

# **NOTICE OF STUDY SESSION**

## **OF THE**

### **UNIVERSITY CITY CITY COUNCIL**

Public Notice is hereby given that a Study Session of the City Council of University City will be held on Monday, March 12, 2018, at 5:30 p.m., at City Hall, fifth floor, 6801 Delmar, University City, MO.

#### **AGENDA**

Requested by the City Manager

1. Meeting called to order
2. Any changes to the upcoming meeting agenda
3. RFP – Midland and Olive
4. Adjournment

This meeting is OPEN to the public.

Dated this 9<sup>th</sup> day of March, 2018

LaRette Reese  
City Clerk

## City Council Study Session Agenda Item Cover

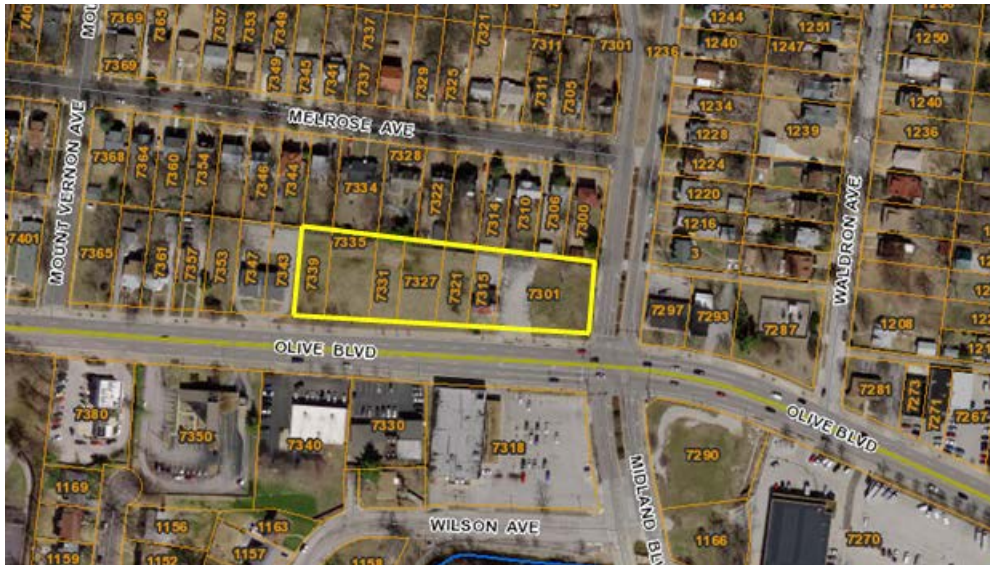
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**MEETING DATE:** March 12, 2018

**AGENDA ITEM TITLE:** Presentation of a Proposal to Redevelop City-owned Parcels at Olive and Midland Boulevard  
*(Informational, for discussion)*

**BACKGROUND REVIEW:**

In the winter of 2017, a second Request for Proposals (RFP) was issued for the City-owned parcels at the northwest corner of Olive and Midland boulevards. See map below.



One proposal was received by the January 2018 deadline and is attached for your information. The respondent, Mubeen Mahmood, will present his concept at the March 12, 2018 Study Session. Preliminary feedback and guidance from City Council is being sought.

Mubeen Investment Group Inc

VIA HAND DELIVERED & EMAIL

C/O Mubeen Mahmood

1 Outer Ladue Dr.

Saint Louis, MO, 63131

314-727-4000

**REQUEST FOR PROPOSAL (RFP)**  
**DEVELOPMENT OF CITY OWNED PROPERTY**  
**LOCATED AT NORTHWEST CORNER OF**  
**OLIVE AND MIDLAND BOULEVARD**

RESPONSE TO THE  
OLIVE AND MIDLAND BOULEVARD  
REQUEST FOR PROPOSAL  
ISSUED NOVEMBER 20<sup>TH</sup> 2017'

BY

OLIVE AND MIDLAND LLC  
(A to-be formed limited liability corporation)

Developer:

Mubeen Mahmood  
BAM Properties Inc  
3505 Mississippi Ave  
Cahokia, IL, 62206

## **EXECUTIVE SUMMARY**

BAM Properties as a lead developer and Mubeen Mahmood as owner is submitting this response to NORTHWEST CORNER of OLIVE and MIDLAND BOULEVARD development RFP on behalf of OLIVE and MIDLAND LLC (a to-be formed limited liability corporation), This response hopefully will meet and exceed the requirements set forth in this RFP.

OLIVE and MIDLAND LLC (“ OM’ ) brings a unique and highly informed perspective to the development to Northwest corner of Olive and Midland property, Mubeen Investment group Inc, BAM properties Inc and its officers have extensive experience of development the project and business operations having been in business for over 27 years, the development plan for this site calls for meeting challenges of floodplain and bringing architectural creativity given the depth of the parcels, yet OM recognizes the importance of Northwest corner of Olive and Midland, this site is extremely pivotal for the future growth of everything East and West of this corner, with the help of city planners, visionary developers and elected officials all the development on the eastside of this project should integrate with Delmar loop and Washington university, on the west side with Interstate 170 and china town.

