



**FOREST PARK SOUTHEAST
DEVELOPMENT REVIEW COMMITTEE**

February 27th, 2024

Meeting Via Zoom:

<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. 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

4. Committee Applications.....10 Minutes

5. Upcoming Meeting Schedule2 Minutes

6. Public Comments

7. Closed Session10 Minutes

January 29, 2024 FPSE Development Committee Meeting Minutes
6:30pm Missouri Foundation for Health: 4254 Vista Ave., St. Louis, MO 63110

Members Present: Rachel Siegert, Kurtis Eisenbath, Patrick Brown, Ryan Day

Absent members: Guy Slay

Others Present: A Abdullah (Park Central), D Wright (Park Central), M Browning (Alderman), Dan Doelling, Sarah Kogan, WUMCRC Representative (Virtual), Ron Coleman (City of St. Louis), Mark Militzer (NorthPoint), Cammie Lewis (Virtual), Toni Zimmerman, Derek Zimmerman, Carol Dyer, Brian Benjamin (NorthPoint), Jennifer George (NorthPoint), Scott Richter, Nabil Mousa, Andrew Hagene, Andrew Horner, Mary Mattingly, Eileen McCann, Chris Stanley, Sean Aguiel, Sophia Garcia, Faizan Lehawaja, Haley Koch, Dan Dugan, Sharon Blaine, Zen Harbison

Call to Order

The meeting was called to order at 6:40pm.

1070-1092 Kingshighway & 4580 Chouteau Developer Presentation

M Browning introduced this meeting's topic and framed the development proposal as well as spoke on this project's developers. He introduced A Abdullah to speak more about the specific parcel and introducing the engagement process. A Abdullah introduced the committee members and noted that the committee is actively looking for applicants, with the application on the Park Central website under Development Review Committee. He noted that going forward the materials for this project will be accessible from the main page of the Park Central website. A Abdullah emphasized that tonight's session is geared towards Phase 1 of the proposal as well further introduced the presenting developer.

M Militzer introduced himself and the NorthPoint Development team, noting the company's roots in St. Louis. He reflected on coming to learn how important the development is to the community and that the company feels connected to local success. He spoke to residential projects that NorthPoint has completed in Kansas City as well as light industrial buildings in the St. Louis area.

M Militzer reflected on the preliminary site plan as well as initial connectivity ideas and the building's character as a podium development (parking on the ground floor[s] and units above). The presentation included an overview of building materials, ideas for interior design, potential ideas for amenities, parking layouts, and floor plans. He reflected on some of the potential variances as a part of the presentation, noting specifically that the parking variance requested is for more than 1:1 units to spaces, coming from community feedback asking for more available parking spaces.

M Militzer answered a community question about retail, noting that the current plan does not include a retail option, with constrained space leading to a need for space for parking. The parking includes an at-grade level around the leasing office with an entrance and exit from Kingshighway and a below grade level with access on Oakland. An online resident followed up on this question with one about retail options in the area and project, reflecting on walkable retail (coffee shop, etc.) and traffic demands on the area. The comment expressed an interest in better activating ground floors for public use.

M Militzer introduced B Benjamin with NorthPoint, who answered a question about short-term rentals, noting that lease contracts forbid short-term rentals (like AirBNB) and the management for the buildings are in-house.

J George from NorthPoint reflected on how the current plan takes in an assumed idea from past engagement to try and maximize parking, but could change to reflect what neighbors would prefer seeing. Conversations about parking entrances took place and NorthPoint thanked the community for their input.

A question came up about adding a left turn lane from Kingshighway coming south and M Militzer noted that the project would involve applying for a traffic improvement to make that happen in addition to upgrading the current traffic signal at Oakland.

A resident asked a question about green space in the proposal and thoughts on adding more to the project. A question later came up about green space and where pet owners will go in the neighborhood (worried about pet waste for neighboring properties). The developer reflected on those challenges, noting that the developers aim to support residents as much as possible in keeping up with that problem.

A question came up about material color for external materials. M Militzer noted that the rendering with the elevation is not 100% current and will change, but that there will be a slight variation in building material colors and understands and appreciates the comment about visual consistency.

A comment reflected on concerns about added vehicles in the neighborhood, noting current traffic patterns along Taylor.

A public comment reflected on a concern for how the development will impact parking on the street and access to that part of the neighborhood. The same community member expressed an interest in being protected from parking demand spilling into the neighborhood from residents and guests who may be visiting. J George noted that NorthPoint has incorporated more spaces in the design in part because of a mindfulness for visitor parking and employees. B Benjamin also noted that almost half of the spaces are only accessible directly off of Kingshighway.

One resident reflected on living near the vacant parcels on the site for more than 30 years and welcomed the development, with some minor changes, noting that they are excited to see more people in the area.

M Browning asked the developers what their model for ownership is, with J George reflecting that they generally want to hold their properties for a long time.

A question about walkability came up, with NorthPoint noting that there are plans to add into the area more sidewalks and bike paths.

A question came up about funding, with NorthPoint noting that there is no equity lender, with the company still working through the final funding package.

One resident inquired about demolition and construction logistics.

M Browning responded to a question from the audience, noting that the building project has not yet been approved. He did note that the demolition will move forward, but that the construction would not start until fall and there are more opportunities to engage in the process before approval. He also thanked NorthPoint for being willing to listen to the feedback presented in this meeting and outside of it.

