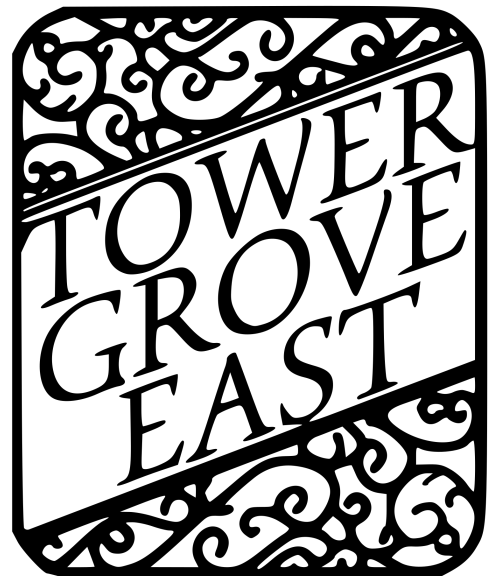


AUGUST 22, 2023

TOWER GROVE EAST NEIGHBORHOOD ASSOCIATION

AUGUST MEETING RECAP



Tower Grove East Neighborhood Association

AUGUST MEETING RECAP - ARSENAL DEVELOPMENT

Q&A WITH DEVELOPER FOR 3301-05 ARSENAL

Igal Alon, developer for 3301-05 Arsenal, spoke to the TGE Neighborhood Association membership meeting Tuesday evening at Stray Dog Theatre.

Alon discussed plans to redevelop the building at Arsenal and Virginia, formerly a convenience store, into seven rental housing units. He circulated the proposed floor plan, which is attached in the appendix.

“[This is] a very neighborhood area,” said Alon, “and I don’t see the need of another convenience store or something... such as that because I don’t think it always brings the right things into the neighborhood.”

Along with business partner David Eschel, Alon has proposed a zoning change to the City of St. Louis Board of Adjustment from commercial to residential, which includes a request for a variance to provide less than the one off-street parking spot per unit otherwise required.

Alon said each of the seven proposed units would be one-bedroom, market-rate apartments with around 928 square feet each.

“We don’t want to over-populate the place there is and we’re trying to be respectful with parking. And, of course, the numbers always have to work when you run a project like that, in terms of financing and things such as that,” Alon added.

Tower Grove East neighbors are encouraged to provide feedback regarding the development to the neighborhood association prior to the board’s next meeting September 6, at which the board will consider a letter of support, opposition or discussion to be considered by the board of adjustment in this matter.

Following are notes from the live Q&A as well as answers to remaining questions provided to the development company following the meeting. NOTE: Live Q&As have been edited for clarity and length.

QUESTION AND ANSWER

If the board of adjustment takes feedback from Tower Grove East, will the association provide their own opinion and when?

We did previously provide a letter to the Board of Adjustment, stating that we had not had any connection point with Igal or their team, so we could not provide an opinion on any of the variances being requested, but would certainly revisit if we were able to have a connection point. That's the purpose of tonight. We also did not want it to necessarily just be the board, because there was a lot of interest from the public, so we wanted to make sure everyone could had an opportunity to ask their questions.

Has the developer been in contact with the association or alderperson? If not, will they?

I am in touch with the alderperson. I have contacted her by phone and email, and she was kind enough to send me a form. And I did fill out that form with all the questions, but we have yet to hear her opinion about it, but I did learn that that's something that needs to be done and I did contact her.

Are these single-bedroom units, and does that mean a two-person occupancy? And what would be done if the occupancy should expand beyond two?

Yes, I would say you're correct. One-bedroom units with two occupancy per unit. If you have a one-bedroom apartment, there's not going to be more than two adults allowed to occupy in one apartment. If there are more than two, that's against occupancy. If somebody breaks any policy or a law in an apartment under our management, we address it immediately with everybody that's involved and try to enforce it.

Will this be a rehab or a tear down and new construction?

This is going to be a rehab. The idea is to use it as a shell; pretty much everything will have to be reconstructed from the plumbing to water and electricity and such. But my idea is to preserve the outside of the building as it is, besides modifying the opening because right now there's the opening to the store.

How will you handle parking — specifically off-street parking?

