

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 Conditi	onal 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	ion 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 26th, 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 13th, 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
 - o Guy commented that the building is salvageable and in good shape, and questioned the developer's request to raze it
 - o Committee will wait to hear developer's presentation to decide

Meeting Adjourned 6:30 PM

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)

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

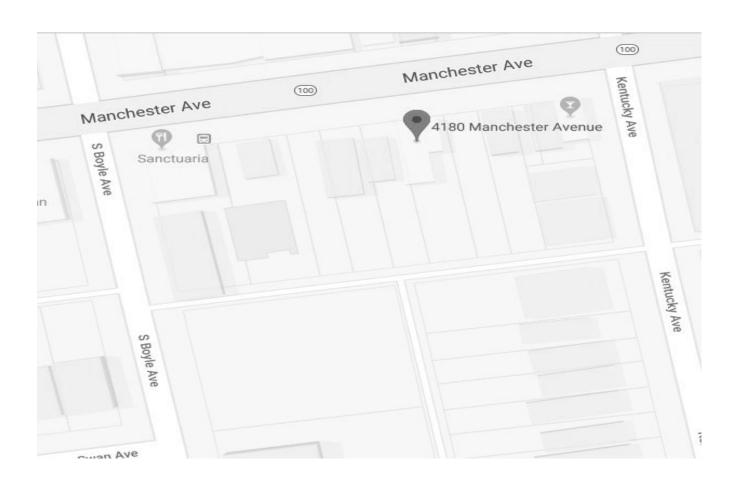
Park Central Development recommends support for the owner's conditional use with the following conditions:

- 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.

Street View



Site Map



Aerial View







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.

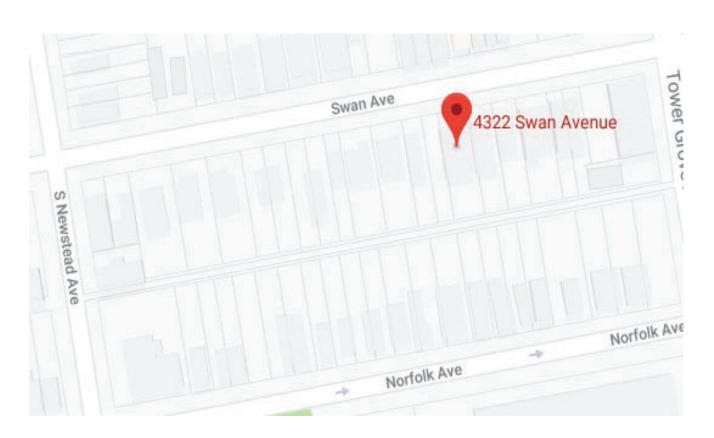
Park Central Recommendation

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

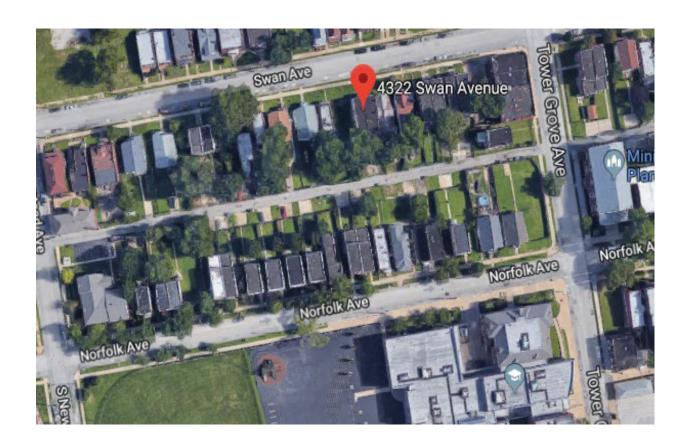
- 1. Repair if needed the Sidewalk in front of the property.
- 2. Immediately clear the fence line and ally surrounding the property of overgrowth and trash on the property line.
- 3. Conform to the design recommendations that the Director of Cultural Resources for the City of St. Louis Recommends per 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.

