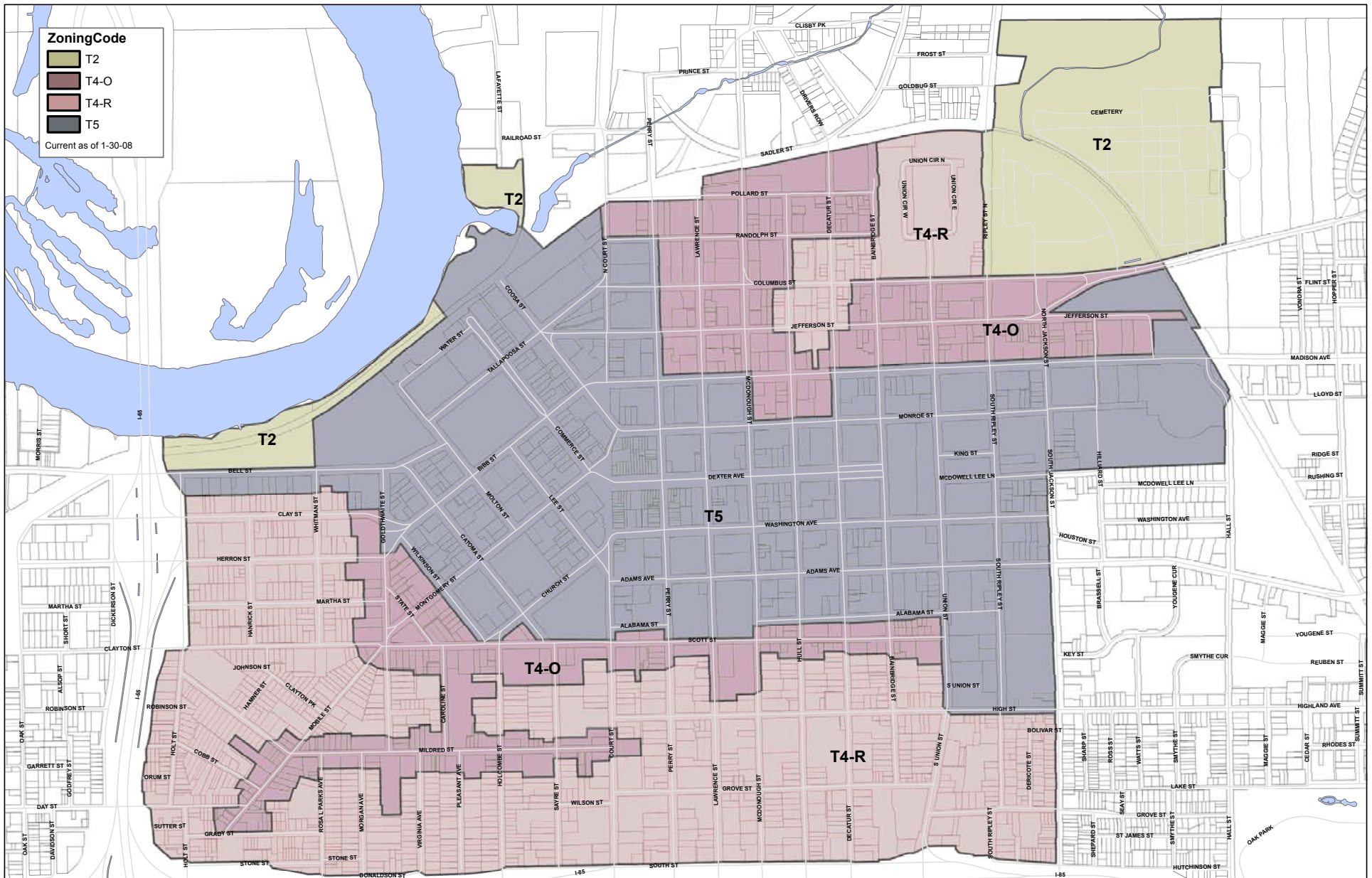
SmartCode allows corner retail and services (as illustrated on page 43) to be dispersed throughout the neighborhood and for residential use of upper floors over stores. This is often ideal for older residents who like to stay connected to their neighborhood but do not wish to maintain a yard.

