



City of Vestavia Hills – Request for Qualifications Master Development Services Highway 31 South – Redevelopment of City Owned and Contiguous Properties

Introduction and Purpose

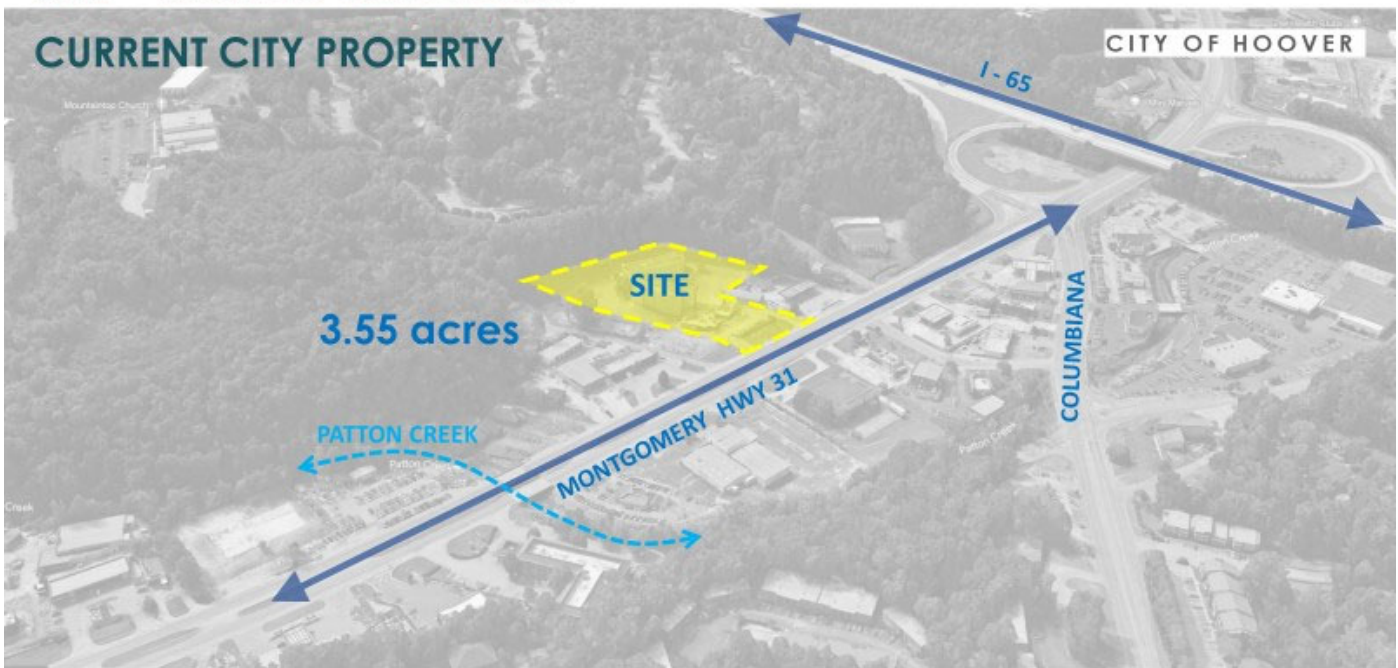
The City of Vestavia Hills (City) is the owner of property located at 1485 Montgomery Highway, Vestavia Hills, AL 35216. It is the site formerly occupied by a Days Inn hotel and restaurant. The City purchased the property for \$3,600,000 on August 2, 2022. Subsequent to its purchase, the City entered into a 120-day, \$590,000 contract on March 8, 2023 with Complete Demolition Services, LLC to provide environmental abatement and demolition services on the site. At the conclusion of demolition, on or about July 8, 2023, the site will be clear of any structures absent the rear retaining wall and existing asphalt surfaces. Any remaining land disturbances will be stabilized as a part of the demolition contract.

The site is illustrated in Exhibit One below, and its area totals approximately 3.55 acres. Its current Vestavia Hills zoning classification is B-3 (Conditional Business District).

Exhibit One

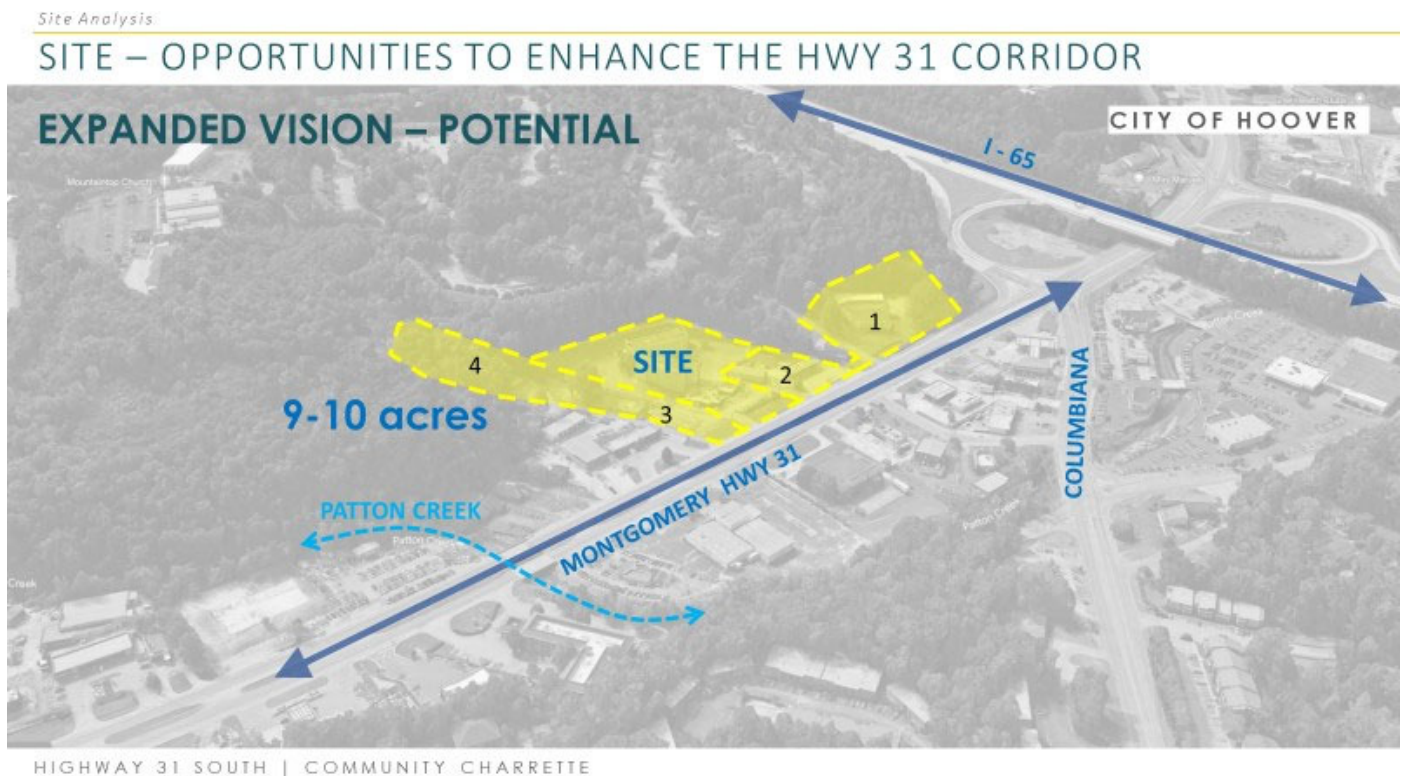
Site Analysis

SITE – EXISTING CONDITIONS



On March 14-16, 2023, the City conducted a planning charrette with a goal to establish a vision for redevelopment of the site and planning principles to guide such redevelopment. To aid in the effort, the City employed the services of the following disciplines: architecture, landscape architecture, civil engineering and real estate development/leasing services. The charrette planning process was led by City staff and guided by experienced professionals from these disciplines. The process commenced with public input meetings that included visual preference surveys, group meetings and stakeholder sessions. Furthermore, private property owners within the planning area were engaged in the process. During the charrette and in the post-charrette follow-up meetings, four private property owners, listed below, agreed to utilize their properties for potential redevelopment scenarios. This resulted in the expansion of the potential redevelopment area to nearly 10 acres as represented in Exhibit Two below. Each property owner has agreed to engage in separate negotiations for inclusion of the numbered properties into a master development plan.

Exhibit Two



Site Area	Site Description	Site Owner	Real Estate Representative
1	Issis and Son Furniture	Steve Issis	Mark Dinan
2	Citgo Fueling Station	Joey Moore	
3	Veterans Charitable Donations	Dean Triantos	Joe Strauss
4	Office	Sam Perkins	

At the conclusion of the planning charrette, a planning document was produced and is included in Appendix One of this Request for Qualifications. The summary conclusions include a plan to redevelop the 10 acres represented in Exhibit Two for hospitality, small scale retail and experiential retail uses while embracing pedestrian accessibility and public gateway landscaping improvements. Exhibits Three, Four and Five represent illustrations of the potential end results to a master planned development for the area.

Exhibit Three

Charrette Vision

PRELIMINARY VISION



HIGHWAY 31 SOUTH | COMMUNITY CHARRETTE

Exhibit Four

Charrette Vision

PRELIMINARY VISION



HIGHWAY 31 SOUTH | COMMUNITY CHARRETTE

PRELIMINARY VISION



HIGHWAY 31 SOUTH | COMMUNITY CHARRETTE

At the conclusion of the charrette, the City conducted post-charrette community feedback exercises and is presenting the plan documents for acceptance by its Planning and Zoning Commission to utilize as guidance in ongoing and future redevelopment opportunities. The collective feedback has been positive to this point in public discourse.

To move these concepts forward, the City is seeking the services of a qualified master development company to enter into a “Master Development Agreement” (MDA) with the City that will accomplish the following goals:

- Provide a viable redevelopment plan that accomplishes the vision established as a result of the March 2023 charrette
- Provide an option to purchase, on negotiated terms, for the acquisition and development of the City’s property at 1485 Montgomery Highway that will accompany potential assemblage of the four contiguous properties referenced in Exhibit Two. The proposing development company shall provide proposed terms for said conditional purchase agreement as a part of its submission.
- Execute the items included and proposed as Master Development Services in the Request for Qualifications

Master Developer Services

- **Sustainability Overview:** Provide review, input and commitment to the viability of the Master Plan included as Appendix One.
- **Site Control and Planning:** In instances where the City does not have site control, the Master Developer(s) will be responsible for evaluating appropriate real estate for development and establishing site control. Evidence of site control, which may include an option, deed or an accepted offer to purchase in the name of the developer, will be considered when evaluating project readiness and movement to a contracting stage with the City of Vestavia Hills.
- **Design/Approvals:** The selected Master Developer(s) will be responsible for the development of a Master Development Plan. The Master Development Plan must include design and construction documents that substantially conform to the development principles included in Appendix One.

