



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

September 26th, 2023
4512 Manchester Suite 101
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. 4452-54 Manchester: Committee Discussion.....5 Minutes

4. 4576 Manchester: Community Discussion5 Minutes

5. Permits Applications and Board of Adjustment hearing Notices2 Minutes

6. 4100 Manchester: Developer Presentation and Public Comment

- Developer Presentation Review.....10 Minutes
- Public Comments.....30 Minutes
- Committee Comments15 Minutes

7. Public Comments

8. Closed Session10 Minutes

August 29, 2023 FPSE Development Committee Meeting Minutes
6:30pm 4512 Manchester Ave, Suite 101, St. Louis, MO 63110 & Zoom

Members Present: Guy Slay, Patrick Brown, Ryan Day, Rachel Siegert, Kurtis Eisenbath (Zoom)

Absent members:

Others Present: A Abdullah (Park Central; committee lead), D Wright and B James (Park Central), T Ernst, M Browning (Alderman), K Smith (Legislative Assistant to Alderman), B Pratt (Presenting Developer), S Lassen (Developer), A Smith (Developer), Shaughnessy Daniels and Chris Peoples (Great Rivers Greenway, Zoom), Paul D (Zoom), Bill (Zoom), D Doelling (resident/FPSE NA President), Kaleena Menke (resident)

R Siegert called the meeting to order at 6:34 pm.

Committee Overview

Purpose

M Browning presented the committee, as it is relaunching the committee to support reestablishing this committee. One goal is to get community feedback directly to the Alderman to know that the community feedback matches what is happening based around the form-based code. Another goal is to move developments forward collectively and to ensure that developments reflect what residents want to see and drive the community forward.

Bylaws

A Abdullah presented the Bylaws and some context around the group. This committee has had two different bylaws in its past and he wanted to bring it up to align any disparities and create the best version of them. R Siegert built on that introduction and noted that these Bylaws are flexible at the moment and will continue adapting as meetings continue. The goal for today was to create them in order to be able to convene and hear today's proposal, but also realize that the Bylaws can adapt and change with more community feedback.

A Abdullah noted that the goal of gathering input on the Bylaws is to get more input on how the committee is made up, ensuring that the process is resident-driven. He invited more feedback to make sure that the neighborhood feels comfortable with them. He also brought up potential conflicts of interest in operating with

K Menke asked about how the committee got to this point, feeling as though the past year and a half things were moving in one direction and then something changed. A Abdullah responded, saying that the committee reflects long-time residents of the neighborhood and that this committee reflects a mix of older and newer perspectives. R Siegert also responded, saying that this iteration of the committee reflects how the committee has run in the neighborhood for a long time and that she led the previous committee. M Browning noted that it is a citizen-led committee facilitated by Park Central. G Slay also noted that this committee is based on recommendations. A Abdullah also referenced the beginning of the form-based code for the City, noting that the development committee was a way to work with the Alderperson.

Application Process and Board Members

A Abdullah noted that the committee in its current body is temporary to get it moving again and that the public application will take shape in the coming months. The goal is to get enough people from all the stakeholder groups in the neighborhood and then there will be open information for open committee seats and that the committee is aiming

to finish the process by January. R Siegert confirmed that the committee will change and the potential members will be made public.

Project Review Process

A Abdullah presented the project review process, reflecting how the committee goes through potential ways the development reflects the neighborhood plan and form-based zoning.

4100 Manchester:

A Abdullah presented the proposed developer, AHM Group LLC and its history in putting together different developments in the City. He went through the history of the project, an overview of project information, and went through the core aspects of the development. He mentioned that one element of the form-based code is to aim for first floor retail to activate the streetscape and this project reflects that need.

A Abdullah went through the different renderings of the proposed development, different potential images of the project, and the site plan. A Abdullah gave the Park Central recommendation that the development committee support the development, with the stipulation that any use changes should be put before the committee, the company signs the Good Neighbor Agreement, and that the building install cameras that tie into the existing camera network.

