



City of Olivette
Planning and Community Development
1140 Dielman Road
Olivette, MO 63132
(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: DECEMBER 5, 2019
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: CITY CENTER REDEVELOPMENT AREA
PETITION FOR REZONING; SITE PLAN AND COMMUNITY DESIGN REVIEW AND
SPECIAL PERMIT USE AUTHORIZATION

PROPERTY OWNER

9473 Olive Blvd, City of Olivette
9495 Olive Blvd, LER, LLC (Timekeepers)
9499 Olive Blvd, Jade Garden, LLC

PETITIONER

Bruce Poehlman of Poehlman & Prost on behalf of
Michael Sansone of Ridgehouse Capital

STAFF SUMMARY

1. The City Center Redevelopment Area was initiated by a City Council Request for Proposals issued Resolution #2019-164, and consist of 2.9 acres comprising of the properties addressed as the former City Hall facility at 9473 Olive, and the two adjacent parcels to the west, consisting of 9495 Olive Boulevard and 9499 Olive Boulevard.
2. The City Council selected the petitioner, Ridgehouse Capital and the proposed project land-use mix under Resolution #2019-169.
3. The proposed City Center Redevelopment project consist of a 4-story 151-unit apartment complex, a 3,500 square foot single story standalone retail building, and a 232-stall parking garage structure.
4. The City Center Redevelopment Area is part of an illustrated redevelopment area identified as City Center Concept #1 and #2 in the 2006 Olivette Strategic Plan.
5. The 2016 Catalyst Strategy for the Economic Enhancement of Olivette identified the City Center Redevelopment Area as one of two focused Olivette Opportunity Areas.
6. The City Center Redevelopment Area was rezoned "CC" City Center Zoning District by the City Council under Ordinance #2681, adopted November 26, 2019.
7. Under the "CC" City Center Zoning District, the proposed redevelopment is solely subject to Community Design and Site Plan Review.
8. Regarding zoning (Chapter 400), it appears that all regulations have been met subject to positive action on the Site Plan Review.
9. Regarding Community Design under Chapter 428, the TRANSITIONAL YARD is an outstanding issue. Under the current plan set, the northeast corner of the proposed garage structure line and the perpendicular parking along the drive isle accessing Friese Drive appear to encroach in the ten (10) foot Transitional Yard required along the single family dwellings addressed off of Friese Drive.
10. Other items that need to be addressed is the retail building, streetscape improvements, landscaping, and lighting.
11. The Commission may consider a motion approving the Site Plan Review under the condition that the Transitional Yard be brought to compliance-subject to staff review. Regarding Community Design Review, the Commission may approve the multi-story building and garage structure, but require the retail building plans be brought back to the Commission for final approval, and that a separate streetscape and landscape plan be brought to the Commission for final approval.

ATTACHMENTS:

Resolution #2019-164

Plan Set dated 10/02/19

Resolution #2019-169

Plan Set dated 11/27/19

SUGGESTED MOTION:

Commission can motion to approve as follows:

Motion to approve the Site Plan and Community Design Review for the construction and site improvements for a 4-story, 151 unit apartment building and 3-level, 228 parking structure subject to the conditions noted in the Staff Memorandum dated December 5, 2019, including compliance with the transitional yard along the north property line, and that a separate streetscape, landscape and lighting plan be submitted in the next 60-days for Commission review and that a separate application for Community Design Review be submitted for the proposed retail component prior to application for a building permit.

RECOMMENDED CONDITIONS:

1. The streetscape as defined under Chapter 428 shall comply with all dimensional and design standards noted therein.
2. Cross access easement be provided along the west property line for future access onto Tower Hill Drive.
3. In the event of access onto Tower Hill Drive, the Petitioner agree to eliminating the furthest west access apron onto Olive Boulevard.
4. Before permits are issued for the retail building component, the building be subject to Community Design Review.
5. A finalized streetscape, landscape, and lighting plan be brought to the Commission for final review and approval.
6. City consider a three-way cost sharing approach to the placement of a landscape median on Olive Boulevard.
7. Staff request the screen wall stop 25-feet from the Friese right-of-way on the east, and terminate on the west of the site at the south end of the proposed structured parking garage.

DEPARTMENT MEMORANDUM

STAFF ANALYSIS

Strategic Plan.

2006 Strategic Plan. The vision of the Strategic Plan is to create a dynamic sense of place. The vision is defined under Part Two: *Dynamic Sense of Place*. Under this vision, a redevelopment concept is illustrated for the City Center, which are to include the following elements:

- Create a walkable community town center with pedestrian and streetscape improvements.
- Blend community businesses with outdoor gathering spaces.
- Create employment destination that complements the local life science base and other existing businesses.
- Develop new horizontal mixed use buildings with higher density and presence at Olive Boulevard and Dielman Road to provide community as well as business and personal services.
- Develop new continuous street grid to improve access to and throughout City Center area.

