

WELCOME

CITY OF VESTAVIA HILLS

HIGHWAY 31 SOUTH COMMUNITY CHARRETTE

MARCH 16, 2023

HIGHWAY 31 SOUTH
CHARRETTE
Planning for Success!



GOAL OF THE CHARRETTE

- Engage the residents of Vestavia Hills as to the most appropriate future use of the former Days Inn Hotel site while receiving input on a larger planning area adjacent to the site.
- Inform strategic re-development decisions after consultation with existing property owners, prospective developers and investors, and community leadership.
- Publish an illustrative document supported by high-level planning principles that will serve as a guide to decision-makers as design and investment decisions are brought forward in the near term.



char•rette
/SHe'ret/

noun: a collaborative and creative brainstorming event to bring community members and stakeholders together with a team of designers, planners, facilitators and illustrators to explore a shared vision for the future of Vestavia Hills.

ACCOMPLISHING GOALS

- **Step One:** Gather community input in a structured manner so that all interested parties can have their thoughts considered.
- **Step Two:** Examine the feasibility of thoughts gathered in Step One.
- **Step Three:** Determine appropriate partners in implementation of a re-development plan and examine risks associated with its accomplishment.
- **Step Four:** Begin the process of ranking and presenting project(s) to the City Council for consideration of actions to improve the South Highway 31 business corridor.

HIGHWAY 31 SOUTH **CHARRETTE** *Planning for Success!*

Charrette Kick-off

March 14, 2023 ~ 5:30-7pm
Vestavia Hills Civic Center

All are invited to attend. This meeting is designed to allow public comment on the project area.

Stakeholder Sessions

March 15, 2023 ~ Time TBD
Vestavia Hills Civic Center

Stakeholder meetings are by invitation only and are designed to receive focus on the information provided during the Charrette Kick-off Meeting. Interested in participating in a Stakeholder Session?
Email jdownes@vhal.org.

Closing Session: Work-in-Progress

March 16, 2023 ~ 4-5pm
Vestavia Hills Civic Center

All are invited to review the plan components.

TEAM THAT WILL HELP US SUCCEED



Dave Eyrich, EDS
Landscape Architect



Brittany Foley, WBA
Architect



Tom Walker, Village Creek Development
Development Consultant



Rick Nail, LBYD
Civic Engineer



Stephen Allen, WBA
Architect



Mary Beyer Lell, Crawford Square
Real Estate Advisor

INTRODUCTION – ACCOMPLISHMENTS TO-DATE

CHARRETTE KICK-OFF & STAKEHOLDER MEETINGS

- Project team met with residents, developers and elected officials:
 - Property owners
 - Prospective developers
 - Interested residents
 - Elected and appointed officials
 - Multiple governmental agencies
 - Subject matter experts, i.e. hydrologists, traffic engineering consultants
 - Community volunteers

INTRODUCTION – ACCOMPLISHMENTS TO-DATE

CHARRETTE KICK-OFF & STAKEHOLDER MEETINGS



WHAT WE HEARD

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

VISUAL PREFERENCE SURVEY – RESULTS FROM MARCH 14 DISCUSSION



COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

GATEWAY

Redesigned Gateway Element



44.8%
Enhance the existing temple or replace w/ new temple concept

Supplemental Element of Gateway



42.9%
Branded city signage made a part of a wall system



39.3%
Incorporate branded city signage in bridge elements

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

GATEWAY

Welcome Signage



34.5%
Script w/in stone base



31%
Script on base w
surrounding landscape

Monument Style



51.7%
Large combination
elements

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

BEAUTIFICATION

Style



44.8%

Heavily landscaped roadside with vehicular cross access and pedestrian accommodations

Supplemental Consideration



57.1%

Existing parking areas shielded by intentional landscaping

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

BEAUTIFICATION

Roadway Cross Section



34.5%

Four lane divided median with wide sidewalk and pedestrian lighting



31%

Standard traffic accommodation with interconnected gathering spaces

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

USES

Favorite Hospitality



68.8%
Village scale retail
use combined
with hospitality use

Favorite Retail



43.8%
Large scale restaurant
and entertainment
combination



34.4%
Pub with outdoor
gathering area

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

USES

Outdoor Style



37.5%

Shared green space surrounded by mixture of use types and building heights

Favorite Use



53.1%

Mixed Use – retail and hospitality, various density



31.3%

Anchor use as restaurant/entertainment attraction

COMMUNITY ENGAGEMENT – VISUAL PREFERENCE SURVEY

USES

Retail Design



40%
Standard storefront
with rear parking fields



33.3%
Low scale retail with
areas for community
engagement/play

WRAP-UP – PLANNING AREA PRINCIPLES

SITE USE (FUTURE/PRESENT)

- Prioritize – hospitality/retail/experiential
- Utilize community gathering areas – greenspace
- Create connections between mixed-use concepts
 - Pedestrian
 - Vehicular cross access (internal site connectivity)
- Consider shared parking
- Collaborate with willing property owners
 - City-controlled property will serve as redevelopment catalyst
 - 3.5 acres to 9-10 acres
- Emphasize pedestrian experience
- Consider shared amenities between multiple projects/uses – activate greenspaces

WRAP-UP – PLANNING AREA PRINCIPLES

SOUTHERN GATEWAY/RIGHT OF WAY BEAUTIFICATION

- Embrace charrette gateway schematics
- Balance landscaping opportunities on both sides of Hwy 31
- Create comfortable pedestrian and vehicular access between new development areas
- Establish volunteer group to monitor and maintain southern Temple site
- Improve landscaped area at I-65 N exit ramp
- Establish landscape vision for entire Vestavia Hills Hwy 31 corridor

WRAP-UP – PLANNING AREA PRINCIPLES

TRAFFIC

- Adopt access management plan upon consultation with public and private parties
- Prioritize McGuire Road access changes
- Recognize improvements to Highway 31/Columbiana intersection
- Prioritize signal timing improvement (RTOP)

WRAP-UP – PLANNING AREA PRINCIPLES

HYDROLOGY

- Explore scalable stormwater overlay district to strengthen owner maintenance requirements
 - Evaluate existing private drainage facilities
- Leverage new development to improve stormwater management
- Examine multi-jurisdictional public stormwater structure improvements