- **Develop Infrastructure Plan:** Prepare an infrastructure plan that describes the location, system requirements and estimated cost of developing utilities, storm water management, streets, pedestrian walkways and other improvements necessary to implement the Master Plan respectively. This will include access and traffic control strategies developed in collaboration with ALDOT and the City of Vestavia Hills.
- **Market Study:** Provide a market study to determine the overall feasibility of the conceptual plan of the project as proposed by the selected Master Developer(s). The Master Developer(s) will also be responsible for any additional market analysis and appraisals to develop and obtain financing for the project.
- **Predevelopment Schedule:** Submit for City of Vestavia Hills' approval a final and complete redevelopment schedule detailing all predevelopment activities necessary to obtain all required funding and regulatory approvals to allow development activities to begin.
- **Predevelopment Budget:** Submit for City of Vestavia Hills' approval a final and complete predevelopment budget detailing the cost of each predevelopment activity. The schedule for providing the budget and supplemental documents will be set forth in a Master Development Agreement between the City of Vestavia Hills and the selected Master Developer.
- **Obtain Zoning and Land Use Approvals:** Submit applications, including any required supporting studies necessary to obtain all required governmental approvals for site and building designs, such as street vacation, zoning, land use, erosion control and environmental remediation, as needed to implement the Master Plan.
- **City of Vestavia Hills as a Partner:** To the greatest extent feasible, engage with the City of Vestavia Hills as an active and equal partner in all aspects of the redevelopment process including, but not limited to, development and management activities.
- **Oversee and Execute Redevelopment Efforts:** Provide the necessary project management, staffing, supervision, expertise and guarantees to implement all aspects as required by the negotiated Master Development Agreement (MDA). It is the intention of the City of Vestavia Hills to enter into a joint MDA that will outline roles and responsibilities for each party.
- **Hire and Manage Consultants as Necessary to Manage the Project:** The successful Master Developer(s) should procure consultants and/or contractors and manage all tasks necessary for the planning and implementation of any redevelopment as appropriate and necessary. At a minimum, the Master Developer(s) shall procure and coordinate consultants appropriate to cover the market study, environmental review, geo-technical studies, engineering, architectural design and other activities as necessary, subject to consultation with the City of Vestavia Hills.
- **Identify and Obtain Financing:** Prepare and update financial models for all development, including infrastructure, and secure construction and permanent financing. Update construction and development budgets as needed and prepare all funding applications in consultation with the City of Vestavia Hills. The Master Developer(s) must also submit the sources and uses of the funds for the predevelopment budget along with commitment letter(s) from the funding entity or entities. Commitment letters must be current within six (6) months of the application due date. The Master Developer(s) should indicate its financial commitment to the development project.
- **Comply with Applicable Local, State and Federal Laws, Rules and Regulations:** Ensure compliance with all applicable federal, state and local laws, rules and regulations, and all activities.
- **Successfully Enter into a Master Development Agreement with the City of Vestavia Hills:** The MDA should include terms associated with the sale of the City's property at 1485 Montgomery Hwy upon the successful execution of explicit components of the Master Developer Services. Furthermore, the MDA should address any proforma required public-private partnerships and claw back provisions should the project fail in its implementation.

Master Developer Response to RFQ

Content of Response Documents

Respondents submitting their Statement of Qualifications should fully read and comprehend the instructions provided in this Request for Qualifications. Responses received without all of the required information may be rejected. Respondents must submit one original plus three (3) paper copies of their qualifications and one (1) digital copy in PDF format on a flash drive.

Statement of Qualifications must include, in the same order as below, the following information:

A. General Information:

1. Letter of Interest including contact name and telephone number (cover letter)
2. Type of Organization; Corporation, Partnership, Joint Venture or Sole Proprietorship
3. Names of shareholders, partners, principals and any other persons exercising control over the entity(ies)
4. Organizational Certifications:
 - a. Copies of Certificate of Incorporation, Partnership Agreement, Joint Venture or another organizational document
 - b. All applicable Licenses/Certifications
 - c. A corporate resolution signed by the Secretary of the Corporation and notarized, certifying the name of the individual(s) authorized to sign the offer, the contract and any amendments thereto
 - d. A narrative listing of the Master Developer members and the roles each will have in this initiative
5. Organizational Chart to show all of the entities that are a part of the Master Developer and the key individuals within each entity that will provide the services referenced in this RFQ
6. Listing of ALL current or completed related projects, the Initial Contract Value, Change Orders, if any, and Final Contract Value. If the project was not completed within budget, please explain the circumstances or justification for the change order(s).
7. Two years of audited financial statements
8. A list of all proposed team members that include, but is not limited to, the following:
 - o Architect
 - o Civil/traffic engineers
 - o Legal team
 - o General contractor
 - o Property/Operation Manager, Marketing & Leasing Team

B. Master Developer Experience: Provide details of the experience of the Master Developer as outlined below.

1. Master Developer: Describe the Master Developer's experience in successfully implementing mixed use developments similar to those being contemplated in this Request for Qualifications. At a minimum, describe the Master Developer's experience in the following areas:
 - a. Working with Public Entities: Provide evidence of experience in working with public entities to develop or redevelop property for use in retail, hospitality and experiential retail sectors to include assembly of public and private property as a part of a master development plan.
 - b. Construction and Construction Management: Describe the Respondent's experience in managing complex mixed-use construction projects in a timely manner and within budgetary constraints. Respondents should submit clear information regarding the number of construction sites they have managed at one time and the size of each. The narrative should indicate what type of construction and management methods were used; and what portion of the projects has been completed on time and within budget. For those projects not completed on time and within budget, please indicate the reason(s) why.

- c. **Financing Methods:** Describe the Respondent's experience in assembling financing packages for mixed-use developments. Respondents should submit clear information regarding their experience with a variety of financing methods.
 - d. **State and Local Knowledge:** Describe the Respondent's knowledge and experience with state and local building codes, regulations, funding sources and financing for mixed-use and commercial development.
2. **Management Agent:** Describe in detail the management plan to manage a mixed-use development, where the Master Developer has participated directly or indirectly in the management of facilities, list all properties under management now or in the last three (3) years including name, owner, location, type of site, type of construction, use mix, number of tenants, financing, operating and mortgage status. If any management contract has been terminated, show when and explain the reasons for termination.
 3. **Marketing Agent:** Provide a statement of the marketing agent's previous experience in marketing mixed-use properties.

C. References: Identify each Principal Member of the Master Developer team and provide a list of references for developments or projects in which the Master Developer has performed services similar to those described in this Request for Qualifications. A Principal Member is any person or entity that the Respondent relies upon to meet the requisite experience and standards of performance set forth by this RFQ. References shall include the following information:

1. Name of the contracting entity.
2. Name, title and a telephone number of a contact person for each identified contracting entity to permit reference checks to be performed. The identified party must be one who has first-hand knowledge regarding the operation of the development or project and who was involved in managing the contract between the Respondent and the contracting entity.
3. Start and completion dates of the development or project
4. Description of Respondent's responsibilities including; planning, financing, construction, marketing, ownership, management, etc.

D. Experience of Proposed Staff: Provide the resumes with detailed background information for the principal staff members of the lead entity, sub-consultants and any staff to be assigned to this project that accurately describes his or her employment history and relevant experience providing services similar to those in this Request for Qualifications. Only include principal members of the team and ancillary staff whose experience the respondent will rely upon to secure funding and execute the development project.

E. Methodology Planning/Predevelopment:

1. **Management of the Revitalization Process:** Provide a detailed description of how the Respondent would go about organizing, staffing and managing the entire development process.
2. **Financing:** Describe the various financing mechanisms and approaches the Respondent will explore that will maximize the leveraging of the City of Vestavia Hills' investment in the former Days Inn property. Also, provide examples of how the Respondent has utilized these financing tools in the past. Provide a preliminary and conditional proforma and a sources and uses budget for the predevelopment and development phases.
3. **Quality Control:** Provide a description of the actions the Respondent has taken in the past and will be taking for this project to ensure that all documents, drawings and specifications comply with all local and federal requirements, and that they also clearly describe the work and will minimize change orders, contract modifications and time extensions.
4. **Predevelopment Schedule:** Provide an actual or prototype predevelopment schedule in critical path format detailing all activities that will be performed during predevelopment and their anticipated durations.
5. **Predevelopment Budget:** Provide an actual or prototype proforma predevelopment budget for all activities necessary to be performed during the predevelopment phase.

F. Methodology – Development:

1. **Development Schedule:** Provide an actual or prototype development schedule in critical path format detailing all activities anticipated to be performed during development and their anticipated durations.
2. **Development Budget:** Provide an actual or prototype proforma development budget indicating the projected costs of each development activity as well as the projected sources of funding.
3. **Construction Administration:** Provide a description of the actions the Respondent has taken in the past and will be taking for this project to administer the resultant construction contract(s) to ensure compliance with contract terms and conditions in addition to schedule compliance. Also, describe the staff that will be assigned during construction and their respective roles.
4. **Regulatory Compliance:** Describe the actions the Respondent has taken in the past and will be taking for this project to ensure compliance with all applicable regulatory requirements.

G. Methodology – Management:

1. **Staffing:** Provide a sample-staffing plan for the management of the completed development. Include in this plan the anticipated responsibilities of the City of Vestavia Hills.
2. **Financial Reporting:** Provide an actual or prototypical budget and income and expense report for a property owned and managed by the Master Developer as evidence of the team’s financial reporting systems and expertise in operating matters.
3. **Management Plan:** Provide a sample Management Plan including all procedures or processes for management of the property once construction is completed. At a minimum the Management Plan should address the following procedures/processes: tenant recruitment and selection, common area maintenance, use of master development covenants or other tools to ensure long-term viability of the project.
4. **Compliance:** Describe how the Master Developer proposes to ensure compliance with all of the various laws and regulations throughout the development and management of the new community.

H. Proposed Terms for conditional purchase of the City owned property at 1485 Montgomery Highway.

Qualifications Presentation

Each Respondent’s submission will be scored by an evaluation committee. A summary of the committee’s findings and score will be submitted to the Vestavia Hills City Council for review. Upon review, the City Council will select a group of finalists who will receive an interview for consideration as the Master Developer. It is the City’s intent to choose from the group of finalists for purposes of entering into a contracting negotiation phase of the Master Developer selection process.

Evaluation Criteria

The Evaluation Committee will evaluate and shall give a score to each firm or individual that has submitted a complete proposal. Proposals may receive a maximum score of 100 points distributed as follows:

Master Planning Experience: Maximum 15 points

- Demonstrated experience acting in a Master Planner capacity for completed large scale revitalization projects

Experience of Master Developer and Capacity: Maximum 20 points

- Master Developer’s successful completion of comprehensive redevelopment efforts on mixed-use developments similar to those described in this Request for Qualifications
- Demonstrated ability of the Respondent to provide the resources (staffing, equipment, office facilities and other) necessary for the timely and efficient implementation of the City of Vestavia Hills’ goals and objectives as described in this solicitation. Due to the nature of this procurement, capacity will also be evaluated based on the Respondent’s ability to provide the resources in an “on-call” and/or “as-requested” basis.

Experience of Staff Assigned: Maximum 20 points

- Demonstrated experience and capability of the proposed Master Developer's principal staff or consultants for this project in providing the services described in this Request for Qualifications.

