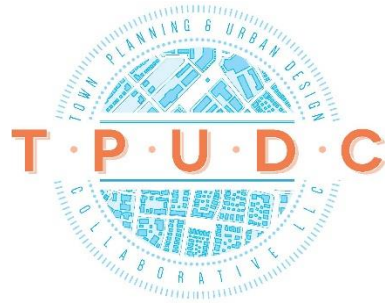


City of Homewood COMPREHENSIVE PLAN UPDATE GROWTH CHOICES WORKSHOP

May 19, 2026



General Project Updates



CO-LEADER
PLANNING
ZONING
URBAN DESIGN
PUBLIC OUTREACH
GRAPHIC DESIGN



BRIAN WRIGHT



MATT NOONKESTER

CO-LEADER
PLANNING
SCENARIO TESTING
INFRASTRUCTURE
IMPLEMENTATION



ANNA BLEVINS
PROJECT MANAGER



BILL WRIGHT
DIRECTOR OF CODING



JESSICA WILSON
DIRECTOR OF PLANNING



BRIAN HUDSON
LANDSCAPE ARCHITECT



GORICA ZIVAK
GRAPHIC DESIGNER



TRIPP MULDROW
ECONOMICS

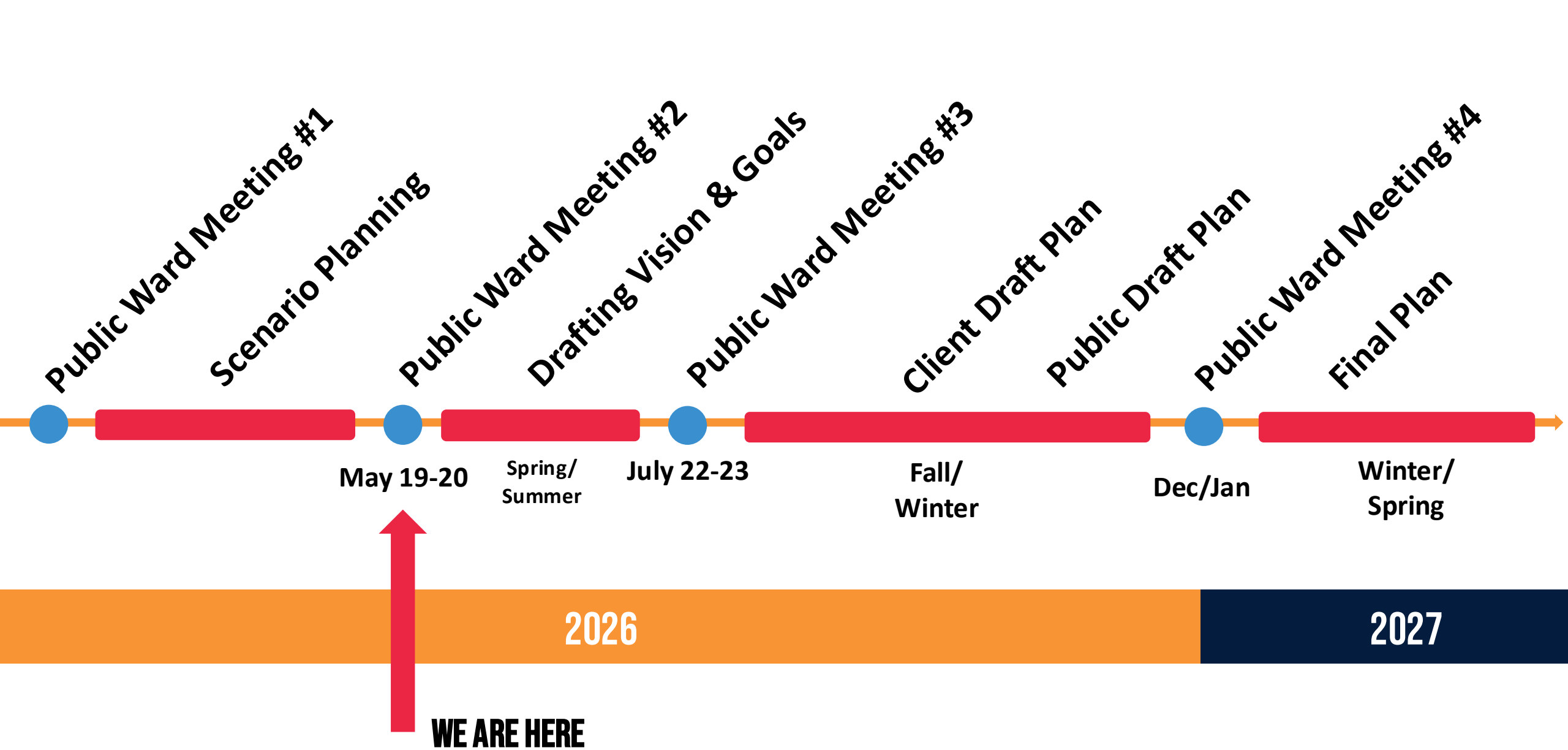


LAKESHA DUNBAR
TRANSPORTATION



LOUIS NEQUETTE
LOCAL LIAISON;
ARCHITECT

Our Project Team



General Project Schedule

Website:
ConnectHomewood.com



Our Project Website

COMPLETE

December 15-17, 2025

The consultant team arrived in Homewood for a tour of the city, city council member interviews, planning commission member interviews, and a meeting with the different city departments

COMPLETE

Community Ideas Exchange Events

January 28-29, 2026

The consultant team arrived in Homewood for two community workshops: (1) an open house and mapping exercise and (2) an all-day "office hours" event at the senior center dubbed a community ideas exchange.

PLANNED

Growth Choices Workshop Series

May 19-20, 2026

The consultant team is scheduled to visit Homewood again on May 19-20, 2026, to host a Growth Choices Workshop series. The events scheduled over two days will be used to evaluate different growth and development options for the community, measure their impacts, and evaluate the trade-offs between them.

PLANNED

Big Ideas and Early Recommendations

July 22-23, 2026

The consultant team is scheduled to visit Homewood again in Summer 2026 to host a two-day workshop series where we will test big ideas and early recommendations for the city with the public. Feedback from the events will be considered by the consultant team as it writes the first draft of the Connect Homewood Comprehensive Plan document.



Scenario Planning Overview

“

The growth choices experience at the public Ward Two meetings provides the opportunity to learn about, and provide feedback on, different scenarios contemplated for growth, development, and conservation, and the related key decision points important to planning for the city's future.

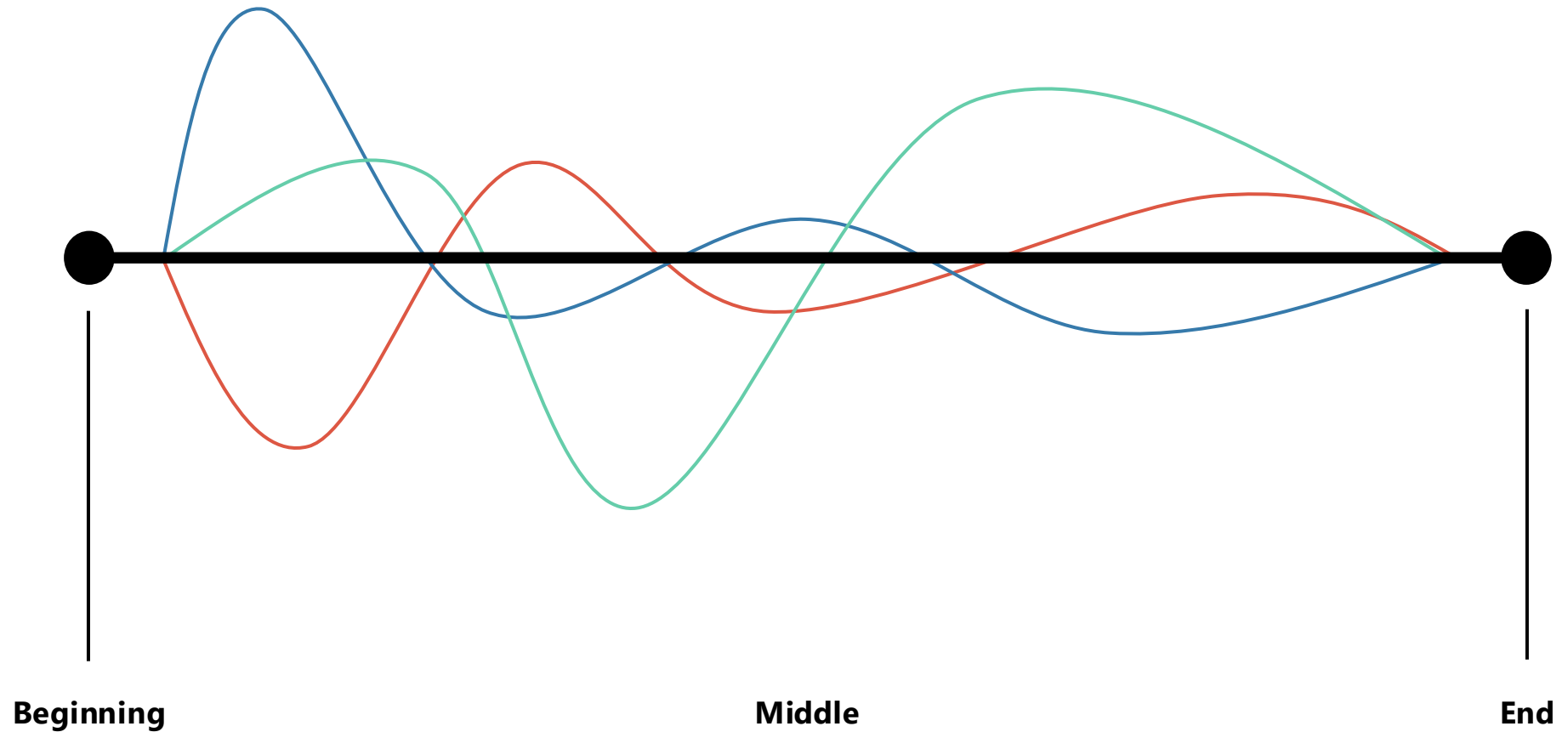
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Purpose of the Scenario Planning Initiative