In the back of the property, there is space for about four parking spots off the alley, three or four parking spots that we can rebuild over there that's gonna be a part of the project, and the rest would be street parking.

What is the variance you are requesting and how is it related to parking?

Yes, the parking is part of the variance. I believe in the code, the architect told me there is a certain amount of code that is for parking per unit. But basically the way we see it, especially along the cross street, usually there is really not a big parking issue along that street. So everything that we are not able to supply in the back alley, which will obviously be provided to the tenants, will have to be a variant for street parking.

If the city said no to seven units and seven parking spots, would you need to scale down to less than seven units and spots?

It's very hard to answer that question. It needs to work, because it will have to be modified. So let's say instead of seven it's going to be four, but let's say, for the numbers to work, you're going to have more bedrooms. So it's not going to be seven, it's four three-bedroom houses. And now the scale of people will be different. We'll have to look at that, like any development, from a financial point of view. It's a large amount of space and a pretty big undertaking, and we're trying to divide into something that's going to be affordable.

Was the variance denied previously?

No, the city has not yet said anything. We had a meeting on the change of zoning that one of my colleagues attended, and the city at that point asked if we had spoken with the alderperson, but we had not yet gotten ahold of her, and did we speak with the neighborhood, which we had not at that point. So the city said to take another 60 days to talk with the neighborhood and get ahold of the alderperson, then we will meet in their next zoning meeting. So again, they did not say yes, and they also did not say no.

Can you share what your request to the board of adjustment has been? What are the variances you're requesting?

The first request is to change the zoning. I believe right now this building is set up to be commercial of some sort, and we want to change it to be residential. And the second part is the zoning about parking because we're changing it from a business to residential, but with apartments comes parking. I would need to have seven parking spots, but I only have four, so that means the other three people would park on the street because we don't have enough space for additional parking.

When will broken windows be boarded up? And will you improve the appearance of the exterior of the building?

There are a few things we have done. We cleaned a lot of the junk on the inside and secured a few places on the back to make sure we're not going to have people who are going to hang out back there. Some of the windows on the outside also will be boarded. We tried to remove some graphic tags. We hired a landscaping company for the side of the building which used to be completely neglected and had become a rainforest over there —

that's gone, and that's a good thing. Our priority is to protect and secure the building, and I'm open to any suggestions as well.

Are you buying or looking to buy any adjoining land?

Unfortunately, there is not an adjoining lot for sale. On Virginia, we have a duplex next door and somebody was working on it. At one point, I asked him and they're remodeling and do not want to sell it. I thought about that duplex even as a way of creating extra parking, but there's no adjoining land that will be available.

Do you have an expected rental price for those apartments if they were to be approved as proposed?

This is kind of a guess, but I like to speak freely and say what I think. There's a lot of uncertainty when it comes to construction because this is not a brand-new building. We have comparable units in a four-family on Magnolia that had extensive development as well are rented for \$1,100-1,200 per month for a one-bedroom. It may be something around that area, it may be a little bit more expensive.

Will there be an entrance on Virginia?

I believe that the seven units will have direct entrance, so there are going to be three units that enter from Arsenal and about four of them that the entrance will be on Virginia.

Have you considered that the restaurant adjacent to the building, Shaved Duck, will be reopening and may impact street parking?

I was not aware of that. But I think that it's just down the street and far enough from the building that it shouldn't be a problem.

For the variance, typically there's a property hardship to make the request. Can you share what the property hardship is?

So we are not requesting any tax credit, but the hardship will be the parking. I'm missing three parking spots from what is required — the land does not allow us to park seven vehicles. This property is in poor condition, and I don't think there is a better utility that that property could serve, so the better option would be to keep it more residential than commercial.

In terms of the three or four parking spots, is it because there is no physical additional square footage, or can you help us understand how we got to the number of spots available?

If we're looking at the drawing, you can see that the property itself is narrow and long; if I'm not mistaken, it's about 60 feet wide on Arsenal and about 125 on Virginia, so it only

allows for very minimal parking space on the back alley with room for no more than four parking spaces back there, and there's no way unless we were tearing down the building or something like that to make more spaces.

In order to keep the neighborhood pleasant and quiet, will the proposed units be prohibited from being an AirBnB or rental? Would you allow renters to AirBnB the property?

