



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

September 15, 2020

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Minutes from May 5, 2020**2 Minutes
3. **4248 Manchester: Community Letter of Support for Conditional Use Variance**
 - Staff Presentation5 Minutes
 - Developer Presentation10 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **4014 Chouteau Ave: Community Letter of Support for rehab zoning variances**
 - Staff Presentation5 Minutes
 - Developer Presentation15 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **4211-4239 Arco (Arbor on Arco): Project update & Request for Rezoning and Project Support of New Design changes**
 - Staff Presentation5 Minutes
 - Developer Presentation15 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
6. **Public Comments:**
7. **Closed Session**15 Minutes

ZOOM Meeting Information

URL: <https://zoom.us/j/92053365499?pwd=bXd6c2JlL3ZjenhwOVZldlpidmFyQT09&from=msft>

Meeting ID: 920 5336 5499

Passcode: 799926

Join by Telephone: 1-312 626 6799

Meeting ID: 920 5336 5499

Passcode: 799926



**FPSE Development Committee Meeting Minutes
May 5, 2020 at 5:30 pm
at 4512 Manchester, St. Louis, MO 63110**

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

Committee members not present: David Wolfe, Kasan Moorehead,

Staff in attendance: Abdul Abdullah,

Others in attendance: Ron Coleman, Mitch Meyers

1. Call to Order:

J. Boldt called the meeting to order at 5:44 pm.

2. Update on 4108 Manchester: Request for community support & Project Update

Mitch Meyers from Beleaf provided an update on their project to bring a Medical Cannabis facility to the Grove Commercial District in the Forest Park Southeast Neighborhood. This location will become 1 of 5 Swade Medical Cannabis Dispensaries in the St. Louis area in 2020. This location will utilize 7,200 (3,500 finished space in front and 3,700 unconditioned in the back warehouse and will serve any Missouri resident that has received a card to purchase medical cannabis. The project is zone Neighborhood Center Type 1 and is an allowable use by the City of St. Louis The project is expected to begin construction in June of 2020 with occupancy in late September 2020.

The developer discussed the security plan for the site and discussed the customer flow and security measures to be implemented. The developer stated that they would coordinate with the NSI on exterior cameras and neighborhood patrols. The developer debrief the committee on the interior design and materials that will be used inside of the building as apart of the customer experience.

There was unanimous consent on the security plan presented and the approach the operator took with the design and layout of the business.

3. Closed Session

4300 Gibson – No Closed Session

3. Meeting adjourned at 6:20 pm.

Forest Park Southeast Development Committee

September 15, 2020

Park Central Development Zoom
Conference Room

4512 Manchester, Suite 100

5:30 PM

The background of the slide is a photograph of a multi-story brick building with several windows. A semi-transparent green rectangular overlay covers the left and center portions of the image, serving as a backdrop for the text.

4248 Manchester Ave.

Community Letter of Support for Use Variance

Property Owner: Mangrove

Contact: Lawrence Woods

Mailing Address: 4248 Manchester, St. Louis MO

Owners: Lawrence Woods II

Relevant Experience: The operator has operated in the artistic community for over 10 years.

History of Site: The Building has been utilized as commercial space historically on Manchester and redeveloped by ManGrove LLC.

Project
Description

Project Information

Costs

- Acquisition: N/A
- Pre-development Soft Cost: \$17,000
- Construction Cost: \$25,000
- Total: \$42,000
- Financial incentives: N/A

Timeline

- Site Control: Aug 2020
- Construction Start: September 2020
- Construction Complete: November 2020
- Occupancy: November 2020

Project Information

The business will be a tattoo studio. The name of the business is: "Tattoo The Lou Studio", which is a diverse custom tattoo studio which will offer an appointment base, spa-style atmosphere.