Existing Zoning



Proposed Land Use





Transect Map for the Five Points Neighborhood and Downtown by Dover Kohl and Partners

Another alternative for creating the type development the community desires would be to use an overlay zone. This plan suggests a conservation overlay for Genetta Ditch, and a Planned Unit Development (PUD) or TND overlay zone could be used to create the mixed-use type development and mixed-use infill desired.

2. A landscape ordinance and signage ordinance should be a part of the zoning regulations and design standards. A Landscape Ordinance, passed in 2006, requires specific landscaping for commercial and office uses. Regulations of sign size and height can help to improve the look of a commercial area and control visual clutter and confusion.

3. Putting zoning in place is an initial step the government can do to help but finding developers to take risks to be the first to do this may also be something the government can facilitate. A variety of incentives could be proposed to develop numerous areas in the Rosa Parks Combined Communities and Five Points. In the meetings with the residents many suggested that the residents themselves would like an active part in the redevelopment. This plan suggests a Community Economic Development Corporation (CEDC) be formed. This could look into the possibility of forming a limited agreement partnership with land owners of the targeted property. Take for example, land along the Historic Trail that borders Holt, Day, and Mo-

bile streets. The land owners might partner with private, public, and non-profit entities to develop a project that could be important to the Trail and the neighborhood.

The City could possibly offer some or all of the following incentives to ensure that the project could be built: (1) offer credit assurance, (2) equity investment in the project, or (3) soft second loan to the developers. Other avenues of support could come from extending the partnership to an established local developer, grant money from a foundation (i.e. Robert Wood Johnson), the state pension fund, or a federal grant.

Another option would have a local developer in partnership with various aspects of the project. One for the commercial elements, one for the housing, one for the entertainment and so on, depending upon the mix of projects included in the design.

Financing repayments may also be arranged so that loan paybacks are done according to a set schedule of short, medium, and long term repayment. If there is City-owned land available in the target area, it could possibly be donated to the cause and thus reduce some of the land acquisition costs.

4. The area along Holt, Day, and Mobile has some unique commercial buildings that could be renovated and used in the development. This reuse would enhance the area's historic

preservation goals and preserve this unique area. Making Mobile a two-way street could facilitate access to the area and increase the traffic flow from downtown so more people could readily access the new development.



Interesting older commercial buildings in the area



Public Facilities

The Rosa Parks Combined Communities and Five Points have thirty churches, three public schools, and a Library. There is one small park, The Haven. The Goode Community Center provides space for residents to meet or use the recreational facilities in the gymnasium and on the small playground. The neighborhood also has a large YMCA though this facility is primarily for members, although area residents may pay a fee in the summer to swim in the YMCA pool.

The Rosa Parks Combined Communities neighborhood has Cleveland Court Housing Authority that has 200 units for family housing. There are neither public health services in the area nor any public social services offices. The public transit system is active in the community and offers regular routes with connections to other bus routes. Sheltered bus stops need to be added along the bus routes.

The Rosa Parks Combined Communities and Five Points Neighborhoods need more parks and green space. Each of these areas could use at least one park with benches and a walking trail at a minimum. If there is interest by the residents, a neighborhood garden might be a useful and enjoyable addition to the area as well.

The youth of the area definitely need recreational and employment opportunities. The Weed and Seed Grant has plans to employ an individual to organize recreational activities and this will be a definite asset to the neighborhood. Once this person is employed, the residents and the new Recreation Director, supervised by the City Department of Parks and Recreation, should meet to consider the types of facilities that would be beneficial to the area.

Another benefit of the Weed and Seed Grant is the intent to hire a social worker to help residents sort out their personal needs. In any area that has low employment opportunities and prolonged poverty, there are some issues that must be addressed. This social worker will be in the community every day at the Goode Center to get to know residents and help them access the aid they need.

