

Developer Questions and Answers

Manchester Corridor Flood Mitigation Area RFP Process

- *With the market uncertainty created as a result of the COVID pandemic, why did the City issue the RFP at this time?*

As noted below, the ability to actually begin construction of buildings and related site improvements in the Area will be limited during the approximately 2-year period that construction of public improvements is occurring. The City is looking for a long-term development partner(s) who it can work with so that implementation of development components can begin when the public improvement construction is ending. Based on existing local and regional trends, the City believes that this timing reflects the likely scenario wherein pre-COVID normalcy will occur.

- *When will the public improvement projects in the Area be completed?*

Work on the improvements to Manchester Road being conducted by MODOT is expected to be completed by the winter of 2022 or spring of 2023. The flood mitigation improvements are expected to be complete by the summer/early fall of 2022. FEMA has already given preliminary approval for revisions to the flood elevation map subject to the project being built as designed. Park and trail improvements will follow the completion of the flood mitigation work estimated to be completed by the summer/early fall of 2022.

- *Can we submit for only a portion of the area?*

Yes. But your plan must be able to coordinate with adjacent properties within the Area to be developed by others. Pedestrian and vehicular cross-access between developments may be required so that, even if carried out by multiple developers, the Area will have the feel and functionality of a unified development.

- *Can our plan deviate from the Concept Development Plan?*

The Concept Development Plan is a generalized vision based on input from the City's planning committee, Planning & Zoning Commission, the Board of Aldermen, City staff and consultants, and interested residents. It isn't intended to mandate building sizes or site layout. However, certain use limitations and design criteria are either mandated or encouraged in the zoning district regulations that were specially written for this area. You are encouraged to review those. The ability to create a signalized intersection at Salem Avenue must be retained along with the ability to create an E/W connection to this location via an internal roadway or drive on the south parallel to Manchester Road and preferably a connection with Breckenridge Industrial Drive. This idea is shown on the Concept Development Plan.

- *What is the City's vision for the Area?*

You can find descriptions of the City's vision in the Comprehensive Plan supplement document and the applicable pages of the Comprehensive Plan which address this corridor. In general, the City envisions this area to develop as a mixed use environment comprising upscale multi-family, retail, entertainment and restaurant, and office uses in a more dense environment than typical suburban development and which creates a sense of place. The City hopes to have this area develop with unique uses and businesses, either new to the region or locally "grown". The City is not looking for

the usual chain establishments. Building height is generally limited to 5 stories. It is also hoped that parking needs for the higher density that is envisioned can be supported by construction of lower cost 2 or 3 level structures. These can contain ground level retail at key frontages or office, or residential uses stacked on top.

- *How is the Area zoned?*

The Area has its own zoning regulations and the RFP contains a link to the City's website where these regulations are located. In general, the zoning encourages property assembly to create larger development sites, mixed-use development, and greater density while permitting a wide array of uses. It requires site plan approval for most development and requires or encourages adherence to certain design and development standards. However, it also provides for flexibility in terms of site and building design. At the same time, it limits the use of small sites and reuse of existing buildings that are physically or functionally obsolete for many uses.

- *About how many acres are available for development within the Area?*

Approximately 36 acres will be available for development. We can provide a map that shows the approximate acreage of the various component areas of the Concept Development Plan. Acreage on the north side of Manchester Road is more limited in terms of the property within the designated area. Developers can acquire additional land from adjacent property owners but the City's power of eminent domain for acquisition will not be available for parcels outside the Area boundary.

- *What properties has the City acquired in the Area?*

The City has acquired the properties necessary for the flood mitigation improvements including the properties associated with the park and trail improvements. Small portions of some of these properties will be available for development once the improvements are complete. It is expected that the developer will acquire the properties for their project. Eminent domain assistance from the City for properties within the Development Area boundary is available if required. Property acquisitions can be conducted by using options.

- *What data is available that can assist in developing our plan?*

The City can provide GIS data mapping with appropriate layers for the Area that reflects aerial photography, existing buildings, property lines, rights-of-way, etc. The Concept Development Plan map reflects the area that will be devoted to the project improvements and the areas available for development. Also, the City has property surveys for much of the property south of Manchester Road that can be provided.

- *How was this RFP distributed?*

It has been published on the City's website, in the St. Louis Business Journal, The Countian – St. Louis County, and a letter notice was mailed to 42 development and commercial real estate entities.