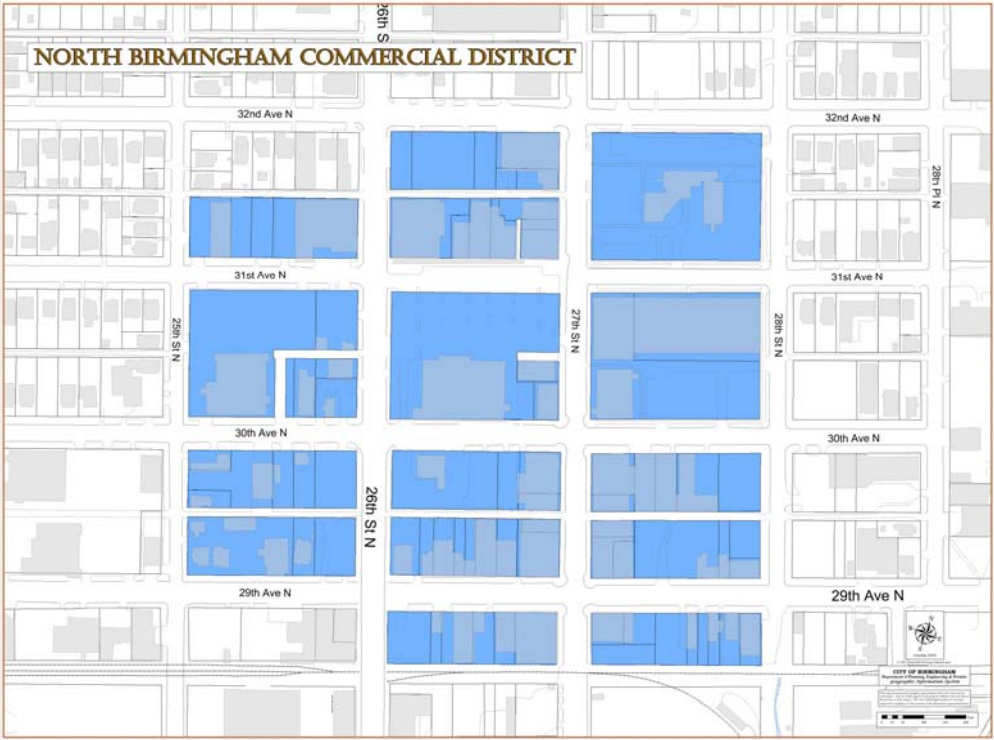


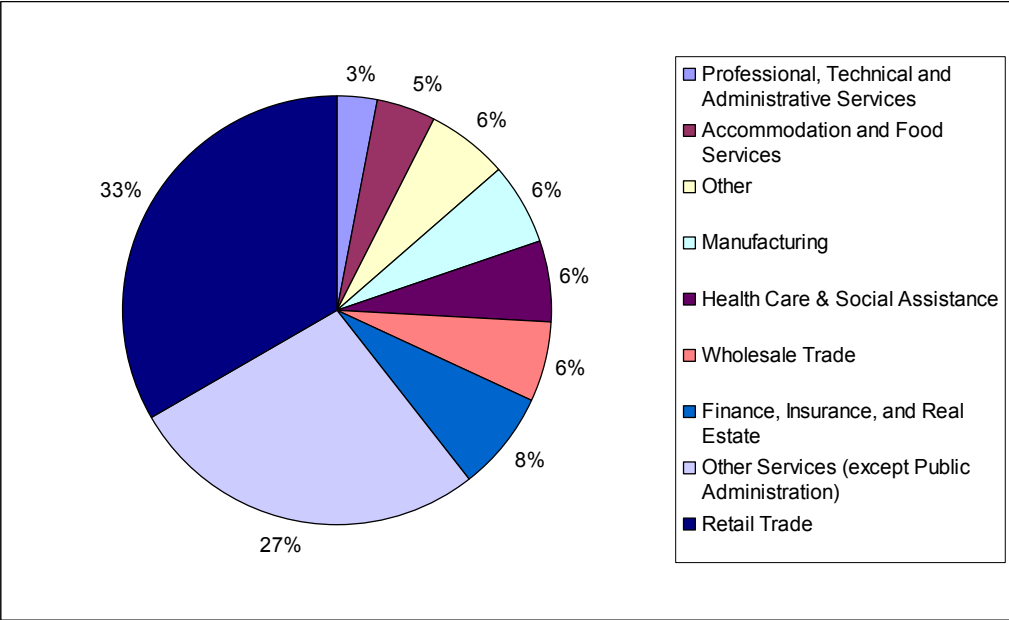
**Table III-4
North Birmingham District Overview**