It's a rental, but it's a market rental. We have not gotten to that point, but it will be a regular rental with a 12-month lease with no sub-leasing allowed. If we had someone do it, we would try to enforce the lease as best we can. Because again, enforcement is something that we can only do within the law, so we would have to go through a normal eviction process.

Will there be any tax abatements sought or any public subsidies for this project?

I usually don't, I have just never done it. So the answer is no, we're not asking.

Will any of the units be accessible? And have you considered handicapped parking?

That's something that we'll have to ask the architect, but I believe the answer will be yes. I know we will have to have a sprinkler system that's not part of a regular rehab. [discussion with neighbor about ADA compliance requirements, sounds like Igal doesn't know]

What will happen if the variance does not pass? Are there other creative solutions being considered?

I am not sure, because I cannot see them side by side. If they allow the seven apartments on the property, I really cannot see them approving the units without the parking variance — that's just pushing the problem away, and that doesn't make sense. Not for the city, not for us. We want to make sure that the people who live there will be able to park at least one vehicle. So I don't necessarily have the answer. I think it's going to be either yes or no to both.

Can you please address the recent municipal ordinance violations against you in Kirkwood and Florissant?

I own a property management with 650+ units managed, in Florissant, for example, Every time a tenant does not cut grass or has an unlicensed vehicle they get over invoiced and summon the owner, we address all issues with always

Can you please clarify ownership of this building and the work being done - it appears to be owned by 3301 Arsenal LLC but plans include STL Smart Rentals

3301 Arsenal is owned 100% by me :)

Please provide additional clarity on the handicap accessibility plans for parking and apartments

if approved the architect will need to comply with the city and building code, no permit will be provided without it

Will party rentals or short-term rentals such as AirBNB be permitted in the rental apartments?

Our leasing forbids tenants from sub leasing of any form including short-term

Who will be the property manager?

yes I manage all my properties

Do you have a few example addresses where you've completed a similar project?

Below are the completed projects:

<https://www.jonsaucierphoto.com/p676147851>

<https://www.jonsaucierphoto.com/p418189655>

A few years ago, there was a different proposal to convert the building into housing for the International Institute. They have a need for apartments in South City, and they have plenty of parking at their building a block away. Have you considered partnering with them for this project?

I work and rent to them, unfortunately with today's construction this will be too expensive - I do work with them on other buildings and SFH

UPDATE FROM ST. LOUIS WARD 7 ALD. SONNIER

Alderwoman Sonnier provided a brief update, including:

- Traffic calming improvement measures, including \$60,000 per neighborhood
- Bill to eliminate the signature collection process for bars and restaurants
- Form for letters of support mentioned in Q&A
- Next town hall: September 28 at 6 p.m. at the International Institute

Traffic Calming

Every neighborhood is going to get \$60,000 just for traffic calming improvement measures there is a form where you can send your traffic calming requests. Though that may sound like a lot of money, speed bumps have risen in cost with inflation along with

everything else. Sonnier said she thinks we can still get some things done and wants to make sure every neighborhood gets access to resources that are just for their areas.

Once she has recommendations from neighborhoods, she said she intends to meet with the Streets Department to take a holistic look at the neighborhood and the ward as well. Sonnier said timing and infrastructure did not allow for a full participatory budget process this time, but indicated that is her goal for future years.

In addition, Sonnier said she is in the early stages of a project in partnership with Alderwoman Velasquez in the 6th Ward and Alderwoman Spencer in the 8th Ward to explore collaborative solutions for a major improvement to calm traffic at Gravois and Grand, including potential funding from multiple wards for changes such as protected bike lanes.

Signature Collection

As a member of the special red tape committee, Sonnier is proposing a bill to eliminate a signature collection process for bars and restaurants. She said there are certain areas in the city where a very small amount of people are making decisions about what businesses we should open and who has the right to operate, and that they will need to seek a balance between making sure there's not one outsized voice and ensuring they don't eliminate community input altogether.

Form for Letters of Support

Whether it is for parking, liquor licenses or other matters, Sonnier said she's been surprised by the volume of requests for alderperson support. She said she has implemented a form to ensure objectivity and allow for accurate record-keeping. She also said she wants those requesting her support to go to the neighborhood associations first to ensure engagement with neighbors before she makes a decision. While she said she will not always make a decision in full alignment with the neighborhood organization, having that input allows her to have a more accurate picture to make those decisions.