Choosing a Best Path Forward

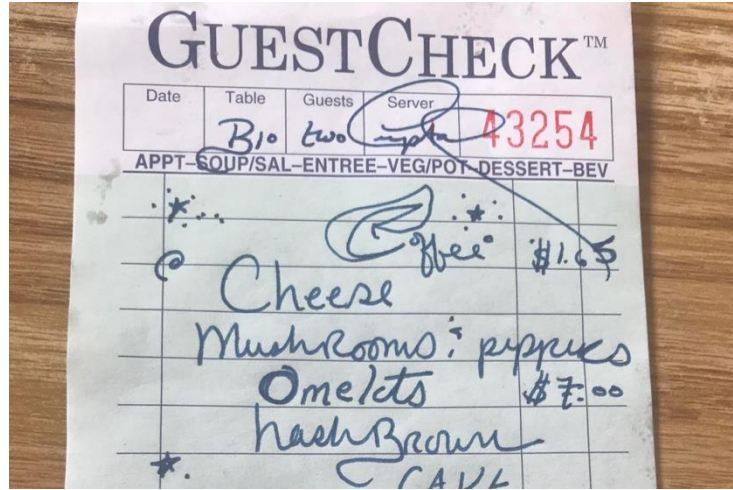
The scenario planning initiative and the choices it considers empowers the community to make more-informed decisions about its future.



Choosing a Best Path Forward



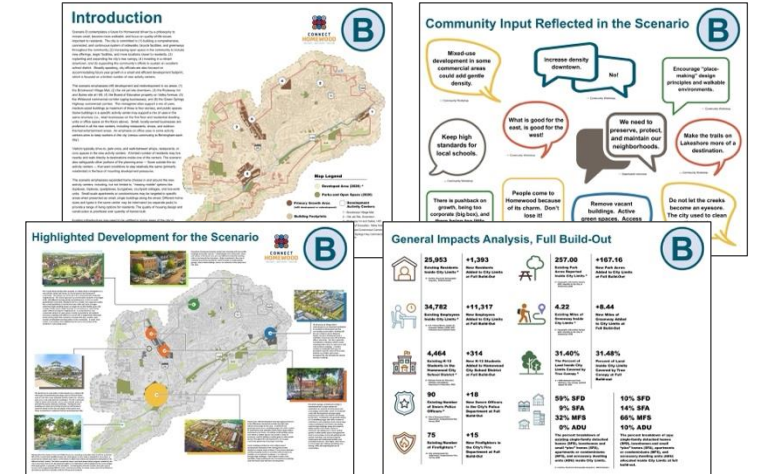
Ingredients



Recipes



The Meal is Served



Where Did The Scenario Concepts Originate?



Maintain the High Life

(Business-as-Usual)

Scenario A contemplates a future for Homewood influenced by the phrase “less is more” in terms of change for the city.



Incremental Change

(Strategic Infill)

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.



Hometown Makeover

(A Few New, Big Ideas)

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

Where Did The Scenario Concepts Originate?

A hybrid scenario for Homewood will be created from one or more parts of the three scenario concepts presented at the Public Ward Two meetings.

Community feedback from the meetings will influence the work of the project team — acknowledging things people liked, and things people disliked, during the two days of meetings.

A hybrid scenario will be shared with the community as the Conservation and Development Map in the draft Connect Homewood comprehensive plan.



Image Source: Adobe Stock

Choosing a Best Path Forward

Introduction

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents. The city is committed to (1) building a comprehensive, connected, and continuous system of sidewalks, bicycle facilities, and greenways throughout the community; (2) increasing open space in the community to include new offerings, larger facilities, and more locations closer to residents; (3) replanning and expanding the city's tree canopy; (4) investing in a vibrant downtown; and (5) supporting the community's efforts to sustain an excellent school district. Broadly speaking, city officials are also focused on accommodating future year growth in a small and efficient development footprint, which is focused on a limited number of new activity centers.

The scenario emphasizes infill development and redevelopment in six areas: (1) the Brookwood Village Mall, (2) the old jail site downtown, (3) the Rowley Inn and Suites site at I-65, (4) the Board of Education property on Valley Avenue, (5) the Wildwood commercial corridor (aging businesses), and (6) the Green Springs Highway commercial corridor. The reimagined sites support a mix of uses, medium-sized buildings (a maximum of three to four stories), and public spaces. Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., retail businesses on the first floor and residential dwelling units or office space on the floors above). Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. An emphasis on office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).

Visitors typically drive-to, park-once, and walk-between shops, restaurants, or civic spaces in the new activity centers. A limited number of residents may live nearby and walk directly to destinations near one of the centers. The scenario also safeguards other portions of the planning area — those outside the six activity centers — that want conditions to stay relatively the same (primarily residential) in the face of mounting development pressures.

The scenario emphasizes expanded home choices in and around the new activity centers, including but not limited to, "missing middle" options like duplexes, triplexes, quadplexes, bungalow, courtyard cottages, and live-work units. Small-scale apartments or condominiums may be targeted in specific areas when presented as small, single buildings along the street. Different home sizes and types in the same center may be intermixed (no separate pods) to provide a range of living options for residents. The quality of housing design and construction is prioritized over quantity of homes built.

Existing infrastructure may need to be upgraded in some areas of the city to support new land uses and/or increased development intensities in and around the six reimagined activity centers. The city and its service partners should partner with the developer of each activity center to share in the costs to upgrade infrastructure and provide new capacity to support future development (i.e., water, sewer, schools, transportation, fire protection, police protection, parks and recreation facilities, etc.).



Map Legend

- Developed Area (2025) *
- Parks and Open Space (2026)
- Primary Growth Area (Infill development or redevelopment)
- Building Footprints
- Water Bodies
- Open Space Target Area (except parks to 2026)
- City Limits
- Area of Influence

Highlighted Development for the Scenario



CONNECT HOMEWOOD

Community Input Reflected in the Scenario

General Impacts Analysis, Full Build-Out

25,953 Existing Residents Inside City Limits *	+1,393 New Residents Added to City Limits at Full Build-Out	257.00 Existing Park Acres Reported Inside City Limits *	+167.16 New Park Acres Added to City Limits at Full Build-Out
34,782 Existing Employees Inside City Limits *	+11,317 New Employees Added to City Limits at Full Build-Out	4.22 Existing Miles of Greenway Inside City Limits *	+8.44 New Miles of Greenway Added to City Limits at Full Build-Out
4,464 Existing K-12 Students in the Homewood City School District *	+314 New K-12 Students Added to Homewood City School District at Full Build-Out	31.40% The Percent of Land Inside City Limits Covered by Tree Canopy *	31.48% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out
90 Existing Number of Sworn Police Officers *	+18 New Sworn Officers in the City's Police Department at Full Build-Out	59% SFD 9% SFA 32% MFS 0% ADU	10% SFD 14% SFA 66% MFS 10% ADU
75 Existing Number of Firefighters *	+15 New Firefighters in the City's Fire Department at Full Build-Out	The percent breakdown of existing single-family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) inside City Limits.	

Introduction to the Information Presented at Each Station

Scenario Concept Themes & Stories Comparison

Three futures were contemplated for the City of Homewood, which were created to measure community impacts and evaluate long-term trade-offs associated with some of the big ideas volunteered by stakeholders during the planning process to create the Connect Homewood comprehensive plan. Studying each of the alternatives in detail provides the community with more information to make decisions about its future, including the backdrop needed to create targets, policies, and recommendations in the new comprehensive plan that maximize the community's opportunities and minimize its challenges moving forward.

A

Scenario A contemplates a future for Homewood influenced by the phrase "less is more" in terms of change for the city.

