



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

August 28, 2018

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Minutes from July 24, 2018**2 Minutes
3. **1234 Kingshighway:** Request for support for demolition and construction of a parking lot
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **4370 Manchester:** Request for support of a restaurant and Community Support Letter
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **4143 Manchester:** Request for support of construction of building to expand current business and Community Support Letter for the project
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
6. **Public Comments**10 Minutes
7. **Closed Session**20 Minutes



**FPSE Development Committee Meeting Minutes
July 24, 2018 at 5:30 pm
at 4512 Manchester, St. Louis, MO 63110**

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

Committee members not present: David Wolfe, John Boldt, Mark Mangapora, Patrice Willis

Staff in attendance: Abdul Abdullah Ashley Johnson, and Annette Pendilton

Others in attendance: Ron Coleman, Chris Caskey-Dougherty, Matt Hebner

1. Call to Order:

B. Phillips called the meeting to order at 5:30 pm.

2. Minutes from June 26, 2018

P. Brown motioned to approved June 26, 2018 meeting minutes. T. Ernst seconded. Minutes approved 6-0-1, Guy Slay Abstained.

3. 4215-4239 Arco: Arbo on Arco - Request for support variances and demolition of homes.

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

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

1. Any changes to the site plans that requires a variance other than those associated with allowing the project to conform to the building standards and forms in NG3 should be brought before the FPSE Development Committee for review.
2. The developer must sign the Grove Good Neighbor Agreement.
3. Install adequate lighting and trashcans along the property on Arco.
4. Coordinate with the Grove CID to address trash and pedestrian impact on the area of the project that falls within NC1.
5. Support the razing of the building at 4215, 4217, 4229, 4235 and 4239 Arco Ave. pending approval by the Office of Cultural resources and the process established by their office. A. Abdullah did speak with the Office of Cultural Resources and they are approving the demolition portion of this development.

Presentation was made by Chris Caskey-Dougherty of Restoration St. Louis.

4. Discussion:

B. Phillips gave an update on the former MODOT property at I-64 and Kingshighway was purchased by Washington University. A request for proposal has been issued for the

development and has asked the project to follow the form based code. The bids are due in on July 27, 2018

5. Closed Session

A. 4215-4239 Arco – Arbo on Arco –

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

1. Final review of façade renderings by the committee
2. Any changes to the site plans that requires a variance other than those associated with allowing the project to conform to the building standards and forms in NG3 should be brought before the FPSE Development Committee for review.
3. The developer must sign the Grove Good Neighbor Agreement.
4. Install adequate lighting and trashcans along the property on Arco.
5. Coordinate with the Grove CID to address trash and pedestrian impact on the area of the project that falls within NC1.
6. Support the razing of the building at 4215, 4217, 4229, 4235 and 4239 Arco Ave. pending approval by the Office of Cultural resources and the process established by their office.

S. Blaine seconded. The motion passes 7-0-0

6. Meeting adjourned at 6:15 pm.

1234 South Kingshighway Blvd.

Site Address: 1234 South Kingshighway Blvd.

Request: Request for Community Support for demolition of rear building

Company Name: Washington University School of Medicine

Contact Person(s): Vern Watts

Mailing Address: S. Euclid, St. Louis, MO 63110

Company Owners / Principals: Washington University in St. Louis School of Medicine

Project Information

History of site

A rail spur originating from the Union Pacific mainline once serviced these two buildings but has since been abandoned with the right of way returned to the property owner. In addition to the two buildings, there is currently surface parking for approximately 100 vehicles.

Proposed Project

The proposed project will re-develop a tract of land at 1234 Kingshighway. The site purchase includes two buildings and surface parking. The building adjacent to the Union Pacific mainline will be raised. A proposed 550 surface parking lot will be planned. The remaining building, will be renovated as office space for WUSM facility and staff use.

Parking

There will be 550 surface parking spots for this project.

Current Zoning

Neighborhood Center Type 2 (NC2)

1234 South Kingshighway Blvd.

Project Timeline:

Site Control:	Fall 2018
Construction Start:	Fall 2018
Construction Complete:	Spring 2019
Occupancy:	N/A

Relevant Experience

The developer has been an institution anchor for the redevelopment and growth in Forest Park Southeast. Through the Medical Center and its redevelopment initiatives, millions of dollars have been invested into, neighborhood stabilization in FPSE. Safety and security initiatives such as secondary patrols, FPSE camera network, and infrastructure improvements have been introduced to the community through the medical center.

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 demolition of the rear building with the following conditions:

1. 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.

