



## FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION JANUARY 2020 MEETING MINUTES

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21 January 2020 / 6:45 PM / Missouri Foundation for Health

### MEETING MINUTES

**6:45 pm** Meeting called to order (*Vincent Chewning*)

#### FPSE Neighborhood Business

**6:45 – 6:55 pm** Crime and Safety Report (*Ed Slade, SLMPD Liaison*)

- Major crime has been quiet. There was a shooting on 4500 Chouteau. Investigation is ongoing.
- Car break-ins on Manchester are up, 15 on the year. 10 of 12 were in the evening hours, 8 on Manchester and a couple on Chouteau.
- Camera work is getting synced to the crime center downtown and should help decrease crime

Ron Coleman: reporting crime through the app may not be seen, it goes to the Real Time Crime Center. Instead, you should call 911.

**6:55 – 7:00 pm** Treasurer's Report (*Adelina Mart*)

- You can review the treasurer's report online
- Just shy of \$2,000 this year, \$500 higher than this time last year
- Thanks everybody for the donations
- At the December meeting the Board proposed a \$10 suggested donation with a minimum of \$1 for membership dues. This vote will take place in the February meeting.

**7:00 – 7:05 pm** FPSENA Board "Code-of-Conduct" Update (*Vincent Chewning*)

- Two meetings ago the Board proposed a Code-of-Conduct to the by-laws. There were two comments:
  - To remove "Speak with one voice"
  - To add "guest speakers"
- The vote to put this into the by-laws will be held in the February meeting.

GM: Recess has opened south of Manchester. They petitioned for a liquor license. Had an idea to use that approval to leverage a home repair fund. But she decided against going forward with it. Does want the neighborhood to benefit from development.

**7:05 – 7:10 pm** Infrastructure Committee Update (*Vincent Chewning*)

- Cortex-Tower Grove connector project sheet was passed out.
  - Outlines dedicated bike lanes from Tower Grove Park, down Vandeventer, to Sarah Street into Cortex.

GM: Is the Connector Project a serious deal?



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Roddy: Tower Grove is the busiest bike route in the city. We have the matching money and the Taylors (Enterprise) have put up some money, as well as the City. Says it's highly likely at this time.

- Green Street: Will be doing a lot of infrastructure updates for the Unify Project south of Manchester. They committed to engaging the Infrastructure Committee to keep them informed and that resident concerns are being heard. There are no real updates at this time.
- Chouteau Park playground: It's delivered and boxed at the park. It's too cold to construct but it's in the queue to be done in Spring.

GM: What's the process for getting trees planted?

Ron Coleman: There's a ward capital budget allocated for tree planting. You can call the citizen service bureau (314-622-4800) to have a tree planted in your front lawn, or request anywhere around the neighborhood. There are over 50 tree species to choose from. It doesn't have to be a resident's front lawn. You can request anywhere in the neighborhood.

GM: Will residents be told if trees will be cut down or trimmed?

Ron Coleman: Typically the resident is not notified. If it's trimmed you might get a notification to make space (like to move your car, etc.).

### Special Presentations and Discussion

**7:10 - 8:00 pm** FPSE Feedback Working Session (*Community, FPSENA Board*)

The Board wanted to continue December's discussions to hear resident thoughts about the neighborhood and Drury's proposed engagement process for redevelopment along Kingshighway and the frontage of the neighborhood. This month we've planned a working session to solicit neighborhood feedback and get everybody thinking about the future, and pass that feedback to Alderman Roddy and other neighborhood organizations.

The rest of the meeting consisted of two workshops and discussions. Attending members were put into groups to freely discuss thoughts stemming from workshop questions. After, volunteers shared their group's answers to the rest of the members.

The first workshop asked three questions:

- *List what you think are the core characteristics of the neighborhood*
- *Which of those core characteristics are important to preserve? Why?*



## FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION JANUARY 2020 MEETING MINUTES

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- *What characteristics have room for improvement?*

Members volunteered to read their responses. All written responses are below.

The second workshop asked two questions:

- *Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?*
- *How do you think the Drury development would affect you?*

Members volunteered to read their responses. All written responses are below.

