



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

August 29th, 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. **Introductions**.....5 Minutes
- 2. **Committee Overview**
 - Purpose5 Minutes
 - Bylaws & Code of Conduct10 Minutes
 - Applications Process & Board Members 2024.....5 Minutes
 - Project Review Process.....10 Minutes
- 3. **4100 Manchester: Community Letter of support and request for Variances**
 - Staff Presentation5 Minutes
 - Developer Presentation15 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
- 4. **Public Comments:**
- 5. **Closed Session**15 Minutes

FOREST PARK SOUTHEAST (FPSE) DEVELOPMENT COMMITTEE

BY-LAWS

Forest Park Southeast is a neighborhood bounded by Interstate 64/Highway 40 on the north; Kingshighway Boulevard to the west, and Vandeventer Avenue on the south and east.

1 Article 1- Name, Organization, and Purpose

- 1.1 Name: The committee shall be known as the Forest Park Southeast (FPSE) Infrastructure Committee.
- 1.2 Organization: The FPSE Development Committee is staffed by Park Central Development, the neighborhood development corporation for The Forest Park Southeast Neighborhood for the City of St. Louis. The Committee Shall be a stakeholder led group that has a majority of residents as voting members.
- 1.3 Purpose: The FPSE Development Committee's purpose is to advocate for neighborhood-positive developments in the FPSE neighborhood. This includes the review of proposals where they city would like neighborhood input – including conditional uses, variances, tax abatement, and acquisition of City-owned land.

2 Article 2- Membership

- 2.1 Member Eligibility: Persons eligible for membership shall:
 - 2.1.1 reside within the geographic boundaries of the Forest Park Southeast neighborhood; or,
 - 2.1.2 own property within the geographic boundaries of the Forest Park Southeast neighborhood; or,
 - 2.1.3 Work for a business located within the neighborhood.
- 2.2 Total Membership: At any given point in time, the committee shall be comprised of a minimum of (9) members and a maximum of fifteen (15) members. Residents shall always comprise a majority of the committee members. The committee shall include the following:

2 Residents east of Newstead and North of Manchester
2 Residents north of Manchester and West of Newstead
2 residents from south of Manchester
One Owner of operating FPSE commercial only buildings
One member of Grove CID
One developer of FPSE real property

2.3 Membership Process: Any person fulfilling the above eligibility requirement shall proceed as follows to become an active member of the committee:

2.3.1 Notify Park Central staff of one's interest in committee membership;

2.3.2 Upon receipt of membership interest notification, the applicant will be notified in writing if the FPSE Development Committee is currently accepting applications. If the Committee is accepting applications, the applicant will fill out the Development Review Committee Membership Application, proof of membership eligibility, and agreement to abide by the Committee's Code of Conduct and Conflict of Interest policy. If the Committee is accepting applications, the applicant will receive a written invitation to attend an upcoming Committee meeting and be placed on the next meeting's agenda for introduction. The committee will vote on the applications received for the open committee seat(s). They will make a appointment to the committee for a selected member. This recommendation will then be confirmed by the Executive Committee of the Board of Directors of Park Central Development.

2.3.3 If applications are not being accepted, applicants can choose to be placed on a waiting list to be notified of Committee membership openings in the order in which applications were received, at which time they may continue the application process or withdraw their application. Applicants not responding within two (2) weeks of notification of potential membership openings will be considered to have withdrawn their application.

2.4 Membership Postponed or Denied: Membership may be postponed or denied based on the following:

2.4.1 Postponed: in the event that the committee is comprised of the maximum of fifteen (15) members.

2.4.1.1 In such case, the applicant will be placed on a waiting list and will be notified by the committee by letter when membership is comprised of less than fifteen (15) persons.

2.4.1.2 Members placed on the waiting list shall be notified and reviewed in order of their official notification of membership interest to the committee chair or oversight organization.

2.4.2 Postponed: in the event that the interested person does not complete any part of the process as outlined in these committee by-laws.

2.4.2.1 In such case, the committee is not held responsible for continuing the membership review process and the interested person is responsible for re-initiating the membership process from the beginning as outlined in these committee by-laws.

