



West Tuscaloosa
Community
Inventory

JUNE 2018

Tonight's Presentation

PART 1

INVENTORY & ANALYSIS

PART 2

RECOMMENDATIONS

CATALYST SITES + INFRASTRUCTURE

INTRODUCTION

WORKING CLOSELY WITH CITY STAFF, THE TEAM
CONDUCTED A COMMUNITY INVENTORY OF EXISTING
LAND USES & ZONING,

VACANT LAND AND LANDS WITH DEVELOPMENT OR
REDEVELOPMENT POTENTIAL,

AND HISTORIC DEVELOPMENT TRENDS...

Your Community... ...Your Input!

Name (optional): _____

Tel./Email (optional): _____

Age (circle one):

<20 20-29 30-39 40-49 50-59 60-69 70+

Do you live in the study area?(check one)

YES NO

If so, how long have you lived here?

What do you like about the
community/what is working well?

What is not working well, or can be
improved?

Which community amenities/
services do you use most, and why?

What additional amenities/services
or infrastructure would you like to
see here?

Any other comments?

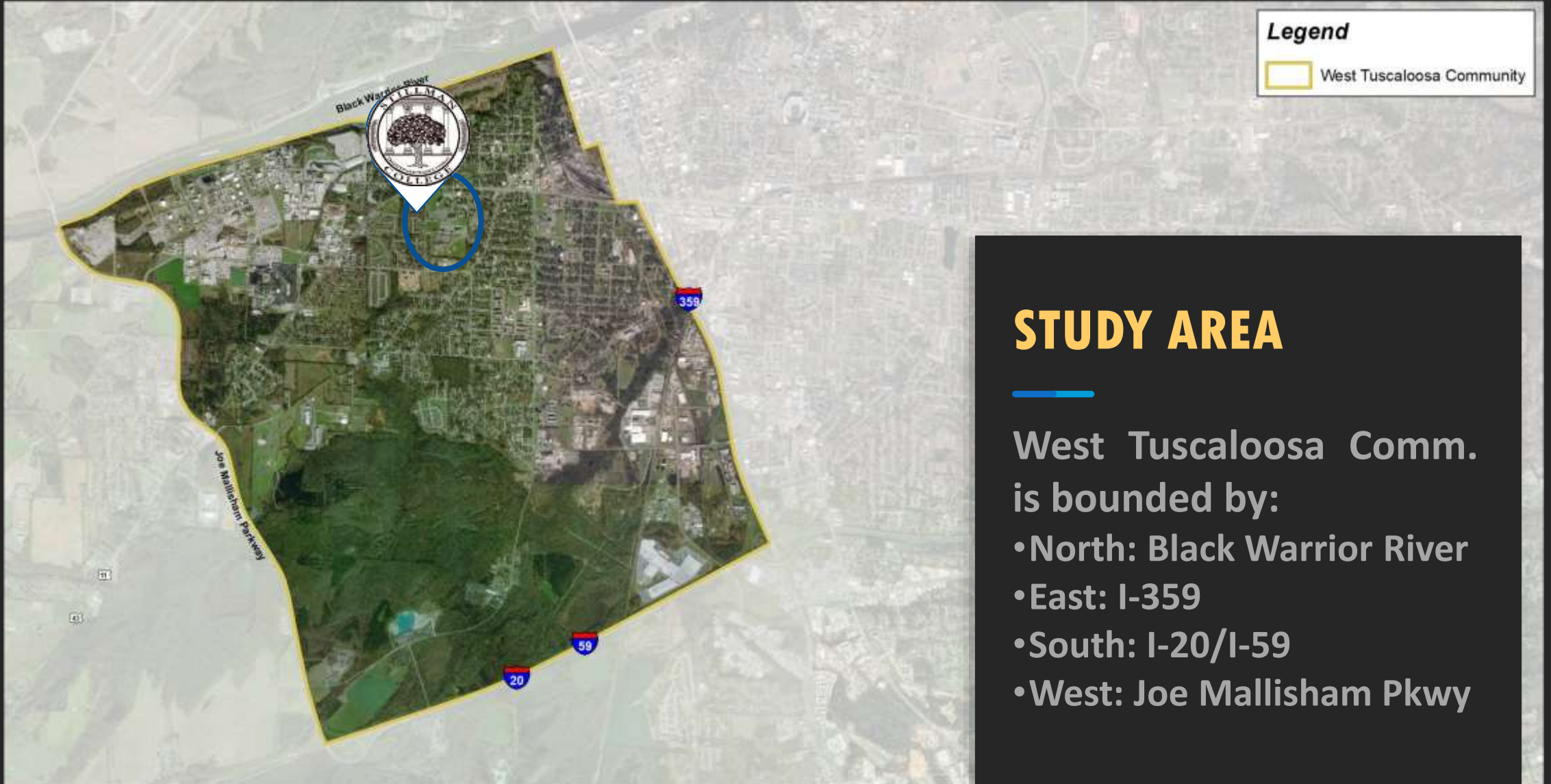
Please Turn Over to Provide Your Input on the Map

Mission – First & Foremost

Through the planning process citizens were given a forum where they could:

- ❑ *become engaged and encouraged to provide open dialog with constructive & critical input;*
- ❑ *partner with professional consultants and City staff to define & promote achievable goals;*
and
- ❑ *provide key information to support officials' ability to represent Tuscaloosa's citizens.*

All actions create a stronger community.



STUDY AREA

West Tuscaloosa Comm.
is bounded by:

- North: Black Warrior River
- East: I-359
- South: I-20/I-59
- West: Joe Mallisham Pkwy



COMMUNITY CHARACTERISTICS

How would you characterize your community?

What characteristics make your community unique?

Where do you enjoy spending your time?



CAPITOL PARK



STILLMAN COLLEGE



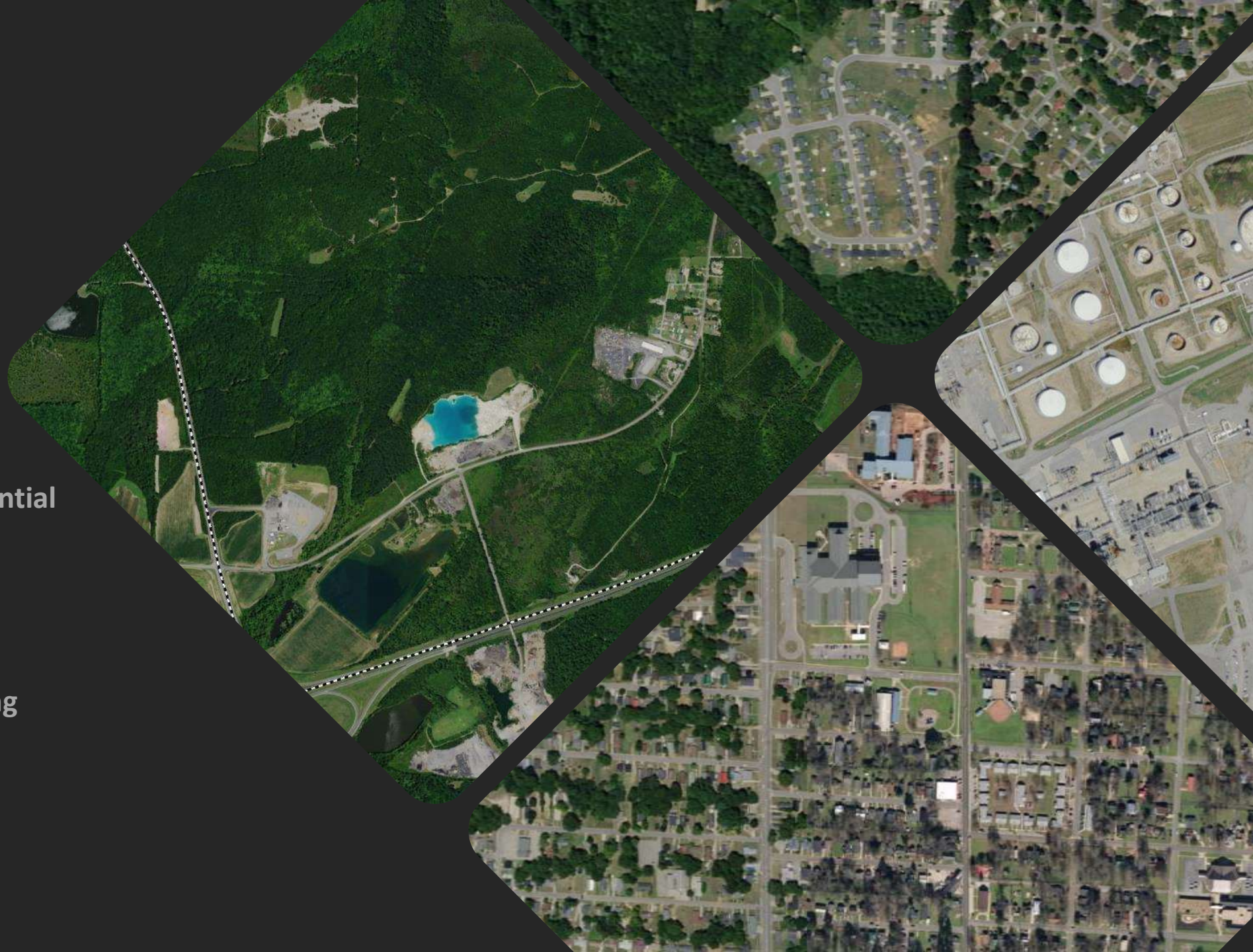
CARSON PLACE



WEST END PARK

LAND USE CHARACTERISTICS

1. Historic / Gridded Residential Development Patterns
2. Modern-day Residential Development Patterns
3. Industrial / Manufacturing
4. Wetlands and Mining



The study area can be generalized by three main land uses: industrial, residential, and open space. Assets within the study area include major employers such as GAF, Hunt, Michelin, and Phifer, Inc., the former Tuscaloosa Country Club, community parks, and Stillman College.