B Pratt presented on behalf of AHM and the types of development projects the company works on. He noted that he has been involved in the neighborhood since 2013 when he was with Green Street Realty and Urban Chestnut built their building as well as how he was working in the neighborhood when the form-based code took place.

B Pratt went through some of the same renderings originally presented and further described some of the design elements of the building. He presented why the developer chose certain materials as well as the goal to create a presence at the Eastern entrance of the Grove. He also reflected on the goal to further engage the CORTEX/Tower Grove Connector project with the art wall. R Siegert asked if the entrance to the parking was in the alley and if there was just one entrance and exit and B Pratt confirmed that set-up. He reflected on how a lot of people associate that building with pink brick and even though that brick is not original, the proposed art reflects that signature color associated with the building. R Siegert also asked if the proposed ten parking spaces were to be used for residents or retail and B Pratt replied residents.

B Pratt responded to how the development reflects the FPSE Neighborhood Plan, as it aims to activate Manchester and Sarah Streets, establish iconic gateways to the neighborhood, and that the development should respond to the existing character in the neighborhood. He noted that the request for the variances hasn't passed any formal zoning process and that the variances reflect the developer's interpretation of what might come up as zoning questions. P Brown asked for clarification on the TPO roofing material- B Pratt responded that it's a common industrial roofing material generally used for flat roofs and that it is not generally considered historic, but is a very common material that would be screen by a metal parapet.

B Pratt also presented how the building is in the FPSE Historic District. B Pratt noted that his company is not the current owner of the building, but the developer selected by the Alderman to lead a development proposal for the property. He did note that the current building owner had an assessment by SSC Engineering and that it is not safe for occupancy based on current conditions. He presented photos that show the building is sitting on rotting infrastructure. B Pratt presented a reuse assessment for the building and that it would be so challenging that there would be a negative return on equity in year 5, making it extremely challenging to use. The project expects estimated property taxes would be roughly \$60,000, where it is currently \$10,300.

Public Comments

C Peoples noted that Great Rivers Greenway is excited about the project and asked questions on behalf of the organization. He wanted to confirm that the building envelope would not change anything with sidewalk or road widths. B Pratt confirmed. C Peoples also wanted to confirm that B Pratt work with the project engineer. A Abdullah noted three different letters of support: the owner of Neon Greens, a representative of Urban Chestnut Brewing Company, and K Kenter who chairs the Grove Community Improvement District. A Abdullah did note that one person registered a letter against the development, to ensure the building speak to the neighborhood's and property's history. Another person registered a neutral letter that wanted to make sure that the neighborhood's history be consciously calculated and given care for.

After public comment, R Siegert asked a question on behalf of K Eisenbath- is a parking variance needed based on the plan. B Pratt did note that he cannot say for certain, but wanted to be open about the potential variances. R Day asked about the secondary façade on the West side and asked about more design decisions. B Pratt noted that some of the design speaks to fire code and window requirements as well as form-based code outlines.

R Siegert noted that she was supportive of maintaining the pink brick from the current building as well as push forward the public art in the neighborhood.

R Siegert asked about short-term rentals and B Pratt said that they do not allow short-term rentals.

G Slay asked if there was more time for letters to come for the building concept in general. P Brown also noted that this building is specifically challenging because the building is so iconic for the history of St. Louis as well as the Grove and that it is hard to grapple with that loss of history. R Siegert followed-up and asked if there is an opportunity to further that historical connection. B Pratt responded that the project is willing to listen to furthering the building's history.

T Ernst wanted to confirm a form-based code element for the ceiling on the retail and the glass façade. B Pratt noted that the glass storefront is 10' tall and that the ceiling is 12' tall, meeting the form-based code requirement.

Closed Session

Closed session started at 7:57pm.

P Brown made a motion that there be another community discussion and gather more public feedback; R Day seconded. All in favor – motion passes.