Sarah W. Mangapora: one of the things that we heard from the last meeting we had is that you guys didn't have an opportunity to have your voice heard. That's something that is extremely critical to this process because we represent the neighborhood. We are the neighbors. This isn't a community with the people involved. This exercise was not supposed to be us vs. them. It was supposed to highlight the things that we love about the neighborhood, the things that brought us to the neighborhood, the things that bring us together right now because we're talking about trees, how we access the park and enrich our lives. Those are the things that are really important to us as community members and stakeholders, and we need to keep those in the forefront. The most important thing to take away from this moment tonight, is that you had an opportunity to talk to you neighbors one-on-one and listen to what they had to say because if we don't listen to each other, we're not going to get very far. Thanks to everybody for participating in this exercise... it's not always comfortable, but it's critical in keeping the community together.

**8:00 PM** Adjournment (*Vincent Chewning*)



## FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION JANUARY 2020 MEETING MINUTES

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### ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:

**Events in The Grove:** [calendar.thegrovestl.com](http://calendar.thegrovestl.com)

### ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:

**Grove CID:** 2nd Monday of every month @ 11:00AM at the PCD Office

**FPSE Dev. Committee:** 4th Tuesday of the month @ 5:30PM at the PCD Office

**FPSE Inf. Committee:** 3rd Monday of the month @ 6:00PM at the PCD Office



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FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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List what you think are the core characteristics of the neighborhood.

Which of those characteristics are important to preserve?  
Why?

- Beautiful brick architecture
- Great location
- Westward view down Gibson toward park - great sunset → no hotel!
- Residential feel → no hotel!
- Foot bridge to Forest Park

What characteristics have room for improvement?

- Crumbling brick corner walls at Gibson + Taylor
- Bumpy pavement on Chouteau - bad for biking
- Remove street boulders



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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List what you think are the core characteristics of the neighborhood.

Wide mix of people, some who have lived there for years and others who have come to the neighborhood because they love the city. Melting pot connection to the park

Architecture - brick story of St. Louis.

Mixed use residential + business

Which of those characteristics are important to preserve? Why?

Residential neighborhood feel - walkability

What characteristics have room for improvement?

- \* Park connection could be improved.
- \* Blocked street thru fare
- \* Standards of upkeep of properties



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

CO

List what you think are the core characteristics of the neighborhood.

Diversity

Walkability

Historical architecture (brick)

Accessibility to major services

~~Central~~ Centrality

Greenery mixed w/ density

Local, unique businesses (no chains)

Growth

Which of those characteristics are important to preserve?  
Why?

All of them. In particular:

Diversity

Historical Architecture

Local, unique Businesses

What characteristics have room for improvement?

Connectedness to other surrounding neighborhoods (surrounded by major thoroughfares)

Grocery Store!!!





## JANUARY 2020 SURVEY

List what you think are the core characteristics of the neighborhood.

- That it doesn't have a hotel in it. It has a truly unique neighborhood feel that a large hotel or out of character development ~~area~~ would eliminate.

- Walkability in the neighborhood - limited. Places in the city offer this feature, more traffic, noise, people will eliminate.

- Learn from The Loop and ~~limit~~ ~~decide~~ type of business and development that can take place - Drury doesn't build hotels like the moonrise.

Which of those characteristics are important to preserve? Why?

Few cities areas offer these features so losing them would kill any character in the area and what makes it unique.

What characteristics have room for improvement?

~~Some~~ Different types of public features like bricks along Taylor and crossing streets crumble and do not stand up over time.

- Zero action allowing building collapse and decay.

- Single water issue in terms of the hotel.



## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

- The neighborhood is a city neighborhood with a diversity of housing, institutions and businesses.
- It is a middle-level neighborhood - not as upper-class as CWE and not as lower down as some poor parts of town
- It is possible to walk to lots of places in the neighborhood - Forest Park, the Post Office, St. Cronan Church, businesses on Manchester, etc
- It is a central neighborhood - right in the middle of the City
- It is close to major north/south transportation (King Highway) and east/west transportation (I-40, I-44) and to Metrolink
- It is so close to some many other good things/ places in St Louis - BTC, Forest Park, CWE, The Hill, Shaw, MO Bot Garden, SLU, Cortex and on and on including downtown
- The neighborhood remains affordable

Which of those characteristics are important to preserve? Why?

What characteristics have room for improvement?

Improving communication among people who live and work in the neighborhood.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

List what you think are the core characteristics of the neighborhood.

taking care of our neighbors  
have diversity  
make for affordable housing  
fixing things for families in need

Which of those characteristics are important to preserve?  
Why?

stabilizing existing residents  
keeping property tax down  
a place at the decision table  
able driving  
etc

What characteristics have room for improvement?

☆ affordable ownership  
sewers — and rain ~~for~~ basements  
problems in basement  
grocery store



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

List what you think are the core characteristics of the neighborhood.