Catalyst Strategy. In 2016, the City's Economic Development Commission engaged with Development Strategies to assess current regional market conditions for implementing two of the 2006 Strategic Plan redevelopment concepts, including the City Center and Gateway. Development Strategies assessed the location of the two redevelopment concepts, conducted a regional market study, and developed a market strategy for redevelopment. In their report, Development Strategies conducted development planning and fiscal impact analysis for sites within both redevelopment concepts.

Resolution #2019-164. Under Resolution #2019-164, the City Council initiated a request for proposal (RFP) for the City Center Redevelopment Area. Under the RFP, the elements noted under the 2006 Strategic Plan and Catalyst Strategy were noted. The resolution noted:

...a primary goal of redevelopment for the Project Area is to initiate development of a "town center with community amenities and mixed use developments." Development at the Project Area should be at a density that would take advantage of the Project Area's central location within Olivette and along Olive Boulevard to catalyze additional development along the corridor. This is intended to occur with streetscape enhancements in the public right of way as combined efforts to achieve the broader vision for the city center as described and illustrated in the city's Strategic Plan.

Preferred uses noted were multi-family housing, community retail, and restaurants, bakeries, delis, or wine bars.

Resolution #2019-169. On March 12, 2019, the City Council, following a recommendation from the City's Economic Development Commission, selected the mix-use proposal submitted by Ridgehouse Capital. Said proposal included all three preferred used noted in the RFP, including multifamily housing, a commercial component identified as a restaurant with an outdoor eating patio.

Olive Boulevard: Conceptual Master Plan. While the Conceptual Master Plan has not been formally adopted, staff has worked with the Petitioner to incorporate recommendations of the plans. The most significant component is to eliminate the number of curb cuts along Olive Boulevard. The existing 3 acre site contains 4 aprons accessing Olive Boulevard. The proposed City Center Redevelopment offers one apron accessing Olive Boulevard.

Next, the streetscape standards should improve the pedestrian environment and access.

Two items that should warrant further consideration include pursuing access from Tower Hill Court. While a section of Tower Hill Court is public, access to this section is via private property under condominium ownership. The City should continue to pursue access to Tower Hill Court. If the City is successful in obtaining access, then there needs to be necessary easements on the site grounds to utilize. Staff request that a cross access easement be provided along the western portion of the City Center Redevelopment Area and utilized if access is obtained.

A coordinated approach should be considered to fund a landscape median along Olive, split between the City, the City Center Redevelopment Area project and the proposed redevelopment at 9415 Olive Boulevard.

Chapter 400 Zoning Regulations.

“CC” City Center Zoning District. The proposed City Center Redevelopment Area project includes multifamily housing, retail, and structured parking. All three, as illustrated in the redevelopment plans, are permitted by right under the “CC” City Center Zoning District.

The purpose of the City Center Zoning District is to further the goals and objectives of the Olivette 2006 Strategic Plan. The City Center Zoning District is intended to:

- Create a city center consistent with the concepts and key revitalization elements of the 2006 Strategic Plan.
- Create a walkable community center with pedestrian and streetscape improvements.
- Develop new horizontal mixed use buildings with higher density and presence at Olive Boulevard and Dielman Road to provide community as well as business and personal services.
- Develop new continuous street grid to improve access to and throughout City Center area.

While not addressed under Site Plan Review (Article XI of Chapter 400 Zoning Regulations), staff is requiring that the petition application undergo site plan review—especially given the recent rezoning of the property grounds.

Authorized Uses: multi-story multi-family and retail/restaurant (Authorized under Section 400.810)

Dimensional Standards:

Height, 5-stories not to exceed 70-feet (proposed: four stories at approximately 47.5 ft measured from multi-family building level 1 finished floor to roof(not parapet)).

Floor Area: maximum none, 0.25 to 0.50 Site Plan Review (est. 1.2 with 152,868 divided by 2.9 acres)

Setbacks: Olive-minimum 10 ft, Other minimum 10-ft. (Olive is 10 ft, and Friese is 30 ft for building)

Side/Rear: none

Transitional Yard: Subject to Chapter 428 (10 foot along single family dwellings zoned SR, and 5-feet along multi-family dwellings zoned SR)

Site Plan Review. The site plan review procedure is intended to ensure the adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities. The uses to which this procedure applies are permitted in accordance with specified standards within the designated districts. The site plan shall demonstrate that all reasonable steps have been taken to minimize the negative effects of a proposed development upon the surrounding built and natural environment as well as upon the subject site itself including, but not limited to:

- provision for public utilities, especially storm drainage;
- visual buffering of buildings;
- parking;
- traffic and other activities;
- noise from traffic and other activities;
- pedestrian convenience and safety; provision of landscaping, open space and recreation facilities; signs and other identification;
- impact on public facilities such as schools;
- effect on public income and expenditures and similar considerations.

