



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

June 26, 2018

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Minutes from May 30, 2018**2 Minutes
3. **4101 Manchester:** Request for support of the project and Community Support Letter
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **4308 Manchester:** Request for support of the project and Community Support Letter
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **Discussion**
 - FPSE Form Based Code and Fencing.....5 Minutes
 - 4014 Chouteau Ave.....5 Minutes
6. **Closed Session**20 Minutes



FPSE Development Committee Meeting Minutes
May 30, 2018 at 5:30 pm
at 4512 Manchester, St. Louis, MO 63110

Committee members in attendance: Guy Slay, John Boldt, Brian Phillips, Mark Mangapora, Tom Ernst, Sharon Blaine, Patrick Brown, Kasan Moore, Meredith Jones,

Committee members not present: Patrice Willis, David Wolfe

Staff in attendance: Abdul Abdullah and Annette Pendilton

Others in attendance: Jodie Allen, Ron Coleman

1. Call to Order:

J. Boldt called the meeting to order at 5:30 pm.

2. Minutes from April 24, 2018

G.Slay motioned to approved April 24, 2018 meeting minutes. B. Phillips seconded. Minutes approved 9-0-0.

3. 1469 Vandeventer: Request for support for Conditional use and Community Support Letter – Transgender Community Garden

A.Abdul read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central staff recommendation is to support the proposed conditional use proposed by Metro Trans Umbrella Group of St. Louis with the following conditions:

- A. Agree to sign the Grove Good Neighbor Agreement
- B. Upon approval provide a maintenance plan for the upkeep of the park

A representative from the Metro Transgender Community Garden presented their project to the board. There were no questions from the public. Committee member P. Brown asked if they had received a letter of support from the neighborhood association.

4. 4438-4440 Swan: Request for Community Support and Demolition of an existing structure – Two single family homes

A.Abdul read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central staff recommendation is to support project with the following conditions:

- A. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review.
- B. The demolition of the existing building be cleared through the City of St. Louis Department of Cultural Resources.

- C. The project repair and replace in public infrastructure that is impacted by the project.

M. Magnapore presented the project to the board. No questions from the public. B. Phillips asked about selling price of the home. Answered at \$350k-\$400k, comparable to newer homes. T. Ernst asked if they were asking for tax abatement. A. Abdullah stated that taxes abatements needed to be presented to St. Louis Development Corp.

5. 4156 Manchester: Request for Community Support Letter – Retail space for Beast Craft BBQ Co.

A. Abdul read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central staff recommendation is to support project with the following conditions:

- A. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review

Representative gave a presentation of the restaurant layout. Public comment made by David Mason that this would be a great asset to the community. Committee asked about other alternatives for entrance to the parking lot from Manchester to keep down the traffic.

6. 805 Vandeventer: Review of Requested Changes to the project from 11-28-17 Meeting – Raising Canes

A. Abdul read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central staff recommends that the committee consider support of the project due to the life safety issue presented by repositioning the drive thru and building for the project.

Representative from Raising Canes gave their update of the project with the suggestions the committee presented in November. They fulfilled all requests except for the drive thru. The company stated that the drive thru is more pedestrian friendly and safer. No comments from the public. T. Ernst asked how would the sign be placed on the property.

7. 4223 Gibson: Request for Community Support Letter – Two Story House

A. Abdul read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central staff recommendation is to support project with the following conditions:

- A. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review.

A representative presented their project for the two-story house. There were no comments from the public or committee.

8. Closed Session

A. 1469 Vandeventer – Trans Gender Community Garden

G. Slay motioned to support project with the following conditions:

1. Good Neighbor Agreement
2. Maintenance Plan Agreement
3. Letter from the Land Reutilization Authority

P. Brown seconded. The motion passes 9-0-0

B. 4438-4440 Swan – Two single family homes

P. Brown motioned to support project with Park Central's recommendations. B. Phillips seconded the motion. Motion passes 8-0-1 M. Magnapore recused himself from the discussion and vote.

C. 4156 Manchester – Retail space for Beast Craft BBQ Co.

P. Brown motioned to support project with the following conditions:

1. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review
2. Agree to the Good Neighbor Agreement

B. Phillips seconded the motion. Motion passes 8-0-1 M. Magnapore abstained

D. 805 Vandeventer – Raising Canes

B. Phillips motioned to support project with the following conditions:

1. Must be involved with Grove Community Improvement Development

P. Brown seconded the motion. Motion passes 7-1-1. M. Magnapore – Nay, J. Jones – Abstained

E. 4223 Gibson – Two story house

M. Magnapore motioned to support project with Park Central's recommendations.

B. Phillips seconded the motion. Motion passes 9-0-0

9. Next meeting will be June 26, 2018 at 5:30 pm. Meeting adjourned at 7:25 pm.

4101 Manchester Ave

Site Address: 4101 Manchester Ave

Request: Request for Community Support for this project

Company Name: Spencer Development LLC.

Contact Person(s): Matt Spencer

Mailing Address: 40 Harrison Street #36H New York, NY. 10013

Company Owners / Principals: Matt Spencer

Project Information

History of site

Proposed Project

The proposed project will be a 90,000-sq. ft. mixed-use development space with the following:

- Ground floor retail/restaurant consisting of 12,000 SF
- Second Level will be a parking deck with 47 spaces
- Third Level will be an office space with fitness center and outdoor terrace. Combined this level will be 18,000 SF
- Levels 4-6 will be 33 residential units of 1 and 2 Bedrooms
- The top level will be an ancillary piece to the ground floor restaurant with seating and lounge area. There will also be a rooftop pool as an amenity for the residents

Parking

There will be a two (2) Car garage accessible from the alley.