They would like Brian to come back in September for more community input, be ready to listen to community feedback, and provide a potential timeline for the project.

Meeting was adjourned at 8:30pm.



Park Central Development Committee Application

This information will be provided to Park Central's Development Review Committee, which meets monthly and is made up of neighborhood stakeholders. It will also be included in Park Central's meeting announcement and published on Park Central's website.

Include photographs of the site and if applicable the building's interior. Also, include site-plans and renderings of your project. If a conditional use please provide pictures of your proposed space, renderings if possible, and pictures of current business location if applicable.

Date: 8/14/2023

Site Address: 4100 Manchester Avenue

Request to the Committee:

General support for the proposed project in The Grove business district and Forest Park Southeast Neighborhood.

Support for variances to the FPSE Form-Based Code overlay zoning district. While still subject to formal zoning review, anticipated variances include:

- **Parking Setback Variance:** At-grade parking lots are required to have 30' minimum setback at Primary streets, and 10' at Alleys. The project's enclosed first-floor parking has a 0' setback from S. Sarah St. and 6' setback from the Alley (at the parking portion, 0' setback at the Alley at the SW corner).
- **Side-yard Setback Variance:** Buildings taller than 3 stories or 40' are required to have 10' side setback. The project has a 0' side setback from the existing building to the West.
- **Roofing Material Variance:** TPO or other membrane roofing is not allowed outright and requires a variance (only shingles, clay tiles, green roofs, slate, or metal roofs are allowed without variance) (section 4.3.2 of the Form-Based Code). A metal parapet is being used to screen the TPO making it hidden from Primary and Secondary Street views.

Support for demolition of the existing building and the design of the replacement project.

Company Name: AHM Group LLC

Contact Person(s): Brian Pratt

Mailing Address: 3101 Arsenal, St. Louis MO 63118

Company Owners / Principals: Kyle Howerton, Michael Anderson, Robert Maltby, Brian Pratt

Project Information:

1. Description and history of site (for business seeking a conditional use please give the name of the owner of the building being leased and history of the business):

The building is located within the Forest Park Southeast Historic District (Boundary Increase III) which was approved in August 2009 and is considered a contributing building to the Districts Boundary Increase III. Initially constructed in 1924 and then expanded two years later, the early uses of the building included the Lueich Restaurant and the Old Chouteau Station Post Office.

More recently the building was previously operated as “Attitudes Nightclub” which had been one of St. Louis’ longest-running gay bar and drag venues for a reported 32 years upon its closing in August 2020. Prior to closing, the nightclub and property had been marketed for sale by the long-time owner for approximately two years.

Plans for the Tower Grove Connector, a 1.4 mile protected cycle track connecting Tower Grove Park with Forest Park Southeast, and the Sarah Street Connector (from Vandeventer to Cortex) will create a protected space for bikers and pedestrians to help improve access to public transit and job centers, and reduce traffic congestion. The project site sits at a key node on the Sarah Street Connector thereby enhancing the significance of the site as a key point long the bike connector. This provides a unique opportunity to align future development and the connector.

The current owner, 4100 Manchester LLC, acquired the property in September 2020 and began carrying out pre-development activities. The building is currently vacant.

2. Current zoning: G – Local Commercial and Office, Form Based Code Neighborhood Cener Type 1

3. Square footage of project/business: Approximately 38,400 square feet

4. Thoroughly Explain the Proposed Project/Business and Use:

The project includes a mixed-use approach to a highly visible corner in The Grove business district. With an investment of approximately \$9.16 million, the project is a newly constructed building with 23 market-rate units (19 1-bed and 4 2-bed), 1,200 square feet of first floor commercial, 10 parking spaces and residential community amenities such as roof-top deck, bike storage, fitness room, pet wash and for-resident office spaces.

The project is designed to incorporate classic St. Louis building materials in a modern

application while providing street activation via corner commercial space and a series of art/mural panels intended to reflect the community voices of past, present and future.

