



District 31- Design Narrative (Updated August 2024)

Alabaster, AL

Property Location and Market Review

Alumni Properties and Investments, LLC (API) has contracted to purchase approximately seventy-five +/- acres in the northwest quadrant of the Interstate 65 and Alabama Highway 31 interchange and will be developing a mixed-use development called “District 31”. The mixed-use project will encompass several new businesses for the City of Alabaster and rejuvenate the west side of the interstate exit.

District 31 will be a pedestrian friendly mixed-use development, consisting of several small districts. This will create a lifestyle/main street center concept with a power center concept on the periphery. Main Street will be showcased by aggressive hardscape, lighting and landscape. Unique architectural elements and mature landscaping will be used throughout the project to create an open and walkable design. Main Street will feature boutique shops, service oriented retail and destination restaurants. Future phases will include a potential hotel, future multi-family, service shops and additional retail shopping. The below dates are considered projected milestones for Phase I-III.

Key Dates and Schedule:

Complete City Approval Process:	Fall 2024
Close Land Purchases:	Fall 2024
Start Construction:	4 th Quarter 2024
Construction Completion:	Late Spring/Early Summer 2026
Tenant Occupancy:	Late Spring/Early Summer 2026

Development Plan Strategy by Phase

- **Phase One/Phase Two-** The initial phase will contain approximately 450k +/- square feet of retail, restaurant, office and service tenants with National and Regional Anchor tenants compiling 285k square feet. This will include Anchors A1-A6 and shops S1-S19. It is also anticipated that the grading and infrastructure work for the additional phases will be completed in the Phase I & II construction period.
- **Phase Three-** This phase is currently in the development stages. Buildings S-11 and S-12 represent this phase on the master development plan. Our intent is to have retail on the bottom floor with a combination dual brand hotel occupying the additional stories in this area of the development plan. Once the design of this area is complete, we will be re-submitting it to planning and zoning for final approval.
- **Phase Four-** This area currently is being designed as Shoppes at District 31, which is a separate stand-alone project. Approvals for this phase is complete, with civil construction permitting in process. Clearing and demolition have commenced, and we expect to start building construction in the second quarter of 2025.

A couple of guidelines and notes on key sections of this submittal that will be incorporated in project,

General Site Plan Design/Layout

- **Highway 31 Improvements** – To allow convenient access to the project and improve traffic, significant improvements will be made on Highway 31. These include dual left turn lanes into the project from southbound traffic on Highway 31 as well as dual right turn lanes from the south. A traffic signal will be installed at the project entry drive's intersection with Highway 31. Finally, the median in Highway 31 will be enlarged to minimize conflicting traffic movements.
- **Site Design** - Applicable AASHTO vehicle templates are used in the design of the parking and service areas to provide excellent vehicle circulation on site. Additionally, the Alabaster Fire Department has reviewed the plan and verified that emergency access has been provided to all areas. Fire lanes will be marked and a minimum of 20' wide per the International Fire Code. Parking spaces will be 9' X 18' and accessible spaces will be marked, signed and constructed in accordance with the ADA requirements.
- **Grading** – The topography of the existing site is challenging and ranges from elevation 494 at the low end near Highway 31 to 628 at the top near the northern corner of the site. The grading design modifies the existing contours to create gentle slopes in the parking, plaza and building areas that are pedestrian friendly while balancing the earthworks so that there is neither import or export of soil.

Additional Considerations for Grading Activities

1. The proposed building finished floor elevations have been established to ensure positive drainage away from the structures.
2. Soil compaction shall be in accordance with ASTM D 698 for all building pads and paved areas and as recommended by the Geotechnical engineer.
3. Erosion control prevention and sediment control measures shall be installed, inspected, and maintained in accordance with Alabama Department of Environmental Management requirements. Major features shall include stone construction exits, temporary check dams, temporary seeding and silt fencing. Temporary sediment ponds will also be used to maintain the site water quality. This design ensures the best method to minimize erosion.

General Site Plan Design/Layout Continued

- **Drainage** – On site storm drainage is designed to collect rainfall run-off in curb inlets and catch basins located throughout the site. From these drainage structures, the run-off is conveyed by pipe system to storm water detention areas. The detention areas are earthen basins where the run-off is allowed to pond before being released off-site. The overarching idea is to reduce the rate of discharge from the site so that the flows from the post development condition do not exceed those from before the project.

Additional Considerations for Drainage

1. Storm pipe is designed to manage the 25 year storm event.

2. Detention facilities are designed to manage up to the 100 year storm event to prevent any negative impact on the existing downstream drainage system.
3. Existing storm drainage under I-65 will be routed through the site.

