



**FOREST PARK SOUTHEAST  
DEVELOPMENT COMMITTEE**

July 24, 2018

5:30 P.M.

**MEETING AGENDA**

1. **Introductions** .....5 Minutes
2. **Minutes from June 26, 2018** .....2 Minutes
3. **4215-4239 Arco: Request for Support for Variances and Demolition of Homes**
  - Park Central Presentation.....5 Minutes
  - Business Presentation .....5 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
4. **Discussion**
  - RFP Forest West Properties: Former MODOT Site.....5 Minutes
5. **Closed Session** .....20 Minutes



**FPSE Development Committee Meeting Minutes  
June 26, 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, Patrice Willis

**Committee members not present:** David Wolfe

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

**Others in attendance:** Ron Coleman, Sean Spencer, Kelly Spencer, Ryan Day, David Weitz, Matt Spencer, Joe Brinkmann, Joel Fuse

**1. Call to Order:**

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

**2. Minutes from May 30, 2018**

B. Phillips motioned to approved May 30, 2018 meeting minutes. P. Brown seconded. Minutes approved 9-0-1, Patrice Willis Abstained.

**3. 4101 Manchester:** Request for support of the project and Community Support Letter – Mixed Use Development Space (Apartments, retail and office space)

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 should be brought before the FPSE Development Committee for review.
2. Agree to sign the Grove Good Neighbor Agreement

Presentation by Matt Spencer and Joel Fuse. No comments from the public. P. Brown asked the question about the 47-space deck parking level if the spaces are available to the public. All parking spaces are private.

**4. 4308 Manchester:** Request for Community Support – The Dogwood in the Grove. The space will be a commissary kitchen for catering, catering office/headquarters, and event space.

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 should be brought before the FPSE Development Committee for review.
2. Agree to sign the Grove Good Neighbor Agreement

Presentation by Sean and Kelly Spencer. Kelly said there are only 20 spaces for parking. They have reached out to Family Care Health Center about parking on their lot to accommodate

## **5. Discussion:**

Abdul introduced Joe Brinkmann with the Ronald McDonald House. Joe gave an introduction of the plans for the new Ronald McDonald House. The RMH will serve both St. Louis Children's Hospital and Cardinal Glennon families. It will be a 60 bed facility with offices and parking onsite. This is in programing stage. Joe will be back in September to talk with the FPSE Committee with final plans.

Abdul updated the committee that Firecracker Pizza wants to install a chain fence on their property. Abdul updated that this goes against the FPSE Form Based Code and Fencing policy. The Committee agreed that they are not in favor of a chain fence.

Abdul wanted the committee to know that there have been investors inquiring about the property at 4014 Chouteau.

## **6. Closed Session**

### **A. 4101 Manchester – Mixed Use Development Space**

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 sign the Grove Good Neighbor Agreement

T. Ernst seconded. The motion passes 10-0-0

### **B. 4308 Manchester – The Dogwood in The Grove**

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. Any changes made to the green space should be brought before the FPSE Development Committee for review.
3. Agree to sign the Grove Good Neighbor Agreement

M. Jones seconded the motion. Motion passes 10-0-0  
Motion passes 9-0-0

7. Next meeting will be July 24, 2018 at 5:30 pm. Meeting adjourned at 6:35 pm.

4215 – 4239 Arco Ave.

**Site Address:** 4215 – 4239 Arco Ave.

**Request: 1. Support for the approval of razing of 4215, 4217, 4229, 4235 and 4239 Arco Ave.**

**2. This project will be constructed between two zoning codes NC1 and NG3. The developer is requesting support for the following variances:**

- a. Allow for first floor residential on ground floors for areas of the project that falls within NC1.
- b. Finished Ground Floor Level to allow for raised 1st floor to 4' that falls within NC1
- c. Any additional building standards and forms allowed in NG3 to be allowable in the NC1 sections of this project.

**Company Name:** Restoration St. Louis

Contact Person(s): Chris Caskey-Dougherty

**Mailing Address:** 4240 Manchester Ave. 63110

**Company Owners / Principals:** Amy & Amrit Gill

### **Project Information**

#### **History of site**

The Land spanning from 4215 Arco Ave. to 4239 Arco Ave. Site contains five buildings, four of which are blighted. The block has eight units, and five vacant lots. The block has five occupied buildings on it and considered an eyesore of the neighborhood. The developer has been acquiring parcels for many years trying to amass enough for a high impact project.