- Conditions are largely left as they are today, and the city's time and resources are focused on infrastructure maintenance and replacement issues identified in the community, sidewalk repairs and gap projects, wiring and resurfacing local roads, food waste areas, creek and stream clean up or stabilization, and replacing an aging fire canopy.
- Remaining vacant parcels are dispersed in the planning area, and new development is infill located largely by the obvious uses for, size of, and location of the vacant parcels. Citizens should expect "more of the same" in terms of land use and development intensity on vacant parcels in the area in accordance with the rules and provisions set forth in the City of Homewood Zoning Ordinance.
- Broadly speaking, the city remains a suburban community characterized by low-to-medium-density residential neighborhood. A well-defined village center (commercial development) is typically located within or adjacent to most neighborhoods and provides a limited number of employee shops, banks, or restaurants for nearby residents.
- The number of parks, and the acres of preserved open space, in the planning area remains largely unchanged compared to existing conditions.
- Large apartment complexes, auto-oriented shopping centers, and standalone office or industrial buildings are also found in areas of the community. Most residents drive between home and work, schools, and shopping centers to meet their daily needs.
- Home choices in the scenario respond to residents' preference voiced at the Community Ideas Exchange Workshop: many homogeneous neighborhoods that support single-family detached homes. Downtown remains generally as it is today — emphasizing more restaurants, shops, and offices in the future over new and different residential dwelling units in and around the downtown.
- Infill development and redevelopment are not priorities for the scenario.
- Existing infrastructure will need to be rebuilt or replaced over the years as it ages. The city and its service partners should plan for, fund, and schedule future city improvements to keep up with maintenance and replacement needs.
- A decrease in long-term development potential for the planning area could leave the city's tax revenue production capabilities in the future because investment (in development or redevelopment) declines in the community. This could become a problem for the city in twenty years as its infrastructure ages and facility replacement or rehabilitation projects are identified to keep pace with long-term needs (i.e., more projects and generally more expensive projects in the future). Increasing infrastructure costs and a relatively unchanged tax base means more debt may be needed for existing residents to fund such capital projects, or the city may need to lower its service delivery standards to balance future city budgets.

B

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The city is committed to (1) building a comprehensive, connected, and continuous system of sidewalks, bicycle facilities, and greenways throughout the community; (2) increasing open space in the community to include new offerings, larger facilities, and more locations closer to residents; (3) repainting and expanding the city's tree canopy; (4) investing in a vibrant downtown; and (5) supporting the community's efforts to sustain an excellent school district.
- Broadly speaking, city officials are also focused on accommodating future year growth in a small and efficient development footprint, which is focused on a limited number of new activity centers.
- The scenario emphasizes infill development and redevelopment in six areas: (1) the Brookwood Village Mall, (2) the old jar site downtown, (3) the Rowdway Inn and Parks site at 455, (4) the Board of Education property on Valley Avenue, (5) the Wildwood commercial center (apartment/business), and (6) the Green Springs highway commercial center. The reimagined sites support a mix of uses, medium-sized buildings (a maximum of three to four stories), and public spaces. Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., retail businesses on the first floor and residential dwelling units or office space on the floors above). Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. An emphasis on office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).
- Walkways typically drive to, park, work, and walk between shops, restaurants, or civic spaces in the new activity centers. A limited number of residents may be nearby and walk directly to destinations inside one of the centers. The scenario also safeguards other portions of the planning area — those outside the six activity centers — that want conditions to stay relatively the same (primarily residential) in the face of surrounding development pressures.
- The scenario emphasizes expanded home choices in and around the new activity centers, including, but not limited to, "missing middle" options like duplexes, triplexes, quadruplexes, burlesque, courtyard cottages, and town-unit units. Small-scale apartments or condominiums may be targeted in specific areas when presented as small, single buildings along the street. Different home sizes and types in the same center may be intended (to separate) to provide a range of living options for residents. The quality of housing design and construction is prioritized over quantity of forms built.
- Existing infrastructure may need to be updated in some areas of the city to support new land uses and/or increased development intensities in and around the six reimagined activity centers. The city and its service partners should partner with the developer of each activity center to share in the costs to update infrastructure and provide new capacity to support future development.

C

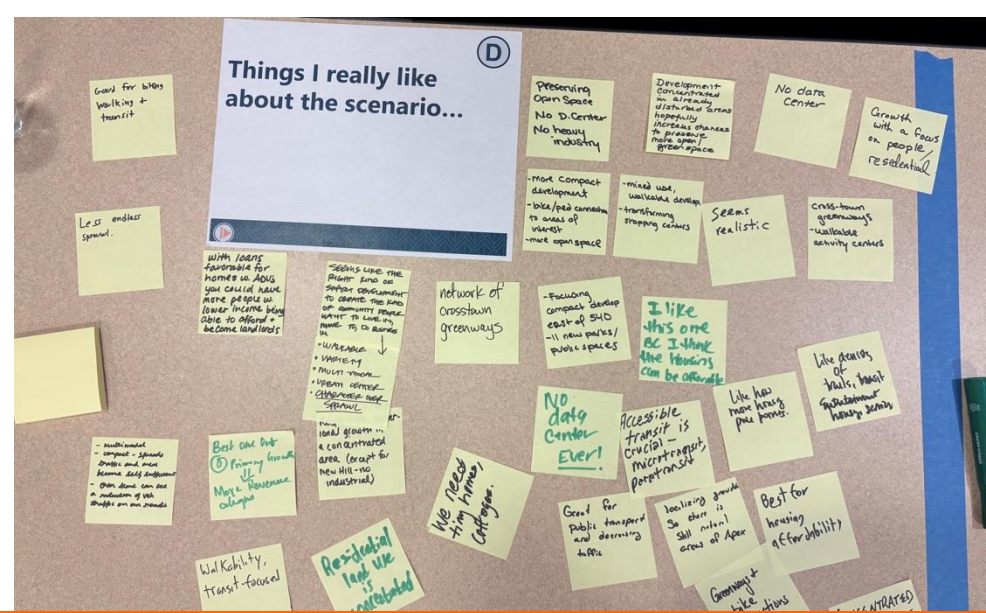
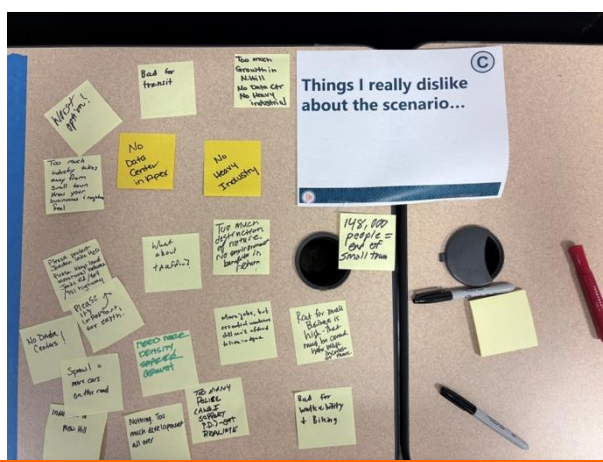
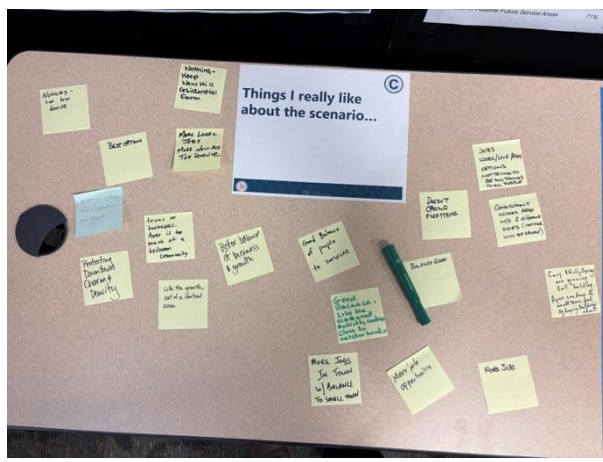
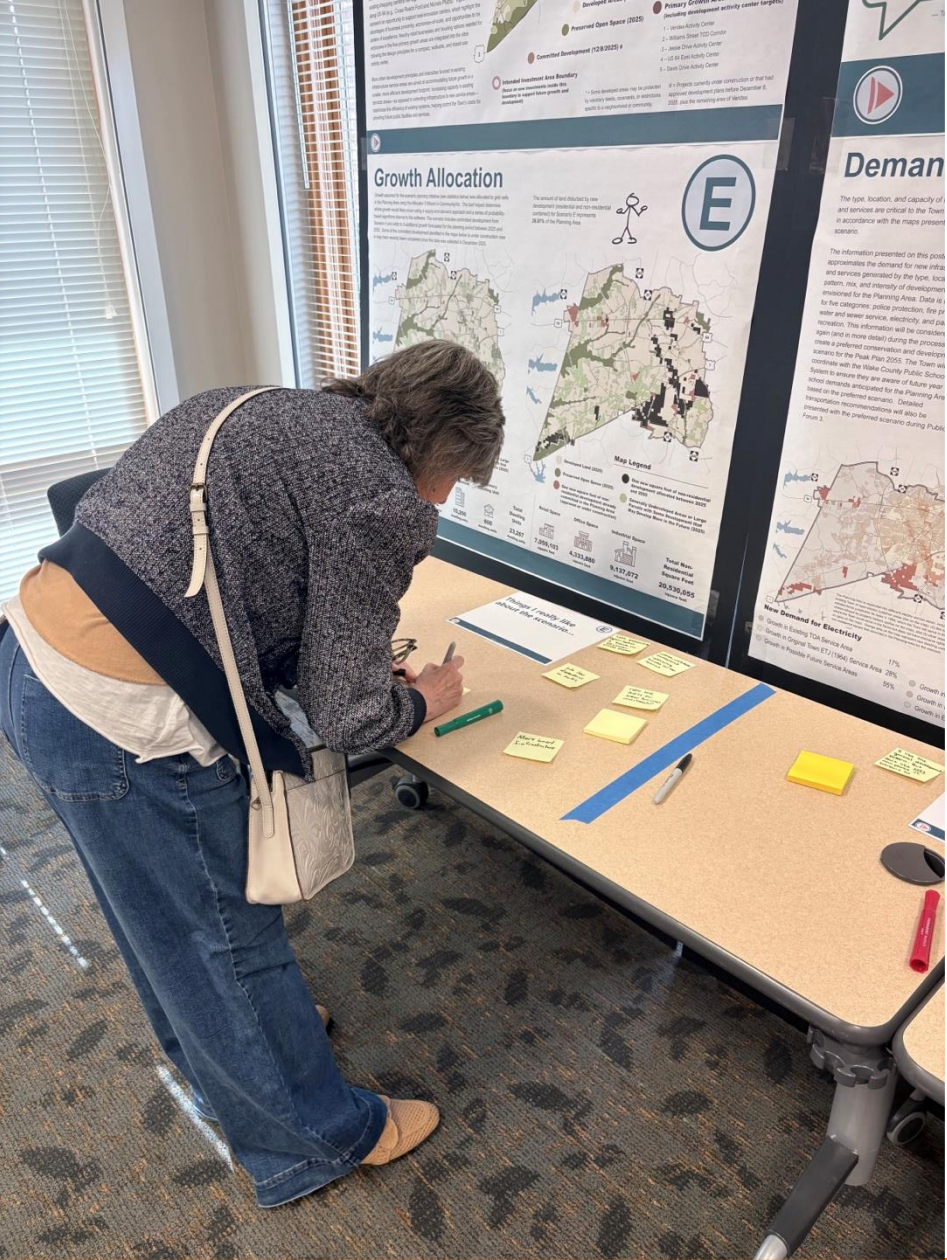
Scenario C assumes similar development principles to Scenario B — a vibrant downtown, new or expanded mixed-use activity centers, high-quality walkable/bikeable environments, an expanded open space network, and a continuous tree canopy — but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

