



CENTENNIAL HILL Neighborhood Plan

Adopted by the City of Montgomery Planning Commission, June 2008

CENTENNIAL HILL NEIGHBORHOOD PLAN

ADOPTED BY THE CITY OF MONTGOMERY PLANNING COMMISSION
June 12, 2008

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Planning Principles Guiding the Neighborhood Plans

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
lion



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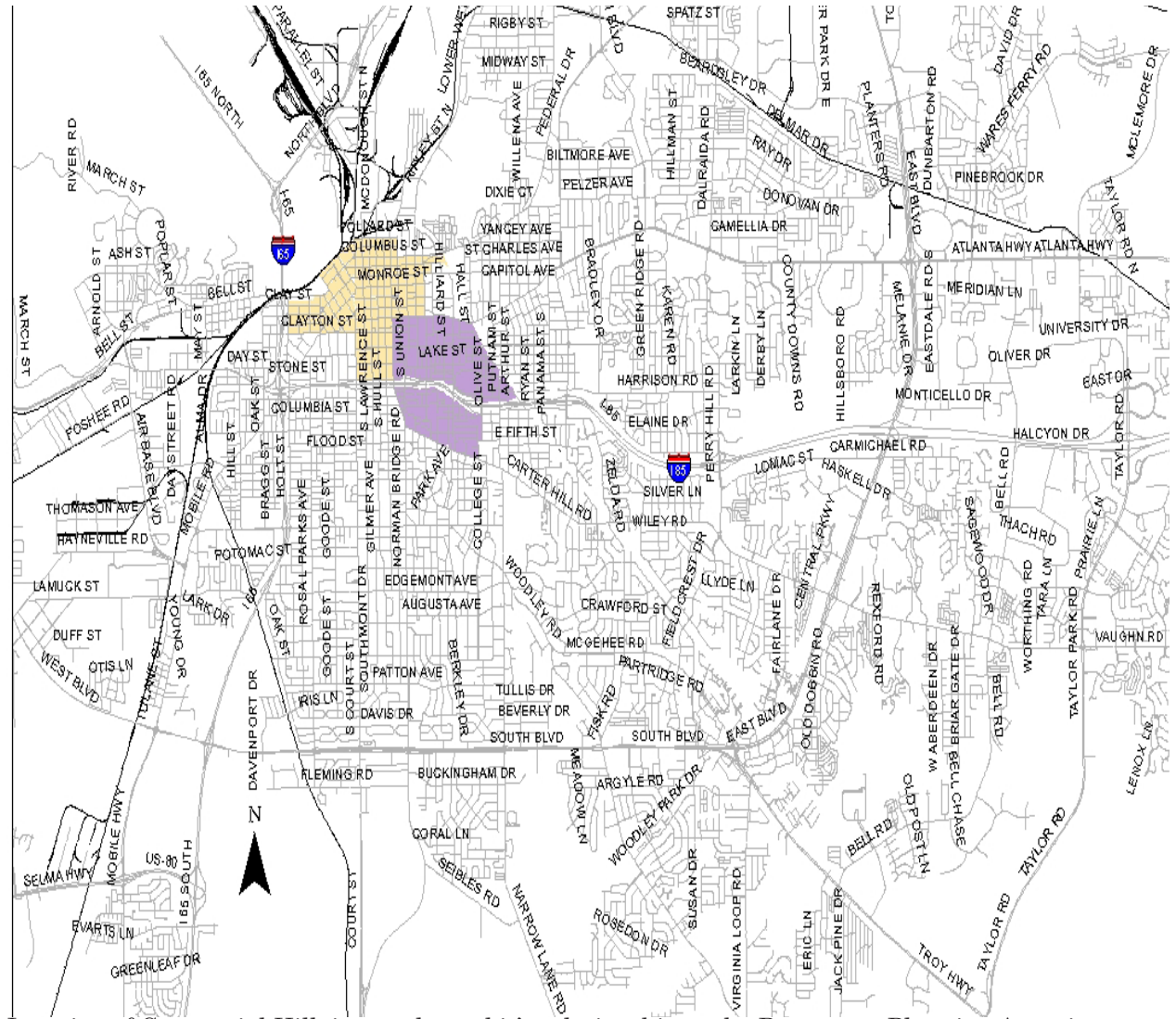
Preparing to Plan



Introduction

Centennial Hill is both the historic and contemporary name for this neighborhood rich with Black Heritage. Centennial Hill (shaded in purple, map on the right) occupies a strategic central position within the City of Montgomery. Centennial Hill is adjacent to the southeast corner of the Downtown (shaded in peach, map on the right). Once a thriving and prosperous neighborhood with vibrant entertainment and clubs that drew performers and audiences from across the country, Centennial Hill today is suffering from neglect. Many historic buildings and homes remain in the area, though run-down or abandoned, as silent witnesses to the affluence of the pre-Civil Rights days.

The vision for the future, articulated by the residents attending the public planning sessions, includes restoration of the unique commercial buildings and historic homes as well as revitalization of businesses and social activities. The commercial possibilities for the neighborhood are exciting and challenging.



Location of Centennial Hill, in purple, and its relationship to the Downtown Planning Area, in peach

The historic and human assets of the community are the backbone for revitalization of the architectural, spatial, and cultural uniqueness of Centennial Hill. Centennial Hill is located a

half mile from City Hall and just a few blocks from the State Capitol building. The northern boundary of Centennial Hill is Adams Avenue, the southern is Carter Hill Road, Decatur Street is the

western boundary and Forest Avenue forms the eastern edge. Interstate 85 passes through the southern third of the area separating the primary residential area from the Alabama State Campus which lies along the southern boundary.

The 2000 U.S. Census data documents 6,006 residents in Centennial Hill. This area encompasses 430 acres, with 612 residential structures, and 84.4 acres of residential parcels. Calculating the dwelling units per acre, there are 13.7 units per acre, and using the census data for population, there are approximately 71 people per residential acre.

Centennial Hill has broad diversity of land use within its boundaries. Alabama State has about 137 acres on the southern boundary and the northwest section of Centennial Hill has numerous offices - mainly for government agencies and special interest groups. Centennial Hill has few retail or commercial businesses. In addition, vacant parcels cover 24 acres. These parcels are not contiguous, but spread throughout the area.

Variety of land uses in the Neighborhood



Purpose and Objectives of Plan

The purpose of the Plan is to document and identify strategies to reach the Neighborhood's long-range goals. It is designed to communicate to private and public interest groups 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 a 12 month period consisted of an in-depth collection of data and analysis of the physical and social infrastructure of the neighborhood. The proposed improvements and the implementation priorities were all established and recommended by the residents of Centennial Hill.

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 Neighborhood's 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.

Section II consists of the Plan which includes analysis of existing conditions along with identification of strategies for achieving the adopted goals. Section III contains Implementation charts which are intended to be a road map to guide residents in their efforts to implement their aspirations for the Neighborhood while simultaneously preserving and enhancing existing assets in Centennial Hill.

Below is an example to illustrate how planning can translate citizen goals for redevelopment for the High and Jackson Street area:



Neighborhood Plan Development Process

The Centennial Hill 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 City Council Representative Janet May.

The staff reviewed existing conditions in the Neighborhood 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 Neighborhood leaders and residents in a series of meetings to solicit their input to determine the assets, liabilities, opportunities and constraints for their neighborhood. 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 the neighborhood.

This interactive process led to the

development of this document which incorporates the neighbors' visions for immediate and long-range goals with the initial data and analysis to form an action plan. Once formulated, the Plan was presented to the residents, landowners, and community leaders. Proposals were examined with each of the goals and objectives to ensure that activities and any programs included in the implementation, would indeed address the goals and objectives. Re-evaluation 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.

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

Meeting One – Identification of Neighborhood Stakeholders - July 16, 2005
The initial meeting with the Centennial Hill Neighborhood friends and residents was held on Saturday, July 16, 2005. All City Council representatives, residents, land owners 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 Staff gave a thorough outline of the planning process to inform stakeholders of the process and educate them about their responsibilities for the outcome of the Plan, stressing that their participation was 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.

The Centennial Hill Neighborhood Association meets the fourth Saturday of each month and residents are encouraged to support this organization as implementation of the Plan will depend largely upon

citizen participation and neighbors who can spearhead the changes for the neighborhood once a plan is adopted. Neighbors and land owners will be responsible for much of the change that is to occur in the area by their tenacity to the goal and active participation in building community.

Notification that the Plan was ready for reading and review was sent to the neighbors and property owners in November of 2007. Copies of the Plan were placed in the Public Library on High Street, in the Centennial Hill Gardening, Inc. office, and was available for public viewing in the Planning Department and on CD-Rom for individuals to have a free copy to peruse on their own.

A public meeting was held in the Busky Building at Alabama State University on Tuesday, March 25, 2008, to present the Plan and go through the various elements so all interested could understand the various components of the Plan. Postcards were sent to property owners, flyers were distributed to the homes in the neighborhood, and signs were posted throughout the area to notify the public of the meeting.

The Plan was submitted to the Planning Controls Department for inclusion on the agenda for the May 8, 2008 Planning Commission meeting for adoption into the City's Comprehensive Plan.

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 the area

Preserve unique architecture of the area

Neighborhood Asset Inventory

ASSET	DESCRIPTION				
PEOPLE	Caring	Involved	Talented		
PHYSICAL CHARACTER	Streets on a Grid Pattern	Small Walkable Blocks	Vacant Lots Available for Infill	Moderately Sound Infrastructure	
PUBLIC NONPROFIT AGENCIES	Variety of Churches	Lister Hill Health Clinic	Head Start and Other Social Services		
HISTORIC SITES AND CHARACTER	Ben Moore Hotel	Victor Tulane Building	Historic Residences	Rich Cultural Heritage	Significant Architectural Character
BUSINESS	Well Placed Commercial Areas	Unique Opportunities for Businesses	Good Regional and Local Transportation Access	Musical Heritage Suggests Possible Entertainment Opportunities	
NEIGHBORHOOD SCHOOLS	Alabama State University	Booker T. Washington High School			
PUBLIC FACILITIES	Centennial Hill Gardens	Oak Park	Public Transportation	Jackson Hospital	

History of Centennial Hill

The neighborhood was named in honor of the 1876 national celebration. Newly freed black Montgomerians bought property and built homes, schools, churches, and businesses in the area. Well-to-do blacks purchased lots which they sold to others at prices that assured others could build in the neighborhood. *Sartain and Munding*, the City's first plat book, records the platting and sale of parcels in the area starting in 1856, becoming more numerous in the 1880's, 1890's and early 1900s. The City of Montgomery bought 42 acres in the late 1880s for Oak Park. As the population increased, the neighborhood developed into a strong, stable community with black owned businesses and clubs.

