



**FOREST PARK SOUTHEAST  
DEVELOPMENT COMMITTEE**

March 26, 2019

5:30 P.M.

**MEETING AGENDA**

1. **Introductions** .....5 Minutes
2. **Minutes from February 26, 2019** .....2 Minutes
3. **4180 Manchester:** Request for Community support for a Conditional Use
  - Park Central Presentation.....5 Minutes
  - Business Presentation .....5 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
4. **4322-24 Swan:** Request for Razing a building and new construction of Townhomes
  - Park Central Presentation.....5 Minutes
  - Business Presentation .....5 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
5. **Ronald McDonald House Update**.....10 Minutes
6. **Closed Session** .....10 Minutes



**FPSE Development Committee Meeting Minutes  
February 26<sup>th</sup>, 2019 at 5:30 pm  
at 4512 Manchester, St. Louis, MO 63110**

**Committee members in attendance:** Guy Slay, Brian Phillips, Tom Ernst, Patrice Willis, Meredith Jones, Patrick Brown

**Staff in attendance:** Abdul Abdullah and Julie Walker

**Others in attendance:** Missouri Foundation for Health, HOK architect, developer from UIC, Luke Henson, An'namarie Baker

**1. Introductions**

- Chairman John Boldt was not present, Brian Phillips subbed for him

**2. Minutes from November 13<sup>th</sup>, 2018**

- Board approved meeting minutes

**3. 4180 Manchester**

- Developers were not present

**4. 1311 Boyle**

- Abdul went over request and project
- Matt from UIC presented and went into detail about salvaging and restoring brick walls of the original structure, and explained challenges with setbacks that led to the request. The lot size is 110 where most lots are 125.

**5. 3422-24 Swan**

- Developers not present

**6. Missouri Foundation for Health Columbia Iron Works Site Update**

- Developers updated committee on project and presented renderings with the architect from HOK present. They went over their proposal to rebuild collapsed building, which included: maintaining brick structure, roof line and volume, changing window placement on vista side to be more consistent with overall design, and adding a rear piece connecting to Columbia Iron Works. It will be all new construction, and materials used will be new but similar to what they are now. It will be solid brick, with the size not yet decided, and the footprint will be similar to original buildings. Developers still need to talk to preservation board, upon committee approval, before they can provide a timeline estimate. They have not had it bid out for construction yet.

**7. Closed Session**

- Luke and An'namarie Baker from Central West End Development Committee sat in on the closed session.

- 1311 S Boyle: discussed difficulty to build on lot without variance set backs
  - Committee approved with suggestion for pulling the garage back to give appropriate clearance for driving in and out of the alley
- Missouri Foundation for Health: discussed request for sample of materials
  - Committee approved contingent upon reviewing and approving building materials, roofing materials and review of openings size to ensure historical accuracy
- 4322-24 Swan
  - Guy commented that the building is salvageable and in good shape, and questioned the developer's request to raze it
  - Committee will wait to hear developer's presentation to decide

**Meeting Adjourned 6:30 PM**

4108 Manchester Ave.

**Site Address:** 4108 Manchester Ave.

**Request:** Community Support for a Conditional Use

**Company Name:** May's Place

Contact Person(s): Katie May

**Mailing Address:** 6584 Bradley Ave, St. Louis, MO 63139

**Company Owners / Principals:** Katie & Andy May

**Project Information**

**History of site**

The building is owned by Jessie Mueller. The building was previously home to Lemon Gem and before that the original Rise Coffee Location.

**Proposed Project**

The building will have a brick and Nichiha façade. May's Place will operate as vintage clothing boutique - offering fashion-forward vintage and second-hand clothing, accessories and home goods for the conscious consumer. The first floor of the building will house its main retail space, and the upstairs will function as a showroom/ studio, as well as to host pop-ups with other local business owners and artisans.

**Parking**

The development will have 6 open air parking spaces and 4 garage spaces.