OM recognizes the importance of this development at 7300 Block of Olive and Midland, we believe a Mixed use commercial and residential development will be very viable for that corner, A two story building with commercial on the ground level and student housing residential on the first floor will set the tone for future developments in the area, we believe this will be the first and initial step in connecting Olive with Washington university and the loop.

We already have a vested interested in University City with two commercial projects for several years, therefore we would like develop a unique structure

with Architectural significance to conform with recent development in the loop area and loop extension. We believe this project will bring significant tax revenue for the city, it will create commerce, employment and safe community. OM will achieve a great level of public benefit with this development through the approach it sets out in this RFP.

- An experienced and financially strong developer and development team with 2 commercial projects already in University city and several others in different cities and states.
- A development plan that will elevate the bar for future projects in the area.
- A development plan which will be attractive for student housing as well.
- A clearly defined development and project timeline.
- Market appropriate and financially feasible for tenants.
- Bring new businesses to the city.
- A project with extensive public benefit and safety.

OM will provide Washington University students very economical housing in exchange for teaching high school students computer programming and other subjects, therefore an area will be designed in this development for tutoring.

OM would like to build 20,000 square feet of commercial store front and 15 studio apartments, we are currently in discussion with few national fast food franchises' such as Penn Station, Dunkin Donut and others, further follow ups will take place once the land is secured. We believe only one restaurant can fit on this site along with other commercial businesses to compliment.

As a project developer OM and its principles have long standing commitment, history and belief in the viability and importance of each and every project it develops, with the development of Northwest corner of Olive and Midland OM would like to create a model that would encourage Washington University students to expand their presence towards Olive Boulevard, OM with this project would set a model for all future developments along Olive.

# **Section 1**

# **Cover Page**

## Response to RFP

### Developer:

Olive and Midland LLC / Mubeen Mahmood  
(A to-be formed Limited Liability Corporation)

### Architect:

Edin Covic  
314-578-4953

### Contractor:

BAM Properties Inc  
3505 Mississippi Ave  
Cahokia, IL, 62206  
314-727-4000  
FEIN: 43-1945939

### Land Survey and Civil Engineering:

Gary Ploesser  
12015 Manchester Rd  
Saint Louis, MO, 63131  
314-965-6732



# **Section 2**

# **Project Description**

## **Section 2, Project Description:**

OM at 7300 Block of Olive Blvd will build a unique structure to compliment all recent development in the Loop area, We would recommend 2 story structure with 20,000 Square feet of commercial space on the first floor and 15 apartments on the first floor, these apartment will be designed to serve as student housing for Washington University, These apartments will be offered to University students at a very economical rate in exchange for tutoring High school students few hours a week, Commercial spaces will have a potential for fair market rate leases but still be significantly reasonable rates than the loop area.

Significant parking will be provided for commercial clients, customers and residents, all commercial spaces will be ADA compliance, ample green space will be designed around the project, we would try our best to make this a LEED standard project.

Once the site is secured by OM we would approach property owners at 7343 and 7347 Olive to purchase and incorporate those properties in this project.

Based upon our independent projections and experiences with our project at 6800 Olive we anticipate this development will generate significant tax revenue, over 50 to 75 new permanent full time and part time jobs that will benefit community residents, currently vacant corner with this development will provide safety in the community and create a link on both east and west of Olive.

OM is committed to work with the City and the community as it develops this site, this project would be directly influenced for attracting Washington University student housing and extension of loop activities on Olive, this project will set the tone for all future development in the future, OM would like to incorporate the following uses.

- Coffee shop / Bakery
- Sit-Down or Fast food restaurant
- Neighborhood oriented retail
- Game room or Party room for Birthdays and kid's activities
- Outdoor Seating
- AT & T or Sprint Mobile
- Outdoor green spaces for artwork and sculptures
- Tutoring room

Unfortunately, Gable tea room building does not incorporate with our plan therefore we recommend that it should be removed or demolished.

We have studied and enclosed several maps from Saint Louis county and FEMA, after going over many details we have concluded that elevating portions of this site and with creative design work we will be able overcome floodplain issues, that will meets and exceed all the requirements by DNR and FEMA, our project details and drawings will to be submitted to DNR to notify them with our design elements, after its approved by the city and county, this will add significant amount of expense to the project in order to complete the site work.

We would like to build a contemporary structure with LEED standards, Site plan, elevations and architectural renderings will be submitted once approved.

Site acquisition details including values, deed, legal and other particulars to be discussed if project is deemed viable.

The construction loan funding will be provided by the banks we currently work with, we believe Project cost will be around 2.5 Million Dollars, all monies will be private financing through financial institutes, we work with several financial

institutes for commercial developments, we would be able to narrow down construction cost numbers once the detail design and drawings are completed.

### 3. Project Timeline:

The project timeline anticipates site control by OM, once all legal issues are worked out, following should be the schedule.

RFP Submittal	January 4, 2018'
RFP Award	February 2018'
(Once RFP awarded architectural rendering and elevation drawings start)	
Completion of agreements	March 2018'
Acquisition completed	March 2018'
Community and city council/ presentation of rendering	April 2018'
Presentation of construction drawings	June 2018'
Begin planning/ permit approvals	July 2018'
Construction commencement	August 2018'
Site work Begins	August 2018'
Project completion	December 2018'.

Thank you for giving us an opportunity to respond to OLIVE and MIDLAND development RFP.