

City Council Meeting 11/9/2020

Citizen Public Comments

Non – Agenda Item

LaRette Reese

From: Patricia McQueen <patricia.mcqueen@slu.edu>
Sent: Monday, November 9, 2020 10:58 AM
To: Council Comments Shared
Subject: City Comments - Non-agenda Item
Attachments: November 9 Letter to City Council 2.docx

Importance: High

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Patricia McQueen
Administrative Assistant for the
Department of Accounting,
Department of Management, and the
Department of Operations/ Information Technology Management
Richard A. Chaifetz School of Business
Saint Louis University
3674 Lindell Blvd., DS400
Saint Louis, MO 63108-3302
P:314-977-3878, Fax: 314-977-7188
patricia.mcqueen@slu.edu

November 9, 2020

City Council, City Manager, and City Attorney
City of University City
City Hall
6801 Delmar Blvd.
University City, MO 63130

RE: Citizen Comments for November 9, 2020 – Non-agenda Item

Dear City Council Officers, City Manager, and City Attorney,

With a heavy heart I watch the discussions at the October 26, 2020 City Council meeting pertaining to Bill 9414. I read the bill's contents which pointed out reasons of "conflict of interest" and "certain persons related to city employees who are directly related to duties or responsibilities" to a commission or board for the bill, and I do not have any arguments against the overall language of the bill.

However, I am very concerned with the timing and the targeting of the bill toward a "certain person" related to a city employee. During the bill's discussion, the concept of "perception" was brought up. Did not any of the City Council officials, City Manager, and City Attorney take into account of the "perception" of how residents of University City would see taking a volunteer commissioner off a board and making he/she ineligible when he/she was previously reappointed and that he/she is a person of color would seem inappropriate? Why was the bill presented now? Why was a grandfather clause not constructed and attached to the bill to allow the "certain person [of color]" to complete his/her term of which he/she was previously reappointed?

In my opinion, the city administration and the City Council dropped the ball on writing this bill. Yes, the bill passed but it will be perceived that the City forced a vocal volunteer of color off a board after previously reappointing him/her. I hope the bill will be enforced across the board for all relatives of not only the city employee but also city administration and City Council in order to be fair. I assume that will be part of the charge of the so-mentioned task force to review the compositions of the boards and commissions. I also hope more due diligence will be put in place when reviewing nominations to boards and commissions of the City of University City so this type of occurrence does not happen again.

Again, I am disturbed and disappointed with City Administration and City Council on pushing and voting in favor Bill 9414 (now an ordinance-Municipal Law) in its current form.

Sincerely,

Patricia McQueen
1132 George Street, University City, MO 63130
Third Ward Resident

City Council Meeting 11/9/2020

Citizen Public Comments

Agenda Item(s) – Avenir Project

L1 Bill 9412

M1 Resolution 2020-15

LaRette Reese


From: Zack Deutsch <zdeutsch@thegatesworth.com>
Sent: Friday, November 6, 2020 4:22 PM
To: Council Comments Shared; LaRette Reese
Cc: Clifford Cross
Subject: Delprice Neighborhood Letters
Attachments: Letter to Delprice Neighborhood.pdf; LETTER TO DELPRICE NEIGHBORS.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi LaRette,

Can you please include the two attached letters, which we mailed to the Delprice neighborhood, in the public record?

Thank you.

 Zack Deutsch
The Gatesworth Communities
1 McKnight Place
St. Louis, MO 63124

Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

October 16, 2020

Dear Neighbor,

We are sending you this letter as a resident of the Delprice neighborhood, which generally abuts our proposed 258-unit apartment development, known as Avenir, and neighborhood coffee shop, as located on the east side of Kingdel Dr. and south side of Delmar Blvd.

First and foremost, we wish to invite you to a Zoom meeting on Thursday, October 22nd, at 6:30pm. Please check <https://www.avenirstl.com> no earlier than this Wednesday to access the link for the Zoom meeting.

The purpose of this meeting is to provide you with the opportunity to express, and for us to address, any questions you might have, that we may not have fully addressed below. Also enclosed are a proposed site plan and neighborhood map which we hope you will find useful. The concerns which we will address below were generally identified from the emails that recently were submitted to the University City Council.

Traffic and Parking: Concerns were expressed about potential increased traffic in the Delprice neighborhood and on Delmar Blvd.

Neighborhood - We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood. As you can see from the site plan, Kingdel Drive and Barbby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barbby Lane will remain a dead-end street and will not connect to the proposed parking lot east of it. This parking lot is actually about 20 feet lower than Barbby Lane, so a cut through would be impossible. Furthermore, a lushly landscaped retaining wall will separate the parking lot, which will also not have visibility from any portion of the surrounding neighborhood. Additionally, to protect neighborhood environs, a heavily landscaped privacy fence will be built between the proposed courtyard of Avenir and the east side of Kingdel Drive.

Delmar - We commissioned a traffic and parking study by CBB Transportation Engineers, to assess if Delmar Blvd. would be able to accommodate the increased traffic generated by Avenir and the coffee shop. As a second opinion, University City commissioned its own traffic and parking study by Lockmueller Group. Both traffic studies concluded that the area could easily handle the projected slight increase in traffic. Furthermore, both studies and the St. Louis County Department of Transportation recommended lane restriping on Delmar Blvd. This would result in the

removal of all street parking on the south side of Delmar Blvd. in front of the subject site, and the creation of an additional east bound lane. Additionally, a center left turn lane would be added to Delmar between I-170 and Kingdel Drive in order to not block through traffic. Finally, the seven curb cuts that currently exist between McKnight Place and Kingdel Dr. will be reduced to only two curb cuts.

Parking - The parking provided is in complete compliance with the University City parking ordinance. This includes 408 garage spaces, of which 14 would be designated guest spaces, plus 16 additional outdoor guest spaces. The coffee shop would include 31 customer spaces, and room for at least 10 cars to stack in the pickup lane. Both traffic and parking studies also concurred with the amount of parking spaces that the proposed plan provides.

Property Value: Concerns were expressed that property values could possibly decrease due to the proposed development. We had similar concerns raised by the abutting neighbors of Ladue and the Delprice neighborhood when we built the various phases of The Gatesworth. Studies were completed after the development of each phase and showed quite the opposite; there was no negative effect on adjoining neighborhood property values and the property values actually increased in all cases. Additionally, national studies have been completed which concur with our local property value study. We foresee the same being true with Avenir; that the addition of this first-class multifamily development will continue to increase property values in the area for years to come.

Safety and Crime: Concerns were expressed about the neighborhood becoming less safe due to Avenir. Some concerns were about the increased traffic that would enter Avenir from Kingdel and Barby. As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel Drive because there are absolutely no building entrances on either of those two streets. Others expressed concern about the potential for increased crime in the Delprice neighborhood. Our proposed development is comprised mainly of large, luxury one-bed and two-bed apartments, with rents ranging from \$1,600 to \$3,600 per month. The clientele who would be living in this apartment community are those looking for a safe neighborhood themselves and will surely not be the cause of any increased crime in the area. Their bikes will be stored in a secured storage room, their cars will be parked in a secured garage, and in addition, the courtyard and all building entrances will be electronically monitored.

Tax Abatement: Some real estate tax abatement is necessary to make the development of this project feasible. Not only have construction costs dramatically escalated within the recent past, but property re-development also includes other extremely expensive costs such as demolition of obsolete and asbestos ridden structures, and the concurrent reestablishment of new infrastructure. That is exactly why the statute providing for tax abatement was enacted by the Missouri legislature. Under our request for tax abatement, the current taxes being paid will continue to be paid. Our request only contemplates abating some of the increase over the 20-year abatement term. In fact, the University City School District would still receive over \$2 million more during the abatement term than it currently does, and with only a

negligible projected increase in student enrollment. In fact, all of the taxing districts will only see increases above the amount of taxes currently being paid. Finally, the new residents in our proposed development will shop, dine and contribute to the local economy, thus increasing the potential for the new residents to pay local taxes, and for University City to receive a greater share of the county wide sales tax pool.

Finally, here are a few additional considerations I'd like to point out.

The proposed site borders I-170, and multifamily development is the natural and appropriate transitional use leading to the Delprice neighborhood. Currently, some of the site is even zoned GC - General Commercial, which is a much less desirable use. In essence, a new luxury multifamily development would actually protect the Delprice neighborhood.

The proposed site has been shown as a transitional development site in the University City comprehensive plan for at least the last 35 years. Therefore, this proposed use is actually consistent with what the city has requested for decades.

The city council's job is to plan for orderly and desirable growth, and the obsolete structures currently occupying this site will further continue to decline, and support only lower rents, if not re-developed.

I hope the above explanation helps answer some of the neighborhood concerns. If you would like to personally discuss anything in more detail, I am happy to set up a direct phone or Zoom meeting. If you desire this, please call 314-373-4700 or email zdeutsch@thegatesworth.com to schedule a time that is convenient for you. In the meantime, we look forward to hosting a neighborhood meeting over Zoom on Thursday, October 22nd, at 6:30pm, for those who would like to learn more about the proposed development.

Thank you,

A handwritten signature in black ink, appearing to read 'Charlie Deutsch', with a stylized, cursive script.