Off-street parking. Under Article XIV of Chapter 400 Zoning Regulations, requirements for off-street parking are identified. Under said regulations, the following is required for the proposed uses:

Multifamily:

- Two (2) parking spaces per dwelling unit for the first (1st) fifty (50) dwelling units;
- one and three-quarter (1¾) spaces per dwelling unit for the second (2nd) fifty (50) dwelling units; and
- one and one-half (1½) spaces per dwelling unit for all units in excess of one hundred (100) units.

Restaurant.

Required parking is calculated as follows:

Average Non-Seating Area = Restaurant Area X 40%

Seating Area = Restaurant Area - Average Non-Seating Area

Seating Capacity = Seating Area ÷ 20 square feet (square footage that will be allocated per person)

Required Parking = Seating Capacity ÷ 3 (number of seats per stall)

Required off-street parking for the site would be as follows:

151 dwelling units: first 50 units-100 stalls, second 50 units-87 stalls, remaining 51 units-76 stalls

Total: 263 stalls

Restaurant at 3,500 sf.: 2,100 sf. seating area, 105 capacity, 35 stalls required

Total stalls necessary: 298 stalls, with 20% reduction 238 stalls

Proposed: 279 stalls (228 in structure, 51 on-site)

Other minimum standards under Section 400.1430. The plans appear to comply with minimum standards for angle, depth, width, and aisle. The distance of the western entry appears to comply with the 30-foot minimum from other adjacent streets. Remaining landscaping and lighting is subject to compliance with Chapter 428.

Chapter 428 Community Design – Olive Boulevard Corridor

Chapter 428. The purpose of Chapter 428 is to:

1. Promote redevelopment along the Olive Boulevard Corridor consistent with the visions of the Olivette Strategic Plan;
2. Enhance the visual appearance of the Olive Boulevard Corridor through the creation of uniform streetscape standards, landscape standards, and architectural standards;
3. Develop a safe and attractive pedestrian passageway along the Olive Boulevard Corridor;
4. Encourage coordinated planning between parcels, including, but not limited to, joint vehicle access, cross access easements for vehicles, pedestrians, and other non-motorized vehicular movement; and
5. Protect and preserve the value of properties along Olive Boulevard Corridor

Site Planning. The intent for Site Planning is to ensure:

The intent of this Article is to ensure:

1. The placement and orientation of all buildings along the Olive Boulevard corridor to enhance the streetscape and aesthetics of the Olive Boulevard corridor consistent with the City's goals and objectives as outlined in the Olivette Strategic Plan;
2. Safe and convenient pedestrian access from the street and to the building entrance;
3. Coordinate traffic management and access from the public right-of-way to developments, as well as between parcels and developments;
4. Minimal impact on surrounding and abutting residential properties; and
5. Redevelopments provide a uniform and coordinated off-road cross access trail for pedestrians and non-motorized vehicular movement that is separate and independent from the Olive Boulevard streetscape.

The building setbacks, building placements, and building orientations appear to comply with the spirit and intent of Chapter 428. The required Transitional Yard is in question along the north property line. Both the off-street parking perpendicular to the access drive off of Friese Drive and the northeast corner of the parking structure appear to encroach within the required 10-foot transitional yard abutting the single family dwellings addressed off of Friese Drive. While the Commission has authority to consider variations, staff finds that both issues can be resolved by the Petitioner.

A screen wall is provided in accordance with Section 428.260. Staff request the screen wall stop 25-feet from the Friese right-of-way on the east, and terminate on the west of the site at the south end of the proposed structured parking garage.

Streetscape. While the Petitioner has acknowledged verbal compliance with the City's streetscape standards, the plans have not reflected the same. Staff request a final streetscape and landscape plan illustrating compliance with the City's standards.

The northwest corner of the intersection at Friese and Olive needs to provide for a secondary level street intersection design. This can be included in the requested streetscape and landscape plans.

Building Materials and Building Design. Staff finds the building materials and building design of the multi-story apartment structure complies with the spirit and intent of Article IV of Chapter 428. There has not been enough detail regarding the retail component. The Commission can consider a condition that when the retail component is prepared for permitting, the plans be subject to Community Design Review.

