

# WEST END & VISITATION PARK

October 31, 2023

Marian LaVerne Coffman  
M&C Global Enterprises LLC  
9834 Colony Dr.  
St. Louis, MO 63137

Re: Fanice Keen Apartments

Dear Mrs. Coffman,

Thank you for presenting your project to the West End & Visitation Park Development Review Committee on **October 12, 2023**. The committee appreciates your willingness to appear before them to answer questions and to listen to the feedback of our dedicated members and neighborhood stakeholders. After reviewing the public comments and careful deliberations, the committee, on behalf of the West End and Visitation Park neighborhoods, is unable to support your purchase of the LRA lots at 5823 & 5817 Cabanne at this time. It is simply too early in the process. The committee DOES support your overall vision for rehabbing the building into apartments and we appreciate you engaging the committee and neighborhood early on to get feedback on your proposal.

Once you secure financing and it becomes clear what you will be able to accomplish, we would like for you to reengage with the committee with updated plans for the project. At that time, we can reevaluate your proposal to purchase the additional LRA lots for parking. As your project advances, here is some initial feedback from committee members:

- There is a strong desire among committee members and neighbors that this project provide market rate units and that you focus on securing financing that allows you to accomplish that.
- Care should be taken to keep and restore as much historic detailing on the exterior of the building as possible.
- Your proposal to provide resident parking on additional lots needs more input from your immediate neighbors. We believe there may be opportunity to co-develop parking facilities for multiple properties. Overall, the committee wants to ensure that excess parking isn't developed for the area, preventing further buildout of the neighborhood.

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As a reminder, the West End Visitation Park Development Review Committee is made up of local community volunteers and committee decisions do not have the force of law. While elected and city officials consider our feedback, the committee recognizes the City of St. Louis as the official decision-making body regarding these matters. Committee members make their decisions based on public feedback and guidance from the West End Plan. ([www.wecollabstl.com](http://www.wecollabstl.com))

A copy of this letter will be sent to the local Alderperson representing your project area and LRA officials. If you have any questions regarding the information contained in this letter, please contact Jake Banton at [banton.jake@outlook.com](mailto:banton.jake@outlook.com). Thank you and we look forward to further working with you to achieve a project that everyone can be proud of.

Regards,

Jake Banton, AIA  
Chair, Development Review Committee

CC: Hon. Shameem Clark-Hubbard  
Alderwoman, 10th Ward

Mya White  
Neighborhood Manager, SLDC

Synetta Wright  
LRA Operations Manager, SLDC