Multi Racial  
Diverse  
Historic architecture  
Walkable  
Wash U Shadow  
Taking care of Neighbors  
Affordable Housing

Which of those characteristics are important to preserve?  
Why?

Affordable Ownership  
~~What infrastructure S. of Main?~~  
Stabilizing existing resident  
& <sup>increasing</sup> their home repair  
property taxes

What characteristics have room for improvement?

Sidewalks <sup>Infrastructure</sup> Sewers  
Lighting Sewers  
Streets  
Buy out residents S. of  
Manchester -



## FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION JANUARY 2020 SURVEY

List what you think are the core characteristics of the neighborhood.

- diversity (age, race, etc.)
- openness
- inclusion
- vibrancy
- lots of food + drink options
- ~~easy~~ walkable + bikeable
- variety of businesses

Which of those characteristics are important to preserve?  
Why?

- all of them
- because I want a variety of options
- because it makes me feel like I'm living in the city
- mix of historic + new bldgs.
- keep existing residents in home

What characteristics have room for improvement?

- streets are poor, could be more focus on walkability, more green space, bikeability
- affordability is an ~~open~~ problem for housing
- need grocery store option, things besides entertainment
- not a lot of <sup>local</sup> purchase options
- get rid of bollards





## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

- "Entrance" from 64/40 - Kingshighway
  - (-visitors comment on the vacant properties)  
(see improvements)
- Walkability to restaurants, businesses

Which of those characteristics are important to preserve?  
Why?

- Historic homes
- Green space

What characteristics have room for improvement?

- "Entrance" to the neighborhood (Kingshighway)
- Walkability to outside neighborhoods
- Market/Grocery store
- Affordable homes



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

dog disposal stations  
dog parks  
kid parks  
restaurants  
gas stations  
parking  
surveillance (cameras?)  
lighting of streets

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walkability  
resident owned businesses  
historical buildings

Which of those characteristics are important to preserve?  
Why?

What characteristics have room for improvement?

parks  
parking  
street lighting  
↑ residents → ↓ crime  
grocery store



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

- WALKABILITY TO RESTAURANTS/RETAIL
- LOCAL COMMERCIAL BUSINESSES
- HISTORIC, INTACT BRICK HOMES/STREETS

Which of those characteristics are important to preserve?  
Why?

- BUILDINGS
  - DON'T WANT TO LOSE HISTORIC IDENTITY
- DENSITY
  - MORE PEOPLE = SAFER NEIGHBORHOOD,

What characteristics have room for improvement?

MORE NEIGHBORHOOD EVENTS/MEET & GREETINGS





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JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

LOCATION - ACCESS TO HWY 40  
HOSPITALS  
OLD HISTORIC HOMES  
+ Architecture

Which of those characteristics are important to preserve?  
Why?

Owner OCCUPANTS -  
Architecture

What characteristics have room for improvement?

Too much ENTERTAINMENT  
DISTRICT, NOT enough  
RESIDENTIAL COMMERCIAL



List what you think are the core characteristics of the neighborhood.

Great neighbors - The people!  
Great restoration of property  
on the street. Architecture  
Easy access to the park  
& everywhere  
Walkability is high.  
Trees  
Greenspace

Which of those characteristics are important to preserve?  
Why?

- 1) Greenspace
- 2) Access to park
- 3) Walkability

What characteristics have room for improvement?

~~Overcrowded~~  
~~Too many cars~~  
~~Too many people~~  
~~Too many dogs~~  
1)



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## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

- WALKABILITY
- QUIET, NO TRAFFIC
- MIX OF AGES, FAMILIES,
- DIVERSITY
- NEIGHBORHOOD "FEEL"
- SEEM SAFE
- TREES, GREEN SPACE
- ARCHITECTURE

Which of those characteristics are important to preserve?  
Why?

ALL OF THEM

What characteristics have room for improvement?

SHOPPING MIX OF TYPES  
OF BUSINESSES



## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

- Density — residential + commercial.
- Walkability
- Central location / interconnectedness w/ other areas.
- Historic urban fabric + street grid.
- ~~Tree~~ Greenery

Which of those characteristics are important to preserve? Why?

- Incremental urban development — small lots, narrow street frontage. — (human scale) — what would Jane Jacobs do?
- Pedestrian-oriented development.
- Street grid

What characteristics have room for improvement?

- Wide, high-speed roads (Manchester, Vandeventer, Kingsbury)
- Disconnectedness from other neighborhoods. (I-64/US-40)
- Vacancy
- Suburban-style development.
- Bike infrastructure.