Landscaping. Again, a final landscape plan compliant with Article V of Chapter 428 is necessary.

Lighting. A final lighting and photometric plan need to be submitted. At this point, the Petitioner has not requested

any variations from the regulations under Article VI.

STAFF RECOMMENDATION.

- Staff finds that the noted transitional yard issues along the north property line can be addressed by the Petitioner. The Commission has the authority to provide a reduction in the transitional yard; however, staff does not find unique conditions on the lot that warrants the relief. That is not to say there is not one, but the adjustment to comply appear to be simple.
- There has not been much discussion regarding the retail component. This is primarily because the retail component will be based on a user and may be constructed by a separate party. Staff finds the placement and orientation fine for Site Plan Review, but recommends the Commission require a separate Community Design Review petition for the retail component prior to request for building permits.
- While an initial landscape and lighting plan were submitted early on with the original petition, the Petitioner has made several modifications to address Commission, resident and staff comments. Staff request a separate landscape and light plan be submitted for Commission review. This plan should include the streetscape design, compliant with Chapter 428 and the secondary intersection design at the corner of Friese Drive and Olive.
- Cross access easement be provided along the west property line for future access onto Tower Hill Drive.
- In the event of access onto Tower Hill Drive, the Petitioner agree to eliminating the furthest west access apron onto Olive Boulevard.
- City consider a three way cost sharing approach to the placement of a landscape median on Olive Boulevard.
- Staff request the screen wall stop 25-feet from the Friese right-of-way on the east, and terminate on the west of the site at the south end of the proposed structured parking garage.



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DEPARTMENT MEMORANDUM

DATE: NOVEMBER 21, 2019
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: CITY CENTER REDEVELOPMENT AREA
PETITION FOR REZONING; SITE PLAN AND COMMUNITY DESIGN REVIEW AND
SPECIAL PERMIT USE AUTHORIZATION

PROPERTY OWNER

9473 Olive Blvd, City of Olivette
9495 Olive Blvd, LER, LLC (Timekeepers)
9499 Olive Blvd, Jade Garden, LLC

PETITIONER

Bruce Poehlman of Poehlman & Prost on behalf of
Michael Sansone of Ridgehouse Capital

STAFF SUMMARY

1. Proposed is a 3-acre redevelopment mix-use project known as the City Center Redevelopment.
2. The City Center Redevelopment consist of a 4-story 151-unit apartment complex, a 3,500 square foot single story standalone retail building, and a 232-stall parking garage structure.
3. The land area that comprises the City Center Redevelopment is part of a City initiated Request for Proposal of the former City Hall facility at 9473 Olive, and the two adjacent parcels to the west, consisting of 9495 Olive Boulevard and 9499 Olive Boulevard.
4. The City issued a request for proposals on January 2019, under Resolution #2019-164, designating the 3-acre area as a redevelopment area.
5. On March 2019, under Resolution #2019-169, the City designated Ridgehouse Capital as the preferred developer of said redevelopment area.
6. The redevelopment area is part of the illustrated City Center Concept areas 1 and 2 in the 2006 Olivette Strategic Plan.
7. The redevelopment area specifically was one of two focused Olivette Opportunity Areas in the 2016 Catalyst Strategy for the Economic Enhancement of Olivette.
8. At the November 7, 2019, meeting of the Commission, the Commission recommended approval of a new City Center Zoning District, and requested rezoning of the City Center Redevelopment Area grounds to said new district.
9. Under the City Center Zoning District, the proposed City Center Redevelopment would be subject to Site Plan and Community Design Review.
10. Staff finds the proposed land area of the City Center Redevelopment compliant with the eligibility requirements of the "CC" City Center Zoning District.
11. Except for the Transitional Yard setback, staff finds the proposed site improvements compliant with the dimensional standards of the "CC" City Center Zoning District.
12. Staff finds the proposed land uses, at this current time, compliant with the authorized uses of the "CC" City Center Zoning District.
13. TRANSITIONAL YARD. Under the current plan set, the northeast corner of the proposed garage structure appears to be within 7-feet of the nearest adjacent property line, abutting a lot utilized and zoned for single family residential. A minimum ten (10) foot Transitional Yard will be required by pending Code changes
14. While under Chapter 428, the Commission has authority to provide variations to the Olive Boulevard

corridor design standards, the Commission does not have authority to grant a variance to the Transitional Yard reference under the Zoning Code.

15. Suggested motion. Staff recommends the Commission defer action on this item until the pending Code changes are adopted by the City Council and the Transitional Yard encroachment issue is resolved.

