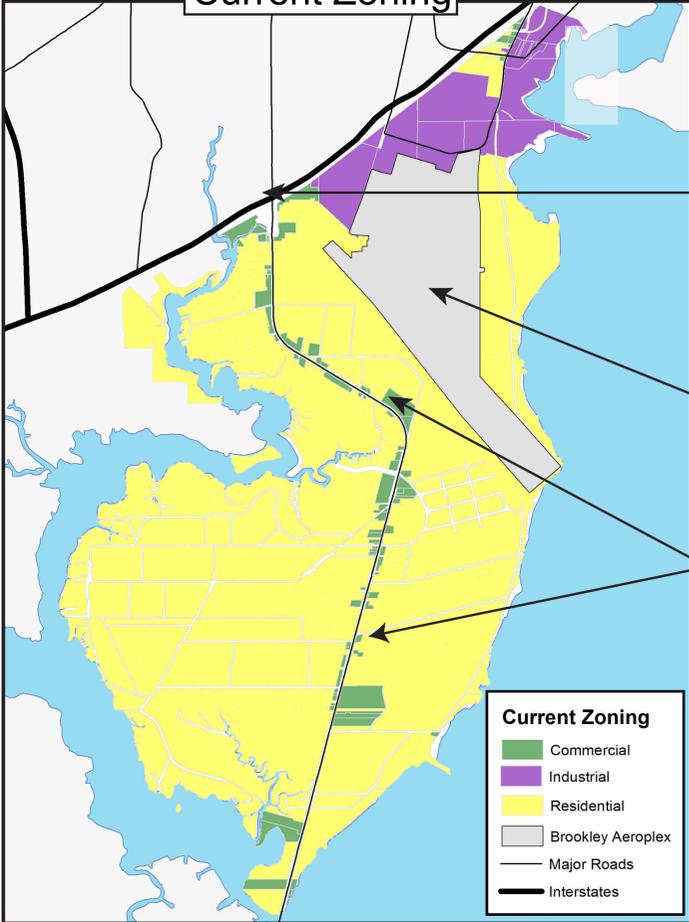


# Vacancy on Peninsular Mobile: Balancing Redevelopment and Preservation

## Current Zoning



**Current Zoning**

- Commercial
- Industrial
- Residential
- Brookley Aeroplex
- Major Roads
- Interstates

The Peninsula's status as a former thoroughfare has left it with an obsolete zoning pattern. Automobile-based roadside development attempts to sustain itself on through traffic that no longer exists.

## Current Land Use in Peninsular Mobile

I-10 Exit 22 serves as the gateway to the Mobile Peninsula. All parcels are accessed through US-163, the Dauphin Island Parkway.

The Parkway offers some of the closest available commercial property to the Mobile Aeroplex at Brookley.

Outdated retail stock concentrates along the Parkway in suburban strip-mall style.

Mobile Bay and Dog River access add value to waterfront properties, but inland property values remain depressed.

Inland vacant areas offer excellent accessibility to the Interstate and downtown, providing development opportunities.

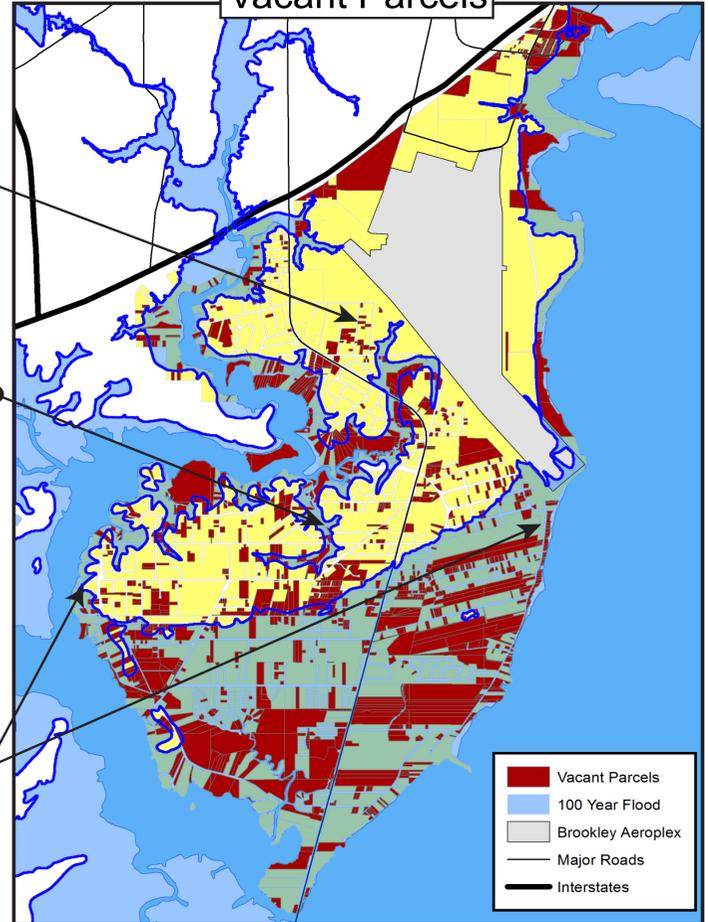
Other areas may better serve ecological purposes, as areas of wetland preservation and stormwater abatement.