Requested Variances

1. The project is requesting a variance for use. This use is a conditional use.

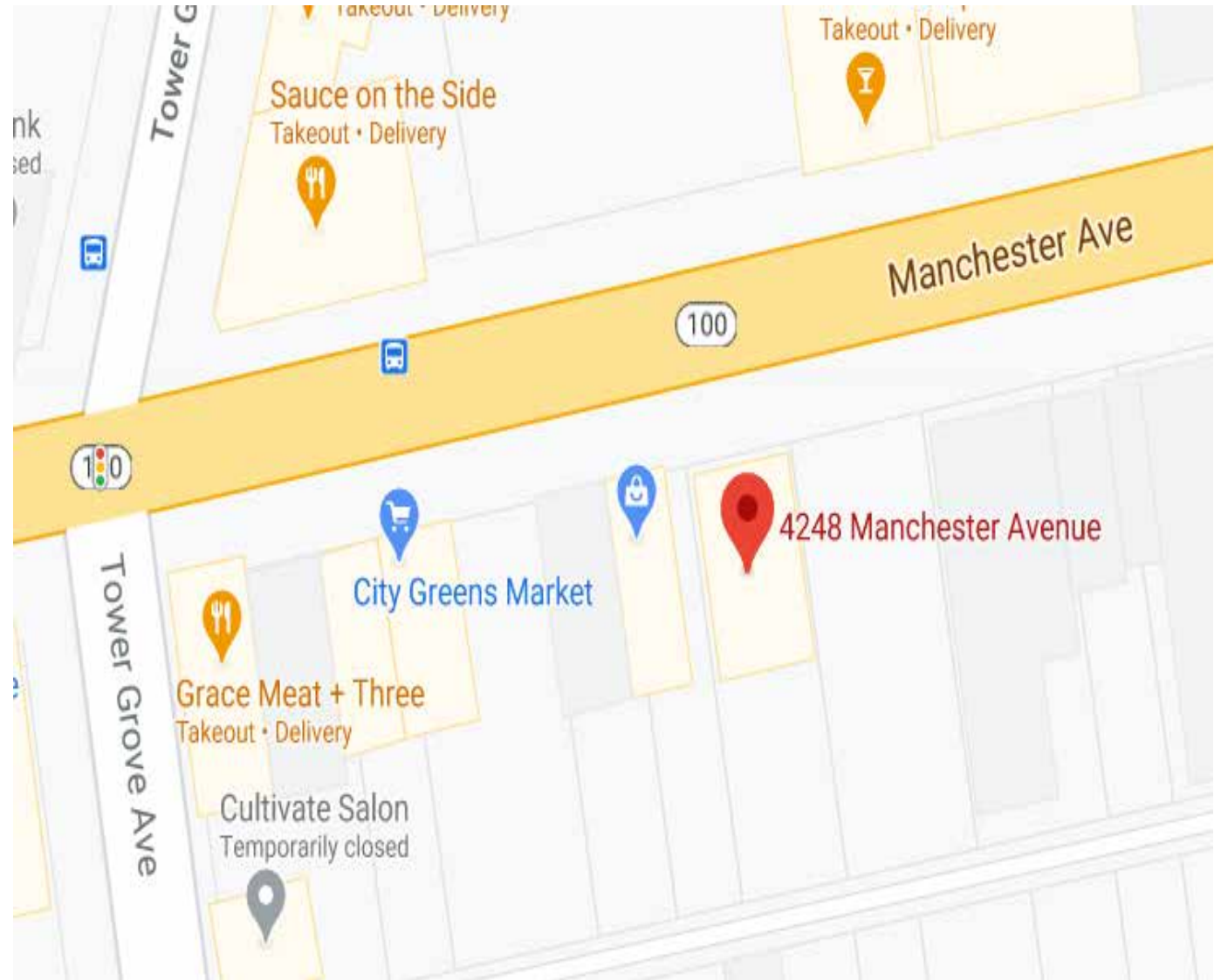
Front Street View



