



SELMA, ALABAMA

COMPREHENSIVE COMMUNITY MASTER PLAN
December 2009

ACKNOWLEDGEMENTS

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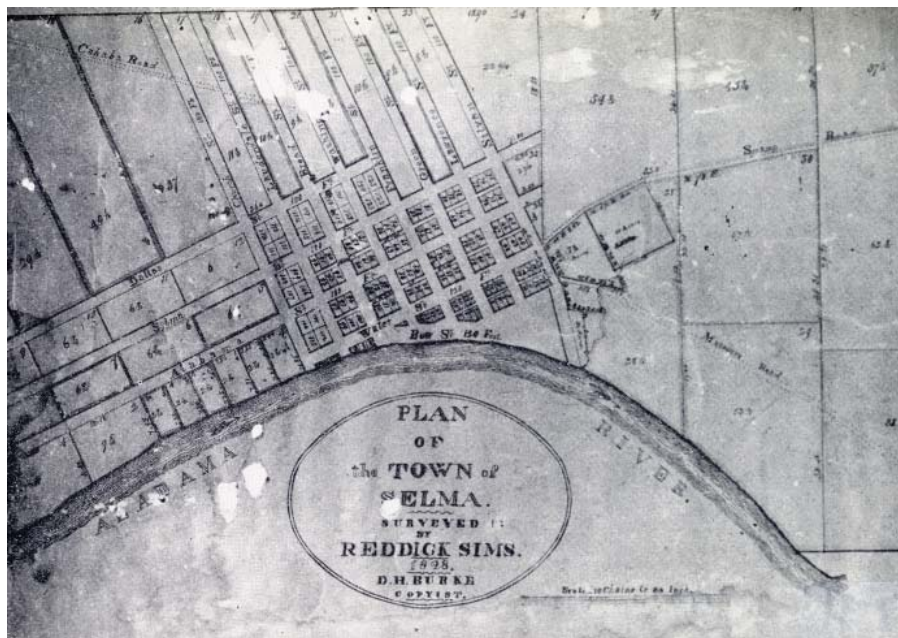
TABLE OF CONTENTS

I.	Purpose and Overview.....	1-1
II.	Summary of Community Input.....	2-1
	Community Visioning and Idea Gathering – What Citizens Said	2-1
III.	Vision	3-1
IV.	Goals.....	3-1
	Long Term Goals for Selma	3-1
V.	Plan Concept	4-1
	Downtown, Historic Preservation, Arts and Culture	4-1
	Riverfront	4-2
	Education and Healthcare.....	4-2
	Neighborhoods and Housing.....	4-2
	Community Facilities, Infrastructure and Services	4-2
	Transportation and Streets	4-3
	Economic and Community Development	4-3
	Parks, Open Space and Environment	4-4
	Gateways	4-4
VI.	Policies and Recommendations	5-1
	A. Land Use and Transportation	5-1
	1. Land Use	5-1
	2. Streets and Transportation	5-2
	B. Community Facilities	5-7
	1. Community Facilities in General	5-7
	2. Parks and Recreation.....	5-8
	3. Schools	5-8
	4. Arts and Cultural Facilities.....	5-11
	5. Special Facilities	5-12
	6. Concept of Multi-Purpose Community Centers	5-12
	C. Infrastructure and Community Services	5-14
	1. Infrastructure.....	5-14
	2. Services.....	5-15

D.	Housing and Neighborhoods	5-16
E.	Downtown and Other Special Districts	5-17
1.	Downtown	5-17
2.	Riverfront Development	5-18
3.	Historic Districts and Preservation	5-21
4.	Broad Street Mixed Use Corridor District.....	5-22
5.	US Highway-80 Corridor Development	5-22
6.	Health Center District.....	5-24
F.	Economic Development.....	5-24
1.	Economic Development	5-24
2.	Marketing and Tourism	5-26
3.	Retirees and Relocation	5-26
G.	Recreation, Environment, Natural Resources and Beautification	5-27
VII.	Implemenation of the Plan.....	6-1
	Recommended Action Items.....	6-1
	Responsibility, Governance, Organization and Cooperation – Implementation	
	Team(s).....	6-1
	Priorities and Time Frame.....	6-1
	Financing and Funding and Public/Private Investments.....	6-2
	Capital Improvement Planning and Budgeting	6-2
	Regulatory Tools	6-2
	Ongoing and Project Planning.....	6-3
VIII.	Key Terms and Concepts.....	7-1
IX.	Appendix.....	8-1
A.	Community Assessment	8-1
B.	Summary of Key Issues.....	8-30
C.	Exerpts from Community Meetings and Visioning Sessions	8-33
D.	Summary of the Community’s Assets and Challenges.....	8-37
E.	Legal Documents	8-42

LIST OF FIGURES

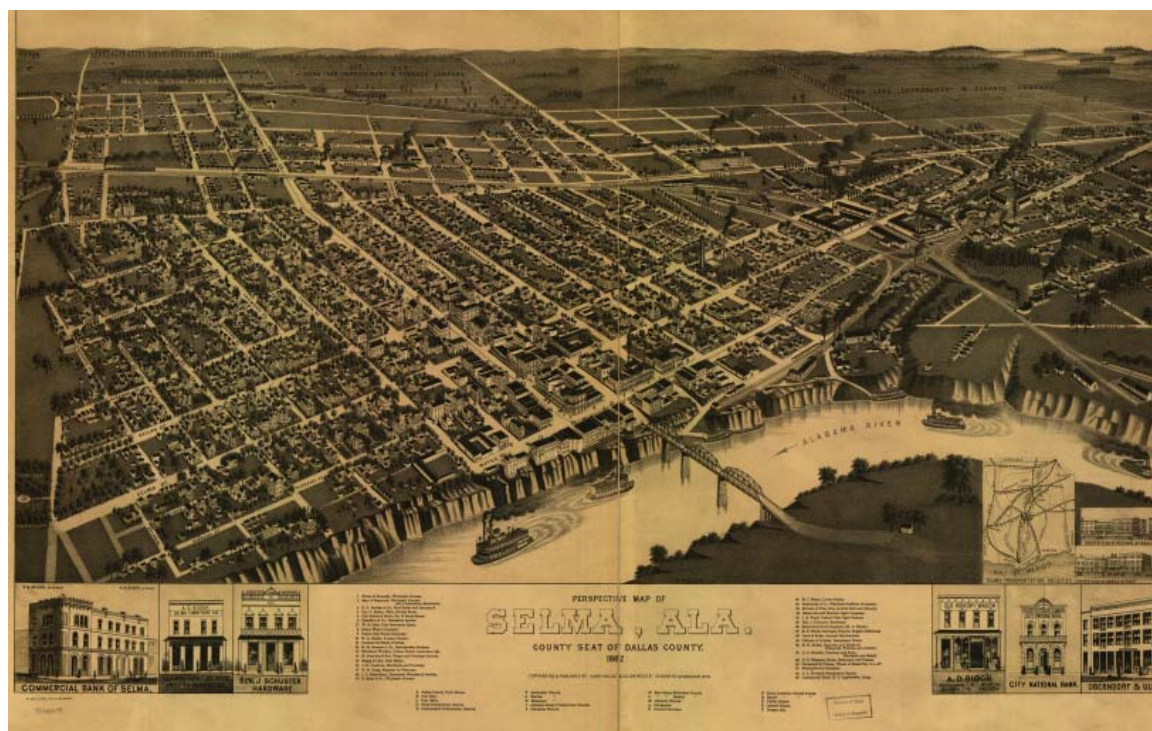
1. State and County Maps	1-2
2. Plan Concept	4-5
3. Land Use Plan	5-3
4. Streets and Transportation	5-5
5. Community Facilities.....	5-9
6. Downtown and Special Districts.....	5-19
7. Open Space and Recreation	5-29
8. Selma Block Group Population.....	8-3
9. Existing Zoning.....	8-7
10. Existing Transportation Network.....	8-9
11. Existing Infrastructure	8-13
12. Topographic Conditions.....	8-15
13. Existing Housing and Neighborhoods	8-17
14. Existing Community Facilities.....	8-23
15. Historic Districts	8-25
16. Flood Prone Areas.....	8-27



PURPOSE AND OVERVIEW

In preparing for the future it is important for a community to maintain and reference a document such as this Comprehensive Community Master Plan. The purpose of such a plan is to provide long-term vision and goals to shape the future growth and management of the historic City of Selma. The analysis and assessment that has gone into preparing the Comprehensive Community Master Plan included a series of on-going meetings and discussions with citizens and other stakeholders within Selma. The plan outlines policies and recommendations in areas of land use and zoning, downtown revitalization, transportation and access, housing and neighborhoods, community facilities, infrastructure and services, economic and community development, arts and culture, special districts, historic preservation, and natural resource and recreation. The plan takes into account other previous and recent studies or plans.

The Selma Comprehensive Community Master Plan reflects a 25-year vision and is designed to be flexible in that it can be adapted and updated as needed. The Selma Planning Commission is mandated by The Code of Alabama to prepare and maintain a master plan for the physical development of the



*Left:
Bird's-Eye
Lithograph of
Selma from
1887.*

Source: Library
of Congress

municipality, which also states the Commission must make careful and comprehensive surveys and studies of the present conditions and future growth of the municipality in relation to the surrounding territory. The procedure for adoption of the Community Master Plan is also established in the Code.



SUMMARY OF COMMUNITY INPUT

A general Phase I assessment included a review of past census data and other demographic sources as well as previous studies and plans. All such studies recognized the importance of consensus on the future and a focus on the assets of the City. The following are excerpts from a community visioning session held during the planning process. Follow up study group and committee input sessions were held to discuss the plan and other factors based on this initial visioning session. This community input has been incorporated into the plan.

COMMUNITY VISIONING AND IDEA GATHERING – WHAT CITIZENS SAID

The following are examples of input from the community visioning process. These comments are not necessarily inclusive of all comments, however, they are representative of the input from participants in the visioning process.

- An ideal place for children without fear for safety-safer community
- Where residents can find good employment
- See Selma annex additional area in next five years
- More green spaces/community garden/playgrounds
- Revitalization district around Old Live Oak Cemetery – tax credits, low interest rehab loans-grants
- Empowerment zone development
- Economic development, including enterprise status, Craig Field, riverfront, US Highway-80
- Unified school system
- Family activities-activities for young people
- Educated work force
- More affordable housing-home ownership
- Riverfront development and downtown development to include business anchors – riverfront developed with hotels, condos, restaurants, theater, retail shops
- Recycle program and environmental awareness

- Emphasis on historic sector – homes and history
- Leading health care institutions-improved medical facilities
- Keep businesses in the city – more business and restaurants
- World class hunting and fishing business
- Water Avenue as a tourist attraction-with look of New Orleans
- Craig Field as location of large government contract with high paying jobs – geared for aviation
- Boat rides from Selma to Montgomery
- Renovate needed buildings and houses – better housing
- Community center
- Less crime; drug free; better rehab facilities/alcohol and drug abuse
- Improved race relations
- Improved public safety – fire, police departments
- See Selma grow for our grandchildren and great grandchildren
- Government officials professional in addressing the citizens
- West Selma – dilapidated or incompatible housing should not conflict with restored homes and money invested
- Leaders working in harmony
- Improved public recreation; alternative recreational programs; movie theater
- More jobs and industry
- Improved public relations
- Downtown revitalization and development
- Growth of existing colleges
- Citizen pride in community
- Improved transportation in the community
- Community development through historic preservation
- Overpass on Broad Street
- RSA golf course in Selma
- Clean streets; better houses; better jobs; better schools-city and county
- More community activities
- Interstate and all that springs up around it
- Preservation and development of historic districts
- Where churches continue to be a foundation of community
- Economy continuing to grow and affordable housing and schools for all
- Rebuilding neighborhoods-through those never employed, underemployed and unemployed

- Introduce a process to re-educate those lacking skills to compete in 21st century
- Marketing and vision for the future, recognizing Selma's history
- Utilization of river channel
- Positive attitude
- Telecommunication connections for every home, school and business
- Better incentives for coming back home
- Positive attitude!

In addition to the initial visioning sessions, various teams were established to review and comment on the plan. Comments from these “implementation teams” were incorporated into the plan recommendations.

VISION

Citizens, business and government see Selma as a city of history, diversity and a destination where people work together to be a prosperous city with an authentic sense of place.

GOALS

LONG TERM GOALS FOR SELMA

- Diversified and sustainable economic and community development for its citizens, with regional and international attraction
- Safe, attractive and livable neighborhoods that are clean and healthy with choices in quality and cost of housing
- Up to date infrastructure, excellence in community facilities and services in existing neighborhoods and for future economic and community development
- The best in education and health care for all of Selma's citizens and the region
- Compatible land use and development, with efficient regional access and convenient local transportation
- Preservation and adaptive reuse of historic properties and districts and a continuing sense of place for its residents and a destination for visitors
- A multi-use, successful and historic downtown and riverfront including an emphasis on cultural resources and the arts
- Access to recreation for all ages and open space of varying types along with conservation and restoration of the environment and natural resources
- Intergovernmental and public private cooperation with progressive leadership and citizen, business and government involvement

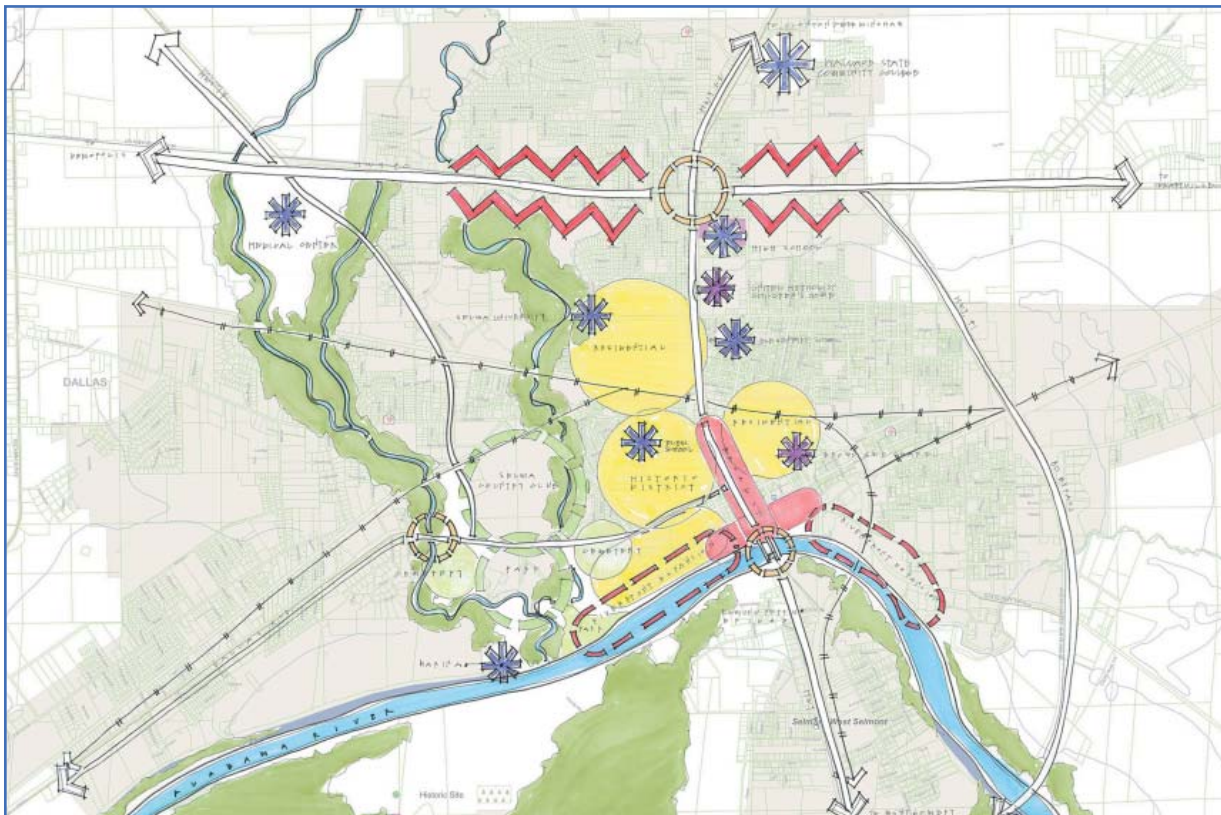
These goals should be considered long term and reviewed as part of an ongoing process to ensure their implementation. Updates and revisions should be considered as needed in order to ensure they remain feasible and realistic.

PLAN CONCEPT

In achieving a long term vision and related goals, the Comprehensive Community Master Plan is based on a plan concept that provides direction to policies, recommendations, and plan implementation. The plan concept is reflected in the following.

DOWNTOWN, HISTORIC PRESERVATION, ARTS AND CULTURE

A restored and active mixed use Downtown as the City Center with emphasis on the arts, cultural facilities, tourism and visitors, as well as current and future residents; downtown revitalization to include streetscape improvements and replacing older infrastructure as well as possible land banking and increased facade repair; streetscape improvements on Water Avenue, including improvements at the east and west ends of the street, to include round-a-bouts, arts and cultural centers; Broad Street becoming a “signature street”; connections of Downtown and Riverfront districts to adjacent neighborhoods especially along Franklin and Martin Luther King Street; continued restoration



*Plan
Concept*

of Downtown historic museums, buildings and neighborhoods; potential expansion of city hall complex and convention/civic center.

RIVERFRONT

An attractive and historic riverfront-expanded and connected to the city center, marinas and historic trail; expansion of riverfront development in conjunction with private development and renovations east and west of current Riverfront district, including expanded marina and boat docking facilities; completion of Water Avenue revitalization and restoration as local and tourist or visitor attraction.

EDUCATION AND HEALTHCARE

Health care and professional mixed use center and educational facilities developed as centers of excellence for Selma residents and as a regional attraction for future residents. A focus on community education, schools as centers of the community; expansion and development of the collective impact of colleges and universities.

NEIGHBORHOODS AND HOUSING

A community of neighborhoods including preservation of historic neighborhoods, revitalized and traditional neighborhoods as well as new walkable neighborhoods, providing a diversity of housing types and costs-market rate and affordable; in fill housing, commercial revitalization and improvements in central part of the city and existing neighborhoods; the replacement of older infrastructure and street improvements, in phases; and increased safety and security through community policing, lighting and technology.

Neighborhood business districts, as centers of existing and new neighborhoods including diversity of market rate and affordable housing; financing incentives for affordable and market rate housing, including loft housing.

Major commercial revitalization district at intersection of Broad and J.L. Chestnut Jr. Boulevard, including reorganization of railroad and community interface.