The project will be constructed without the benefit of tax incentives.

Please refer to the attached “4100 Manchester – Proposed Mixed-Use Development” presentation for a comprehensive overview of the proposed project.

5. Project Costs (For Rehab and New Construction Projects):

Acquisition:	\$550,000
Pre-development Soft Cost:	\$685,000
Construction Cost:	\$7,550,000
<u>Contingencies:</u>	<u>\$375,000</u>
Total:	\$9,160,000

6. Project Timeline:

New Construction or Rehab

Site Control:	Completed
Construction Start:	2Q 2024
Construction Complete:	3Q 2025
Occupancy:	3Q 2025

For Conditional Use Applicants

Conditional Use Hearing Date with the City of St. Louis:
Expected Opening Date:
Occupancy Capacity:

7. For Conditional use hearing is this use conditional or prohibited use with the FPSE Form Based Code? Not applicable.

8. What relevant experience does your team have?

AHM Group is a vertically integrated, St. Louis-based real estate development and investment firm with more than 50 years of combined experience in nearly all facets of commercial real estate. AHM Group’s affiliated entities include a construction management company, property management company, and capital markets advisory firm that annually arranges more than \$500MM in debt and equity capitalizations on behalf of third-party clients across the country. AHM Group’s expertise is executing value-add and ground-up development business plans in the “neighborhood infill” scale of mixed-use projects, particularly within the City of St. Louis, with unit counts typically ranging from 20-150 apartment units. A representative portfolio of AHM Group assets located within St. Louis include the development of MOFO Urban Residences in Tower Grove South; the value-add repositioning of The 22 (located at 2200-2206 Locust Street in the Downtown West submarket); ground-up development Y/O apartments currently under

construction just one block south of MOFO on Morganford Road; the adaptive reuse of The Nicholas (1500 S Grand); the adaptive reuse of the Bavarian Inn in Tower Grove East; and most recently the value-add reposition of Motor Lofts (rebranded “The Vox”) and Locust Street Lofts (rebranded “The Draper”) Downtown West.

9. Does the project utilize high quality exterior and interior materials (Construction projects only)?

Exterior materials integrate classic St. Louis building materials with modern applications. Brick and tile masonry comprise a minimum of 75% of the “Primary Building Façade”. Glass and metal panels will also be used on the “Primary Building Façade”. The “Secondary Building Facades” will use Hardie panels (or equivalent) and will also incorporate art murals.

Interior materials will be in keeping with market-rate apartment finishes throughout the residential units including LVT flooring, tile backsplashes, quartz countertops (or equivalent), and similar quality finishes throughout.

Please refer to the attached “4100 Manchester – Proposed Mixed-Use Development” presentation for more information on building materials.

10. Will the project add value to the area?

The project will bring additional residents (potential customers) to The Grove’s commercial-mixed-use district. An important component to neighborhood business districts is the increased density of the surrounding residential population to provide a consistent and recurring customer base for businesses in the area. The addition of 23 apartment units will attract more regular customers for the business district while efficiently utilizing a small land area relative to the density of vertical development.

The project is anticipated to contribute to the tax base of the City with a future estimated real property tax base of \$60,000 (currently \$10,300) and will contribute earnings taxes and sales taxes.

11. Does the project fill a need for the area (Construction projects only)?

The Forest Park Southeast Neighborhood Plan (the planning document that established the framework for the FPSE Zoning Overlay district) identified design and planning objectives for development in Neighborhood Center Type 1 areas, including:

- Establishing “iconic, gateways” into the neighborhood and commercial district.
- Development type/character should consist primarily of mixed-use commercial and residential development.
- Projects should be zero lot line with building heights ranging from 3-story minimums to 6-story maximums.