This area has access to physical, mental and dental health care at the Health Department which is less than 2 miles away from the center of the Rosa Parks community and bus route number 10, connecting to number 3, or the Gibbs Village bus are within a quarter-mile walk from almost any location in the area. In many communities the public housing facility offers office space to provide public health services to the public, and these offices are open to the entire public. A survey should be taken to determine the area needs. In addition, health education and awareness is

needed in this area to help improve the residents' health.



Walking and biking trails are needed in the community. The emphasis on smart growth and walkable communities is important to this community as well. Residents have asked that there be safe walkways for their children to get to school. Many of the east-west streets are so narrow that there are no side walks. The north-south streets do have good sidewalks. There are no bike paths in these neighborhoods.



Public Safety

The Rosa Parks Combined Communities and Five Points have a definite problem with crime. Drugs, prostitution, and burglary are frequently reported. The large number of vacant houses and vacant lots offer too many opportunities for illegal activities. The Weed and Seed Grant will help to pay for increased police patrols, but Neighborhood Watches will be an important partner for the police to get a handle on the problems.

Literature has shown that when neighborhoods begin to be run down and the neighbors allow trash to accumulate, while vacant and dilapidated houses are allowed to remain in poor shape, then the “Broken Window” Syndrome of increased crime occurs. The “Broken Window” Syndrome can be cured by the neighbors taking back their neighborhood with clean-ups, Neighborhood Watches, and taking a strong stand that the neighborhood belongs to the residents, not the thugs. This is obviously the stand that is being taken in the Rosa Parks Combined Communities and Five Points.

1. All parts of the Rosa Parks Combined Communities and Five Points must be covered by an active Neighborhood Watch system. The police must be called every time illegal activity is observed. The neighbors

must back each other up and be united against the criminal activity.

2. The neighbors must work with the police to determine the best methods to clean up area crime. The Weed and Seed Grant will help to increase the number and frequency of patrols in the community.

3. Vacant housing must be dealt with to eliminate opportunities for illegal activities. Houses that need to be torn down should be torn down. The City Council Representative is currently very active in doing this but budget restrictions prohibit a complete job. This will take some time and perseverance.

Strict housing code enforcement is also necessary and currently housing inspectors are sweeping the neighborhood block by block. Neighbors must be vigilant and help these inspectors by calling in any new infractions. Houses that must be boarded up must be solidly sealed to prohibit entrance.

4. Pedestrian and bicycle safety must be addressed. There are sidewalks for pedestrians along the north-south streets and along a few of the east-west streets, primarily along the ones that go under Interstate 65 (Early and Mill). If the neighbors are interested in considering some options for safe routes to school and for general walking and cycling in the area, one suggestion would be to identify appropriate and convenient bicycle routes and stripe them and put up cyclist awareness

signs. The Metropolitan Planning Organization (MPO) has begun a bicycle route program in its Long Range Plan and the MPO could study the Rosa Parks and Five Points Neighborhoods for possible inclusion as the MPO enlarges the Bicycle program.

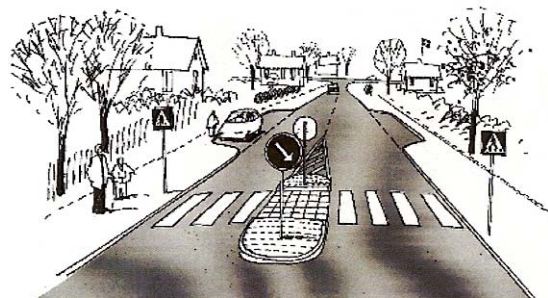
5. This neighborhood may benefit from a drug awareness and dependency treatment program. If there is interest in this, it will be something that the Social Worker hired by the Weed and Seed Program can help with.



Example of a protected, well marked crosswalk



The above picture highlights the two streets suggested for safe pedestrian and bicycle routes and their relationship to two schools and the YMCA. Crosswalks will also be added on the crossroads.



EMERGENCY PREPAREDNESS has become a popular topic in the news. Terrorism, natural disasters, and the politics of fear in general have taken over as a crisis issue for our nation, as well as for the world. It is widely felt that informed, involved citizens are better prepared physically and emotionally to cope with any situation that may present itself.