Methodology: Maximum 15 points

- Respondent's proposed methodology will ensure that the comprehensive redevelopment efforts will be successfully implemented on time, within established budgets and with the full participation of the City of Vestavia Hills, residents and other stakeholders.

Business Terms: Maximum 15 points

- The Business Terms including proposed ownership and fee structures, and general deal terms provide the most benefit to the City of Vestavia Hills and the long-term viability of the new development.

Shared Vision: Maximum of 15 points

- Understanding and documentation of a shared vision of the development between the Master Developer and the City of Vestavia Hills

Questions

Any questions regarding this Request for Qualifications should be in writing and directed to:

City of Vestavia Hills
1032 Montgomery Highway
Vestavia Hills, Alabama 35216
Attn: Jeff Downes, City Manager
205.978.0100
jdownes@vhal.org

Or

Attn: Cinnamon McCulley, Assistant City Manager
cmcculley@vhal.org

Restriction of Communication

- From the issue date of this RFQ until respondents are selected and notified by the City, respondents to this RFQ are not allowed to communicate their proposal or discuss the RFQ with any member of the City Council or City staff, except for submission of questions as instructed herein. If a respondent is found in violation of this provision, the City reserves the right to reject the respondent's submission.

Key Dates

- **Optional Pre-Submission Briefing: June 20, 2023 at 3:00pm CDT**
[Join the Conference by Zoom](#)

Jeffrey Downes is inviting you to a scheduled Zoom meeting.

Topic: Master Development RFQ Pre-Submission Briefing
Time: Jun 20, 2023 03:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/5539517181>

Meeting ID: 553 951 7181

One tap mobile

+13126266799,,5539517181# US (Chicago)

+16469313860,,5539517181# US

Meeting ID: 553 951 7181

Find your local number: <https://us02web.zoom.us/u/kbxzv1q2vh>

- **Deadline for Submission of Questions: June 27, 2023 3:00pm CDT**
[Email: jdownes@vhal.org](mailto:jdownes@vhal.org)
- **Submission of RFQ Responses: July 10, 2023 3:00pm CDT**

Subsequent to receipt of the RFQ Responses, the City of Vestavia Hills will release a schedule of actions to the proposers that establishes a timeline for project implementation:

1. Anticipated completion date of staff evaluations
2. Date for City Council interviews of selected proposers
3. Date for the anticipated determination of finalist(s) to enter into the contract (MDA) negotiation stage with the City of Vestavia Hills
4. Determination of the due diligence and site assemblage exploratory stage
5. Anticipated date to select the Master Developer and begin full project implementation



VESTAVIA HILLS

HIGHWAY 31 SOUTH COMMUNITY CHARRETTE & MASTER PLAN VISION

MARCH 16, 2023

TEAM THAT WILL HELP US SUCCEED

Mayor Ashley Curry

City Council

Rusty Weaver

Kimberly Cook

Paul Head

George Pierce

City Staff

Jeff Downes, *City Manager*

Cinnamon McCulley, *Assistant City Manager*

Conrad Garrison, *City Planner*

Jack Wakefield, *Planner*

Citizens of Vestavia Hills

Design Team

Dave Eyrich, *Landscape Architect*
EDS

Brittany Foley, *Architect*
Williams Blackstock Architects

Stephen Allen, *Architect*
Williams Blackstock Architects

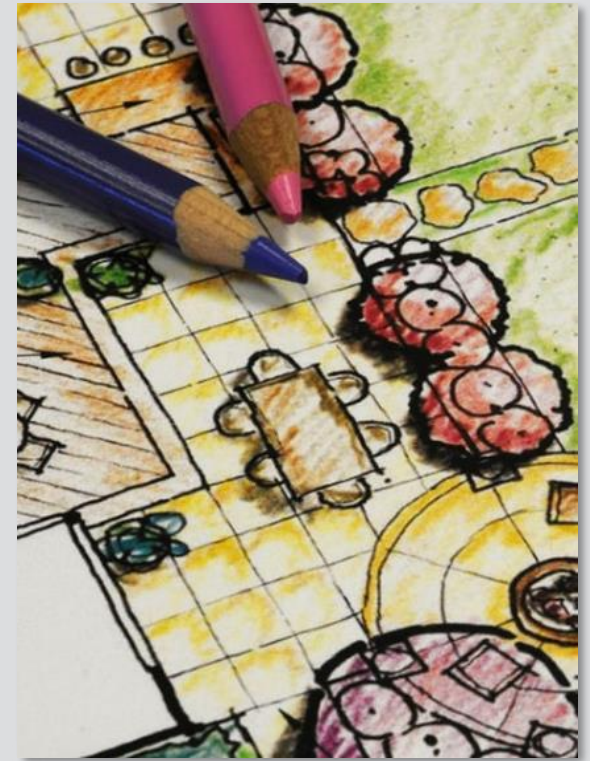
Tom Walker, *Development Consultant*
Village Creek Development

Rick Nail, *Civic Engineer*
LBYD

Mary Beth Lell, *Real Estate Advisor*
Crawford Square

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.

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

CHARRETTE KICK-OFF & STAKEHOLDER MEETINGS



COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

VISUAL PREFERENCE SURVEY - RESULTS FROM MARCH 14 DISCUSSION



COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

GATEWAY

Q1: Redesigned Gateway Element



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

Q2: Supplemental Element of Gateway



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

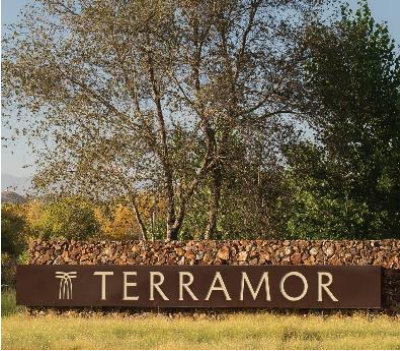


39.3%
Incorporate branded city signage in bridge elements

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

GATEWAY

Q3: Welcome Signage



34.5%

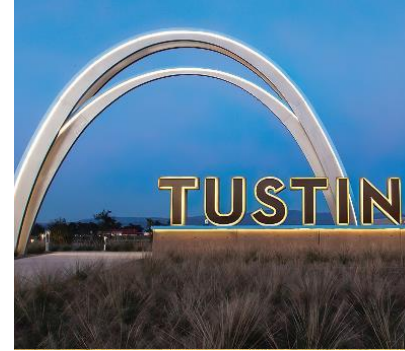
Script w/in stone signage base



31%

Script on base w surrounding landscape

Q4: Monument Style



51.7%

Large combination elements

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

BEAUTIFICATION

Q1: Style



44.8%

Heavily landscaped roadside with vehicular cross access and pedestrian accommodations

Q4: Supplemental



57.1%

Existing parking areas shielded by intentional landscaping

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

BEAUTIFICATION

Q1: Roadway Cross Section



34.5%

Four lane divided median with wide sidewalk and pedestrian lighting



27.6%

Divided median incorporating pedestrian and bicycle opportunities

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

USES

Q1: Favorite Hospitality



68.8%
Village scale retail
use combined
with hospitality use

Q2: Favorite Retail



43.8%
Large scale restaurant
and entertainment
combination



34.4%
Pub with outside
gathering area

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

USES

Q3: Outdoor Style



37.5%
Shared green space surrounded by mixture of use types and building heights

Q4: 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

Q5: Retail Design



40%

Standard storefront with rear parking fields



33.3%

Low scale retail with areas for community engagement / play

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

PLANNING AREA PRINCIPLES

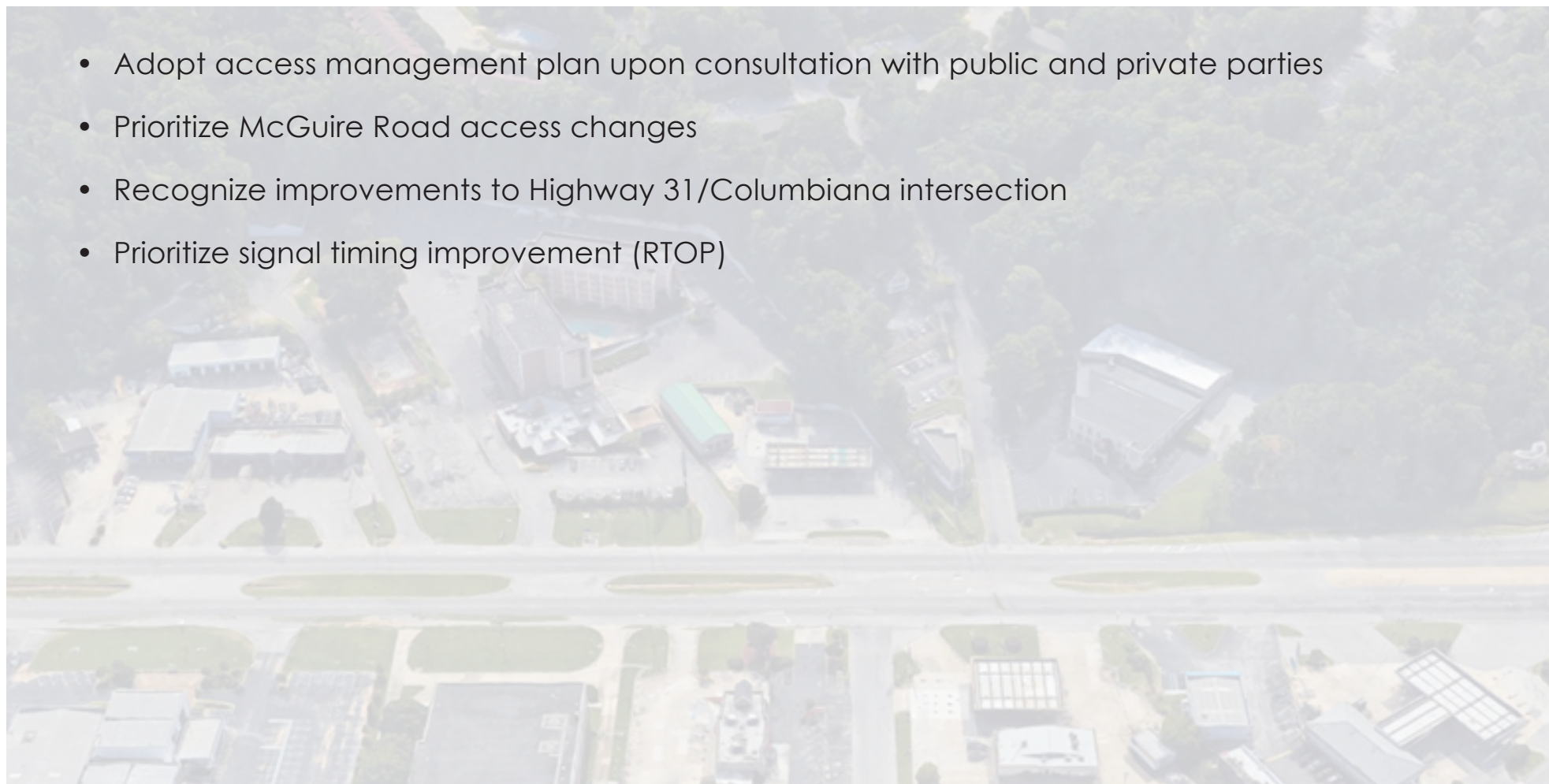
SOUTHERN GATEWAY/RIGHT OF WAY BEAUTIFICATION

