



**FOREST PARK SOUTHEAST  
DEVELOPMENT COMMITTEE**

September 25, 2018

5:30 P.M.

**MEETING AGENDA**

1. **Introductions** .....5 Minutes
2. **Minutes from August 28, 2018** .....2 Minutes
3. **4321 Chouteau:** Request for support for demolition of all structures on all properties and community support for the project
  - Park Central Presentation.....5 Minutes
  - Business Presentation .....5 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
3. **Public Comments** .....10 Minutes
4. **Closed Session** .....10 Minutes
5. **Discussion: Who should present projects to the Committee when making request on behalf of developers (Mark Mangapora).....10 Minutes**



**FPSE Development Committee Meeting Minutes**  
**August 28, 2018 at 5:30 pm**  
**at 4512 Manchester, St. Louis, MO 63110**

**Committee members in attendance:** John Boldt, Guy Slay, Brian Phillips, Tom Ernst, Sharon Blaine, Patrick Brown, Patrice Willis

**Committee members not present:** David Wolfe, Kasan Moore, Mark Mangapora, Meredith Jones

**Staff in attendance:** Abdul Abdullah and Annette Pendilton

**Others in attendance:** Connie States, Dr. States (Everest Café), Jeremy Clagett (V Three Studios), Peter Brickler (Tempus Restaurant, LLC), Eric Neuner (KWK Architects), Steve Sobo, Vern Watts, and Robert Blaine, (Washington University)

**1. Call to Order:**

J. Boldt called the meeting to order at 5:31 pm.

**2. Minutes from July 24, 2018**

B. Phillips motioned to approved July 24, 2018 meeting minutes. T. Ernst seconded. Minutes approved 4-0-3 Abstained by J. Boldt, Mark Mangapora and P. Willis

**3. 1234 Kingshighway:** Request for Community support for demolition and construction of parking lot.

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 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.

**4. 4370 Manchester:** Request for support of a restaurant and Community Support Letter.

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 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.

5. **4143 Manchester:** 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.

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 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.

6. **Public Comments:** None

7. **Closed Session**

**A. 4370 Manchester -**

P. Brown motioned to support 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. Recommend to retain the mural on the side of the building.
3. Sign the Grove CID Good Neighbor Agreement.

B.Phillips seconded. The motion passes 7-0-0

**B. 4143 Manchester - Everest Café**

T. Ernst motioned to support project with the following conditions:

1. All side facades of the elevation must follow form based codes.
2. Must participate in the Good Neighbor Agreement.
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.

P. Brown seconded. The motion passes 7-0-0

**C. 1234 Kingshighway –**

Brian Phillips recused himself for the discussion and vote.

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

1. Professional, viable and acceptable traffic study.
2. Type of personnel/student population with job functions.
3. Shuttle services schedule with hours of operation.
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.

S. Blaine seconded. The motion passes 6-0-1 B. Phillips Abstained

8. Meeting adjourned at 7:00 pm.

4321 Chouteau Ave.

**Site Address:** 4321 Chouteau, 4341 Chouteau, 920 Tower Grove

**Request:** Demolition of all structures on all properties and community support for the project.

**Company Name:** Trivers

Contact Person(s): Joe Brinkman

**Mailing Address:** 100 North Broadway, Suite 1800, St. Louis, Mo 63102

**Company Owners / Principals:** Dan Harbaugh, President, Ronald McDonald House Charities of St. Louis.

### **Project Information**

#### **History of site**

The three parcels are currently owned by Ronald McDonald House Charities of St. Louis. The project will consolidate the three parcels into a single parcel. Previously, the parcels contained a Baptist Church and Industrial facilities formally owned by Jack Baumstark Sr.

#### **Proposed Project**

The mission of Ronald McDonald House Charities of St. Louis is to provide comfort, care and a home-away from-home for families of seriously ill children. The objective is to enable families to practice family-centered care by providing them with all the basic comforts of home. The project will consolidate two current sites located at 4831 West Pine and 3450 Park Ave. into this location in FPSE. Level one will consist of 10,660 sf. of public space in the house area and 12,780 of office space for RMDH executive team and staff. Sixty (60) units will occupy 40,040 sf. and will be placed on level one (1) and two (2) in the housing area for families. The total project will be 85,120sq feet with 65,190sq feet being built out, and the additional space reserved for future use.