Charlie Deutsch

**Exhibit A: Site Plan of Avenir
Multi-Family Development**

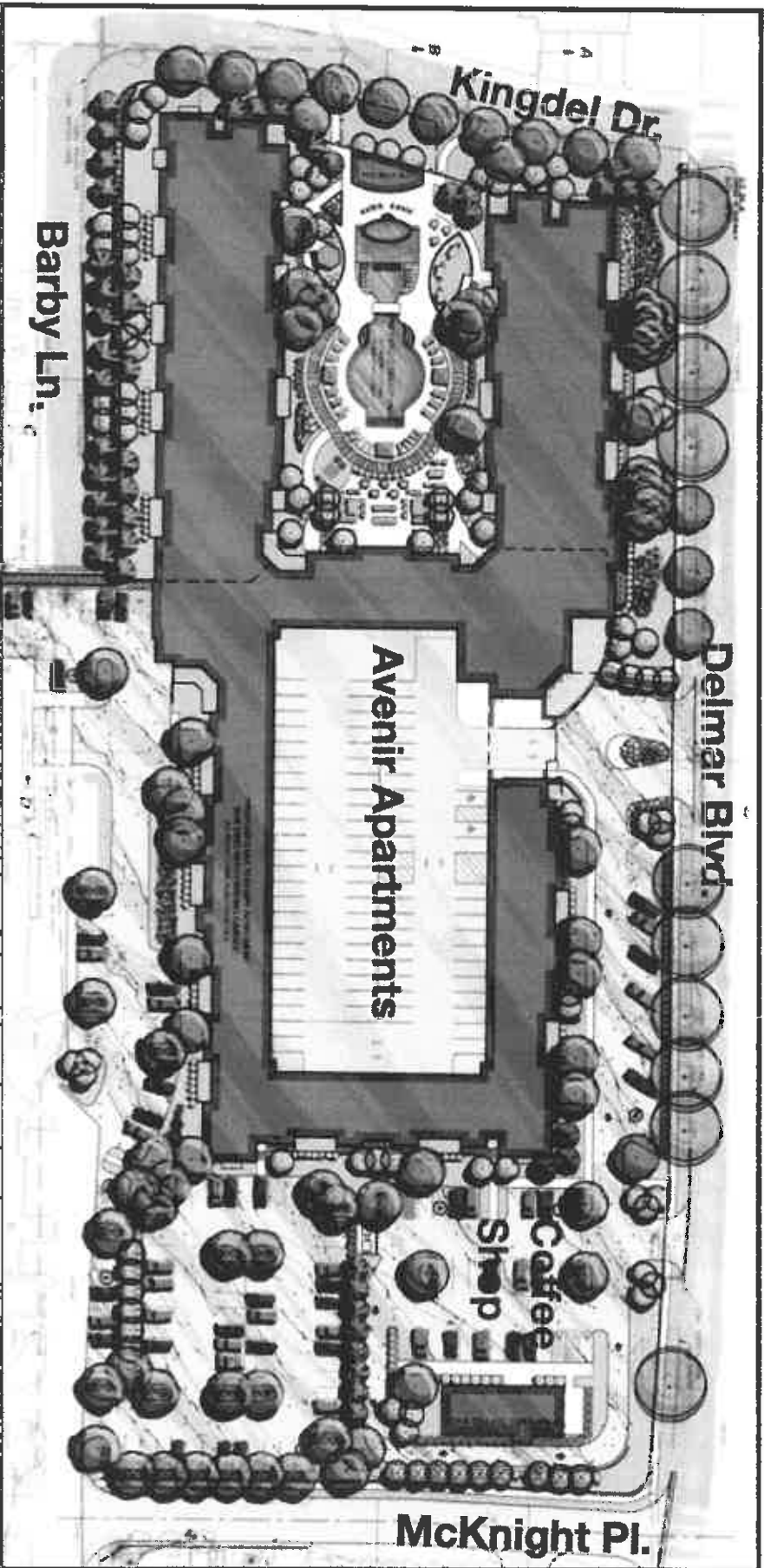
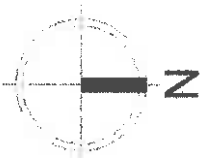
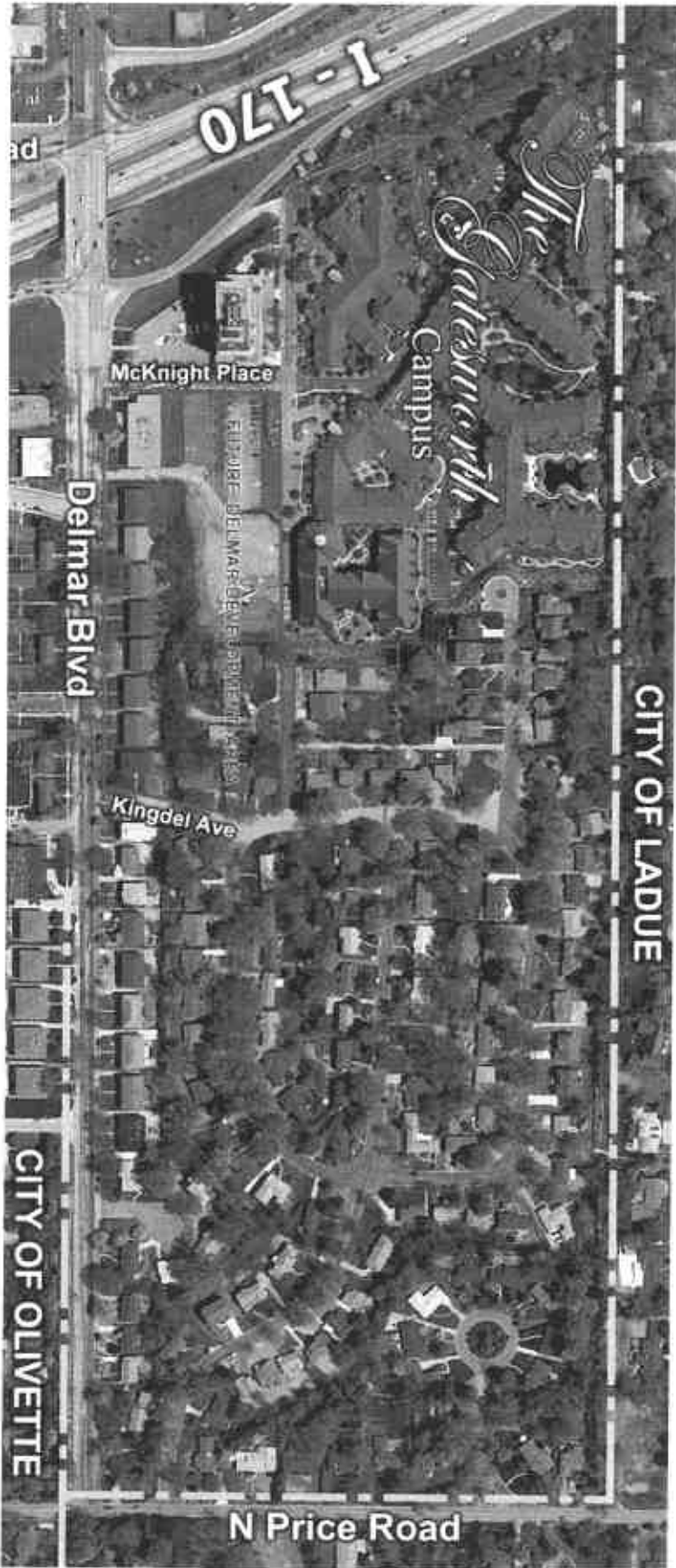


Exhibit B: Location Map



Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

November 2, 2020

Dear Neighbor,

As a resident of the Delprice neighborhood, we are writing to you again since our last letter on October 16th. We wish to delve deeper into some of the continued concerns associated with our proposed multi-family development, known as Avenir, which we understand are still present. Further, we are looking forward to personally addressing any of your remaining concerns at a second neighborhood zoom meeting, which Bill Ash has kindly arranged and scheduled for Thursday evening, October 5th, at 6:30 p.m.

Transitional Use

When I-170 was constructed in the mid-1970's, it cut off north/south through traffic along McKnight Road at its former intersection with Delmar Boulevard. It was replaced with an interstate interchange, which approximately 200,000 vehicles pass by each weekday. This dramatically changed the character of the adjacent environs. Hence, the 6.5 acres on which Avenir is proposed, is very much a transitional tract because it now separates the Delprice residential neighborhood use from the intense interstate highway use.

Thus, Avenir makes great sense as a transitional use, and as a buffer to your neighborhood. Although Avenir is proposed at a greater residential density than your neighborhood, its design is still very residential in nature. In fact, we believe this is actually the mildest realistic use possible in redeveloping this area. Currently, a significant part of this tract is even zoned either as general commercial or high density office residential. Just imagine a more intense use for this large tract, such as a hotel or a retail center. Those uses would dramatically change the character of your neighborhood, yet those uses are exactly what is currently being developed at the Olive/I-170 interchange. The Delmar/I-170 interchange is a much more affluent area, and therefore, a multitude of more intense uses would be eager to locate on this large and flexible 6.5-acre tract. Both professionally and practically, this transitional residential use proposed as Avenir, will actually protect and add value to the Delprice neighborhood.

Why Redevelop

As previously stated, commercial development is happening up and down the I-170 corridor, and therefore, pressure to redevelop due to market demand will inevitably continue to increase. Additionally, the office building and eight apartment buildings that currently occupy this tract are obsolete, and do not justify reinvestment, because the existing configuration of the property can no longer support the rent structure that would be required by reinvestment. These buildings were constructed in the late 1940's through the early 1950's, and the vast majority of the equipment, fixtures, windows, etc. are original. As the livable nature of the apartments continues to deteriorate, they cannot command the high level of reinvestment which is currently being experienced in the Delprice neighborhood.

Property Values

During the last thirty-five years, The Gatesworth has expanded east of Kingdel Drive seven times. Each time, the expansion would actually abut the east property lines of several single-family homes. What is unique about the Avenir redevelopment is that it does not abut any single-family homes, but is separated by a fifty foot right-of-way for both Kingdel Drive and Barby Lane. In fact, the closest homes to the west end of Avenir will be approximately one hundred feet to the west. During this thirty-five year Gatesworth expansion period, we have done countless value studies of homes in both Ladue and University City that abut The Gatesworth. These studies always confirmed that abutting homes have increased in value at the same rate as non-abutting homes. Please note the attached letter (Exhibit A) by a well-known real estate appraisal firm, Real Estate Analysts Limited, which further explains how real estate values will continue to be enhanced by Avenir.

No Future Expansion Plans

We have absolutely no future plans whatsoever to further encroach into the Delprice neighborhood. Kingdel Drive is a natural boundary. The reason we have assembled this current 6.5-acre tract is because it encompasses all the frontage along Delmar Boulevard that abuts the north property line of The Gatesworth. We believe that development of Avenir will afford an elegant and necessary residential buffer for The Gatesworth. We could not tolerate an intense commercial use abutting The Gatesworth.