- 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

PLANNING AREA PRINCIPLES

TRAFFIC

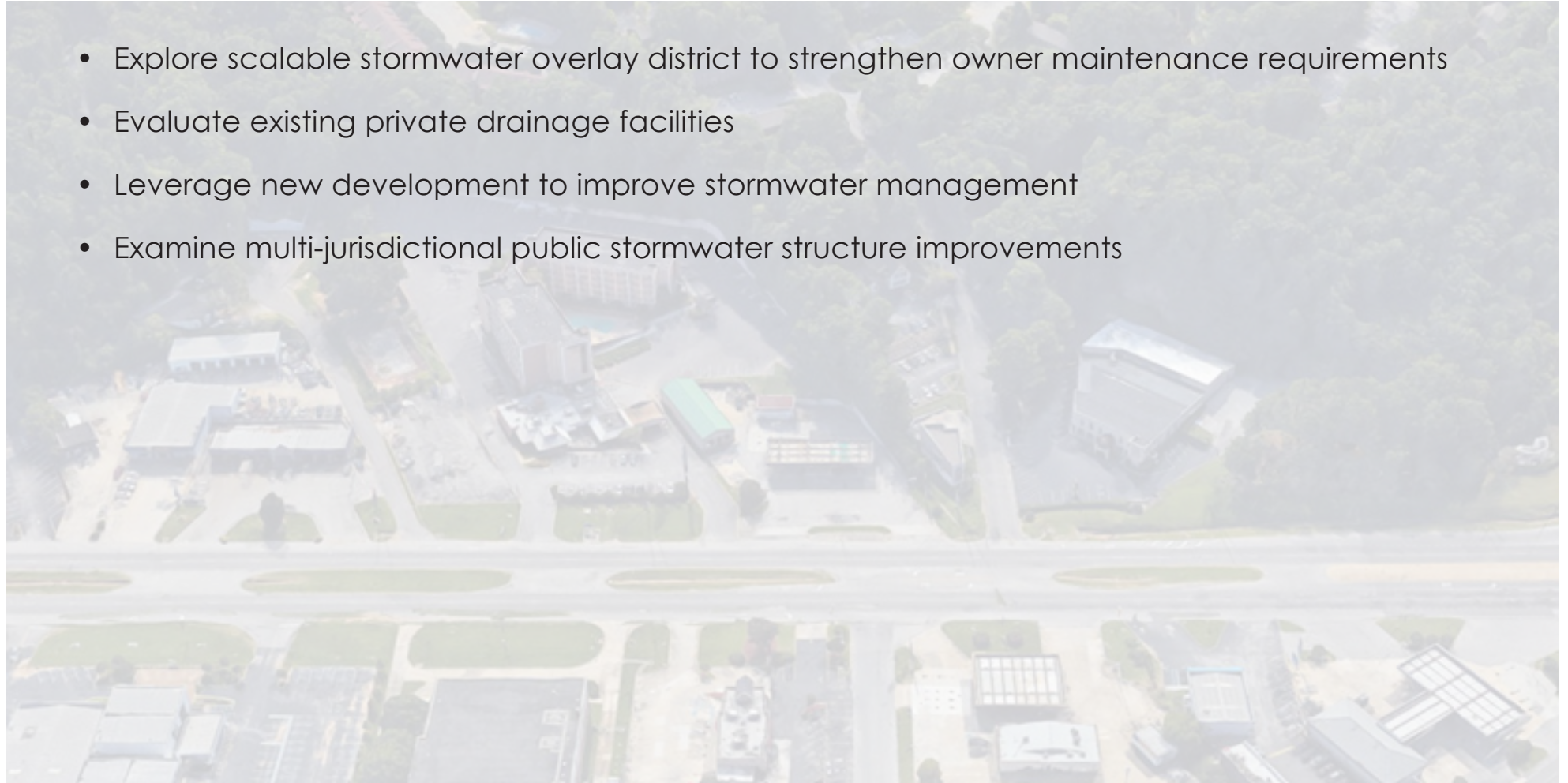
- Adopt access management plan upon consultation with public and private parties
- Prioritize McGuire Road access changes
- Recognize improvements to Highway 31/Columbiana intersection
- Prioritize signal timing improvement (RTOP)



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



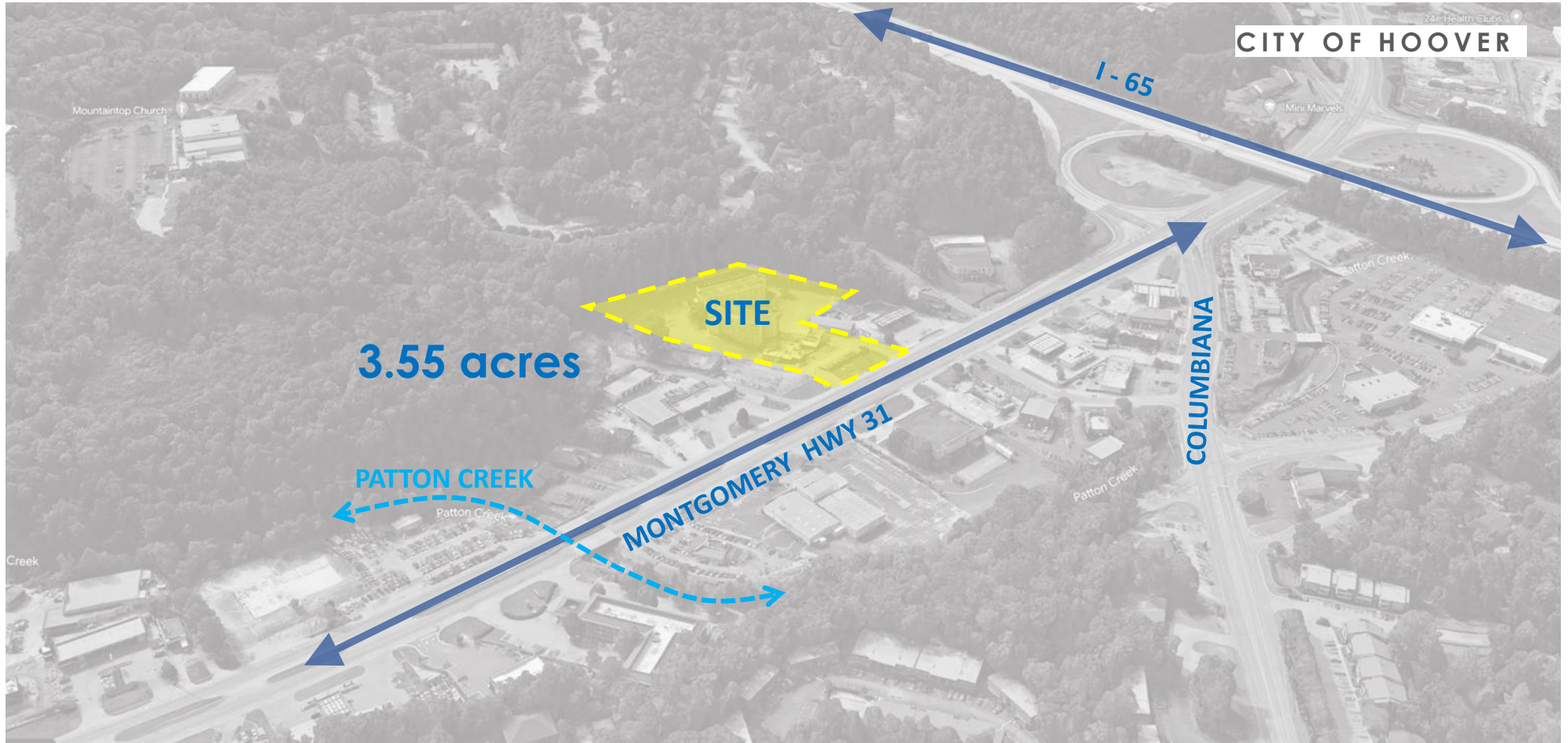
MASTER PLAN VISION

SITE - EXISTING CONDITIONS



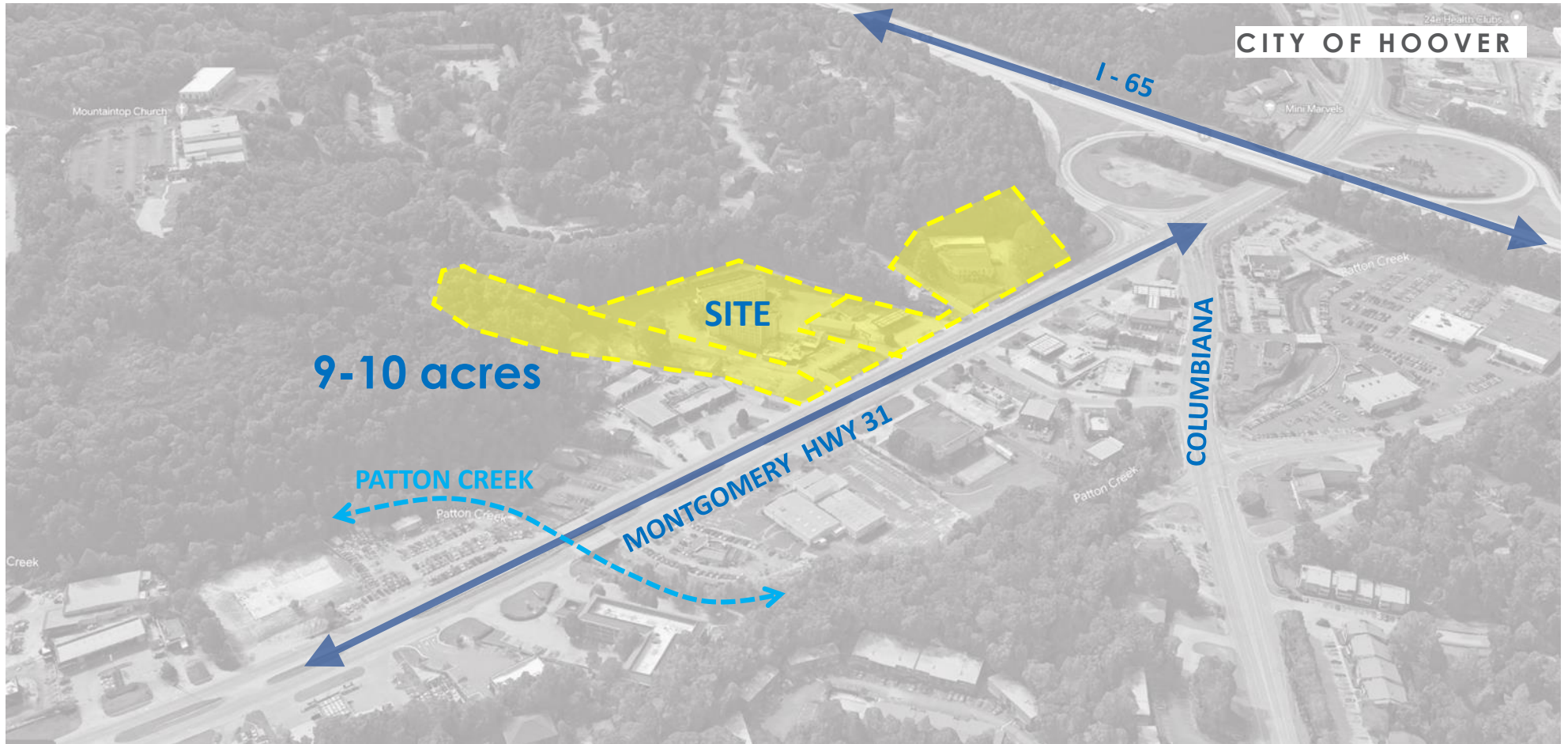
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

