



# **BUILDING COMMUNITIES GRANT PROGRAM**

---

**BIRMINGHAM MPO CERTIFICATION REVIEW**

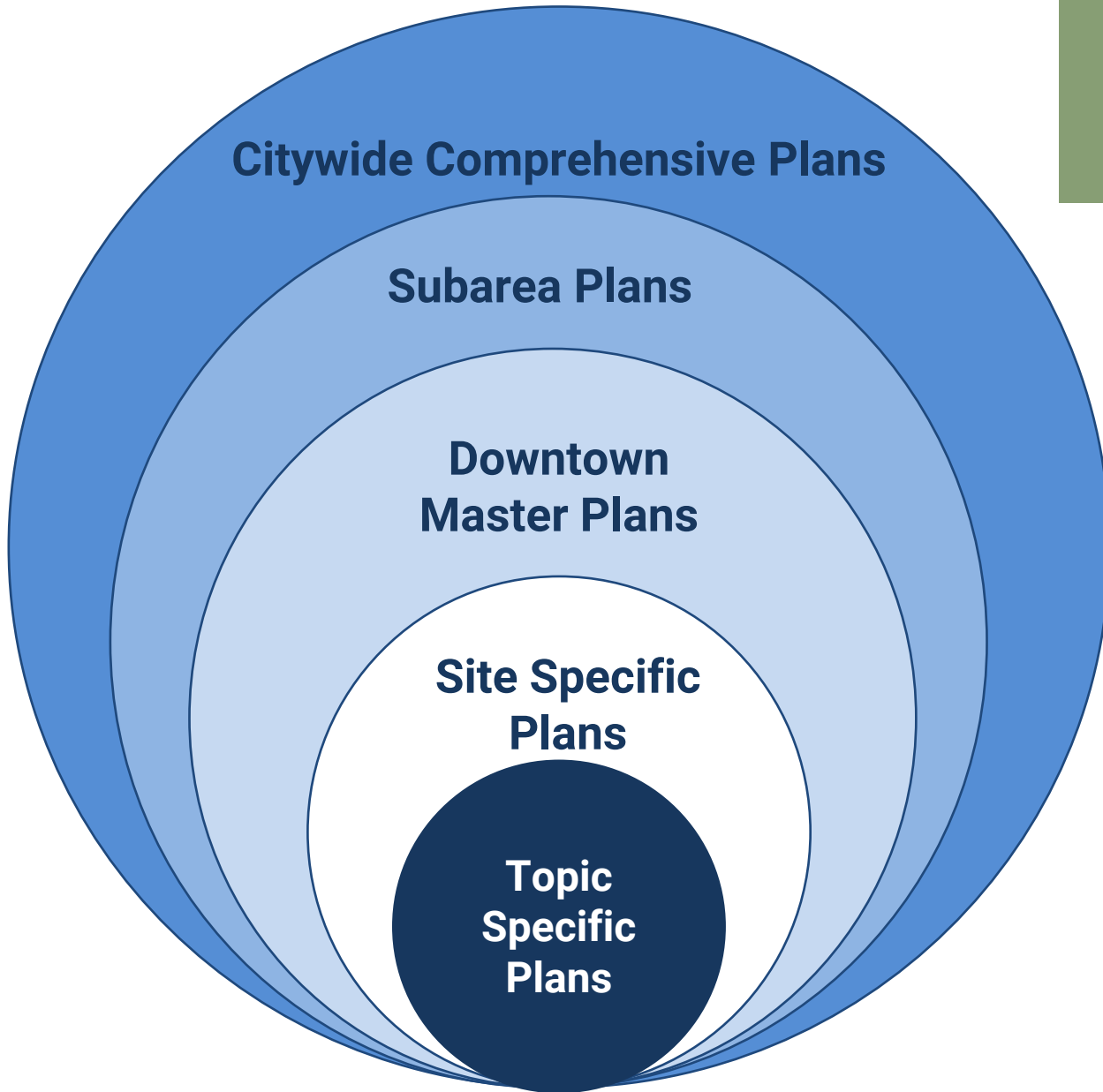
**FEBRUARY 20 AND 21, 2024**

# RPCGB'S BUILDING COMMUNITIES GRANT PROGRAM (80% FEDERAL /20% LOCAL)


- **Municipality must be located within the MPA area.**
- **Intended to assist municipalities prepare for future growth and development, while recommending public infrastructure and capital improvement investments.**
- **Project scope of work must support the integration of land use and transportation elements.**
- **Last adopted plan must be more than 7 years old.**