Next Ward 7 Town Hall: International Institute | 6 p.m., September 28 | Childcare and food provided

UPDATE FROM THIRD DISTRICT LIAISON POLICE OFFICER DILG

See crime stats report attached.

NEXT MEETING

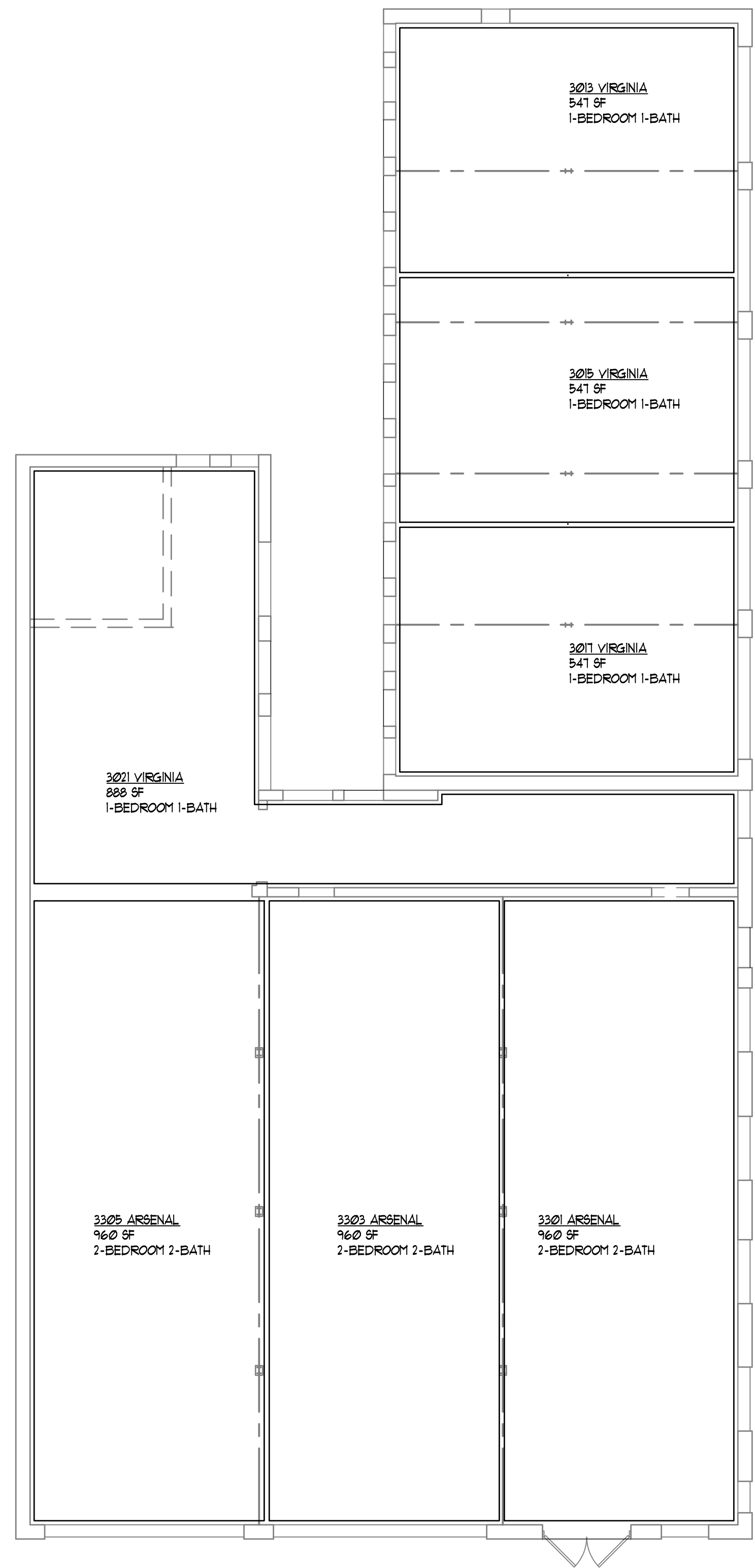
Our next meeting will be our annual Potluck Dinner in Tower Grove Park. During the brief membership meeting, the association will accept nominations for next year’s officers. If you would like to nominate yourself or a neighbor for an officer role, please plan to attend the September meeting.