The first church established in the neighborhood was the Congregational Church (1872) begun by the American



Church of the Good Shepard



St. John the Baptist Catholic Church

Missionary Association on the southwest corner of High and Union streets. The first black church in Montgomery was the Church of the Good Shepherd (corner Jackson and Grove), which was built by St. John's Episcopal Church (Perry at Madison) for its black parishioners in 1900. Numerous other churches were also built in the area, such as the Jackson Street Baptist Church (Jackson Street), St. Paul's Methodist (built 1899-1903 on Ripley), St. John the Baptist Catholic Church and convent (1912-13), and Beulah Baptist Church (1919) both on Union Street.

Shortly after the Congregational Church was built in 1872, the American Missionary Association (AMA) and the Freedmen's Bureau bought the southwest corner of Union and Grove where they built a handsome Italianate structure to house the Swayne College (named for the Freedmen's Bureau's regional director, Major Wager Swayne). This was, in reality, an elementary school and was run by the AMA until the Montgomery Public School System took over in the mid 1880s. In the late 1880s, Alice White and Margaret Beard came to the south to establish a school for black girls. With the help of the AMA, the women established the Montgomery Girl Industrial School on Union. This school burned down in 1923 and was replaced with the building that was called "Miss White's School" until 1927 when it was absorbed by the Montgomery Public School System and became the Booker T. Washington Elementary School. These later buildings stand today and serve as part of the BTW school facilities.

The Jackson-Community House, 409 S. Union, was built in 1853, by Jefferson Franklin Jackson for his family. In 1943, it was sold to the Montgomery City Federation of Colored Women's Clubs.

This organization consists of eleven clubs united to provide service to the community to promote development in areas of the arts, health, education, religion, and culture for youths and seniors. This house is on the National Historic Register.



Jackson-Community House

The role that these churches, schools, and businesses played in shaping this unique community is reflected by the many famous people who lived in the community. Diverse in their talents, Centennial Hill residents touched every facet of Montgomery life. Noted builders such as **Horace King** (built bridges and crafted the magnificent winding staircase of the Capitol), **William Drish** (slave plasterer who did the ornate work on the Capitol in 1846 and Knox Hall), **James Hale** (carpenter who built the “Four Sisters houses on Perry, 1870) and **H.A. Lovelless** (contractor and entrepreneur). In 1884, **Dr. Cornelius N. Dorsette** (the city’s first known black physician and druggist) moved

to Montgomery and founded the first hospital for blacks, the Hale Infirmary, on Lake Street in 1890 (the Hale Infirmary closed in 1958).



Victor Hugo Tulane moved to Montgomery in 1888 and by 1905 built his store on the corner of Ripley and High (would later become Wright’s Grocery). Tulane was the cashier of the Montgomery branch of the Birmingham based Penny Savings Bank and was the first black to be on the Board of Tuskegee Institute. Recent leaders from Centennial Hill include **Rufus Lewis**, **Senator Charles Langford**, and **State Representative John Knight**.

Montgomery had three black-owned newspapers: the **Montgomery Advance** (1876-82, **Montgomery Herald** (1886-87), and the **Colored Alabamian** (1907-16). A few of the newspapermen lived in Centennial Hill, one was **Jesse Duke**, who defended a black man who was lynched. Duke barely escaped with his life as a mob tried to retaliate for his bravery in speaking out against this horrible act. **Nathan Alexander** was another neighbor who edited the **Advance** and was later appointed to the

U.S. Land Office where he served until after the turn of the century.

Charismatic leaders of many talents lived in Centennial Hill. The most noted was the **Rev. Martin Luther King, Jr.**, who lived at 309 S. Jackson Street during his time in Montgomery. The house later was home to another Civil Rights leader, **Vernon Johns**.

Musicians from the neighborhood touched the world with their music: **Rufus “Tee Tot” Payne**, Hank Williams’ mentor, lived here and is buried in Lincoln Cemetery; **Joe Morris**, a major recorder on Atlantic Records (his *Anytime, Anyplace, Anywhere* was the first recording done on 45 rpm format for Atlantic Records). **Calvin Scott** and **Clarence Ashe** lived in the area, Blues singer **Clarence Carter** and singer-pianist **Nat King Cole** were both born and raised in Centennial Hill. The quality of life in Centennial Hill was a magnet that attracted outstanding entertainers such as **Ray Charles**, **Bib Mama Thronton**, and



The Tradesman Club - now demolished- was the first black club in Centennial Hill (was on NW corner of Lake and Smythe)

Harry Belafonte to perform in the area's clubs.

Today, many of the homes are still occupied by the relatives of these notable citizens. Unfortunately, over time decay, neglect, and "progress" have taken a toll, but the spirit of the past is alive in Centennial Hill. There is a strong sense of identity that binds current neighbors to their past and will carry them into the future with goals and plans to tap into the historic resources to become a vibrant and united community once again.



Early Postcards of Oak Park - the Montgomery Zoo was built in Oak Park in 1920. Postcards from the Katherine B. Chamberlain collection.

The plan for the future, reconnects the pastdrawing by Tom Kaufman

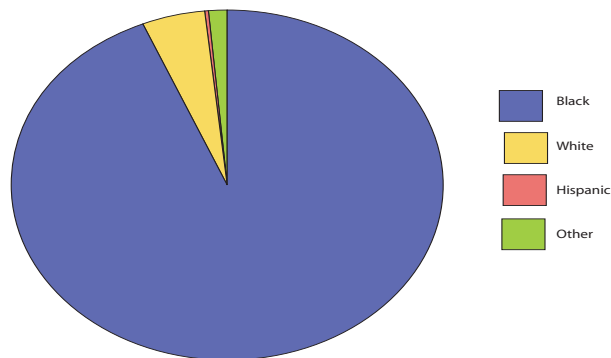


DEMOGRAPHIC CHARACTERISTICS

Population

The population of Centennial Hill was documented by the U. S. Census as 6006 in 2000. This is an increase 7.0% from 1990. This was the first gain in population for the area in almost 40 years. It is difficult to precisely measure the population change over 40 years as the U.S. Census Bureau changed the census tract boundaries and these new boundaries do not correspond well to the ones used for Centennial Hill Neighborhood Planning Area.

The 7.0% increase in the neighborhood population is similar to the overall positive change in population of 6.9% seen in the City of Montgomery and the growth of 10.1% for the State of Alabama during the same time frame.

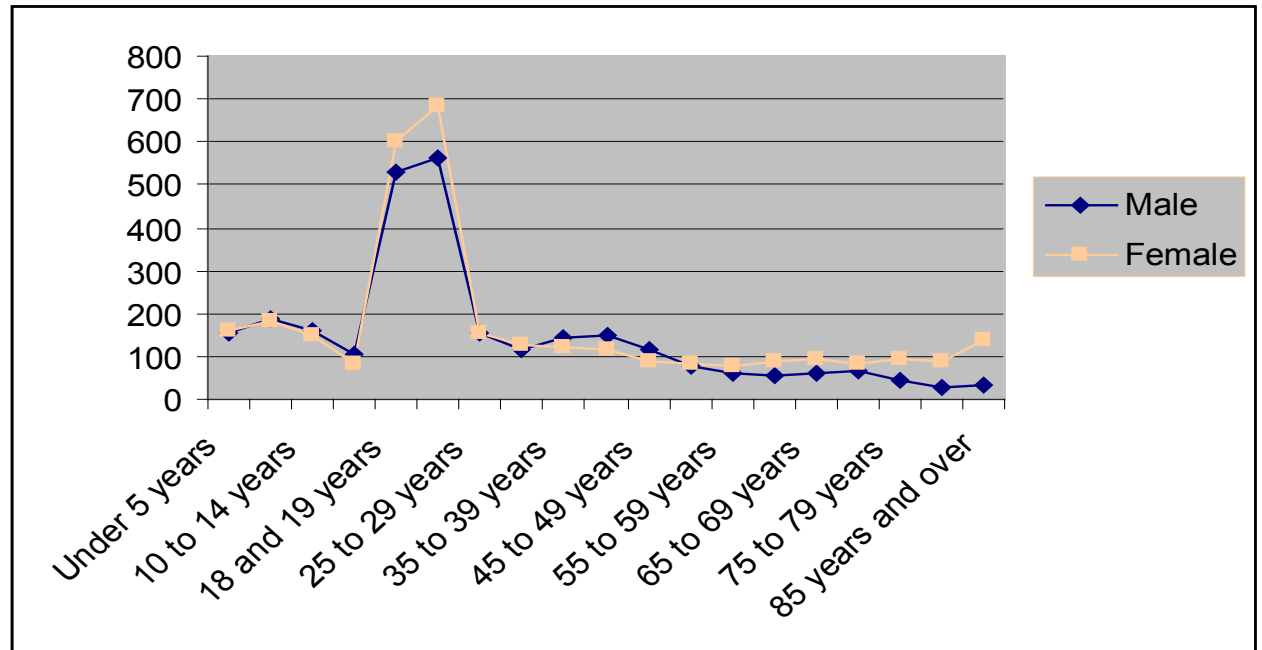


The pie graph, lower left, illustrates the racial composition of the neighborhood. Historically, Centennial Hill was a strong, primarily Black neighborhood and this remains to be the case today. The historic tradition of neighbor helping neighbor will be a great asset to the area as this community comes together to implement their plan.

The graph at the bottom right of this page illustrates gender by age in the neighborhood. This shows there are similar

numbers of males and females at most ages except in the age ranges of 19-21 and ages over 80 years. The gender by age data also shows that overall, there are 84 men for every 100 women.

This may be due to the population of ASU students with more females than males or the population may also be skewed by the presence of two Housing Authority programs in the community.



Demographic Change		
1990	2000	% Change
Population: 5,612	Population: 6,006	7.0%
Black: 5433	Black: 5674	4.4%
White: 163	White: 287	76.1%
Hispanic: 48	Hispanic: 27	- 43.8%
Other: 16	Other: 24	50%
Family Size: 3.47	Family Size: 3.12	- 10.1%
Percent Population	Percent Population	
Under 20: 44.2%	Under 20: 38.5%	- 5.7%
Over 65: 13.4%	Over 65: 11.9%	- 1.5%
Change in Housing Occupancy and Tenure		
Housing Units: 2058	Housing Units: 2039	- 0.9%
Occupied 1659 (80%)	Occupied 1520 (74.5%)	- 5.5%
Vacant 399 (20%)	Vacant 519 (25.5%)	+5.5%
Owner Occupied: 24.3%	Owner Occupied: 22.6%	- 1.7%
Renter Occupied: 75.7%	Renter Occupied: 77.4%	+ 1.7%

This chart indicates the overall population increase and the racial components of the increase. It also shows an interesting fact that the area has a high percentage of individuals under 20. This was 44.2% in 1990 and 38.5% in 2000. The Census Data shows that over 40% of the youths in this bracket are in the 18 and 19 age range. For the city of

Montgomery, youths under the age of 20 compose 29.2% of the population and 11.8% of the City's population are over 65, which is almost the same as the statistics for the Centennial Hill Neighborhood. The probable explanation for the increase in the 18 and 19 year olds is the inclusion of Alabama State University in the Planning Area and the fact that many of the college students live in Centennial Hill.