KEY LAND USE RATIOS

23%

INDUSTRIAL

Primarily located to the west and south. Does not include western industrial along Black Warrior River.

17%

RESIDENTIAL

A predominant land use throughout the study area, as single-family and multi-family homes.

7%

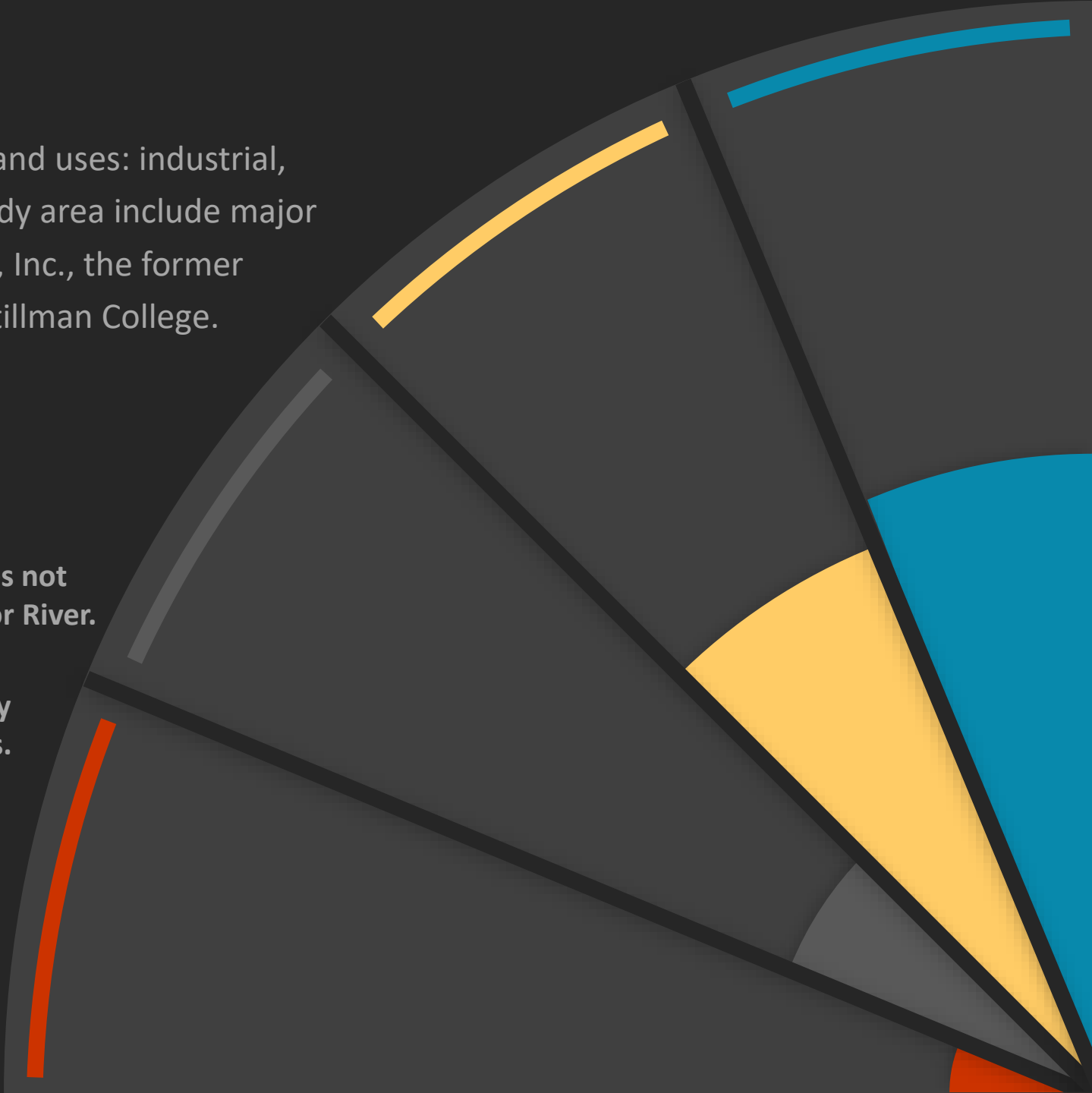
INSTITUTIONAL

Primarily consists of parks and civic uses, distributed throughout the study area.

2%

COMMERCIAL

Primarily located along major collector and arterial roadways.



The study area can be generalized by two main zoning categories, industrial and residential. It is clear that there is an imbalance and deficiency of Goods and Services for West Tuscaloosa's population. Interviewees, meeting participants, and stakeholders confirmed needs.

KEY ZONING RATIOS

35%

INDUSTRIAL

Primarily located to the west and south. Does not include industrial along Black Warrior River.

53%

RESIDENTIAL

The predominant zoning category, located central and throughout the study area.