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JANUARY 2020 SURVEY

List what you think are the core characteristics of the neighborhood.

Which of those characteristics are important to preserve? Why?

Architecture  
historical ~~land~~ nature  
city green

Diversity & long standing residents  
walkability

~~History~~ History

a food access  
big part of the neighborhood  
no more displacement  
low income residents part  
of the community

What characteristics have room for improvement?

Gym

maintaining neighborhood character trees

more affordable businesses for people that live in the neighborhood

walkability / connection to adjacent neighborhoods  
bikelanes

access to home repairs & affordable options for residents to stay in connection

connection between all residents - all incomes & old & new residents



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

Diversity

Walkable

Historic Character

Accessibility / Proximity to Transportation

Trees / Green Space Mixed w/ Density

Uniqueness / Local / Not many chain businesses

Connected to other great parts of the city

You can walk to a lot of places

Which of those characteristics are important to preserve?  
Why?

Diversity

Historical architecture

Urban

What characteristics have room for improvement?

Neighborhood is an island, isolated by large thoroughfares



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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List what you think are the core characteristics of the neighborhood.

Walkability  
Diversity  
Historic Character

Which of those characteristics are important to preserve?  
Why?

What characteristics have room for improvement?





# JANUARY 2020 SURVEY

## Connection w/ Forest Park

List what you think are the core characteristics of the neighborhood.

- old & beautiful;
- truly STL architecture, particularly brick buildings on Manchester.
- Nice mix of commercial & residential (w/ historic preservation)
- \* Becoming a walkable neighborhood!!
- Everyone is welcome! (racial diversity, LGBTQ) (mixed income)

## ~~Foot~~ <sup>Keep</sup> Bridge into Fo Park

Which of those characteristics are important to preserve? Why?

- <sup>racial</sup> mixed income + diversity
- brick buildings w/ "old" look.
- walkable nature of neighborhood
- connectivity via Metro + biking
- "green" elements reflecting neighborhood as "Forest Park"

What characteristics have room for improvement?

We need a grocery store in the Grove (why not a Trader Joe's? which seems in sync w/ many values here) — This would make FPSE more walkable. \*Need more trees!





FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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List what you think are the core characteristics of the neighborhood.

easy access to forest park / continuity / green /  
walkability  
everyone welcome

Which of those characteristics are important to preserve?  
Why?

mixed income  
mixed race

What characteristics have room for improvement?

Affordability



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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List what you think are the core characteristics of the neighborhood.

walkability  
preservation of architecture.  
mixed income.  
proximity to parks.

Which of those characteristics are important to preserve?  
Why?

all

What characteristics have room for improvement?

retail diversification.  
we have plenty of bars.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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List what you think are the core characteristics of the neighborhood.

proximity and easy Access  
to Forest Park

Diverse characteristics -  
income, RACE

NEW STRUCTURES to  
Blend with present  
Architecture

Which of those characteristics are important to preserve?  
Why?

What characteristics have room for improvement?

"VIEW OF SUNSET"



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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Fresh Tyme located across  
from Ikeg

List what you think are the core characteristics of the neighborhood.

Which of those characteristics are important to preserve?  
Why?

What characteristics have room for improvement?



Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

- Full plan from Drury w/ clear options to respond to.
- Action NOW for homes on Kingshighway. Build trust and support by demonstrating through actions that they are working to improve neighborhood.
- Be a good neighbor and make these eye sores look acceptable until something happens.

- Lessen Residential Feel
- Increase traffic / Parking Issue
- reduce connection to Park
- Reduces green space in a significant way
- Doesn't serve the neighborhood
- Noise and disruption through construction process



Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

- Drury =
- Less residential feel to neighborhood
  - Block view of sunset on 4500 Gibson
  - Enlarge foot bridge?
  - Increased traffic ñ
  - Prop taxes go up → push out low-income residents

How do you think the Drury development would affect you?

- Block the view sunset
- I am opposed to Drury's Conservative affiliations - I don't ~~too~~ want them in my neighborhood!



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Historic, unique-styled architecture lost  
Mixed use, local businesses (not catering to residents, just visitors)

Greenery

Living in the shadow of a major business/  
(literally + figuratively) developer

Disconnecting the area from our neighborhood

Potential loss of accessibility to Forest Park

How do you think the Drury development would affect you?

Changing the fabric of the neighborhood I chose to live in.

Removing opportunity for a business, or residential option I might enjoy + directly benefit from.