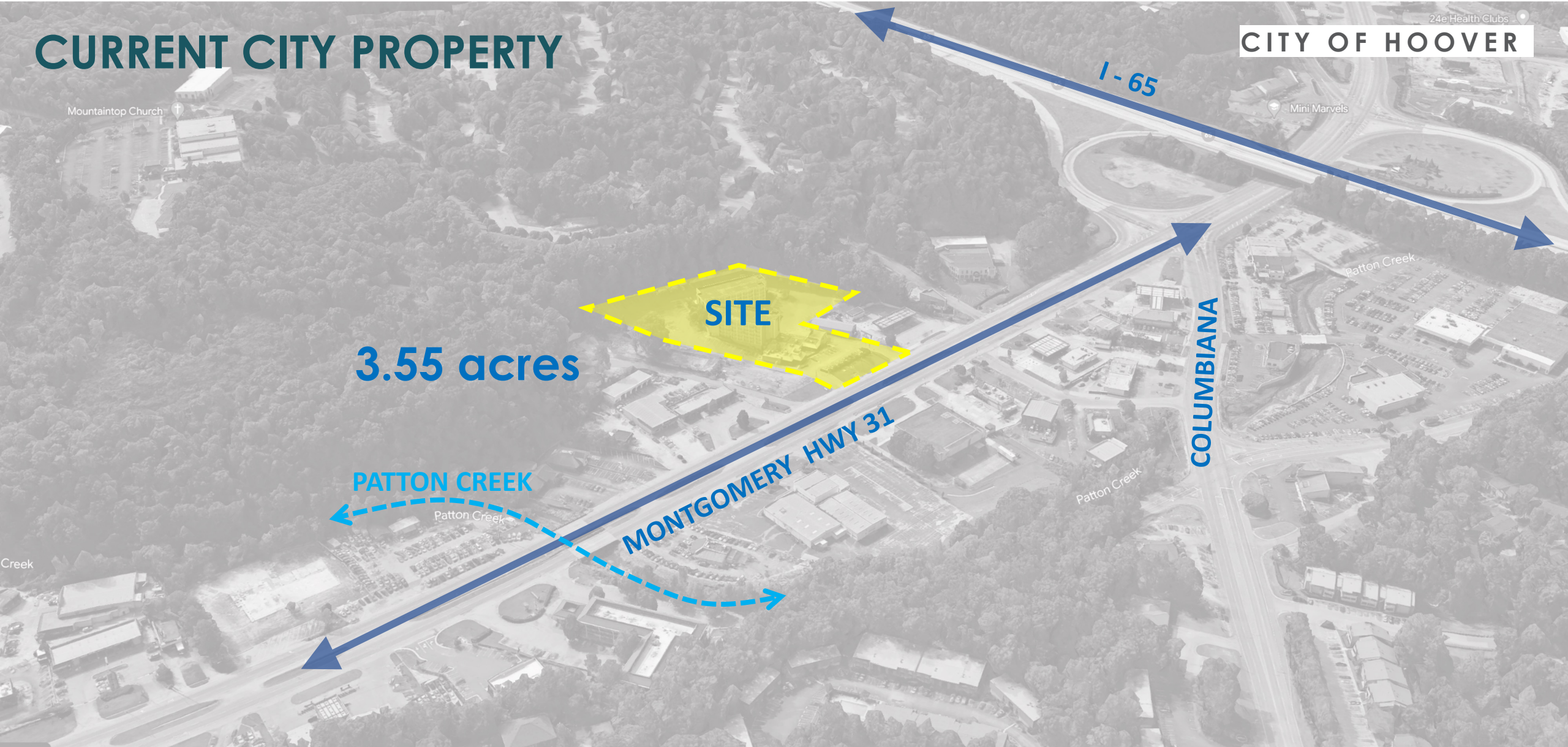
PRELIMINARY VISION – CHARRETTE STUDIES

SITE – EXISTING CONDITIONS



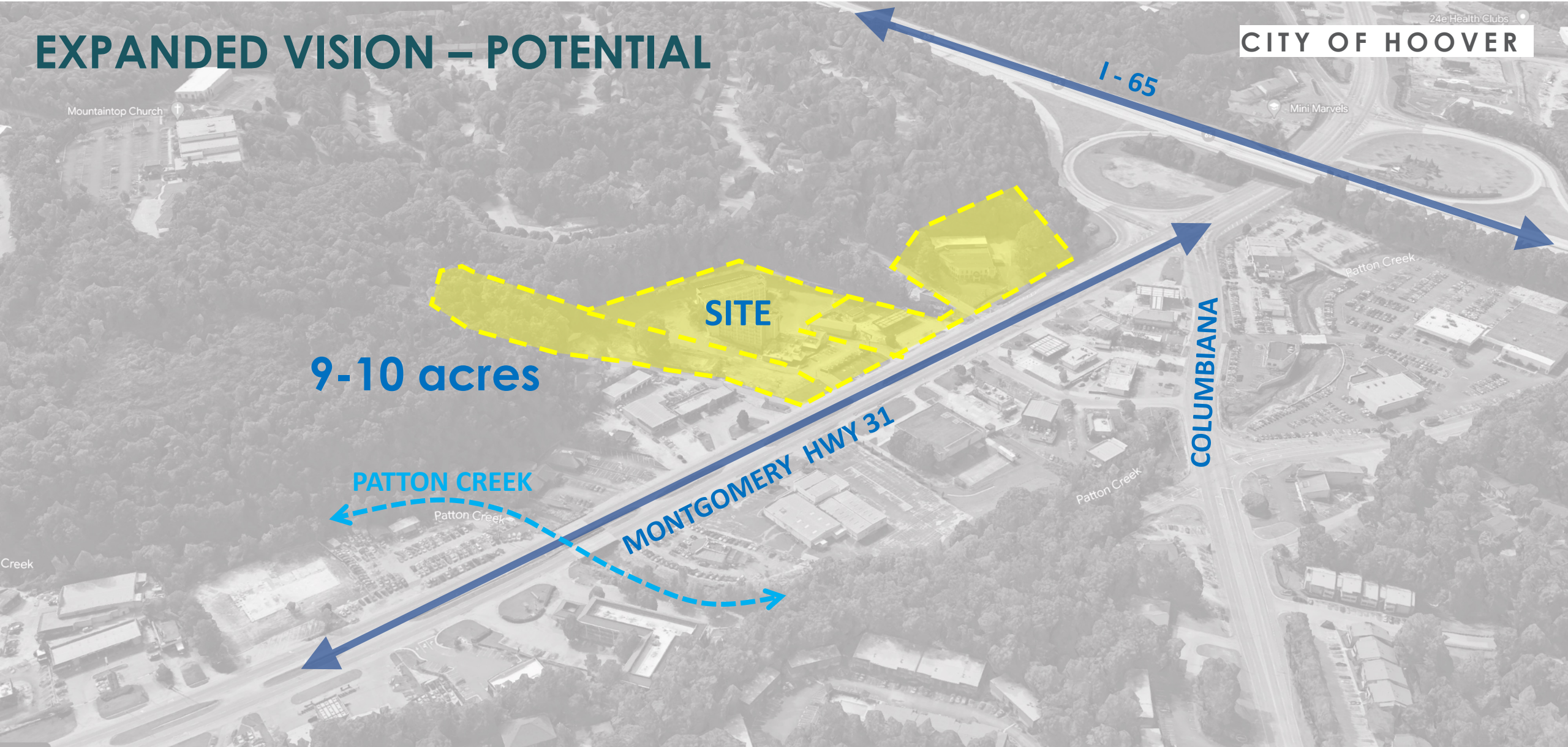
SITE – EXISTING CONDITIONS

CURRENT CITY PROPERTY



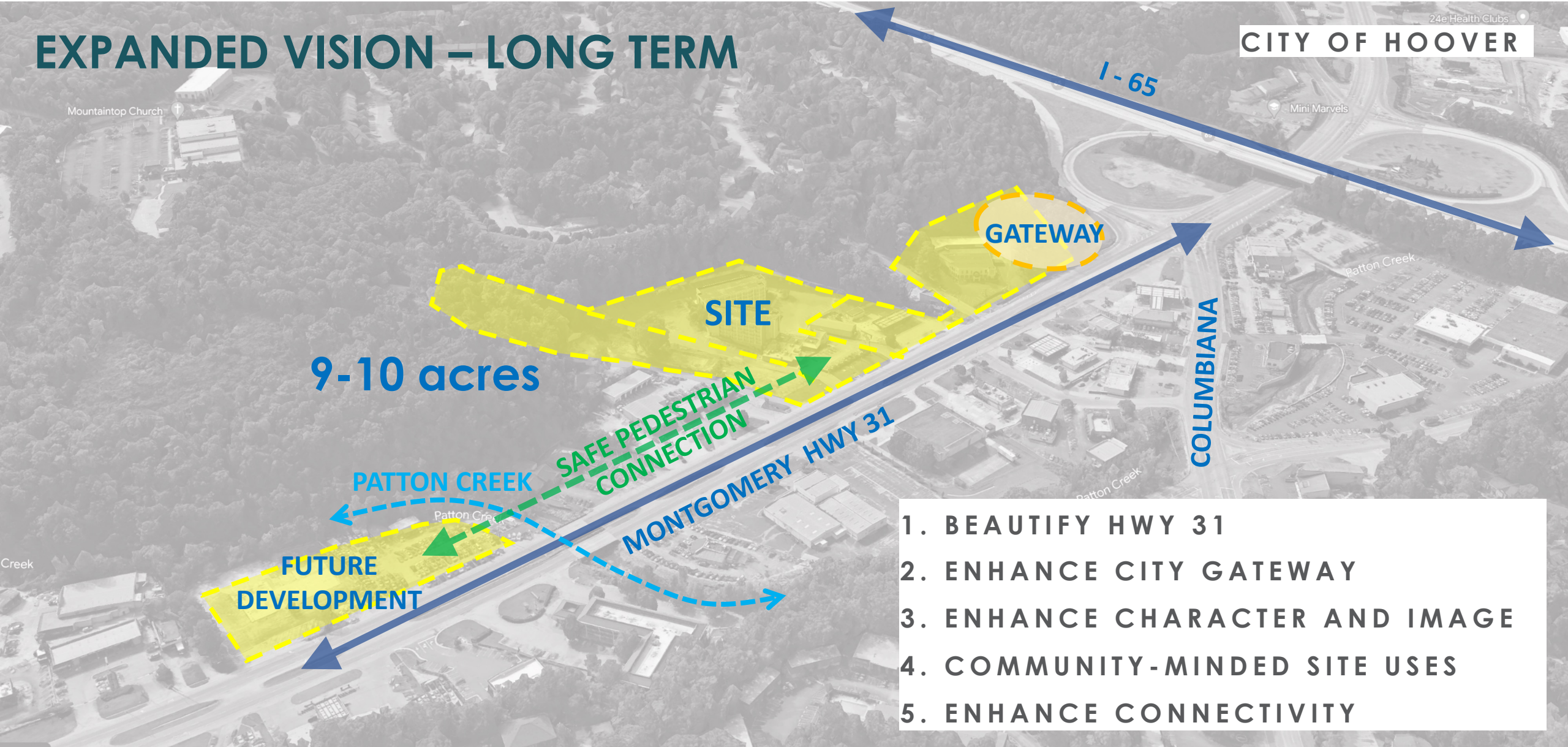
SITE – OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – POTENTIAL