<p>Name</p>	<p>North Birmingham</p>
<p>Location and Description</p>	<p>The North Birmingham commercial district is bounded by 32nd Avenue North on the north, by 28th Street North on the east, by 25th Street North on the west, and by train tracks on the south. The district is approximately 6½ miles from Birmingham International Airport and about 2½ miles from the city’s central business district.</p> <p>Unlike many of the commercial districts examined, North Birmingham features a grid layout, rather than a linear corridor. A central feature is the shopping center located at 31st Avenue North between 26th and 27th Streets North, a product of an earlier redevelopment project, which has closed traffic along 31st Avenue North and constructed a parking lot with storefronts on the north and a supermarket on the south. The supermarket is closed and its space in the city-owned shopping center is currently vacant; however, there is a Piggly-Wiggly supermarket, an important retail anchor, slightly outside of the district boundaries at the intersection of 30th Avenue North and 25th Street North. The area is home to a number of car dealerships, auto repair shops, hair salons, and beauty supply stores. However, high vacancy and vandalism have an impact on the neighborhood’s appearance. Figure III-13 is a map of the district.</p> <p style="text-align: center;">Figure III-13 Map of North Birmingham District</p>  <p>Source: Main Street Birmingham and the City of Birmingham.</p>
<p>Land Use</p>	<p>The entire North Birmingham commercial district lies within a “Community Business District” for zoning purposes. It is abutted immediately to the north by continued commercial uses. Further to the north, as well as to the east and west, the district is surrounded by single family housing areas. Industrial uses flank the area to the district, and there is additional industry beyond the housing on the west as well.</p>

**Table III-4 (cont.)
North Birmingham District Overview**

<p>Primary Source Business Mix</p>	<p>According to information provided by Main Street Birmingham, there are 41 businesses in North Birmingham. Retail Trade comprises 39% of businesses and Services comprise another 32% of businesses. Health Care and Social Assistance account for 10% of area businesses. Data in Figure III-14 show the mix of establishments in North Birmingham.</p> <p style="text-align: center;">Figure III-14 North Birmingham Commercial District Business Mix – Primary Source</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Data for Figure III-14</caption> <thead> <tr> <th>Primary Source</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail Trade</td> <td>39%</td> </tr> <tr> <td>Other Services (except Public Administration)</td> <td>32%</td> </tr> <tr> <td>Health Care & Social Assistance</td> <td>10%</td> </tr> <tr> <td>Finance, Insurance, and Real Estate</td> <td>7%</td> </tr> <tr> <td>Professional, Technical and Administrative Services</td> <td>5%</td> </tr> <tr> <td>Other</td> <td>5%</td> </tr> <tr> <td>Accommodation and Food Services</td> <td>2%</td> </tr> <tr> <td>Wholesale Trade</td> <td>0%</td> </tr> <tr> <td>Manufacturing</td> <td>0%</td> </tr> <tr> <td>Unlabeled</td> <td>0%</td> </tr> </tbody> </table> <p>Source: Main Street Birmingham and ConsultEcon, Inc.</p>	Primary Source	Percentage	Retail Trade	39%	Other Services (except Public Administration)	32%	Health Care & Social Assistance	10%	Finance, Insurance, and Real Estate	7%	Professional, Technical and Administrative Services	5%	Other	5%	Accommodation and Food Services	2%	Wholesale Trade	0%	Manufacturing	0%	Unlabeled	0%
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<p>Commercial District Vacancy</p>	<p>Vacancy is a significant issue in North Birmingham. According to information from Main Street Birmingham, 43% of buildings are vacant in the district. In addition, the former Piggly-Wiggly in the shopping center is vacant. No vacancy was identified among the limited number of residential properties in the area.</p>																						

