



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

January 29th, 2024

Missouri Foundation for Health: 4254 Vista Ave.; St. Louis, MO 63110

6:30 P.M.

MEETING AGENDA

1. Call to Order

2. Approval of Previous Meeting Minutes.....2 Minutes

**3. 1070-1092 South Kingshighway (& 4575 Oakland) & 4580 Chouteau: Developer
Presentation and Public Comment**

- Staff Presentation.....5 Minutes
- Developer Presentation.....15 Minutes
- Public Comments.....15 Minutes
- Committee Comments.....5 Minutes

4. 4372 Vista Ave.: Conditional Use Permit Presentation and Public Comment

- Staff Presentation.....5 Minutes
- Developer Presentation.....15 Minutes
- Public Comments.....15 Minutes
- Committee Comments.....5 Minutes

5. Committee Applications.....2 Minutes

6. Public Comments

7. Closed Session10 Minutes

December 12, 2023 FPSE Development Committee Meeting Minutes
6:30pm 4512 Manchester Ave, Suite 101, St. Louis, MO 63110 & Zoom

Members Present: Guy Slay, Rachel Siegert, Kurtis Eisenbath

Absent members: Patrick Brown, Guy Slay, Ryan Day

Others Present: A Abdullah (Park Central), D Wright (Park Central), M Browning (Alderman), Dan Doelling, Sam Odoom, Ron Coleman (City of St. Louis), Jeff McGee (Presenting Architect), Austin Barzantny (Presenting Developer)

Call to Order

The meeting was called to order at 6:37pm.

Approval of Previous Meeting Minutes

K Eisenbath made a motion to approve the previous meeting minutes; R Siegert seconded. All in favor; motion carries.

4534 Manchester & 4527 Swan Developer Presentation

R Siegert introduced A Abdullah to provide a staff presentation of the project. A Abdullah introduced the project and developer, pointing out other projects that he and the architect have worked on in the neighborhood. He went over the different variances requested by the developer: Nichiha paneling in place of metal paneling, first floor live/work units in place of all retail, a smaller rear setback for the building, and a smaller setback from the alley for the parking lot.

A Abdullah presented recommendations to the committee if the committee approves the project: that a maintenance plan be in place by January for post-demolition lot maintenance, that all surface lots have their entrance from the alley, that the parking lots be screened from the road with landscaping, that the building have a maintenance plan for trash, that the building install cameras to be integrated into the FPSE network, and that the building sign the Good Neighbor Agreement with the Grove CID.

J McGee reflected on whether the Live/Work units may or may not need a variance due to the podium type housing structure, but they wanted to present it in the case that a variance is required. They also presented a potential variance for a smaller parking setback from Swan. J McGee noted that he worked with Cultural Resources with the City to make sure that the height of the building would be acceptable.

A Barzantny noted that J McGee had to work to adjust the building size of previous iterations of this project to make the project make sense with current interest rates. He also pointed out that there are looking to provide 88 parking spaces for 108 units. He also noted that the lowest rents for the building may be around \$1,100/month, which reflects units of roughly 400 sq. ft. in size. He expressed some concern about first floor commercial leasing on Manchester as to why that element was not fully incorporated into the plan. He also pointed out some other projects that his company is working on, including a few historic rehabilitation properties.

A Abdullah inquired about the concept of live/work units on the first floor units and how to keep them affordable. A Barzantny noted that the leases for the businesses would be less than \$3,000 (in some cases \$2,000). He wanted to stress to the committee the need to keep the first floor live/work units flexible for both residents and non-residents to lease out the workspaces.

G Slay inquired as to whether or not A Barzantny would be agreeable to the camera request- A Barzantny affirmed that he would be agreeable to it.

D Doelling expressed thanks for bringing the project to the committee and proposing development in the neighborhood. He also expressed concern about impermeable surfaces for the parking lots proposed. He requested that any consideration of parking lots include permeable surfaces for better stormwater retention. A Barzantny noted that he would be open to exploring that possibility.