**Current Zoning** Neighborhood Center 1 (NC1)

4108 Manchester Ave.

**Project Costs:**

Acquisition:	\$0
Pre-development Soft Cost:	\$ 0
Construction Cost:	\$ 5,000
Total:	\$ 5,000

**Project Timeline:**

Site Control:	Owned by Developer
Conditional Use Hearing:	March 2019
Construction Start:	February 2019
Construction Complete:	March 2019
Occupancy:	April 2019

**Relevant Experience**

The Business owner has a background in fashion and retail and has successfully ran May’s Place since October 2015 at its current location.

**Will the project seek financial incentives from the City of St. Louis?** No incentives will be sought for this project.

**Park Central Recommendation**

Park Central Development recommends support for the owner’s conditional use with the following conditions:

1. The business owner will sign the Grove CID Good Neighbor Agreement.
2. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

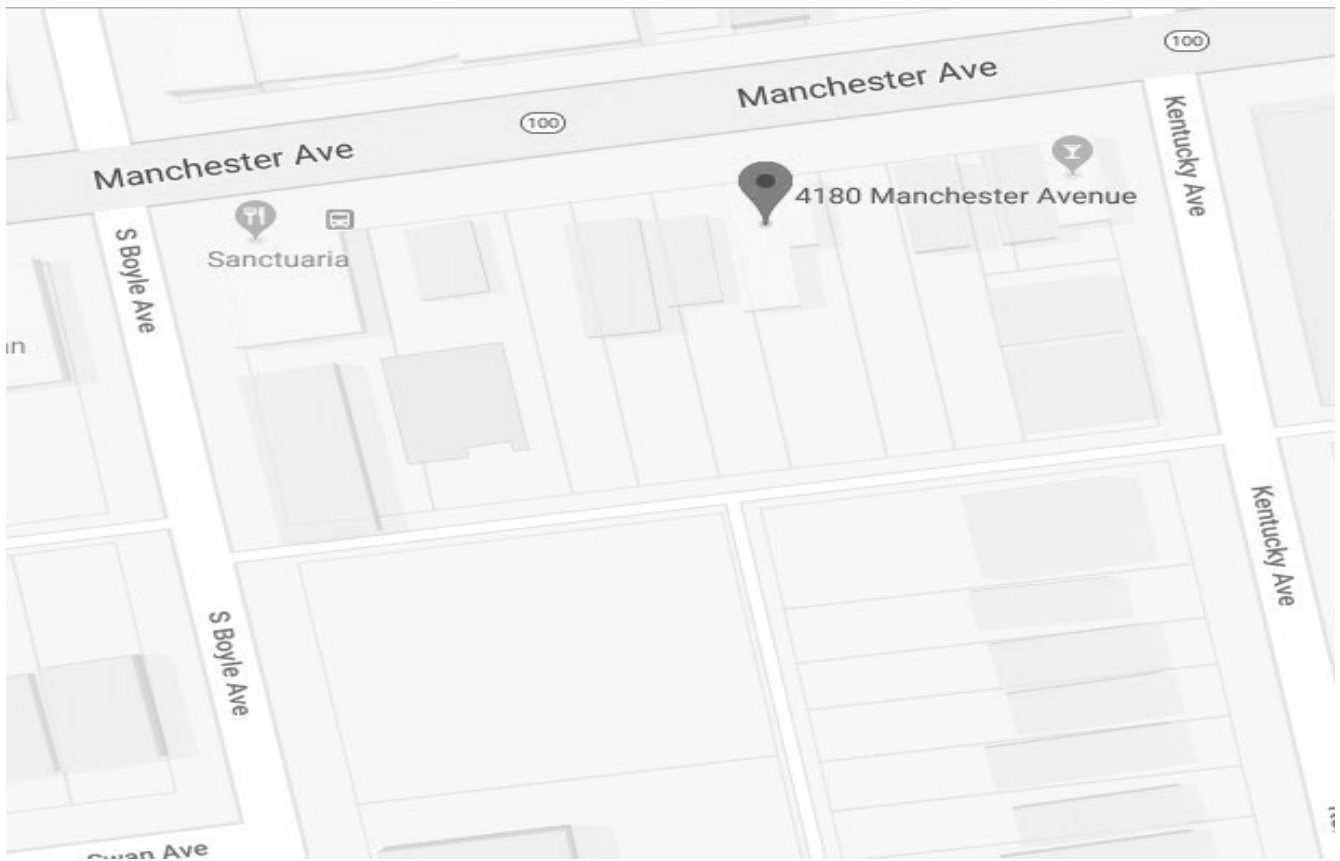
4108 Manchester Ave.