Tuesday, September 26th, 2023 | Sons of Rest Pavilion, Tower Grove Park

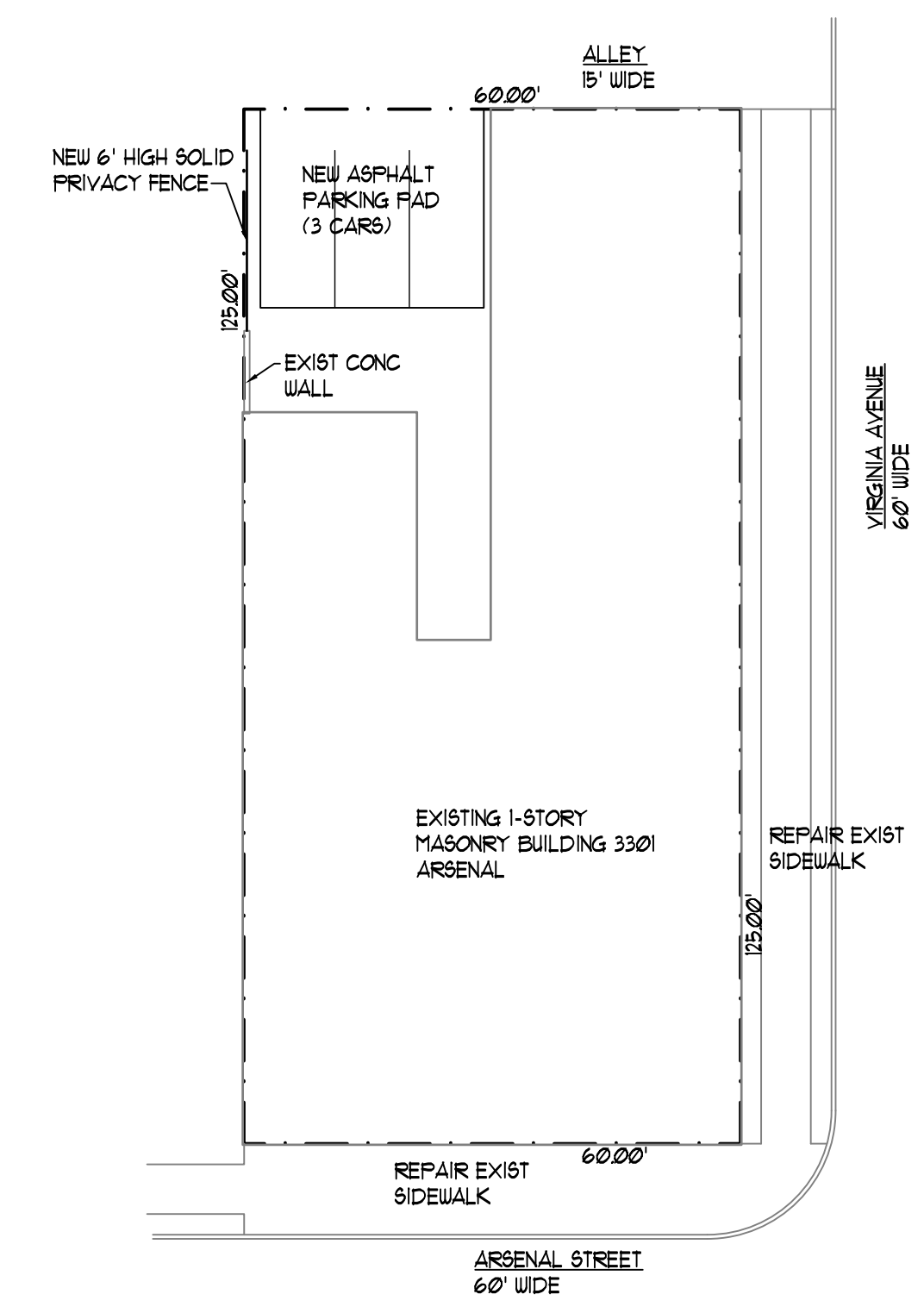
Additional details and potluck signup to follow.

