



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

September 24, 2019

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Minutes from August 27, 2019**2 Minutes
3. **4349 (47) Gibson: Community Letter of Support and request for Variances**
 - Staff Presentation5 Minutes
 - Developer Presentation10 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **Unify Grove Development: Community Letter of support and request for Variances**
 - Staff Presentation5 Minutes
 - Business Presentation20 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **4500 Swan: Community Letter of support and request for Variances**
 - Staff Presentation5 Minutes
 - Developer Presentation10 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **4440 Manchester: Community Letter of support for the Project**
 - Staff Presentation5 Minutes
 - Developer Presentation10 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
6. **Public Comments:**
7. **Closed Session**15 Minutes



**FPSE Development Committee Meeting Minutes
August 27, 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, Guy Slay

Committee members not present: David Wolfe, Kasan Moorehead, Meredith Jones, Patrice Willis

Staff in attendance: Abdul Abdullah, Annette Pendilton, Kyle Oberle, Alayna Graham

Others in attendance: Brian Pratt, Ron Coleman, Julia Lopez, Mark Rubin (The Koman Group), Dan Scott (VE Design), Sarah Wilson, Chris Honstain (Recess STL)

1. Call to Order:

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

2. Minutes from July 23, 2019

P. Brown motioned to approve minutes for July 23, 2019. B. Phillips seconded. Motion passes – 6-0-1 M. Mangapora Abstained

3. 4129 Gibson: Request for community support to purchase LRA Property

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. 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.

Presenter: Julia Lopez

4. 4500 Swan: Recess STL - Support letter for a Conditional Use.

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

1. Support the Project and Conditional Use being requested.
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.

Presenters: Chris Honstain

Kyle Oberle read a letter from the Grove CID supporting the project and is asking that Recess STL to consider the following:

- Detailed safety and security plan covering both on-site operations as well as parking in adjacent lots and along streets.
- A plan for cleaning surrounding areas utilized by patrons.
- A willingness to uphold the tenets of the Grove CID Good Neighbor Agreement.

5. 900 Sarah: Chroma 2 Project Update

Mark Rubin updated the committee on the re-design of Phase 2.

Presenters: Mark Rubin and Dan Scott

6. Closed Session

A. 4129 Gibson – Request support to purchase LRA Property

S. Blaine motioned to support 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.

P. Brown second. 6-1-0 The motion passes.

B. 4500 Swan – Recess STL – Support for a Conditional Use

P. Brown motioned to support the project for a conditional use with the following conditions:

1. Support the Project and Conditional Use being requested.
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.

G. Slay second. 7-0-0 The motion passes.

C. 900 Sarah: Chroma 2 Project Update

M. Mangapora motioned to support the new design of Chroma 2 project, including Live/Work units at Ground Level, contingent on the St. Louis City Zoning Department's review of the new design. If it is determined by the Zoning Department that the new design requires a new Board of Adjustment hearing, Conditional Use hearing or Board of Public Service approval, then the Chroma 2 project shall be brought before the FPSE Development Committee for review and vote prior to such hearings and/or approvals.

B. Phillips second. 6-0-0 The motion passes

7. Meeting adjourned at 7:15 pm.


Forest Park Southeast Development Committee

September 24, 2019

Park Central Development Conference Room

4512 Manchester, Suite 100

5:30 PM

An architectural rendering of a modern, three-story house. The house features a mix of materials: white horizontal siding on the upper two floors, a dark grey brick-like pattern on the ground floor, and a bright yellow door. It has a steep gable roof and several windows with dark frames. The house is set on a green lawn with a paved walkway leading to the front door. To the left is a traditional white brick house with a gabled roof. To the right is another white house with a porch and a large tree in front of it. The sky is blue with some light clouds.

4349(47) Gibson Ave.

Community Letter of
Support for the project and
approval of variances

Property Owner: Under Contract Property Owner will be UIC.

Contact: Brett McMahon

Mailing Address: 1607 Tower Grove Ave, St. Louis MO

Owners: Sarah Gibson and Brent Crittenden

Relevant Experience: The developer has 10+ years of home building and land development. They have completed over 60 new construction homes in the City of St. Louis.

History of Site: 4349 Gibson is a 50' wide parcel with a single-family vacant home on it. A subdivision has been submitted and approved by the city which splits the property into two 25' lots.

Project Description

Project Information

Costs

- Acquisition: \$37,000
- Pre-development Soft Cost: \$10,000
- Construction Cost: \$425,000
- Total: \$472,000
- Financial incentives: N/A

Timeline

- Site Control: Upon Approval of project
- Construction Start: October 2019
- Construction Complete: March 2020
- Occupancy: March 2020

Project Information

- The proposed project is to build a 3-story single-family residential home at the northern portion of the lot. The lot after subdivision will be 25' wide which is standard for a lot for this home. The project has a challenge to build on this lot. The neighboring buildings are on the property line making for a risky build when digging the foundation of a new home. Due to this, the developer is proposing to build at the rear of the lot.