ATTACHMENTS:

Resolution #2019-164

Plan Set dated 10/02/19

Resolution #2019-169

SUGGESTED MOTION:

At this time, the Commission is requested to defer action until December 5, 2019.

RECOMMENDED CONDITIONS:

1. The streetscape as defined under Chapter 428 shall comply with all dimensional and design standards noted therein.
2. Cross access easement be provided along the west property line for future access onto Tower Hill Drive.
3. In the event of access onto Tower Hill Drive, the Petitioner agree to eliminating the furthest west access apron onto Olive Boulevard.



**CITY COUNCIL AGENDA SUBMISSION
JANUARY 22, 2019**

Agenda Item:

RESOLUTION #2018-164 – A RESOLUTION AUTHORIZING THE PUBLICATION OF REQUEST FOR PROPOSALS FOR THE PROPOSED CITY CENTER REDEVELOPMENT PROJECT.

Description:

The Council is asked to review and authorize publication a Request for Proposals (RFP) which seeks proposals to redevelop the 2.9 acres along Olive Blvd (containing the Old City Hall, Timekeepers, and the vacant restaurant). If approved the RFP would be made public the next day and proposals will be accepted until February 22, 2019 at 2pm.

Recommended Action:

MOTION TO APPROVE RESOLUTION #2019-164 – A RESOLUTION AUTHORIZING THE PUBLICATION OF REQUEST FOR PROPOSALS FOR THE PROPOSED CITY CENTER REDEVELOPMENT PROJECT.

Attachments:

Resolution and RFP

Funding Request:

Submitted by:

**Barbara Sondag
City Manager**

RESOLUTION #2019-164

A RESOLUTION AUTHORIZING THE PUBLICATION OF A REQUEST FOR PROPOSALS FOR THE PROPOSED CITY CENTER REDEVELOPMENT PROJECT.

WHEREAS, the City of Olivette, Missouri (the “City”) desires to solicit proposals for the redevelopment of approximately 2.9 acres of property generally located along the north side of Olive Boulevard between Friese Drive and Tower Hill Court in the City (the “Property”), to be known as the City Center Redevelopment Project; and

WHEREAS, the City anticipates that due to certain physical conditions of the Property, a responding developer may request public fiscal incentives for a proposed redevelopment, including tax increment financing as allowed by the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), and the redevelopment of the Property may qualify for the use of such public incentive; and

WHEREAS, the Project Area is located in a designated Opportunity Zone. Accordingly, investment in the Project Area may qualify for certain favorable federal tax benefits; and

WHEREAS, pursuant to Resolution No. 2015-105 passed by the City Council on October 27, 2015, the City established written procedures relating to bids and proposals for the implementation of such redevelopment projects as required by Section 99.820.1 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OLIVETTE, MISSOURI, AS FOLLOWS:

Section 1.

The Request for Proposal for the City Center Redevelopment Project, attached as **Exhibit A** hereto and fully incorporated herein by this reference, is hereby approved. The City Clerk is hereby ordered and instructed to mail the Request for Proposal to those persons or firms which the City Manager or the City’s planning consultant determines might be interested in submitting a bid, and shall publish the Request for Proposal in a newspaper of general circulation in the City all in accordance with this Resolution and Resolution No. 2015-105.

Section 2.

This Resolution shall be in full force and effect from and after its passage. PASSED THIS 22nd DAY OF JANUARY, 2019.

(SEAL)

Mayor Maxine Weil

ATTEST:

Denise Mandle, Acting City Clerk

EXHIBIT A

**REQUEST FOR PROPOSAL FOR THE
CITY CENTER REDEVELOPMENT PROJECT**

**REQUEST FOR PROPOSAL (RFP)
FOR THE
CITY CENTER REDEVELOPMENT AREA
CITY OF OLIVETTE, MISSOURI**

INTRODUCTION

The City of Olivette (the “City”) is soliciting Development Proposals from qualified real estate development organizations for an area identified as the City Center Redevelopment Area (the “Project Area”). Located along the north side of Olive Boulevard between Friese Drive and Tower Hill Court, the Project Area contains approximately 2.9 acres of land over three parcels, as well as a 160-foot public right-of- way north from Olive Boulevard along Tower Hill Court (see Appendix A).

As stated in the 2006 Olivette Strategic Plan, a primary goal of redevelopment for the Project Area is to initiate development of a “town center with community amenities and mixed use developments.” Development at the Project Area should be at a density that would take advantage of the Project Area’s central location within Olivette and along Olive Boulevard to catalyze additional development along the corridor. This is intended to occur with streetscape enhancements in the public right of way as combined efforts to achieve the broader vision for the city center as described and illustrated in the city’s Strategic Plan.