#### **Proposed Project**

The proposed project will be a 93,000-sq. ft. residential project. space with the following: To complement the historic nature of the neighborhood, from Arco Ave., this four-story, 95-unit building will look like a row of historic brownstones with a mansard roof. However, the other three façades, to complement the modern current neighborhood developments, will be very modern with a lot

4215 – 4239 Arco Ave.

of steel and glass. The building will have two open light wells to allow more space for balconies. While ‘normal’ brownstones would have a garden apartment under the elevated stoop, this building will have a sunken parking garage to hide all parking for this project from Arco Ave. Interiors will be technology driven and very modern. The proposed floorplans currently range from studios to three-bedroom units.

### **Parking**

There will be a 99 parking spots for this development that will be hidden from the street by a partial submerged garage.

### **Current Zoning**

**4215-19 – NC1 (Neighborhood Center Type 1)**

**4221-39 – NG3 (Neighborhood General Type 3)**

### **Project Costs:**

Acquisition:	\$ 1,000,000
Pre-development Soft Cost:	\$ 1,700,000
Construction Cost:	\$16,000,000
Total:	\$18,700,000

### **Project Timeline:**

Site Control:	7/1/18
Construction Start:	10/1/2018
Construction Complete:	12/31/19
Occupancy:	03/1/2020

**Relevant Experience:** The developer has been working in the neighborhood for 12 years. The developer has over 40 buildings built to its credit (more than 150 residential units) and is planning over 20 more buildings planned within 2018.

4215 – 4239 Arco Ave.