COMMUNITY FACILITIES, INFRASTRUCTURE AND SERVICES

Multipurpose community and neighborhood based facilities-parks and schools, universities, health care facilities and day care; continued improvements of schools and parks in neighborhoods in conjunction with YMCA, Parks Department and school board, including improvements and expansion at Memorial Park, Selma High School (and/or relocation of school and reuse plan for existing school); improve neighborhood playgrounds, park and school sites.

Comprehensive upgrade of water, sewer, storm drainage, streets and sidewalks as well as telecommunications in the older core; strategic extensions of infrastructure to potential annexation areas and development consistent with the Master Plan.

TRANSPORTATION AND STREETS

Improved regional access including access management along US Highway-80 and/or long term improvements to alternate routes such as I-85 extension, AL Highway-14, AL Highway-22 and Industrial Drive; attractive major streets and highway corridors with controlled access; establishment of Broad Street as a signature street; improved visual character of the US Highway-80 South approach to Selma.

A system of major “complete streets”, including pedestrian, transit and local street connections. Consolidated railroad service and facilities to minimize disruption to residents and business. Expansion of airport and river port facilities and provisions for their interconnection, with highway and street access.

ECONOMIC AND COMMUNITY DEVELOPMENT

Continued industrial recruiting and development in existing industrial parks and sites along Industrial Boulevard; Craig Field expansion and development; intergovernmental cooperation with the county and others on sites outside the city including improvements and continued development of the airport and industrial facilities at Craig Field as well as an improved corridor between downtown Selma and the Field (include air, water port and inter-modal facilities); redevelopment of Brownfield and similar sites, especially in older industrial areas that impact neighborhoods.

Continued development of US Highway-80 as a premier commercial corridor, including the redevelopment of vacant or underutilized properties, access management, expansion of Selma Mall area, north and south of US Highway-80, as a regional and community mixed use shopping, housing and other mixed-use district, in conjunction with development of Wallace Community College and related development.

Expand medical center to a large multi purpose health and professional district, including a concentration of other regional services.

Consider downtown, riverfront, historic districts, arts and cultural resources as major economic development cluster.

Include an emphasis on entrepreneurial and incubator opportunities, coordinated with Wallace Community College and Hank Sanders Technology Center.

PARKS, OPEN SPACE AND ENVIRONMENT

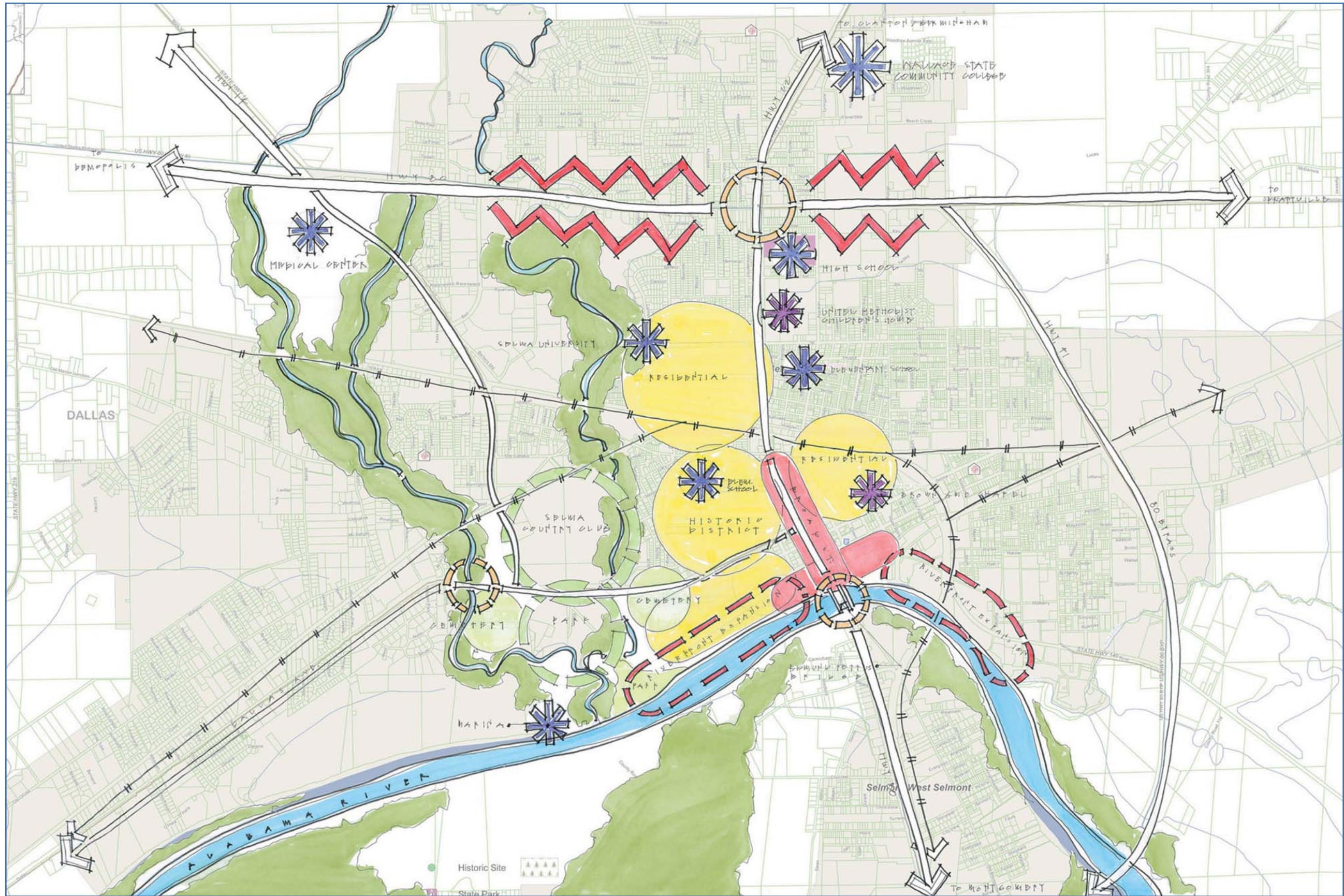
Continued maintenance, improvement and new parks, in conjunction with schools, YMCA and others as neighborhood centers; continued growth of Memorial Park, Sportsplex as major community parks.

Development and expansion of Riverfront Park into an interconnected system of greenways and historic and recreational trails; consider potential regional park and recreation area immediately across the river from the Riverfront Park.

Balance conservation and development to protect agricultural and natural resources and support restoration of brownfields and similar sites; use of natural areas as opportunities for recreation, including inner city sites as well as opportunities to promote fishing, water sports, hunting, and golf within and near the city.

GATEWAYS

Establishment and development of visually attractive gateways along major routes into the city, including the Edmund Pettus Bridge entrance to the city, Broad Street and US Highway-80 (north and south of downtown) and others.



Plan Concept

POLICIES AND RECOMMENDATIONS

The following are policies, recommendations and objectives for the long term development of the City of Selma based on citizen input, a community assessment and continued involvement of the implementation teams.

A. LAND USE AND TRANSPORTATION

1. Land Use

Policy:

Support Land Use and Development Consistent with the *Comprehensive Community Master Plan*.

Recommendations and Objectives:

1. Adopt a future land use plan that includes:
 - a. Restored Downtown and riverfront as City Center connected to adjacent mixed use neighborhoods
 - b. High quality mixed use corridor from US Highway-80 to downtown along Broad Street, including land uses compatible with the high school and other existing developments
 - c. Medical Center development and other institutional districts, including the areas around colleges, etc.
 - d. Revitalization of traditional neighborhoods and redevelopment of underutilized properties adjacent to Downtown and along the northern side of the river; along with accurate delineation of flood areas; land use near the river should be compatible with flood restrictions
 - e. Schools and parks as neighborhood centers in safe and secure environments
 - f. Neighborhood business districts as neighborhood centers
 - g. Reorganized and attractive commercial development along US Highway-80 from the east and west and north and south/include 22 and 14/including redevelopment of Selma Mall as center of a larger development district
 - h. Planned new residential neighborhoods and mixed uses west of existing neighborhoods

- i. Planned industrial development along Industrial Boulevard and at Craig Field; redevelop existing industrial and brownfield sites, increasing buffers if adjacent to neighborhoods and providing an increased tax base
 - j. Riverfront Park, marinas, Memorial Park and sports complex expanded into a city-wide greenway system; include state and regional park and other recreational areas across the river as major open space amenity and protecting the views of the river from downtown Selma
 - k. Conservation of agricultural, natural and open areas
 - l. Work with Dallas County and others, including land owners, to promote the development of US Highway-80 south of the river as a mixed use corridor and entrance into Selma
2. Consider potential annexations of areas consistent with the *Comprehensive Community Master Plan* and which provide a positive cost benefit to the city, especially to the west and north-west of the current city limits
 3. Adopt amended Zoning Ordinance and Subdivision Regulations consistent with *Comprehensive Community Master Plan*, subject to reconciling future zoning and future land use at the parcel level

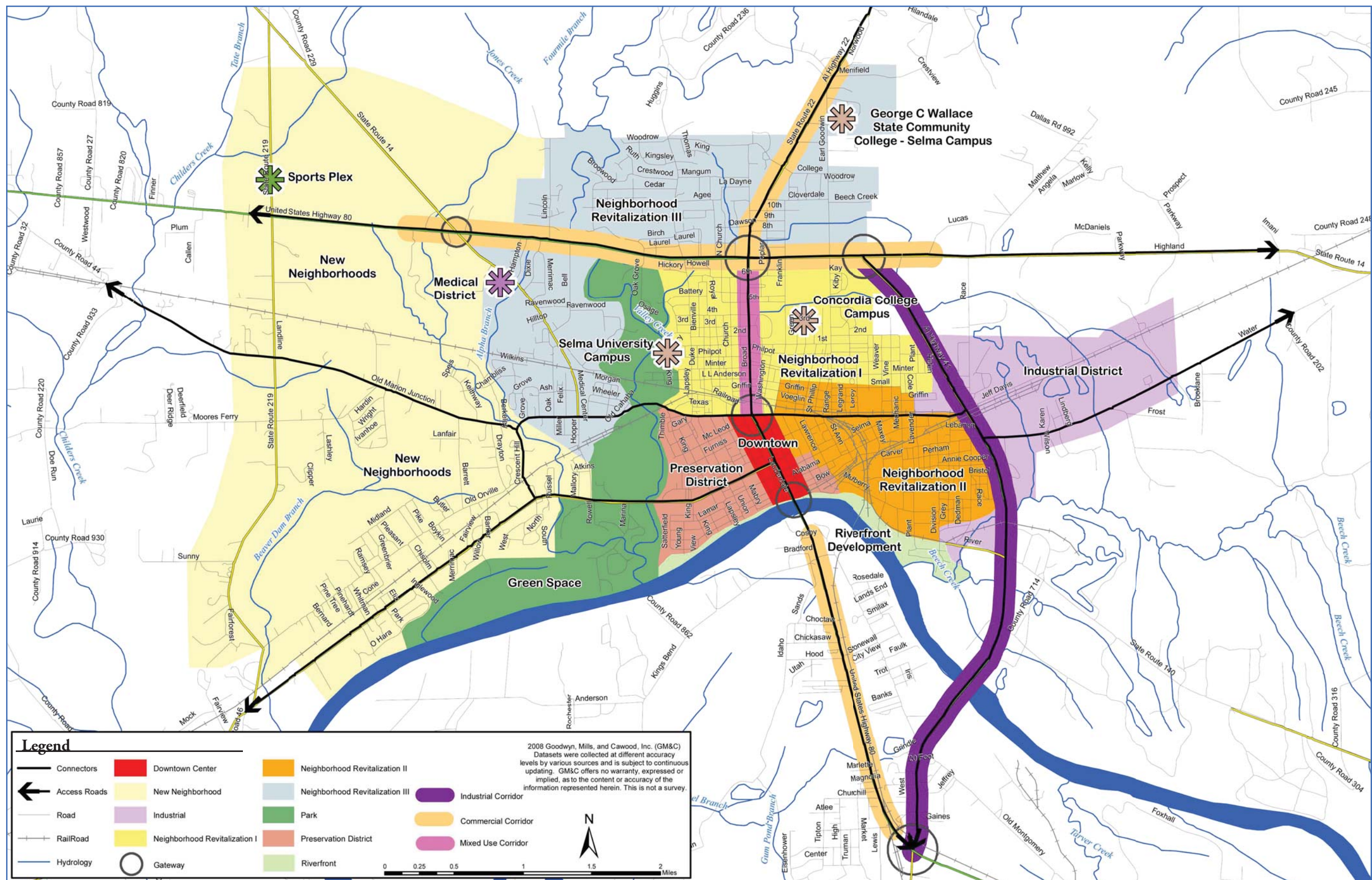
2. *Streets and Transportation*

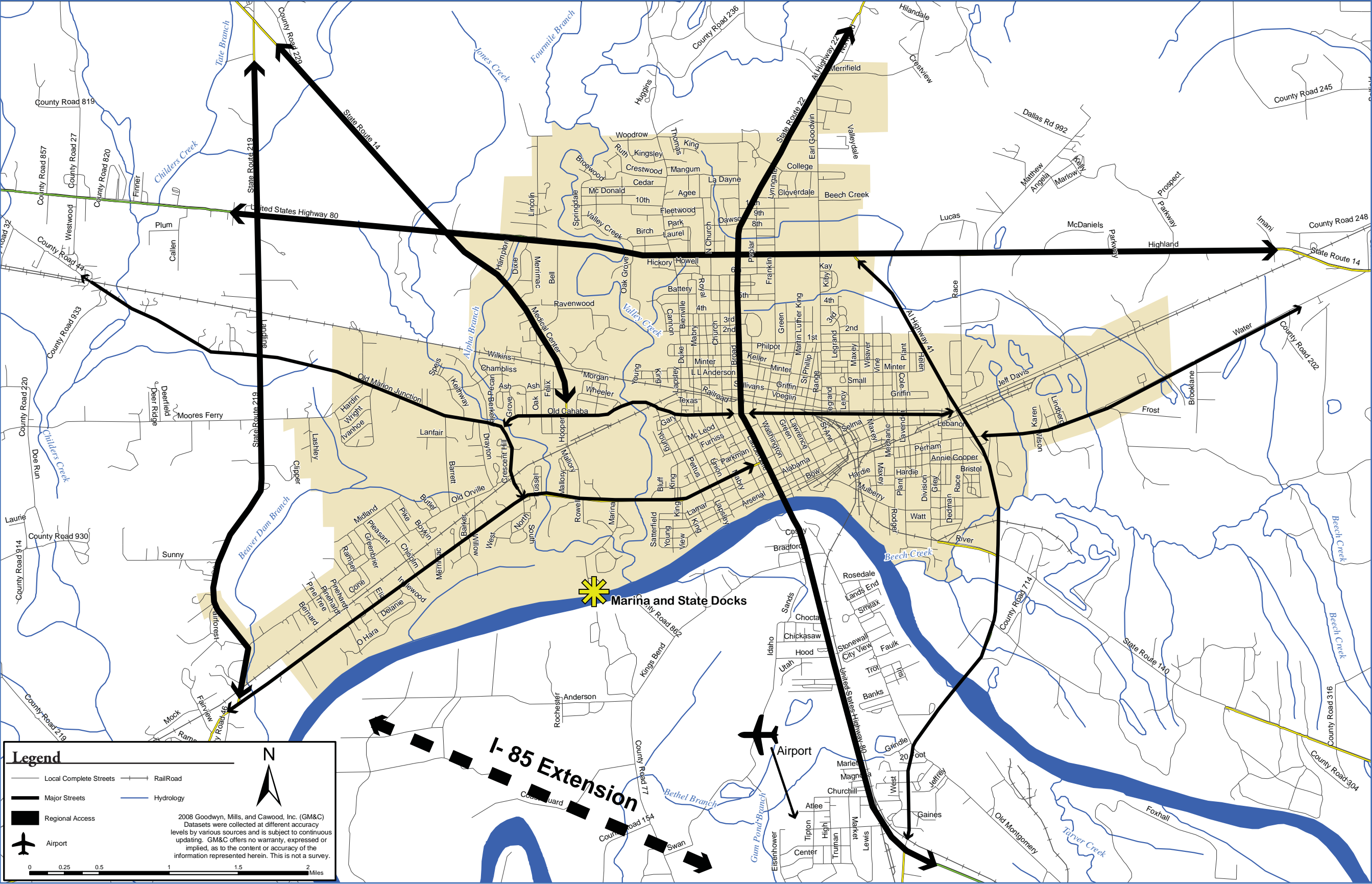
Policy:

Provide for improved regional access and “complete streets” that ensure connections of neighborhoods and districts that include various modes of transportation

Recommendations and Objectives:

1. Improve regional Access:
 - a. Complete US Highway-80 improvements and access management
 - b. Design and development of Broad Street as an authentic and historic “Signature Street” consistent with its function as a front door and consistent with mixed land uses and traffic connections
 - c. Consider Interstate-85 Extension as a long-term improvement in regional access in addition to improvements to AL Highway-14, AL Highway-22 and other routes
 - d. Utilize Industrial Boulevard to provide access to major industrial sites including sites outside the city to the east
 - e. Improve port facilities and expand marinas, east and west of downtown
 - f. Continue to expand Craig Field and airport to accommodate business and industry
 - g. Consider inter-modal system connecting airport, river port, rail and highway system





- h. Expand regional and local transit with bus stops and terminal (s)
 - i. Expand demand response transit for senior citizens and coordinate with regional coordinated social service transit
 - j. Continue to consolidate and upgrade rail service and coordinate with railroad to avoid conflicts with downtown and neighborhood development; consider a rail relocation study to determine alternatives for managing rail, automobile and pedestrian traffic in the city center
2. Develop a system of “complete streets” including provisions for various modes of travel to include automobiles, pedestrians, bicycles and transit
 - a. Establish a recognizable network of major streets, including an east west and north south grid
 - b. Improve street grid system to include local connections and streets interconnecting neighborhoods
 - c. Provide for pedestrian and sidewalk connections coordinated with city-wide trail system; include comprehensive sidewalk system
 - d. Establish safe routes to schools to reinforce safety and walkability of neighborhoods; include traffic calming measures
 - e. Reinforce historic grid system in the core of the city, connect downtown to adjoining neighborhoods and expand with consistency and seamlessly into new development areas
 3. Establish a “wayfinding” system to include major gateways, lighting, landscaping and directional signage

B. COMMUNITY FACILITIES

Policy:

Develop and improve parks, schools and other community facilities as neighborhood and city centers.

1. Community Facilities in General

Policy:

Coordinate all community facilities to serve every neighborhood as well as meet city wide needs.

