



**GONZALEZ – STRENGTH & ASSOCIATES, INC.**

CIVIL ENGINEERING · TRAFFIC & TRANSPORTATION ENGINEERING · LAND SURVEYING · LAND PLANNING · LANDSCAPE ARCHITECTURE

Christy Anderson  
Land Use Division  
City of Montgomery  
4<sup>th</sup> Floor  
25 Washington Avenue  
Montgomery, AL36104  
334-625-2041

RE: ARB Application for MAPCO-Herron Street

Mrs. Anderson,

MAPCO Express Inc. is requesting approval from the Architectural Review Board for the redevelopment of a site that consists of the following subject properties:

1. Parcel ID 11 01 12 3 011 003.000, located at 204 N Holt Street.
2. Parcel ID 11 01 12 3 011 004.000, located at 638 Herron Street.
3. Parcel ID 11 01 12 3 011 002.000, located at 637 Clay Street.
4. A portion (to be subdivided) of Parcel ID 11 01 12 3 011 001.000, located at Clay Street and Hanrick Street.

All of the parcels are currently zoned T4-R, and MAPCO is concurrently requesting through the Planning Commission for them to be rezoned B-3.

MAPCO has tried to incorporate feedback from the surrounding residents and city staff into plans for the development to create a site plan that will be an asset to the City as a whole, and in particular, to the surrounding district.

The most significant influence on the best and highest use of the site is its location immediately adjacent to I-65 and street access to and from the interstate highway.

The existing topography of the site is such that it is naturally acclimated more directly toward the interstate than it is to the properties to the East, and its grade and topography are such that a natural and effective line of separation between the site and the properties to the East can be established by the grade and landscape buffering. In using this natural topography of the site, it actually suits the neighborhood better by placing the building further away from the interstate and closer to the neighboring residents that will be served.

The proposed development of the site represents an investment of over five million dollars, and will provide access for area residents to a new, upscale store which provides groceries and on-site dining that is walkable and convenient to the neighborhood. The site plan has been configured to allow pedestrian access that does not cross or conflict with automobile access, which is directed by the curb cuts and drives to the West, toward the interstate. Conventional convenience store layouts center the building on the fuel canopy. In order to provide a more pedestrian friendly building and accommodate a closer desired street setback, the building has been pulled as close to Herron Street as practical. The proposed site plan brings the building to Herron Street and extends the Herron face of the building toward the back line of the site to create a more prominent presence along Herron Street. The project also anticipates construction of new sidewalk along Holt Street without any steps that will be more easily travelled by pedestrians. The proposed site plan will also include a short masonry wall along the Herron Street frontage to further enhance the presence on Herron Street.

The extension of the façade of the building along Herron Street includes architectural features in keeping with other commercial buildings in the Cottage Hill historic district to the East and enhances its character and appearance along Herron Street. Building materials, colors, and architectural features incorporated into the proposed plan for the new building, which are also found in other buildings in the district, include:

1. Full height glazing at the entry and public facing masonry walls
2. Awnings which delineate the entry point and provide visual interest
3. Clearstory windows which give an elevated feeling to the exterior and provide light for the interior
4. Flat, angled roof which creates a sense of height without adding stories
5. Roof overhang which provides a sense of shelter while not being overbearing
6. Usage of metal wall materials to differentiate commercial spaces from neighboring homes without detracting from them.

These are consistent with the features of buildings located at the following addresses throughout the district, photos of which are found on the attached Historic District Photographs Exhibit:

1. 121 North Goldthwaite Street
2. 441 Clay Street
3. 530 Herron Street
4. 215 Whitman Street

For nearly a decade, all of the properties immediately adjacent to this site, except for the Hatton Brown Publishers building which is owned by the current landowner, have either been vacant, or the interstate.

The subject site has not been improved with residential dwellings of any significance for over 60 years, as can be seen on the attached historical aerial photographs dating back to the construction of the interstate. The proximity of the site to I-65 is such that it's not plausible that the site will be redeveloped for residential use, or any other use not compatible with the intensive use of the interstate.

The current owner of the properties intended to acquire all parcels on the entire block bounded by Herron, Holt, Clay, and Hanrick Streets. This began with the initial purchase of the properties at Herron and Hanrick Streets in 1996.

