



**Vestavia Hills
Planning and Zoning Commission Agenda
June 8, 2023
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes

Final Plats

Consent Agenda

Rezoning

4. RZ-RZ-23-7 Jessica Prier Is Requesting **Rezoning** For **709 Chestnut St.** from **Vestavia Hills R-2 to Vestavia Hills O-1** For Office Development.
5. Acceptance of **Highway 31 South Community Charrette & Master Plan Vision.**

SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS

Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.

COMPUTER PARTICIPATION (view/participate in real time)

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974>. When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "Raise Hand" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

TELEPHONE PARTICIPATION (view/participate in real time)

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press *6 on your phone keypad to unmute yourself. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be ended immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES

MAY 11, 2023

6:00 P.M.

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Vercher called the meeting to order and the City Planner called the roll with the following:

MEMBERS PRESENT:

Mike Vercher, Chairman
Ryan Farrell*
Jonathan Romeo
Erica Barnes
David Maluff

MEMBERS ABSENT:

Hasting Sykes
Rusty Weaver
Rick Honeycutt
Lyle Larson

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**Appeared via Zoom*

MOTION Motion to recess the meeting to Tuesday, May 16, 2023 at 5:30 PM was made by Mrs. Barnes and second was by Mr. Romeo. Voice vote as follows:

Mr. Farrell – yes

Mr. Maluff – yes

Mr. Romeo – yes
Mr. Vercher– yes
Motion carried.

Mrs. Barnes– yes

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
MINUTES
MAY 16, 2023
5:30 P.M.

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Rick Honeycutt
Lyle Larson

MEMBERS ABSENT:

Rusty Weaver
David Maluff
Erica Barnes

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

**Appeared via Zoom*

APPROVAL OF MINUTES

Mr. Vercher stated that the minutes of the meeting April 13, 2023 are presented for approval.

MOTION Motion to approve minutes was made by Mr. Sykes and second was by Mr. Romeo. Voice vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mr. Larson– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Final Plats

Consent Agenda

(1) **FP-22-6** Christopher, LLC Is Requesting **Final Plat Approval For Christopher Resurvey Of Lots 5A, 5B, & 5C**. The Purpose for This Request Is To Add Easements. The Property Is Owned By Christopher, LLC and Is Zoned Vestavia Hills PB.

(2) **FP-23-2** Gladys Bailey Is Requesting **Final Plat Approval For Bailey's Resurvey Of Lot 23 & 24**. The Purpose for This Request Is To Resurvey Property Lines. The Property Is Owned By Michael Andrew Nichols & Zachary Brown and Is Zoned Vestavia Hills R-2.

Mr. Garrison explained the request was ministerial.

Mr. Vercher opened the floor for a public hearing. There being no one to address the Commission concerning this request, Mr. Vercher closed the public hearing and opened the floor for motions.

MOTION Mr. Romeo made a motion to approve items 1-2. Second was by Mr. Sykes. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes	Mr. Sykes – yes
Mr. Romeo – yes	Mr. Larson– yes
Mr. Honeycutt – yes	Mr. Vercher– yes
Motion carried.	

Conrad Garrison, City Planner



VESTAVIA HILLS

Planning and Zoning Commission Planners Report

MEETING DATE

June 8, 2023

AGENDA ITEM

RZ-RZ-23- Jessica Prier Is Requesting **Rezoning** For **709 Chestnut St.** from **Vestavia**
7 **Hills R-2 to Vestavia Hills O-1** For Office Development.

BACKGROUND

Applicant is requesting a rezoning on Chestnut Rd. to convert a house/lot into an office use for interior design. Applicant would keep the current structure but update to current commercial codes. The request and site plan meets all the requirements for an O-1 zoning, however, parking may change based on conversations with City Engineer. Surrounding properties are unzoned or non-residential. Request meets the intent of the Comprehensive Plan for "Village Center".

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. og
2. ID100-24x36_Thu_Apr_27_2023_at_16-32-37
3. image
4. zoning
5. comp

Conrad Garrison
City Planner

Rezoning Application

RZ-23-7

Submitted On: Apr 21, 2023

Applicant

 Jessica Prier
 2059606101
 jessica@birminghamdesignhouse.com

Primary Location

709 CHESTNUT ST
VESTAVIA HILLS, AL 35216

Property Information

Subject Property Address

709 Chestnut Street

Tax Parcel ID Number

28 00 30 2 001 003.000

Legal Description

SUB DIVISON1: SOUTH BHAM HTS RE 28-30-2
SUB DIVISON2:

MAP BOOK: 50 PAGE: 19
MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: 9
PRIMARY LOT: A

SECONDARY BLOCK: 0
SECONDARY LOT: 0

METES AND BOUNDS: LOT A SOUTH BHAM HTS RESUR OF LOTS 20 & 21 BLK 9

Existing Parking Spaces

--

Proposed Parking Spaces

5

Submission Date

04/12/2023

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

R-2

To Requested Zoning Classification

O-1

For the Intended Purpose of:

office

Acreage of Subject Property

.34

Acreage of Property to be Disturbed

.05

Setbacks

Front

--

Back

--

Side

--

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Jessica and Daniel Prier

Company Name

Alassippi Land LLC

Owner Address City State Zip

2208 Biltmore Avenue Vestavia AL 35216

Owner's Phone Number

2059606101

Email Address of Owner

jessica@birminghamdesignhouse.com

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Owner Representative/Responsible Party

--

Company Name

--

Contact Email of Responsible Party

--

Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

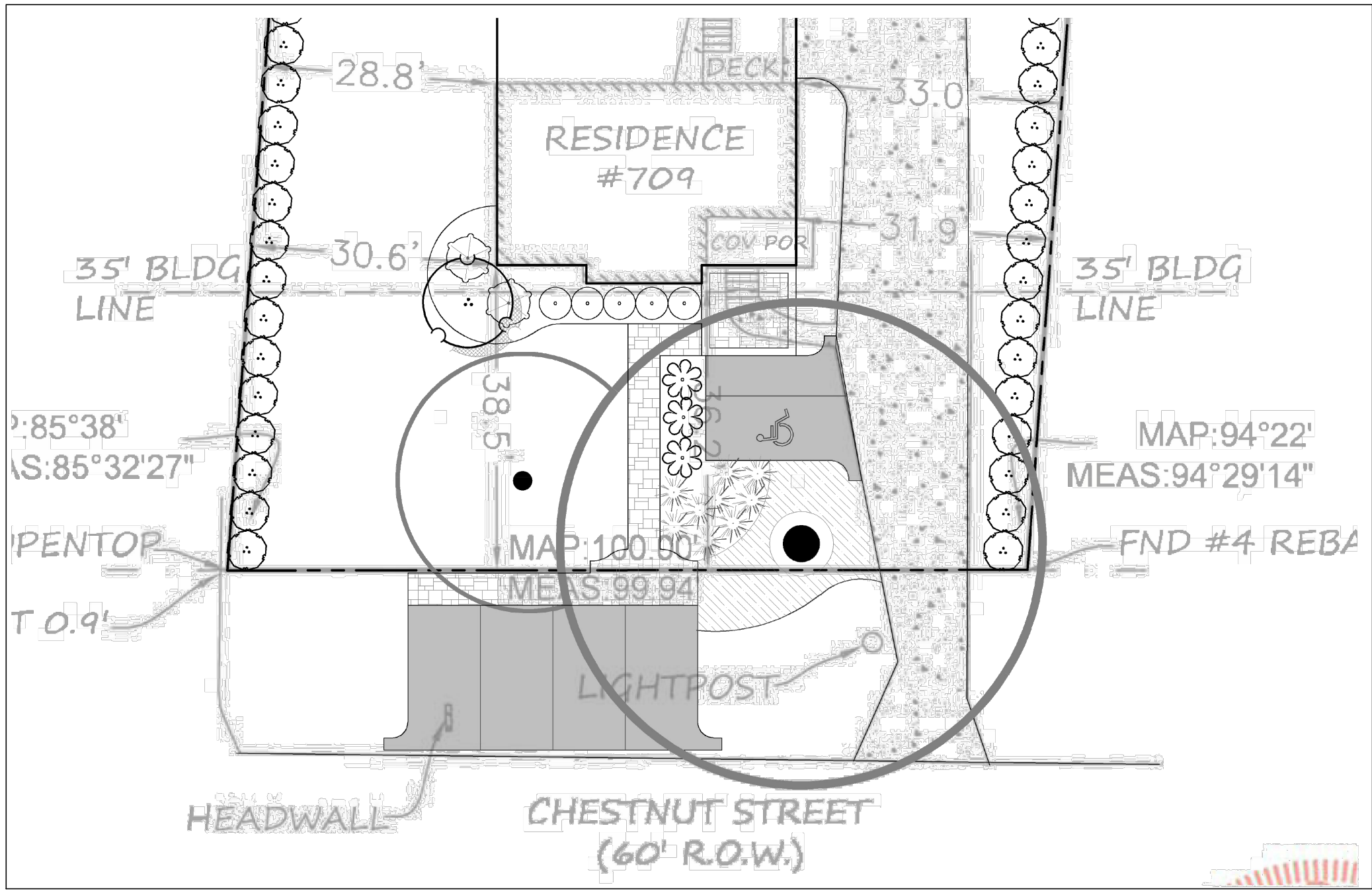
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Phone Number

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Email

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Heated/Cooled
1101sf field measured/ 1148sf per documents

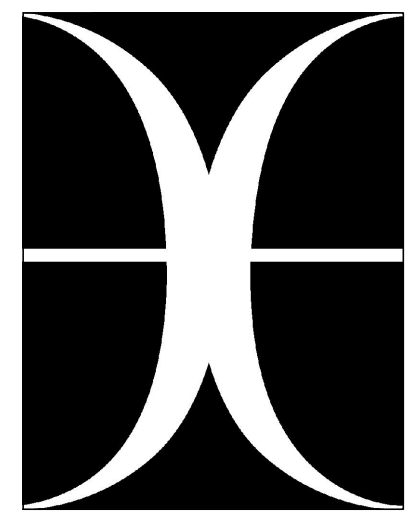
1 parking space per 250sf.

No change between pre and post pervious.
All parking attained with pervious materials.