Despite the increase in population, the actual number of housing units has decreased since 1990. This is furthered complicated by the fact that the number of housing units that are vacant has increased a small amount. The data also illustrates that the homeownership rate has dropped slightly.

The census data corroborates the walking survey that noted little new growth or infill building in the neighborhood. There have been a few renovations of existing housing and there have been several demolitions of neglected housing in the recent past. The neighborhood is concerned about the housing issue and progress is being made to restore and occupy existing housing units.

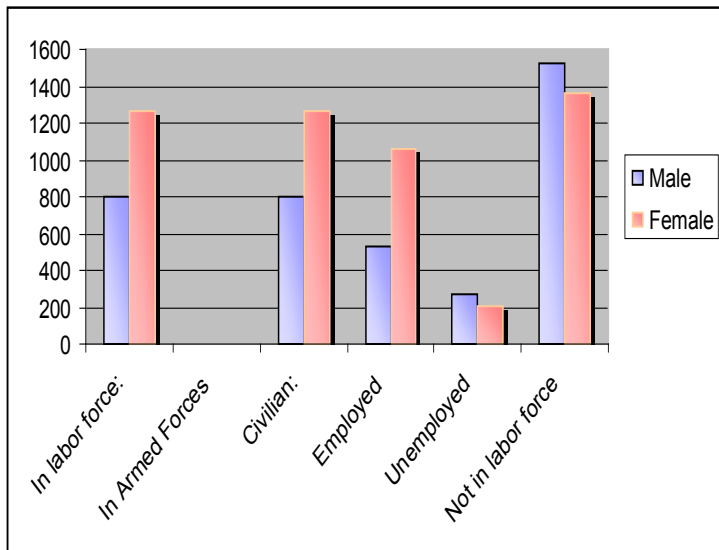
Education, Employment, and Income

The median household income for the Centennial Hill Planning Area is \$12,328. The median household income for Montgomery is \$35,962. For the adult population 25 years and older at the time of the 2000 census data gathering, 56.7% have graduated from high school, for the city of Montgomery, 83.1% have a high school diploma or equivalent. Of these adults with a high school degree or equivalent, 16.7% have attended some college or graduated from college and 4.6% have earned a Masters or Professional degree. Many of the residents work in the education and health services. Over 94% of Centennial Hill

residents work in Montgomery County. As for getting to work, most (72%) travel in a car or truck and 55% carpool, 24% walk, and about 8% use public transit. Most Centennial Hill neighbors (70 %) take less than 20 minutes to travel from home to work.

area citizens have been unable to obtain adequate jobs. The employment statistics coupled with the poverty statistics that suggest that a little over one-third (34.6%) of Centennial Hill residents live below the poverty level, it is important to develop a plan to address the employment issue.

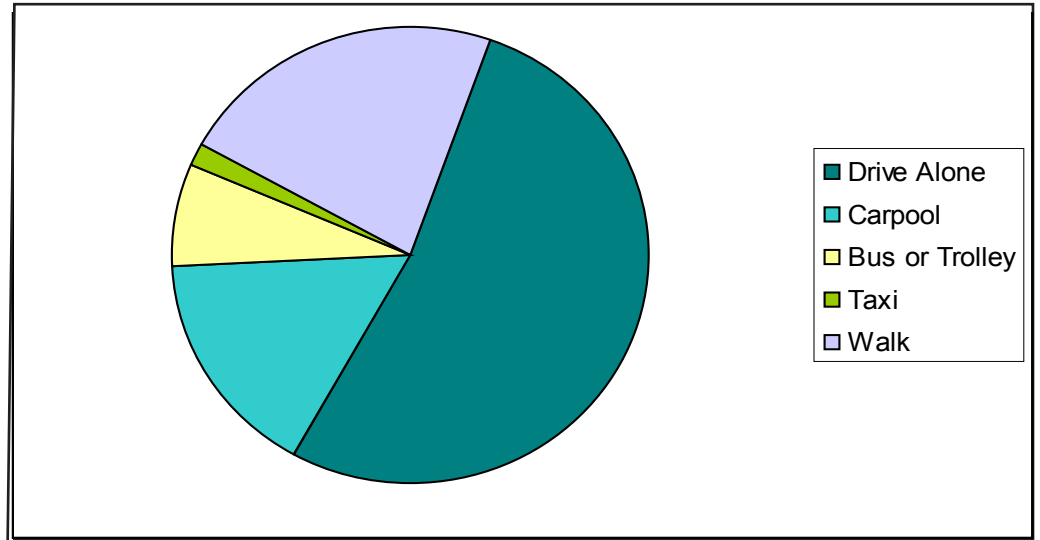
The labor statistics represented on the graph below show that education and training opportunities might be a good thing for the Centennial Hill area. Of the total number of people 16 and older, only 41.8% are considered to be in the employment pool, of these, 23.2% are unemployed. The census data shows that 58.2% of the area workers are not in the labor pool at all and this may be an indication that many



Data: 2000 U.S. Census

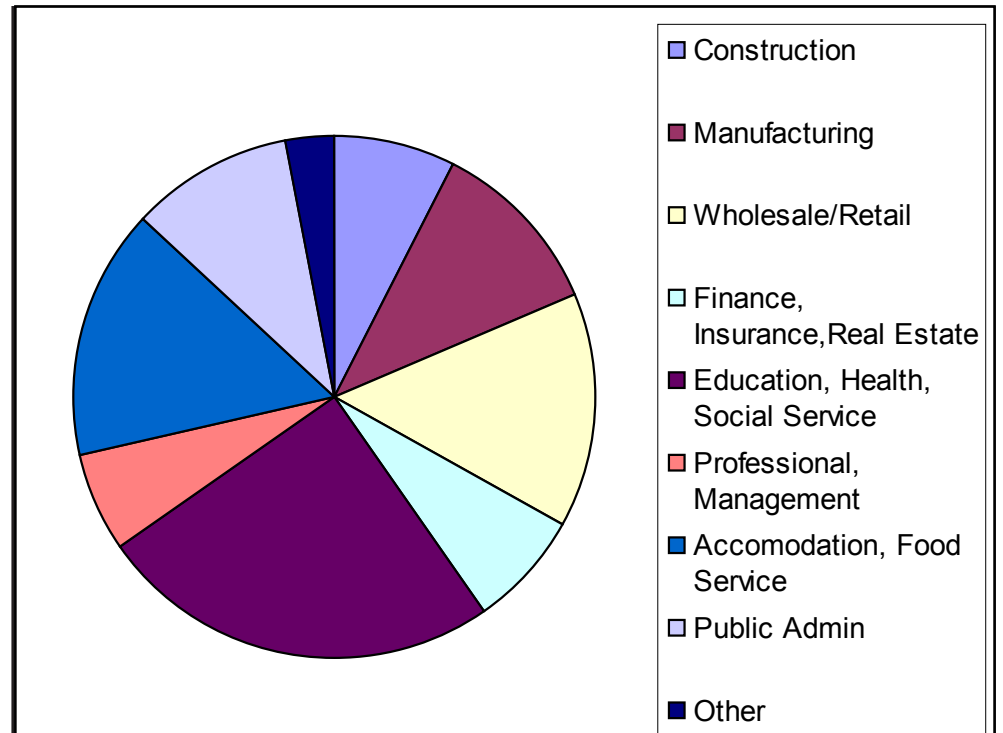
Employment Opportunities

Data from the 2000 Census, and illustrated in the graph on this page and the discussion in the demographic section on pages 17-18, suggests that the neighborhood suffers from both unemployment and underemployment. There are several employment opportunities available in close proximity to the neighborhood but 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.








Above: Mode of transportation used to get to work
 Below: Types of jobs held by these neighbors

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



Housing

Structural Conditions	Single Family Dwelling	Buildings of Duplexes	Buildings of Three or More	Buildings With Multifamily Units	Total # of Structures
 Good	154 (31.6%)	12 (32.4%)	1 (50%)	1 (5.9%)	168 (30.9%)
 Needs Minor Improvements	178 (36.6%)	14 (37.8%)	0	9 (52.9%)	201 (37.0%)
 Needs Major Improvements	75 (15.4%)	6 (16.2%)	1 (50%)	2 (11.8%)	84 (15.5%)
 Tear Down, Unfit	22 (4.5%)	3 (8.1%)	0	1 (5.9%)	26 (4.8%)
 Under Construction or Repair	3 (0.6%)	0	0	3 (17.6%)	6 (1.1%)
Total Dwelling Units	487 (100%)	37 (100%)	2 (100%)	17 (100%)	543 (100%)

The initial 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 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 indicated structure appeared sound, in good condition; 2 for a structure that required paint and/or minor repairs; 3 indicated 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 houses 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 the preceding page summarizes the data from the survey.

The Summer 2005 survey revealed that 89.7% of the housing units were provided by single family detached dwellings. The remaining units were dispersed among a variety of multi-family structures: duplexes (6.8%) and (3.5%) in multiple family buildings. 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.



From Shot-gun, duplex, grand houses, multi-family units and even live-above retail space, Centennial Hill Planning Area has a variety of architecture and density of housing.