The City will consider redevelopment proposals from qualified developers interested in accomplishing the redevelopment pursuant to the objectives and strategy outlined in this RFP.

Fifteen (15) sealed hard copies and one electronic copy (on CD or flash drive) of each proposal must be submitted no later than 2:00PM on Friday, February 22, 2019, to the office of the City Manager at:

ATTN: City Hall RFP
Olivette City Center
1140 Dielman Road
Olivette, Missouri 63132

The issuance of this RFP has been authorized by the City of Olivette. Any agreements with successful proponents will be subject to consideration by the City's Economic Development Commission and approval by the Olivette City Council.

Interested parties may contact Barbara Sondag, City Manager, for further information regarding this RFP. All inquiries should be sent via e-mail to bsondag@olivettemo.com and received no later than 2:00PM on Friday, February 15, 2019.

DESCRIPTION OF PROJECT AREA

Boundary

The Project Area is located along the north side of Olive Boulevard between Friese Drive and Tower Hill Court. The Area is generally bounded by Friese Drive to the east, Olive Boulevard to the south, Tower Hill Court to the west, and the boundary of the included parcels to the north. It contains three parcels and is approximately 2.9 acres. It also includes a 160-foot right-of-way going north from Olive Boulevard along Tower Hill Court. A map of the Project Area is included in Appendix A.

Zoning

One parcel within the Project Area, the current site of Olivette City Hall, is zoned as Public Activity, while the other two parcels are zoned as Commercial/Office/Retail. Development on all parcels within the Project Area are subject to Chapter 428 of the Olivette Municipal Code (Community Design Olive Boulevard Corridor). Details of the zoning requirements for these Districts are outlined in Chapter 400, Articles VIII and X of the Olivette Municipal Code.

Ownership and Existing Infrastructure

Parcel 17L441192 is the current site of Olivette City Hall and is owned by the City of Olivette. Parcels 17L440773 and 17L441169 are currently under private ownership and contain vacant commercial structures.

GUIDELINES FOR REDEVELOPMENT AREA

The Olive Boulevard corridor, and the Site specifically, have been well-studied over the past decade. Planning efforts such as the City's Strategic Plan and Olive , Olive Boulevard Design Guidelines, and the Catalyst Strategy identified several preferred uses for the area. Respondents should demonstrate an ability to meet the preferred uses and development objectives.

The following guidelines are intended to illustrate the type and character of new development that aligns with the redevelopment vision for the Olive Boulevard Corridor, articulates the concept of dynamic sense of place, and is appropriate for the Project Area:

Preferred uses:

- Multi-family housing, including senior housing
- Community retail.
- Restaurants, bakeries, delis, or wine bars.

Development objectives identified for the area include

- A transformative mixed-use development that serves as an anchor and example of the development quality the City's Strategic Plan and Catalyst Strategy illustrate.
- Addresses housing needs, and includes growth opportunities for other areas along the corridor.
- Creative architecture that will appropriately represent the City.
- Position the development to respond to shifting market conditions; ensure its sustainability.
- Sensitivity to the surrounding residential land uses; directly or indirectly stabilize and revitalize adjacent neighborhoods.
- Attract businesses that deliver tangible returns on public investments, including sales tax generation, job creation and property values.
- Multi-modal transportation connections and amenities for bicyclists, pedestrians, and buses.

Land Use and Development Concept

A fundamental goal for the City is that the Project Area serve as a center of activity. As such, development at the Project Area should:

- Promote building design that is human-scaled and addresses the street.
- Incorporate attractive landscaping and streetscape elements.
- Improve connectivity and access along Olive Boulevard and surrounding properties including pedestrian and bicycle movement.

Public Space

In order to truly be a town center, a public plaza of adequate size should be deemed a cornerstone to this development and a pivotal element of the City's overall strategic plan. The public space is intended to work synergistically with residential and retail, serving as a non-traditional anchor, with a possible outdoor dining component.

Design Elements

Building

The building should be of high quality, both in terms of design and materiality, to convey a sense of

permanence. It is intended to set a new precedent for development in the central part of the City's Olive Corridor. It should have thoughtful massing and building articulation and quality materials, including a mix of brick, face stone, glass, fiber cement siding and/or other permanent materials. If the project is primarily residential, some portion of the project shall have retail. The City encourages multi-story developments to accommodate higher densities, as stated in the Strategic Plan.

Public Space

Public space shall feature quality materials, such as pavers, and provide appealing landscaping and plantings. Space programming may include areas for outdoor dining and relate to the retail space, as well as other space that is flexible in order to serve different events and programming.

