



INTRODUCTION

AGENDA:

- Introduction
- Opportunity
- Assumptions
- Approach
- Next Steps

MEETING OBJECTIVE:

To discuss the opportunity, assumptions

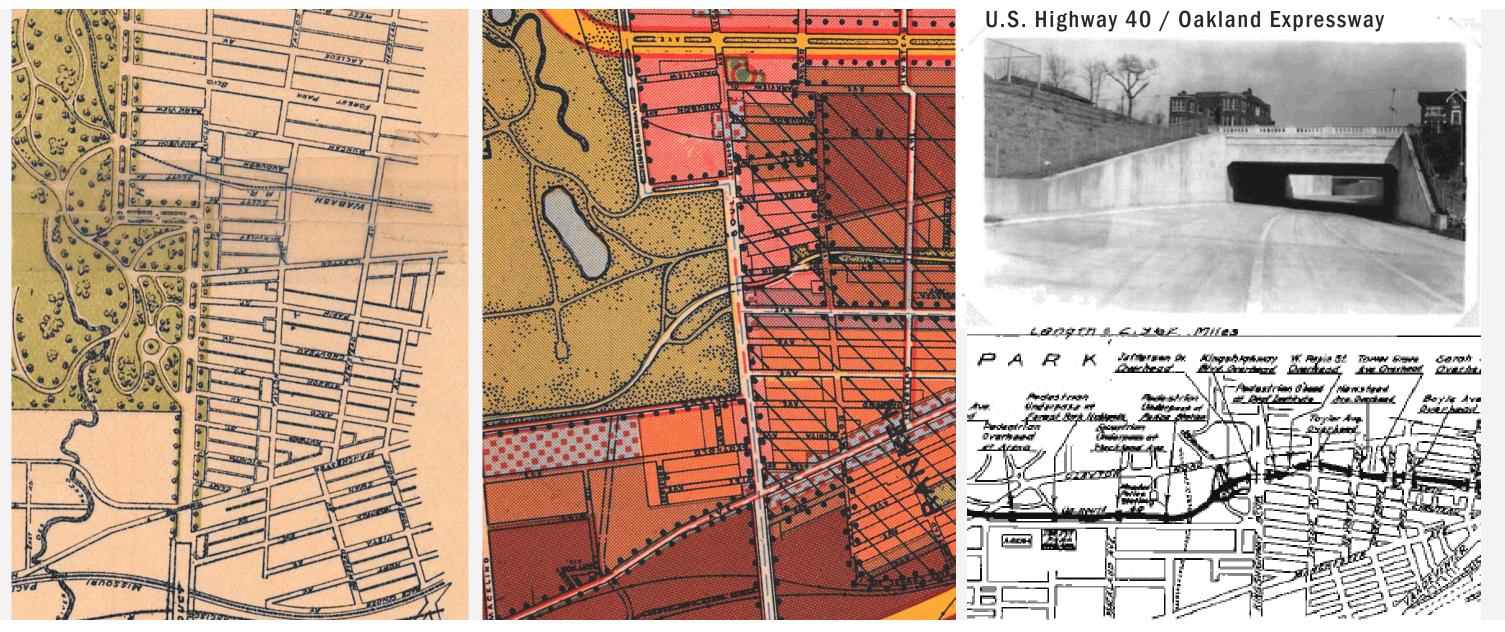
- & approach to the community planning
- + development review process for

The South Kingshighway Frontage Plan

& Redevelopment Projects



Opportunity



1907 Boulevard Plan

1947 Comprehensive Plan

U.S. Highway 40 / Oakland Expressway

SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS



- » New "ready for redevelopment" land has been added to the Kingshighway frontage—approximately 1.7 acres owned by Forest West Properties—which opens new possibilities
- » The community is unified in the desire for the improvement of the Kingshighway Boulevard frontage
- The community is unified in the *objective* that the result of the redevelopment project needs to be a distinctive, high-quality "Gateway to the Neighborhood" with additional benefits to the community beyond the project itself
- The community is unified in the *intent* that the development plan and project has broad community support through a robust community engagement & development review process



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- » To date the community based planning and development review process has resulted in quality redevelopment projects with broad community support and benefit as the norm and expectation for the neighborhood
- » The real estate market conditions for new multi-family residential and hotels are positive at this time.
- » At least two of the major land owners have expressed the willingness to work together to develop an integrated and comprehensive South Kingshighway Frontage Redevelopment Plan + Project that is rooted in a robust community engagement and development review process.