- 2.4.3 Denied: in the event that the applicant does not fulfill the eligibility requirements and/or does not provide proof of eligibility as stated in these committee by-laws.
- 2.4.3.1 In such case, the applicant will receive a letter stating that eligibility requirements were not met or evidenced and that committee membership is denied.
- 2.4.4 Denied: in the event that the applicant does not agree to abide by the committee code of conduct.
- 2.4.4.1 In such case, the applicant will receive a letter stating that membership is denied based on the applicant's failure to agree and sign to the committee code of conduct.
- 2.5 Equal Opportunity Membership: No one fulfilling eligibility requirement as stated in these committee by-laws shall be denied committee membership based on race, ethnicity, gender, sexual orientation, physical ability, class or income.
- 2.6 Voting Members: All committee members shall be eligible to vote.
- 2.7 Membership Duration: Committee members will serve a 2 year term, with a maximum of 4 consecutive terms , and remain members so long as they attend the mandatory percentage of meetings, remain eligible under eligibility requirements, and operate under the code of conduct.
- 2.8 Causes for Removal from Committee Membership: Any member of the committee, officers or general members, shall be subject to removal by committee vote in the following cases:
- 2.8.1 failure to abide by the committee's code of conduct.
- 2.8.2 failure to attend 2/3 or more of the general monthly meetings during one calendar year;
- 2.8.3 failure to remain eligible for committee status
- 2.9 Removal Process: The committee shall proceed as follows to remove any member who has given cause for removal from membership based on the committee by-laws:
- 2.9.1 Committee member notified by committee chairman by letter explaining the reason for dismissal, after which the committee member in question may respond at the following committee meeting.

3 Article 3-Officers and Duties

3.1 Officers: The FPSE Development Committee officers shall consist of a Chairman and a Vice Chair.

3.2 Term of Office: Each officer shall be elected to a one (1) year term commencing in January and continuing until their successors are duly elected and installed in office. Officers may serve five successive terms in each office.

3.3 Nomination and Election of Officers: Each office will be filled at the normal January meeting. Committee members may self-nominate.

4 Article 4-Duties of Officers:

4.1 Chairman: The Chairman will conduct all meetings; serve as a spokesperson for the committee when required; and coordinate with Park Central staff as necessary.

4.2 Vice Chair: The Vice Chair will conduct all meetings in the absence of the Chairman; perform other duties as assigned by the Chairman; assist the Chair in carrying out the policies and objectives of the committee; and review monthly agenda with oversight organization staff.

5 Article 5- Meetings

5.1 Decision-making: Decisions will be made based on votes by a quorum of members. A simple majority is all that is required to generate a support/opposition letter in regard to a proposed project.

5.2 Quorum/Majority/Voting: A quorum is any number larger than 50%. For example, a committee of ten must have six members in attendance for a quorum. A nine person committee must have five members present.

FOREST PARK SOUTHEAST DEVELOPMENT COMMITTEE

CODE OF CONDUCT (drafted August 2023)

The responsibilities of the development committee require members to act with honor, faithfulness, loyalty, fairness, and due diligence in conducting member duties; and require members to report improper, unethical, or disrespectful behavior.

All members must, at all times, comply with all applicable laws and regulations. Failure to comply with all applicable laws and regulations or unethical behavior in connection with the performance of a member's duties will not be condoned or permitted.

RESPONSIBILITIES

The Committee and its members are responsible for:

- Promoting quality residential and commercial development in the Forest Park Southeast neighborhood
- Plan for future development of the Forest Park Southeast neighborhood

STANDARDS OF BEHAVIOR

This Code of Conduct is intended to supplement any other organizational rules, regulations, policies, and procedures. Committee members shall be held accountable for following all such established rules, in addition to the standards of behavior outlined in this Code of Conduct. Failure to comply with this conduct will result in the following discipline.

1. First failure to comply: Written warning from committee chair outlining unacceptable behavior.
2. Second failure to comply: Written notice from committee chair notifying committee member that the committee will vote at the next meeting to consider their dismissal from the committee. The committee member in question may attend that meeting, but must leave the room during deliberations.

Any committee member dismissed from the committee may petition the committee for reinstatement after a period of 6 months following dismissal. The committee will consider this appeal at the following committee meeting.

Non-Discrimination, Respect, and Disparaging Remarks

The Forest Park Southeast Development Committee does not tolerate discrimination on the basis of race, color, national origin, ancestry, religion, age, disability, sex or sexual orientation, or retaliation. The committee demands that members show respect to all individuals at committee meetings. A committee member speaking in a discriminatory or disrespectful manner to any individual at a committee meeting violates the committee's code of conduct. Disparaging comments about the neighborhood or individuals at large are strictly prohibited.

Conflicts of Interest and Relationships with Third Parties

The Committee expects that members will perform their duties conscientiously, honestly, and in accordance with the best interest of the public. Members should alert the Committee immediately of such conflicting situations. Committee members must not allow their personal interests or relationships with third parties to influence, or create the impression of influencing, their decisions in the performance of their duties on behalf of the Committee.