- Broadly speaking, city officials are committed to accommodate future year growth in taller, more dense activity centers (or corridors) and to support limited redevelopment in existing neighborhoods that may include "missing middle" home choices or accessory dwelling units.
- The visual impacts of increased densities and intensities in the community are managed using city-acceptable design treatments and high-quality building materials, which collectively help to protect the historic character and local charm of Homewood.
- The scenario includes the six activity centers identified for Scenario B plus (7) the Brookwood Metropolitan office complex, (8) a collection of parks on High Circle, (9) the vacant property located at 2025 Besse Drive, and (10) the Denlow Road corridor in West Homewood near Cade's Street. All ten sites support a mix of uses, medium-sized buildings (a maximum of four to six stories), and public spaces. Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., vertical mixed use). Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. A preference for office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).
- An emphasis on more urban, and more compact, development principles in some activity centers promotes a shift from automobiles to transit, walking, or bicycling for daily trips. A new ferry service in the community connects residents with destinations in the local activity centers, including an downtown and the existing stop for the BULCA, Magna City Connector, with service to Birmingham. An expanded local rail network in the community connects to the proposed Red Rock Trail System near Samford University.
- Similarly to Scenario B, existing infrastructure may need to be updated in some areas of the city to support new land uses and/or increased development intensities in and around the six reimagined activity centers. The city and its service partners should partner with the developer of each activity center to share in the costs to update infrastructure and provide new capacity to support future development.

General Impacts Analysis Comparison, Full Build-Out

EC	A	B	C
25,953 Existing Residents Inside City Limits	+1,063 New Residents Added to City Limits at Full Build-Out	+1,393 New Residents Added to City Limits at Full Build-Out	+4,582 New Residents Added to City Limits at Full Build-Out
34,782 Existing Employees Inside City Limits	+3,865 New Employees Added to City Limits at Full Build-Out	+11,317 New Employees Added to City Limits at Full Build-Out	+17,100 New Employees Added to City Limits at Full Build-Out
4,464 Existing K-12 Students in the Homewood City School District	+160 New K-12 Students Added to Homewood City School District at Full Build-Out	+314 New K-12 Students Added to Homewood City School District at Full Build-Out	+1,086 New K-12 Students Added to Homewood City School District at Full Build-Out
90 Existing Sworn Officers in the City's Police Department	+7 New Sworn Officers in the City's Police Department at Full Build-Out	+18 New Sworn Officers in the City's Police Department at Full Build-Out	+32 New Sworn Officers in the City's Police Department at Full Build-Out
75 Existing Firefighters in the City's Fire Department	+6 New Firefighters in the City's Fire Department at Full Build-Out	+15 New Firefighters in the City's Fire Department at Full Build-Out	+27 New Firefighters in the City's Fire Department at Full Build-Out
257.00 Existing Park Acres Inside City Limits	+6.78 New Park Acres Added to City Limits at Full Build-Out	+167.16 New Park Acres Added to City Limits at Full Build-Out	+303.81 New Park Acres Added to City Limits at Full Build-Out
4.22 Existing Miles of Greenway Inside City Limits	+0.00 New Miles of Greenway Added to City Limits at Full Build-Out	+8.44 New Miles of Greenway Added to City Limits at Full Build-Out	+16.88 New Miles of Greenway Added to City Limits at Full Build-Out
31.40% Percent of Land Inside City Limits Covered by Tree Canopy	27.91% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out	31.48% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out	31.51% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out
59% Single-Family Detached 9% Townhomes or Flex Homes 32% Apartments or Condos 0% Accessory Dwelling Units	95% Single-Family Detached 5% Townhomes or Flex Homes 0% Apartments or Condos 0% Accessory Dwelling Units	10% Single-Family Detached 14% Townhomes or Flex Homes 66% Apartments or Condos 10% Accessory Dwelling Units	2% Single-Family Detached 9% Townhomes or Flex Homes 88% Apartments or Condos 1% Accessory Dwelling Units
<p>The percent breakdown of new single-family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.</p>	<p>The percent breakdown of new single-family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.</p>	<p>The percent breakdown of new single-family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.</p>	<p>The percent breakdown of new single-family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.</p>

Introduction to the Information Presented at Each Station



Need Your Feedback to Right-Size the Preferred Scenario

Scenario A – Maintain the Highlife

Scenario A contemplates a future for Homewood influenced by the phrase “less is more” in terms of change for the city.

- Conditions are largely left as they are today, and the city’s time and resources are focused on infrastructure maintenance and replacement issues.
- Remaining vacant parcels are dispersed in the planning area, and new development is influenced largely by the City of Homewood Zoning Ordinance.
- Broadly speaking, the city remains a suburban community characterized by low- to medium-density residential neighborhoods.
- The number of parks, and the acres of preserved open space, in the planning area remains largely unchanged compared to existing conditions.



Scenario A — General Highlights

Scenario A contemplates a future for Homewood influenced by the phrase “less is more” in terms of change for the city.

- Most residents drive between home and work, school, and shopping centers to meet their daily needs.
- Home choices in the scenario respond to residents' preference voiced at the Community Ideas Exchange Workshop, namely homogenous neighborhoods that support single-family detached homes.
- Downtown remains generally as it is today — emphasizing more restaurants, shops, and offices in the future over new and different residential dwelling units in and around the downtown.
- Infill development and redevelopment are not priorities for the scenario.



Scenario A — General Highlights

Scenario A contemplates a future for Homewood influenced by the phrase “less is more” in terms of change for the city.

- Existing infrastructure will need to be rebuilt or replaced over the years as it ages.
- The city and its service partners should plan for, fund, and schedule future year improvements to keep up with maintenance and replacement needs.
- A decrease in long-term development potential for the planning area could lower the city’s tax revenue production capabilities in the future because investment (new development) or reinvestment (redevelopment) slows in the community.



Scenario A — General Highlights

Scenario A contemplates a future for Homewood influenced by the phrase “less is more” in terms of change for the city.

- This could become a problem for the city in twenty years as its infrastructure ages and facility replacement or rehabilitation projects are identified to keep pace with long-term needs.
- Increasing infrastructure costs and a relatively unchanged tax base means taxes may increase for existing residents to fund large capital projects, or the city may need to lower its service delivery standards to balance future year budgets.



Scenario A — General Highlights

Scenario B – Incremental Change

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The city is committed to (1) building a comprehensive, connected, and continuous system of sidewalks, bicycle facilities, and greenways throughout the community, (2) increasing open space in the community to include new offerings, larger facilities, and more locations closer to residents, (3) replanting and expanding the city's tree canopy, (4) investing in a vibrant downtown, and (5) supporting the community's efforts to sustain an excellent school district.
- Broadly speaking, city officials are also focused on accommodating future year growth in a small and efficient development footprint, which is focused on a limited number of new activity centers.



Scenario B — General Highlights

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The scenario emphasizes infill development and redevelopment in six areas:

- (1) the Brookwood Village Mall
- (2) the old jail site downtown
- (3) the Rodeway Inn and Suites site at I-65
- (4) the Board of Education property on Valley Avenue
- (5) the Wildwood commercial corridor (aging businesses)
- (6) the Green Springs Highway commercial corridor.