Requested Variances

1. Section 3.1 (III) (A.): Primary Street to be 0' min. and 10' max. Proposed front setback is 51'-0". This is just behind the foundation of the adjacent existing homes that sit directly on the property lines to the east and west. Avoiding the existing homes will help prevent undermining the existing foundations and give the home an appearance more like an alley house.
2. Section 3.1 (III) (D1.): Alley Setback to be 5' and 10' max. Proposed alley setback is 3'-0". As a result of the increase in front setback, the alley setback for the carport is less than the minimum allowed to give more space to the back yard.
3. Section 3.1 (III) (D2.): Alley Setback to be 50' and 80' max. Proposed alley setback is 37'-0". As a result of the increase in front setback, the alley setback is less than the minimum allowed.

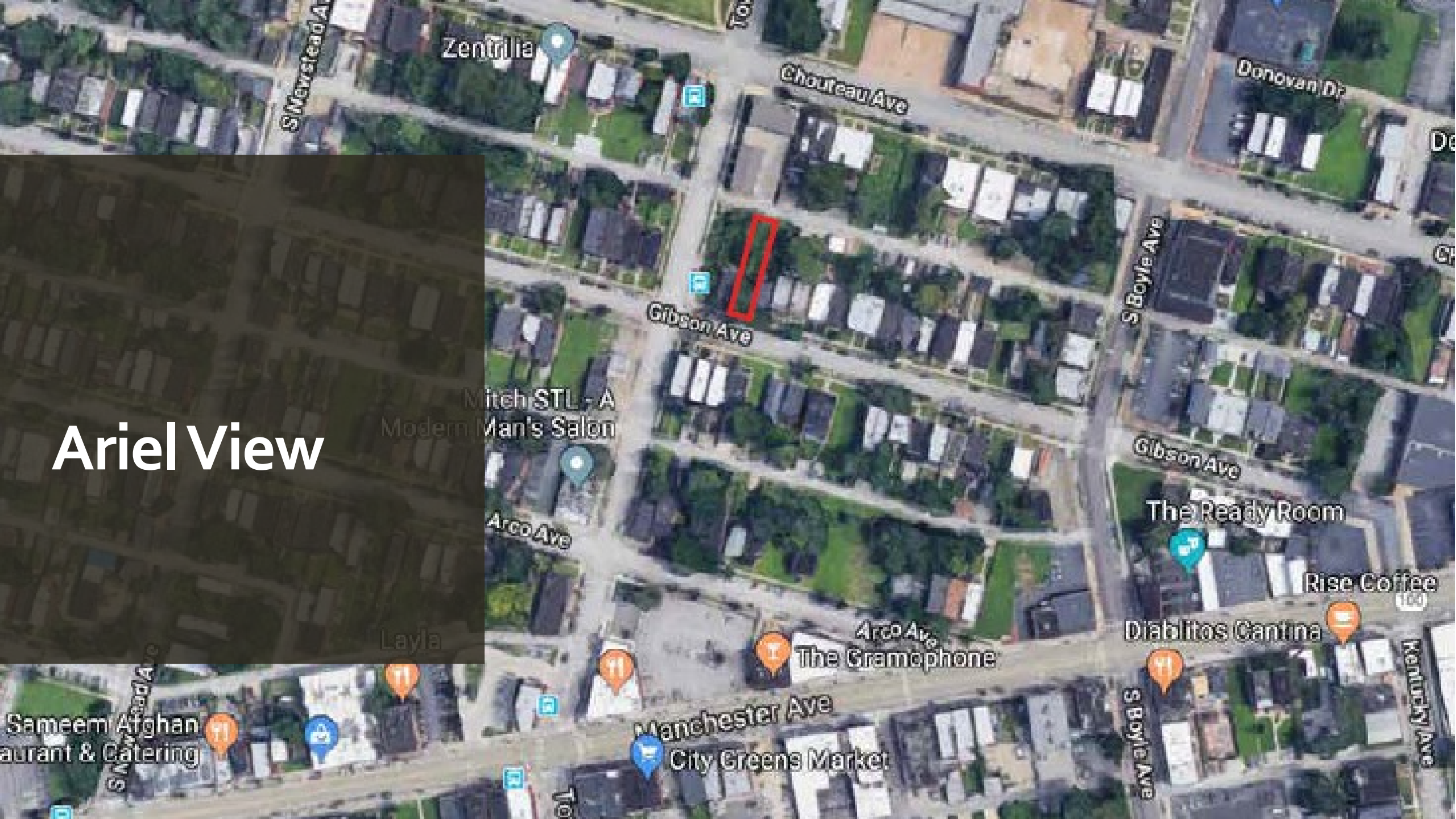
Requested Variances

4. Section 3.1 (III) (H1.): Between Buildings to be 25' min. Proposed distance between buildings is 15'-5". As a result of the increase in front setback, the distance between buildings is less than the minimum allowed.
5. Section 3.1 (IV) (M.): First Floor to be 12' min and 15' max. Proposed height of first floor ceiling is 9'. Because this is about the average first floor ceiling height on this block, it will be consistent with the other homes.
6. Section 3.1 (VII) (U1.): Alley Setback to be 5' min (Parking). The proposed setback of the carport may decrease the minimum distance allowed from where the vehicles will be parked