It could ~~also~~ benefit me + my neighbors by adding additional character + mixed use space (not standard Drury branding) if they listened to + followed feedback

Need an answer:

What do residents gain from a Drury Hotel?

~~Do they even care?~~

Does Drury even care?  
What will they do to ADD to the fabric of the neighborhood rather than take away.





FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

Andrew Wrayne

I live / own 4560 Chouteau  
Just bought 4558 Chouteau.

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Very negatively. Larger out of neighborhood buildings or developments do not progress the area.

It would increase all forms of traffic with NO direct

benefit to the neighborhood. They will pull the benefits away from the neighborhood w/o directly putting anything back into the area. The city has enough hotels. we need more residents.

How do you think the Drury development would affect you?

Personally my home is surrounded by two vacant properties on Chouteau & Gibson, the Drury property next to me is occupied but not updated in bad shape.

I purchased the house at 4558 Chouteau 1 1/2 yrs. ago and will be moving in a month. Having spent a lot of money just rehabbing a house. I don't ~~see~~ see any positive benefits to the area.

I ~~live~~ ~~own~~ 4560 Chouteau  
own





## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

A Drury Hotel at Kingshighway and I-64 would potentially provide a committed owner who would anchor the area with a hotel that would appeal primarily to middle-income people.

It would continue a healthy mix of housing and businesses. It would add people walking to the area. It would provide an attractive landmark to anchor a neighborhood boundary.

It would also have the potential on the negative side to dramatically increase traffic in a fairly small area. This activity could spill over into the surrounding housing areas.

It would provide needed tax money to St. Louis.

A hotel owner would preserve (and enhance?) the footbridge linking the neighborhood to Forest Park.

How do you think the Drury development would affect you?

I don't know yet.



## JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

Drury gets their dreams and

we get ours :

1) affordable ownership  
2) taxes stay down for current residents

3) home repair for owners in

need.  
4) repairs for rain in basements north of mandarin  
get Drury to have wash u to agree to this win-win.

increase  
car  
change access to the park

keep the park <sup>walk</sup> bridge



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

Drury  
Community Betterment  
Agreement  
with Home Repair &  
Affordable Home Ownership  
Sidewalks  
Buy out existing residents  
S. of Manchester  
Keep Walking Bridge  
~~the~~ Increase car access to  
Forest Park - along Clayton Rd.

MODot property  
purchased from  
Wash U sold  
to Drury?  
MODot  
— sold  
Wash U Bought at Auction



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

It won't affect my personal property but our neighbors/friends will be adversely affected by the possible ~~demolition~~ demolition, increased traffic, access road, reduced green-space.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Traffic → more tourists / non residents  
losing homes (places for residents)  
↓ walkability  
↓ trees

How do you think the Drury development would affect you?



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

- NEGATIVELY
- DEMOLISHING HOMES / BUILDINGS  
ERASES HISTORIC IDENTITY
- A "HIGHWAY" HOTEL WOULD NOT  
BE CONNECTED TO THE NEIGHBORHOOD  
I.E. WALKABLE
- AN ACCESS ROAD WOULD LITERALLY  
SHRINK THE NEIGHBORHOOD

How do you think the Drury development would affect you?

- A HIGHWAY HOTEL + ACCESS RD. + <sup>SURFACE</sup> PARKING  
IS A BAD FRONT ENTRANCE TO  
NEIGHBORHOOD
- IT WOULD BLOCK WHAT  
COULD BE A WELCOMING  
ENTRANCE
- A BARRIER BETWEEN FOREST PARK  
AND FOREST PARK SOUTHEAST



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

TEAR DOWN TOO  
MANY HOUSES which  
could be "restored"

TOO MUCH TRAFFIC  
Thru Neighborhood

How do you think the Drury development would affect you?

↑  
~~It~~ would ~~not~~  
change historic  
character, which  
could be restored.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
**JANUARY 2020 SURVEY**

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

MORE TRAFFIC, LESS GREEN SPACE

- LESS NEIGHBORHOOD FEEL

- THEIR HOTELS ARE UGLY

NO ~~REAL~~ ARCHITECTURE  
WORSE THAN AVENTURA

-

How do you think the Drury development would affect you?

← SAME





## JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

- Depending on the massing of the building and site plan layout, the Drury development could positively contribute to neighborhood density and walkability by "activating" the eastern frontage along Kingshighway. However, considering the whims of the hotel industry — a preference for large, blocky buildings surrounded by parking — the impact could easily be negative.