Gifts, Favors, Entertainments

Members are expected to perform their duties in a fair and even-handed manner and are prohibited from taking payment, money, gifts, loans, meals, beverages and/or lodging, or other items of value from anyone in exchange for performing their duties. Delivery of services should be able to stand up to full public disclosure and should in no way be granted or withheld because of gifts, favors or other considerations offered to a member.

Kickbacks, Secret Commissions, Bribes, and Payoffs

Forest Park Southeast Development Committee strictly prohibits the acceptance of kickbacks, secret commissions, bribes or payoffs from suppliers or others. Any breach of this rule will result in immediate dismissal.

Honesty

Committee members should be completely honest at all times. Lying in any form, omitting some facts or exaggeration undermines the fundamental trust that must exist in order for the Committee to function properly.

Discussion, Dissent, Support

When deciding a course of action, the Committee relies on the views and opinions of its members. A member is obliged to give as much information as possible, and his/her own best opinion before the matter is decided. However, once the Committee has reached a decision it is the duty of all members to do all in their power to make it succeed, despite personal opinion.

Reporting Fraud or Other Irregular Activities

Committee members should be alert to situations in which other members commit or are about to commit acts which violate the law or this Code of Conduct. Each committee member has a responsibility and duty to report all illegal or unethical conduct to the Committee.

Documentation

The Forest Park Southeast Development Committee is required to issue a copy of the Code of Conduct to every member. Issuance of the Code must be documented by having the employee and issuing supervisor sign the form issued.

I hereby agree to serve as a committee member under the aforementioned code of conduct.

_____ Name

_____ Date



BOARD/COMMITTEE APPLICATION

Please mark the board or committee you are interested in joining.

Central West End	Forest Park Southeast	
<input type="checkbox"/> Development	<input type="checkbox"/> Development	
<input type="checkbox"/> Infrastructure	<input type="checkbox"/> Infrastructure	

Qualification (check all that apply):

<input type="checkbox"/> Business Employee	<input type="checkbox"/> Resident	# of years in neighborhood: _____
<input type="checkbox"/> Business Owner	<input type="checkbox"/> Other (explain): _____	

Please describe your expertise/skills you will bring to the committee:

The committee membership term is two years; members may serve consecutive terms. Applications are received annually, and an unsuccessful applicant may re-apply the following year. All committee members must attend an orientation by Park Central Development prior to their first committee meeting. Each committee/board member must attend 70% of all meetings during a calendar year to maintain membership and retain voting privileges.

All committee members acknowledge that they represent the neighborhood and should act responsibly and courteously at all meetings. If the chairperson of the committee or Park Central Development staff believes a committee member is not acting responsibly or in a courteous manner, they shall report the issue to Park Central Development’s Executive Committee and or/ Committee Chair or Vice-Chair which will determine the appropriate steps.

Name: _____

Address: _____

Phone: _____ E-Mail: _____

I understand and I am willing to abide by the conditions described above.

Signature: _____

Phone: _____ E-Mail: _____

YOUR COMPLETED APPLICATION MAY BE SUBMITTED OR ONLINE & BY E-MAIL TO: abdul@pcd-stl.org or dropped off/mailed to Park Central Development, 4512 Manchester Ave., #100, St. Louis, MO 63110

Forest Park Southeast Development Committee

August 29th, 2023

Park Central Development

4512 Manchester, Suite 101

6:30 PM



4100 Manchester Ave.

Community Letter of
Support for Zoning
Variances



Project Description

- **Property Owner: 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 Relevant**
- **The firm has 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,**
 - **A property management company,**
 - **and a capital markets advisory firm that annually arranges more than \$500MM in debt and equity.**
- **AHM Group's expertise is executing , ground-up development business plans in the "neighborhood infill" scale of mixed-use projects, particularly within the City of St. Louis**

Project Description

- **AHM's portfolio of projects and assets located within St. Louis include:**
 - The development of MOFO Urban Residences in Tower Grove South
 - The 22, located at 2200-2206 Locust Street in the Downtown West
 - Y/O apartments currently under adaptive reuse of The Nicholas (1500 S Grand)
 - The adaptive reuse of the Bavarian Inn in Tower Grove East
 - And most recently Motor Lofts (rebranded "The Vox") and Locust Street Lofts (rebranded "The Draper") in Downtown West
- **History of Site:**
 - 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.
 - Project seeks to respond to history of the building by maintaining elements of original building color in streetscape design as well as including mural that speaks to the neighborhood's history.

Project Information

Costs

- Acquisition: \$550,000
- Pre-development Soft Cost: \$685,000
- Construction Cost: \$7,925,000
- Total: \$9,160,000
- Financial incentives: N/A

Timeline

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

Project Information

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.

Project
Information
Exterior
Building
Material

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.