The proposed project took guidance from the Neighborhood Plan and achieves these objectives by incorporating distinctive architectural design using classic materials represented throughout the neighborhood with a mixed-use project maximizing the dimensions of a small lot size extending 5-stories in height. This combination of materials, size, scale and street-level activation create an iconic property at the entrance to the neighborhood.

12. Does the project enhance the amenities for the area?

The project will provide approximately 1,200 sf of modern, contemporary commercial space on the first floor. The Sarah Street first floor will incorporate a series of art murals to expressing the FPSE/Grove community and contributing to “The Grove” as a neighborhood and regional destination for mural/art. Additional mural art will be added to the upper-story elevations of the building’s west façade to activate both east and west building perspectives.

13. Is the project restoring a historically significant building? Not applicable.

14. Is it the highest quality project for the site (Construction projects only)?

As noted in Question #11, the project fulfills the objectives of the neighborhood’s planning document which is the basis for the form-based code overlay. The project brings architectural interest by using high-quality materials along with lighting and art murals to build-upon the diverse character of The Grove’s old and new streetscape elements.

15. Will the project remove an eye sore from the area?

The project will remove a vacant building with significant structural concerns. The following represents some, but not all, findings from a third-party inspection conducted by SSC Engineering, Inc.:

- The roof is showing signs of significant water infiltration and significant portions of the roof structural framing, sheathing, and entire roof membrane need replacing.
- All domestic water piping is past its useful life.
- Steel girder down the center of the Property has lost approximately 50% of its section due to significant deterioration and will need full replacement.
- Stone foundations have significant mortar deterioration affecting proper bearing and load bearing brick above. Mortar behind tuckpointing is powder in some locations and may reduce stability of wall during seismic events.
- 100% of the basement steel columns have moderate to severe levels of deterioration. **Building is not safe for occupancy based on current conditions.**
- Portions of rear exterior wall and east exterior wall have lost significant mortar that ties brick together. Local tuckpointing would not properly address structural bearing capacity or lateral load resistance. Recommend full rebuild of exterior walls at local conditions where deficiency is evident.
- Large portions of exterior east facing masonry parapet is beginning to fail, is a public safety hazard, and requires full parapet rebuild.

The owner explored and exhausted opportunities to preserve the building via several efforts to engage developers and operators to use the building. When one considers the building's significant structural condition as outlined in the SSC Engineering report findings, a "standard" tenant fit-out and building improvement approach would not address the building's structural concerns and likely not be able to address code concerns without a more robust rehabilitation. Thus, opportunities for a "quick renovation" were deemed insufficiently viable.

AHM evaluated the renovation of the existing structure with the use of historic tax credits and concluded that the replacement/repair costs of the buildings shell, building systems, and tenant specific investments necessary to make the space attractive far outweigh the economic value of the property and make the renovation of the property financially infeasible. Unfortunately, the buildings economic useful life has been impaired by the deferred maintenance and ongoing deterioration of the both the buildings primary and secondary components.

16. How many parking spaces will the project have? Will the parking be hidden from the street (Construction projects only)?

The project will include 10 parking spaces (including 1 ADA space) on the first floor of the building. The parking will be enclosed and secured within the building and will not be visible to the street.

The project will include 16-20 bike storage positions to encourage "multi-modal" and "car optional" lifestyles for tenants of the building.

17. What special features if any will the project provide?

The project provides a "car optional" living experience in a neighborhood of the City that offers multi-modal options.

The art mural provides a prominent location and large "canvass" to curate a multi-panel storyboard to express many facets of The Grove community – to include community participation in the process.

This Sarah Street street-activation will engage the future CORTEX/Tower Grove connector and the car optional living experience emphasizes access to this future infrastructure/streetscape enhancement.

18. Will the project be unsuccessful without financial incentives from the City of St. Louis? If so, explain. N/A. The Project is not seeking financial incentives from the City of St. Louis.

19. Has your business or any business ever been deemed and nuisances and or had its license business or liquor revoked. If so when and what where the details associated with the violations? Not applicable.