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.**

Park Central Recommendation



UNIFY GROVE DEVELOPMENT
4400 Block of Norfolk
4400 Block of Hunt
4400 Block of Vista
Vista & Newstead
Vista & Taylor

Request for Variances and Community Support of the Project

Project Description

- **Property Owner: Green Street Swan Investors LLC**
- **Contact: Brian Pratt**
- **Mailing Address: 8451 Maryland Avenue, Clayton, MO, 63105**
- **Relevant Experience: Green Street has done numerous projects in FPSE than include Urban Chestnut, Rockwell, the recently completed the Chroma Phase 1 project and has received multiple awards for its urban infill projects.**
- **History of Site: The sites have historically been used as single family residences but are currently either vacant land or in the process of being razed. The sites are all owned by Forest West Properties, LCRA or Unify Development. This is the second phase of the RFP that was issued by Forest West Properties (WUMC).**

Project Description

- Phase one was the Affordable Units Adams Grove a 50-home affordable housing development in scattered sites along Vista, Norfolk, and Swan Ave along with 46 market rate and 16 townhomes.

This project is proposes 168 units of Workforce Housing. With the following targets:

- 10% of the Units Targeted those at 60% of AMI
- 41 % of units targeting 80% of AMI
- 49 Percent of the remaining targeting Individuals at 100% of A

The project also proposes to provide major infrastructure improvements that will consist of: Milling and Paving Streets, Cobra head and street light replacements. Sidewalks , ADA Curbs and Ramps, and the opening of the street grid to access Taylor Ave.

Project Information

Costs

- Acquisition: \$1,100,000
- Pre-development Soft Cost: \$4,000,000
- Construction Cost: \$22,500,000
- Total: \$27,600,000
- Financial incentives: The project exists in an existing redevelopment area (the "Scattered Sites Forest Park V Area") which has authorized an 85% tax abatement.

Timeline

- Site Control: October 2019
- Construction Start: March 20, 2020
- Construction Complete: July 2021
- Occupancy: May 2021

Project Information

The proposed project is for current zoning for the project falls between zoning codes Neighborhood General 3 , and Neighborhood General 2 . The overall project from all sites will be approximately 159,094 square feet. The proposed project will consist of six (6) buildings which will be configured as such:

| Site | # of stories | # of units | Unit Type | Parking spots |
|-----------------------|--------------|------------|--------------------------------------|---------------|
| Site 1: Multifamily | 3 | 33 | Efficiency: 4 1 BR: 29 | 33 |
| Site 2: Multifamily | 3 | 27 | Efficiency: 2 1 BR: 24 2 BR: 1 | 27 |
| Site 4 : Rowhomes | 2 | 18 | 1 BR: 14 2 BR: 4 | 18 |
| Site 5: Rowhouse | 2 | 22 | 1 BR: 18 2 BR: 4 | 22 |
| Site 6: 18.678 sq. ft | 4 | 35 | Efficiency: 9 1 BR: 19 2 BR: 7 | 36 |
| Site 7: 16,625 sq. ft | 4 | 33 | Efficiency: 3 1 BR: 28 2 BR: 1 | 33 |

Map View



SITE 1: Multifamily



GREEN STREET
ST. LOUIS

JEMA

**Requested
Variances
Site 1
Newstead & Vista
North**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 3 (NG3)Section III – Building Placement**

Section III – Building Placement

**A. First Floor ceiling Height: Requires 12’min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement.
Upper Floors Ceiling Heights: Proposed 3 story building with 11’ feet Floor to Ceiling.**

B. Proposed building does not comply with required cornice projecting 6”. The project requests a variance from this requirement.

SITE 2: MULTI-FAMILY



**Requested
Variances
Site 2
Newstead & Vista
South**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 3 (NG3)Section III – Building Placement**

Section III – Building Placement

**A. First Floor ceiling Height: Requires 12’min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement.
Upper Floors Ceiling Heights: Proposed 3 story building with 11’ feet Floor to Ceiling.**

B. Proposed building does not comply with required cornice projecting 6”. The project requests a variance from this requirement.

SITE 4: ROWHOMES



**Requested
Variances
Site 4
4400 Block of
Norfolk**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2)Section III – Building Placement**

Section III – Building Placement

A. Building Form – Between Buildings: Proposed Rowhome has between 31'- 36' backyard space between garage and units. Both end units request a variance from this requirement since they do not comply with the 20' min backyard space.

B. First Floor ceiling Height: Requires 12' min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement. Upper Floors Ceiling Heights: Proposed 3 story building with 11' feet Floor to Ceiling.

C. Proposed building does not comply with required cornice projecting 6". The project requests a variance from this requirement.