CURRENT CITY PROPERTY



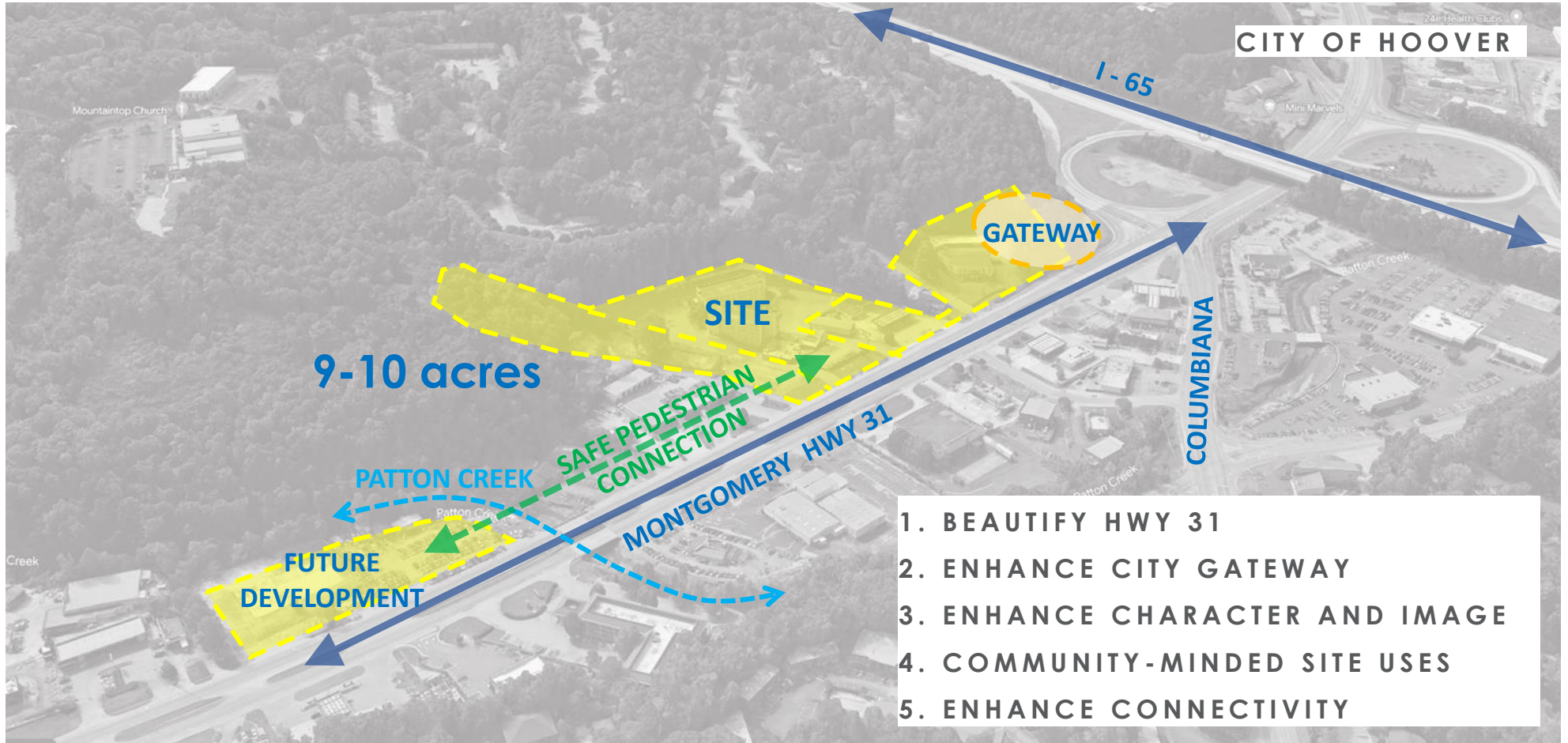
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – POTENTIAL



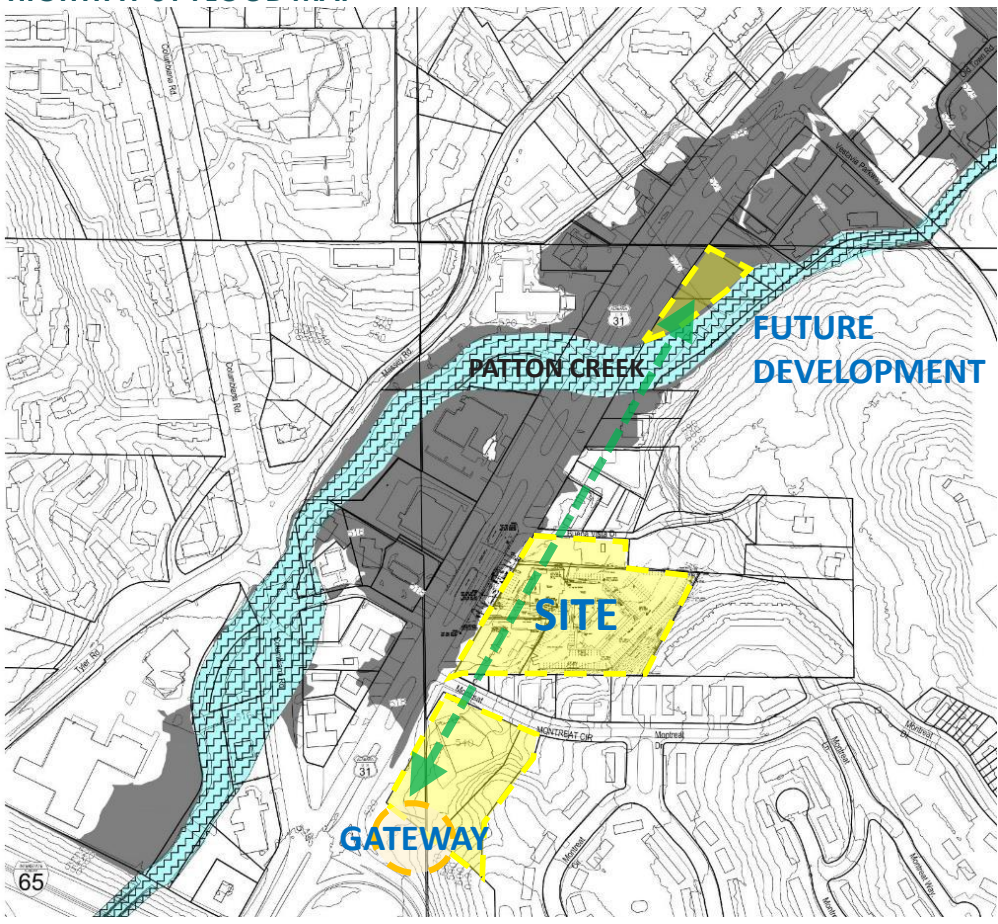
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – LONG TERM



EXISTING CONDITIONS

HIGHWAY 31 FLOOD MAP



FLOOD MAP LEGEND

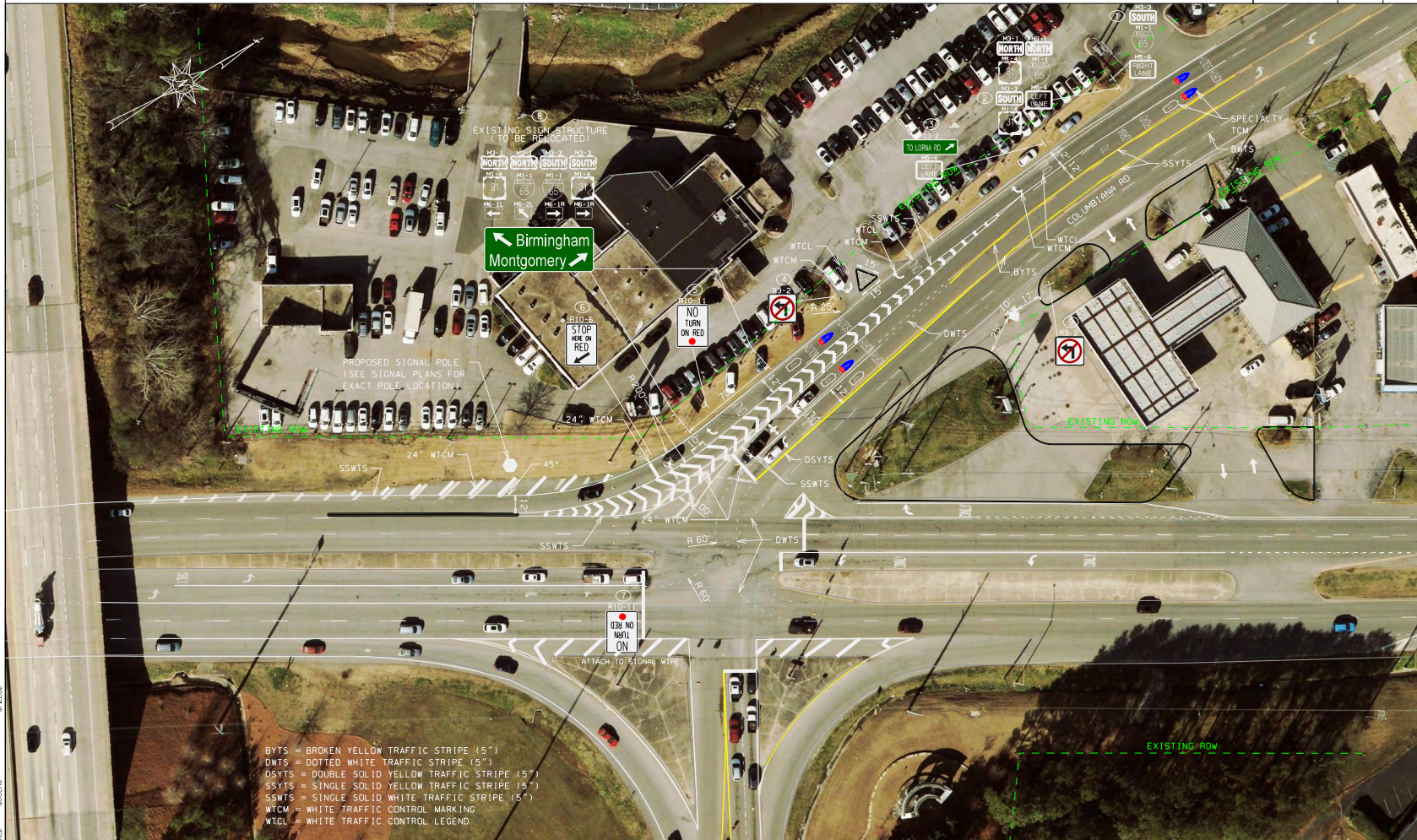
-  FLOOD PLAIN
-  FLOOD WAY

EXISTING CONDITIONS

TRAFFIC

SIGNING AND STRIPING DETAILS

REFERENCE PROJECT NO. (PROJECT NO)	FISCAL YEAR 2023	SHEET NO. 7
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DRAWN BY: JAMES HARRIS
 DATE: 04/20/23