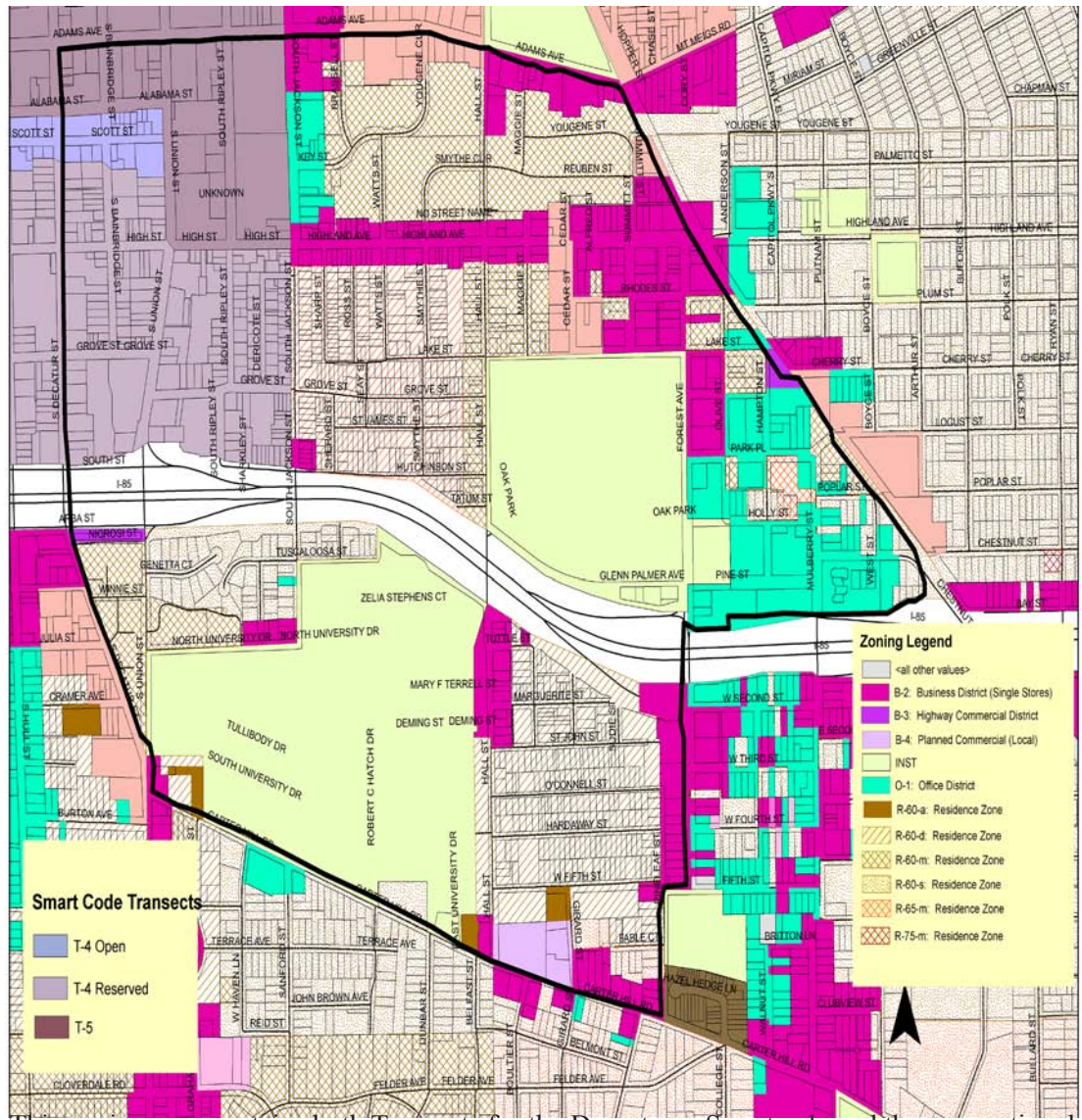
Observed Land Use

Observed Land Use	Centennial Hill Number of Parcels	Percent of the Total Planning Area
Single Family Residence	526	45.7%
Multifamily	63	5.5%
Commercial	64	5.6%
Manufacturing	4	0.3%
Institutional	139	12.1%
Parks and Recreational	9	0.8%
Parking	69	6.0%
Vacant Land	210	18.2%
Vacant Buildings	65	5.6%

This table illustrates that the Centennial Hill Neighborhood is predominantly residential with some commercial support. The number of vacant buildings, vacant lots, and even many of the parking lots indicate a significant potential for redevelopment.

This area has tremendous potential for infill growth and given the close proximity to downtown, this area offers great location for developers. The unique architecture and historic significance of this Neighborhood also contributes to the potential for redevelopment of existing buildings.

Current Zoning versus Observed Land Use



This zoning map contains both Transects for the Downtown Smartcode and the conventional zoning used by the rest of the area. The legend on the left (SmartCode) refers to the upper left corner of Centennial Hill that is also part of the Downtown Plan.

Examination of the zoning for an area of land is useful for evaluating and understanding current conditions and projecting the ability to meet future needs. The zoning map indicates a diversity of uses for the Centennial Hill area. This is a fortunate mix as the office, commercial and institutional uses offer places of employment to the residents all within easy walking distance. This is a perfect example of what SmartCode, a recently adopted zoning option for Montgomery, proposes and the type of zoning that promotes a healthy life style since many of the needs individuals and families have are all within walking distance and a variety of housing types are also available.

The presence of numerous vacant parcels and vacant buildings indicates tremendous opportunities 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 this 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.

For the most part, the observed uses of property in the area are consistent with the zoning requirements. The presence of vacant properties is identified on the Land Use Map and indicates parcels for redevelopment. The presence of a large park (Oak Park) adds to the diversity of opportunities for area residents.

Vacant and Abandoned Property

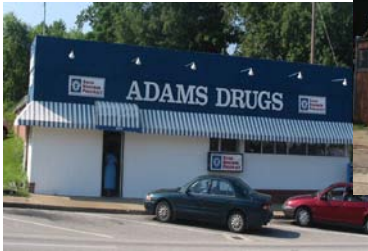
The map on the right illustrates the amount of area available for development and redevelopment in this planning area. Infill development opportunities (infill because this is being done in an existing built environment) are numerous as there are many vacant parcels in green among the existing buildings in brown.

The location near downtown and bordering Interstate 85 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. Alabama State has acquired the vacant properties south of I-85 to Carter Hill to protect their ability to expand the university so these parcels will be developed over time by the school.



Commercial Character of the Area

There are numerous commercial areas within and surrounding Centennial Hill. Adams Street is predominantly commercial for the entire length of its segment through this planning area. There are a variety of shops, several social service offices for Head Start and DHR (Department of Human Resources), some restaurants, auto parts and services, and a variety of stores with construction, home repair and paint needs.



This planning area, which is adjacent to the state capitol, also contains a concentration of government and governmental support offices. The former St. Margaret's Hospital, once run by the Daughter's of Charity, has been purchased by the Alabama State Retirement System and now houses the state Public Safety Department. All these office buildings offer a variety of opportunities for jobs within walking distance of the residential areas in the



Centennial Hill Planning Area.

The section of High Street from Ripley to Forest Avenue is primarily commercial though many of the buildings are vacant. There is a sprinkling of residential properties along

High as well, and again, many are vacant and boarded up. High Street offers many historic structures and interesting architecture along its entire length. The Ben Moore Hotel, Tulane's Grocery/Drug store, the African Head Shop - all have their place in history and urban legend. High Street was once the main street for the lively commerce and entertainment of Centennial Hill.

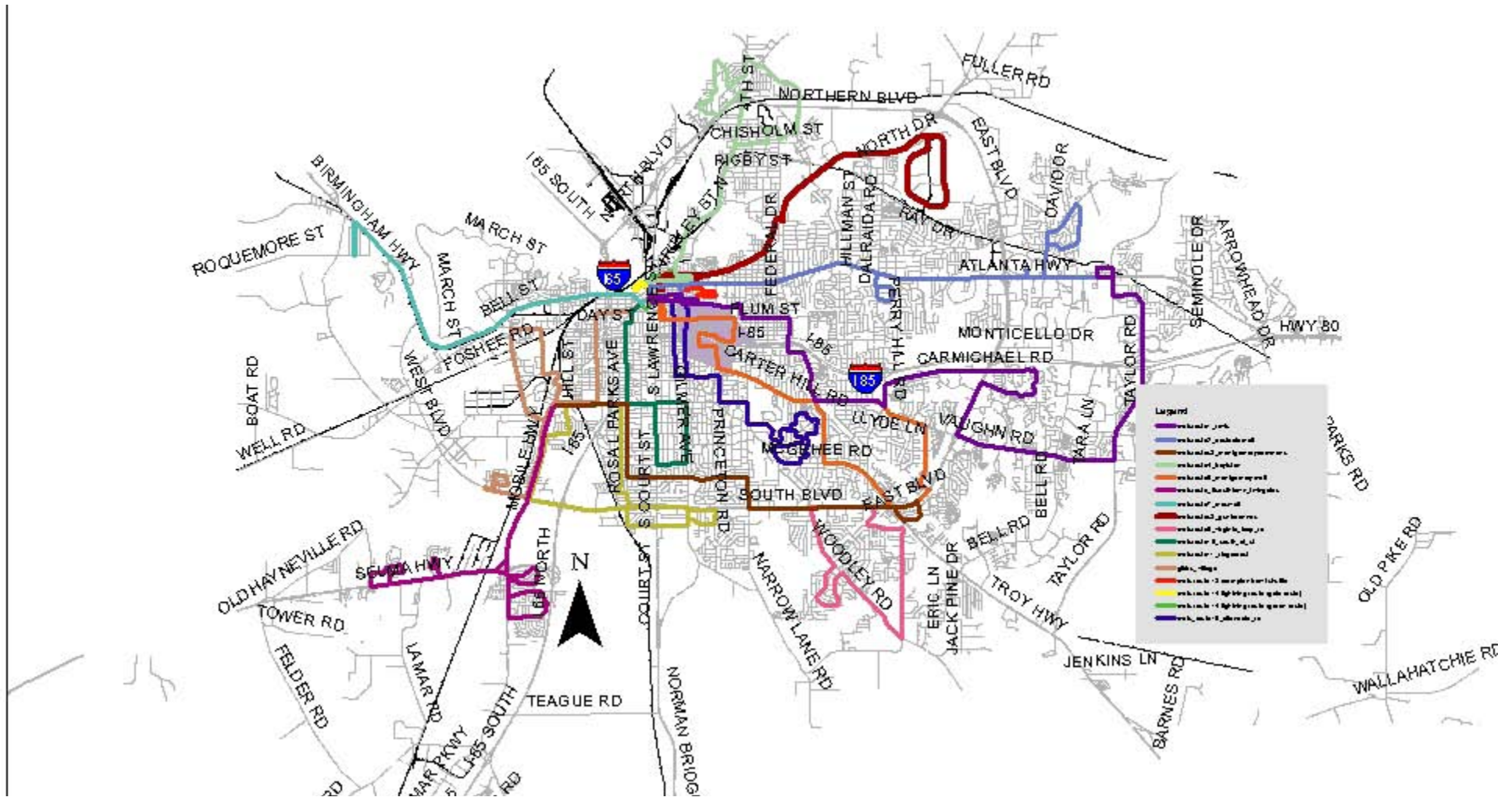
There have been efforts by the present owner of the Ben Moore Hotel to organize

restoration of the building and the Alabama Historical Commission recently sold the Tulane building to a local family with plans to restore it and eventually live above the old store as Victor Tulane and his family did years ago.

In general, the commercial and business entities in Centennial Hill are in good condition except for the ones along High Street. There is a need for businesses, retail and services, for the area residents. Currently there are no convenient businesses for groceries, laundromat facilities, nor a pharmacy. The historic significance and unique architecture add to the area's potential.



Public Transit



Centennial Hill Planning Area, shaded in purple, has several routes running through the area as well as being convenient to access the transfer bus station in downtown Montgomery, which would make all bus routes accessible.

