

## Central West End Midtown Development Staff Analysis: 3663 Forest Park Avenue Hotel Project

### Goals

-Protection of historically significant buildings

Analysis – The building is not historically significant.

-Appropriateness of proposed land use

Analysis – The lot at 3663 Forest Park Avenue is part of a block that is traditionally industrial and will transition to residential and commercial uses in the future. A hotel is appropriate for this site.

-Diversity of cost and unit types/sizes

Analysis – The hotel project is less expensive than other hotels in the area such as The Chase and the Parkway.

-Increase neighborhood population density

Analysis – At 75% occupancy the hotel will add approximately 75 additional temporary residents.

-Enhance “full-service” neighborhood (Mixed use)

Analysis – The proposal has no provision for retail or commercial development.

-Relationship of primary building to parking and retail

Analysis – The building is designed near the sidewalk with structured parking in the rear. The design of the building is similar to late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings. The developer will need to pay great attention to architectural detail if the completed building is to match the proposed rendering.

-Sustainable Design is encouraged

Analysis - The building will not be LEED Certified.

-Encourage Walking and Cycling

Analysis – The building is designed in such a way that enhances the pedestrian experience.

	<b>Current 3663 Forest Park</b>	<b>Proposed 3663 Forest Park Notes</b>	
DESCRIPTION	The bulding is a vacant industrial structure built in 1948.	The redevelopment proposal is for a five story, 55,000 square foot, 100 room hotel.	
OWNERSHIP	Sasak Corporation	Sasak Corporation	
DESIGN			
HEIGHT	2 Stories	5 Stories	
LOT ACRES	1	1	
PARKING	Surface/Street Visible	Structured	
PARKING SPACES	Approx. 40	100	
USE	Vacant	Hotel	
UNITS	N/A	100	
UNIT SIZE	N/A	Avg. size 315 sq. ft.	
RETAIL/OFFICE TENANTS	None	None	
SUBSIDY REQUEST	The development is not in a special tax district.	The developer will seek tax abatement.	
VALUE/INVESTMENT	n/a	\$6.6 million	
ZONING	J -Industrial	J-Industrial	Dwelling units are prohibited in J district unless 40% of block is residential. The Zoning department said a review would be necessary to determine if this use is considered residential or commercial.



3663 Forest Park West End of Site

(Building To Be Demolished)



3663 Forest Park East End of Site

(Building To Be Demolished)



Lofts Apartments Being Renovated On The West Side of 3663 Forest Park Avenue



Recently Renovated Aquinas Institute and University heights Loft  
Apartments On The West Side Of Spring Avenue



Former Falstaff Brewery Redevelopment Across The Street From 3663 Forest Park Avenue



Buildings To The East Of The Falstaff Brewery Redevelopment On The South Side Of Forest Park Avenue



Buildings Adjacent To 3663 Forest Park Avenue To The East