



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

December 12th, 2023

Park Central Development: 4512 Manchester Ave. Ste. 101; St. Louis, MO 63110
6:30 P.M.

<https://us06web.zoom.us/j/88690376468?pwd=bINBTERxOWp1KzczSHpKaGdFVW93Zz09>

Meeting ID: 886 9037 6468
Passcode: 364128

MEETING AGENDA

1. Call to Order

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

3. 4534-56 Manchester (& 4527 Swan): Developer Presentation and Public Comment

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

4. Committee Applications.....2 Minutes

5. Public Comments

6. Closed Session10 Minutes

November 28, 2023 FPSE Development Committee Meeting Minutes
6:30pm 4512 Manchester Ave, Suite 101, St. Louis, MO 63110 & Zoom

Members Present: Ryan Day, Rachel Siegert, Kurtis Eisenbath

Absent members: Patrick Brown, Guy Slay

Others Present: A Abdullah (Park Central), D Wright (Park Central), B James (Park Central), M Browning (Alderman), Dan Doelling, David Chunn, Ron Coleman (City of St. Louis), Jeff McGee (Presenting Developer), Sean Lassen (Presenting Developer), Sarah Kogan (Zoom), S Baravny (Zoom), DJ Short (Zoom), Cammie Lewis, Z Harbison

Call to Order

The meeting was called to order at 6:35pm.

Approval of Previous Meeting Minutes

R Day made a motion to approve the previous meeting minutes with the correction to K Eisenbath was present in-person and not present via Zoom; R Siegert seconded. All in favor; motion carries.

4312-20 Vista & 1401-09 Tower Grove Developer Presentation

R Siegert introduced the project and A Abdullah went through the administrator presentation to introduce the project and go through the key points about the proposal. He presented the main variances that the developers are requesting: average building setback from the primary street and side street as well as alley setbacks for the building and parking and a variance for a first floor ceiling height. A Abdullah called out the ceiling height variance as a key one for support.

A Abdullah noted that the Park Central recommendation is to support the project and variances with the following changes: any additional variances should be brought before the committee, the sidewalks become ADA compliant and the building integrate cameras into the FPSE network.

S Lassen and J McGee, the developers and designers for the project presented their vision for the proposal. J McGee noted that the project is focused on creating functional housing in the neighborhood that interacts with the neighborhood. J McGee noted that the designs for parking spaces were adjusted to 25 from 28, with dumpsters and a mailing kiosk also added. J McGee noted that the developers are not entirely sure how the zoning department may read the presentation, notably in the front of the building where the lot line is 0', but the building envelope is at 0' with the first floor patio.

J McGee did call out other potential variances, with one of them being exterior materials on the back as not being brick for better insulation. Additionally, he noted that the side street variance will no longer be an issue since the design pulled up the envelope to the lot line.

R Siegert wanted to confirm the type of units they would be- the developers noted that they will be market-rate rental. R Day inquired about permeable surfaces for the parking lot- J McGee noted that they will wait to hear from their engineer to be in code.

R Day asked about whether any buildings in the area have their main entrance from the back of the building. A member of the public responded that 4380 Chouteau has that type of design.

K Eisenbath inquired about why the design prioritizes Tower Grove over Vista for taking up building envelope. J McGee noted that the code prioritizes Tower Grove for one and S Lassen added that the construction is more efficient.

R Day voiced continued support for permeable surfaces for the parking lot. He noted that he generally supports the project, but is concerned about having entrances only from the rear of the building. K Eisenbath echoed that concern.

S Lassen noted that a number of recent projects have built more parking than needed.

R Day noted that for a single development, the rear entrance may not be a huge loss, but that it could become a problem if multiple buildings moved to having only rear entrances.

R Siegert similarly noted concern for no front street entrances, while also understanding some allowances made for safety and security. She noted that the concerns for variances are minor and generally supports it. R Siegert reflected that she appreciated the parking size for the neighborhood as not too much, but not too few. She also asked about EV charging stations and S Lassen responded that they will have charging stations and are considering adding solar.

4452-54 Manchester Appeal Review

R Siegert introduced the conditional use granted by the City and the appeal that Park Central filed on behalf of the Development Review Committee. A Abdullah and R Siegert noted how the use contradicts the form-based code for uses directly on Manchester Ave. They encouraged anyone interested to submit comments for the hearing in December.