Requested Variances

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

- 1. 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).
- 2. 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.
- 3. 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

4100 Manchester – Project Summary

Est. Investment: \$9.16 million

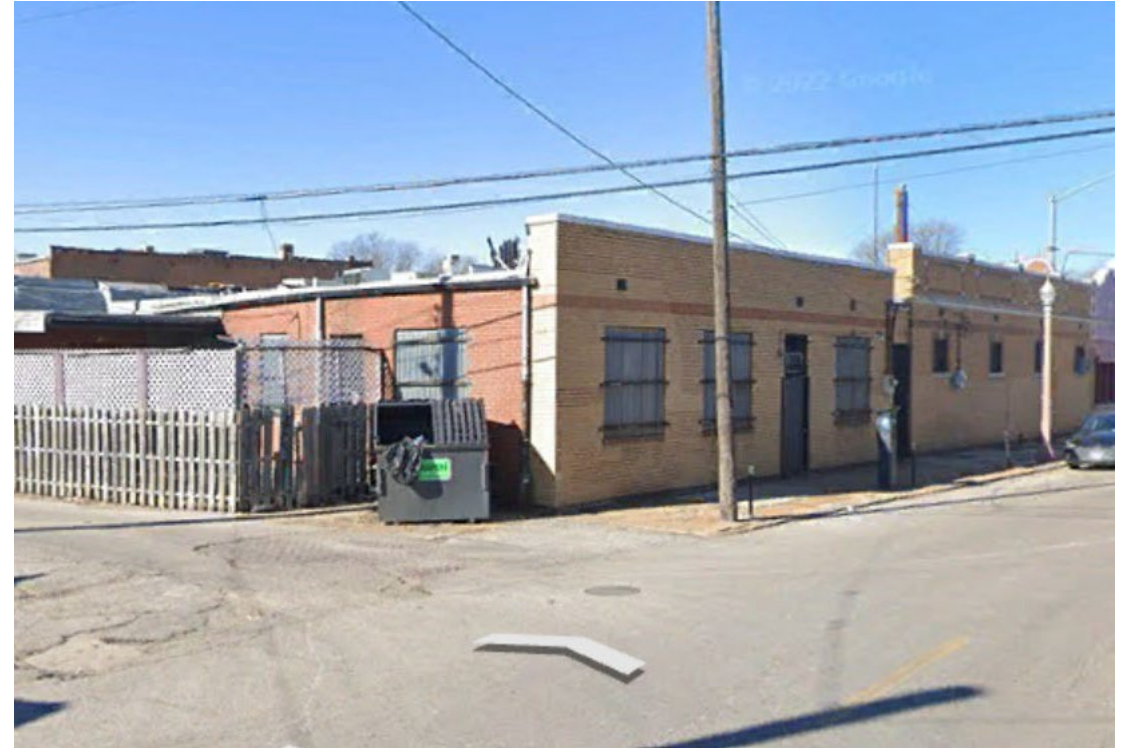
Apartment Units:
23 market-rate units
(19 1-bed, 4 2-bed)