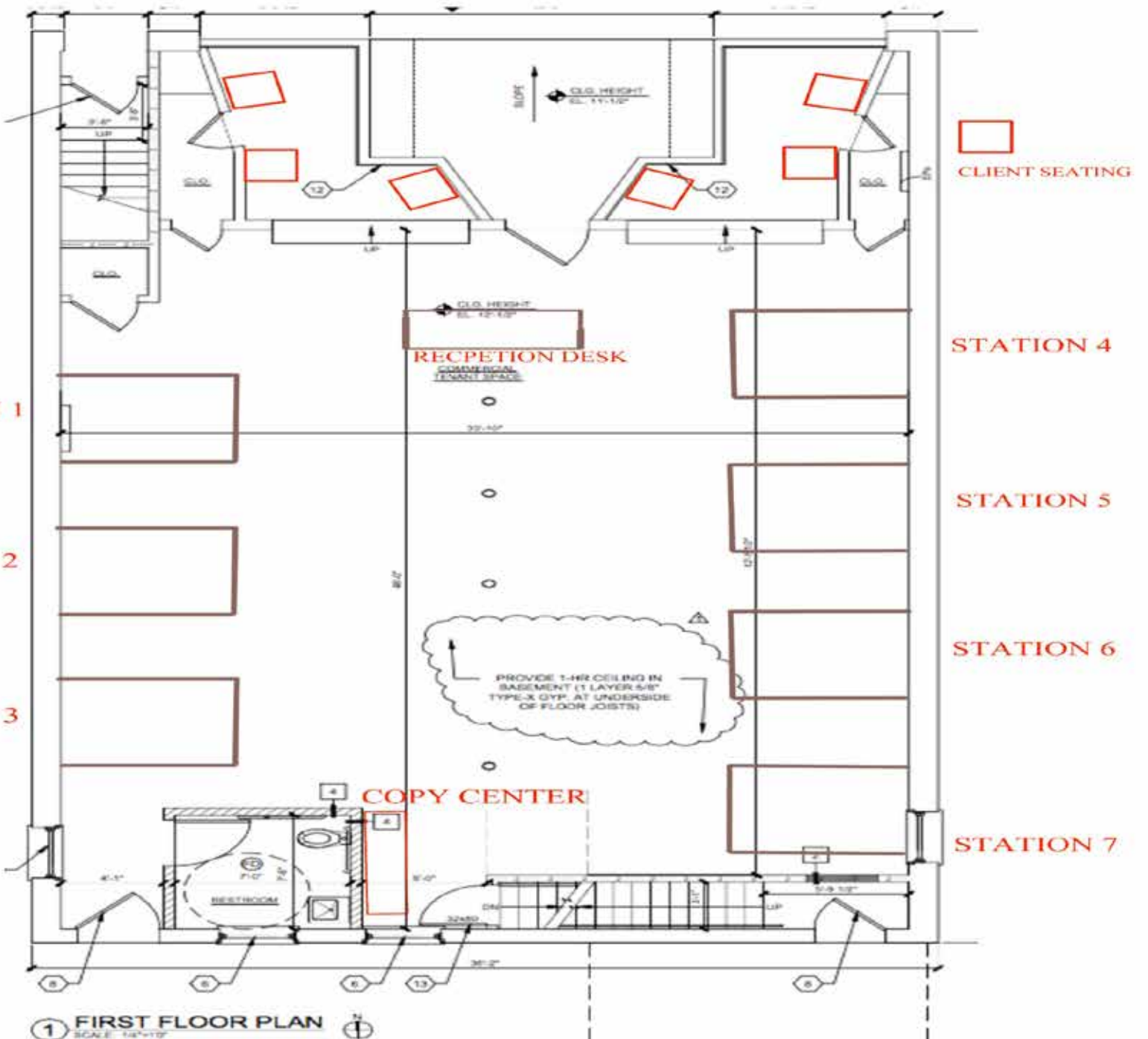


Ariel View

Map 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.
- Sign the Grove Good Neighbor Agreement