1234 South Kingshighway Blvd.

Site Map



1234 South Kingshighway Blvd.

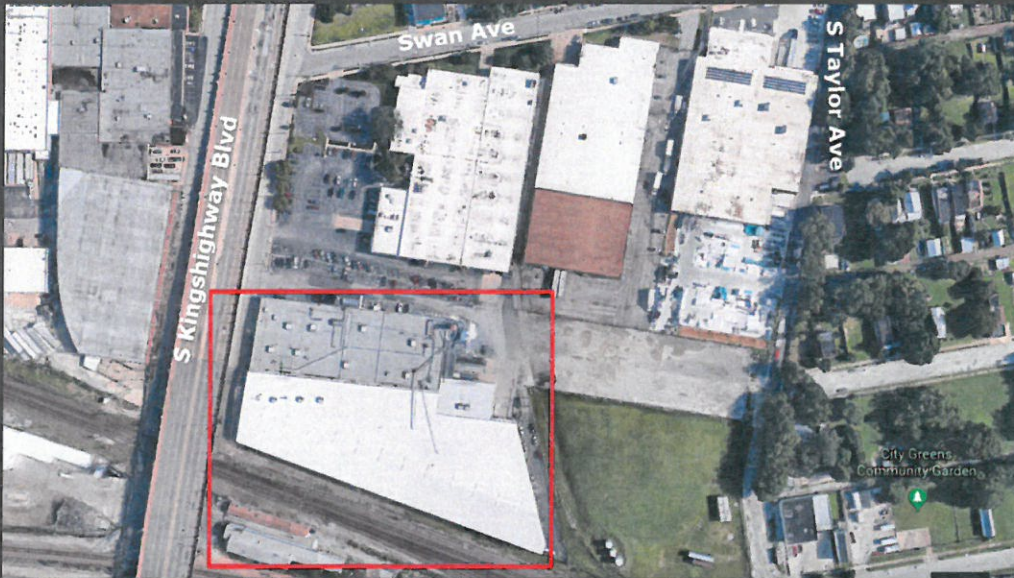
Ariel View of 1234 Kingshighway Site

Total Acreage – 7.8 acres

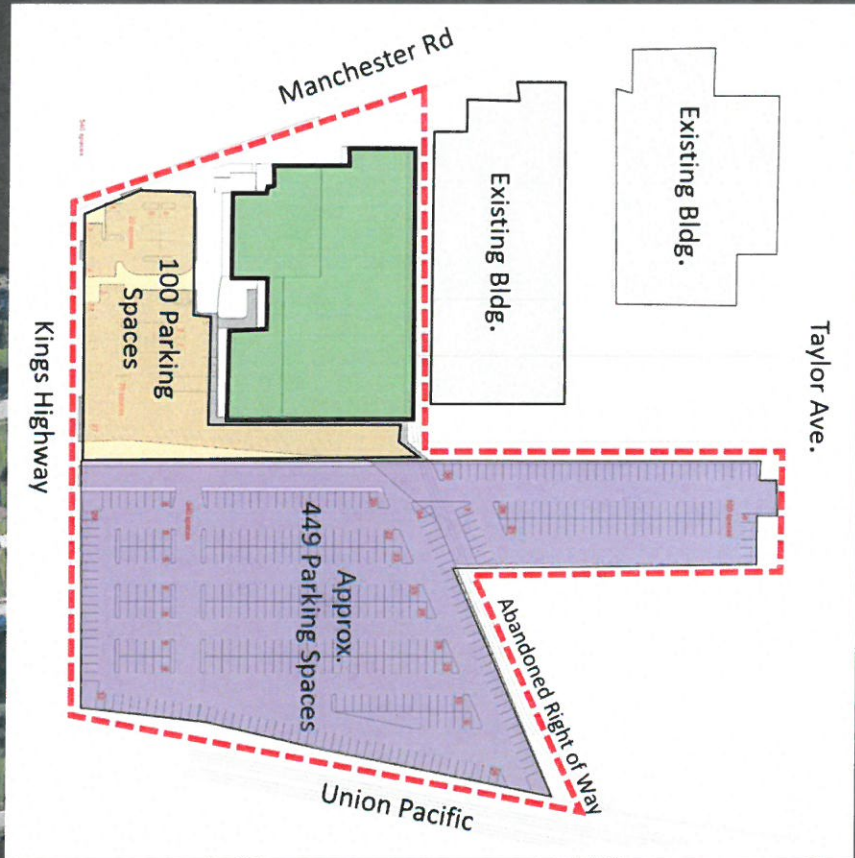


Site Plan Concept

- Secondary warehouse structure to be deconstructed to enable the development of 450 additional parking spaces (total of 550 spaces)



*Structure to be removed



4370 Manchester Ave.

Site Address: 4370 Manchester Ave.