K Eisenbath inquired about the Dr. John's having purchased a building on Manchester.

Committee Applications

R Siegert introduced that the current members as temporary, with applications now open online through the Park Central website (which A Abdullah navigated to). Applications are available and they encouraged folks to apply.

Public Comment

D Doelling expressed thanks for bringing the idea to the neighborhood for review and added development.

A Abdullah did note that there was one question from the public before the meeting- S Lassen noted that the design will keep the trees currently on Vista and that the element will add trees along Tower Grove.

C Lewis inquired about including more space for street trees along Vista and wanted to see more attention to the trees in the back to make sure they fare well. They also commented that they would prefer to see the front door to the buildings off the street to have more eyes on the street rather than entrances in the back. Additionally, they noted that with the school next door, they think it would make more sense to have a 3-4 family unit in the mix since it is across the street. Concluding, they reflected that they would also like to see pervious surfaces on the parking lot. They noted that they are looking to have the correct trees in the places and are open to any suggestions or collaborations for moving forward with the best solution.

Z Harvest noted that the idea is wonderful, but wanted to make sure that the school was involved in the development. A Abdullah did note that the school is no longer a neighborhood school. S Lassen noted that they have made several attempts to contact folks at the school. C Lewis did voice concern for supporting the school.

C Lewis inquired about the thermal envelope and the building materials as well as whether or not the project is trying to meet any energy efficiency goals, encouraging exploring incentives through utility and energy efficiency marks.

Closed Session

The committee moved into closed session at 7:29pm.

R Siegert made a motion to approve support for the project along with the variances as specified in the packet, understanding that the designers no longer need the side-street variance and the committee adds support for the difference in building materials (for ephus) on the rear part of the building if it needs a variance; R Day seconded the motion. All in favor; motion carries.

Meeting was adjourned at 7:40pm.

DRAFT

Forest Park Southeast Development Committee

December 12th, 2023:

6:30 PM

Park Central Development :
4512 Manchester, Suite 101



4534 Manchester Ave.
&
4527 Swan Ave.

Request for Demolition of
Existing Structures &
Project Design Approval



Project Description

- **Property Owner: Groveland LLC**
- **Contact Person(s): Austin Barzantny**
- **Mailing Address: 4170 Manchester Ave. 2nd Floor, St. Louis, MO 63110**
- **Company Owners / Principals: Austin Barzantny**
- **Grove Properties has rehabilitated over 50 plus buildings in The Grove Neighborhood, including Lambskin Temple, 4370 Manchester, and 4170 Manchester.**
- **Design Alliance Architects is an architectural firm that has been under the same ownership for 41 years, focusing on multifamily housing.**

Project Description

- **History of Site:**

- The existing site contains vacant and abandoned single-family homes along a major commercial corridor.
- The owner has evaluated the cost of restoring the existing buildings, but they have suffered catastrophic structural failure and the owner feels as though they are a danger to the neighborhood.

- **Description of Project:**

- The form-based code requires a higher density than the current uses on the parcels and a mixed-use, five-story development would aim to fill that need, also contributing to a noticeable corridor entryway.
- The project is designed to serve a growing need for housing in the neighborhood, while adding commercial live/work tenant spaces to the ground floor.

Project Information

Costs

- Acquisition: \$1,000,000
- Pre-development Soft Cost: \$1,000,000
- Construction Cost: \$16,000,000
- Total: \$18,000,000
- Financial incentives being sought: full extent TBD

Timeline

- Site Control: Complete (August, 2022)
- Construction Start: August, 2024
- Construction Complete: December, 2025
- Occupancy: January, 2026

Project Information

- 108 residential units as well as commercial live/work spaces on the ground floor
- Total sq. ft.: 78,000; roughly a 17,500 sq. ft. footprint
- 88 parking spaces: 35 surface-level parking spaces facing the alley as well as 53 additional off-site parking spaces.

Project
Information:
Exterior
Building
Material

The variation in cool tones of brick and fiber cement panels reflects similar recent developments in the neighborhood.