Traffic

Please note the attached plans to restripe Delmar Boulevard from I-170 to Kingdel Drive (Exhibit B). These plans are required by the St. Louis County Department of Transportation. All street parking will be eliminated along the Delmar frontage of Avenir. This will allow for Delmar, between Kingdel and I-170, to have two eastbound lanes, one center left turn lane, and one west bound lane with adjacent street parking. This will be a very similar configuration to that which is currently on Delmar from Walgreen's east to Old Bonhomme. Further, seven current exits on the south side of Delmar will be reduced to only two.

During the planning of Avenir, both we and the City hired independent traffic engineers to study what impact Avenir and the coffee shop will have on traffic. Both studies concluded that even during morning weekday rush hour, these joint uses will have no demonstrable or material impact on current traffic. However, a more intense commercial use would surely have a large negative impact on current traffic. Please see the attached letter from CBB Transportation Engineers and Planners (Exhibit C), which further expounds on this potential concern.

Parking

Avenir will provide 424 parking spaces for 258 apartments. This includes 30 guest spaces. Since this count fully meets University City code, no parking exceptions were requested. Furthermore, 31 spaces are provided on site for the coffee shop and 63 spaces are provided on site for The Gatesworth. These additional 94 spaces could easily be shared, if ever necessary. The 31 spaces provided for the coffee shop and the separate 10-car stacking lane for its pick-up window, far exceeds what is provided for by Starbuck's at North and South Road. In addition, the coffee shop abuts The Gatesworth's 63-space lot, which could easily be shared by coffee shop patrons.

Apartment Density

University City zoning code controls density by calculating F.A.R., not by unit count. F.A.R. stands for Floor Area Ratio, meaning that total required net building size is divided by total site area in order to derive a ratio. University City code allows for a 1 to 1 ratio without exception, and up to a 1 to 3 ratio with exception. Currently, the preliminary plan for Avenir calculates at an approximate ratio of 1 to 1. After the final drawings are completed, an exact ratio will be calculated. As long as the overall building size is in compliance, a developer can plan for any amount of units that they wish within the allowable overall building size, as long as the parking count can support that number of units.

Building Story Height

The zoning district for which Avenir has applied, does not specify the amount of permissible building stories, but looks for consistent examples from primary abutting uses. The abutting Gatesworth is the most dominant current area use, and four stories is its most prevalent story height. Avenir is designed with four stories as it adjoins the Delprice neighborhood on the east side of Kingdel Drive.

As you can see from the enclosed building elevation (Exhibit D), on its right side the first story of the building is below the ground elevation along Kingdel. Therefore, the southwest corner of the building, which is the most prominent view from the Delprice neighborhood, will only appear as three stories. Furthermore, the setback along Kingdel will be heavily landscaped, and the large mature trees along its curb line will remain.

Neighborhood Accessibility

There will be no vehicular access onto Kingdel from Avenir, and only two pedestrian fire exits, which will require keyed ingress. These exits are shown on the attached landscape plan (Exhibit E). Furthermore, the building elevation drawing previously referred to (Exhibit D), shows a heavily landscaped, sight proof fence which, for purposes of privacy, blocks the view from Kingdel into the courtyard of Avenir. The privacy fence is also designed to block accessibility into the courtyard or swimming pool from Kingdel. Further, no parking signs can be installed along the east side of Kingdel in that area, if necessary. Also, there will be absolutely no access to Avenir from Barby Lane, as there is a twenty foot grade change at the end of Barby. Due to all the above limitations, there should be no noise or cut through traffic from Avenir residents effecting the Delprice neighborhood.

We hope this letter helps answer important questions which you might have. We look forward to further answering your questions and considering your views on Thursday evening. If you are unable to attend the meeting, please feel free to call either of us on our direct cell numbers.

Sincerely,

Charlie Deutsch
314-406-5200

Zack Deutsch
314-882-9195

Exhibit A

From: **Mike Green** mgreen@reanalysts.net
Subject: Avenir
Date: October 22, 2020 at 8:19 AM
To: Zack Deutsch zdeutsch@thegatesworth.com

MG

Hi Zach – I have looked over the plans and elevations you sent and have driven by the site. While I have not undertaken any kind of formal study, I can tell you that in my opinion as someone who has been involved in real estate valuation for the past 30 years that the proposed development will be a major asset to the community, both neighboring and the wider area. While there is no doubt that during construction there will be some inconveniences to immediately neighboring properties, the final development, considering the buffering, elevation changes and its overall attractiveness in design and style will only enhance property values in the area and continued to do so into the future, as the Gatesworth has over the last several years.

Regards,



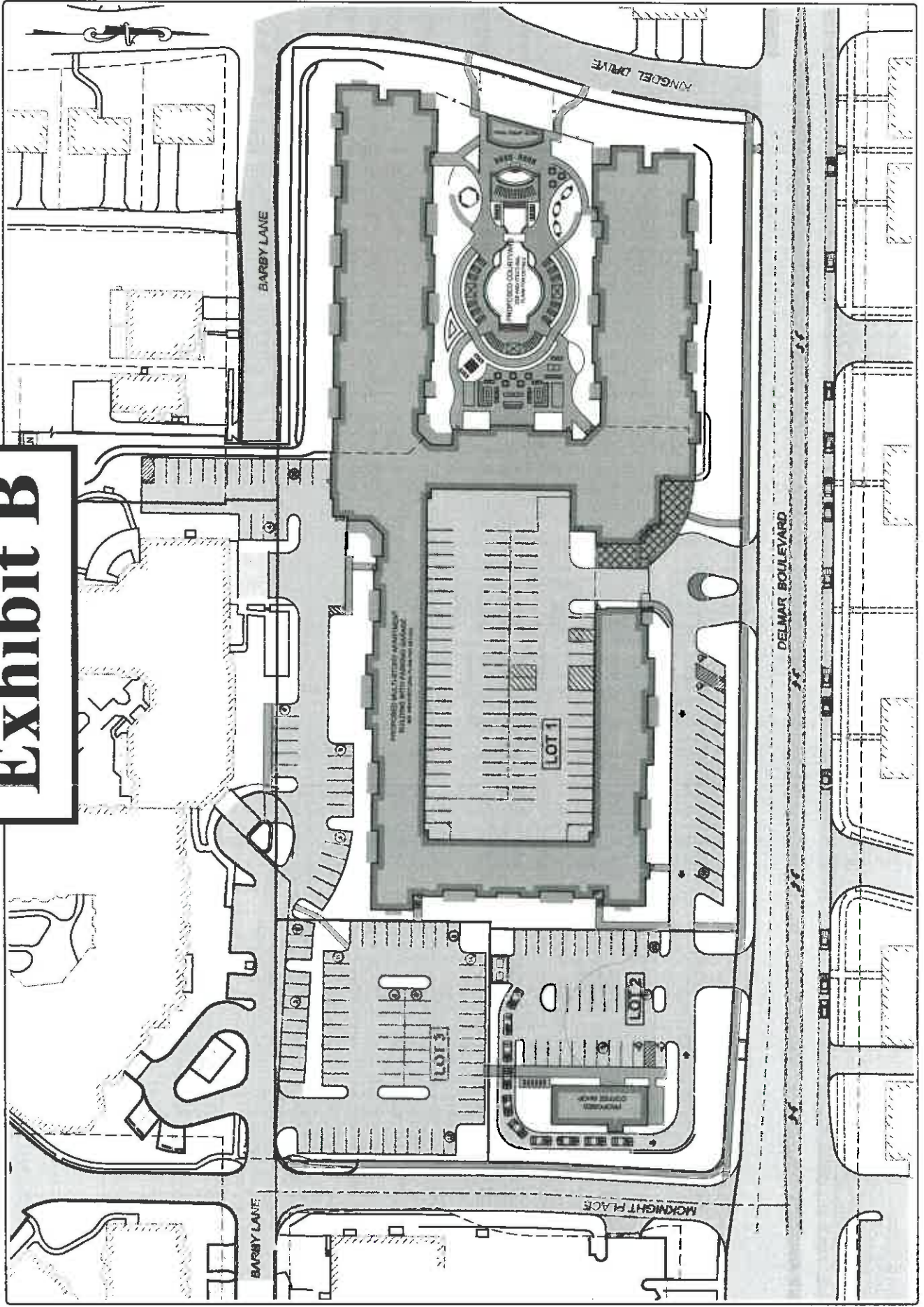
Michael A. Green
Principal



Additional Contact Information

Direct - 314-818-7997
Cell - 314-974-5894
Website - www.reanalysts.net

Exhibit B



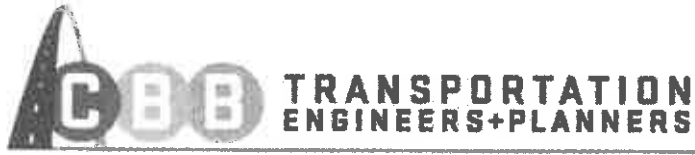


Exhibit C

November 2, 2020

CBB Job Number 033-20

Mr. Zack Deutsch
The Gatesworth Communities

Dear Zack:

As you know, CBB prepared a traffic impact study for the proposed Mixed-Use Apartment Development at Delmar Boulevard and McKnight Place in University City, Missouri. That study was subsequently reviewed and accepted by the City staff, the City's third-party reviewer and the St. Louis County DOT whom owns and maintains Delmar Boulevard. In addition, the City engaged their third-party reviewer to complete another independent investigation of traffic impacts.

All parties found that the impacts to existing traffic flow along Delmar Boulevard would be acceptable, specifically with the proposed improvements recommended by CBB. Furthermore, I understand that the County requested, and you agreed, to incorporate an additional eastbound through lane as part of those changes.

The current configuration of Delmar Boulevard west of McKnight Place is one shared lane in each direction plus on-street parking on both sides. As part of your project, the road will be reconfigured to an on-street parking lane on the north side, one westbound through/right-turn lane, one two-way left-turn lane, one eastbound through-only lane and one eastbound through/right-turn lane. These modifications will significantly increase the capacity of Delmar Boulevard adjacent to the site, more than offsetting the traffic increases. Doubling the number of eastbound through lanes from one to two and removal of left-turn movements from the through lanes will not only increase capacity but will also increase safety for all users.

With the redevelopment project and removal of the existing homes, on-street parking will no longer be needed on the south side of the road. A separate parking study was completed by CBB that demonstrated all of the site's parking needs will be adequately accommodated on-site with the proposed new garage for the apartments and proposed surface lot for the coffee shop.

