



February 3rd, 2023

Ms. Vanessa McGrath
Planning & Zoning Administrator
City of Alabaster
1953 Municipal Way
Alabaster, AL 35007

RE: Re-Zoning & Subdivision Submittal (Requested Amendment to District 31-Phase IV)
District 31-Alabaster, AL

Ms. McGrath,

Please accept the attached submittal to amend our approved rezoning and subdivision on our development, District 31. We are asking for approval to include six (6) additional parcels into the current Mixed-Use District (MXD) zoning for the development approved by city council in 2018, as shown on page two of our Updated Plans and Elevations attached to this letter. The additional parcels are crosshatched in green.

We are requesting the current zoning be changed from R8/B3 to MXD in the future at time of purchase to align with the current uses we intend to implement in the design of our project. The adjacent landowners and parcels are B3 or R8 in the vicinity of the project. Our submittal includes a buffer design to help assist adjacent landowners with screening were possible based on proximity to our property line. The legal description is attached for the proposed development and outlines the proposed development encroachments.

Phase IV of District 31 was originally intended to be a much smaller piece of the larger project due to the complications with acquiring the former Cannon Oil gas station. Once it was purchased, our team designed a new vision for Phase IV, called "The Shoppes at District 31", which will be comprised of 35k+/- square feet of small shop retail.

At the time of this letter, we have closed previously or are currently closing on five or the six parcels included in this submittal. They include the previous closed Cannon Oil parcel and the following parcels: Bailey-McDade, Booker and two owned by the heirs of Anna Mangum. We are including an affidavit for the sixth parcel (the "Washington Parcel") executed by the current landowner which we are still working to close at this time.

Our design was also coordinated with ALDOT on the improvements planned for interstate 65, Highway 31 and with the City of Alabaster for the new improvements at 7th Avenue. It will be our intent to have this work completed before the center opens and in conjunction with the upcoming additional improvements on Highway 31 to accommodate District 31, Phases I-III.

Once complete, we will assign District 31-Phase IV to a specific project entity, API Highway 31, LLC. Please feel free to email or call me for any questions you have regarding this letter, or the contents of the package submitted.

Thanks!!!

A handwritten signature in blue ink, appearing to read "K. Owens".

Keith T. Owens
Alumni Properties & Investments, LLC

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Property Location and Market Review: District 31-Phases I-IV

Alumni Properties and Investments, LLC (API) has contracted to purchase approximately seventy-six +/- acres in the northwest quadrant of the Interstate 65 and Alabama Highway 31 interchange with the intention to develop a mixed-use concept 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. Included in the overall concept will be the creation of an Improvement District. This entity will manage the additional fees imposed on the property and enforce/protect the covenants and restrictions created with the development.

District 31 will be a pedestrian friendly mixed-use development, consisting of several small districts (Phases 1-4). Future phases will include a potential variety of hotel, multi-family, service shops and additional retail shopping. The below dates are considered projected milestones for District 31-Phase IV.

Key Dates and Schedule (District 31-Phase IV only):

Complete City Approval Process:	Second Quarter 2023
Close Land Purchases:	In-Process
Start Construction:	Spring/Summer 2023
Construction Completion (Phase 1):	Spring/Summer 2024
Tenant Occupancy (Phase 1):	Spring/Summer 2024

- **Phase Four**-Originally designed as Outparcels Shops/Restaurants along HWY 31, we are now proposing building four separate small shop retail buildings comprised of 35k+/- square feet. All parcels included in this phase will be included in the District 31-Phase IV project and subject to the covenants and restrictions implemented on the entire development.

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. Final designs will include a right in right out entrance into the project from northbound traffic on Highway 31. An intermediate left turn from the Highway 31 median will be included in the initial plans, which will be removed when improvements for Phases I-III are completed, and the traffic signal installed. A permanent left turn lane will be constructed to turn onto 7th Avenue, which required the attached Cross Access Agreement between the neighboring landowners, will also be upgraded as part of the project. Finally, the median on Highway 31 will be closed 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 will review the final overall plan and we will ensure that 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 509 to 507 ft for finish floor elevations. 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.
- **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, which runs through parcels included in Phases I-III will be routed through the middle of the site.

- **Potable Water Systems**

Domestic water is available in the Highway 31 ROW, and it can be 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 will be required to obtain the required fire flows, and the development team and the Alabaster Water Board have been coordinating this effort. All public water lines will be constructed to Alabaster Water Board standards. All private lines will be constructed to industry standards.

- **Wastewater Systems**

An existing sewer trunk line runs adjacent to the site. Depending upon the final grading design for the project it may be relocated. If relocated, it will be constructed per Alabaster Environmental Services 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. 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 where possible, 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 landscape plan will be 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.
- Peripheral landscape areas separating vehicular areas and drives from adjoining property will be determined based on site conditions and layout.

Architectural Design

- 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 (Updated Plans and Elevations-Page 12)
- Proposed elevations for Phase IV are included in this submittal (Updated Plans & Elevations-Page 13).
- Proposed Monument Sign for tenant panels is included in this submittal (Updated Plans and Elevations-Page 14).