K Eisenbath did echo the sentiment to ensure flexible live/work spaces to honor the first floor use in the form-based code. A Barzantny clarified that the vision for the development is that people use the spaces as retail or service-based and that it does honor the form-based code. He noted that he is requesting the variance to have the flexibility to adapt to a poor commercial leasing market, with K Eisenbath also noting that the rents would be a premium and would not necessarily make sense for people to just rent it out for living.

K Eisenbath inquired about parking and ADA space requirements. J McGee noted that they are working with the City to best work through that problem. He also inquired about willingness to not have a gate on Swan for a parking lot. A Barzantny expressed hesitation to removing the gate to the lot off of Swan, based on the narrowness of the alley. He did say that he was open to seeing something like the alley traffic pattern changing to better accommodate that request if it happened. He also noted that with developments in that area, he did not think that another surface lot would cause too many problems based on current building form. D Doelling reflected that he agreed with K Eisenbath and would like to see attention given to accommodating that request to try to maintain no parking entrance from Swan. R Coleman noted that to change the traffic pattern, there would need to be an ordinance to do so for the alley.

A Barzantny noted that the Preservation Board approved the demolition of the buildings, contingent on having a building permit. He noted that he would like to see the buildings come down sooner rather than later and asked for support in accelerated demolition. A Barzantny noted that his team is working on incorporating a HUD loan into the project, which is causing some delays in financing.

R Siegert noted that a different iteration of the committee saw this project about a year ago and wanted to outline some of the changes. Those changes included the building getting larger (two stories), the setbacks changed slightly, an updated parking plan, live/work units on the first floor, and some of the new unit sizes were decreased. She also noted that some of the unit prices increased from the initial proposal and that now potential incentives may be sought. A Barzantny noted that he is hopeful that interest rates will go down and if they do, he will not request tax abatement, but if they stay at the same level, he will be seeking incentives through SLDC.

G Slay asked whether A Barzantny has the support of the neighboring building owner (Sitelines). A Barzantny noted that he does have the support of Sitelines.

R Siegert pointed out that she appreciated the design, but did want to point out that the property maintenance has escalated in addition to illegal dumping on part of the properties, expressing concern about the state of the property. A Barzantny noted that he does not have an immediate plan to abate the weeds and dumping, but that he is happy to come up with a plan to have in place by January.

Committee Applications

A Abdullah encouraged everyone to share the open committees for both the Development Review and Infrastructure committees and underlined the importance of having a diverse applicant pool, encouraging women and people of color apply for the committees.

Public Comment

None.

Closed Session

The committee moved into closed session at 7:28pm.

The committee voted to support the demolition of the buildings and the preliminary design of the project, responding the following way to the requested variances: the committee would support the variance regarding Nichiha as a building material if the City of St. Louis deems Nichiha not to be acceptable in the form-based code, the committee does not support variances for anything that does not conform to the first floor commercial requirement in the form-based code, and the committee would support a setback variance for the parking lot on Swan Ave. if the design removes the curb cut on Swan Ave. and adds landscape screening from the street.

This support of demolition of the buildings rests on the condition that it will be held until A Barzantny abates the nuisance, takes care of all illegal dumping, overgrowth and weeds as well as secures the vacating buildings by the end of the year in addition to a maintenance plan being in place for 2024, presented to Park Central by 12/31/2023.

G Slay made a motion to approve support of the project on the following basis; R Siegert seconded the motion. All in favor; motion carries.

Meeting was adjourned at 8:54pm.

Forest Park Southeast Development Review Committee

January 29th, 2024:

6:30 PM

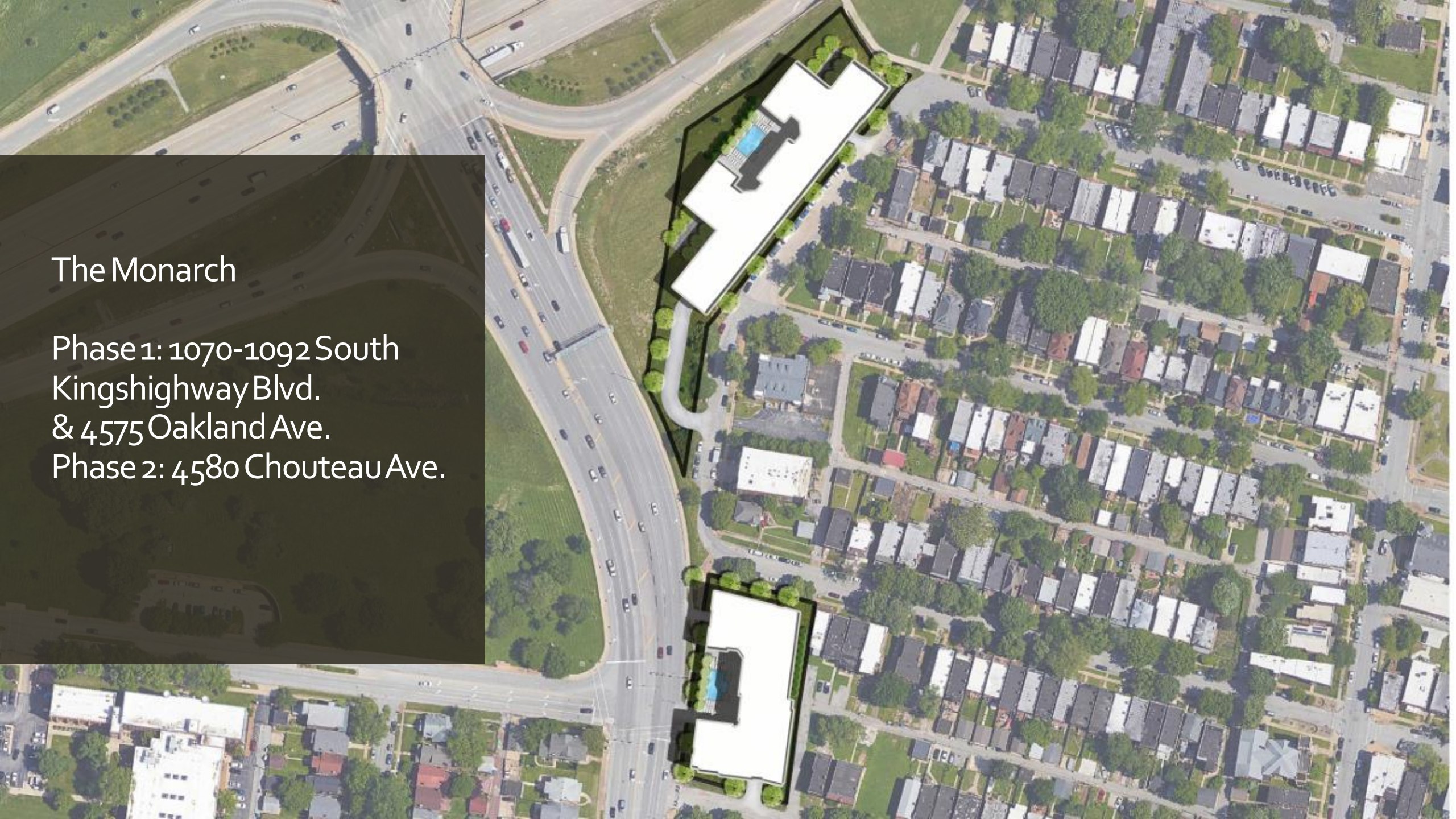
Missouri Foundation for Health :

4254 Vista



The Monarch

Phase 1: 1070-1092 South
Kingshighway Blvd.
& 4575 Oakland Ave.
Phase 2: 4580 Chouteau Ave.



Project Description

- **Property Owner: NorthPoint Development**
- **Contact Person(s): Mark Militzer**
- **Mailing Address: 12977 North Outer Forty, St. Louis, MO 63141**
- **Company Owners / Principals: Nathaniel Hagedorn**

Project Description

- NorthPoint Development, headquartered in Kansas City, MO, was founded in 2011 and has grown to become a premier Multifamily developer in the market. In addition to our Multifamily presence, we have built a reputation for being one of the most prominent industrial developers in the nation.
- NorthPoint is active in over 26 states with and has developed and managed over 5,900 residential units. In 2014, we established our first satellite office in St. Louis, MO.
- Over the last 10 years, the St. Louis area team, led today by Regional Vice President Mark Militzer, has executed on over \$1 billion dollars in real estate investments throughout the St. Louis market.
- NorthPoint's unique execution style, including in-house site planning expertise, construction design oversight, and property management allows long-term partnerships in the communities we invest and live in. Our tenants in St. Louis include BJC, Lowe's, Amazon and many more blue chip firms directly servicing the greater St. Louis community.

