



2011 ALAPA Awards

Outstanding Planning Award for a Plan

*This award recognizes an outstanding plan other than a
comprehensive plan.*

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Planning Association*



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*Highland Park Neighborhood
Association*

“Highland Park Neighborhood Plan”

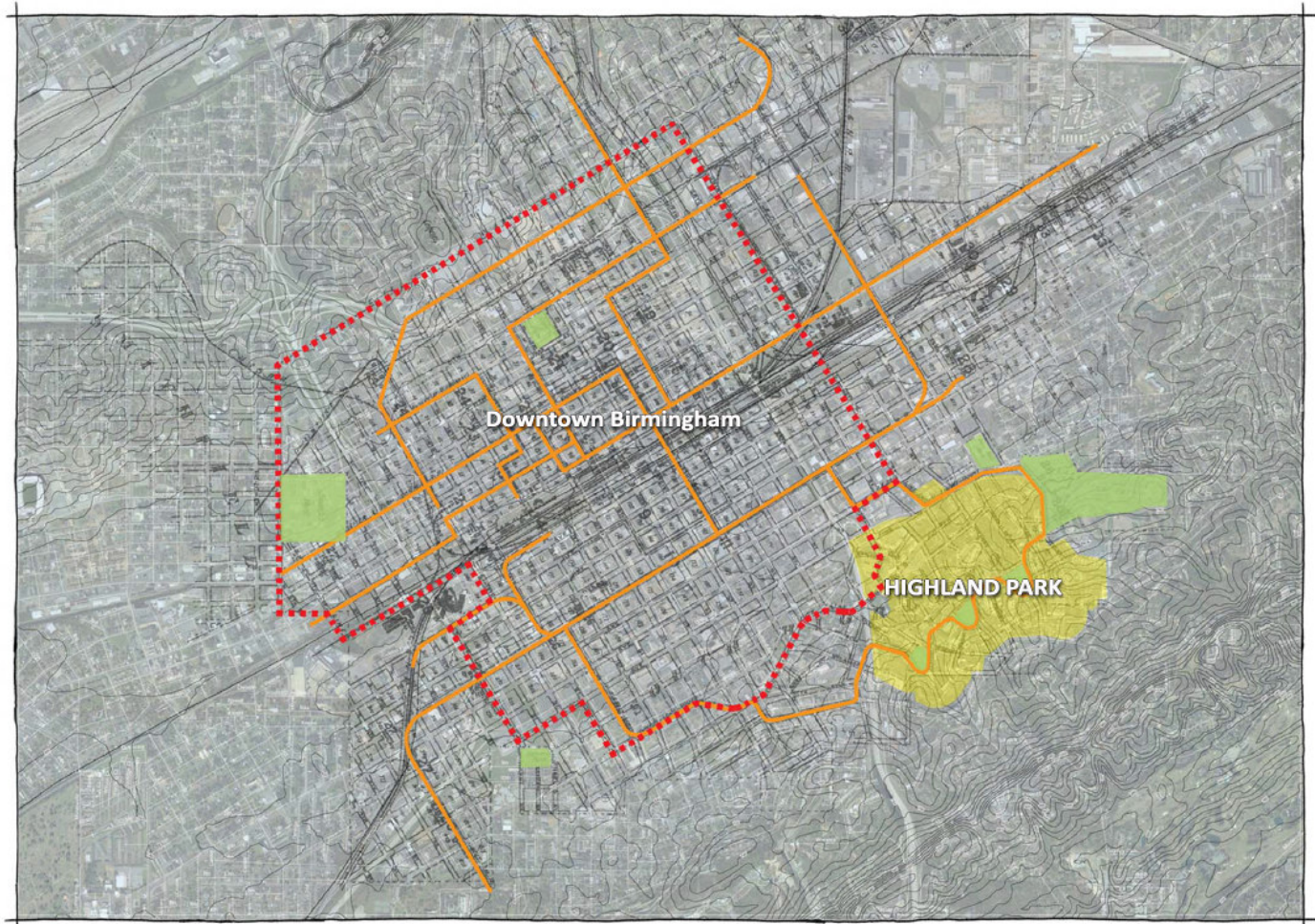
Nominated by Alison Glascock, the Highland Park Neighborhood President

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Highland Park is a thriving, densely populated, urban neighborhood 2 miles SE of downtown Birmingham.



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Well-defined boundaries, with Highland Avenue bisecting the neighborhood for its entire length.

Location, topography, parks, churches, and hundreds of historic homes, make Highland Park a very desirable neighborhood to live in.