**Will the project seek financial incentives from the City of St. Louis?** The project will seek incentives.

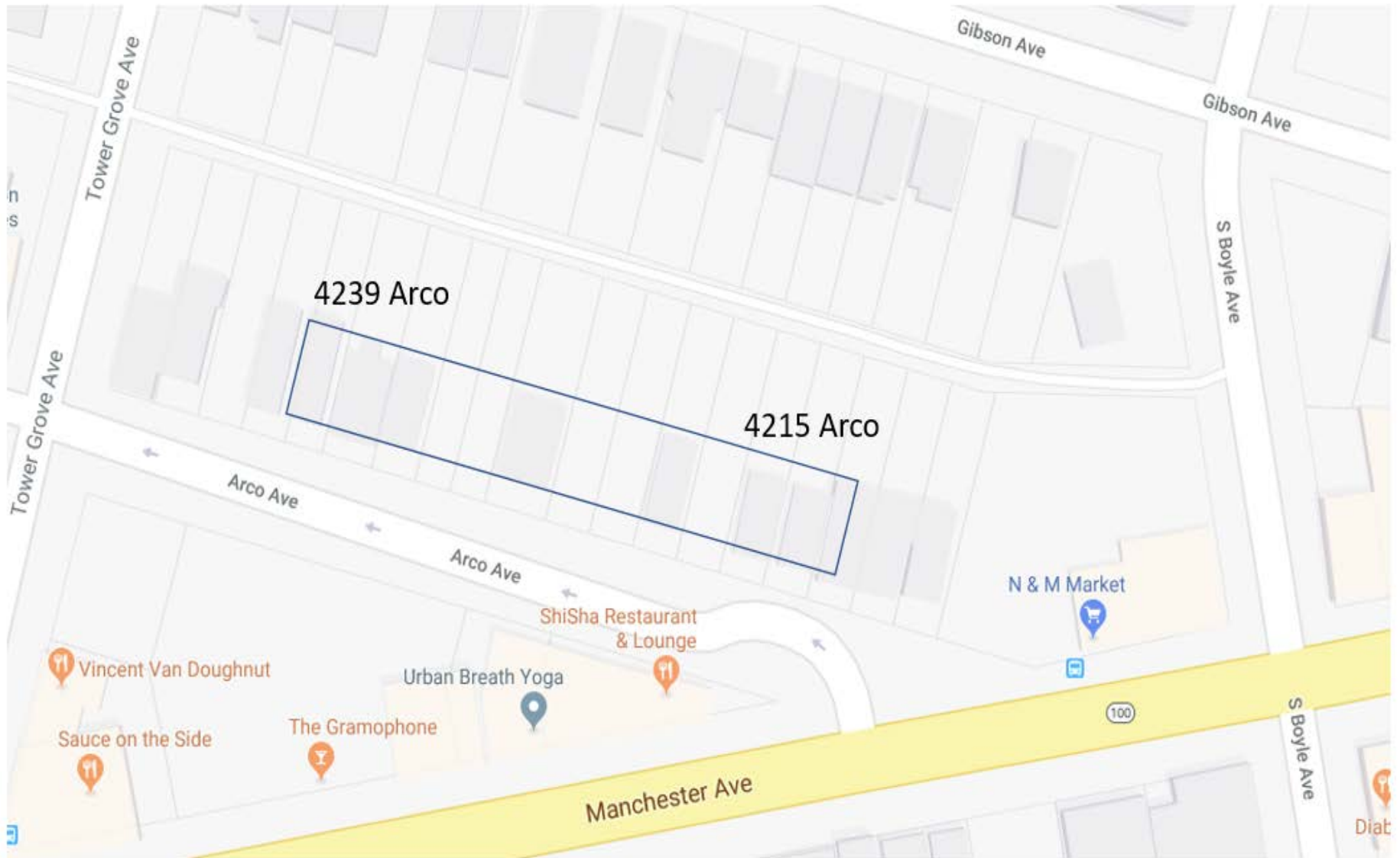
**Park Central Recommendation**

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

1. Any changes to the site plans that requires a variance 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 Good Neighbor Agreement for the development.
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.

4215 – 4239 Arco Ave.

### Site Map





4215 – 4239 Arco Ave.

**Property (Current Exterior)**





4215 – 4239 Arco Ave.

**Property (Current Exterior)**





4215 – 4239 Arco Ave.