Request: Request for Community Support for the restaurant

Company Name: Tempus Restaurant LLC

Contact Person(s): Peter Brickler

Mailing Address: 4454 Lindell Blvd #30 St. Louis MO, 63108

Company Owners / Principals: Peter Brickler

Project Information

History of site

The site is currently utilized as a retail commercial space. The site was developed and is currently owned by the Grove Properties.

Proposed Project

The project proposes to construct a 2600 sq. ft restaurant and bar in the commercial space located at 4370 Manchester owned by Grove Properties. The restaurant will be a Chef driven theme restaurant rooted with classical foundation techniques. The menu will be derived from global inspiration made with local and regional ingredients. The restaurant will have a set tasting (Pre Fix) menu with separate vegetarian menu. The restaurant will feature quarterly seasonal menu changes/inspirations. The restaurant will offer fine dining with a come as you are atmosphere. The restaurant will have bar and will feature late night options and will operate with a 1:30am liquor license. The Décor of the restaurant will be Urban Rustic, with all-natural wood tables & chairs, no table clothes, industrial vibe with steel and wood. The space will also feature steel sculptures from local artists as well as local artwork from local artists.

Parking

There will be (7) parking spots for this project.

Current Zoning

Neighborhood Center Type 1 (NC1)

4370 Manchester Ave.

Project Costs:

Acquisition:	\$ N/A
Pre-development Soft Cost:	\$ N/A
Construction Cost:	\$ 246,070
Total:	\$ 246,070

Project Timeline:

Site Control:	Fall 2018
Construction Start:	Fall 2018
Construction Complete:	Spring 2019
Occupancy:	Summer 2019

Relevant Experience

The owner Peter Brickler has over 20 years of experience in the restaurants industry as a general manger, chef, kitchen manager, and bartender for several restaurants in the St. Louis area.