No change to building footprint or driveway

Buffer - 5' max apart.
75% evergreen 30" or taller, 25% deciduous 24" or taller.
Need to be 3-4' tall in 4 years

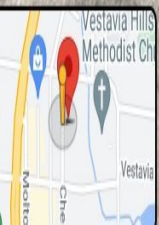
1 Site Plan
ID100 1/16" = 1'-0"



BDH
OFFICE
VESTAVIA HILLS, ALABAMA
21 APRIL 2023

Drawn by: SB
Checked by: JMP

ID100





Zoning1	
PARCELID	2800302001003000
DISTRICT	020
ESN_NUM	62
PROPADD	709 CHESTNUT ST
TAX_TOWNSH	28
SECTION	30
QSECTION	2
BLOCK	001
PARCEL	003000
VH_ZONING	
ZNG_ORD	
ZNG_ORD_DT	
ZNG_ORD2	
ZNG_ORD3	
Zoom to ***	

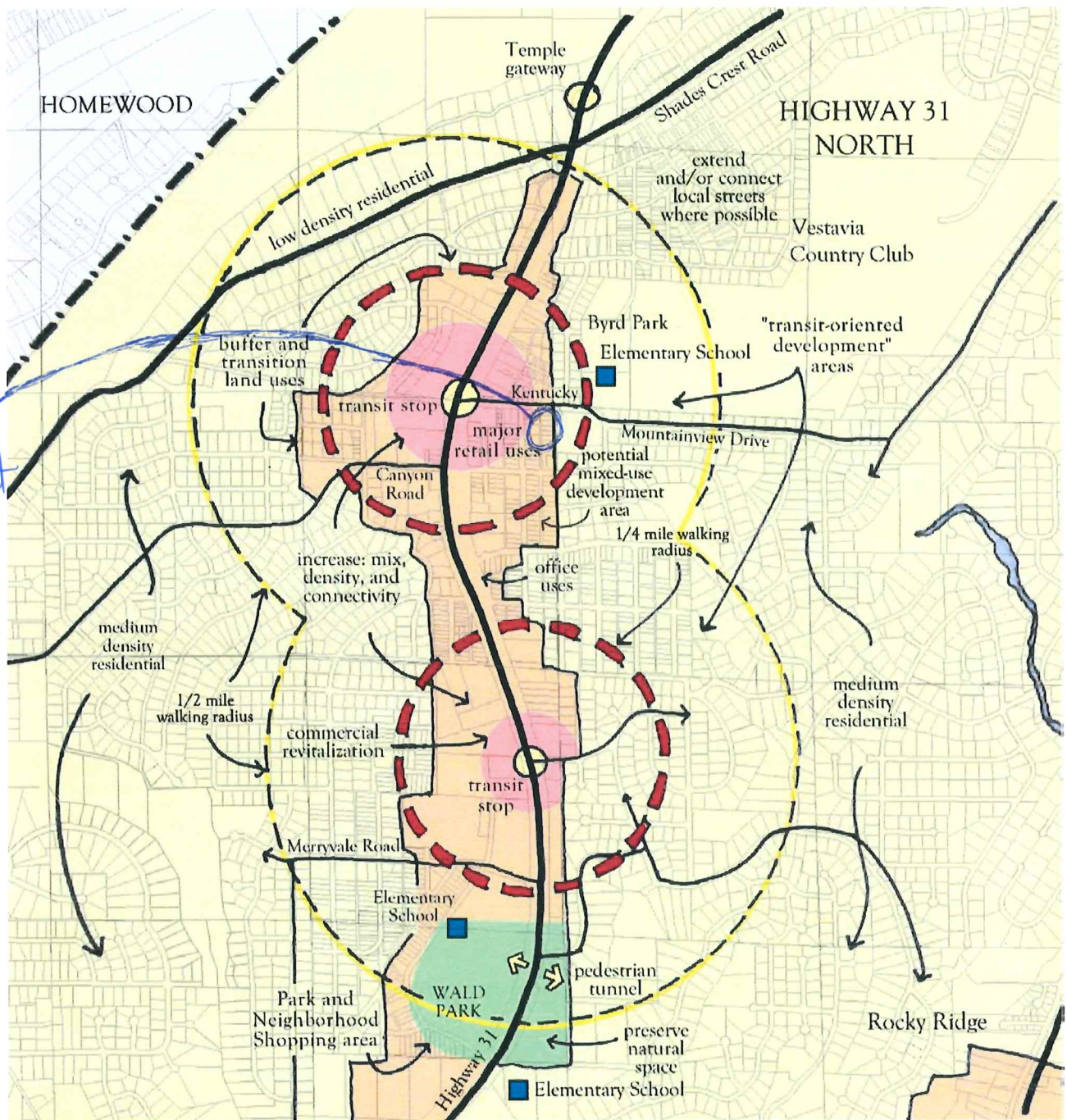
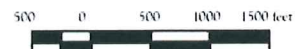


Figure 17: Highway 31 North
Land Use Analysis

- Neighborhood** - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center** - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core** - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes** - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.

- Professional Offices** - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space** - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads** - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools** - School facilities administrated by the Vestavia Hills School System.





VESTAVIA HILLS

**Planning and Zoning Commission
Planners Report**

MEETING DATE

June 8, 2023

AGENDA ITEM

Acceptance of **Highway 31 South Community Charrette & Master Plan Vision.**

BACKGROUND

PLANNER'S REVIEW/RECOMMENDATION

ATTACHMENTS

1. Comp Plan Amend Resolution PZ South 31b
2. Vestavia Hwy 31 Charrette Book FINAL_5-8-23a

Conrad Garrison
City Planner

CITY OF VESTAVIA HILLS
PLANNING AND ZONING COMMISSION
RESOLUTION

WHEREAS, pursuant to Section 11-52-8 of the Code of Alabama, 1975, it shall be the function and duty of the City of Vestavia Hills Planning and Zoning Commission to make and adopt a master plan for the physical development of Vestavia Hills, Alabama, and;

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission at its regular meeting of May 13, 2008, adopted and approved the Vestavia Hills Comprehensive Plan 2004-2025 submitted by the Long-Range Planning Committee, and

WHEREAS, in 2023, the City Manager utilized consultants, stakeholders, elected and appointed officials of the City Council and the Planning and Zoning Commission and City Staff to review a possible redevelopment area of the southern gateway to the City including some property that the City recently acquired and demolished (former Days Inn) for a possible amendment to the City's Comprehensive Plan

WHEREAS, this plan, entitled the Highway 31 South Community Master Plan Vision 2023 ("The Plan") details redevelopment potentials of the southern gateway to the City up to and just beyond Patton Creek; and

WHEREAS, the City of Vestavia Hills Planning and Zoning Commission has studied and reviewed the recommended amendment to the Vestavia Hills Comprehensive Plan 2004-2025 detailed in The Plan meets the general requirements of guiding and accomplishing a coordinated, adjusted and harmonious development of the City of Vestavia Hills and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development, and;

WHEREAS, the City of Vestavia Hills Comprehensive Plan as amended, is a living document which will serve as a guide for the City of Vestavia Hills Planning and Zoning Commission, and which can be amended, extended or added to from time to time as changing conditions may require, and;

WHEREAS, the Planning and Zoning Commission has met all requirements of the laws of the State of Alabama with regard to preparation, public notification and review of the amendments to the Comprehensive Plan along with a public hearing for citizen input.

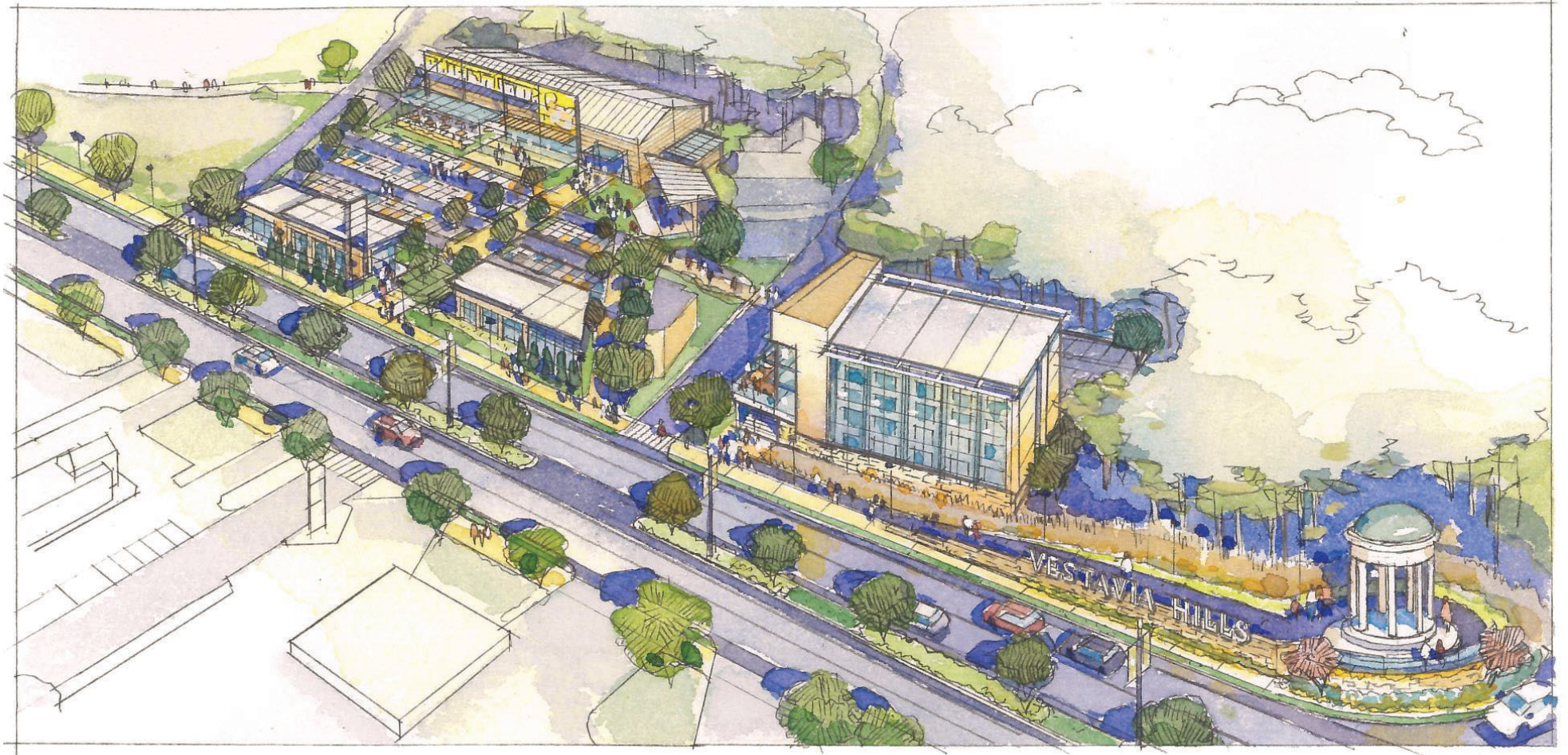
NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Vestavia Hills, Alabama, that the planning document entitled the “Highway 31 South Community Master Plan Vision 2023” shall be adopted as an extension of the “City of Vestavia Hills Comprehensive Plan 2004 – 2025” and all official maps pertaining thereto, as amended, are hereby adopted the 8th day of June, 2023.

DONE, ORDERED and APPROVED this the 8th day of June, 2023.

Michael Vercher
Planning and Zoning Chairman

ATTESTED BY:

Conrad Garrison
City Planner



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

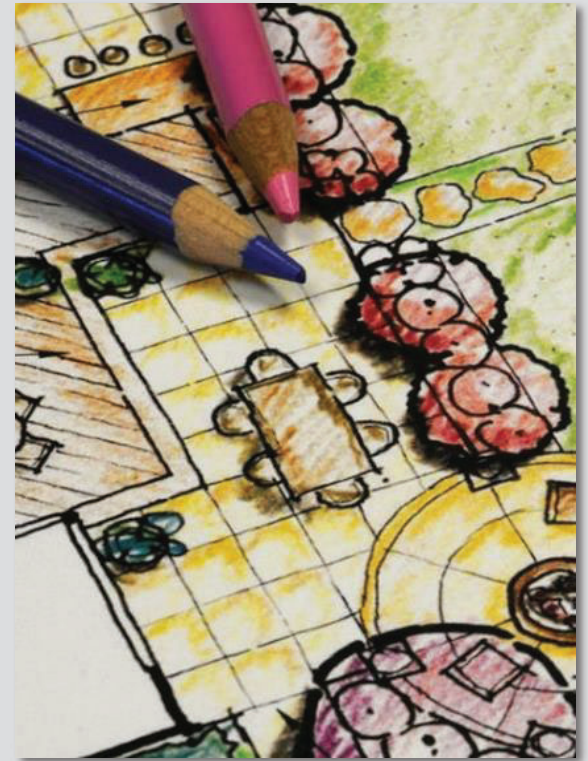
Tom Walker, *Development Consultant*
Village Creek Development