Tax delinquent properties can be acquired by a newly created land bank and returned to the real estate market.

Redevelopment along both shorelines will capitalize on the unparalleled water access offered on the Peninsula.

Negative effects of vacancy and abandonment discourage investment and stifle economic growth.

## Vacant Parcels



**Vacant Parcels**

- Vacant Parcels
- 100 Year Flood
- Brookley Aeroplex
- Major Roads
- Interstates

The Peninsula holds a significant number of vacant parcels and abandoned, tax delinquent properties. As they stand, these properties depress property values and discourage investment and redevelopment efforts.

# A Public-Private Partnership Model for Acquiring and Developing Blighted Land

The Mobile Peninsula Preservation and Development Trust would be a public-private partnership designed to combat blight in three steps:

- Acquiring tax delinquent and blighted properties through the open market or through the newly created Mobile Land Bank Authority,
- Determining the best future use for properties by balancing economic and ecological priorities of the surrounding areas,
- Encourage development by returning these properties to market or placing them in a permanent conservation trust.

## Leveraging the City's Authority with a Land Bank

Without the legal authority of the city government, the Trust would only be able to acquire properties on the open market. Establishing a land bank gives the power to purchase abandoned properties as they become tax-delinquent, a huge advantage in heavily blighted areas.

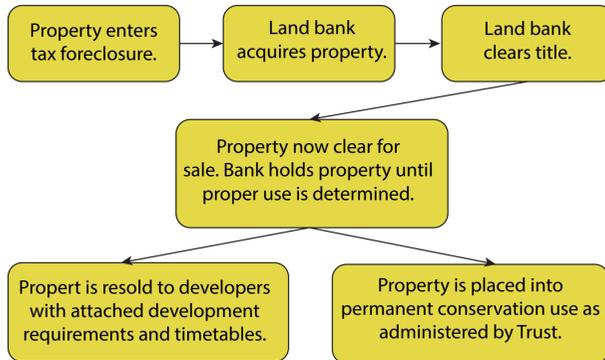
### The Mobile Land Bank Authority

#### What is a land bank?

- Land banks are public corporations that purchase and hold tax delinquent properties.
- Individuals or developers may then purchase property directly from the bank.
- Land banks help return abandoned, blighted properties back into economic circulation.

#### Who authorizes a land bank?

- House Act 2013-249 allows for the creation of local Land Bank Authorities, organized under the state Land Bank Authority.
- City Council authorizes the creation of Mobile Land Bank Authority.
- Birmingham currently operates Alabama's only municipal landbank. Their code may serve as a framework for Mobile.



### The Land Bank as a Tool For Development

#### How do land banks work?

- Land banks locate delinquent properties using state tax rolls, perform title searches then contact relevant parties.
- Land bank then petitions Circuit Court to foreclose on properties.
- If no party responds to court petition, the property is vested to the land bank by the Circuit Court.
- As a public corporation, the land bank now holds the property tax-free.

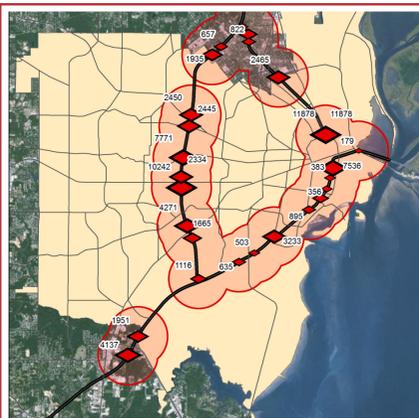
#### What happens next?

