



A rendering of the plan for Museum Drive

Mission: To make The Village of Spring Hill a neighborhood center by improving the pedestrian, aesthetic and commercial amenities of the area

VOL. III, ISSUE 1

WINTER 2008

A MAIN STREET IN THE MAKING

It's amazing what can be accomplished when a community comes together working toward a common goal. The most exciting part of the recent planning process was the overwhelming public input from Spring Hill residents clearly stating what they want for the future of their neighborhood. With the guidance of our new Master Plan we are truly a "main street in the making" with clear objectives outlining healthy, sustainable development within a walkable community.

The citizens of Spring Hill spoke loud and clear and the City of Mobile was listening. Support from the City is crucial to the success of our planning and implementation process. I would like to commend the City for supporting us through our moratorium request. The moratorium will allow time for the approval of proper coding that will protect the integrity of our plan. On behalf of the Spring Hill community I would like to thank Mayor Jones for his strong support of our efforts toward revitalization. Our City Council members, Gina Gregory and Reggie Copeland, should also be commended for aggressively representing our interests and needs to the City as a whole. The joint vision to restore vitality and attractiveness to our neighborhood characterizes the private/public partnership between The Village of Spring Hill and the City of Mobile.

Where do we go from here? The current coding and regulations do not allow the sustainable, walkable community envisioned by Spring Hill residents. Dover, Kohl & Partners, our town planners, with input from the City Urban Development Department, has written the code necessary to ensure the main street development as outlined in our Master Plan. Please continue to voice your support of the approval of this code to our City leaders. Proper coding is essential for our community to realize its full potential for the future.

I would like to thank The Village of Spring Hill Board of Directors for their untiring efforts on behalf of our community. As we enter the third year of our organization, I welcome our new board members Abbie Bowron, Thomas Myers, Kimi Oaks, and Frank Summersell. I would also recognize the extraordinary hard work of our two retiring board members, Judy Marston and Kellie Myers. Thank you from all of us in the Village!

And, thank you, the Spring Hill community, for supporting our efforts every step of the way. Together we are building a better neighborhood!

Linda St. John, President

"Applause of excellence should be extended to the members of The Village of Spring Hill. This hardworking group of committed citizens took on a tremendous project to develop a master plan that will revitalize the Spring Hill area.... The Village of Spring Hill plan will be incorporated in the City of Mobile's master plan, which is currently under way."

—Mayor Sam Jones

What is a Main Street?

The Main Street approach is a concept used to revitalize older, traditional business districts throughout the United States and return them to bustling, vibrant centers of their communities. It advocates "a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets: distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community."

This newsletter is made possible by a generous contribution from Mobile Gas Service, Inc.



MOBILEGAS

Energy for Life.

The Blueprint for Spring Hill

Creating a Traditional Main Street Experience in the Heart of Spring Hill

Victor Dover, principal in Dover, Kohl & Partners, called The Village of Spring Hill “a dynamic group of people unbridled in their enthusiasm.” And unbridled excitement was in the air as over 550 folks gathered in the St. Paul’s Auditorium on November 13 to get the first glimpse of what our “new” Spring Hill could look like. With the magic of computer technology, before and after illustrations showed the possibilities for short and long-term changes.

How was the *The Blueprint for Spring Hill* developed? With input from hundreds of citizens and key stakeholders. Focus areas for the plan are the three primary internal intersections of the Spring Hill community—Old Shell Road/McGregor Avenue, Old Shell Road/Bit & Spur Road, and McGregor Avenue/Museum Drive.

You spoke...with Big Ideas.

Over 100 community members gathered at Spring Hill Baptist Church on November 8 to share their varied ideas for the future of Spring Hill. Dominant themes were:

- ◆ Increase **pedestrian connectedness** and friendliness by adding side-walks and street trees.
- ◆ Improve **aesthetics** by removing overhead power lines and unsightly trees, and adding decorative street-lights and flowers.
- ◆ Create more **mixed-use** buildings and bring them closer to the street.
- ◆ Rethink current **parking solutions** to include on-street parking and parking behind buildings.
- ◆ At Old Shell Road and McGregor Avenue: Create a **village center** that enhances Spring Hill’s identity.
- ◆ At Old Shell and Bit & Spur Roads: **Realign** the intersection to create a perpendicular connection at Old

Shell Road, and encourage village center development in the Lavretta Park/Bit & Spur area.