SITE – OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – LONG TERM



CITY OF HOOVER

9-10 acres

SITE

GATEWAY

FUTURE DEVELOPMENT

SAFE PEDESTRIAN CONNECTION

MONTGOMERY HWY 31

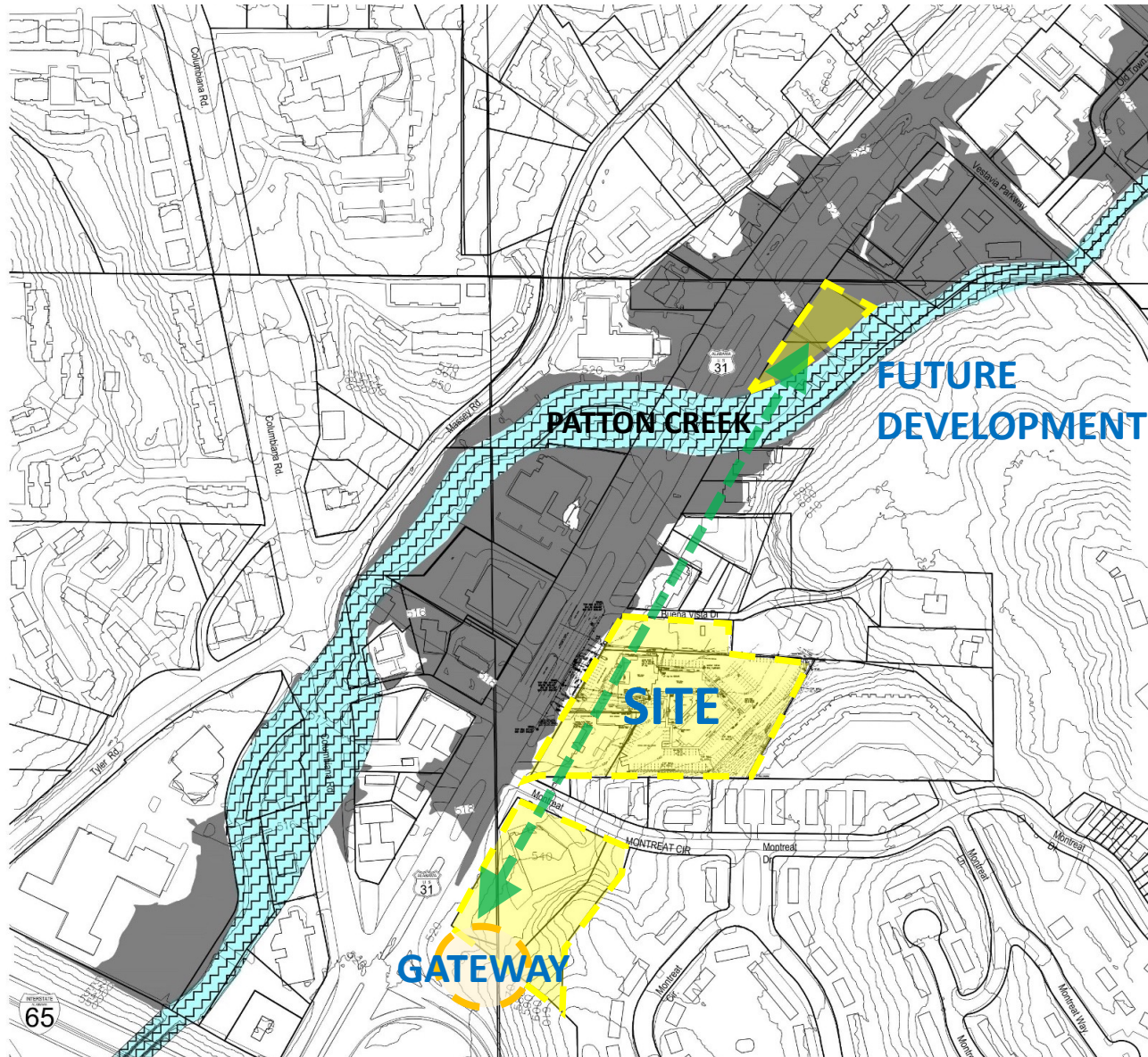
COLUMBIANA

PATTON CREEK

1. BEAUTIFY HWY 31
2. ENHANCE CITY GATEWAY
3. ENHANCE CHARACTER AND IMAGE
4. COMMUNITY-MINDED SITE USES
5. ENHANCE CONNECTIVITY