As with most redevelopment projects, traffic will be increased over current levels. City staff, the City's third-party reviewer and the St. Louis County DOT have accepted the traffic forecasts presented by CBB in the study as an accurate. The mixed-use generates a moderate level of traffic based on the size of the parcel, less than some more-intense uses might such as grocery store or two or more fast food restaurants.

The proposed improvements to Delmar Boulevard will more than offset the increased traffic levels. The result will be reduced delays for all users turning to and from the adjacent side streets. We trust that you will find this letter useful. Please contact me at (314) 308-6547 or lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

Headquarters : 12400 Olive Blvd, Suite 430, Saint Louis, MO 63141 T 314.878.6644 F 314.878.5876 cbbtraffic.com

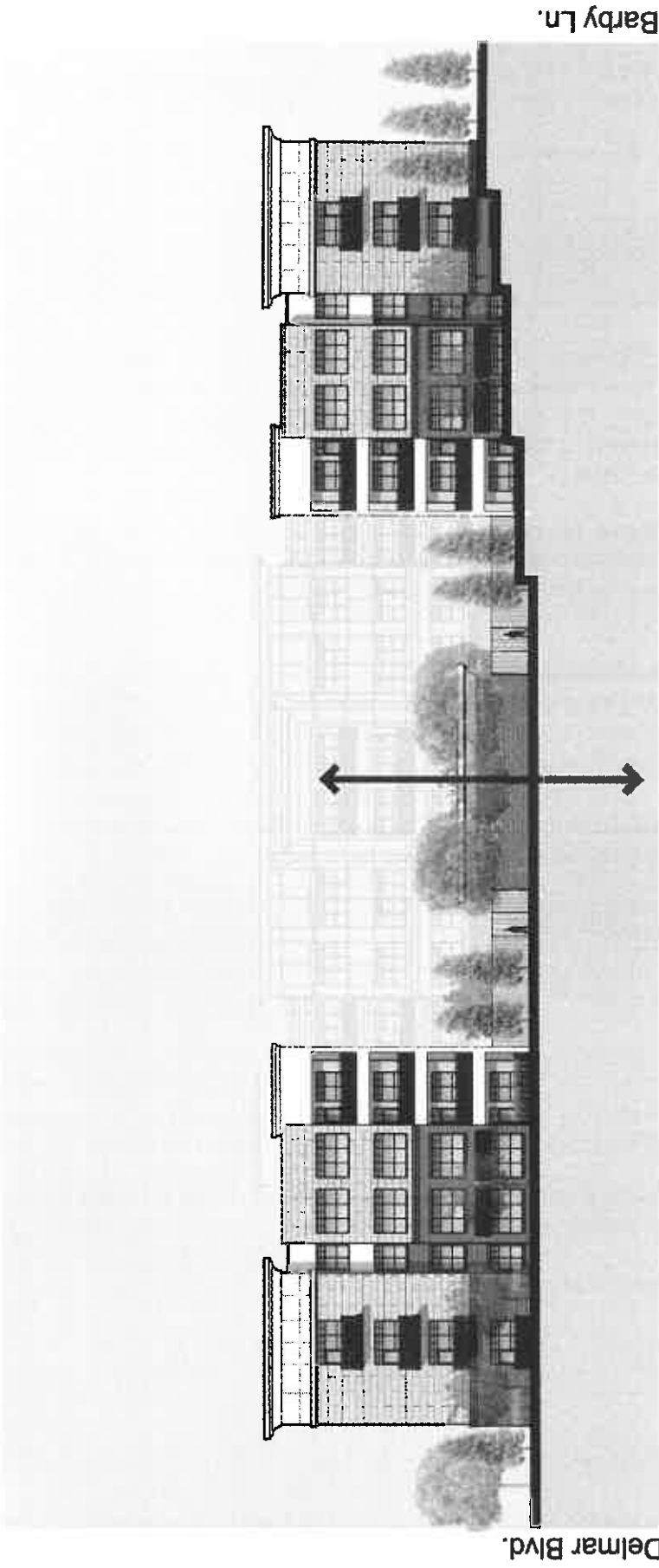
300 Regency Centre
Columbia, IL 62234

326 South 21st Street, Suite 504
Saint Louis, MO 63103

119 South Main Street
Saint Charles, MO 63301

Exhibit D

View from Kingdel Drive



Faded Building is 225' Further East

ELEVATIONS

AVENIR

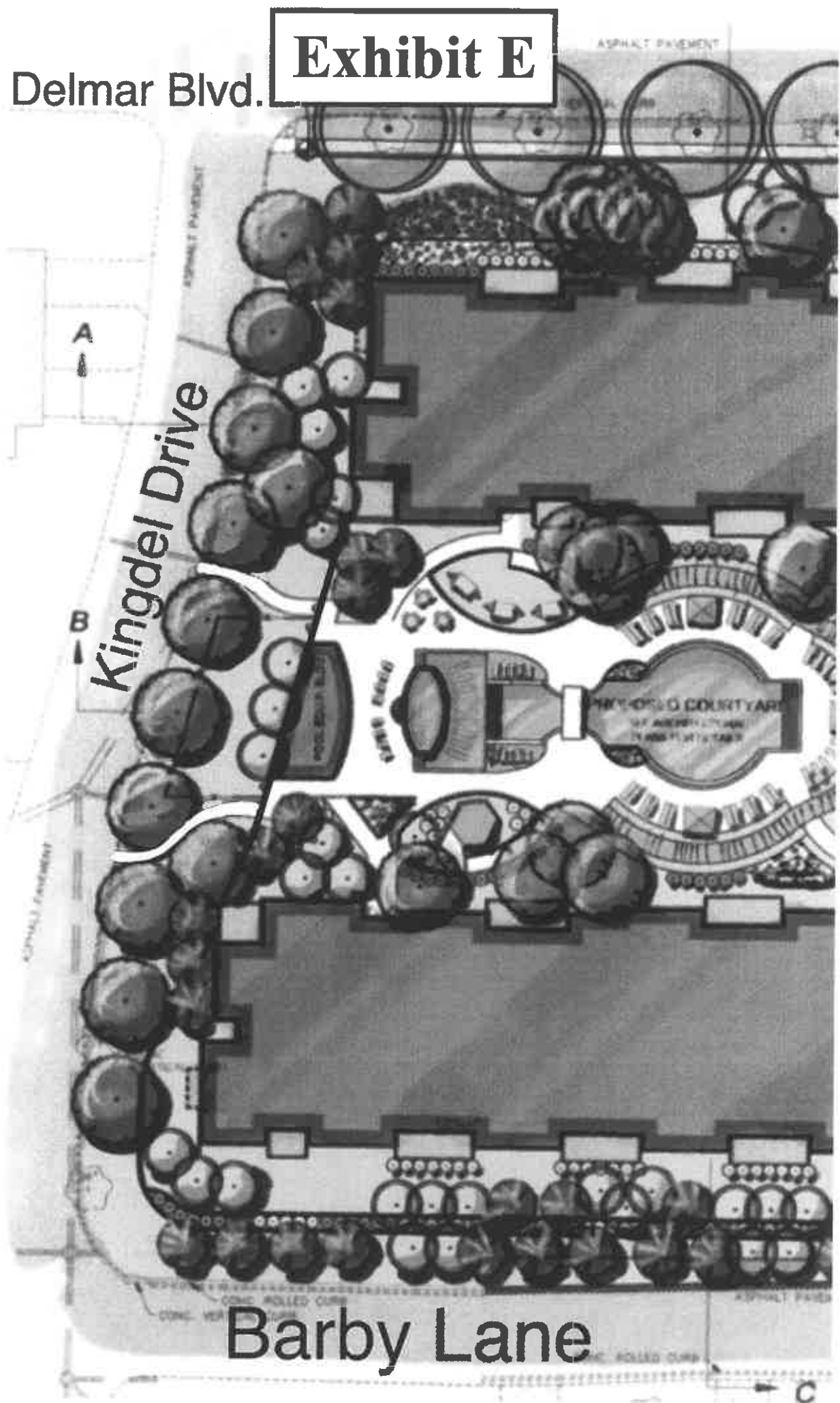
Delmar Boulevard
University City, Missouri 63124

gray

2711931.00
11.02.2020

Exhibit E

Delmar Blvd.



Kingdel Drive

Barby Lane

C

LaRette Reese

From: Asim Thakore <asim.thakore@gmail.com>
Sent: Sunday, November 8, 2020 11:36 PM
To: Council Comments Shared
Cc: Jeff Hales; Bwayne Smotherson; Stacy Clay; Tim Cusick; Steve McMahon; Aleta Klein; Terry Crow
Subject: Public Comment for Agenda Items @ Council Meeting 11-9
Attachments: Asim Thakore Public Comment 11-9-20 Board Meeting Agenda Items.pdf

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I have attached a Public Comment on both Avenir related agenda items for the City Council meeting on 11-9-20.

Thanks!

-Asim Thakore

This is a public comment on both Avenir related Agenda Items for the Nov 9th U City Council Meeting.

My name is Asim Thakore. I live at 8727 W Kingsbury Ave. Our neighborhood is impacted by the Avenir development.

We had a neighborhood meeting this past week with our Councilmembers and the Avenir development team, led by Charlie Deutsch. Citizen concerns were raised and discussed, but I would **not** characterize the situations as concerns having been “addressed”.

Some concerns were dismissed out of hand by Councilmembers; one citizen raised concerns about increased foot traffic and solid waste from dogs. This was scoffed at. Surely everyone on the Council understands that municipal government is about addressing concerns that may seem small.

I do feel that some questions asked by Councilmembers at the meeting were not germane; it felt as if citizens were lectured for not letting Mr Deutsch present his vision, even though he has had ample time to do so already, and has provided sketches, etc.

For a Councilmember to lecture a citizen on whether their concerns or conduct clear an arbitrary threshold of relevance is highly inappropriate. For a Councilmember to lecture a citizen, period, is inappropriate. Public service means listening.