Park Central Recommendation



4014 Chouteau Ave.

Community Letter of Support for Use Variances for Rehab

Project Description

- Property Owner: Koman Group LLC
- Contact: Brandon Holzhrueter AND Joe Davidson
- Mailing Address: 11921 Olive Blvd, St. Louis MO
- Owners: Brandon Holzhrueter
- Relevant Experience: The development team has been in the hospitality business for over 15 years, operating multiple enterprises, including Narwhal's Crafted and Pickleman's. Dadoworks has 15-20 years experience doing architectural work in the St. Louis area, including many restaurants, bars & cafes, as well as commercial, industrial, residential and historic renovation work.

Project Description

History of Site: The Property is currently vacant, owned by 4014 Chouteau Investments, LLC c/o Koman Group LLC, and under contract for sale to Scalene Solutions LLC. The property was at one point in its history a gas and service station, and more recently operated by a storage company.

Project Information

Costs

- Acquisition: \$850,000
- Pre-development Soft Cost: \$50,000
- Construction Cost: \$300,000
- Total: \$1,200,000
- Financial incentives: N/A

Timeline

- Site Control: Oct 2020
- Construction Start: Oct 2020
- Construction Complete: Jan 2021
- Occupancy: February 2021

Project Information

The Narwhals Grove Project (Working Title) will be a rehab of the existing Gas Station and will keep the existing structure. The concept will have two businesses with a common entry. The project will feature a Narwhals Branded space and a fast-casual gourmet nacho spaced branded "Loaded Nachos".

The space will be 3778 sq. ft with a design that will have an open front kitchen and dining room, and patio with no roof covering, with an additional space that will focus on beverages, and an indoor-outdoor experience with a focus on fun encouraging patrons to gather under the new covered patio.

Project Information

Parking is proposed for patron use only, with special consideration given to ADA accessibility to the new development.

The remaining area of the wedge-shaped site is being proposed as future landscaping, site improvements and beautification, including a new permanent art installation incorporating signage and branding for the proposed on-site businesses.

Requested Variances

- Support for the owner's request for community support and variances with the following conditions:
- Pickup window allowed at the site
- Allow a lower height on the street wall that forms the patio street wall
- Support the variance for the patio covering on the patio addition
- 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.
- Integrate External Cameras into the NSI & FPSE Camera Network
- Sign the Grove Good Neighbor Agreement