**Requested
Variances
Site 4
4400 Block of
Norfolk**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2) Section III – Building Placement**

**Section III – Building Placement: Standard for Roofs &
Parapets:**

**D. Proposed roof gable roof pitch must meet 1:12 &
4:12 and be symmetrical. Current pitch 8:12. The project
requests a variance from this requirement for both
Rowhomes projects.**

**E. Garage shed roof must be min. slope 3:12, current
slope 1:12. Project request variance from this
requirement.**

**F. Overhangs on all Building Types: Eaves on Main
Buildings must overhang between a min. of 18" and
max. 30". The project requests a variance from this
requirement for both Rowhomes projects.**

SITE 5: ROWHOMES



**Requested
Variances
Site 5
4400 Block of
Vista**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2)Section III – Building Placement**

Section III – Building Placement

A. Building Form – Between Buildings: Proposed Rowhome has between 25'- 30' backyard space between garage and units. Both end units request a variance from this requirement since they do not comply with the 20' min backyard space.

B. First Floor ceiling Height: Requires 12' min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement. Upper Floors Ceiling Heights: Proposed 3 story building with 11' feet Floor to Ceiling.

C. Proposed building does not comply with required cornice projecting 6". The project requests a variance from this requirement.

**Requested
Variances
Site 5
4400 Block of
Vista**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2) Section III – Building Placement**

**Section III – Building Placement: Standard for Roofs &
Parapets:**

**D. Proposed roof gable roof pitch must meet 1:12 &
4:12 and be symmetrical. Current pitch 8:12. The project
requests a variance from this requirement for both
Rowhomes projects.**

**E. Garage shed roof must be min. slope 3:12, current
slope 1:12. Project request variance from this
requirement.**

**F. Overhangs on all Building Types: Eaves on Main
Buildings must overhang between a min. of 18" and
max. 30". The project requests a variance from this
requirement for both Rowhomes projects.**

SITE 6: MULTI-FAMILY



**Requested
Variances
Site 6
Vista & Taylor**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2) Section III – Building Placement**

Section III – Building Placement

**A. First Floor ceiling Height: Requires 12' min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement.
Upper Floors Ceiling Heights: Proposed 3 story building with 11' feet Floor to Ceiling.**

B. Proposed building does not comply with required cornice projecting 6". The project requests a variance from this requirement.

SITE 7: MULTI-FAMILY



GREEN STREET
ST. LOUIS

JEMA

**Requested
Variances
Site 7
4400 Block of
Hunt**

**3.0 building envelope standards – 3.2 Neighborhood
General Type 2 (NG2)Section III – Building Placement**

Section III – Building Placement

**A. First Floor ceiling Height: Requires 12’min (floor to ceiling). Proposed building does not comply. The project requests a variance from this requirement.
Upper Floors Ceiling Heights: Proposed 3 story building with 11’ feet Floor to Ceiling.**

B. Proposed building does not comply with required cornice projecting 6”. The project requests a variance from this requirement.

- Support for the owner's request for variances and community support with the following conditions:
- **Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.**
- **Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements and coordinate where appropriate.**
- **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.**

Park Central Recommendation



4500-4505 Swan Ave.

Community Letter of Support
4500-4505 Swan Ave. Request for
Variances and Community
Support of the Project

Property Owner: Green Street Swan Investors LLC

Contact: Brian Pratt

Mailing Address: 8451 Maryland Avenue, Clayton, MO,
63105

Relevant Experience: Green Street has done numerous projects in FPSE than include Urban Chestnut, Rockwell, the recently completed the Chroma Phase 1 project and has received multiple awards for its urban infill projects.

History of Site: The site was originally industrial buildings and formerly occupied by the Plumbers Supply Business.

Project
Description

Project Information

Costs

- Acquisition: \$4,300,000
- Pre-development Soft Cost: \$8,200,000
- Construction Cost: \$41,500,000
- Total: \$54,000,000
- Financial incentives: The project will apply for incentives, to assist with the significant infrastructure construction, repair or replacement necessary in this portion of FPSE in order to offset the disinvestment and deferred maintenance of the neighborhood's infrastructure.

Timeline

- Site Control: June 2019
- Construction Start: April 20, 2020
- Construction Complete: June 2021
- Occupancy: June 2021

Project Information

- The project replaces obsolete industrial buildings with class “A” multi-family living choices. The project is consistent with the intent of the Form Based Code, Neighborhood Center Type 2 guidelines allow this areas to transition from mostly industrial uses to more mixed-use center type areas, which may include more residential, retail, and office uses.
 - The proposed project is a four story multifamily building containing 308 units. Parking will be achieved through an attached structured parking garage to include 380 parking spots. A large central courtyard and interior amenities will be provided. The exterior of the building is proposed to be both glazed brick and brick, split face block, Cementous siding and painted perforated metal panels. The project will remove an eyesore from the area on an industrial site that has reached the end of it’s life cycle. The project will make improvements in the physical infrastructure of the street to include sidewalks, lighting, and street adjacent to the project. The project will provide significant infrastructure enhancements to both Swan and Taylor, including, but not limited to street repaving, new street light heads (LED), sidewalk replacement, curb/gutter repair/replacement, and ADA upgrades along Swan. Taylor will receive similar enhancements, but the project will also create a new sidewalk pathway on the west side of Taylor where no current pedestrian facilities exist. Therefore, the project will replace or improve deteriorated (in the case of Swan) and dilapidated (in the case of Taylor) infrastructure in the neighborhood.