- Brick and Fiber Cement Panels as central exterior materials
- Considerable percentage of window frontage

Requested Variances

The project is seeking support for variances to the FPSE Form-Based Code overlay zoning district. This District is **Neighborhood Center Type 1**. There is some parking in the **Neighborhood General Type 2** District. While still subject to formal zoning review, anticipated variances include:

- **Building Materials:** This design incorporates Nichiha siding in lieu of metal panels (with brick at the first floor)
- **First Floor Use:** On Manchester and Sarah, only Primary Retail Uses are allowed on the ground floor. This design includes some live/work units on the first floor.
- **Rear Building Setback:** The code specifies a 5ft. minimum and 10ft. maximum for a rear setback. This design has a 2ft. rear setback.
- **Parking for Swan Property:** There is a 5ft. minimum setback from the alley for parking.

Project Summary

Est. Investment: \$18 million

Mixed-Use Building:

108 units

Commercial Live/Work Ground Floor

Parking: 88 Spaces

Seeking Incentives

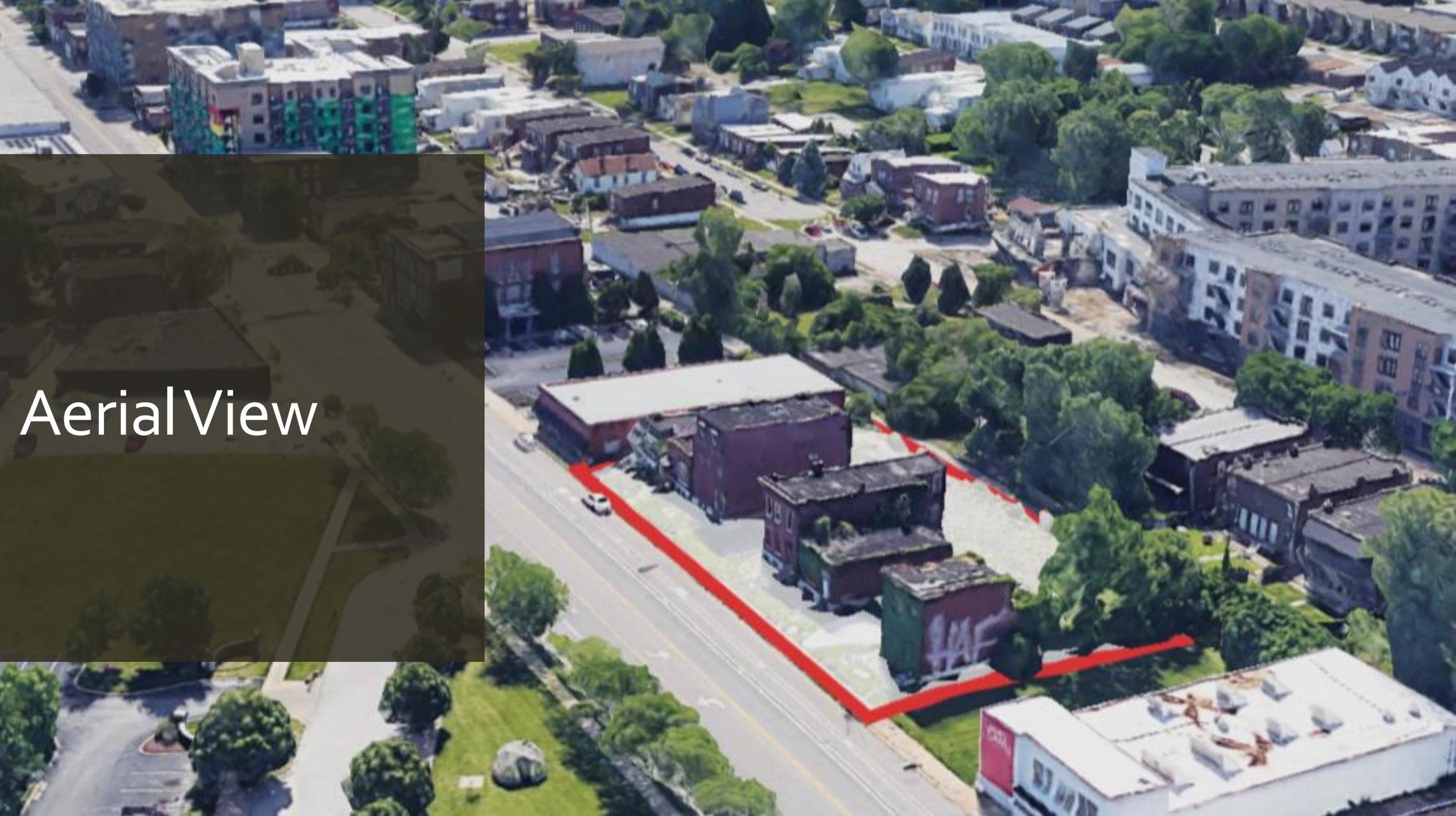




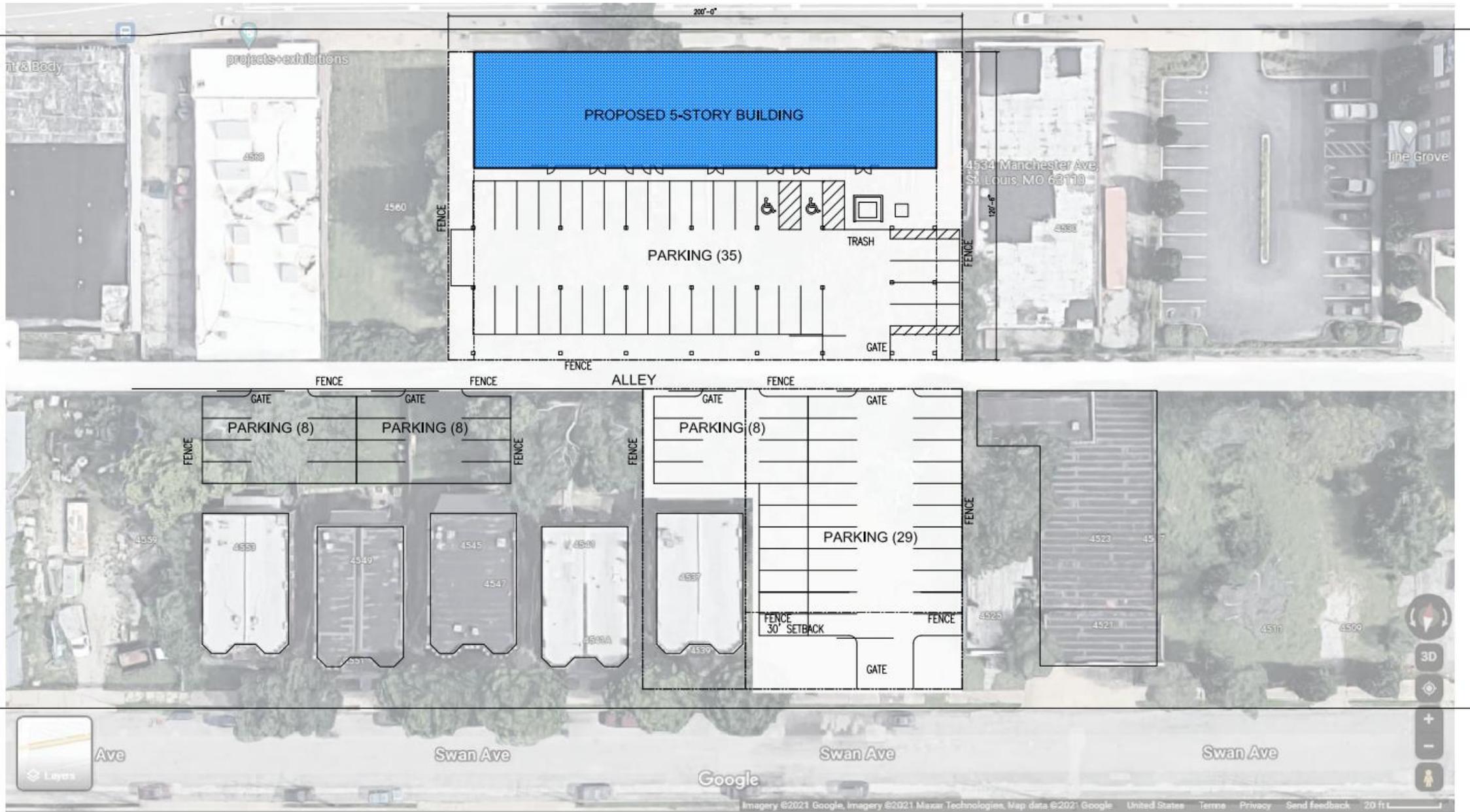
Existing Conditions



Existing Conditions (Swan Ave.)