**VARIOUS  
SCALES OF  
PLANNING  
PROJECTS**



# Building Communities Program Projects

 Municipalities worked in since 2015



# BREAKDOWN OF BUILDING COMMUNITIES PROGRAM PROJECTS COMPLETED SINCE 2015

**38 projects totaling \$6.0 million**

- **\$4.8 million federal funding (STPBH)**
- **\$1.2 million local funding**

**Types of projects:**

- **19 citywide Comprehensive Plans**
- **7 zoning projects**
- **6 subarea plans**
- **3 topic specific plans**
- **2 Downtown Master Plans**
- **1 countywide Comprehensive Plan**

**On-call Consultants**

- **Led the development of 8 out of the 38 projects**



# 6 AWARD-WINNING PROJECTS GIVEN BY THE ALABAMA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

## 2016 Outstanding Plan Award for a Comprehensive Plan:

- Alabaster Comprehensive Plan

## 2018 Outstanding Planning Award for an Implementation Tool:

- Alabaster State Route 119 Overlay District

## 2019 Outstanding Planning Award for a Plan for Communities with a Population less than 50,000:

- Heart of Homewood Downtown Master Plan

## 2020 Outstanding Planning Award for a Comprehensive Plan:

- Pelham Comprehensive Plan

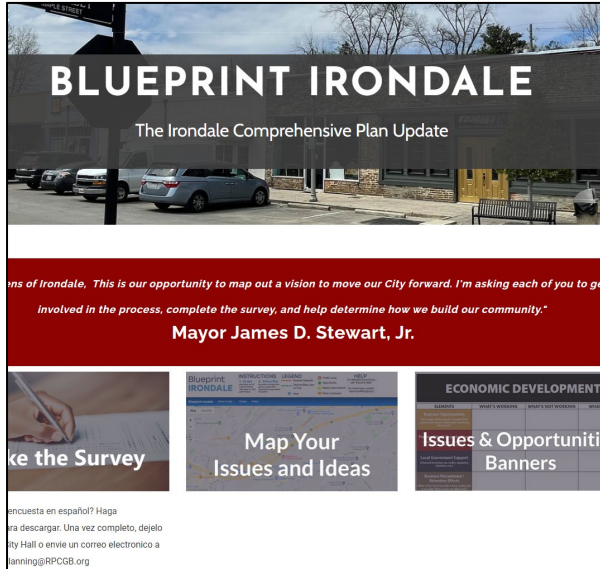
## 2022 Outstanding Planning Award for an Implementation Tool:

- Downtown Calera Rezoning Project

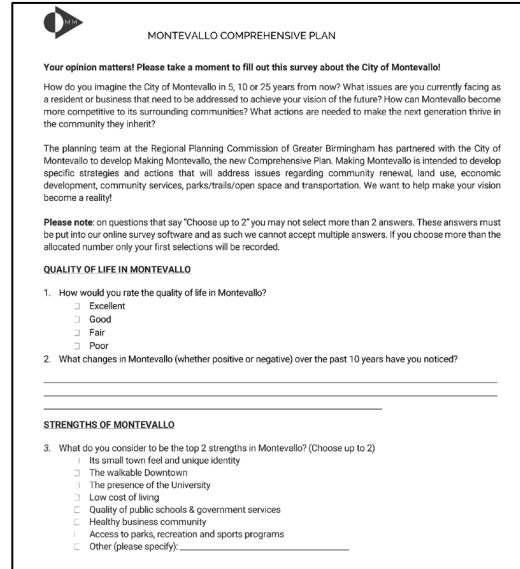
## 2023 Outstanding Planning Award for a Comprehensive Plan:

- Shelby County Comprehensive Plan

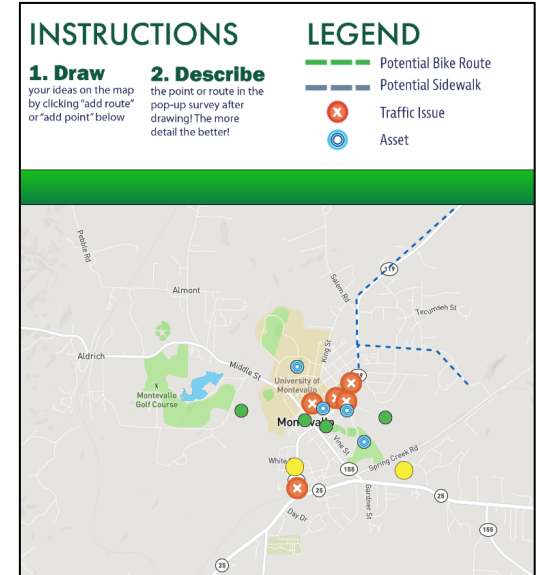
# VARIOUS PUBLIC OUTREACH METHODS UTILIZED



**Dedicated project website**



**Survey: online & hard copy**



**Online mapping tool**



**Public meetings & Open houses**



**Pop-up events**

# METHODS TO ADVERTISE SURVEYS, PUBLIC MEETINGS, PUBLIC COMMENT PERIOD, ETC.

**Fultondale Forward**

City of Fultondale Comprehensive Plan

PROVIDE FEEDBACK

**REVIEW THE DRAFT COMPREHENSIVE PLAN. PROVIDE FEEDBACK BY 9/1!**

The first draft of the Fultondale Comprehensive Plan is now posted online and ready for you to review! The City of Fultondale wants to hear your feedback on the Draft Plan. Does it accurately reflect your vision for the future of the City?

[www.FultondaleForward.com/PlanDocuments](http://www.FultondaleForward.com/PlanDocuments)

**Social media target ads**

We Need Your Help..

**Shelby County Comprehensive Plan**

PUBLIC INVOLVEMENT SURVEY

Visit [PlanShelbyAL.com](http://PlanShelbyAL.com) to learn more about the Plan, sign up for updates, or share your thoughts.

SCAN THE QR CODE TO THE LEFT TO GO DIRECTLY TO THE SURVEY

**4x6 post cards**

**It's not too late to give input to the Comprehensive Plan!**

We are still seeking feedback for the Blueprint Irondale Comprehensive Plan, this input is critical as it helps the planning team craft the best possible plan to reflect the needs of Irondale today. Click the links below to take the survey, map your ideas with our online wikimap, and tell us your vision for the future with our Issues and Opportunities banners. If you've already completed the activities please take a moment to share and forward this email with your friends and neighbors in Irondale.

**Take the survey!**  
What do you love about Irondale? What concerns you? This 5-minute survey will ask you some basic questions about Irondale today and what you envision it to look like in the future. Click on the icon at left to take the survey.

**Map your ideas!**  
Sometimes a picture paints a thousand words. This interactive map will let you pinpoint exactly where you have ideas and concerns. Click on the icon at left to map your ideas.

**Tell us your vision!**  
Fill out our Issues & Opportunities Banners to let us know what's working, what isn't, and what you'd like to see in the future! Click the icon on the left to fill out the banners.

**Eblasts**

City of Fultondale  
Comprehensive Plan

Join us to learn more about the Comprehensive Plan!

**Join us for an Open House!**

Activity stations for:  
Visioning Survey  
Interactive Mapping Tool (QR code below)  
Issues & Opportunities Banners

**Thursday  
January 26th**

4:00 pm to 6:00 pm  
at Fultondale City Hall  
1210 Walker Chapel Road  
Fultondale, AL 35088

Fultondale is planning for its future, and **you get a say in it!** The City's Comprehensive Plan will act as a policy document to guide future land use, infrastructure, and capital investment decisions for years to come. Drop by the Open House any time to share your thoughts at interactive activity stations!