Existing Public Interest, Facilities and Services



★ Places of interest, open to public + Social Services, educational opportunities (H) Historic buildings, historic markers

- ★1. **Alabama State Archives:** offers a museum and a research quality library for Alabama history.
- ★2. **Jackson Community House:** Historic building, home office for Federation of Women’s Clubs
- ★3. **Oak Park:** The first Montgomery Zoo was built in Oak Park in 1920. This 40 acre park has various shelters for use or rent and the Gayle Planetarium
- ★4. **Alabama State University:** Founded in Marion, AL in 1867, came to Montgomery in 1887. Mascot is the Hornet; is a full service university.
- ✚5. **WICK Office:** Public Health aid for women, infants and children. Promotes nutrition and good health habits
- ✚6. **Lister Hill Public Health Office:** Public health services for all citizens, conveniently located on Adams Street.
- ✚7. **Head Start Office:** Location for enrollment for the Head Start preschool program for 3 and 4 year olds.
- ✚8. **Social Service Offices:** Variety of social services and referrals as needed for citizens
- ✚9. **Booker T. Washington Public School:** Public Magnet school for High School students. Emphasis on performing arts.
- ✚10. **Morris House and Centennial Hill Gardens:** A community garden is in the side yard of the Morris House, which serves as a community center, offers GED classes.
- ✚11. **Jackson Hospital:** Provides emergency room service on a rotating basis; has medical offices and full service hospital.
- 12. **Interpretive Center:** Historic exhibits and literature available concerning the Martin Luther King years and the Civil Rights Movement
- 13. **Martin Luther King Parsonage:** Home to Martin Luther King and his family during their time in Montgomery
- 14. **Brick Layers Union building:** Now home to 3 businesses, the architecture, and the idea a labor union survived in a state typically anti-unions is historic.
- 15. **St. John the Baptist Catholic Church:**
- 16. **Victor Tulane building:** Built by Victor Tulane in 1905, was a

grocery and the Tulane family lived above, was later Wright’s grocery, and housed a club on the upper floor. Presently it is being refurbished by a private owner.

- 17. **Rufus Lewis House, Commemorative Plaque:** For his prominent role in the Civil Rights Era.
- 18. **Ben Moore Hotel:** Opened in 1951; built by Mose Thomas; the Ben Moore played important role in neighborhood and served as place for blacks and whites to meet during Civil Rights times
- 19. **Old filling station:** Charming, interesting architecture for possible redevelopment along High Street
- 20. **Georgia Gilmore House, Commemorative Plaque:** For her special contributions to the Civil Rights struggle
- 21. **Johnnie Carr House, Commemorative Plaque:** For her leadership role in the Montgomery Bus Boycott



Utilities

The Centennial Hill Planning Area is served by Alabama Power, Montgomery Water and Sanitary Sewer, and Alabama Gas Corporation. These are private entities and service must be arranged through the utility provider. Montgomery Water bills for the sewer and garbage pick-up, though the Sanitation Department of the City provides residential garbage collection. The Sanitation Department also provides each residential customer with a rollable trash container. Properties zoned other than residential must contract with private garbage services.

The City of Montgomery Sanitation Department has twice a week, curb side garbage pick up, one day a week curb pick up of tree and branches or other yard refuse, and will pick up, upon a call in request for special items. In addition, once a month the Sanitation Department places vehicles at area schools to receive any kind of refuse that people will take to the site for disposal. There is also a recycling program that picks up recyclables left in the provided recycling sacks (bright orange) on the curb once a week.

Public Safety

Fire Station No. 6, located at 1250 Forest Avenue serves the Centennial Hill Planning Area. The City of Montgomery Fire Department serves the city with 16 Class-A Pumpers, 6 ladder trucks, 6 paramedic trucks, 2 Hazardous Materials Teams, and a heavy rescue truck. Additionally, the City maintains a ISO Class 2 rating which assists homeowners in obtaining low fire insurance rates.

The City of Montgomery Police Department provides several services to the City at-large and for the Centennial Hill Planning Area. Eight divisions support these efforts and include: the Administrative Division, the Community-Oriented Policing Division, the Detective Division, the Juvenile Division, the Patrol Division, the 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 respect between the department and citizens. The “Citizens Police Academy” consists of a 10 week series 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 of Montgomery Police Department’s personnel and policies. Another program to assist the Police Department is called “Volunteers in Police Service” (VIPs). This program allows volunteers to work as partners with police personnel to free up officers for higher priority duties. These volunteer duties may include administrative work, neighborhood patrol, school patrol, and special event staffing. Each volunteer uses a distinctively marked patrol vehicle while fulfilling some of these duties.

The Centennial Hill neighbors have expressed concerns with criminal activity in their area. The review of Police Department statistics shows that the section of Centennial Hill north of I 85 (Police District 2) has had a decrease in the total number of calls for service over the past five years, but it is the fifth highest in the City. The portion of Centennial Hill located south of I 85 has also experienced a decrease in calls for service, but this area (located in Police District 11) is slightly higher than for the District 2 section. Neighbors have a legitimate complaint and must come together to plan a solution with the Police Department. Forming a system of Neighborhood Watches might be a first step. The police are available to discuss this at a community meeting.



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 Smart-Code or New Urbanist theories to direct the community will help restore Centennial Hill to its 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 Centennial Hill Neighborhood Plan addresses the concerns and desires of the citizens as expressed in a series of community meetings. 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 neighborhood 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:

- Provide financial education for residents pertaining to banking and real estate opportunities in the city for down payment and home repairs
- Promote educational and job training opportunities
- Tutoring resources for youths

Historic Preservation

- Support preservation in the neighborhood, nominate it as an Historic District
- Restore the Ben Moore and other significant buildings
- 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 buildings
- 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
- Support legislation that would strengthen laws to facilitate problems with abandoned properties and lengthy foreclosure proceedings
- Study tax changes to encourage development and redevelopment of vacant buildings and land

Public Facilities:

- Provide more public green space
- Promote development of recreational and social activities for children
- Public access to computers
- Opportunities for Senior citizens
- Redevelop Oak Park

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 through 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 can apply for various grants that could be of use to Centennial Hill, such as the Alabama Power Company Tree Grant, transportation enhancement grants, greenway grants, and others. 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. The strength and sustainability of any community growth is spearheaded by the people. In order to nurture, maintain, and support the community, many people will play important roles. Currently, many of the Centennial Hill 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:

- **Neighborhood 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 may help by reporting incidents or suspicious activity.

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

“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

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 volunteer efforts by enhanced code enforcement. The Community can help by reporting these offences as well.

- **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 times spent relaxing and enjoying the neighborhood is important to building a strong and positive feeling for the area and teaches children that home is more than just the place they sleep.

- **Build Community Leadership:** It will require time and energy for Centennial Hill to continue to grow and thrive. It will be necessary to share the responsibilities and encourage new people to join in the leadership of the community. It will take developing leadership over time to maintain this work that is beginning today. The more people that are involved in the process of the neighborhood growth, the better satisfied ev-

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:** Working together to determine neighborhood policy is important and requires as many neighbors as possible. Community 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. Centennial Hill should have its 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 Organization Chair in order that problems may be ad-

ressed as they arise. The various steps of implementation to address specific goals should, in most cases, have measurable 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 new jobs for area residents. As businesses increase in number and diversity of products and services, this will also attract more shoppers and eventually more residents to the area. The maps on pages 44 and 45 illustrate the proposed land use and the SmartCode Transects that may facilitate the desired development for the neighborhood.

1. A survey of interests and needs could be done in Centennial Hill 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.

2. The commercial area along High Street is part of a commercial corridor that passes through several neighborhoods. High Street could use a face lift Consider the following suggestions:

- Take down abandoned large signs and the posts

- Encourage City to incorporate a sign ordinance in the new Zoning, Land Use, and Design Standards Plan
- Encourage businesses to adopt signage designed especially for this historic neighborhood
- Implement a landscape plan that will help 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 grants 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
- 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 Alabama State University's Small Business Development Center (334-229-4138), and the Business Incubator sponsored by the Chamber of Commerce. There are scholarships available (call 334- 240-6865). The twelve week courses are offered twice a year.

3. Centennial Hill has a potential commercial corridor that could use the historic significance of Civil Rights events to provide a site (or numerous sites) of importance and interest to tourists visiting Montgomery. The increased interest in the area could provide impetus for restoring existing buildings. High

and Jackson streets both have areas of historic significance and classic architecture that would add character and appeal to business entities. The addition of apartments or townhouses above retail is now allowed as the Downtown Master Plan adopted zoning changes for part of Centennial Hill Planning Area. The zoning map on page 45 illustrates where this type use is allowed, mainly in the T4-0 transect. This Plan extends the SmartCode use to all parts of Centennial Hill.

The picture below illustrates what this type development might look like.



An example of a mixed use (residential, office and commercial) building

Redevelopment suggestions



Design recommendations would require appropriate design to complement the existing architecture and the ability to place residential units above the street level commercial use will be beneficial to the area.

The drawing above illustrates the plan for redevelopment along High Street. There is a planted median to provide shade. Due to the overhead wires on both sides of High, the center median would allow tall trees to provide shade for both sides of the street. The orange background on parcels represents mixed use, red indicates commercial only, turquoise is office use. The yellow is for resi-

dential and blue has institutional uses (government, school, church).

The green area along High between Ripley and Jackson streets is to show how a park placed there would act as a natural buffer between the compact residential area and the larger buildings of state government and downtown. Tulane Court housing has been removed, the streets reconnected to recreate a grid-type pattern, and single family homes, townhouses, and duplexes have been put in. Entrances to the businesses along High Street are off the various side streets, with parking behind the stores.



the various side streets, with parking behind the stores.

One alley has been drawn in the middle of the block between Jackson and Sharp Street, south of High. One could also be put in other blocks to allow for off street parking which would relieve some congestion on the rather narrow streets (Ross, Watts, and Smythe). The City does not have enough right-of-way along these four streets to put in sidewalks, so the alley would provide a way to make some extra room on the streets for pedestrians. Off street parking would also contribute to safety as the line of sight for drivers on the streets would be clear if there were no parked cars.

The area from Hall Street to the abandoned railroad track just east of Forest Avenue offers more commercial, mixed use, and even some manufacturing opportunities which could enhance the area and offer opportunities for jobs. With easy access to I-85, the location is a good one for small manufacturing like cottage industries, storage warehouses, and information technology companies. These manufacturing parcels are colored purple on the map.

Historic Oak Park and Jackson Hospital are two important institutions south of Highland Avenue. The hospital facilities are extremely important to the area and to Montgomery, as this is our most centrally located hospital. The future expansion of the Jackson Hospital facilities and related medical offices and laboratories could be protected with favorable zoning to encourage the medical complex to grow and thrive in the area. In addition to much needed medical facilities, Jackson Hospital offers a wide range of jobs. The City and the neighborhood should do all it can to support the hospital and provide safe and pleasant surroundings.

Oak Park is also a tremendous asset to the area and the City. The Park does need some redesign and renovation. The Hall Street side of the Park needs to be opened to facilitate access on the west side of the park.

Education

In many of the community meetings, residents have expressed the need to educate their children as to the significance 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 Centennial Hill home.