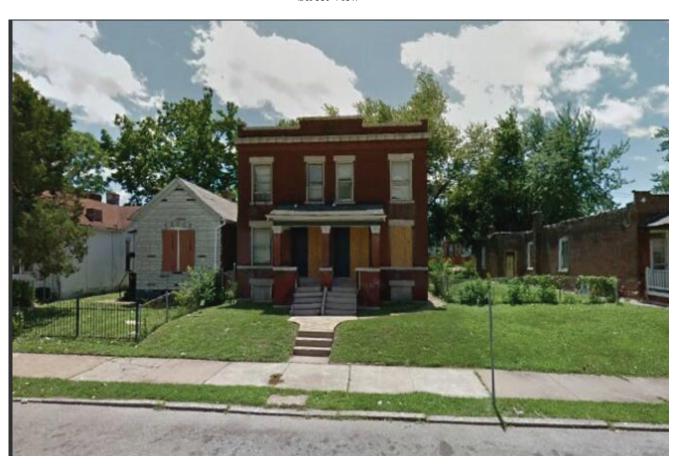
Map View



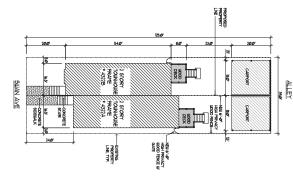
Aerial View

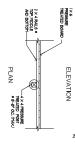


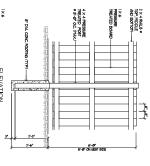
Street View

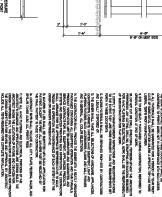


















PALCONT F-40 to PER SQ.FT.	6,507WG 9000'S	PLOCE AREAS OTHER THAN SLEEPING ROOMS IT 40 to PER 80 FT.	ALL RIGHT WANTED THE DESIGNATION OF CHEMICAL THE POLICIAN PROPERTY.	BANK NOTES		A VAPOR BARRERS & TIL POLITE HTLEVE PLT IS REGURDED WHITE ALL.	2ALL CONCRETE GHALL BE ARRENTEGARD	C. 3500 PSI - PORCHES, MAJOS, PATIOS, STEPS, GARAGE SLABS AND DRIVEMAYS	PRN - POMDATIO	A 3500 PS - DARRING SLADS	ICOMPRESIVE STREAM OF CONCRETE AT 20 DAYS SALL DE YANNIN	CONCRETE	
5	e	8	4	2	z	26	T.	2	P	٠	=	52	

40 to 1978 10 FT	TAM SLEEPING ROOMS Lab to REP 802 FT.	LL BE DESIGNED TO SUPPORT THE POLLOWNS HINNING.		ML POLYETHYLDNE FLY 16 REQUINED UNDER ALL	28, MAUOS, PATTOS, BTEPS, GARAGE SLABS AND DRIVEMAYS	ITON AND BAMBIENT WILLS, POOTINGS AND PIERS	SHI OF CONDICTE AT 26 DAYS SHALL BE YEARING		
TTTTTNDDSOH . 90 NHUII	CE ADOL BY MODE AND LOSE OF	SAMELL OF TANK IN MECHANIC	N A CLOSED POSITION AND IF I	AND STREET, SALEND AND	POOLS WHICH IS LOCATED 60" YES	SHOULD HOT THEM, WHITEPOOL	L PROVIDE LAYBURED SAFETY	BOOKS AND UNDOUG	

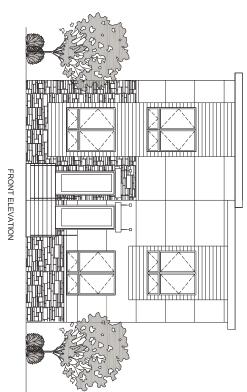
	P Z i E	1945	ю
PAR ADVIA THE NOOM. AN ADVIA THE NOOM. CALDINAS NOVOLME PARE IS GREATER THEN IS DO FT, AND BOTTOM EDGE 1586 THEN IS MADVE NOOM. AND THE THEN IS GREATER THEN IS MADVE NOOM, AND THE LISTS THEN IS MADVE NOOM. AND THE NOOM AND THE NOOM. THEN IS NOTIFICATED.	AND THE STATE OF T	PROVIDE LARANED PRELACY RY THE TIT. NECKON PROVIDE TOWN OF WEITHOUTH WAS ARRESTED HOSTOWN BRUTHER TOWN PROVIDE ON A LETTING WITH SETTING WAS A POSCHIOUS COLUMN BRUTHER WAS PROVIDED FOR THE TIME TOWN BRUTHER WAS PROVIDED FOR THE TIME TOWN THE TIME THE TI	SOORL UN. REDOUB

IN THE CHARLES OF TAXABLE AND THE CHARLES OF THE CH
--



SYPSIM BACKER BOARD SHALL BE USED IN HET AREAS, HISG. SHALL DE USED SHEN CERVANC TILE IS SYSTEMED.