- The Mobile land bank will then hold properties until a buyer presents a suitable development proposal.
- This is similar to Mobile's Neighborhood Renewal Program for residential properties, but works for all land uses and can be applied across the city.
- A land bank can also acquire and stabilize problematic properties, even without an immediate buyer.

## Development Priorities

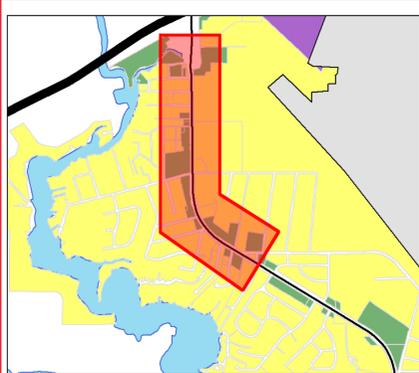
### Taking Advantage of Accessibility

- 61% of Mobile's jobs are within one mile of an Interstate exit.
- Modern development in Mobile is driven by the Interstate system and the efficiencies it brings to businesses.
- Exit 22 serves as the Peninsula's access route for most residents or visitors.
- Commercial redevelopment efforts should focus on this accessible area.
- Without substantial destinations closely connected with the rest of Mobile, the Peninsula's current isolation will continue.



### Pinecrest Village

- The Parkway is Mobile's Gateway to the Bay and should reflect the appeal of this unique community.
- The existing roadside strip development belies the Peninsula's coastal village appeal. Redevelopment focused on a human scale could help extend this character to the Peninsula's retail properties.
- Current infrastructure efforts such as the much-welcomed sidewalk project can be extended to improve safety, connectivity, and street life for residents and visitors.

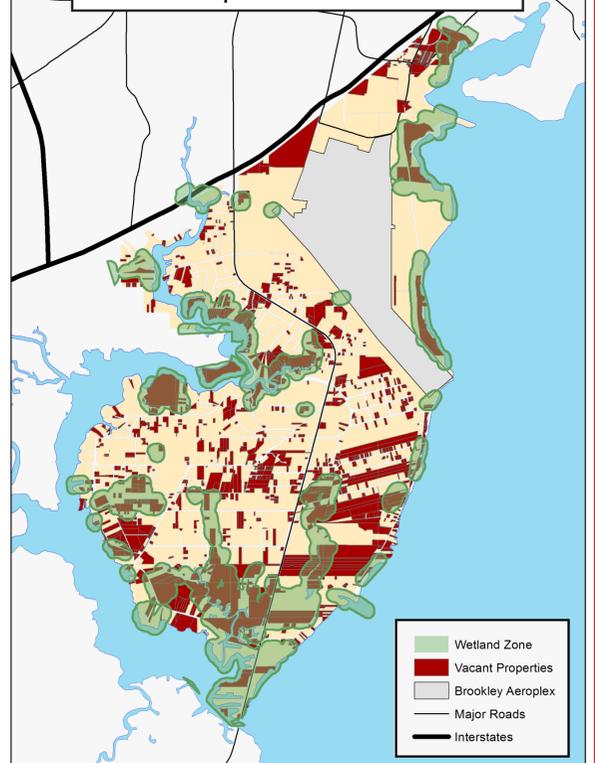


## Conservation Efforts

### Managing Peninsular Wetlands

- 36% of all vacant parcels on the Mobile Peninsula are within 100 feet of a wetland.
- 66% of undeveloped residential lots are within this threshold.
- Concerns with flooding, environmental damage, or bureaucratic red tape make many of these parcels unattractive to buyers.
- Instead of allowing these areas to remain abandoned or blighted, the Trust can place these parcels into a protected Wetlands Preserve Trust.
- Benefits include stormwater mitigation, reduced pressure on city infrastructure, and improved habitat for wildlife.
- The Trust may choose to use these properties for other low-impact uses, such as hiking trails, boardwalk extensions, or park expansions.

### Vacant Properties Near Wetlands



**Wetland Zone**

- Wetland Zone
- Vacant Properties
- Brookley Aeroplex
- Major Roads
- Interstates