Recommendations and Objectives:

1. Adopt a Community Facilities Plan and Capital Improvements Plan that includes parks, schools and related facilities consistent with the Community Master Plan

2. *Parks and Recreation*

Policy:

Ensure the location of parks, recreation facilities and community centers to serve all current and future neighborhoods as well as city-wide facilities consistent with the Community Master Plan

Recommendations and Objectives:

1. Complete Riverfront Park, including an amphitheater and expanded marinas to serve more events as an activity center
2. Consider extension of riverfront to a city wide trail system, connecting parks, historic sites; incorporate into drainage improvements
3. Increase neighborhood parks and recreation facilities for all ages coordinated with schools and YMCA and colleges
4. Continue to develop and expand Memorial Park with recreation facilities for the City
5. Promote movie theater as private development in downtown; utilize the performing arts center as an incubator for a potential movie theatre
6. Continue to expand Sportsplex as major recreation site
7. Improve Selma High sports and recreation facilities as recreation asset near downtown and adjoining neighborhoods/ coordinate with Concordia College
8. Consider regional type park across the river from riverfront park – protecting the view of the river from downtown Selma
9. Consider major amenity along US Highway-80, south of the river, in conjunction with new mixed use public/ private development

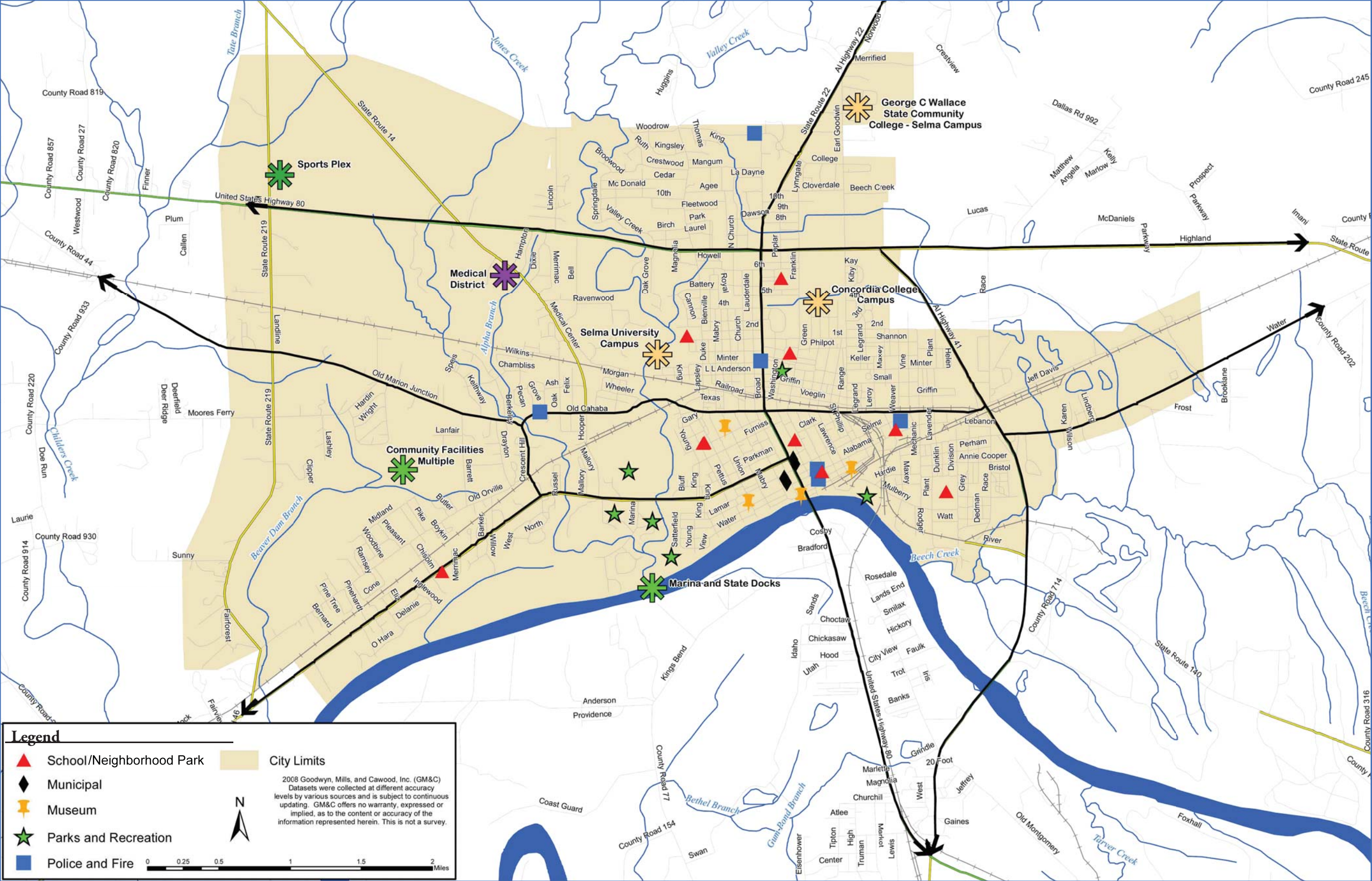
3. *Schools*

Policy:

Develop and improve school facilities as community and neighborhood centers and multi-purpose facilities and develop a “seamless educational system”

Recommendations and Objectives:

1. Continue to renovate and improve existing schools as multi purpose community facilities and maintain neighborhood character
2. Consider new community schools to accommodate growth west of existing neighborhoods as needed; perhaps near the medical center district or future neighborhoods



Community Facilities

3. Construct a new high school and revitalize the existing high school site and improve sports facilities as major city asset; coordinate with expansion and development of Concordia College as part of a special revitalization district with other college facilities
4. Take advantage of Wallace Community College and other higher education facilities and programs; expand and focus on workforce and vocational training; make the campuses the centers of mixed use neighborhoods, including Selma Mall site; consider expansion of after-school training and/or comprehensive career tech center in conjunction with Hank Sanders Technical Center
5. Consider special school or workforce and educational programs in downtown and neighborhoods to meet unique needs
6. Continue to coordinate school recreation and city park facilities
7. Implement “safe routes to school” and overall pedestrian improvements to increase safety and walking to school

4. *Arts and Cultural Facilities*

Policy:

Support Arts and Cultural facilities and participation in arts and cultural events by the community and as regional attractions

Recommendations and Objectives:

1. Continue to maintain and expand programs of existing first class Performing Arts Center
2. Incorporate art and cultural facilities and events as major revitalization tools including facilities in the Downtown and neighborhood business districts; include streetscape, sidewalks and lighting and signage to connect museum sites, arts facilities; coordinate Arts and Culture facility and revitalization of businesses and neighborhoods with Arts Revive.
3. Consider growth of alternative venues for major events downtown-near the St. James
4. Establish Center for Arts and Culture as part of historic Water Avenue District; include the Interpretive Center as a focal point, and connect downtown to residential neighborhoods
5. Support college and other school and church performing and art venues through site improvements, parking and street and sidewalk amenities
6. Continue to support and expand Civic Center and Library as major cultural and gathering places and link to literacy and public communication programs

5. *Special Facilities*

Policy:

Develop and support facilities for seniors and other special services in support of the *Comprehensive Community Master Plan*

Recommendations and Objectives:

1. Create and expand multi-purpose senior center(s) and after school care facilities in and near the city center and in conjunction with the civic center as a multi-use facility
2. Continue to locate and improve municipal and county facilities in the city center to expand services and provide convenient public access for downtown and neighborhoods
3. Incorporate wellness center and services into medical center district
4. Work with schools and churches to develop community centers of varying and diverse types
5. Nutritional and physical fitness facilities should be considered in various programs and facilities to meet the needs of all ages
6. Community gardens should be encouraged and coordinated with a central or seasonal farmers market downtown
7. Expand the “mobile” medical program or unit that can be moved from neighborhood to neighborhood or district to district
8. Consider establishment of a homeless shelter and/or transitional housing

6. *Concept of Multi-Purpose Community Centers*

Policy:

Support the concept of a network of community facilities that meet multiple needs, avoid duplication and leverage resources.

Recommendations and Objectives:

1. Support community facility centers: churches, city park & recreation centers, and the YMCA, to include:
 - Satellite centers link to the school system
 - Aim to provide supported programs and services for elementary, middle and high school students
 - Support City goals to reduce crime in every Selma neighborhood
 - Recreation services for the full scope of the city

- Selma City Parks and Recreation programs and the YMCA to collaborate to develop centers that will offer constructive family activities, health and fitness, educational programs and recreation for all
 - Provide after school care Monday thru Friday from 3pm to 6pm – to include organized activities, nutritional snacks and homework assistance
 - Childcare programs (infant thru 4 years) housed in recreation centers and the YMCA
 - Opportunities for young adults (18 thru 30)
 - Centers that will provide outreach services for youth and families
 - In-home programs and services
 - Educational services for young adults (GED classes)
 - Collaborations with local colleges, city parks and recreation and the YMCA
2. Support family programs, to include:
- Community block parties
 - Family nights
 - Workforce development
 - Family healthy lifestyles programs
 - Health and safety programs (Red Cross, in-home fire safety)
 - Community prevention programs (AIDs awareness, drugs, alcohol, gangs, teen pregnancy)
 - Nutritional programs
 - Kids Café programs and nutritional programs for youth
3. Recreation and fitness programs
- Family fitness program
 - Youth Track programs (health promotions)
 - Fitness class for young adult parents
 - Sports programs (soccer, basketball, football, golf programs, and tennis courts)
 - Fitness programs for active older adults
 - Senior citizens fitness programs
 - Wellness centers

C. INFRASTRUCTURE AND COMMUNITY SERVICES

1. *Infrastructure*

Policy:

Provide up to date infrastructure and services to support safe and healthy neighborhoods and districts, in all parts of the City, as well as to support business and economic development.

Recommendations and Objectives:

1. Upgrade water, sewer fire hydrants, improve water pressure and other public and private utilities in older areas, especially downtown and adjoining neighborhoods, as part of a systematic and phased revitalization program; include coordination with city-wide bond issue(s) implementation
2. Replacement of all utilities should be coordinated to maximize effectiveness and minimize disruption
3. Improve streets in all neighborhoods and business districts; include sidewalks and complete streets in conjunction with the above; incorporate storm water mitigation measures into storm water improvements; incorporate increased storm water retention, perhaps as part of city code
4. Improve storm drainage in neighborhoods as part of street improvements and as part of a greenway system
5. Extend water and sewer and streets to support industrial, commercial and residential development in accordance with sustainable neighborhood growth patterns to the west and, perhaps to the east, and to economic development sites consistent with the Master Plan
6. Support expansion of city wide wireless
7. Consider a five year capital improvements program, coordinated with master plan, neighborhood revitalization, bond issue(s), etc.

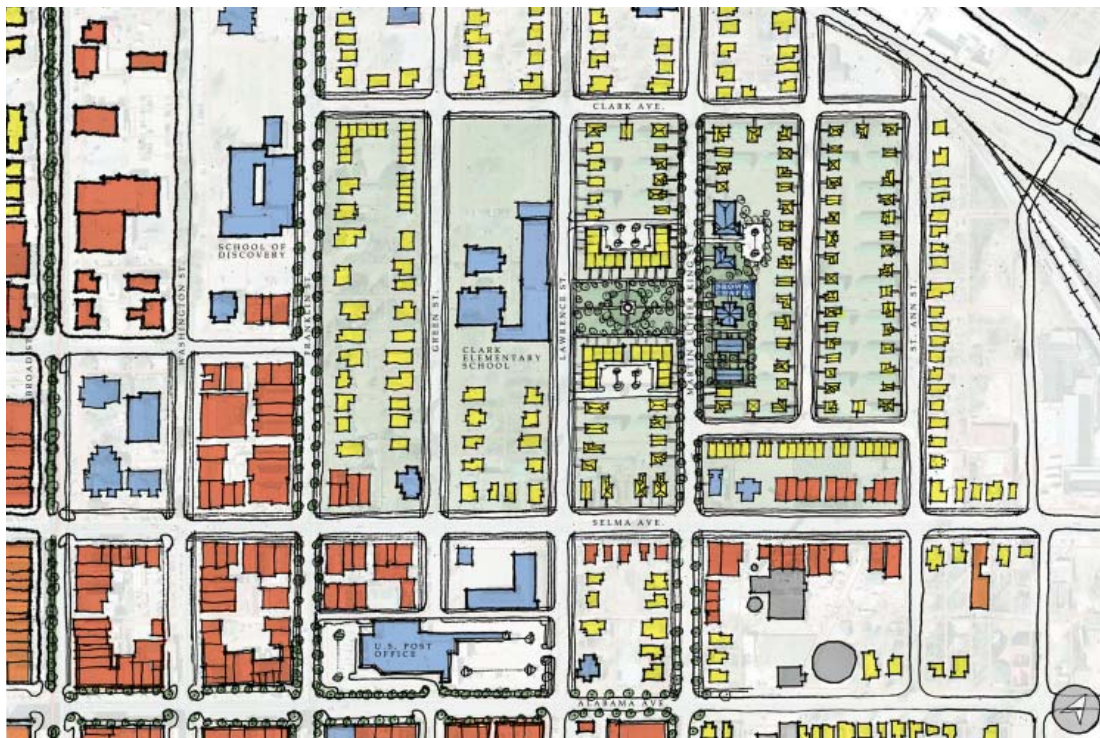
2. Services

Policy:

Provide important public safety related services to support neighborhood revitalization and community development.

Recommendations and Objectives:

1. Locate, maintain and upgrade fire stations to serve existing neighborhoods and districts; consider a new station in conjunction with other new community facilities to serve new development to the west
2. Incorporate security, safety and lighting improvements in neighborhoods and districts, especially revitalization districts, as well as developing areas to ensure safety in all neighborhoods
3. Support best possible police and fire department to ensure safety in all neighborhoods
4. Consider police substations in downtown, neighborhoods and districts, perhaps, in conjunction with revitalization programs as part of “community policing” program; consider other innovative policing programs to increase “eyes on the street”
5. Establish adequate and appropriately located emergency shelters and notification for disaster preparedness in all parts of the city



*Potential
residential in-fill
opportunities.*

D. HOUSING AND NEIGHBORHOODS

Policy:

Promote a range of housing choices from market rate to affordable housing, located in sound, safe and attractive neighborhoods through public and private partnerships, including builders, property owners, non-profits and individuals.

Recommendations and Objectives:

1. Increase in-fill neighborhood housing in conjunction with comprehensive neighborhood revitalization without displacing residents; include City of Selma, Community Development Corporations and others working together
2. Continue to implement housing rehabilitation in existing neighborhoods including removal and replacement of dilapidated housing and commercial units; continuously enforce codes related to housing
3. Preservation of historic neighborhoods of varying types as inclusive housing opportunities
4. Promote Downtown and riverfront housing, including redevelopment of property along the river, at the edges of downtown and mixed use/loft housing in the downtown
5. Support housing to complete existing “close-in” subdivisions; emphasize housing around colleges and universities
6. Support conservation subdivisions in the outer parts of the city and provide a flexible, but natural growth edge to the city
7. Develop traditional neighborhood patterns, with neighborhood business and service centers in walking distance, especially in conjunction with neighborhood revitalization districts (ten minute walking distance); for example, Broad Street and J.L. Chestnut Jr. Boulevard could be a catalyst for such an area
8. Support, through public improvements and services, the overall improvement of all neighborhoods especially focusing on crime prevention and public safety
9. Make better connections between neighborhoods and the Downtown and Riverfront
 - a. Include the Franklin Avenue Redevelopment Plan
 - b. Consider a “Hope VI Mainstreet Type” redevelopment of the area around Brown Chapel
10. Work with the Housing Authority to improve and revitalize public housing sites including rental and home owner opportunities and help to meet the needs of seniors and others with special needs
11. Improve traffic control and provisions for pedestrians in existing and new neighborhoods
12. Encourage a development pattern that includes in-fill housing, replacement of dilapidated housing and redevelopment or replacement of certain commercial and residential

properties; include alternatives for revitalization in neighborhoods subject to flooding and incompatible environmental conditions; specifically address the revitalization of neighborhoods around and near the depot, especially subject to flooding

13. Support neighborhood associations and Community Development Corporations as important public-private partners with the City and others
14. Promote and support the development of housing to meet market demands including a variety of rental and ownership housing at various price ranges
15. Incorporate housing for those with special needs, including seniors, consistent with *Comprehensive Community Master Plan*

E. DOWNTOWN AND OTHER SPECIAL DISTRICTS

Policy:

Support the preservation, development and revitalization of Downtown and other special districts for long term community and economic development; facilitate the private-public development of special districts as part of a comprehensive program consistent with the *Comprehensive Community Master Plan*.