Project Description: Phase 1

- **Description of Project & History of Site:**
 - The Phase 1 site is currently owned by a partnership between residents Derek and Toni Zimmerman, and NorthPoint Development.
 - Situated at the intersection of South Kingshighway Blvd. and Oakland Ave., the site consists of seven homes that have been vacant for several years.
 - At this point, the buildings require environmental remediation and emergency demolition. Previously the site had been proposed as a hotel, and most recently a multifamily project.

Project Description: Phase 2

- **Description of Project & History of Site:**
 - The Phase 2 site is situated along South Kingshighway Blvd. between Chouteau Ave. and Gibson Ave. Owned for years by Washington University, we are currently in discussion with stakeholders to purchase this property.
 - This area remains undeveloped land with no improvements to the site. The site is a remnant of the I64/Hwy 40 improvements of 2007, where a clover leaf off ramp and on ramp were demolished.
 - A portion of the site is used as a walkway from the pedestrian bridge at Chouteau to Clayton Ave as seen from the worn-down grass.

Project
Summary
(Both Phases)

Est. Investment: Almost \$120 million

Residential Buildings: 328 units

Parking: 367 Spaces

Seeking Incentives

Upcoming Engagement Opportunities for Phase 1

For more opportunities to be engaged in this development review process, please stay updated at the following meetings:

- Tuesday, February 20th 6:45pm: Forest Park Southeast Neighborhood Association Meeting (Missouri Foundation for Health)
- Tuesday, February 27th 6:30pm (if needed): Forest Park Southeast Development Review Committee (Park Central Development)
- Tuesday, March 26th 6:30pm: Development Review Committee (Park Central Development)

Project Information

Costs for Entire Project

- Acquisition: \$5,764,000
- Pre-development Soft Cost: \$4,921,650
- Construction Cost: \$91,480,198
- Total: \$119,626,876
- Financial incentives being sought with SLDC

Timeline for Phase 1:

- Site Control: Complete
- Construction Start: Spring, 2024 (Demolition); Q3 2024
- Construction Complete: Q3, 2026
- Occupancy: January, 2026



Site Plan for Phase 1

Project Information: Phase 1

- 150 residential units: studio through two-bedroom
- Amenities like swimming pool, fitness deck and other potential ideas
- Total sq. ft. of the project footprint: 32,000 sq. ft. (on a 1-acre parcel)
- 157 parking spaces: below-grade parking garage and covered at-grade lot

Project Information: Exterior Building Material

- The projects utilize brick, stucco, cementitious siding, and various metals in both louvers and accents.
- Multiple textures and materials are depicted which add depth and a complimentary color pallet for this building reflective of the surrounding neighborhood character.
- The interior units include quartz countertops with tile backsplash, energy efficient stainless-steel appliances, modern cabinetry, simulated wood plank flooring, and LED lighting throughout the building.

Requested Variances

The project is seeking support for variances to the FPSE Form-Based Code overlay zoning district. This District is **Neighborhood Core**. While still subject to formal zoning review, anticipated variances include:

- **Primary Materials:** (Section 4.0-4.1.9, V, page 4-21) to incorporate the following configuration as currently calculated: Metal: 13.13%; Siding and Stucco: 36.11%; Glass: 28.46%; Brick: 22.30%
- **Parapet Walls:** (Section 4.0-4.3.2, B-2 D, page 4-49): We request a variance for the parapet walls to be made of secondary materials in lieu of primary materials (i.e. brick).
- **Vertical Plane Break in Primary Building Facade:** (Section 4.0-4.3.1, B-1 D, page 4-42): We would like to confirm that our pool area vertical break meets this requirement
- **Side Setback 30' Minimum:** for Stories 4 and Greater, when sharing setback with NG2 lots, (Section 3.0-3.5, III C2, page 3-20): We would like to request a variance to remove this requirement or allow encroachment into setback zone. The building vertical plane will be continuous on all floors.
- **Alley Setback 30' Minimum:** for Stories 4 or Greater, (Section 3.0-3.5, III D2, page 3-20): We would like to request a variance to remove this requirement or allow encroachment into setback zone. The building vertical plane will be continuous on all floors.