#### **Parking**

There will be a total of 81 surface parking spots for this project.

**Current Zoning** Boulevard Type 1 (B1)

4321 Chouteau Ave.

**Project Costs:**

Acquisition:	\$ \$2,600,000
Pre-development Soft Cost:	\$ Unknown currently
Construction Cost:	\$ Estimated \$18,600,000 -\$20,600,000
Total:	\$ Estimated \$20,600,000 -\$22,600,000

**Project Timeline:**

Site Control:	June 2018
Construction Start:	2019
Construction Complete:	2020
Occupancy:	2020

**Relevant Experience**

Ronald McDonald House Charities of St. Louis developed, own, and operate three houses in the St. Louis Region; 4831 West Pine, 3450 Park Ave., and 300 Ronald McDonald House Lane. Trivers, a St. Louis based architectural firm, has successfully completed many projects in city of St. Louis, including areas where the form-based code is enforced. Recent project in this neighborhood include a mixed-use development at 4101 Laclede Ave, 13 townhouses at 4101 West Pine Ave, and a mixed-use development at 4101 Manchester Ave.

**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 of this project and support of the demolition of the current buildings with the following conditions:

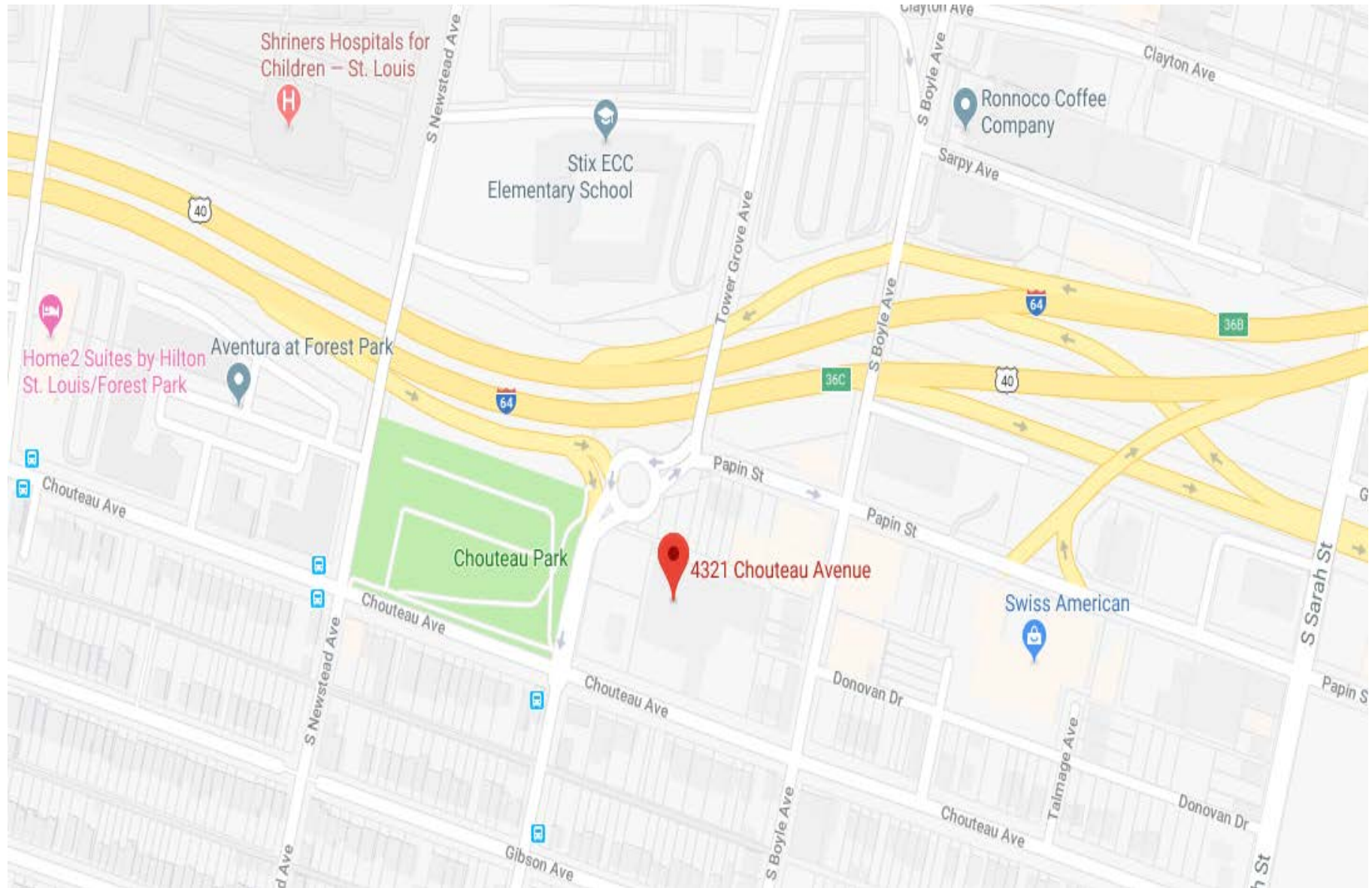
1. That a property maintenance plan for the upkeep of the property (grass cutting, weeds, tree trimming, snow removal) be developed for the site until construction begins.

