DRAFT
September 21, 2023

TOULMINVILLE
A COMMUNITY IN MOBILE, ALABAMA

NEIGHBORHOOD PLAN

In partnership with:

MOBILE
ALABAMA

ACKNOWLEDGMENTS

The community of Toulminville would like to express its utmost gratitude to the individuals who dedicated their time and effort towards the neighborhood planning initiative. Your ideas, knowledge, and enthusiasm were invaluable to the success of this plan, and your commitment to the community is greatly appreciated.

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INTRODUCTION

Purpose of the Plan

This plan is the first neighborhood plan created under the guidance of the City of Mobile's Neighborhood Planning Toolkit. The Toolkit is a set of resources to help community groups proactively plan for and improve their neighborhoods. By creating this Plan, community members and the City gained a stronger understanding of their collective challenges and priorities, where those priorities align with existing policies and programs, and what individuals or community groups can do to strengthen the neighborhood. A neighborhood plan:

- **Represents the many groups** that contribute to the neighborhood.
- **Can help** ensure that things you treasure are maintained and direct changes you would like to see in your area.
- **Empowers you and your neighbors** to pro-actively and creatively take responsibility for improving your area.
- **Helps the City** better determine how to apply future resources and policies in your area.

The Toulminville Neighborhood Plan provides guidance to encourage revitalization and beautification, promote economic development, improve housing conditions, expand community programming, and improve infrastructure and neighborhood safety. Many of its recommendations can be achieved through work by individuals or neighborhood groups with little or no involvement from the city. The plan should empower residents to take on these actions. The plan can also guide the City to improve the neighborhood by:

✔ **Helping obtain funding** from the City or other public/private organizations

✔ **Proposing changes** to City policies or programs

✔ **Identifying projects and programs** for the City to include in their annual budgeting and review cycles

✔ **Maintaining an open dialogue** around community needs between your neighborhood and the City.

However, it's also important to recognize what this plan cannot do:

✖ **Earn immediate funding from the City or other grant processes.** Funding cycles vary and resources may take several years to materialize once begun.

✖ **Prevent development that is allowed by laws in place today.** The plan will not stop active projects in the area today or take away property owner's legal rights.

✖ **Require changes to zoning code or zoning map for private property.** While the plan may recommend zoning changes, those recommendations take time to implement. Each zoning change must go through a public hearing process. Adoption of this plan does not guarantee a certain outcome.

✖ **Immediately change or supersede existing plans such as the Future Land Use Map**. The Mobile Future Land Use Map is intended to be updated in the near future and will consider the direction in this neighborhood plan.

More information about the Neighborhood Planning Toolkit can be found at:
www.mapformobile.org/toolkit/

Process

The Plan was developed over several months with the guidance of community members, elected officials, and City staff. The process began in spring 2022 when the City identified Toulminville as a neighborhood that could benefit from the Toolkit process. In June 2022, the City convened small group of residents to begin discussions about the process and potential for the neighborhood. Those residents were invited due to their existing connections to the neighborhood, but they were not formally identified as a committee or neighborhood group. Their role was to serve as an initial source of community input and to assist with outreach to the broader Toulminville community. The public process involved several meetings with this group, three broadly advertised community workshops, and online surveys.

Project Timeline

Community Workshop I

The first workshop, held September 15, 2022, gave participants an opportunity to reflect on the current conditions and list the assets, issues and factors affecting Toulminville. Participants worked in small groups on a series of three discussion and map-based activities.

- Treasures: What do you love about Toulminville?
- Ideas for the future: What would make Toulminville better? And which ideas are most important?
- Mapping ideas: Physical assets and opportunities

The workshop's input was used to understand community values and to prepare a set of priority desired outcomes for the neighborhood.

Mapping Opportunities

● Opportunities
● Assets

Above: This composite map shows all the assets and opportunity locations identified by participants during the first community workshop. These locations and comments describing them were used to develop the plan's recommendations and development concept map.
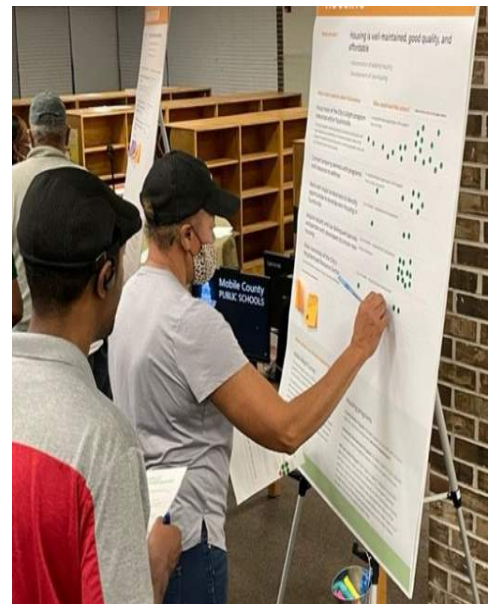
Above: Participants identified strong and weak places on a map of the neighborhood during the first community workshop.
Right: Participants identified priority "actions" during the second community workshop.

Community Workshop II

The second workshop, conducted in February 2023, provided community members with the opportunity to react to and suggest potential actions to help address the priorities in Toulminville. In an open-house style event, participants reviewed boards that described potential actions and who could lead on those actions. They then identified actions they thought would be most impactful and suggested others. The potential actions were organized into seven priority topics based on previous input and a review of existing conditions and trends.

- Beautification
- Housing
- Prosperity
- Safety
- Infrastructure
- Programming
- Community

In addition, participants used pledge cards that read **"I want to be part of the solution"** to volunteer to stay involved.

Who we heard from
During the first two community meetings, nearly 150 residents and interested members of the Mobile community participated. Based on exit questionnaires collected at these events:

- 87% of participants either live in or grew up in Toulminville
- 89% of participants have 20+ years connection to the neighborhood
- 79% of participants owned property in Toulminville
- 74% of participants have lived in Toulminville 20+ years

Community Workshop III

The third workshop was aimed at implementation. Participants who previously expressed interest in helping were invited to a workshop with the intent to:

- Establish one or more groups of community/neighborhood volunteers to lead implementation.
- Obtain commitment from volunteers to begin work on specific community actions.

Neighborhood Context and Community Profile

Neighborhood Boundary

For the purpose of this plan, Toulminville is defined by four major boundries: Three Mile Creek to the south, Mobile Street-Prichard Avenue as the northwest boundary, and Toulmins Spring Branch and the Mobile-Prichard city limits as the northern boundary. This boundary, shown on the map below, was discussed and refined during the initial community group meeting in June 2022.
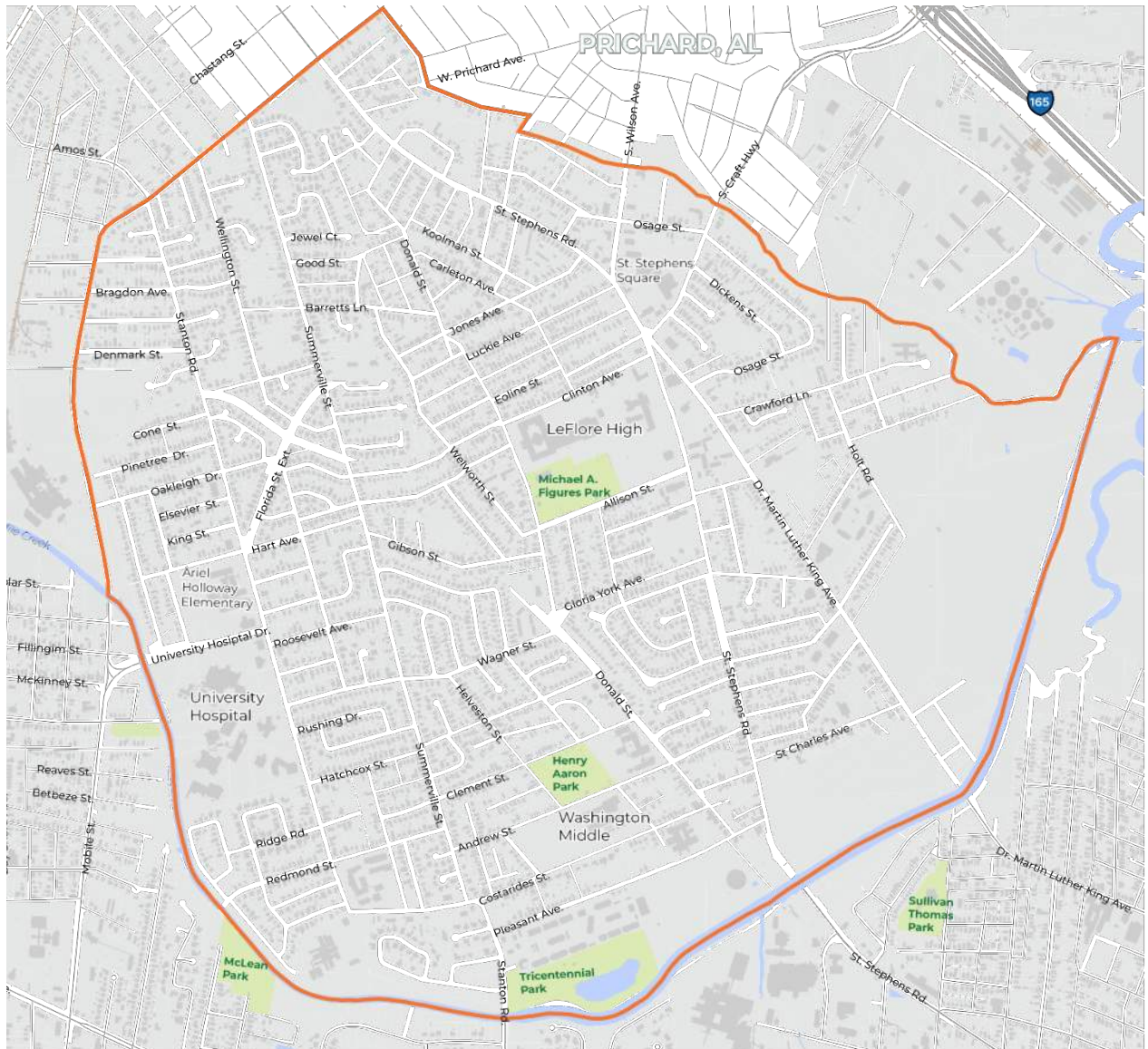
Map 1: Neighborhood Boundary

In the 1830s, Harry Toulmin developed a small settlement on his property which grew into today's Toulminville. By the time of the Civil War, it was identified as a major settlement along the Mobile and Ohio Railroad. Much of the neighborhood's housing was built prior to 1945 and the area retained a rural character with several large farms until it was annexed into the City. In the 1920s, the City of Mobile annexed portions of Toulminville and by 1945, Toulminville was completely annexed. Toulminville grew rapidly in the mid-twentieth century along with Mobile due to the expansion industries including shipbuilding and chemical production during and after the Second World War.

However, also like many neighborhoods in Mobile and throughout the country, the community's makeup began to change in the mid-twentieth century with the rise of automobiles and highways. The opening of the Roger Williams public housing project in 1954 was another catalyst for this change in the neighborhood. The area transitioned into a middle class, predominantly African American neighborhood that it is today.

Previous Plans

Many of the neighborhood's current conditions are half a century in the making. Toulminville has experienced several decades of declining population, deteriorating housing and infrastructure conditions, increasing crime and related issues with disinvestment. There has not been a dedicated Toulminville plan previously, but many of its conditions and opportunities have been identified in other plans.

Neighborhoods of Mobile (1969)
In 1969, the City commissioned a citywide plan that identified the city's neighborhoods and their needs. That plan mentioned the following needs for the areas of Toulminville.
- Physical Needs: Rehabilitation/replacement of deteriorating homes, and commercial sites, More sidewalks, street resurfacing, and additional greenspace.
- Social Needs: Recreation programs for youth supplemental programs for education and unemployed citizens.

Map for Mobile (2015)
The City's comprehensive plan which engaged the Mobile community in identifying planning principles and long-term city goals. A citywide Future Land Use plan and Major Streets Plan was incorporated into Map for Mobile in 2018. Map for Mobile did not contain specific recommendations for Toulminville, but generally identified the need for additional focused planning in City neighborhoods. It was the basis for the Neighborhood Planning Toolkit (2018). Future neighborhood plans will inform updates to the map for Mobile.

Roger Williams Homes – Three Mile Trace Choice Neighborhoods Plan (2017)
The Roger Williams public housing project was closed in 2016. Mobile was awarded a Choice Neighborhoods Grant to develop a plan for revitalizing the surrounding area. This plan addressed housing, health, economic development, education, and other quality of life needs generally east of Saint Stephen's Road both north and south of Three Mile Creek.

Three Mile Creek Greenway Master Plan (2017)
The Three Mile Creek's watershed touches five of Mobile's seven city council districts and portions of the City of Prichard. The Three Mile Creek Greenway is part of a plan to restore the health of the watershed and is the first major piece of a long-term Mobile Greenway Initiative (MGI). The Greenway Master Plan identified conceptual routes to link neighborhoods, parks, commercial districts, and provide access to unique natural areas. The City has constructed a portion of the trail surrounding Tricentennial Park and has obtained funding to extend the trail from MLK Boulevard to Bush Park by 2025.

Demographic and Economic Profile
Early in the planning process, the City's Build Mobile team gathered data on existing conditions and trends. An extensive summary of these data points and analysis are attached as an Appendix to this plan. Highlights of the existing conditions include:

- **Toulminville has been experiencing a steady population decline.** In the past 20 years, the population of Toulminville declined by 2,942 (-21.6%), to approximately 10,679 people according to the 2020 Census. The current population is roughly half the size of the 1960 population. Much of the decline since 2010 could be attributed to the closure of the Roger Williams public housing development in 2016, which had 452 housing units.

Toulminville Population 2000-2020
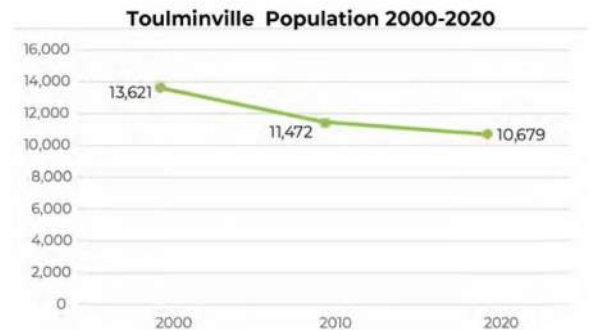
- **African Americans comprise 96 percent of Toulminville residents,** a proportion that has remained consistent the past two decades.

- **The population is older than the City overall.** Mobile has the oldest population of the five largest cities in Alabama with a median age of 37.1 years. Toulminville's population is older with an median age of 42.5. The fastest growing age group in Toulminville is those over age 65. At the same time, the community is losing youth. The population under age 19 declined nearly ten percent since 2010. On a positive note, younger adults, age 20-34 have increased since 2010.

- **More than half of households (55%) include someone over age 60.** Approximately 16 percent of all households are single people over age 65.

- **Approximately 1-in-5 households (22%) include children under age 18.**

- **Single-person households are gradually increasing in number**. They account for more than **30 percent** of households in 2020.

- **Household income is generally lower than the City median.** The City's median household Income is $43,456, while the median in Toulminville is $34,162

- **Significant portions of the community are considered in poverty.** About 20 percent of households in Mobile have income below the poverty threshold. Within Toulminville, that rate is about 25 percent. Poverty affects a larger proportion of children. Fifty-six percent of children in Toulminville under age 18 live in households under the poverty threshold.

Community facilities

Despite significant challenges with properties and infrastructure conditions, there are numerous community facilities that contribute to a strong sense of place. These sites are shown in the map below. In addition to these mapped facilities, the neighborhood has 32 known faith institutions.

1. Ariel Holloway Elementary School
2. Toulminville Branch Library
3. John L LeFlore High School
4. Michael Figures Park and Community Center
5. Henry Aaron Park
6. Washington Middle School
7. Mobile Continuous Learning Center
8. Tricentennial Park
9. Bishop State Community College (Carver Campus)
10. University Hospital
11. Three Mile Creek Greenway
12. James T. Strickland Youth Center
13. Police Station

Map 2: Community Facilities

Housing and property conditions

Being an older, established neighborhood, Toulminville has an aging housing stock with many properties in need of significant repairs. The median "year built" for owned and rental properties is 1963 and 1972, respectively. There has been relatively little new housing built in the neighborhood in the past ten years. This median house age would be older but it does not include properties that have been demolished.

The City has taken a proactive stance in addressing blight with a goal of reducing the number of blighted structures and stabilizing neighborhoods. Between 2009 and 2020, the City of Mobile permitted the demolition of 360 housing units in Toulminville that were considered blighted and beyond repair. Based on Census figures, the area lost nearly 1,500 housing units since 2000. In 2022, the City conducted a new blight survey and identified an additional 175 structures in Toulminville that need some intervention.

Over half of housing units are owner-occupied, and of those, 27 percent are owned by individuals over 65 years old.
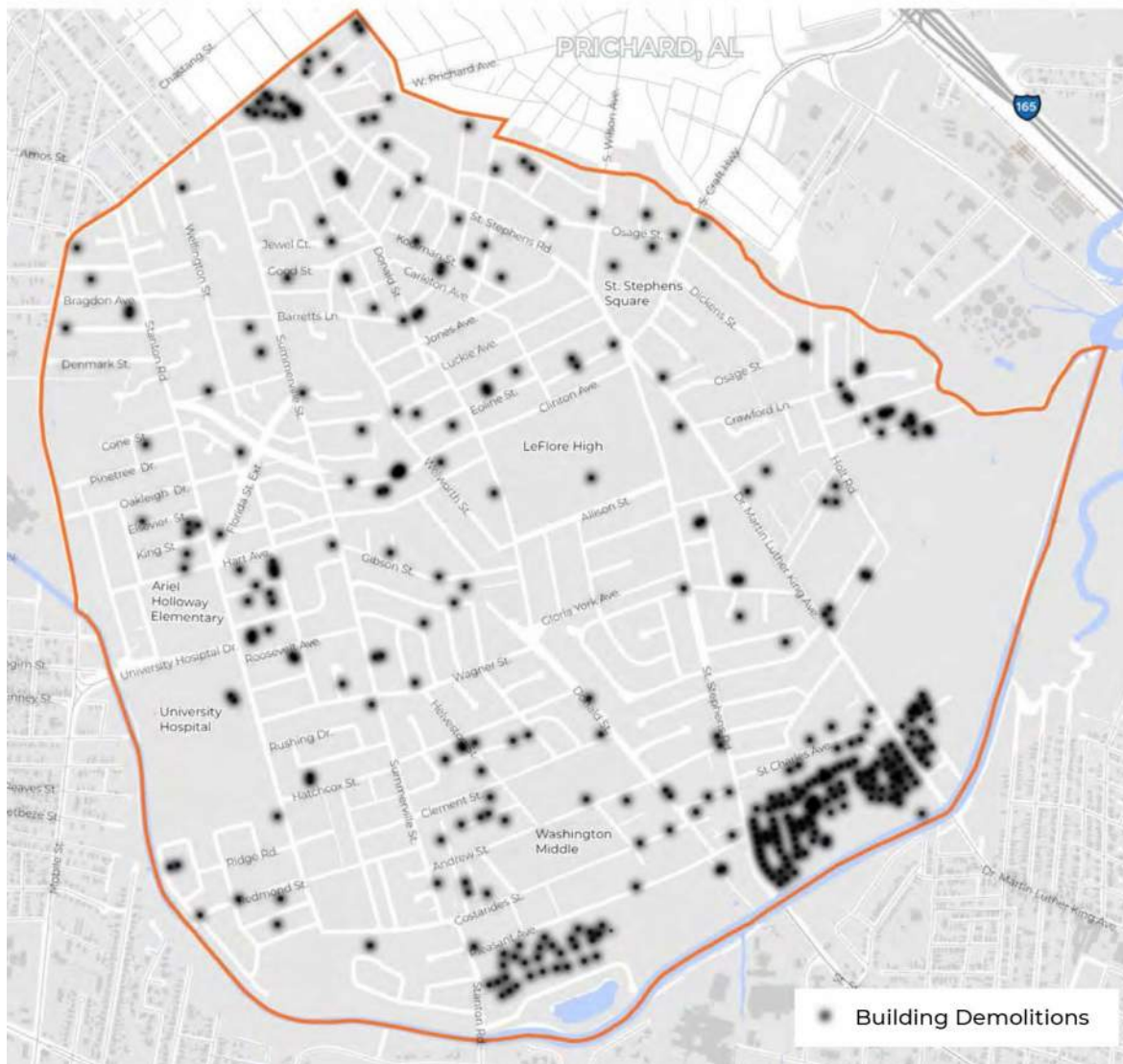
Map 3: Permitted Demolitions (2009-2022)

2022 Blight Survey

The majority of properties listed in the most recent blight survey have moderate or simple infractions that could be remedied.