Follow TGENA on [Facebook](#) or [Instagram](#) for updates.

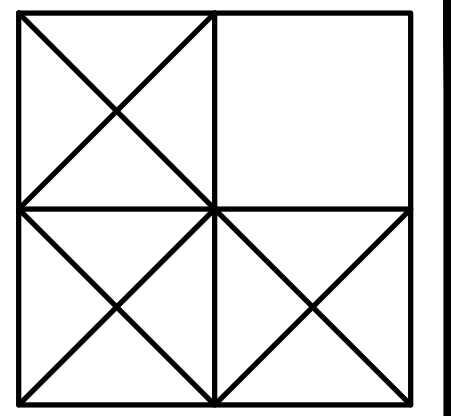
PROJECT DATA:
 ZONING DISTRICT: 'B' 2-FAMILY
 LOT SIZE: 60' X 125' = 7500 SQUARE FEET
 BUILDING AREA: 46200 SF
 BUILDING HEIGHT: 1 STORY
 EXISTING OCCUPANCY: 'M'-MERCANTILE (VACANT)
 PROPOSED OCCUPANCY: 'R-1' MULTI-FAMILY APARTMENTS
 3301-3305 ARSENAL AND 3021 VIRGINIA IS SEPARATED FROM
 3013-11 ARSENAL BY A 2-HOUR FIRE RATED MASONRY WALL
 3301 ARSENAL: 960 SF 2-BEDROOM 2-BATH
 3303 ARSENAL: 960 SF 2-BEDROOM 2-BATH
 3305 ARSENAL: 960 SF 2-BEDROOM 2-BATH
 3021 VIRGINIA: 888 SF 1-BEDROOM 1 BATH
 3019 VIRGINIA: 541 SF 1-BEDROOM 1 BATH
 3017 VIRGINIA: 541 SF 1-BEDROOM 1-BATH
 3015 VIRGINIA: 541 SF 1-BEDROOM 1-BATH
 3 PARKING SPACES
 DENSITY: 1500 / T = 1071 SF / DWELLING



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SITE PLAN
 SCALE: 1" = 20'-0"



LEVINE
associates
 architecture · interiors · planning
 2025 South Brentwood Boulevard, Suite 101
 Saint Louis, Missouri 63114
 Phone 314-991-8600

ARCHITECT: ALYAH M. LEVINE
 MO LICENSE A-4248
 ALYAH M. LEVINE, INC.
 DBA LEVINE ASSOCIATES
 CERTIFICATE OF AUTHORITY
 LICENSE NUMBER A-2018040326

plans and notes
 MULTI-FAMILY APARTMENT RENOVATIONS TO:
 3301 ARSENAL STREET
 SAINT LOUIS, MISSOURI 63118
 SMART RENTALS

REVISIONS		
NO.	DATE	ITEM

SHEET NO.
A-1

ISSUE DATE: 4-8-23
 PROJECT #: 234001
 DRN. KES CHK. AML

DISTRICT 3 - NEIGHBORHOOD MONTHLY CRIME AND ACTIVITY REPORT

Neighborhood	Tower Grove East
Date of Report	August 21, 2023
Prepared By	Officer Kevin Dilg

Disclosure: The data in this report is for informational purposes only. It does not reflect the official crimes that are reported by the St. Louis Metropolitan Police Department and should not be considered as such. It is only to be used as a guide to inform citizens of the activity that is occurring in their neighborhood.

Part I Crimes Year to Date

Current Year	212
Last Year	227
Percent Change	6.6%
Trend	Down

Part I Crimes 28 Days

Current 28 Days	24
Previous 28 Days	22
Percent Change	9.1%
Trend	Up

Current Part I Crimes (28 Days)

Murder	0
Rape	0
Robbery	2
Aggravated Assault	1
Burglary	1
Arson	0
Vehicle Theft	8
Larceny	12
Total	24

Current Part I Crime Additional Information

Robberies: (2)

7/28-3300 block of Virginia-Report of an armed robbery at that location in which the suspect forcefully entered the victim's residence and took a cell phone at gunpoint. Arrest was made.

8/20-3400 block of Wyoming-Report of an armed robbery at that location in which 2 suspects took a vehicle at gunpoint which belonged to a delivery driver. The victim's vehicle was recovered.