Retail/Rest./Commercial SF:
~1,200 sf

Parking: 10 Spaces

No Incentives Requested





4100 Manchester – Existing Conditions

4100
Manchester –
Aerial View



4100
Manchester –
Landscape view



4100
Manchester
Night View



4100
Manchester
Ave.

Side View



4100
Manchester –
Corner
Elevation



4100
Manchester –
Sarah Street
View





Manchester Street Activation – Retail & Lobby



Sarah Street Activation – Art Wall & Retail

4100
Manchester
East Ward facing
View











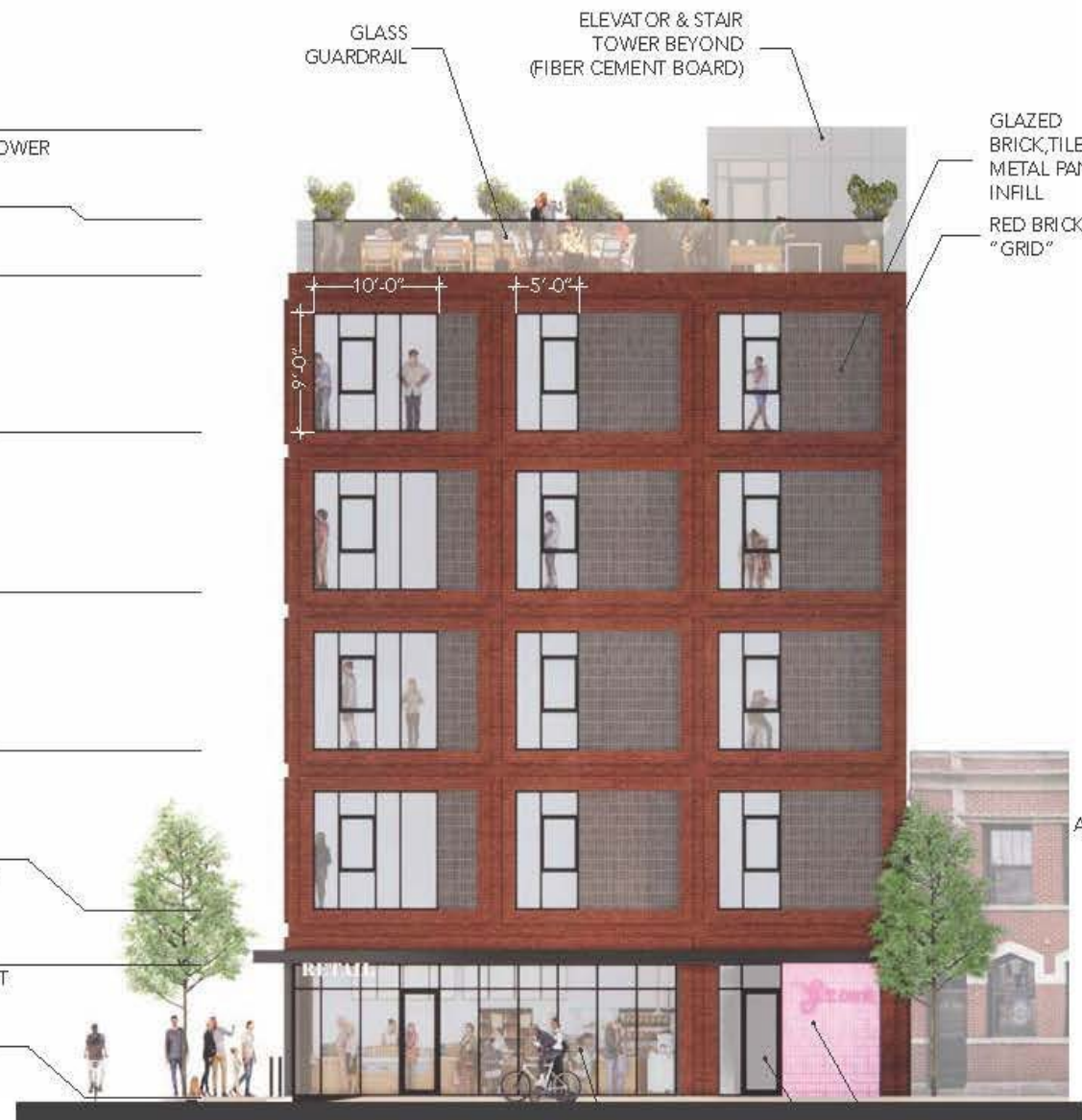



EAST ELEVATION
 NOT TO SCALE

"COMMUNITY ARTWORK" ON CEMENT FIBER PANELS

CORNER RETAIL WITH GLASS STOREFRONT

-  +73' -0" T.O. ELEVATOR TOWER
-  +66' -0" T.O. PARAPET
-  +62' -0" ROOF DECK
-  +50' -0" FIFTH FLOOR
-  +38' -0" FOURTH FLOOR
-  +26' -0" THIRD FLOOR
-  +14' -0" SECOND FLOOR
-  +10' -0" T.O. STOREFRONT
-  +0' -0" FIRST FLOOR