1. *Downtown*

Policy:

Promote Downtown and adjacent neighborhoods as vital mixed use districts

Recommendations and Objectives:

1. Promote Downtown as a mixed use—around the clock—district connected to adjacent historic districts and neighborhoods through attractive and safe sidewalks and streets as well as compatible development
2. Continue to implement a comprehensive Main Street Revitalization program
 - a. Include expansion of Main Street to include downtown as a whole and to link to neighborhoods
 - b. Include increased greening of downtown streets, parking lots, and connections to neighborhoods
 - c. Consider relocation of Mainstreet to a storefront location
3. Promote redevelopment of vacant or underutilized buildings in the Downtown in preservation and adaptive reuse as well as new infill; include increased retail and loft housing
4. Increase Downtown housing development on in-fill and edge of city center sites; incorporate into mixed use developments with businesses

5. Continue to concentrate, expand and improve public facilities in Downtown, including city, county, federal facilities, especially the downtown Library, meeting spaces, the Interpretive Center and other museum sites
6. Link downtown through streetscapes and sidewalks to neighborhoods
7. Expand arts and cultural facilities and connections with streetscapes, etc. in Downtown and adjacent neighborhoods; expand hospitality venues and restaurants, including Bed and Breakfast development
8. Establish Broad Street as an authentic and historic “Signature Street”, including landscaping, lighting, signage
9. Create Gateway at the northern end of the City Center, at US Highway-80, at the railroad, at the Edmund Pettus Bridge, in conjunction with St. James Hotel, etc., and at US Highway-80 south of the bridge
10. Establish revitalized business district to support neighborhoods at intersection of Broad Street, J.L. Chestnut Jr. Boulevard and railroad
11. Expand facade renovation incentives in conjunction with code enforcement to promote use of historic downtown properties, including use of second and ground floor residential and other uses
12. Support a Downtown retail and mixed use marketing strategy

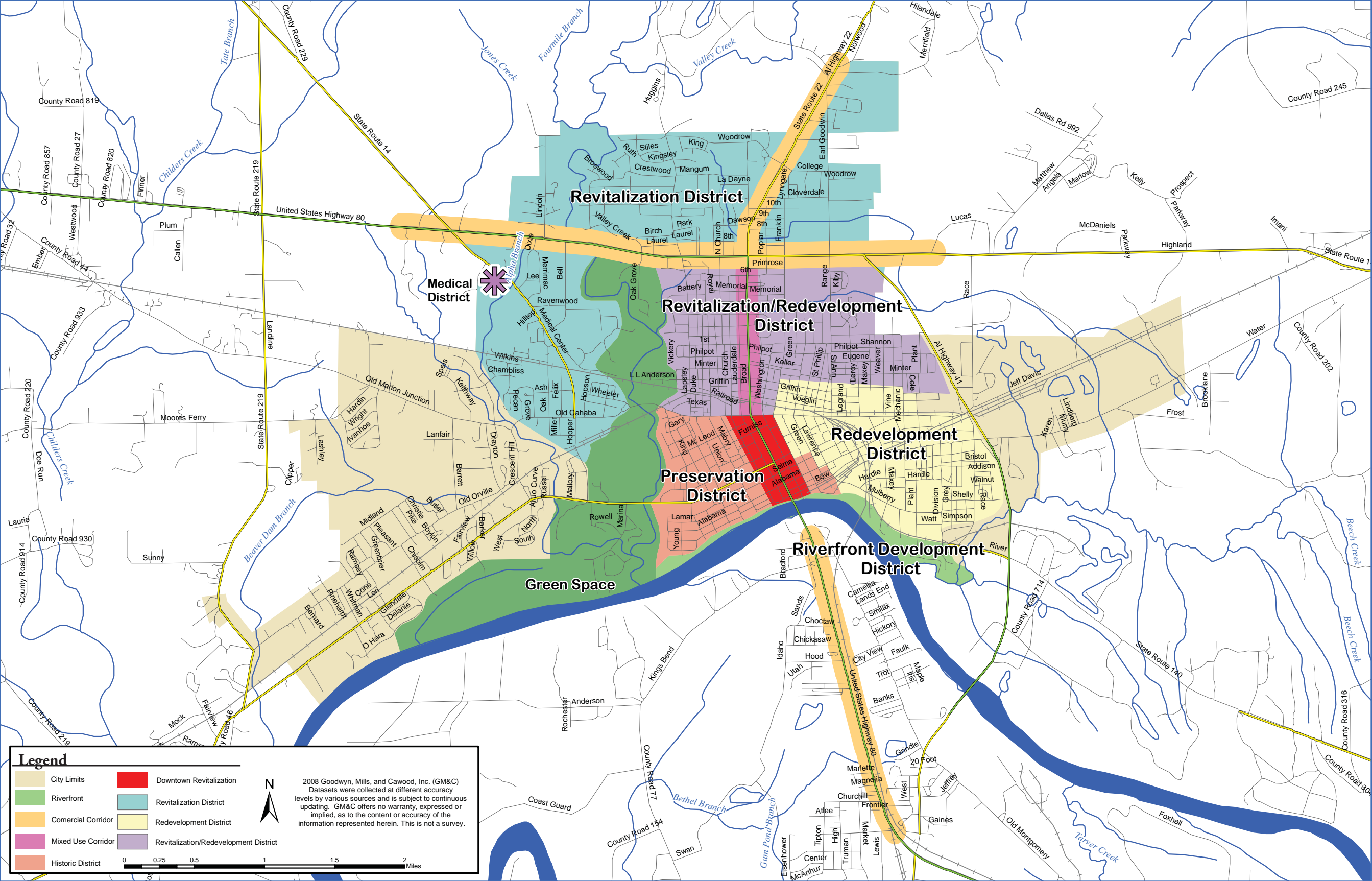
2. *Riverfront Development*

Policy:

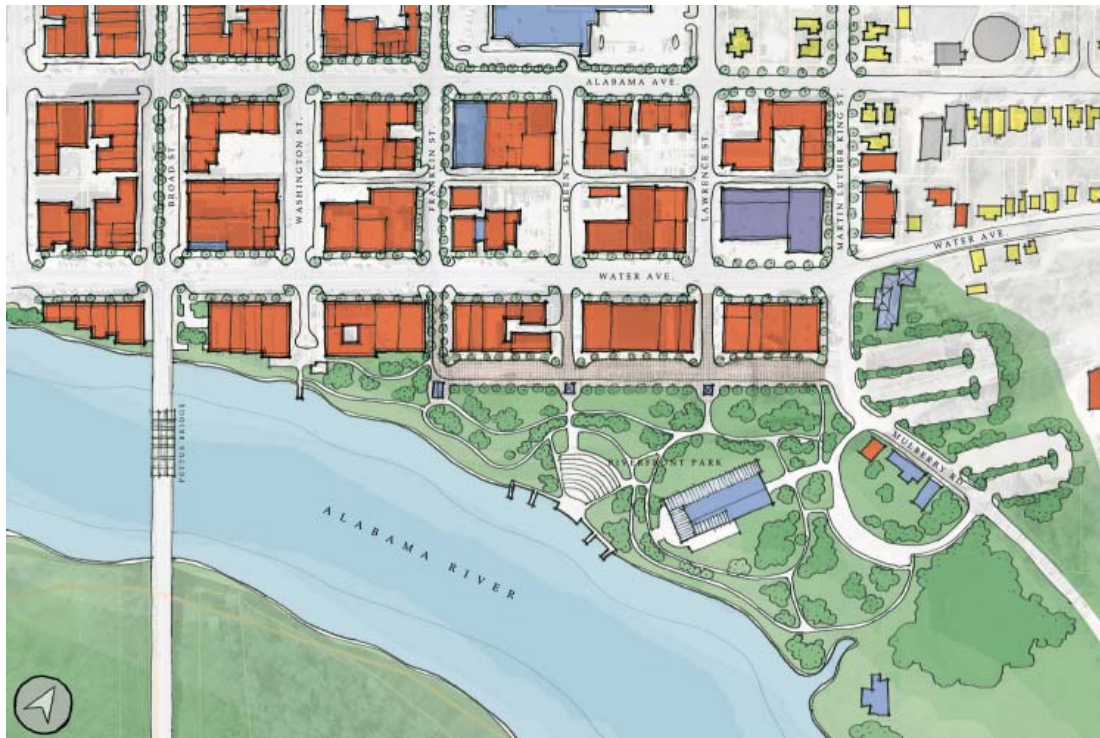
Continue to expand the Riverfront District as a multi-purpose regional destination and a civic center and as an amenity for adjoining neighborhoods

Recommendations and Objectives:

1. Complete the Riverfront Park from the marinas and beyond; include amphitheater, event venues, facilities for shows, activities
2. Continue Water Avenue as district for riverfront entertainment, events, etc.; include possible round-about at west end of Water Avenue as part of a gateway to the residential neighborhood
3. Expansion of smaller arts centers/galleries and include small meeting spaces in conjunction with the hotel(s); include Interpretive Center as a focal point
4. Promote mixed use development along the river to include residential, specialty commercial/restaurants, hotel/bed and breakfast
5. Expand current marina and develop additional facilities with mixed uses



Downtown and Special Districts



Create
stronger

*Potential
Riverfront
redevelopment.*

pedestrian and bicycle links from neighborhoods to Riverfront, including streetscape improvements and development of properties at the edge of the downtown; include alternative scenarios for revitalization of the neighborhoods east of the depot and subject to flooding; promote revitalization of Riverview District with increased safety, rehab, etc.

7. Consider riverfront and “view shed” development across and south of the river, including a potential regional park and redevelopment of commercial and residential properties as part of a joint effort with the county and property owners
8. Consider improvement of river port facilities and possible inter-modal facilities that “line” airport, river, highway, and rail
9. Coordinate plans for Selma Riverfront with Alabama River Trail

3. *Historic Districts and Preservation*

Policy:

Promote the preservation and use of historic resources to contribute to the sense of place as well as contributing to beautification, tourism and economic development.

Recommendations and Objectives:

1. Support the preservation, restoration, maintenance and code enforcement for the historic districts, including downtown and adjacent neighborhoods

2. Preserve and promote historic resources to aid in neighborhood and downtown revitalization and historic tourism
3. Improve sidewalks, lighting and connections in historic districts, especially connecting to the Downtown, Riverfront and Bloch Park
4. Increase vitality of historic districts through Bed and Breakfast(s) and home occupations
5. Expand the use of arts and cultural facilities as revitalization incubators
6. Implement more extensive revitalization of important neighborhoods that are part of the history of Selma, but might be less recognized
7. Curtail demolition by neglect of structures in historic districts and neighborhoods

4. *Broad Street Mixed Use Corridor District*

Policy:

Promote the improved appearance and redevelopment of this corridor between the downtown center and US Highway-80 into a mixed use district

Recommendations and Objectives:

1. Encourage redevelopment and upgrading of property along Broad from US Highway-80 south to Downtown and the bridge, etc.
2. Establish gateways at both ends and signage, landscaping and way-finding system
3. Include pedestrian and other amenities to improve the connection of the Broad Street corridor to the downtown and neighborhoods along Broad, especially near the high school, children's home, etc.
4. Develop Broad Street as an authentic and historic "Signature Street" with landscaping, etc.
5. Establish a commercial revitalization district at Broad Street and J.L. Chestnut Jr. Boulevard to serve as neighborhood business district serving several core city neighborhoods

5. *US Highway-80 Corridor Development*

Policy:

Promote improved appearance, upgraded commercial development and traffic management along US Highway-80 as a special corridor.

Recommendations and Objectives:

1. Promote the reorganization and upgraded retail and related development along US Highway-80 and other corridors that connect into US Highway-80 and to other

destinations in and near Selma; include regional tourism to the Selma area from multiple directions, for tourism purposes

2. Implement Access Management Plan and improvements for corridor development, including secondary entrances, service roads and streets parallel to US Highway-80
3. Establish gateways and improved signage control along US Highway-80
4. Develop street landscaping and way-finding system directing traffic from US Highway-80 to Downtown and Riverfront
5. Work with Dallas County to make improvements to US Highway-80, south of the bridge and consider joint redevelopment of properties along the corridor; consider establishing a “regional” park at bridge end of the district; primarily aimed at protecting the viewshed from the Selma waterfront
6. Promote major redevelopment at Selma Mall and related properties to include mixed use and serve as a new anchor to the residential neighborhoods to the south and north of US Highway-80



Potential in-fill opportunities for Broad Street Mixed-Use District.

6. *Health Center District*

Policy:

Promote the continued development and expansion of the hospital and a medical center/ professional district gateway to Selma.

Recommendations and Objectives:

1. Help to create a special Medical Center and Professional District, including special building standards, graphics, landscaping and lighting
2. Make provisions for expansion of hospital and related facilities, including streets, sidewalks and other developments; landscaping that will knit together this part of the city; consider current and future schools and other institutions in this district
3. Consider the potential for a “Wellness Center” facility in conjunction with the hospital; include connections from the Wellness Center to a health and wellness trail
4. Consider federally qualified health center services for indigent health needs
5. Support the development of the health center district as the “Regional Medical Center of West Alabama”

F. ECONOMIC DEVELOPMENT

Policy:

Support sustainable, multi-sector and diverse economic development focused on new and existing businesses and quality of life to support higher paying industry and business.

1. *Economic Development*

Policy:

Promote comprehensive, diverse economic development based on assets of the Selma and the region.

Recommendations and Objectives:

1. Expand and develop existing Industrial Parks, especially along Industrial Boulevard and Craig Industrial Park; focus on expanded and fully developed airport industrial park and returning aviation industry to Selma economy, perhaps, as part of a statewide and regional strategy; emphasize more and higher paying jobs and diversified employment; work with the county on development of sites to the east of the city, if possible
2. Continue to support existing natural resource industries with proper environmental controls, buffers of these and other heavy industry from residential neighborhoods

3. Promote the continued redevelopment of Brownfield and similar sites for economic development
4. Promote retiree and relocation development opportunities through regional services, such as health care, recreation and other amenities
5. Promote opportunities for preserving the environment, outdoor recreation and sports- including river recreation, marinas, etc.
6. Utilize special Downtown business opportunities, riverfront development, historic sites and preservation to diversify economic development, especially retail and specialty business; focus on arts and cultural facilities, farmers market(s), etc.
7. Promote the improved development of commercial and retail business along US Highway-80 as a district; include district development between the Selma Mall and Wallace Community College and Hank Sanders Technical Center
8. Promote development of special districts and neighborhood business districts as important economic development opportunities; utilize college and university development as economic development centers
9. Support new industry through infrastructure improvements consistent with Community Master Plan, including continued improvements to the airport, rail services and waterfront facilities
10. Grow professional jobs by being a regional provider of services like health care, job training and education, conferences and recreation industry; include expansion of medical center district
11. Support economic development and attraction of new residents and businesses through other quality of life improvements, including good schools and strong educational system, parks and greenways, good neighborhoods and arts and cultural facilities; promote safe and secure neighborhoods and districts, and reduce crime presence
12. Promote excellent K-12 and workforce development for an ever-improving workforce
13. Especially promote special business and residential development along the river to include limited industry, Civic Center, hotel, marina; systematically expand river related development to include riverfront frontage, riverfront park, mixed uses, and special river related commercial and industrial development
14. Work with county and others to redevelop the area along US Highway-80 South towards Craig Field; include major park or recreation area at the river, south of downtown Selma
15. Consider inter-modal system including linkage of the river port, airport, rail and highway connections

16. Support entrepreneurial development and workforce training opportunities through Wallace Community College and other initiatives coordinated with Sanders Technology Center and other incubators
17. Support an ongoing leadership organization
18. Support expansion and retention of existing businesses and jobs
19. Complete the Interpretive Center as major tourist attraction and place to bring the community together, include the Voting Rights Museum as a connected part of the district

2. *Marketing and Tourism*

Policy:

Develop the community's assets in such a way as to attract new residents and tourism to Selma as a destination as well as a great place to live.

Recommendations and Objectives:

1. Promote Selma as a major regional center or hub for business in West Alabama, to include added business parks and professional centers in key locations
2. Promote marketing and tourism through plans for neighborhoods, Downtown, historic preservation, riverfront, recreation and community facilities
3. Market current natural resource assets, including the river, natural areas and landscaping, outdoor recreation, trails etc.
4. Connect Selma to Black Belt Heritage Tourism and other regional initiatives
5. Consider amenities in support of tourism including RV Park and other attractions (possible use of land along the river south of downtown)
6. Develop gateway approaches to Selma from all directions

3. *Retirees and Relocation*

Policy:

Make Selma a well known retiree and relocation community and market such.

Recommendations and Objectives:

1. Coordinate retiree attraction with plans for neighborhoods, Downtown, historic preservation, riverfront development, housing and community facilities
2. Consider special facility or facilities for seniors in more than one location
3. Coordinate plans for seniors with plans for a wellness center in the medical center district.

4. Consider special transportation needs of seniors including expanded transit service
5. Incorporate senior housing and assisted living into neighborhoods and special districts, especially near downtown and other activity centers

G. RECREATION, ENVIRONMENT, NATURAL RESOURCES AND BEAUTIFICATION

Policy:

Take advantage of the beauty and value of natural resources in the region and achieve a balance of development and conservation that enhances a strong sense of place in Selma, protects the environment and supports increased economic development.

Recommendations and Objectives:

1. Preserve and expand access to the river, including the Riverfront Park and adjacent redevelopment sites
2. Establish City wide greenway and trails system for walking and linking to health care and improving the environment; connect historic hike and bike trail improvements; tie into the statewide/regional Alabama River Trail and Black Belt tourism systems; utilize a land trust to hold land and maintain greenways
3. Recover Brownfield and vacant/abandoned sites in part for open space purposes in support of community and economic development
4. Continue to expand Memorial Park and Sports Complex as well as parks at major school and college sites and strengthened a neighborhood park system, in cooperation with the schools and the YMCA
5. Protect agricultural and natural resource areas through conservation subdivisions
6. Extend beautification to neighborhoods and business districts to include tree plantings, sidewalk construction, parks and trails as well as improvements in control of noise pollution, litter, water quality and recycling opportunities
7. Keep streets clean and maintain landscaped rights of way; improve general appearance of public rights of way and encourage improved appearance of properties along major corridors; include residents, owners, businesses and organizations in neighborhoods and business district clean-up programs
8. Improve standards for signage, lighting and landscaping including controlling the location of overhead utility services; establish a way-finding system, city-wide but especially downtown, and include landscaping and beautification of parking areas

9. Work with Dallas County, land owners and others, to improve the appearance of the south side of the river and a possible regional (not City of Selma) recreational park or other amenities, across from Riverfront Park
10. Continue to develop a city-wide network of recreational facilities and programs to include city parks program, YMCA, schools etc.; include coordination of recreation programs to address health related issues
11. Institute a protection plan for US Highway-80, especially, south of the Edmund Pettus Bridge should be supported, to enhance this corridor into Selma north and south of the city

IMPLEMENTATION OF THE PLAN

A common concern is that the plan is not the end, in itself. There is a consensus that leadership, organization, priorities, financial feasibility, regulation and ongoing planning in support of the implementation of the plan is critical. An implementation guide should be established as a separate document of the plan as a starting point for implementation, including the following components.

RECOMMENDED ACTION ITEMS

For each of the *Comprehensive Community Master Plan* Policies and Recommendations, action steps should be established in order to implement the policies or recommendations. These action items may change, over time, however it is important to identify some of these. Previous and current plans should be continuously updated and implemented to ensure results and take advantage of momentum.

RESPONSIBILITY, GOVERNANCE, ORGANIZATION AND COOPERATION – IMPLEMENTATION TEAM(S)

Implementation of the *Comprehensive Community Master Plan* should be considered a Public-Private initiative, with organizations, business and the City working together for the good of all citizens; all city departments must continue to work together; think outside the box/do things even though they have never been done before; volunteers are needed to make projects work; public and private leadership is key. In the case of Selma, the plan is structured in such a way as to foster the establishment of implementation teams to “keep the flame” by supporting and fostering of the special topics within the plan. These implementation teams should include land use; streets and transportation; infrastructure; community facilities and services; education, health care; public services; neighborhoods and housing; arts and culture; historic preservation, downtown and riverfront development; economic development. Other implementation teams should be considered to include for example: civic participation, youth, seniors and others to work on specific projects.

PRIORITIES AND TIME FRAME

Priorities may be considered short term, mid-term and long term. These designations take into account the importance of a recommendation as well as a sense of time sensitivity or urgency.

