



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

March 25, 2025

Virtual Conference Room

<https://us06web.zoom.us/j/88690376468?pwd=b1NBTERxOWp1KzczSHpKaGdFVW93Zz09>

Meeting ID: 886 9037 6468

Passcode: 364128

6:30 P.M.

MEETING AGENDA

1. Call to Order

2. Introduction.....5 Minute

3. Developer Presentation 4101 Manchester10 Minutes

4. Public Committee5 Minutes

5. Closed Session.....10 Minutes

Forest Park Southeast Development Committee

March 25, 2025:

6:30 PM

Park Central Development
Virtual Conference Room



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4101 Manchester Ave. Project Update

Request for Approval of a
use variances for a
temporary use of the site



Project Description

- **Company & Property Owners: Matt Spencer & Santiago Castillo**
- **Contact Person(s): Matt Spencer**
- **Mailing Address: 205 Hudson Street New York, NY 10013**
- **Company Name: The Sporting Yard LLC**

Project Description

- **History of Site:** The existing site was given neighborhood approval in 2018 by FPSE Neighborhood Community. The original proposed project was a 90,000-sq. ft. mixed-use development space with Ground floor retail/restaurant consisting of 12,000 Sqft, Second Level parking deck with 47 spaces, Third Level office space with fitness center and outdoor terrace of 18,000 SF
- - Levels 4-6 will be 33 residential units of 1 and 2 Bedrooms
- - The top level will be an ancillary piece to the ground floor restaurant with seating and lounge area. There was also a proposed rooftop pool. The site has been vacant for multiple years with several past attempts to develop the site by other development teams.): Site was originally targeted as a traditional mixed-use (residential and retail) building, but given market conditions, it has been postponed.
- Due to pressure from the community and the city, the developer is proposing a temporary use of the space until such times as market conditions are present for a sustainable development.

History of Site 2018 Rendering



History Of Site 2019 Update



New Proposed Project Information

Costs

- Acquisition: \$175,000
- Pre-development Soft Cost: \$3,000,000
- Construction Cost: \$1,300,000
- Total: \$3,475,000
- Financial incentives: N/A
- Sqft: 19,255

Timeline

- Site Control: Complete
- Construction Start: April, 2025
- Construction Complete: June, 2025
- Occupancy: June, 2025

Propose Project Information

- The developer is proposing a temporary concept for the site called the sporting Yard: The Sporting Yard will be used as an athletic training facility with a concentration on Soccer. Th site will also offer residents and St.Louis the opportunity to play pick up game in a safe, clean, well lighted and safe space for all ages. Additionally, the sight will be providing a F&B program of snacks, sandwiches and refreshments including beer & wine for adults. This creates a unique opportunity for local residence to meet, play, train, and overall connect with other folks.
- The project will operate its own Food & Beverage concept that will be internal to the property.

Requested Variances

The project is seeking a use variances to the FPSE Form-Based Code overlay zoning district. The zoning department is classifying the use as an institutional use in the commercial district which Zoned as Neighborhood Center Type 1.