PLAN SUBMITTAL
 90%

JEFFERSON COUNTY COMMISSION

HORIZ SCALE (FEET)
 0 30

SHEET TITLE SIGNING AND STRIPING DETAILS	ROUTE US-31
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EXPANDED VISION - LONG TERM

PROPOSED ACCESS MODIFICATIONS

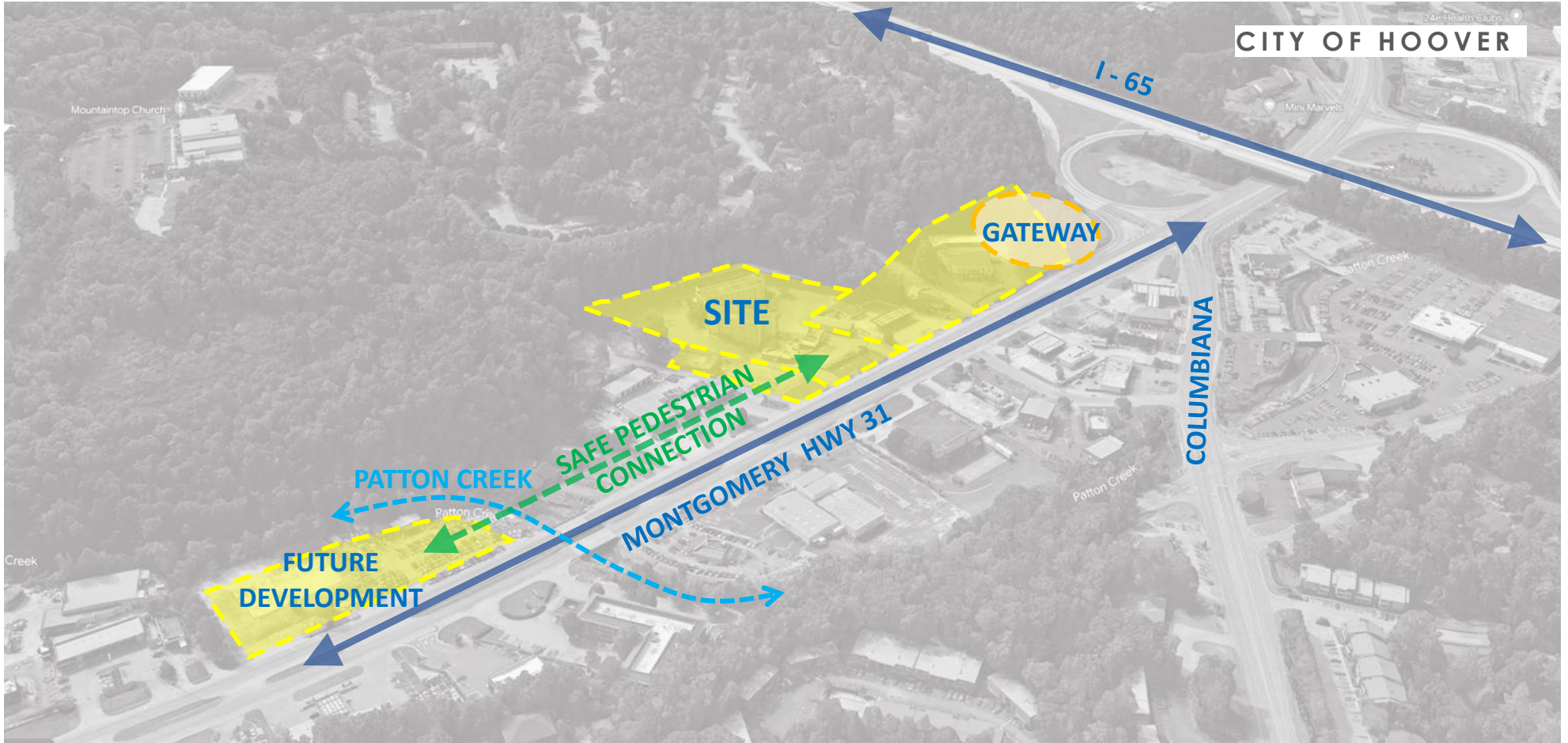


- F - Full Access
- X - Close existing access
- CA - Cross access
- R - Right-in/Right-out
- M - Modifications