FINANCING AND FUNDING AND PUBLIC/PRIVATE INVESTMENTS

It cannot be presumed that the *Comprehensive Community Master Plan* is implemented by city resources alone. In fact, most of the Plan recommendations will be implemented by the private sector. The city's goal is leveraging and supporting private sector resources to accomplish the desired results. Plan implementation should also be seen as an investment strategy and not just spending public funds.

Financing and funding of city initiatives should include the use of city funds; grants; loans; other incentives and special funding should be generated through related development authorities such as a Commercial Development Authority, Main Street or similar downtown organization, Chamber of Commerce, Industrial Development Board, a Land Trust and other public-private development organizations in addition to more common development authorities such as the utility board, school board, park board, etc.

CAPITAL IMPROVEMENT PLANNING AND BUDGETING

The financial plan for the city should include a five year capital improvement program or plan which should complement the *Comprehensive Community Master Plan*. A sample Capital Improvements Plan will be provided as an example in conjunction with this plan.

The recently approved City of Selma Bond Issue is a major step in, not only improving conditions in general, but also, implementing the *Comprehensive Community Master Plan*, including provisions outlined in the plan like public safety and police station improvements, fire station improvements, amphitheater in Riverfront Park, improvements to museum and other city facilities, parks and recreation facilities, neighborhood and district revitalization and infrastructure, library improvements to landfill and cemetery.

REGULATORY TOOLS

Certain regulatory tools are important to the implementation of the *Comprehensive Community Master Plan*. These tools include zoning ordinances, subdivision regulations, historic districts and design review districts and guidelines, others. These tools should be seen as consistent with the Master Plan and amended, as needed, to further the implementation of the Plan. Specially, the zoning ordinance, map and subdivisions relations should be updated, including overlay districts, special districts and corridors early on. Architectural and design review guidelines should continue to be enforced in historic districts and building and safety code enforcement should be continuously updated.

ONGOING AND PROJECT PLANNING

Continuous review and updating of the Community Master Plan is important to responsible implementation of the Plan. Such updating should be done as needed, and, at least every five years. Annual reports should be made by the Planning Commission to the Mayor and Council on the status of the Plan.

More detailed district and project plans must be considered in order to implement the Community Plan. These district plans may include neighborhood plans, downtown plans, special district plans, eg., riverfront plans, etc. As stated in the plan recommendations, a comprehensive neighborhoods revitalization program should be an early follow-up to the Master Plan, and continue as an ongoing process.

KEY TERMS AND CONCEPTS

Complete Streets

Streets that are planned designed and constructed to include various modes of transportation, including pedestrian, automobile and provisions for transit use.

Conservation District/ Conservation

A special district, based on a historic district, or a district of less historic status, but worthy of protection, ensuring stability and promoting revitalization, including design review , improved services, zoning compatibility; primarily single family type housing or other types of housing consistent with the character of the existing or adjacent neighborhood.

Conservation Subdivision

A subdivision with lots, buildings, and infrastructure arranged in such a way to conserve or protect sensitive natural areas, such as wetlands, floodplains, forested areas; usually allowed through a zoning overlay and subdivision regulations, where the original zoning remains in place, in terms of allowed or increased density, in some parts of the property in lieu of restricting development of other parts of the property that may be more sensitive to conservation.

Corridor – Commercial

Large scale developments of varying types that occur along high volume traffic roadways, these types of developments usually require large to medium sized tracts of land and are designed to serve a regional purpose, rather than local service.

Corridor – Mixed-Use

Small to mid-scaled developments of varying types that occur along collector roadways, these types of developments usually require assembled tracts of land and are designed to serve a local purpose, rather than regional service.

Downtown

The central business district, including mixed commercial, residential, institutional land uses, typically multi-story building with common parking facilities and build-to set back lines.

Gateways

Areas of landscape features of varying sizes that are considered important entrances or approaches to downtown or other special districts, usually at intersections of major streets or roads; should be thought of as an area, which is well designed and developed, including appropriate land uses, rather than just a landscape feature; often includes signage and landscaping giving a positive impression and direction to important districts.

Greenways

Open space that is arranged in a linear pattern to connect to parks and community facilities or centers of activity; may include trails or simply open space; may be publicly owned and open to the public or may be privately held, with limited access.

Historic District

An area, neighborhood or resource/structure that has been designated an official National Register, State or Local Historic District, in which design and architectural standards should ensure that development, renovations and improvements are consistent with the character of the district.

Industrial District

A district that developed for manufacturing, distribution or other industrial uses; well planned and developed to be consistent with other land uses, as appropriate.

Mixed-Use Development

Development that includes a mix of residential, commercial and/or other uses (including light industrial in planned parks and located so as to maintain separation of industrial and residential land uses) in the same district arranged and designed to allow for a great diversity of land use, governed through site plans and design guidelines authorized through the Planning Commission.

Neighborhood – New Residential

Residential neighborhoods and communities composed of a variety in sizes of single family residential units, primarily single family with related parks, etc.; generally adjacent to existing neighborhoods.

Neighborhood – Preservation

A neighborhood or area of the city where the proposed land use reflects existing unique pattern and character, primarily residential and generally of historic fabric and where the major strategic emphasis is on maintaining or preserving the unique character of the neighborhood; a preservation

neighborhood may or may not be an officially designated historic district, either nationally, state or local.

Neighborhood – Revitalization: I, II, III

A neighborhood where public and private improvements, housing (in-fill), infrastructure, services, compatible commercial and other development is proposed to foster community development consistent with the overall goals for the city; areas where there is a need to eliminate blighting conditions, consistent with property owners, residents and the city. Residential will be predominantly single family uses, with multi-family developments located where currently allowed and neighborhood scale commercial development and business.

According to the proposed land use plan, these neighborhoods range from Neighborhood Revitalization I, II, and III. Revitalization-I neighborhoods suggest substantial redevelopment, replacement and more extensive improvements; Revitalization-II neighborhoods suggest less extensive redevelopment and more infill; Revitalization-III neighborhoods suggest more rehabilitation of existing housing and facilities, with limited replacement and redevelopment.

Riverfront District

That portion of the riverfront with amenities, landscaped open space and mixed-use development that is competitive with the riverfront and downtown district.

Traditional Neighborhood Design

Neighborhoods designed in traditional street grid, which may also include a variety of single family residential, small scale multi-family residential units consistent with a development plan, design standards and overall density consistent with adjacent properties; including important neighborhood amenities such as sidewalks, streetlights, and appropriately sized open space. The road network should encourage connectivity and cohesiveness; this type of neighborhood design may exist in all types of districts.

Way-Finding System

Signage and graphics designed to give clear direction to and within the community, neighborhoods and special districts; may include signs banners as well as landscaping and lighting that provide a consistent and complete way of guiding automobile and pedestrian traffic.

A. COMMUNITY ASSESSMENT

The following is an overview assessment of the City of Selma, utilizing some of the information compiled as part of the *Comprehensive Community Master Plan*. This preliminary assessment was used to determine the recommended actions as part of the plan.

Population and Demographics

Based on the 2000 census, the population of Selma was 20,512 people. The population has slowly declined over the over last 20 years; projections are that growth in Selma and Dallas County will continue according to these trends, with limited increases in population subject to revitalization of older areas and development of new residential areas according to the Center for Business and Economic Research studies over the next 20 years. According to economic development officials at the local and state level, however, new industry could result in significant jobs over this period. The result could be a greater population than projected. It is going to be critical that Selma have an attractive housing supply and quality of life, facilities and services to realize this growth.

The median age of population is slightly higher than the state and national parameters. The racial composition includes an African American population of about 75 %, with census tracts west of Broad having higher white population than those tracts east of Broad Street. There is a significant population below the poverty level. Unemployment percentages in Dallas County and Selma, like the rest of Alabama have improved but, tends to be somewhat greater than the State or national rate. During the later part of the decade, unemployment has increased in all parts of the state. The education attainment in Selma is slightly higher than the economic indicates.

Economic and Community Development

Selma and Dallas County are part of a region that has experienced limited growth over the last 30 years. There have, however been major manufacturing investments in Selma during this period. Unemployment has been above the state average, however, and incomes are less than the state median. Workforce training and diversifying the job base is critical. The retail market area extends about 50 miles toward Montgomery, Prattville, Demopolis and smaller communities to the south.

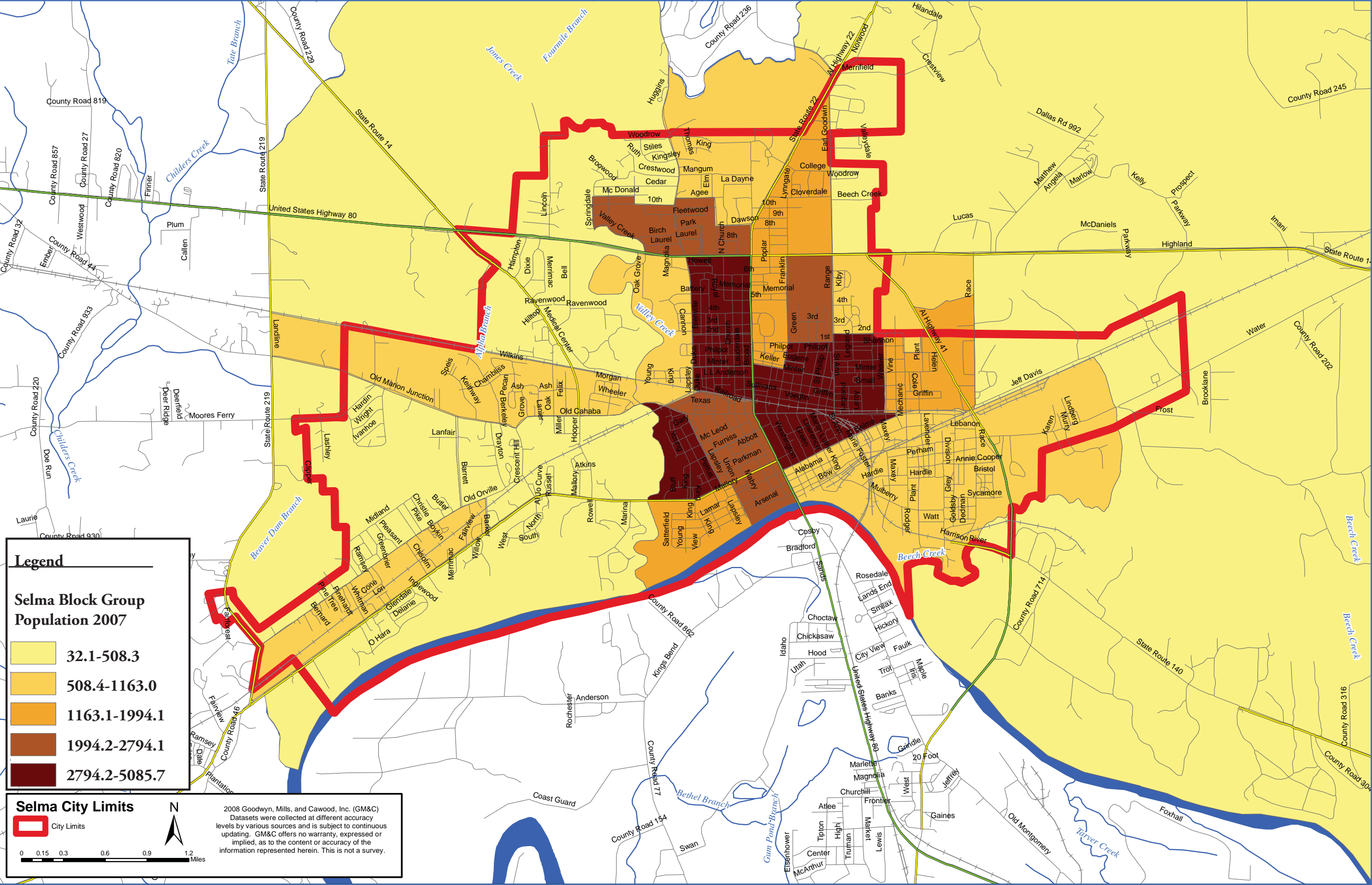
Competition in this market area is substantial, however, including Prattville, Demopolis, and Montgomery.

Selma, while not located on an interstate, is located on US Highway-80, which provides access to Montgomery and Mississippi. Selma is a regional center in the Southwest part of the State, with a trade area that includes Dallas, Marengo and Wilcox counties; traffic counts on US Highway-80 are substantial, averaging over 10,000 vehicle trips per day. Potential retail development based solely on the population of Selma, is significant, however, Selma must take advantage of its regional and even its outside visitor draw such as health care, tourism, colleges and university, etc., for increased retail support. This combination of local population needs and regional development opportunities is critical to a more diverse and expanding retail mix, restaurants, and downtown development. The increase in retail business and sales is a major factor in the city's ability to support quality of life and services and a tax base that can support these services.

Another major factor to consider in achieving a retail tax base and diversified job base is the promotion of tourism, historic preservation, the arts, higher education, outdoor recreation, river recreation and trade, retiree attraction and downtown development. These types of businesses and industry can help support growth and development along with industrial development and housing. Revitalization of retail and expansion of community/neighborhood business districts and support of existing businesses, including the retail on US Highway-80 and AL Highway-22 is an important component of the Selma economy.

Given a slow overall growth trend, the conclusions as to opportunities for future growth and development follow something like (1) potential for industrial growth in the form of spin off from major industry in the state and available sites, such as Craig Industrial Park, for new plants and jobs should be significant (2) increased residential development is possible and could be significant although trends have been contrary to that; sites for residential are available but limited, therefore annexation and improvements in quality of life (school and housing) are critical (3) commercial/retail based on continued growth in jobs and traffic on US Highway-80 is an important opportunity (4) existing business needs support to grow at larger and faster pace (5) regional services must expand, such as health care, professional services, higher education and (6) tourism, specialty retail, historic preservation, water recreation and trade have substantial opportunities to expand.

The opportunity to capture substantial economic development and persuade development interests and residents is, in part, dependent on available housing and commercial sites in attractive



Selma Block Group Population - 2007

in some of sites not being developed. There is also major open space along the river and traversing north to south, including a golf course, riverfront park, cemetery and low lying land formerly used for disposal purposes.

There are not a lot of large tracts of land inside the city limits, however, there are some and these are critical opportunities for residential, mixed-use and industrial development. There are also numerous vacant lots or properties with buildings/houses that should be replaced in the central area of the city and there are parts of existing subdivisions that are potential for development.

Opportunities for annexation are primarily to the west/northwest, to a less degree to the east and, somewhat to the south along US Highway-80 South. This area (south of the river) however, is populated and has a variety of service and improvement issues.

Selma's Zoning Ordinance needs more thorough review. The Zoning Map is out of date and should be updated along with the Ordinance. Consistent zoning enforcement is also critical. The city has long standing historic preservation effort and has several districts with design review. There is a need for a conservation type provision that would address the needs of older non-historic neighborhoods.

Streets, Transportation and Traffic

US Highway-80 provides East-West access into Selma along the northern part of the city and traffic volumes and congestion are high, approximately 10,000+ vehicles per day. Access issues and turning movements along US Highway-80 are an increasing issue for commercial development. US Highway-80 also provides North-South access to the city, which is adequate from a traffic aspect as it approaches the city from the south the route is unattractive, however, and needs improvement. US Highway-80 turns into Broad Street in the city core and remains a wide arterial. Other state routes provide regional access, including AL Highway-22, AL Highway-41. Industrial Drive provides excellent access on the eastern side of the city, including long term access to industrial sites. The bypass, however, terminates at US Highway-80 and "feeds" higher traffic volumes onto US Highway-80. Plans for the extension of Interstate-85 to the west has the potential to improve access to Selma.

The core of the street grid is intact and there is a fair major street system that provides for continuity of neighborhoods and districts in the city. There are places where the street system becomes discontinuous, however especially near the railroad. The core neighborhoods are walkable from Downtown, however, the streets, sidewalks or conditions at the edges of these neighborhoods break down for pedestrians due to development, land use or conditions of the streets. In some cases, Broad

neighborhoods and business parks and sites and the quality of life services that distinguish Selma from other locations that potential residents, industry and commerce might choose.

Land use, Ownership and Zoning

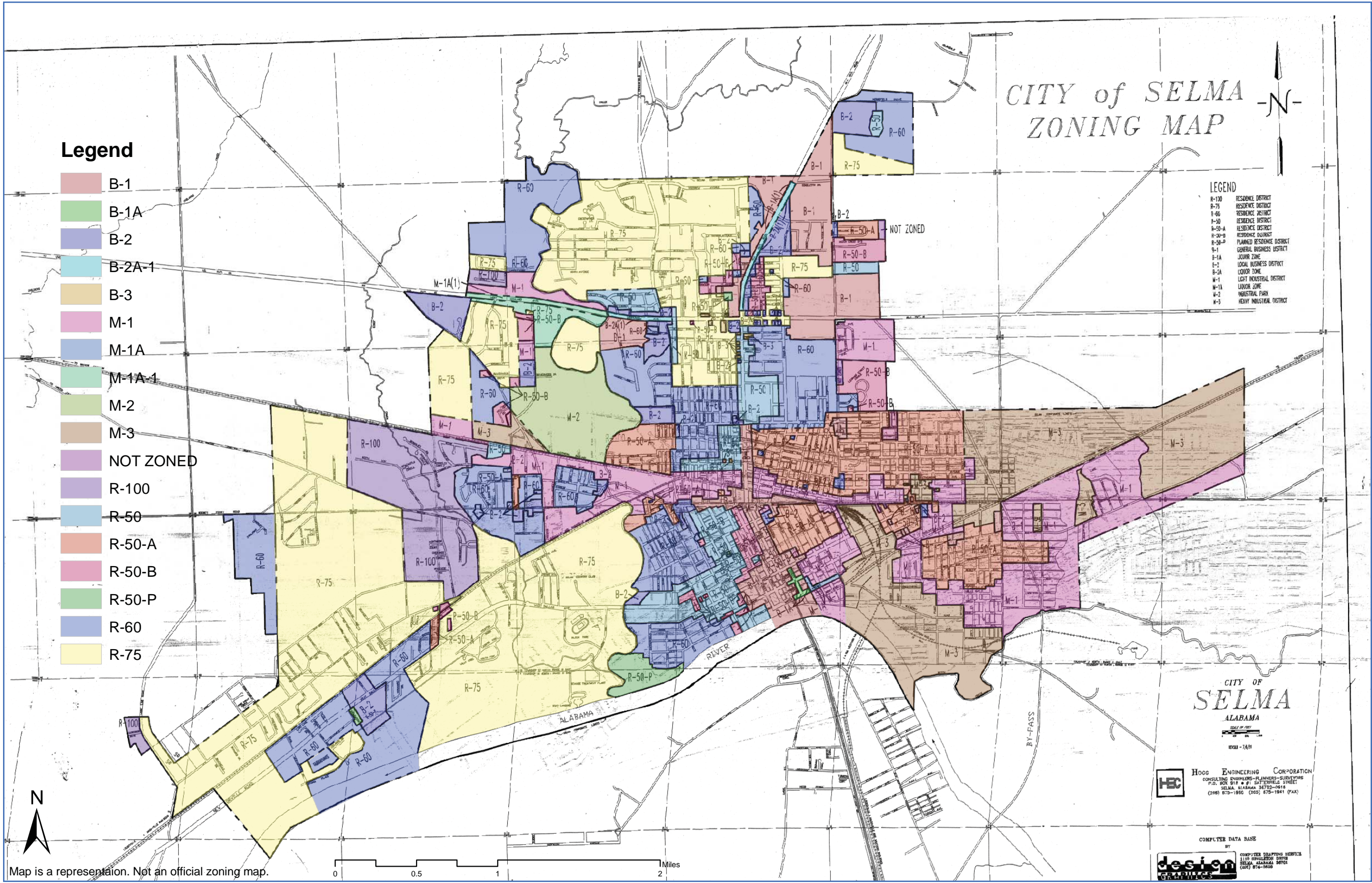
Land use is concentrated in commercial uses along US Highway-80 and along AL Highway-22 as well as the downtown in the historic downtown business district. Development associated with US Highway-80 and downtown has the potential to attract regional markets. Commercial development along US Highway-80 is older and mixed in type and character. The land use in this corridor is fragmented and somewhat disorganized and there are substantial vacant properties. Development along US Highway-80, southeast of the Edmund Pettus Bridge is disorganized and in poor condition-a detraction from the main entrance to Selma.