- 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 com-

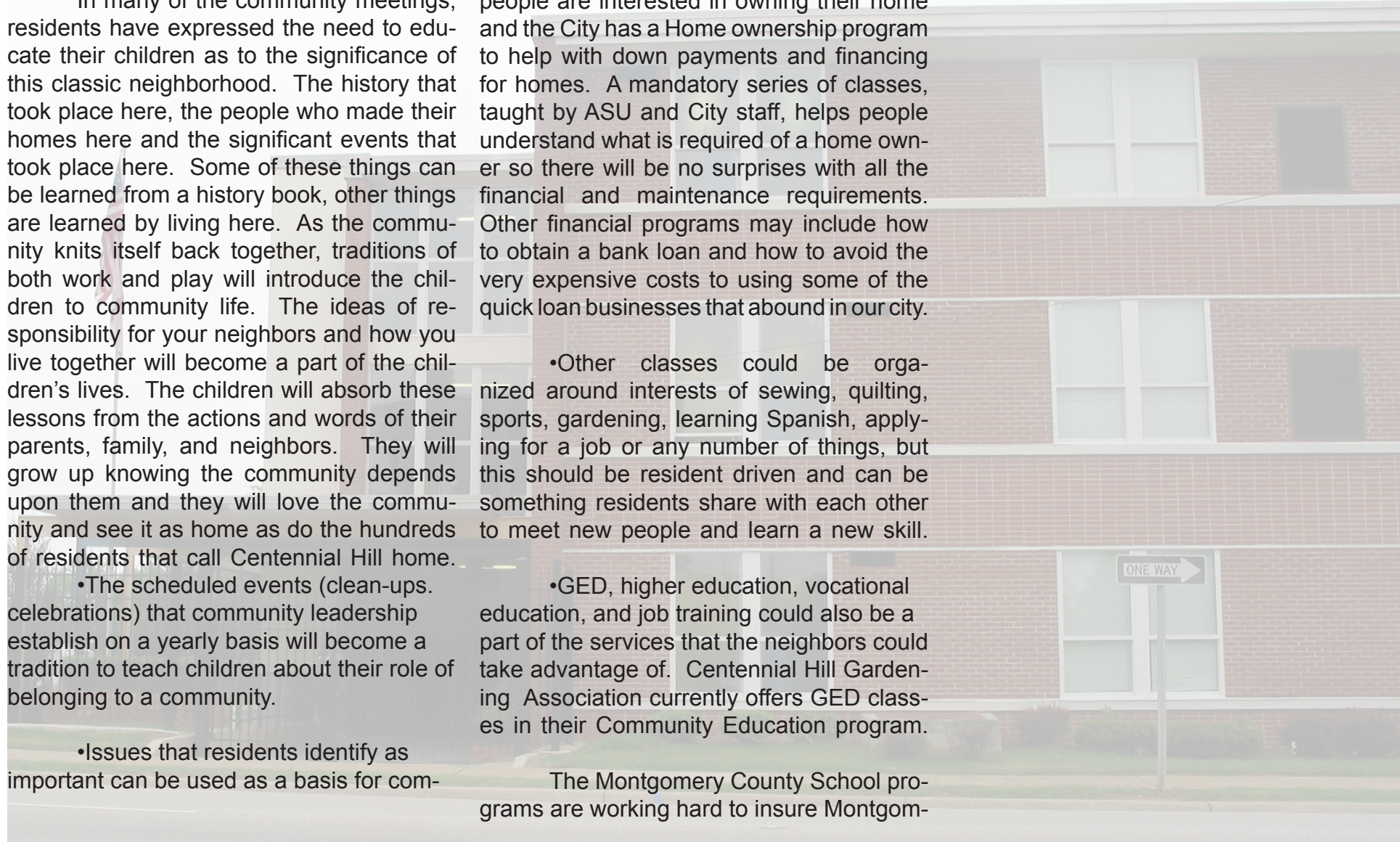
munity education. Classes can be taught in local facilities. Centennial Hill Community Gardens, any of the churches, or other area clubs and facilities can sponsor educational programs to help neighbors understand a variety of subjects. For example, many people are interested in owning their home and the City has a Home ownership 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 home owner 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 costs 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. Centennial Hill Gardening Association currently offers GED classes in their Community Education program.

The Montgomery County School programs are working hard to insure Montgom-

ery Public Schools offer the best education to our youths. Support for the County system and the students in it is very important.



Historic Preservation

- The restoration of the Ben Moore Hotel has been identified as being important to the neighborhood. This property is privately owned so the actual renovation is not something the City can address, other than to encourage and offer whatever help is appropriate. Perhaps grants or creative partnering with the owners could stimulate redevelopment.

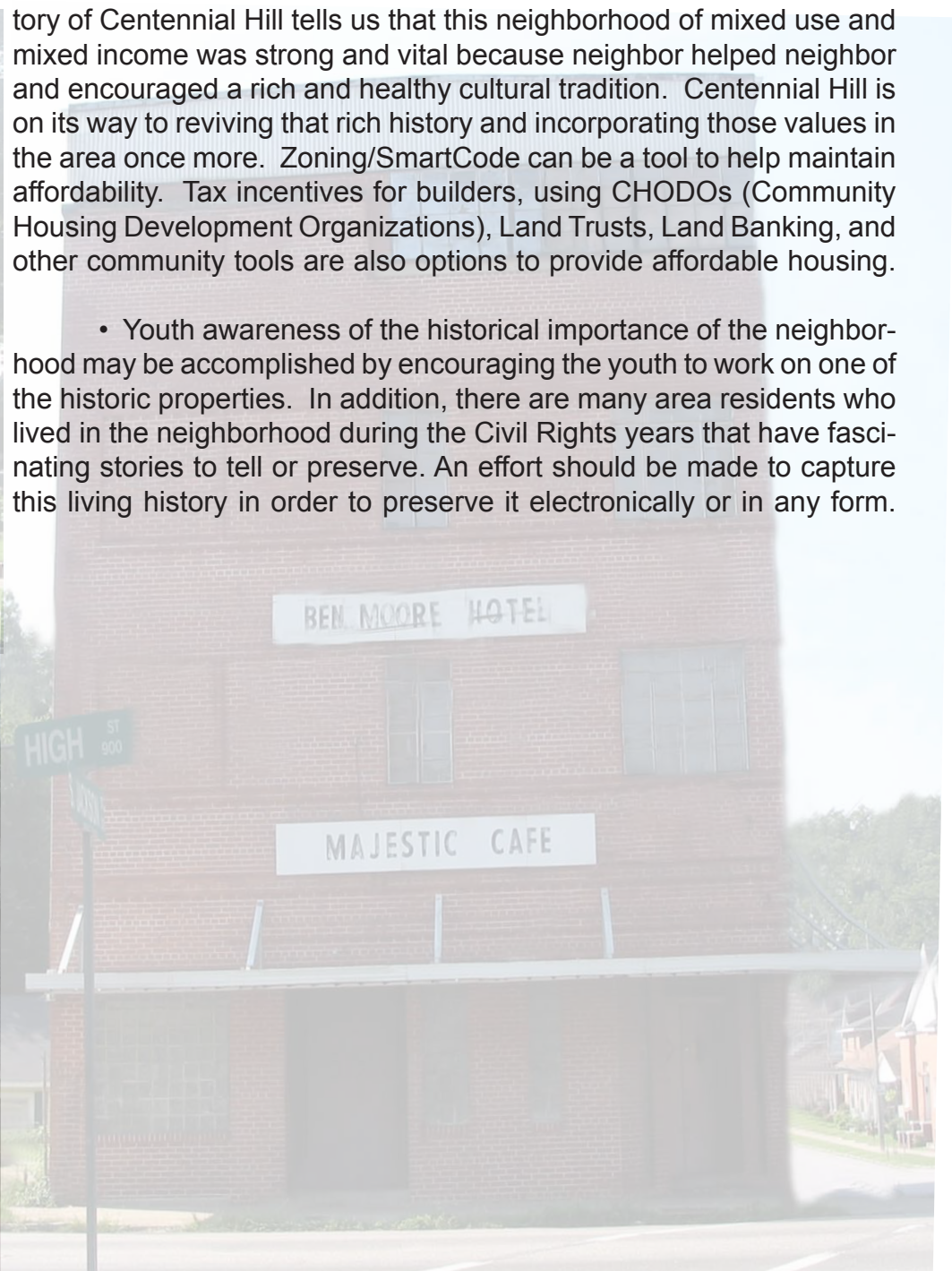
- Another unique and historic building, the Victor Tulane building, once owned by the Historical Society is now being renovated by the new owner. Care is being taken to reconstruct the building to historic specifications. In addition to these two remarkable buildings, there are numerous other houses and commercial structures that warrant renovation.

- Centennial Hill should consider and pursue designation as a Historic District and specific buildings could apply for, and receive, local and National Historic designation. The State Historic Commission began in the spring of 2007 updating the original historic designation and has plans to enlarge the initial submission to include more of the neighborhood into the historic district.

- 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 this housing is tremendous. It is important that gentrification not displace residents that have lived in the community for their entire lives, nor turn out their children who wish to keep Centennial Hill as their home. The his-

tory of Centennial Hill tells us that this neighborhood of mixed use and mixed income was strong and vital because neighbor helped neighbor and encouraged a rich and healthy cultural tradition. Centennial Hill is on its way to reviving that rich history and incorporating those values in the area once more. Zoning/SmartCode can be a tool to help maintain affordability. Tax incentives for builders, using CHODOs (Community Housing Development Organizations), Land Trusts, Land Banking, and other community tools are also options to provide affordable housing.

- Youth awareness of the historical importance of the neighborhood may be accomplished by encouraging the youth to work on one of the historic properties. In addition, there are many area residents who lived in the neighborhood during the Civil Rights years that have fascinating stories to tell or preserve. An effort should be made to capture this living history in order to preserve it electronically or in any form.



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.

Centennial Hill has 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 or Land Trust** can help facilitate affordable housing by decreasing the cost of land for new housing and as a way to accept land donations by 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 currently 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 possibility



4

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

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



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.

Increasing home-ownership in the area may increase its stability. If people desire home ownership, programs are available with 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 may be investigated for areas along Interstate 85 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 Department of Transportation (either ALDOT or U.S.) has more information on this type of project and application for help would go through ALDOT.



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 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. A 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 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. Townhouses also have a higher density than single family dwellings and have advantages for people who do not wish to care for a lawn.

