2011 ALAPA Awards

Outstanding Planning Award for a Plan

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

Alabama Chapter of the American Planning Association
2011 ALAPA Awards

Highland Park Neighborhood Association

“Highland Park Neighborhood Plan”

Nominated by Alison Glascock, the Highland Park Neighborhood President

Alabama Chapter of the American Planning Association
Highland Park is a thriving, densely populated, urban neighborhood 2 miles SE of downtown Birmingham.
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.
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.
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.

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Highland Park Neighborhood Plan
Neighborhood Assessment & Form-Based Overlay

Prepared for:
Gresham, Smith and Partners
Birmingham, Alabama

Regional Planning Commission of Greater Birmingham

Birmingham Metropolitan Planning Organization
Birmingham, Alabama

City of Birmingham

Alabama Chapter of the American Planning Association
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:
A Regulating Plan - the map delineating the regulated area where the building form standards apply.

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Figure 5.2 Regulating Plan

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

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Table 5.1 Building Form Standards

<table>
<thead>
<tr>
<th>Form Sub-Districts / Building Types</th>
<th>Min. Front Setback</th>
<th>Max. Front Setback</th>
<th>Min. Frontage Enclosure</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Max. Building Height</th>
<th>Parking Access</th>
<th>Parking Location</th>
<th>Permitted Uses</th>
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<tbody>
<tr>
<td>FSD-0</td>
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<tr>
<td>House</td>
<td>20'</td>
<td>35'</td>
<td>50%</td>
<td>According to Base Zoning</td>
<td>According to Base Zoning</td>
<td>35' side, rear</td>
<td>side, rear</td>
<td>According to Base Zoning</td>
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</tr>
<tr>
<td>Civic Building</td>
<td>15'</td>
<td>35'</td>
<td>60%</td>
<td>According to Base Zoning</td>
<td>According to Base Zoning</td>
<td>35' side, rear</td>
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<td>According to Base Zoning</td>
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<td>FSD-1</td>
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<tr>
<td>Duplex House</td>
<td>20'</td>
<td>35'</td>
<td>50%</td>
<td>35' side, rear</td>
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<td>According to Base Zoning</td>
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</tr>
<tr>
<td>Townhouse</td>
<td>15'</td>
<td>35'</td>
<td>60%</td>
<td>35' side, rear</td>
<td>side, rear</td>
<td>According to Base Zoning</td>
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</tr>
<tr>
<td>Apartment Building</td>
<td>15'</td>
<td>35'</td>
<td>60%</td>
<td>45' side, rear</td>
<td>side, rear</td>
<td>According to Base Zoning</td>
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</tr>
<tr>
<td>Courtyard Apartment Building</td>
<td>15'</td>
<td>35'</td>
<td>60%</td>
<td>45' side, rear</td>
<td>side, rear</td>
<td>According to Base Zoning</td>
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<td></td>
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</tr>
<tr>
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<tr>
<td>Townhouse</td>
<td>5'</td>
<td>20'</td>
<td>80%</td>
<td>35' side, rear</td>
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<td>According to Base Zoning</td>
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</tr>
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<td>side, rear</td>
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<td>Mixed Use Building</td>
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<td>Commercial Office Building</td>
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</tbody>
</table>

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

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

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Figure 5.3a  Form Sub-District - 0: 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.
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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“Highland Park Neighborhood Plan”

Accepting

Alison Glascock, the Highland Park Neighborhood President

Alabama Chapter of the American Planning Association