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Desirable location, accessibility to downtown, interstates, local colleges, and entertainment districts, has led in recent years to some unwelcome development.

Construction of the 8-story Capri Condominiums considered to be out of scale and character with the architectural legacy of Highland Park.

Tipping point for the neighborhood to take action.



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Building Communities grant used to develop a long-range plan in response to unwelcome development threatening the historic character of the neighborhood.

Plan covered the entire neighborhood, addressed day-to-day issues such as traffic, speeding, parking, future land uses, and introduced a form-based overlay to the existing zoning regulations.

The cover of the 'Highland Park Neighborhood Plan' report. The title is in a large, bold, serif font. Below the title, it says 'Neighborhood Assessment & Form-Based Overlay'. The cover features several photographs: a street scene with trees, a large brick church building, a street with parked cars and trees, and a park-like area with a path. Logos for the authors and sponsors are listed on the left side.

**Highland Park
Neighborhood Plan**
**Neighborhood Assessment
& Form-Based Overlay**

By:
 Gresham, Smith and Partners
Birmingham, Alabama

Prepared for:
 Regional Planning Commission
of Greater Birmingham

 Birmingham Metropolitan Planning Organization
Birmingham, Alabama

 City of Birmingham

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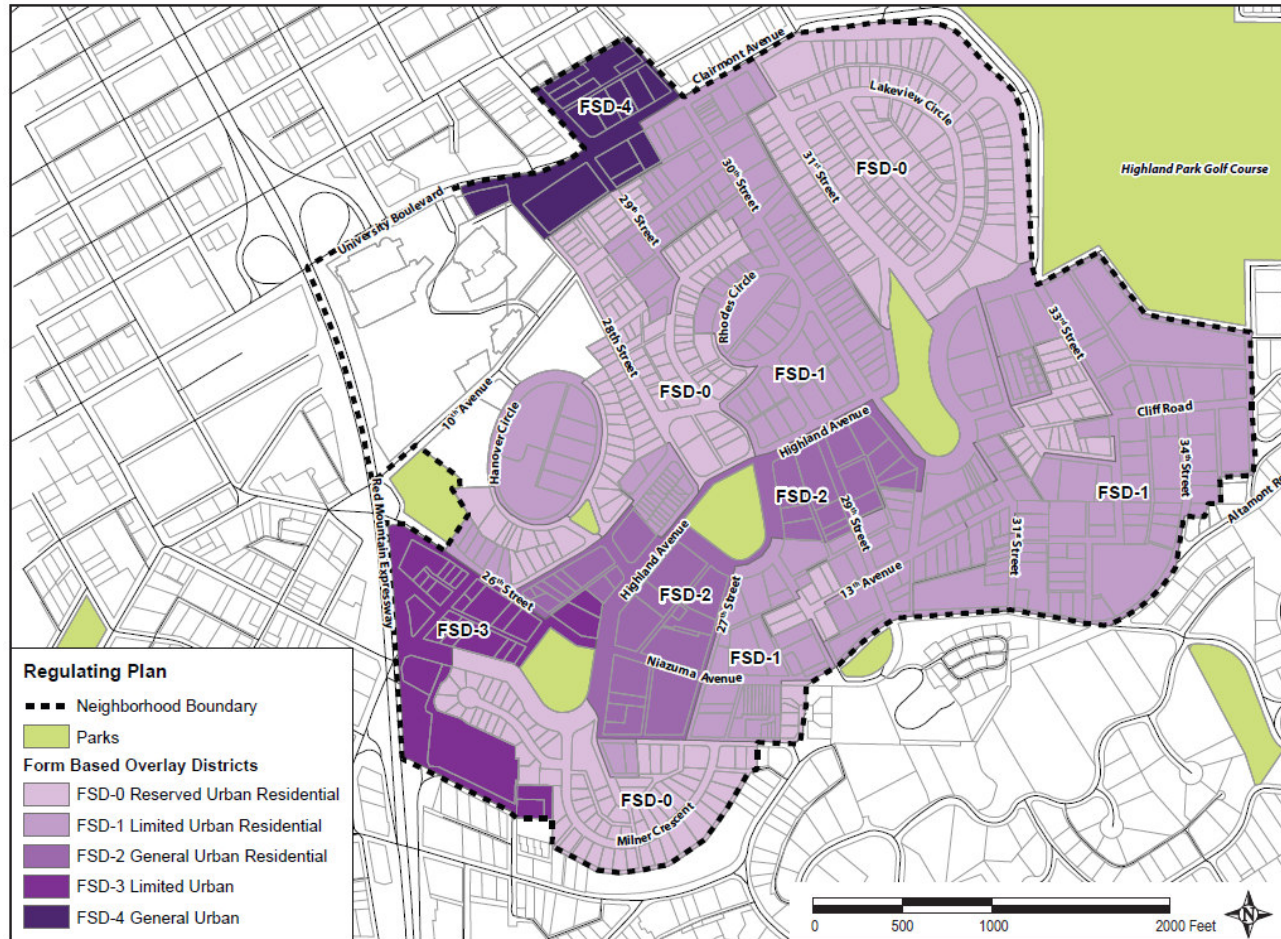
The heart of the plan is a regulatory form-based overlay district to implement the vision captured in the neighborhood assessment. Its key components are:



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A Regulating Plan - the map delineating the regulated area where the building form standards apply.

Figure 5.2 Regulating Plan



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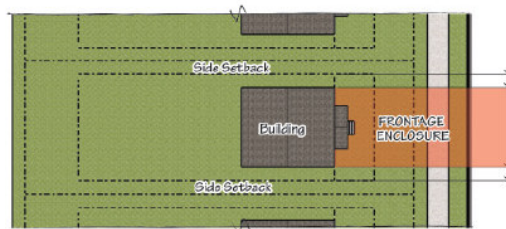


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Building Form Standards - regulations that control the placement, size, and massing of buildings.

Table 5.1 Building Form Standards

Form Sub-Districts / Building Types	Min. Front Setback ^{1,2,3}	Max. Front Setback ³	Min. Frontage Enclosure ^{4,5}	Min. Side Setback	Min. Rear Setback	Max. Building Height ⁶	Parking Access ⁷	Parking Location ^{8,9}	Permitted Uses
FSD-0									
House	20'	35'	50%	According to Base Zoning	According to Base Zoning	35'	front, side, rear	side, rear	According to Base Zoning
Civic Building	15'	35'	60%			35'	side, rear	rear	
FSD-1									
House	20'	35'	50%	According to Base Zoning	According to Base Zoning	35'	front, side, rear	side, rear	According to Base Zoning
Duplex House	20'	35'	50%			35'	front, side, rear	side, rear	
Townhouse	15'	35'	60%			35'	side, rear	rear	
Apartment Building	15'	35'	60%			45'	side, rear	rear	
Courtyard Apartment Building	15'	35'	60%			45'	side, rear	rear	
Civic Building	15'	35'	60%			45'	side, rear	rear	
FSD-2									
House	20'	35'	50%	According to Base Zoning	According to Base Zoning	35'	front, side, rear	side, rear	According to Base Zoning
Duplex House	20'	35'	50%			35'	side, rear	side, rear	
Townhouse	5'	20'	80%			45'	side, rear	rear	
Apartment Building	5'	20'	80%			60'	side, rear	rear	
Courtyard Apartment Building	5'	20'	80%			60'	side, rear	rear	
Mixed Use Building	5'	20'	80%			70'	side, rear	rear	
Commercial/ Office Building	5'	20'	80%			60'	side, rear	rear	
Civic Building	5'	20'	80%			60'	side, rear	rear	