The current owner of the properties acquired the parcel located at 201 North Holt Street in May, 2001, and leased it to the then current owner of the original business for approximately 16 years. When that lease was terminated, the landlord had to invest approximately \$50,000 into the building, mostly on the roof, before he could attempt to attract new tenants. Once those repairs were finished, the owner listed it and has attempted to lease the building for approximately 4 years without success. The existing building was constructed with the specific business in mind (Stern Brothers office supply company), and the limited amount of parking spaces (current zoning of the property would require approx. 78 parking spaces for a retail use in the existing building), in the opinion of the current owner, make the existing building unattractive for a retail type business.

The current owner acquired the parcel located at 637 Clay Street in March 2020, which includes the white block house that had already fallen into such a state of disrepair that the city has issued a request for it to be demolished.

According to the attached report prepared by Cole & Cole architects, Inc, the main structures on North Holt Street have no particular architectural significance, and their structure is such that it is not feasible to bring

these buildings to a condition appropriate for any productive use. The proposed site plan brings the new building to Herron Street and provides a much more significant presence along Herron Street than the existing buildings.

MAPCO is requesting B-3 zoning through the Planning Commission because it appears to be more appropriate for the site than smart code zoning, and would not be an impediment to the continued application of smart code zoning to the properties East of the site. As mentioned above, there is a clear and natural break between the site and the properties to the East, and there is a significant impact by the interstate upon the site, which is not felt by the properties to the East. All of these factors indicate that the site is more appropriately developed outside of the Smart Code. Since the site has frontage on 3 separate roads, development of the site in accordance with the smart code maximum building setbacks from all 3 roads would be difficult to achieve. Furthermore, the B-3 zoning would not affect the inclusion of the site in the historical district.

The proposed development of the site includes significant landscaping, which represents a vast improvement to the appearance of the site, and a much more attractive entrance to the district and the City. Please see the attached landscape plans prepared by Heibert + Ball Land Design. The landscape improvements include the following: parking lot screening with Juniper and Distylium, Alee Elm canopy trees, Oklahoma Redbud and Cherokee Princess Dogwood understory trees, D.D. Blanchard Magnolia and Nuttall Oak tree installation, Bermuda Sodding and Fescue seeding.

Renderings of the exterior of the proposed development improvements, building elevations, floor plan, landscape plans, proposed site plan, neighborhood photo exhibit, and historic district photo exhibit are attached.

A handwritten signature in black ink, appearing to read 'C. Todd Smith', with a stylized flourish at the end.

C. Todd Smith, PE  
Gonzalez Strength and Associates, Inc.

# Mapco Exterior Finishes

Note: Reference color building elevations for visual aid of where materials are located at the building.

## Building Finishes

### **BR-1 – STONE VENEER (EXTERIOR)**

- Primary material of the building that is located on all four exterior walls of the building.
- Indicated as stone but has a masonry 'brick' look when assembled
- Manufacturer/ model: Echelon – Aria Slim Stone
- Color – Graphite
- <https://www.echelonmasonry.com/assets/3450>

### **L-1 – LOUVER –**

- Sun shading devices at the upper storefront on the front and right side of the building. Adds another layer of 'texture' to building.
- Manufacturer/ Model: Kawneer - Versoleil
- Color – Bronze Finish
- [https://www.kawneer.com/kawneer/north\\_america/en/product.asp?prod\\_id=4314&desc=storefront-sytems-single-blade-sun-shades](https://www.kawneer.com/kawneer/north_america/en/product.asp?prod_id=4314&desc=storefront-sytems-single-blade-sun-shades)

### **L-2 – LOUVER –**

- Aluminum tubes with wood composite finish. Located between the front face of the storefront and the orange perimeter beam. Used to infill the orange canopy.
- Manufacturer/ Model - GEOLAM – Soleo 6010; 5" x 2" –
- Color finish: Teak
- <https://www.geolam.com/en/products/soleo-6010-128x53-mm>

### **MTL-1 – BREAK METAL (PARAPET FLASHING) –**

- Break metal flashing used as a cap to the exterior walls. Located at top of masonry wall and metal panel wall (parapet).
- Manufacturer/ Model: Pac-Clad
- Color: Slate Gray - <http://www.pac-clad.com/e-binder/pdf/general/Color%20Chart.pdf>
- <https://www.pac-clad.com/products/wall-panels/flushreveal-wall-panels/>

### **MTL-2 – ALUMINUM COMPOSITE PANEL (ACM)**

- Aluminum Composite Metal. Installed at the high roof of the building and around the amazon locker at the left side of the building.
- Manufacturer/ Model: Reynobond
- Color: Color match PMS 363 C "Mapco Green"
  - <https://www.pantone.com/color-finder/363-C>
- [https://www.alpolic-americas.com/?gclid=EAlaIQobChMIILuPyNLw6glVt\\_3jBx2mzQtbEAAAYASAAEgleQvD\\_BwE](https://www.alpolic-americas.com/?gclid=EAlaIQobChMIILuPyNLw6glVt_3jBx2mzQtbEAAAYASAAEgleQvD_BwE)