4321 Chouteau Ave.

2. Ronald McDonald House integrate its exterior cameras into the FPSE camera system during construction and upon completion of the project and coordinate with the NSI to address safety and security concerns around the property, as well as develop a communication strategy with the NSI for any public safety issues concerning children at their property.
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.

4321 Chouteau Ave.

### Site Map





4321 Chouteau Ave.

**4321 Chouteau Front Aerial View**





4321 Chouteau Ave.

(View of Site)



## PROJECT SITE

RONALD McDONALD HOUSE | SAINT LOUIS CITY



4321 Chouteau Ave.

**4321 Chouteau Aerial Rear View**



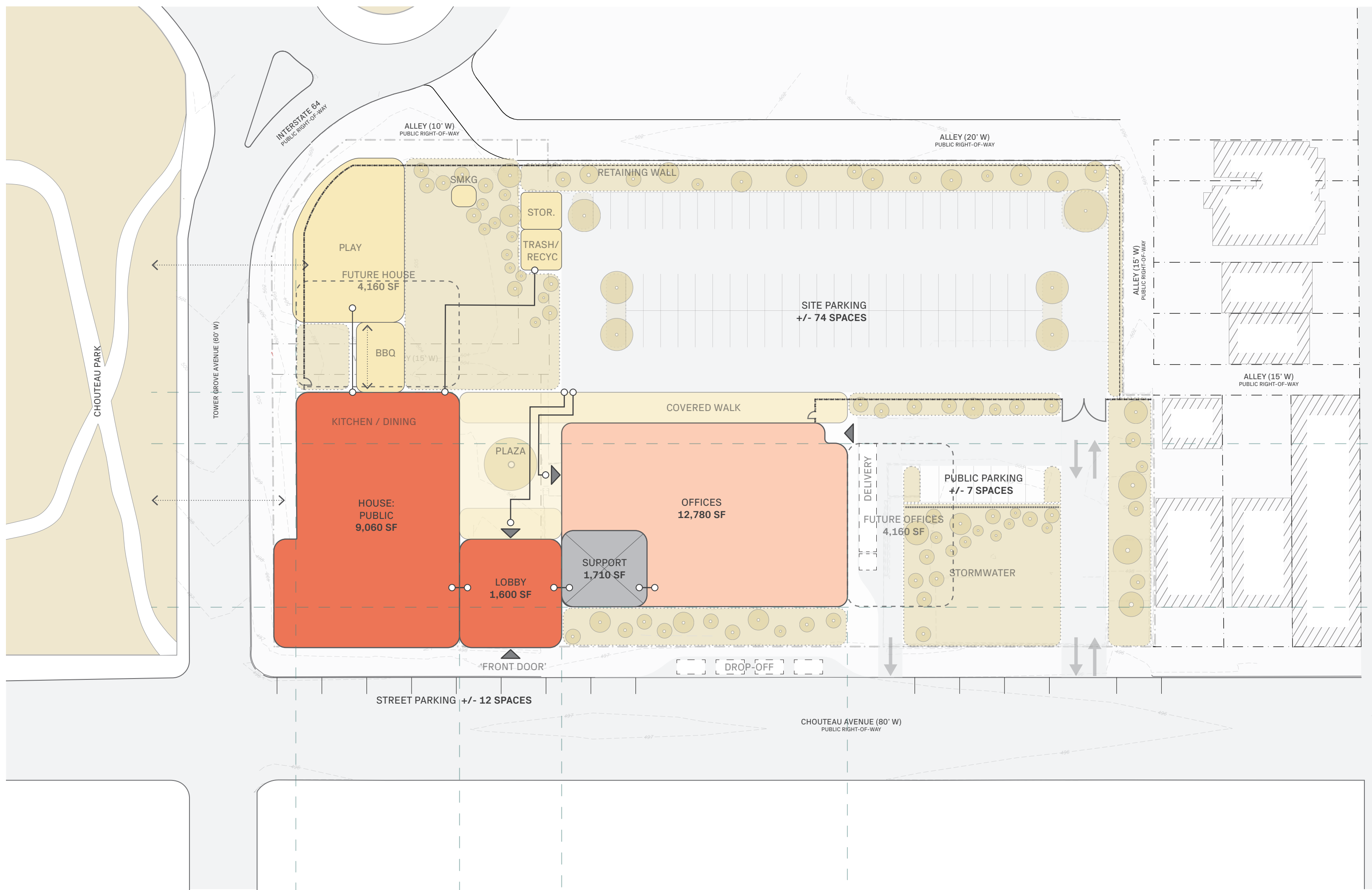


RONALD MCDONALD HOUSE & OFFICES  