Park Central Recommendation

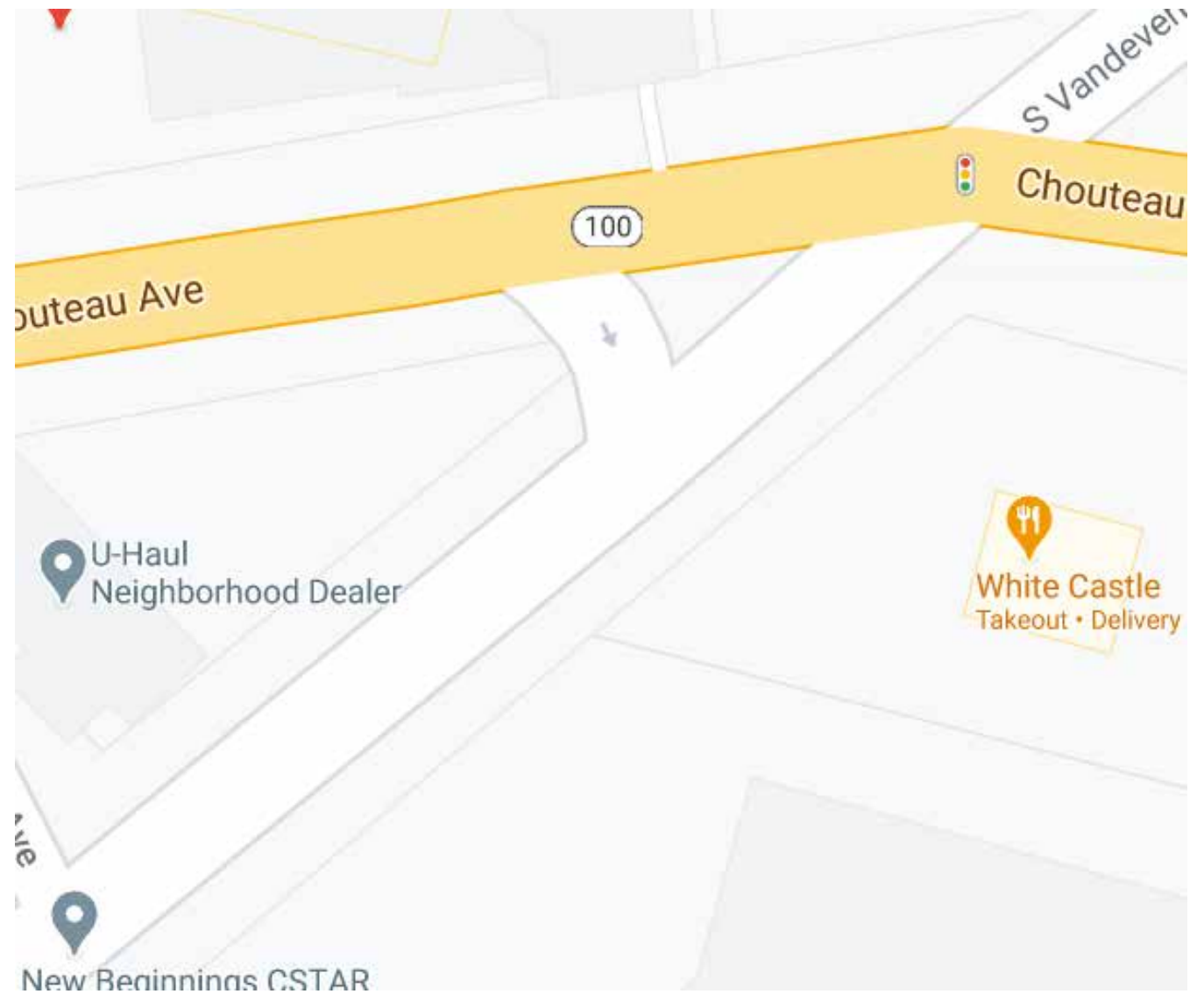
Front Street View



Aerial View