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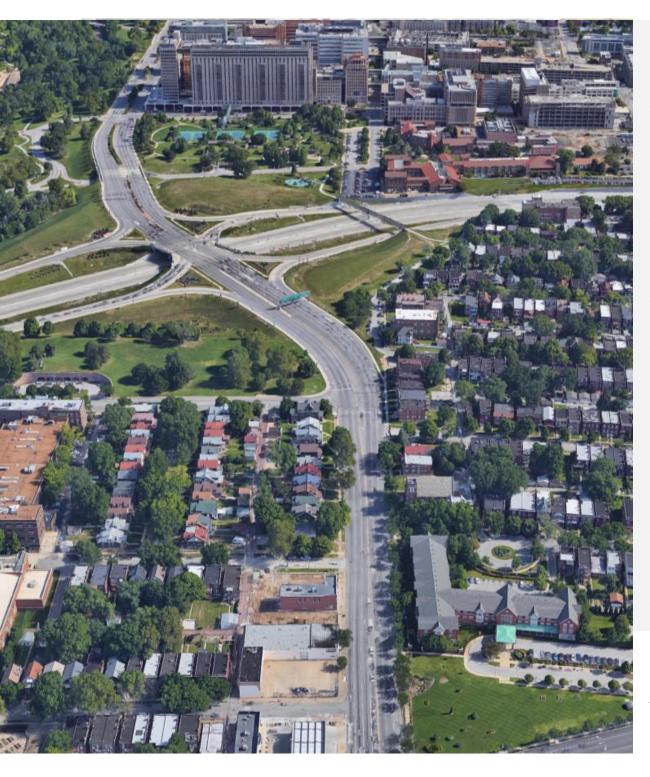


As a collective, these opportunities should be the basis for the definition of the ...

robust community engagement & development review process

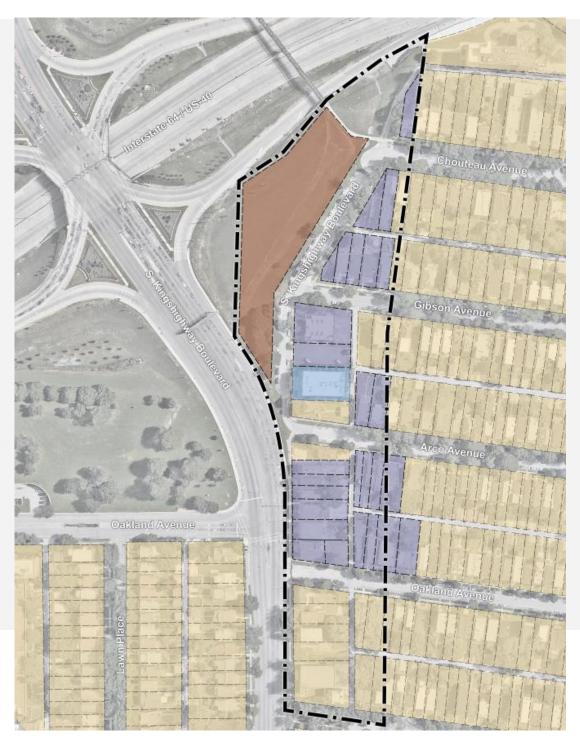
SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS

Assumptions



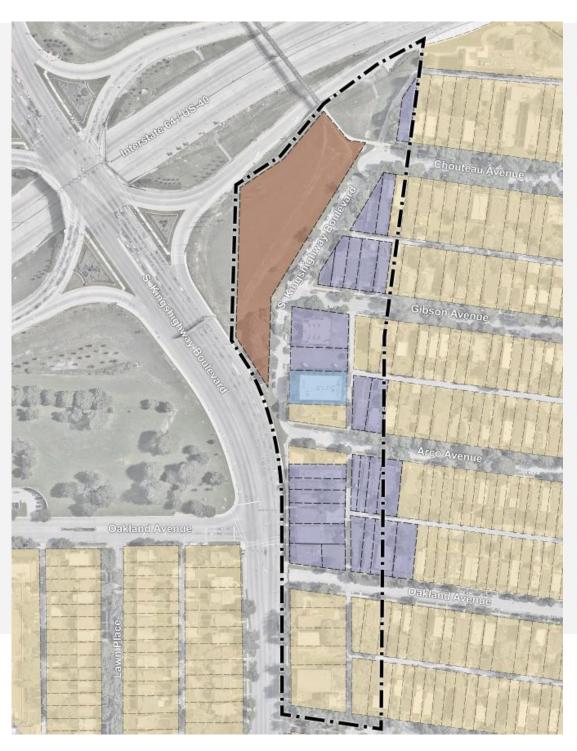
PLANNING + DEVELOPMENT REVIEW PROCESS: OBJECTIVE

Redevelopment Plan for the South
Kingshighway Boulevard Frontage,
inclusive of the Forest West Properties& Drury Development Corporation-owned
land which accommodates a new hotel and
residential buildings, among other
potential uses



PLANNING + DEVELOPMENT REVIEW PROCESS: BOUNDARIES

From Highway 40 / I-64 at the north to Wichita Avenue at the south; and from Kingshighway Boulevard to the west to approximately 3 properties east of the Kingshighway T-alleys.

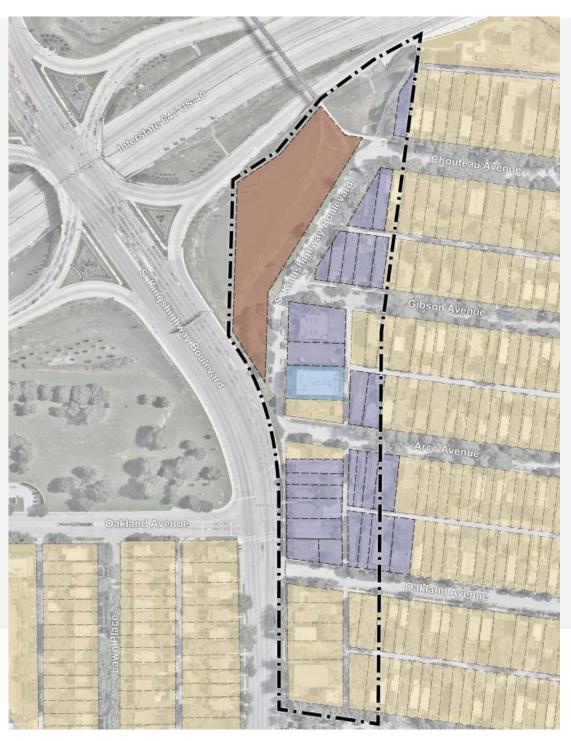


PLANNING + DEVELOPMENT REVIEW PROCESS: STAKEHOLDERS

» Property Owners:

- Drury Development Corporation
- Forest West Properties
- Grove Properties (Lambskin Temple)
- Individual Property Owners
- » Residents of FPSE Neighborhood
- » FPSE Neighborhood Association
- » Park Central Development
- » WUMCRC
- » City of St. Louis
- » MODOT
- » Great Rivers Greenway

SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS



PLANNING + DEVELOPMENT REVIEW PROCESS: DEVELOPMENT PRINCIPLES

- » Private sector-led development with multiple development partners
- » Community benefits beyond the development project
- » New 4-way intersection at Kingshighway Boulevard and Oakland Avenue
- » Utilization of the 2.9 acres of property owned by Drury Development Corporation
- West Properties by Drury Development and/or partners
- » The objectives outlined in the Forest West Properties RFQ

SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS



FOREST WEST PROPERTIES RFQ OBJECTIVES:

- "QUALITY DESIGN: A design concept that will add to the character and value of the neighborhood... per neighborhood planning documents.
- "APPROPRIATE USE: The intended use is appropriate to the surrounding neighborhood, and aligns with the standards of the neighborhood form-based district."