PRELIMINARY VISION

HIGHWAY 31 FLOOD MAP



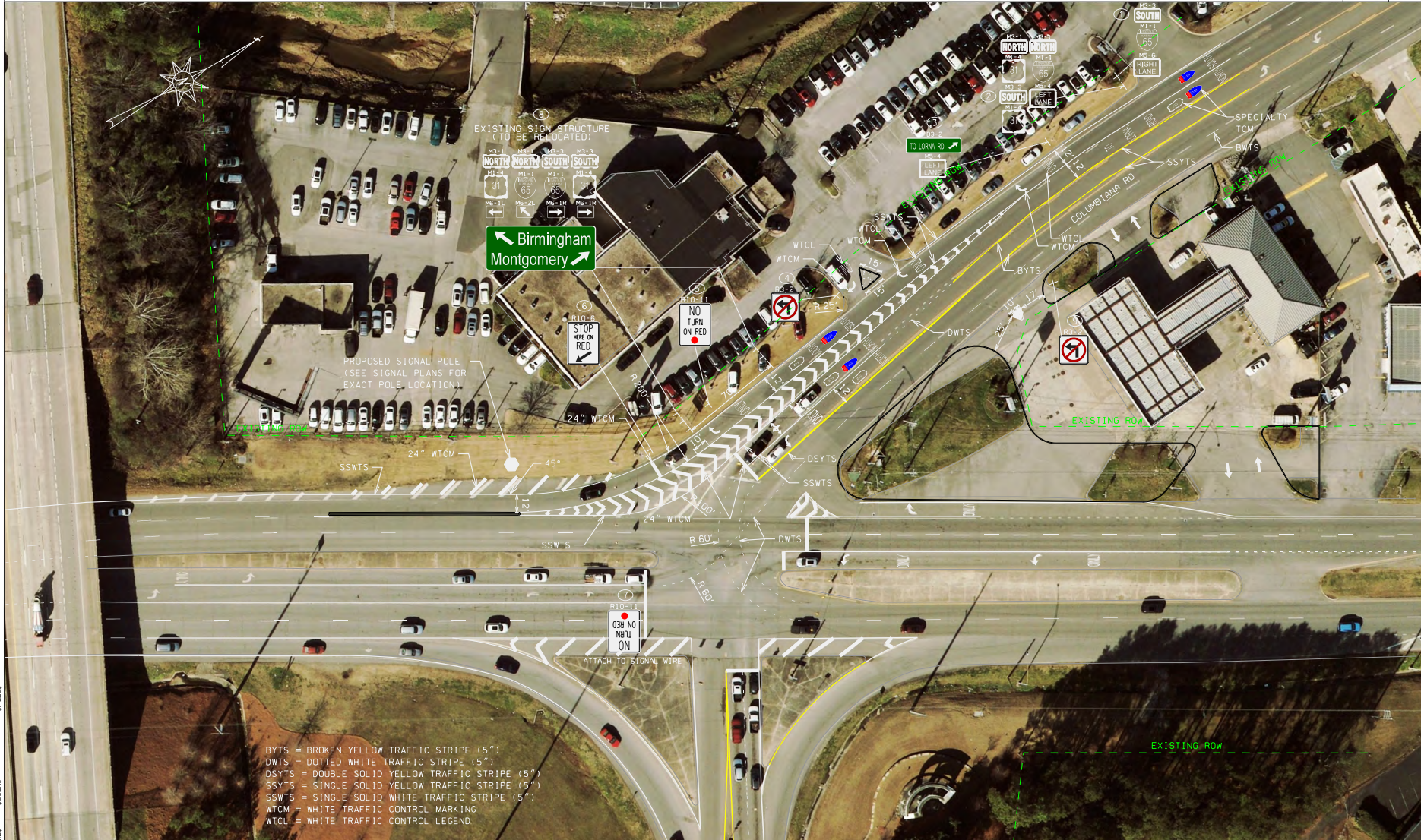
FLOOD MAP LEGEND

-  FLOOD PLAIN
-  FLOOD WAY

PRELIMINARY VISION – TRAFFIC

SIGNING AND STRIPING DETAILS

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
(PROJECT NO)	2023	7



PLAN SUBMITTAL
90%



JEFFERSON COUNTY COMMISSION



SHEET TITLE	ROUTE
SIGNING AND STRIPING DETAILS	US-31

PRELIMINARY VISION

EXPANDED VISION – LONG TERM PROPOSED ACCESS MODIFICATIONS

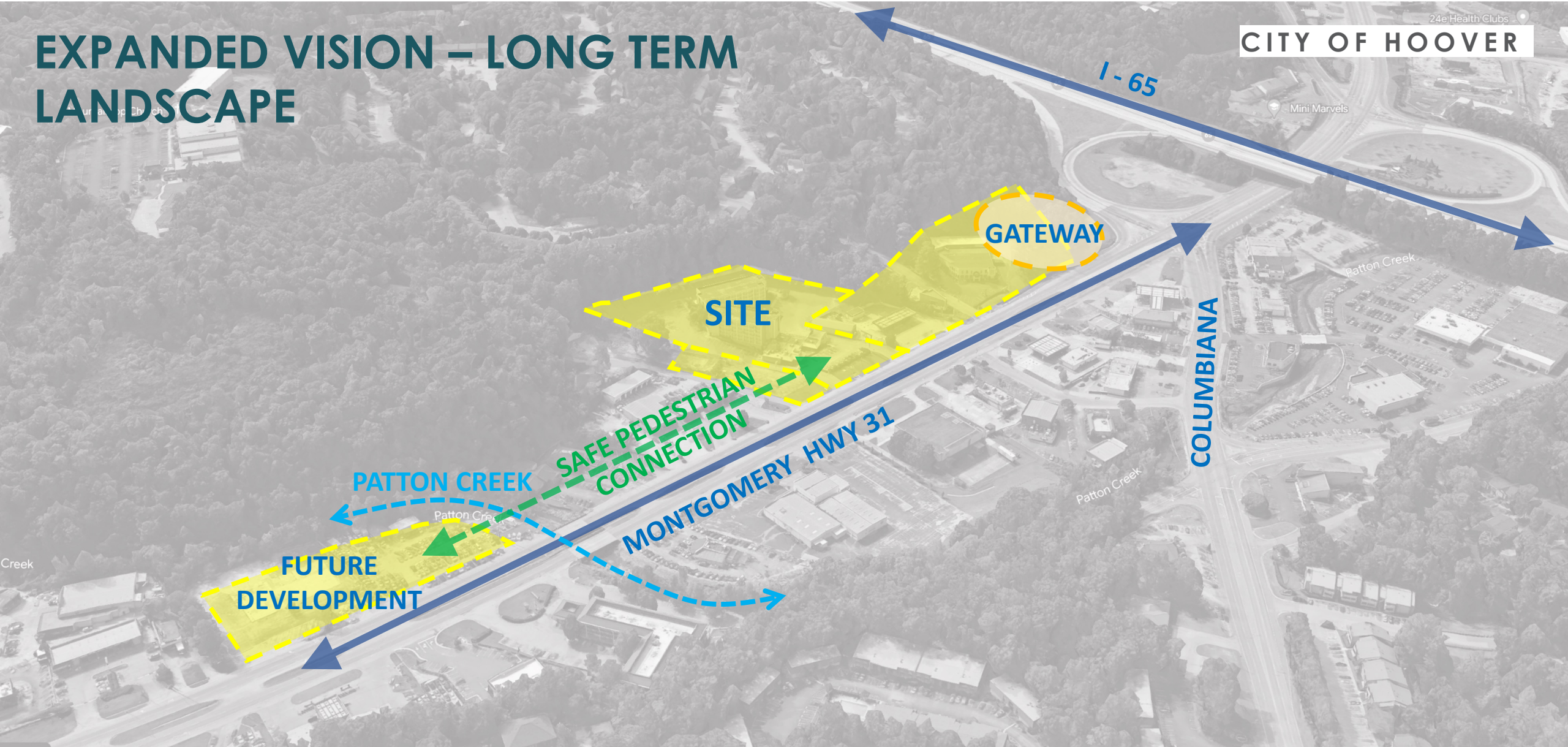


- F - Full Access
- X - Close existing access
- CA - Cross access
- R - Right-in/Right-out
- M - Modifications