Rick Nail, *Civic Engineer*
LBYP

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

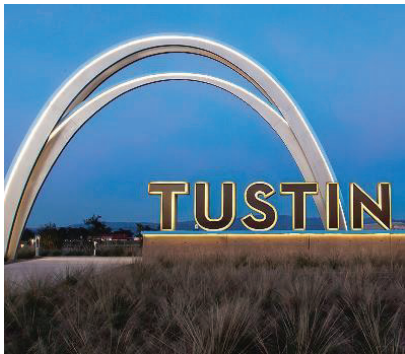


34.5%
Script w/in stone signage base



31%
Script on base w surrounding landscape

Q4: Monument Style



51.7%
Large combination elements

COMMUNITY ENGAGEMENT - VISUAL PREFERENCE SURVEY

BEAUTIFICATION

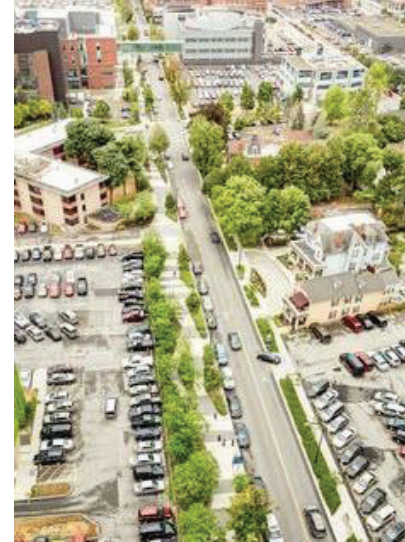
Q1: Style



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



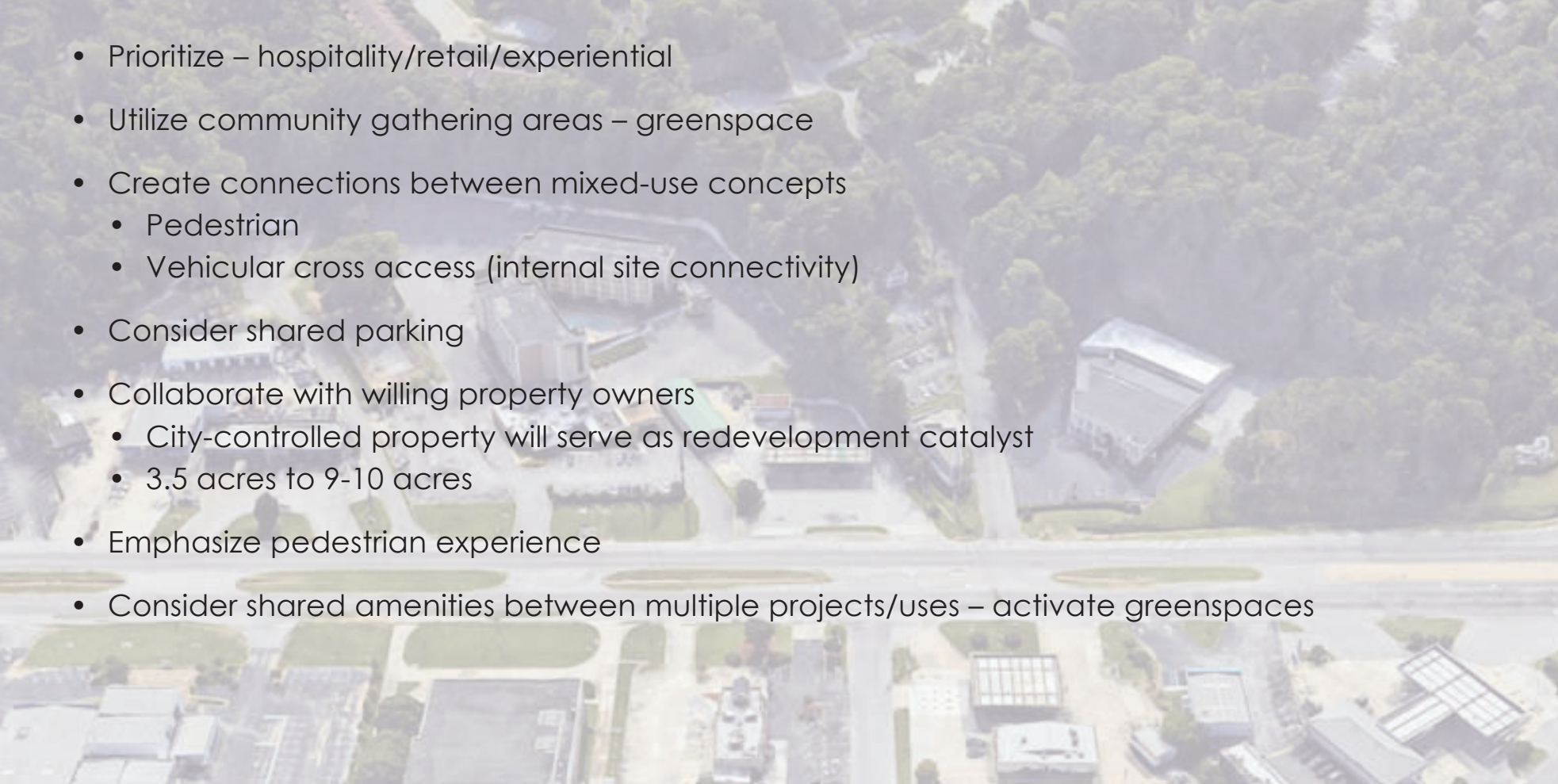
40%
Standard storefront with
rear parking fields



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

PLANNING AREA PRINCIPLES

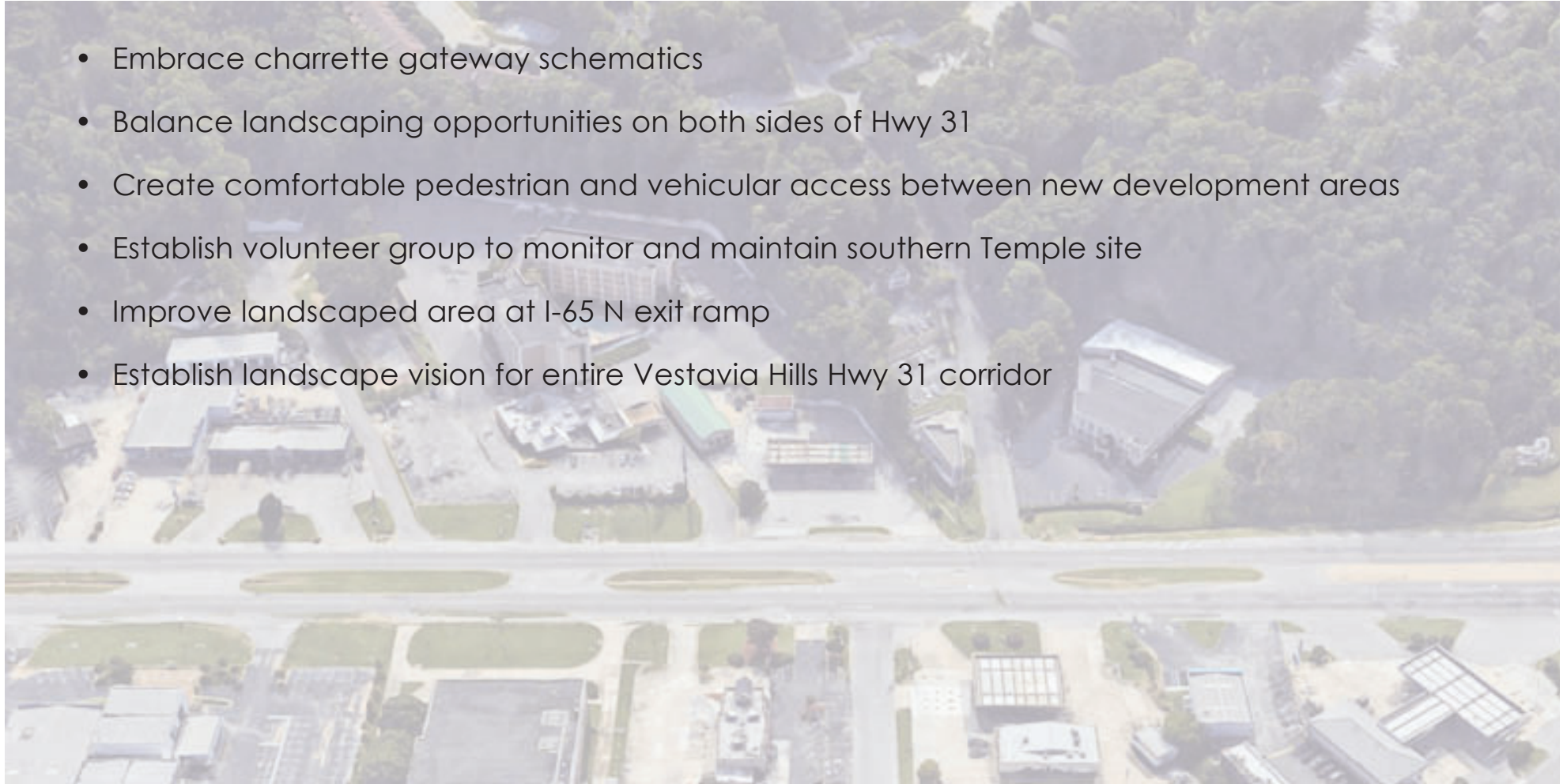
SITE USE (FUTURE/PRESENT)

- 
- 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

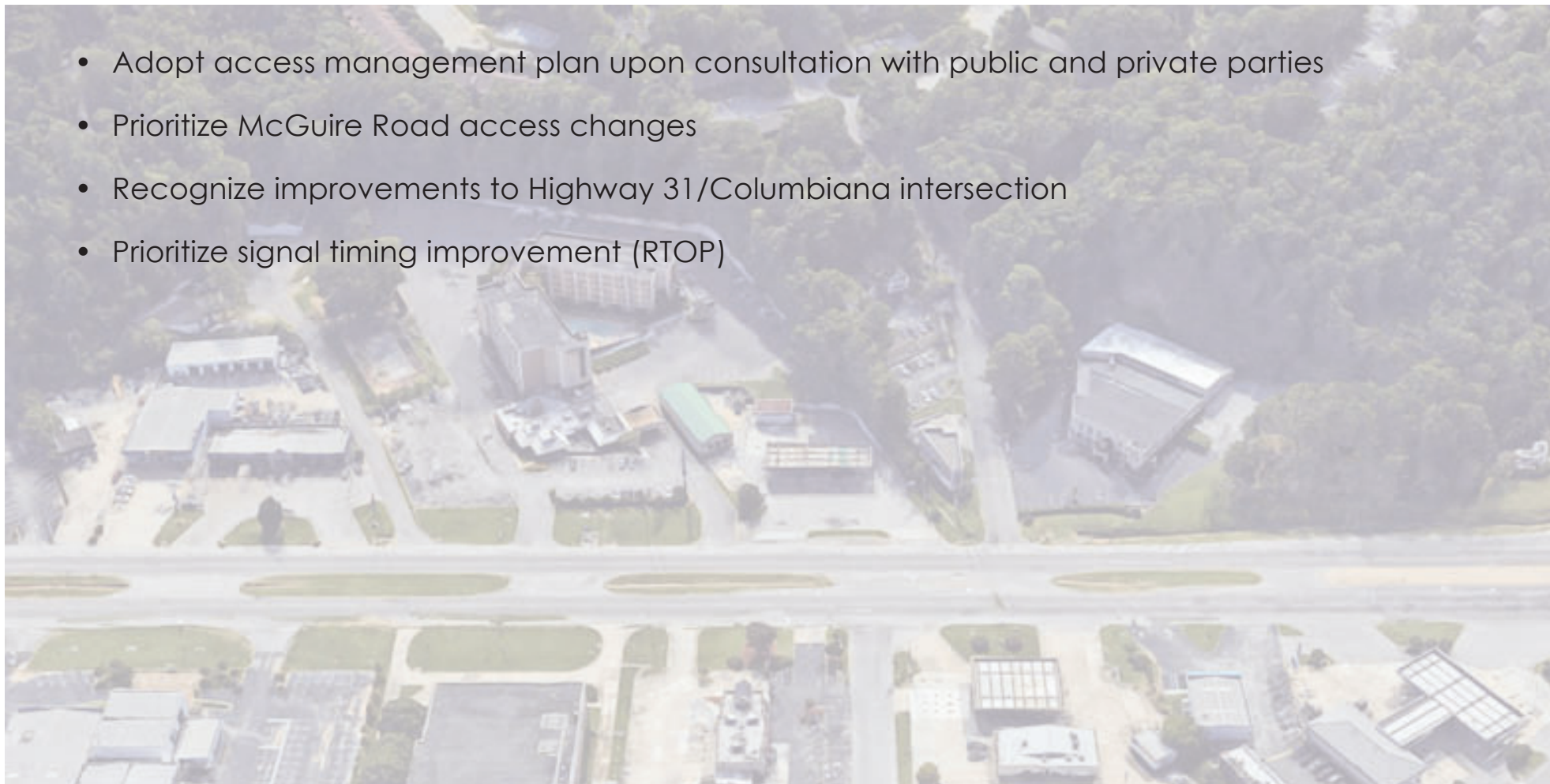
- Embrace charrette gateway schematics
- Balance landscaping opportunities on both sides of Hwy 31
- Create comfortable pedestrian and vehicular access between new development areas
- Establish volunteer group to monitor and maintain southern Temple site
- Improve landscaped area at I-65 N exit ramp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