Aggravated Assaults: (1)

8/12-2900 block of Victor-Report of a victim being struck in the leg by gunfire, which penetrated the front door of the residence.

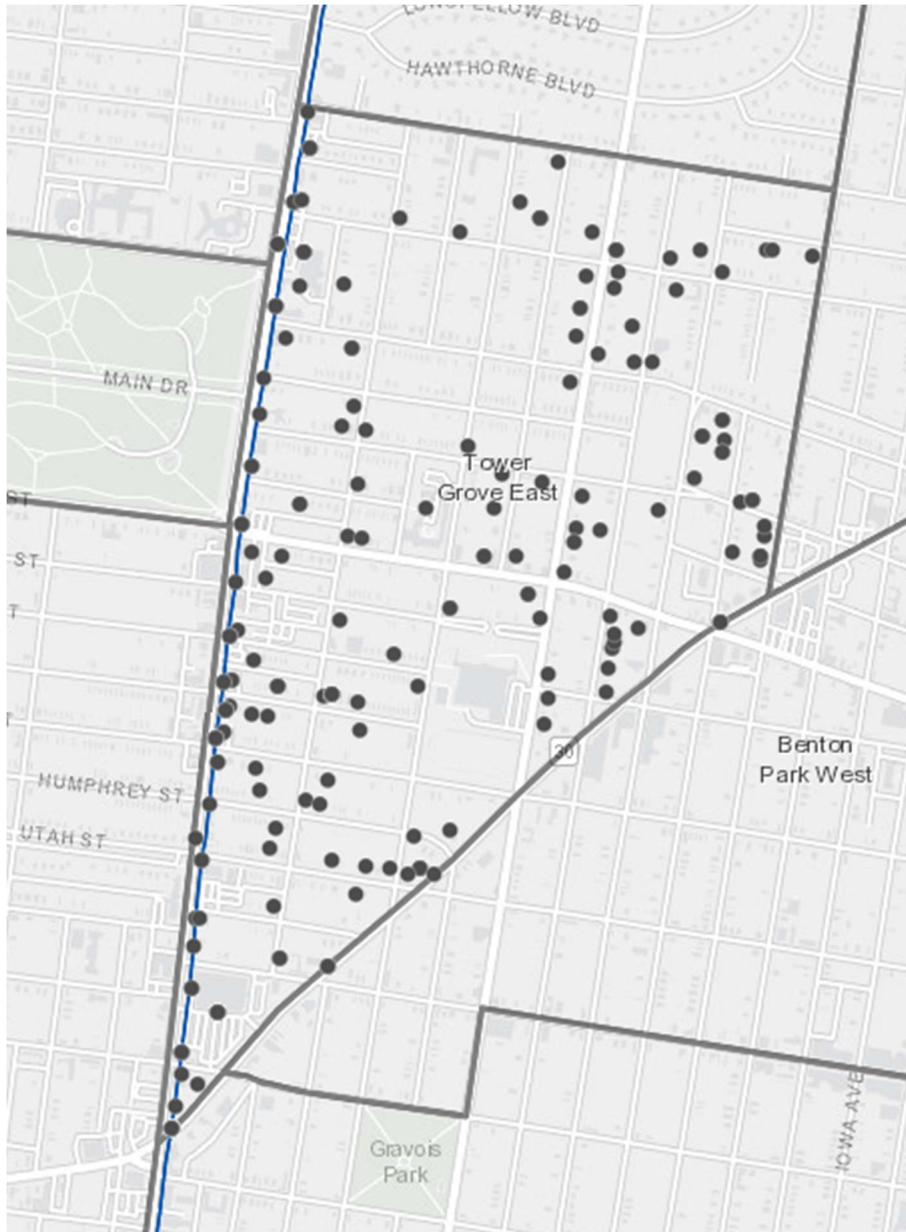
Burglary: (1)

8/3-3400 block of Wyoming-Report of a garage burglary at that location in which numerous electronic items were taken.

Directed Incidents-Past 30 Days (AKA 911 Calls)

Total	254
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Directed Incident Map-Past 30 Days



Self-Initiated Activity (SIA)-Past 30 Days

Total	81
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SIA Map-Past 30 Days