FOREST PARK SOUTHEAST, ST LOUIS CITY










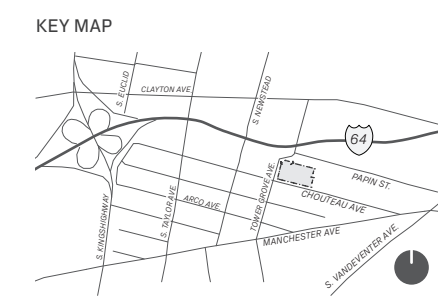
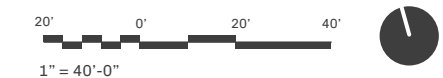
LEVEL 1

HOUSE: PUBLIC SPACE	10,660 SF
REGIONAL OFFICES	12,780 SF
SUPPORT	1,710 SF
<b>LEVEL 1 TOTAL</b>	<b>25,150 SF</b>



- HOUSE: PUBLIC SPACES
- HOUSE: GUEST ROOMS + AMENITIES
- REGIONAL OFFICE
- SITE/EXTERIOR AREAS
- SUPPORT

-  VEHICULAR ACCESS
-  WALKING ACCESS
-  VISUAL CONNECTION
-  BUILDING ENTRY
-  SITE WALL
-  SITE FENCE
-  SITE GATE



LEVEL 1	25,150 SF
LEVEL 2	20,020 SF
LEVEL 3	20,020 SF
LEVEL 4	20,020 SF
<b>TOTAL</b>	<b>85,210 SF</b>

## BENEFITS

- BUILDING HOLDS CORNER
- PLAY SCREENED FROM STREET
- 'FRONT' DOOR ENTRANCE OFF CHOUTEAU
- GUEST / STAFF PLAZA AT PROJECT INTERIOR
- MULTIPLE LOCATIONS FOR DROP OFF / PICKUP
- SITE PARKING SCREENED BY LANDSCAPE