- I don't really care about the fact that it's a hotel — the use is mostly irrelevant. Form is what matters. Form is what makes a place walkable, inviting, human. FPSE ~~was~~ was built incrementally, on narrow lots. It is "fine-grained" urbanism. Any new development should integrate with that urban fabric, prioritize the pedestrian experience, and improve connectivity and aesthetics. The worst outcome is more sub-urbanism — parking lots, garages, fences, barrenness.

How do you think the Drury development would affect you?

- I live down the street from the proposed site and semi-frequently use the pedestrian bridge across 64. A new development likely wouldn't affect me directly, as long as pedestrian access is maintained or expanded upon.
- New retail opportunities in this development could be useful to me.
- I'd hate to see anything anti-urban create a barrier between FPSE and areas to the west. Less parking, more urbanism. No unsightly, dangerous curb cuts, surface lots, iron fences.
- A development that really emphasizes the pedestrian realm — wide, buffered sidewalks, landscaping, zero-setback building line — could have a huge impact on perceptions of Kingshighway and its walkability.
- At a minimum, the development should improve non-vehicular connectivity to the west.



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Architecture -  
buildings would be  
torn down

People -  
Quality of life  
would decline

How do you think the Drury development would affect you?

- Physical barrier to Forest Park
- Eysore would be created
- traffic



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION  
JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

walkability  
increased car traffic  
view to park & downtown  
less trees / green space  
~~Kings Oak & FPSE connection~~  
Kings Oak / FPSE / CWE connection

How do you think the Drury development would affect you?

I would have walk past  
it everyday.  
from Kings Oak to  
Wash U Med.  
(please shovel the sidewalk.)  
connection to the foretpark,  
the chateau greenway  
and Wash U med  
~~university~~ campus  
pedestrian safety  
subsidized by my property  
taxes (TIF)



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Loss of view

Living in the shadow of a large development

Loss of character

Loss of green space

Not connected to the neighborhood

Catering to \$\$\$, not to residents

Demo of historic architecture

How do you think the Drury development would affect you?

Neighbor on ~~Wichita~~  
Wichita

Access to WashU/CWE/  
Forest Park/MetroLink Kingshighway

Not served by the hotel

0



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

- View + sunlight

How do you think the Drury development would affect you?

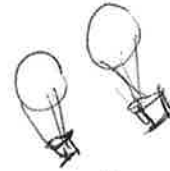


FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

Buildings will obstruct  
Sunset view! (Balloons in  
balloon race)  
(I walk to the green space  
here to view it,  
frequently in summer)



Big loss of green space.  
+ possibly connection w/  
Forest Park.

Will foot bridge remain?!

Too many cars traveling  
through neighborhood?  
- noise pollution

How do you think the Drury development would affect you?

- I live a few doors  
east of the proposed  
development. I've  
always been opposed to  
Drury building a hotel.  
(Went to original meeting  
in <sup>2007</sup>2008)

- I will lose my  
"Sunset view" at the  
"top of Gibson" frequently  
(where my children bicycled  
as little ones)  
- Loss of proximate green space. →





FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

- noise pollution
- ← blocking view
- decreasing access to park
- abolish green space

★ Need minority contractors

★ Need allocation of jobs for neighborhood residents  
30%?





FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

How do you think the Drury development would affect you?

NOISE / ACTIVITY / TRAFFIC

SUNSET VIEW

FPSE Residents s/b compensated.  
for witnessing intended blighting with  
deteriorated housing on Kings Highway —  
NOT NECESSARILY with money but some  
APPROVED ASSET



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## JANUARY 2020 SURVEY

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Of the core characteristics you listed and of the characteristics members shared, how do you think the Drury development could impact them?