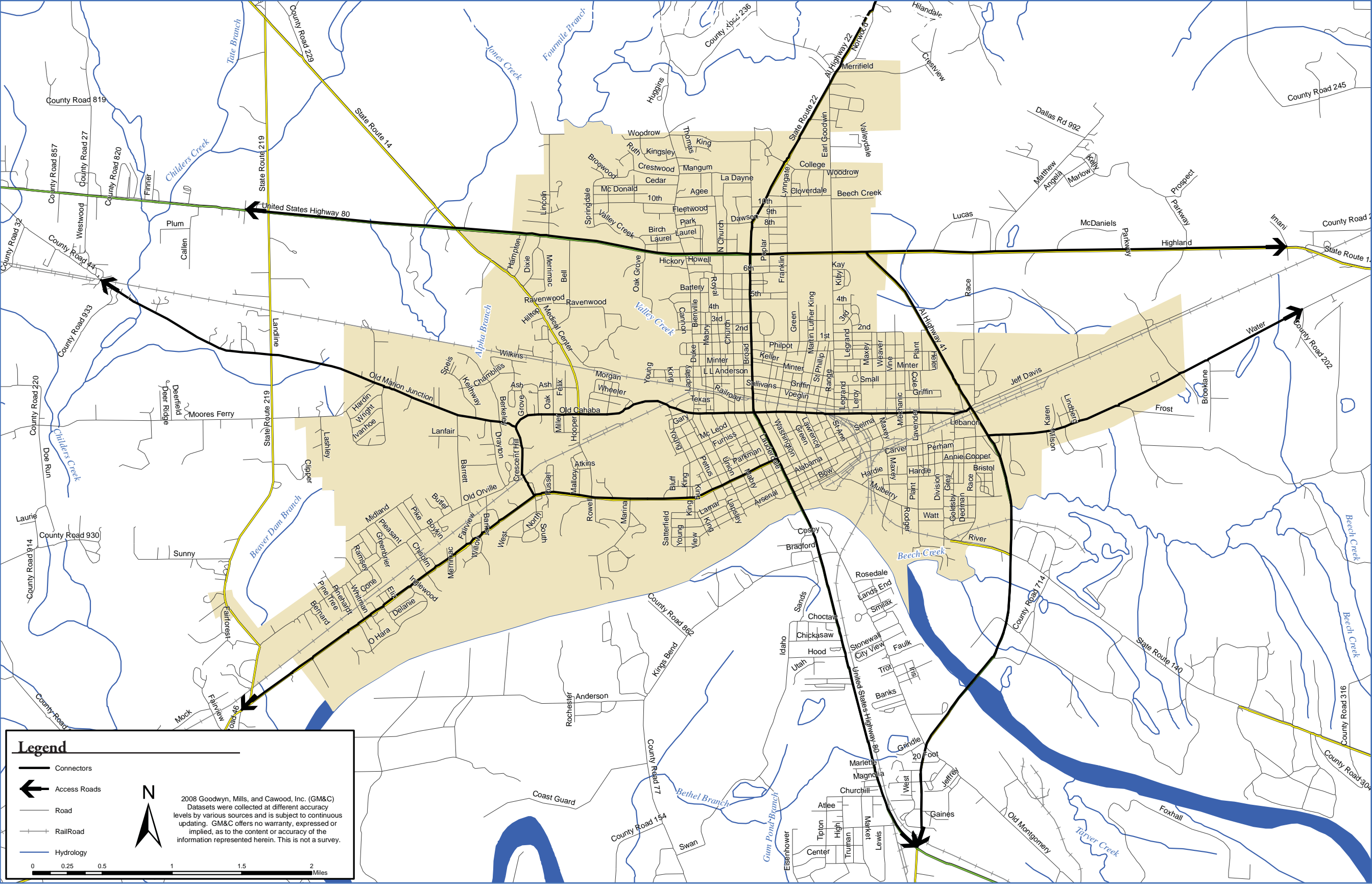
Land use patterns, for the most part are comprised of compatible uses, however, there are some conflicts of land use in areas along the railroad and other isolated cases. The City zoning ordinance needs to be updated to provide greater incentives for new and in-fill development as well as mixed-use. There is also a need to reinforce protection of existing residential neighborhoods in all parts of the city.

There are older, and historic, residential neighborhoods near downtown and along both sides of Broad Street. Vacant, deteriorated and underused properties are an issue in certain sections of other core neighborhoods, especially in the edges of the downtown and in transition areas where there has been limited investment. Other newer residential development has occurred, primarily on the west side of the city. There has been limited residential development in Selma and the area of land in the city is relatively limited for new residential development, except for in-fill, redevelopment, and limited sites to the west.

Manufacturing development on prevalent in the eastern edge of the city, along the Industrial By-Pass and along the railroad in large and small plants adjacent to neighborhoods on the eastern side of the city. There are brownfield sites which are a major issue and an opportunity for reclamation. These sites, again, are primarily to the east of Downtown and near the river.

The topography is flat, for the most part, except near the river where there are steep bluffs in some locations. There are several major drainage-ways, including a major creek and low lying area that traverses north to south on the western side of the city. Large forested areas provide an aesthetic entrance to the city and the city itself has a strong canopy of trees in the core area. Due in large measure to its topography, the city has a number of areas subject to natural flooding which results





Existing Transportation Network

and even other streets in the core neighborhoods may be too wide to support a pedestrian comfort level vs. the car.

A particular issue in the core of the city is the railroad which bisects the core area and causes significant conflicts with local traffic. The railroad serves local industry as well as through rail service. The city has worked with the railroad on reducing the time of blockage on Broad and other streets, however, this issue remains a concern.

Public transportation is limited and is provided, primarily, through ATRC's demand response rural transportation service.

River transportation and port facilities could become important as the State and Corps of Engineers look at long term plans for water/rail transportation.

Utilities, Infrastructure and Topography

The Water and Sewer Board provides water and sewer inside the city limits. Water lines, as is the case in many communities, are undersized in some areas, especially as needed for fire service, at the optimal level and the city has been upgrading these when funds are available, and there are ongoing studies and GIS mapping underway to accurately record existing conditions.

The water treatment plant, although older, has adequate capacity; however, there is a need for further study with respect to function and upgrades needed. The city has adequate sewage treatment plant facility, however, major sanitary sewer lines are older and in need of repair in order portions of the city. Water and fire hydrants and sewers need replacement except western side of the city.

Because of topography and proximity to the river, flooding and storm drainage is an issue in some areas and improvements are ongoing in storm water management. Ditches and pipes are in need of repairs and upgrades, which is being addressed.

Flooding conditions are prevalent from the river and major creeks. The west valley drainage canal is critical to future storm drainage. The old Worley ditch has been rerouted east of Broad Street to address flooding in that area. Jones Creek should be studied further. There are issues near the medical center. Drainage standards need to include retention provisions, perhaps as part of subdivision regulations. There are plans to improve storm drainage and certain areas will be addressed in approved bond issues.

Other utilities include Bellsouth, Charter Internet and Alabama Power. 100% internet access for neighborhoods and businesses has been expressed as a goal for the city. Gas service is provided and the only issue is pressure is lower than desirable downtown.

Street conditions range from good to poor in parts of the City. There are a few areas where an upgrade in streets and utilities should be part of a comprehensive revitalization of neighborhoods.

There is a need for comprehensive and coordinated infrastructure upgrades and capital improvements programs with GIS mapping.

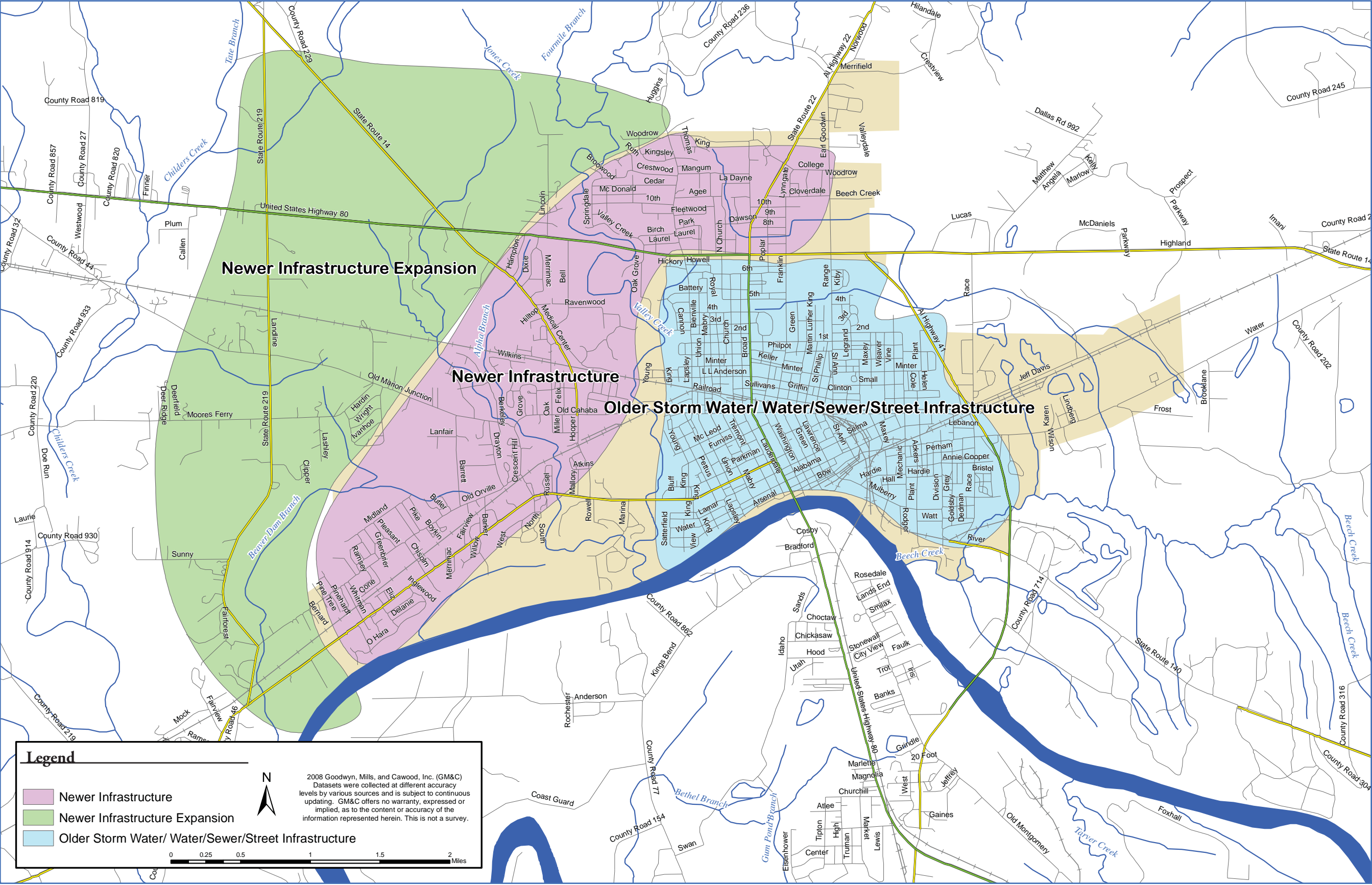
Housing and Neighborhoods

Housing conditions start in Selma with the historic homes in the core neighborhoods. For the most part, these homes are well preserved and serve as sound housing in the southwestern quadrant of the City Center. The historic neighborhoods are the core of the housing market in Selma. There are other historic or older homes in the core of the city that range from well maintained to substandard housing and vacant. There are homes and vacant lots scattered in these neighborhoods, however, there are pockets, especially near the railroad or industries or detracting businesses, where these conditions are concentrated. There are a few areas where housing is poor and in need of repair, along with a revitalization program, including utilities, streets, and access to neighborhood business and community facilities.

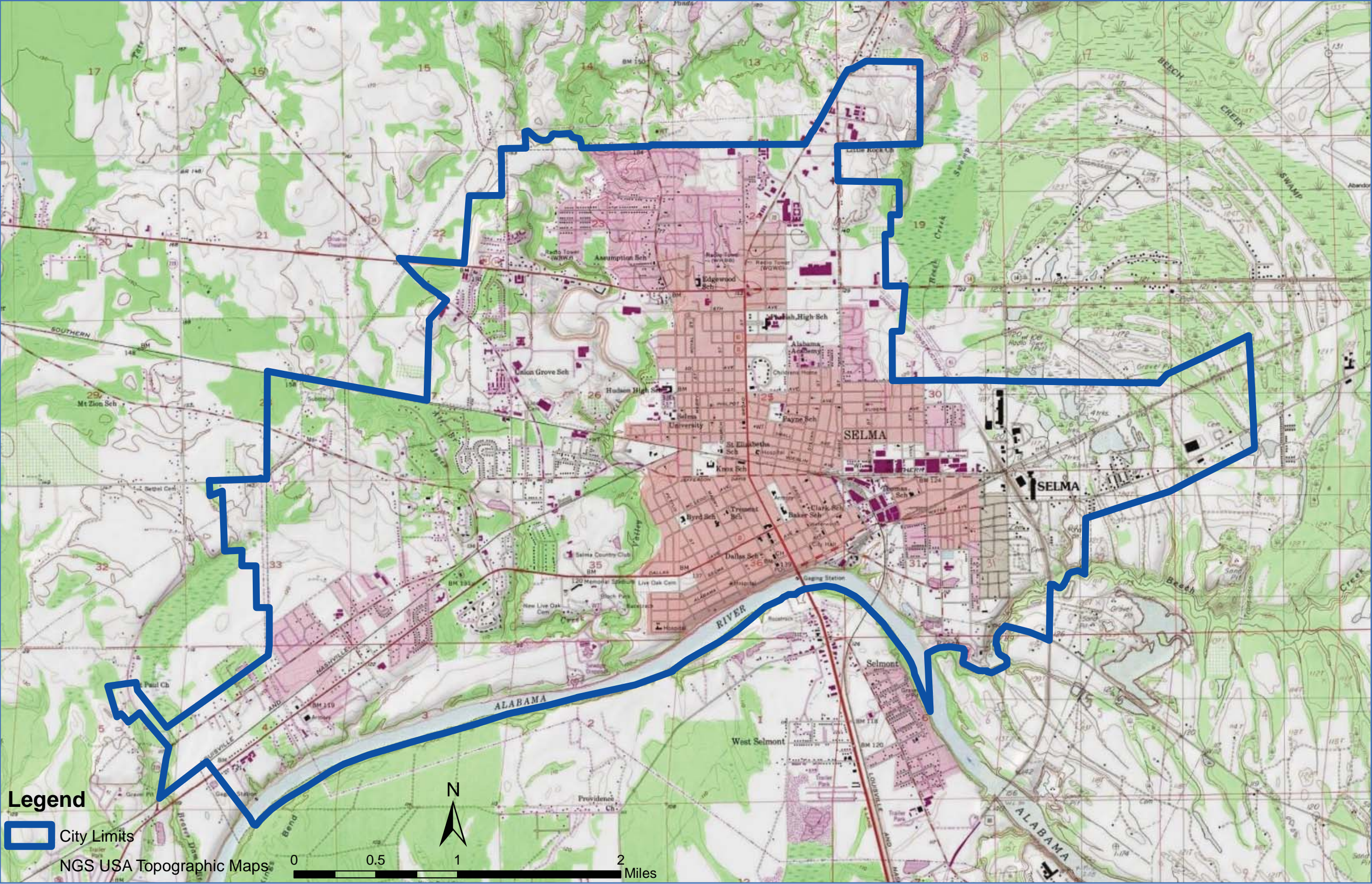
Several other neighborhoods are “middle age” where housing is sound but needs renovation and maintenance. These areas tend to be just to the south and north of US Highway-80. There are several large housing projects which have been built and maintained by the Housing Authority. Several of these are large complexes, and, while these developments serve many families, the type, style, renter versus owner mix, etc. is not consistent with current thinking and development for affordable housing.

There are relatively few newer subdivisions on the edge of the city. There are several large lot subdivisions and houses, primarily on the western edge of the city, or, even just outside the City. These areas also have vacant or available lots for additional housing..