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

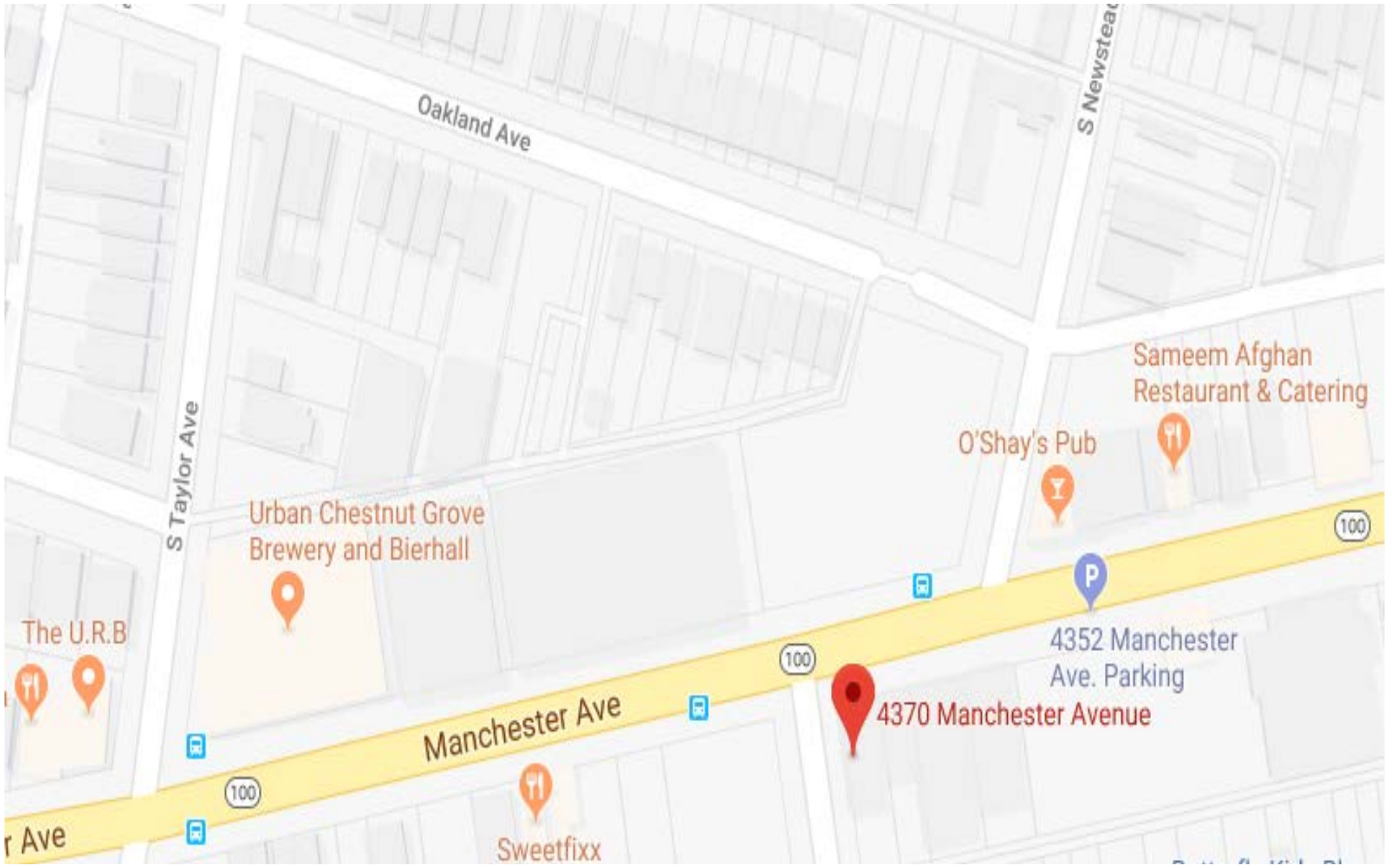
Park Central Recommendation

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

1. 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.
2. Sign the Grove CID Good Neighbor Agreement.

4370 Manchester Ave.

Site Map



4370 Manchester Ave.

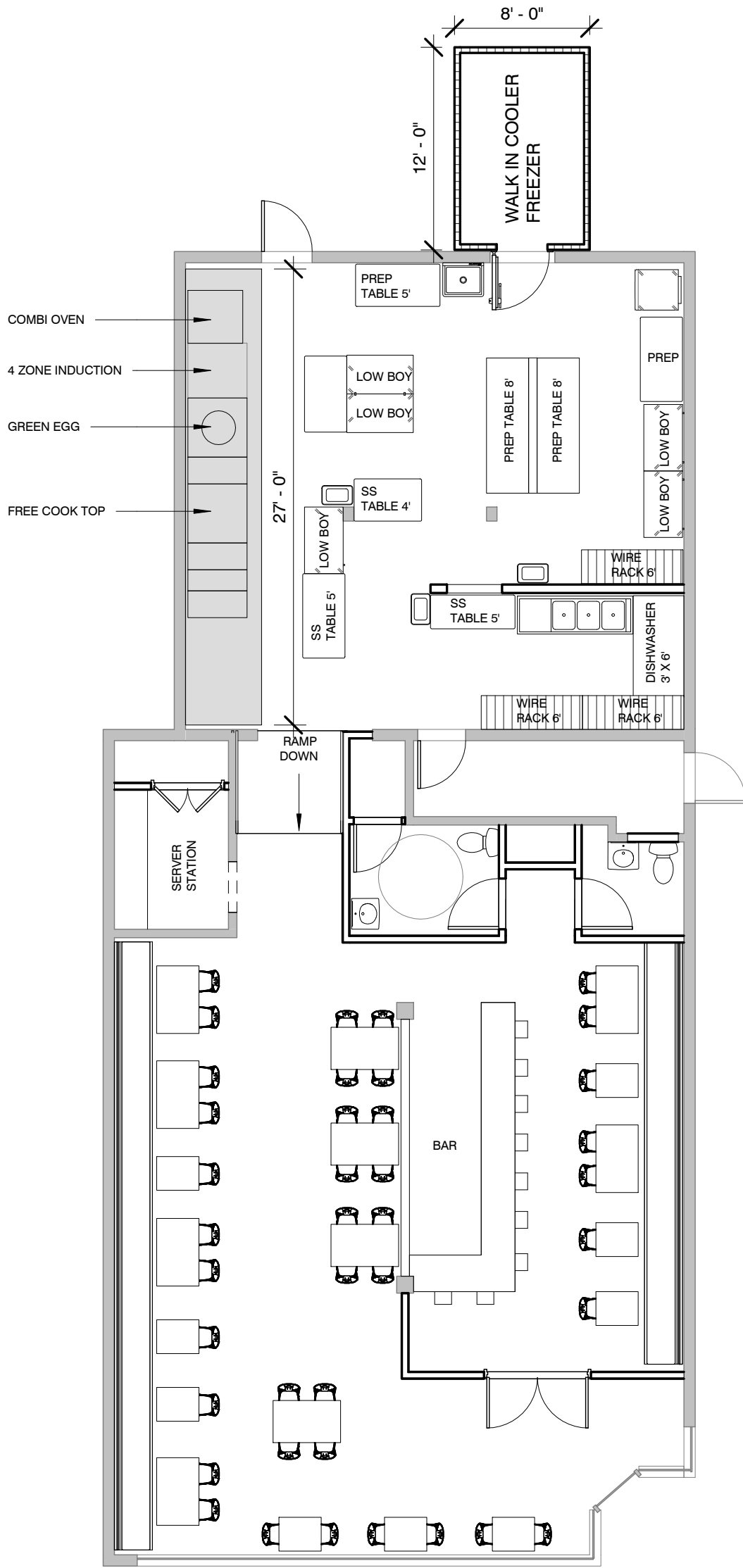
4370 Manchester (Exterior View)