### **MTL-3 – ALUMINUM COMPOSITE PANEL (ACM)**

- Aluminum Composite Metal. Installed at high roof of the building, below the green ACM (MTL-2)
- Manufacturer/ Model: Reynobond
- Color: Silver Smith
  - <https://www.alpolic-americas.com/samples/?corporate-id=&colors=silversgreys&finishes=&pg=1>
- [https://www.alpolic-americas.com/?gclid=EAlaIqObChMIILuPyNLw6gIVt\\_3jBx2mzQtbEAAYASAAEgleQvD\\_BwE](https://www.alpolic-americas.com/?gclid=EAlaIqObChMIILuPyNLw6gIVt_3jBx2mzQtbEAAYASAAEgleQvD_BwE)

### **PT-5 – PAINT – “GRAY”**

- Paint used for hollow metal doors and frames, ladder, ladder security guard, dumpster gate, dumpster gate post and collar hinge)
- Manufacturer/ model: PPG
- Color: Downpour PPG1010-5
- <http://www.pac-clad.com/e-binder/pdf/general/Color%20Chart.pdf>

### **PT-6 – PAINT – “LIGHT GREEN”**

- Paint used at the bollards that are in front of the dumpster enclosure.
- Manufacturer/model: PPG
- Color match PMS 376 C “Mapco Light Green”
  - <https://www.pantone.com/color-finder/376-C>

### **PT-8 – PAINT – “ORANGE”**

- Paint used at the perimeter beam of the canopy at the front of the building.
- Manufacturer/model: PPG
- Color match PMS 138C “Mapco Orange”
  - <https://www.pantone.com/color-finder/138-C>

### **PT-9 – PAINT – “CLEAR ANODIZED ALUMINUM”**

- Paint used to paint the building canopy columns/ outrigger beams.
- Manufacturer/model: PPG
- Color match storefront “kawneer finish no. 14 clear ”
  - [https://www.kawneer.com/kawneer/north\\_america/catalog/pdf/Finishes/Anodize-finish-chart--F.pdf](https://www.kawneer.com/kawneer/north_america/catalog/pdf/Finishes/Anodize-finish-chart--F.pdf)

### **WS-1 – WOOD SOFFIT**

- Aluminum sheet with wood composite finish. Located on the underside (soffit) of the high roof.
- Manufacturer/ Model - GEOLAM – Vertigo 5011
- Color finish: Teak
- <https://geolaminc.com/product/vertigo-5011/>

C O L E & C O L E

A R C H I T E C T S , I N C .

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November 22, 2021

Mr. Neil Weber  
Director of Design & Development  
Mapco  
801 Crescent Centre Drive, Suite 300  
Franklin, TN 37067

Re: 204 N. Holt Street, Montgomery, AL

Dear Mr. Weber:

Mapco Inc. requested that we survey the referenced property to evaluate the condition of the buildings.

The original warehouse/showroom was apparently constructed between 1946-1948. Four additional warehouse structures were added in subsequent years.

The foundation consists of different slabs on grade that step between each building with the slope of the property. This creates accessibility issues. Numerous areas of cracking and settlement were observed. The walls are primarily concrete block with some wood frame infill and also show significant signs of cracking and settlement. Many areas of water intrusion were visible at the ceiling level below the wood-truss roof structure. The electrical and HVAC systems are antiquated, and I assume do not meet code.

The modestly constructed buildings are in poor condition and have no architectural significance. In my opinion, they have outlasted the original intended use.

Sincerely,

*Les Cole*

Les Cole  
President



ORIGINAL STRUCTURE (Circa 1946-1948)



CURRENT SATELITE VIEW (Looking north)



STREET VIEW (South)



SIDE VIEW (West)



REAR VIEW (North)



INTERIOR – FIRST WAREHOUSE (South)



WATER INTRUSION/DAMAGE



INTERIOR – SECOND WAREHOUSE (South)



INTERIOR – THIRD WAREHOUSE (South)



INTERIOR – THIRD WAREHOUSE (North)



INTERIOR – FOURTH WAREHOUSE (East)



INTERIOR – FOURTH WAREHOUSE (South)



INTERIOR – FIFTH WAREHOUSE (South)