Scenario B — General Highlights

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The reimagined sites support a mix of uses, medium-sized buildings (a maximum of three to four stories), and public spaces.
- Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., retail businesses on the first floor and residential dwelling units or office space on the floors above).
- Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. An emphasis on office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).



Scenario B — General Highlights

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- Visitors typically drive-to, park-once, and walk-between shops, restaurants, or civic spaces in the new activity centers.
- A limited number of residents may live nearby and walk directly to destinations inside one of the centers.
- The scenario also safeguards other portions of the planning area — those outside the six activity centers — that want conditions to stay relatively the same (primarily residential) in the face of mounting development pressures.



Scenario B — General Highlights

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The scenario emphasizes expanded home choices in and around the new activity centers, including, but not limited to, “missing middle” options like duplexes, triplexes, quadplexes, bungalows, courtyard cottages, and live-work units.
- Small-scale apartments or condominiums may be targeted in specific areas when presented as small, single buildings along the street.
- Different home sizes and types in the same center may be intermixed (no separate pods) to provide a range of living options for residents. The quality of housing design and construction is prioritized over quantity of homes built.



Scenario B — General Highlights

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- Existing infrastructure may need to be upfitted in some areas of the city to support new land uses and/or increased development intensities in and around the six reimagined activity centers.
- The city and its service partners should partner with the developer of each activity center to share in the costs to upsize infrastructure and provide new capacity to support future development.

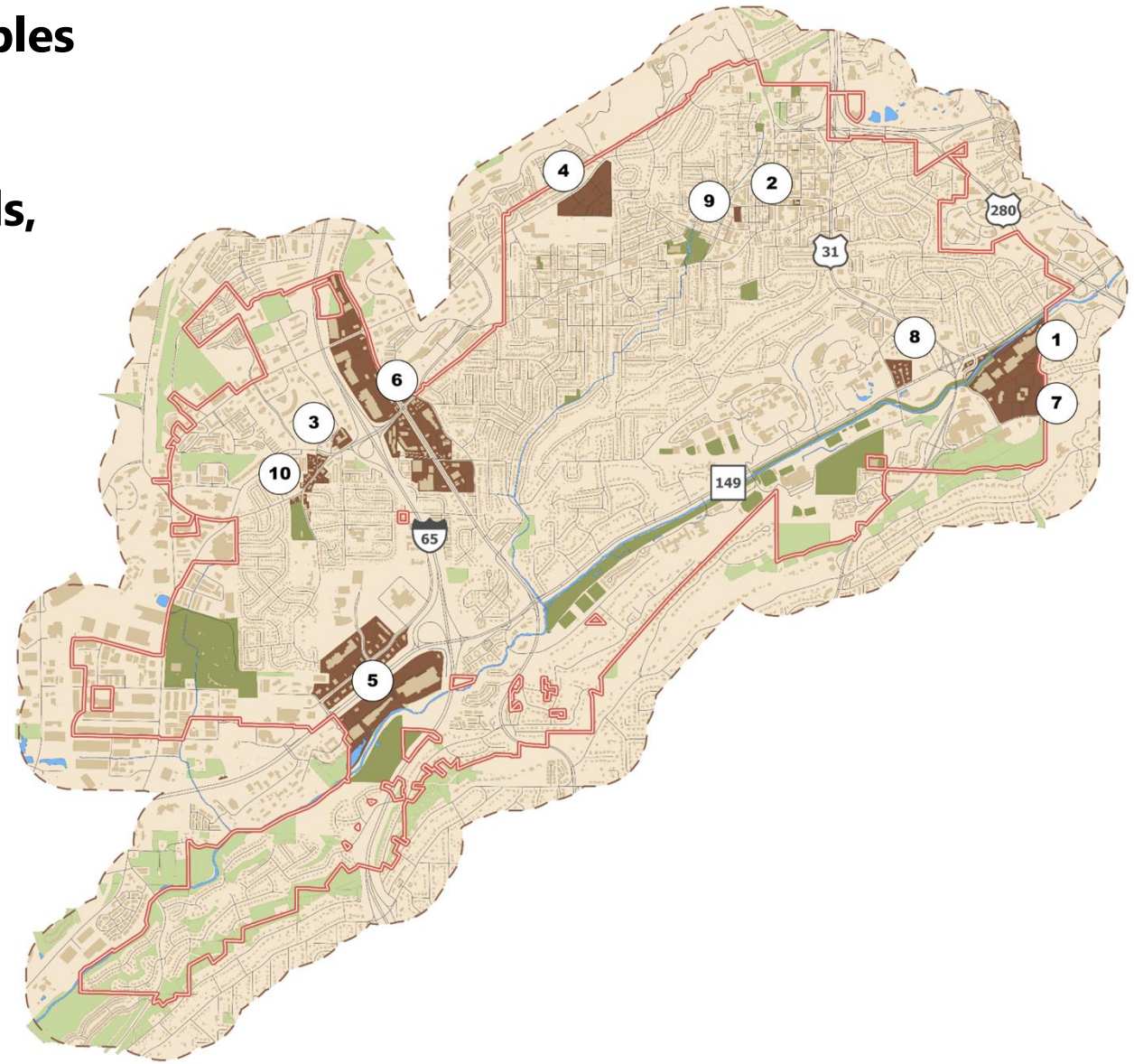


Scenario B — General Highlights

Scenario C – Hometown Makeover

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

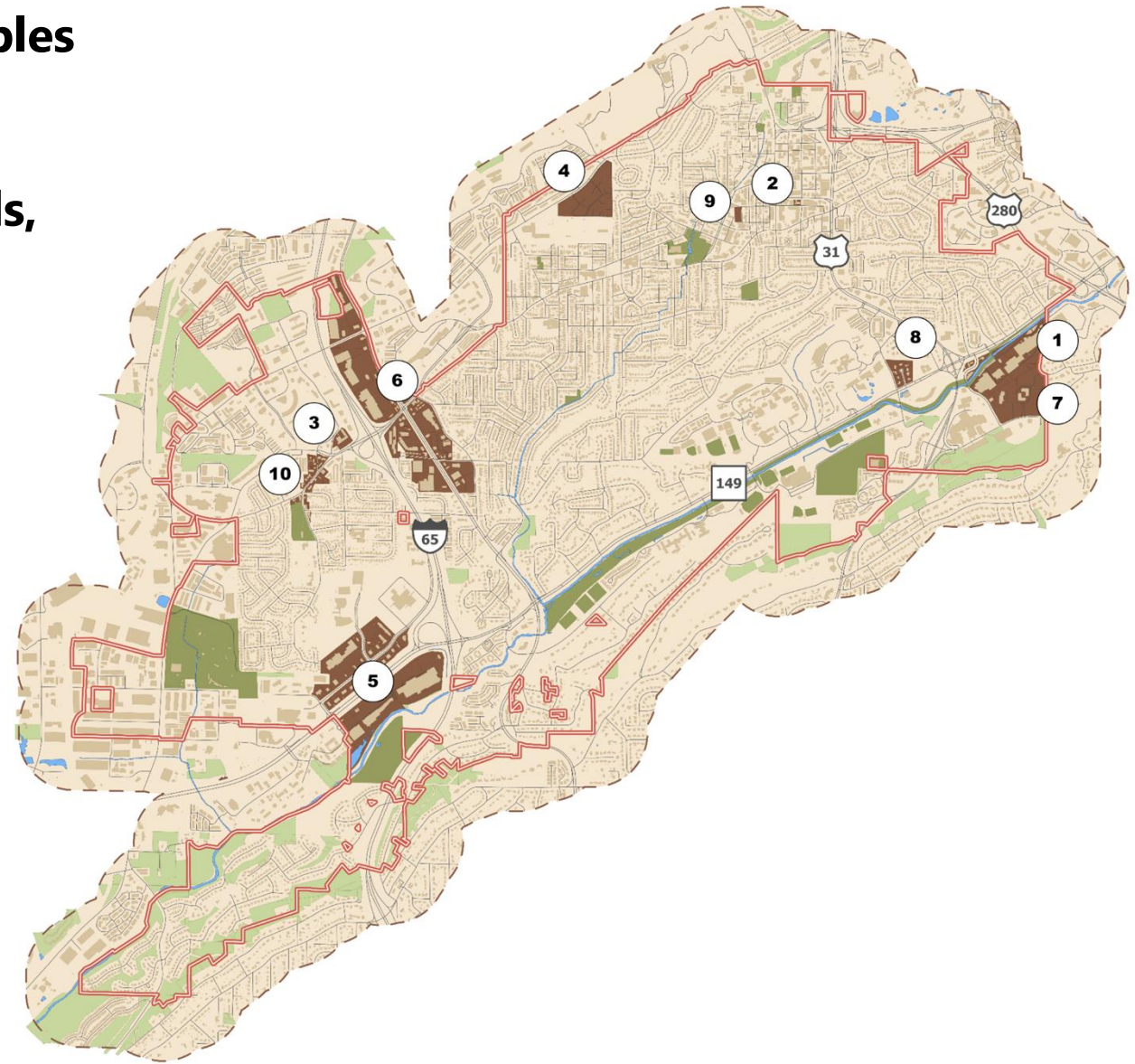
- Broadly speaking, city officials are compelled to accommodate future year growth in taller, more dense activity centers (or corridors), and to support limited reinvestment in existing neighborhoods that may include “missing middle” home choices or accessory dwelling units.
- The visual impacts of increased densities and intensities in the community are managed using locally-acceptable design treatments and high-quality building materials, which collectively help to protect the historic character and local charm of Homewood.