Current Zoning

Neighborhood General Type 2 (NG2)

4101 Manchester Ave

Project Costs:

Acquisition:	\$ 175,000
Pre-development Soft Cost:	\$ 500,000
Construction Cost:	\$13,000,000
Total:	\$15,475,000

Project Timeline:

Site Control:	8/15/18
Construction Start:	9/1/2018
Construction Complete:	09/01/19
Occupancy:	10/1/19

Relevant Experience

The developer has 19 years' experience in real estate. The developer has work with national chain restaurant groups such as Outback Steakhouse, Fazoli's, Chevy's Fresh Mex, Cheddars and Red Lobster. The developer and his team currently have produced and operated 148 bedrooms over 17 developments. In the St. Louis area Spencer Development currently has a 10-unit mixed-use building in Lafayette Square and partnered in the new 20 Unit mixed-use building at 4321 Manchester.

Will the project seek financial incentives from the City of St. Louis? The project will seek incentives. The developer stated "the project would not have been financeable without the tax abatement achieved. No local or national banks would have been willing to lend to the project with this budget due the current market rate rents in the area. The DSCR (debt coverage service ratio) wouldn't cover the expense".

4101 Manchester Ave

Park Central Recommendation

Park Central Development recommends support of the project with the following conditions:

1. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review.
2. The developer must sign the Good Neighbor Agreement.

4101 Manchester Ave

Site Map



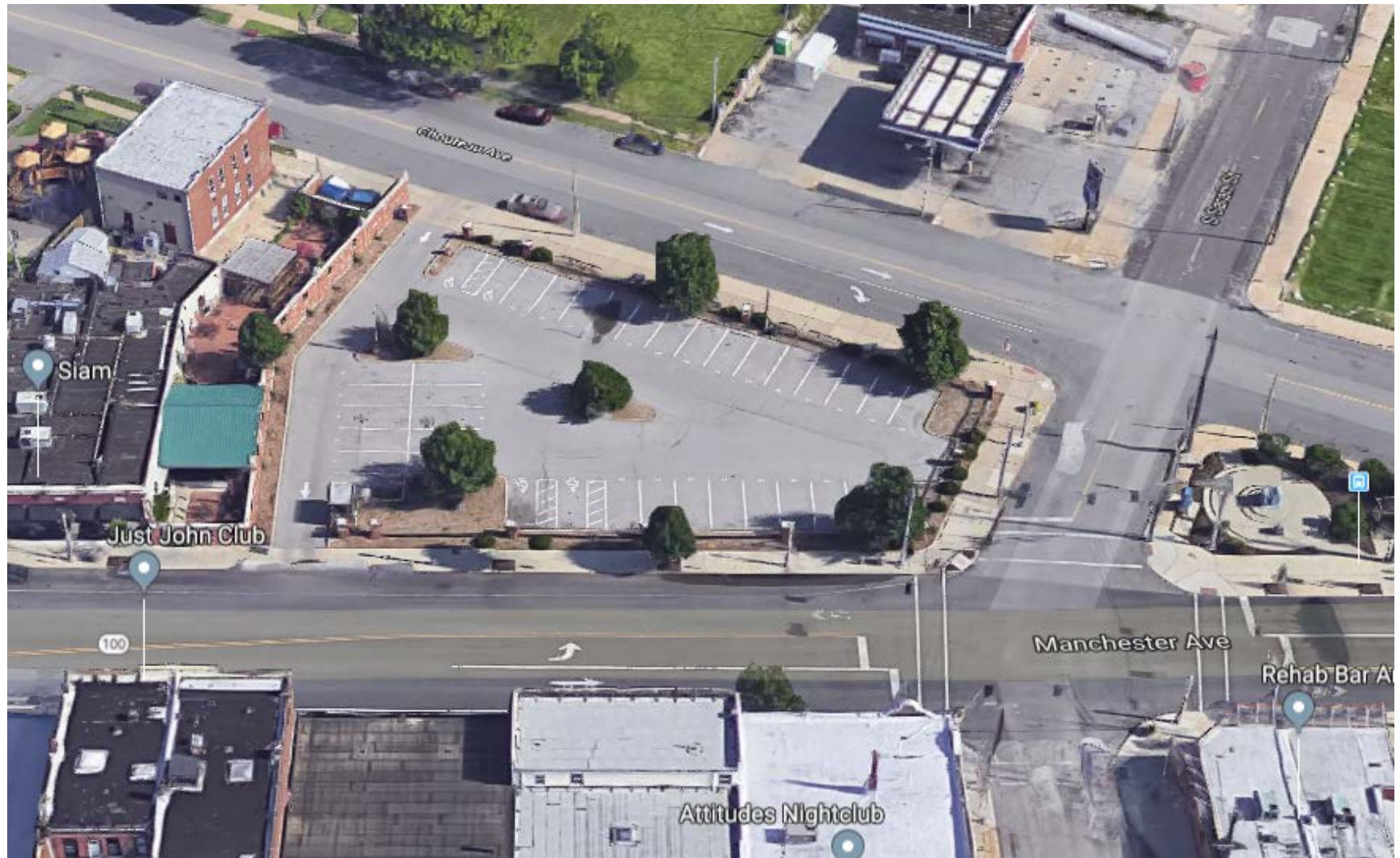
4101 Manchester Ave

Property (Current Exterior)



4101 Manchester Ave

4101 Manchester Aerial View



1625.00 4101 MANCHESTER

4101 MANCHESTER AVE
ST. LOUIS, MO 63110

OWNER:
MATTHEW SPENCER
SPENCER DEVELOPMENT
TRIVERS PROJECT #: 1625.00

ARCHITECT:
TRIVERS ASSOCIATES, INC.
100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

Project Manager: Joel Fuoss, AIA LEED AP
Project Architect: Shaun Dodson, AIA

jfuoss@trivers.com
sdodson@trivers.com

CIVIL ENGINEER
CIVIL DESIGN, INC.
1552 South 7th Street
St. Louis, MO 63104-3805
314.863.5570
John E. Falk, PE, LEED AP

jefalk@civildesigninc.com

STRUCTURAL ENGINEER
SSC ENGINEERING, INC.
18207 Edison Ave
Chesterfield, MO 63005
636.530.7770
Rich Kwiatkowski, PE, SE

