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From the Birmingham Business Journal:

<https://www.bizjournals.com/birmingham/news/2019/09/10/developers-eye-80m-mixed-use-project-boutique.html>

Developers eye \$80M mixed-use project, boutique hotel for Redmont Park

Sep 10, 2019, 2:25pm CDT Updated: Sep 10, 2019, 4:32pm CDT

A development team out of New York City is planning an \$80 million mixed-use development for the Redmont Park neighborhood.

D&A and its affiliate WDP Arlington Avenue LLC is looking to buy the Bayer Properties building on Arlington Avenue and the Sycamore Manor apartment complex on 23rd Street South for a new boutique hotel, condominium building, spa and wellness concept.



D&W

Bayer Properties plans to relocate its corporate headquarters to another location in metro Birmingham. According to Jefferson County public records, 2222 Arlington Company LLC bought the property from [Sirote & Permutt PC](#) for \$2.371 million in 1999 as well as adjacent property from Abraham and Clarita Elkourie for an undisclosed amount the next year.

Former principal at Bayer Properties [David Silverstein](#) and his new company, FiveStone Group, is partnering with D&A on the project. The team plans to close on the sale of the properties before the end of the year.

The two properties total about 2.2 acres and include a tract of about 83,025 square feet that houses Bayer Properties and a two-level parking deck as well as another

tract of about 13,618 square feet that houses the three-story Sycamore Manor.

The project could consist of a new 10-story hotel, a 10-story condominium building with about 25 to 30 units that will go up for sale, and about 20,000 to 25,000 square feet of commercial space. The boutique hotel would be about 115,000 to 120,000 square feet and add between 125 to 150 new rooms to the city. The condo building would be about 65,000 square feet. Some single-family townhomes may also be included in the development.

The new development would take up part of Arlington Alley, and it would be accessed via a new 24-foot-wide private drive that would connect 22nd Street South with Arlington Avenue. The drive would provide off-street surface parking and access to the three lobbies of the hotel, condo building and spa.

The development group is requesting the Arlington Avenue property be rezoned from office to community business and the 23rd Street South property be rezoned from multifamily to community business. The Redmont Park Neighborhood Association is voting on the proposed development before the Birmingham Zoning Advisory Committee considers the request in October and makes a recommendation to the Birmingham City Council.

The properties sit at the bottom of the Red Mountain Expressway, separating Redmont Park from Five Points South.

The proposed development comes at a time when work on the 17-story Vesta multifamily development is almost complete and the 17-story Ascend building is going up in Five Points South. The Redmont Park neighborhood is home to several multifamily and office buildings such as the Arlington Crest and the Crescent building.

The Redmont Park neighborhood includes contributing and noncontributing buildings to its designation as a national historic district. Arlington Avenue was developed in the early 20th century as Birmingham residents were looking for cooler temperatures, and the Redmont neighborhood followed. While several buildings no longer serve as residences, the neighborhood has sought to maintain its residential feel and historic designation.