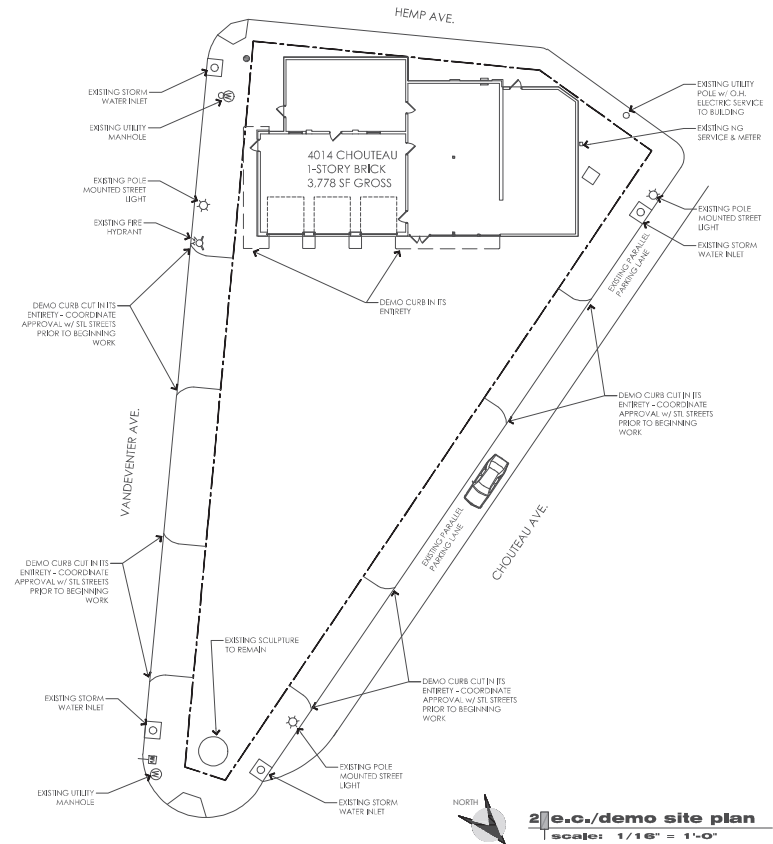
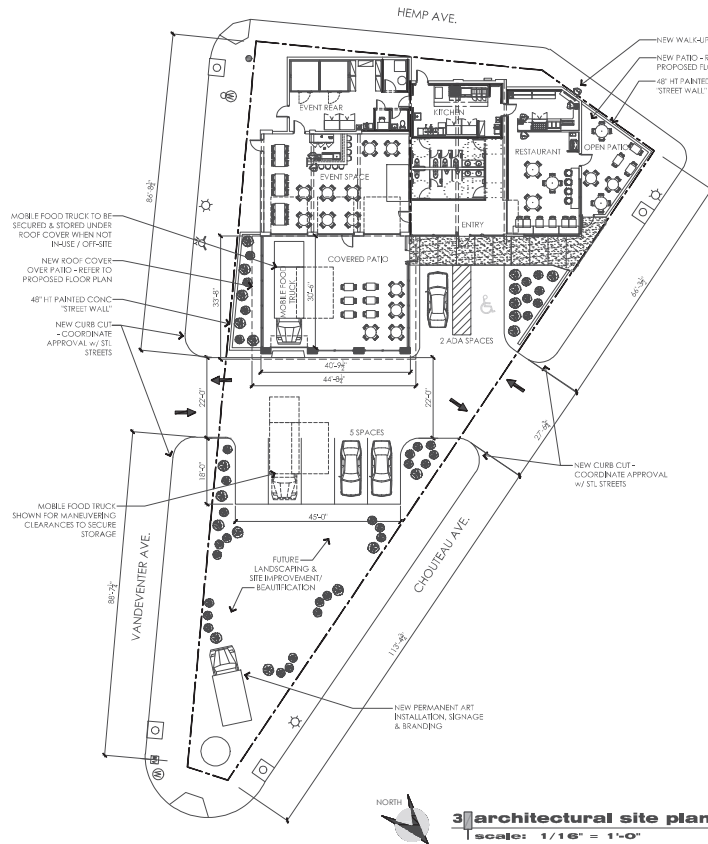
Map View