RKwiatkowski@sscengineering.com

MEP ENGINEER
G&W ENGINEERING
138 Weldon Parkway
Manfield Heights, MO 63043
314.737.4221
Kevin M. Brown

KBrown@gandwengineering.com

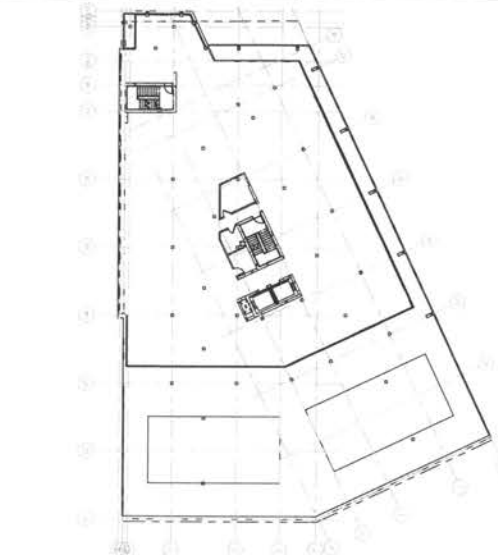


PROJECT SITE

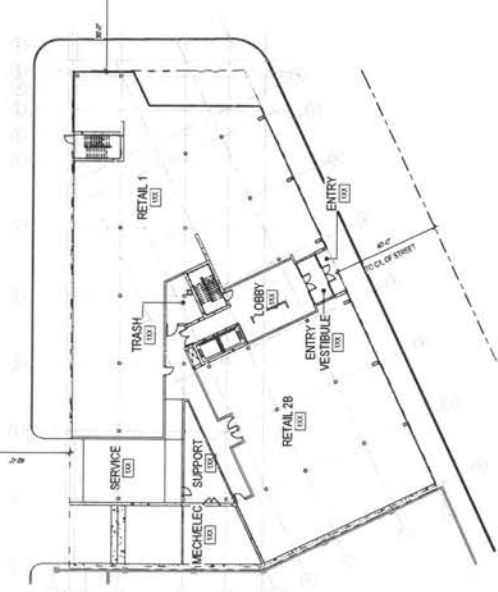
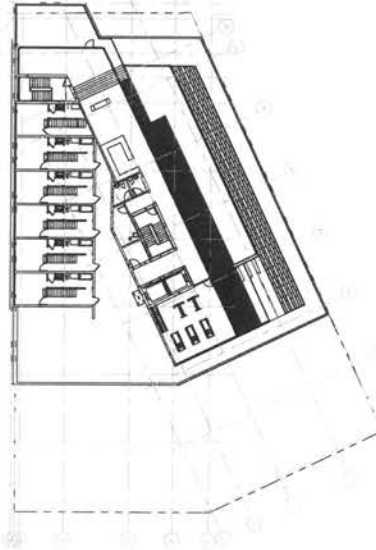
Location Map

SCHEMATIC DESIGN SUBMISSION
03.31.2017



3 LEVEL 3.0 - CODE PLAN
DATE: 12/12/12

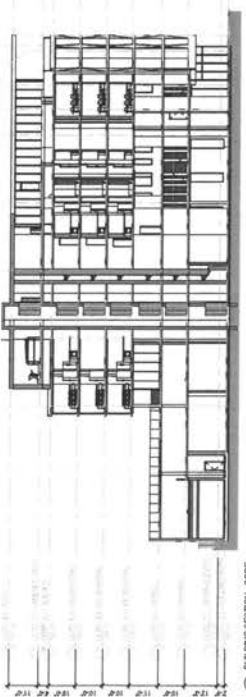
2 LEVEL 2.0 - CODE PLAN

LEVEL 1 B - CODE PLAN
2004-1-12

7 LEVEL 7.0 - CODE PLAN
 $\frac{30d^2 + 12d}{30d^2 + 12d}$



LEVEL 4.0 - CODE PLAN (LEVELS 5.0 & 6.0 SIMILAR)
Scale = 1/4"

BUILDING SECTION - CODE
2000-1-17[illegible]

1 FIRST LEVEL PLAN

SCALE 1" = 10'-0"



1625.00 4101 MANCHESTER - SCHEMATIC DESIGN

FIRST LEVEL PLAN

A-101

NOT FOR CONSTRUCTION

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1625.00 4101 MANCHESTER
ST. LOUIS, MO 63110