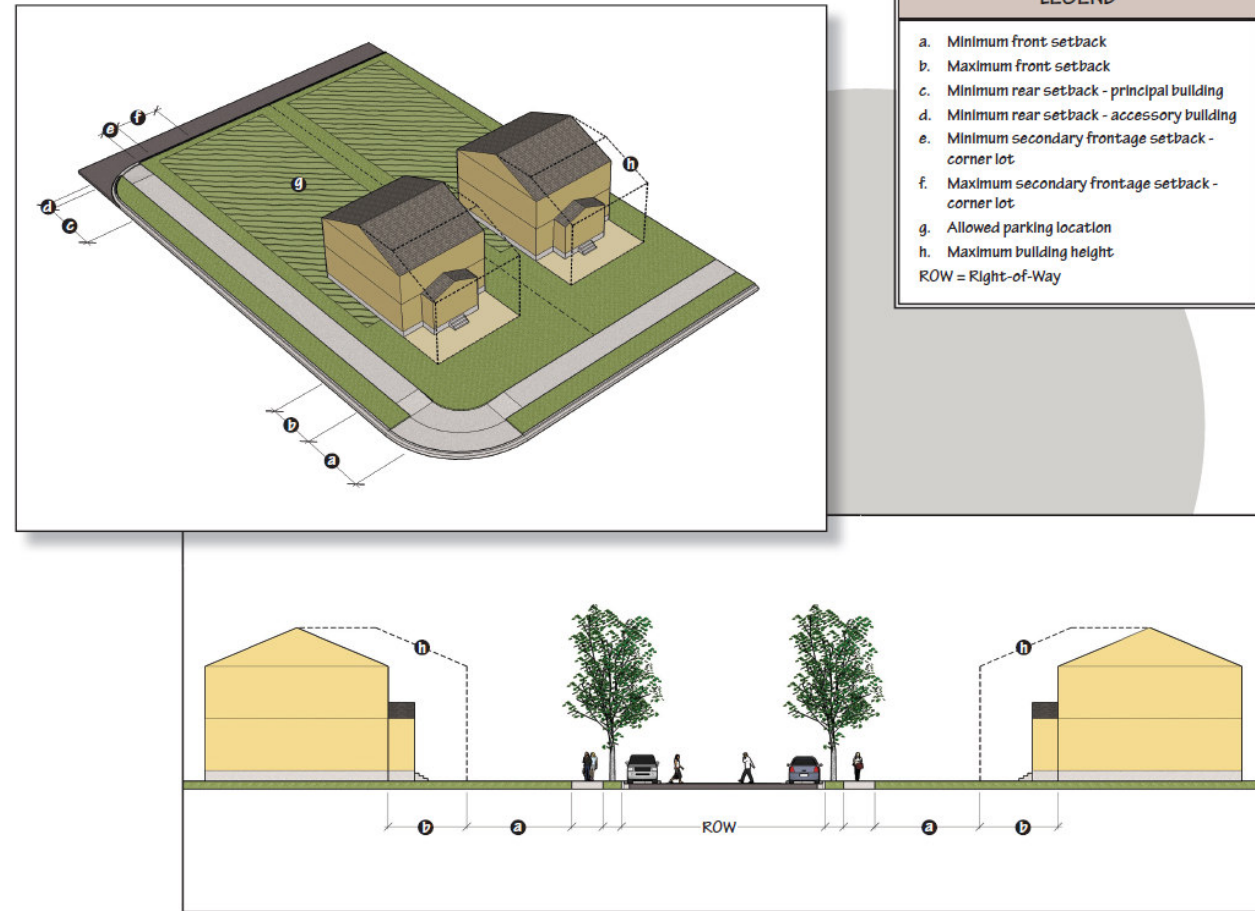
Minimum frontage enclosure addresses the amount of a building façade required within the minimum and maximum setbacks.



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Building Form Standards - regulations that control the placement, size, and massing of buildings.

Figure 5.3a Form Sub-District - O: Reserved Urban Residential

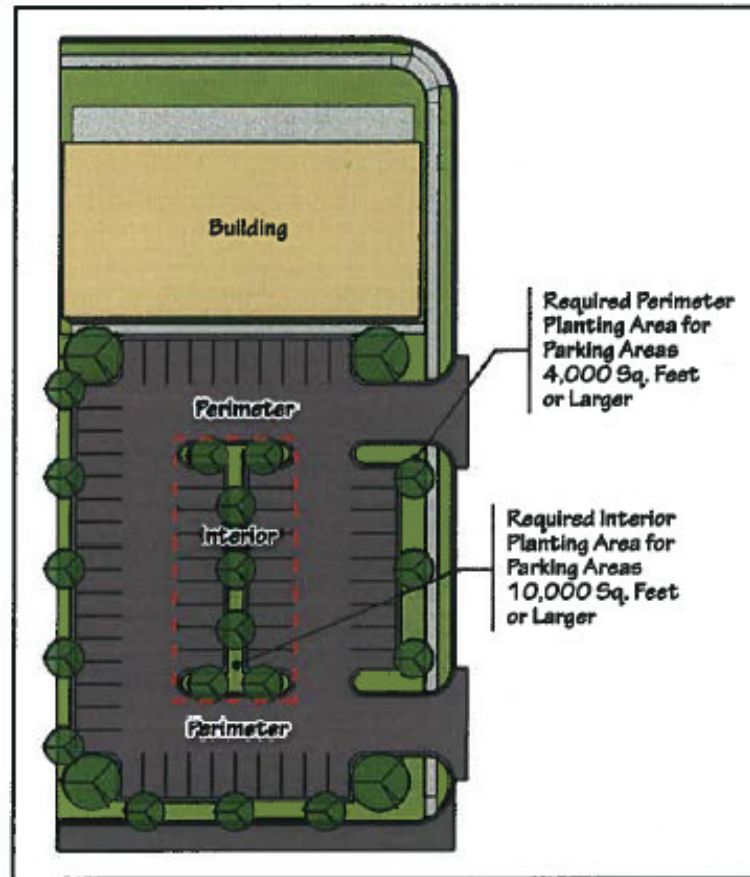


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Landscaping standards include standards for surface parking lots, perimeter and interior planting, site landscaping requirements and special screening requirements.