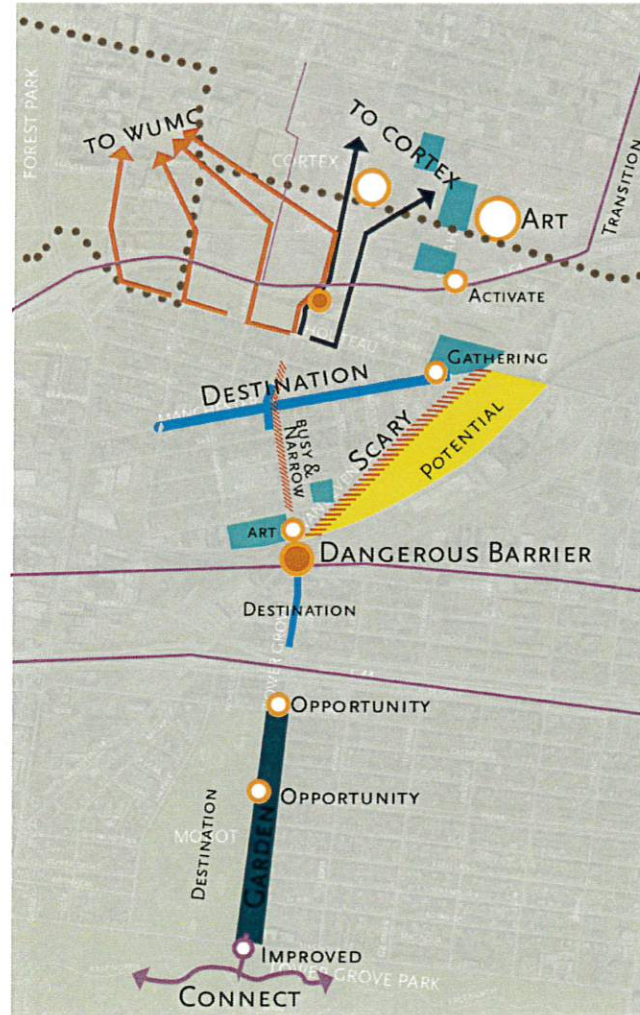
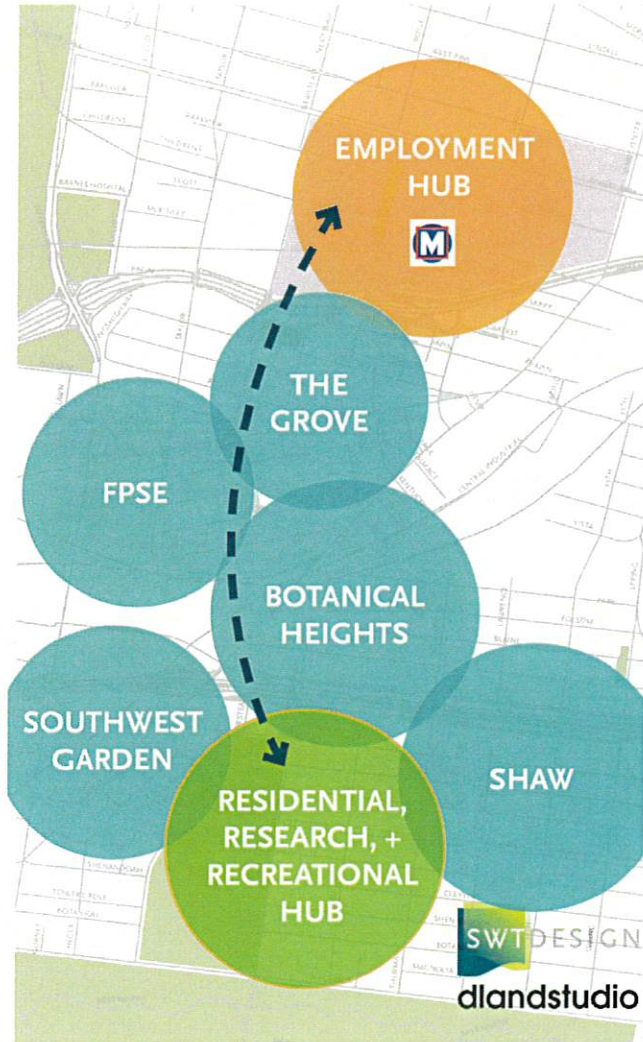
too much traffic  
loss of green space.  
loss of neighborhood character.

How do you think the Drury development would affect you?

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I have trust issues with Drury,  
not necessarily all potential development.