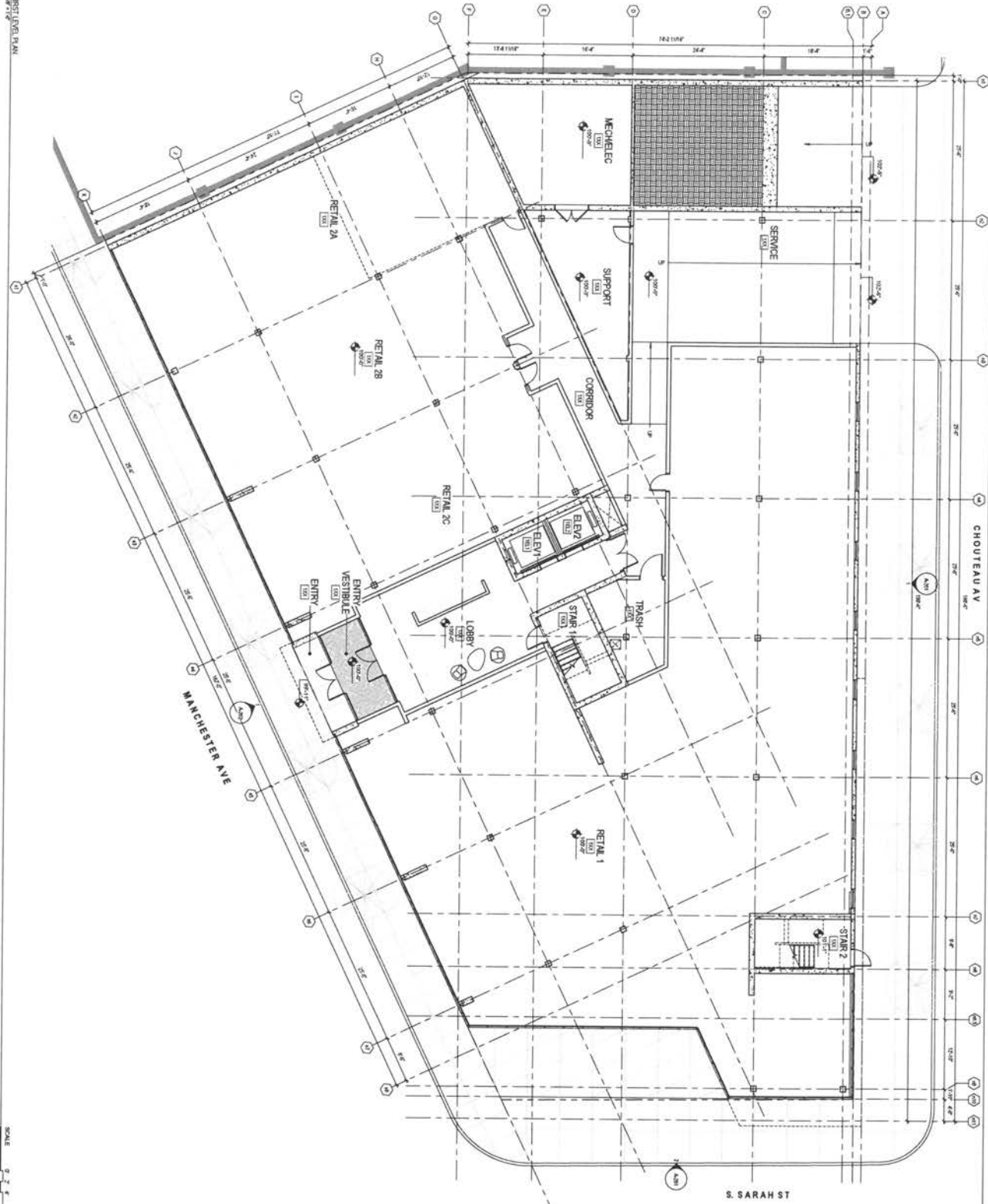
1625.00 4101 MANCHESTER

4101 MANCHESTER AVE
ST. LOUIS, MO 63110

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CIVIL DESIGN, INC.
1625.00 4101 MANCHESTER
ST. LOUIS, MO 63110

STRUCTURAL ENGINEER
SSC ENGINEERING, INC.
1625.00 4101 MANCHESTER
ST. LOUIS, MO 63110



4308 Manchester Ave

Site Address: 4308 Manchester Ave

Request: Request for Community Support for this project

Company Name: The Social Affair

Contact Person(s): Kelly Spencer

Mailing Address: 2232 Thurman Avenue, St. Louis, MO 63110

Company Owners / Principals: Kelly and Sean Spencer

Project Information

History of site

The site in 1941 was a Kroger Grocery Store. It most recent used was a metal polishing company.

Proposed Project

The proposed project is named “The Dogwood in the Grove” The project will be an 8,000-ft. commercial development at 4308 Manchester. The space will be a commissary kitchen for catering, catering office/headquarters, and an event space. The project will be two stories and feature a rooftop as a part of the project.

Parking

There will be a four (4) private spaces and 20 Parking spots that will be utilized on the lot next to the property.

Current Zoning

Neighborhood General Type 2 (NG2)

4308 Manchester Ave

Project Costs:

Acquisition:	\$ 215,000
Pre-development Soft Cost:	\$ 80,000
Construction Cost:	\$1.1 Million
Total:	\$1,295,000

Project Timeline:

Site Control:	5/15/2018
Construction Start:	8/1/2018
Construction Complete:	03/21/19
Occupancy:	03/31/19

Relevant Experience

The developer has over nine (9) years experience in catering and over in 15 years of development experience. The developer has development several LRA properties, as well as affordable and market rate housing. The developer most recent project is a 20 Unit mixed-use building at 4321 Manchester.

Will the project seek financial incentives from the City of St. Louis? The developers is still exploring the options of incentives and may seek them, but at this time is planning not to utilize any financial incentives.