Aerial View

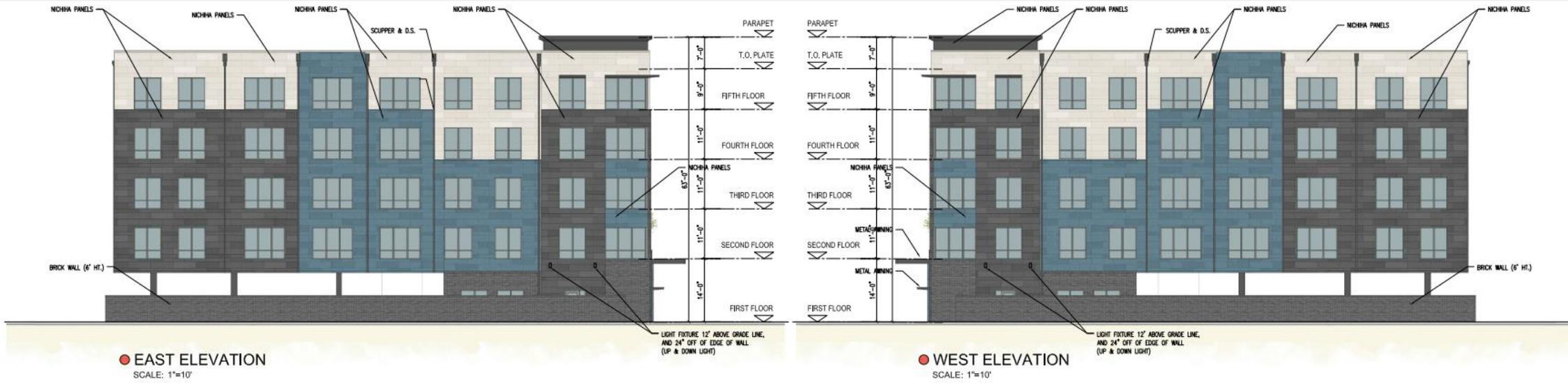


Site Plan

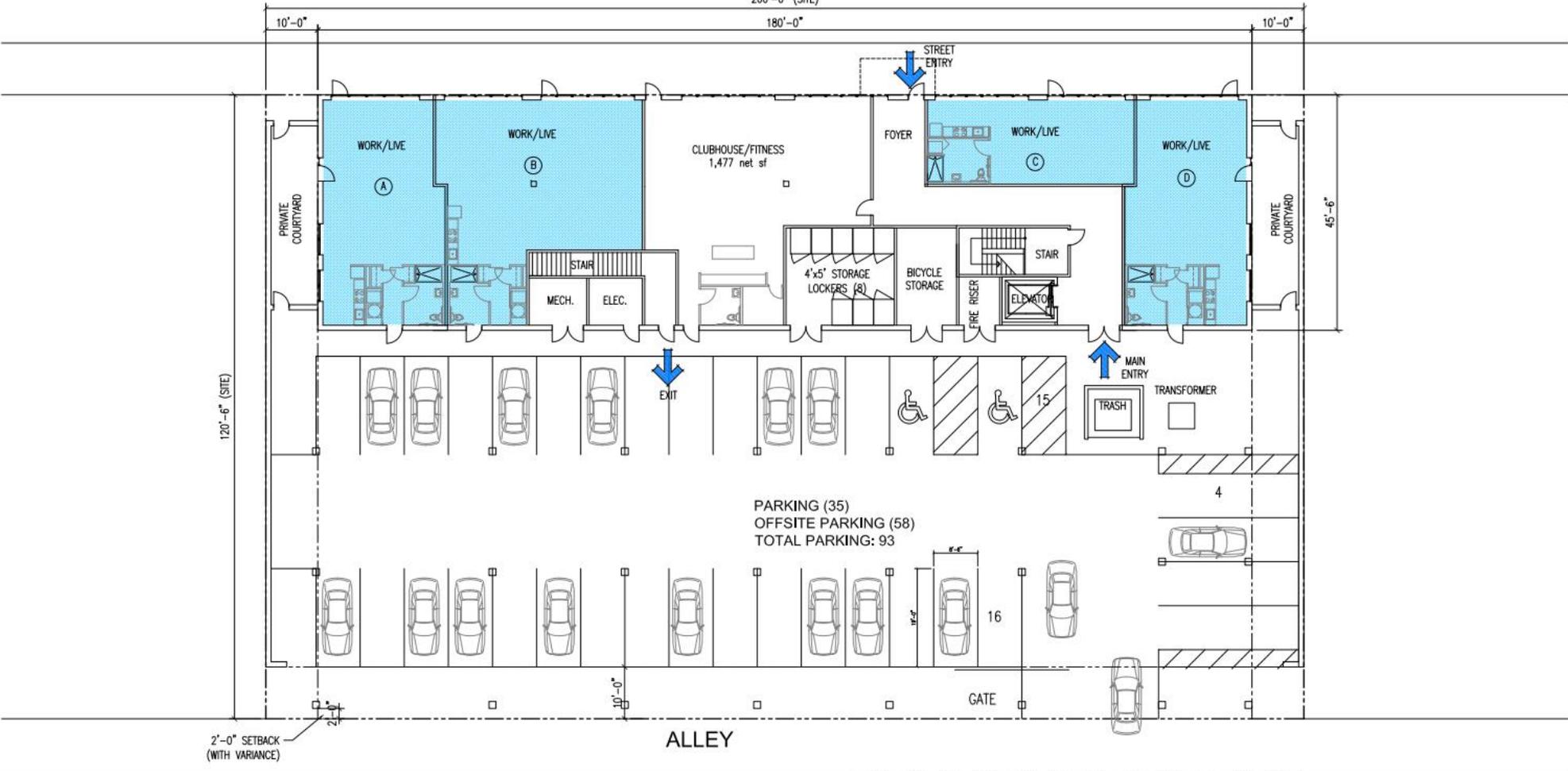


● SITE PLAN
SCALE: 1"=20'