- ◆ At McGregor Avenue and Museum Drive: **Improve** the intersection to include a roundabout or a traffic signal.

Dover, Kohl staff then incorporated the Big Ideas plus the many ideas heard from the community throughout Design Week (November 6-12) into a plan that addresses all ideas and illustrates different options for implementation. Among those consulted during Design Week were utility company officials, City transportation engineers, City Urban Development Department staff, MAWSS Commission members, City Parks and Recreation Department, Spring Hill College, Spring Hill Baptist Church, merchants, key property owners, and developers.

The Blueprint for Spring Hill that evolved is intended to provide a framework for mixed-use, commercial growth and redevelopment that reflects the ambiance and charm of the area and supports a walkable, sustainable pattern of settlement—a true “main street quality.” The vision for the future of Spring Hill rests on four “First Principles” or priorities that embody the community’s vision and summarize the results of the public planning process.

1. **Walkable street scenes**—a key desire of Spring Hill residents. Great streets provide a high-caliber experience for pedestrians, with well-designed sidewalks and medians, shade of architectural or tree canopies, effective lighting, and on-street parking.
2. **Connectedness**—Spring Hill needs the addition of a new network of streets to more effectively connect

the neighborhood elements, rather than relying only on Old Shell and McGregor. A better network of streets would also help reduce traffic congestion and improve access to public spaces and shopping opportunities.

3. **Compact, mixed uses**—another primary concern of the community. Vibrant neighborhood centers combine shops, offices, residential and restaurant options, and gathering places in compact areas.
4. **Street-oriented buildings**—Ideally, to engage pedestrians and promote street activity, buildings should be two-to-three-stories and built close to the street. Parking should be on-street and in mid-block parking facilities.

How do we get there?

The success of our long-term plan, *The Blueprint for Spring Hill*, relies on public/private partnerships. Implementation steps include:

1. **Submit** *The Blueprint for Spring Hill* to the City of Mobile for adoption.
2. **Work** to reform the existing Mobile Zoning Code to allow street-oriented development.
3. **Continue** to work with the City to garner municipal support for plan implementation, including streetscape improvements such as new street trees, sidewalks, smart lighting, on-street parking, and crosswalks.
4. **Seek** additional funding for planning initiatives.
5. **Work** with residents, private property owners and developers to coordinate new development.

To view the entire plan, please visit our website at www.thevillageofspringhill.com.

Before & After: *Imagine the Possibilities!*

Bit & Spur approaching Old Shell: Before and After*



Old Shell approaching McGregor: Before and After*



*Dover, Kohl & Partners' renderings do not reflect actual planned development at this time.

What's Next?

THE MASTER PLAN: Dover, Kohl & Partners presented the completed "Blueprint for Spring Hill" to the City Council on January 29. The Plan is now going through the approval process and should be formally adopted by the City Council by the end of April. Mayor Sam Jones plans to incorporate our Spring Hill plan into the "New Plan for Old Mobile" that is being developed for the City to address the revitalization of the greater downtown area.

SIDEWALKS: They are coming—one step at a time! The sidewalk survey and right-of-way studies are finished. Engineering for the sidewalks is underway and should be completed in March, at which time the plan will be submitted to the City and then the State for approval. The project will then be put out for bid. Construction will begin after this process is finished. Mayor Sam Jones and the City of Mobile requested the State Transportation Enhancement Grant for the sidewalks on our behalf. State Representative Jamie Ison helped The Village of Spring Hill secure the \$379,000 grant. The City then funded the engineering costs not included in the grant and provided the matching funds necessary for the sidewalk project. *Thanks to these public officials!*

CVS UPDATE: The Village of Spring Hill is continuing to work with The Mitchell Company and CVS regarding their plans for a pharmacy to be located at the corner of Old Shell Road and McGregor Avenue. Updates will be posted on the Village website. *Stay tuned!*

ANNUAL REPORT

THE VILLAGE OF SPRING HILL, INC.

