

## MEETING SUMMARY | Steering Committee Meeting 7

May 8, 2019

The following is a summary of the seventh meeting of the steering committee for Tuscaloosa's Comprehensive Plan and Zoning Code Update process, which was held on May 1, 2019. Attached to this summary is the meeting attendance sheet, agenda, and presentation slides.

### Outcomes at-a-glance

1. The committee contributed comments to the revised draft principles and goals, and the initial draft future land use map.
  - a. For the principles and goals, an updated draft will be prepared and distributed to committee members for additional review. This document will remain in draft form while other components of the plan are prepared
  - b. For the future land use map, City staff offered to host on-on-one or small group sessions for committee members to spend more time reviewing the initial draft map. A revised draft will be prepared and shared at the June 5 meeting.
2. The committee contributed thoughts on priority transportation investments to include in the plan's transportation component ("Connecting").

### 1. Discuss Draft Documents

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The team shared the revised principles and goals based on previous committee comments and introduced a conceptual map. The conceptual map is intended to depict the principles and identify generally where development activity or change is expected in the future. The following comments were shared from the committee. These comments will be addressed in future drafts.

#### Goals and Principles

- Consider more strongly wording the idea of "protecting" neighborhoods rather than just using the word "maintain"
- In the mention of institutions near Downtown, the mention of Shelton State should be "Shelton State Fredd Campus"

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## Conceptual Map

- The idea of Activity Centers should be more clearly defined. Some committee members were confused by the term activity centers and advocated for something more descriptive such as “commercial and mixed-use centers”
- While not every commercial area is identified on this map, as many commercial centers as possible should be identified (if the location is appropriate for such future development).
- The idea of “revitalizing neighborhoods” and “maintain existing character” are not mutually exclusive as implied on the diagram. There is concern that “revitalizing” is implied to mean a change in character (as it is currently described).

## **2. Discuss Transportation and Mobility**

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The team shared the anticipated structure for the transportation component of the plan. Those elements will include a street type map, design priorities for each street types, and a list of priority transportation projects. The committee was asked to contribute three priority transportation improvement projects or areas. The team is currently reviewing this input.

## **3. Map Future Land Use**

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The team introduced an initial draft of the Future Land Use map. The intent of the map is to serve as a tool for the city to guide decisions about future land use and development over time. This component of the plan is not a mandate for development and is not legally binding but describes the city’s expectations for where and how development should take place. It will serve as the basis for potential future zoning updates. The draft Future Land Use Map and land use types will be updated based on input from the committee.

### **Future Land Use Map Comment Summary**

Steering Committee members reviewed a 12-foot by 20-foot map and were asked to write comments about potential changes on a paper form and identify the location of their comments using a dot on the map. The comments are listed below. Each comment has a unique code that corresponds to a dot placed on the map: the letter represents a distinct steering committee member and the number represents a comment from that member.

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## All Comments – Comments in red did not have a corresponding dot on the map

- (AA.1) Alberta Redevelopment / Tennis Facility Growth
- (AA.2) Prime Redevelopment for young professionals, Empty nesters
- (AA.3) Convention Center
- (AB.1) Consider a possible restaurant and small marina for day and use via boat and vehicles
- (AB.2) Site for connection / conference center all within walkable distance of downtown hotels
- (AB.3) Tree ROW installation corridors
- (AC.1) Sewer extension to East Side of Lake to facilitate residential housing
- (AC.2) Additional area to include into existing neighborhood revitalization
- (AC.3) New convention center / Meeting space area
- (AC.4) Complete river walk area north side of river
- (AC.5) Develop airport related White Collar Type / Tech Park @ airport

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- (AC.6) Coordinate with UA to develop Tech Park – Approx. 300 ac owned by UA
- (G.1) Define zoning uses – what is time horizon?
- (H.1) Neighborhood commercial must be defined- density a concern on this spot
- (H.2) again zoning must be clearly defined and what will neighborhood support- thoughtful
- (H.3) Timing? There is nothing to support retail now here. What's our time frame- are we good with binding ourselves to this here?
- (K.1) Increased recreation- trails, hiking, outdoor use
- (K.2) pedestrian bridge underneath 69/Lurleen Wallace Bridge
- (K.3) Mixed use / commercial / retail development, outdoor greenspace for families / young adults along river
- (K.4) secondary parking facility
- (K.5) Residential growth (non-student) somehow “restrict” students. Limited beds par apt. etc.
- (K.6) Recreation on Black Warrior (paddle boards, kayaks, canoes) At Bama Belle Dock. Restaurant @ City Red Building
- (M.1) Change to commercial in coordination with mall redevelopment
- (M.2) Mixed use economic development / research / Tech Park in conjunction with Riverwalk western extension
- (N.1) Traditional neighborhood design is not economically feasible in most areas colored like this
- (N.2) Neighborhood commercial
- (N.3) Traditional attached
- (N.4) Traditional does not work here. It has to be cost effective
- (N.5) Enhance and beautify McFarland corridor
- (O.1) Residential / commercial riverfront (mixed use)
- (O.2) Residential townhome style redevelopment / better pedestrian walkways to central downtown
- (O.3) commercial / residential development (mix use)
- (O.4) Town house / duplex housing
- (P.1) Fully developed mixed activity center could be an asset
- (P.2) The grand at Rum creek (shelf – life property) Residential multifamily may not work long-term
- (Q.1) why would we not want development along the lake as long as it is done in an environmentally responsible manner. Is “lakeside living” too limiting?
- (Q.2) make sure to take into consideration new flyover to be built in this area

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- (Q.3) may need to consider more commercial areas, even if just neighborhood commercial with the improvements planned to McWright Ferry Road and the future growth of that area
- (R.1) Revitalize – connect to Riverwalk, large multiuse center – west end improvements
- (R.2) Alberta - \_\_\_\_ or affordable housing, multiuse buildings, green space
- (R.3) Downtown- entertainment districts, bike trails
- (R.4) Outdoor activity space – parks
- (S.1) Amazon would be a great opportunity for this area connecting the tool and the airport
- (S.2) Facebook tech center modeling the Huntsville AL Plan
- (S.3) More upscale type subdivision modeling Woodland Forest Gardens
- (S.4) More Restaurants
- (V.1) Downtown core bullet 4 “retain historic character through adaptive reuse of existing buildings”. This should also apply to new structure to ensure appropriate look and feel of existing to have well defined community character
- (V.2) Springbrook and similar neighborhoods (Dubois terrace, fairway drive, cedar knoll, Arlington, Brookhaven) are designated residential single family. They actually should be designated either traditional or core neighborhoods
- (X.1) Mixed use centers
- (X.2) Traditional neighborhood more housing \$200k and \$300k
- (Z.1) annex to city – pocket businesses that serve neighborhood and Stillman
- (Z.2) future historic district – country club hills and historic Newtown – between MLK, Stillman, River
- (Z.3) Transform existing commercial area into a more “village commercial” area- pedestrian friendly, businesses that serve neighborhoods
- (Z.4) 3618 Stillman Blvd. Rezone to BNS or Residential
- (Z.5) get rid of industrial in central city areas
- (Z.6) Gateway parks and Riverwalk access, loop trails through neighborhood – connectivity
- (Z.7) pedestrian bridges and enhanced connectivity between west Tuscaloosa and downtown
- (Z.8) Road expansion to 4 lanes / or add light @ nms – so dangerous
- (Z.9) beautification of Skyland Blvd. – trees / decorative lighting



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## Comments by geographic area

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Below are all the comments from the above list, organized by geographic area. Team notes are in bold. Specific recommended map changes are highlighted yellow.

### Downtown (1)

- (AA.2) Prime Redevelopment for young professionals, Empty nesters (**Classification: downtown edge**)
- (AB.2) Site for connection / conference center all within walkable distance of downtown hotels (**Classification: downtown core**)
- (AB.3) Tree ROW installation corridors (**Classification: downtown edge**)
- (K.2) pedestrian bridge underneath 69/Lurleen Wallace Bridge
- (K.3) Mixed use / commercial / retail development, outdoor greenspace for families / young adults along river (**Location: City land around Amphitheater; Classification: civic / institutional**)
- (K.4) secondary parking facility (**Classification: downtown core**)
- (K.5) Residential growth (non-student) somehow “restrict” students. Limited beds per apt. etc. (**Classification: downtown core**)
- (K.6) Recreation on Black Warrior (paddle boards, kayaks, canoes) At Bama Belle Dock. Restaurant @ City Red Building
- (O.2) Residential townhome style redevelopment / better pedestrian walkways to central downtown (**Classification: downtown edge**)
- (O.3) commercial / residential development / mix use (**Classification: industrial**)
- (R.1) Revitalize – connect to Riverwalk, large multiuse center – west end improvements (**Location: City land around Amphitheater; Classification: civic / institutional**)
- (R.3) Downtown- entertainment districts, bike trails (**Classification: downtown core**)
- (X.1) Mixed use centers (**Classification: downtown core**)
- (Z.5) get rid of industrial in central city areas (**Classification: industrial**)
- (Z.7) pedestrian bridges and enhanced connectivity between west Tuscaloosa and downtown (**Classification: downtown edge**)

### Tuscaloosa Country Club (2)

- (AA.3) Convention Center (**riverfront development**)
- (M.2) Mixed use economic development / research / Tech Park in conjunction with Riverwalk western extension (**riverfront development**)

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## West Tuscaloosa (3)

- (P.1) Fully developed mixed activity center could be an asset (**residential, single family**)
- (Z.1) Annex to city – pocket businesses that serve neighborhood and Stillman (**Campus Services**)
- (Z.2) future historic district – country club hills and historic newtown – between MLK, Stillman, River (**core neighborhood**)
- (Z.3) Transform existing commercial area into a more “village commercial” area- pedestrian friendly, businesses that serve neighborhoods (**neighborhood commercial – Stillman, MLK and 15th**)
- (Z.4) 3618 Stillman Blvd. Rezone to BNS or Residential

## 15<sup>th</sup>/McFarland (4)

- (O.4) Town house / duplex housing (**traditional neighborhood**)
- (Q.2) make sure to take into consideration new flyover to be built in this area (**Location: Second Ave; neighborhood commercial**)
- (M.1) Change to commercial in coordination with mall redevelopment (**civic / institutional**)

## Spring Brook (5)

- (N.5) Enhance and beautify McFarland corridor (general commercial)
- (V.2) Springbrook and similar neighborhoods (Dubois terrace, fairway drive, cedar knoll, Arlington, Brookhaven) are designated residential single family. They should be designated either traditional or core neighborhoods (residential single family)

## South of Skyland Blvd. (6)

- (AC.2) Additional area to include into existing neighborhood revitalization (residential, single family)
- (P.2) The grand at Rum creek (shelf – life property) Residential multifamily may not work long-term
- (Z.9) beautification of Skyland Blvd. – trees / decorative lighting (general commercial)

## Buttermilk Road Area (7)

- (S.3) More upscale type subdivision modeling Woodland Forest Gardens (**traditional neighborhood**)
- (S.4) More Restaurants (**traditional neighborhood**)

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- (N.1) Traditional neighborhood design is not economically feasible in most areas colored like this (traditional neighborhood)

## Alberta (8)

- (R.2) Alberta - \_\_\_\_ or affordable housing, multiuse buildings, green space
- (AA.1) Alberta Redevelopment / Tennis Facility Growth

## Holt (9)

- (X.2) Traditional neighborhood more housing \$200k and \$300k
- (N.4) Traditional does not work here. It has to be cost effective

## Woolsey Finnel Bridge (Hwy 82) (10)

- (AC.4) Complete river walk area north side of river
- (O.1) Residential / commercial riverfront / mixed use

## Ol Colony Golf Course Area (11)

- (Z.8) Road expansion to 4 lanes / or add light @ nms – so dangerous (parks and open space)
- (H.2) again zoning must be clearly defined and what will neighborhood support- thoughtful (neighborhood commercial)

## Lake Tuscaloosa (12)

- (N.3) Traditional attached (**Residential single family**)
- (N.2) Neighborhood commercial (**Residential single family**)
- (H.1) Neighborhood commercial must be defined- density a concern on this spot (neighborhood commercial)
- (Q.3) may need to consider more commercial areas, even if just neighborhood commercial with the improvements planned to McWright Ferry Road and the future growth of that area (**residential single family**)
- (K.1) Increased recreation- trails, hiking, outdoor use (**parks and open space**)
- (G.1) Define zoning uses – what is time horizon? (**neighborhood commercial**)
- (Q.1) why would we not want development along the lake if it is done in an environmentally responsible manner. Is “lakeside living” too limiting? (**lakeside living**)
- (H.3) Timing? There is nothing to support retail now here. What’s our time frame- are we good with binding ourselves to this here? (**neighborhood commercial**)



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## Other areas

- (AB.1) **Lake Tuscaloosa:** Consider a possible restaurant and small marina for day and use via boat and vehicles
- (AC.5) **Airport:** Develop airport related White Collar Type / Tech Park @ airport
- (AC.6) **UA land between Jack Warner and Kicker Rd.** Coordinate with UA to develop Tech Park – Approx. 300 ac owned by UA
- (S.1) **Michelin Industrial Area:** Amazon would be a great opportunity for this area connecting the tool and the airport
- (S.2) **Area near Holt and Lake Tamaha:** Facebook tech center modeling the Huntsville AL Plan