



**FOREST PARK SOUTHEAST  
DEVELOPMENT COMMITTEE**

January 28, 2020

5:30 P.M.

**MEETING AGENDA**

- 1. Introductions .....5 Minutes**
- 2. Minutes from September 24, 2019 .....2 Minutes**
- 3. 4300 Gibson: Community Letter of Support and request for Variances**
  - Staff Presentation .....5 Minutes
  - Developer Presentation .....10 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
- 4. Ronald McDonald House: Update of Site plan and Renderings**
  - Staff Presentation .....5 Minutes
  - Business Presentation .....20 Minutes
  - Public Comments.....5 Minutes
  - Committee Comments.....5 Minutes
- 5. Public Comments:**
- 6. Closed Session .....15 Minutes**



**FPSE Development Committee Meeting Minutes  
September 24, 2019 at 5:30 pm  
at 4512 Manchester, St. Louis, MO 63110**

**Committee members in attendance:** John Boldt, Brian Phillips, Tom Ernst, Sharon Blaine, Mark Mangapora, Patrick Brown, Meredith Jones, Patrice Willis

**Committee members not present:** David Wolfe, Kasan Moorehead, Guy Slay

**Staff in attendance:** Abdul Abdullah,

**Others in attendance:** Brian Pratt, Joel Oliver, Brett McMahon, Amy Gill, and Peter Orth.

**1. Call to Order:**

J. Boldt called the meeting to order at 5:36 pm.

**2. Minutes from August 27, 2019**

P. Brown motioned to approve minutes for July 23, 2019. B. Phillips seconded. Motion passes 8-0-0

**3. 4349 Gibson:** Request for community support for variances. The Project is a single family home with a total project cost of \$472,000.

A. Abdullah read the proposal to the board. A copy of the report can be requested with Park Central Development staff or obtained from the website.

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

1. Support from the purchase of this LRA lot with the understanding that it is to be used as a side yard and not for developed for another use, so that a buffer is maintained between the residential and commercial area.
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.

Presenter: Brett McMahon

- 4. Unify Grove Development:** - Community Support letter for the project and proposed variances. The proposed development is 168 units of Workforce Housing that will be built on a total of six new construction sites. The project also proposed to provide 3 Million dollars in infrastructure improvements in the project area to include: Streets, stormwater retention, sidewalks, lights, and alleys. The total project cost is \$27,600,000

A.Abdullah read the proposal to the board. A copy of the report can be requested with Park Central Development staff or obtained from the website.

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

1. Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.
2. Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements.
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.

Presenters: Brian Pratt, & Joel Oliver

5. **4500 Swan:** - Community Support letter for the project and proposed variances. The proposed development is 307 units of Market rate Apartments. The total project cost is \$54,000,000

A.Abdullah read the proposal to the board. A copy of the report can be requested with Park Central Development staff or obtained from the website.

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

1. Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.
2. Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements.
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.

Presenters: Brian Pratt, & Joel Oliver

6. **4440 Manchester:** - Community Support letter for the project. The proposed development is a 60-unit apartment with two retail spaces on the first floor. The project did not have any requested variances. The total project cost is \$13,350,00.

A. Abdullah read the proposal to the board. A copy of the report can be requested with Park Central Development staff or obtained from the website.

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

1. Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.

2. Sign 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.

## 1. Closed Session

### A. 4349 Gibson – Request support for variances on the project.

P. Brown motioned to support the proposed variances 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. The Developer consult with the neighboring property owners on the construction schedule for the project or any with any activities that may impact them.

S. Blain second. 8-0-0 The motion passes.

### B. Unify Grove – Support for project support and variances

Prior to the vote Brian Phillips recused himself from this project and disclosed Wash U Medical centers conflict with this project due to it being the entity that issued the RFP for the proposed development by Green Street.

P. Brown motioned to support the project for variances use 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. Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.
3. Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements.
4. If the Alderman wants additional input from the community and if new information is presented the committee will revote if necessary prior to sending its final recommendation.

M. Jones second. 6-0-2 M. Mangapora and B. Phillips both abstained

**C. 4500 Swan** – Support for project support and variances

S. Blain motioned to support the project for variances use 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. Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.
3. Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements.

M. Jones second. 7-0-1 M. Mangapora abstained

**D. 4440 Swan** – Support for project support and variances

M. Mangapora motioned to have the developer provide more information regarding its plans for parking associated with the development prior to supporting the project. He requested that the committee be provided with the developers current parking counts for all developments currently in FPSE. He also requested that the parking was not met for this project per the FPSE-FBC be noted.

B. Phillips second. 8-0-0

**2. Meeting adjourned at 8:55 pm.**

# Forest Park Southeast Development Committee

January 28, 2020

Park Central Development  
Conference Room

4512 Manchester, Suite 100

5:30 PM

# 4300 Gibson Ave.

Community Letter of  
Support for the project and  
approval of variances



**FORT SOMEWHERE**

SITE CONCEPT

Property Owner: Micro T LLC.

Contact: Kevin Brennan

Mailing Address: 3015 Locus, St. Louis MO

Owners: Kevin Brennan, Jordan Renaud, & Tim O'Conner

Relevant Experience: This Development Group has developed and rehabbed three buildings most notable Brennan's CWE and Brenna's Work and Leisure in Midtown.

History of Site: The Building has been a vacant for 10 years and was a former auto repair ship.