4370 Manchester Ave.

4370 Manchester (Side Exterior View)





NEWSTEAD

MANCHESTER

1 | LEVEL 1 - FLOOR PLAN

TF 04 | 1/8" = 1'-0"

4143 Manchester Ave.

Site Address: 4143 Manchester Ave.

Request: Request for Community Support for Construct of a three-story building, first floor as an expansion of Everest Café (4145 Manchester Ave.) and residential housing on floors two and three.

Company Name: Everest, LLC.

Contact Person(s): Connie States

Mailing Address: 4145 Manchester Ave., St. Louis, MO 63110

Company Owners / Principals: Connie and Dr. Devi States

Project Information

History of site

The current building is a vacant and dilapidated single-family brick home that is 1239 Sq. Ft. The building was built in 1895 and the building was condemned in March 2008.

Proposed Project

The proposed project will be new construction. It will have three stories. The first story will be at ground level and an expansion of Everest Café located at 4145 Manchester Ave. The second and third floor will each have three apartments, two studios and a one bedroom.

Parking

There will be residential parking in the rear of the building with four (4) spots.

Current Zoning

Neighborhood Center Type 1 (NC1)

4143 Manchester Ave.

Project Costs:

Acquisition:	\$ 26,000
Pre-development Soft Cost:	\$ 120,000
Construction Cost:	\$ 654,000
Total:	\$ 800,00

Project Timeline:

Site Control:	Complete
Construction Start:	1/1/19
Construction Complete:	12/31/19
Occupancy:	1/1/20

Relevant Experience

The owners of Everest Café have operated since 2004, and at its current location in the Grove since 2007. The owners will utilize restoration St. Louis its location. The We're utilizing Restoration St. Louis as a General Contractor. RSL has 15 years of experience in FPSE

Will the project seek financial incentives from the City of St. Louis? This project will seek a 10-year tax abatement for its project.

