

I. Executive Summary

The Birmingham Airport Authority (BAA) retained Volkert & Associates, Inc. to prepare a Land Use plan for approximately 600 acres of land adjacent to the Birmingham-Shuttlesworth International Airport. This land was acquired through the BAA's noise compatibility program using grants from the Federal Aviation Administration (FAA). Grant Assurance 31 requires that "when noise land is no longer needed for noise compatibility, the land will be disposed of and that the federal share of the disposal proceeds will be either repaid to the Airport and Airway Trust Fund or will be used for another noise compatibility project."

Current zoning for the noise land is predominantly residential with a few neighborhood businesses. None of the property can be returned to residential uses as it is redeveloped in the future.

Based on FAA's defined compatible land uses and on market research, engineering studies and public involvement conducted as part of this project, the highest and best use for this land is a combination of light industrial/flex office and park space consisting of a sports complex, neighborhood park and noise buffer areas. This combination of proposed land uses will positively impact the adjacent neighborhood by providing recreational opportunities, additional employment opportunities and demand for additional housing.

The proposed neighborhood park and buffer areas provide the green spaces desired by the local neighborhoods while visually screening the airport and light industrial/flex office areas. The proposed buffer areas are consistent with those proposed in Section 8 of the May 2005 Part 150 Study Update.

The proposed walking trails provide recreational opportunities along with connectivity throughout the community. The walking trails not only allow the local residents to access the larger parks but also provide an alternative mode of transportation for those who work in the industrial park and live in the surrounding neighborhoods. The walking trails could be extended to East Lake Park and to the new community center on Airport Road to provide additional access around the airport.

The proposed sports complex will address the City's need for additional ball fields and provide recreational opportunities for both the youths and the adults in the community.

The light industrial/flex office area will benefit the Birmingham economy with direct, indirect and induced jobs and an increase in the tax base through increased sales taxes, employment taxes and increased property taxes. It is anticipated that the development will generate additional new households within the City limits.

It is recommended that the BAA seek M-3 Planned Industrial District Zoning for the light industrial/flex office area to allow appropriate restrictions to be placed on the property. This is necessary to protect the approaches to the airport through restrictions on height, lighting and landscaping materials and to require Green Building practices within the industrial park.

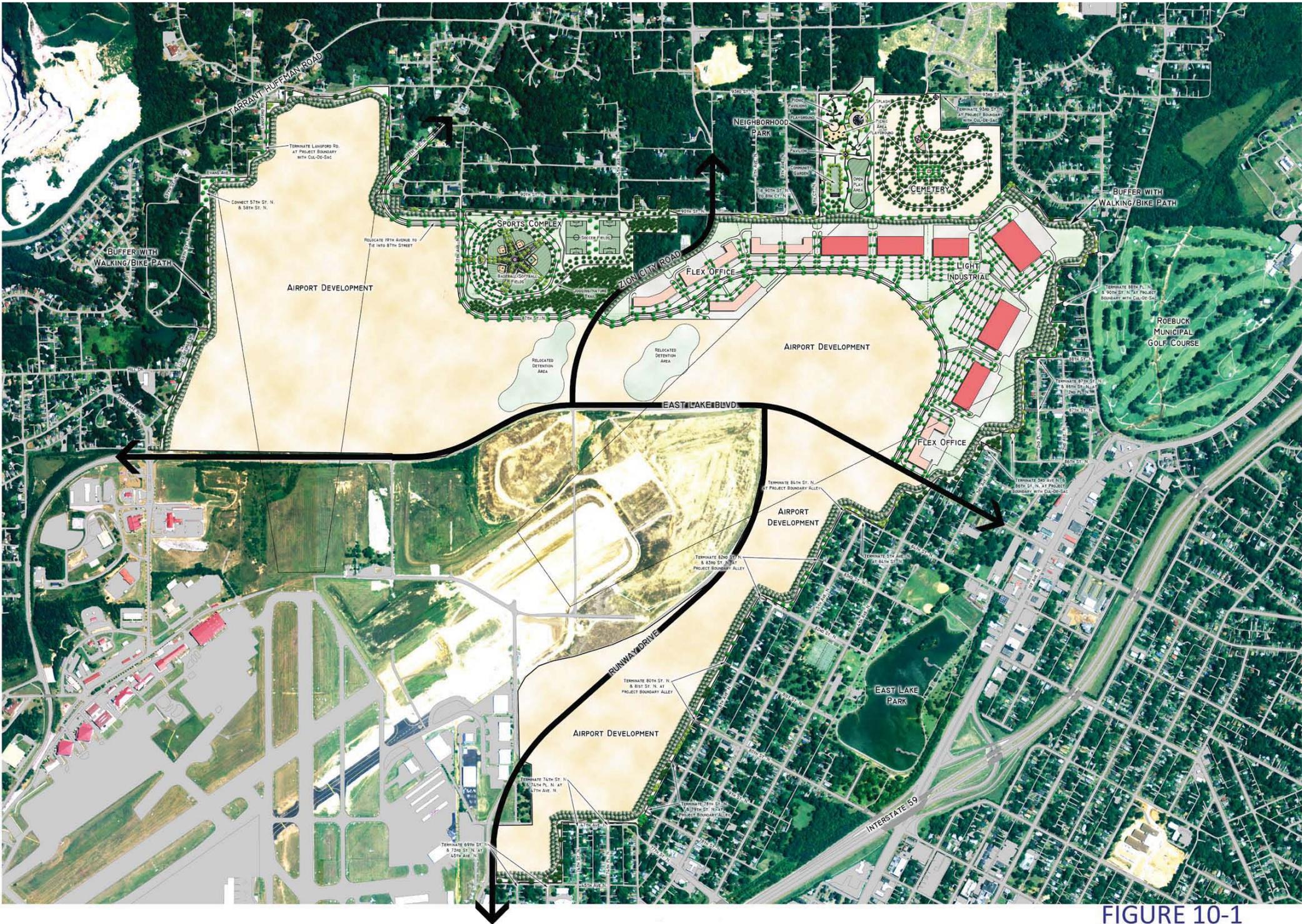


FIGURE 10-1