PLANNING AREA PRINCIPLES

TRAFFIC

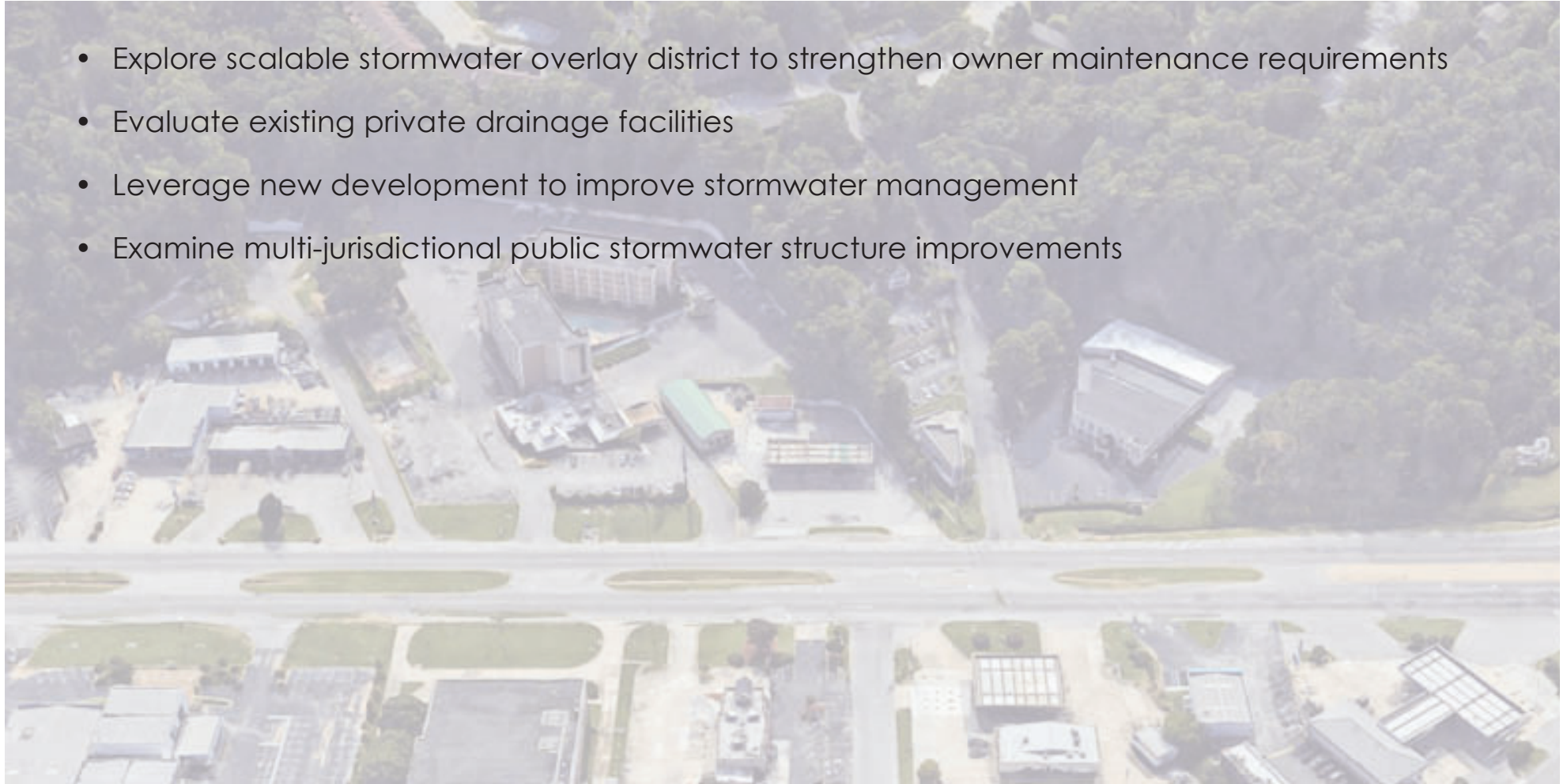
- Adopt access management plan upon consultation with public and private parties
- Prioritize McGuire Road access changes
- Recognize improvements to Highway 31/Columbiana intersection
- Prioritize signal timing improvement (RTOP)



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



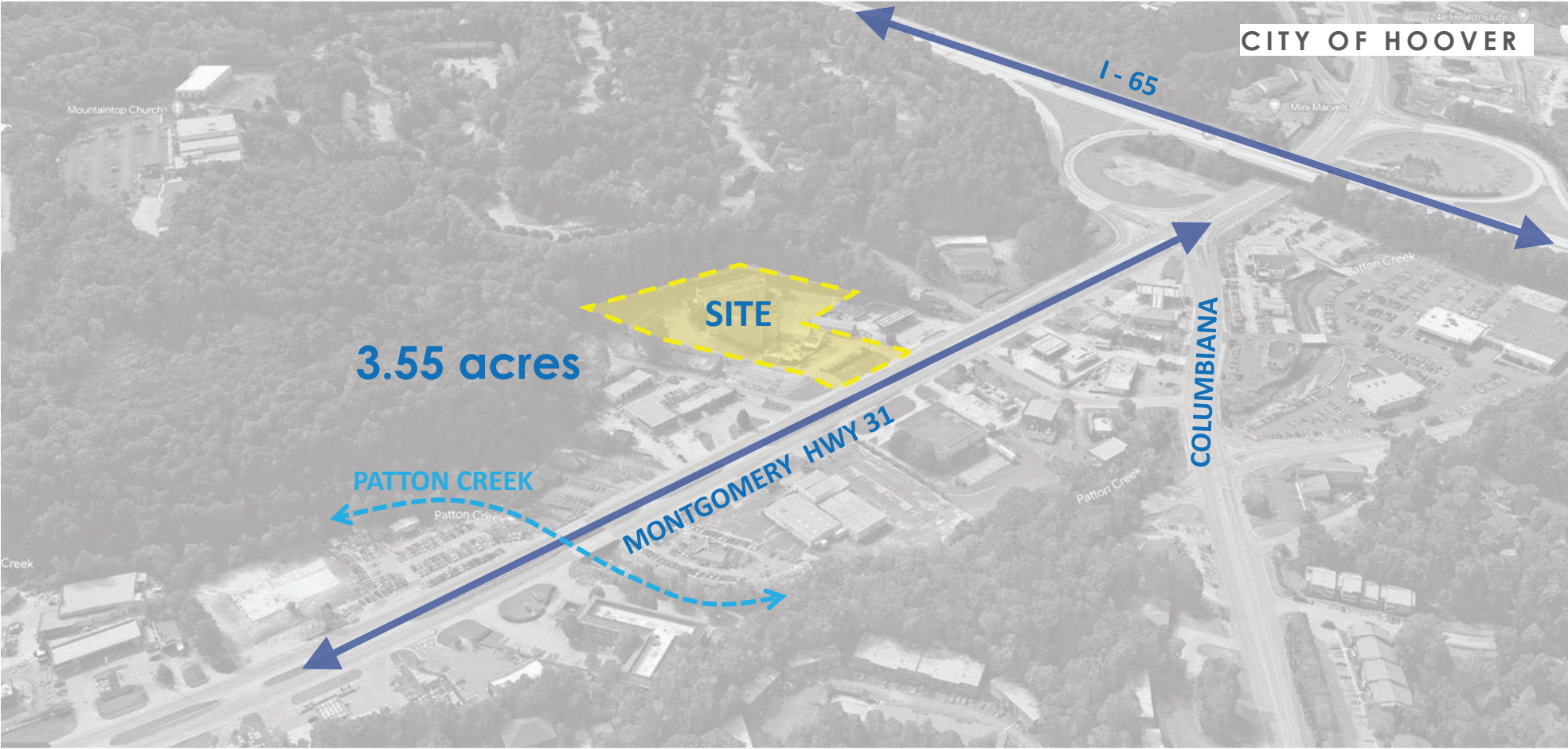
MASTER PLAN VISION

SITE - EXISTING CONDITIONS



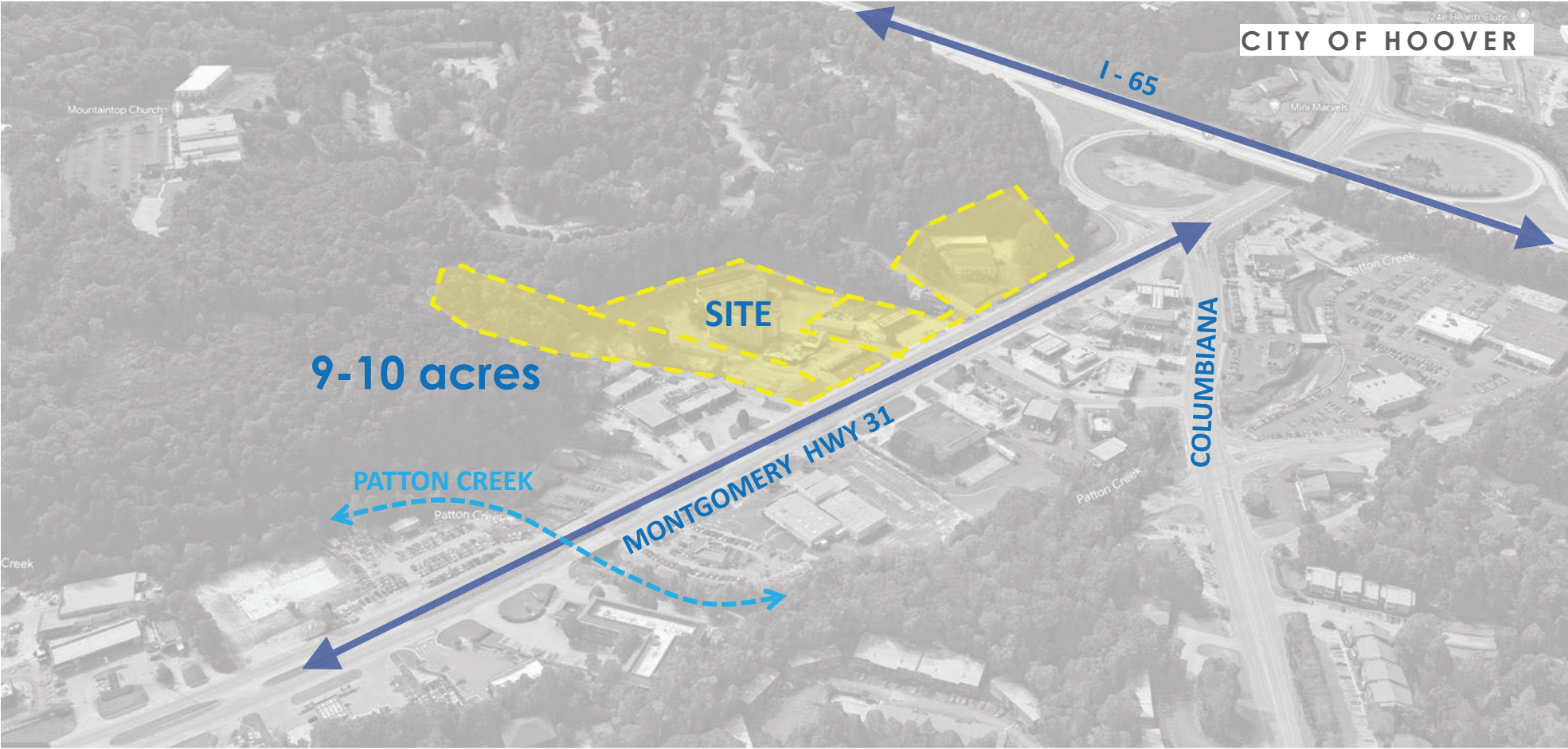
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