## Project Description



# Project Information

## Costs

- Acquisition: \$200,000
- Pre-development Soft Cost: \$20,000
- Construction Cost: \$425,000
- Total: \$340,000
- Financial incentives: N/A

## Timeline

- Site Control: Aug 2019
- Construction Start: Feb 2020
- Construction Complete: June 2020
- Occupancy: July 2020

## Project Information

- The proposed project is to do a renovation and preserve the existing building and convert the space into an event space, cigar bar & Art Gallery. The project will add a Roof top deck and have an outside art gallery. The total square footage for the project is 1,000 sq. ft for the building. The developer will add art or murals to the outside of the fence. The developer proposes to enter into a parking agreements with St. Cronan Church and N & M Market to provide parking for the space.

## **Requested Variances**

- 1. The project is requesting a variance for the material for the street wall/fence.**
- 2. The project is requesting a variance on the parking ratio required for the project.**

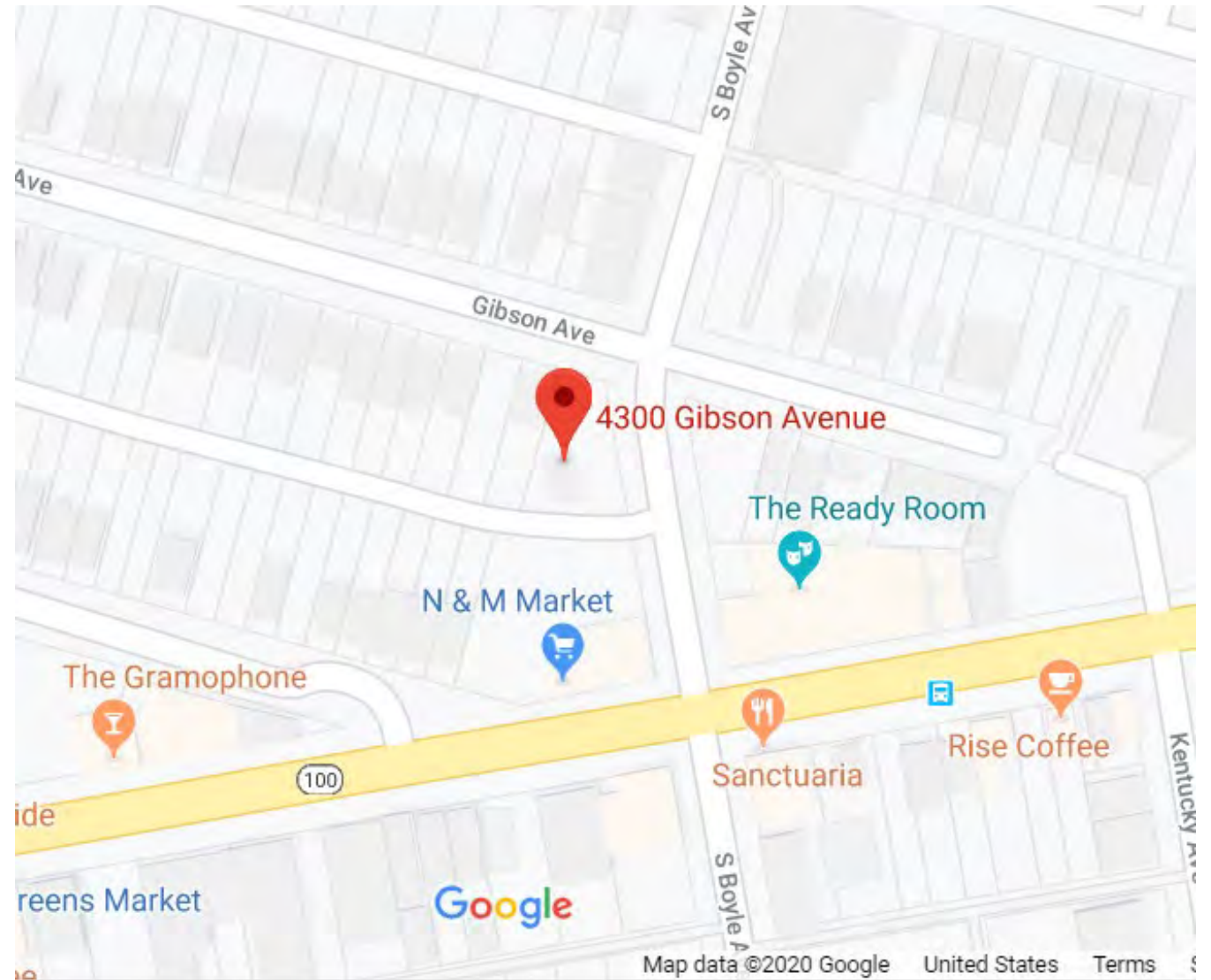


Front Street View

# Ariel View



# Map View



- Support for the owner's request for community support and variances with the following conditions:
- 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.
- Enter into Parking Agreements with a Property owner with parking lots for use by the developer.
- Integrate External Cameras into the FPSE Camera Network and work with the NSI to determine external camera locations
- Sign the Grove Good Neighbor Agreement

## Park Central Recommendation





# FORT SOMEWHERE

SITE CONCEPT





# FORT SOMEWHERE

SITE CONCEPT





# FORT SOMEWHERE

SITE CONCEPT



# Ronald McDonald House

Site Plan Update

