**Table III-4 (cont.)
North Birmingham District Overview**

<p>Secondary Source Business Mix</p>	<p>North Birmingham is home to 66 business establishments, according to Dun & Bradstreet. These businesses employ 409 people and generate \$31.8 million in sales or revenue.⁶ Retail is prevalent, comprising 33% of businesses in North Birmingham. Services, including auto repair, make up another 27%. Finance, Insurance, and Real Estate establishments are about 8% of the area’s businesses. Data in Figure III-15 show the mix of establishments in North Birmingham.</p> <p style="text-align: center;">Figure III-15 North Birmingham Commercial District Business Mix – Secondary Source</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Data for Figure III-15</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Retail Trade</td> <td>33%</td> </tr> <tr> <td>Other Services (except Public Administration)</td> <td>27%</td> </tr> <tr> <td>Finance, Insurance, and Real Estate</td> <td>8%</td> </tr> <tr> <td>Wholesale Trade</td> <td>6%</td> </tr> <tr> <td>Health Care & Social Assistance</td> <td>6%</td> </tr> <tr> <td>Manufacturing</td> <td>6%</td> </tr> <tr> <td>Other</td> <td>6%</td> </tr> <tr> <td>Accommodation and Food Services</td> <td>5%</td> </tr> <tr> <td>Professional, Technical and Administrative Services</td> <td>3%</td> </tr> </tbody> </table> <p>Source: Dun & Bradstreet and ConsultEcon, Inc.</p>	Category	Percentage	Retail Trade	33%	Other Services (except Public Administration)	27%	Finance, Insurance, and Real Estate	8%	Wholesale Trade	6%	Health Care & Social Assistance	6%	Manufacturing	6%	Other	6%	Accommodation and Food Services	5%	Professional, Technical and Administrative Services	3%
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<p>Major Employers</p>	<p>According to Dun & Bradstreet, Buy-Lo Quality Foods, Inc. (Piggly Wiggly) is the largest employer in the North Birmingham district. Two dry cleaners, Cook’s and Aaron’s are the next largest. The office of J. Steven Hankins, D.O. and the Johnson County Department of Health round out the area’s top five employers.</p>																				

⁶ Primary source material was provided by Main Street Birmingham and business counts are generally lower than those derived from secondary sources, which are used for comparative purposes. Secondary sources result in higher businesses estimates because the businesses were drawn from a wider geographic area than the primary source material. The difference may also be attributed to one or more of the following reasons: the collection method of the primary source, multiple businesses registered at the same location, inclusion of newly opened or closed businesses, and irregularities in geographic information associated with businesses.