8%

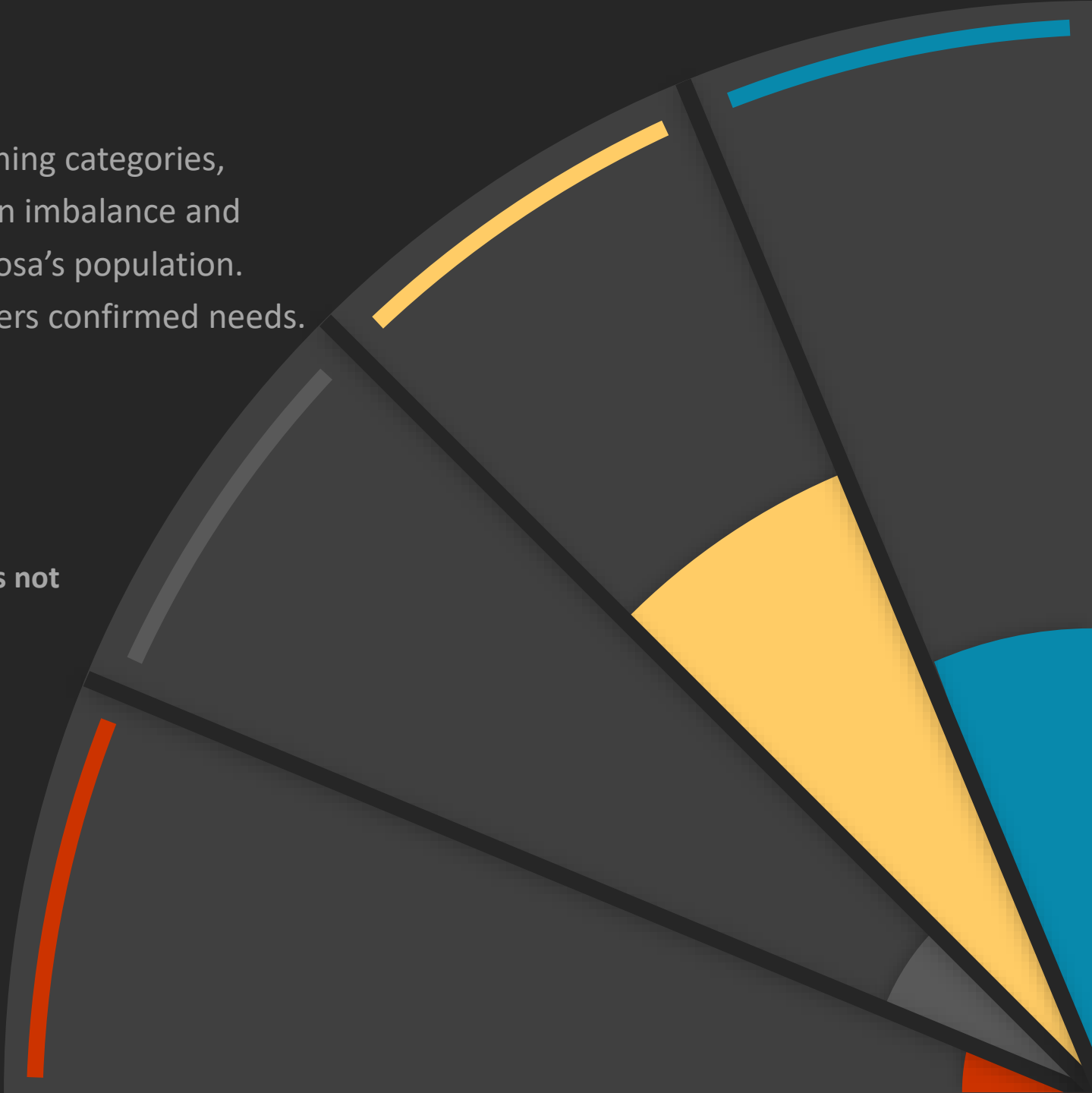
INSTITUTIONAL

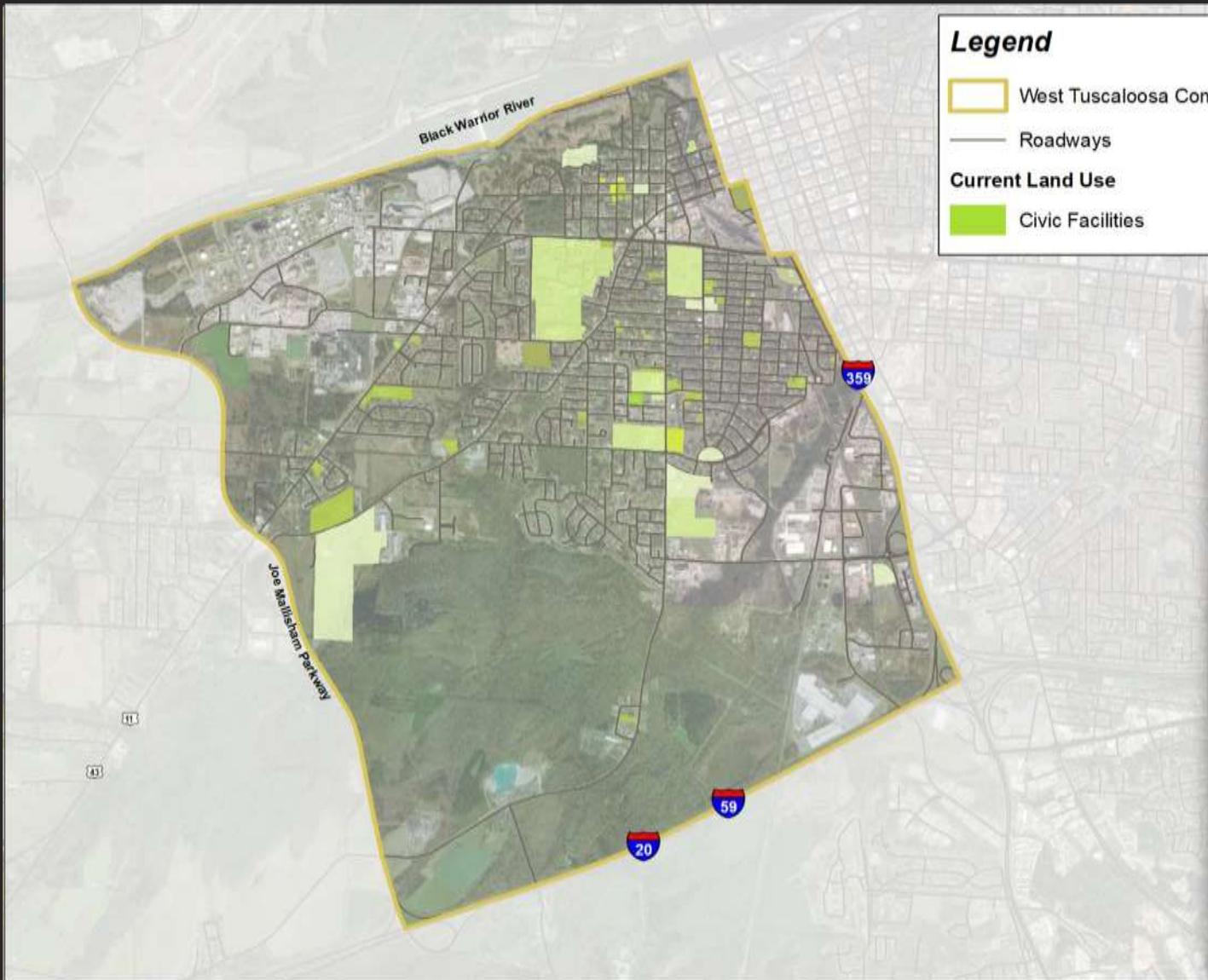
Primarily consists of parks and civic uses, distributed throughout the study area.

4%

COMMERCIAL

Primarily located along major collector and arterial roadways.



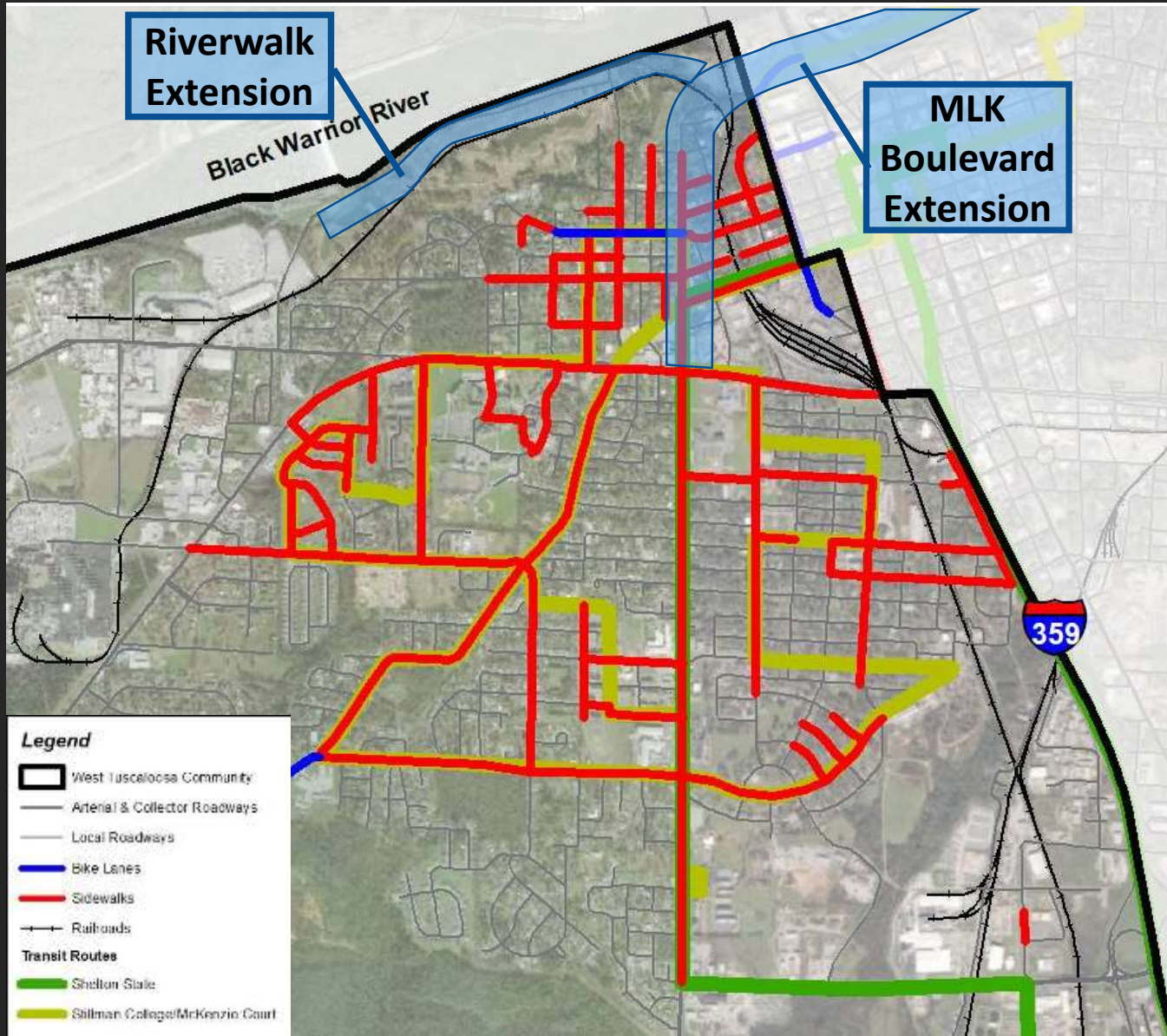


Legend

- | | | |
|---------------------------|---------------------------|------------------------------|
| West Tuscaloosa Community | Correctional Institutions | Medical Facilities |
| Roadways | Religious Institutions | Emergency Service Facilities |
| Current Land Use | Education Facilities | Recreation Facilities |
| Civic Facilities | Cemeteries | |

**RECREATION/
INSTITUTIONAL**

Recreation uses include numerous City parks within the Study Area. Institutional uses include Stillman College, public schools, and civic centers throughout area.