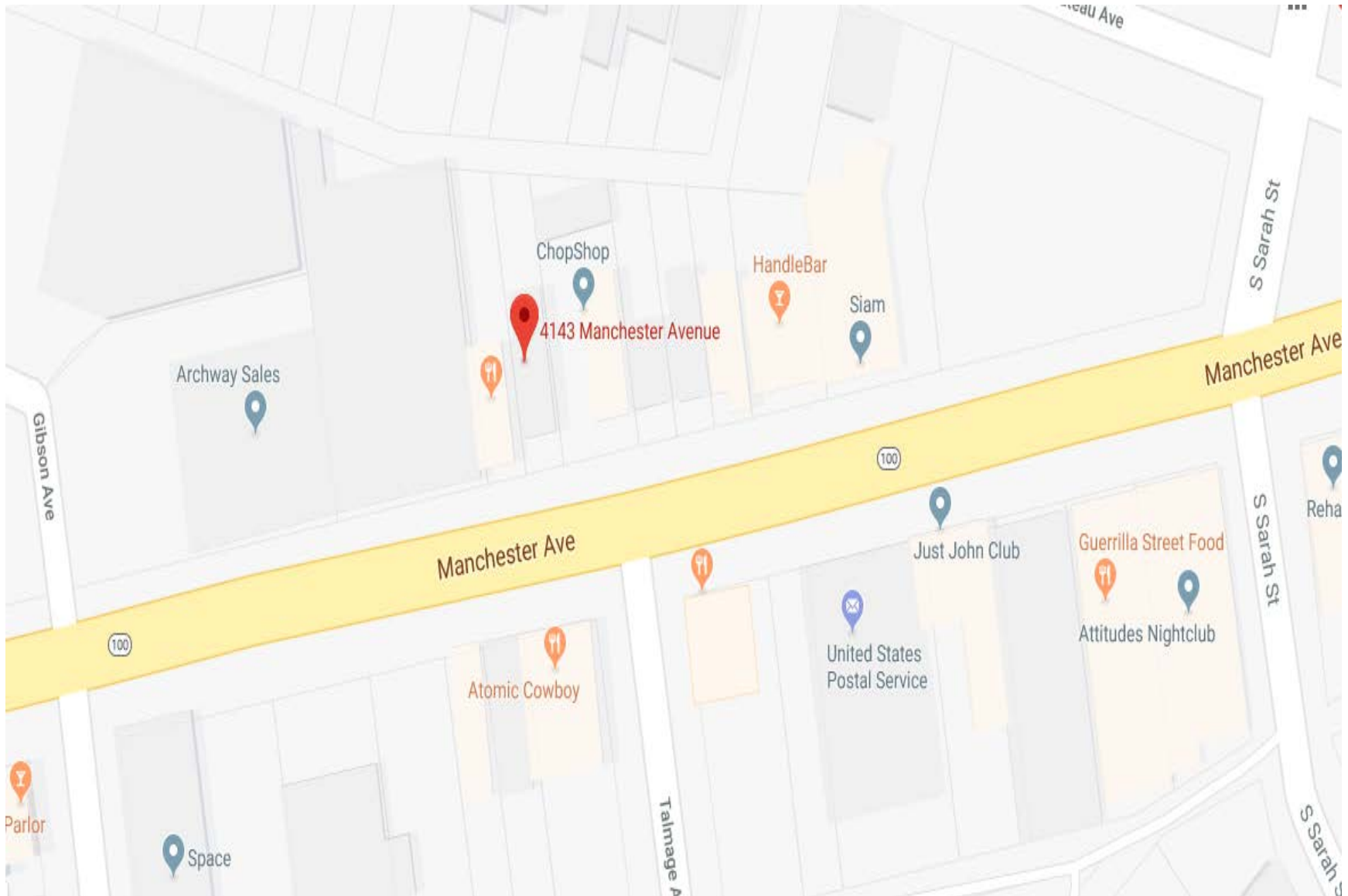
Park Central Recommendation

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4143 Manchester Ave.