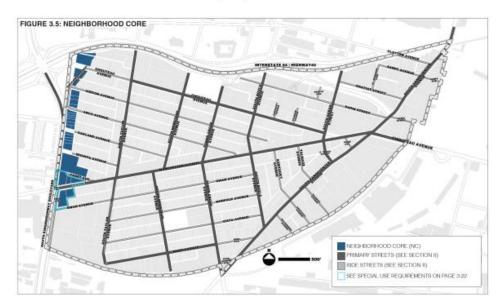


FOREST WEST PROPERTIES RFQ OBJECTIVES:

- "NEIGHBORHOOD PLAN: A neighborhood planning process designated the entire Kingshighway Corridor for larger scale mixed use and commercial development, for 'reimaging the front door of the neighborhood.' Design proposals should be high quality, in line with that purpose.
- "FORM-BASED DISTRICT: The site will be designated as Neighborhood Core (NC) under the FPSE Form-Based District, which governs land use and design decisions in the neighborhood (Section 3.5). Proposals should align with the design, site planning, and use standards laid out in the district, requiring only minor variances as needed."

3.0 BUILDING ENVELOPE STANDARDS

3.5 NEIGHBORHOOD CORE (NC)



I - INTENT STATEMENT

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Core areas to re-image the front door and western gateway to the neighborhood, in particular South Kingshighway Boulevard. The area is designed to provide flexibility in height and use for redevelopment with some level of setback; while also remaining sensitive to the lower residential areas immediately to the east. This intent statement and the images shown on this page are advisory only.

II - STREET TYPES

Primary Streets:

South Kingshighway Boulevard (south of Arco Avenue), Manchester

Side Streets:

South Kingshighway Boulevard (north of Arco Avenue), Chouteau Avenue (west of South Taylor Avenue), Gibson Avenue, Arco Avenue Oakland Avenue, Wichita Avenue, Cadet Avenue, Swan Avenue







FOREST PARK SOUTHEAST FORM-BASED DISTRICT $_{\scriptsize 3-19}$

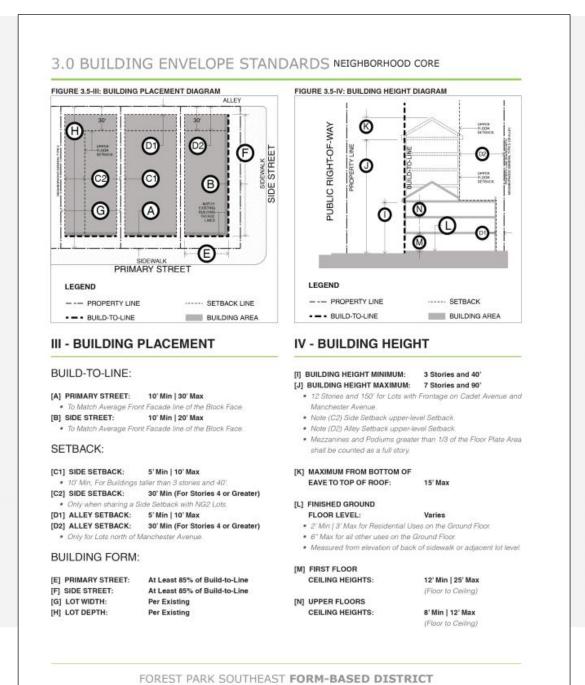
PLANNING + DEVELOPMENT REVIEW PROCESS: FORM-BASED DISTRICT

The project will conform to the requirements of the Neighborhood Core (NC) district of the Forest Park Southeast Form-Based District.

Allowable Building Types:

- Courtyard Building
- High-Rise Residential Building
- Podium Building
- Commercial Block Building
- Flex Building

SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS



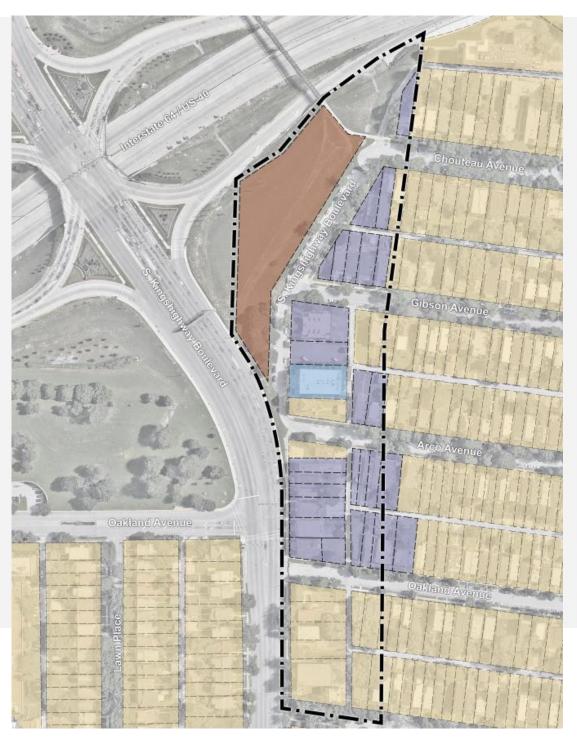
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SOUTH KINGSHIGHWAY FRONTAGE PLAN + REDEVELOPMENT PROJECTS