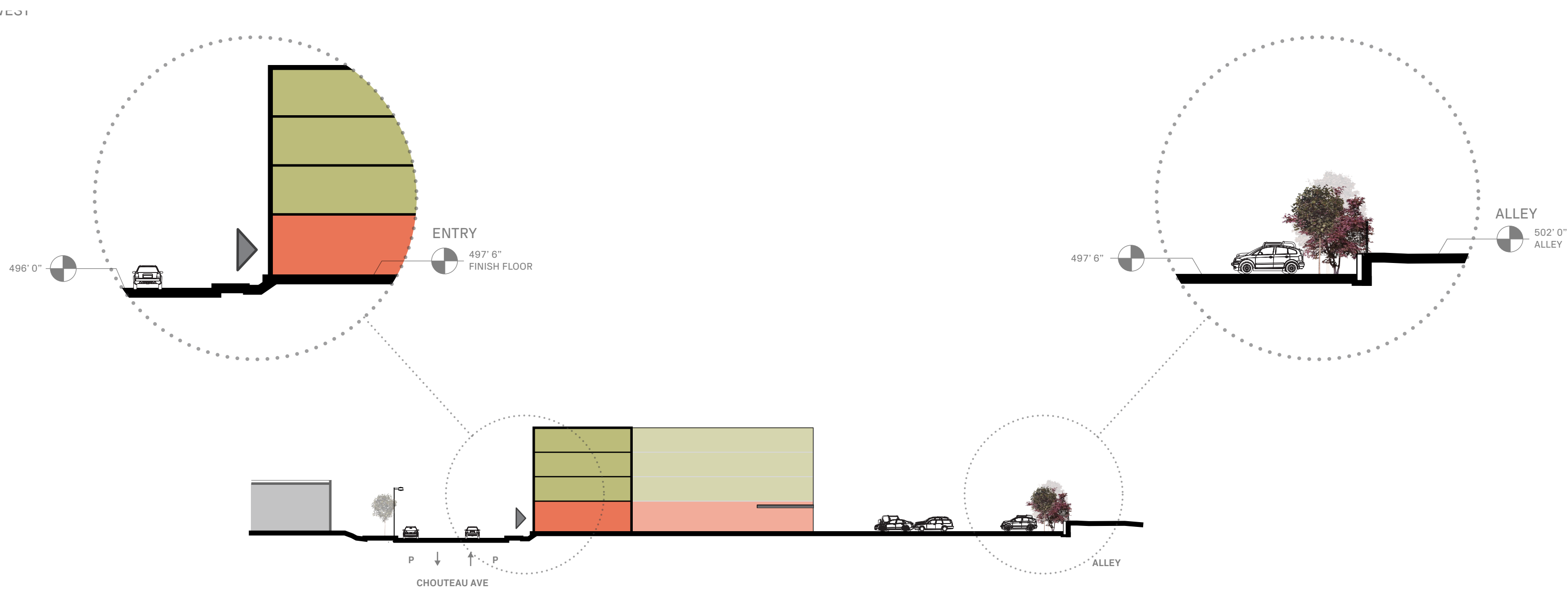