Scenario C — General Highlights

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

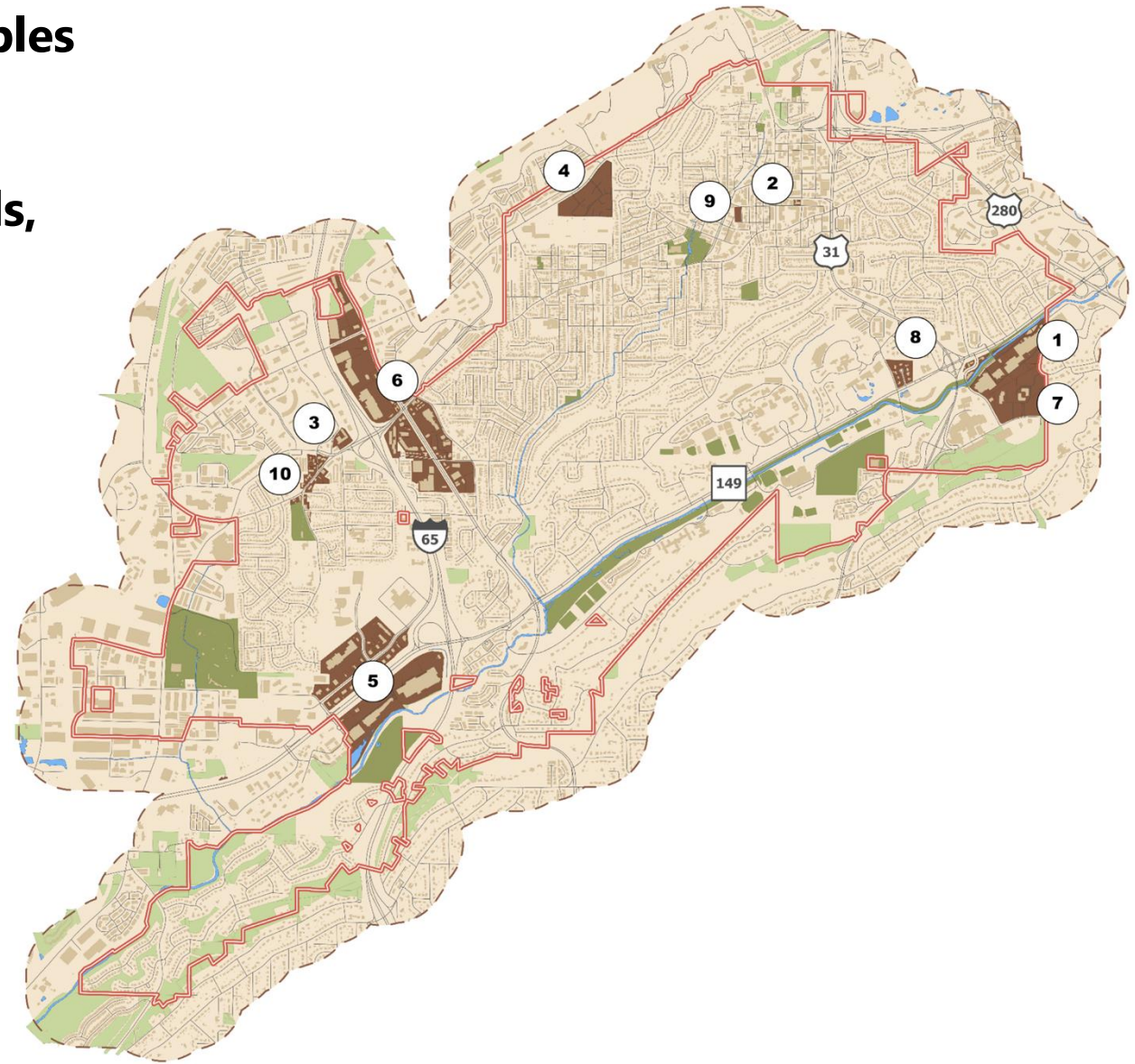
- The scenario includes the six activity centers identified for Scenario B plus:
 - (7) the Brookwood Metropolitan office complex
 - (8) a collection of parcels on Hugh Circle
 - (9) the vacant property located at 2825 Reese Street, and
 - (10) the Oxmoor Road corridor in West Homewood near Cobb Street.



Scenario C — General Highlights

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

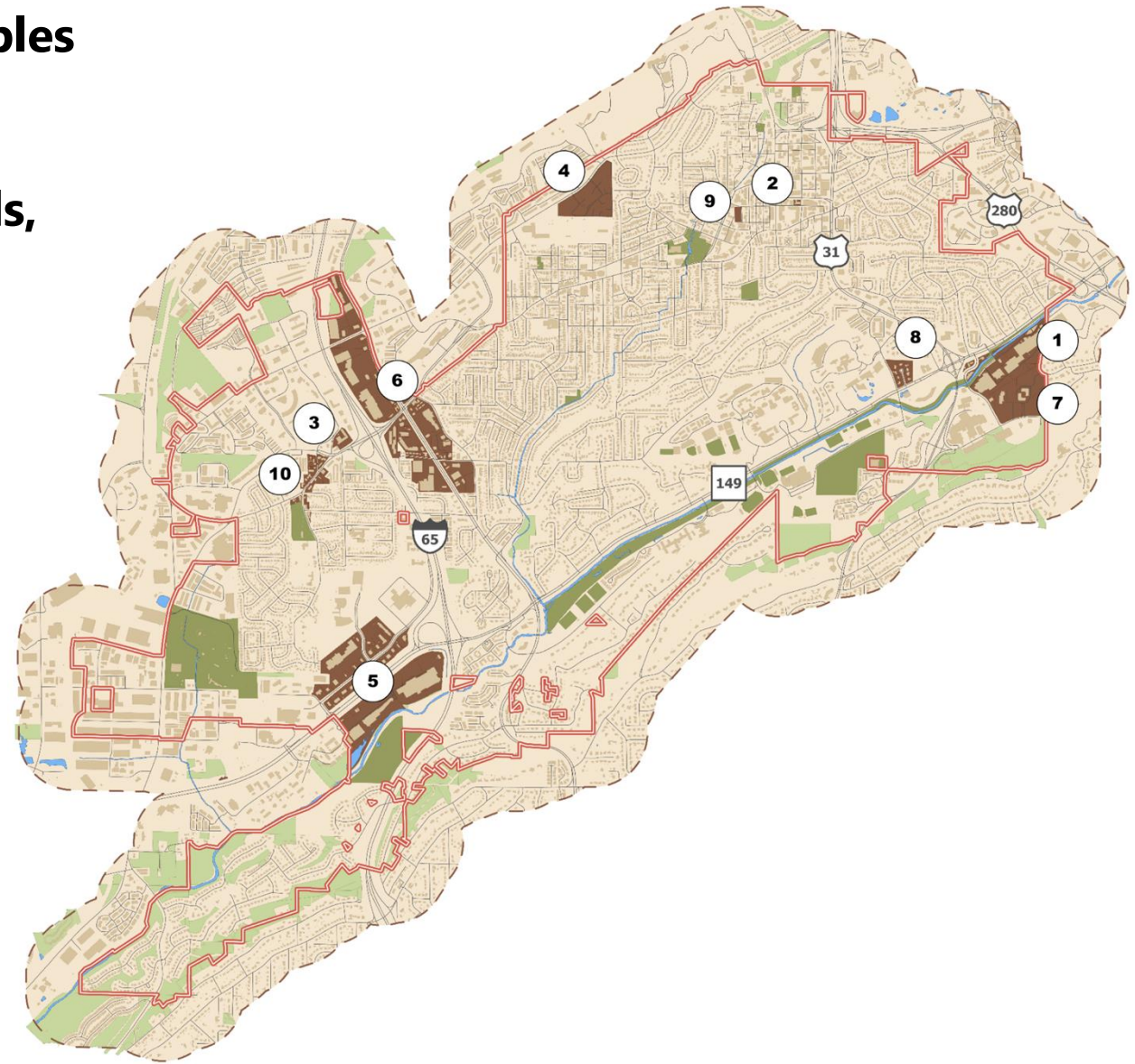
- All ten sites support a mix of uses, medium-sized buildings (a maximum of four to six stories), and public spaces.
- Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., vertical mixed use).
- Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. A preference for office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).