○ < 20	Simple Infractions
● 21-39	Moderate Infractions
● 40-49	Board Review
● 50-59	Blight
● 60 >	Priority for Demolition

Number of Structures	Score
10	< 20
119	21-39
18	40-49
12	50-59
16	60 >

Map 4: 2022: Blight Survey

Vacant Parcels

There are 755 parcels in the area that are considered vacant. Some of these properties have never been developed, while other sites had buildings at some point but are now vacant. Most of these parcels are residential sites with an average size of 0.25 acres. These sites could be opportunities for new housing.

Sidewalk Network

While the neighborhood is developed with a connected pattern of streets and small blocks, many areas lack sidewalks. Areas with consistent sidewalk connectivity are located near major community facilities (*hospitals, schools, parks, recreation centers*) but most residential areas have sporadic or no sidewalk connectivity. The map below shows existing sidewalks in the neighborhood. The City's Capital Improvements Plan allocates funding annually to a sidewalk program.

Map 5: Existing sidewalk network

Employment and other measures of prosperity

- Toulminville has a workforce of 3,928 people and 3,034 jobs based in the neighborhood. Almost all of the jobs in Toulminville (98%) are filled by people outside of the neighborhood. Conversely, nearly all workers who reside in Toulminville commute outside of the neighborhood for work (98%). Only two percent of individuals both live and work in Toulminville.

Where do people work?

Total Jobs: 3,034
Total Workforce: 3,928

98% of Toulminville workers commute elsewhere for work (3,859 people)

69 people both live and work in Toulminville

98% of jobs are filled by people outside of the neighborhood (2,965 people commute into Toulminville)

2,965   3,859   69
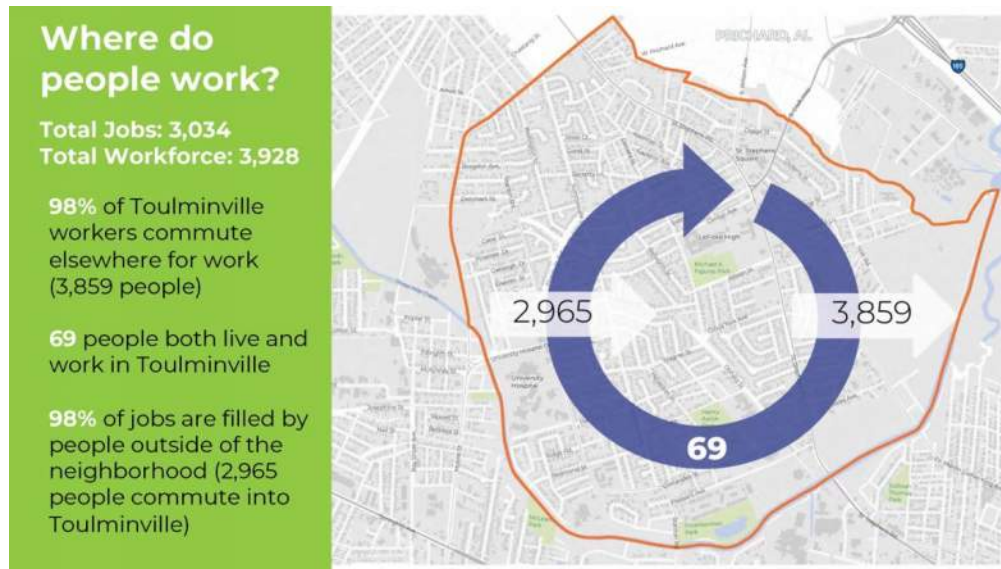
- There are 262 local businesses, with retail and construction accounting for the largest share of employers (39%).

- Toulminville is considered a food desert as most residents live more than one mile from the single grocery store in the neighborhood, located at Saint Stephen's Square shopping center. A food desert is defined as a low-income census tract where a substantial number or percent of residents does not have easy access to supermarket or large grocery store.

WHAT WE WANT

This section of the plan describes community values and needs based on community input.

We Treasure…

- **Our People:** Connections to the neighborhood run deep. Many families have been a part of Toulminville for generations. Even people who don't call the community home today, have positive memories of the community and may have family there. The neighborhood is a place where families are close-knit, neighborly, and look out for each other.

- **Our History**: People value the neighborhood's history, its role in the city's story and contribution to the City's culture (Mardi Gras, Food, Sports).

- **Our Schools**: There is a strong sense of pride in Toulminville and a strong sense of community, which is anchored by connections to the neighborhood's schools. This pride is not just about the facilities and the role they serve today, it is also about the extensive networks of people who have been educated in these schools.

Priority Needs

The following seven priority needs are based on public input. They are described in terms of desired outcomes and are used later in the plan to organize specific actions. These needs are all considered important and mutually reinforcing. They are not listed in priority order.

Beautification

Upkeep of properties and beautification.
- *Reduction of abandoned buildings, vehicles, and litter.*
- *Maintenance of landscaping on public and private property.*
- *Stabilizing and improving property values.*

Community

Strong community facilities, institutions, and social networks.
- *Inviting parks and recreation facilities.*
- *Strong neighborhood schools.*
- *Active and engaged faith community and school alumni networks.*

Programming

Community programming and resources to assist vulnerable groups.

- *More activities for seniors, events, youth programming.*
- *Access to fresh food, mental health, financial literacy, and other community resources.*

Housing

Housing that is well-maintained, good quality, and affordable.

- *Maintenance of existing housing.*
- *Development of new housing.*

Infrastructure

Infrastructure improvements.

- *A more complete sidewalk network.*
- *Well-managed drainage.*
- *Street maintenance and improvements.*

Safety

A safe community.

- *Reduced crime, drug activity, gun violence.*
- *Better community surveillance including cameras, police presence and response times.*
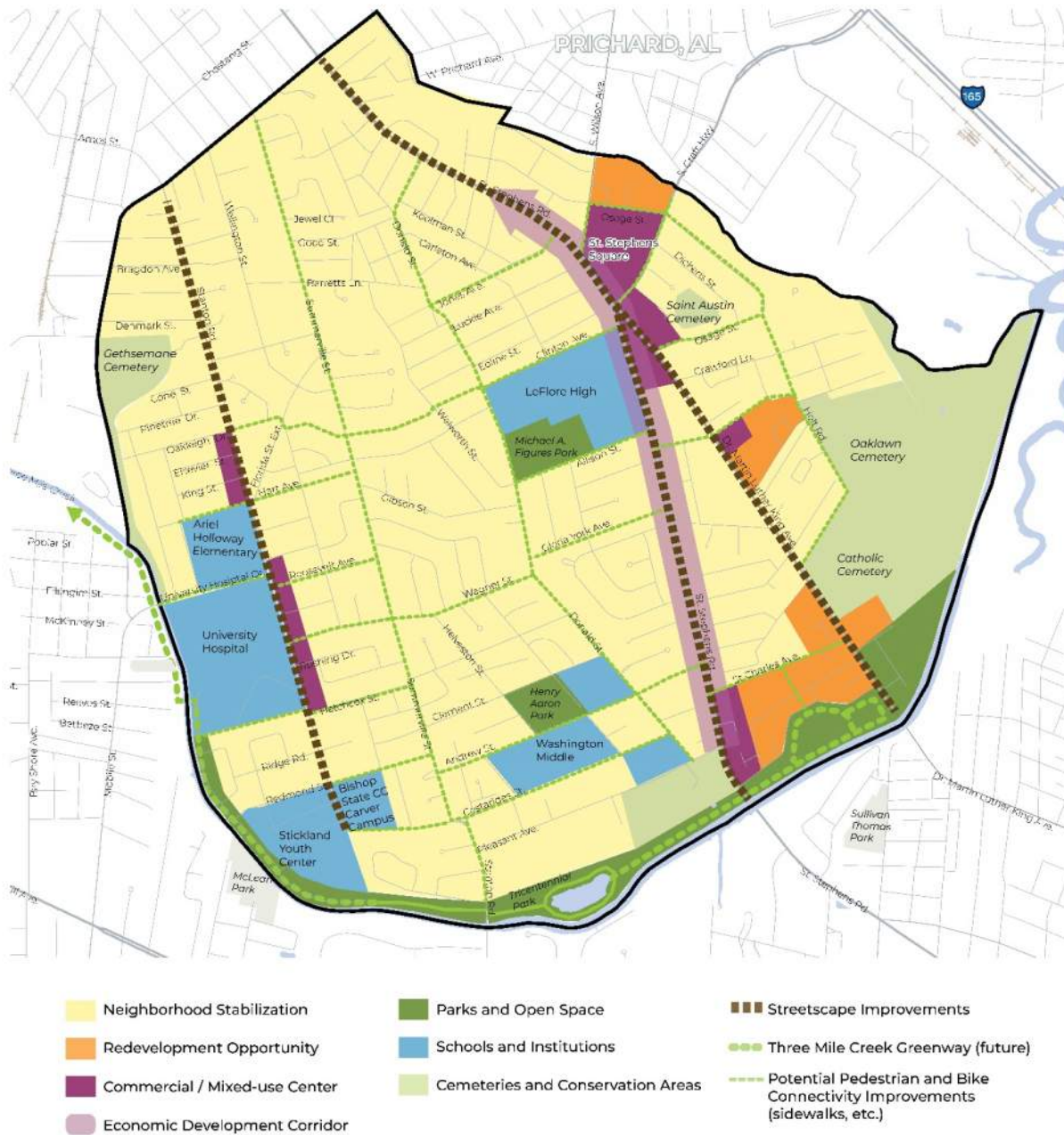
Prosperity

Economic development leads to more businesses, jobs, and a ready workforce.

- *More businesses owned by people in the community.*
- *Training and mentorship opportunities are available.*

Development Concept Map

The development concept map generally depicts the intent for future development and infrastructure opportunities in the neighborhood. It reflects the priorities described above as they apply to the geography of the neighborhood. These concepts (defined below the map) are based on existing physical conditions and opportunities identified by the community. This map will be used to inform infrastructure investments and updates to the City's Future Land Use map.

Legend		
Neighborhood Stabilization	Parks and Open Space	Streetscape Improvements
Redevelopment Opportunity	Schools and Institutions	Three Mile Creek Greenway (future)
Commercial / Mixed-use Center	Cemeteries and Conservation Areas	Potential Pedestrian and Bike Connectivity Improvements (sidewalks, etc.)
Economic Development Corridor		

Map 6: Development Concept

Conformance with Map for Mobile, Framework for Growth

This plan addresses several components in Map for Mobile, the City's framework plan for growth. This plan advances six of Map for Mobile's seven principles.

1. **Strong Neighborhoods**, with unique identities, a mix of housing types, and community amenities within walkable distances.

2. **Functional roadway corridors** with attractive and welcoming public realm, safe accommodations for people and vehicles, and a variety of thriving businesses.

3. *Strategic infill and redevelopment* with a focus on vacant properties and blighted areas.

4. *A connected community* with ease of mobility for pedestrians, automobiles, and bicyclists, and safe and appealing transportation options.

5. **High-quality design of the built environment** with an attractive and distinctive streetscape and public realm and maintenance of existing private property to minimize degradation and blight.

6. **Greater opportunities to enjoy natural and recreational assets** with quality parks and open spaces, and appropriate and inviting development at key waterfront and riverfront locations.

Additionally, this plan's actions address each of the seven organizing topics in Map for Mobile and the Mayor's 100-day plan. Those actions are:

Map for Mobile can be found at http://mapformobile.org/about/

WHAT WE CAN DO

This section of the plan identifies and describes actions that could be undertaken to work toward one or more of the community priorities. Some of these actions require City participation, funding, or support, but most are actions that could be undertaken by individuals or groups with little City involvement.

1. Beautification

BE-1: Connect property owners with existing community development programs. The City offers a number of programs to assist with home repair and other needs for lower income residents. Some of these programs are listed in the sidebar on the right. These programs are regularly reviewed and expanded upon as resources become available. The City could offer a workshop or neighborhood event to continue building awareness of these programs for residents in Toulminville.

Who should lead: City of Mobile – Neighborhood Development

BE-2: Organize a community-led neighborhood clean-up day. The City has been conducting a litter reduction initiative named the Litter-Free Mobile Collection Pilot Project. It begins with education, focuses on prevention, incorporates broad collection efforts, and finishes with enforcement. There is also a tool and how-to-guide to ensure everyone's work is documented and shared. To support neighborhood cleanups, the City provides litter grabbers and trash bags.

Who should lead: Neighborhood Group

- **Step 1:** Get organized. Identify participants, date, location, etc.
- **Step 2:** Register your cleanup two weeks in advance: (cityofmobile.org/organize-a-litter-clean-up)
- **Step 3:** Collect litter grabbers and other City-provided tools.
- **Step 4:** Conduct the cleanup. Contribute to the City litter collection map.

Individual Community Development Programs

- ***Housing Rehab Program (Critical Repair Program):*** *Provides a grant up to $10,000 for home repair for qualified homeowners)*
- ***Community Reinvestment Program:*** *Provides a grant of up to $20,000 for exterior repairs to blighted vacant or rental occupied structure for exterior repairs to blighted vacant or rental occupied structures. Must be a commercial Structure without bedrooms.*

Other Programs

- ***HOPE Program:*** *Offers qualified housing choice voucher holders the opportunity to build and own a new home through a low interest loan.*
- ***Down Payment Assistance:*** *Provides up to $10,000 for down payment and eligible closing costs for first time home-buyers.*
- ***Leaving a Legacy program:*** *Legal services Alabama, through a Partnership with the City of Mobile provides free drafting, execution, and probate of Wills to low-to-moderate income property owners.*

BE-3: Organize a "repair affair" volunteer program to help neighbors with minor property repairs and cleanup. Organize small groups to lend a helping hand to neighbors with minor home repairs and cleanup. "Repair affair" events help neighbors in need to improve the safety, security, and stability of their homes. Repairs are not solely for decorative purposes but address real physical needs both indoors and outdoors which improve residents' quality of life.

Who should lead: Neighborhood Group

- **Step 1:** Identify potential homes and type of repairs needed. Recommend selecting one property for a start, where work is achievable, and the property owner is available and willing to participate.
- **Step 2:** Recruit volunteers (some skills may be required depending on needs)
- **Step 3:** If applicable, depending on needs, obtain permits from the City to complete repairs.
- **Step 4:** Create a checklist to track progress. Document the work with before/during/after photos.

Additional Beautification Recommendations
- Tree planting and landscaping (and maintenance of landscaping) along public streets

See also: Housing

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2. Community

CO-1: Create a community ambassador program. A community ambassador would be an individual or group that cultivates community volunteers, communicates with neighbors about events, programs, and services, and may provide mentoring for youth or businesses. The ambassadors would work alongside the City and local chambers of commerce or other organizations. The exact focus of the program could depend on the individuals involved who would utilize their own skills and personal/professional networks to benefit the community.

Who should lead: Neighborhood Group

CO-2: Form a Toulminville neighborhood planning group. Establish a group of citizens volunteers that will serve as stewards of the neighborhood plan, recruit volunteers for action

steps, help with ongoing community outreach, and work with the City to advance actions to improve the neighborhood.

Who should lead: Neighborhood Group

Additional Community Recommendations
- Establish neighborhood group chat/text
- Community internet/broadband access points
- Provide a variety of communications platforms, not just digital

3. **Programming**

PG-1: Create a fresh market/open-air market. Organize a community farmers market to offer fresh produce and other quality food items in Toulminville.

Who should lead: Neighborhood Group

- **Step 1:** Get community support. Buy-in from the community, City, and potential businesses is important. Talk to the city about permitting requirements.
- **Step 2:** Select location / site that is convenient to customers, has available parking, protection from weather, etc.
- **Step 3:** Solicit venders to participate.
- **Step 4:** Develop rules and expectations such as days and hours of operation.
- **Step 5:** Apply for non-profit status.
- **Step 6:** Hire a market manager.
- **Step 7:** Obtain insurance.
- **Step 8:** Advertise and launch the market.

PG-2: Establish a Community Garden. A community garden could grow many things, including vegetables, flowers, and community. It can be one community plot or many individual plots. It can be located at a school, hospital, or in a neighborhood. Another way of thinking about community gardens are as "community-managed open spaces." These differ from a park or public space where some other entity ultimately decides the purpose of the site and maintains it. Community gardens are where the residents are empowered to design, build, and maintain spaces in the community. The community garden could tie-in to a fresh market, where produce from the community garden is available at the market.

Who should lead: Neighborhood Group

- **Step 1:** Identify site for community garden and the type of garden desired.
- **Step 2:** Determine if a permit from the City of Mobile is needed.
- **Step 3:** Develop a management plan that addresses whether the garden is one community plot or many individual plots, how maintenance is handled and by who, and what other rules should apply to the garden.
- **Step 4:** Fundraise. It may take some initial capital to setup the garden. Seek donations or require a membership fee to cover initial and recurring costs.
- **Step 5:** Develop the garden.

4. **Housing**

HS-1: Focus more of the City's blight program resources within Toulminville. The blight program monitors property conditions citywide, identifies specific hazardous, nuisance, or neglected properties, and provides both repair assistance and demolition (as appropriate). Currently, this effort applies citywide and targets properties that are most distressed. An alternative approach would be to focus some of the program's resources on a neighborhood or small area to create a more visible impact in that neighborhood. Toulminville could be a test case for focusing efforts of the blight program.

Who should lead: City of Mobile – Neighborhood Development

HS-2: Acquire vacant and tax delinquent parcels and partner with developers to create new housing. Through the City's Neighborhood Renewal Program and/or a community organization, vacant, blighted, and tax delinquent residential properties should be acquired for reuse for new housing development.

Who should lead: City of Mobile – Neighborhood Development

HS-3: Raise awareness of the City's Neighborhood Resources Center. The Neighborhood Resources Center consists of staff from the City of Mobile Neighborhood Department of Development along with nonprofit Community Housing Development Organizations and Legal Services of Alabama. This organization offers legal assistance to financially disadvantaged citizens. Additionally, the center provides property owners with information about important city services and resources so that they can protect their property and home for future generations.