F O R E
F A E

4014
CHOUTEAU



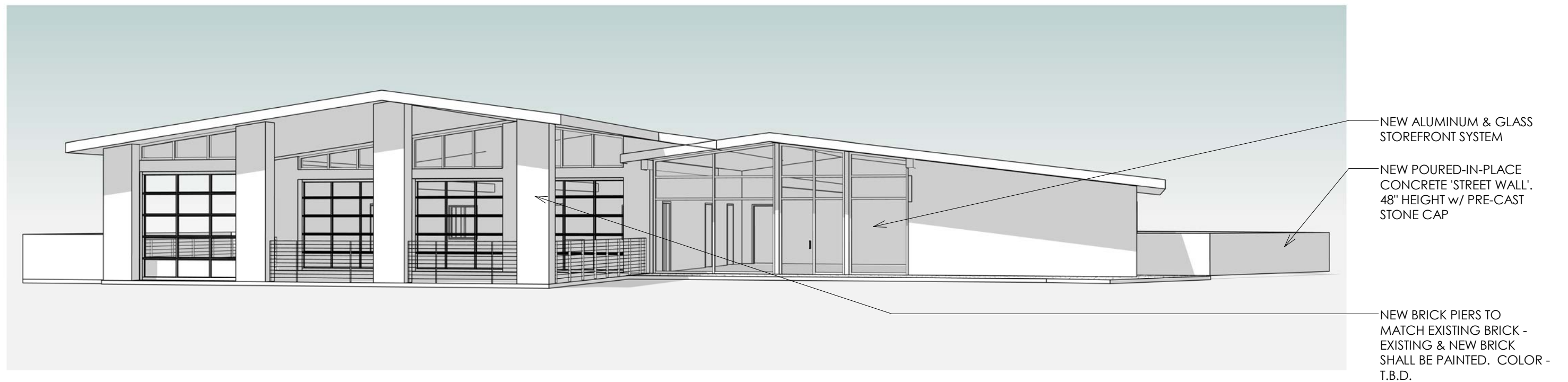
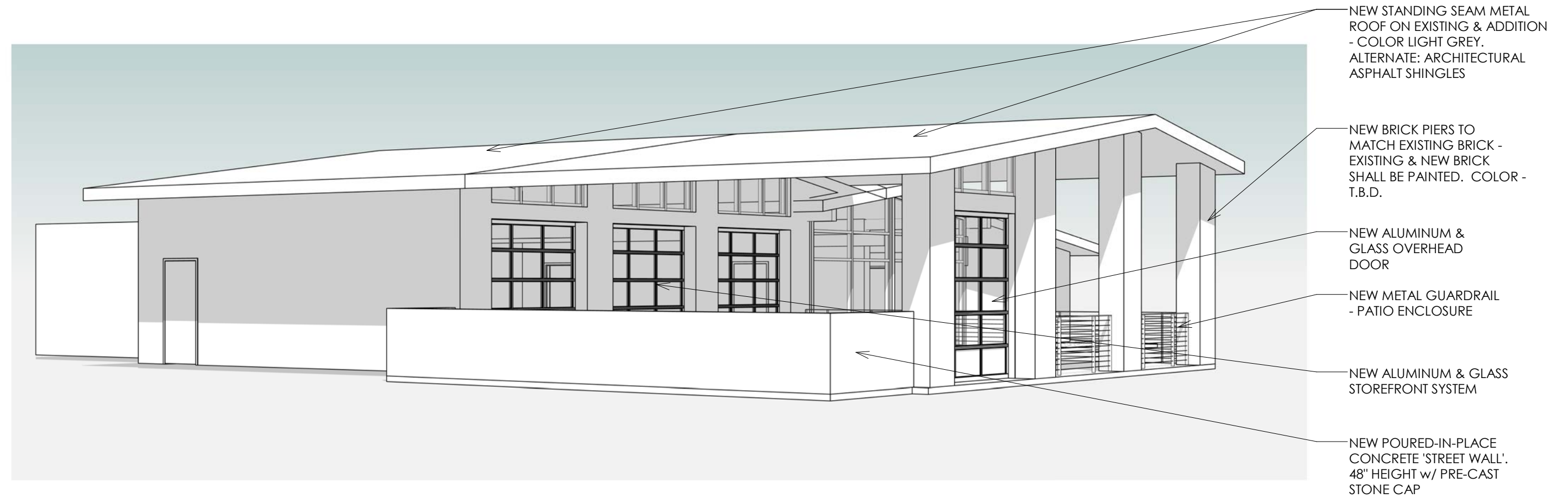
revisions
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dado works
design architecture development edit

3459 osceola street | saint louis, mo 63118
314.776.7595 | fax: 314.776.6244
www.dadoworks.com | info@dadoworks.com
creativeworks, llc | C.O.A.# 2014006839
stamp

project: division 420101400
job no. **2040**
date **08/08/2020**
drawn by **JFC**


job name
"Zoning Only"
Restaurant & Event Space
4014 Chouteau Ave
Saint Louis MO 63110



Renovation & Patio Roof Addition to Existing Building for Restaurant & Event Space Use

4014 Chouteau Ave

08/19/20

An architectural rendering of a large, multi-story building, likely a residential or institutional structure. The building features a mix of brick and stone masonry. The central portion is a four-story brick building with a mansard roof and several dormer windows. To its right is a taller, white stone building with a similar mansard roof and dormers. The ground floor of both buildings appears to be finished with light-colored stone. The building has numerous windows, some with shutters, and a series of small balconies on the upper floors of the white stone section. In the foreground, there is a paved area, possibly a street or plaza, with a few small trees and a person walking. The sky is overcast with grey clouds.