In that light, each City neighborhood has the opportunity to take part in FEMA’s Community Emergency Response Team Training. This class is free to as many individuals as would like to participate. Arrangements for an entire neighborhood or just a few individuals may be made by calling the Director of Montgomery’s Emergency Management Department at 334-241-2022.

If the neighborhood association or any individual wishes to access this information for themselves, it is available in training modules on the FEMA website at: www.training.fema.gov/emiweb/IS/is317.asp The neighborhood could develop a local triage plan that could assist the city by assessing local, neighborhood damage and needs and helping to shelter area residents in intact churches, homes, etc. as needed.

Again, the best way to deal with situations that induce fear is to have an educational program and empower citizens that they can make a difference and help themselves and their neighbors in time of need. If there is interest from the neighbors to have outside assistance to develop a plan for an emergency, contact the Emergency Management Department (334-241-2022) or Planning and Development (334-241-2066)



Implementation

IMPLEMENTATION CHART

Community Organization

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Cover neighborhood with a "Watch" system	Enlist resident co operation to report criminal activities to police	Neighborhood Organization/Community Policing Department	Safer neighborhood	Decreased crime, increased reporting of incidents
Active Neighborhood Organization	Using existing groups, broaden activities and include social events to reach out to neighbors	Existing neighborhood organization with help from Bonds and City staff as needed.	Residents involved in neighborhood progress; more opportunities to join together for social and diverse activities	Number of neighbors involved in neighborhood groups increase
Develop a strong, positive community spirit	Use activities such as clean-ups, support for local projects, picnics and neighborhood reunions to share stories and history with youth and new neighbors	Neighborhood organization, help from City Planning staff and BONDS	Positive feeling for area increases, more willingness to reach out to neighbors	Subjective, difficult to measure but greater contentment, working together and active neighborhood life
Build Community Leadership	Share responsibilities for various projects and events, encourage new and different neighbors to be involved in decision making	Current leadership of the Neighborhood Organization	There will be capable and willing leadership for years that is necessary to maintain the momentum of growth and improvements	Board of neighborhood organizations will change at regular intervals and people will be willing to share in leadership roles

(Community Organization Continued)

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Strengthen community identity	Public art, local history, signs, a flag or banner, and attractive landscaping to make viable entrances and gateways for the neighborhood. Possibly use the flag in city parades to share community spirit	Neighbors, City Planning staff, BONDS and any private partners identified that partner to work in the neighborhood. Neighbors should make a concerted and well advertised effort to include as many residents as possible in the decision process for symbols defining the area.	A strong neighborhood identity strengthens pride, reduces crime, has positive appeal for new residents. Neighborhood boundaries are clearly marked by signs, landscaping, flags, art, or any specific method desired by the community	Physical 'signs' will appear in area that identify these unique areas; the identification of entrance into this special neighborhood is apparent and easy to recognize
Community Garden with cistern	A public green space that allows neighbors to work together to grow vegetables and flowers for their own use	Neighborhood residents, help from City Planning staff if so desired	Thriving garden taken care of and used by resident volunteers. Given unpredictable rainfall, a cistern (either gravity fed or with electric pump) would be a good idea to provide necessary water supply	Garden growing healthy plants in either or both of these neighborhoods

ECONOMIC DEVELOPMENT

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Determine needs and abilities of the neighbors	Develop and distribute survey to determine needs and community assets	Neighborhood organization, help from City Planning Staff	Survey will provide a list of available skills of residents that can form basis for community help, skills and people available for specific jobs; needs of the residents	Survey completed; plans being made to meet needs and organize community assets
Continue the growth and refurbishing of the Fairview Avenue commercial properties	Form BID; remove old, unused signs; develop sign ordinance; do landscape plan for beautification	Business owners; City Planning Staff, public and private partners	Attractive and prosperous commercial area to provide area needs and services	Growth in business and improvement of appearance of existing commercial properties
Refurbish some commercial properties and bring in new businesses (bank, grocery store, etc)	Preserve the unique architecture of existing building on key corners and in T40 zoned areas to bring in more retail and services, jobs, as well as commercial success	Property owners, City Planning Staff, public and private partnerships	New businesses and services for parts of these neighborhoods	Additional commercial services in the area
Spark local economic development with a neighborhood-owned business	Form a neighborhood company, possibly along cooperative lines, that would become a successful venture (like a co-op grocery)	Property owners, residents, City Planning Staff, public-private partnerships	New economic development for the area; perhaps a locally owned and operated co-op for the benefit of the neighborhood	New commercial growth

EDUCATION

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Develop the best educational system for the children of the neighborhood	Work with school system; support the neighborhood schools	Neighbors, County School System, City Planning Staff as needed	Children better prepared to enter their adult life; more stable neighborhood	Increase the percentage of children staying in the educational system; more going on to higher education and vocational training
Teach youth the historic significance of the area	Community-wide events focused on bring youth and adults together for programs and projects	Neighbors - Can bring in speakers, residents who have moved away and existing neighbors who know the area 's history	Strengthen the ties of the community to history which helps to provide a stronger future and stimulates awareness for both youths and newer residents	Stronger neighborhood alliances, better care taken of the appearance and one more step in increasing safety in the area; higher property values
Variety of classes offered for adults and youths	Offer opportunities for various vocational, educational, and helpful information	Residents; City planning and also Parks and Recreation staff; Community Center, YMCA, schools	Residents enjoy participating with their neighbors in various programs	Variety of classes offered with participants in these programs
Increase number of residents with High school degree/ GED equivalent	Awareness campaign of benefits of and opportunity to obtain a GED	Neighbors, area churches and schools	Completion of degree can be helpful in obtaining jobs and training opportunities	Educational attainment level increases; increased number of participants in GED classes

HISTORIC PRESERVATION

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Preserve and commemorate the Selma-to-Montgomery Trail	Encourage appropriate development along the Trail that helps with Trail recognition as well as development	Public and Private partnerships	Property along the Trail is restored, not blighted; area increases in historic tours and tourists	Building and restoration of housing and appropriate commercial ventures along the Trail and proper recognition of the Trail
Historic designation of the area extended beyond existing designation	Establish a community committee to determine feasibility and extent of historic designation	Resident petition; city and state preservation officers	Property values are higher in historic districts; loans for commercial properties available for buildings with historic designation	Size of existing district extended and new area added south of I-85, if so desired by residents
Historic preservation of individual buildings to preserve unique character of the neighborhood	Include design standards for the area in the Comprehensive Plan	Residents, property owners, City Planning Staff	Neighborhood will increase in property value; enforcement efforts included with design standards to preserve the local character	Neighborhood quality of life and the appearance of the area will improve; historic properties have some legal protection

HOUSING

GOALS	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Preserve affordability	Change zoning to allow existing narrow and smaller sized lots	City Planning Staff, Planning Commission	Small lots allow for smaller houses, not required to purchase 2 or more to build new	Existing zoning will be amended
Preserve affordability	Establish a Land Bank and Land Trust	City of Montgomery or Housing Authority (some government entity)	Some parcels of land will be placed in trust for specific purpose of affordable housing. The Land Bank will be vehicle for land donation and reuse for affordability	Land Bank and Land Trust legally established
Develop a mixed income, mixed use infill	Apply for HOPE VI funds or develop public-private partnership for specific plans	City, State of Alabama Housing Finance	Funds available to build and rehab housing and possibly for economic development project within the development	Grant secured, housing and commercial properties built as infill project
Increase rate of home-ownership	Encourage those interested in home ownership to apply for HUD funds to help first time home buyers	Citizens apply to City Community Development Office and participate in home ownership classes	Typically home owners take better care of their property and it is more affordable than renting; ownership a way to build wealth	Increase homeownership rate in the area
Rehabilitate existing housing stock	Rehab homes to provide sound housing stock for the area residents	Property owners, public and private partners; City's and Alabama State's HOME	Safe and attractive housing	Housing stock improved