Who should lead: City of Mobile – Neighborhood Development

HS-4: Work with major landowners to identify opportunities to develop new housing in Toulminville. The City needs to identify all major landowners to assess potential sites for home development. The City will work with potential developers to incentivize infill opportunities on currently underutilized properties. Future development and redevelopment of large parcels could consider mixed-use opportunities to maximize the benefits on the local economy and neighborhood. The City will work closely with developers to encourage land use practices in alignment with the City's visions and current building market.

Who should lead: City of Mobile – Neighborhood Development

Additional Housing Recommendations
- Allocate more CDBG funding to improve existing homes
- Prioritize housing rehabilitation projects for seniors

5. Infrastructure

IN-1: Focus sidewalk improvement resources. The City's Capital Improvements Plan (CIP) allocates funds yearly to sidewalks citywide. In Toulminville, those resources should first be used to fill-in gaps in the sidewalk network near destinations such as schools, community centers, hospitals, and the Three Mile Creek Greenway.

Who should lead: City of Mobile – Engineering

IN-2: Implement the Highway 45 Corridor Plan. This project, funded in the City's CIP, will improve safety and access and promote economic activity along Highway 45 from Highway 98 (Springhill Avenue) beyond to I-65. This project will include sidewalks, curb and gutter, and resurfacing.

Who should lead: City of Mobile – ALDOT

IN-3: Continue to improve amenities at neighborhood parks. Allocate funding in the CIP list to upgrade Toulminville amenities and parks. The City's Parks and Recreation Department will develop a separate five-year Capital Improvement Plan with input from the Parks and Recreation Board. This CIP will address preventative maintenance issues and beautification throughout the park systems as well as larger projects such as park lighting, ADA improvements, entry signage, and additional multi-use fields. Further, it may identify a maintenance superintendent and recreation programs coordinator.

Who should lead: City of Mobile – ALDOT

Capital Improvement Project (CIP)
The city allocates $3 million per year per council district to address infrastructure maintenance and major improvements.

In 2018 a study identified Hwy 45 (St Stephens Road) for improvements. This project is aimed to improve safety and access, and promote economic activity on the corridor form Hwy 98 (Springhill Avenue) beyond to I-65. Based on this study, the City of Mobile is currently planning streetscape improvements between Wilson Avenue and Prichard Avenue. This project will include sidewalks, curb and gutter, and resurfacing. The project is scheduled between 2024-2025.

CIP Projects in Toulminville (2023-2027)
- *Stanton Road and Oakleigh Drive: Intersection Improvement*
- *Stanton Road and University Drive: Intersection Improvement*
- *St. Stephens Road and Pleasant Avenue: Intersection Improvement*
- *Michael Figures: Park Playground Upgrade and Community Center HVAC*
- *Tricentennial Park: Improvements*
- *Various Parks: Lighting Improvements*
- *Three Mile Creek Greenway: Ongoing project visit mapformobile.org/3mctrail*

Additional Infrastructure Recommendations
- Prioritize infrastructure improvements that support future redevelopment opportunities

6. Safety

SA-1: Develop mentorship and extracurricular programs for youth. Establish youth programs aimed at providing positive activities and reducing gun violence. Connect with local organizations such as YMCA and City of Mobile Parks and recreations to promote programs targeted for youth.

Who should lead: Neighborhood Group

SA-2: Hold periodic community meetings with police. The Mobile Police Department puts a lot of emphasis on community engagement. There are several existing programs, see sidebar, that could be considered for implementation in Toulminville or are existing programs that a Toulminville Neighborhood Group could take part in.

Who should lead: Mobile Police Department - Neighborhood Group

SA-3: Deploy speed indicators signs or other targeted measures in various locations. Implement strategies to prevent neighborhood speeding on neighborhood roads.

Who should lead: City of Mobile - Engineering

SA-4: Meet with the City's animal services. To better understand and address animal nuisance and safety issues within the community.

Who should lead: City of Mobile - Animal Services

Mobile Police Department Programs

- Community Action Groups: If you have the ambition to change your neighborhood, we have the resources to help you make it happen! Community Action Groups (CAGs) connect local citizens in an area with police sergeants to identify problems and aim for results. Currently, more than 75 CAGs are actively engaged in crime problem-solving in Mobile.

- *Citizen's Academy:* The Mobile Police Department Citizens Academy is held two times a year to introduce the public to the challenges of law enforcement today. The Mobile Police Department started the program in 2001 as a way of building partnerships with citizens to fight crime and improve safety citywide.

- *Project Care:* Project CARE (Concerns and Resources for the Elderly) was created by the Chief of Police in 2009 in an effort for the senior citizen community and law enforcement personnel to connect and collaborate.

- *Mobile Police Department Citywide Citizen Advisory Panel:* The Mobile Police Department Citywide Citizen Advisory Panel Policy advises the Chief of Police on matters of public concern, reviews incidents related to police-community relations at the discretion of the Chief of Police and acts as a sounding board on issues related to current and proposed community-oriented policing programs by providing feedback and direction.

SA-5: Organize a community-led watch program.
Coordinate with the City of Mobile Police Department to implement programs such as Operation Echo Stop in effort to reduce the sound of gunfire. Utilize technology such as texting or social media to increase communication applications such as Ring, Blink, and Nextdoor.

Who should lead: Neighborhood – City of Mobile Police Department

- **Step 1:** Review current programs established by the Mobile Police Department.
- **Step 2:** Designate a safety liaison that coordinates with law enforcement and the community.
- **Step 3:** Partner with Mobile Police Department to host periodic community meetings.

Additional Safety Recommendations
- Reduce speeding on area streets/speed breaks on road curve
- Provide better street lighting on residential streets

7. Prosperity

PR-1: Develop entrepreneurship training and a revolving loan fund for minority businesses.
The City recently established a program in partnership with Commonwealth National Bank called Building a Business Legacy. This will leverage funding from the City of Mobile's American Rescue Plan Act allocation to expand Commonwealth National Bank's ability to provide small business loans to local entrepreneurs. The City of Mobile's $2 million contribution will be matched by $2 million from Commonwealth National Bank and dedicated to loans for local small businesses. It is estimated that the new program will help 50 to 100 entrepreneurs over the next five years.

Who should lead: City of Mobile – Commonwealth National Bank

PR-2: Host a community job fair. Work alongside event organizers such as local chambers of commerce to host local job fairs and other career readiness events in the community.

Who should lead: local chambers of commerce – Neighborhood Planning Group

PR-3: Provide technical assistance to small businesses and entrepreneurs. Get one-on-one help with starting a business or growing a business by connecting with a business development navigator through local chambers of commerce.

Who should lead: local chambers of commerce

PR-4: Establish a workforce strategy built around advocating for talent development and quality of place initiatives. Access to a high-quality workforce is critical to the local economy. The city will work with regional and local agencies to develop specific strategies to attract and develop quality talent to support the area's economy. The city will also coordinate with area educational institutions to bolster connections and opportunities for students to meet employers.

Who should lead: local chambers of commerce

Additional Prosperity Recommendations
- Conduct a business survey on what services are most needed
- Establish diverse programming at the YMCA
- Establish a community business that will help maintain the community specifically vacant properties

IMPLEMENTATION PLAN

A primary purpose of the Neighborhood Planning Toolkit is to empower community members to take an active role in improving their communities. Implementation of this neighborhood plan will require the coordinated efforts of individuals and organizations representing the public, private, and civic sectors of the community. While some actions require City funding or other technical support, many do not.

The Toolkit recommends that a neighborhood planning group (NPG) owns the plan and serves as stewards of it once it is adopted. That group would be responsible for advancing certain actions and advocating for City resources to implement them if needed. The group would also continue with outreach to the community – informing others about the plan and its progress.

By having the neighborhood plan formally approved by the City, the neighborhood planning group and the City agree that:

- Actions in your plan that do not need City funding or staff involvement can be started by the NPG. Note that certain types of projects may require a permit or registration;
- Actions in your plan that request a change in City policy will be considered in future requests and decisions affecting your area; and
- Actions that would need City funding or involvement to implement may be considered in the next Capital Improvements Plan.

Monitoring

The plan should be monitored on a regular basis for implementation effectiveness and relevancy. When a group applies for specific City funding or approval for a project, the City may request a summary of the plan's implementation progress. Preparing a simple annual implementation report could help sustain community support to move the implementation forward.

Updating

An update of the plan should be considered at least every ten years. In the interim, key milestones may be reached which necessitate an update more frequently than a ten-year cycle. Such milestones should be considered on a case-by-case basis. It is the responsibility of the Toulminville neighborhood planning group to initiate a plan update by contacting the City.

Action Matrix

The following table summarizes the plan's actions. For each action the table identifies primary responsibility, indicates the reasonable time frame for completion, identifies a funding source, and notes the degree of anticipated City involvement.

Primary Responsibility

The organization or individuals that will be primarily responsible for implementing the action.

Time Frame

The timeframes referenced in the matrix are defined by the following:

- Immediate: begun within 1 year following plan approval
- Short Term: within 2-5 years
- Mid-Term: within 6-10 years
- Long Term: beyond 10 years

Funding sources

Funding sources fall into four categories

- City – Capital Improvement Program (CIP)
- City – Grants (<insert name of grant>)
- Private or other (<insert name of source>)
- None

Anticipated City Involvement

- Policy change (for example a land use map or zoning revision)
- Approval (permitting or other formal approval or written agreement)
- Coordination only
- None

Action	Primary Responsibility	Time Frame	Funding Source	Anticipated City Involvement
BE-1: Connect property owners with existing community development programs	City	Immediate	None	None
BE-2: Organize a community-led neighborhood clean-up day	Neighborhood group	Immediate	None	Coordination
BE-3: Organize a "repair affair" volunteer program to help neighbors with minor property repairs and cleanup	Neighborhood group	Immediate	City – Grants	Approval
CO-1: Create a community ambassador program	Neighborhood group	Immediate	None	None
CO-2: Form a Toulminville neighborhood planning group	Neighborhood group	Immediate	None	None

Action	Primary Responsibility	Time Frame	Funding Source	Anticipated City Involvement
PG-1: Create a fresh market/open-air market	Neighborhood group	Short Term	City – Grants	Approval (permitting or other formal approval or written agreement)
PG-2: Establish a Community Garden	Neighborhood group	Immediate	City – Grants	None
HU-1: Focus more of the City's blight program resources with Toulminville	City	Short Term	City – Capital Improvement Program (CIP)	Approval (permitting or other formal approval or written agreement
HU-2: Acquire vacant and tax delinquent parcels and partner with developers to create new housing	City	Mid-Term	Private or other	Policy change (for example a land use map or zoning revision)
HU-3: Raise awareness of the City's Neighborhood Resources Center	City	Immediate	None	None
HU-4: Work with major landowners to identify opportunities to develop new housing in Toulminville	City	Long Term	Private or other	Policy change (for example a land use map or zoning revision)
IN-1: Target sidewalks improvement resources	City	Mid-Term	Capital Improvement Program (CIP)	Approval (permitting or other formal approval or written agreement)
IN-2: Implement the Highway 45 Corridor Plan	ALDOT	Short Term	State Funding	Approval (permitting or other formal approval or written agreement)
IN-3: Continue to improve amenities at neighborhood parks	City	Mid-Term	Capital Improvement Program (CIP)	Approval (permitting or other formal approval or written agreement)
SA-1: Develop mentorship and extracurricular programs for youth	Neighborhood group	Immediate	None	None
SA-2: Hold periodic community meetings with police	Neighborhood group	Immediate	None	None
Sa-3: Deploy speed indicator signs or other targeted measures in various locations	City	Short Term	City – Grants	None
SA-4: Meet with the City's animal services	City	Immediate	None	None

Action	Primary Responsibility	Time Frame	Funding Source	Anticipated City Involvement
SA-5: Organize a community led-watch program	Neighborhood group	Immediate	None	None
PR-1: Develop entrepreneurship training and revolving loan fund for minority businesses	City/Chambers of Commerce	Short Term	None	None
PR-2: Host a community job fair	Local Chambers of Commerce	Short Term	City – Grants	None
PR-3: Provide technical assistance to small businesses and entrepreneurs	Local Chambers of Commerce	Short Term	None	None
PR-4: Establish a workforce strategy built around advocating for talent development and quality of place initiatives	City/Local Chambers of Commerce	Mid-Term	City – Grants	None

Existing Conditions Snapshot
Toulminville Neighborhood

November 7, 2022

PURPOSE

The following is a summary of conditions and trends in the Toulminville neighborhood. It is organized into four parts.

1. **People:** Population and demographics

2. **Place:** Physical characteristics

3. **Prosperity:** Jobs, health, education, and social factors

4. **Plans:** Historic and current planning in the area

People

Population and demographics

Toulminville Boundary

Some population and demographic data is available at the Census Tract level. Toulminville includes five Census Tracts.
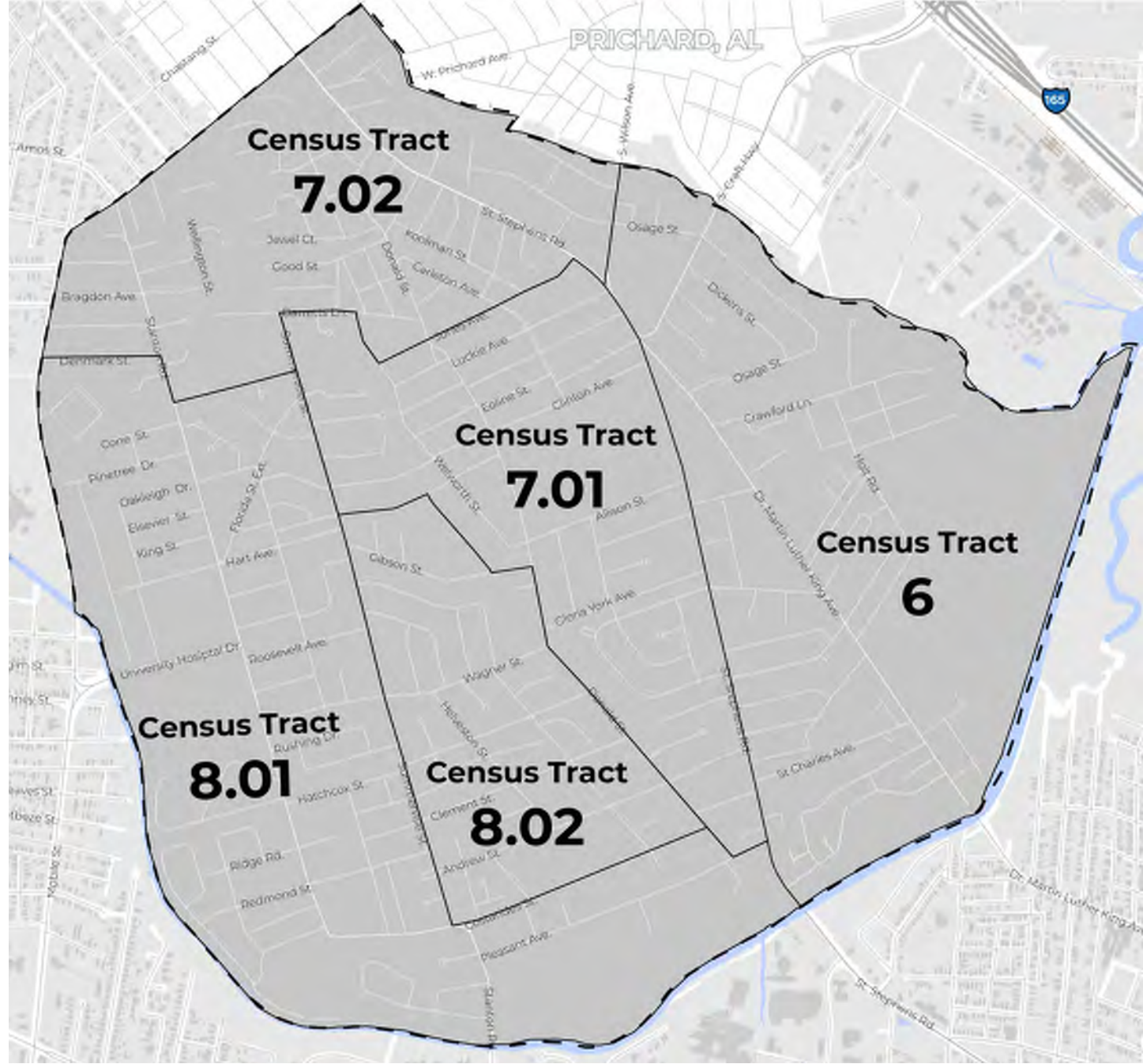
source: 2020 American Community Survey

Toulminville has been experiencing a steady population decline

Like many older neighborhoods in Mobile, Toulminville has experienced many decades of population decline.

In the past 20 years, the population of Toulminville declined by **2,942** (-21.6%)

2020 population: **10,679**

1960 population: Approx. 20,000

Much of the decline since 2010 could be attributed to the closure of the Roger Williams public housing development in 2016, which had 452 housing units.

source: American Community Survey

Toulminville Population 2000-2020
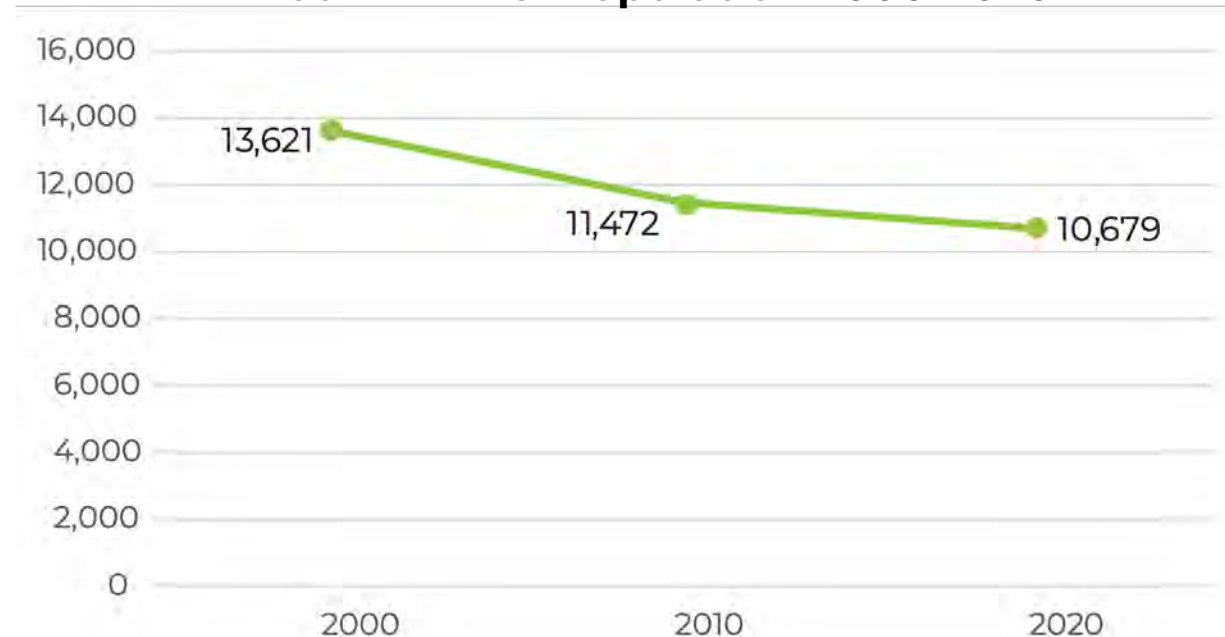
Mobile Population 2020	**187,041**
Change 2000-2020	**-6%**

The population is older than the City overall

Mobile has the oldest population of the five largest cities in Alabama with a median age of 37.1 years.

Toulminville's population is older with an average median age of **42.5** years.

The fastest growing age group in Toulminville is those over age 65.