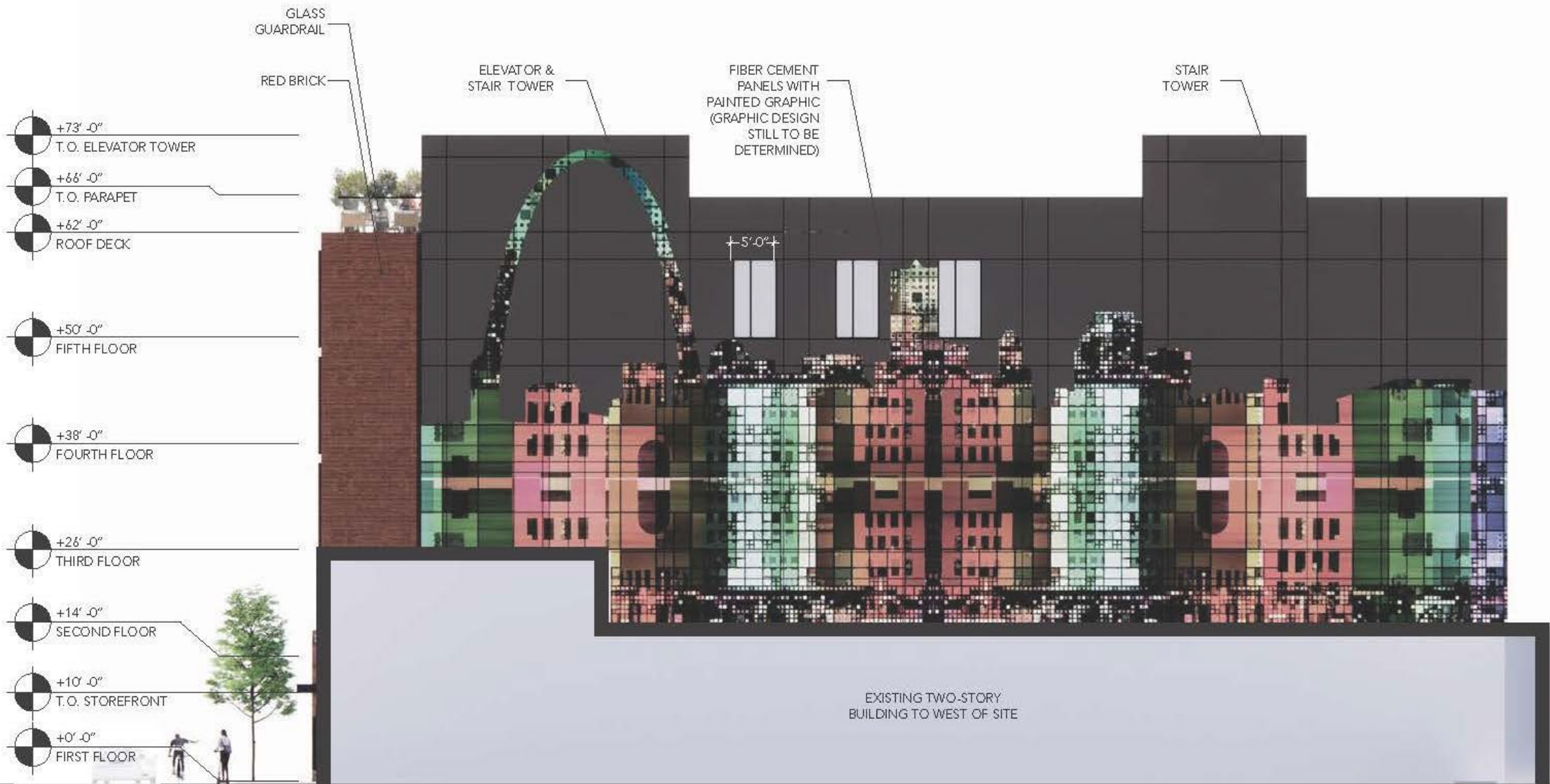
 NORTH ELEVATION
NOT TO SCALE



 SOUTH ELEVATION
NOT TO SCALE

- CORNER RETAIL WITH GLASS STOREFRONT
- PINK GLAZED BRICK "HOMAGE ELEMENT" WITH ILLUMINATED SIGNAGE
- RESIDENTIAL ENTRY GLASS STOREFRONT