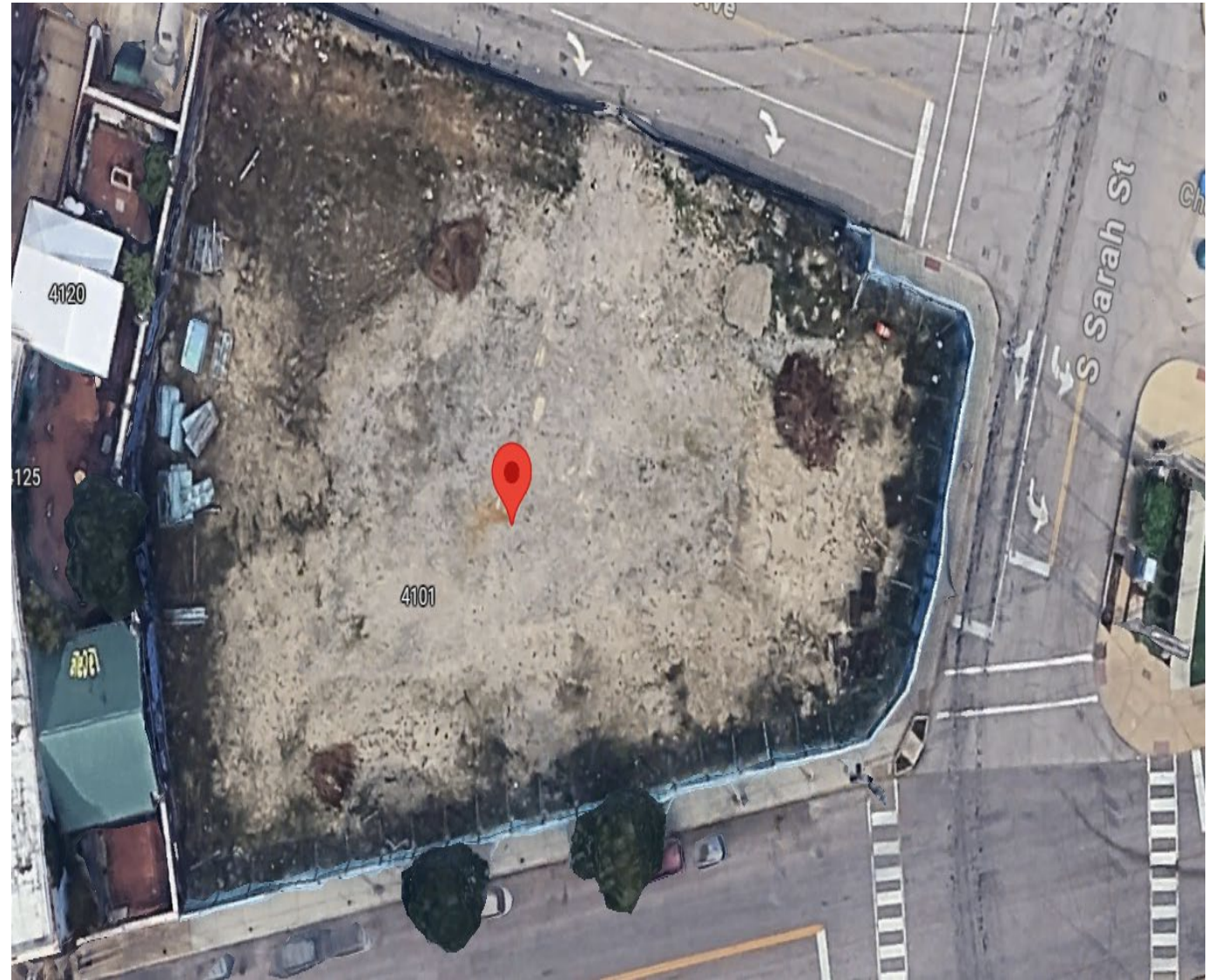
Existing Conditions

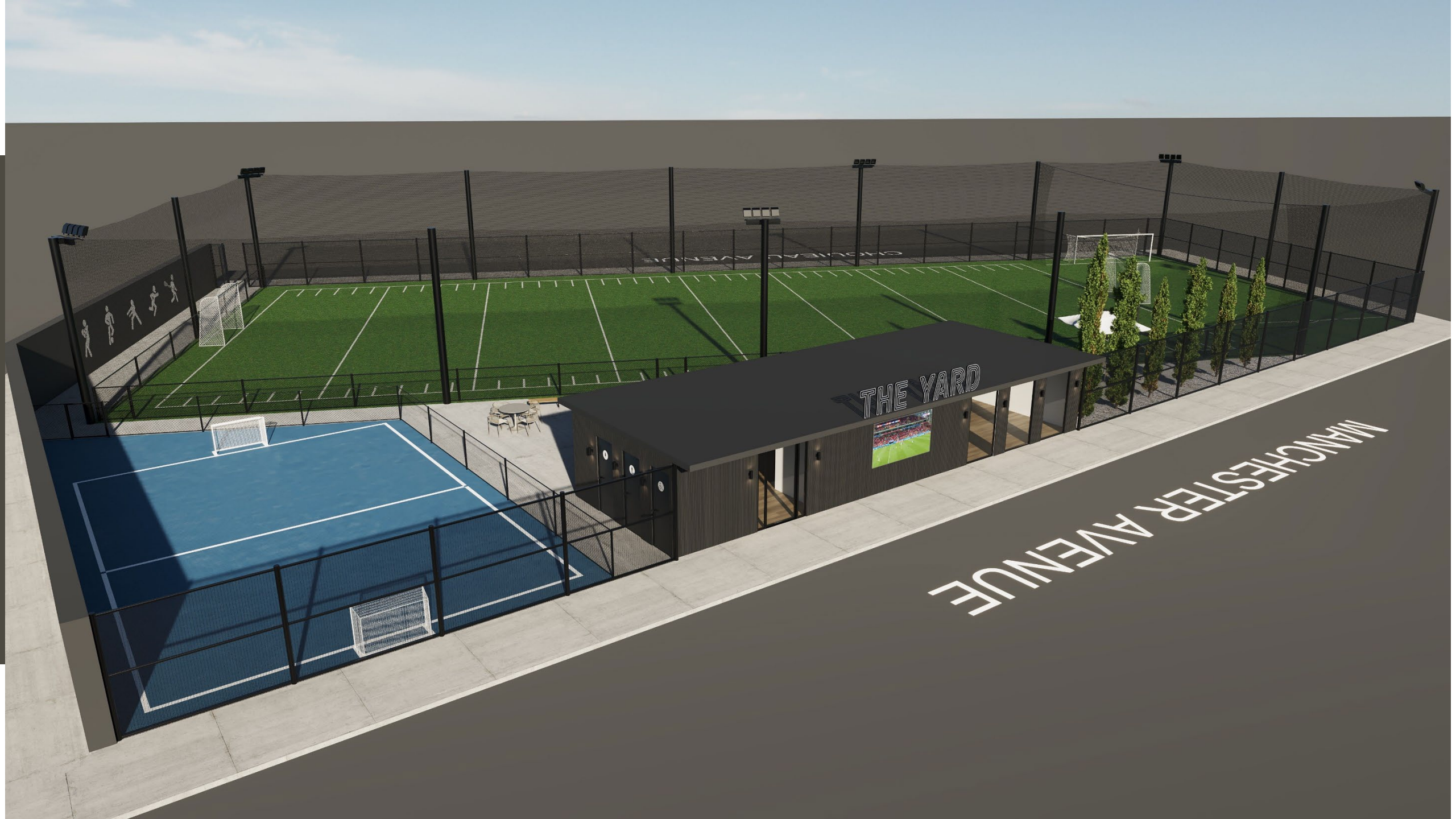


Existing Conditions



Existing Conditions

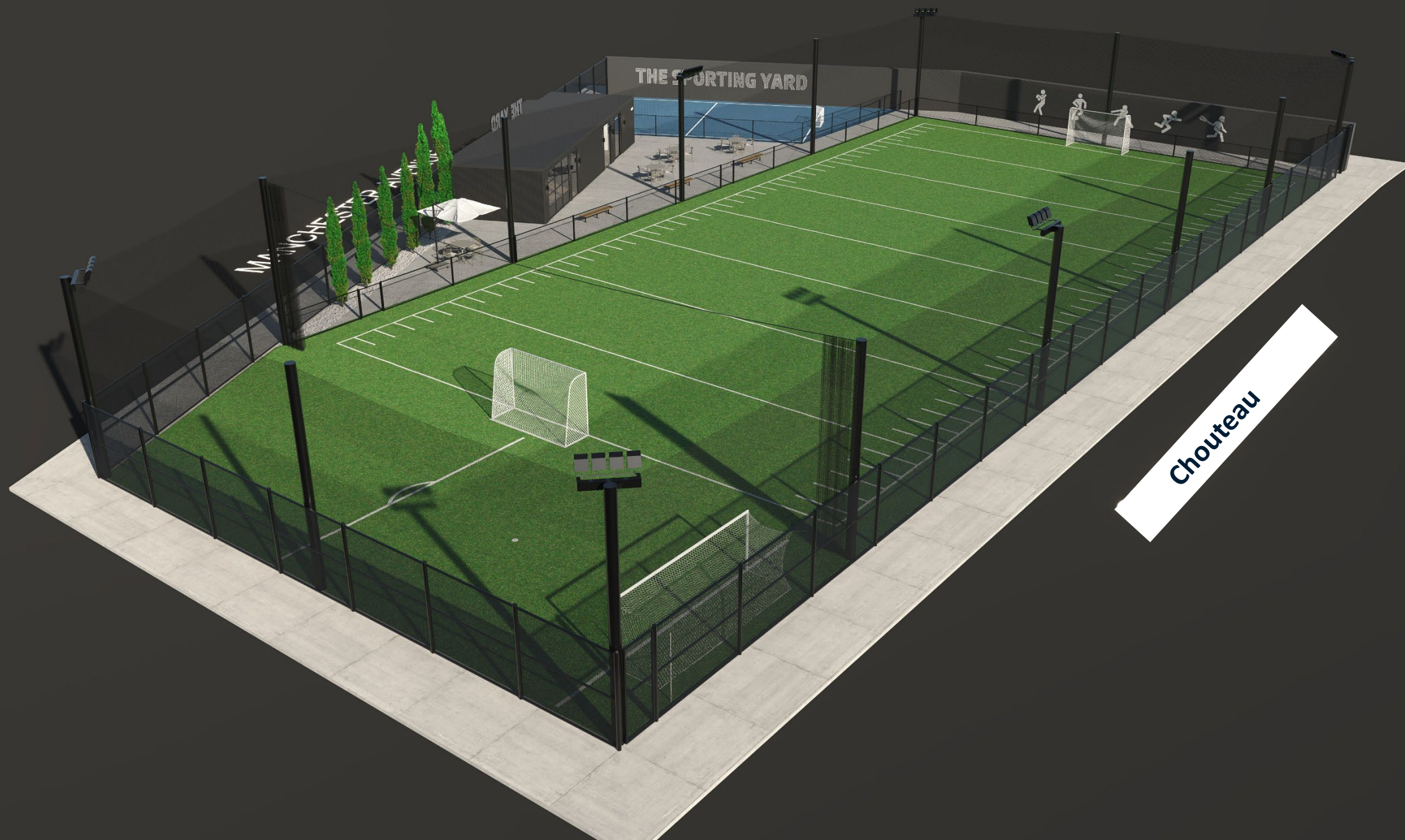




THE YARD

MANCHESTER AVENUE

MANCHESTER AVENUE



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THE YARD

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