At the same time, the community is losing youth. The population under age 19 declined nearly 10% since 2010

On a positive note, younger, working age adults, age 20-34 have increased since 2010

POPULATION BY AGE CHANGE SINCE 2010

■ Toulminville
■ Mobile
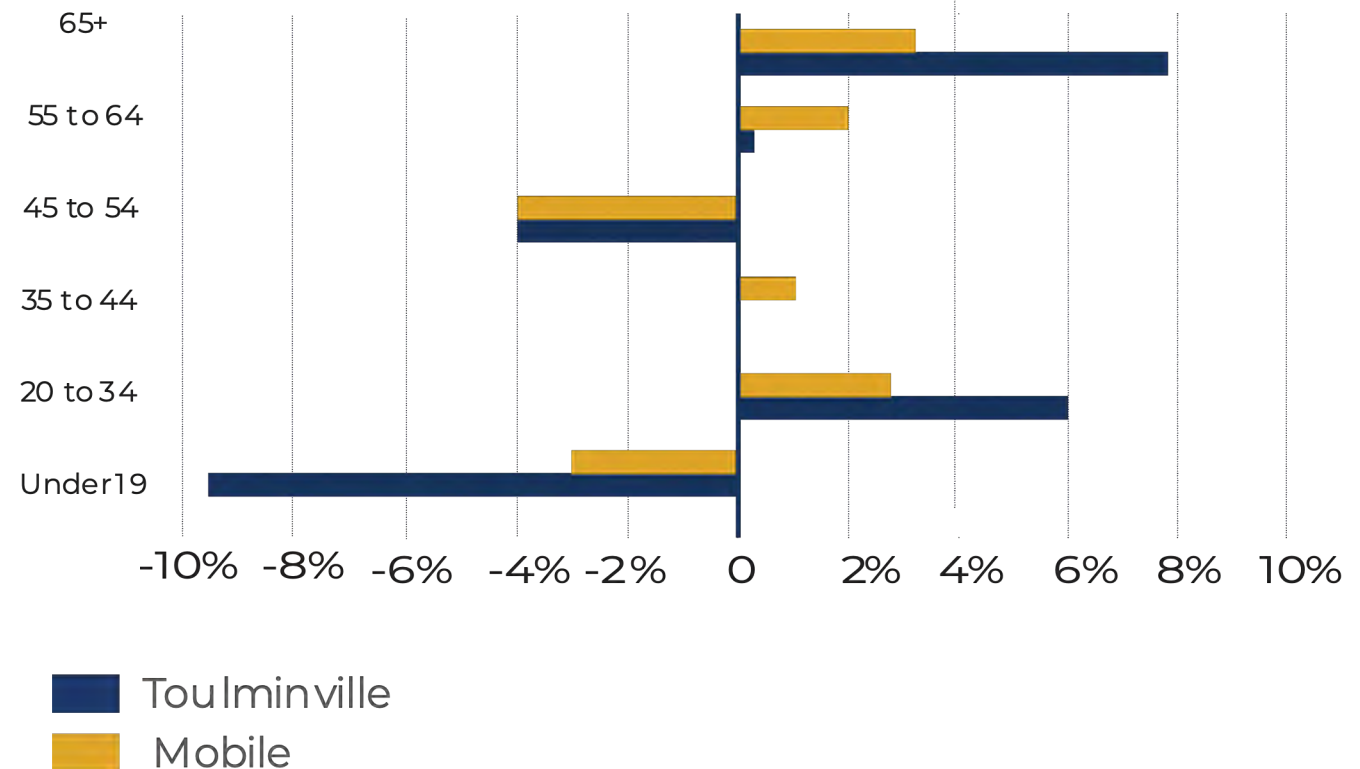
source: 2020 American Community Survey

The northern and western half of the neighborhood has a notably older population

source: 2020 American Community Survey

Median Age

Median Age
49.1

Median Age
44.5

Median Age
49.2

Median Age
36.2

Median Age
33.6

Household makeup is changing in line with national trends

- The number of people in each household is shrinking but is larger than the City overall. On average, there are 2.62 people per household in Toulminville (2.35 for Mobile). There are relatively more households in Toulminville that are families or multi-generational include children, seniors or both.

- More than half of households (55%) include someone over age 60.

- Approximately 1 in 5 households (22%) include children under age 18.

- Single-person households are gradually increasing in number (more than 1/3 of households in 2020). 16% of all households are single people over age 65.

source: 2020 American Community Survey

Toulminville's population today is mostly African American

- The racial makeup of the community gradually shifted in the mid 20th century

- **96%** of the population today is African American and that proportion has remained similar over the past 20 years.

source: 2020 American Community Survey

Household income is generally lower than the City median

Toulminville median household Income:
$ 34,161.6

Mobile median Income:
$ 43,456

source: 2020 American Community Survey

Median Household Income by Tract

$36,447

$35,119

$31,114

$46,406

$21,722
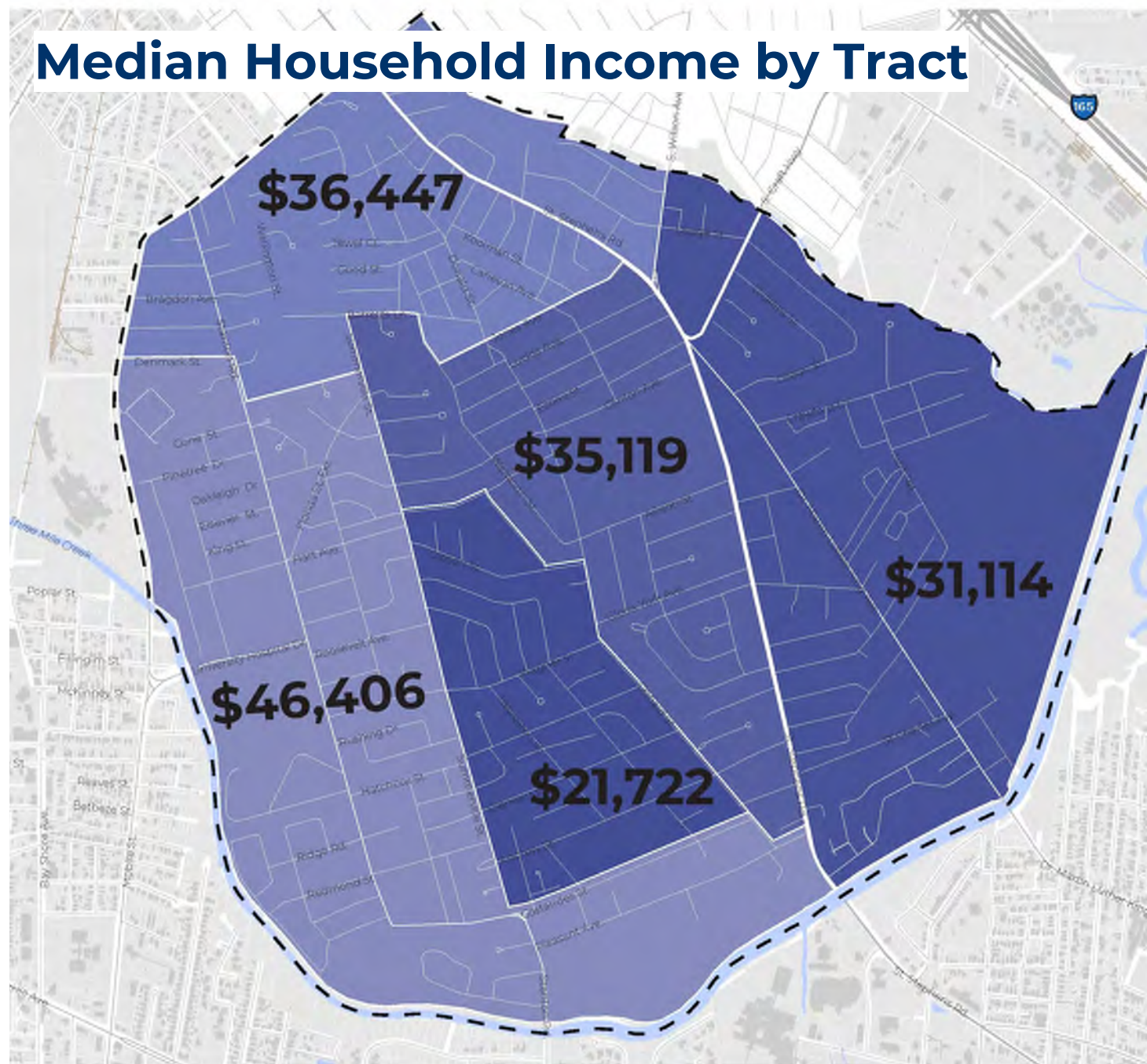
Significant portions of the community are considered in poverty

About 1 in 5 households in Mobile (20%) have income below the poverty threshold. Within Toulminville, that rate is about 25%.

Poverty affects a larger proportion of children. 56% of children in Toulminville under age 18 live in households under the poverty threshold. The tracts with the highest overall poverty rate have nearly double the
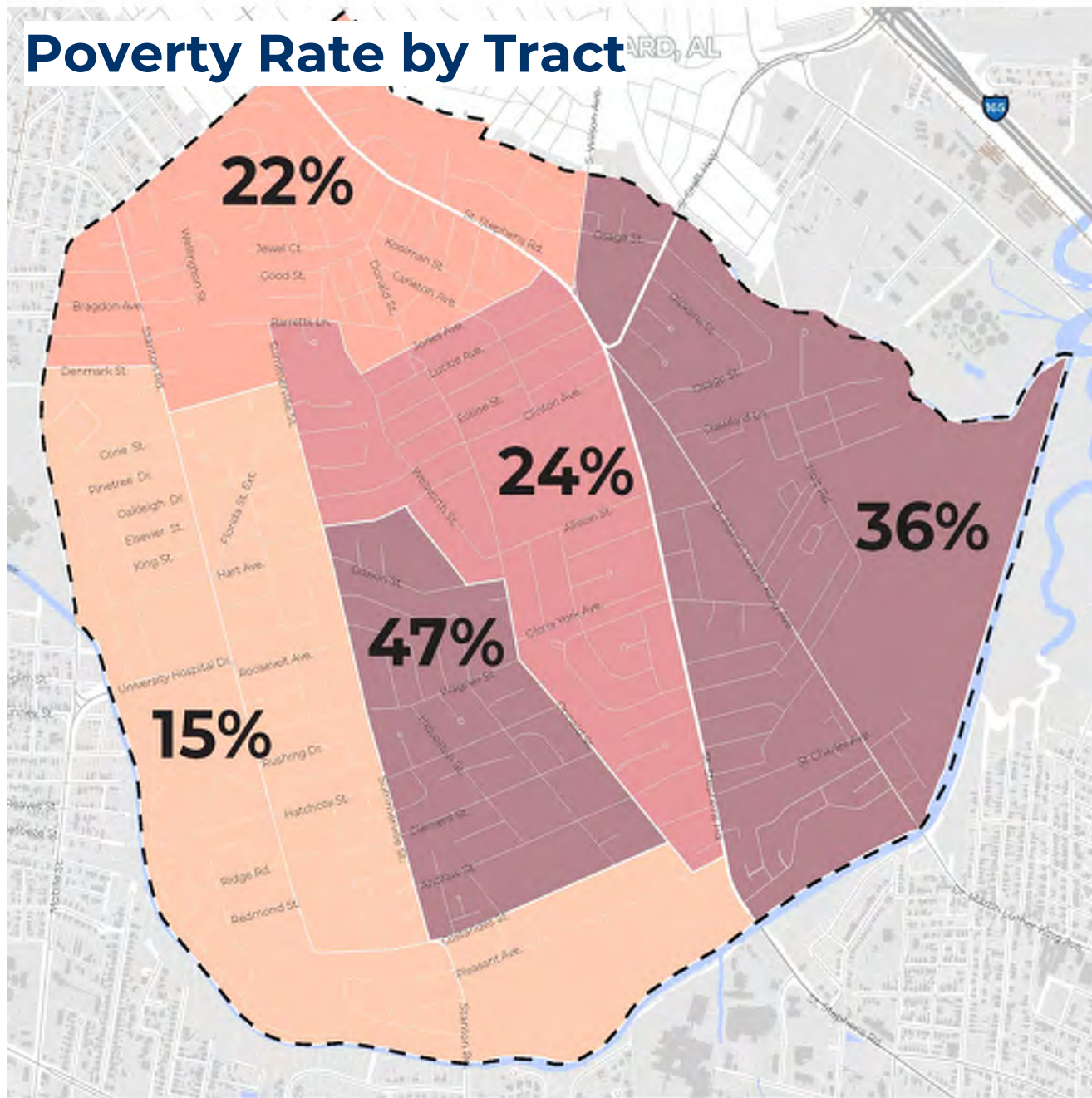
source: 2020 American Community Survey

Poverty Rate by Tract

Place

Physical conditions

Community facilities

Community Center

Community College

Police / Dentention Center

1	Ariel Holloway Elementary
2	Virginia Dilliard Smith / Toulminville Branch Library
3	John L. LeFlore High School
4	Michael Figures Park / Community Center
5	Henry Aaron Park
6	Washington Middle
7	Mobile Continuous Learning Center
8	Tricentennial Park
9	Bishop State Community College
10	University Hospital
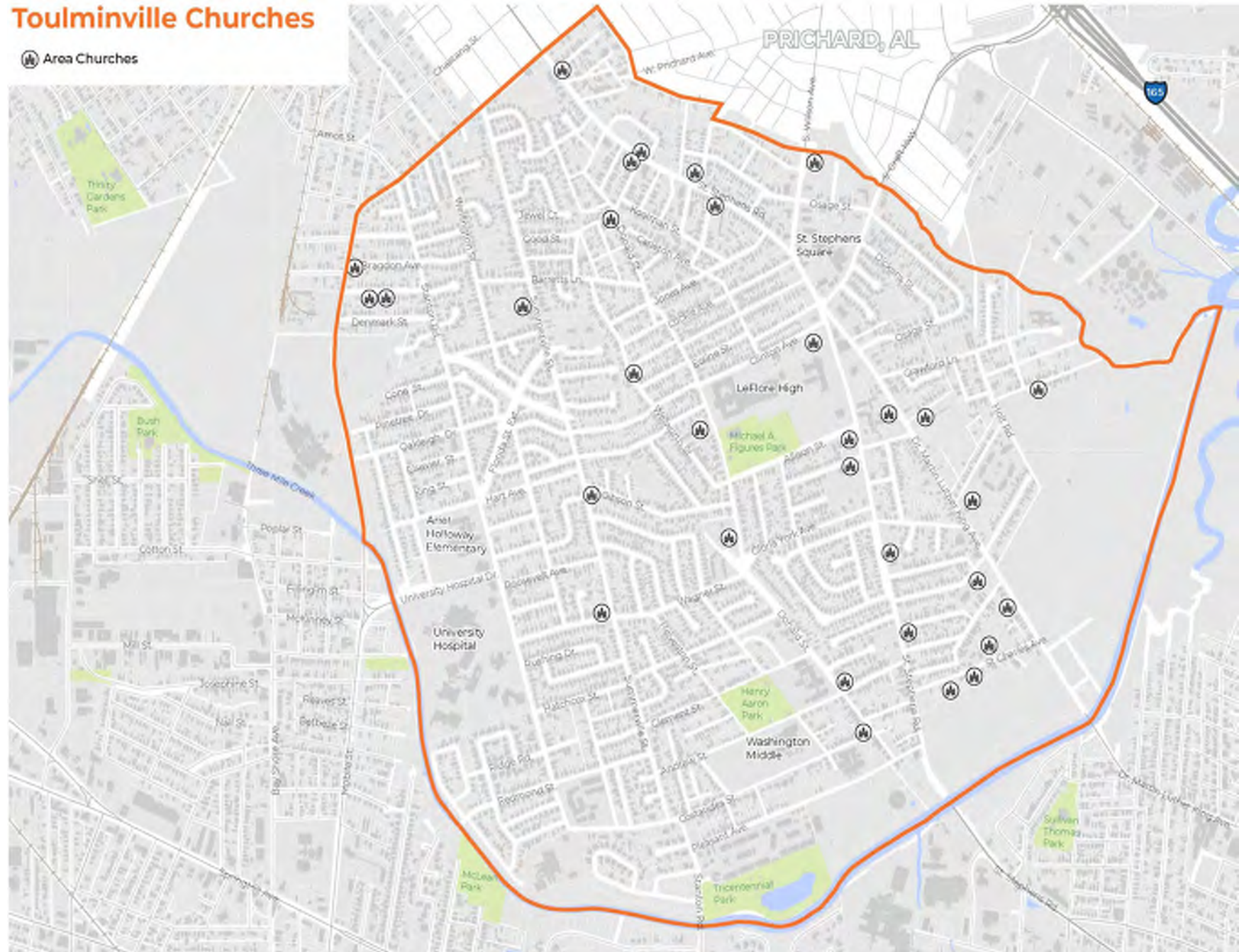
Churches

There are **32** known churches

source: City of Mobile

Publicly owned land

Legend:
- Alabama Power
- MAWSS
- Mobile City
- Mobile County
- Mobile County Housing
- Mobile County Schools
- Sisters of Visitation
- State of Alabama
- University of South Alabama

Vacant Properties

Parcels without buildings
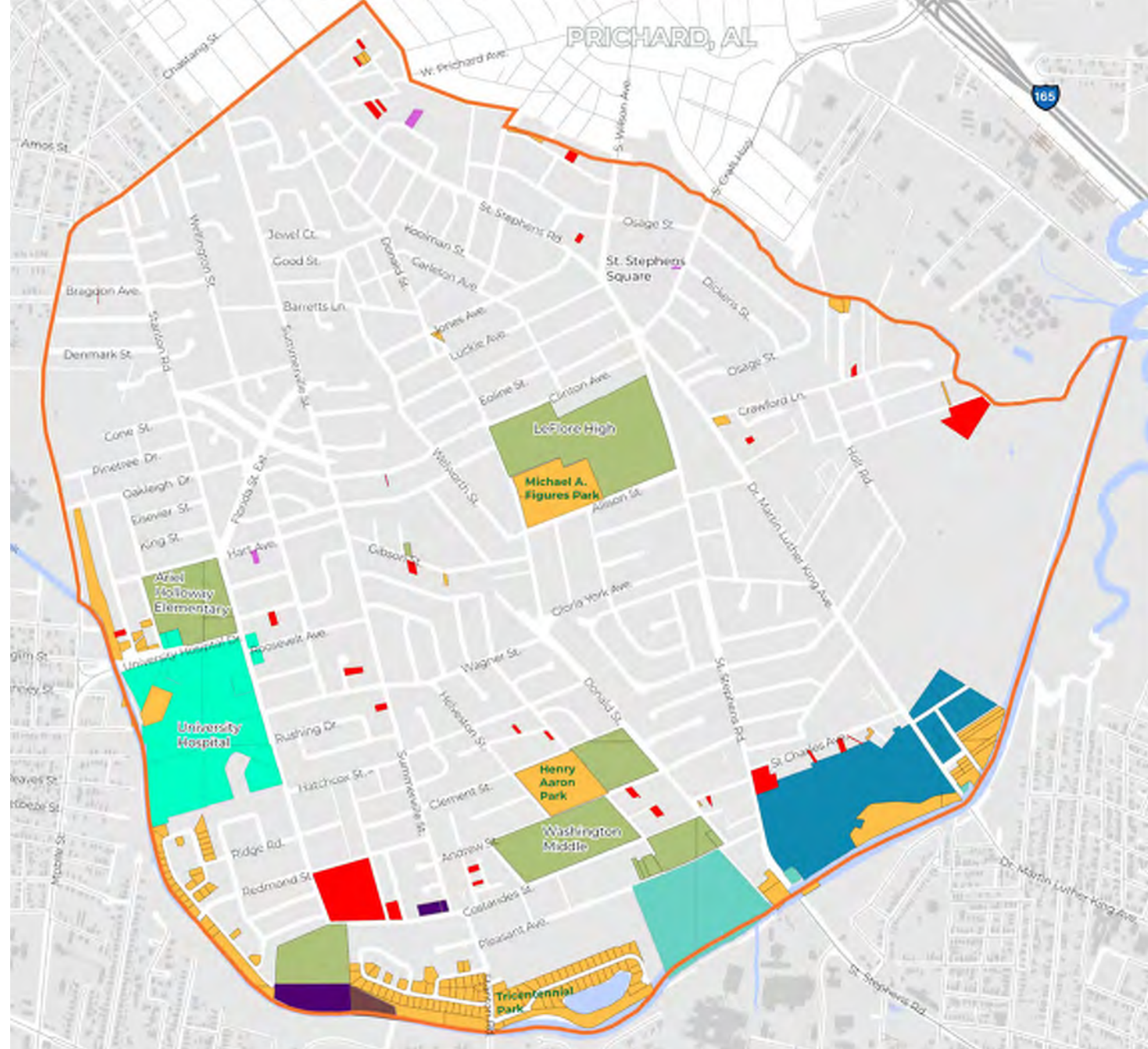
Floodplain

Areas that have a 1% annual chance of flooding (100-year flood zone)

source: FEMA

Housing

- The neighborhood has struggled with blighted property conditions since before 1945.