Street View



4108 Manchester Ave.

**Site Map**



4108 Manchester Ave.

**Aerial View**







# MAY'S PLACE

LOCAL  
HANDMADE



ES

1311 Boyle Ave.

**Site Address:** 1311 Boyle Ave.

**Request:** Community Support for a variance to the FPSE Form Based Code- Approval for 4 set back issues.

**Company Name:** UIC (Urban Improvement Company)

Contact Person(s): Brett McMahon: bmcMahon@uicstl.com or 314-369-2404

**Mailing Address:** 1607 Tower Grove Ave. St. Louis, MO 63110

**Company Owners / Principals:** Brent Crittenden and Sarah Gibson

**Project Information**

**History of site**

The site consists of a vacant lot (1311 Boyle), once a community garden, and a vacant shotgun style house (1309 Boyle). Recently the site was consolidated into one lot for this project.

**Proposed Project**

The project will be a 2200sq ft. two (2) bedroom single family home. The project will maintain the existing structure on site and building a new structure off the back. Due to the alley running alongside the project, a garage will be built facing the south. The project is requesting the following variances for setbacks:

Section 3.1 (III) (C.): 0' min/5' max setback on side yard.

Currently the project is showing a 6' setback on the North side yard. The project is preserving a portion of the existing building on the lot so that it is aligned with what is determining the side yard setback.

-Section 3.1 (III) (D1.): 5' min setback at alley for ancillary building  
The garage does not meet this spec.

-Section 3.1 (III) (D2.): 50' min setback at alley for main building  
The project is unable to achieve this requirement as the alley on the property is on the side of the lot rather than the rear of the lot. The Lot is only 50' wide and cannot set the house back 50' in the width of the lot.

1311 Boyle Ave.

-Section 3.1 (III) (H1.): 25' between buildings.

The project proposes 16' between the house and Garage. Due to the depth of the lot there is no way to have a Garage 25' from the house while maintaining the front setback of the house.

**Parking**

The project will have 2 parking spaces in the back of the lot, in addition to the garage.

**Current Zoning** Neighborhood General 2 (NG2)

**Project Costs:**

Acquisition:	\$10,000
Pre-development Soft Cost:	\$ 45,000
Construction Cost:	\$ 440,000
Total:	\$ 495,000

**Project Timeline:**

Site Control:	Owned by Developer
Conditional Use Hearing:	March 2019
Construction Start:	1/28/19
Construction Complete:	8/2019
Occupancy:	8/2019

**Relevant Experience**

The developer has over 10+ years of design/build experience and many projects in the FPSE neighborhood

**Will the project seek financial incentives from the City of St. Louis?** No incentives will be sought for this project.

1311 Boyle Ave.

**Park Central Recommendation**

Park Central Development recommends support for the owner's conditional use with the following conditions:

1. Shift the Garage on the design on the project if possible to conform to the FPSE-FB Code as much as possible.
2. Immediately clear the fence line and ally surrounding the property of overgrowth and trash on the property line.
3. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

4322-24 Swan Ave.

**Site Address:** 4322-24 Swan Ave.

**Request:** Community Support for the project to raze an existing building and build a construct a new building

**Company Name:** Y.S Investments

Contact Person(s): May Eizenberg

**Mailing Address:** 7808 Balson Ave , 63130 MO

**Company Owners / Principals:** May Eizenberg

**Project Information**

**History of site**

They site is an existing (4) four-family Unit.

**Proposed Project**

The project proposes to demolish the existing 4-family building on the site and replace it with the new construction of two three (3) bedroom townhouses. Each unit is 3,576 sq. ft. According to the Director of Cultural resources from the City of St. Louis, this building was left out of the National Register District. The director is comfortable with its demolition for new construction but want input from the neighborhood. The approval of the project would be contingent on the appropriate design of the new construction.

**Parking**

The project will have two (2) garages, one for each unit.

**Current Zoning** Neighborhood General 2 (NG2)

**Project Costs:**

Acquisition:	\$125,000
Pre-development Soft Cost:	\$ 30,000
Construction Cost:	\$ 200,000
Total:	\$ 355,000

4322-24 Swan Ave.

**Project Timeline:**

Site Control:	Owned by Developer
Conditional Use Hearing:	March 2019
Construction Start:	1/28/19
Construction Complete:	8/2019
Occupancy:	8/2019

**Relevant Experience**

The developer has over 10+ years of design/build experience.

**Will the project seek financial incentives from the City of St. Louis?** No incentives will be sought for this project.

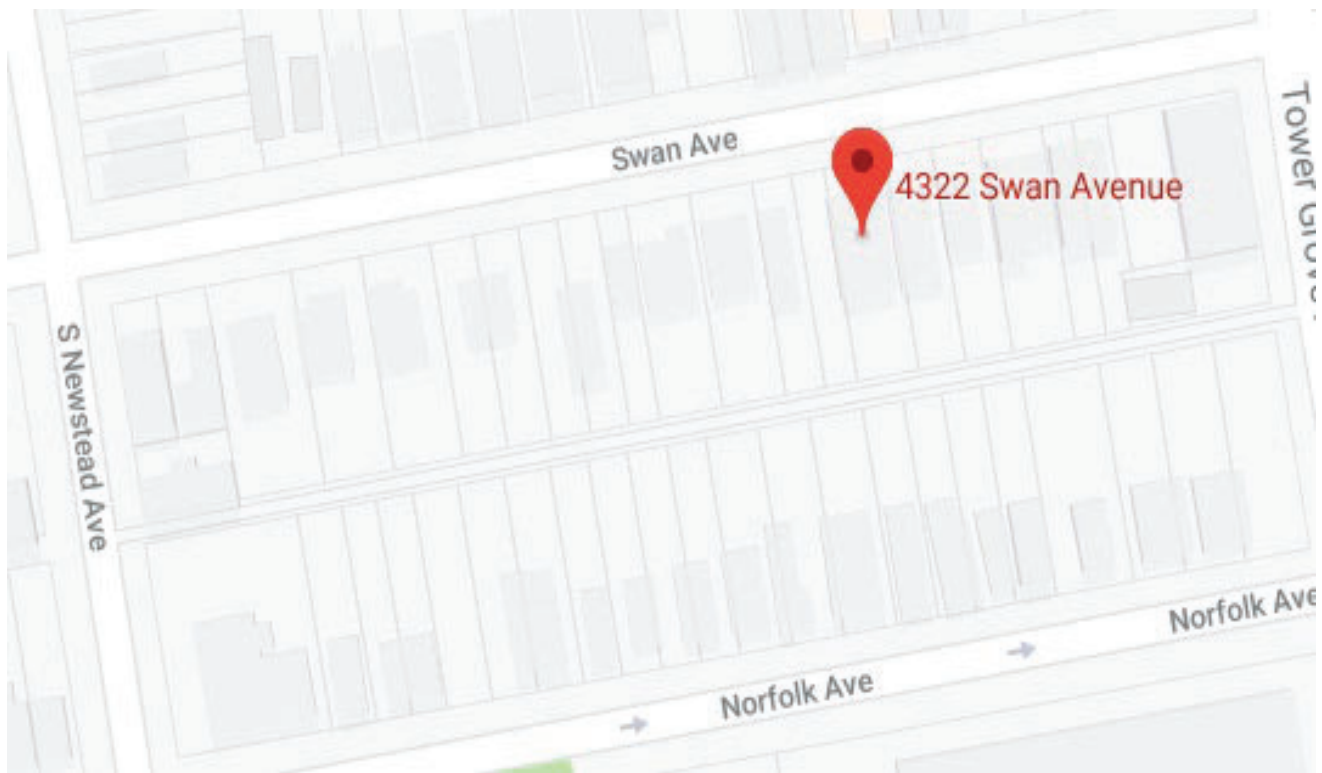
**Park Central Recommendation**

Park Central Development recommends support for the owner’s conditional use with the following conditions:

1. Repair if needed the Sidewalk in front of the property.
2. Immediately clear the fence line and ally surrounding the property of overgrowth and trash on the property line.
3. Conform to the design recommendations that the Director of Cultural Resources for the City of St. Louis Recommends per the form base code.
4. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

4322-24 Swan Ave.

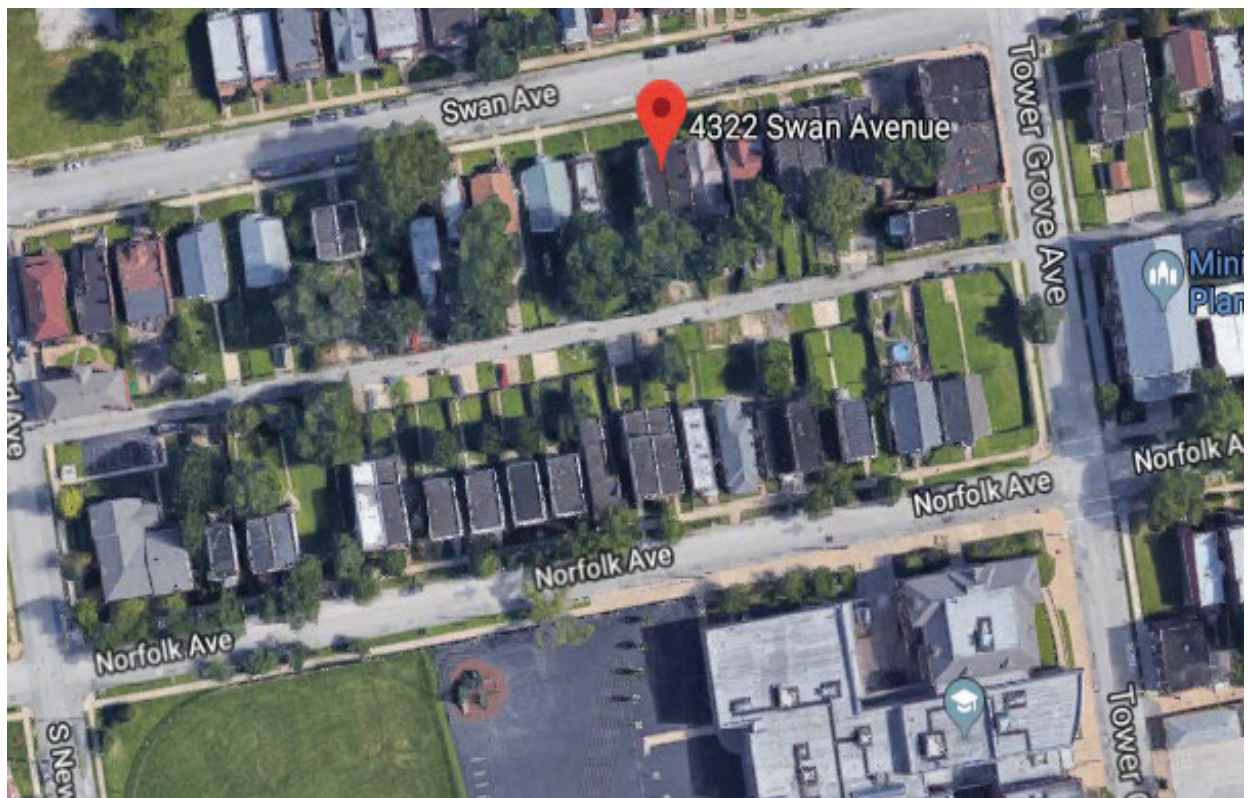
**Map View**





4322-24 Swan Ave.

Aerial View

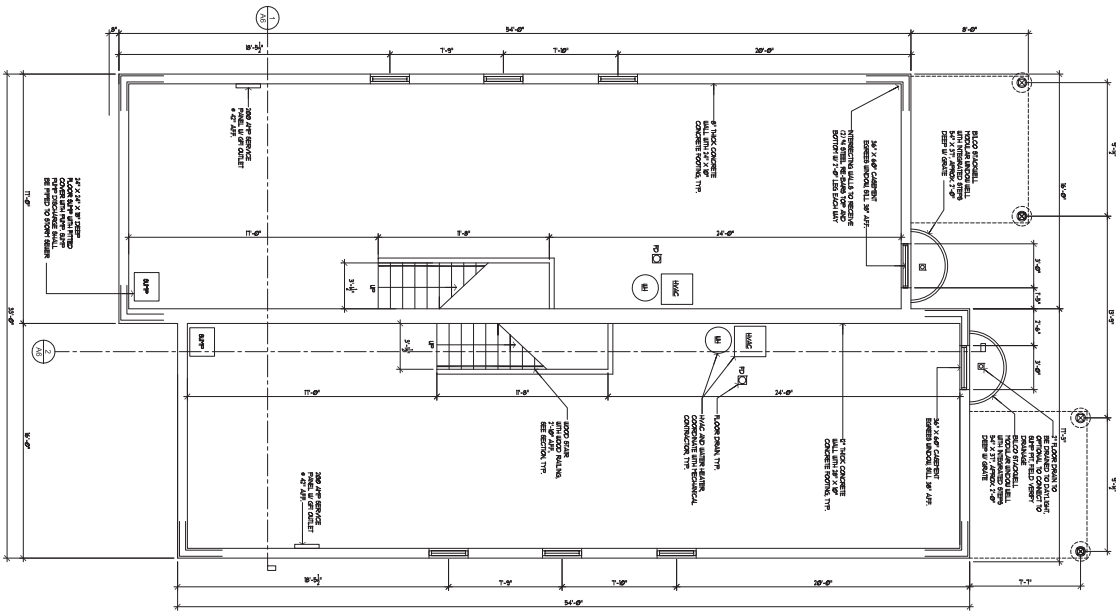


4322-24 Swan Ave.

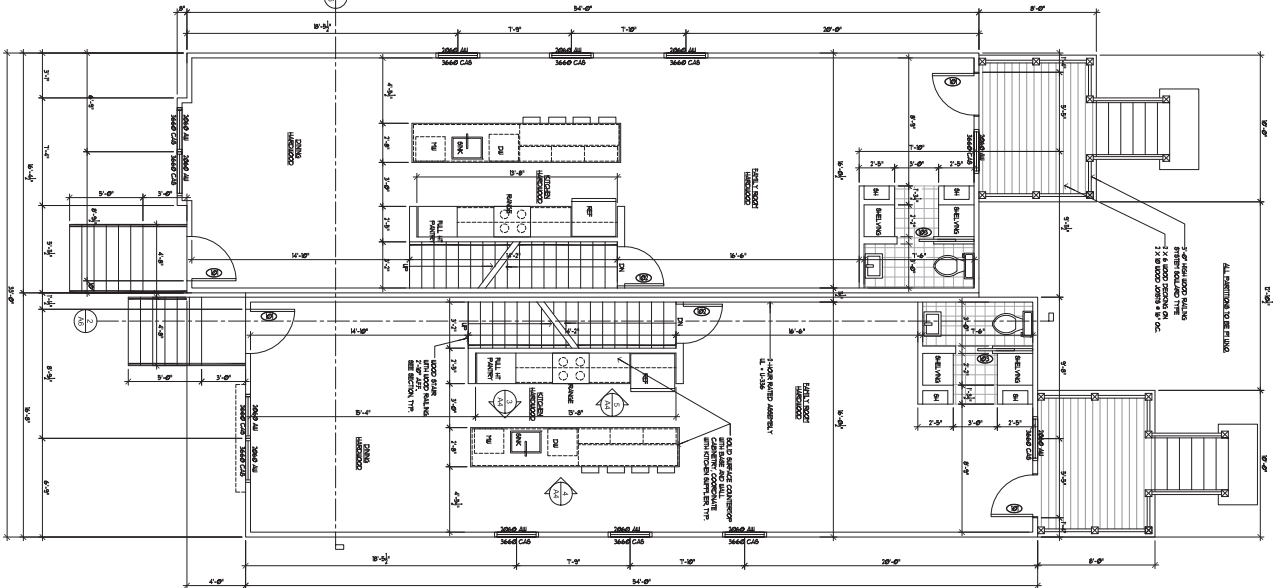
Street View



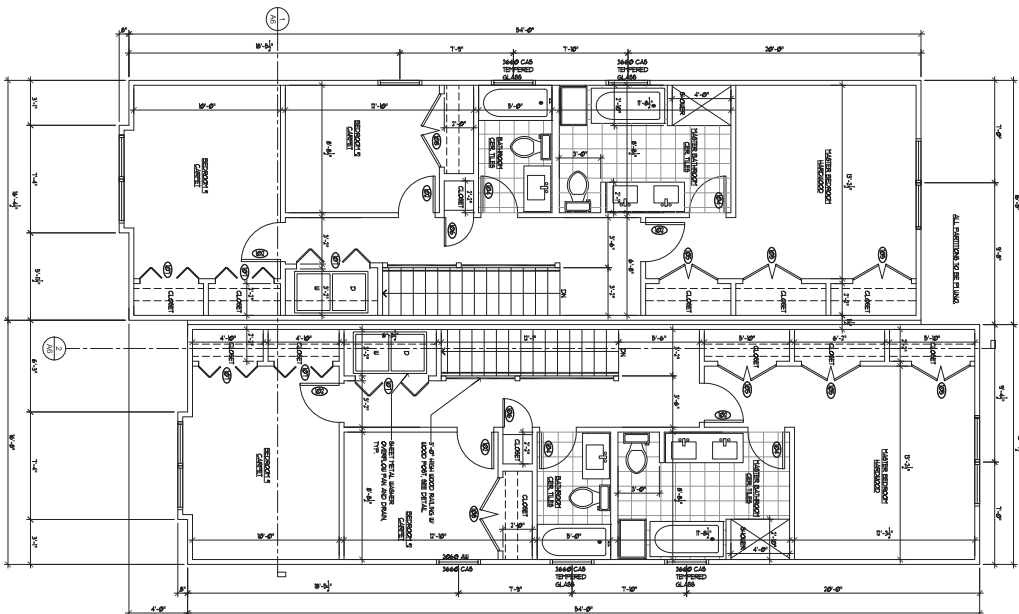




1  
BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL STRUCTURE AND FINISHES TO BE SHOWN.
2. ALL FINISHES TO BE SHOWN TO THE FINISH LINE.
3. ALL FINISHES TO BE SHOWN TO THE FINISH LINE.
4. ALL FINISHES TO BE SHOWN TO THE FINISH LINE.
5. ALL FINISHES TO BE SHOWN TO THE FINISH LINE.