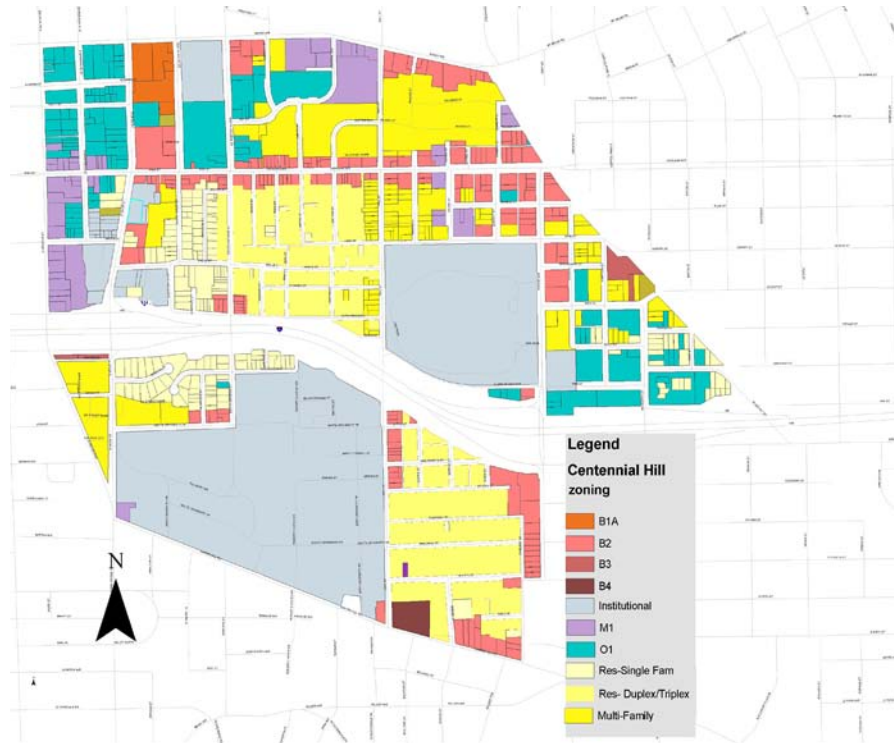
Though the zoning and design standards are in the process of being rewritten for Montgomery, in order to begin making changes for the neighborhoods in the interim, the City has adopted a **SmartCode Overlay** so that a plan may be written for an area using the SmartCode. In February of 2007, the Dover Kohl Plan for Downtown Montgomery was adopted by City Council. This makes the SmartCode mandatory over the entire downtown area from Holt Street to Jackson, and from I-85 to north of Pollard

Street. Therefore, part of Centennial Hill is under SmartCode for the zoning requirements. The Transect map on page 45 illustrates the SmartCode zoning, or transects. As this has been legally adopted, it will guide the redevelopment of Centennial Hill.

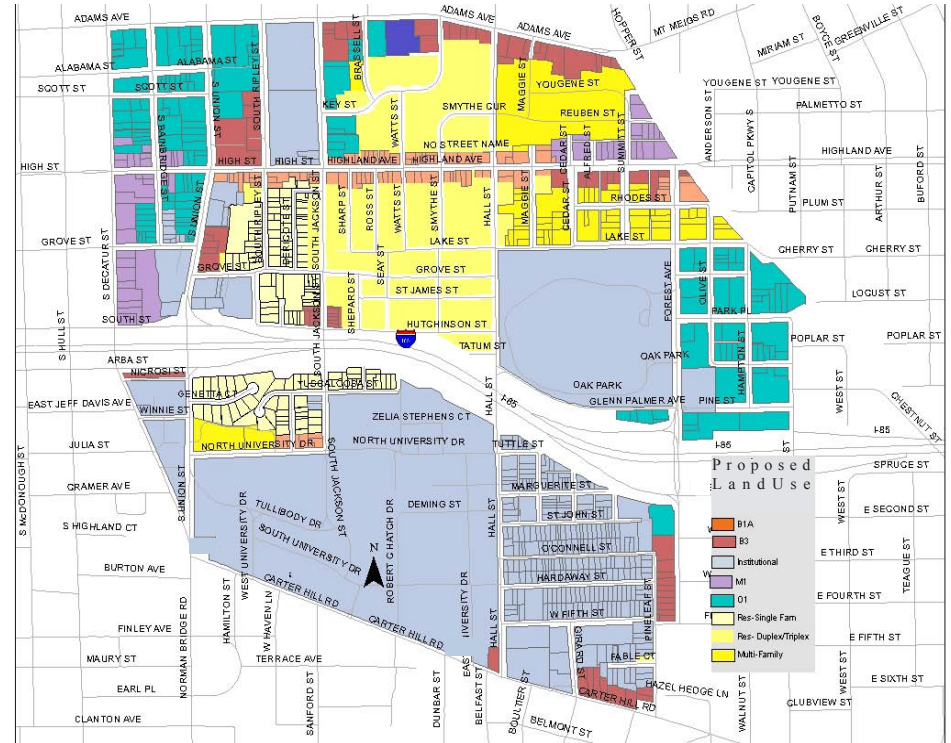
The use of SmartCode would reduce parking requirements for commercial entities and allow live-above retail as would the B-1-a zoning designations shown on the Proposed Zoning map on page 43. Shared parking with churches and schools is also allowed under SmartCode and may be added to the City's new Zoning 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, Transect T4-R allows corner retail and services 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. Set backs, side yards, parking and use regulations are all specified in the SmartCode. The majority of the Centennial Hill Planing Area would be transcets T4-O and T4-R (map page 44).

Existing Zoning Map



Proposed Land Use Map



2. A landscape ordinance and sign ordinance should be part of the zoning and design standard regulations. Requirements for developers of commercial areas already require landscape standards. The City Council approved the Landscape Ordinance in September, 2005, in order to improve the appearance of commercial redevelopment. Regulations of sign size and height can help to improve the look of a commercial area and control visual clutter and confusion.

3. Getting the zoning in place is an initial step the City can do to help, but finding developers to take the risks to be the first to do these redevelopments may also take City involvement in the

form of incentives. A variety of incentives could be proposed to stimulate Centennial Hill redevelopment. In some of the planning meeting with residents, there was a desire for residents to be actively involved. It is possible to form a Community Economic Development Corporation (CEDC) to look into the possibility of forming a limited agreement partnership with land owners of targeted property for redevelopment.

Incentives that exist for some cities and ones that could be discussed include: (1) could the City offer some credit assurance, (2) secure some equity investment in the project, (3) a soft second loan to the developers. Other avenues or support could be from extending a partnership to an established local developer; grant

money from a foundation (i.e. Robert Wood Johnson, etc.), or a federal grant. Perhaps more than one local developer could partner with various aspects of the project. One for the commercial elements, one for the housing redevelopment. One for the commercial elements, one for the housing, one for the entertainment, and so on, depending on the mix of projects included in the design.

4. The area along High/Highland has some unique commercial buildings that could be renovated and developed. This reuse would enhance the area's historic preservation goals and help to preserve this unique area.

5. Legislation will be required to facilitate processing the abandoned lots and buildings that have delinquent fines and taxes. The current system allows such properties to cause blight in the neighborhoods for much too long a time period.

Public Facilities

Centennial Hill has numerous public institutions in the form of churches, government services and schools. Centennial Hill is adjacent to one of the City's largest parks, Oak Park, which offers a wonderful green space with a variety of activities for all ages. There is abundant shade, a couple of picnic areas with tables and shelters, playground equipment and the Planetarium.

The State Archives Museum and Library is located on the northern edge of Centennial Hill. The museum documents the state's history and has a children's section for a hands-on history adventure. The library offers research quality material.

Alabama State University forms the southern third of the Centennial Hill Planning Area and offers educational programs for all ages in addition to the college courses. There is a summer program for youths and the theatre performances throughout the year are excellent. In addition, the university is a CHODO (Community Housing Development Organization) and does rehabilitation and construction in Centennial Hill and other neighborhoods.

The Centennial Hill neighborhood has Tulane Court and Patterson Court that together offer almost 400 housing units for families and individuals. There are also public health and Headstart services located within the neighborhood.

The public transit network serves Centennial Hill with regular routes with connections that allow one to reach any part of the City. Neighbors have requested that there be more sheltered bus stops added in the area.



Even though Oak Park anchors one corner of Centennial Hill, a greenspace, or pocket park is recommended to act as a buffer between the residential areas along High and the State government buildings and downtown from Ripley Street on west. This would benefit downtown as well as Centennial Hill. This was also a

recommendation in the Dover Kohl Downtown Master Plan.

Oak Park has a long history in Montgomery, having been built in the 1880s, and the open space is a tremendous asset to the area. There may be ways to renovate the park that would encourage its use. Linking the park to pedestrian and bike trails has been requested by surrounding neighborhoods as well as Centennial Hill residents.



Renovating Oak Park might include a water facility to offer a cool spot in the hot summer months.

Public Safety

Centennial Hill has some issues with crime. The number of vacant houses and vacant lots offer too many opportunities for illegal activities.

Literature has shown that when neighborhoods begin to be run down and the neighbors allow trash to accumulate, and 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 Centennial Hill area.

1. All parts of Centennial Hill 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.

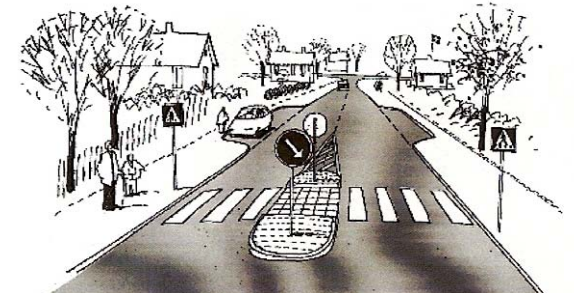
2. The neighbors must work with the police to determine the best methods to clean up area crime.

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 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. 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. Looking at pedestrian and cycling opportunities, there are a few sidewalks for pedestrians. 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 it’s Long Range Plan and the MPO could study Centennial Hill and surrounding neighborhoods for possible inclusion as the MPO enlarges its bike route program.