Site Map



4143 Manchester Ave.

4143 Manchester Property (Current Exterior)

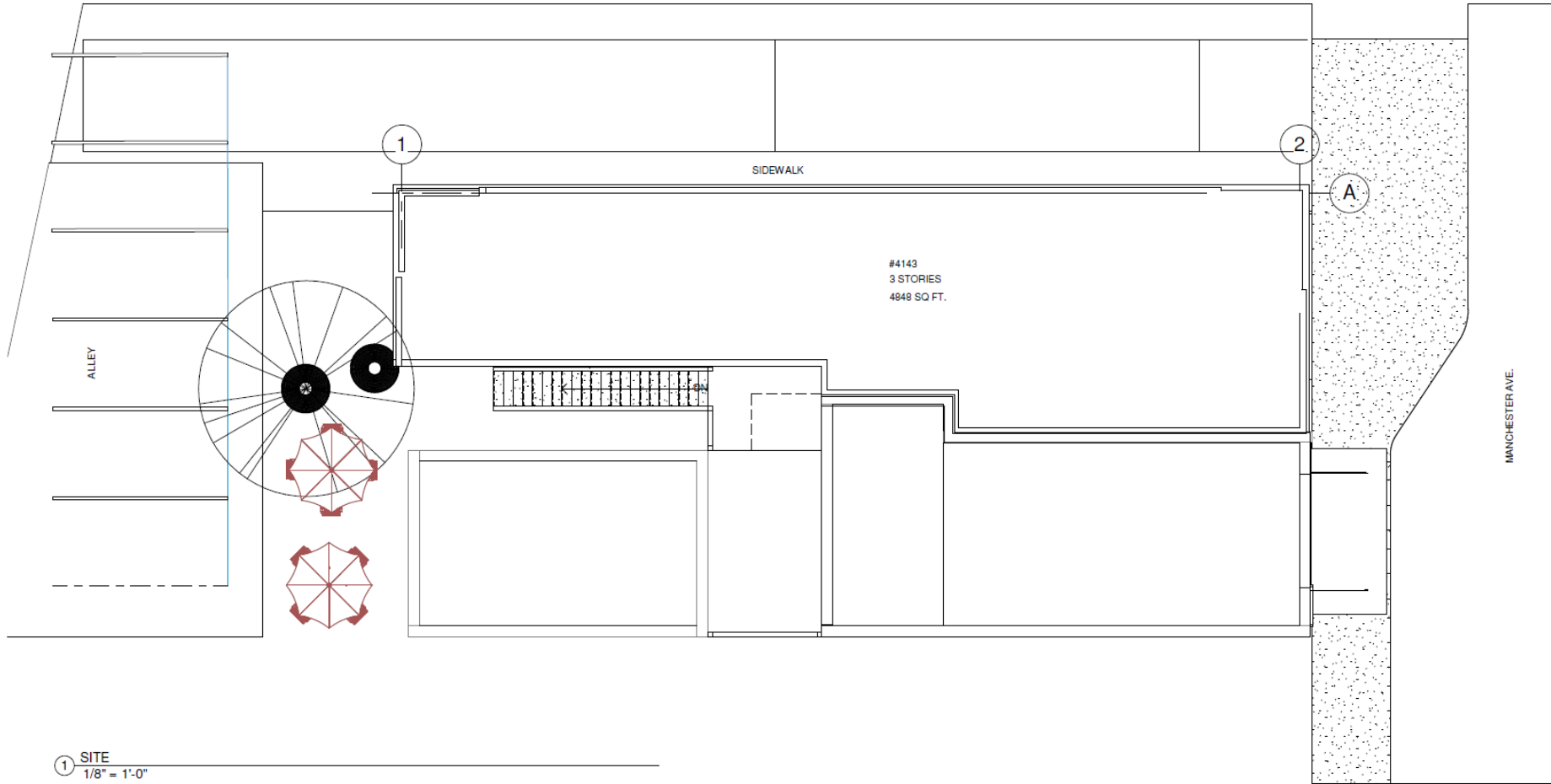


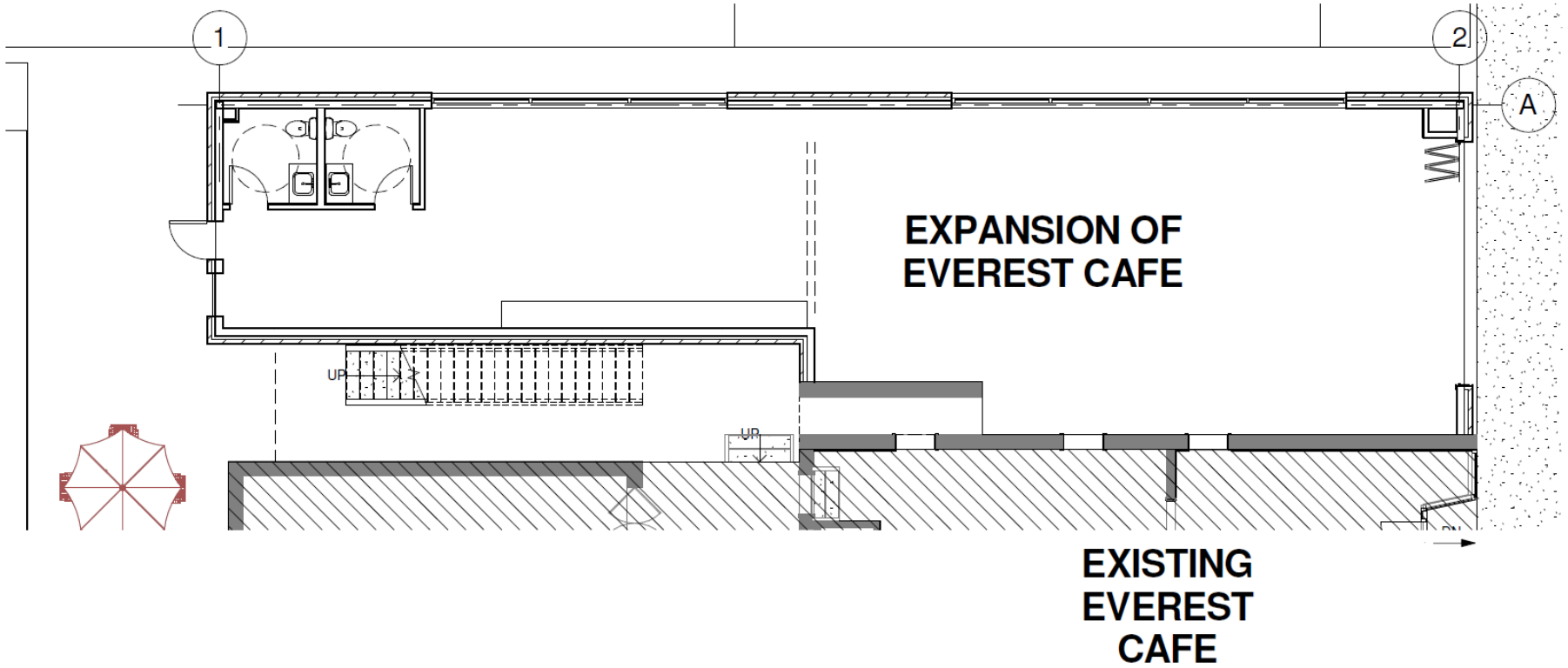
4143 Manchester Ave.