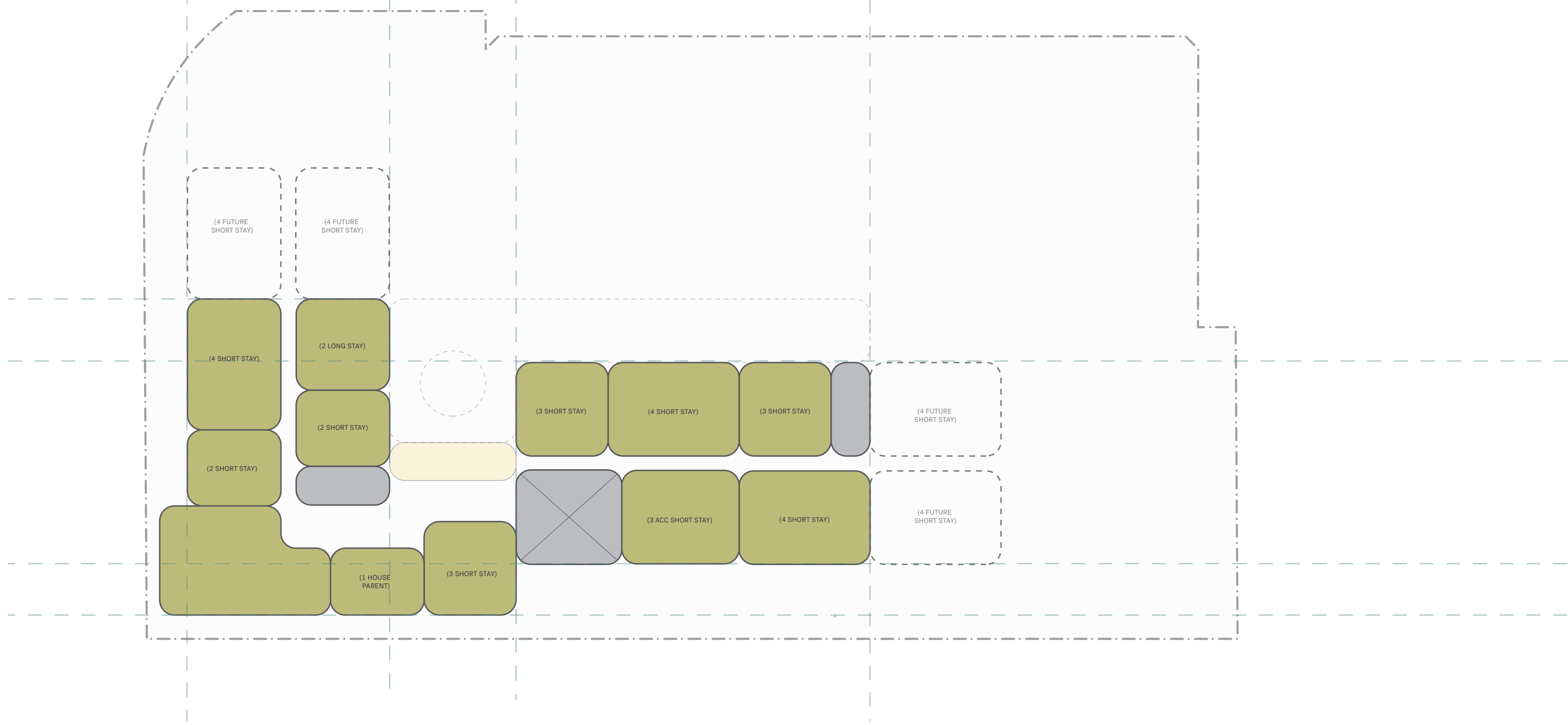
## AND SITE WALLS