Elevations

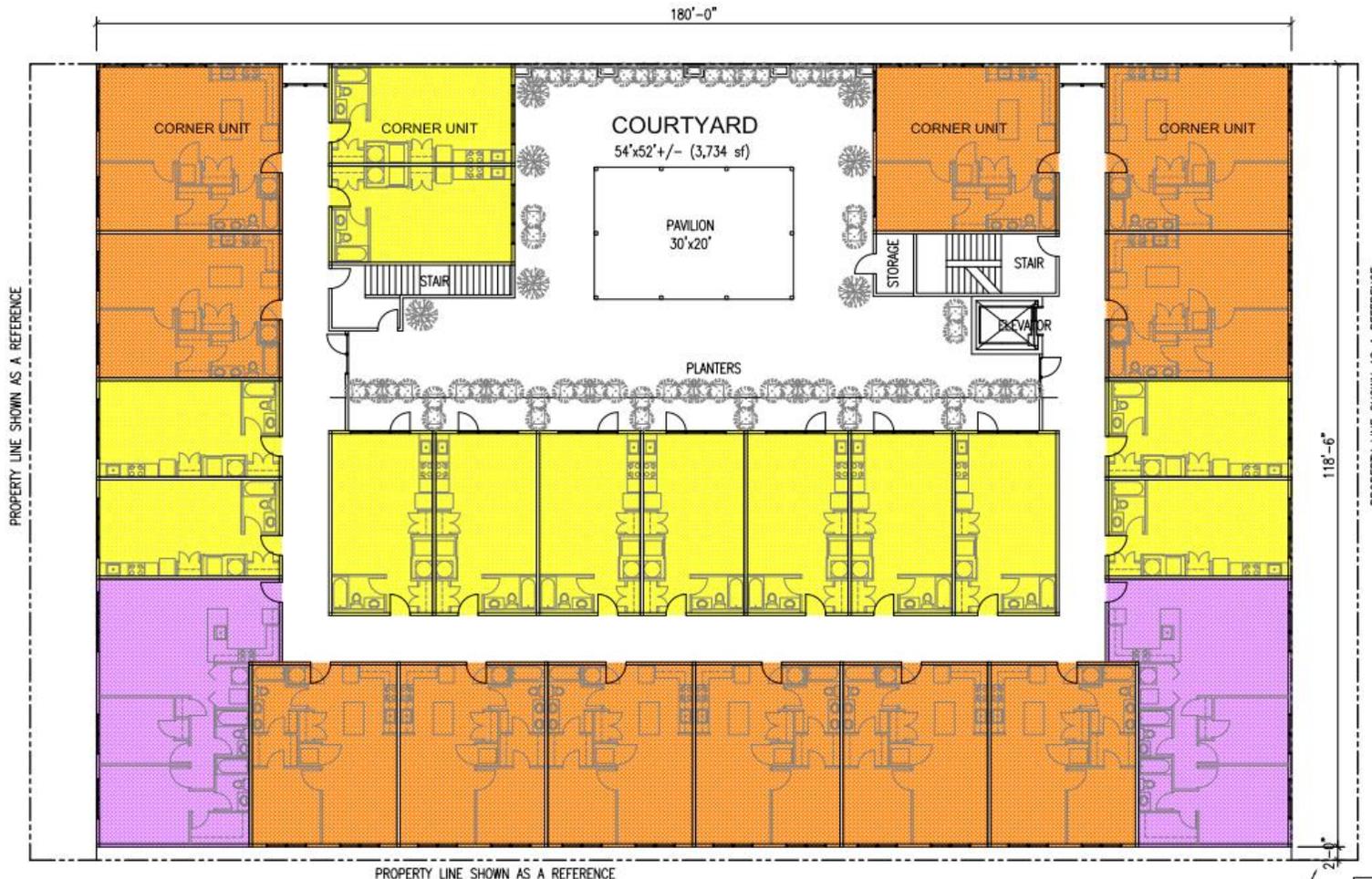


MANCHESTER AVE.



● FIRST FLOOR PLAN

Parking



NORTH

● TYPICAL FLOOR PLAN
SCALE: 1"=10'

Floor Plan

AREA SCHEDULE	
FIRST FLOOR	8,190 SF
SECOND FLOOR	17,450 SF
THIRD FLOOR	17,450 SF
FOURTH FLOOR	17,450 SF
FIFTH FLOOR	17,450 SF
TOTAL	77,990 SF

TOTAL PARKING SPACES	88
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UNIT TYPE	PAINT TO PAINT	GROSS	UNIT SCHEDULE					TOTAL
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	
STUDIO	388 sf	420 sf gross	0	13	13	13	13	52
1-BEDROOM	583 sf	623 sf gross	0	8	8	8	8	32
1-BEDROOM (CORNER)	664 sf	707 sf gross	0	3	3	3	3	12
2-BEDROOM	953 sf	1,010 sf gross	0	2	2	2	2	8
WORK/LIVE A	977 sf	1,087 sf gross	1	0	0	0	0	1
WORK/LIVE B	1,338 sf	1,428 sf gross	1	0	0	0	0	1
WORK/LIVE C	641 sf	704 sf gross	1	0	0	0	0	1
WORK/LIVE D	977 sf	1,087 sf gross	1	0	0	0	0	1
TOTAL			4	26	26	26	26	108

Park Central Recommendation

Park Central recommends the project incorporates the following with any other modifications by the committee:

1. That this project provide a maintenance plan and schedule to be in place by January 2024 for the property to also include a grass cutting after the current buildings are demolished and new construction may begin for the vacant lots that will remain.
2. All surface parking lots be accessed off the alley with no entrance from Swan or Manchester.
3. That all surface parking lots be screened from all primary and secondary streets , and the parking lot on Swan be screened from the street with landscaping or some other barrier to hold the street line with the same orientation as the homes on the street.
4. Provide a property maintenance plan for the exterior area facing Manchester within the commercial strip for cleanup and include trash cans in front of its property to be serviced by the property owner.
5. Install security cameras on the outside of the building that will be integrated into the FPSE Camera Network.
6. Sign the Good Neighbor Agreement with the Grove CID.