- TRASH ENCLOSURE & ELECTRICAL TRANSFORMER
- GARAGE DOOR



WEST ELEVATION
NOT TO SCALE

Site Plans First Floor

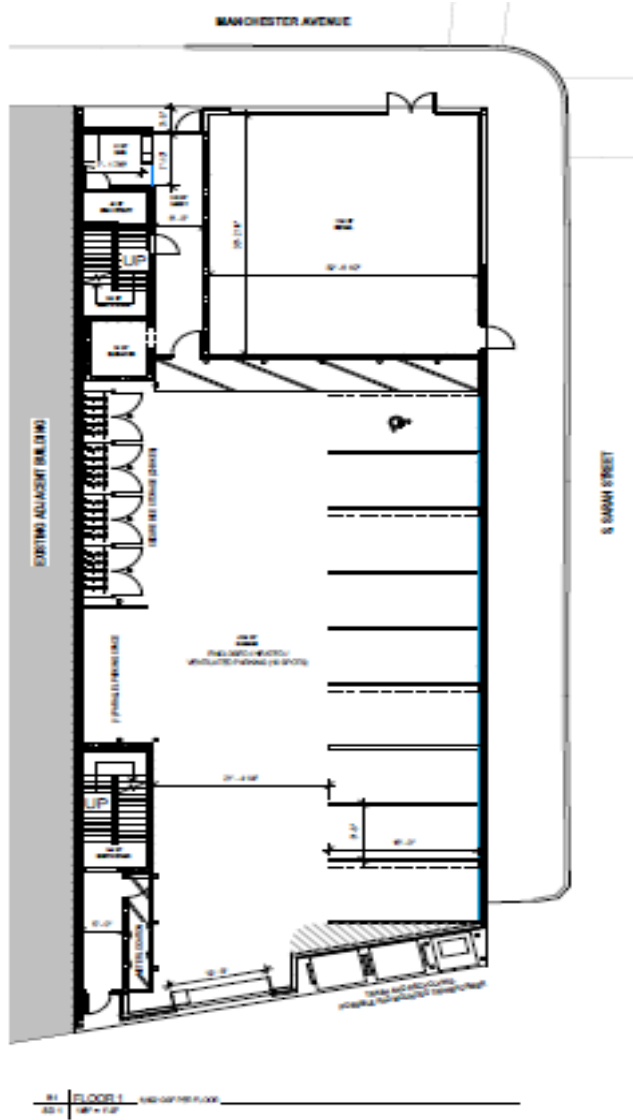
Lobby entrance

Mail/package room

1,200 sf of retail/commercial

20 bike storage positions

10 parking space (includes 1 ADA space)



4100 Manchester – Typical Floor Plan (2-5)

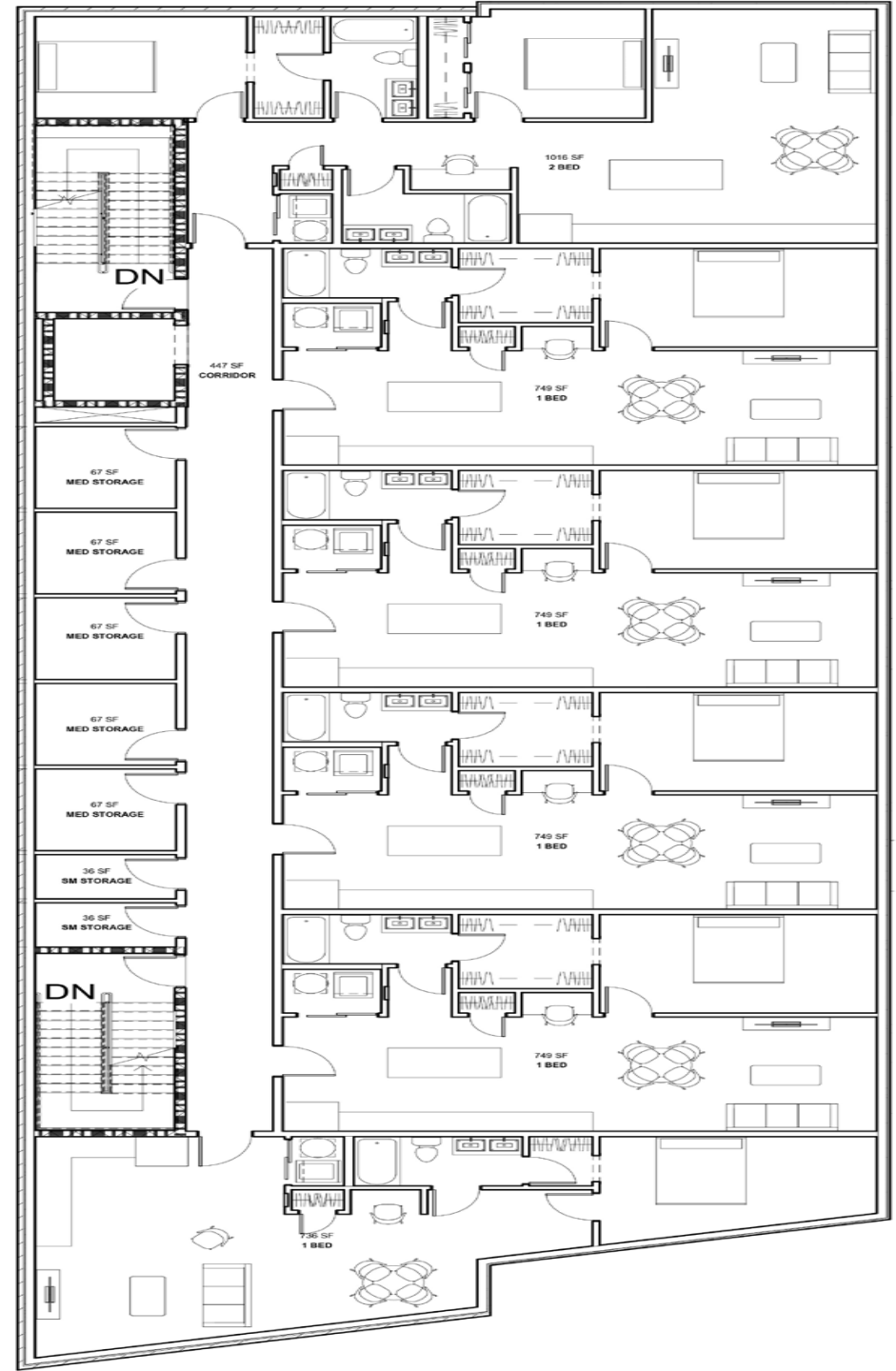
5 – 1 bedroom units

1 – 2 bedroom unit

Fitness Room (2nd Floor Only – eliminates a 1-
bedroom unit on that floor)