- Between 2000-2020, the area lost 1,500 housing units. The City has recorded 360 permitted demolitions since 2009

- In 2020 there are **4,917** housing units. 15% of those units are vacant.

Source: 2020 American Community Survey

Building Demolitions
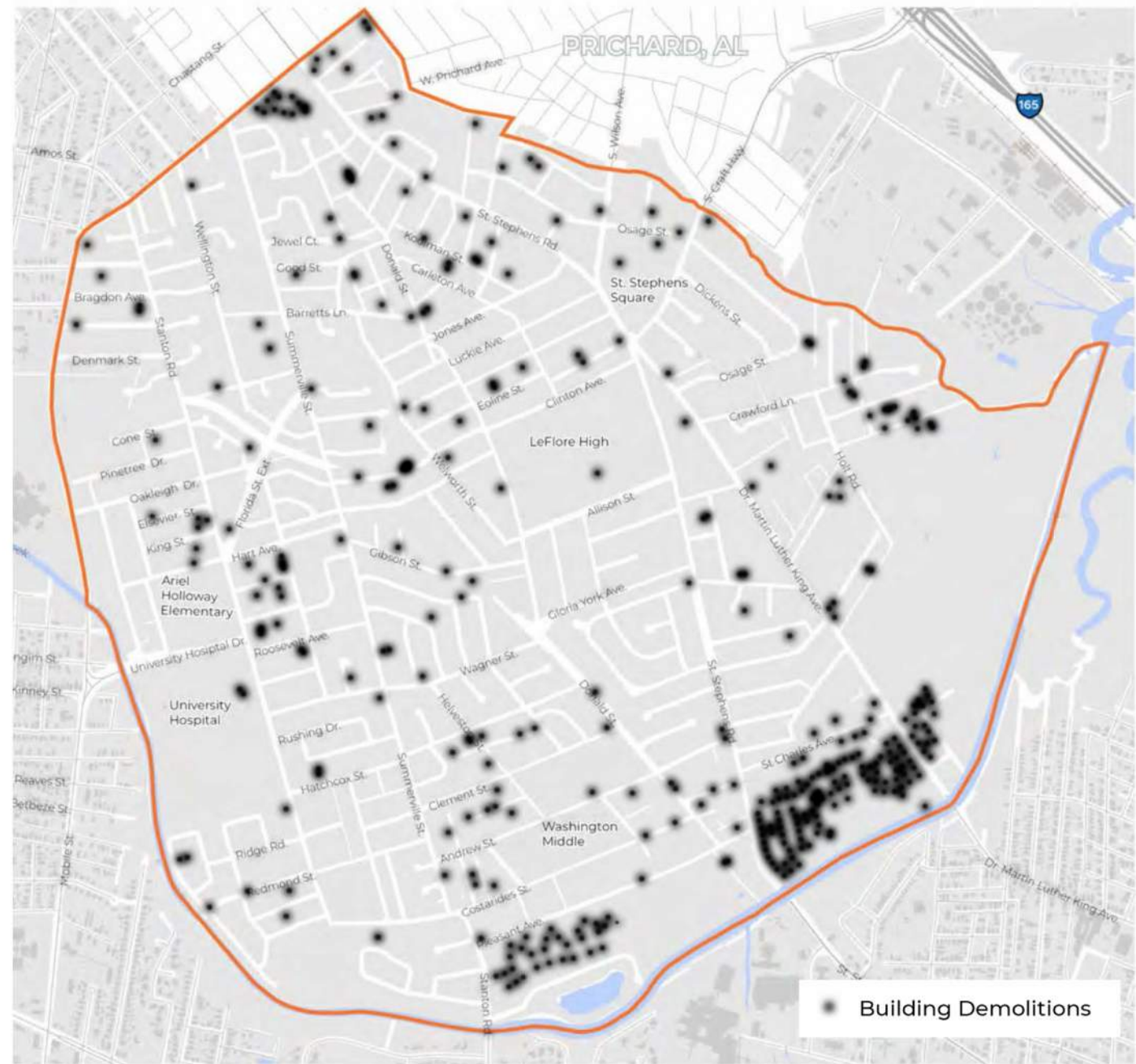
Housing

- **53%** of occupied housing units are owner-occupied

- **27**% of owner-occupied units are owned by people over age 65.

- Median year owned units built: **1963**

- Median year rented units built: **1972**

- Average home prices: **$76,820**

- Average rental unit monthly price**: $600**

Aging housing stock is defined as houses built before 1980 without major home renovations (new amenities, or repair / replace old components).

Source: 2020 American Community Survey

Blighted structures are scattered throughout the area

The City define blight as vacant properties that have become unsafe (*health, safety and welfare*) or constitute a public nuisance. A Citywide blight survey was conducted in 2016 and since that time, half of those structures have been removed or repaired.

The City conducted the most recent blight survey in 2022. It identified **175** blighted structures in Toulminville

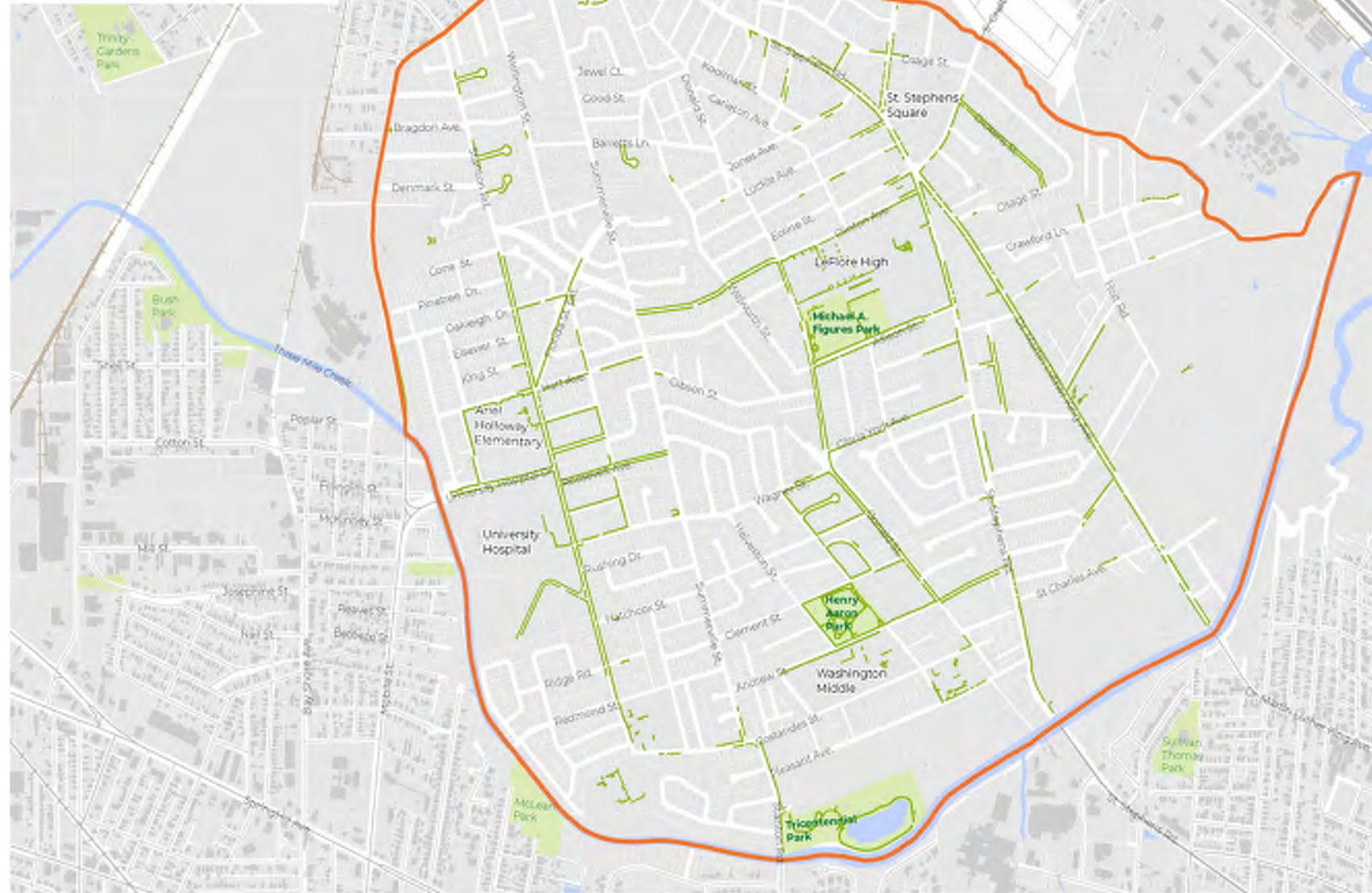*2022 blight survey data*

source: City of Mobile
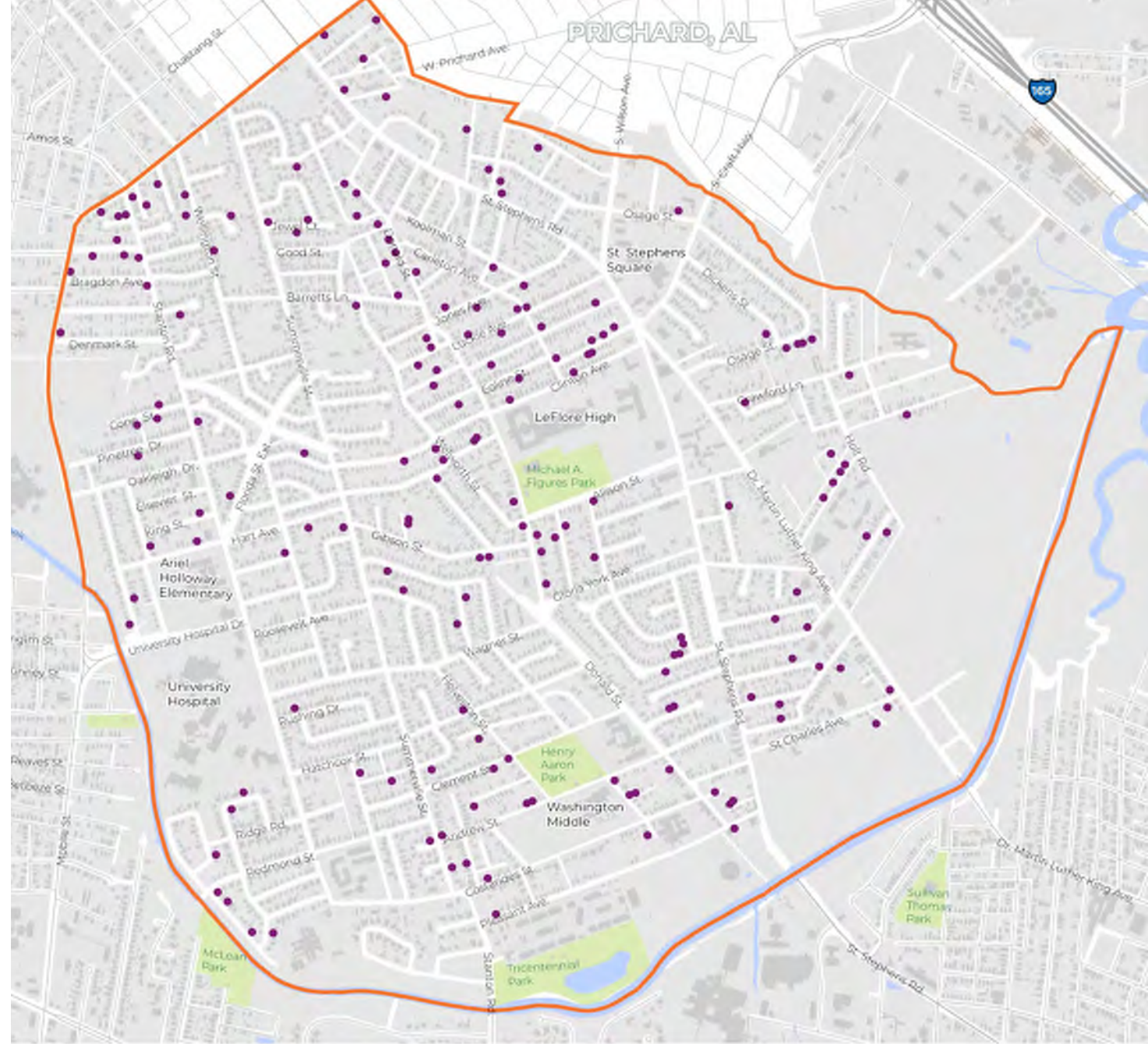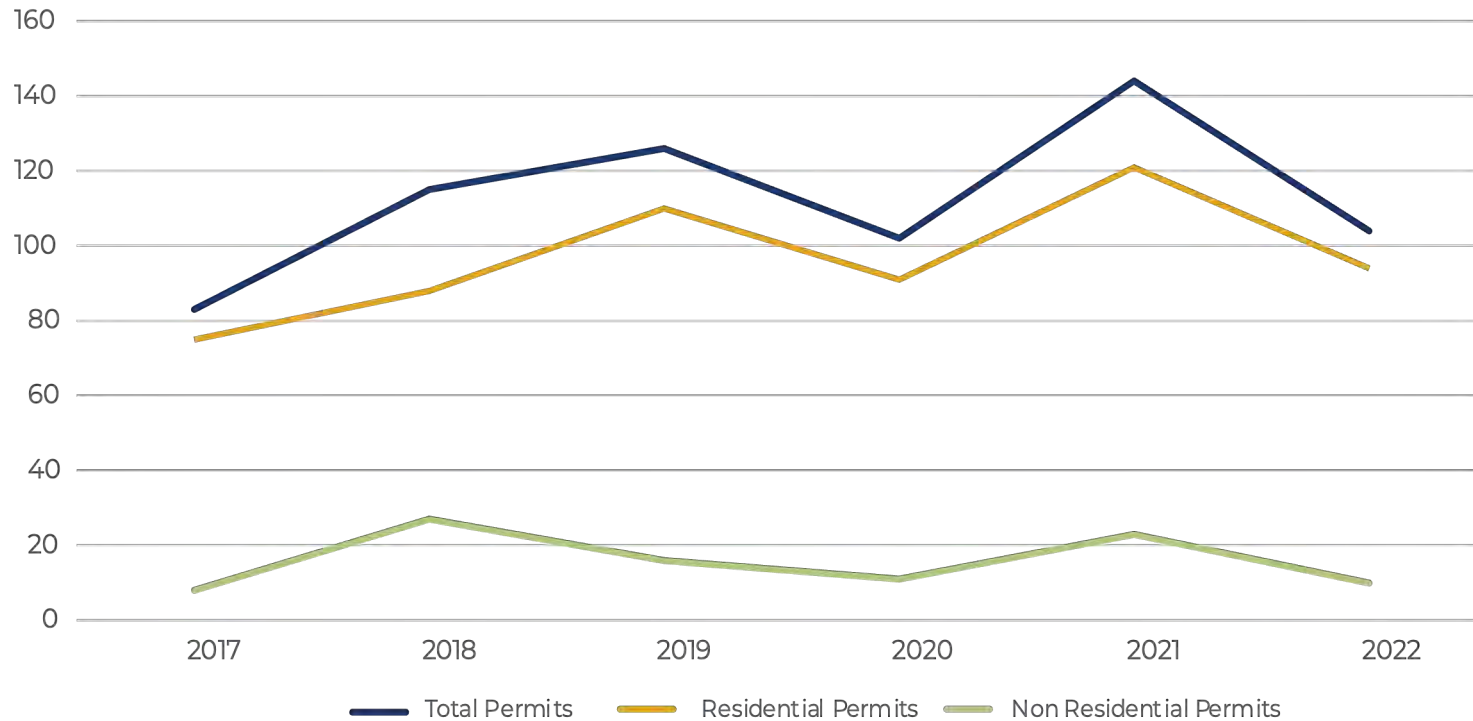
Limited Sidewalks

- Areas with consistent sidewalk connectivity are located near major community facilities (*Hospital, schools, parks, recreation centers*)

- Most residential areas have sporadic or no sidewalk connectivity.