Requested Variances

Section 3.4 – Neighborhood Center Type 2 (NC2) Building Envelope Standards

Section III – Building Placement

Primary Street

Does not comply with Maximum Setback. 34% of the building elevation is located at the maximum set back, with the balance located beyond the Maximum Setback. The project requests a variance from this requirement, as the Property Line is located on the street side of the sidewalk in lieu of the traditional location on the building side of the sidewalk. If evaluated against a traditional Property Line placement, 87% of the building is located within the maximum set back.

B. Side Street (Swan Avenue)

Does not comply with Maximum Setback. 67% of the building elevation is located at the maximum set back, with the balance located beyond the Maximum Setback. The project requests a variance from this requirement, as the building form at the intersection of Swan and Taylor is proposed to be an open and welcoming entry space for tenants of this building.

Requested Variances

Section 3.4 – Neighborhood Center Type 2 (NC2) Building Envelope Standards

Section III – Building Placement

Side Setback

1. Does not comply with Maximum Setback. The project requests a variance from this requirement for both Side Setback locations on the West and South sides of the project.

a. West side of property setback proposed: Approximately 11'-8".

b. South side of property setback proposed: Approximately 40'-0", largely due to a MSD easement.

Section IV – Building Height

Building Height Minimum First Floor Ceiling Heights

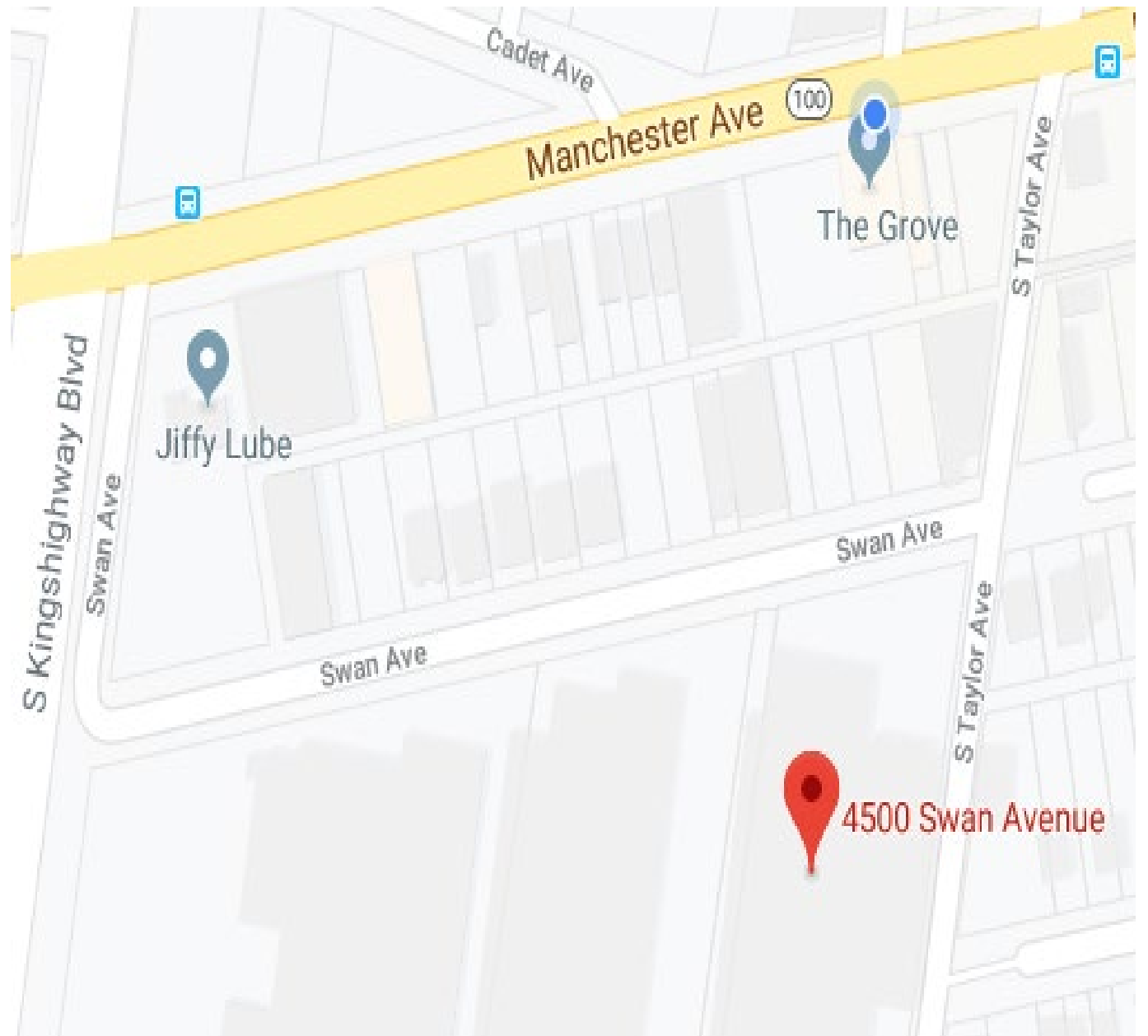
1. Does not comply with the 12'-0" minimum. The project requests a variance for a First Floor Ceiling height of 10'-0".