Scenario C — General Highlights

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

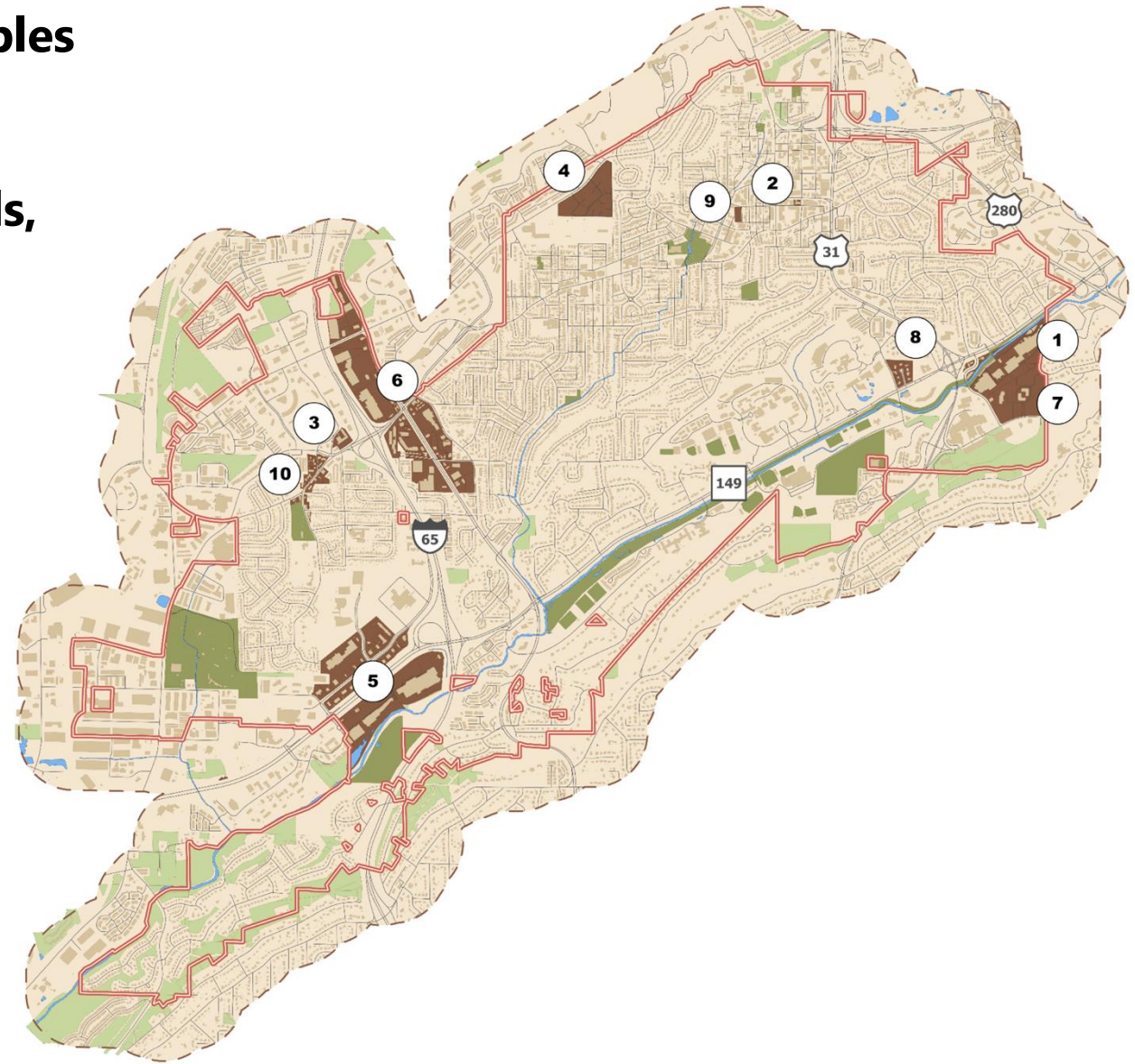
- An emphasis on more urban, and more compact, development principles in some activity centers promotes a shift from automobile to transit, walking, or bicycling for daily trips.
- A new trolley service in the community connects residents with destinations in the local activity centers, including in downtown and the existing stop for the BJCTA Magic City Connector with service to Birmingham.
- An expanded local trail network in the community connects to the proposed Red Rock Trail System near Samford University.



Scenario C — General Highlights

Scenario C assumes similar development principles to Scenario B but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

- Similarly to Scenario B, existing infrastructure may need to be upfitted in some areas of the city to support new land uses and/or increased development intensities in and around the ten reimagined activity centers.
- The city and its service partners should partner with the developer of each activity center to share in the costs to upsize infrastructure and provide new capacity to support future development.



Scenario C — General Highlights

Side-by-Side Scenario Comparison

Scenario Concept Themes & Stories Comparison

Three futures were contemplated for the City of Homewood, which were created to measure community impacts and evaluate long-term trade-offs associated with some of the big ideas volunteered by stakeholders during the planning process to create the Connect Homewood comprehensive plan. Studying each of the alternatives in detail provides the community with more information to make decisions about its future, including the backdrop needed to create targets, policies, and recommendations in the new comprehensive plan that maximize the community's opportunities and minimize its challenges moving forward.

A

Scenario A contemplates a future for Homewood influenced by the phrase "less is more" in terms of change for the city.

- Conditions are largely left as they are today, and the city's time and resources are focused on infrastructure maintenance and replacement issues identified in the community, sidewalk repairs and gap projects, utility and resurfacing sewer lines, flood prone areas, creek and stream clean up or stabilization, and replacing an aging fire canopy.
- Remaining vacant parcels are dispersed in the planning area, and new development is infill located largely by the obvious uses for, size of, and location of the vacant parcels. Citizens should expect "more of the same" in terms of land use and development intensity on vacant parcels in the area in accordance with the rules and provisions set forth in the City of Homewood Zoning Ordinance.
- Broadly speaking, the city remains a suburban community characterized by low- to medium-density residential neighborhoods. A well-defined village center (commercial development is typically located within or adjacent to most neighborhoods and provides a limited number of amenities such as banks, or restaurants for nearby residents.
- The number of parks, and the acres of preserved open space, in the planning area remains largely unchanged compared to existing conditions.
- Large apartment complexes, auto-oriented shopping centers, and standalone office or industrial buildings are also found in areas of the community. Most residents drive between home and work, schools, and shopping centers to meet their daily needs.
- Home choices in the scenario respond to residents' preference voiced at the Community Ideas Exchange Workshop: many homogeneous neighborhoods that support single-family detached homes. Downtown remains generally as it today — emphasizing more restaurants, shops, and offices in the future over new and different residential dwelling units in and around the downtown.
- Infill development and redevelopment are not priorities for the scenario.
- Existing infrastructure will need to be rebuilt or replaced over the years as it ages. The city and its service partners should plan for, fund, and schedule future year improvements to keep up with maintenance and replacement needs.
- A decrease in long-term development potential for the planning area could lower the city's tax revenue production capabilities in the future because investment (the development or reinvestment/development) flows in the community. This could become a problem for the city in twenty years as its infrastructure ages and facility development/rehabilitation projects are identified to keep pace with long-term needs (i.e., more projects and generally more expensive projects in the future). Increasing infrastructure costs and a relatively unchanged tax base means there may be more need to increase for existing residents to fund such capital projects, or the city may need to seek its service delivery strategies to balance future year budgets.

B

Scenario B contemplates a future for Homewood driven by a philosophy to remain small, become more walkable, and focus on quality-of-life issues important to residents.

- The city is committed to (1) building a comprehensive, connected, and continuous system of sidewalks, bicycle facilities, and greenways throughout the community; (2) increasing open space in the community to include new offerings, larger facilities, and more locations closer to residents; (3) repurposing and expanding the city's tree canopy; (4) investing in a vibrant downtown; and (5) supporting the community's efforts to sustain an excellent school district.
- Broadly speaking, city officials are also focused on accommodating future year growth in a small and efficient development footprint, which is focused on a limited number of new activity centers.
- The scenario emphasizes infill development and redevelopment in six areas: (1) the Brookwood Village Mall, (2) the old jail site downtown, (3) the Rowdway Inn and Suites site at 455, (4) the Board of Education property on Valley Avenue, (5) the Midwood commercial center (apartment/business), and (6) the Green Springs highway commercial center. The reimagined sites support a mix of uses, medium-sized buildings (a maximum of three to four stories), and public spaces. Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., retail businesses on the first floor and residential dwelling units or office space on the floors above). Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. An emphasis on office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).
- Walkways typically drive to parks, work, and walk between shops, restaurants, or civic spaces in the new activity centers. A limited number of residents may live nearby and walk directly to destinations inside one of the centers. The scenario also safeguards other portions of the planning area — those outside the six activity centers — that want conditions to stay relatively the same (primarily residential) in the face of reimagining development pressures.
- The scenario emphasizes expanded home choices in and around the new activity centers, including, but not limited to "missing middle" options like duplexes, triplexes, quadruplexes, bungalow, courtyard cottages, and town-unit units. Small-scale apartments or condominiums may be targeted in specific areas when presented as small, single buildings along the street. Different home sizes and types in the same center may be intended to cater to a diverse range of living options for residents. The quality of housing design and construction is prioritized over quantity of forms built.
- Existing infrastructure may need to be updated in some areas of the city to support new land uses and/or increased development intensities in and around the six reimagined activity centers. The city and its service partners should partner with the development of each activity center to share in the costs to update infrastructure and provide new capacity to support future development.

C

Scenario C assumes similar development principles to Scenario B — a vibrant downtown, new or expanded mixed-use activity centers, high-quality walkable/bikeable environments, an expanded open space network, and a continuous tree canopy — but with more emphasis on infill development and redevelopment to take advantage of changing real estate market trends, new technology discoveries, and fluctuations in social behaviors and norms.