PRELIMINARY VISION

EXPANDED VISION – LONG TERM LANDSCAPE



PRELIMINARY VISION

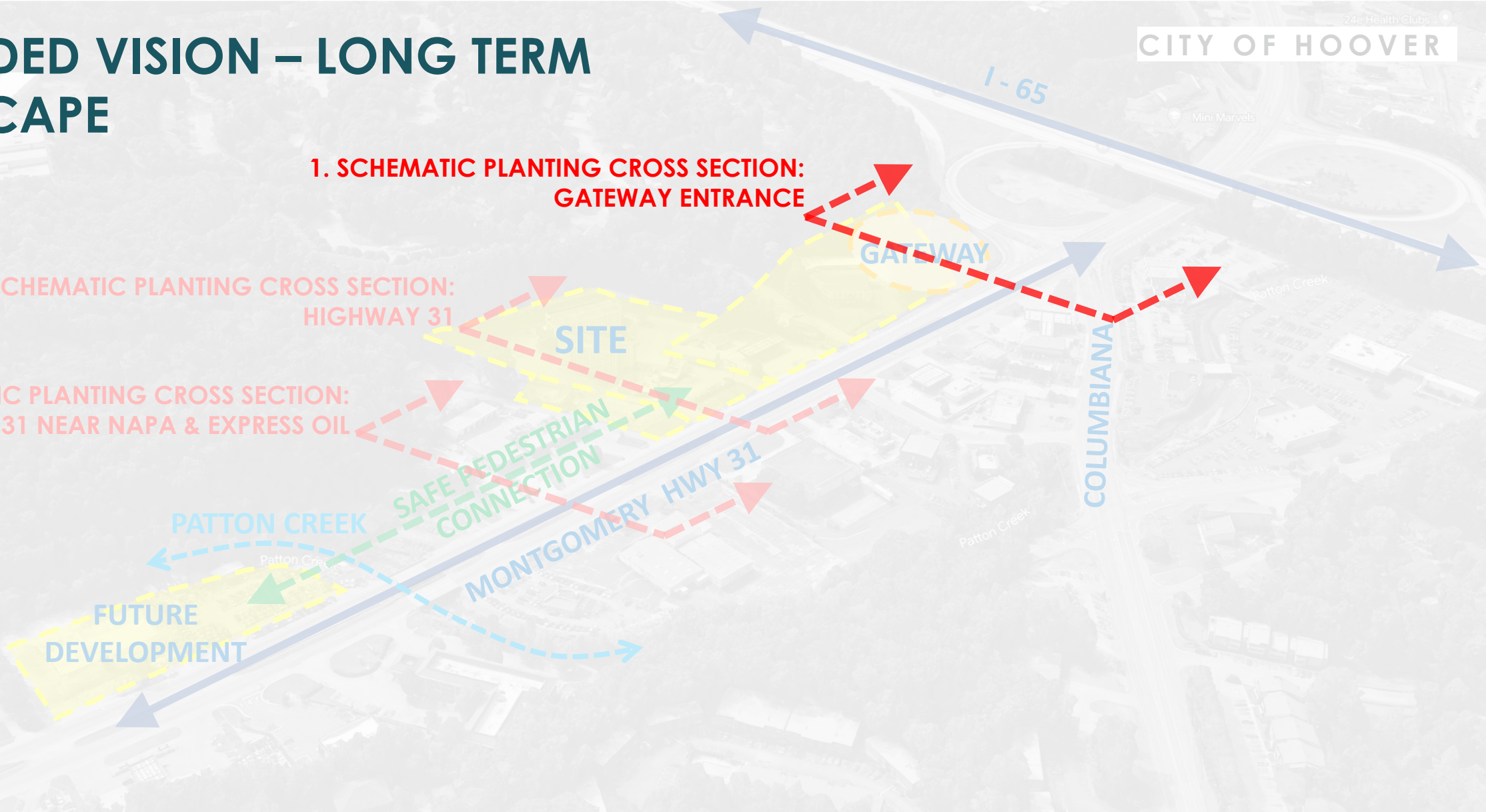
EXPANDED VISION – LONG TERM LANDSCAPE

CITY OF HOOVER

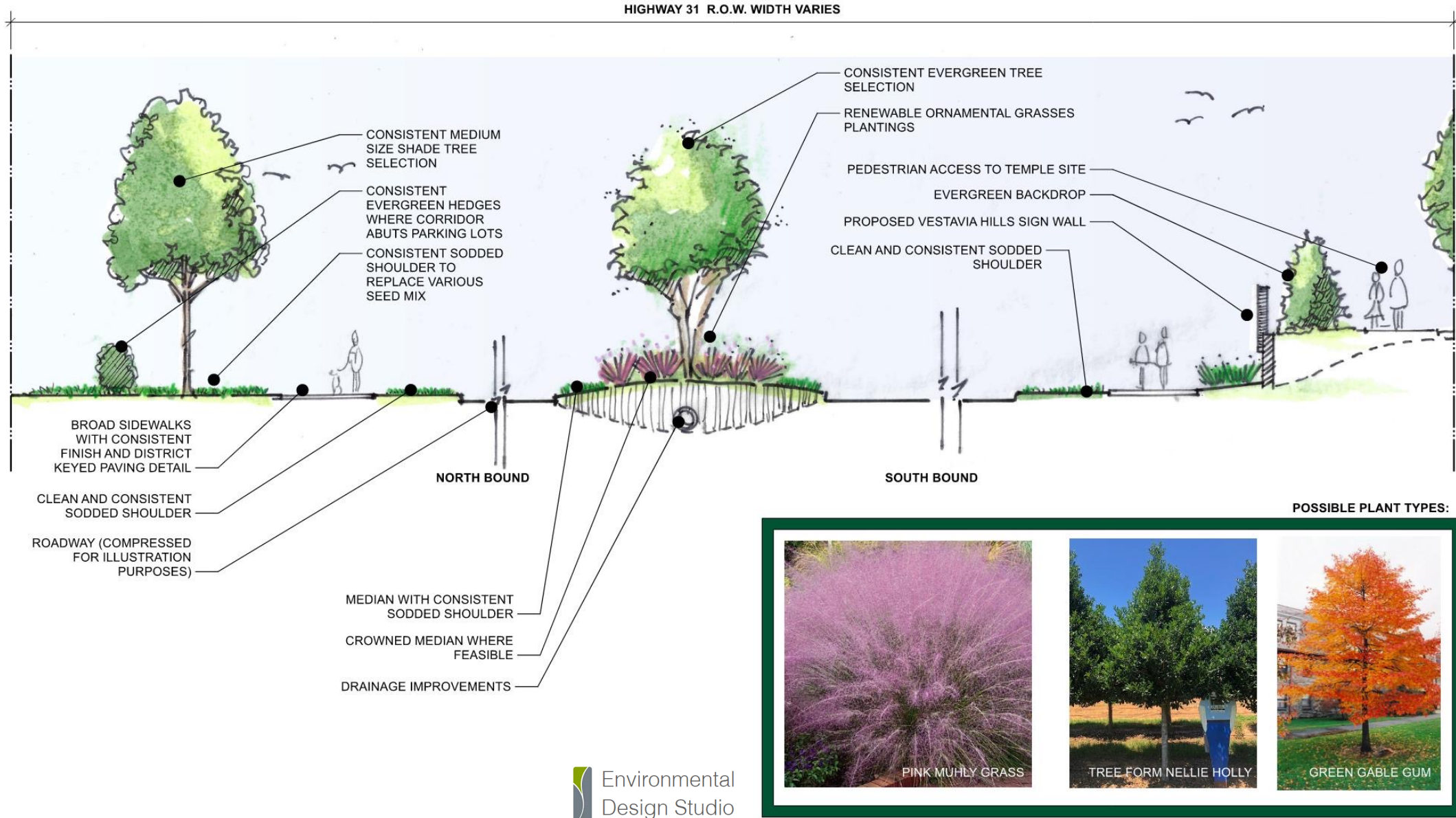
1. SCHEMATIC PLANTING CROSS SECTION:
GATEWAY ENTRANCE

2. SCHEMATIC PLANTING CROSS SECTION:
HIGHWAY 31

3. SCHEMATIC PLANTING CROSS SECTION:
HIGHWAY 31 NEAR NAPA & EXPRESS OIL



PRELIMINARY VISION