YCLAYG ANDIOR BORNG HOLES N WOOD BEA'NS, JOSTIS, RAFTERS OR STUDS XCEED THE LITTATIONS SET FORTH IN SECTION PEOLS, REGIS AND REGILT R JOSES INCIDE PARALLEI, PARTITICHS. SANS ON ALL FLOOR JOSES AT HD-POINT OF BRAIN (8-8" OC. YAKU) LONDER REGULEE THO SIGUS OF BRECONG. A SHATT BE RIED ON MOCK BYWALL USE LOCTORY LABORAGE. 20 TO LOS AND WITH THE CONTRACT LOCAL CONTR NE SPRUCINAL AVERA I DOCO COLLARO POR DO ADERE FILL
DOS PROCESOS DE SERVICIOS CONTRADAS. POR PORTO CENTRADO
TORA PROCESO DOS CONTRADAS. POR PORTO DE MARGO
TORA PROCESOS DOS CONTRADAS. POR PORTO DE MARGO
TORA PORTO DE SERVICIO CONTRADAS. POR PORTO DE MARGO
TORA PORTO DE SERVICIO DE SERVICIO DE PORTO DE SERVICIO DE SERVICIO.
TORA PORTO DE SERVICIO DE SER D DEVICE SHAFT COLATA RITH HE THETE MOUTS IN HECKEN
TANKS OF AN HELP WAS THE THE WORLD HAT THE MOUTS HE HELP WAS THE WAS THE WORLD HAT THE WOR), LOCIS ON ALL YEARS OF EIGRESS DOORS SHALL HAVE THATS-THRAS ON NISDE OF FRETED PROM NISDE, THE LOCIC HECHANISM HAST PREVISIT KEY REPOYAL WEN JOCKED PROM THE NISCE. ANI MODO RECORDA LON MINILATIDO ALMA CAD DISTRICA, PRINCIP RA MIELTI ANORRIA, CALORA DE MILICADO DE CARRES. A EMPROON HALL DAS MACODAS DE PRINCIPOTO RECAPE A MILIATA DISTRICTO CA LIAN CRASSO. . AF. NEL MILIATA DISTRICTO CA LIAN CRASSO. . AF. NEL CALAR CORRIGADO ANI LA NA PARA LORIA - PRIL 107 NET CALAR CORRIGA MIRIA - NA 100 PT. , DROPPED CEL NAS RELOWINDOS JORRIS OR ÁTILO-ED DRECILY TO DIDOD DAFERS MALL ER DAMP SICPPED AT 600 SK. KERNJE, AND NASALLE, TO RACHAS HENDERS C-CURATE DEPT SIE SALL TELARES, ARE OF KORK, AFER ROZIAH FRAPING TO JAMASE MACI HT OF CURATERS. CCORDAKE WITH TABLE RIVELS OF THE 3000 VACE WITH THE GITTERY ASSOCIATION RECOTTEDED PRACTICE KYR LING AND TAPAS ON CORRECT BIDS SPACKS IN LESS SIFFREDED BY TECHNET BYTH. ATRALIS BALL NOT HAVE A FLAVE SPREAD RATING EXCEEDING EVELOPTENT NOTEX EXCEEDING 450 APPROVED TEST ASSETSLY.

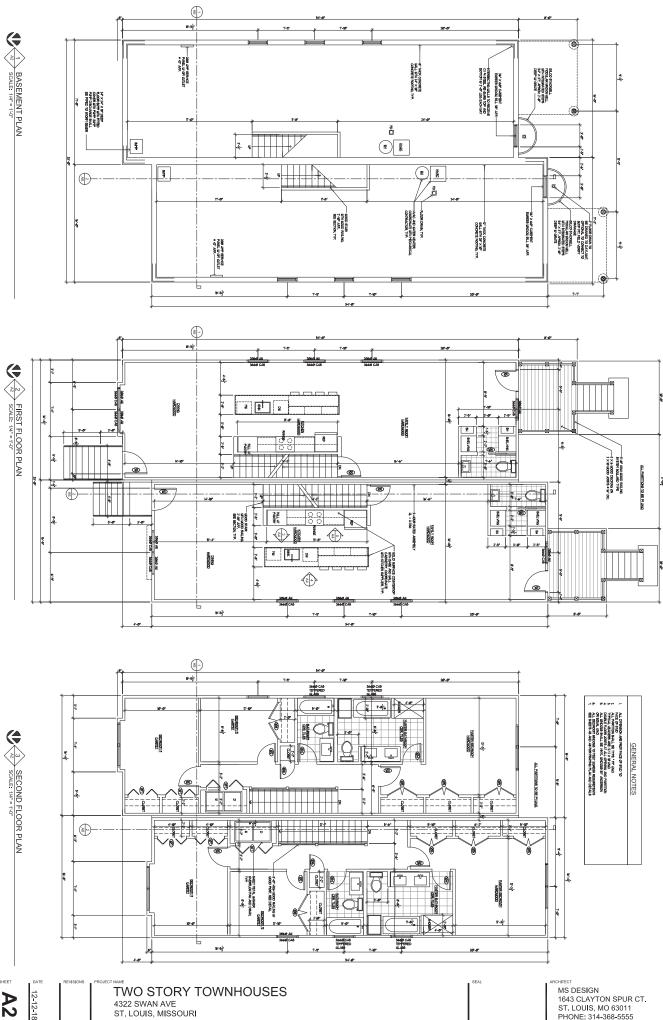


2 PRIVACY FENCE DETAIL

A1 SCALE: 1"=15'-0"

GENERAL NOTES

≥1



1643 CLAYTON SPUR CT. ST. LOUIS, MO 63011 PHONE: 314-368-5555