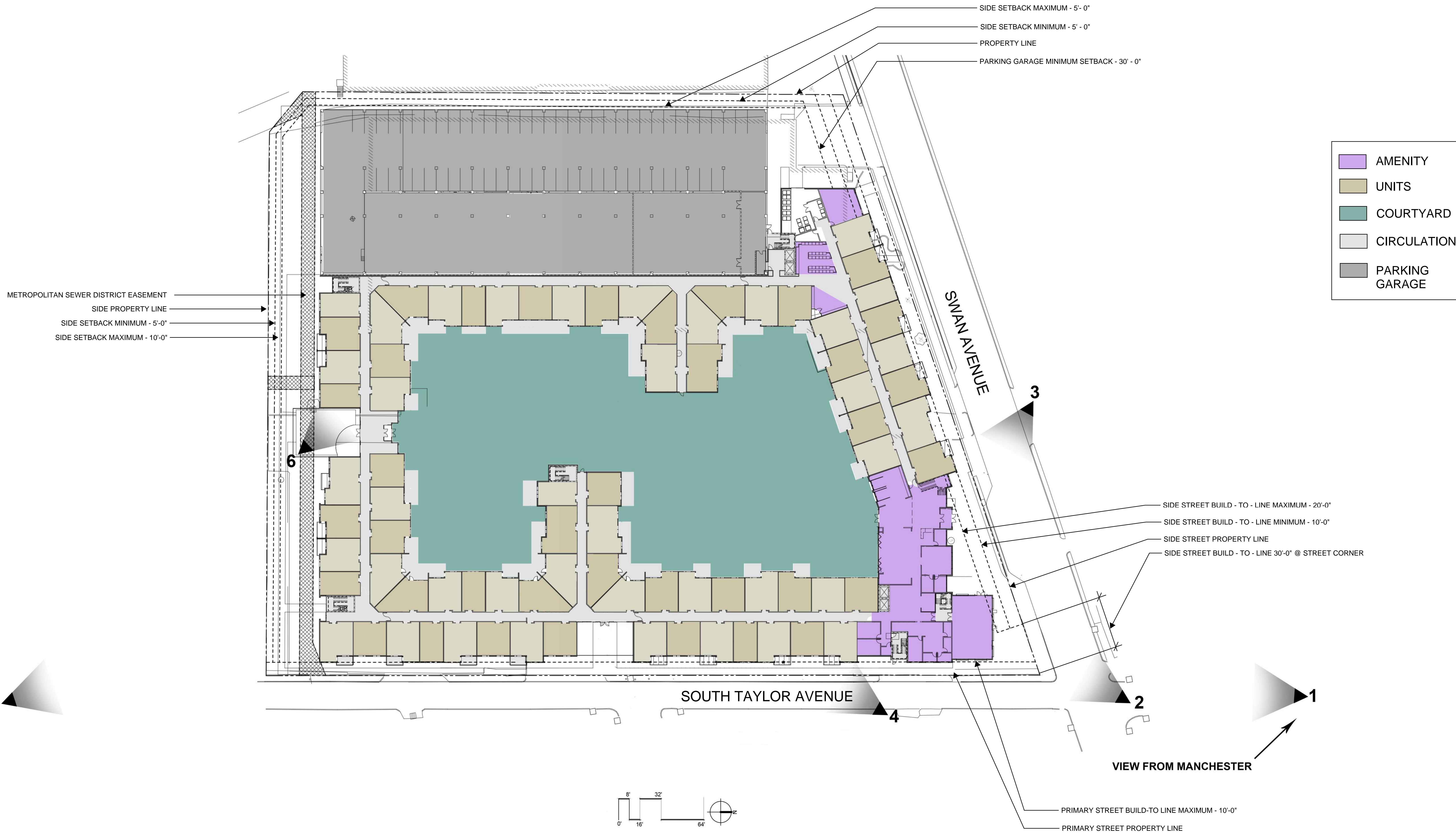
Front Building Swan View













EXTERIOR RENDER

SWAN & TAYLOR
ST. LOUIS, MO

1





EXTERIOR RENDER

SWAN & TAYLOR
ST. LOUIS, MO

3



EXTERIOR RENDER

SWAN & TAYLOR
ST. LOUIS, MO

4



EXTERIOR RENDER

SWAN & TAYLOR
ST. LOUIS, MO

5

rosemann & ASSOCIATES P.C. 

09/12/19



- Support for the owner's request for variances and community support with the following conditions:
- **Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.**
- **Debrief the FPSE Infrastructure Committee on any proposed infrastructure improvements.**
- **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.**

Park Central Recommendation

A multi-story brick building with colorful panels in shades of green, purple, and yellow. The building has several balconies with black railings. The text '4440 Manchester Ave. Grove Lofts' is overlaid on the image. The building is set against a clear sky. In the foreground, there is a black fence and a street with a few cars and trees.

4440 Manchester Ave. Grove Lofts

Community Letter of Support for the project and approval for development of 5-story multi-use structure with frontage on 4400-block of Manchester Avenue.