**4215-4239 Arco Aerial View**

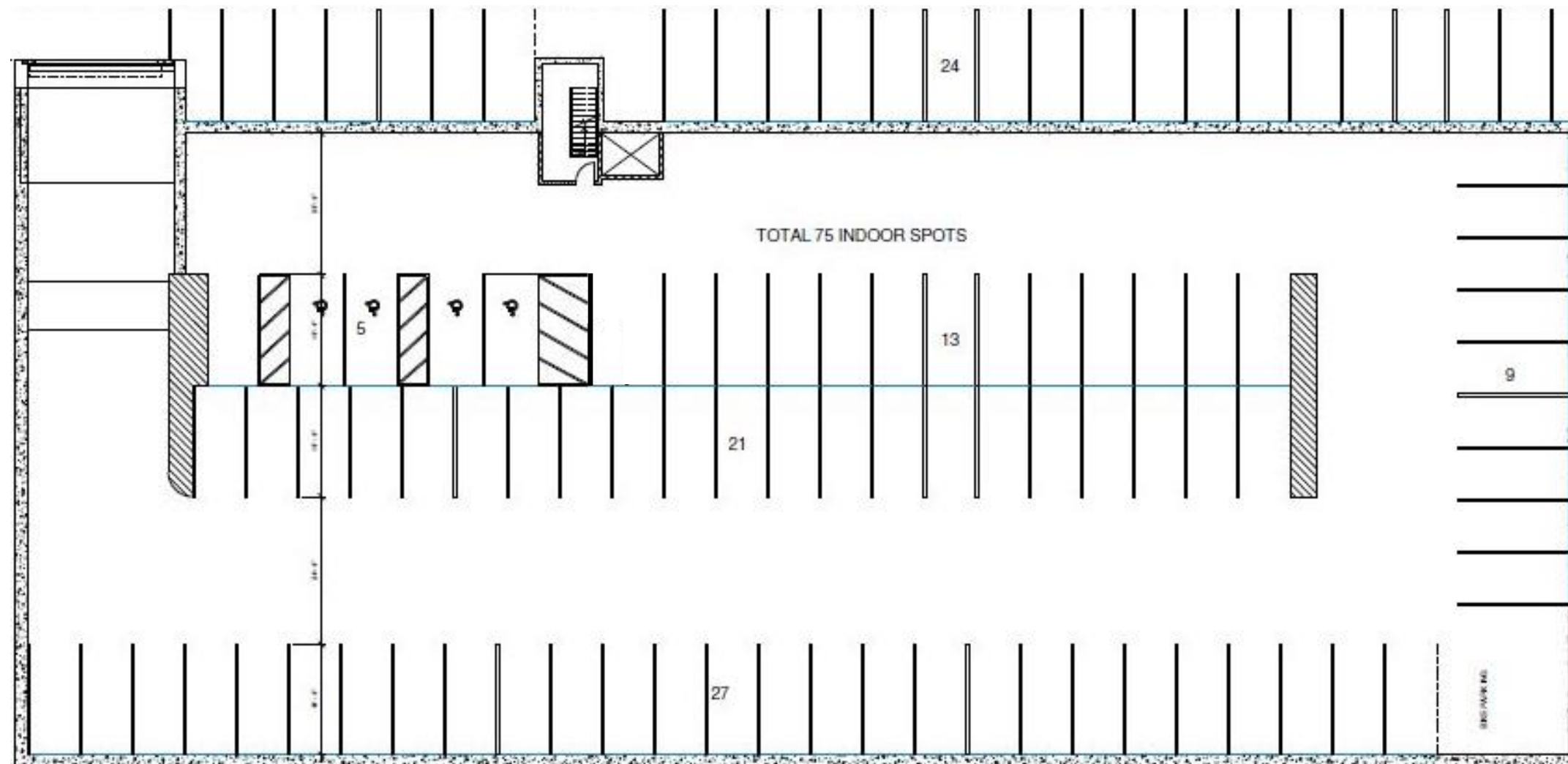




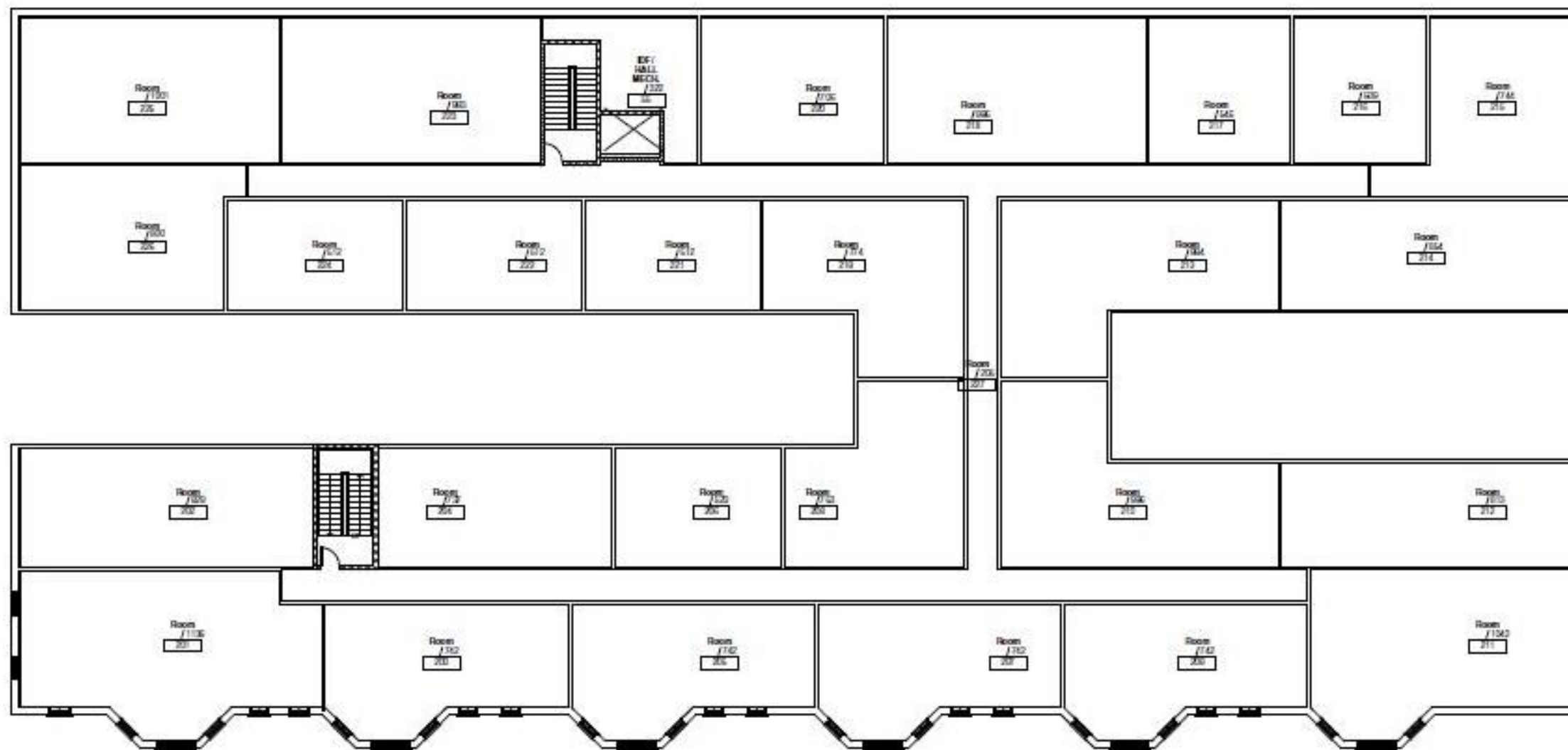




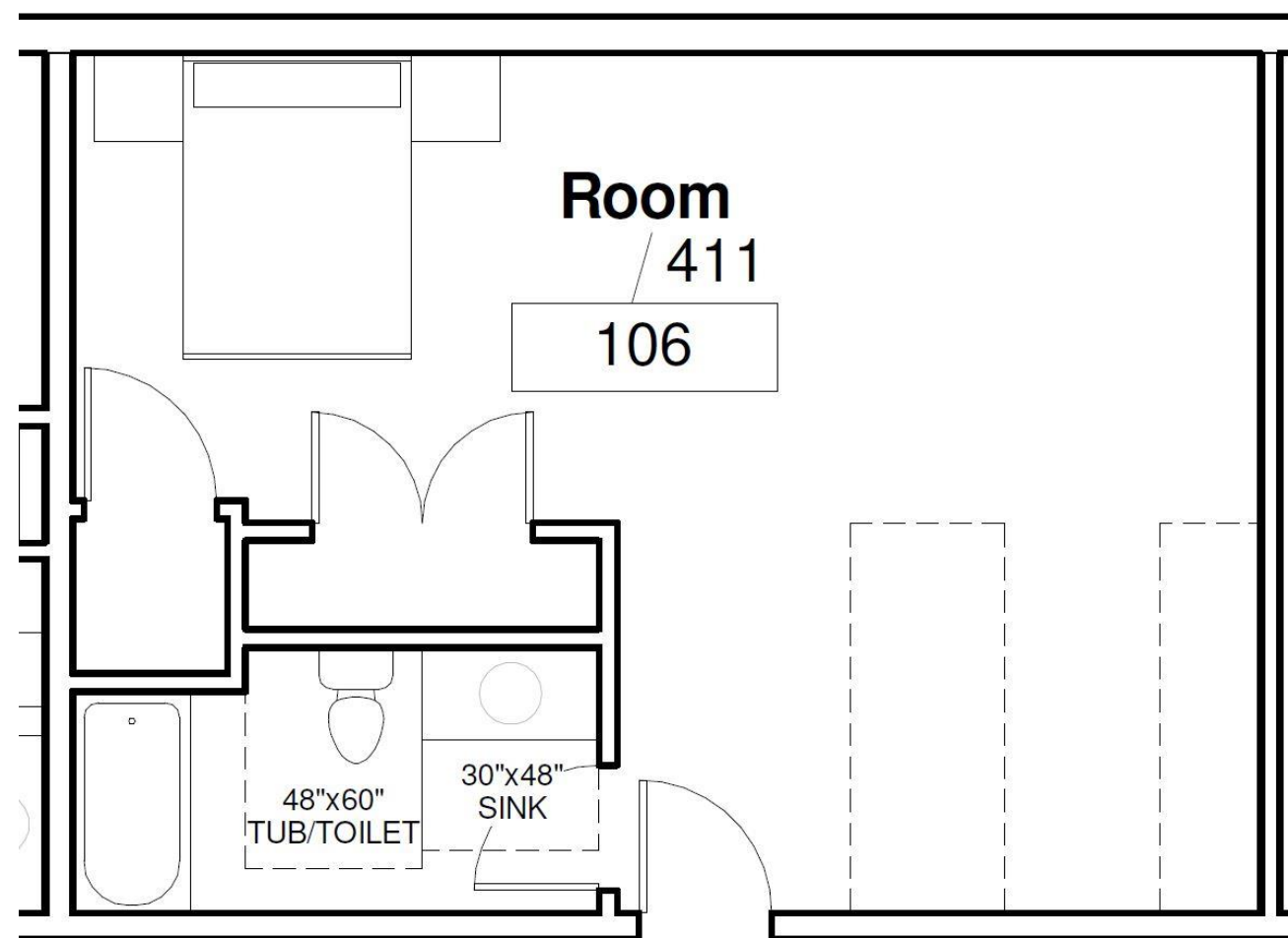
# Proposed Garage Layout



# Proposed 2<sup>nd</sup> thru 4<sup>th</sup> Floor

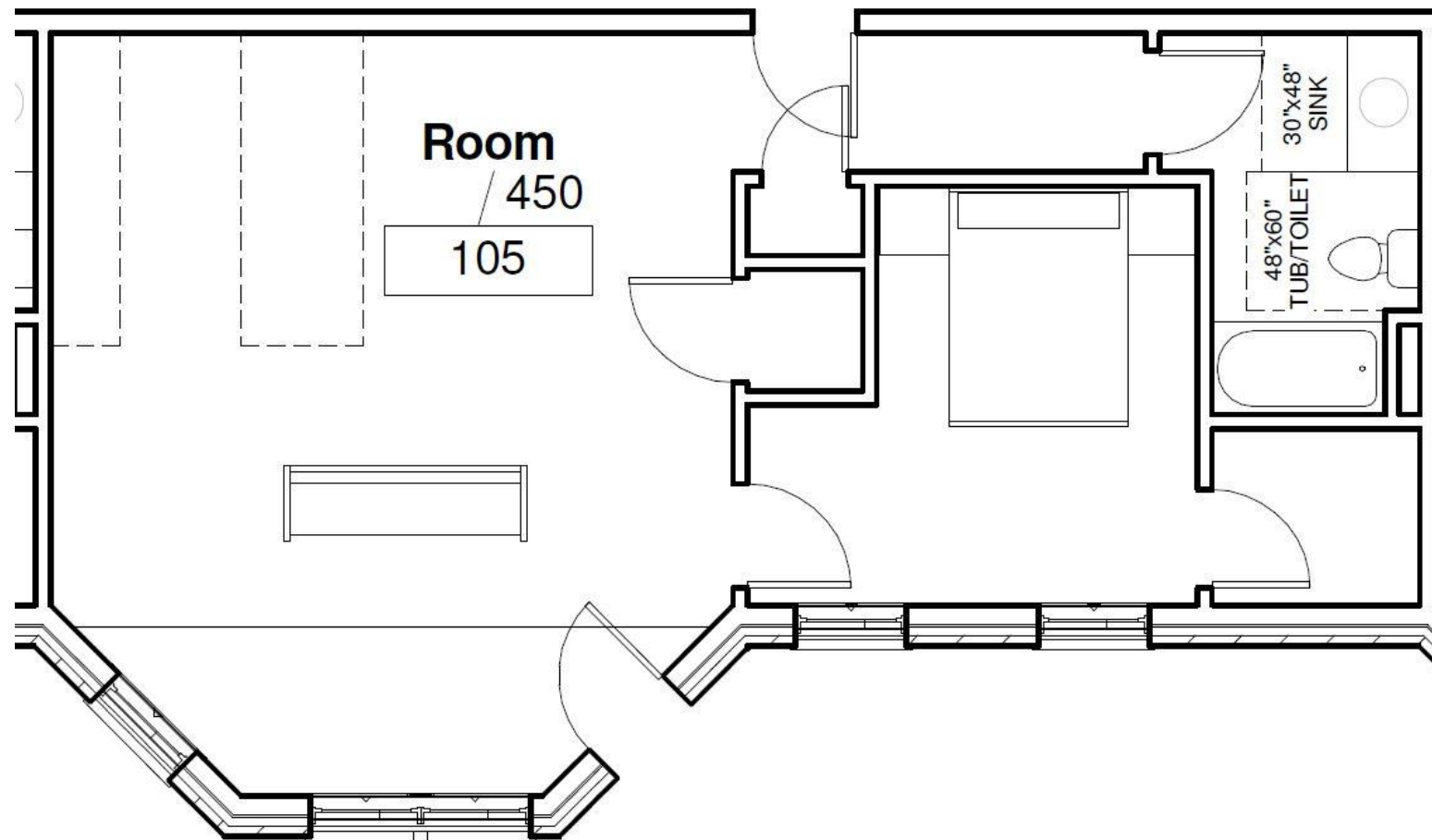


# Proposed Studio



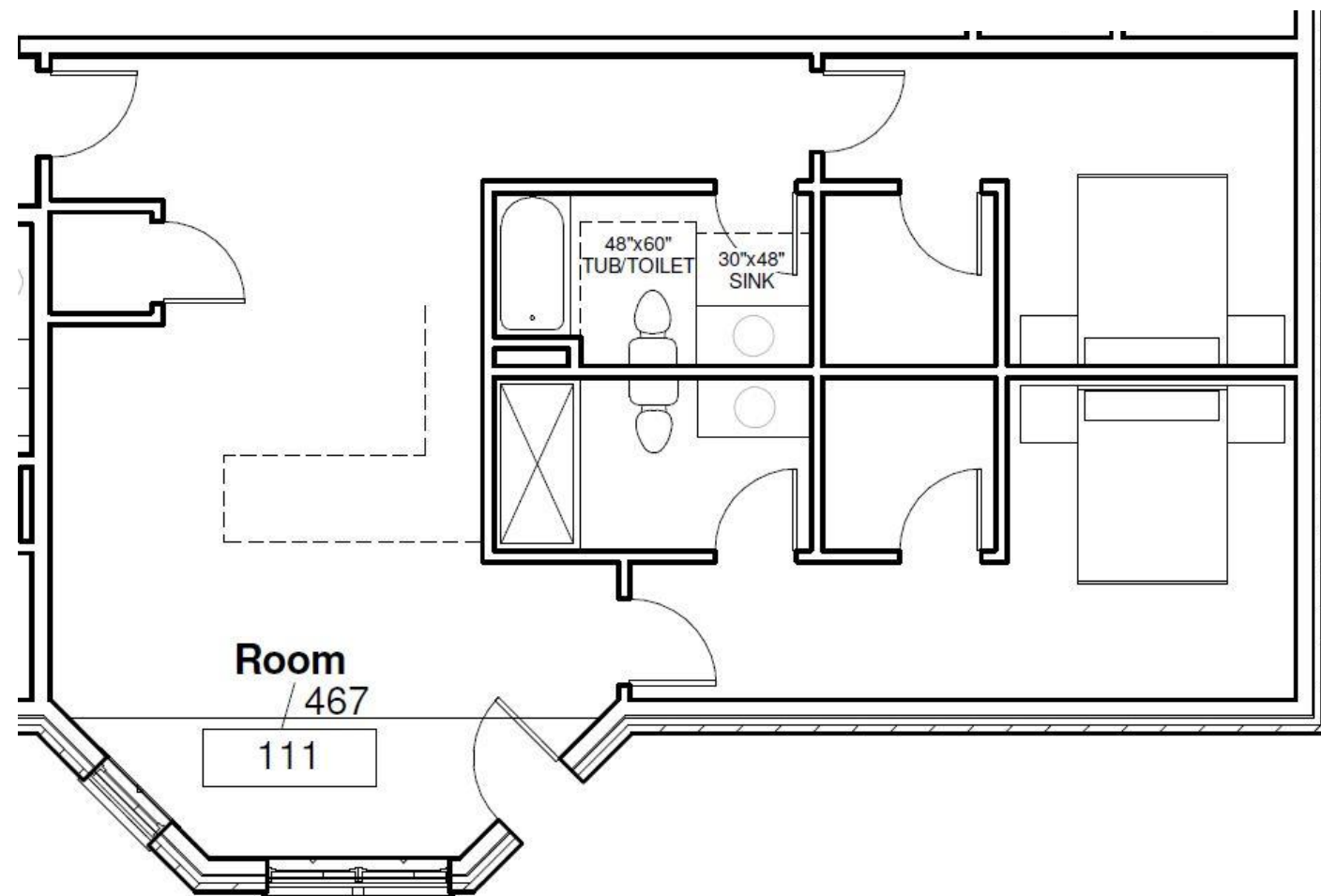


# Proposed One Bedroom

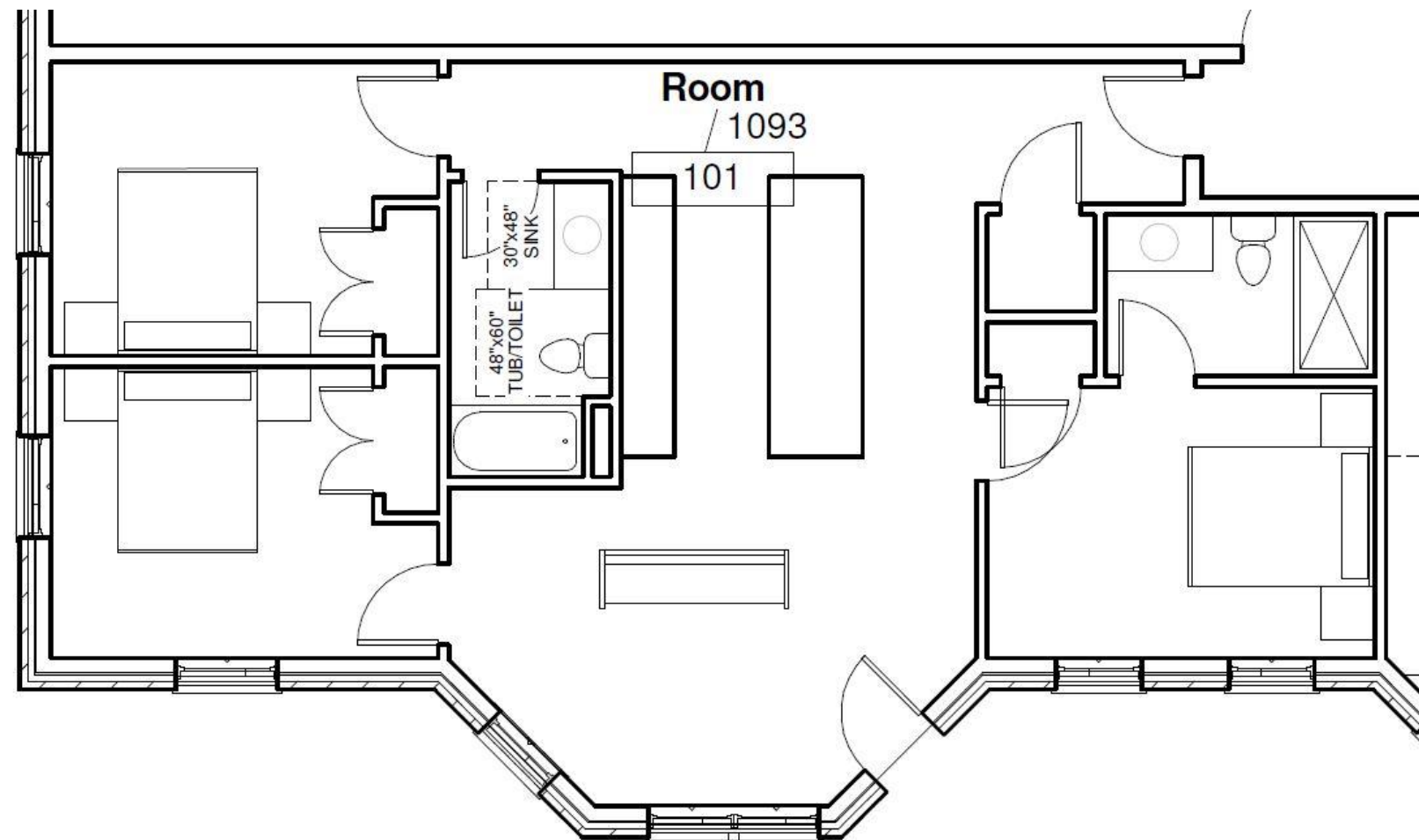




# Proposed Two Bedroom



# Proposed Three Bedroom



# ALTA/NSPS LAND TITLE SURVEY

GIBSON (60' WIDE) AVENUE



To: Manchester St. Louis and First American Title Insurance Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, partly supplemented and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

JAMES SURVEYING COMPANY



Date of Plot: 1/17/2017  
Leo J. Mayneo, P.E., 115-00000000  
Professional Land Surveyor in Renewable Charge