TRANSPORTATION

Pros:

- Urban grid street network
- General street condition is good
- Able to serve projected growth
- Nearly \$50M in funded projects

Cons:

- Incomplete Pedestrian and Bicycle network, favors cars
- Doesn't promote eyes on the street, social interaction, safety

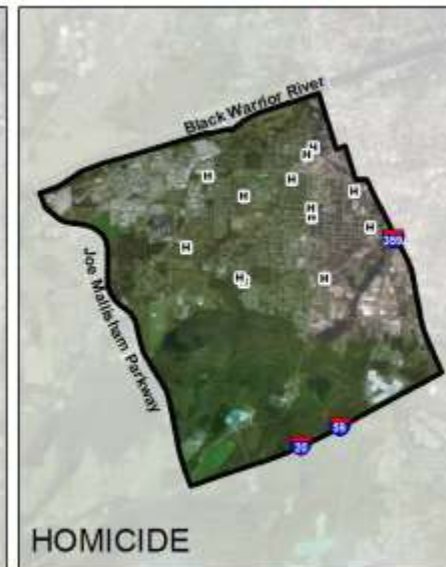
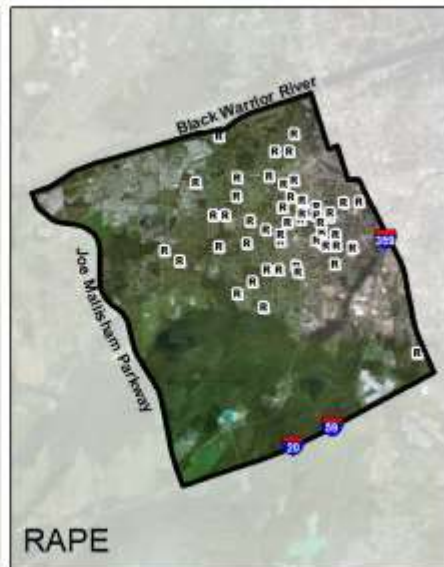
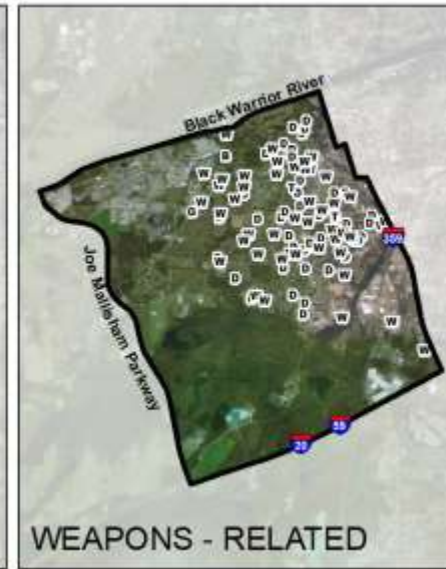
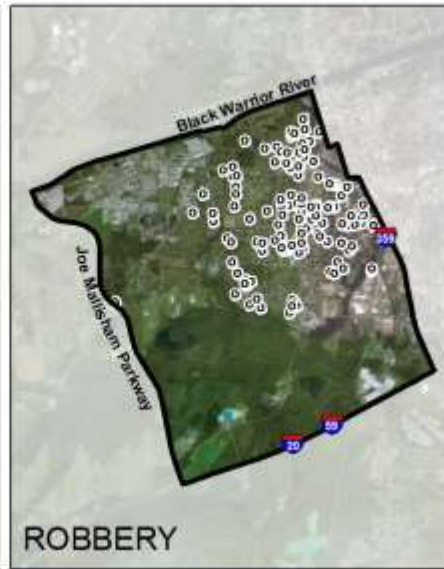


BLIGHT STUDY

An inventory of existing conditions within the area through two means:

1. Visual observation of physical conditions collected in the field; and
2. Collect non-observable data from reliable sources (public records, government staff opinions, other professional / expert opinions) [digital data]

The Blight Study quantified areas where key funding mechanism can be used to restore, repair, and revitalize the community assets.



Legend

West Tuscaloosa Community	H HOMICIDE (13)	S SEX OFFENSE (33)
Violent Crime (Count)	K KIDNAPPING (1)	T SHOOTING (2)
A ASSAULT (1,107)	M MENACING (401)	B STABBING (1)
D DISCHARGE FIREARM (54)	R RAPE (57)	W WEAPONS OFFENSE (47)
G GUN CALL (1)	O ROBBERY (167)	

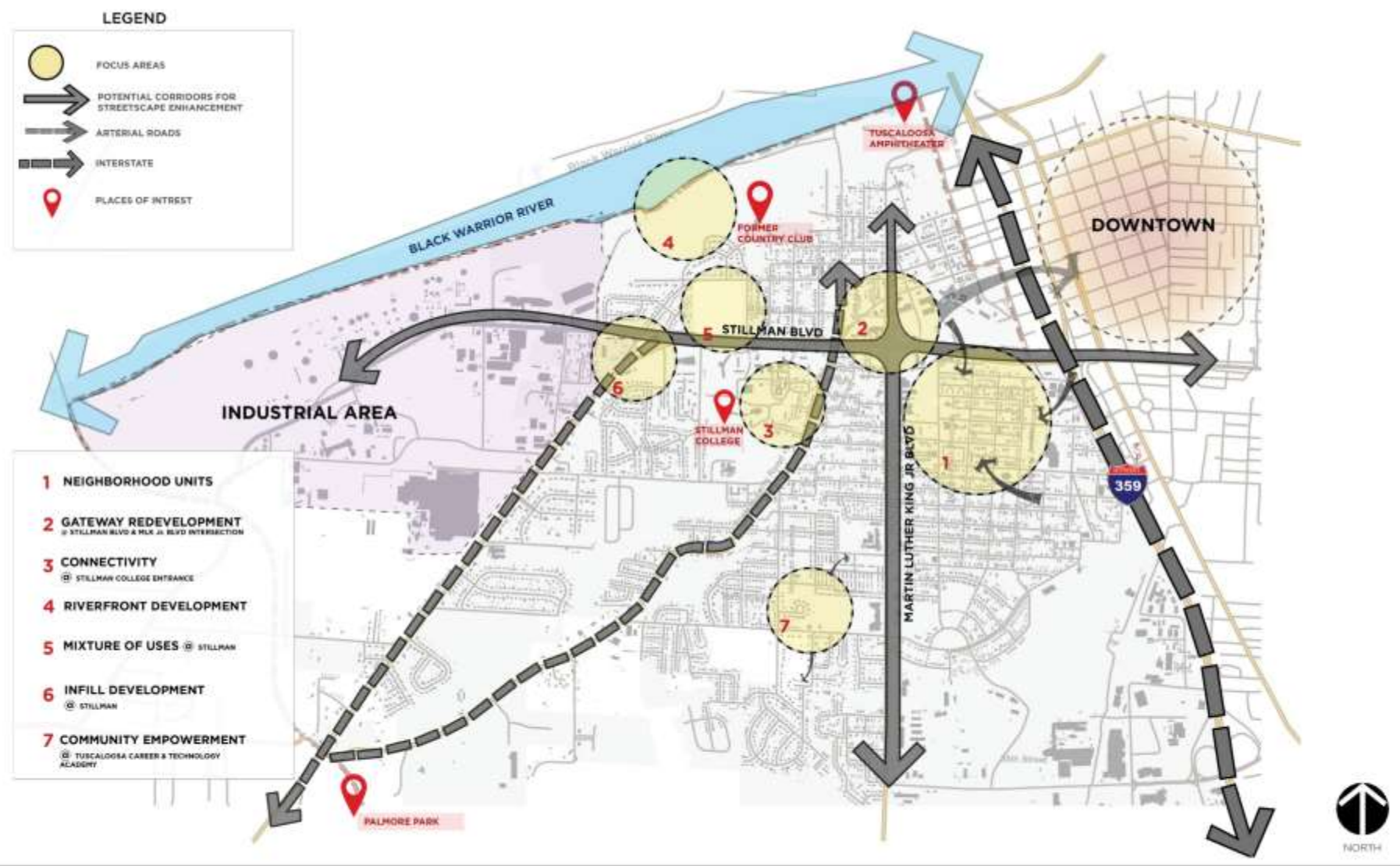
CRIME INCIDENTS

Not confined to any one neighborhoods or commercial area, crime is spread within the Study Area. Reduction of crime through new planning mechanisms and community empowerment is a focal element of the Study