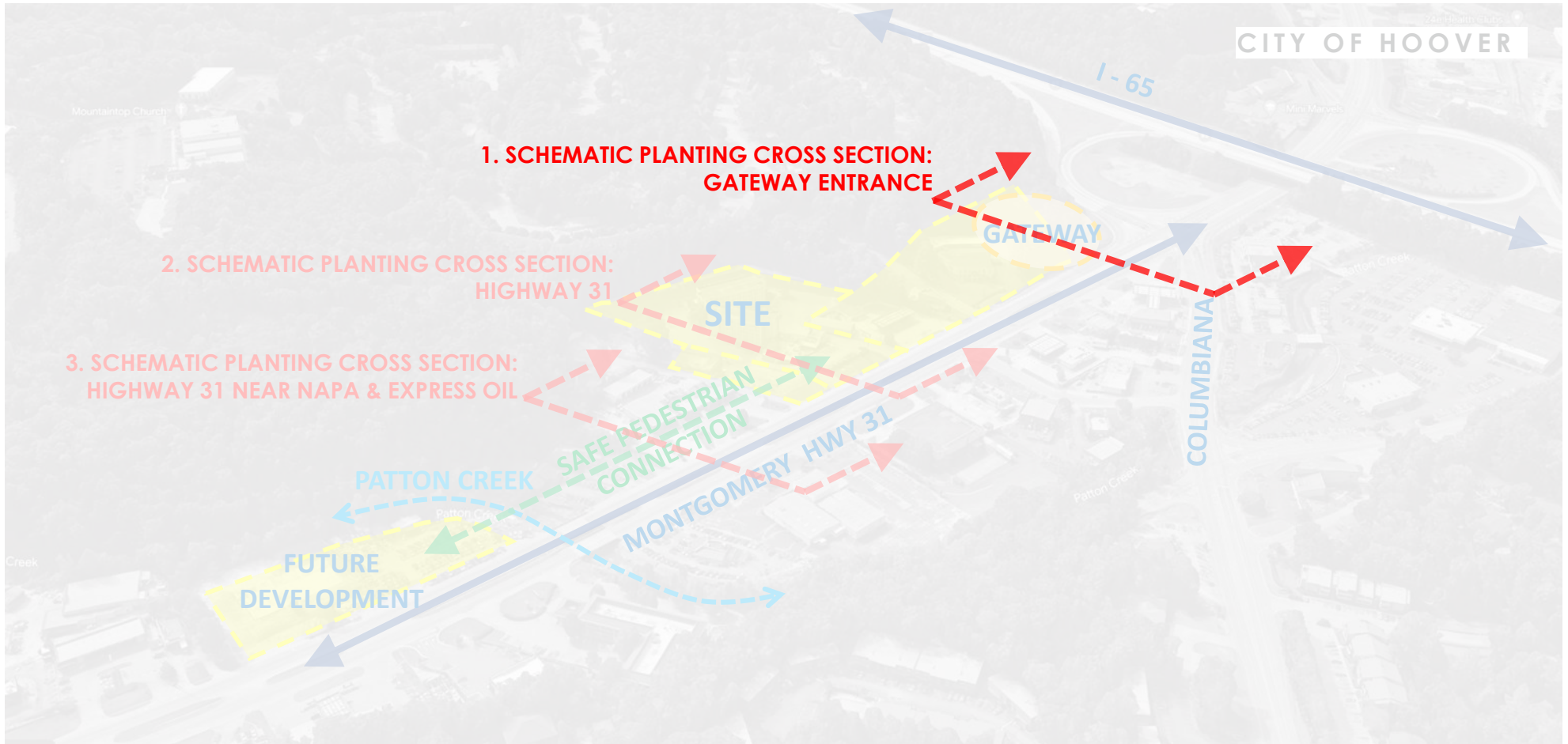
EXPANDED VISION - LONG TERM

LANDSCAPE



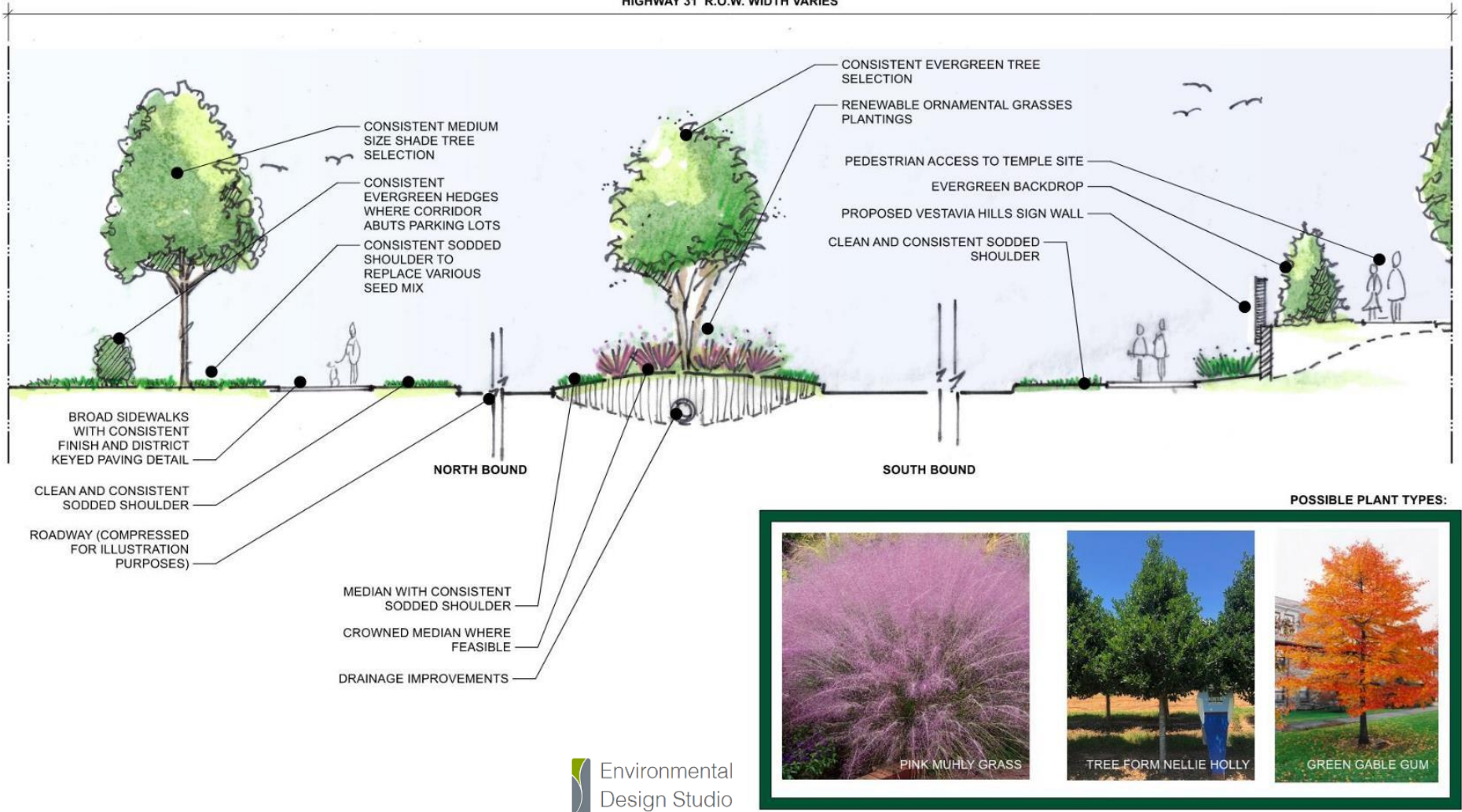
EXPANDED VISION - LONG TERM

LANDSCAPE



EXPANDED VISION - LONG TERM

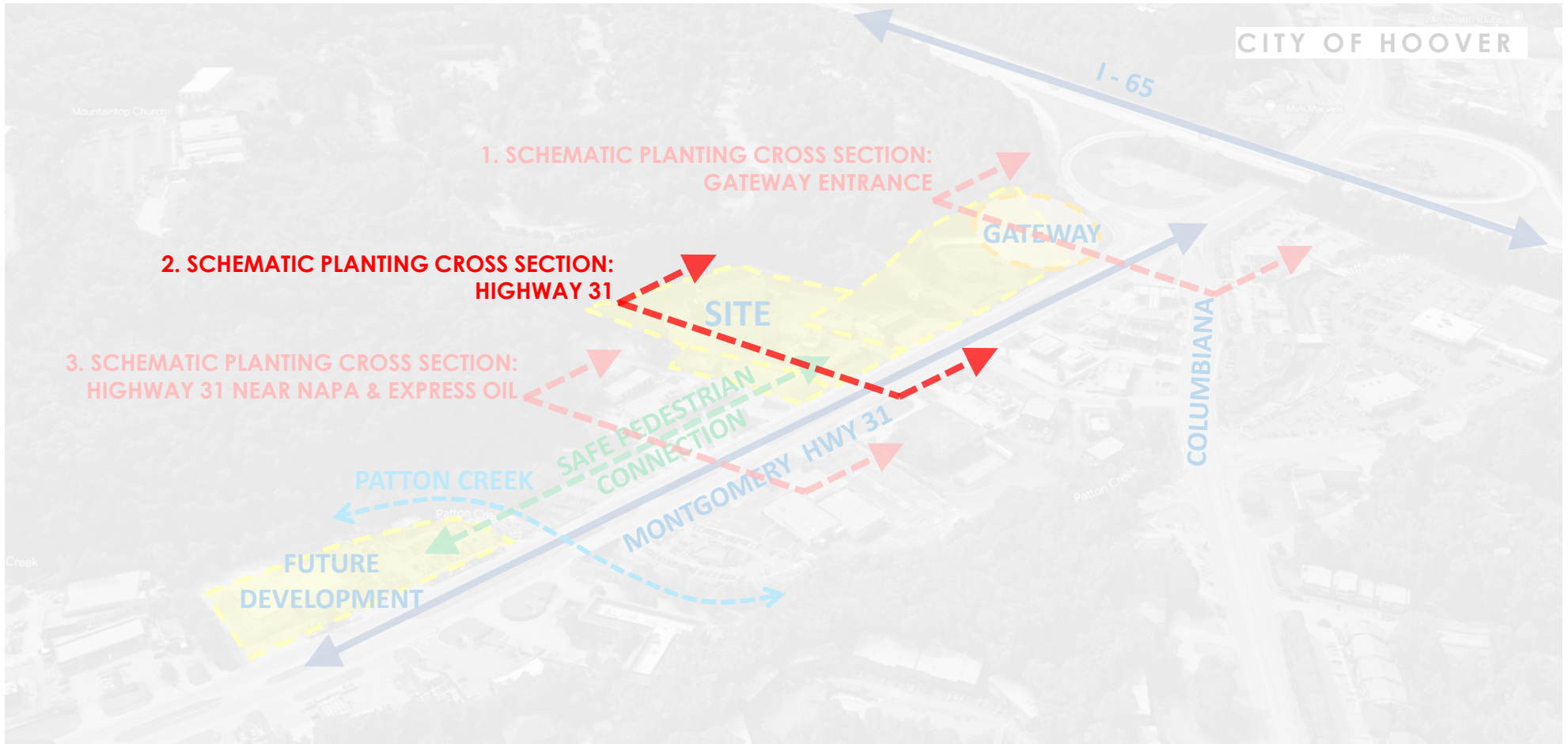
HIGHWAY 31 R.O.W. WIDTH VARIES



SCHEMATIC PLANTING CROSS SECTION AT PROPOSED GATEWAY ENTRANCE

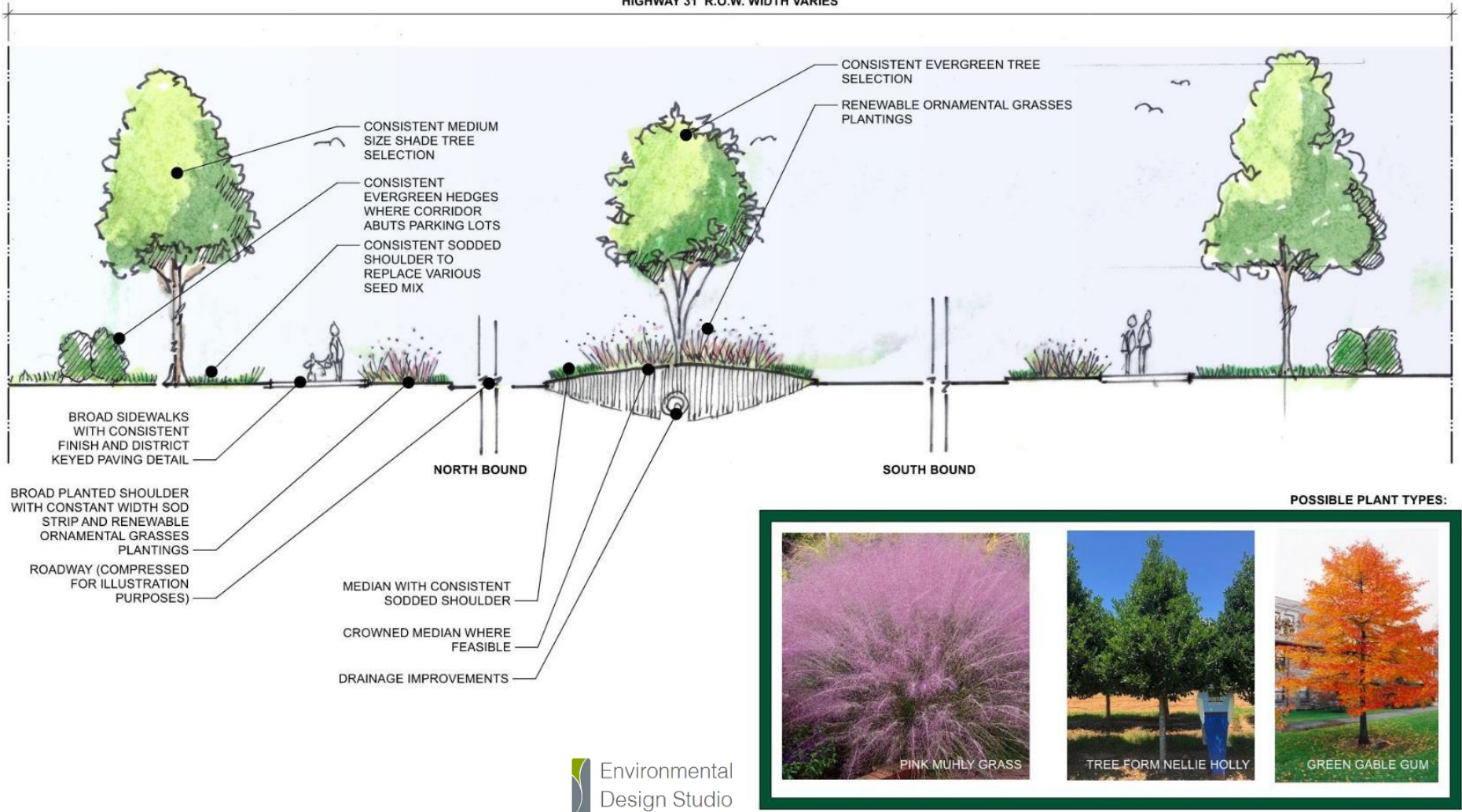
EXPANDED VISION - LONG TERM

LANDSCAPE



EXPANDED VISION - LONG TERM

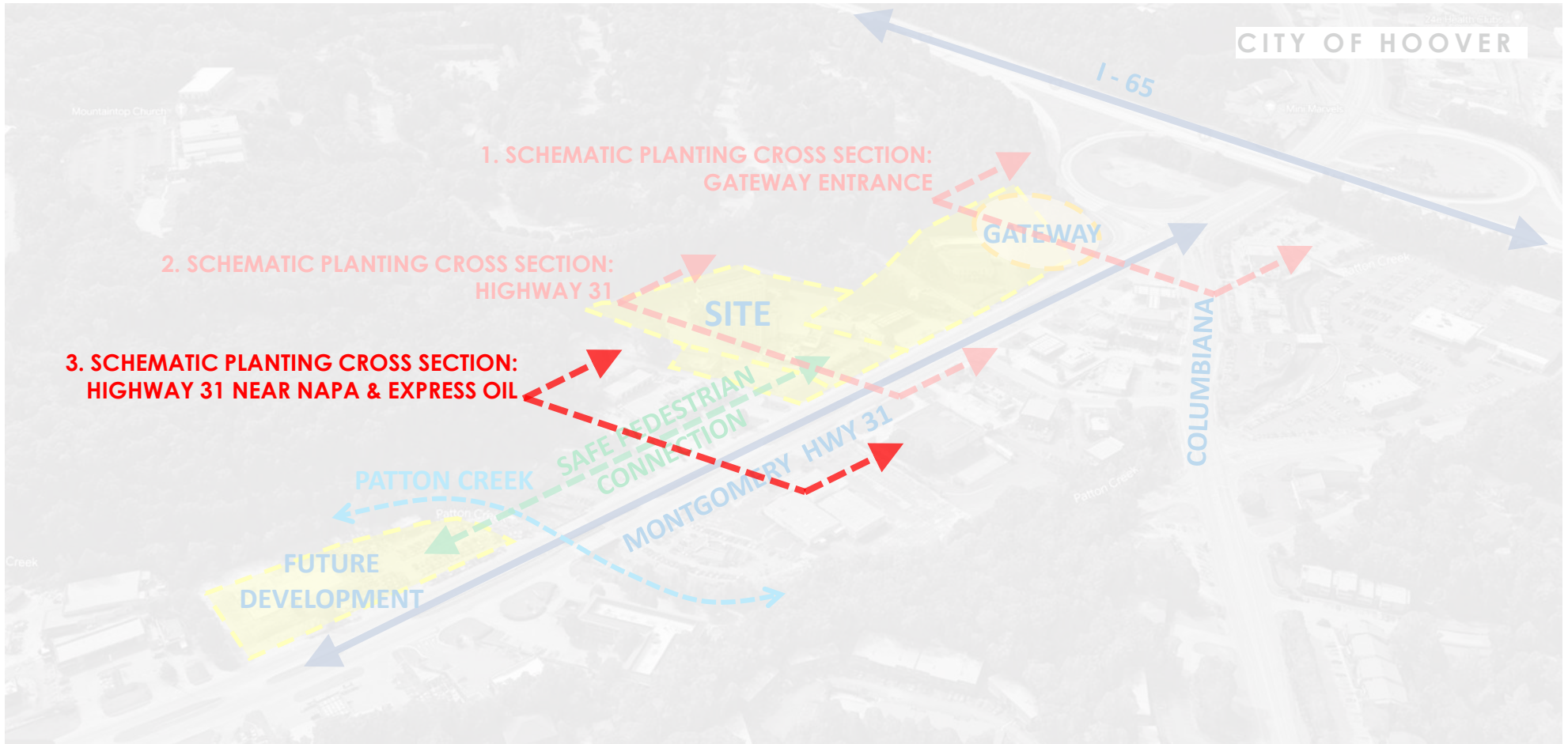
HIGHWAY 31 R.O.W. WIDTH VARIES



SCHEMATIC PLANTING CROSS SECTION HIGHWAY 31

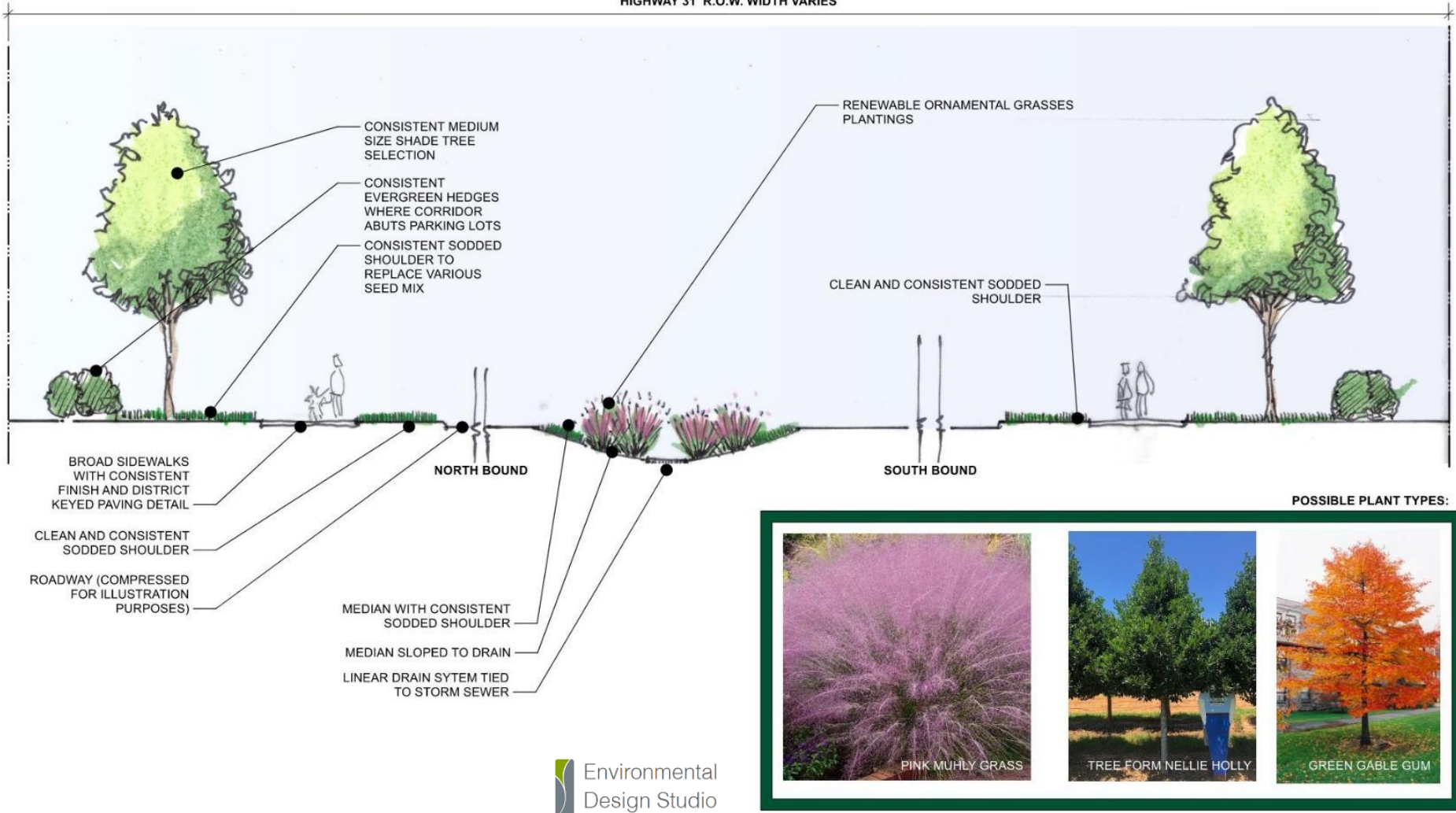
EXPANDED VISION - LONG TERM

LANDSCAPE



EXPANDED VISION - LONG TERM

HIGHWAY 31 R.O.W. WIDTH VARIES



Environmental Design Studio