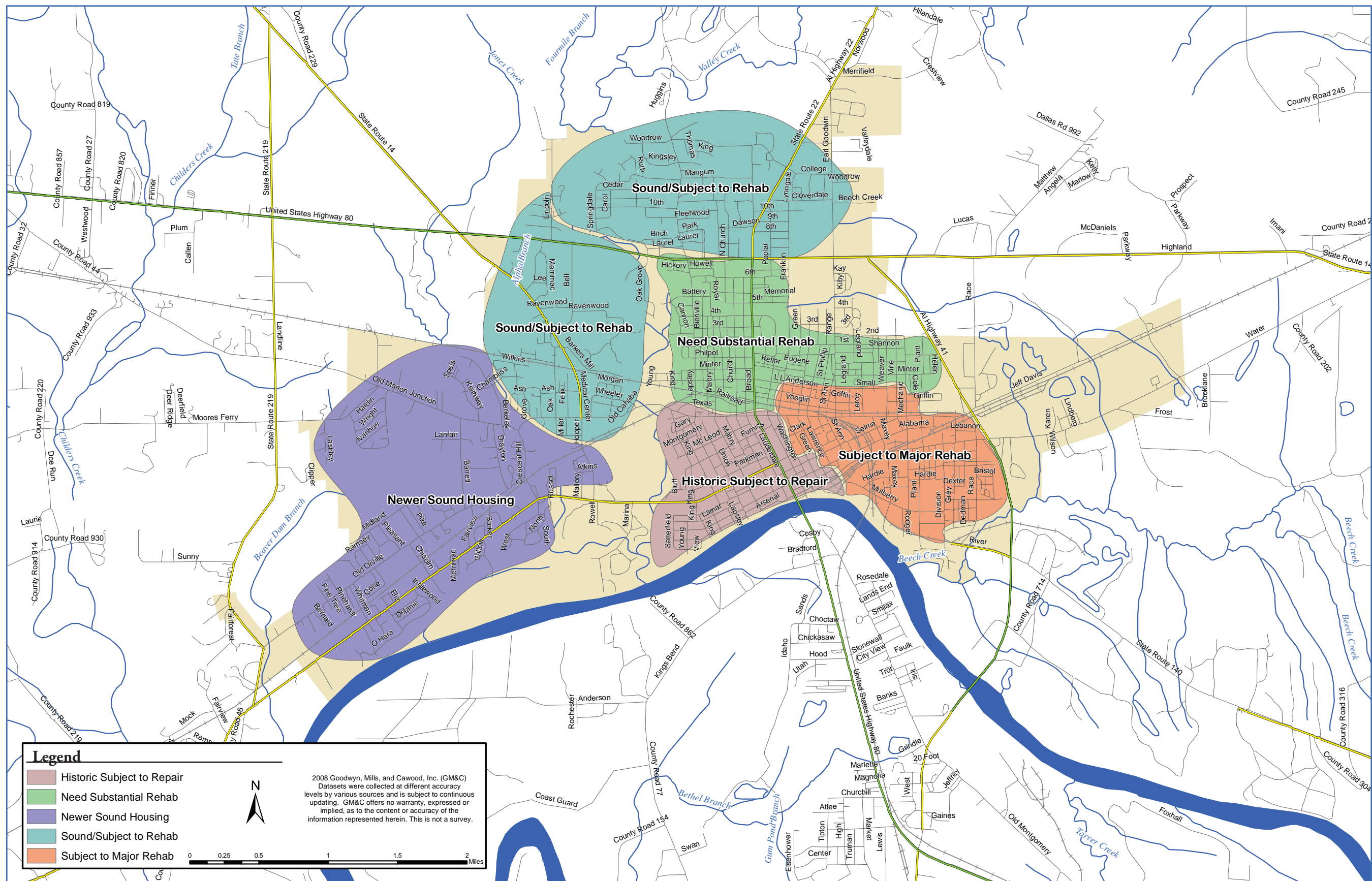
There are few large tracts of land suitable for residential development and held in single ownership, with utilities and street access available, inside the city limits. There are numerous but limited numbers of tracts suitable for residential development just outside the city, primarily to the west/northwest and the east, although sites to the east are more subject to environmental or drainage issues.



Existing Infrastructure



Topographic Conditions



There are vacant lots available in and near the core of the city, within and adjacent to the downtown district, which provide housing in-fill opportunities in and near the city core as well as loft and other housing at the edges of downtown.

Housing occupancy seems to be somewhat of an issue and cost and availability of housing is certainly a critical issue that needs further study. Rehabilitation and upgrading of sub-standard housing is important to overall housing conditions. There is a need for safe and secure multi-family housing of different project scales and costs as well as new home owner opportunities.

Public Safety

Selma is served by a professional city fire department with well located fire stations, although these stations are older and there might be a need to relocate one of the stations to maintain the city's fire rating, especially to serve the western development of the city. The police department is operated out of a single police station. Dallas county EMA is a county-wide resource to the City of Selma, including its GIS mapping and information management.

Medical Services and Hospital

Selma is served by a privately owned regional hospital centrally located near US Highway-80. Other medical services and facilities include clinics, dialysis clinic dental offices, assisted living and nursing home, ambulance and home health services. Competition between regional health care providers is substantial. The existing hospital site is an important one, and could be part of an office/institutional center, including other school and related development, as well as a major professional job generator and support to an increased residential population.

Financial Institutions and Resources

There are several strong banks in Selma. The banks are centrally located for the most part. Bank deposits needs to be compared to other regions to determine opportunities for economic strength and capacity.

Parks and Recreation Facilities

The City operates park and recreation facilities, including Memorial Park and the Sportsplex. The city also maintains neighborhood parks in conjunction with the School board and YMCA, which is very strong and which has just completed a new facility near the Hospital and is expanding programs. Major sports facilities are located at Memorial Park. Practice fields and less developed facilities are also located near Selma High School.

For the most part, parks and sports facilities are well maintained and attractive. There is a continuing need to maintain and improve sports facilities as part of the quality of life package for the city. There also seems to be a need for neighborhood parks at some level.

An expanded riverfront park, marina, and related facilities are planned for the river frontage along the Alabama River. Hunting and fishing and river recreation is an important aspect of recreation in the region. Facilities to accommodate these activities are important, including access to the river, conservation areas, etc. Recent interest in trails includes connecting historic sites, recreation, riverfront, downtown and the historic district.

Private recreation and entertainment is limited, such as movie theater, skating rink, etc.

The community should continue to take advantage of Memorial Park and Sportsplex as well as sports facilities at the high school and support good sports and youth programs; promote the development of outdoor recreation: Hunting, fishing, camping, walking, hiking, riverfront recreation and entertainment.

Consideration should be given to neighborhood parks in walking distance of neighborhoods and in conjunction with existing schools, YMCA, etc.

Senior Facilities

A Seniors program is operated from existing facilities. Expansion and access to these facilities should be considered further. Transportation and location of future assisted living should be considered for the long term.

Schools, Education, Work Force and Higher Education

K-12 education is provided through Selma City School Board and Private Schools. (Including the Discovery School)

City Schools include:

- Elementary
- Selma Intermediate
- Selma Middle School
- Selma High School
(plans are underway to replace/build new high school)

Private Schools include:

- Meadowview Christian
- Morgan Academy
- Other

Higher Education

- Wallace Community College
- Concordia College
- Selma University

School enrollment continues to be steady and competitive. Selma schools have been fairly successful with respect to academic performance, with the exception of a need to improve performance at the high school. School facilities are sound. There are plans to build new a new high school facility. The school system provides transportation and school facilities, are generally well located. Student growth can be accommodated with current facilities. This position could change if substantially more growth than expected in the short term is projected. This need might occur to the west in conjunction with new residential development or improvements/expansion could be needed as in-fill development increases.

Concordia College is located in the city core, along with Selma University. Both of these institutions are unusual assets and need opportunities and space for growth and development. Wallace Community College is located in the northern part of the city and is a major factor in education and workforce in Selma. Selma places an emphasis on these higher education, institutions and they should probably have a higher profile in the development of the city.

In general schools need to be a center of strong neighborhoods; high school needs serious attention (new high school); consideration of transportation, location and quality of school facilities is a priority; higher education is a major asset including workforce training.

Arts and Culture

Arts and culture events and programs are a potential community enhancement and economic development opportunity in Selma. Downtown is an excellent venue for arts and cultural facilities and outlets for sale and distribution of art products and to draw people into the city. Arts Revive is an important resource to expand these opportunities. The Performing Arts Center is an excellent facility and there are other venues in the works, including one at Water St. There are a number of museums and an excellent library.

Community Facilities and Public Buildings

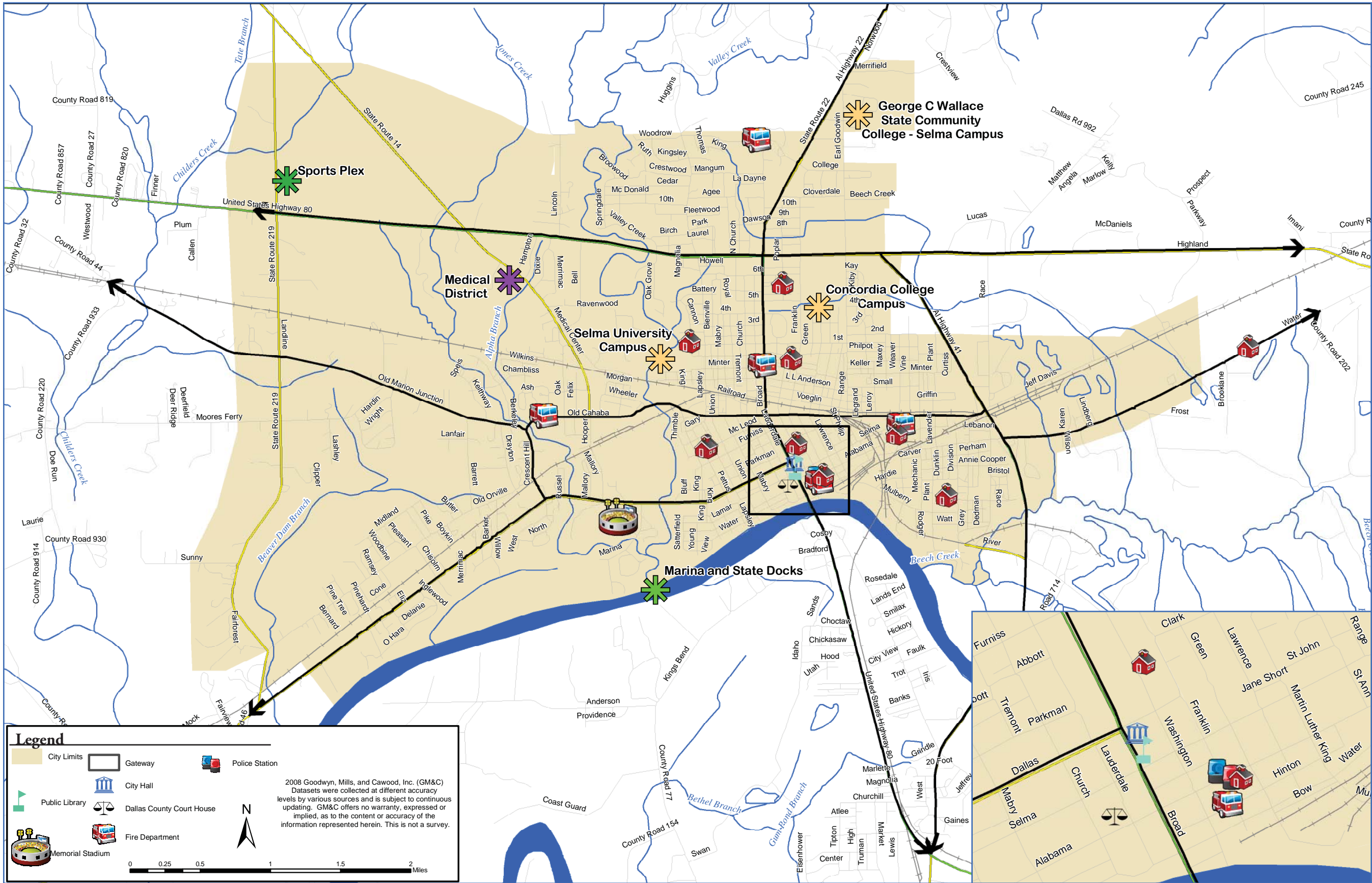
Public buildings, such as City Hall, Civic Center and library are located downtown. These facilities, along with the Chamber of Commerce, several downtown Churches are important facilities with respect to their location, impact on downtown and the potential for maintaining neighborhoods in the central part of the city. There is some question about the capacity and location of the City Hall and Civic Center and whether they could have greater impact as part of downtown. The post office, various museums form another important nucleus of public facilities down town. The post office is a major draw to downtown and better connections of land use and street improvements would help leverage this opportunity. The medical center and related facilities form the nucleus of a second kind of important district. Memorial Park contains especially important facilities. Wallace Community College is also the center of a potential development quadrant of the city.

As a community that places a high importance on higher education and public education, the location, character and extent of the universities and colleges, schools and parks are critical and logical centers of the city, communities and residential and neighborhood development in Selma, for current and prospective residents.

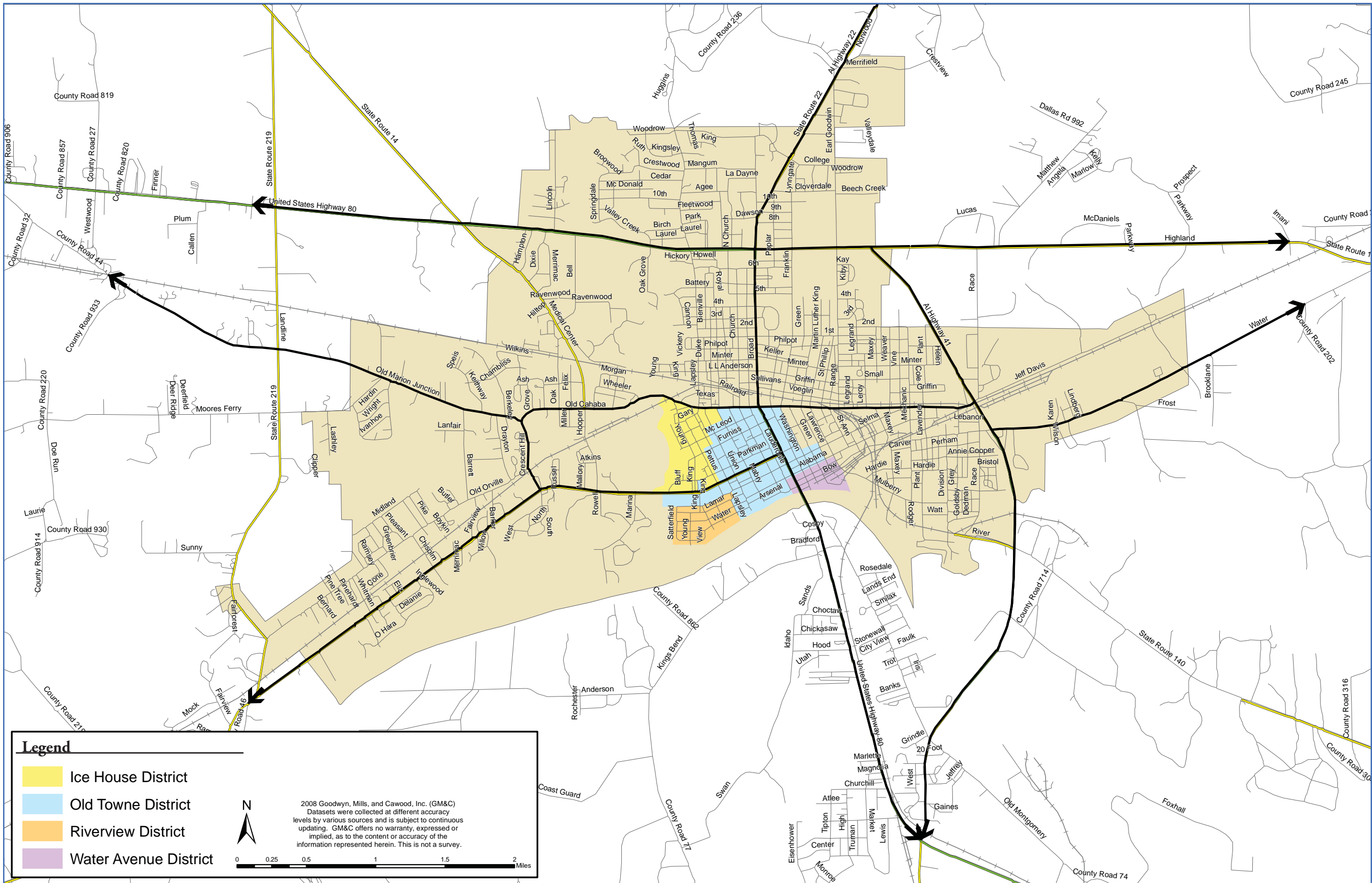
Downtown

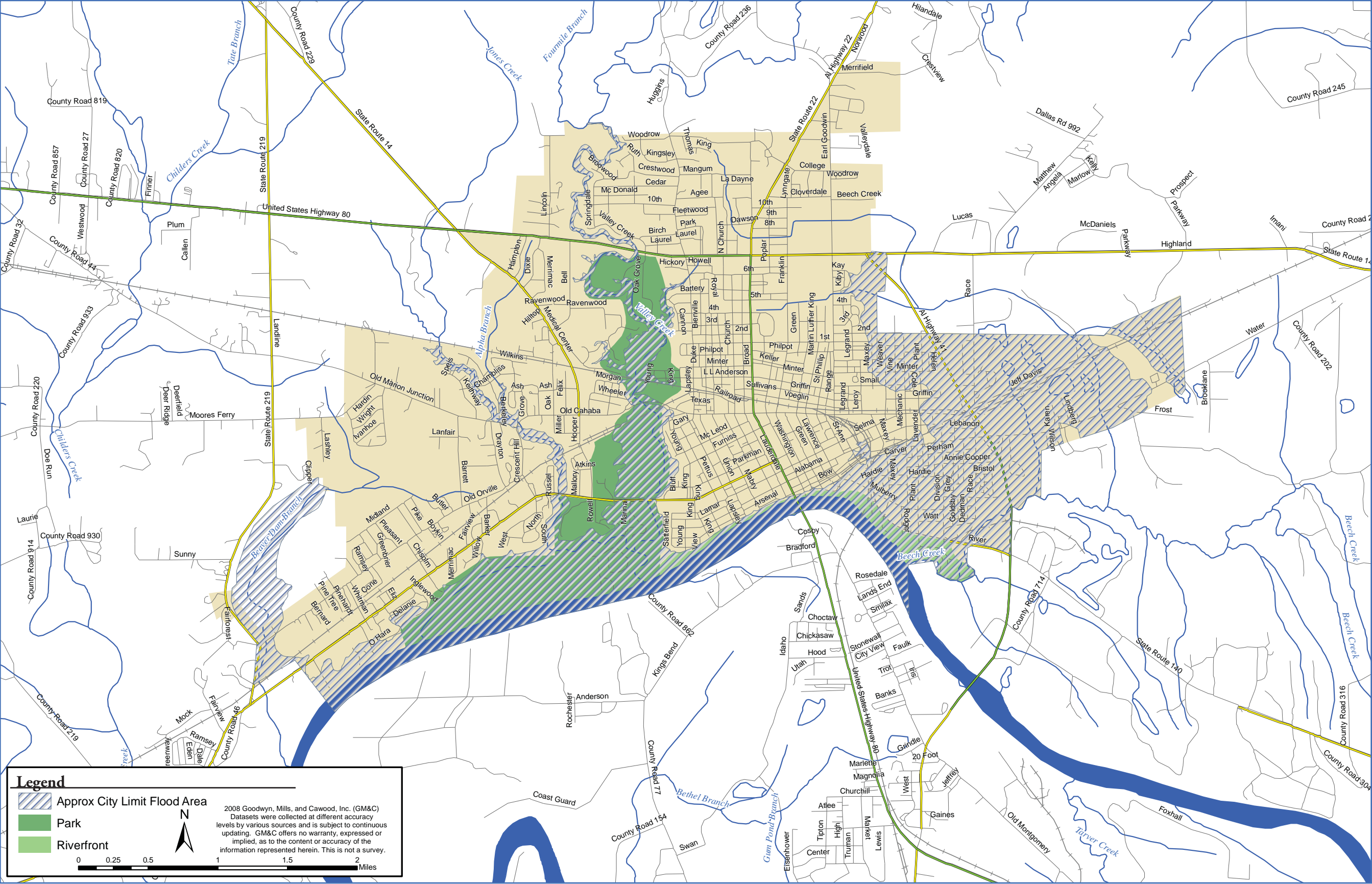
Downtown, along Broad Street, Water Avenue and historic Franklin Street is a major economic, cultural and historic center of the city. Streetscape improvements have been made to several streets, or, are being made. Secondary streets and connections to adjoining neighborhoods are not as strong as they should be. There are existing vacancies and properties which are opportunities for redevelopment, including housing. One very positive factor is proximity the Alabama River, however, the access is poor and the area between downtown and the river is critical. Plans for the riverfront will address this issue. Many downtown properties are historic and have potential for various incentives for revitalization. The edges of downtown are critical in taking advantage of the proximity of downtown to the adjoining neighborhoods. Some of this area might qualify under the State of Alabama's Urban Redevelopment statute, which would make it eligible for additional revitalization tools and incentives. Many impressions are formed by the US Highway-80 corridor leading into downtown, although the approach from the south is very poor. Broad Street itself has the potential to be a great street.