Two examples of marking crosswalks



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 visible 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
Monitor and Evaluate implementation of Community Goals	Committees should be formed of interested citizens to prioritize implementation of Plan elements and monitoring progress	Neighbors, City Planning staff	Plan goals are set that are most important to neighbors; progress is monitored to maintain momentum and discern unanticipated outcomes and alter approach	Presence of active committees and progress in meeting goals

ECONOMIC DEVELOPMENT

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Determine assets, abilities, and desires of the neighbors	Develop and distribute survey to determine needs and community assets	Neighborhood organization, help from City Planning Staff (see sample asset inventory form, in appendix)	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 High Street commercial area	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 T4-O zoned areas to bring 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

GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Capitalize on historic significance and tourists	Use existing historic buildings and locations of historic events to enhance the City's list of sites available for interested tourists	Private enterprise, residents, historic preservation groups and the Martin Luther King Parsonage	A tour, restaurants, restoration of significant buildings, parking for buses, visitors	Increased numbers of visitors coming to area; Centennial Hill sites added to the Chamber of Commerce list of historic sites to visit
Renaissance of the jazz and music clubs in the area; become a center for entertainment in a safe and inviting atmosphere	Centennial Hill's history is rich from the music and important musicians who performed there, music should be an important part of the restoration	Public, private, and nonprofit partnerships, residents and interested persons, all citizens of Montgomery would benefit and some may have valuable input and help	Centennial Hill plays a key role in the entertainment market; jazz and other music clubs, restaurants	New businesses appear in the neighborhood - but emphasis must be on music quality and lawful behavior
Encourage Jackson Hospital to be a strong institution in the area	Currently Jackson provides a strong institution and good medical care at a central location. This is important to the neighborhood for health-care and jobs	Citizens, public and private partnerships to encourage growth as needed	Jackson grows and prospers, so does the area	Jackson Hospital stays in the area

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, 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 a GED and the opportunities for attaining this certificate	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 commemo rate the neighborhood history	Encourage appropriate development of the numerous sites and buildings	Public and Private partnerships	Property is restored, not blighted; area increases in historic tours and tourists	Building and restoration of housing and appropriate commercial ventures
Historic designation of the area	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	Historic designation, national and local, is secured
Historic preservation of individual buildings to preserve unique character of the neighborhood	Include design standards for the are 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 lots in order to build new house	Existing zoning will be amended
Preserve affordability	Establish a Land Bank or Land Trust (or both, as needed)	City of Montgomery or Housing Authority (some government entity) or a non-profit	Some parcels of land will be placed in trust for specific purpose of affordable housing. The Land Bank is also a vehicle for and donation and reuse for affordability	Land Bank and/or 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 homeownership	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	Safe and attractive housing	Housing stock improved

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 signage 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 and incentives (see pg. 47)	Infill development occurs	The vacant lots begin to be built upon

Ordinances, continued

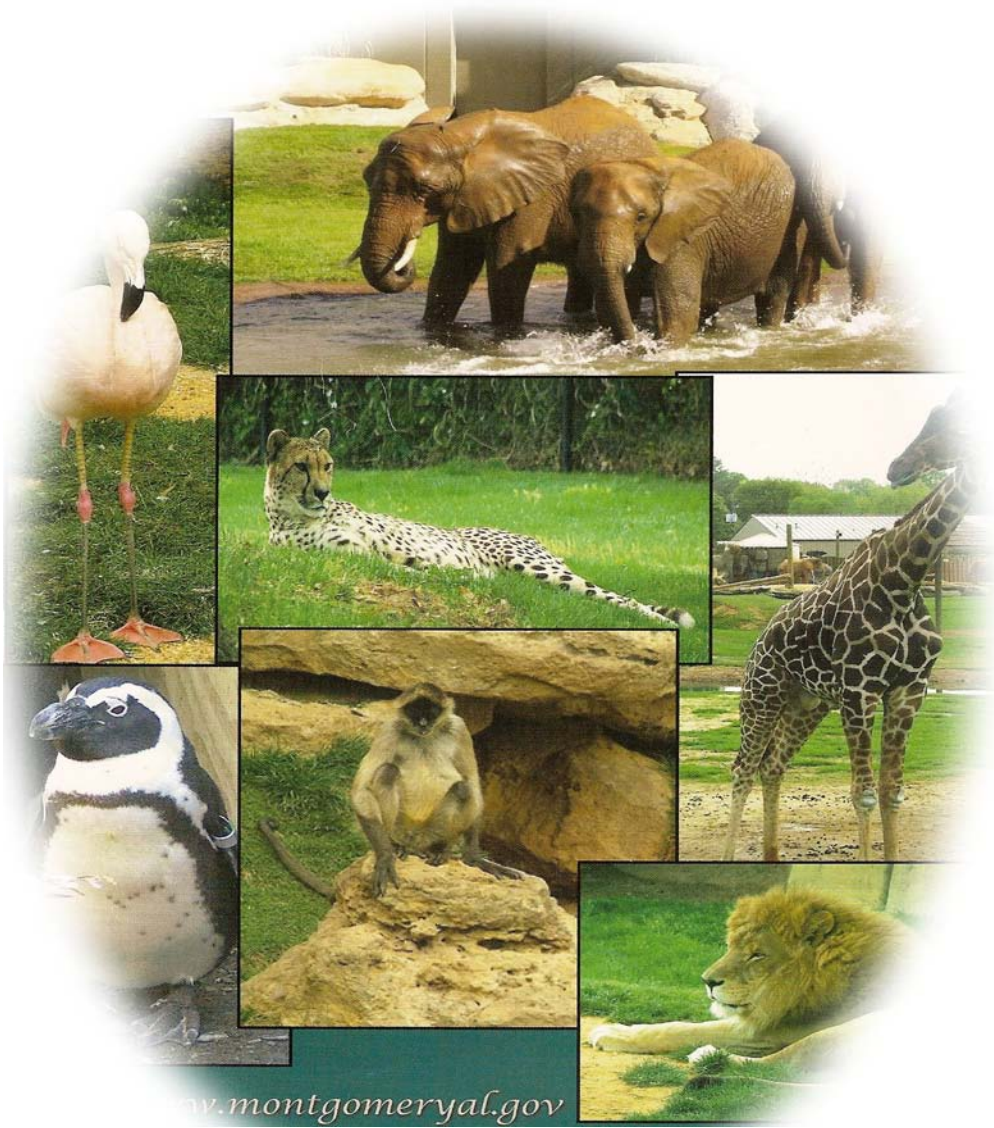
GOAL	STRATEGY	RESPONSIBILITY	OUTCOME	MEASUREMENT
Facilitate and expedite processing of abandoned property	Reform tax structure and ability for clearing title to abandoned and heir property	State legislation; possibly tax issue by City Council	Abandoned properties do not stand idle for many years; easier 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 neighborhood	Identify areas for smaller '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, Boys & Girls Club, 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; rails-to-trails

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



For a variety of solutions and resources . . .

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.

**Landscape Ordinance
Street Tree Plan
The Downtown and other Neighborhood Plans**

Find these at: <http://www.montgomeryal.gov>
Under Departments, select Planning and Development and, on the Planning & Development page, select Long-Range Plan, Urban Forestry, and Downtown Plan for the numerous, informative documents.

The Main Street Four-Point Approach™ to commercial district revitalization The Four Points

“The four-point approach works because it gives every person a chance to be listened to, giving each a platform to do what they think is vital and important for the downtown.”
*Julie Irish, Program Manager,
Peabody Main Street, Kansas*

The National Trust Main Street Center offers a comprehensive commercial district revitalization strategy that has been widely successful in towns and cities nationwide. Described below are the four points of the Main Street approach which work together to build a sustainable and complete community revitalization effort.



Organization involves getting everyone working toward the same goal and assembling the appropriate human and financial resources to implement a Main Street revitalization program. A governing board and standing committees make up the fundamental organizational structure of the volunteer-driven program. Volunteers are coordinated and supported by a paid program director as well. This structure not only divides the workload and clearly delineates responsibilities, but also builds consensus and cooperation among the various stakeholders.

Promotion sells a positive image of the commercial district and encourages consumers and investors to live, work, shop, play and invest in the Main Street district. By marketing a district's unique characteristics to residents, investors, business owners, and visitors, an effective promotional strategy forges a positive image through advertising, retail promotional activity, special events, and marketing campaigns carried out by local volunteers. These activities improve consumer and investor confidence in the district and encourage commercial activity and investment in the area.

Design means getting Main Street into top physical shape. Capitalizing on its best assets — such as historic buildings and pedestrian-oriented streets — is just part of the story. An inviting atmosphere, created through attractive window displays, parking areas, building improvements, street furniture, signs, sidewalks, street lights, and landscaping, conveys a positive visual message about the commercial district and what it has to offer. Design activities also include instilling good maintenance practices in the commercial district, enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging appropriate new construction, developing sensitive design management systems, and long-term planning.

Economic Restructuring strengthens a community's existing economic assets while expanding and diversifying its economic base. The Main Street program helps sharpen the competitiveness of existing business owners and recruits compatible new businesses and new economic uses to build a commercial district that responds to today's consumers' needs. Converting unused or underused commercial space into economically productive property also helps boost the profitability of the district.

Coincidentally, the four points of the Main Street approach correspond with the four forces of real estate value, which are social, political, physical, and economic.

EIGHT PRINCIPLES OF SUCCESS

“For the longest time, we all waited for a white knight to ride into town and fix the problem. But the Main Street people made us realize that the only way to get it done right was to do it ourselves.”
Russell Thomas, mayor of Americus,
Georgia

The National Trust Main Street Center’s experience in helping communities bring their commercial corridors back to life has shown time and time again that the Main Street Four-Point Approach succeeds. That success is guided by the following eight principles, which set the Main Street methodology apart from other redevelopment strategies. For a Main Street program to be successful, it must whole-heartedly embrace the following time-tested Eight Principles.

- **Comprehensive:** No single focus — lavish public improvements, name-brand business recruitment, or endless promotional events — can revitalize Main Street. For successful, sustainable, long-term revitalization, a comprehensive approach, including activity in each of Main Street’s Four Points, is *essential*.
- **Incremental:** Baby steps come before walking. Successful revitalization programs begin with basic, simple activities that demonstrate that “new things are happening “ in the commercial district. As public confidence in the Main Street district grows and participants’ understanding of the revitalization process becomes more sophisticated, Main Street is able to tackle increasingly complex problems and more ambitious projects. This incremental change leads to much longer-lasting and dramatic positive change in the Main Street area.
- **Self-help:** No one else will save your Main Street. Local leaders must have the will and desire to mobilize local resources and talent. That means convincing residents and business owners of the rewards they’ll reap by investing time and money in Main Street — the heart of their community. Only local leadership can produce long-term success by fostering and demonstrating community involvement and commitment to the revitalization effort.
- **Partnerships:** Both the public and private sectors have a vital interest in the district and must work together to achieve common goals of Main Street’s revitalization. Each sector has a role to play and each must understand the other’s strengths and limitations in order to forge an effective partnership.



After years of being closed, the Lyric Theater, Harrison, Ark., was rehabilitated and turned into a community theater through the leadership of Main Street Harrison.

Identifying and capitalizing on existing assets: Business districts must capitalize on the assets that make them unique. Every district has unique qualities like distinctive buildings and human scale that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization program.

- **Quality:** Emphasize quality in every aspect of the revitalization program. This applies to all elements of the process — from storefront designs to promotional campaigns to educational programs. Shoestring budgets and “cut and paste” efforts reinforce a negative image of the commercial district. Instead, concentrate on quality projects over quantity.
- **Change:** Skeptics turn into believers and attitudes on Main Street will turn around. At first, almost no one believes Main Street can really turn around. Changes in attitude and practice are slow but definite — public support for change will build as the Main Street program grows and consistently meets its goals. Change also means engaging in better business practices, altering ways of thinking, and improving the physical appearance of the commercial district. A carefully planned Main Street program will help shift public perceptions and practices to support and sustain the revitalization process.
- **Implementation:** To succeed, Main Street must show visible results that can only come from completing projects. Frequent, visible changes are a reminder that the revitalization effort is under way and succeeding. Small projects at the beginning of the program pave the way for larger ones as the revitalization effort matures, and that constant revitalization activity creates confidence in the Main Street program and ever-greater levels of participation.

From: www.mainstreet.org/