CURRENT CITY PROPERTY



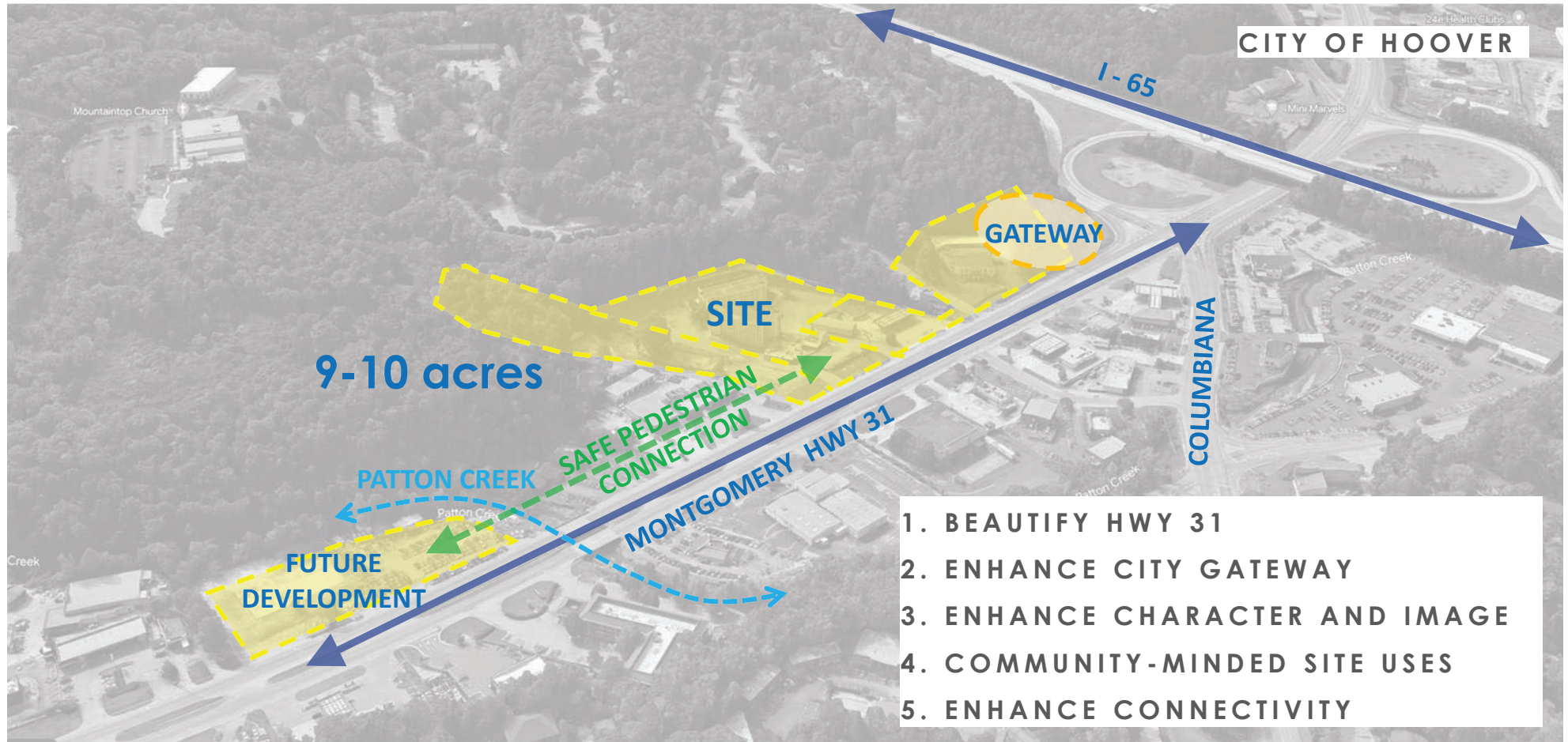
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – POTENTIAL



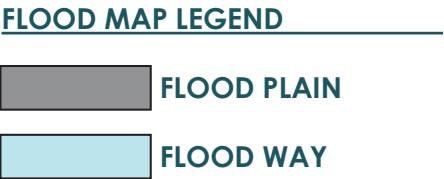
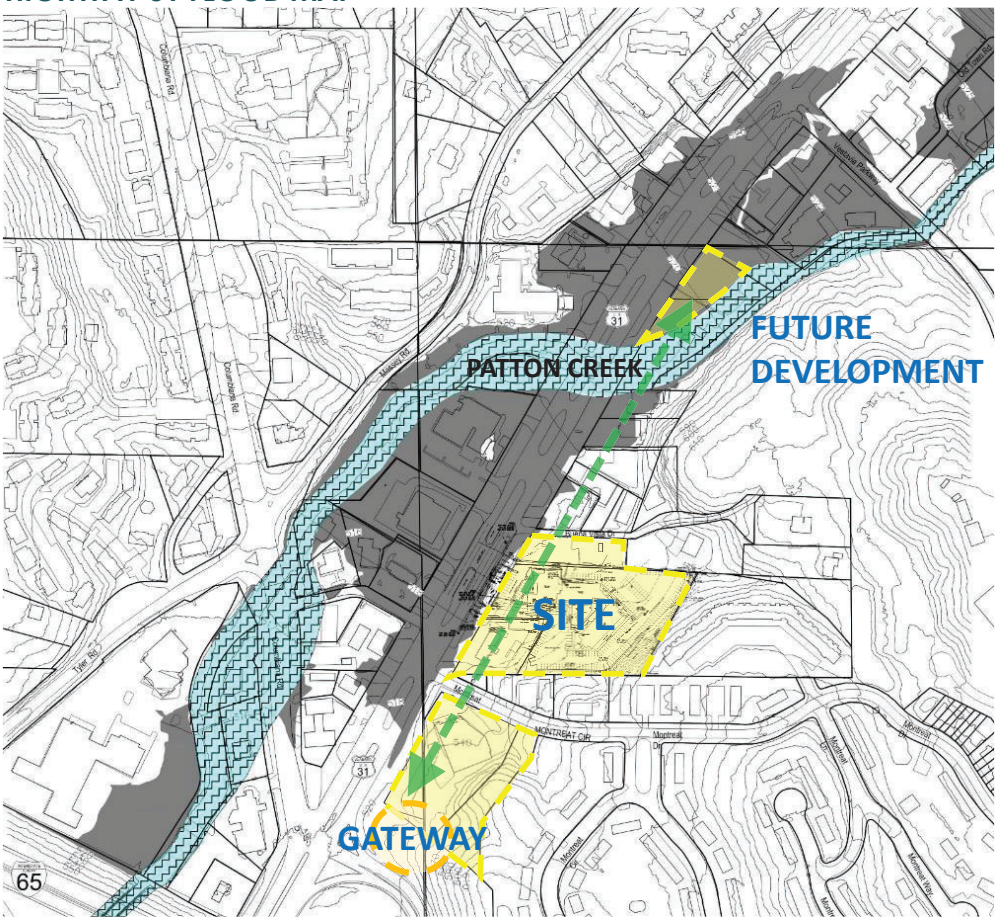
SITE - OPPORTUNITIES TO ENHANCE THE HWY 31 CORRIDOR