Mr Deutsch spent the meeting dismissing every concern instead of attempting to understand and address those concerns. No one expects 100% agreement, but a less adversarial stance would be welcome. Mr Deutsch also impugned the intelligence of the citizens by dismissing a concern over zoning regulations as too “technical” for most citizens to understand, while saying that he had “45 years experience” in the field. While appeals to authority are rightly laughed out of the middle-school debate tournaments where they most frequently feature, this affront to citizens and logic was, for some reason, allowed to go unchecked until I spoke up. The concern was not addressed.

It should be said Mr Leonard from the Avenir team comported himself in a professional manner and seemed willing to listen. Just something to highlight.

Both major and “minor” concerns remain outstanding. Chief among the concerns is compliance with zoning/planning ordinances:

Zoning Ordinance 400.780 states that **“density shall be based on dwelling units per net acre for the entire site”**, and lays out how to calculate the number of dwellings per net acre:

“To compute the number of dwelling units per net acre, fifteen percent (15%) of the gross acreage of the parcel shall be deducted and the net acreage divided by the lowest minimum lot size of the underlying residential district.”

I am not a lawyer, but I am not unlettered. Despite Mr Deutsch’s insistence to the contrary, the above language is not “too technical” for anyone, even those possessing even the most basic education. Any impartial adjudicator would agree that the word “shall”, means “must”, and that the dwelling density of this project must be lawfully recalculated using the formula above.

Furthermore, Ordinance 400.720 outlines the intent of a Planned Development: **“These planned development regulations are not intended to allow excessive densities, or the development of**

incompatible land uses, either within the development, or as the development relates to the general neighborhood.”

The Avenir development calculates its density inclusive of two parking lots that are explicitly shown to be for Gatesworth or McKnight Place use. Any impartial adjudicator would agree that this violates Ordinance 400.720.

There are also myriad, outstanding **legitimate** concerns about privacy, noise, traffic, pedestrians, design, fire/EMS, the environment, displacement of low-income tenants, etc.. The implication at the meeting was that some of these were either not valid or had already been addressed, or that they **would** be addressed, but it was not detailed how. I think everyone in the neighborhood would feel much better if we had the promises made in writing. These concerns are part of the basis for a further meeting.

I understand that other citizens may express concerns similar to the ones I have expressed above. I know that at the last meeting, some folks raised hue and cry about “cut and paste” concerns. Please recognize that if multiple citizens express concern about the same thing, it is indicative of a pattern of concern amongst the citizenry and not somehow illegitimate. Surely, if our fine fire department dispatchers receive five separate calls about one fire, they don’t complain about a redundancy of calls for service.

Frankly, I’m not sure for what purpose multiple citizens would send in concerns about the same thing beyond a desire to protect their quality of life. It’s baffling; we’re all sick of spending time on this.

The Council should ask the developer to amend the plan to be compliant with University City Ordinances. The Council should then facilitate another neighborhood meeting to further discuss the concerns of the citizenry and concrete steps to address those concerns. The Council should also create and release a clear communications plan for next steps.

Thank you,

Asim Thakore
8727 W Kingsbury Ave

From: valmik thakore <valmikt@hotmail.com>
Sent: Sunday, November 8, 2020 9:56 PM
To: Council Comments Shared; Jeff Hales; Steve McMahon; Terry Crow; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay
Cc: Gregory Rose
Subject: City Council Meeting on Monday, November 9, 2020 at 6:30 p.m. On Agenda Comments about Avenir Project on Delmar
Attachments: Density Concerns for Avenir Project.pdf; Planning Director Clifford Cross's Emails Oct 22 to Nov 5 2020.pdf
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: Valmik Thakore and Rajul Thakore
Owners of 8727 West Kingsbury Avenue, University City, MO, 63124.

This is a public comment on University City Council Meeting Agenda Items, specifically Public Hearings for Bill 9412 for “Avenir Zoning Map Amendment” and Resolution 2020-15 for “Avenir Preliminary Plan Approval”, for the University City Council Meeting on November 9, 2020.

My wife and I own the property at 8727 W Kingsbury Ave, University City, MO, 63124. Our house is in the neighborhood impacted by the proposed Avenir development.

As an urban designer, planner, and architect with over 46 years of experience in the field, I have major concerns about both items on the agenda.

Planned Development zoning regulations give you additional discretionary powers through the formal review and approval process, as well as the responsibility to follow the overall intent of the Zoning Ordinance included in Section 400.010, items A.1 and A.2. The zoning ordinance also provides more specific Intent for the Planned Development District and its applicable regulations. Please pay your kind attention to the intent expressed in Section 400.720, B, including this passage:

“These planned development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood.”

The Density regulations in Section 400.780, items C.1 and C.2.b (please see page 4 of the attached PDF entitled “Density Concerns”, which has direct quotes from the regulations for your ready reference) clearly establish the density regulations applicable to a PD-M district: both residential and commercial uses within a PD-M need to follow PD-R and PD-C regulations.

I would also like to draw your attention to Mr. Clifford Cross’s email communications with me (please see attached PDF of the emails), specifically on October 22, 2020, on page 3, in which he provided the breakdown of the square footage of the “underlying zoning districts” required to calculate the allowable density of dwelling units in PD-M (per Section 400.780, items C.1 and C.2.b mentioned above). In the email, he provided

the square footages for the original/current underlying zoning for the land area included in the Avenir project. Mr. Cross also included his calculated number of dwelling units in parentheses for each underlying zoning district including HR-O, MR, SR and GC. His square footage by each district and his calculated number of dwelling units matches the corresponding minimum lot area per dwelling unit for each of the underlying zoning district per Section 400.780. So, per Mr. Cross's email on October 22, 2020 (highlighted in email) :

1. "HRO = Approximately 95,831 square feet (191.66 units)". This is at 500 sft per dwelling unit.
2. "MR = Approximately 78,286 square feet (65.23 units)". This is at 1200 sft per dwelling unit.
3. "SR = Approximately 80,274 square feet (13.37 units)". This is at 6000 sft per dwelling unit.
4. "GC = Approximately 27,442 square feet (NA)". As no dwelling units are allowed in GC.

So, per Mr. Cross's email, the Total Number of units for from numbers 1 through 4 above = 270.26 dwelling units. However, Mr. Cross failed to deduct 15% of the land area as required by law (Section 400.780, item C.2.b- see attached PDF "Density Concerns", page 4). This required 15% reduction of the land area used to calculate density would result in 15% of 270.26 or about 41 dwelling units reduction in the calculated number of units.

Subsequent to the October 22, 2020 email response, in my November 5th, 2020 communications, Mr. Cross failed to clarify if the F.A.R. based density calculations provided in the Avenir report and used by Charles Deutsch and Company in their November 2nd, 2020 letter to us is applicable to the PD-M district or not. I will leave it up to you to infer his intent in not providing a definitive answer to a citizen's question.

Also, the HRO area of 95,831 square foot in item 1 above includes about 28,000 sq. ft. for Lot 3- "Gatesworth Communities Parking" and about 11,300 sq. ft. for Lot 4-"Parking" included in the Avenir project. As both these parking areas have nothing to do with the Avenir Apartment Building on Lot 1 and the Coffee Shop on Lot 2 of the project, these areas should be, at a minimum, excluded from the density calculations for the Avenir project. Including these areas to calculate density runs counter to Planned Development regulations.

It is very clear from the attached "Density Concerns" (PDF pages 1 to 3) that per Avenir report pages 19 and 20 and the "Delmar Apartments Parking Study" commissioned by University City, that Lot 3 parking is exclusively for existing Gatesworth Communities current parking need, and that Lot 4 parking is required for existing "McKnight Place Assisted Living" parking needs.

Both Lot 3 and Lot 4 should be excluded from the Avenir Project and PD-M Zoning as they do not contribute and are not directly connected to the project. They seem to be included just to increase the density of dwelling units. THIS IS DOUBLE-DIPPING and misuse of the Planned Development Zoning Ordinance and its intent. This should be considered an ethical and legal violation of the trust we have placed in you, the City Plan Commission, City Council, City Planning Director and the City Manager.

Thank you.

Sincerely,

Valmik Thakore, Master of Architecture & Urban Design, Washington University in St Louis
Retired Architect
8727 W Kingsbury Ave, University City, MO

Attachments are included as part of the public comment:

1. Density Concerns- (4-page PDF)
2. Mr. Clifford Cross, City Planning Director's email correspondence. (5-page PDF)

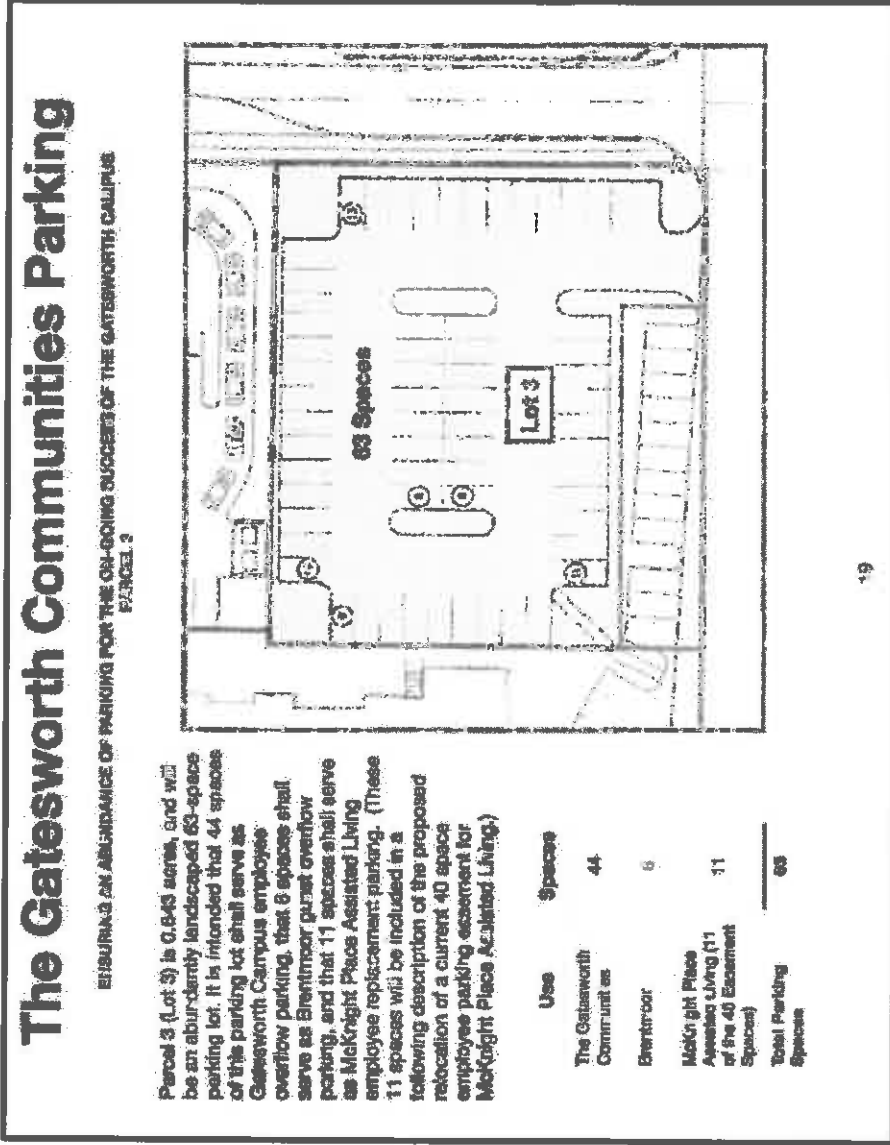


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Density Concerns:

Lot 3 Parking Lot for Gatesworth use is a Major Issue for Density:

The 63-car parking lot shown on Lot 3 of the project plan is for Gatesworth Parking (per Avenir's documents) and is not related to the Apartment Building on Lot 1 or the coffee shop on Lot 2. It would appear that Lot 3 has only been included in this project to increase the density/number of additional units in the Apartment Building. Lot 3 is only parking.



The following information is from "Delmar Apartments Parking Study", dated Sept. 17, 2020. The Study was commissioned by University City after discussion and comments at the August 26, 2020 U City Plan Commission Meeting regarding parking needs for Gatesworth Communities.

From "Findings and Conclusions Section" on pages 11 and 12 of parking study (screenshots):

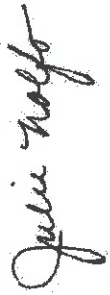
- Two surface lots currently utilized by the Gatesworth Community will be removed in conjunction with the proposed redevelopment. These lots provide a total of 118 parking spaces; 28 spaces within the northern lot designated as Zone A, and 90 spaces within the southern lot designated as Zone B. The loss of these spaces is proposed to be mitigated by the construction of a new 63 space lot within Lot 3 of the proposed redevelopment. In addition, the existing parking lot immediately north of McKnight Place Memory Care/Assisted Living facility, designated as Zone C, will be expanded from its current parking supply of 32 spaces so as to provide a total of 55 parking spaces, a net gain of 23 parking spaces. Assuming that all 63 spaces within proposed Lot 3 are allocated to the Gatesworth Community, a total of 32 parking spaces currently serving the Gatesworth Community would be lost as part of the redevelopment effort.

- Parking is not anticipated to be a concern at the proposed redevelopment for either the apartments or the coffee shop. Furthermore, it is not anticipated that any of the parking demand associated with the apartment or coffee shop would spill over into the Gatesworth Community parking areas, including the 63 spaces within proposed Lot 3.

We trust that this information will prove useful in evaluating parking at the Delmar Mixed Use Development. As always, please do not hesitate to contact our offices should you have any further questions or a need for clarification.

Sincerely,

Lochmueller Group



Julie M. Nolfo, PE, PTOE
Project Liaison

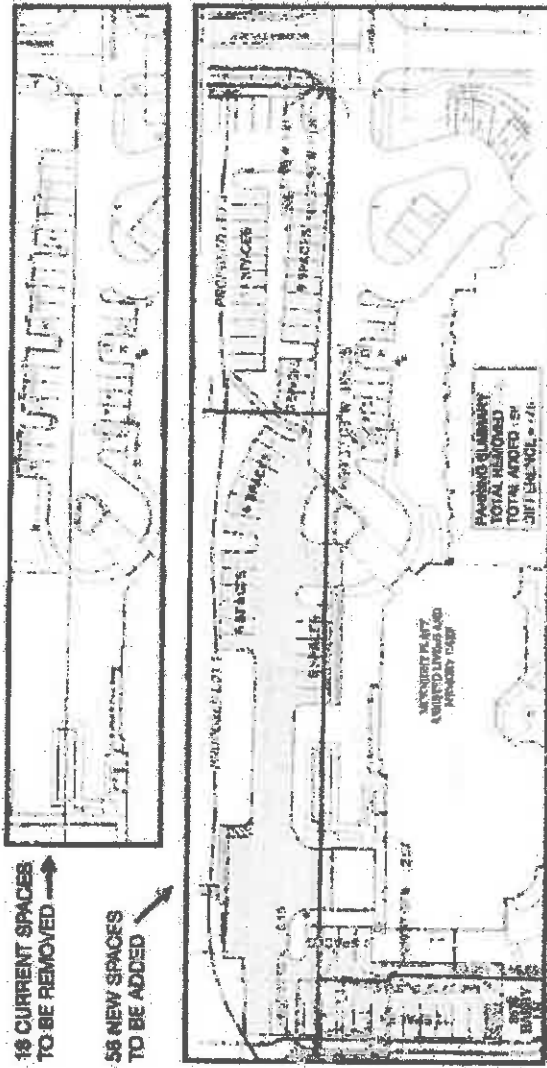
These screenshots clearly establish that the parking on Lot 3 is for use by the Gatesworth Communities and not shared parking with the Avenir project. Therefore, Lot 3 should not be used to calculate the density of the Avenir project.

Similarly, Lot 4 (Barby parking) is also Gatesworth parking and should not be used for density calculations.

Relocation of Parking Easement Required for McKnight Place Assisted Living Requested Use of 8678 Barbby Lane

FIGURE 4

A 40-space employee parking easement to benefit McKnight Place Assisted Living (MPAL) currently exist in the center of Lot 1 and must be moved. It is proposed that a net of 23 replacement spaces be reconstructed on the southern edge of Lots 1 and 3, and that 17 replacement spaces be reconstructed on the front third of a paper lot (formally occupied by a single family home) located on the west border of MPAL. This paper lot is 0.28 acres, and is identified as Parcel 4 or 8678 Barbby Lane. The back two-thirds of the lot would remain vacant and undisturbed.



20

These screenshots clearly establish that the parking on Lot 3 is for use by the Gatesworth Communities and not shared parking with the Avenir project. Therefore, Lot 3 should not be used to calculate the density of the Avenir project.

Similarly, Lot 4 (Barby parking) is also Gatesworth parking and should not be used for density calculations.

Density Calculations for Lot 1 Area after 15% of gross land area reduction as required per Section 400.780, PD-R, Item C.2.b (screenshot):

C. Planned Development — Residential (PD-R).

1. **Density.** While the district regulations specify upper limits to residential density, density of a planned development may be limited to that which is established in the original residential district or which is consistent and compatible with nearby existing developed areas.
2. **Calculation of density.**
 - a. The computation of density shall be based on dwelling units per net acre for the entire site.
 - b. To compute the number of dwelling units per net acre, fifteen percent (15%) of the gross acreage of the parcel shall be deducted and the net acreage divided by the lowest minimum lot size of the underlying residential district.

As seen in the screenshot of the ordinance above, the number of units per each underlying zoning district must be based on a 15% reduction from the gross areas.

RE: Ref: Avenir Project Zoom Meeting today at 6:30 pm- Urgent Need for clarification URGENT

Clifford Cross <ccross@ucitymo.org>

Thu 11/5/2020 4:14 PM

To: valmik thakore <valmikt@hotmail.com>; Jeff Hales <halesforucity@gmail.com>; Steve McMahon <steve_mcmahon@att.net>; Gregory Rose <grose@ucitymo.org>

Cc: Valmik Thakore <valmikt@icloud.com>

Mr. Thakore,

Good afternoon. What I indicated is that I believe that Mr. Deutsch could have been referencing page 27 of their report and potentially why he was addressing the FAR and its relation to the 1.0 ratio within an underlying zoning district. As part of a PD-M District you account for the mixed use components associated with the PD-C, PD-R's, etc. My assumption is, Mr. Deutsch was indicating that under Section 400.780 Subsection E, the PD-M does not specifically call out density. However, density is an applicable consideration as part of the process.

Respectfully,

Cliff

From: valmik thakore <valmikt@hotmail.com>

Sent: Thursday, November 5, 2020 3:48 PM

To: Clifford Cross <ccross@ucitymo.org>; Jeff Hales <halesforucity@gmail.com>; Steve McMahon <steve_mcmahon@att.net>; Gregory Rose <grose@ucitymo.org>

Cc: Valmik Thakore <valmikt@icloud.com>

Subject: Re: Ref: Avenir Project Zoom Meeting today at 6:30 pm- Urgent Need for clarification URGENT

Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Someone please help me.

Thanks.

Valmik Thakore

Cell # 314-716-3557

From: valmik thakore <valmikt@hotmail.com>

Sent: Thursday, November 5, 2020 12:37 PM

To: Clifford Cross <ccross@ucitymo.org>

Cc: Valmik Thakore <valmikt@icloud.com>

Subject: Re: Ref: Avenir Project Zoom Meeting today at 6:30 pm- Urgent Need for clarification

Mr. Cross,

Thanks for quick response. So, to confirm, Density Calculations per Section 400.780 for PD-R in item C.1 Density and C.2.a and b, Density Calculations based on units does apply to the proposed Avenir Project under the requested PD-M Zoning for the Apartment Building on Lot 1 of the project. Please confirm ASAP.

Thanks.

Valmik Thakore

From: Clifford Cross <ccross@ucitymo.org>

Sent: Thursday, November 5, 2020 11:54 AM

To: valmik thakore <valmikt@hotmail.com>

Subject: RE: Ref: Avenir Project Zoom Meeting today at 6:30 pm- Urgent Need for clarification

Mr. Thakore,

Good afternoon and I hope you are well. Unfortunately I can only assume the intent of Mr. Deutsch's response but believe he was quoting or identifying page 27 of their report. Furthermore, in evaluating consistency, with the Elevator Apartment establishment, Section 400.400, Subsection C would require a CUP if the FAR was above 1.0. I can only assume but think his intent was to indicate that they fall within that 1.0 FAR of the HRO District. I hope this provides the information you requested.