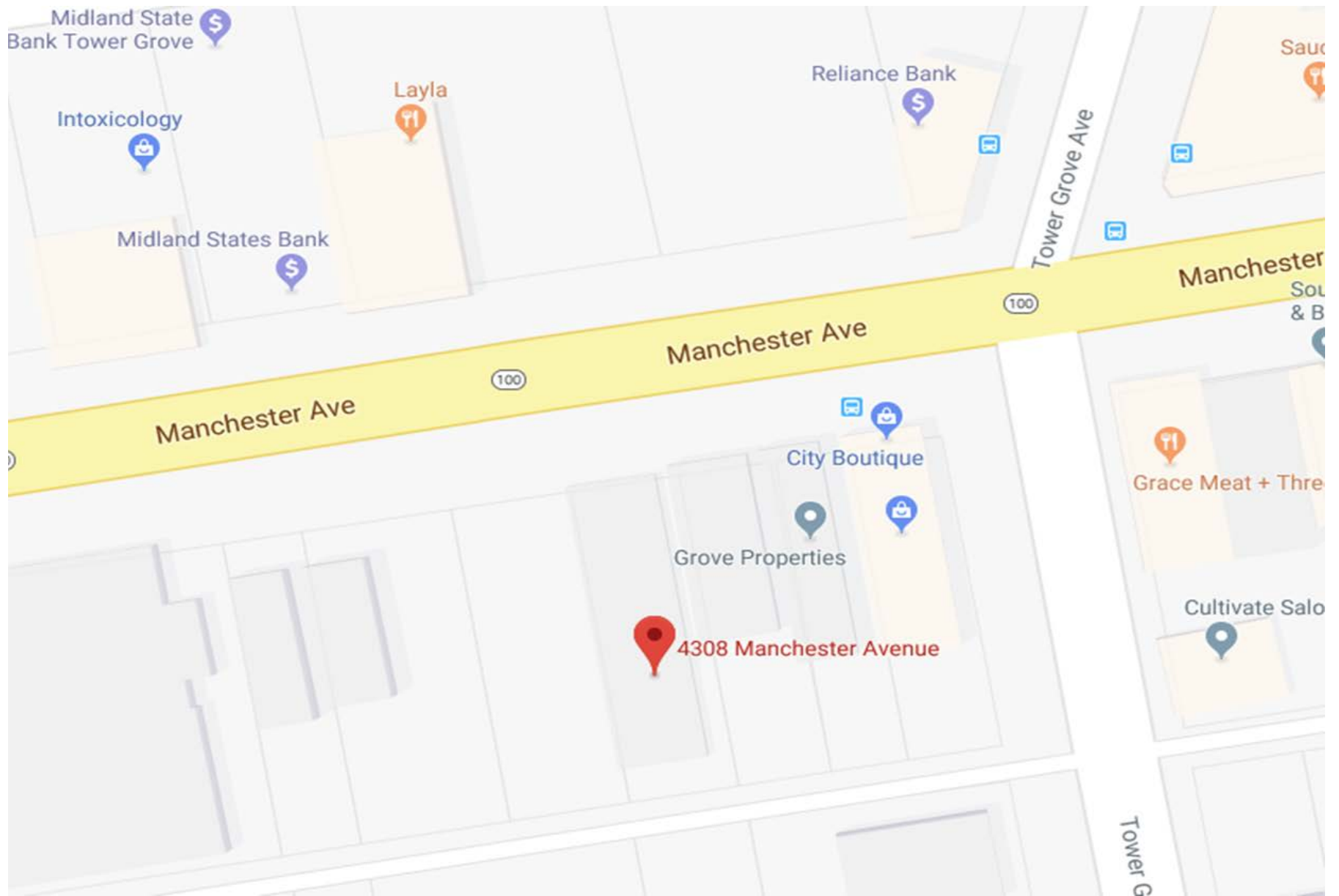
Park Central Recommendation

Park Central Development recommends support of the project with the following conditions:

1. Any changes to the site plans that requires a variance should be brought before the FPSE Development Committee for review.
2. The developer must sign the Good Neighbor Agreement.

4308 Manchester Ave

Site Map



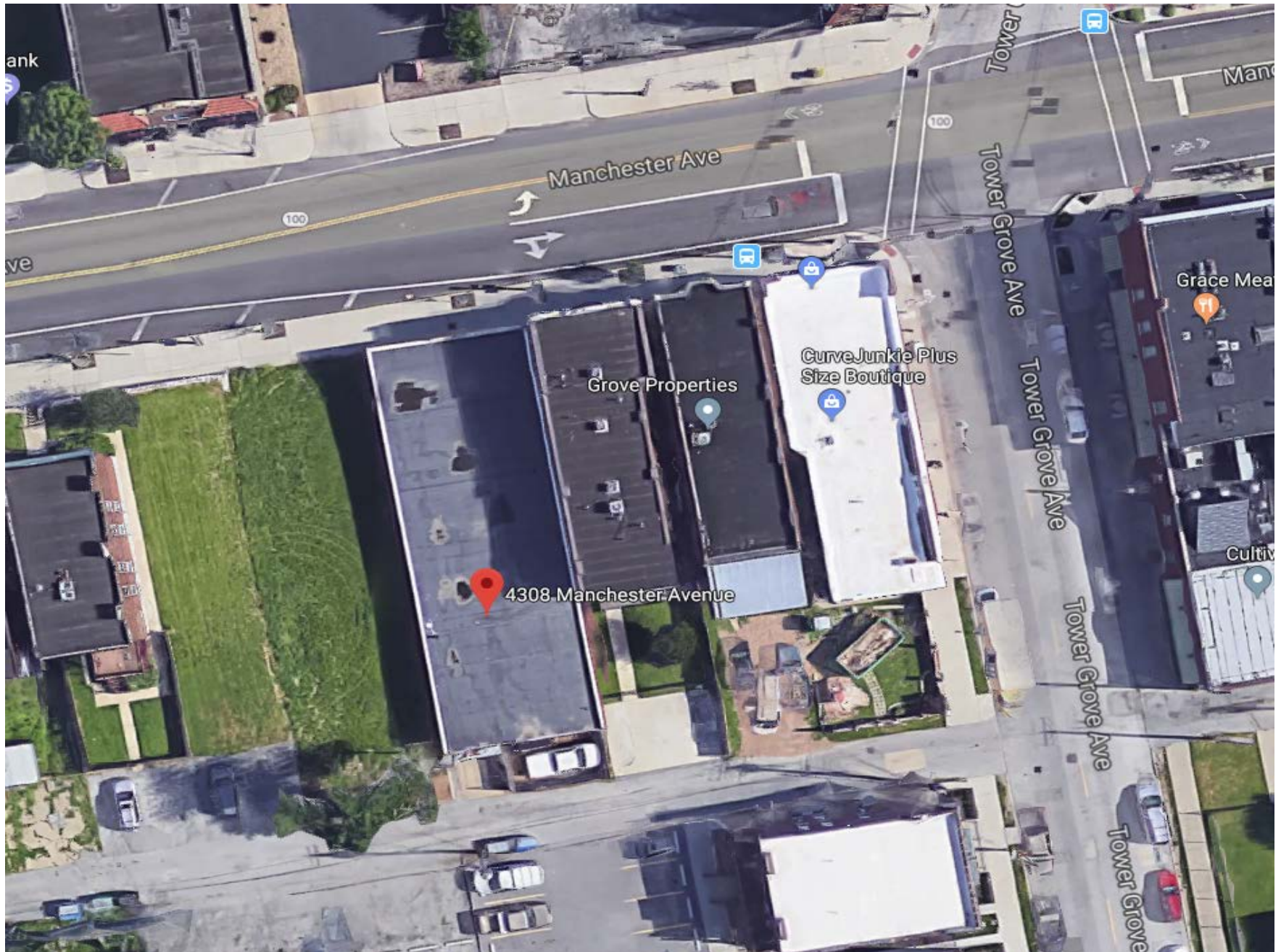
4308 Manchester Ave

Property (Current Exterior)