Property Owner: Grove Lofts STL LLC.

Contact: Peter Orth

Mailing Address: 4240 Manchester, St.Louis MO, 63105

Owners: Amy & Amrit Gill

Relevant Experience: Restoration St. Louis (the Gills) have been renovating and developing buildings in the city for 30 years, with roughly 80 projects within the Forest Park Southeast neighborhood. The most recent development was a new-construction with a very similar design on the same block as this proposed development, at 4400 Manchester

History of Site: All four parcels were acquired by current applicant over the last 15 years. The proposed development would span four contiguous parcels along the 4400-block of Manchester avenue.

Project Description

Project Information

Costs

- Acquisition: \$1,600,000
- Pre-development Soft Cost: \$1,400,000
- Construction Cost: \$10,350,000
- Total: \$13,350,000
- Financial incentives: N/A

Timeline

- Site Control: Completed
- Construction Start: November 2019
- Construction Complete: December 2020
- Occupancy: December 2020

Project Information

- The proposed project would be new construction and consist of a 5-story, 70,000 ft² multi-use structure with 60 apartments and two first floor commercial spaces divided into 2,400 ft² and 1,200 ft² with frontage onto Manchester Avenue. The project would demolish two existing derelict buildings at 4432-34 Manchester and 4440-42 Manchester, one of which has been condemned and boarded up since 2010.
- Both the use and design is identical to the redevelopment undertaken by the same owner/applicant at 4400 Manchester (Gateway Lofts). Residential units (60 total) will be mixture of 1-Bedroom, 2-Bedroom and studio/efficiency units offered at market rate rents. All units will have exterior balconies. The larger first floor commercial space (2,400 ft²) would be optimal for any restaurant, office or retail tenant that wants to be an addition to the Grove commercial district. The smaller 1,200 ft² commercial space will be occupied by a fitness center that will be open to both residents and the community. The project will have 60 parking spots and one entrance off the east side and will egress at the alley behind the building. No curb cut will necessary. Elevator and stairs will provide access to the rooftop where a designated paver system patio will provide an additional amenity for residents. A patio and water feature will be included on the 2nd floor on the cutout of the east side of the building.