Parking

The majority of necessary parking should be accommodated in a garage structure, preferably one located towards the back of the site and off of the Olive Boulevard frontage. Additionally, some amount of on-street parking is desired to enhance the marketability of storefront retail.

Traffic Softening/Buffering

It is anticipated that the Olive corridor will continue to be served by five traffic lanes; in this case, traffic softening measures are encouraged to facilitate comfort and ease of use of the public space. Such measures could include hardscape elements, planters, and bollards.

Neighborhood Impact Mitigation

While the City desires to set a new standard and precedent for building design and orientation along the Olive Corridor, proposed developments should respect the transition—through landscaping, building orientation, etc.—to lower density residential development to the north.

PUBLIC INCENTIVE CONSIDERATION

The City will consider requests for the use of public fiscal incentives, but only in support of the achievement of its objective of a high-quality attractive mixed-use project that creates a center of activity along Olive Boulevard.

APPLICATION REQUIREMENTS

Each development proposal shall contain the following information:

- A proposed site plan indicating the size and location of all buildings, the location of parking areas and site circulation, the location of all points of ingress and egress, and the location and character of site landscaping, buffering, lighting, signage, and any special design elements in the Project Area.
- A narrative project report briefly explaining the character of the development.
- Requested public fiscal incentives, if any.
- Proposed phasing, timing, estimated date of completion, lease-up, etc.

Additionally, developers are requested to complete and include with their proposal the attached Input Form (Appendix B), which will provide the following information:

- Estimated development costs by category, including:
 - Site Control: Property acquisition and relocation

- Site Preparation: Grading, utilities/infrastructure installation, and demolition
- Site Work: Landscaping and stormwater detention
- Construction: New buildings, facilities, and parking areas/structures
- Professional Services: Architecture, engineering, planning, legal, accounting, marketing, title, appraisal, etc.
- Projected financing sources.
- Estimated tenant/user square footage by user category.
- Estimated rents or prices/unit square footage for residential component (as applicable).
- Estimated rents/square footage for office component (as applicable).
- Estimated taxable sales volume (in \$) by tenant for retail component (as applicable).

Completion of this form is mandatory.

PROPOSAL REVIEW PROCESS AND SELECTION CRITERIA

Proposals will be reviewed by the City Manager, Director of Planning and Community Development, City Attorney, the members of the Economic Development Commission, the City's planning and development consultant, and other designated staff and professional advisors. During the period of review, the City may request such supplemental information as the City deems necessary and may, but need not, initiate contacts with any or all of the responding redevelopers.

MISCELLANEOUS

The City of Olivette reserves the right to reject any and all proposals, to waive informalities, and to select the proposal(s) or portions thereof and the redeveloper(s) that, in the City's sole discretion, are determined to be in the best interests of the City.

The City further reserves the right, without limitation, to:

- a) Amend, modify, or withdraw this Request for Proposal.
- b) Require supplemental information from any responding redeveloper.
- c) Allow any responding redeveloper to correct or amend insufficient responses.
- d) Cancel, in whole or in part, this Request for Proposal and negotiate with one or more redevelopers if the City, in its sole discretion, deems it in the City's best interests to do so.

The City may exercise any of the foregoing at any time without notice to any party and without liability to any responding redeveloper or to any other party for its costs or expenses incurred in connection with this Request for Proposal or otherwise. Submittals and responses to this Request for Proposal will be prepared at the sole cost and expense of the responding developer.

This Request for Proposal does not commit the City to select a redeveloper or a redevelopment project; to pay any cost incurred by any party in the preparation of a response to this Request for Proposal; to procure, contract for, or obtain any service described in this Request for Proposal; or to enter into a redevelopment agreement with any selected developer.

Developer responses to this RFP shall be kept confidential pursuant to Section 610.021(12) RSMo. until such time as the Olivette City Council determines that information may be released to the public, which may not take place until such time as the City reaches a negotiated agreement with a successful developer. By submitting a response, the developer agrees to keep its response and all related information confidential until so released by the council.

Any changes, modifications, or amendments to this Request for Proposal shall be effective only upon issuance of written notice by the City Manager and nothing stated by any elected or appointed representative shall effect a change unless in compliance with this paragraph.

APPENDICES

- Map of Project Area and Parcel Ownership
- Input Form

APPENDIX A

Map of Project Area

Parcel Ownership Information:

17L441169

Address: 9499 Olive Blvd.

Owner: Jade Garden LLC

Acreage: 0.92 Ac

17L440773

Address: 9495 Olive Blvd.

Owner: LER LLC

Acreage: 0.59 Ac.

17L441192

Address: 9473 Olive Blvd.

Owner: City of Olivette

Acreage: 1.4 Ac.