SCHEMATIC PLANTING CROSS SECTION AT PROPOSED GATEWAY ENTRANCE

PRELIMINARY VISION

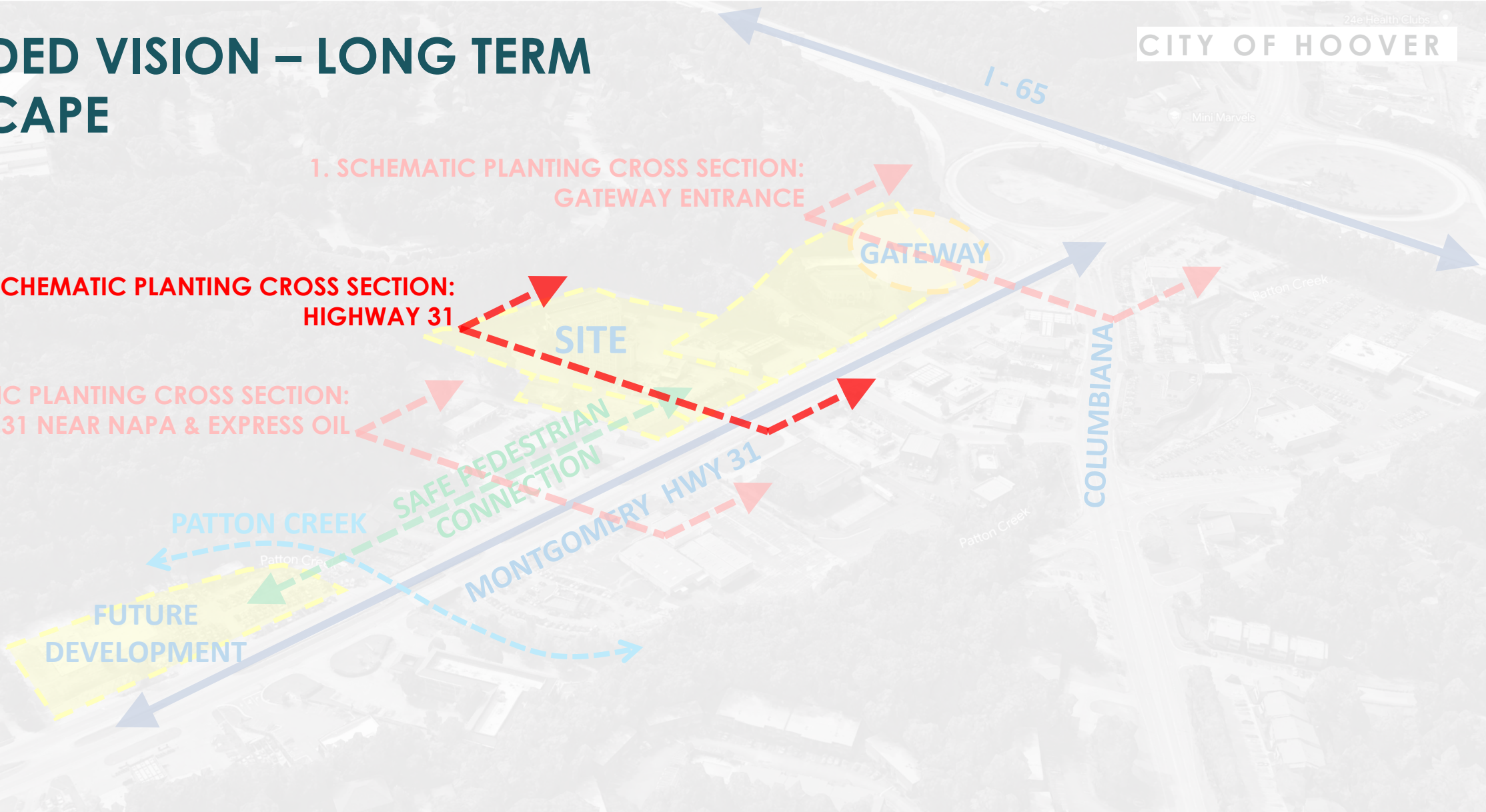
EXPANDED VISION – LONG TERM LANDSCAPE

CITY OF HOOVER

1. SCHEMATIC PLANTING CROSS SECTION:
GATEWAY ENTRANCE

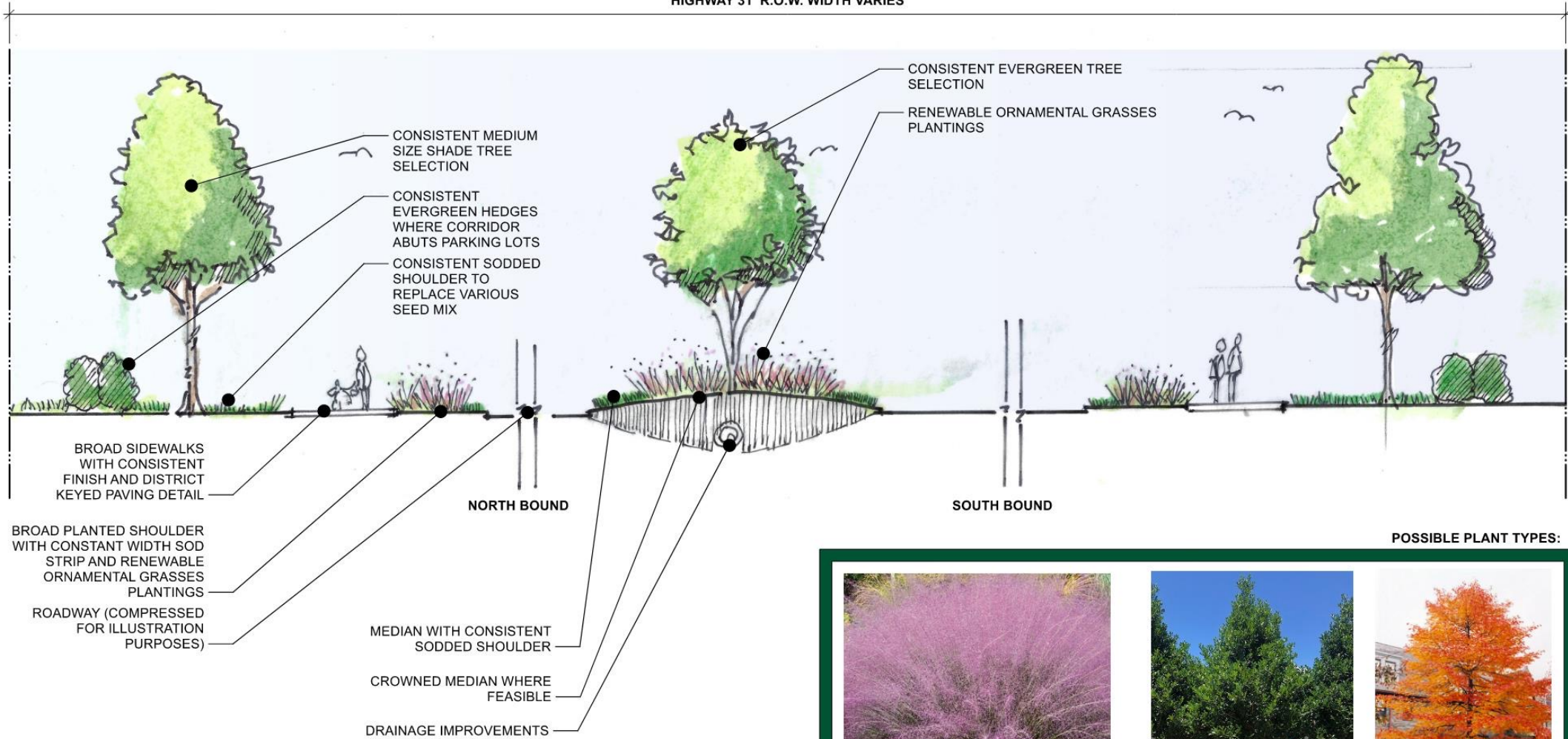
2. SCHEMATIC PLANTING CROSS SECTION:
HIGHWAY 31

3. SCHEMATIC PLANTING CROSS SECTION:
HIGHWAY 31 NEAR NAPA & EXPRESS OIL



PRELIMINARY VISION

HIGHWAY 31 R.O.W. WIDTH VARIES



POSSIBLE PLANT TYPES:



PRELIMINARY VISION

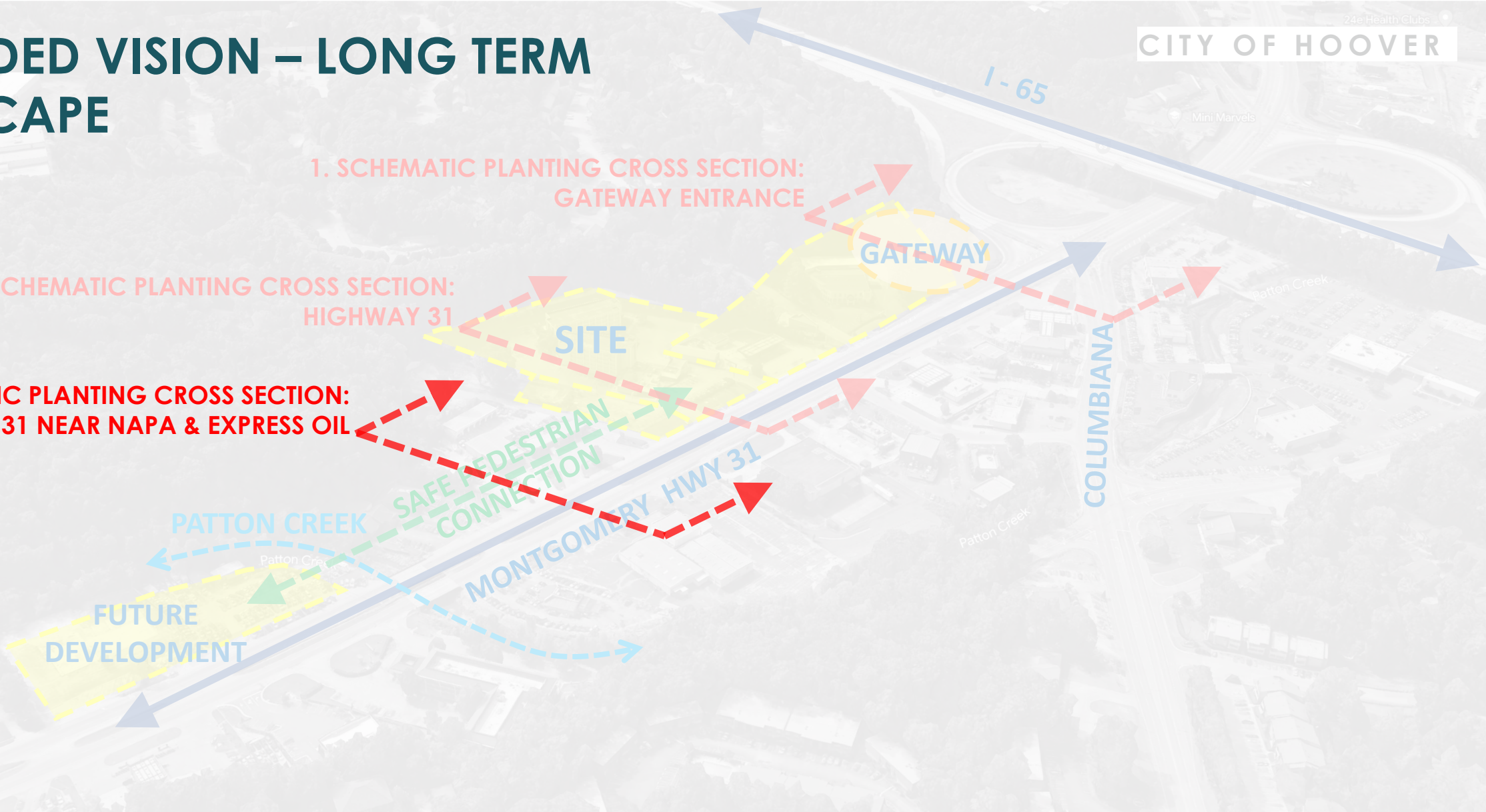
EXPANDED VISION – LONG TERM LANDSCAPE

CITY OF HOOVER

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GATEWAY ENTRANCE

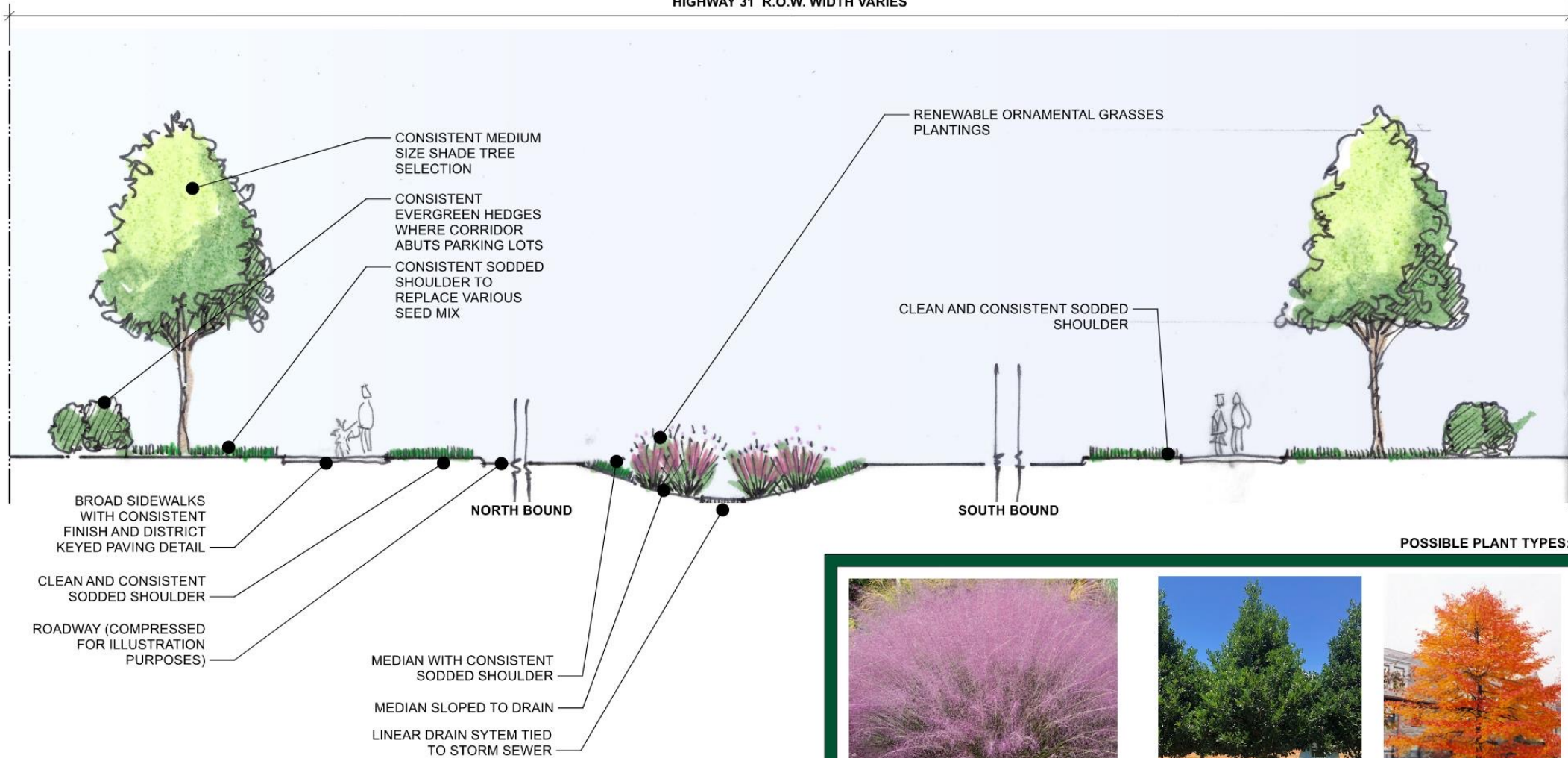
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HIGHWAY 31

3. SCHEMATIC PLANTING CROSS SECTION:
HIGHWAY 31 NEAR NAPA & EXPRESS OIL



PRELIMINARY VISION

HIGHWAY 31 R.O.W. WIDTH VARIES



POSSIBLE PLANT TYPES:



Environmental Design Studio

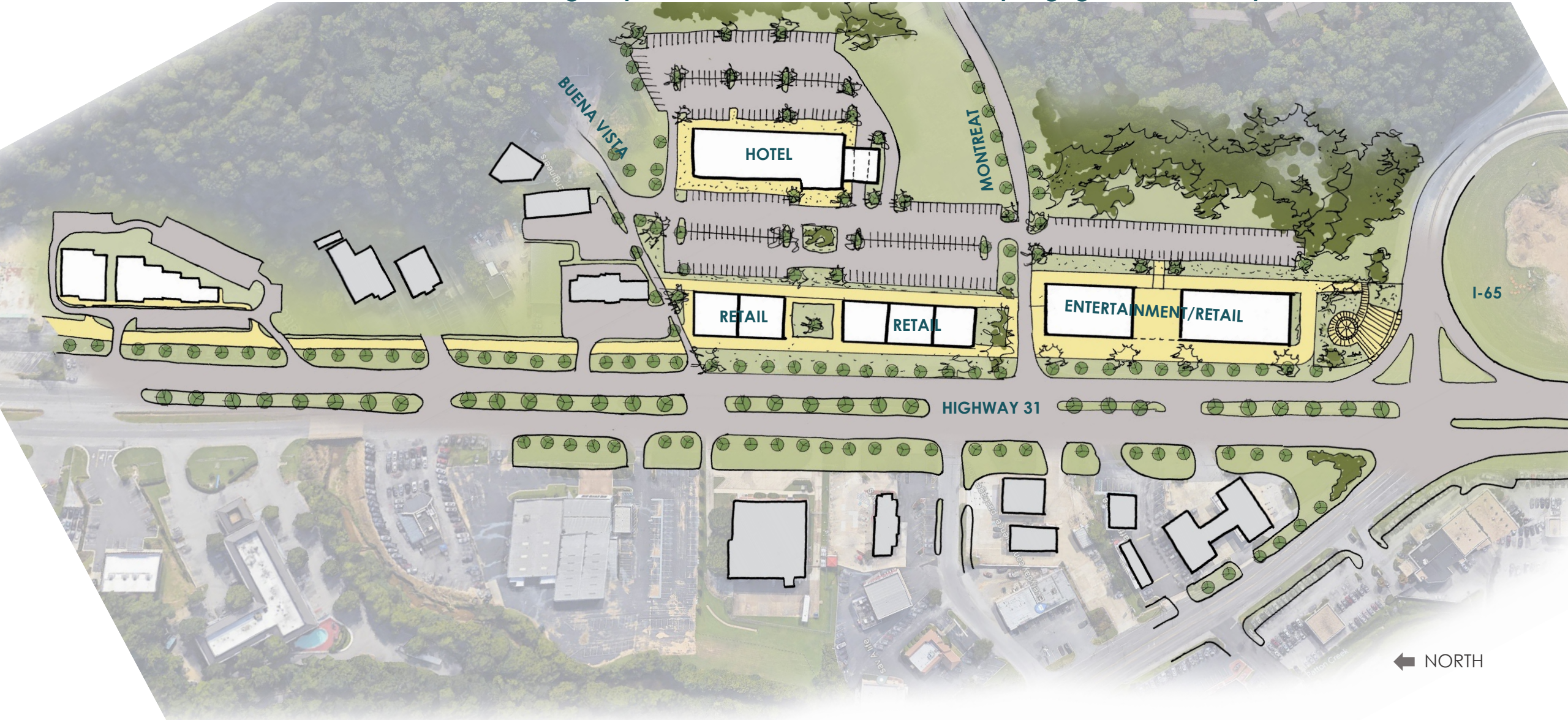
SCHEMATIC PLANTING CROSS SECTION UPPER 31 NEAR NAPA AND EXPRESS OIL

PRELIMINARY VISION



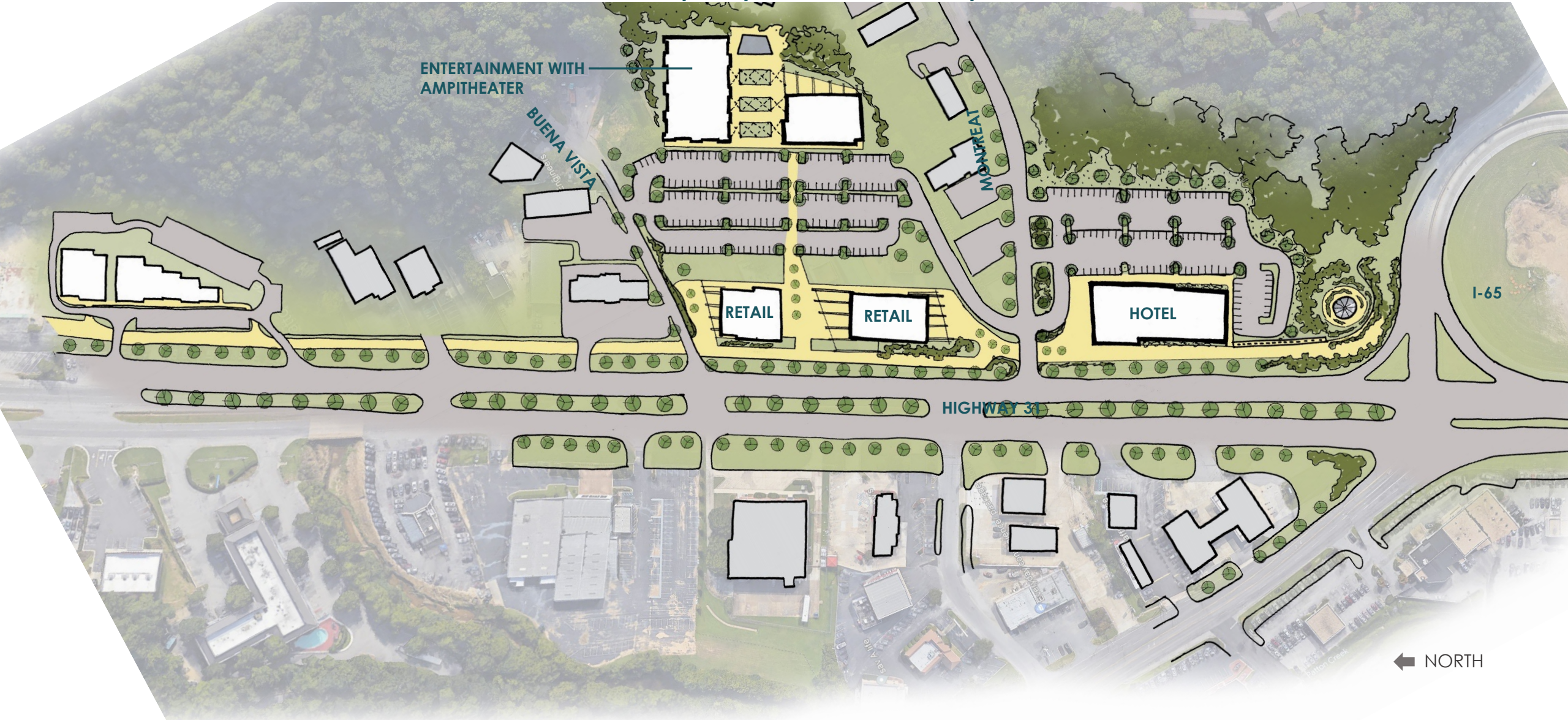
PRELIMINARY VISION

HIGHWAY 31 SOUTH PROPOSED: Low-Scale, Village-Style Retail with areas for Community Engagement and Play



PRELIMINARY VISION

HIGHWAY 31 SOUTH PROPOSED: Mixed Use, Retail, and Hospitality with Various Density



PRELIMINARY VISION



PRELIMINARY VISION



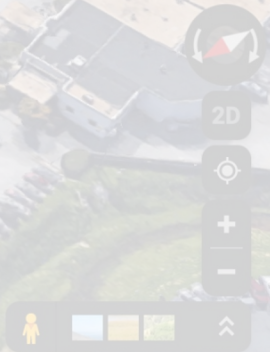
PRELIMINARY VISION



WRAP-UP – PHASING STRATEGIES

PRIORITIES

- Create a place where residents (and others) will want to be
- Create a place residents can be proud of – a place to love
- Southernmost entrance is high priority



WRAP-UP – PHASING STRATEGIES

TIMELINE

- Demolition of existing structures
- Solicit public input on work-in-progress plan
- Finalize development vision plan and publish document
- Seek plan acceptance from Planning and Zoning Commission
- Solicit private-sector partner interests
- Engage in competitive developer selection process
- Seek City Council approval for development agreement(s)
- Celebrate full implementation in 24-36 months



THANK YOU

CITY OF VESTAVIA HILLS

**HIGHWAY 31 SOUTH
COMMUNITY CHARRETTE**

MARCH 16, 2023

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