EXPANDED VISION – LONG TERM



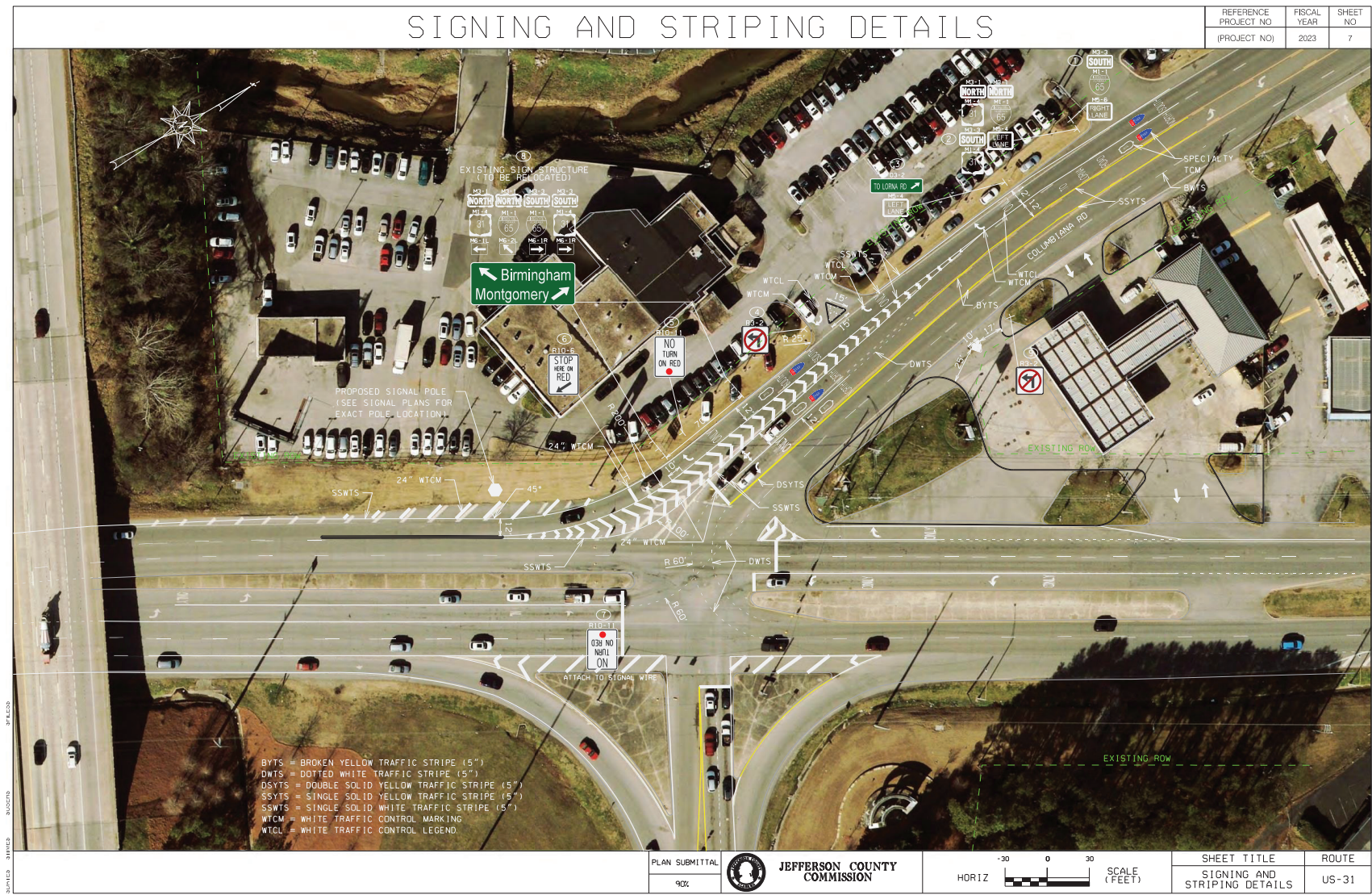
EXISTING CONDITIONS

HIGHWAY 31 FLOOD MAP



EXISTING CONDITIONS

TRAFFIC



EXPANDED VISION - LONG TERM

PROPOSED ACCESS MODIFICATIONS



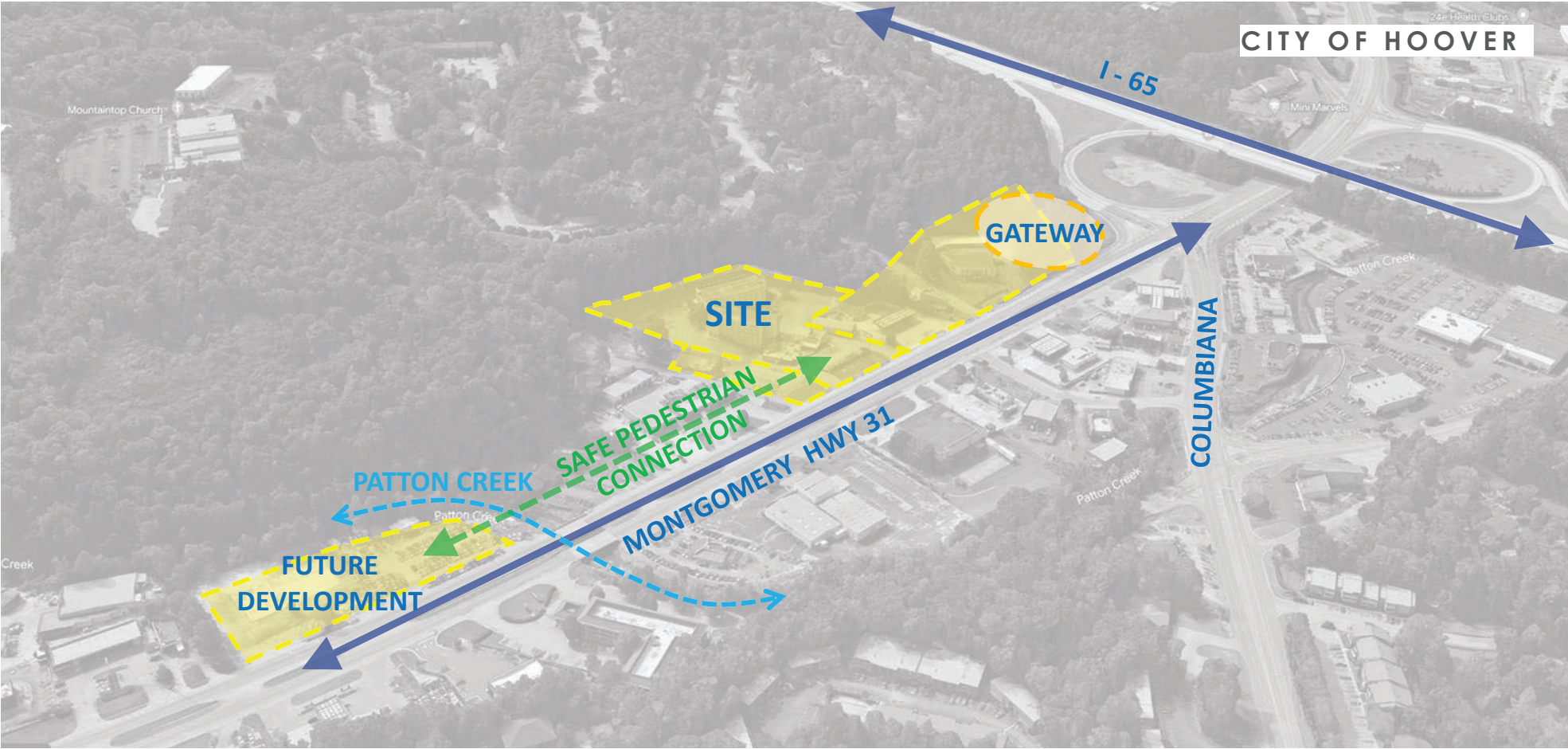
N →

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



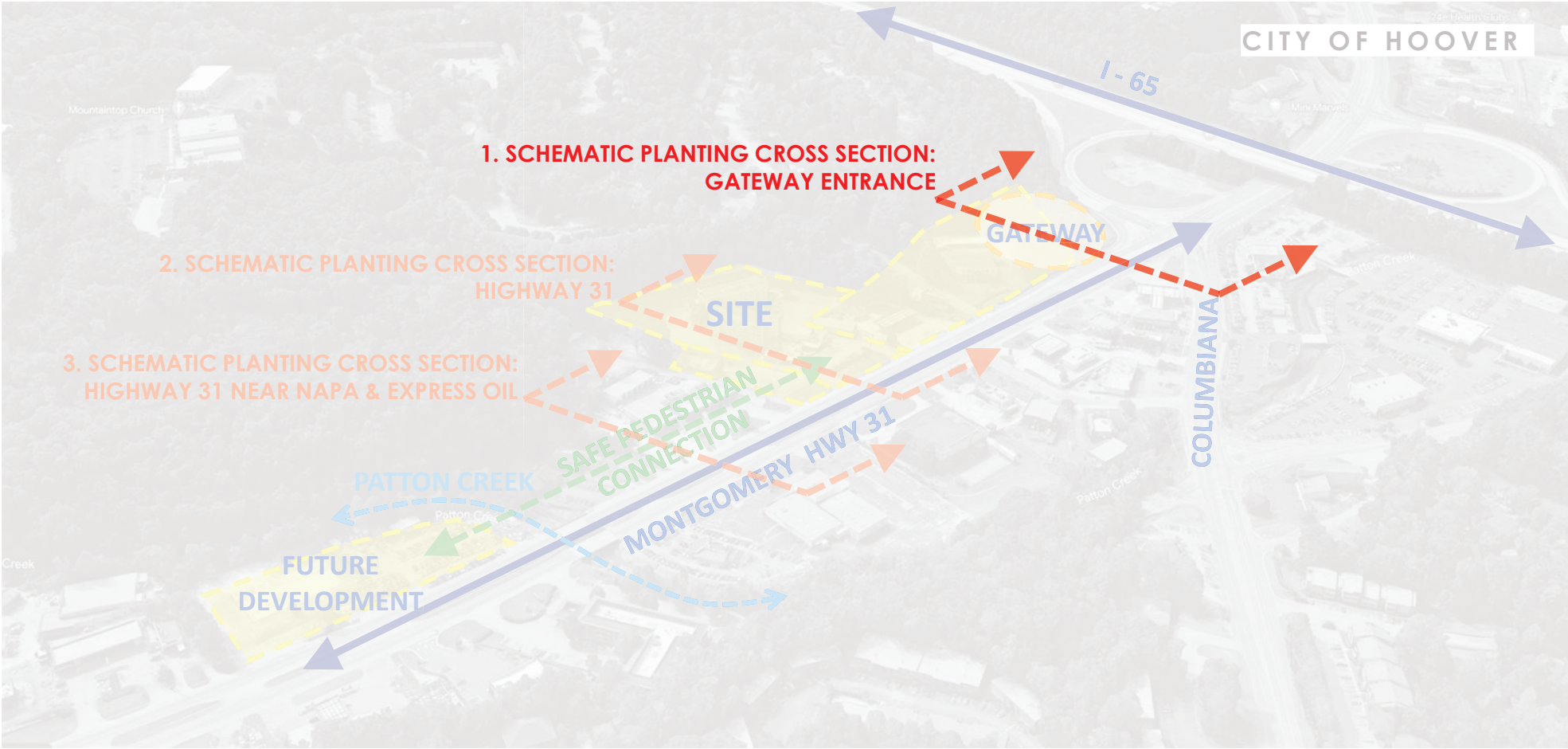
EXPANDED VISION - LONG TERM

LANDSCAPE

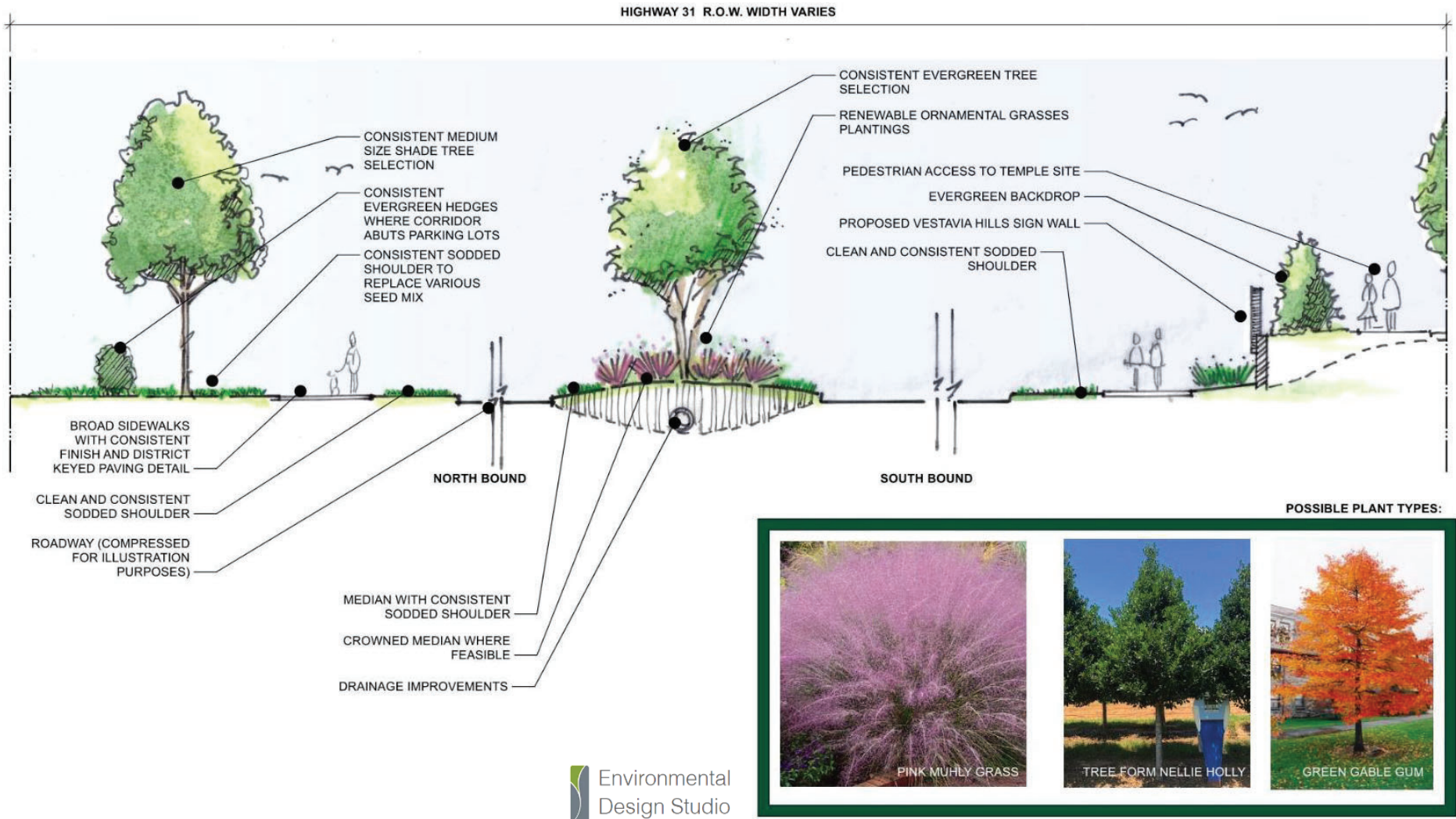


EXPANDED VISION - LONG TERM

LANDSCAPE



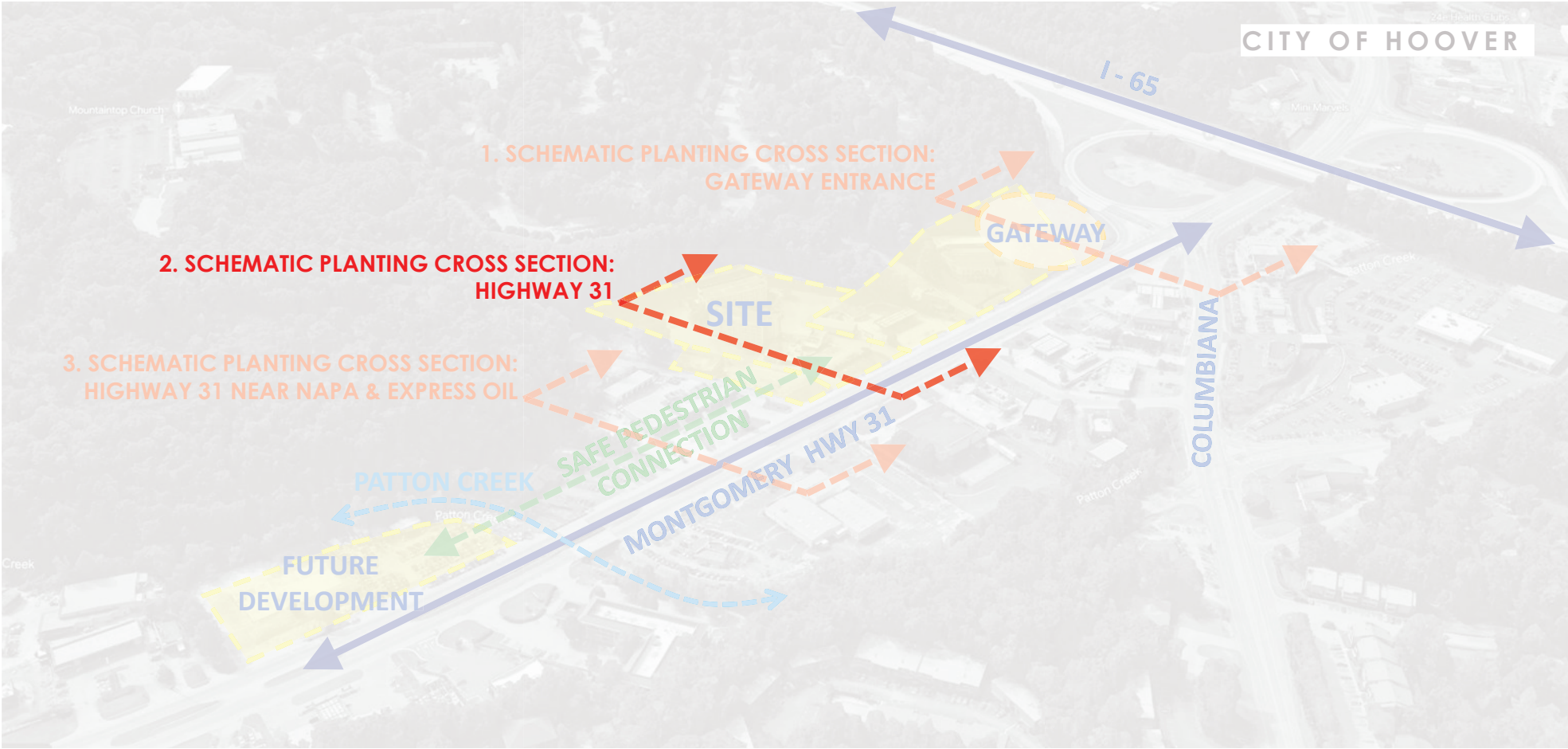
EXPANDED VISION - LONG TERM