4143 Manchester Aerial View

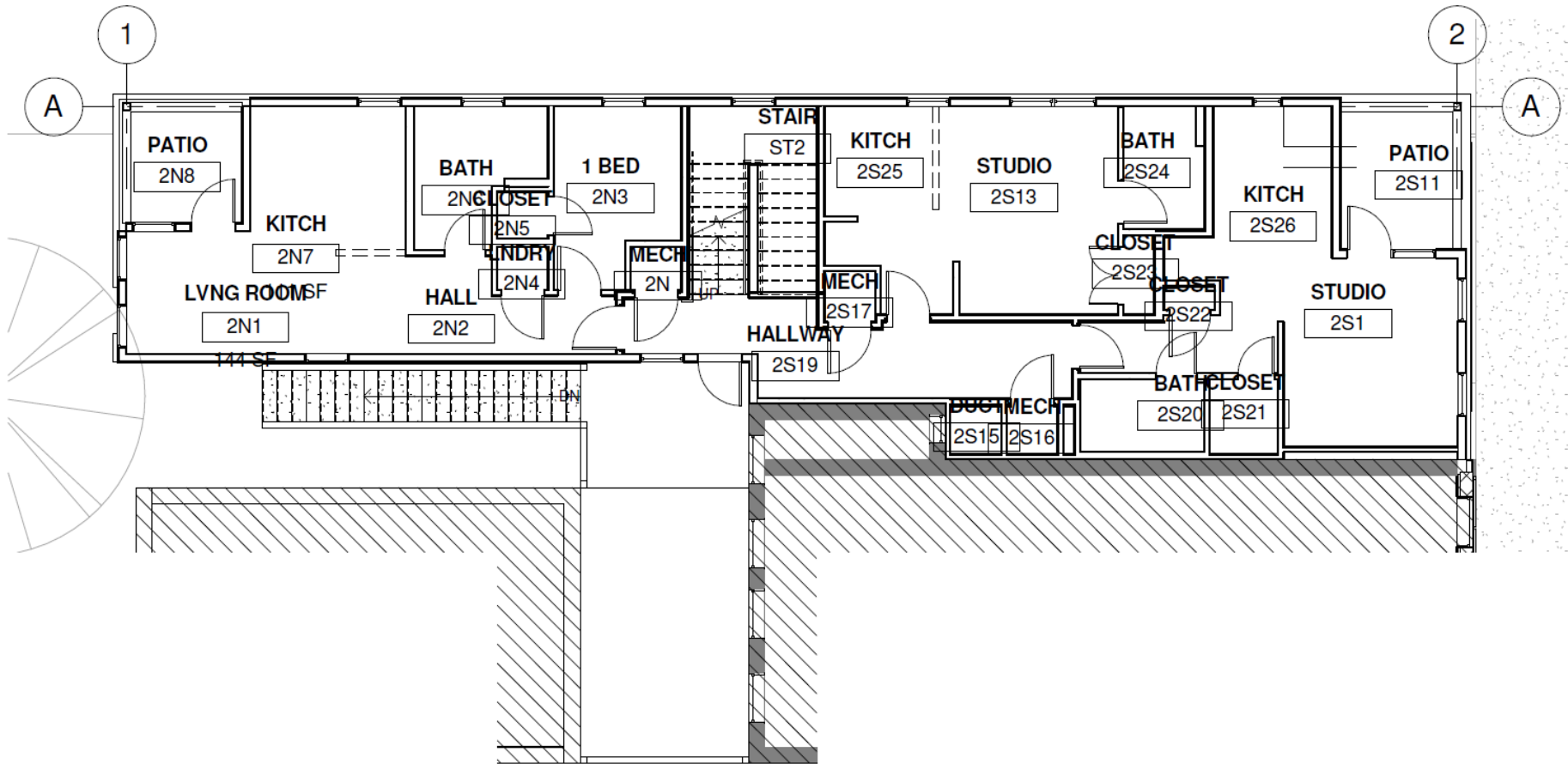








② FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



③ SECOND FLOOR OVERALL PLAN (THIRD FLOOR SIMILAR)
 1/8" = 1'-0"