For more information visit: [www.FultondaleForward.com](http://www.FultondaleForward.com)

**Flyers**



# WE PRODUCE PUBLIC INPUT RESULTS!

**On average, 10% of a municipality's population gives input via one of the public outreach methods.**



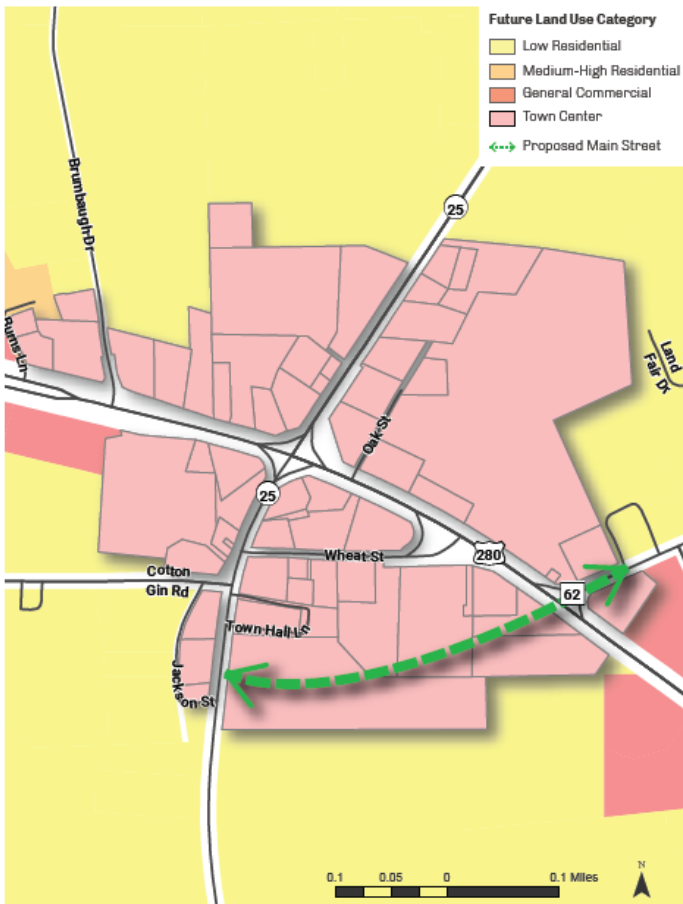
**In-person  
outreach  
methods**



**Online  
input  
methods**

# SOME RECOMMENDED TRANSPORTATION PROJECTS TURN INTO APPLE FEASIBILITY PROJECTS

Harpersville Comprehensive Plan recommended a Town Center area with new Main Street



The alignment details of the proposed new Main Street are currently being studied in an APPLE project





# STEPS TO WORKING WITH THE RPCGB ON A BUILDING COMMUNITIES PROJECT

## 1. Municipally must fill out a Building Communities Grant Program application (includes 17 questions).

### Section 3: Project Information

Please be as specific as possible.

1. Name of proposed project (or type of project if you are unsure what the name should be at this time):
2. Identify and/or define the project study area. You may include a map with this application showing the proposed study area boundaries if it is other than entire city/town limits.
3. List any previous planning efforts in your municipality and their associated adoption dates.  
  
Comprehensive Plan / Master Plan:  
  
Zoning Ordinance:  
  
Subdivision Regulations:  
  
Other related planning studies:
4. Has this proposed project been identified in a previous adopted plan or study?  
 Yes  
 No  
  
*If yes, please indicate the name of the plan or study.*
5. What do you perceive are the biggest challenges and/or pressing issues that your municipality is facing today?
6. What do you perceive are your municipality's main strengths and/or assets?
7. Please described your proposed project. Include a prioritized list of elements, specific topics and/or deliverables that the project will result in for your municipality. For example, this might include an updated future land use map, addressing transportation issues, addressing neighborhood issues, a focus area, etc. Please be as specific as possible to assist us with tailoring a proposed scope of work to best meet your community needs.
8. Please include any other background information you can provide as to why you are asking for assistance with this project.
9. Do you have a city/town email subscriber list that could be used to publish project updates?  
 Yes  
 No
10. Do you have a newspaper or newsletter of general circulation for your town/city that could be used to publish project updates? If yes, please provide the name of the newspaper or newsletter.
11. Do you have a city/ town Facebook account that could be used to post and publish project updates, public events? If yes, please provide a link to the Facebook page(s).