Downtown building owners and businesses should be encouraged with increasing incentive for selling or developing properties. Further facade improvements are needed. Edges of downtown need improvement and provide excellent in-fill development opportunities.



Existing Community Facilities





Flood Prone Areas within Selma

Historic Properties and Districts

Selma is an historic city with local, statewide, national and international interests, and an outstanding inventory of historic commercial and residential properties. These properties have been mapped and there is a track record of utilizing these resources and tools through the Historic Development Commission to protect these properties and help is continuously needed to finance their revitalization.

Natural Resources, Special Areas and Appearance

Selma is a beautiful city, in an attractive natural setting. The city is truly a tree city. The Alabama River provides a unique opportunity for recreation and scenic entrance to the city from the south. The natural forested areas, wetlands and creeks provide an opportunity to define the character of the city, provide access to recreation and open space. The corridors leading into the city from all directions are potential assets in addition to their potential commercial development. As these corridors enter the city, however, they become cluttered and a distraction to the character of the city. Vacant properties, older signs and poorly maintained parking lots are a distraction to the entrance of the city.

Forests, river and creeks and wetlands need to be protected and made a part of the overall development plan-not just left over land. Litter and general appearance needs to continually be maintained especially along US Highway-80 and major streets, as well as in downtown commercial districts and edges of neighborhoods, especially where there are conflicts between residential and commercial land uses.

Nearby Special Resources

Selma is near several outstanding resources including the Cahaba River, the Black Belt Prairie, Old Cahawba, and other regional and statewide trails, etc.

B. SUMMARY OF KEY ISSUES

The following is a summary of the key issues from community meetings and committee input.

Growth and Economic Development

- Population growth is dependent on Selma's role as a regional destination "place"
- Ability to attract jobs with good wages is tied to new and diversity in types of industries; it is important to market, promote and be prepared-including quality of life, housing, industrial and commercial sites and infrastructure
- Location on US Highway-80 provides important regional access and prime sites for development and to increase tax base
- Because of uncertain industrial and residential growth, economic development should include recreation, riverfront development, heritage and resource tourism, specialty entertainment and restaurants, retiree attraction
- Education and workforce development are critical to the city-higher education from k-16 is especially an opportunity in Selma with its higher education resources
- The Alabama River can provide both economic and recreational, tourism and-riverfront development opportunity
- It is important for Selma to be part of regional and county economic development; it is also important to have a community economic development approach, focused on housing, downtown and nontraditional economic development
- Existing industry needs support and compatibility with city's future industry development
- There are households in poverty, needing to participate in the growing economy

Land Use and Zoning

- Comprehensive Plan and Zoning map should be consistent
- Limited large tracts are available for residential and mixed use development-annexation, to the west and perhaps the east (though limited) are critical
- Core of the city is compact and dense; the core has tremendous mixed use potential-in fill is needed
- Commercial corridor along US Highway-80 can be consolidated, reorganized and grown
- Open space can be preserved as major asset along the river and other natural areas
- Access to neighborhood businesses and shopping is needed

Housing and Community Services

- Housing market has been stagnant for awhile, inside city limits

- Rehab and replacement, infill is needed
- New and renovated affordable housing/owner and renter is needed
- Development of new housing is needed some of which needs to be provided by annexation opportunities
- Choices of housing downtown can be exploited
- Preservation and restoration of historic homes is critical to housing in the core
- Certain housing “projects” should be transitioned to mixed income, owner/rental models; housing authority and CDC’s are critical to this.

Healthcare

- Regional hospital has potential for major expansion and growth
- Wellness can be an important component to the city’s quality of life

Other community facilities

- Library is an asset and needs to be pulled into downtown district
- Day care centers are needed to support neighborhood and workforce development
- Post Office, Museums and other facilities are important to the Downtown district

Transportation, Infrastructure and Services

- Internet access, 100% is needed
- US Highway-80 Corridor provides major access; Industrial By-pass is excellent major street on the east for through-traffic
- Congestion is an issue on US Highway-80
- Core of city is pedestrian and walkable; needs more support; outer neighborhoods are somewhat fragmented
- Railroad accessibility is good; waterway transportation is good – need facilities
- Railroad is a conflict in town
- Infrastructure in the core is old and needs substantial replacement
- City is well served by water; pipe sizes need to be continually upgraded
- City is served by sewer; needs to be upgraded
- Other utilities are good-gas, power and phone
- Public safety facilities are adequate, for now, but are older and need to be continuously maintained and re-evaluated to accommodate anticipated growth

Leadership, Communication and Planning

- Communication to facilitate increasing citizen and business involvement in plans for the future and coordination of initiatives is critical
- Participation in regional Multi County partnership seems like a good idea

C. EXERPTS FROM COMMUNITY MEETINGS AND VISIONING SESSIONS

The following are excerpts from citizen comments made during visioning session meetings.

Population and growth/Economic Development

- Population growth/losses
- Poorer census tracts to the east of downtown and Broad Street
- Part of a poor and slower growing region
- Median Income tends to be below state and national averages east side of town
- Potential for growth impact from Montgomery to Mississippi Corridor along US Highway-80
- Regional healthcare, retail center-especially on US Highway-80
- Growing tourism and recreation opportunities
- River traffic potential-commercial, marina
- Existing industry is strong; recent recruiting has been successful
- Industrial development somewhat impacted by lack of interstate access/ offset by US Highway-80 access and potential for Interstate-85 extension
- Excellent industrial boulevard and access to Craig Industrial Park and airport
- Natural resource industry is important-forestry and minerals
- Retail and Commercial tends to be strong along US Highway-80

Land Use

- Compact downtown/well defined/enough vacancies to be concerned
- Historic and well defined residential neighborhoods between US Highway-80 and the river
- Strip commercial development along US Highway-
- Potential for Sprawl to the north – outside the city
- Areas to the south are river related, flood plain and wetlands
- Industry/residential conflicts to the east
- New development around medical center
- Soils limitations/substructure conditions need to be addressed

Housing

- Historic homes/unclear about the market and how many of these homes are in demand
- Sound and not so historic homes in “mid-town” neighborhoods – good housing choices, some need rehab

- Suburban residential development includes new to middle age housing east of golf course
- Housing east of downtown needs greatest improvement/conflicts with industrial operations
- Affordable and available rental housing market needs to be determined
- Potential for retirement housing

Neighborhoods

- Core of traditional neighborhoods
- Conditions vary from historic districts to new residential development north of US Highway-80 and east of 14
- Neighborhoods east of Broad in greatest need
- Incompatible land uses in neighborhoods east of Broad

Community Facilities

- Schools are located in traditional neighborhoods; high school is centrally located; adequate size, for the most part; plans for new school in the works
- Strong sports and parks program; excellent city park near the river, with stadium and other facilities; strong relationship between schools and parks and YMCA; new Y facility near the hospital
- Sportsplex is excellent, somewhat remote from existing population
- Hospital is good facility
- Wallace Community College, Concordia College and Selma University are an important presence
- Library is important resource and activity center as is the Performing Arts Center

Transportation

- High Traffic volumes on US Highway-80, especially at peak hour
- Traffic patterns confusing between Industrial Boulevard and Broad Street and made more confusing by railroad conflicts
- Orientation and entrances to the city along US Highway-80 are not clear
- East-west and north-south connections are limited and disconnected by railroad
- Traffic around schools is congested
- Sidewalks and pedestrian connections are disconnected; very good in historic districts and downtown
- Airport at Craig Field has capacity; is located outside the city and separated by poorly developed areas along US Highway-80

- Opportunities for river commerce
- Marina/inter-modal potential along the river

Infrastructure and services

- Fire facilities and services are good/need to resolve future station locations if growth occurs to the west
- Water and sewer facilities are inadequate in older areas
- Police and public safety services are viewed as needing expansion; issues of safety in downtown and neighborhoods are voiced by citizens
- Public works, including drainage and storm sewers and street conditions need improvement in general

River Related Development

- Greatest potential is for recreation and amenity
- Some additional potential for commercial traffic
- Riverfront needs to be connected to the downtown
- Access to the riverfront is limited from residential areas; access at the city park is excellent
- Opportunities for special events on the river

Downtown

- Good to fair occupancy of buildings
- Excellent building stock
- City Hall, Library, Courthouse, Performing Art Center and Marina are located in or near downtown
- Gaps and edges need to be better defined and filled in
- Residential neighborhoods are nearby/limited housing in core, but, excellent opportunities
- Connections need to be better from downtown to neighborhoods

Historic Resources, Arts and Culture

- Excellent collection of resources and residential district (s)
- Outstanding individual historic structures
- Historic civil rights trail and bridge are important
- Arts and culture, Arts Revive are excellent opportunities for community and economic development

General Appearance

- River is outstanding natural asset
- Entrances to the city from US Highway-80 are a negative
- Trees and horticulture are attractive
- Historic properties provide attractive neighborhoods and architectural amenities
- General appearance of streetscapes, signage needs to be improved
- Golf course, city park, and wetland areas provide large inner city open space on eastern side of the city

D. SUMMARY OF THE COMMUNITY'S ASSETS AND CHALLENGES

The following is a summary of assets and challenges resulting from visioning sessions with citizens in Selma.

Assets

- Riverfront – beautiful riverfront with opportunities for development, tourism, etc; marina
- Historic districts
- Rich history – everyone knows of Selma
- Community organizations
- A community that can rally around a cause
- YMCA/health club, walking track, golf course
- Hospital and physicians – medical facilities
- Strong private schools
- Strong sense of community
- Institutions of higher learning/community college
- Philanthropy
- Religious community
- Property for industry
- Innovation center; Sanders Technology Center
- People – citizens
- Taxes are low
- Location in the southeast part of the country
- One of the most beautiful places in the country
- Best fishing in the country
- Jet runway that will accommodate large aircraft
- Nearly unlimited supply of water
- Churches
- Hunting/fishing/golf/tennis/recreation
- Climate and central location
- Intact downtown
- Pretty neighborhoods
- Large park with walking trail, tennis courts, skate board park
- Historic churches anchoring downtown
- Good restaurants

- Best library in Alabama
- Four excellent museums
- History/civil rights/homes
- Cost of living
- Strong community
- Edmund Pettus Bridge
- Downtown
- Housing
- Parks and recreation
- Children – greatest asset
- Clean highways
- Good schools
- Medical facilities
- Riverfront
- People and diversity
- Transportation diversity
- Infrastructure/telecommunications, roads, sewer, gas, electric
- Industry/2nd and 3rd tier
- Leadership
- People are friendly
- Highway system
- Location/close to the beach
- Housing stock
- Industrial park; diversified industry base
- YMCA
- Trees
- Outdoor recreation opportunities
- New businesses
- Water Avenue and ante-bellum buildings
- Local artists/ Arts Revive
- Battle of Selma reenactment
- Name recognition
- Natural resources
- Tourism
- Availability of land and water

- Unique size – large enough for services and professional business/small enough to have small town feel
- Location/land and water/big cities nearby
- Museums /arts and culture
- Strong quality of life
- Wide streets
- Railroad
- Community celebrations/Bridge Crossing Jubilee/Battle of Selma/pilgrimage
- Historic tourism
- New business will bring new growth
- Voting Rights Museum/ planned Interpretive Center
- Natural resources
- Farming/agriculture
- Newcomers coming to Selma/established businesses and investment

Challenges and Opportunities

- Riverfront underutilized
- Lack of 0-3 education commitment
- Deficient public school outcomes to be addressed by early college program at Selma High School
- Need vocational education training in Junior and Senior high in keeping with 2025 plan – technology and high paying jobs
- Drug problems
- Vacant properties
- Environmental emissions
- Jobs for youth
- Segregated school system
- Need more jobs
- US Highway-80 needs to be 4 lane “all the way” for goods and services
- More activities for youth and families/movie theater/skating rink/putt putt golf
- How to keep young people coming back
- Rebuilding the infrastructure of city as a whole
- Rebuilding poor areas of the city
- Enforcement of building codes
- Reeducation of the community
- Equality/people working together

- Stop so much crime
- Bring better paying jobs
- Negative people not willing to move beyond the past
- Need for community pride
- Need community swimming pool
- Legal and governmental structure to accommodate aircraft industry
- Lack of vision
- Money
- Race relations and perceptions/negative image by citizens
- Lack of interstate access
- Lack of trust in government
- Retail needs for goods and services
- Negative people
- Keeping streets clean
- Getting qualified people involved
- Understanding a city must also be a community
- Keeping young people here
- Dilapidated houses and buildings
- Lack of zoning enforcement
- Lack of law enforcement
- Environmental awareness – no recycling
- More community involvement
- Unity – the communities in all four corners of Selma need to come together as one to make Selma grow
- Building up riverfront
- Build up businesses on US Highway-80 where old McDonalds closed down
- Redo Selma High School
- Need bus station/transportation
- Movie theater
- Need more restaurants
- Need for of cooperation/racial/intergovernmental
- Loss of younger/educated young people and skilled labor force
- Health care shortfalls
- Negative attitudes of small but vocal visible group(s)
- Downtown conditions – no center yet
- Lack of positive recreational and entertainment activities for young people

- Self image
- Low profile of law enforcement
- Getting people together
- Owners of buildings not willing to take part and act
- Need business to move to riverfront and start up
- Funds for urban redevelopment
- Underdeveloped infrastructure/ need replacement in the core
- Surrounding counties
- Elementary and high schools need improvement
- Closer working relationship with county
- Need more small shops downtown
- More major stores
- Need local transportation/ transit improvements
- Need more affordable single family housing
- Convert downtown buildings to condos
- Railroad through heart of city
- Educational system needs improving
- Elected leaders need to work for benefit of entire community
- Improve appearance of roadways leading into the city/especially from Montgomery side
- Attracting retail
- Old and failing infrastructure
- Pockets of poverty
- Aging housing stock
- Funding for major projects
- Divisions and polarization
- Difficulty of leadership to cooperate
- No public transportation
- Deteriorating school buildings
- Need youth programs and job training

E. LEGAL DOCUMENTS

RESOLUTION

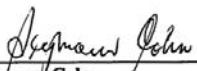
WHEREAS, the Selma Planning Commission has reviewed a Draft Comprehensive Community Master Plan; and

WHEREAS, numerous community meetings have been conducted in preparation of the Plan; and

WHEREAS, the Planning Commission has conducted a public hearing on said draft plan.

NOW, THEREFORE, BE IT, RESOLVED, that the Selma Comprehensive Community Master Plan, dated December 2009, be approved and recommended to the Selma City Council for consideration at a public meeting subject to:

1. Correction, additions or deletions per Planning Commission recommendations.
2. Addition of supporting maps, text and graphics consistent with the text adopted by the Planning Commission
3. Modifications or revisions approved as part of City Council adoption
4. Certification of Plan by the Chairman of the Planning Commission



Seymour Cohn
Chairman
Selma Planning Commission

12-01-09
Date

RESOLUTION

R 131 - 9/10

SELMA COMPREHENSIVE COMMUNITY MASTER PLAN

WHEREAS, the Selma Planning Commission has recommended consideration of the Comprehensive Community Master Plan for the City of Selma; and

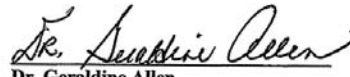
WHEREAS, the Selma City Council has reviewed the Draft Comprehensive Community Master Plan for the City of Selma; and

WHEREAS, there have been various community meetings, studies and recommendations considered as part of the comprehensive planning process; and

WHEREAS, the Planning Commission and the City Council have conducted public hearings on the Draft Plan;

NOW, THEREFORE, BE IT, RESOLVED, that the Selma City Council hereby approves the Selma Comprehensive Community Master Plan, dated December, 2009, subject to any revisions, changes or modifications approved as part of this resolution and final edits as required for final printing of the plan in accordance with the Alabama Department of Economic and Community Affairs grant requirements and certified by the Selma Planning Commission Chairman and President of the Selma City Council.

ADOPTED BY THE SELMA CITY COUNCIL, SELMA, ALABAMA ON THIS THE 10TH DAY OF DECEMBER, 2009.

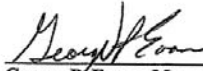


Dr. Geraldine Allen
President, Selma City Council

ATTEST:



Ivy Harrison
City Clerk



George P. Evans, Mayor
City of Selma



SELMA, ALABAMA
COMPREHENSIVE COMMUNITY MASTER PLAN