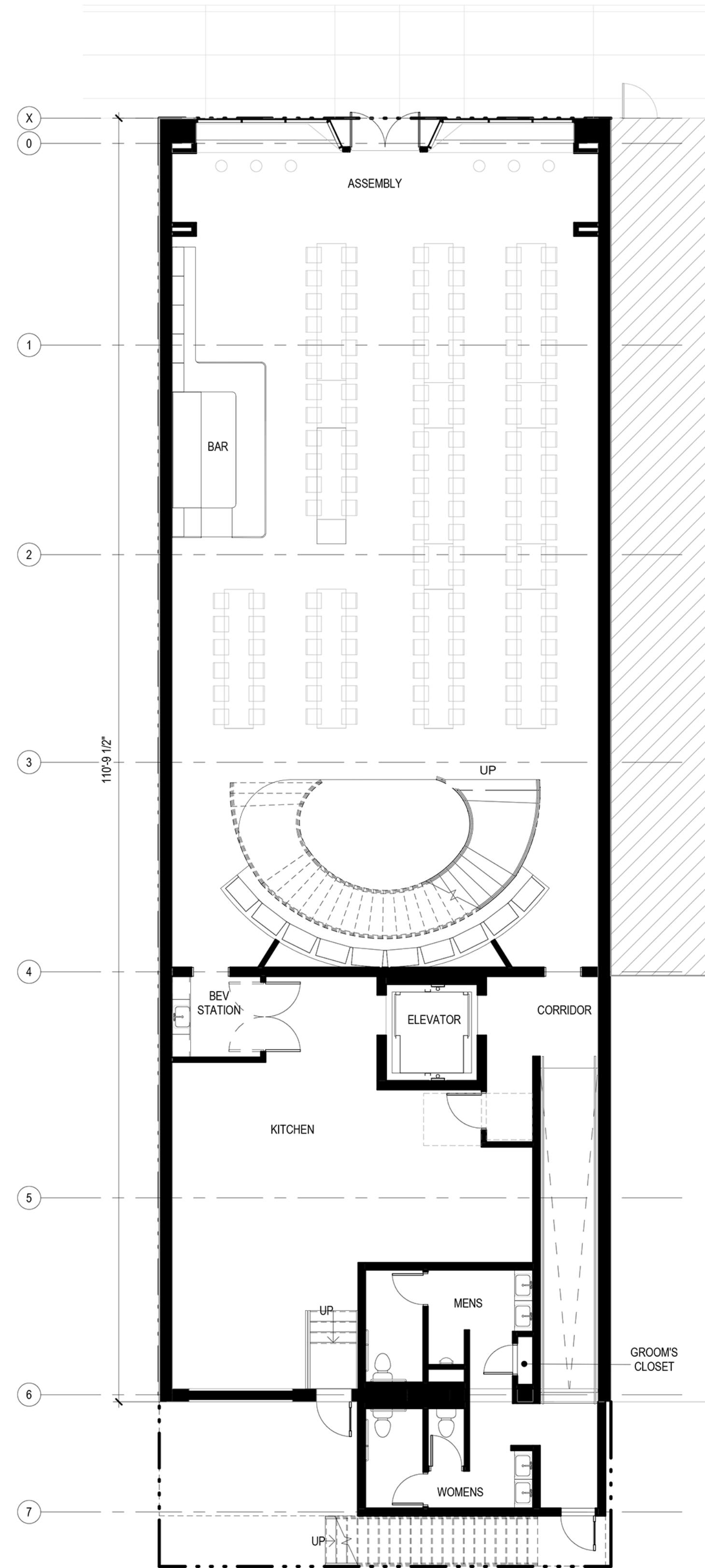


4308 Manchester Ave

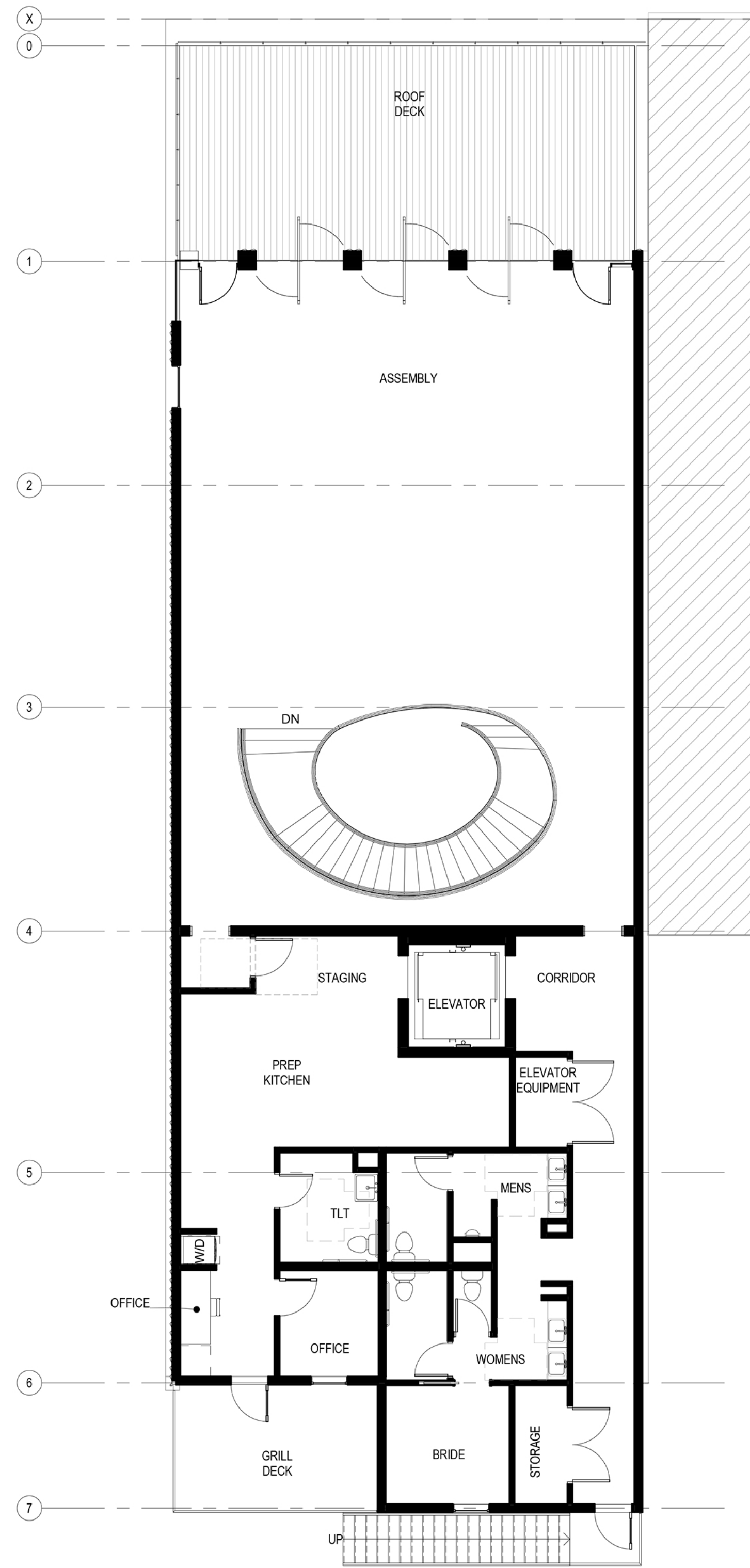
4308 Manchester Aerial View



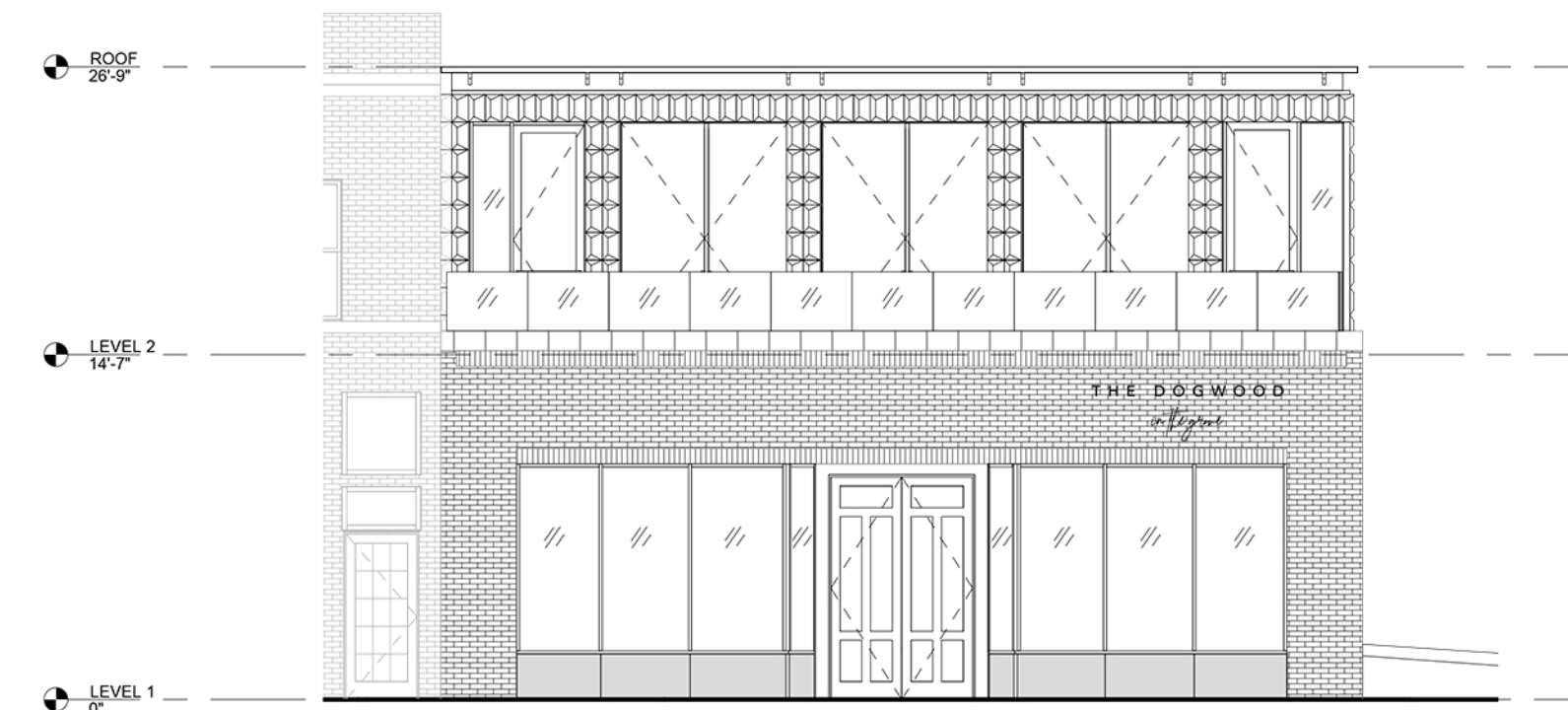