STUDY AREAS

SITE-SPECIFIC ANALYSIS

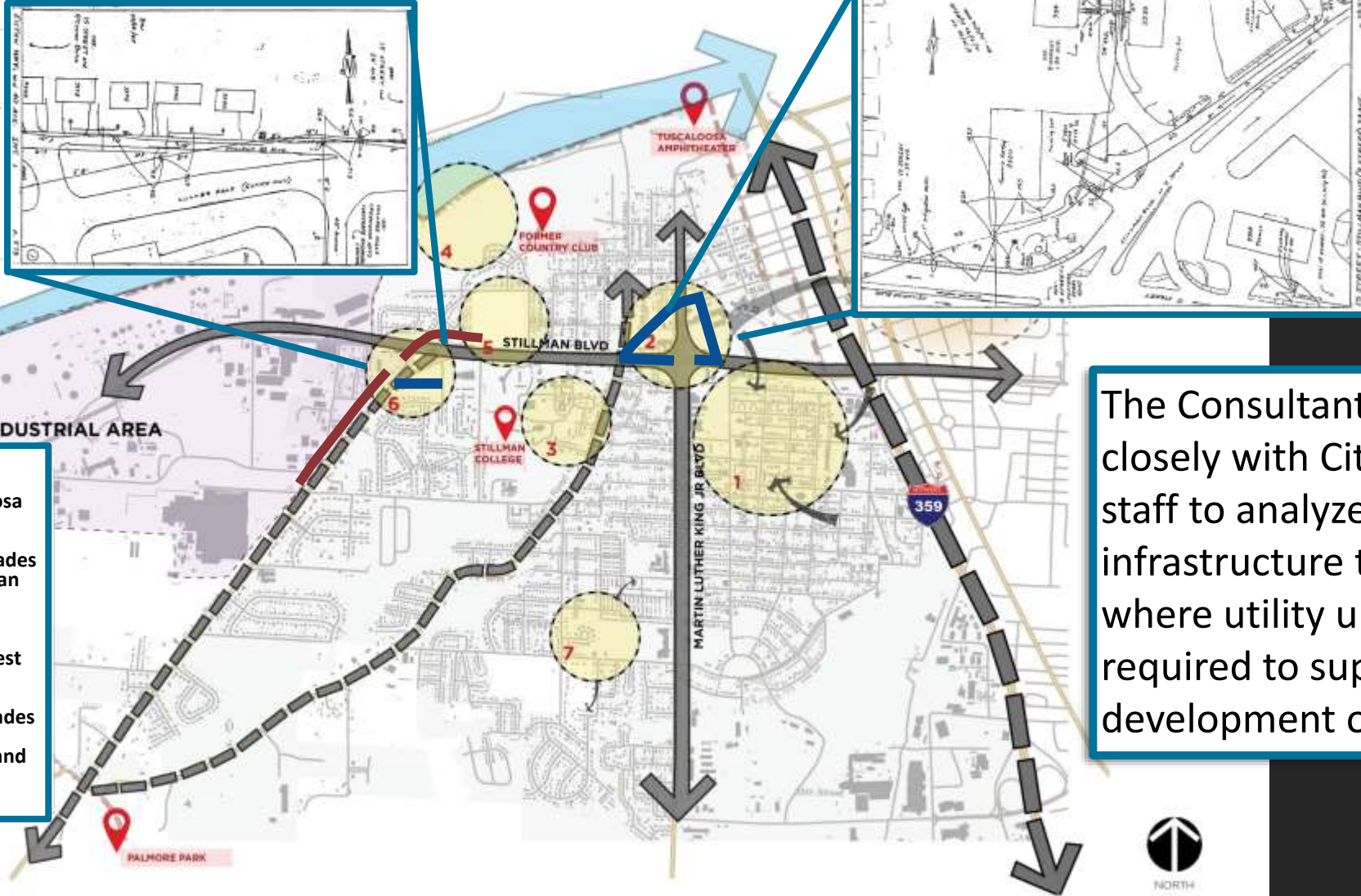




Utility Infrastructure Findings

LEGEND

-  FOCUS AREAS
-  POTENTIAL CORRIDORS FOR STREETSCAPE ENHANCEMENT
-  ARTERIAL ROADS
-  INTERSTATE
-  PLACES OF INTEREST



Key Infrastructure Needs to facilitate continued economic development in West Tuscaloosa are two-fold:

1. Sanitary Sewer Service upgrades will be required along Stillman Boulevard and Culver Road. Upgrades to this utility infrastructure will enable multiple opportunities in West Tuscaloosa
2. Potable Water Service Upgrades will be required in West Tuscaloosa at the Kelly site and the intersection of Stillman Boulevard, MLK, and 15th

The Consultant Team has worked closely with City of Tuscaloosa staff to analyze utility infrastructure to determine if and where utility upgrades are required to support economic development opportunities

NEIGHBORHOOD UNIT CONTEXT AREA

Jurisdiction: City of Tuscaloosa

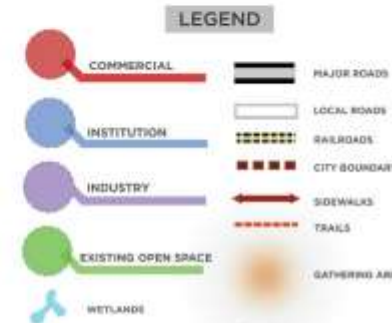
Land Area: Size varies throughout Community

Adjacent Roadways: bounded by MLK, 15th, and
Railroad lines extending through Study Area

Key Initiatives include, but not limited to:

- Systematically complete sidewalks;
- Introduce LED lighting;
- Inventory Blight / prioritize removal;
- Identify key neighborhood leaders; and
- Create / enhance neighborhood engagement .





Existing Zoning: Predominantly Residential
Potential Uses(s):
Transformational residential housing; forms;
Small-scale neighborhood commercial; or
Limited new institutional;
Community input... Potential Habitat Pilot Project

Potential Zoning:
 Residential;
 Mixed Use;
 Institutional (Civic)
 Master Planned Sites; and
Community input... Potential for mentor spaces



MLK-STILLMAN SITE

Jurisdiction: City of Tuscaloosa

Land Area: ± 6 acres

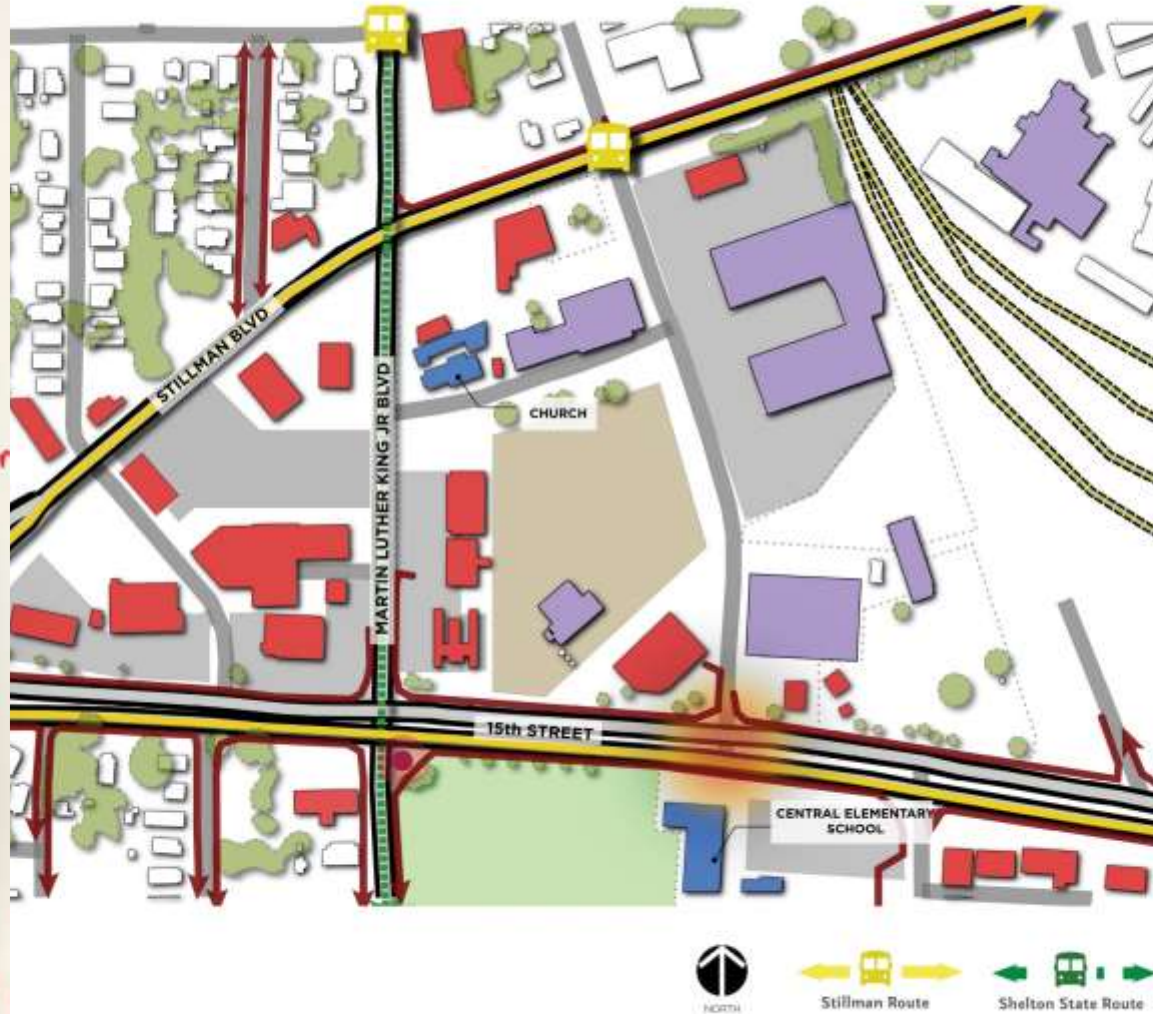
Adjacent Roadways/Uses:

- North: Stillman Boulevard;
- East: MLK Boulevard, then Railroad;
- South: 15th Street; and
- West: Fosters Ferry Road.