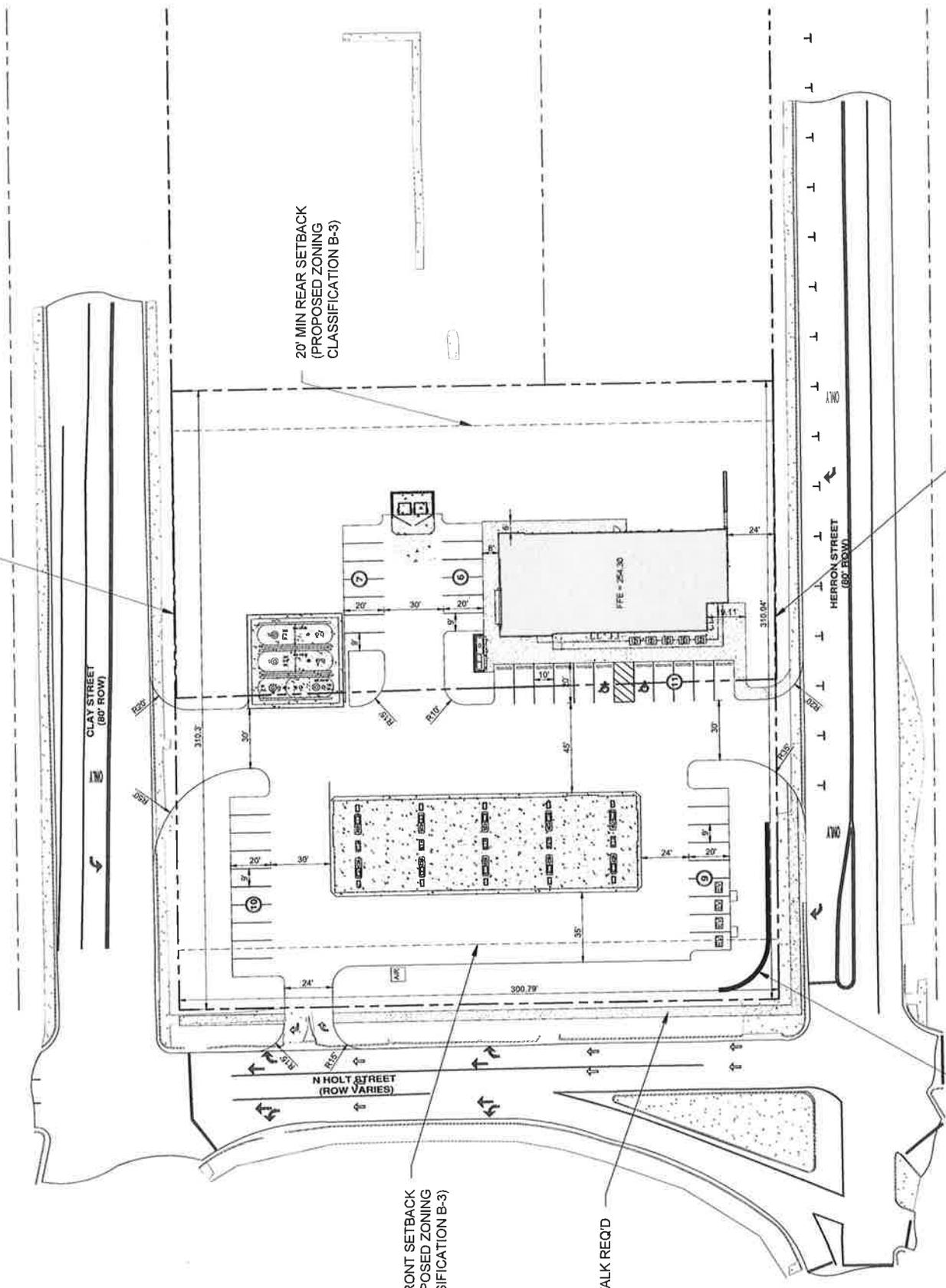


INTERIOR - FIFTH WAREHOUSE (East)



ANTIQUATED ELECTRICAL SYSTEM

0' MIN SIDE SETBACK  
(PROPOSED ZONING  
CLASSIFICATION B-3)



20' MIN REAR SETBACK  
(PROPOSED ZONING  
CLASSIFICATION B-3)

30' MIN FRONT SETBACK  
(PROPOSED ZONING  
CLASSIFICATION B-3)

SIDEWALK REQ'D

0' MIN SIDE SETBACK  
(PROPOSED ZONING  
CLASSIFICATION B-3)

LOW MASONRY WALL REQ'D  
WITH WELCOME SIGNAGE







SPEED  
LIMIT  
30



