R Day expressed interest in seeing more plans on pedestrian access in the future. He also reflected that the parking requirement in the form-based code reflects a long conversation with the community and that induced demand may not necessarily reflect how many parking spaces are needed for a development.

K Eisenbath expressed concern for circulation in the neighborhood based on the current state of traffic.

P Brown encouraged the developers to come to the next meeting with a more informed circulation plan.

A member of the public asked about a parking fee in the lease.

A Abdullah closed out the public comment portion of this meeting due to timing constraints with the venue, noting the three upcoming meetings.

M Browning thanked everyone for attending tonight and underlining that there are more opportunities to engage.

Closed Session

No closed session.

Meeting was adjourned at 8:00pm.

DRAFT

Forest Park Southeast Development Review Committee

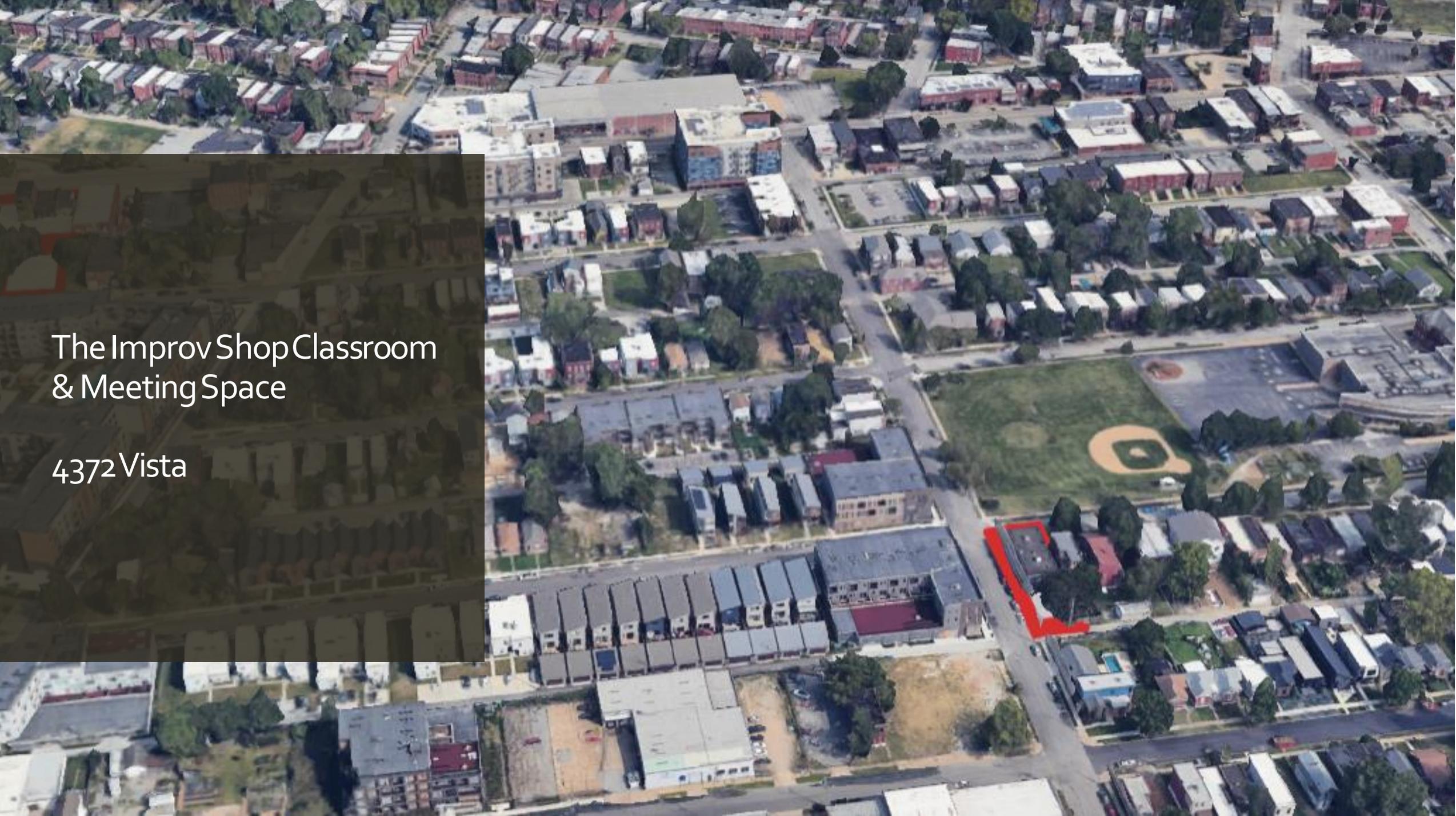
February 27th, 2024:

6:30 PM

Park Central Development :

4512 Manchester St. 101





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.

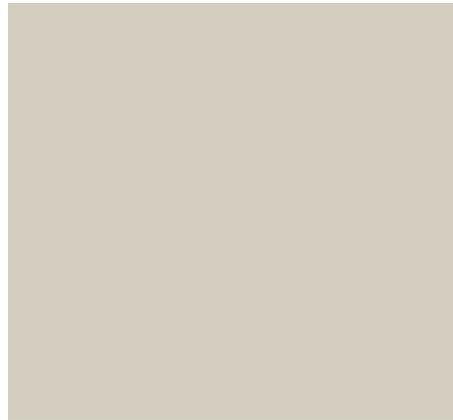
Current Conditions



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.