What businesses
would you frequent?

- SUPERMARKET
- BANK
- DAYCARE
- RESTAURANT
- RETAIL
- CLOTHING
- Coffee Shop
- brewery
- Fruit + Veggie store
- Mc DONALD
- Bakery
- computer repair
- Trader Joe's :)
- pet store
- ICE CREAM shop
- Handbags
- Dog Park
- Doctors Offices
- Books/ cafe
- a park
- Sandwich shop
- PIZZA PLACE
-
- family time park
-
- Biking Park



Existing Zoning: BN & General Industrial
 Potential Uses(s):
 Small-scale Neighborhood commercial;
 Limited Institutional; and
 Community input...
 Potential Zoning:
 Commercial; and
 Community input...

STILLMAN COLLEGE CONTEXT SITE

Jurisdiction: City of Tuscaloosa

Land Area: ± 84 acres

Adjacent Roadways/Uses:

- North: Stillman Boulevard
- East: Residential, Fosters Ferry Road
- South: 21st Street
- West: Stillman College Campus





Existing Zoning: Institutional & Residential
Potential Uses(s):

Transformational residential housing; forms;
Expanded institutional;
Small-scale neighborhood commercial; or
Community input...

Potential Zoning:

Residential (attached or detached);
Limited Civic or Institutional;
New category supporting a Mix of Uses; or
Community input...



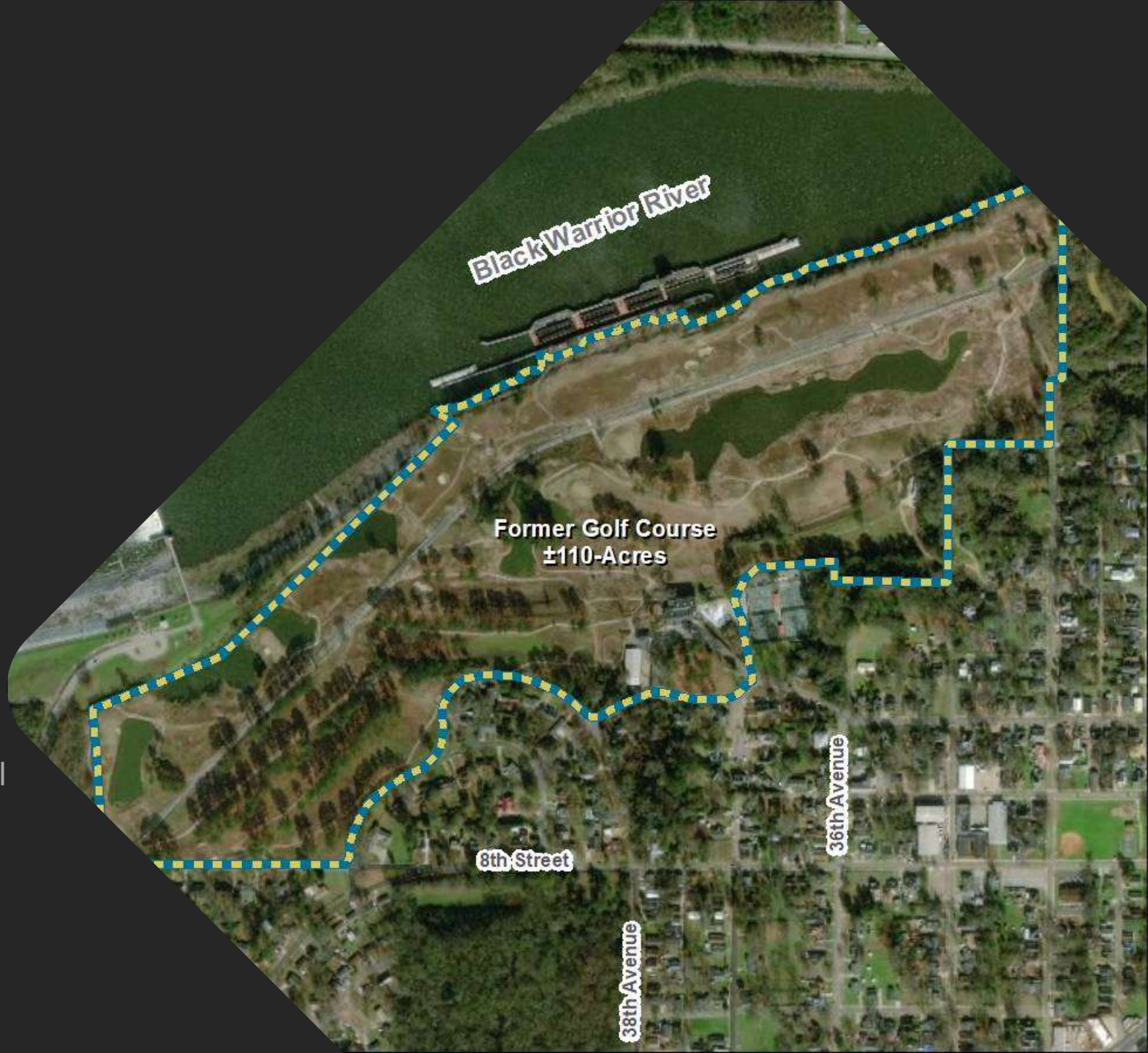
FORMER GOLF COURSE

Jurisdiction: City of Tuscaloosa

Land Area: ±110 acres

Adjacent Roadways/Uses:

- North: Black Warrior River
- East: Industrial/Institutional
- South: Residential
- West: Single-family residential / industrial



Current Use(s): none today

Existing Zoning:

Riverfront Redevelopment District (RD); and
Institutional

Potential Uses(s):

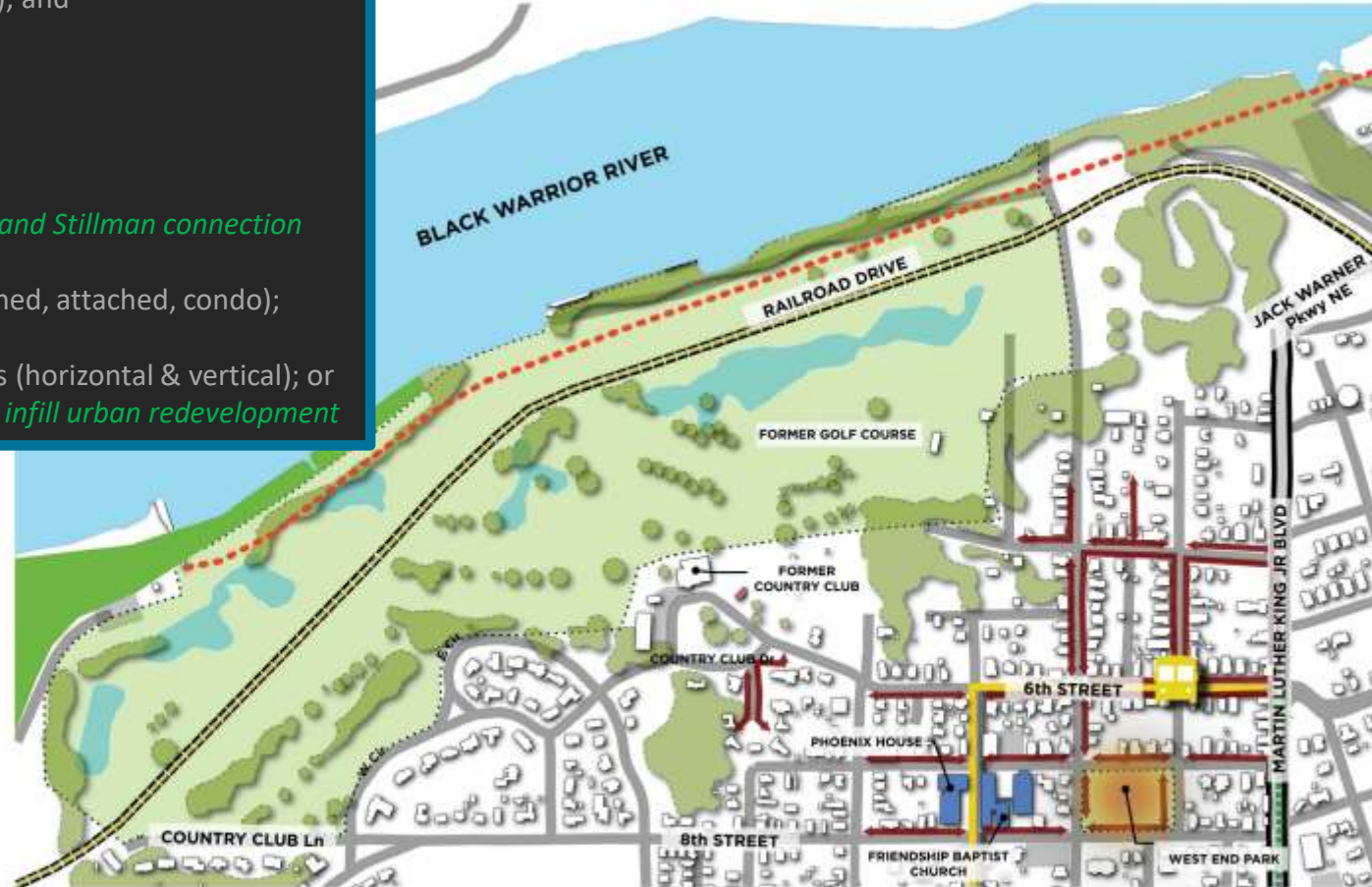
New residential;
New recreation;
New commercial; or