- Broadly speaking, city officials are committed to accommodate future year growth in taller, more dense activity centers (or corridors) and to support limited redevelopment in existing neighborhoods that may include "missing middle" home choices or accessory dwelling units.
- The visual impacts of increased densities and intensities in the community are managed using bioclimatic design treatments and high-quality building materials, which collectively help to protect the historic character and local charm of Homewood.
- The scenario includes the six activity centers identified for Scenario B plus (7) the Brookwood Metropolitan office complex, (8) a collection of parks on High Creek, (9) the vacant property located at 2025 Bessemer Street, and (10) the Denlow Road corner in West Homewood near Cade's Street. All ten sites support a mix of uses, medium-sized buildings (a maximum of four to six stories), and public spaces. Some buildings in a specific activity center may support a mix of uses in the same structure (i.e., vertical mixed use). Small, locally-owned businesses are preferred in all the new centers, including restaurants, shops, and outdoor-themed entertainment areas. A preference for office uses in some activity centers aims to keep workers in the city (versus commuting to Birmingham each day).
- An emphasis on more urban, and more compact, development principles in some activity centers promotes a shift from automobiles to transit, walking, or bicycling for daily trips. A new ferry service in the community connects residents with destinations in the local activity centers, including an downtown and the existing stop for the BULCA, May City Connector, with service to Birmingham. An expanded local rail network in the community connects to the proposed Red Rock Trail System near Samford University.
- Similarly to Scenario B, existing infrastructure may need to be updated in some areas of the city to support new land uses and/or increased development intensities in and around the ten reimagined activity centers. The city and its service partners should partner with the development of each activity center to share in the costs to update infrastructure and provide new capacity to support future development.

General Impacts Analysis Comparison, Full Build-Out

EC	A	B	C
25,953 Existing Residents Inside City Limits	+1,063 New Residents Added to City Limits at Full Build-Out	+1,393 New Residents Added to City Limits at Full Build-Out	+4,582 New Residents Added to City Limits at Full Build-Out
34,782 Existing Employees Inside City Limits	+3,865 New Employees Added to City Limits at Full Build-Out	+11,317 New Employees Added to City Limits at Full Build-Out	+17,100 New Employees Added to City Limits at Full Build-Out
4,464 Existing K-12 Students in the Homewood City School District	+160 New K-12 Students Added to Homewood City School District at Full Build-Out	+314 New K-12 Students Added to Homewood City School District at Full Build-Out	+1,086 New K-12 Students Added to Homewood City School District at Full Build-Out
90 Existing Sworn Officers in the City's Police Department	+7 New Sworn Officers in the City's Police Department at Full Build-Out	+18 New Sworn Officers in the City's Police Department at Full Build-Out	+32 New Sworn Officers in the City's Police Department at Full Build-Out
75 Existing Firefighters in the City's Fire Department	+6 New Firefighters in the City's Fire Department at Full Build-Out	+15 New Firefighters in the City's Fire Department at Full Build-Out	+27 New Firefighters in the City's Fire Department at Full Build-Out
257.00 Existing Park Acres Inside City Limits	+6.78 New Park Acres Added to City Limits at Full Build-Out	+167.16 New Park Acres Added to City Limits at Full Build-Out	+303.81 New Park Acres Added to City Limits at Full Build-Out
4.22 Existing Miles of Greenway Inside City Limits	+0.00 New Miles of Greenway Added to City Limits at Full Build-Out	+8.44 New Miles of Greenway Added to City Limits at Full Build-Out	+16.88 New Miles of Greenway Added to City Limits at Full Build-Out
31.40% Percent of Land Inside City Limits Covered by Tree Canopy	27.91% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out	31.48% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out	31.51% Percent of Land Inside City Limits Covered by Tree Canopy at Full Build-Out
59% Single-Family Detached	95% Single-Family Detached	10% Single-Family Detached	2% Single-Family Detached
9% Townhomes or Flex Homes	5% Townhomes or Flex Homes	14% Townhomes or Flex Homes	9% Townhomes or Flex Homes
32% Apartments or Condos	0% Apartments or Condos	66% Apartments or Condos	88% Apartments or Condos
0% Accessory Dwelling Units	10% Accessory Dwelling Units	1% Accessory Dwelling Units	1% Accessory Dwelling Units

The percent breakdown of existing single family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) inside City Limits.

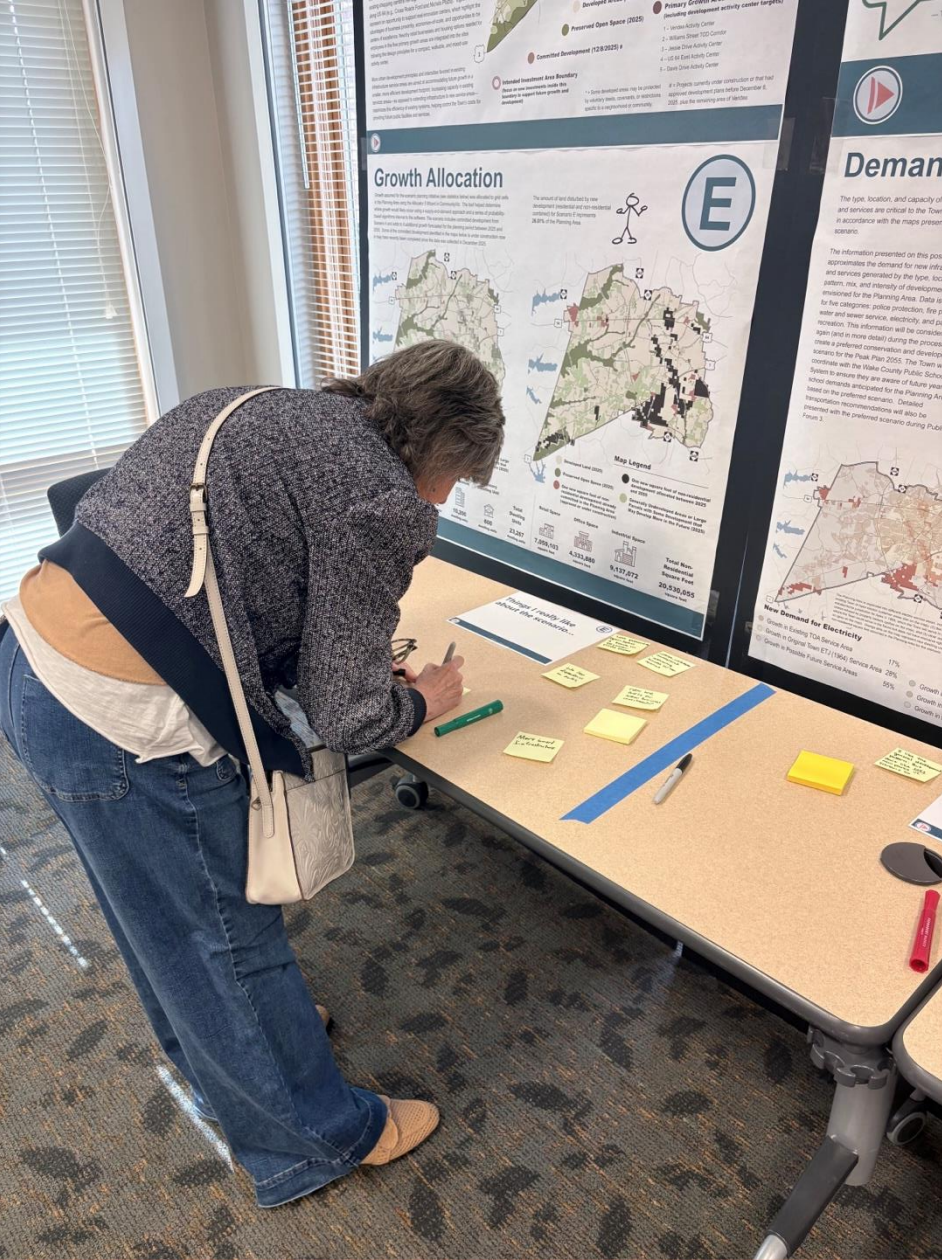
The percent breakdown of new single family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.

The percent breakdown of new single family detached homes (SFD), townhomes and small "plex" homes (SFA), apartments or condominiums (MFS), and accessory dwelling units (ADU) built inside City Limits between now and at full build-out.

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Take It All in at One Station

Mingle with the Boards at the Stations



- Remember we need your comments recorded at the different stations so they can travel with us during the remainder of the planning process. We especially need them handy while we generate the preferred scenario in a few weeks.
- Use the sticky notes at each table to tell us things you like about the scenario, things you dislike about the scenario, and questions you have about the scenario. Ask a project team member standing nearby if you have any questions.

Give Us Your Feedback

- **What are your feelings about future growth and development potential in the city after viewing the scenarios?**
- **Did your feelings change after viewing the different options?**
- **Which of the three scenario concepts (A-C) best matches your early ideas for the future of Homewood?**
- **Which of the three scenario concepts (A-C) should we start with for creating the preferred scenario?**



Burning Questions You Have Before We Start

City of Homewood COMPREHENSIVE PLAN UPDATE GROWTH CHOICES WORKSHOP

May 19, 2026