Requested Variances

The project is seeking support for variances to the FPSE Form-Based Code overlay zoning district. This District is **Neighborhood Core**. While still subject to formal zoning review, anticipated variances include:

- **Finished Ground Floor Level:** (Section 3.0-3.5, IV L, page 3-20): We would like to confirm the residential leasing office may fall between 0-3' above proposed exterior grade at points of entry. Confirm buildings may have exposed foundation as necessary to accommodate grade change across a site.
- **Required Parking Spaces:** (Section 3.0-3.5, VII, page 3-21): We would like to request a variance to increase parking maximums to 1.7 stalls per DU.
- **Alley Encroachments:** (Section 3.0-3.5, VI Q, page 3-21): We would like to request a variance to increase alley encroachment maximums to 6' to accommodate balconies as needed.
- **Access:** (Section 4.05, III, page 4-21): We would like to request a variance for Phase 1 to have car ingress/egress from South Kingshighway Blvd. and Oakland Ave. An alley is currently present in which the form based code dictates parking and service are accessed from such.



Existing Conditions: Phase 1



EAST ELEVATION - 1/16" = 1'-0"

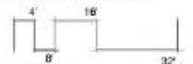


NORTH ELEVATION - 1/16" = 1'-0"



WEST ELEVATION - 1/16" = 1'-0"

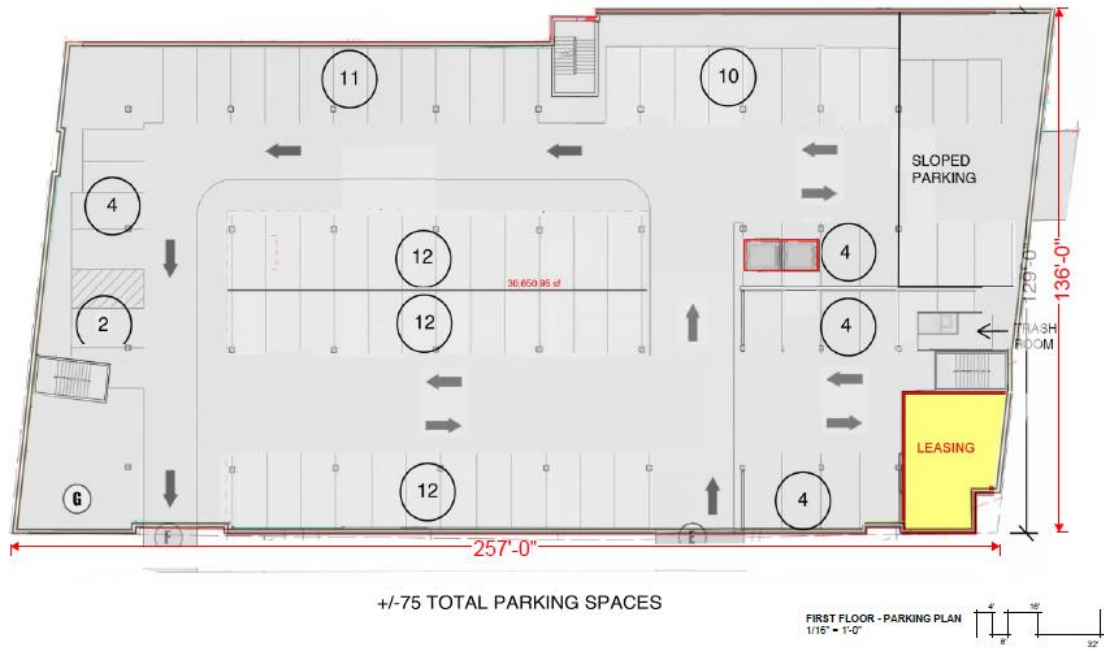
SOUTH ELEVATION - 1/16" = 1'-0"