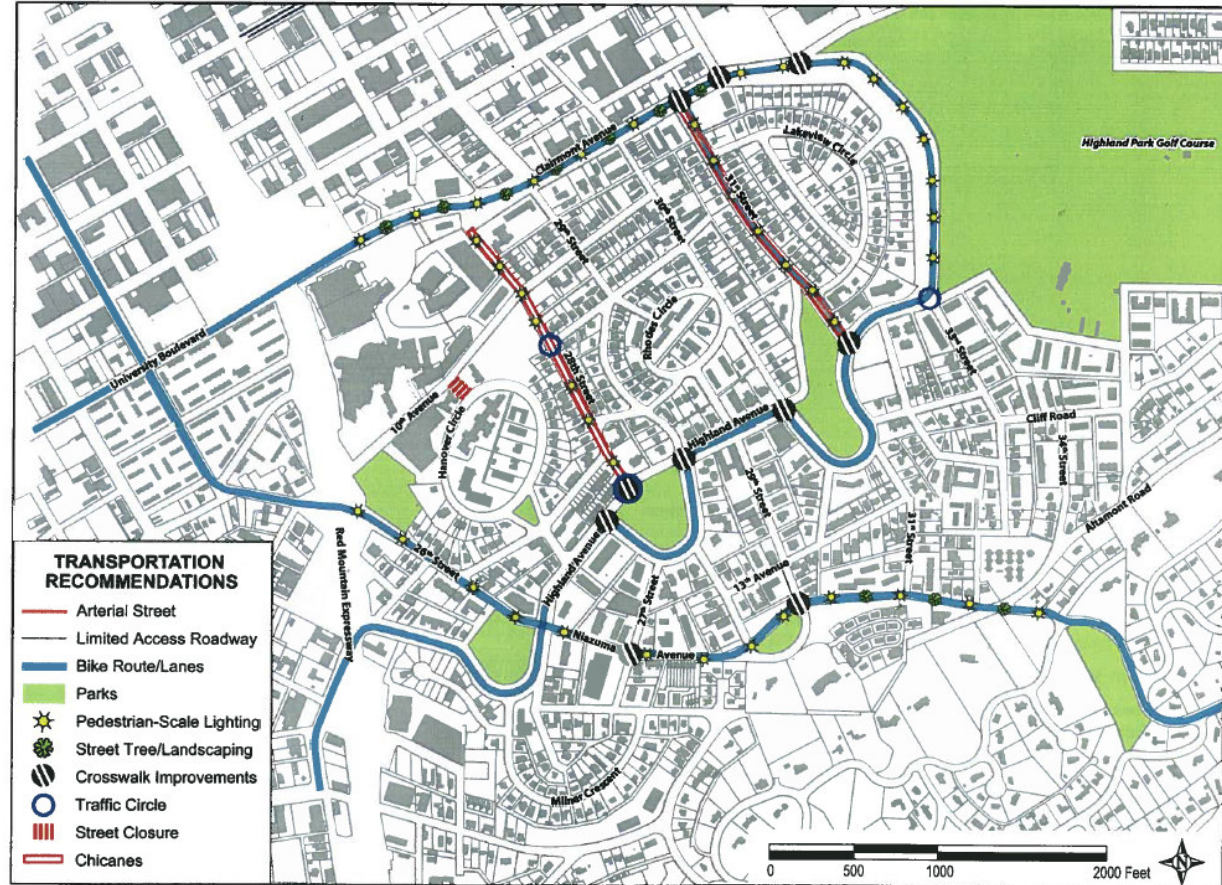




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Streetscape and transportation recommendations are also part of the plan and form the non-regulatory portion of the plan.

Figure 5.4 Streetscape Recommendations



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Highland Park Traffic Task Force created in late 2010 to implement the transportation and traffic recommendations in the plan.

Unanimously approved by the Birmingham City Council on May 11, 2010. It is the first form-based code adopted by the City of Birmingham or Jefferson County.



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Accepting

Alison Glascock, the Highland Park Neighborhood President

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