# STEPS TO WORKING WITH THE RPCGB ON A BUILDING COMMUNITIES PROJECT

## 2. RPCGB and the municipality negotiate a scope of work and fee for the new project.



---

### FULTONDALE COMPREHENSIVE PLAN SCOPE OF WORK

---

#### Project Overview

The Regional Planning Commission of Greater Birmingham (RPCGB) is pleased to submit to the City of Fultondale this proposal for planning services to develop a new Fultondale Comprehensive Plan in accordance with Alabama Code of Law Section 11-52-8.

The existing Fultondale Comprehensive Plan entitled "*Fultondale City Development Plan*" was adopted in 1988 and is very outdated. The general rule of thumb is that comprehensive plans should be updated every 10 years to reflect community changes and priorities through a public input process. Thus, a new Fultondale Comprehensive Plan is needed to guide short-term and long-term decision making regarding future growth, economic development, capital investments and zoning decisions over the next 5-15 years.

The following is a proposed scope of work for developing a new Fultondale Comprehensive Plan:

#### TASK 1 – Project Administration

##### Task 1.1 Project Management, Communications and Website

The RPCGB will manage the development of the project and will correspond with the City of Fultondale throughout the life of the project, communicating issues and concerns that could potentially threaten the overall timeline and progress of the project. The RPCGB will also communicate information to the City so that decision-makers, stakeholders, and the public can remain informed of the planning process and progress of the project.

A dedicated project website for the Comprehensive Plan will be created and managed by the RPCGB and hosted on a Weebly website (example URL of [www.FultondaleComprehensivePlan.com](http://www.FultondaleComprehensivePlan.com)). The RPCGB will be responsible for uploading project information and will assist the City with disseminating that information to the public. The website will provide a wide range of project information, such as contact information, meeting announcements, presentations, draft and final documents, public input documentation, and other project-related information.

##### Task 1.2 Project Team Meetings

The Mayor, City Clerk, relevant city department staff, and key members from the City Council and Planning and Zoning Commission should serve as the Project Team leaders to guide the plan development process with the RPCGB team.



# STEPS TO WORKING WITH THE RPCGB ON A BUILDING COMMUNITIES PROJECT

3. RPCGB sends the proposed scope of work and fee proposal to ALDOT (Barrett Dees) to obtain approval for the project as eligible under the Building Communities Grant Program.

BD Dees, Robert B. <deesr@dot.state.al.us>  
To: Lindsay Puckett; Hendricks, Barbara J  
Cc: Scott Tillman  
You replied to this message on 7/18/2023 12:19 PM.

Good Morning Lindsay,

We can approve this study. Hopefully this will be a benefit to the city.

Thank You,

Barrett Dees, P.E.  
Assistant Bureau Chief, Planning  
ALDOT - Local Transportation Bureau  
Phone: 334.242.6818

**From:** Lindsay Puckett <LPuckett@RPCGB.ORG>  
**Sent:** Monday, July 17, 2023 4:04 PM  
**To:** Dees, Robert B. <deesr@dot.state.al.us>; Hendricks, Barbara J <hendricksb@dot.state.al.us>  
**Cc:** Scott Tillman <stillman@rpcgb.org>  
**Subject:** Alabaster Comprehensive Plan Update for approval as a RPCGB Building Communities Grant Program project

Good afternoon Barrett and Barbara,

Attached is a new RPCGB Building Communities Program project for your review and approval – entitled the Alabaster Com

We will have a consultant team led by Kimley-Horn and Associates that will be developing the transportation component of Task 4.3 in the scope of work.

The attached RPCGB fee proposal shows the Kimley-Horn team under “sub-consultants,” then you will see that Kimley-Horn

Attached is the scope of work and fee proposal documents.

Please let me know if you have any questions.

Thank you,  
Lindsay

**Lindsay S. Puckett, AICP**  
Principal Planner



# STEPS TO WORKING WITH THE RPCGB ON A BUILDING COMMUNITIES PROJECT

4. The Council passes a Resolution to approve paying RPCGB for the 20% local match of the project fee.

\* Resolution from the Council secures position in our future pipeline of project work.