Resident Storage Units (number and size
varies by floor)

Resident Offices (5th Floor)



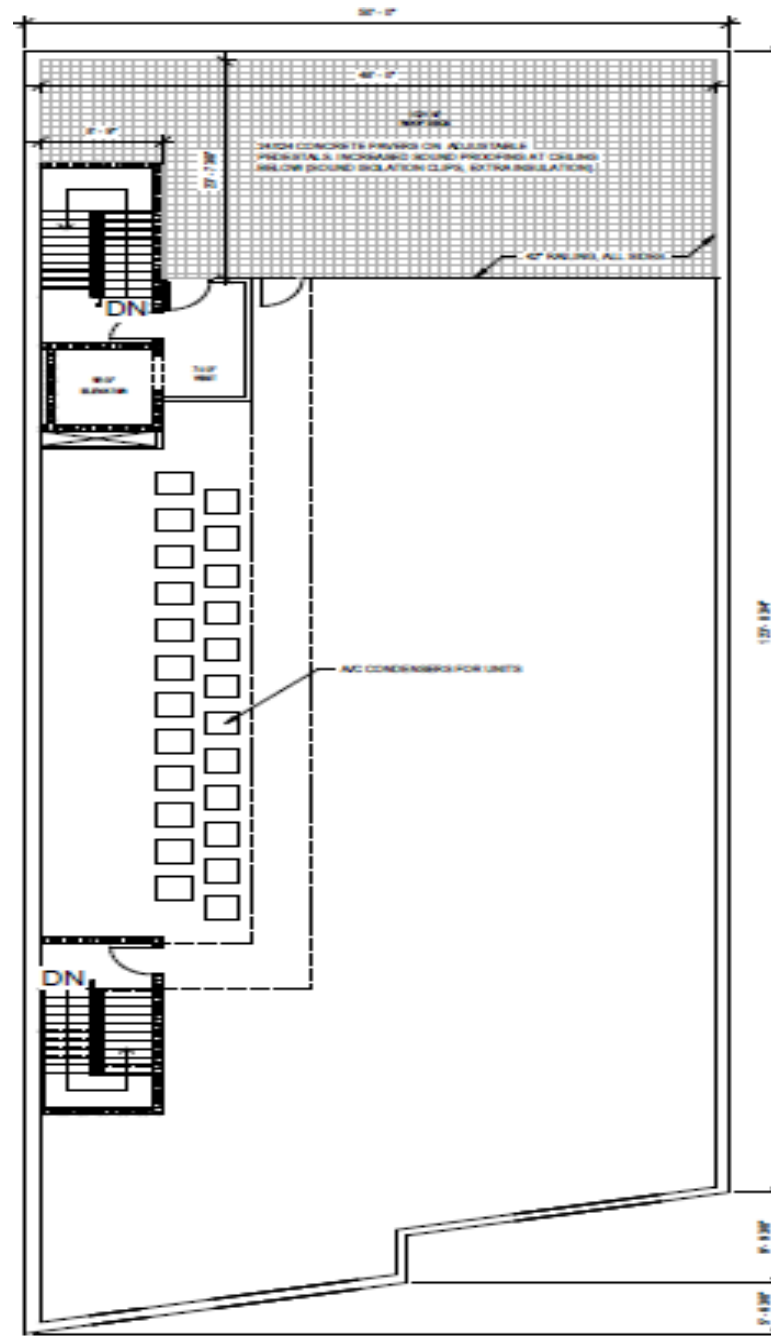
4100 Manchester – Rooftop Plan

1,000-1,100 sf rooftop amenity
deck

Engage Manchester Avenue with
rooftop activation

Elevator penthouse and vestibule

Metal parapet materials at building
edges



Park Central Recommendation

The project is in line with the neighborhood vision for the neighborhood and the Grove Commercial District. Park Central recommends support for the owner's request for community support and variances with the following conditions:

- **Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.**
- **Sign the Grove Good Neighbor Agreement**
- **Provide exterior cameras for the building that are integrated into the FPSE Camera Network.**