APPENDIX B

Input Form

OLIVETTE MUNICIPAL SITE PROPOSAL

DEVELOPMENT PROGRAM - INPUTS

Retail Square Footage _____

Residential Square Footage _____

Number of Residential Units _____

Average Square Footage Per Unit _____

Projected Breakdown of Units by Size

Number

Avg. Sq. Ft.

Studio _____

One-Bedroom _____

Two-Bedroom _____

Three-Bedroom _____

Four-Bedroom _____

Office Square Footage _____

Other Use Square Footage (please specify: _____) _____

Total Number of Parking Spaces _____

Number of Parking Spaces by User Category

Residential _____

Commercial _____

Other _____

Number of Parking Spaces by Structure Type

Garage _____

Surface _____

Public Space Acreage _____

REVENUES

Projected Retail Sales

Estimated Residential Rent/Sale Price Per Square Foot _____

Estimated Retail Rent Per Square Foot _____

Estimated Office Rent Per Square Foot _____

Estimated Sales Taxes Estimated _____

Commercial RE Taxes Estimated

Residential RE Taxes

COST ESTIMATE

Site Control (Acquisition and relocation)

Site Preparation (incl. grading, utilities, infrastructure, and demolition) _____

Site Work (incl. landscaping and stormwater detention) _____

Financing _____

Contingency _____

Building/Facilities Construction By Category

Residential _____

Commercial _____

Structured Parking _____

Other (please specify: _____)

Professional Services (Architecture, engineering, planning, legal, accounting, marketing, title, appraisal, etc.) _____

Total

FUNDING

Private Equity

Bank Loan

Public Assistance

Other (Please Specify: _____)

Total



CITY COUNCIL AGENDA SUBMISSION
March 12, 2019

Agenda Item:

Resolution #2019-169 – A Resolution Designating a Preferred Developer for the Proposed City Center Redevelopment Area.

Description:

In January of 2019 the City released a Request for Proposals for redevelopment of a three-acre area of land along Olive Boulevard. Two proposals were received on February 22. Subsequently one proposal was withdrawal. The remaining proposal was presented by Ridgehouse Capital based out of Brentwood MO. The Economic Development Commission, along with Development Strategies have begun review of the proposal. The Council is asked to name Ridgehouse Capital the preferred developer for the City Center Redevelopment area and to allow the EDC to continue its review of the proposal.

Recommended Action:

To Approve Resolution #2019-169 – A Resolution Designating a Preferred Developer for the Proposed City Center Redevelopment Area.

Attachments:

Resolution #2019-169

Funding Request: N/A

Submitted by:

Barbara Sondag
CITY MANAGER

RESOLUTION NO. 2019-169

A RESOLUTION DESIGNATING A PREFERRED DEVELOPER FOR THE PROPOSED CITY CENTER REDEVELOPMENT AREA.

WHEREAS, on January 23, 2019, the City of Olivette, Missouri (the “City”) published a request for proposals for the redevelopment of 9374 Olive Boulevard, being the former site of the Olivette City Hall, and two adjacent parcels collectively known as the City Center Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, on February 22, 2019 Ridgehouse Capital submitted a proposal for the redevelopment of the Redevelopment Area (the “Proposal”); and

WHEREAS, on February 25, 2019 the City’s Economic Development Commission considered the Proposal and found the proposal to be worthy of further analysis and discussion; and

WHEREAS, Ridgehouse Capital is willing and able to be the City’s preferred developer and provide further information so that the Economic Development Commission can continue review and analysis of the Proposal; and

WHEREAS, the City Council now desires to designate Ridgehouse Capital as the developer of the Redevelopment Area (the “Developer”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Proposal is hereby approved, and the Developer is hereby designated as the preferred developer with respect to the Redevelopment Area; provided, however: that the City Council may terminate the preferred developer designation and rescind its approval of the Proposal if, in the sole discretion of the Olivette City Council, the following conditions are not satisfied:

A. The Developer shall, in a timely manner, provide complete information as requested by the City related to the financing of the redevelopment and any economic development incentives requested from the City;

B. The Developer and the City, within a reasonable time, enter into a preliminary funding agreement to provide the City with a source of funds to pay costs associated with the consideration of the Proposal and any requested economic development incentives;

C. The Developer and the City, within a reasonable time, enter into a mutually satisfactory redevelopment agreement with respect to the Proposal.

Section 2. The Olivette City Manager is authorized and directed to take such steps as may be necessary and advisable in order to carry out and perform the purpose of this Resolution.

Section 4. This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this 12th day of March 2019.

Mayor Maxine Weil

ATTEST:

Interim City Clerk Denise Mandle