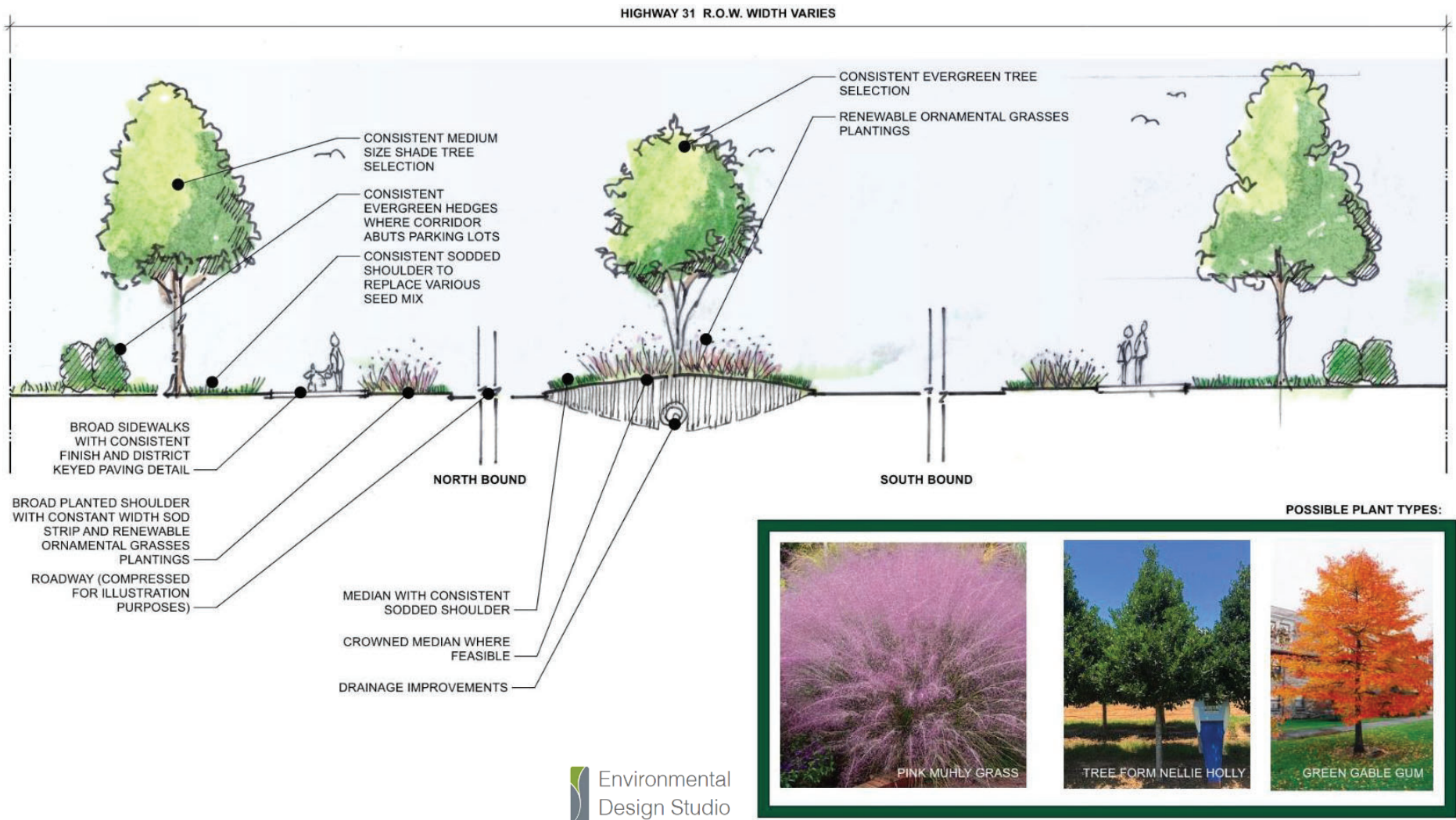
SCHEMATIC PLANTING CROSS SECTION AT PROPOSED GATEWAY ENTRANCE

EXPANDED VISION - LONG TERM

LANDSCAPE



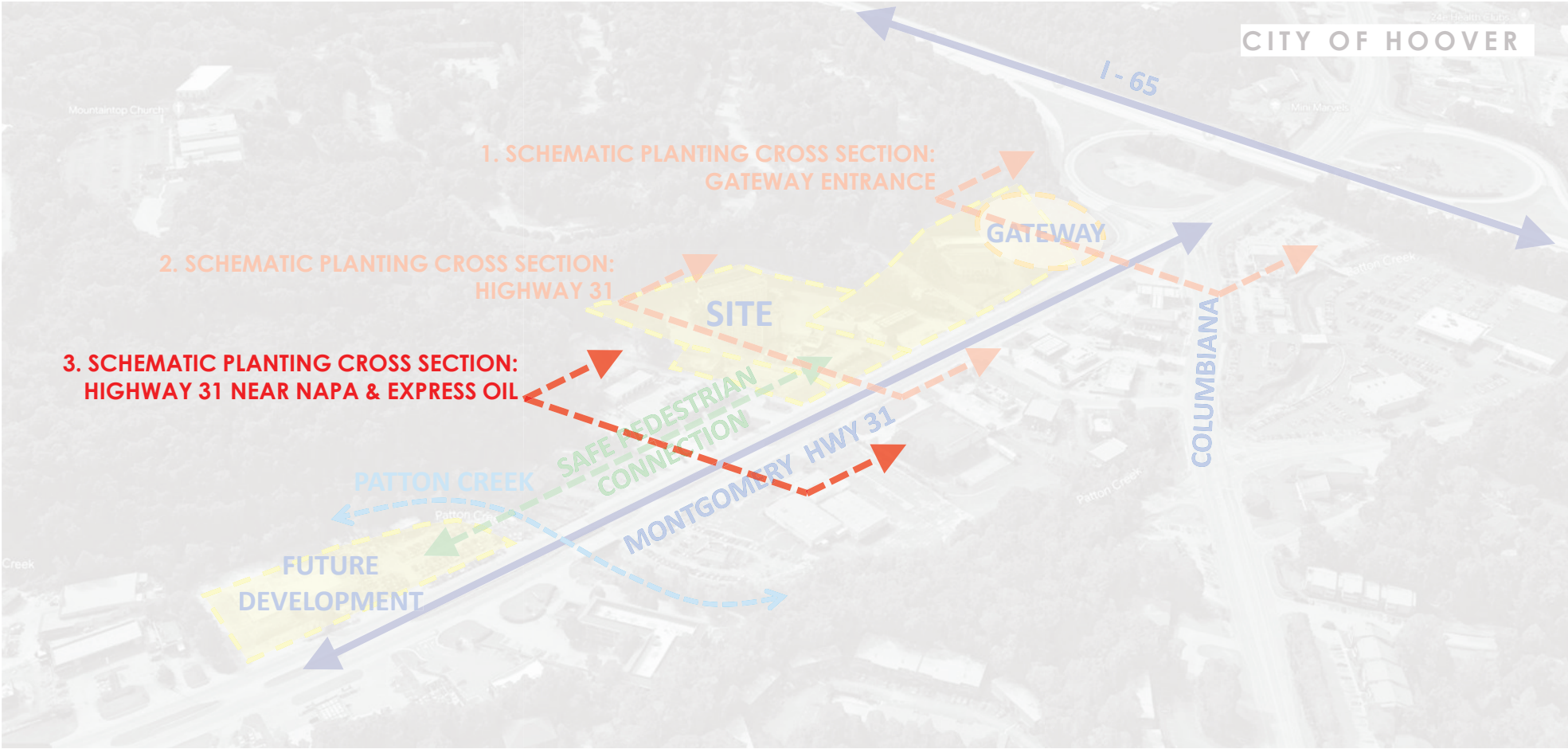
EXPANDED VISION - LONG TERM



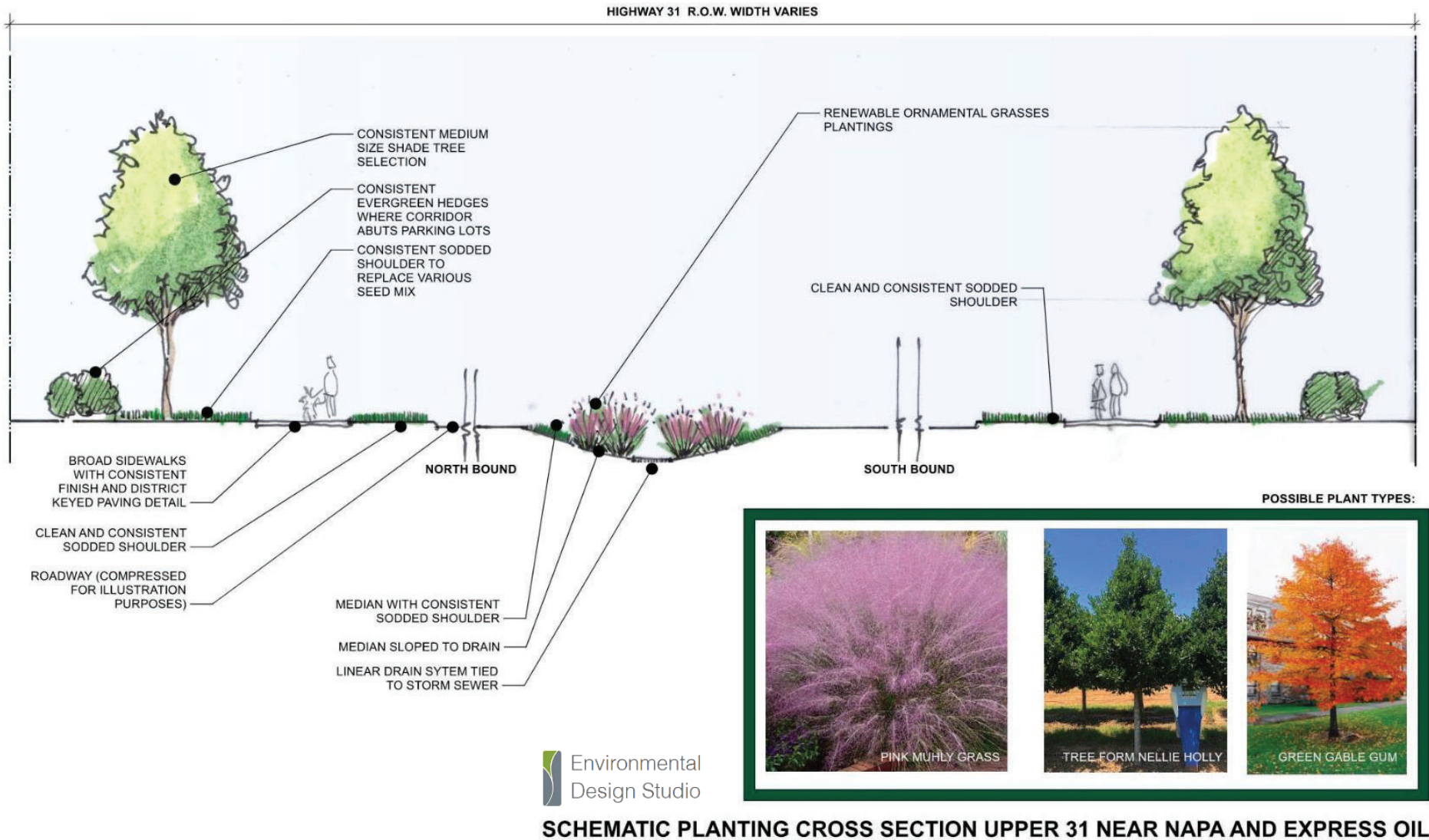
SCHEMATIC PLANTING CROSS SECTION HIGHWAY 31

EXPANDED VISION - LONG TERM

LANDSCAPE



EXPANDED VISION - LONG TERM



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



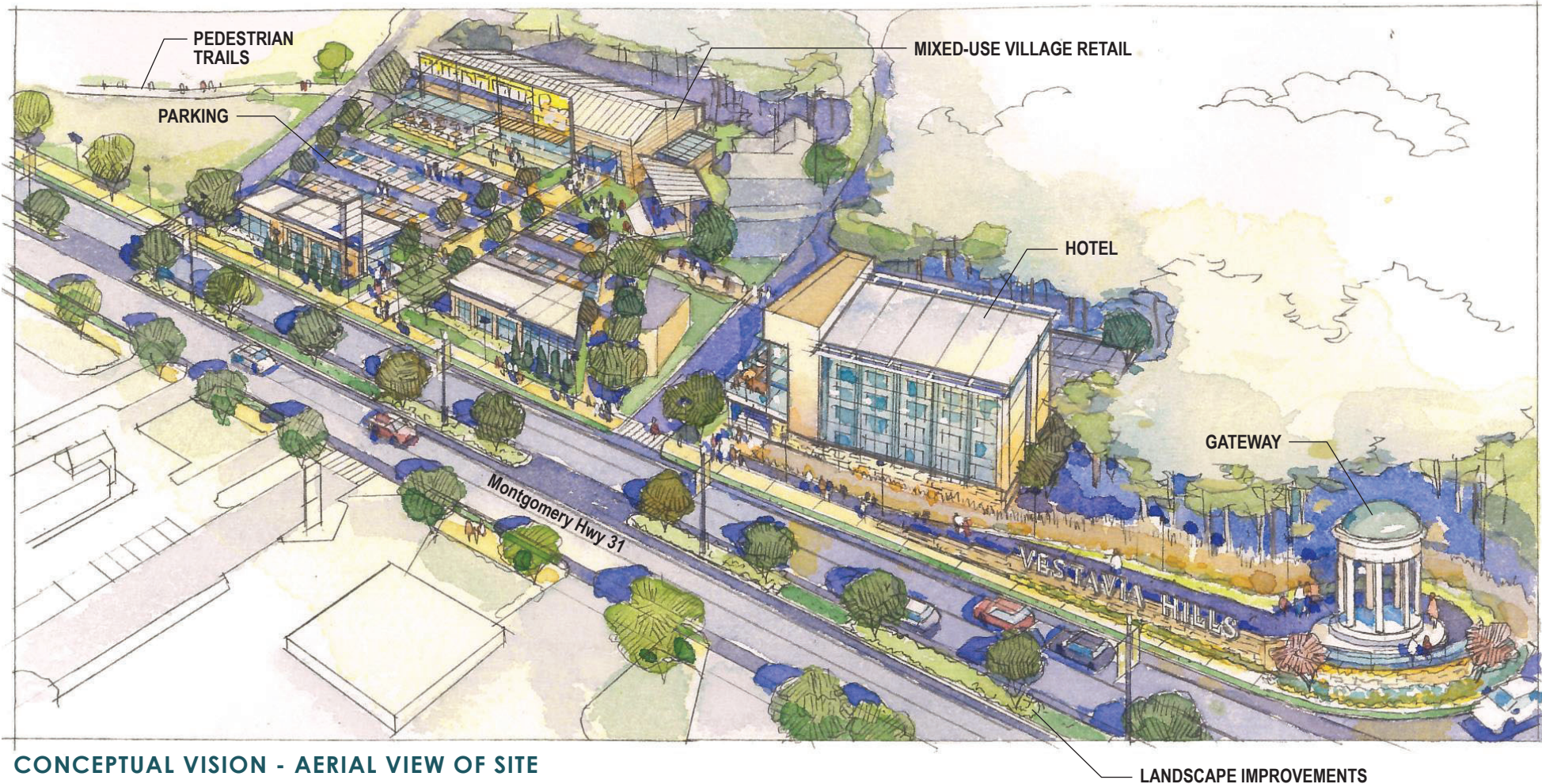
LONG RANGE VISION

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