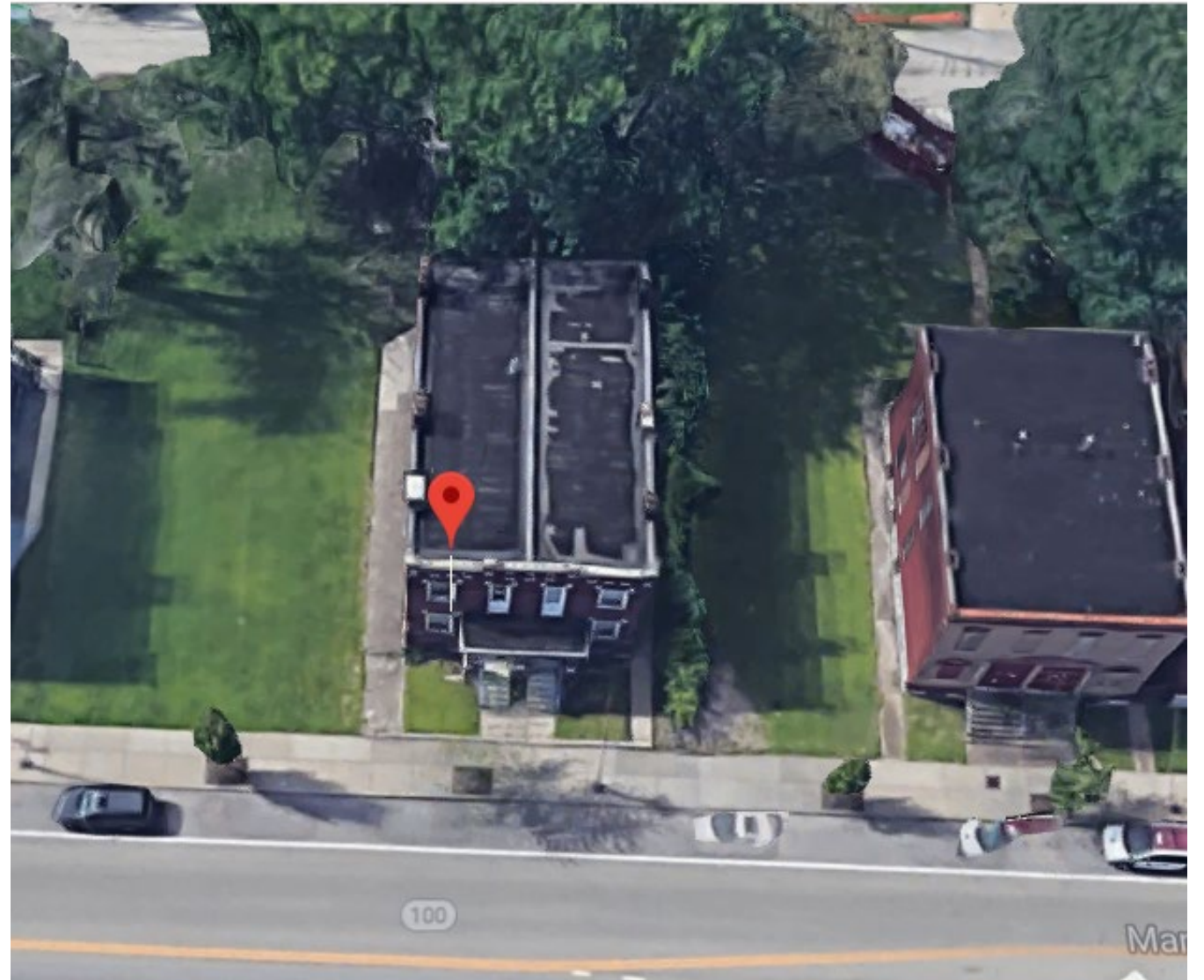
**Requested
Variances**

No Request Variances

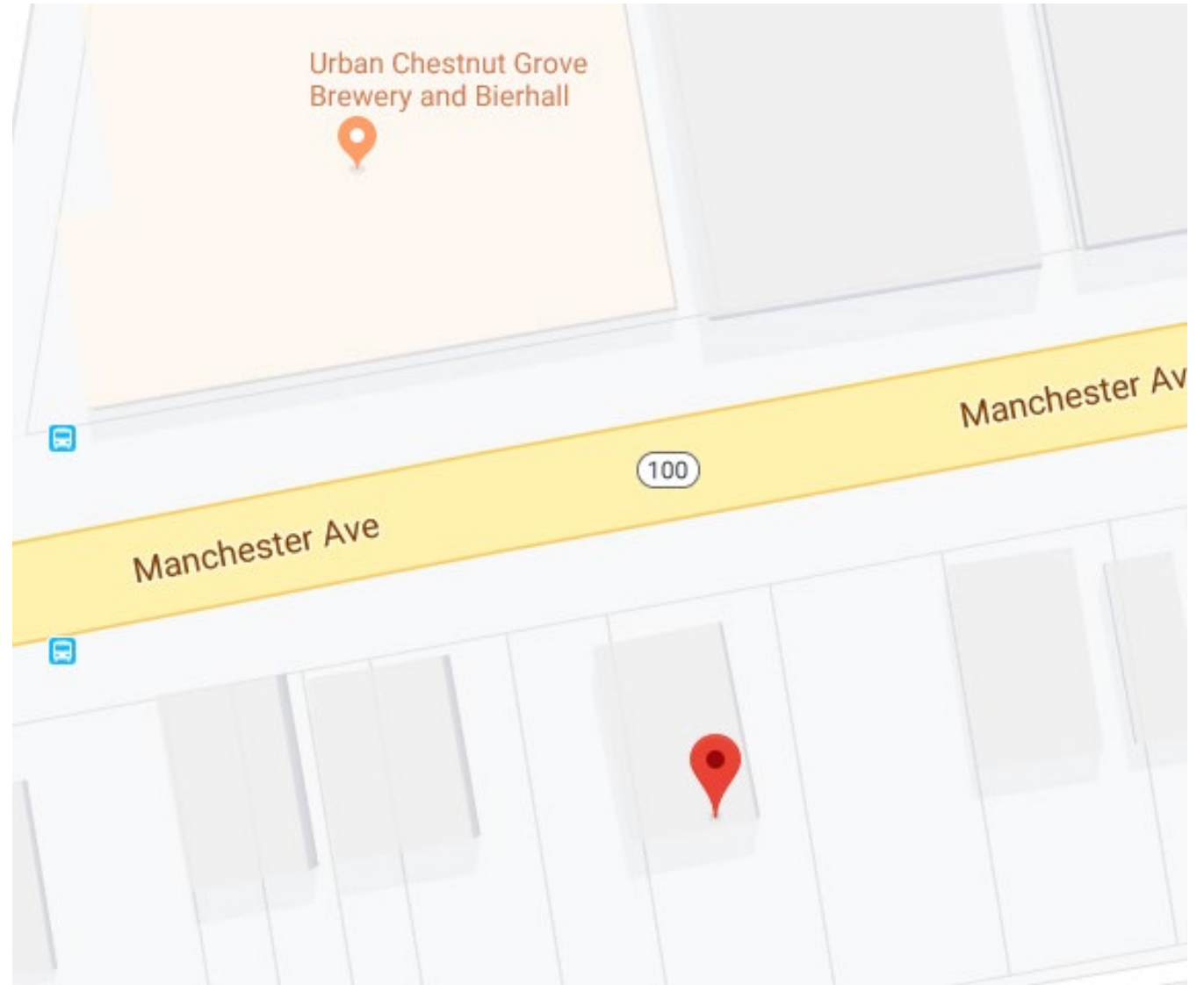


Front Street View

Ariel View



Map View



- Support for the owner's request for community support with the following conditions:
- **Integrate Exterior Security Cameras with the FPSE NSI Security Camera Network and work with them to select camera placement.**
- **Sign the Grove Good Neighbor Agreement**
- **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.**

Park Central Recommendation