SCHEMATIC PLANTING CROSS SECTION UPPER 31 NEAR NAPA AND EXPRESS OIL

LONG RANGE VISION

EXISTING CONDITIONS



LONG RANGE VISION

STUDY 1:

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



LONG RANGE VISION

STUDY 2:

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



LONG RANGE VISION

STUDY 2:

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



LONG RANGE VISION

STUDY 2:

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



CONCEPTUAL VISION FOR NEW GATEWAY
VIEW 1

LONG RANGE VISION

STUDY 2:

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

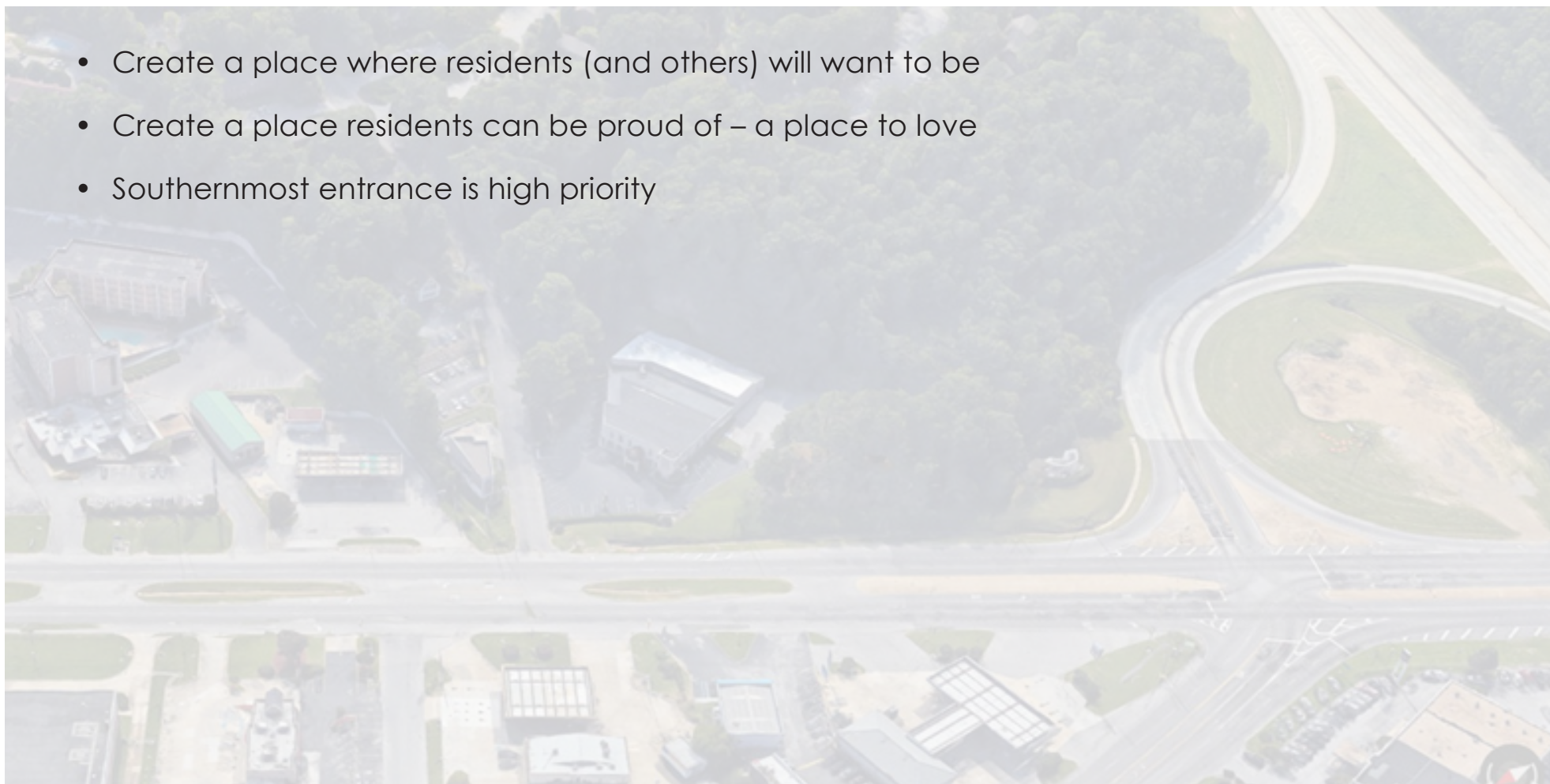


CONCEPTUAL VISION FOR NEW HOTEL AND MIXED-USE VILLAGE RETAIL
VIEW 2

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



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