4211-4239 Arco Avenue

Project update and Community support for Rezoning and
project changes

Project Updates

- Property Owner: Restoration STL
- Contact: Amy & Amrit Gill
- Owners: Amy & Amrit Gill
- Project Update: Will now extend from 4211-4239 Arco. They have acquired 4211-4213 Arco for this project.
- Has an Increased unit count from 95 units to 152 dwelling units. The building will be wood frame construction above a one-story above-grade podium and basement garage.
- Originally designed to emulate a row of historic brownstones with a mansard roof, revisions maintain a historically compatible design within the neighborhood while providing a 2nd floor amenity deck for modern living standards.

Project Updates

- Tenants will have access to a pool on the amenity deck. The building will have two levels of parking (including underground parking) with access only from the alley in the rear in order resulting in
- The proposed floor plans include a unit mix of 134 1-Bedroom units and 18 2-Bedroom units.
- Initial total project Cost : 18,700,000
- New Project total Cost: \$32,000,000
- Parking: 148 Parking Spots for 152 Units

Previous Request to the Committee

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.



July 26, 2018

Restoration St. Louis
Chris Caskey-Dougherty
4240 Manchester Ave. 63110

Re: Request for Support for Zoning Variances and the Razing of 4215, 4217, 4229, 4235 and 4239 Arco Ave.

Mr. Caskey-Dougherty,

Thank you for meeting with the Development Committee of Forest Park Southeast on July 24, 2018, to review your application for a letter of support for your project Arbor on Arco.

After careful review, the committee recommends approving the endorsement of this project contingent upon the final conditions:

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 Good Neighbor Agreement for the development.
4. 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. The razing of the building at 4215, 4217, 4229, 4235 and 4239 Arco Ave are approved by the Office of Cultural resources and the process established by their office.

Please note that the FPSE Development Committee is a recommendation body and does not have the force of law. The decision to grant subsidy, tax abatements, or variances of any kind is the sole responsibility of the City of St. Louis and their designated officials. It is your responsibility to make the necessary application to the proper city department to advance your request. The committee's recommendations will be forwarded



to the proper city officials for consideration. If you have any questions, please contact Annette Pendilton at annette@pcd-stl.org or 314-678-7760. Thank you for your cooperation.

Sincerely,

Abdul-Kaba Abdullah
Executive Director

Cc: Alderman Joseph Roddy, 17th Ward
Sherri E. Bill, Executive Secretary, St. Louis Board of Alderman
Members of The FPSE Development Committee

Current Request to the Committee

1. Support for rezoning all parcels into NG3 : The project
Current Zoning is:
 - 4211-19 – NC1 (Neighborhood Center Type 1)
 - 4221-39 – NG3 (Neighborhood General Type 3)
2. Support the additional changes listed above to the to
the project including parking change.

Previous
submission



ARBOR ON ARCO



November 2017

Proposed Unit Mix

- Studio – 20
- One Bedroom – 39
- Two Bedroom – 32
- Three Bedroom – 4

Form-Based

- For the project to conform, a portion of the property (4221 – 4239 Arco Ave.) needs to be rezoned from Neighborhood General Type 3, to an extension of Neighborhood Center Type 1; then varied to not have 1st Floor Commercial.



Current
Submission



Arbor on Arco

Multi-Family Residential

September 8, 2020

b.u.f
STUDIO