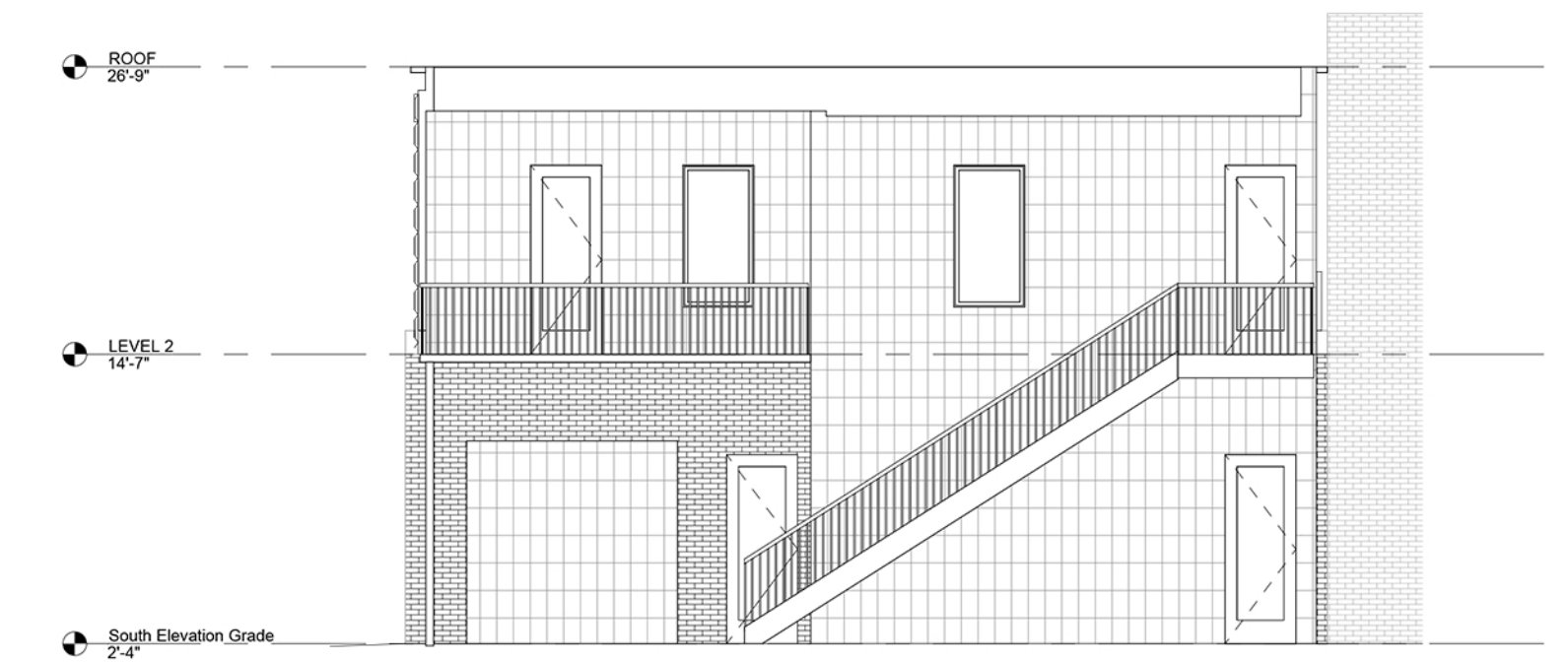
1 FLOOR PLAN - LEVEL 1 SCALE: 1/8" = 1' 0' 2' 4' 8' 16'



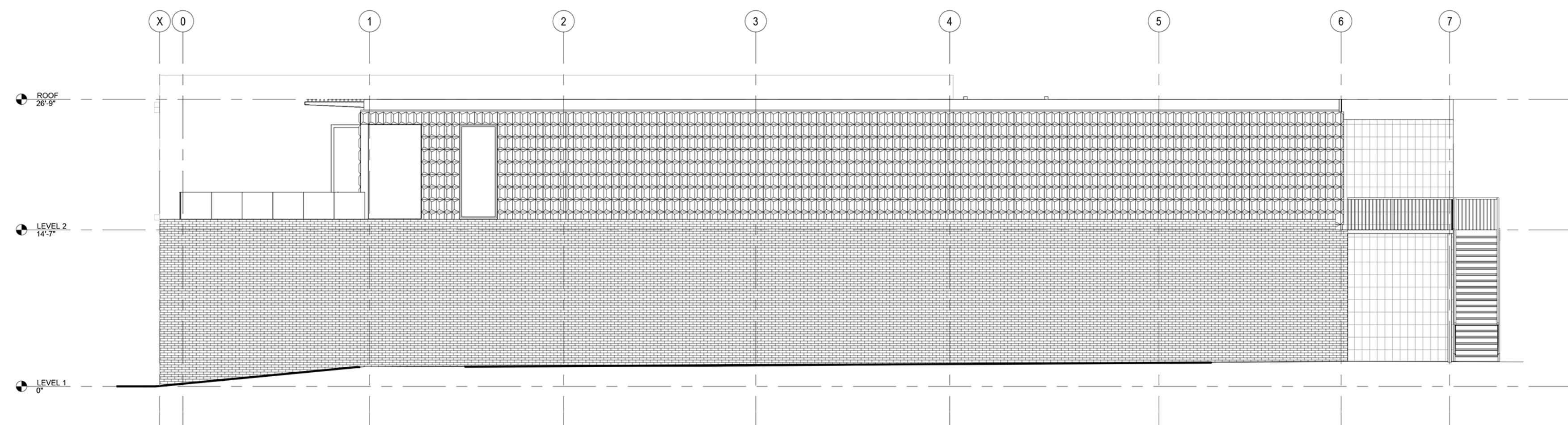
2 FLOOR PLAN - LEVEL 2 SCALE: 1/8" = 1' 0' 2' 4' 8' 16'



3 BUILDING ELEVATION - NORTH SCALE: 1/8" = 1' 0' 2' 4' 8' 16'



4 BUILDING ELEVATION - SOUTH SCALE: 1/8" = 1' 0' 2' 4' 8' 16'



5 BUILDING ELEVATION - WEST SCALE: 1/8" = 1' 0' 2' 4' 8' 16'