Community input... Riverwalk Catalyst and Stillman connection

Potential Zoning:

Broad residential opportunities (detached, attached, condo);
Limited Civic or Institutional;

New category supporting a Mix of Uses (horizontal & vertical); or
Community input... Refine category for infill urban redevelopment



LEGEND

	COMMERCIAL		MAJOR ROADS
	INSTITUTION		LOCAL ROADS
	INDUSTRY		RAILROADS
	EXISTING OPEN SPACE		CITY BOUNDARY
	WETLANDS		SIDEWALKS
	TREE CANOPY		TRAILS
			GATHERING AREA
			PARKING

The City currently has a Master Planning effort underway for the Riverfront, which creates the northern edge of the former Country Club site. This effort seeks to create Resource-Based Recreation and continue the successful Riverfront development that occurs in East Tuscaloosa. The Riverfront Development creates opportunities beyond the project boundaries, by linking the adjacent neighborhoods to the Black Warrior River and potentially connecting with Stillman College.

The project is also capable of delivering community benefits far beyond the traditional perception of fitness and programmed activities. West Tuscaloosa has significant architectural forms and variety of building types. The ecological progression from the Black Warrior River to Stillman College can provide a learning pathway connecting an environmental feature and water-based commerce to a Higher Education Institution, historically connected to the community and population.



BROADUS-STEWART SITE

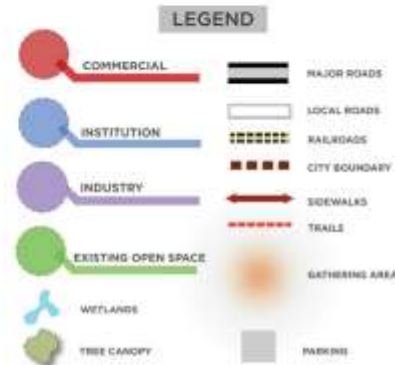
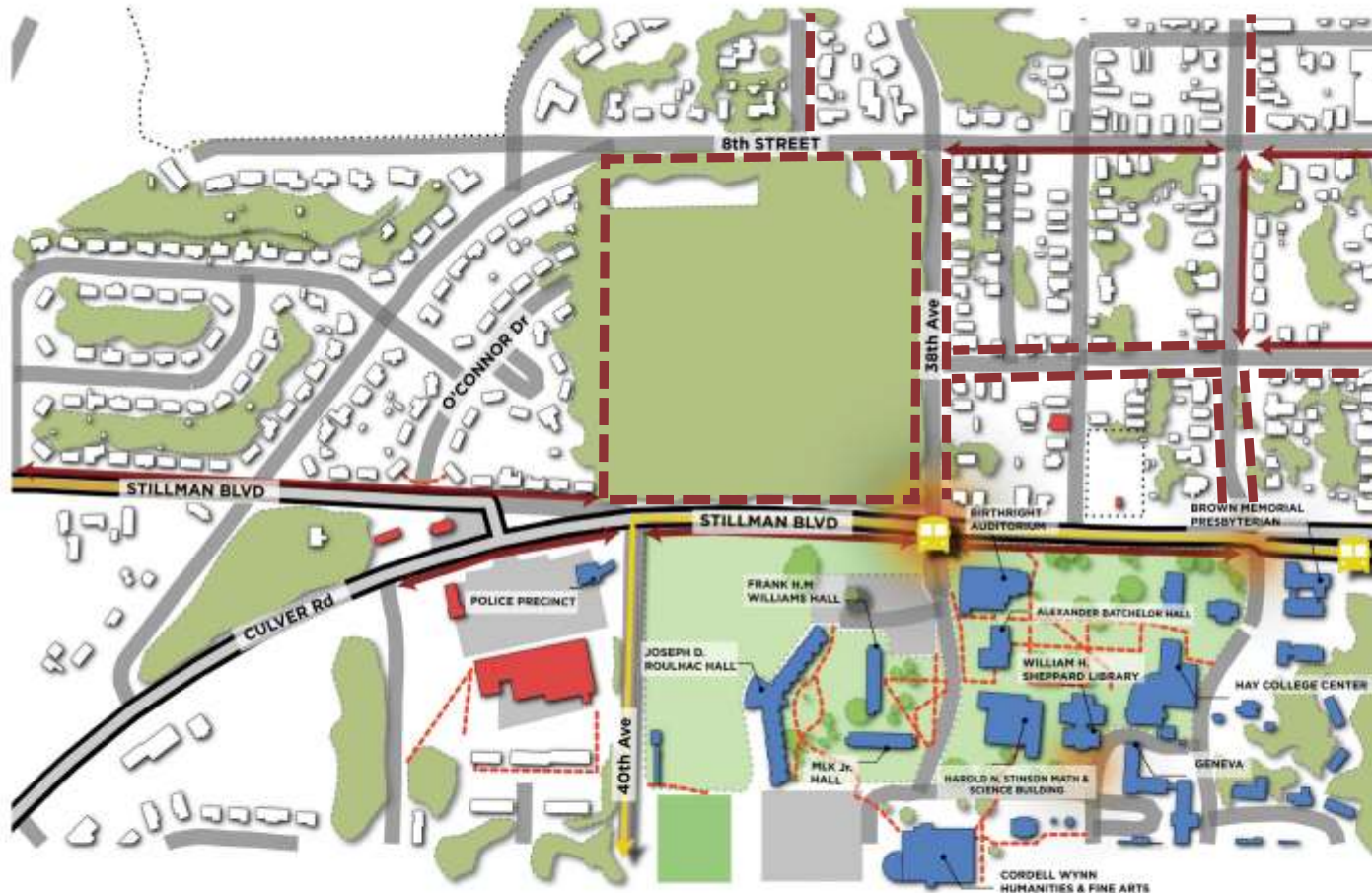
Jurisdiction: unincorporated Tuscaloosa County

Land Area: ±21 acres

Adjacent Roadways/Uses:

- North: 8th Street/single-family residential
- East: 38th Avenue/single-family residential
- South: Stillman Boulevard/institutional
- West: Single-family residential





Current Use(s): Vacant/forested
Existing Zoning: Police Jurisdiction (PJ)
Potential Uses(s):

New residential development, vertical mixed use;
 Small-scale, neighborhood commercial (Mixed-Use);
 Community assets, such as park/recreation; and
Community input...

Potential Zoning:

Broad residential opportunities;
Residential over Retail;
 New category supporting a Mix of Uses;
 Limited Civic or Institutional; or
Community input...

KELLEY / CLINTON SITES

Jurisdiction: unincorporated Tuscaloosa County

Land Area: ±21 acres

Adjacent Roadways/Uses:

- North: 8th Street/single-family residential
- East: 38th Avenue/single-family residential
- South: Stillman Boulevard/institutional
- West: Single-family residential/industrial



What businesses would you frequent?