From inception (February 8, 2006)
through December 31, 2007

REVENUES

| | |
|--------------------------|-----------|
| Membership/Contributions | \$ 82,079 |
| Grants | 200,000 |
| Investment Income | 5,207 |

TOTAL REVENUES **\$ 287,286**

EXPENDITURES

| | |
|--------------------------------------|------------|
| Planning Consultant's Fees | \$ 136,650 |
| Site Visits/Meeting Expenditures | 23,336 |
| Promotions, General & Administrative | 16,368 |

TOTAL EXPENSES **\$ 176,354**

CHANGE IN NET ASSETS **\$ 110,932**

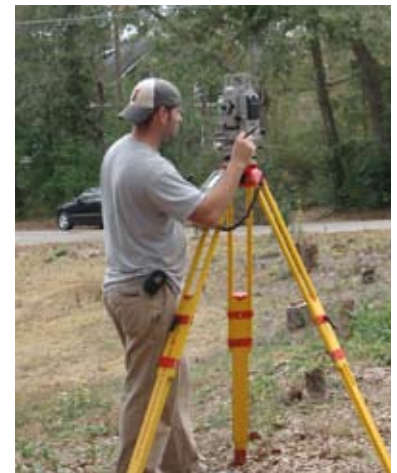
NET ASSETS AS OF DECEMBER 31, 2007

| | |
|--------------|-----------|
| Unrestricted | \$ 47,582 |
| Restricted | 63,350 |

TOTAL NET ASSETS **\$ 110,932**

WHY YOUR ANNUAL MEMBERSHIP IS IMPORTANT

Now that The Village of Spring Hill has the completed Master Plan from Dover, Kohl & Partners there is exciting work ahead of all of us to make the plan a reality. Your Board of Directors secured grants from the Alabama Department of Economic and Community Affairs (ADECA) to fund the Dover, Kohl planning process and from the Alabama Department of Transportation (ALDOT) and the City of Mobile to fund sidewalks along Old Shell Road.



Surveying for Old Shell Road sidewalks.

The Board will continue to seek funding from both public and private sources, but we need the ongoing financial support of residents, businesses, and friends to carry on the process of revitalizing our neighborhood.

The Board is deeply grateful for the membership contributions of over 500 supporters since the Village organization was established in 2006. (You may view the contributor list on our website.)

We ask all of our supporters to consider an Annual Membership in The Village of Spring Hill. March has been designated as membership month. *If you are already a supporter, please renew your membership for 2008 this month. If you are not a financial supporter, join us now to help ensure a bright and beautiful future for Spring Hill.* The various contribution levels are listed with the membership form on the back of this newsletter.

501(c)(3) Status

The Village of Spring Hill is a 501(c)(3) non-profit organization. All donations are tax deductible, including your membership contribution. You may also consider The Village of Spring Hill when making memorial or honorary donations, in which case an acknowledgment card will be sent.

To join, you may use the form on the back page of this newsletter or go to our website (www.thevillageof-springhill.com) and click "Join" and download the Membership/Donor form.

*Thank you for your investment in
Spring Hill's future!*

KUDOS

The Village of Spring Hill is most grateful to all who helped make Design Week a success.