Housing continued

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Evaluate flood zone status of Genetta Ditch	Reevaluate conditions in area where this ditch flows	Engineering study	Housing would not require expensive flood insurance and would be easier to sell	Houses in the Genetta Ditch areas would be reclassified
Reestablish traditional neighborhood standards	Extend existing Smart Code through the neighborhood	Zoning changes included in the Comprehensive Plan; Plan approved by resident, City Council	Walkable, attractive community with convenient services and retail	Zoning amended to allow mixed use

LAND USE AND ZONING

GOALS	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Zone to encourage traditional neighborhood development	Institute SmartCode or change specific corners and along some major streets to a Euclidian Zone of B-1-a or B-1-b to allow mixed use	Adoption of the Plan and passage by Planning Commission and City Council	Mixed developments can occur, residences may be above commercial	Plan and zoning recommendations passed by City Council
Eliminate large lot size currently required by zoning	Amend existing zoning code	City Planning Dept, Planning Commission, City Council	Building may take place on the parcels as they are platted now, (some being only 40 feet wide)	Existing Zoning is amended
Use Zoning to encourage affordable housing	Allow higher density in areas closest to downtown and some specific areas in neighborhood (see proposed zoning map)	City Planning Staff, City Council, with neighbors approval	Infill development in the area can accommodate mix of incomes, be affordable	Infill building and stock of affordable housing increases
Infill building is attractive, of good quality, and retains historic character of area	Design, landscape, and sign ordinances that encourage preservation of the neighborhood character	This Plan, citizen support, City council	Development will restore and maintain historic character of area and offer enforcement for disregarding ordinances	Appearance of new development in appropriate architectural style
Encourage infill development	Encourage public and private developers	City officials, private citizens, City Planning and Development CDBG funds; needs creative innovation	Infill development occurs	The vacant lots begin to be built upon

Ordinances, continued

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Facilitate and expedite processing of abandoned property	Reform tax structure and ability for clearing title to abandoned and heir property	State legislation; possibly tax issue by City Council	Abandoned properties do not stand idle for many years; easier to clear title	Length of time required to occupy vacant property is shortened and there are fewer vacant properties
Fair lending rates for all citizens	Eliminate predatory lending practices	State legislation; grass roots effort	Outrageous and unfair lending rates would be illegal and enforcement would be in place	Law passed and rates lowered

PUBLIC FACILITIES

GOALS	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Increase “green space” in both neighborhoods	Identify areas for a park and a couple of smaller areas for ‘pocket parks’	Since the City currently has a very large part of the budget committed to Park maintenance, care for these new parks will be a neighborhood commitment	Scattered ‘green spots’ offer beautification, a place for children to play, a place for neighbors to gather	Green spaces created
Increased opportunities for youth: play, learn, work	Develop a network of private/public sponsors	Neighbors, YMCA, Churches, public/private partnerships	Youth have more opportunities for learning, play and jobs	Fewer idle youths with nothing to do
Long Range Plan for City-wide bicycle route	Planning by Metropolitan Planning Organization to develop bike routes as part of the overall transportation plan for the City	MPO and public/private partners	Safe bike routes that could be used for fun, exercise, and even as transportation to work	Identifiable bike routes through area

PUBLIC SAFETY

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Decrease crime	Maintain coverage over entire area by Neighborhood Watch system	Neighbors	Safe, pleasant area	Neighbors feel comfortable and enjoy walking or being out and around the area
	Work with police department to identify best methods to control crime	Neighbors and police	Safer neighborhood	Decreased crime rates
	Remove/demolish/refurbish dilapidated property	Housing Code enforcement, public/private partnerships	Blight removed; fewer hiding places for crime	Unightly and dangerous structures no longer in area
	Drug awareness and dependency education and programs	Residents, schools, police, churches, families	Tragedy of drug addiction could be diminished	Fewer addicts and drug related crimes
Emergency Preparedness Plan	Training for neighbors and a plan developed to handle a variety of emergencies	Residents, City Emergency Management Department, FEMA online training (see pg. 51)	Prepared for emergencies; less panic; quick relief for victims.	Neighbors know how to respond to various emergencies if they occur

Appendix

Community Support Opportunities

The Montgomery Area has a myriad of services for our citizens that can be accessed by calling 211. Everything from adoption, emergency shelters, employment, legal help, drug treatment, medical care, and youth services. The following services are primarily provided by the City of Montgomery or the Montgomery County School System.