PLANNING + DEVELOPMENT REVIEW PROCESS: DEVELOPMENT PROGRAM

- » A Drury-branded boutique hotel located near the corner of Kingshighway and Highway 40 / I-64.
- » New residential apartment buildings (number and size to be determined)
- » Other uses as determined through the planning and Development Review Process
- » Chouteau Greenway integration

Planning Approach



PHASE 1

PRE-PLANNING

Develop an accepted community and stakeholder planning and development review process that results in a comprehensive Redevelopment Plan and Project for the FPSE Neighborhood's Kingshighway Frontage.



PHASE 2

COMMUNITY
PLANNING +
DEVELOPMENT
REVIEW

draft for discussion



PHASE 3

FINAL DEVELOPMENT
AGREEMENTS,
REGULATORY PLAN
MODIFICATIONS +
APPROVALS
draft for discussion





PHASE 1

PRE-PLANNING

PLANNING + DEVELOPMENT REVIEW PROCESS

Work with executive leadership of the Forest Park Southeast Neighborhood Association to develop an agreed-upon community planning process.

Simultaneously engage with and review the proposed planning and development process with other community stakeholders — Park Central Development, WUMCRC, the City of St. Louis, and others— to collect input and ensure that the process meets all established requirements.

ON-GOING ENGAGEMENT + AGREEMENT

Continue to meet regularly with the Forest Park Southeast Neighborhood Association and all other Stakeholders to provide information and collect feedback until there is general consensus on the Planning + Development Review Process



PHASE 2

COMMUNITY
PLANNING +
DEVELOPMENT
REVIEW PROCESS

draft for discussion

KINGSHIGHWAY FRONTAGE PLAN + PROJECTS

Create a comprehensive Plan for the Kingshighway frontage with key Redevelopment Projects identified. This plan will include the Drury Hotel development, several residential apartment buildings, other optional uses and key infrastructure improvements. The plan will identify specific development sites, building heights, demo of buildings, any requirements for building design, site planning, and local traffic and site access and will need to be agreed-upon by ALL stakeholders, including the neighborhood, WUMCRC, the City of St. Louis, and Park Central Development.

PROPERTY PURCHASE AGREEMENT

Execute a purchase agreement with Forest West Properties / WUMCRC based on the agreed-upon Redevelopment Plan.

REGULATORY REVIEW + REVISIONS

Work with the City of St. Louis to finalize any necessary regulatory plan revisions or modifications.



PHASE 3

FINAL DEVELOPMENT
AGREEMENTS,
PLANS, FINANCING +
APPROVALS

draft for discussion

DEVELOPMENT PROJECT SITE PLAN + REVIEW

Work with ALL the Forest Park Southeast stakeholders and the established community development review process to review the proposed development project site plan and infrastructure improvements and make revisions as necessary.

During this Phase the timing of the project developments will be determined, design review will be conducted, and all legal and financing agreements completed.

Concurrently, work with the City of St. Louis and other agencies to design and implement the public improvements.

PROJECT APPROVALS

Work with the City of St. Louis to secure all necessary project approvals.

Next Steps

NEXT STEPS...

At tonight's meeting, we would like to agree on the following next steps...

- 1. Drury and H3 will work with the executive leadership of the Forest Park Southeast Neighborhood Association to develop a draft of the Planning + Development Review Process that is acceptable to ALL Stakeholders
- 2. Drury and H3 will attend the January meeting to present updates on the pre-planning process
- 3. Drury will continue to attend Association meetings to engage with residents, answer questions, and provide updates