Utility Information and Design

- **Potable Water Systems**
Domestic water is available in the Highway 31 and 9th Avenue ROW locations, and it is in the process of being extended in coordination with the Alabaster Water Board to the project for domestic, fire protection and irrigation requirements for the project. Off-site water line improvements are required to obtain the required fire flows, and the development team and the Alabaster Water Board have been coordinating this effort and it is currently accounted for in the current design being installed. Once the water line has been extended to the site it will be a private, developer owned line. All private lines will be constructed to industry standards.
- **Wastewater Systems**
An existing sewer trunk line runs through the southerly portion of the site and is being relocated to accommodate the project. This trunk line will also provide a point of connection for the project's wastewater. All sewer on site will be private, developer owned lines that will be constructed to industry standards.
- **Natural Gas Systems**
The development team will coordinate with Spire (formerly Alagasco) as necessary to provide natural gas to the project. Natural Gas demand will be high for this property to service the high restaurant quantity.
- **Power**
Alabama Power Company (APCO) is the power provider for the project. A transmission line that currently runs through the site will be relocated and the development team has been coordinating this effort with APCO, along with help from the City of Alabaster. Further, the development team will coordinate with APCO as necessary to provide electrical service to the project.

Landscaping and Buffer Plan

- All development landscaping will be designed using materials native to the areas, hardy to the USDA plant zone and meeting ANA standards and quality. Site will be prepared to insure long term growth and success of installed materials. The plan material selections will be made considering the long term growth of the material and maintenance required. The design will incorporate a variety of plant forms and shapes incorporating evergreen, flowering and deciduous as well as varying plant heights providing layering for visual and year round interest. All material will be selected based on site conditions and constraints suitable for urban conditions.
- Large shade trees in pedestrian and vehicular area shall be a minimum of 2" caliper. Trees in parking islands will be selected based on reflective heat conditions and limited root areas. Competition of plants in islands will be limited thru design and selection of materials. All

graded areas will be seeded, sodded or planted for slope protection and erosion control. Tenant storefront and tree locations have been coordinated by the design team and developer.

- The landscape plan is reflective of the building architecture and minimize site line conflicts to tenant spaces and signage. All material shall be maintained in a healthy growing condition, free of weeds and debris.
- Interstate 65 frontage will consist of a variety of planting, including sod, shrub and tree groupings. Linear tree planting will be used allowing maturity of materials. Open site lines will be provided thru use of lawn areas from ROW to parking and drive areas with groupings of trees framing views. The key aspect of the planting layout has been coordinated by the design team and the Anchor tenant design teams to ensure each planting is in the correct location to highlight the building architecture.
- Peripheral landscape areas separating vehicular areas and drives from adjoining property will be determined based on site conditions and layout.
- Front Entrance-Grassy knoll area just north of the Shell gas station and the main entrance, District Blvd. We are still working on the overall design of this area but want it to be similar to the look that the city did on the corner of HWY 11/HWY31 in front of the Aldi grocery store, city hall and at the new Alabaster Police Station. We envision a large grassy area with a horizontal District 31 sign, backdropped with large magnolia trees and several flag poles, including an American, City of Alabaster and Alumni Properties flags flown 24/7/365.



Architectural Design

- The Main Street concept will convey the look and feel of a southern small town. The eight individual buildings that make up the main street are placed on the site to create multiple corners that will allow restaurants to create individual outdoor dining along the gracious sidewalks and plaza areas between the buildings. This will create an active and inviting atmosphere and help draw people to the development.
- The Power Center concept design will be designed to include the typical branding/look that is required by regional/national tenants but also have similar materials as the main street concept to maintain the theme of the development. Incorporating the same materials and patterns/colors will also apply to all future phases of the development.
- All buildings will be designed to stress energy efficiency, pleasant inviting interior/exterior environments, and reduced operating costs. Features that are conceptually planned to

achieve this goal would include; insulated glazing and thermally broken storefront assemblies, roofing materials with high reflectivity values and High Efficiency HVAC systems.

- Materials that are currently being explored include masonry veneer, EIFS or Stucco, wood or engineered wood veneer, metal and fabric awnings, manmade stone veneer, and decorative metal panels. Once the material pallet is finalized the center will have an inviting “Up-Scale” feel.

Main Sign Plan and Electronic Billboard

- As part of this submittal, we are also including the updated Pylon signs for the center, which will be located on Interstate 65/HWY 31. Both signs will be identical and be surrounded in landscape areas and the main entrance median on District BLVD.
- As we presented in our original zoning and subdivision submittal in 2017, our project will include an electronic billboard for onsite advertising, City of Alabaster marketing campaigns and emergency weather alerts. The sign will have two panels, 14’ high x 44’ long, facing Interstate 65 and HWY 31. Each tenant in the center has expressed a need for this additional advertising to attract additional customer traffic from non-local travelers.
- Anchor A6 Pylon will be located on 9th Avenue for additional services.
- Traffic Camera-We are also in conversation with several of the local TV stations to add a traffic camera on the main pylon sign at Interstate 65.