- SECURE SITE PERIMETER WITH PUBLIC PARKING AREA
- DOCK AREA OFF PUBLIC PARKING AREA
- FLOORS 2 + 3 STACK
- FUTURE EXPANSION: 16 ROOMS NORTH
- FUTURE EXPANSION: 16 ROOMS EAST

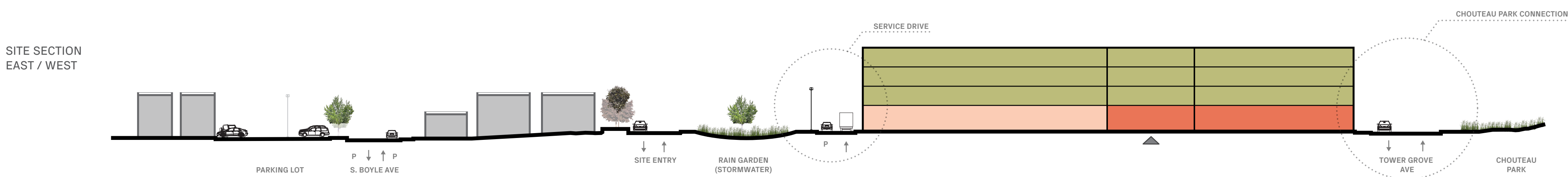
## CHALLENGES

- FUTURE EXPANSION REDUCES REQUIRED STORM WATER RETENTION AREA
- FUTURE EXPANSION WILL INCREASE PARKING REQUIREMENTS

LEVEL 2	30 UNITS	20,020 SF
LEVEL 3	30 UNITS	20,020 SF
LEVEL 4	(FUTURE)	20,020 SF



SITE SECTION  
NORTH / SOUTH



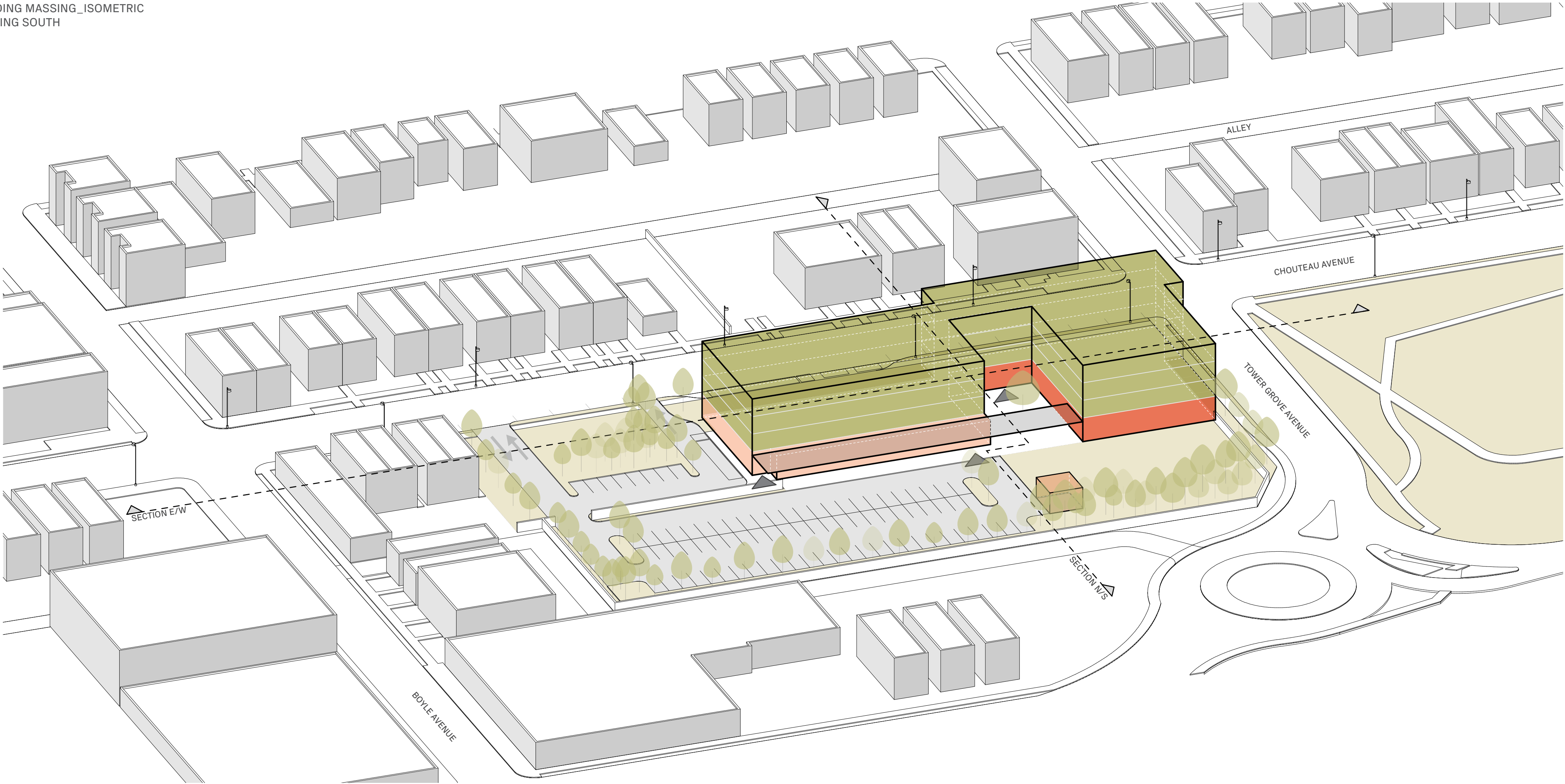
SITE SECTION  
EAST / WEST



EXISTING NEIGHBORHOOD CONTEXT  
SOUTH CHOUTEAU AVENUE



BUILDING MASSING \_ISOMETRIC  
LOOKING SOUTH



BUILDING MASSING \_ISOMETRIC  
LOOKING NORTH