Elevations Phase 1

THE GROVES APARTMENTS
CONCEPT ELEVATIONS
01/15/2024





Parking (at-grade and below-grade)



LEVELS 3-6 FLOOR PLAN
1/16" = 1'-0"



LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

Sample Floor Plans

Forest Park Southeast Development Review Committee

January 29th, 2024:

6:30 PM

Missouri Foundation for Health :

4254 Vista



An aerial photograph of a city neighborhood. The image shows a mix of residential and commercial buildings, streets, and green spaces. A red outline highlights a specific building located near a baseball field. The building is a multi-story structure with a flat roof and is situated on a corner lot. The surrounding area includes other buildings, parking lots, and a baseball field with a visible infield.

The Improv Shop Classroom & Meeting Space

4372 Vista

Project Description

- Kevin McKernan is both the owner of The Improv Shop LLC and the principal behind Chouteau Grove Properties LLC, the new owner of 4372 Vista, as well as The Improv Shop at 3960 Chouteau.
- The Improv Shop has been in St. Louis City for 14 years and been an anchor in The Grove since 2017, taking an old parcel behind White Castle and turning it into an improvised theater hub for classes, shows, and community events (The Flyover Comedy Festival)
- The project is currently waiting for a conditional use appeal and is seeking a signed letter of support to move forward in **Neighborhood General Type 3**.

Project Description

- **Property Owner: The Improv Shop**
- **Contact Person(s): Kevin McKernan**
- **Mailing Address: 5850 Macklind Ave., St. Louis, MO 63109**
- **Company Owners / Principals: Kevin McKernan**
- The Improv Shop has been teaching classes and running rehearsals in different spaces around STL for 14 years. They have a GM, a bar manager, a student experience coordinator, and about 10 teachers on staff. Kevin McKernan/Chouteau Grove Properties owns and manages 6 commercial properties in the city.
- This project would add a secondary community space for the Improv Shop to teach classes

Project Description

Description of Project

- Their hope is that this new space will allow them to offer more classes now that demand has warranted it.
- Acting teams will use the space to practice, they will teach classes and eventually lean into small, experimental shows or community-based public events like book signings, meetings, a stand-up show, high school improv classes, etc.

History of Site:

- The property has been affiliated with different religious denominations for more than 15 years. In 2018, the property underwent façade and interior renovations, with Chouteau Properties recently acquiring the property.

Project Information

- Studio space to offer more classes
- Other possible activations such as space for acting teams to practice and small community-based public events like meetings and space for youth involvement
- Total sq. ft.: 4118
- The plan is to use street parking around the park and school and not in front of residential homes.
- If advised to do so, would like to apply to make the back grassed yard a small parking lot for teachers.
- If need be, would ask the school to use their parking on weekends and offer to pay rent. But, given the nature of classes, don't expect many cars regularly. The project believes there will be plenty of non-residential-street parking nearby for students.

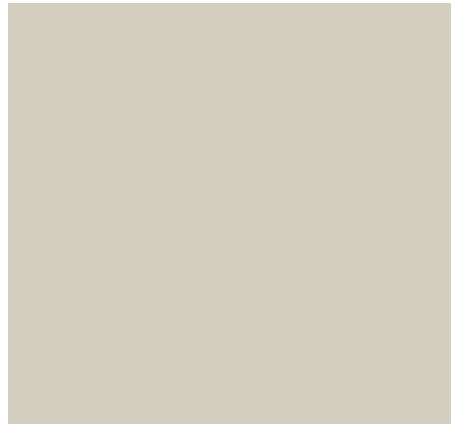
Current Conditions



Current Conditions: First Floor Classroom



Current Conditions: Upstairs & Outside



Park Central Recommendation

Park Central recommends approval for the use with the following conditions:

1. The Improv Shop integrate any outside cameras on the building into the FPSE Neighborhood camera networks.