- SUPERMARKET
- BANK
- DAYCARE
- RESTAURANT
- RETAIL
- CLOTHING
- Coffee Shop
- brewery
- Fruit + Veggie store
- Mc DONALD
- Bakery
- computer repair
- TRADER JOE'S :)
- pet store
- ICE CREAM shop
- Hard goods
- Dog Park
- Doctors Offices
- Books/cafe
- a PARK
- Sandwich shop
- PIZZA PLACE
-
- Home improvement store
-
- Biking Path



Existing Zoning:
Potential Uses(s):
 Small-scale, neighborhood commercial (Mixed-Use);
 New residential development; or
Community input...

Potential Zoning:
 Commercial;
 Residential;
 A Hybrid Zoning category; or
Community input...

TUSCALOOSA CAREER & TECHNOLOGY ACADEMY SITE

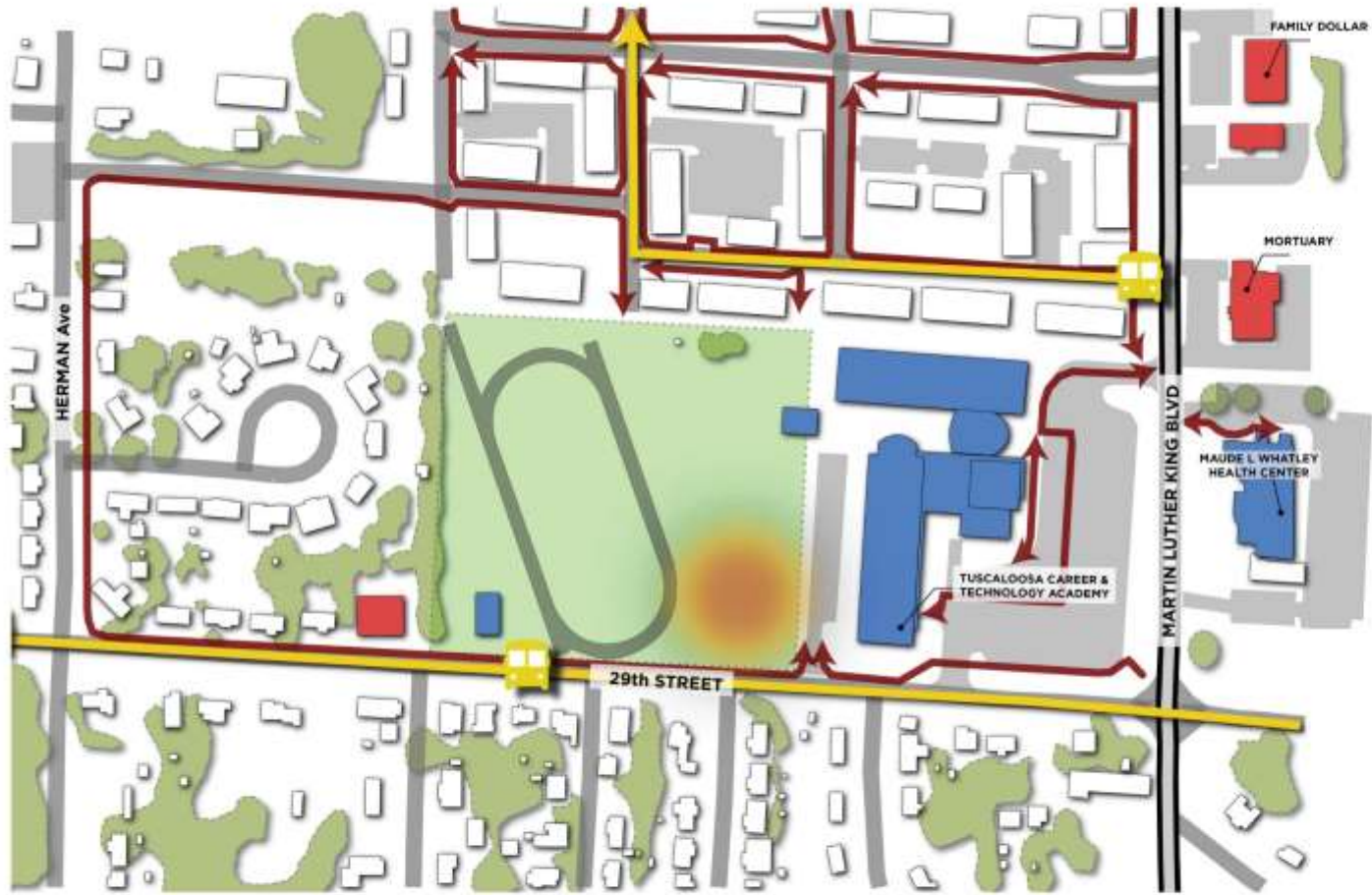
Jurisdiction: City of Tuscaloosa

Land Area: ± 19 acres

Adjacent Roadways/Uses:

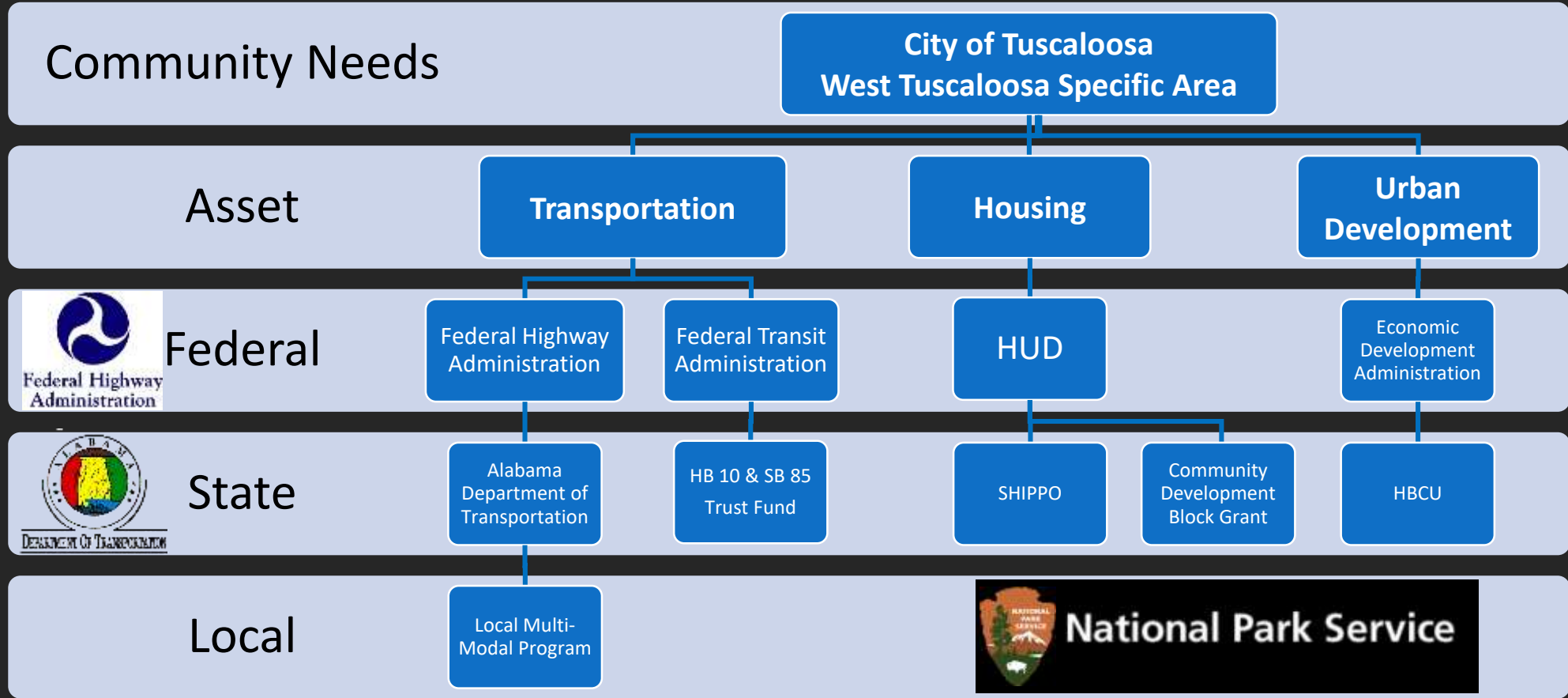
- North: McKenzie Court / residential;
- East: MLK Boulevard / mixed uses;
- South: 29th Street / single family; and
- West: Residential, Oak Ridge subdivision.






Existing Zoning:
Potential Uses(s):
Mentoring Center;
Civic Uses;
Small-scale neighborhood commercial; or
Potential Zoning:
Institutional (civic space); or
Commercial

Funding Options



The City should use all means, backed by the data and analysis contained through this Community Inventory to seek as much funding as possible for West Tuscaloosa.



A decorative graphic at the top of the page consists of a row of eleven upward-pointing triangles of varying colors: cyan, brown, grey, purple, grey, yellow, grey, grey, orange, grey, lime green, and cyan.

West Tuscaloosa Community Inventory

JUNE 2018