Sidewalk Network

- Park/ Open Space
- Building Footprint
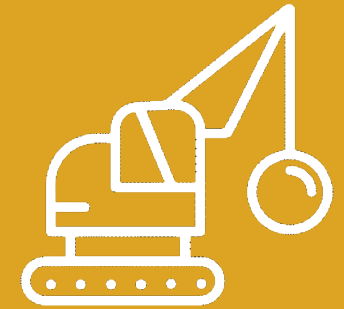- Sidewalk

Construction permits are trending upward

- Since 2017, the number of residential permits for renovations and repairs has trended upward.
- 2020, with the COVID pandemic, saw a slight decrease
- 2022 data represents half of the year and is on track to exceed 2021.

source: City of Mobile

Build Mobile | Neighborhood Planning

Building Renovations / Repairs

Buildings Demolished: 123

New Construction / Additions

Prosperity

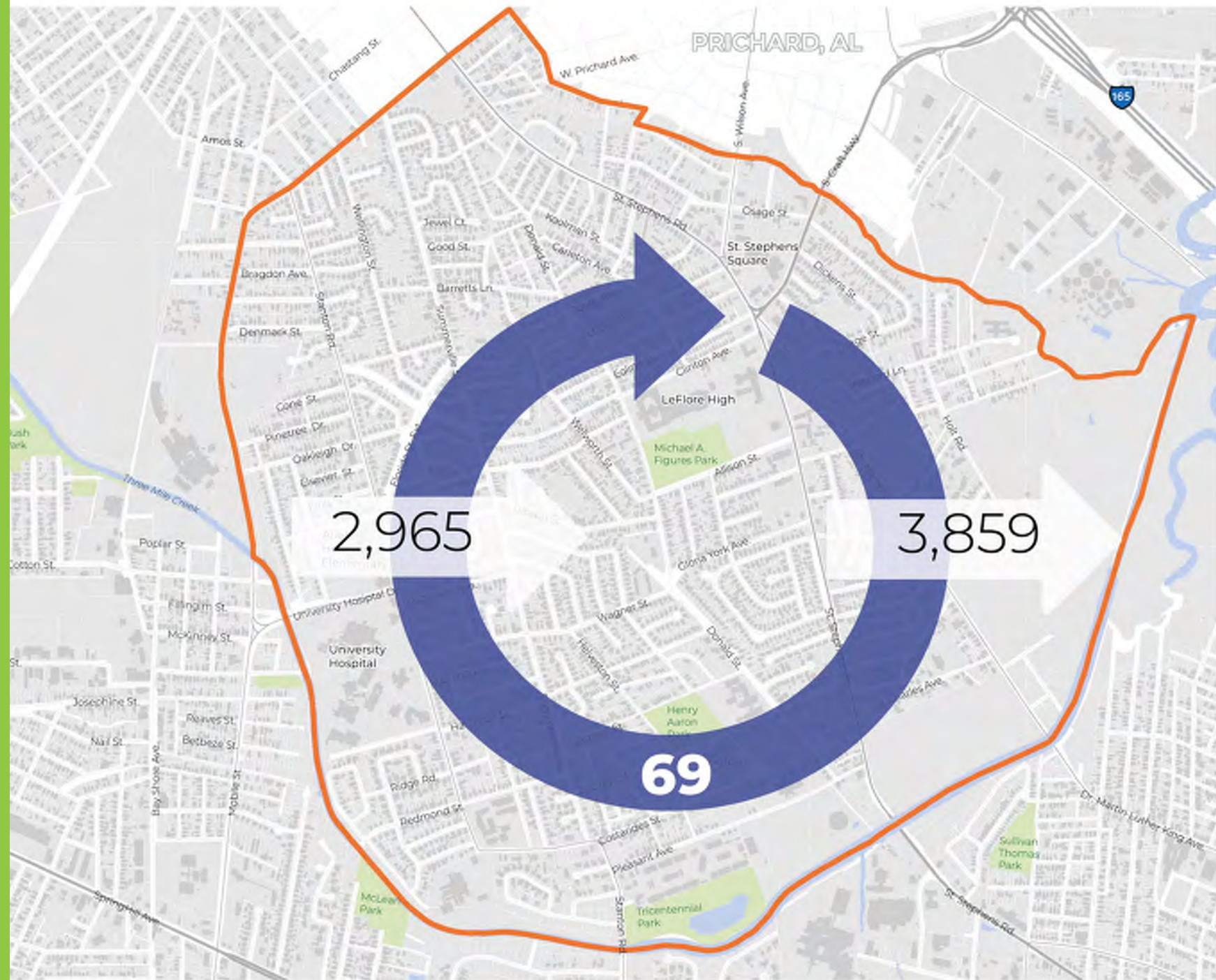Businesses, jobs, safety, health, education, access to food

Where do people work?

Total Jobs: 3,034
Total Workforce: 3,928

98% of Toulminville workers commute elsewhere for work (3,859 people)

69 people both live and work in Toulminville

98% of jobs are filled by people outside of the neighborhood (2,965 people commute into Toulminville)

Retail accounts for the largest share of jobs

There are **262** businesses in Toulminville

| Industry	Percent of jobs in Toulminville
Retail Trade	28%
Construction	11%
Other Services	11%
Administrative / Support / Waste Management / Remediation Services	9%
Accommodation and Food Services	8%
Professional, Scientific, and Technical Services	7%
Transportation and Warehousing	7%
Finance and Insurance	5%
Health Care and Social Assistance	4%
Real Estate / Rental / Leasing	3%
Arts / Entertainment / Recreation	2%
Wholesale Trade	2%
Educational Services, Information, Manufacturing	*All Represent* 1%

source: ?

Educational attainment improved among adults between 2010-2020

- The number of residents without a high school diploma decreased by 9%.

- A greater percent of residents have a college degree or some post-high school education.

- However, schools struggle to achieve proficiency levels in reading, science, and math.

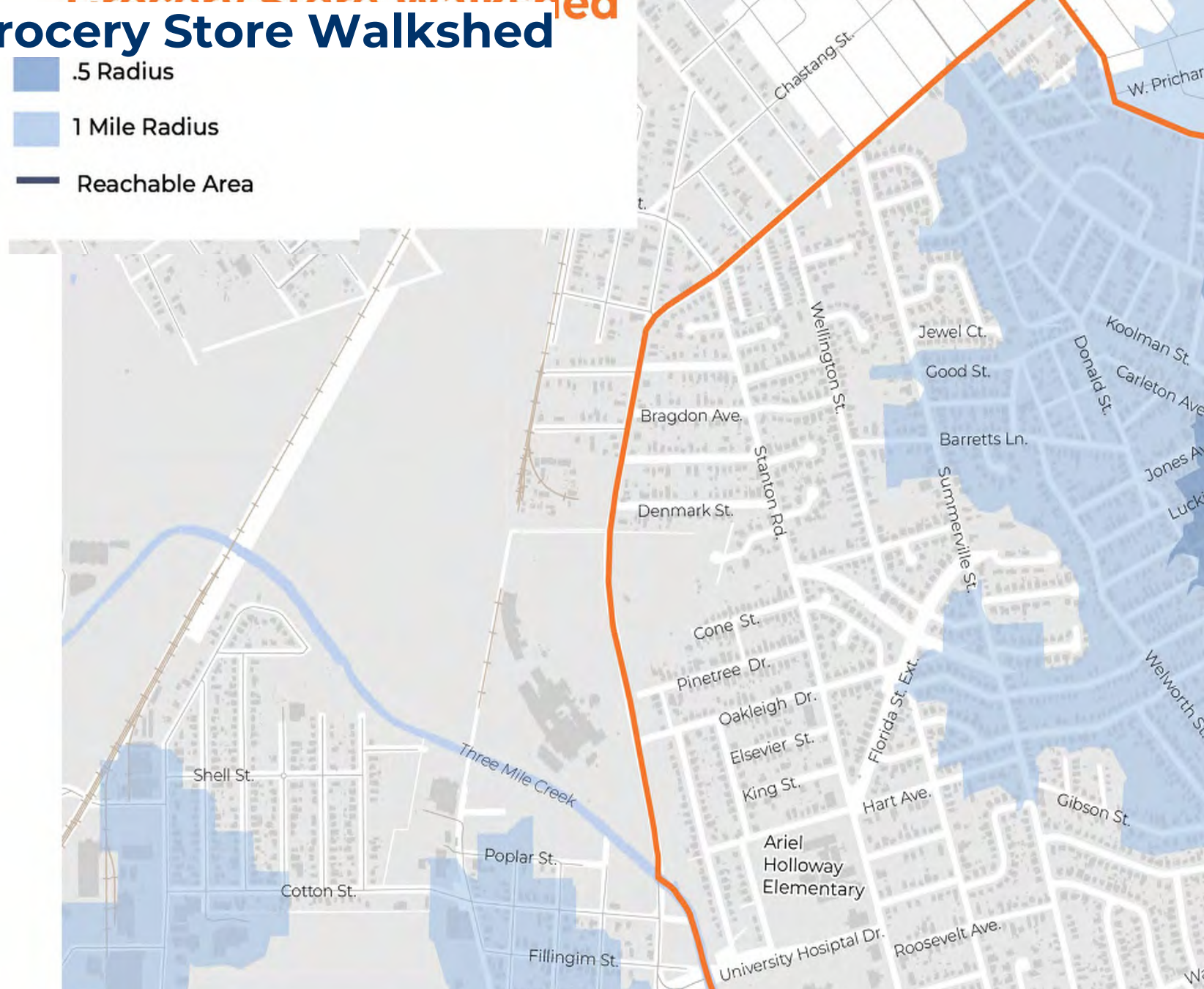**Toulminville Education Attainment (25 year+) 2010-2020**
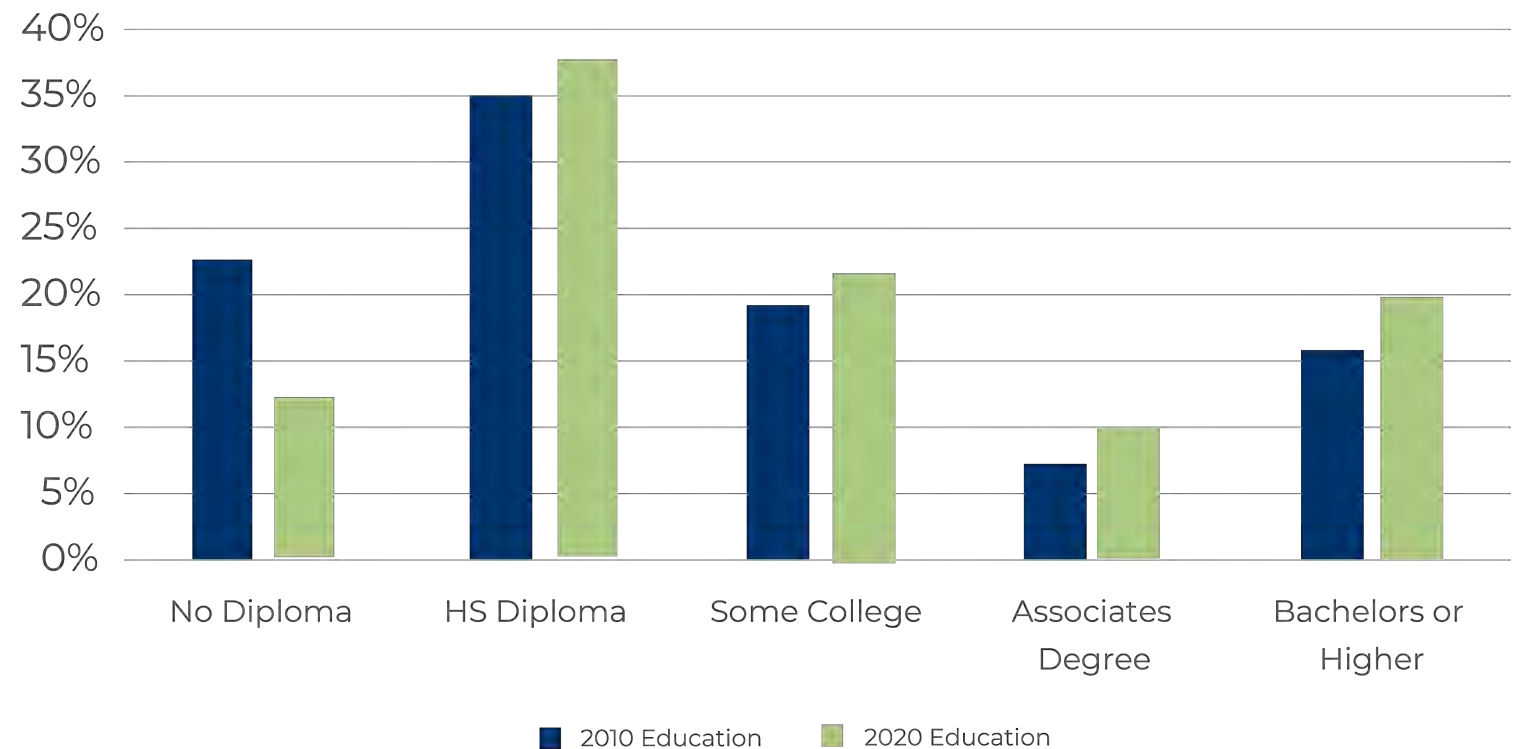
source: ACS 2020

Toulminville is considered a food desert

- The community is serviced by one full grocery store: **Piggly Wiggly** at St Stephens Square

- Most of Toulminville is more than **1** mile from a grocery store

source: USDA (food research atlas)

Grocery Store Walkshed

.5 Radius

1 Mile Radius

Reachable Area

WHAT IS A FOOD DESERT?

- A low-income tract where a substantial number or percent of residents does not have easy access to a supermarket or large grocery store

- At least 500 people or 33% of the population is greater than ½- 1 mile from the nearest supermarket

source: *USDA (food research atlas)*

Planning

Relevant related plans and studies

1969 NEIGHBORHOOD STUDY

- Planning sub-areas included Gorgas, Oakleigh, Green Mound, Carver

- **Physical needs**: Rehabilitation / replacement of deteriorating homes, and commercial sites. More sidewalks, street resurfacing, and additional greenspace

- **Social Needs**: Recreation programs for youth, supplemental programs for education and unemployed citizens.

CAPITAL IMPROVEMENT PLAN (CIP)

Allocates $3m per year per council district ($21m total) to address infrastructure maintenance and major improvements

Identifies important projects and funding needs/sources

Includes four program areas. **www.mapformobile.org/cip/**

Environment
Projects to improve and maintain natural and manmade systems to manage the abundance of annual rainfall the City receives, thereby protecting property and conserving the natural environment.

City Facilities
Projects to upgrade and maintain City buildings and facilities including visible public facilities and other important building systems.

CIP PROJECTS IN TOULMINVILLE 2023-2027

- Stanton Road and Oakleigh Drive Intersection Improvement
- Stanton Road and University Hospital Drive Intersection Improvement
- St. Stephens Road and Pleasant Avenue Intersection Improvement
- Street Resurfacing (Priority Streets)
- Michael Figures Park Playground Upgrade and Community Center HVAC
- Tricentennial Park Improvements
- Various Park Lighting Improvements

HWY 45 (ST STEPHENS RD) IMPROVEMENTS

Study in 2018 identified projects to improve safety and access, and to promote economic activity on the corridor from Hwy 98 (Springhill Ave) beyond I-65

Based on this study, the City of Mobile is currently planning streetscape improvements between Wilson Ave and Prichard Ave

- Sidewalks, curb and gutter, resurfacing

- Capital Improvements Fund

- Anticipated 2024-2025
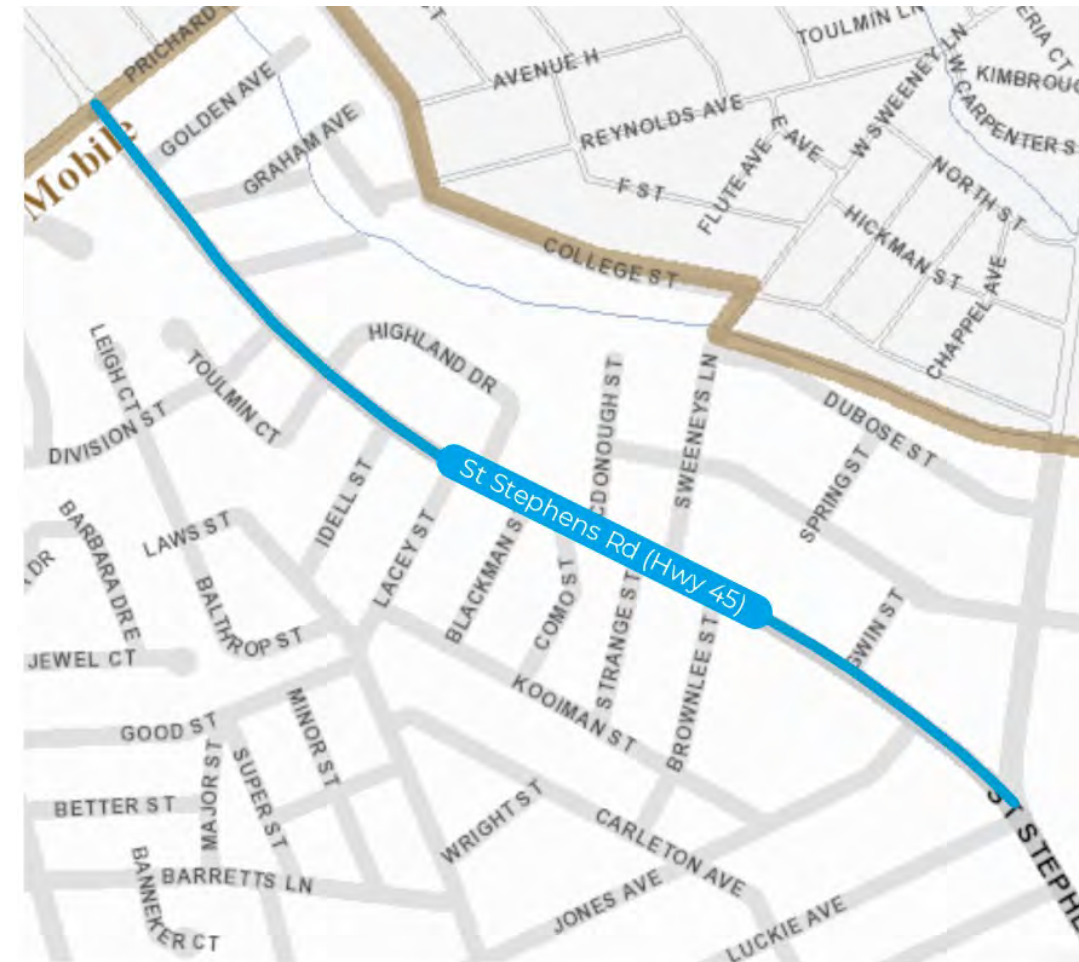
THREE MILE CREEK GREENWAY

The Three Mile Creek Greenway will link neighborhoods, parks, commercial districts, and provide access to unique natural areas. Currently funded phases extend the existing trail west to Bush Park and east to MLK Ave. It will link to downtown through a future phase of the Broad Street project

www.mapformobile.org/3mctrail/

Community Input Summary
Toulminville Neighborhood

November 7, 2022

PURPOSE

The following is a summary of initial community input for the Toulminville neighborhood planning process

1. **What we did**

2. **What we learned (summary)**

3. **Who we heard from**

4. **Raw Responses**

What we did

Outreach group meeting (June 23)

Neighborhood Workshop (September 15)

JUNE 23 OUTREACH GROUP

A small group of about 12 residents and others who care about Toulminville convened to discuss...