BUSINESSES/ORGANIZATIONS

Facilities/Equipment/Transportation

AT&T Alabama
BankTrust
Bay Chevrolet
Downtown Mobile Alliance
Office Equipment Company
Spring Hill Baptist Church
St. Paul's Episcopal School
Wade Office Equipment

Other

Carolyn Miller Design
Carpe Diem
Chat-A-Way Café
Dauphin Realty: Mickie Russell
Elizabeth's Garden
Five Gold Monkeys
FusionPoint Media
Hennessey's
Martha Rutledge Catering
Pollman's Bakery
Craig Roberts, Architect AIA
Roberts Brothers Inc.: Johnny Roberts
Smart Coast:
 Wendy Allen, Charlene Lee
Spring Hill College
Spring Hill Hospital
Starbucks
TAG Architects: Cindi Klotz
The Brick Pit
Pete Vallas, Architect, AIA
Walcott, Adams, Verneuille Architects:
 Mac Walcott, Catherine Pate
Zoës Kitchen

VOLUNTEERS

Tootsie Bridges
Susan Carley
Susan Davenport
Jane Dukes
Mary Day Dumas
Walt Hayes
Tricia Hooks
K.D. Inge
Alice Jones
Betty Ann Long
Judy Marston
Lucy McVay
Anne Miller
Kellie Myers
Allen Oaks
Mimsy Perrien
Jody Powell
Terry Ritchie
Helen Robinson
Brad Saint
Sam St. John
Nancy Sledge
Carrie Stuart
Carolyn Thomas
Gayle Zieman

Mary Ann Fesenmeier and her army of volunteers who ensured the smooth functioning of Design Week

PUBLIC OFFICIALS

Mayor Sam Jones
The City of Mobile Administration and Staff
Gina Gregory, Mobile City Council, District 7
Reggie Copeland, Mobile City Council, District 5
Jamie Ison, State of Alabama House of Representatives
Hap Myers, Alabama State Senate (retired)
Jo Bonner, U.S. House of Representatives

And... all of our supportive members and others who helped in countless ways.



Pick It Up, Spring Hill!

3rd Annual Clean Up Day Saturday, April 5

Round up your children, your neighbors, and your friends for the 3rd Annual Village Clean Up Day on Saturday, April 5. Co-sponsored by The Village of Spring Hill and Keep Mobile Beautiful, this event brings our community together for a fun-filled day that yields a clean sweep of our streetscapes.

Clean up your little corner of the world Saturday morning and then bring your bags of litter to the neighborhood drop off in the parking lot between G. Harvell and Starbucks on Old Shell Road. There you will be treated to music by Azalea City DJs, Phillip and Lon Spencer, and hot dogs and drinks furnished by Mobile Gas. Hours for the dropoff and festivities are 10 a.m. – 1 p.m.

Closer to the date you will get a flyer from your street captain with details about the day—where to get your trash bags, etc. For more information you may call Clean Up Day Chairman, **Brennan Myers, at 344-9922.**

Mark your calendar and join the fun! Let's all pick it up in Spring Hill!



TOGETHER, WE CAN...

*Join your friends and neighbors and be a part
of something exciting happening in Spring Hill!*

- Friend: \$35 – 99
- Contributor: \$100 – 249
- Supporter: \$250 – 499
- Sustainer: \$500 – 999
- Patron: \$1,000 +

**A 501(c)(3) tax exempt organization.*

Mail form to:

Village of Spring Hill
4354-A Old Shell Rd. #145
Mobile, AL 36608-2011



Please take the time to update or send your email address so we can keep you abreast of happenings in the Village!

Attached is my check for a 2008 membership in the amount of: \$_____

In addition to my membership, I would like to make a contribution for:

A Memorial to _____ \$_____

A Gift in Honor of _____ \$_____

Sidewalk to Somewhere @ \$100 per foot \$_____

TOTAL \$_____

Name: _____

Address: _____

E-mail: _____

Telephone #1: _____ Telephone #2: _____

Preferred method of contact: email mail

www.thevillageofspringhill.com

Email: Info@thevillageofspringhill.com



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Mobile, Alabama 36608

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Treasurer

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- Helen DuMars
- Mike Johnson
- Thomas Myers
- Kimi Oaks
- Mike Thompson

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City Council District 7
- Carol Hunter
Downtown Mobile Alliance
- Hap Myers
Alabama State Senate, Retired