Respectfully,
Cliff

From: valmik thakore <valmikt@hotmail.com>
Sent: Thursday, November 5, 2020 11:10 AM
To: Clifford Cross <ccross@ucitymo.org>
Subject: Re: Ref: Avenir Project Zoom Meeting today at 6:30 pm- Urgent Need for clarification

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I have received a letter dated November 2, 2020, from Charles Deutsch & Co., the developer of Avenir project (please see attached).

In this letter on page 3, it is stated "**Apartment Density** University City zoning code controls density by calculating F.A.R., not by unit count." I have tried to find this under the "Division 11- "PD" Planned Development Districts" regulations and I can't find anything about FAR in PD-C or PD-R. Only thing I see under PD-C is site coverage and under Section 400.780 for PD-R is item C.1 Density and C.2.a and b, which talks about density calculations based on units.

Please let me know where I can locate the applicable F.A.R. regulations applicable to PD-M development for the Avenir project. Please respond ASAP, as I would like to get this clarification to read it before the 6:30 meeting.

Looking forward to the zoom meeting tonight for a constructive dialogue with the Developer and City Councilors.

Thank you.

Sincerely,

Valmik Thakore
Cell # 314-716-3557

From: Clifford Cross <ccross@ucitymo.org>
Sent: Thursday, October 22, 2020 1:31 PM
To: valmik thakore <valmikt@hotmail.com>
Cc: Vaimik Thakore <valmikt@icloud.com>
Subject: RE: Ref: Avenir Project on City Council Agenda for October 12, 2020- Urgent Need for additional details

Mr. Thakore,

In reviewing it that was my determination as well. Furthermore, the square footage of each underlying district would potentially be greater based upon the code that if a street, etc is not specifically zoned it shall be deemed to be the same zoning district as the abutting property.

Respectfully,
Cliff

From: valmik thakore <valmikt@hotmail.com>
Sent: Thursday, October 22, 2020 11:20 AM
To: Clifford Cross <ccross@ucitymo.org>
Cc: Valmik Thakore <valmikt@icloud.com>
Subject: Re: Ref: Avenir Project on City Council Agenda for October 12, 2020- Urgent Need for additional details
Importance: High

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Mr. Cross,

Thank you for the information and email address for Mr. Sinan Alpaslan. I am assuming that the square footage provided for SR, MR, HR (or HRO?) and GC are for the existing zoning for the land area included in Avenir Project area of 6.46 acres. The difference between the sft. breakdown provided by you (totaling 266,276 sft.), 6.46 acres (281,397.6 sft) and shown in Avenir Project report at one place and as 296,413.18 on page 25 of Avenir report are due to additional land currently in Barby Lane, McKnight Place and other pieces included in vacations and street modifications. Please let me know by end of the day today if my assumptions are not correct; after that I will finalize my analysis for our comments to the City Council for 10/26/2020 meeting.

Thanks.

Sincerely,

Valmik Thakore

From: Clifford Cross <ccross@ucitymo.org>
Sent: Thursday, October 22, 2020 10:04 AM
To: valmik thakore <valmikt@hotmail.com>
Subject: RE: Ref: Avenir Project on City Council Agenda for October 12, 2020- Urgent Need for additional details

Mr. Thakore,

Good morning. Mr. Sinan Alpaslan the Director of Public Works coordinated the study and discussed it with the traffic commission etc. As a result, he would be the best point of contact to obtain that study and address any questions. His email is salpaslan@ucitymo.org

As for the prior requested information I was able to research the file and obtained the following that was reviewed back in April/May. Pages 25-27 of the report you have provide the lot square footage, etc that was utilized to cross reference the underlying zoning districts that determined the following.

HRO = Approximately 95,831 square feet (191.66 units)

MR = Approximately 78,286 square feet (65.23 units)

SR = Approximately 80,274 square feet (13.37 units)

GC = Approximately 27,442 square feet (NA)

Furthermore, it is my understanding we will be meeting tomorrow to further discuss this project. I would be happy to advise of any changes or provide an update.

Respectfully,

Cliff

From: valmik thakore <valmikt@hotmail.com>
Sent: Wednesday, October 21, 2020 4:44 PM
To: Clifford Cross <ccross@ucitymo.org>
Cc: Valmik Thakore <valmikt@icloud.com>
Subject: Fw: Ref: Avenir Project on City Council Agenda for October 12, 2020- Urgent Need for additional details
Importance: High

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Dear Mr. Cross,

I just came to know from Mr. Charles Deutsch's email letter to the neighbors that there were two more traffic studies or recommendations done by U. City and St. Louis County. University City had commissioned a traffic and parking study (as a second opinion per Mr. Deutsch's letter) by Lockmueiler Group. Please send me a PDF copy of their report by email, along with the other information we discussed per my email yesterday.

Thank you.

Sincerely,

Valmik Thakore, Master of Architecture & Urban Design, Washington University in St Louis

Retired Architect

8727 W Kingsbury Ave, University City, MO

From: valmik thakore

Sent: Tuesday, October 20, 2020 1:53 PM

To: ccross@ucitymo.org <ccross@ucitymo.org>

Subject: Ref: Avenir Project on City Council Agenda for October 12, 2020- Urgent Need for additional details

Dear Mr. Cross,

Thanks for returning my voicemail yesterday to your phone number 314-505-8516. I am a homeowner at 8727 West Kingsbury Avenue in University City. Our neighborhood will be impacted by the Avenir project, and in order to evaluate the proposed project we need some additional information, including but not limited to:

1. On page 23 of the Avenir project report "Zoning Request" map and its supporting details, the project's Site Area totaling 6.47 acres includes several existing buildings and open lots with various existing zoning- including zoning categories SR, MR, HRO and GC. There may be some other zoning categories also included in these land areas. We need a breakdown of the 6.47 acres in terms of acres or Gross Square Feet of land area by each zoning category, i.e. SR, MR, HRO, GC, etc.
2. Also, under Section 400.830, Item A: Preliminary Development Plan Submittal Requirements, Item 4- developers are required to submit the "Maximum number of dwelling units allowed per the original district or districts.". I am looking for this in the Avenir project report but cannot find this information. Please let me know the page number where it is included, or please provide this information to me and all other interested parties for our review.

Please provide this information and these data by e-mail response in two business days, as the next City Council meeting is scheduled on October 26, 2020.

Thank you.

Sincerely,

Valmik Thakore, Master of Architecture & Urban Design, Washington University in St Louis

Retired Architect

8727 W Kingsbury Ave, University City, MO

Cell Phone: 314-716-3557



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From: Sarah Myers <shmyers4@gmail.com>
Sent: Sunday, November 8, 2020 3:24 PM
To: Council Comments Shared
Subject: Avenir Project - November 9 meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,
Please accept this email as public comment for the November 9 City Council meeting agenda item(s) pertaining to the Avenir project. My name is Sarah Herstand Myers and I own the home at 8716 W. Kingsbury Avenue in the Kingdel neighborhood.

I have signed the petition requesting that the density of the proposed project be reduced, specifically by removing the top floor of the proposed apartment building. I have expressed my other concerns/requests at previous council meetings, and in conversation and emails with my council member(s). To review those, if the project goes forward I would like:

1. Strict adherence to the rules regarding construction schedules, including no staging allowed to occur outside that schedule.
2. Fire exits, locked, at the planned courtyard opening onto Kingel, not the locked ingress access noted in the plans as they stand now, and as outlined by Mr. Charlie Deutsch at the meeting on November 5. Fire exits do not require ingress, and should not be set up that way.
3. Careful attention to parking concerns on Kingdel, and the lower edge of Teasdale.
4. Heavy landscaping along Kindel and Barby as shown on the plans -- by this I mean mature trees and landscaping, not smaller plants that will fill in later. The current mature trees of size (of which there are two) need to be supplemented by a few additional mature trees of size on Kingdel. This would be in addition to other plantings marked on the current plans.
5. Careful monitoring of cut through and other increased traffic will be needed to make sure projections are being met. If not, amelioration steps will need to be considered.
6. Assurances from the construction/foreman at the November 5 Zoom that "Saturday work will be the exception not the rule" will actually come to pass.
7. Finally, I would like to better understand the notification requirements (how residents are notified) for when potential tenants apply to occupy the space currently being labeled "coffee shop" in the proposed Avenir plans.

It has been a very long week, but I think this sums up the previous concerns I have submitted, and have discussed with Jeff Hales.

I am not against progress, but I am against a project that will so massively change the character of our neighborhood. If we have these concerns taken care of and a top floor reduction to the current plans, I feel peaceful, safe single-family-home character of the neighborhood - and our property values - **will not be harmed in a way that makes the situation untenable to myself and my neighbors.**

Thank you for your consideration.

Sarah

--
Sarah Herstand Myers

LaRette Reese

From: William Ash <wmash47@gmail.com>
Sent: Sunday, November 8, 2020 2:27 PM
To: Council Comments Shared
Cc: Terry Crow; Steve McMahon; Jeff Hales; Tim Cusick; Aleta Klein; Bwayne Smotherson; Stacy Clay
Subject: Comments for Consideration at Council Meeting Nov 9.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the City Council,

Thank you to all of you who were in attendance at our Zoom meeting last Thursday evening. It was good that we were able to share perspectives on the proposed Avenir proposal from so many different viewpoints.

Having been in much communication with other Kingdel neighborhood residents--and having facilitated zoom meetings with our Ward 1 representatives, and thus privy to hearing concerns expressed there as well--here are my thoughts. Although I certainly am not the designated spokesperson for this neighborhood, I feel confident that most of the residents would agree with most of the points I offer below.

First, had the residents been reached out to (even if only those within 185 feet of its boundaries, although better all of our neighborhood residents) when the first Avenir proposal reached the Planning Commission, and our input taken seriously, many of our concerns would have already been addressed. Which leaves us wondering if our input was delayed so that the proposed project could arrive at our doorsteps fully developed in concept and scale without pesky public input to contend with.