1. The need for a Toulminville plan

2. Their wants, needs, and fears for the community

3. How to get participation and input from other community members

SEPTEMBER 15 COMMUNITY WORKSHOP
Public workshop

1. Introduce the plan process

2. Gather ideas and priorities in small group format

    A. **Treasures** – what do you love about Toulminville?

    B. **Ideas for the future** – What would make Toulminville better?

    C. **Mapping ideas** – physical assets and opportunities

    D. **Priorities**
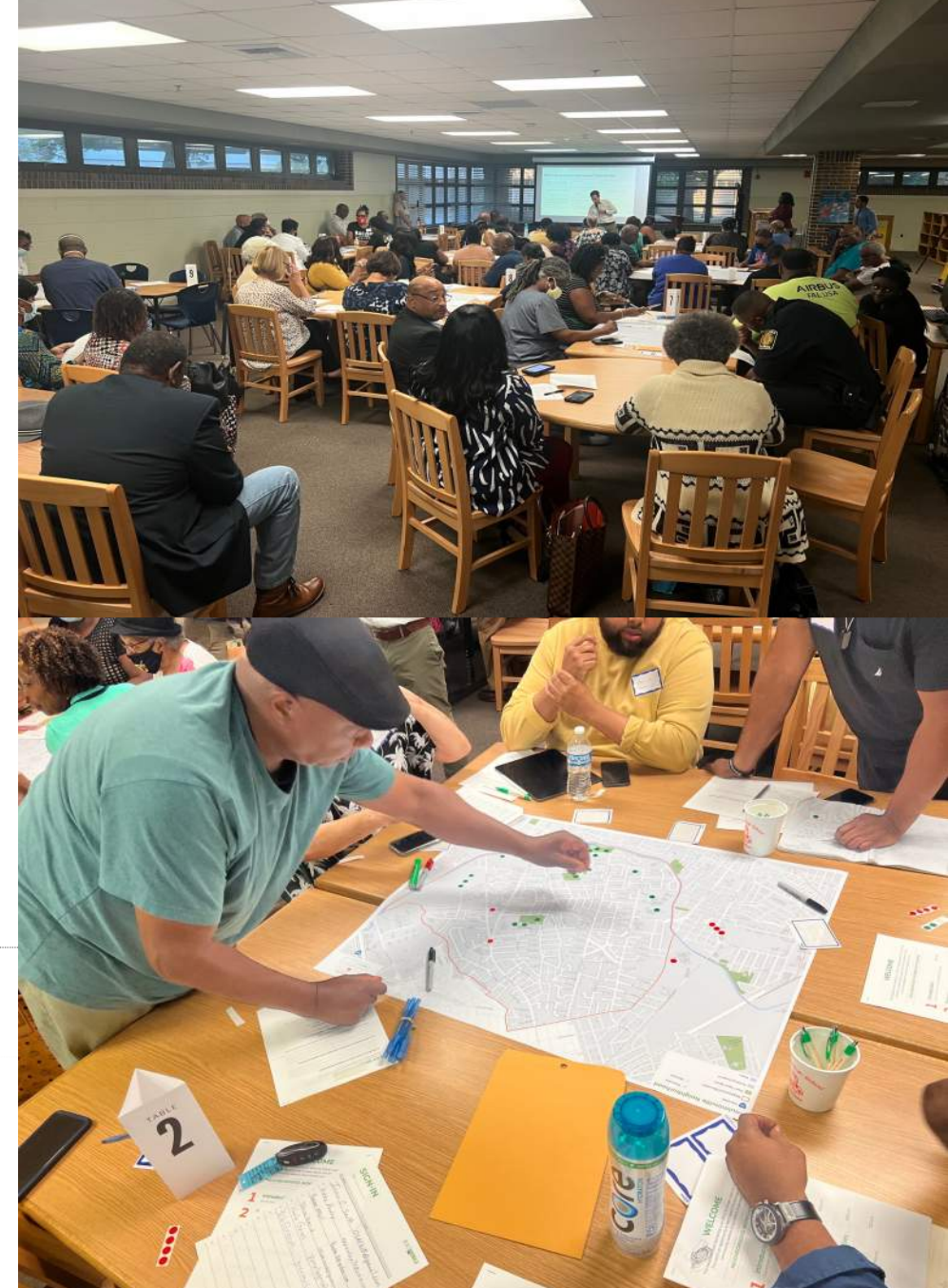
Community Engagement Goals

1. Create awareness: Everyone knows that this process is happening

2. Make it a choice: Everyone has an opportunity to participate and "be heard"

Word-of-mouth is the most effective way to bring people into the process (personal invitations)

What we learned

Treasures, Ideas and Priorities, Assets and Opportunities

Treasures

We asked: **What do you love most about Toulminville?**

Treasures, common responses…

People (69%)

- Families have been a part of the community for generations
- Community pride
- Close-knit families, and neighbors
- Looking out for each other
- Strong sense of community

History (14%)

- Historical footprint
- Long standing tradition of excellence
- Personal connections, heritage the impact the community has created in Mobile.

Schools (7%)
Location (5%)
Parks (3%)
Food (2%)

Ideas and Priorities

We asked: **What is important to address to make Toulminville better in the future? What ideas are most important?**

The following 7 slides summarize all responses

We want

Upkeep of properties and beautification
includes...

- Reduction of abandoned buildings
- Reduction in abandoned vehicles
- Reduction in litter
- Maintenance of landscaping, weeds, grass, etc.
- Stable and improving property values

We want

Housing that is well-maintained, good quality and affordable

includes…

- Maintenance of existing housing
- Development of new housing

We want

Economic development leading to more businesses, jobs, and a ready workforce
includes...

- More businesses owned by people in the community
- Training and mentorship

We want

A safe community

includes...

- Reduced crime, drug activity, gun violence
- Better cameras, police presence, response times
- Reduced speeding
- Animal control

We want

Infrastructure improvements

includes…

- More complete sidewalk network
- Well-managed drainage
- Street maintenance and improvement

We want

Community programming and resources

includes...

- More activities and programming for seniors
- More activities and events that build community
- More youth programming (sports, recreation, summer activities, after school)
- Access to more fresh/healthy food and grocery options
- Access to mental health, substance abuse and prevention services, homelessness services
- Financial literacy and mentoring

We want

Strong community facilities, institutions, and social networks

includes…

- Inviting parks and recreation facilities
- Neighborhood schools
- Engaged alumni networks and faith community

Mapping Opportunities

We asked: **What are physical assets and opportunities within the neighborhood?**

Assets

1. **University Hospital:** Conveniently located and well maintained, a large employer, heath care facility and training center.

2. **LeFlore High School:** Central hub for Toulminville providing citizens with education, recreation, and resources

3. **Tricentennial Park:** Three-mile Creek Trail, recreation, event space, peaceful surrounding, healthy environment

4. **Bishop State Campus:** Provides residents with higher educational opportunities.
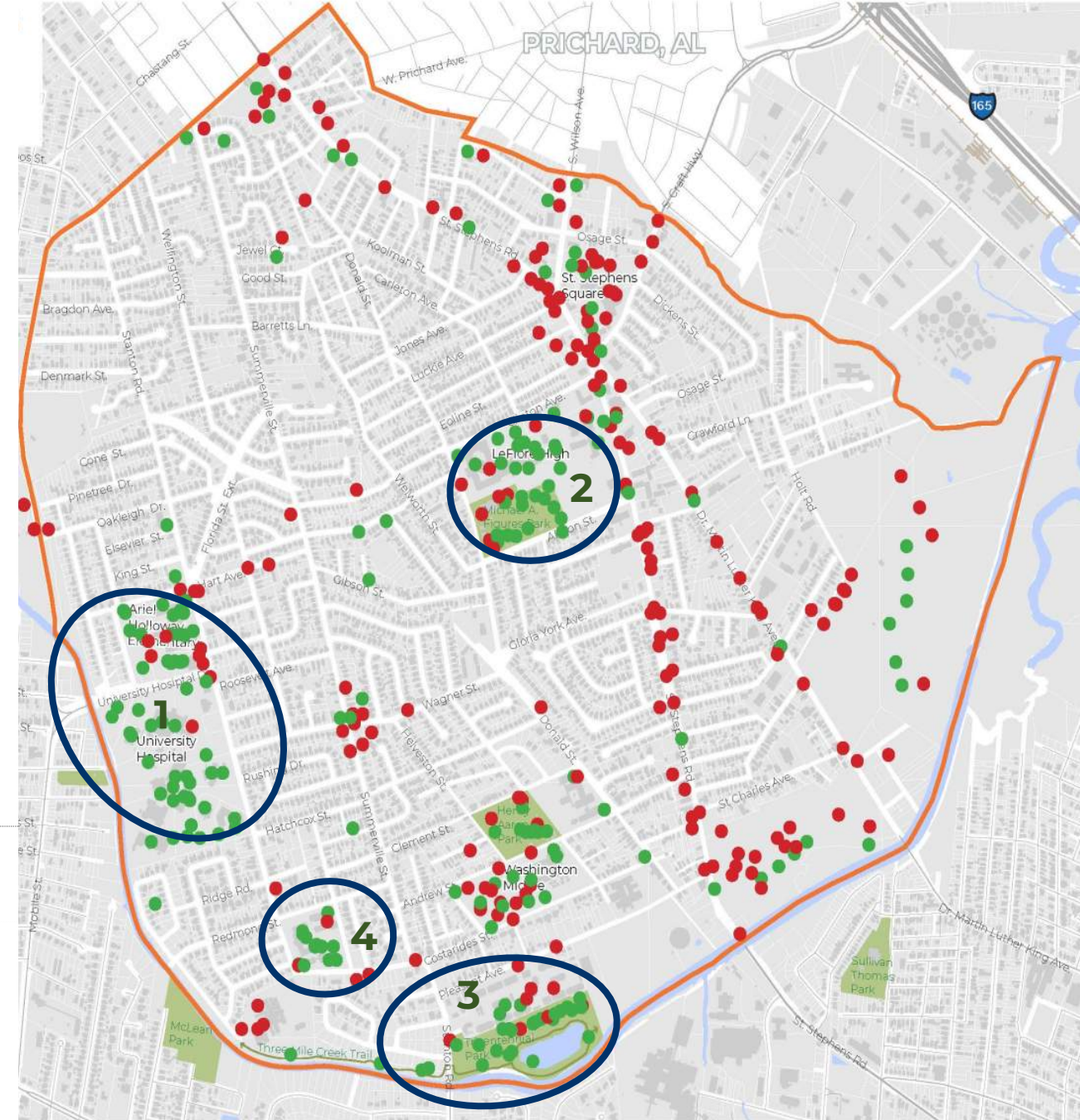
Opportunities

1. **North St. Stephens**: Add commercial space, revitalize the entire St. Stephen Road strip, vacant lots and houses

2. **St. Stephens Square:** Opportunity for redevelopment attract businesses, increase area employment (*more stores, better grocery store*)

3. **MLK / St. Stephens Triangle:** Add more businesses, and area clean-up

4. **Former Roger Williams Complex:** Potential for redevelopment could include (*affordable single-family homes / sports complex*)

5. **Washington Middle:** School needs updating and increase funding, add sidewalks to allow access to school campus
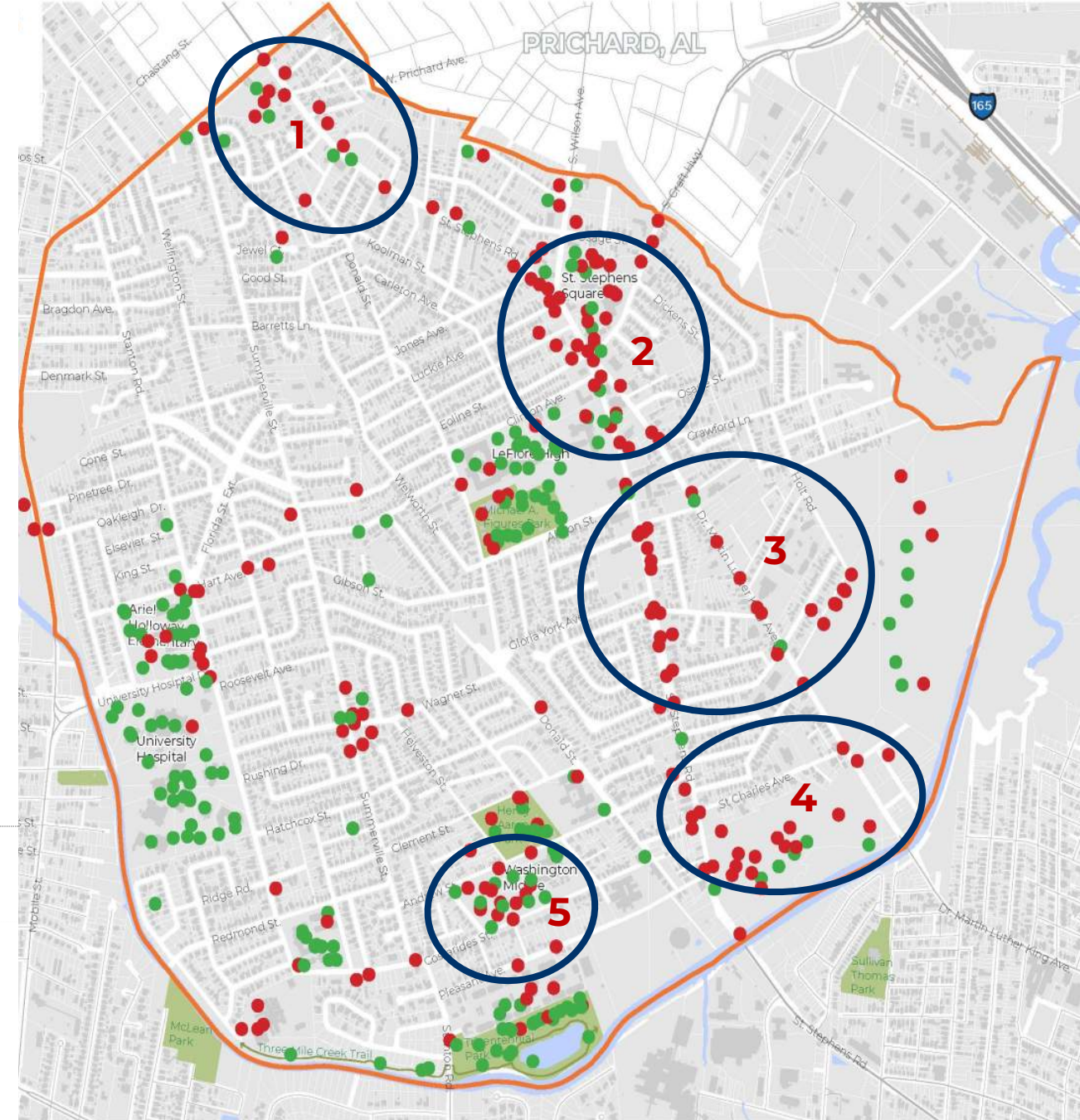
Who we heard from

SEPTEMBER 15 WORKSHOP

Total approx. participants: **65**
Based on sign-in, exit questionnaires, and registrations
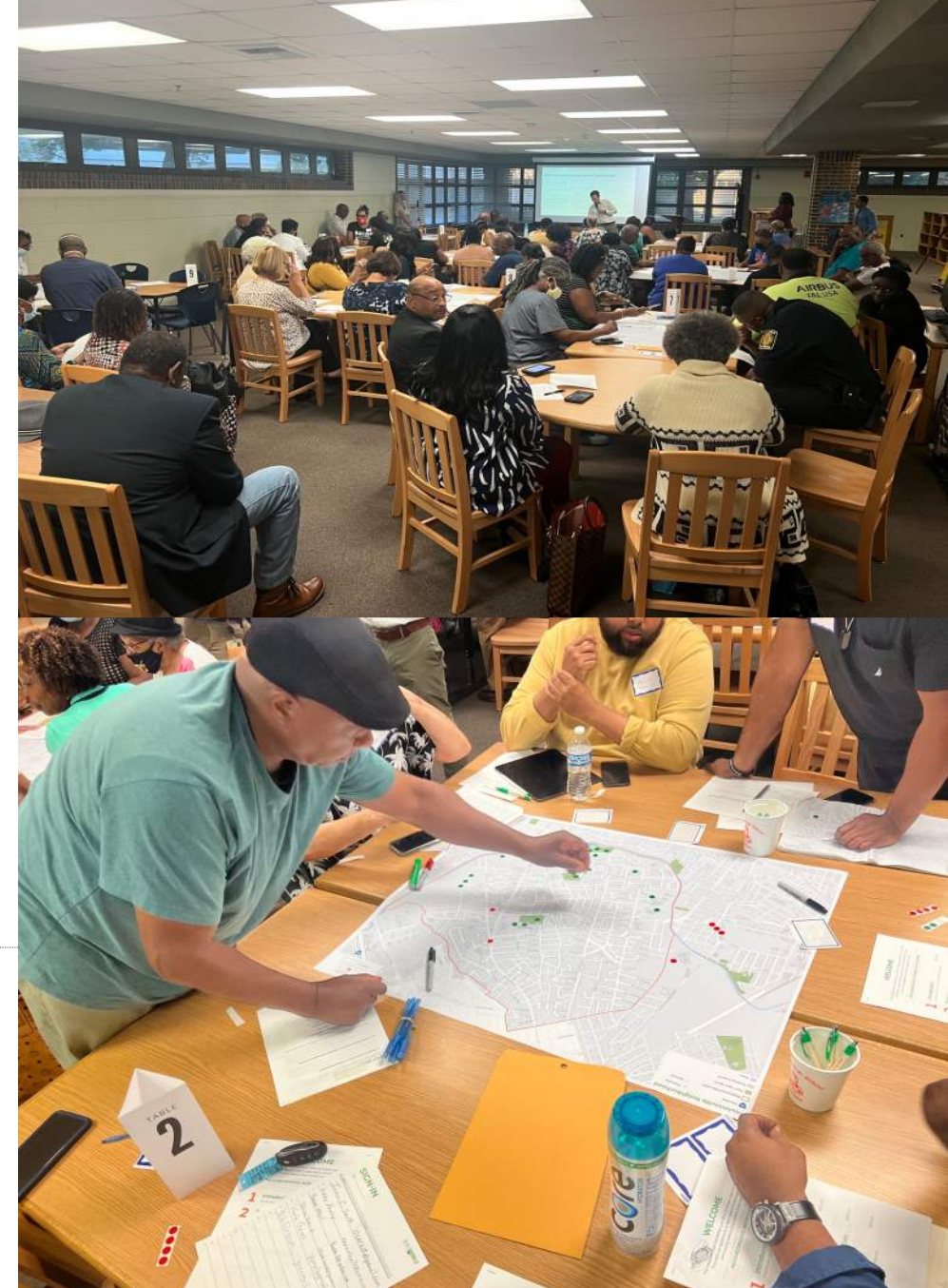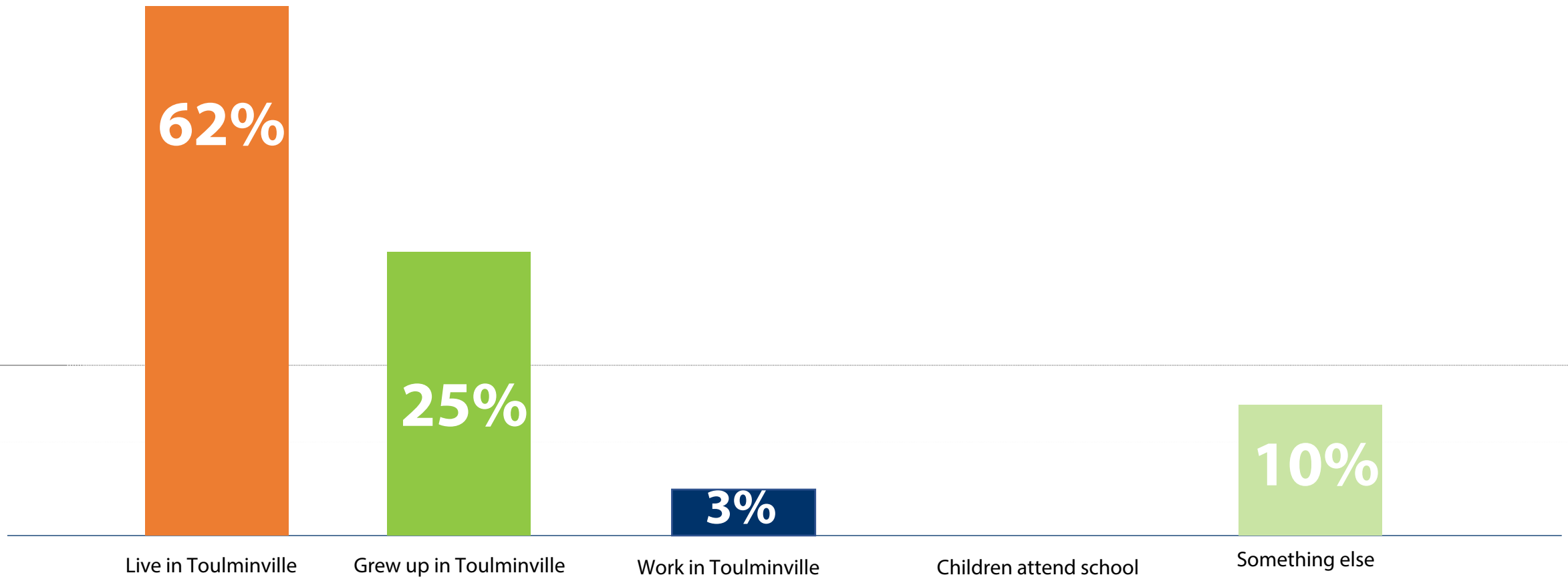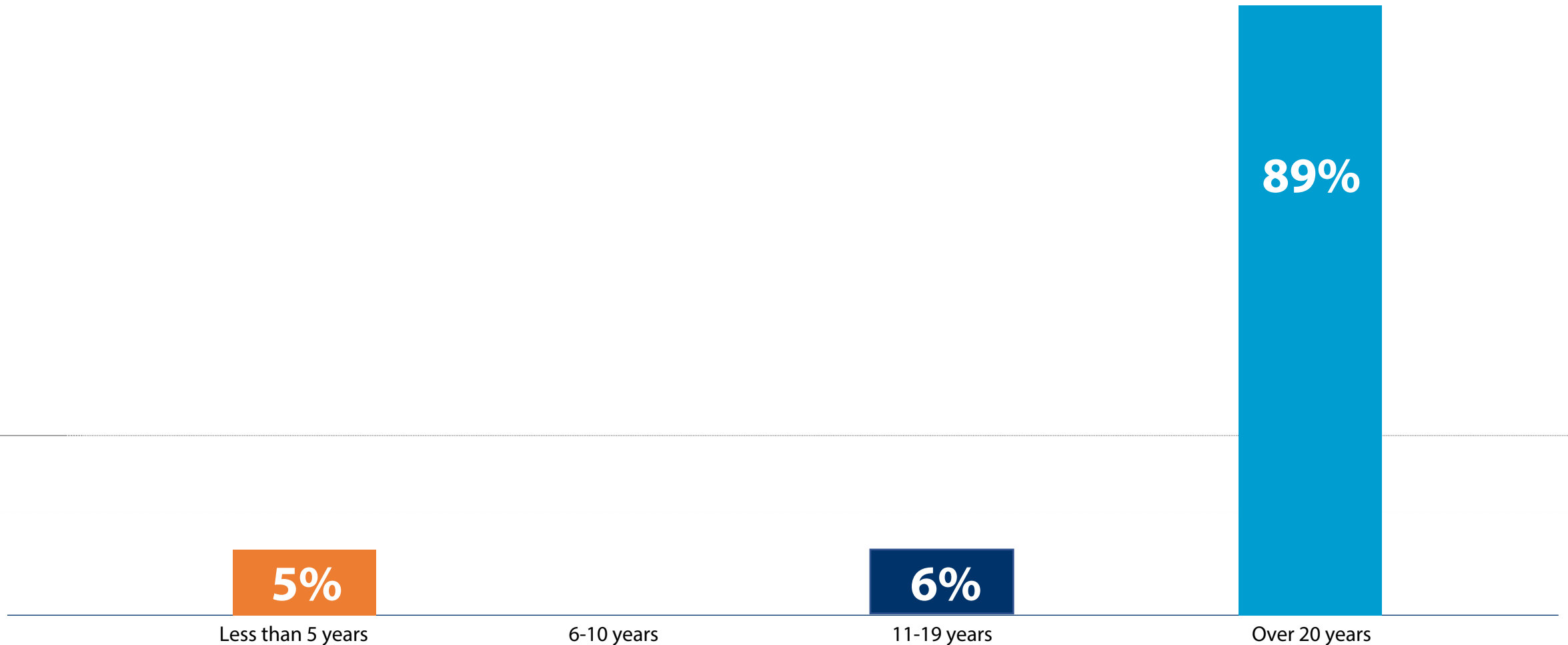
The following characteristics are based on responses to 59 exit questionnaires collected.