## RESOLUTION NO. 2231

### A RESOLUTION AUTHORIZING THE ENTRANCE INTO AN AGREEMENT WITH THE REGIONAL PLANNING COMMISSION OF GREATER BIRMINGHAM TO DEVELOP A NEW COMPREHENSIVE PLAN

WHEREAS, the City desires to plan the for future uses, development, growth, public allocation of resources, zoning of property, etc. of the City, its citizens, businesses and the like in a comprehensive fashion; and

WHEREAS, the City recognizes the value of professional guidance and services in formulating a comprehensive plan (the "Comprehensive Plan") to address, without limitation, the various desires of the City set forth above; and

WHEREAS, subject to the terms set forth herein and in a contract for professional services (the "Agreement"), the City desires to engage the Regional Planning Commission of Greater Birmingham (the "RPCGB") to provide the professional services necessary to create the City's Comprehensive Plan; and

WHEREAS, the City desires to participate in the RPCGB's Building Communities Grant Program funding wherein the City will provide twenty percent (20%) of the funds necessary for the creation of the Comprehensive Plan with the remaining eighty percent (80%) of the project cost being paid out of the grant proceeds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fultondale as follows:

1. That the City shall enter into, and the Mayor is authorized to execute, an Agreement with RPCGB for the creation of a Comprehensive Plan as described herein and in the Agreement consistent with the terms set forth herein and for the purposes described herein.
2. That the City does hereby allocate *up to* Thirty-five Thousand and No/100 Dollars (\$35,000.00) towards its twenty-percent (20%) grant match for the RPCGB's Building Communities Grant Program.

ADOPTED AND APPROVED this 12th day of July, 2022.

  
Larry Holcomb, Mayor

ATTEST:

  
Peggy Shadrax, City Clerk



# STEPS TO WORKING WITH THE RPCGB ON A BUILDING COMMUNITIES PROJECT

## 5. When the project is ready to start, the RPCGB Executive Director and municipal Mayor sign the project agreement.

### AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into as of the 25<sup>th</sup> day of October, 2022, by and between the **Regional Planning Commission of Greater Birmingham**, a regional planning and development commission organized and existing under the laws of the State of Alabama ("RPCGB") and City of Fultondale, an Alabama municipal corporation ("Governmental Entity" or "City").

### WITNESSETH:

WHEREAS, Governmental Entity has applied for a grant to receive federal funding under the Building Communities Grant Program for the planning project entitled Fultondale Comprehensive Plan (the "Project");

WHEREAS, Governmental Entity's Project has been selected for funding under the Building Communities Program;

WHEREAS, pursuant to the terms of this Agreement, RPCGB, at a total Project cost to the City of \$174,967.25, is being engaged by the Governmental Entity to perform the services contemplated by the Project;

WHEREAS, a Building Communities Grant will fund 80% of the total Project cost in the amount of \$139,973.80, and Governmental Entity will provide a 20% local match in the amount of \$34,993.45; and

WHEREAS, the parties agree to work in good faith to complete the Project in a timely and professional manner.

NOW THEREFORE, in consideration of the premises and the mutual covenants, agreements, representations and warranties hereinafter set forth, RPCGB and Governmental Entity agree as follows:

1. **Engagement of RPCGB.** Governmental Entity hereby agrees to engage RPCGB to perform the Project and services which are identified and described in the "Scope of Work" set forth on Exhibit A attached hereto and incorporated herein by reference. RPCGB, from time to time, may request changes in the Scope of Services to be performed. Such changes shall be memorialized by written amendments to this Agreement that is signed by both parties; these changes may include an increase or decrease in the amount of Governmental Entity's local match.

Governmental Entity authorizes RPCGB to engage a third party consultant(s) to assist in performing the Scope of Work. RPCGB is responsible for supervising, managing and paying any third party consultant for any services it performs so that the Project may be completed in the orderly flow of the work.

2. **Compensation.** In consideration for the planning and development services to be performed hereunder, the Governmental Entity agrees to pay the RPCGB total Project cost of \$174,967.25, which includes the local match of \$34,993.45. The above amount shall constitute full and complete compensation for the services to be provided by RPCGB directly or secured by RPCGB on Governmental Entity's behalf, and includes all expenses arising from the performance of this Agreement.

**FOR MORE INFORMATION CONTACT:**

Lindsay Puckett, AICP

**Principal Planner**

**Regional Planning Commission of Greater Birmingham**

**[lpuckett@rpcgb.org](mailto:lpuckett@rpcgb.org)**

**(205) 264-8421**