# Cortex-Tower Grove Connector Project





# Link to Chouteau Greenway in Cortex



PRESENT

FUTURE





# Vandeventer Avenue



PRESENT

FUTURE





# Vandeventer -Tower Grove Intersection



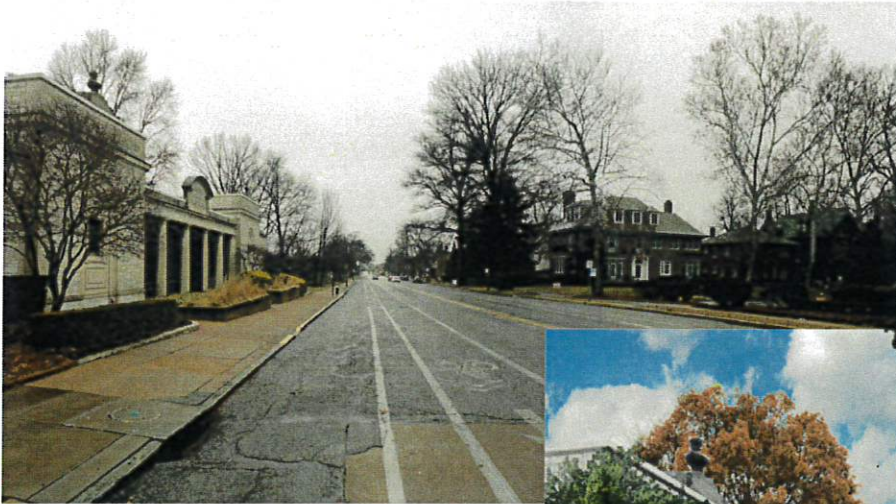
**PRESENT**

**FUTURE**





# Flora Crossing at Tower Grove Avenue



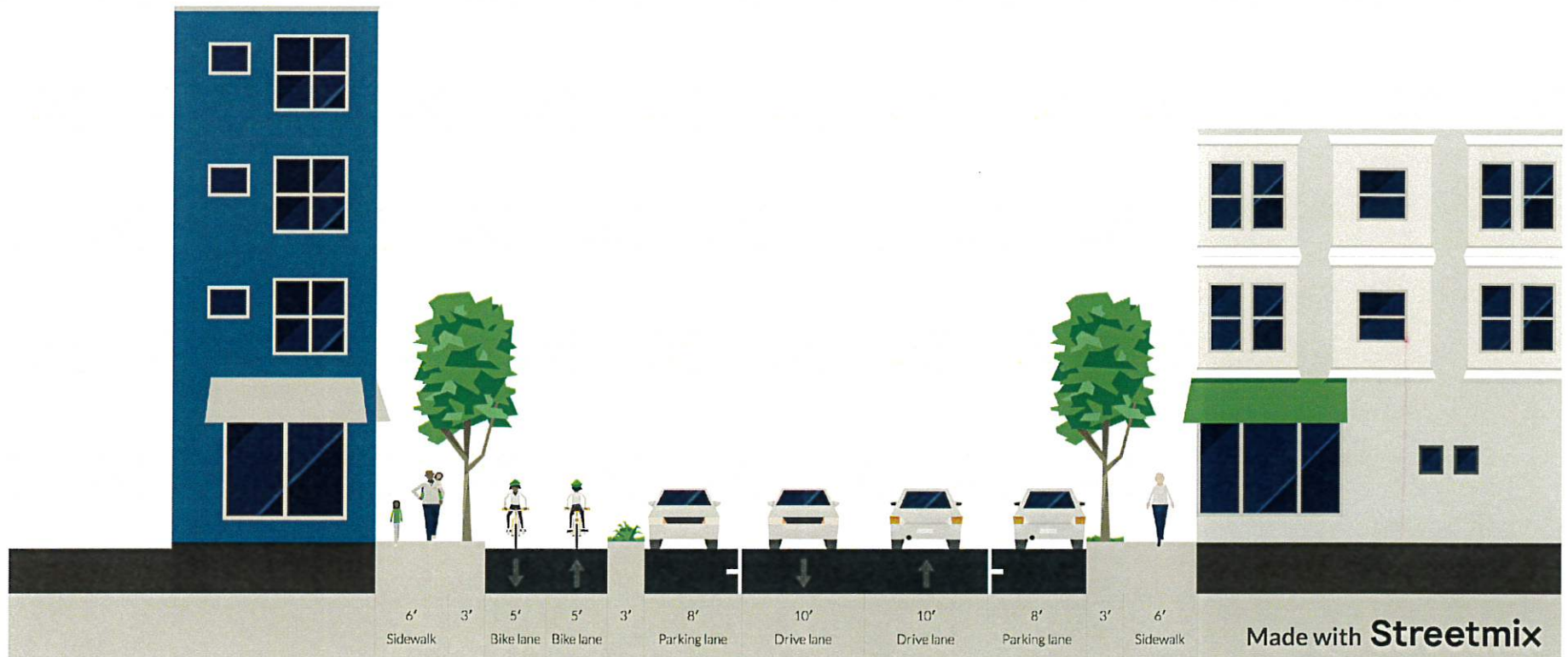
PRESENT

FUTURE





# Sample Cross-Section Along Tower Grove Ave.



# Estimated Timeline