Secondly, our neighborhood architect/urban planner Valmik Thakore has spent many hours studying this proposal and strongly disagrees with the appropriateness of allowing certain adjacent land parcels already in use to be included in density calculations. Furthermore, he is not satisfied that answers given him to specific questions cite relevant zoning regulations, and that questions were answered differently when asked at different times when different parties of interest have been present. He will be speaking for himself in his own comments to the Council.

Third, please take serious note of the petition for a smaller scale of project just sent you all, signed by 54 neighborhood residents, requesting a reduction in the number of dwelling units in this project.

Finally, if this proposal is to receive preliminary approval, please consider approving it on condition of project density scale to be determined only at final approval; and specifically, to be considered in conjunction with the developer's request for tax abatement, with such abatement considered only to the extent that the number of dwelling units can be reduced.

In other words, if some degree of tax abatement can allow the developer to retain a reasonable level of profit on a smaller scale project, the tax abatement constituting compensatory financial relief as necessary to allow a smaller scale project to be built could make sense.

We all want a project that makes sense for both our neighborhood and and the larger University City community. Thank you for listening.

William Ash
Resident
8690 West Kingsbury Ave.
314 569-3299

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, November 8, 2020 2:01 PM
To: Gregory Rose; Linda Schaeffer
Cc: Council Comments Shared; Terry Crow; Steve McMahon; Tim Cusick; Aleta Klein; Bwayne Smotherson; Stacy Clay
Subject: Petition Request Submission
Attachments: Petition Nov 8 2020.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Rose, Ms. Schaeffer and Members of the City Council,

We are submitting this petition document for consideration by all the City Council members at the November 9 Council meeting. It has 54 original signatures. I am sending via attachment to this email. Since this is a Sunday, I am copying all Council members individually to ensure that they have immediate access to it as they prepare for the meeting tomorrow night.

If you would like me to deliver the physical document, please let me know where to drop it off. I'm assuming that tomorrow noon is the deadline. Thank you.

Respectfully,

William Ash
8690 West Kingsbury
University City, MO 63124
314 569-3299

PETITION - REQUEST RE: AVENIR DEVELOPMENT PROPOSAL

TO: University City, City Council
For Public Record at Council Meeting of November 9, 2020

Submitted November 8, 2020

We residents of the neighborhood listed below on streets with connection to Kingdel Avenue—Teasdale, Barby Lane, Washington, and West Kingsbury—Implore the City Council to consider the reduction of scale of the proposed Avenir Development proposal to a reduced population density. We feel the appropriate reduction would be 50-60 apartment or dwelling units, the number that would make the proposed upper story throughout the complex unnecessary. We feel that such a reduced population density will be more consistent and compatible with our neighborhood, and a safer alternative should traffic and parking estimates prove to underestimate the congestion. Such reduction would also achieve a lesser effect of light, noise and sky obstruction which under the current plan would seriously impact the back yards and walls of homes on Barby Lane and West Kingsbury.

In support of this request we cite from the U-City zoning regulations. Under Planned Development—Residential (PD-R): "Density of a planned development may be limited to that which is established in the original residential district or which is consistent and compatible with nearby existing developed areas." And under Section 400.720: "These planned development regulations are not intended to allow excessive densities . . . as the development relates to the general neighborhood."

NAME (Print)	ADDRESS	SIGNATURE
William Ash	3690 W. KINGSBURY	William Ash
Grace Collins	8841 Washington Ave	Grace Collins
Stacey Hutchens	8700 W. Kingsbury Ave	Stacey Hutchens
Walter Whit	8701 W. KINGSBURY AVE	Walter Whit
Mary Blair	8756 W. Kingsbury	MARY BLAIR
Katy Blair	8834 Washington	Katy Blair
CHAS JOHNSON	8732 Washington	Chas Johnson
Paul A. Collins	506 Kingdel	Paul A. Collins
Reece Cohen	500 Kingdel	Reece Cohen
HK Patel	8684 W Kingsbury	HK Patel
Adrienne W. Patel	8684 W. Kingsbury Ave	Adrienne W. Patel
Joe Kron	8680 W. Kingsbury	Joe Kron
Elaine Keuhl	8680 W. Kingsbury	Elaine Keuhl
Robert Kuttman	8670 W. KINGSBURY AVE	Robert Kuttman
Hanni Prustic	8685 W. Kingsbury	Hanni Prustic
Rebecca Prustic	8685 W Kingsbury	Rebecca Prustic
Laura Lane	8677 W. Kingsbury Ave	Laura Lane
RICHARD LANGRISH	509 KINGDEL	Richard Langrish

PETITION - REQUEST RE: AVENIR DEVELOPMENT PROPOSAL

TO: University City, City Council
For Public Record at Council Meeting of November 9, 2020

Submitted November 8, 2020

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In support of this request we cite from the U-City zoning regulations. Under Planned Development—Residential (PD-R): "Density of a planned development may be limited to that which is established in the original residential district or which is consistent and compatible with nearby existing developed areas." And under Section 400.720: "These planned development regulations are not intended to allow excessive densities . . . as the development relates to the general neighborhood."

NAME (Print)	ADDRESS	SIGNATURE
Shirley Jefferson	8712 W. Kingsbury	Shirley Jefferson
Laura Runkle	8719 W. Kingsbury	Laura Runkle
Victoria McMullen	8736 W. Kingsbury	Victoria McMullen
Britt Garlock	8724 W. Kingsbury	Britt Garlock
Irene Murray	8724 Teasdale	Irene Murray
Rose O'Brien	8706 Teasdale	Rose O'Brien
Mary G. O'Brien	8706 Teasdale	M. G. O'Brien
Susan M. Devereaux	8739 W. Kingsbury	Susan M. Devereaux
Stephen J. Rubin ^{STEVE RUBIN}	8716 W. Kingsbury	Stephen J. Rubin
Sarah H. Myers*	8716 W. Kingsbury	Sarah H. Myers
Therese Thakore	8727 W. Kingsbury	Therese Thakore
Asim Thakore	8727 W. Kingsbury	Asim Thakore
Yuliana Eraso	8733 Washington Ave	Yuliana Eraso
Edwin Van Norden	8733 Washington Ave	Edwin Van Norden
Cathy Angilly	8743 Teasdale Ave	Cathy Angilly

* Sarah H. Myers

NAME (Print)	ADDRESS	SIGNATURE
TIMOTHY POHLMAN	512 KINGDEL	Timothy Pohlman
Haidi Pohlman	512 Kingdel	Haidi Pohlman
John M. Gerardi	8700A Delmar Blvd	John M Gerardi
William P. Knapp	8700 Delmar Blvd	William P Knapp
Rachel Betlach	545 Delprice Ct	Rachel Betlach
MARIE LAZARUS	8808 Washington Ave	Marie Lazarus
JEREMY FEANEY	8775 W KINGSBURY	Jeremy Feaney
Michelle Vollmar	8775 W. Kingsbury	Michelle Vollmar
Sarah Marshall	8774 W Kingsbury	Sarah Marshall
Phillip M. White	8744 Washington	Phillip M White
Lana Weinbach	8720 W. Kingsbury	Lana Weinbach
X	X	X
LINDA LANGR	509 KINGDEL	Linda Langr
JACKIE H. RAND	8723 Teasdale Ave	Jackie H Rand
Donna Wilensky	8801 WASHINGTON AVE.	Donna Wilensky
Brent Burn	8738 W. Kingsbury Ave	Brent Burn
Catherine Katz	8724 Washington Ave	Catherine Katz
John Dunn	8723 Washington Ave	John Dunn
Shirley Seale	8716 Washington	Shirley Seale
Eva Dunn	8723 Washington	Eva Dunn
Kathy Victor	8739 Washington	Kathy Victor
Reggie Victor	8739 Washington	Reggie Victor

LaRette Reese

From: Clifford Cross
Sent: Monday, November 9, 2020 11:33 AM
To: LaRette Reese
Cc: Gregory Rose
Subject: FW: Responses to Citizen Comments

Good morning LaRette,

Please see the following email that would need to be added to the Avenir project comments. These may be conditions that are added to the ordinance if requested by City Council.

Thanks,
Cliff

From: Zack Deutsch <zdeutsch@thegatesworth.com>
Sent: Friday, November 6, 2020 3:28 PM
To: Clifford Cross <ccross@ucitymo.org>
Cc: Gregory Rose <grose@ucitymo.org>; Charles Deutsch <CDeutsch@thegatesworth.com>; Steve McMahon <steve_mcmahon@att.net>; Jeff Hales <halesforucity@gmail.com>
Subject: Re: Responses to Citizen Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Cliff,

In order to address resident concerns from last's night's meeting, here are the special conditions that we suggest:

1. Rules and regulations that are attached to the standard resident apartment lease will include:
 - o No parking on the east side of Kingdel Drive.
 - o No guest access from Kingdel Drive to the courtyard or to the building through the fire exists.
2. No commercial hood will be allowed in the building common areas, except low volume hoods are allowed in resident party rooms to accommodate limited cooking for social gatherings.
3. All light produced by exterior lighting to remain within the property lines of the overall development.
4. All existing trees currently upon the east curb line of Kingdel Drive shall be protected during construction.
5. The setback on Kingdel Drive shall be lushly landscaped, and according to a landscape plan to be approved by the City Forester.
6. Street trees currently along Delmar Blvd. shall be protected during construction unless permission is granted by St. Louis County Department of Transportation to remove them, in which case, they will be replaced with 2" caliber trees in the amount and species as approved by the City Forester.

Thank you,
Zack

—
Zack Deutsch
The Gatesworth Communities

W: (314) 373-4700

C: (314) 882-9195

zdeutsch@thegatesworth.com

On Nov 6, 2020, 9:12 AM -0600, Clifford Cross <ccross@ucitymo.org>, wrote:

Mr. Deutsch,

Good morning and I hope you are well. I am following up last night's meeting to see if there are any responses you wanted to address pertaining to the Citizen concerns last night? If there are any responses/conditions that you believe should be reviewed and addressed as part of the approval process I will be happy to review and pass them forward.

Thanks,

Cliff



Clifford Cross, AICP

Director of Planning & Development

City of University City

6801 Delmar Boulevard

University City, MO 63130

P: 314-505-8516 | www.ucitymo.org