CONCEPTUAL VISION - AERIAL VIEW OF SITE

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

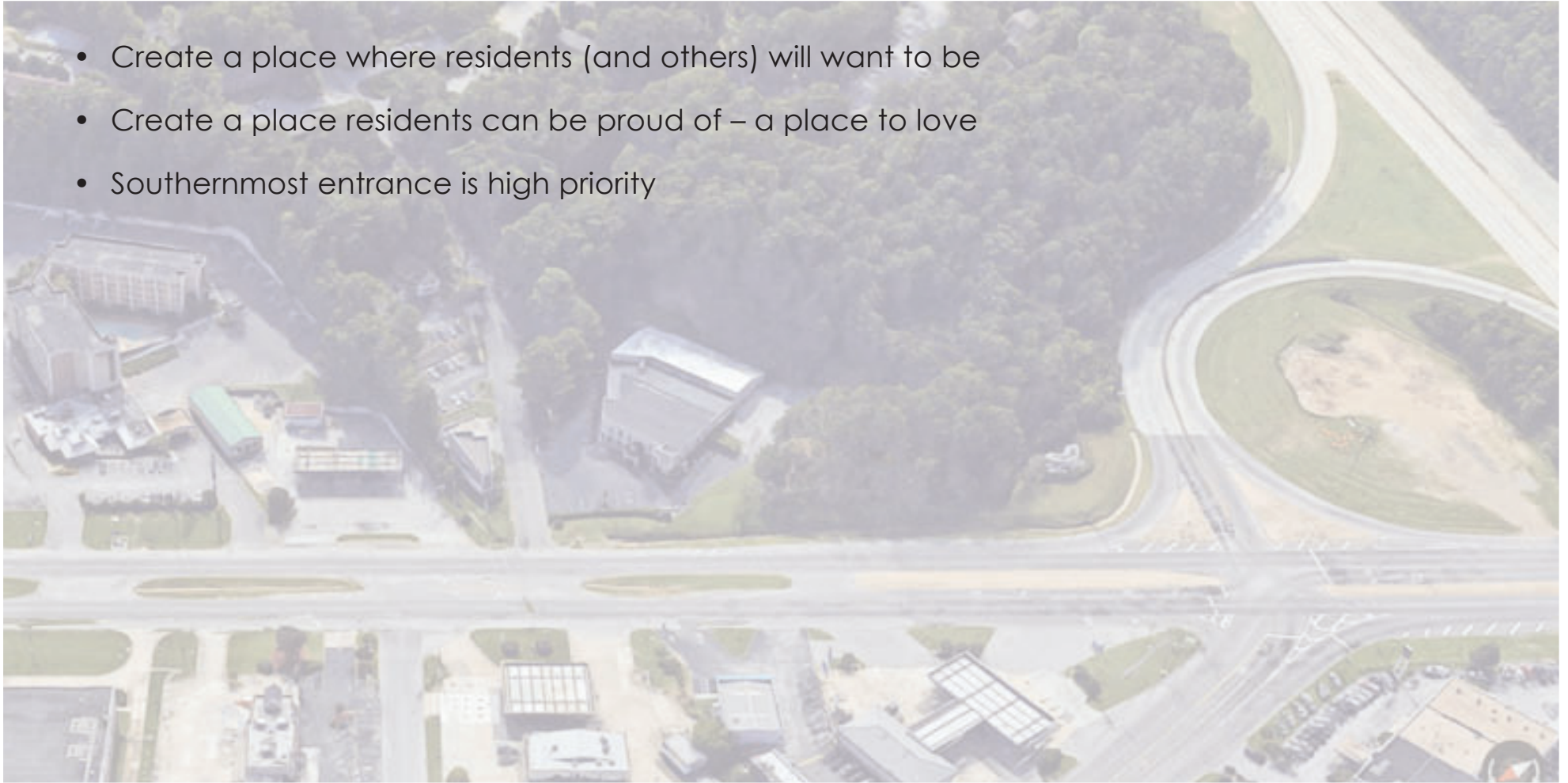


CONCEPTUAL VISION FOR NEW HOTEL AND MIXED-USE VILLAGE RETAIL
VIEW 2

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

- 
- An aerial photograph of a highway interchange, likely Highway 31 South, showing multiple lanes, overpasses, and surrounding greenery. The image is semi-transparent, allowing a list of phasing strategies to be overlaid on the left side.
- 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