Animal Control 334-241-2970

To report stray animals. Also, the Humane Shelter, 334-409-0622, for adopting or getting help with animals and a great place to offer your volunteer services is available on John Overton Drive across from Gunter Air Force Base. To report a dead animal for removal, call 334-241-2515.

BONDS (Building Our Neighborhood for Development and Success) 334-264-6223

Organization helps to organize, train and revitalize neighborhood community groups which in turn brings neighbors together for the health of the neighborhood, to do programs, socials, and address individual neighborhood concerns.

Chemical Addictions Program 334-265-4544

1153 Air Base Blvd. 36108. Provides chemical dependence treatment for persons lacking insurance or other resources to obtain treatment through the private pay sector. Serves south-central Alabama

Clean City Commission 334-241-2175

Helps with organizing and sponsoring various clean-ups around town; runs the recycling programs, and good source of information concerning these activities

Community Development Department 334-241-2997

This City Department administers HUD funds: HOME funds for low income housing and a First-Time Home Buyers down payment assistance program. Once a year applications are accepted for Commu-

nity Development Block Grant (CDBG) money – the applications must be specific as to the project and the project must be approved by HUD (federal Department of Housing and Urban Development). There are information and training meetings given by the Community Development Department to help citizens understand this process.

Community Policing 334-241-2700

This division of the Montgomery Police Department, located on Fairwest Drive, works in neighborhoods to help with specific neighborhood issues.

Garbage Pick-Up and Recycling 334-241-2750

Montgomery provides twice weekly garbage pickups, once a week curbside trash (like tree limbs and yard debris), Saturday drop off anything at specific school locations, and once weekly recycling collection for \$12.00 a month, billed through the Water Board with the water bill. Call to set up account and get the garbage container delivered to your residence or call to request special pick up needs like large limbs or unwanted furniture, etc.

Free School Lunch/Breakfast 334-269-3817

Montgomery County School System has free lunch and breakfast program for income-qualified persons. Parents must call to register their children.

Historic Properties 334-241-2722

For information concerning the local designation of historic properties and for the specific qualifications and responsibilities of these properties.

Lunch Trolley Express www.lunchtrolleyexpress.com

The city provides trolley service downtown free during the hours of 11:00am – 2:00 pm. This helps connect downtown parking lots, offices and places of employment with the various restaurants in the downtown area. The trolleys run continuously and one should be along every 10-15 minutes.

MATS (Montgomery Area Transit System) 334-241-2249

Call for regular bus scheduling, routes and times or check the web page

at www.montgomerytransit.com ; if there is a need for specific need for door to door service due to a disability, the MAPS (Montgomery Area Paratransit) service is available for those who qualify, but medical records and a doctors request must be on file to access this service. Braille and audio instructions for the bus service is also available. For special services, please call 240-4691.

Neighborhood Traffic Problems 334-241-2670

Neighborhood Watch 334-240-4800
To get a Neighborhood Watch established in your area or call for information as to an existing one?

Nuisance Reporting:

- Abandoned vehicles 334-241-2069, 241-2086
- Abandoned and derelict house 334-241-2069, 241-2086
- Noise Complaints 334-241-2669
- Vehicle Parked in yard 334-241-2069, 241-2086
- Weeds overgrown, trash 334-241-2069, 241-2086

Parks and Recreation 334-241-2300

The City of Montgomery has many parks and recreational facilities around the area. There are numerous activities and lessons (crafts, swimming, tennis, etc) available through this department for all ages. There are also summer jobs for youths but these opening are filled quickly, so call early in spring to get on their list.

Sidewalk Repair 334-241-2880

Report badly broken sidewalks in front of your house to the City Maintenance Department. The City now makes hexagonal pavers for use in historic districts that have this older type of sidewalk.

Stop Signs and Street Lights 334-241-2910

This number can answer your questions about how to have your area evaluated for additional stop signs or street lights. If street lights are burned out, please call Alabama Power: 800-245-2244.