Race

		Census*
Asian:	**0%**	2%
White / Caucasian:	**7%**	41%
Black / African American:	**91%**	53%
Other	**2%**	1%

Hispanic

Yes:	**0%**	4%
No:	**100%**	96%

Age

		ACS**
15-24:	**0%**	13%
25-34:	**15%**	15%
35-44:	**7%**	11%
45-54:	**17%**	11%
55-64:	**20%**	13%
65 or over:	**41%**	17%

*2020 US Decennial Census
** 2020 American Community Survey 5-year est.

Education

High school diploma	**9%**	31%
Some college:	**21%**	24%
Associate's degree:	**23%**	8%
Bachelor's degree:	**37%**	16%
Master's degree / Ph.D.:	**9%**	12%

Where do you live?

Within Toulminville:	**73%**
City of Mobile:	**22%**
Within Mobile County:	**2%**
Outside of Mobile County:	**3%**

How long have you lived here?

0-4 years	**13%**
5-19 years	**13%**
20+ years	**74%**

Own property in Toulminville

Yes	**79%**

Own both property and a business in Toulminville

Yes	**21%**

Summary of June 23 Discussion

NEEDS, WANTS, FEARS SUMMARY
When you think about the future of Toulminville...

Needs

- Housing (quality, affordable, blight removal)

- Safety (lighting, policing)

- Businesses in the neighborhood (grocery store)

- Infrastructure maintenance (street resurfacing, street sweeping, drainage)

- Park upkeep and security, private property maintenance

- Quality schools, parks, places

NEEDS, WANTS, FEARS SUMMARY
When you think about the future of Toulminville...

Wants

- Programs, services, and activities for youth and seniors
- Access to healthy food choices, shopping, retail, entertainment
- Better sidewalks and lighting – a more walkable neighborhood
- A more attractive place (upkeep and curb appeal)
- Public transportation (Quality)
- Animal control
- Employment opportunities
- Easier access to main thoroughfares

NEEDS, WANTS, FEARS SUMMARY
When you think about the future of Toulminville...

Fears

- Increase in crime (poverty, youth violence)
- Blight and declining property values
- Exodus of residents, families

- Lack of economic development
- Gentrification (displacement of residents)

Verbatim Responses from September 15

329 total responses

WHAT DO YOU LOVE MOST ABOUT TOULMINVILLE?

- People, history, food.

- The people!

- Families

- History and the heart of the people.

- "I have many fond memories from growing up and attending church in the Toulminville community. I have some amazing neighbors. There is so much opportunity for growth and revitalization."

- Great neighborhood; my neighbors are also long time residents of 25 plus years. I graduated high school in the Toulminville community.

- I love close knit community feeling

- Family

- Community People who engage each other

- The people

- The sense of family and the long-standing tradition of excellence

- Rattler Nation!

- I love the people in my community. The feel of family and togetherness.

- Close to work

- "Family oriented neighborhood Historical footprint Close to work"

WHAT DO YOU LOVE MOST ABOUT TOULMINVILLE?

- Strong sense of community

- The history, heritage, and impact Toulminville has created in Mobile.

- Grew up here,, have history here

- The neighbor's community food and togetherness

- My childhood home is located there and want to keep it presentable, safe, clean, assistance with homes, funding for area, the family history!

- The culture The history that I have in the community

- The pride the neighbors the history

- The fact that my grandmother raised my

- whole family here.

- The pride of Leflore's Alumni.

- Families that still reside in the community.

- Our community of close-knit families.

- My neighbors, and the community.

- I love the people

- Family history- Great Expectations

- The history and located to all areas of the city.

- It's convenient

WHAT DO YOU LOVE MOST ABOUT TOULMINVILLE?

- The Community and the people.

- I love the people, history and my personal connection to the community.

- Everything there are great people live here.

- I love the feeling of living in a close-knit community

- The people that show family love and pride

- It is a community I live in , work in and children went to school there.

- People

- The community

- Family have lived here 50+ years

- I don't know enough about the community to comment I just listened.

- Rattler Nation!

- It is a black community

- I love the community.

- The Community and history, I would like to serve in a community group

- Neighbors, Peers, and family

- The Love its occupants have for the community

- The area that I live in very quiet, the school is near to our home

- Pride of LeFlore and families living in the area.

WHAT DO YOU LOVE MOST ABOUT TOULMINVILLE?

- I love the togetherness of the community and the rich history!

- My family lives there

- The heart of LHS, the band, the pride, the love, the culture, the orange + green.

- The Closeness of a lot of the local citizens in the community.

- I love the tricentennial park is fairly close & the Publix

- Its my home for over 40 years my children grew up in Toulminville, went to middle, elementary, and high school in Toulminville they grew in this Toulminville Area

- People Neighbors

- The People

- LeFlore

- Watching that are grow

- The Rattler Pride

- I grew up in Toulminville, My family grew up here too.

- Family

- Toulminville used to be a community of family. We looked out for each other. I love the fact that there is great potential for growth. There are various areas that area great implementing that growth & improvement

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Economic Development
- Mentorship
- Family oriented activities
- Beautification Ordinance
- Security- Extra Attention to the Community
- Walking Trails
- Add waterspouts to Michael Figures Park
- Activities for Teens, Adults
- Camera Surveillance
- Quality Grocery Store

- Add Sidewalks
- Pride in homeownership
- Affordable Housing
- Housing Revitalization
- Good groceries stores w/ quality produce
- youth w/ workforce development
- Road construction & bridge completion on Craft Hwy.
- Access to Resources
- Credit Education

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Drainage
- Blighted houses
- Upkeep of properties
- Education
- Drug activity
- Gun violence
- Loitering/stray pets
- More community activities
- Homelessness
- Senior activities
- Littering

- Abandoned cars
- Financial resources
- Food desert
- More black-owned businesses
- Speeding in school district
- Trash dumping
- More activities for kids
- More youth involvement
- Mentorship programs
- Housing

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Education
- Crime
- Clean up (neighborhood)
- Sidewalks community wide
- Three-mile creek- both sides of the creek
- More lights community wide
- Revitalize Stanton Rd.
- Community centers for youth
- Future of Gorgas Park/ plans for youth
- Senior center
- Upkeep City owned rights-of-way

- Outreach program for kids
- Sidewalks
- Improving litter situation
- Abandoned housing
- Housing with Garage space
- Affordable housing/middle class housing
- Financial literacy programs
- Organized youth sports

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Business classes
- Clean up the community
- Blight in neighborhood
- Better stores for shopping
- Better traffic control (Hart Ave)
- Stanton Rd
- Better Policeman patrol
- Camera for the park
- Recreation for the kids
- Parenting problem
- Voting- young people

- Better drainage
- Push the drug dealers out!
- Food desert- access to quality affordable food
- Home ownership-neighborhood ownership
- Grants for youth jobs
- Drainage problems
- Park maintenance and upkeep

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Access to affordable foods (markets)
- Pharmacies
- Why has the community been neglected so long?
- Equal assessments for properties to other properties
- Greater support for neighborhood schools
- Improved sidewalks
- More parks and recreation areas
- Speed bumps near walking trail

- (Stanton) grass needs maintained
- Walking trail near LeFlore's stadium
- New middle school in this area
- Neighborhood grocery store
- More police patrols
- Housing and grants for home repairs
- Viable businesses

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Beautification of community/vacant properties

- LeFlore return to magnet

- Pride of the neighborhood

- Kids should attend neighborhood schools

- Activities that can bring the community

- Restore home values

- Attract people to live and stay

- After school activities for kids/summer activities

- Monthly softball or kickball games for families

- Safety

- Police protection/patrol

- Growth in Toulminville

- Urban renewal

- We don't want the community destroyed like Roger Williams

- Adams Morgan Community

- Who made the community to rezone our districts

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- City workers half doing their jobs, no supervision
- Dilapidated homes
- Wilson Ave., St. Stephens Rd- Lane confusion
- Clean-up Tricentennial park
- Better lighting
- Street paving
- Property sales-delinquent
- Better supermarkets
- Environmental check
- Commercial properties

- Business cleanliness
- We need new businesses here
- Property values
- Youth programming
- Easy access to mental health, substance abuse, and prevention services
- Crime prevention
- Continuing of a strong LeFlore High School
- Access to fresh food options
- Access to healthy food options

WHAT IS IMPORTANT TO ADDRESS TO MAKE TOULMINVILLE BETTER IN THE FUTURE

- Quality of life business infusion

- Dignity, care, and investment for communities by residents

- More in-tune resource officers

- Business/tax incentives to area

- Stronger magnet school program

- Investment in the people from Mayor's administration with budget allocations

- More prompt response time from law enforcement

- Overgrown lot cleanup, clean sidewalks

- Litter clean up

- Control of loose/stray dogs

- Police congregating outside of TMV

- Removal of abandoned vehicles in yards and on streets

- Affordable Housing

- Decent Grocery Store- not cost plus or Walmart

- youth workforce / mentorship

- Attract thriving Businesses

- Taking Care of the heart of Toulminville (Leflore)

- The vacant properties and buildings

WHAT FIVE ITEMS ABOVE ARE MOST IMPORTANT FOR TOULMINVILLE

- Blighted houses/upkeep
- drainage/sewage/lighting
- Education
- Drug/gun violence
- Speeding in school zones
- Housing
- Neighborhood clean-up/upkeep city ROWs, Lighting
- Crime
- Economic development
- Centers for seniors

- youth care after hours
- Affordable/middle class housing
- Sidewalks
- Organized youth sports
- Business classes
- Safety- Policeman
- Cleaning up blight, old cars, abandoned homes
- Better traffic control on Hart Ave. Stanton Rd.
- Camera for the park

WHAT FIVE ITEMS ABOVE ARE MOST IMPORTANT FOR TOULMINVILLE

- Recreation facilities to be used

- Neighborhood ownership!

- Quality affordable foods

- update to parks deeper in the neighborhood

- Grants and staffing for sustainable youth programs

- Quality, affordable housing (black-owned, neighborhood owned)

- Greater support for schools

- Equal assessments for properties as compared to other neighborhoods

- New middle school in this area

- Improved sidewalks on both sides of the streets

- Speed bumps near walking trail and better maintained grass

- Viable business

WHAT FIVE ITEMS ABOVE ARE MOST IMPORTANT FOR TOULMINVILLE

- Beautification of community

- After school/summer activities for kids

- Activities that bring the community together

- Grant for housing and housing upkeep

- Safety

- City workers supervision

- Dilapidated homes

- Youth programming

- Community safety + law enforcement response time

- Business + tax incentives to attract businesses for quality of life improvements

- Prioritization of TMV by Mayor's office: blight, sidewalks, infrastructure

- Continuing + strengthening of LeFlore high as the heart of the community

MAPPING OPPORTUNITIES

Type	Location	Comment
Asset	University Hospital	
Asset	Bishop State Community College	
Asset	Figures Park	
Asset	LeFlore High School	
Asset	University Hospital	Access to medical resources for the community only trauma center in the city Teaching Hospital
Asset	LeFlore High School	Pride & Heart of the community. Has produced a lot of productive citizens
Asset	Tricentennial Park	Healthy, Event Space, Peaceful Surrounding
Asset	Michael Figures Park & Library	Pool & Demacus Cousin, basketball, afterschool activties, (library: resources meeting space, access to wifi, & internet)
Asset	University Hospital	
Asset	Grocery Store/ Piggly Wiggly	
Asset	Schools (Holloway/LeFlore/Washington)	
Asset	Community centers/parks	
Asset	Tricentennial Park	Plus for the community

MAPPING OPPORTUNITIES

Type	Location	Comment
Asset	University Hospital	Every community needs a medical center
Asset	Figures Park	Place for the youth
Asset	Booker T. Washington/LeFlore	Pillar of the community. Starts with education our children
Asset	LeFlore high/Washington Park/Holloway	Learning center and business classes
Asset	University Hospital	Business, job opportunity
Asset	Bishop State Community College	Schooling
Asset	Library	
Asset	LeFlore	The park recreation hub of the community
Asset	Health	USA is the hub of the community
Asset	LeFlore High School	Pride, awesome alumni, how do we get them more involved
Asset	University Hospital	Cannot turn around for based on socioeconomic practices
Asset	Bishop State Community College	Educational opportunity
Asset	University Hospital	University is conveniently located and well maintained

MAPPING OPPORTUNITIES

Type	Location	Comment
Asset	Tricentennial Park	Beautiful area for families- however area across from stanton + Yerby needs to be better maintained
Asset	LeFlore High School	The cornerstone of the community just needs more support from the community
Asset	LeFlore High School	Community pride
Asset	YMCA on Summerville	After school programs
Asset	Tricentennial Park	Three-mile Creek
Asset	Just Four	Helps to keep kids in the area
Asset	School beautification	Holloway needs improvements
Asset	New business	McDonald's/Subway/Piggly Wiggly
Asset	Jewel Court	Opportunity for homes or growth
Asset	University Hospital	Brings jobs, healthcare, learning
Asset	LeFlore High/Figures park	Heart of Toulminville. education, recreation
Asset	Altapoint + GW easter seals	Mental health resources. family planning, intervention
Asset	Tricentennial Park	Recreation, fitness, splashpad

MAPPING OPPORTUNITIES

Type	Location	Comment
Opportunity	Roger Williams/ Dr. MLK Jr. Avenue	Pave Pleasant Avenue, Rennovate Former YMCA Building
Opportunity	St. Stephens Square	
Opportunity	B.T. Washington Middle School	
Opportunity	LeFlore High School	Opportunity growth, more inviting learning environment, mentorship
Opportunity	Corner of St. Stephens and Prichard Ln.	Commerical Space
Opportunity	Area where Roger Williams Was	Affordable Single-family homes, sports facilities
Opportunity	Bridge on Craft Highway	Complete!
Opportunity	Churches/KFC	
Opportunity	Oaklawn Cemetery	
Opportunity	Blighted homes/businesses	
Opportunity	Donald Street	Lighting and sidewalks
Opportunity	Roger William Project	The future of housing coming to area
Opportunity	Summerville Street	Lighting and sidewalks

MAPPING OPPORTUNITIES

Type	Location	Comment
Opportunity	Cemeteries	Needs clean-up/eye sore
Opportunity	Strickland Youth Center	Moved + land redeveloped to a co-op/business center
Opportunity	Old Roger Williams	Land turned in multi-sports complex
Opportunity	Library	Add a coworker space
Opportunity	Shopping	For better place to get a quality food selection (Piggly Wiggly)
Opportunity	St. Stephens Rd.	To revitalize the strip
Opportunity	LeFlore High School	How do we transition LeFlore into full Magnet without displacing students (equitably)
Opportunity	University Hospital	Buying up the housing in the area
Opportunity	Bishop State Community College	What does this campus to enhance and contribute to the neighborhood
Opportunity	Grocery Store	Need better food options
Opportunity	Pleasant ave	Needs repairing/lots of potholes
Opportunity	DP stop store	Wagner/Summerville
Opportunity	Washington Middle School	We need another middle school in our area

MAPPING OPPORTUNITIES

Type	Location	Comment
Opportunity	Stanton	Potholes
Opportunity	MLK/Stephends Rd	Needs more business, clean up
Opportunity	Washington Middle School	Need update + funding
Opportunity	Donald St.	Better upkeep
Opportunity	Jewel Ct.	Vacant lots and houses
Opportunity	St. Stephens Square	The shopping center has opportunity for new businesses to redevelop the current businesses
Opportunity	School- Sidewalks	The schools need sidewalks for kids
Opportunity	Safety- policing	More police pressure and patrolling in these areas
Opportunity	St. Stephens Square	Attract businesses, increase employment, access to fresh food
Opportunity	Booker T. Washington Middle School	Failing scores, education, crumbling infrastructure, prevention programs
Opportunity	1608 Brandy's, Ex- Roger Williams	More regulation, more police enforcement
Opportunity	Wagner street convenience store	High crime area, guns, police response, vacant lots