Table III-4 (cont.)
North Birmingham District Overview

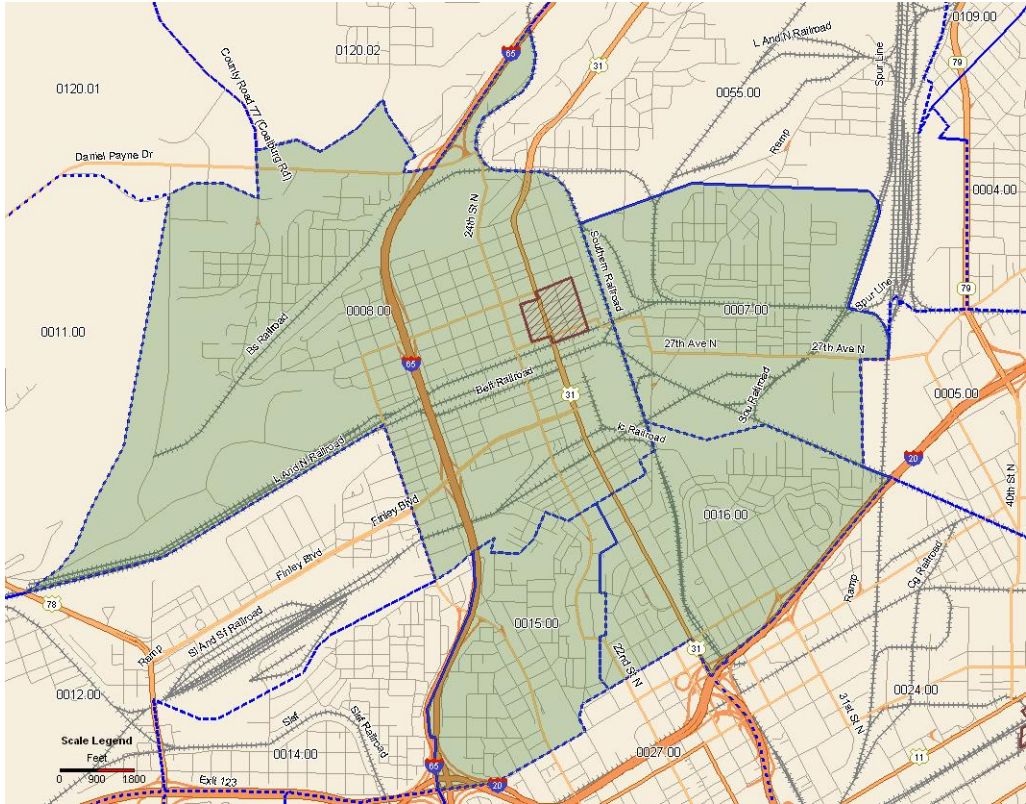
<p>Trade Area Description</p>	<p>Four census tracts are included in the trade area for North Birmingham. The district is completely encircled by one tract, which is bisected by the interstate. Other tract nearby are surrounded by railroad and industrial uses, with street connections to the commercial district. Figure III-16 is a map of the North Birmingham commercial district and its trade area.</p> <p style="text-align: center;">Figure III-16 North Birmingham Trade Area</p>  <p>The map displays the North Birmingham Trade Area, which is shaded in green. It is bounded by several major roads and railroads. Key features include Interstate 65 (I-65) running north-south through the center, and Interstate 20 (I-20) running east-west at the bottom. Major roads shown include Daniel Payne Dr, 24th St N, 27th Ave N, and 42nd St N. Railroads such as the L. and N. Railroad, B&O Railroad, and Southern Railway are also depicted. The map includes a scale legend in feet (0, 900, 1800) and a north arrow. Various census tract numbers are labeled throughout the area.</p> <p>Source: ESRI and ConsultEcon, Inc.</p>
<p>Trade Area Demographics</p>	<p>In 2006, there were an estimated 15,745 residents in North Birmingham’s local trade area. Fifty-seven percent of these residents were between the ages of 20 and 64. The district had an estimated 5,980 households, with an average household size of 2.63. Aggregate household income in the trade area in 2006 was estimated at \$176.6 million, with an average household income of \$29,525. Approximately 60% of households have incomes that are less than \$25,000 annually. The North Birmingham trade area’s population is more than 98% African American.</p>
<p>Trade Area Vacancy</p>	<p>According to data compiled by the Department of Housing and Urban Development based on information provided by the U.S. Postal Service, 18% of 7,272 residential addresses and 23% of 570 business addresses were vacant for more than 90 days in the local trade area. Seven percent of residential addresses and 12% of business addresses were vacant for more than 2 years.</p>
<p>Public Amenities and Civic Uses</p>	<p>North Birmingham’s civic facilities include both a public library branch and the northern precinct headquarters of the Birmingham Police Department. The post office and fire station that serve the district are located outside of the district boundaries.</p>

Table III-4 (cont.)
North Birmingham District Overview

Merchants' Association	North Birmingham has an active merchants' association.
Transportation	The North Birmingham district is located on Routes 31 (26 th St. North) and close to Interstate 65. Average annual daily traffic counts number 14,400 on Route 31 at 29 th Ave. N and 11,500 at Route 31 and 35 th Ave North just outside the district (2006 Alabama DoT). Two railway corridors pass along the district's southern edge. North Birmingham is served by BJCTA bus routes 23 and 40.
Parking	North Birmingham has both on-street parking and off-street parking associated with businesses.
Commentary	<p>Although laid out on a traditional grid pattern, the North Birmingham district has relatively little street-facing retail, primarily located along 27th St. North between 29th Ave. North and 31st Ave. North and along 31st Ave. North opposite the shopping center / York's Pharmacy parking lot.</p> <p>Information provided by Main Street Birmingham indicates that several retail spaces in the district have been looted or otherwise vandalized in the past. Along with other vacant or dilapidated buildings, this provides a challenge to revitalizing the area. The district does have historic character and buildings along 27th Street that are a potential asset.</p>

Source: Main Street Birmingham, City of Birmingham, ESRI, Dun & Bradstreet, Department of Housing and Urban Development, U.S. Postal Service, Alabama Department of Transportation, Birmingham Jefferson County Transit Authority, and ConsultEcon, Inc.