I, the undersigned, being duly sworn and qualified, do hereby certify that the above described survey was made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, partly supplemented and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PROPERTY DESCRIPTION FOR TITLE PURPOSES:

PARCEL 1:  
Lot 27 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having a front of 126.50 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 2:  
Lot 28 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 3:  
Lot 29 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 4:  
Lot 30 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 5:  
Lot 31 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 6:  
Lot 32 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 7:  
Lot 33 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 8:  
Lot 34 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 9:  
Lot 35 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 10:  
Lot 36 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 11:  
Lot 37 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 12:  
Lot 38 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 13:  
Lot 39 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.  
PARCEL 14:  
Lot 40 in Block 4 of Mather Place and in Block 2013-B of the City of St. Louis, Missouri, having 25 feet on the North line of Arco Avenue, by a depth of 126.50 feet to an alley.

NOTES:  
1) BOUNDARY OF PLOT: First American Title Insurance Company, File No. 603-60001-010, dated December 13, 2016.  
2) FLOOD NOTE: "Zone X" Area determined to be subject 500-year Floodplain (SOF) "Special Flood Hazard Area" Community Flood Number: Effective Date:  
3) UTILITIES: The location of existing underground facilities, structures and utilities, if and when shown, have been verified from available records and maps and do not necessarily reflect the actual existence, construction, size, type, location or condition, therefore these locations must be examined separately. They may be shown, the existence of which is hereby acknowledged. The owner shall be responsible for verifying the actual location of all utilities shown or not shown, and any utility shall be located in the field prior to any project construction.

SHEET 1 OF 1

## LEGEND

1	UTILITY POLE	1	DRIVE EASEL
2	UTILITY BOX	2	SEWER MANHOLE
3	ELECTRIC METER	3	WATER MANHOLE
4	ODOR SIGN	4	WATER MANHOLE
5	ODOR METER	5	UTILITY MANHOLE
6	ODOR VALVE	6	UTILITY MANHOLE
7	WATER METER	7	UTILITY MANHOLE
8	WATER VALVE	8	UTILITY MANHOLE
9	SPRINKLER	9	UTILITY MANHOLE
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PROJECT NAME		ALTA/NSPS LAND TITLE SURVEY	
PROJECT ADDRESS		4215-39 ARCO AVENUE, ST. LOUIS, MO 63116	
REV.	DATE	BY	DESCRIPTION
<div style="display: flex; justify-content: space-between;"> <div> <b>JAMES SURVEYING COMPANY</b>              10811 BIG BEND BOULEVARD              KIRKWOOD, MO 63122              PHONE (314) 622-1500 FAX (314) 622-0864           </div> <div>             ORIGINAL CERTIFICATE              LICENSE NUMBER 000129              DATE: 01/17/2017              FIELD BY: J.M.S.              DRAWN BY: J.M.S.              ORDER NUMBER              207693           </div> </div>			

TOWER GROVE (60' WIDE) AVENUE

ALLEY (15' WIDE)

ARCO (60' WIDE) AVENUE

MANCHESTER AVENUE

GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft.