

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, March 14, 2022
6:30 p.m.

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus and to provide for social distancing during Council meetings **in-person public attendance will be limited to the first 25 people.**

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, March 14, 2022, via videoconference, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., Acting Director of Planning & Zoning, John Wagner and Linda Schaeffer, as Acting City Clerk.

C. APPROVAL OF AGENDA

Councilmember Hales moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.

D. PROCLAMATION

E. APPROVAL OF MINUTES

1. February 28, 2022, Regular Session Minutes was moved by Councilmember Smotherson, it was seconded by Councilmember Cusick, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Henry Slay is nominated for reappointment to the Board of Adjustment by Councilmember Bwayne Smotherson, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. Carol Jackson is nominated for reappointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson, it was seconded by Councilmember Klein, and the motion carried unanimously.
3. Richard Massey is nominated for reappointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson, it was seconded by Councilmember Hales, and the motion carried unanimously.
4. Lisa Hummell is nominated for reappointment to the Park Commission by Councilmember Steve McMahon, it was seconded by Councilmember Cusick, and the motion carried unanimously.
5. Susan Schmalz is nominated for reappointment to the Park Commission by Councilmember Steve McMahon, it was seconded by Councilmember Klein, and the motion carried unanimously.

6. Michael Alter is nominated for reappointment to the LSBDB by Mayor Terry Crow, it was seconded by Councilmember Cusick, and the motion carried unanimously.
7. Steve Stone is nominated for reappointment to the LSBDB by Mayor Terry Crow, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dana Barhard was sworn into the Urban Forestry Commission in the Clerk's office via Zoom on March 8, 2022.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Request Forms to Address Council are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizens may also provide written comments ahead of the meeting, which must be received **no later than 12:00 p.m. on the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to City Hall at 6801 Delmar Blvd.; Attention City Clerk. **Please note that to be recorded in the official record, a name and address must be provided**, as well as whether your comment is related to an agenda or non-agenda item.*

Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.

Mayor Crow thanked everyone who took the time to provide written comments.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated that no matter how many disclaimers are listed about not supporting Proposition F, there is little doubt the City is violating state laws by unlawfully spending public money to support this proposition and failing to report the expenditures. The City has a video on its Facebook page that includes one of these Prop F disclaimers, which prompted the following response from a resident: *"I don't know the details about Prop F but the fact that it says this posting is not to support or oppose the proposition is clearly not true. The attached video is clearly in favor and no opposing opinion was presented. In addition, the wording within the post itself is clearly not an unbiased statement. It would normally be my inclination to support the Firefighters, but I wonder why the City feels it is necessary to lie when discussing it?"*

Mr. Sullivan stated that growing up in U City the honesty and integrity of City officials could be taken for granted, but those days are long gone. Lying to citizens has now become a standard practice in this City's government. And the Costco development, in conjunction with eminent domain would only be used for Public Storage and may have set the record for the number of lies that have been told. And as a result of this dishonesty, Mr. Sullivan stated he is taking the matter to the Assistant U.S. Attorney focused on public corruption.

Court decisions have also said spending tax dollars to promote ballot issues violates the Equal Protection Clause within the Constitution, because if public money is given to support a proposal it should also be given to opponents. Therefore, a complaint will also be filed with the Chief Disciplinary Counsel against the Mayor, Councilmember Steve McMahon, and the City Attorney.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Conditional Use Permit (CUP 22-04) –Application for the Avenir development

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) for the Avenir development. Details regarding this request will be presented by Mr. Wagner.

Mr. Wagner stated the CUP for this development is identical to the CUP passed several years ago and coincides with the map amendment and record plat that will come before Council later this evening. The Applicant has asked for an increase in the floor to area ratio, a decrease in the setback for the northwestern portion of the building, and the ability to maintain the right-of-way along Delmar.

Councilmember Hales stated several conditions were added to the Preliminary Plan back in November of 2020, so do those conditions still exist, or do they need to be reinstated as a part of the Final Plan? Mr. Wagner stated although Mr. Mulligan may have a different opinion, he thinks they need to be reintroduced since this represents the initial stage of this process.

Mr. Mulligan stated this CUP is limited to the issues mentioned by Mr. Wagner. The Preliminary Development Plan discussed in 2020 is a different document and those conditions are no longer in full force and effect since this is a new development. So, any conditions previously discussed should be included in the new Preliminary Development Plan when it comes before Council.

CITIZEN COMMENTS

Grace Collins, 8841 Washington Avenue, U City, MO

Ms. Collins stated residents in the Delcrest neighborhood had the understanding that access to Kingdel would be limited to emergency vehicles only. However, at a meeting on February 23, 2022, they were told that tenants from the Avenir development would have access cards to enter and exit Kingdel; which is something residents do not want to happen. Not only are there concerns about traffic and security, but now residents wonder whether this broken promise will lead to even more misrepresentations.

Ms. Collins stated she loves the neighborhood she has lived in for 23 years, where she has a significant emotional and financial vested interest. Therefore, her plea is that access to Kingdel be restricted to emergency vehicles only. *(Ms. Collins read the letter she wrote to Council into the record.)*

Margie Lazarus, 8808 Washington Avenue, U City, MO

Ms. Lazarus stated that while she too is opposed to Avenir's plan allowing tenants access to Kingdel, she is pleased to know that you can talk to City Hall. So, she would like to thank all of the officials who reached out and listened to her concerns.

She stated, on October 16, 2020, the developers sent a letter to the neighborhood which said, *"Neighborhood, we designed the Avenir to ensure that there will be no entrance to or from any part of your neighborhood."* There were to be absolutely no entrances to the building from Barby or Kingdel. Another letter stated that there would be two fire exits from Kingdel; which in her mind meant the exits could only be used for emergency vehicles.

On November 9, 2020, Council voted to accept the special conditions to the Avenir Master Plan; which included no parking on Kingdel, no entrance from Barby or Kingdel, and the fire exits. However, a few months ago the developers sent the Neighborhood a new proposed plan that included access to the parking lot directly across from Kingdel for Avenir's tenants. Fortunately, their Councilmembers were able to stop the proposal and ask the developers to go back to the drawing board. But on February 23, 2022, Delcrest residents were blindsided when the proposal was brought before the Plan Commission for final approval and learned that tenants would have key card access to an entrance on Kingdel allowing them to come and go throughout the neighborhood. Ms. Lazarus stated residents assumed that any special conditions approved by Council would also be included in the new plan and as a result did not raise any concerns during the meeting.

So, the big question is why? Why should this be changed when there is already an entrance on Delmar that would allow tenants to go and come as they please, and the neighborhood had been assured on numerous occasions that Avenir's tenants would not be able to access Barby or Kingdel?

When weighing the two sides, Ms. Lazarus stated she hopes any decision would be made in favor of residents like herself who have lived in the area and paid property taxes for 45 years, as opposed to the desire to make things easier for renters who typically move in and out of a facility of this nature. She stated it only seems fair since they are not asking for anything new, just that the same special conditions be included in the new plan.

Councilmember Hales moved to approve the CUP, it was seconded by Councilmember McMahon.

Councilmember Hales stated after reviewing the minutes of the November 9, 2020 meeting, what he can say is that he and Steve worked really hard to come up with a list of special conditions that both the neighborhood and developers were amenable to. So, at this point, he sees no need to change those conditions, and he intends to reintroduce them when the Final Plan comes before Council.

Councilmember Klein questioned whether any vote taken by Council tonight would exclude those special conditions? Mr. Mulligan stated that it would not.

Voice vote on Councilmember Hales' motion carried unanimously.

L. UNFINISHED BUSINESS

- 1. Bill 9454** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA AVENUE FROM “GC” GENERAL COMMERCIAL DISTRICT TO “HR” HIGH-DENSITY RESIDENTIAL DISTRICT. Bill 9454 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

Resolutions

Bills

Introduced by Councilmember Smotherson

- 1. Bill 9455** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND AT 6518 ETZEL AVENUE. Bill Number 9455 was read for the first time.

Introduced by Councilmember Klein

- 2. Bill 9456** - AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE “LC” LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING “AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES” AS A CONDITIONAL USE. Bill Number 9456 was read for the first time.

Introduced by Councilmember Smotherson

3. **Bill 9457** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1170-1194 BRISCOE PLACE AND 8612-8640 OLIVE BOULEVARD ASSOCIATED WITH THE MARKET AT OLIVE: PHASE 2 DEVELOPMENT, FROM "PA" PUBLIC ACTIVITY, "GC" GENERAL COMMERCIAL AND "HR" HIGH-DENSITY RESIDENTIAL TO "PD" PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C"). Bill Number 9457 was read for the first time.

Introduced by Councilmember Cusick

4. **Bill 9458** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM "PD" PLANNED DEVELOPMENT, MIXED-USE DISTRICT ("PD-M") TO "PD" PLANNED DEVELOPMENT MIXED-USE DISTRICT ("PD-M"), AND ESTABLISHING LAND USES AND DEVELOPMENTS THEREIN. Bill Number 9458 was read for the first time.

Introduced by Councilmember McMahon

5. **Bill 9459**—AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT. Bill Number 9459 was read for the first time.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
Councilmember Klein reported that the Urban Forestry Commission was hosting an event Arbor Day event at the Green Center on April 27th. Trees and informational brochures will be distributed to participants.
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business
 - a) **Trash Issues along Olive Blvd.**
Requested by Mayor Pro Tem Smotherson and Councilmember Klein
(Discussion and Vote)

Councilmember Klein stated several members of Council met to discuss ways of improving the issues associated with excessive trash that always seems to be visible along Olive. She stated she, as well as some of her colleagues, have received a great deal of feedback from their constituents about this issue, because while some businesses do a good job of maintaining their appearance, others; as well as some City-owned properties, are struggling.

Councilmember Klein stated studies have shown that the value of a property or neighborhood goes down when trash becomes an issue on its city's streets. And it also makes it harder to attract businesses of a significant nature. So, they believe this issue needs to be addressed and would like to see the City use some of its resources to supplement the processes that are already in place.

Councilmember Smotherson stated this has been an ongoing issue. And while the City has tried to make businesses accountable, the bottom line is that this method has not been able to successfully tackle this overarching problem. Therefore, he would like to make a motion asking the City Manager to craft a position to assist with maintaining the appearance of this area; which could be on a part-time basis, each morning. Councilmember Smotherson stated this does not mean that businesses should not be held accountable; it simply represents another proactive measure to help the City address this issue as effectively as it possibly can. Councilmember Smotherson's motion was seconded by Councilmember Klein.

Councilmember McMahon stated that in order to make a more informed decision; perhaps, the City Manager should be allowed to investigate what it would take to accomplish this request so that he can present Council with a solid plan to vote on.

Councilmember Smotherson noted his willingness to amend the motion to include Councilmember McMahon's suggestion.

Councilmember Hales agreed that it would be beneficial to understand how the City is currently responding to issues of this nature and what level of frequency they believe would be necessary to truly achieve this task.

Mayor Crow stated perhaps, this could be paralleled with the supplemental trash services implemented by the LSBSD to address their trash issues, or an opportunity to look at other municipalities, like Olivette, to determine how they are handling this problem? And given the two alternatives that have been presented, he thinks the fundamental concept presented by his colleagues is that while their proposal may not be the solution, it's something that needs to be addressed. So, would Council be comfortable with asking the City Manager to come back with a proposal in either April or May?

Mr. Rose stated staff is in the midst of the budgeting process, so this item not only lends itself to that process but provides staff with an opportunity to develop this request and present solutions for addressing the trash along Olive.

He stated as Council is aware, the City has established a different technique for the implementation of code enforcement, which entails assigning officers to specific locations that they will be required to patrol on a regular basis. Now, that's not to say that this position may not be warranted, but he does think this concept will render substantial improvements. So, if Council is amenable, he would like to bring this item back as a part of the budget process.

Councilmember Clay thanked his colleagues for bringing this issue forward because it has been a perennial problem. And unfortunately, the challenge that it presents is unlike substantial code issues where a specific problem is addressed and hopefully, eradicated, because trash can be remediated one day and literally become an issue on the following day. So, he likes the budgeting process approach that has been suggested because it will provide Council with a clear understanding of all the implications.

Mayor Crow asked his colleagues if they were amenable to withdrawing their motion and proceeding with the suggestion to allow the City Manager to provide Council with a course of action during the budget process? Councilmembers Klein and Smotherson stated they would be amenable to doing so.

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Clay stated today is 314 Day and he is celebrating this unofficial holiday by wearing his Cardinals gear.

Councilmember Smotherson stated he would like everyone to acknowledge the Mayor's dedication to the City because today is his birthday.

Councilmember McMahon moved to adjourn the meeting, it was seconded by Councilmember Hales, and the motion carried unanimously.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Session at 7:15 p.m.

Respectfully Submitted,

LaRette Reese
City Clerk

Linda Schaeffer

From: Grace Collins <taylorcollins@att.net>
Sent: Monday, March 14, 2022 12:02 PM
To: Council Comments Shared
Subject: Fwd: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only

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

I'd like to speak at tonight's meeting and here is what I wish to acknowledge again regarding the AVENIR project.

Thank you,

Grace Collins
8841 Washington Avenue
63124

Begin forwarded message:

From: Grace Collins <taylorcollins@att.net>
Subject: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only
Date: March 13, 2022 at 4:58:53 PM CDT
To: councilcomments@ucitymo.org

Dear City Council-

Twenty-three years I have lived in my house in the Delcrest neighborhood and have a huge emotional, financial vested interest.

I love my neighborhood and am extremely disappointed now aware what was promised to us that access to Kingdel from the AVENIR project may now have changed where the future tenants residing in the new 250 unit structure will have access to Kingdel.

November 9, 2020, I had the understanding that access to Kingdell would be for EMERGENCY ONLY. They were to be FIRE EXITS only.

Please see that honoring this promise is followed through.

I am very concerned for a number of reasons- traffic- safety... but most importantly we received a promise- one's word - from a group that we in the Kingdel neighborhood were assured their word was good- we had no reason to think otherwise.

Please please- see that access to Kingdel is for EMERGENCY only.

Thank you for your time,

Grace Collins
8841 Washington Avenue
Saint Louis, Missouri 63124

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Monday, March 14, 2022 11:56 AM
To: Council Comments Shared
Subject: I want to speak at the Council meeting this evening about Avenir

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

Hi LaRette- hope you are well.

I would like to speak at the City Council meeting tonight (no one else would do it)-

I am not sure if you need to have the comments I am going to read in advance, so just in case, am copying them for you.

My original comments are way too long that I submitted and my arguments in this are straight to the point and want the Council to hear my words.
Is there a time limit?

Thanks so much and will meet you this evening-

Margie Lazarus 8808 Washington Ave.

My name is Margie Kranzberg Lazarus and I have lived at 8808 Washington Ave for the last 45 ½ years.

To the City Council-

I first want to thank the U City Officials that have taken the time to speak with me the last 2 weeks – including the Mayor, the Ward 1 Councilmen, the City Planning Commissioner and City Attorney, and especially LaRette Reese. It is nice to know that you can talk to City Hall.

I am here because I oppose, along with most of my neighbors, the part of the Avenir plan that would allow tenants key card access to the Kindel exit gate in or out of the property. There should be no access for them, only an emergency exit only.

October 16, 2020, Charles Deutsch sent a letter to the neighborhood and copying the Council stating

“Neighborhood, we designed the Avenir to ensure that there be no entrance to it from any part of your neighborhood” and later it also stated in that letter, As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel because there are absolutely **no building entrances** on either of those 2 streets (referring to Barby as well).

I believe what people say and I take it as their word- **no entrance to it from any part of your neighborhood.** In another letter from Charlie, we were told there would be 2 fire exits from Kingdel- to me, a fire exit is not a pedestrian exit in or out, but only to be used for emergencies. At zoom meetings with the developers and council members, we were assured that the Kingdel exits would be fire exits only and it was even talked about how that they might get an alarm to go off if someone opened the doors.

No one did a pinky swear, but that is what we were lead to believe and we had Charlie’s words in writing to confirm that.

Then at your council meeting on Nov 9, 2020, you unanimously voted to accept Special Conditions to the Avenir Master Plan, including about the parking on Kingdel and fire exit. So you agreed with us.

Covid and life went on until February 23, 2022 at the City Planning Commission meeting for the final approval of the Avenir project, where we found out that the Kingdel entrance to the property was going to be able to be key card accessed by residents so they could come and go into our neighborhood

We were totally blindsided- had no idea – and therefore, we did not speak to the Planning Commission before the meeting about this exit or the special Conditions that had already been agreed upon from the first plan. We assumed that anything that had already been passed by the City Council about Avenir and our concerns would just be added to the new plan- but apparently that’s not the case.

The question is **WHY** would this be changed and needed now? We have been assured that there will be no parking on Kingdel or in the neighborhood, so residents don’t need to be able to get to their parked cars.

Is it to make it easier for the tenants to have food delivered to that entrance to avoid the traffic on Delmar, is it to make it easier to be picked up or dropped off by an Uber or other ride at that entrance, easier to just leave your car for a few minutes to run in to drop something off- that really isn’t parking, is it?, easier to walk your dog, go for a jog, walk or bike ride, or who knows what else is it to do?

There is an entrance already and main exit on **Delmar** to do all of these things, so we are not asking for residents not to be able to do any of them- If they want to walk in our neighborhood, they still can do that.

We are just trying to keep our little part of UCity, the same as it is now as much as possible, quiet, clean, uncongested, safe and secure, with property values continuing to rise. We are trying to prevent people cutting through from Price down Washington and driving in from Delmar onto Kingdel, if they have no reason to and having the Kingdel exit be able to be accessed by the tenants would give them a reason to. Delmar is going to be more than congested.

When weighing the 2 sides, homeowners who have been paying property taxes for years and some people decades, who just want to keep their neighborhood like it is as much as possible and have been assured that it would be , as opposed to renters who will be moving in and out and letting them have this access just to make it easier for them to get a pizza or Uber or go for a run and still have other options to be able to do so,

I would hope the tie breaker would be in favor of the homeowners and that you vote that way . It only seems fair.

We are not asking for anything new- you had already approved the Special Conditions and were told several times by the developers that this was not going to be a tenant entrance or exit- only a fire exit- emergencies only.

As we all were told, including you, the City Council, **we designed the Avenir to ensure that there be no entrance to it from any part of your neighborhood.**

Please keep it that way and keep the Kingdel exit as an emergency exit only with no tenant access unless they have to come out in an emergency. And please put back in all the Special Conditions that you passed in 2020 that were to be in the original Master Plan, and include camera surveillance. We feel this all needs to be in writing in the Master Plan.

I appreciate you listening to me and for your time.

Thank you.

Margie Lazarus

8808 Washington Ave.

Linda Schaeffer

From: Nick Rugen <mrrugen@gmail.com>
Sent: Monday, March 14, 2022 11:41 AM
To: Council Comments Shared
Subject: Re: Avenir

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

Dear Council Members,

As a member of the "Del Price" neighborhood I am writing you to take head of your constituents regarding the Avenir proposals. I urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent. **There should be no access from apartments to Kingdel Drive via the new development, as per previous agreements.**

Respect existing residents and their communities before prioritizing developers and perspective new constituents!

Sincerely

Nick P. Rugen
8812 Washington Ave, St. Louis, MO 63124

Linda Schaeffer

From: valmik thakore <valmikt@hotmail.com>
Sent: Monday, March 14, 2022 10:43 AM
To: Council Comments Shared
Cc: John Wagner; Jeff Hales; Steve McMahon; Terry Crow; Gregory Rose; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay
Subject: Public Comment on City Council Agenda Item for March 14, 2022 Meeting with attachments
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf
Importance: High

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

These comments are in regards to Agenda Items.

This is a public comment on City Council Agenda for March 14, 2022 Meeting **Items K-1 Conditional Use Permit (CUP 22-04) Application for the Avenir Development and M-New Business: 4-Bill 9458 and 5-Bill 9459 (REZ 22-04).**

Dear Council,

My name is Valmik Thakore. My wife and I own and live at 8727 W Kingsbury Ave, University City, MO, 63124.

A: Fire Exit on Kingdel from Avenir project's courtyard related comments:

I have read through both Council meeting minutes for 11/9/2020 and for 6/14/2021 for the Avenir project's Preliminary Plan Approvals. I also downloaded both sets of meeting minutes and their attached comments (provided here as attachments) and have highlighted relevant portions that deal with the Conditions included in the Preliminary Plan approval. I am attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use. I am copying some of the text (underline/ bold are my additions) from the 11/9/2020 Meeting's Resolutions, found on pages 6 and 7 of the Council's meeting minutes:

*"Entry points/Fire exits around the construction site, and the hours of operation.
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:*

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits".

(I think "gas" is a typo and was intended to be written as "gate", based on Mr. Charles Deutsch's October 16, 2020 letter to Neighbors- see below for more details and attachment).

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

I am also attaching Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting). It states clearly on the first page of the letter:

"*Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"*

Based on that, the neighborhood and the Council were led to believe that there will be no Avenir access from Kingdel--period. If any Fire Exit is provided it should only allow alarmed exit with direct notification to the University City Fire Department to avoid any misuse.

B: Delmar Street Improvements recommended by Traffic Consultants and St. Louis County:

The letter dated October 16, 2020 from Mr. Deutsch (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting), also says on page one, that there will be a center left turn lane on Delmar between I-170 and Kingdel Drive, as recommended by two Traffic Consultants. The Final Development Plan (included in the Council Meeting's Agenda package's page 79 of 116) seems show the left turn lane ending /tapering off just before Kingdel Drive. This should be corrected to have a full width, center left-turn lane available for safely making left turns onto Kingdel Drive. It may need to be continued to include Lepere to allow safe left turns for east-bound traffic onto Lepere without blocking the traffic lane.

An additional eastbound lane should also be from Kingdel to I-170 as recommended by both Traffic Studies referenced in Mr. Deutsch's October 16th letter. Currently, the Final Development plan is showing a cross-hatched area to indicate that the additional east-bound lane will start about 50+ feet east of Kingdel Drive. This should be revised to meet the recommendations of the Traffic Consultants.

As mentioned in my comments under item A above, I attaching Mr. Deutsch's letter dated October 16, 2020.

C: Site Coverage Calculations related comments:

The Final Development Plan's Site Coverage Table and its supporting drawing (pages 98 and 99 of 116, of the Agenda package) treat the Avenir project's courtyard as open space (shown green). However, the Grading Plan shows walks and pool deck as grey/ paved (page 80 of 116) and Planting Plan (page 92 of 116) shows details of grass and paved areas. Pool, pool deck, walkways and other paved areas should be excluded from the open areas---this is a basic best practice of planning & architecture. The Council should request a more detailed review by City Staff to confirm the Site Coverage. I am providing this comment as an experienced Architect/ Planner.

Thank you for the opportunity to provide comments.

Sincerely,

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

Attachments:

1. 2020-11-09 Council Meeting Minutes pages 1-9
2. 2020-11-09 Council Meeting Developers comments & Letters (from Mr. Deutsch).

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSBDB Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:

ALL written comments must be received no later than 12:00 p.m. the day of the meeting.

Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting.

*Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a **name and address must be provided.***

Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Heman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

Mr. Dunkle stated staff also reviewed the current Uniform Services Contract and determined that \$27,000 a year was being spent on the cleaning and purchasing of entry mats. This service will now be conducted in-house by the facility maintenance staff. And the savings will allow the City to upgrade uniforms with the necessary safety features, provide uniforms for the golf course maintenance staff, facility maintenance crew, and the planning inspectors, with a savings of roughly two to three thousand dollars per year.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Clay.

Councilmember Smotherson asked if both Council and the City Manager would be open to the purchase of vests for members of Council? He stated he would certainly feel more comfortable if he could display some type of credentials, like a vest that says City Council of U City; especially when canvassing neighborhoods and walking up to someone's door.

Mr. Rose informed Councilmember Smotherson that he could include the vests as a part of this contract.

Councilmember Cusick asked for the cost of this contract? Mr. Dunkle stated the current contract is roughly \$66,000 a year, and this contract will be closer to \$62,000. Councilmember Cusick stated he believes that Cintas is a U City-based business, and he is always happy to see this type of support. Mr. Dunkle stated that it was.

Voice vote on Councilmember Smotherson's motion carried unanimously.

3. First Quarter Finance Report Presentation

Mr. Rose asked the Finance Director, Keith Cole, to present Council with the First Quarter Finance Report.

General Fund - Revenues

First Quarter Total: (July 1 - September 30) \$2,800,903

- Revenues decreased approximately \$210,700 compared to the same quarter of FY 2020
- Decreases are the result of recreational facilities and Municipal Court closures due to COVID-19
- Municipal services such as EMS helped to offset this decrease
- The bulk of property taxes the City will receive come in during December 2020, and January 2021

Mr. Cole stated at the beginning of this fiscal year the City projected a drastic reduction in sales taxes. However, for the First Quarter, sales tax revenue has been coming in higher than anticipated. Overall, First Quarter revenues represent 12.5 percent of the budget compared to 12.6 percent in FY 2020.

General Fund - Expenditures

- Expenditures decreased by approximately \$178,000 when compared to the same quarter of FY 2020.
- Decreases are the result of pool, community center, Centennial Commons closures, and a reduction in part-time staff
- Overall, expenditures are reasonable. First Quarter expenditures represent 20.3 percent of the budget compared to 20.8 percent of FY 2020.

Fleet Operations

First Quarter Expenditures: \$246,000

- Expenditures are consistent with the First Quarter of FY 2020

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020 This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts, and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

1. **BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

1. Resolution 2020-15 – Avenir Preliminary Plan Approval

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents.

Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, *"and establishing permitted land uses and developments therein; containing a savings clause and providing penalty"*. The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D-1-6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community; which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahon's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

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 Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby 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 Barby 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,



Charlie Deutsch

Exhibit A: Site Plan of Avenir Multi-Family Development

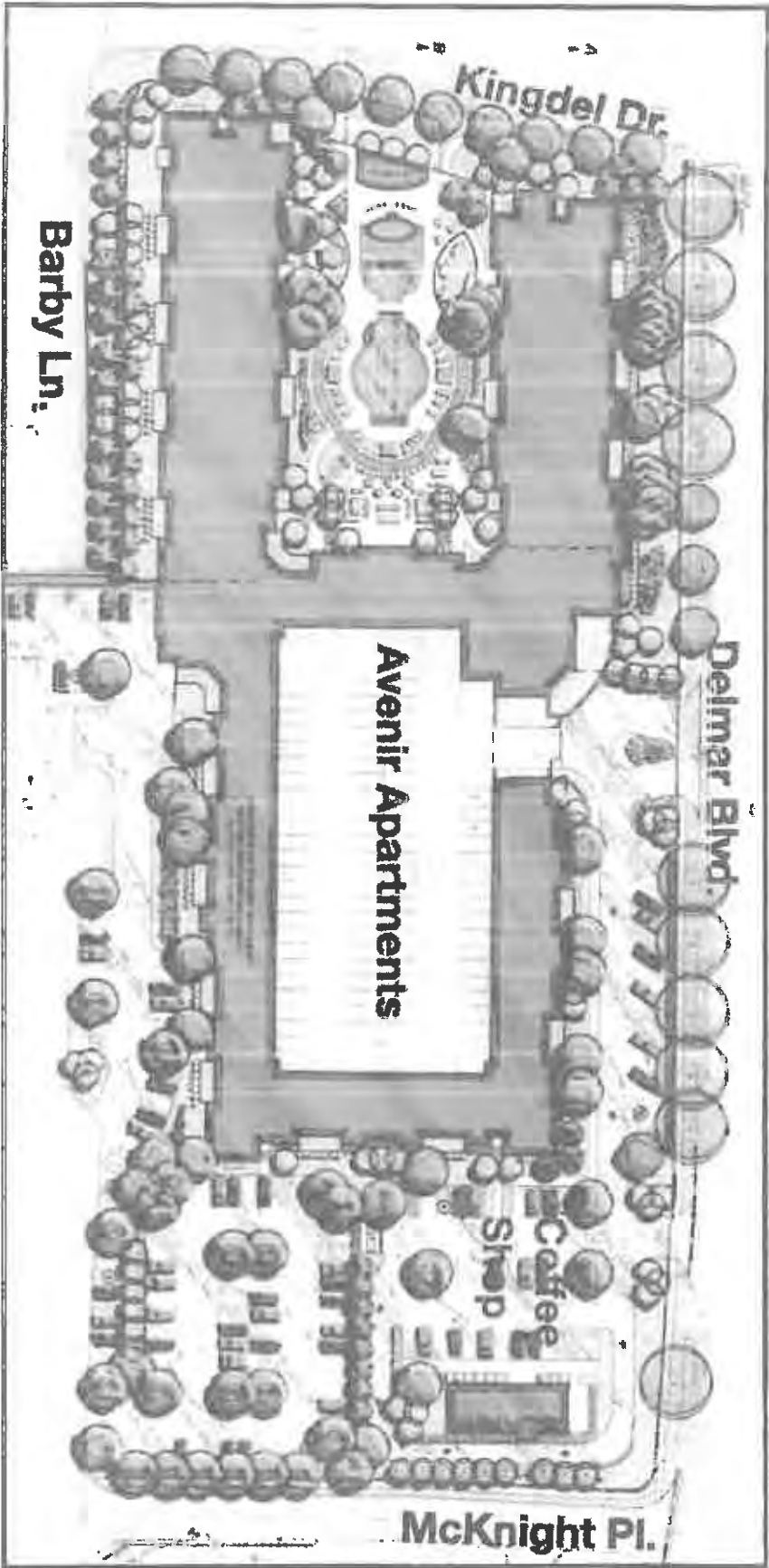




Exhibit B: Location Map



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

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,



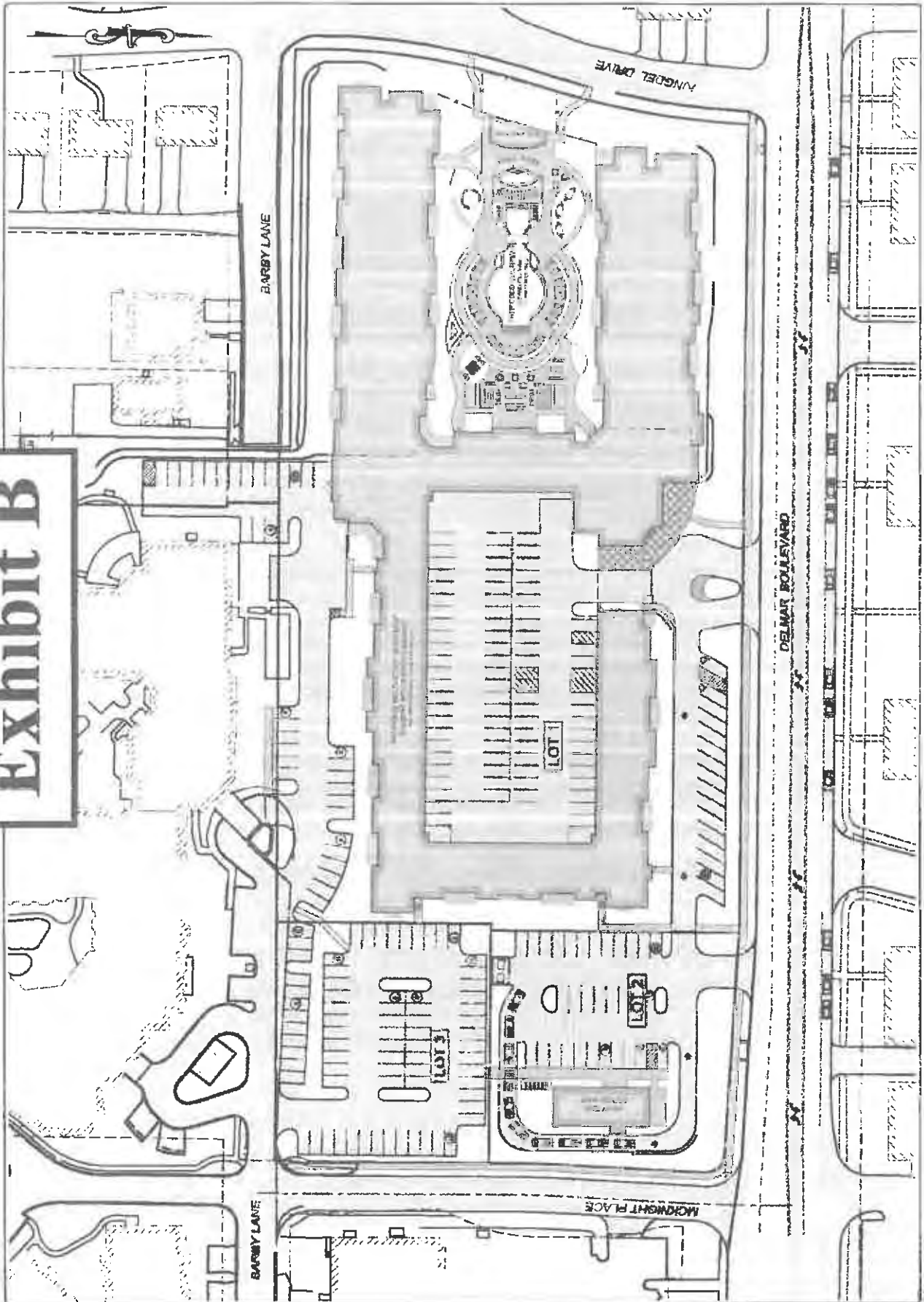
Michael A. Green
Principal



Additional Contact Information

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

Exhibit B



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

Linda Schaeffer

Council
Comments

From: Yuliana Erazo <yulianaandrea8@gmail.com>
Sent: Monday, March 14, 2022 10:22 AM
To: Council Comments Shared
Subject: Kingdel neighborhood Avenir project
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf

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

Dear City Council Members,

As a resident of the kingdel neighborhood, I want to show my support to my neighborhood and the requests we are making.

We have read through both council meeting minutes from 11/9/2020 and 6/14/2021. In the attachments you will find the meeting minutes and its attached comments with highlighted relevant portions that deal with the Conditions included in the Preliminary Plan approval of the Avenir development project. Some of the texts from 11/9/2020 Meeting's Resolutions from pages 6 and 7 of the Council's meeting minutes you will find copied here:

"Entry points/Fire exits around the construction site, and the hours of operation.
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:"

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits"

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

So now if the City Attorney is saying that the Fire Exit condition does not apply then he is contradicting himself.

We are attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use.

Similarly you will also find Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting). It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community.

But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the Kingdel Neighborhood

Yuliana Erazo, Edwin van Norden
8733 Washington Ave, St. Louis, MO 63124

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSB Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:

ALL written comments must be received no later than 12:00 p.m. the day of the meeting.

Comments may be sent via email to: councilcomments@ucity.mo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting.

*Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a **name and address must be provided.***

Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Heman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

Mr. Dunkle stated staff also reviewed the current Uniform Services Contract and determined that \$27,000 a year was being spent on the cleaning and purchasing of entry mats. This service will now be conducted in-house by the facility maintenance staff. And the savings will allow the City to upgrade uniforms with the necessary safety features, provide uniforms for the golf course maintenance staff, facility maintenance crew, and the planning inspectors, with a savings of roughly two to three thousand dollars per year.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Clay.

Councilmember Smotherson asked if both Council and the City Manager would be open to the purchase of vests for members of Council? He stated he would certainly feel more comfortable if he could display some type of credentials, like a vest that says City Council of U City; especially when canvassing neighborhoods and walking up to someone's door.

Mr. Rose informed Councilmember Smotherson that he could include the vests as a part of this contract.

Councilmember Cusick asked for the cost of this contract? Mr. Dunkle stated the current contract is roughly \$66,000 a year, and this contract will be closer to \$62,000. Councilmember Cusick stated he believes that Cintas is a U City-based business, and he is always happy to see this type of support. Mr. Dunkle stated that it was.

Voice vote on Councilmember Smotherson's motion carried unanimously.

3. First Quarter Finance Report Presentation

Mr. Rose asked the Finance Director, Keith Cole, to present Council with the First Quarter Finance Report.

General Fund - Revenues

First Quarter Total: (July 1 - September 30) \$2,800,903

- Revenues decreased approximately \$210,700 compared to the same quarter of FY 2020
- Decreases are the result of recreational facilities and Municipal Court closures due to COVID-19
- Municipal services such as EMS helped to offset this decrease
- The bulk of property taxes the City will receive come in during December 2020, and January 2021

Mr. Cole stated at the beginning of this fiscal year the City projected a drastic reduction in sales taxes. However, for the First Quarter, sales tax revenue has been coming in higher than anticipated. Overall, First Quarter revenues represent 12.5 percent of the budget compared to 12.6 percent in FY 2020.

General Fund - Expenditures

- Expenditures decreased by approximately \$178,000 when compared to the same quarter of FY 2020.
- Decreases are the result of pool, community center, Centennial Commons closures, and a reduction in part-time staff
- Overall, expenditures are reasonable. First Quarter expenditures represent 20.3 percent of the budget compared to 20.8 percent of FY 2020.

Fleet Operations

First Quarter Expenditures: \$246,000

- Expenditures are consistent with the First Quarter of FY 2020

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020 This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts, and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

1. **BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

1. Resolution 2020-15 – Avenir Preliminary Plan Approval

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents.

Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, *"and establishing permitted land uses and developments therein; containing a savings clause and providing penalty"*. The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D - 1 - 6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community; which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahon's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

D - 1 - 8

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

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 Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby 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 Barby 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,



Charlie Deutsch

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

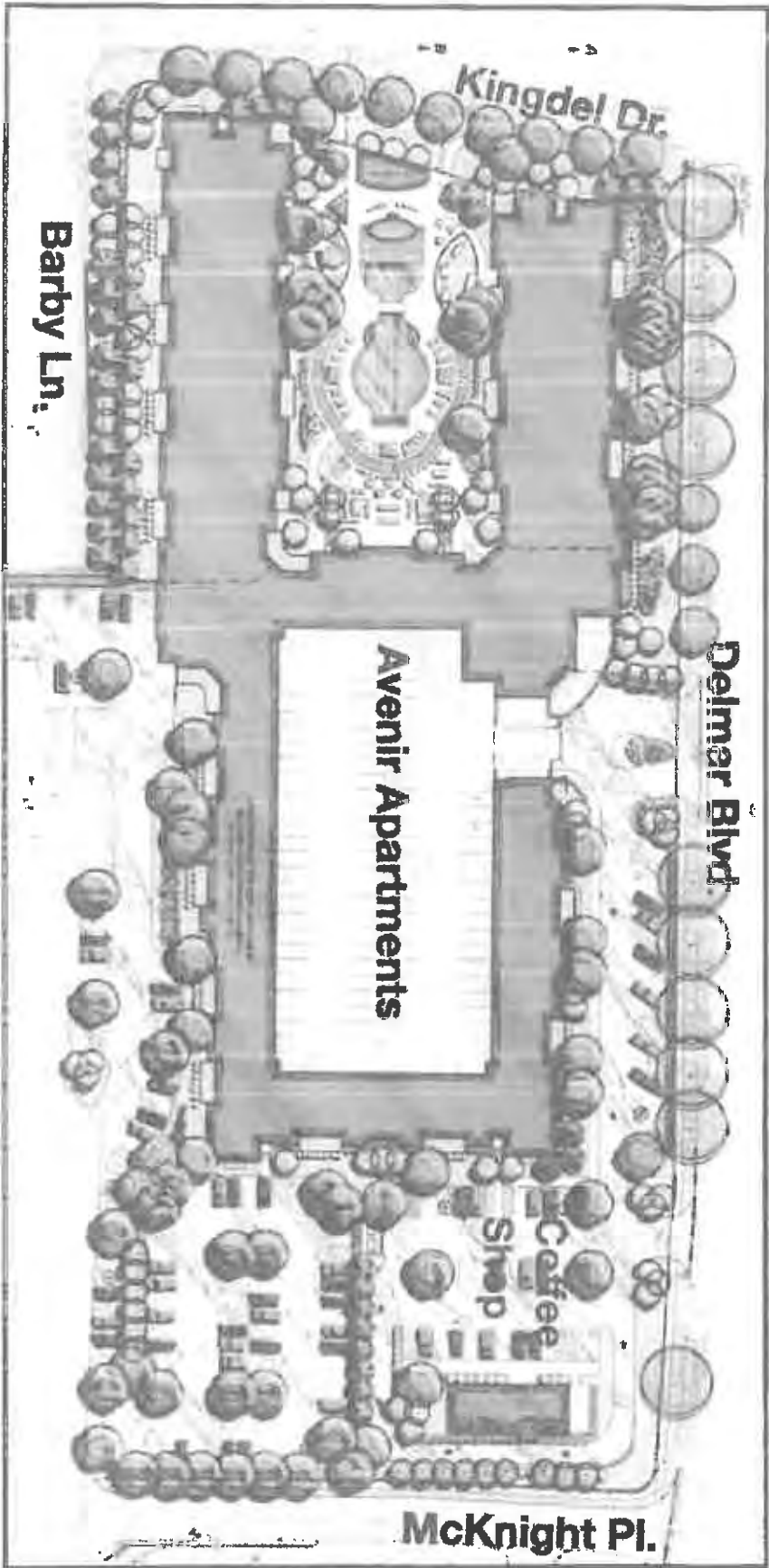
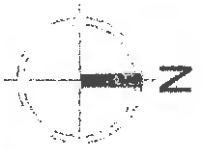
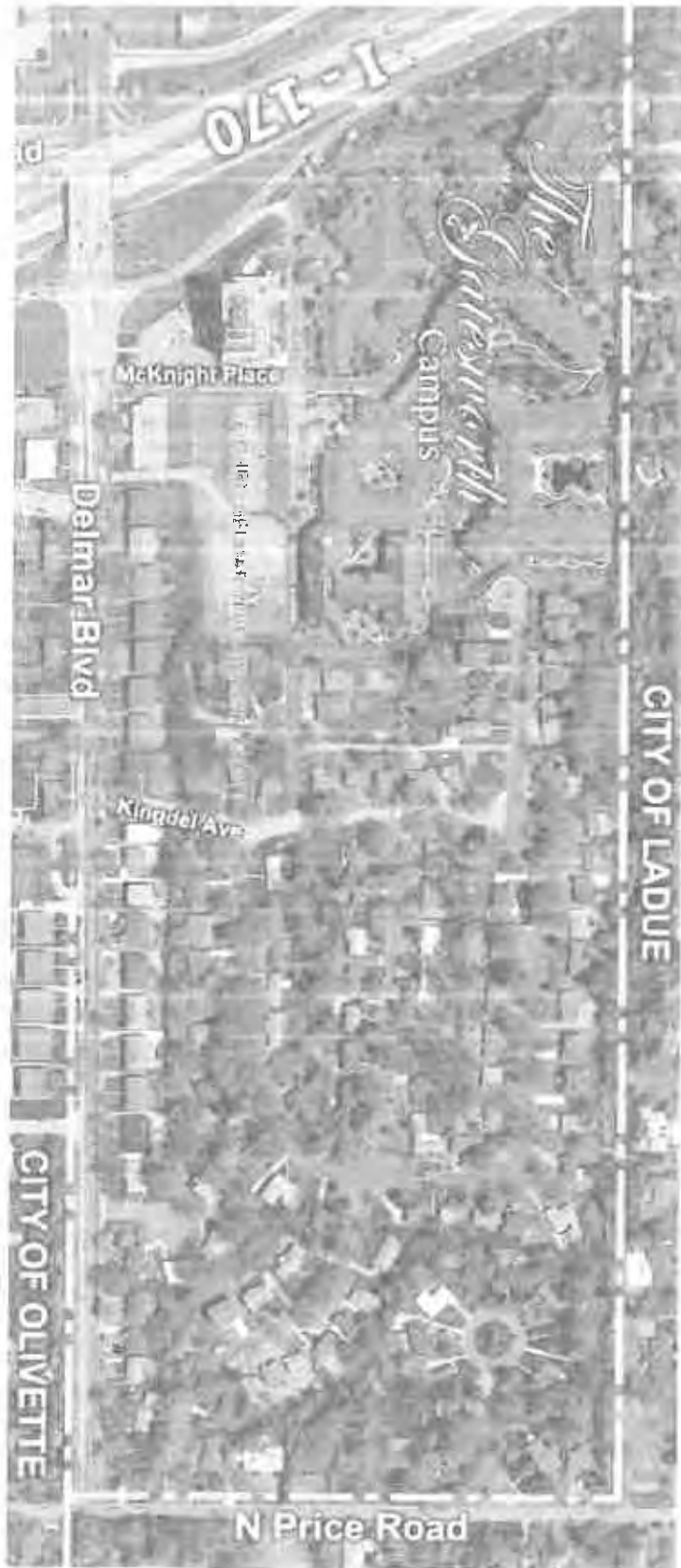
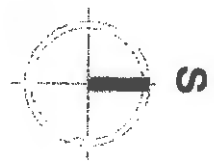


Exhibit B: Location Map



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

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,



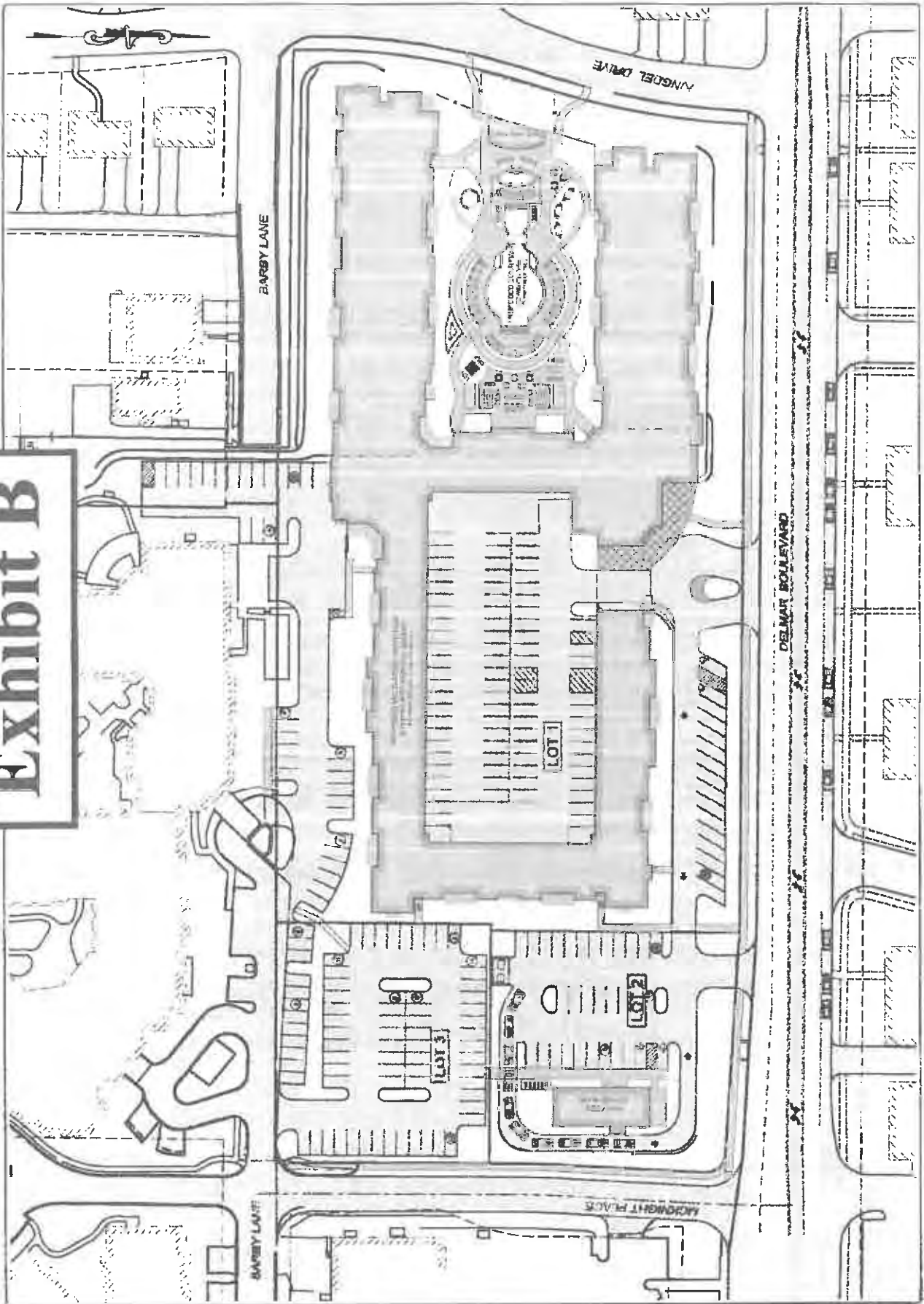
Michael A. Green
Principal



Additional Contact Information

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

Exhibit B



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

Linda Schaeffer

From: Sarah Myers <shmyers4@gmail.com>
Sent: Monday, March 14, 2022 9:32 AM
To: Council Comments Shared
Subject: Avenir Development Comments

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

Good morning,

My name is Sarah Herstand Myers . I live at 8716 West Kingsbury Ave., St. Louis, MO 63130. A couple weeks ago, I contacted Jeff Hales and we communicated at length about the November 9, 2020 meeting,. I do NOT want to see last minute changes to what was clearly stated at that meeting: "Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record." I agree with all those conditions, but want to call out one in particular -- we have been repeatedly promised fire exits at Kingdel -- not the current talk about keyed access in both directions. For the record, I have absolutely no problem with our new neighbors walking, with or without dogs, through the neighborhood. My concerns are around vehicle traffic and parking, both of which will be negatively impacted by keyed access on the Kingdel side, regardless of any signage to the contrary. That's just human nature. We were indeed promised fire exits, along with the other conditions Mr. Cross read into the read into the record in November. Whether or not this is somehow a new application seems to skirt the key issue of intent, promise, and goodwill.

Thanks for all the time and effort you have put into listening to the neighborhood. Again, I have zero problem with our new Avenir neighbors walking through the neighborhood with or without dogs. But I do have a problem with the fire exits being replaced by an entrance.

Sarah

PS Traffic on Delmar will need to be dealt with regardless, even if Avenir was a solo project, but especially given plans for other sites on Delmar between 170 and Price.

--

Sarah Herstand Myers

Linda Schaeffer

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, March 13, 2022 11:22 PM
To: Council Comments Shared
Subject: Re: Community Comments for Council Meeting of March 14, 2022

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

ThankSorry I couldn't find an easy way to number the points,

On Mar 13, 2022, at 8:29 PM, William Ash (wmash47) <wmash47@gmail.com> wrote:

Dear City Council Members,

We are residents of the Kingdel Neighborhood just south and west of the proposed Avenir development:

William Ash, 8690 West Kingsbury Ave.

Dvora Ashman, 8820 Washington Ave.

Renee Bauer, 8708 Washington Ave.

Mary Blair, 8756 West Kingsbury Ave.

Alyson Domoto, 8753 Washington Ave.

Stacey Hutchens, 8700 West Kingsbury ave.

Lawrence James, 8708 Washington Ave

Margie Lazarus, 8808 Washington Ave.

Ilene Murray, 8724 Teasdale Ave.

Hasmukh and Adrienne Patel, 8684 West Kingsbury Ave.

Shirley Seele, 8716 Washington Ave.

We have read through both council meeting minutes from 11/9/2020 and 6/14/2021.

In the attachments you will find the meeting minutes and its attached comments with highlighted

relevant portions that deal with the Conditions included in the Preliminary Plan approval of the

Avenir development project. We have the following concerns:

Some of the texts from 11/9/2020 Meeting's Resolutions

from pages 6 and 7 of the Council's meeting minutes you will find copied here:

"Entry points/Fire exits around the construction site, and the hours of operation.

Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:"

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits"

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions

Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an

authorization to proceed with the preparation of a Final Development Plan. So, if Council approves

the Preliminary Plan with the additional conditions that were read into the record, those conditions

should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

So now if the City Attorney is saying that the Fire Exit condition does not apply then he is contradicting himself.

We are attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use.

Similarly you will also find Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council

Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting).

It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community.

But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions

already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the University City Kingdel Neighborhood

<2020-11-09 Council Meeting Minutes pages 1-9.pdf>

<2020-11-09 Council Meeting Developers comments & Letters.pdf>

Linda Schaeffer

From: Michelle Lebbing <michellescasa2@att.net>
Sent: Sunday, March 13, 2022 9:41 PM
To: Council Comments Shared
Subject: Avenir Development & Delcrest neighborhood

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

I live at 8738 Washington Avenue in the Delcrest neighborhood. I have been here since 2002, and have loved living here. It has been a safe and quiet place to live for many years as a single woman and now with my husband.

Knowing that this project was from the same developers as One McKnight and Gatesworth, compared to a developer who be marketing to another clientele - our initial response was positive. The new road/ lane plans, reduction of height(density) and seeing the landscape buffering to Delcrest all helped address the concerns we had, and upon the understanding that there would NOT be any direct access into our neighborhood we have been supporters of the development.

It has been brought to our attention that the latest plans **do** allow for direct access. **I, as a homeowner as well as my husband, do not see any reason why this needs to be in place and DO object to this design detail. Access to Delcrest should only occur via Delmar for pedestrian foot traffic and there should NEVER be any possible parking or overflow driving or vehicle parking in our neighborhood.**

Please consider this as a unnecessary convenience to the development and an absolute objection for the residents in the Delcrest neighborhood.

Michelle Lebbing Rapier (homeowner)
314-249-9810
Craig Rapier
636-286-5650

Sent from my iPad

Linda Schaeffer

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, March 13, 2022 8:29 PM
To: Council Comments Shared
Cc: William Ash (wmash47)
Subject: Community Comments for Council Meeting of March 14, 2022
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf

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It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community. But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the University City Kingdel Neighborhood

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSB Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:
ALL written comments must be received no later than 12:00 p.m. the day of the meeting.
Comments may be sent via email to: councilcomments@ucity.mo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting.

*Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a **name and address must be provided.***

Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Heman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

Mr. Dunkle stated staff also reviewed the current Uniform Services Contract and determined that \$27,000 a year was being spent on the cleaning and purchasing of entry mats. This service will now be conducted in-house by the facility maintenance staff. And the savings will allow the City to upgrade uniforms with the necessary safety features, provide uniforms for the golf course maintenance staff, facility maintenance crew, and the planning inspectors, with a savings of roughly two to three thousand dollars per year.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Clay.

Councilmember Smotherson asked if both Council and the City Manager would be open to the purchase of vests for members of Council? He stated he would certainly feel more comfortable if he could display some type of credentials, like a vest that says City Council of U City; especially when canvassing neighborhoods and walking up to someone's door.

Mr. Rose informed Councilmember Smotherson that he could include the vests as a part of this contract.

Councilmember Cusick asked for the cost of this contract? Mr. Dunkle stated the current contract is roughly \$66,000 a year, and this contract will be closer to \$62,000. Councilmember Cusick stated he believes that Cintas is a U City-based business, and he is always happy to see this type of support. Mr. Dunkle stated that it was.

Voice vote on Councilmember Smotherson's motion carried unanimously.

3. First Quarter Finance Report Presentation

Mr. Rose asked the Finance Director, Keith Cole, to present Council with the First Quarter Finance Report.

General Fund - Revenues

First Quarter Total: (July 1 - September 30) \$2,800,903

- Revenues decreased approximately \$210,700 compared to the same quarter of FY 2020
- Decreases are the result of recreational facilities and Municipal Court closures due to COVID-19
- Municipal services such as EMS helped to offset this decrease
- The bulk of property taxes the City will receive come in during December 2020, and January 2021

Mr. Cole stated at the beginning of this fiscal year the City projected a drastic reduction in sales taxes. However, for the First Quarter, sales tax revenue has been coming in higher than anticipated. Overall, First Quarter revenues represent 12.5 percent of the budget compared to 12.6 percent in FY 2020.

General Fund - Expenditures

- Expenditures decreased by approximately \$178,000 when compared to the same quarter of FY 2020.
- Decreases are the result of pool, community center, Centennial Commons closures, and a reduction in part-time staff
- Overall, expenditures are reasonable. First Quarter expenditures represent 20.3 percent of the budget compared to 20.8 percent of FY 2020.

Fleet Operations

First Quarter Expenditures: \$246,000

- Expenditures are consistent with the First Quarter of FY 2020

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020
This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts, and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

1. **BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

1. Resolution 2020-15 – Avenir Preliminary Plan Approval

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents.

Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, *"and establishing permitted land uses and developments therein; containing a savings clause and providing penalty"*. The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D-1-6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community; which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahan's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

D - 1 - 8

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

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 Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby 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 Barby 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,



Charlie Deutsch

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

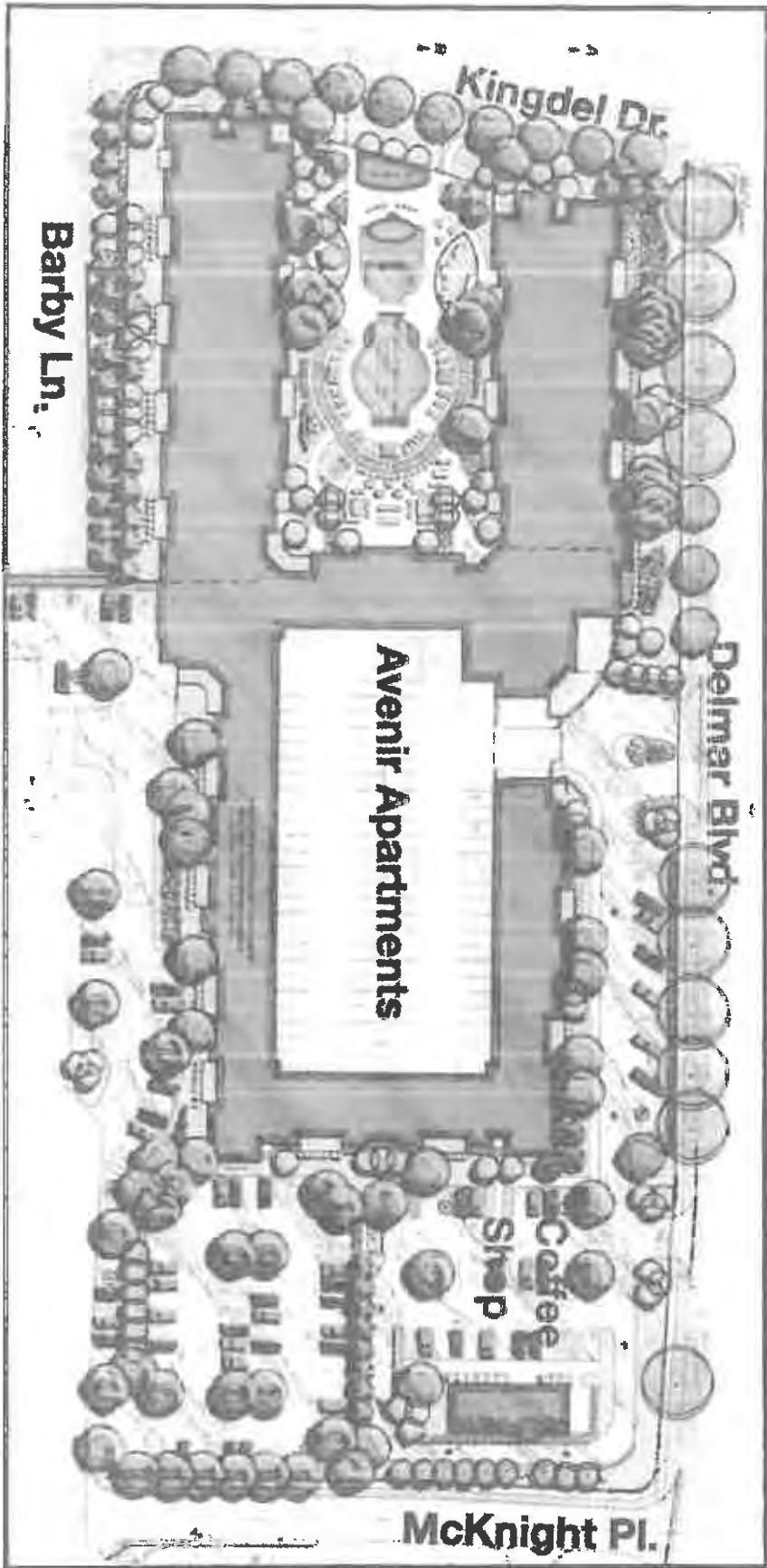
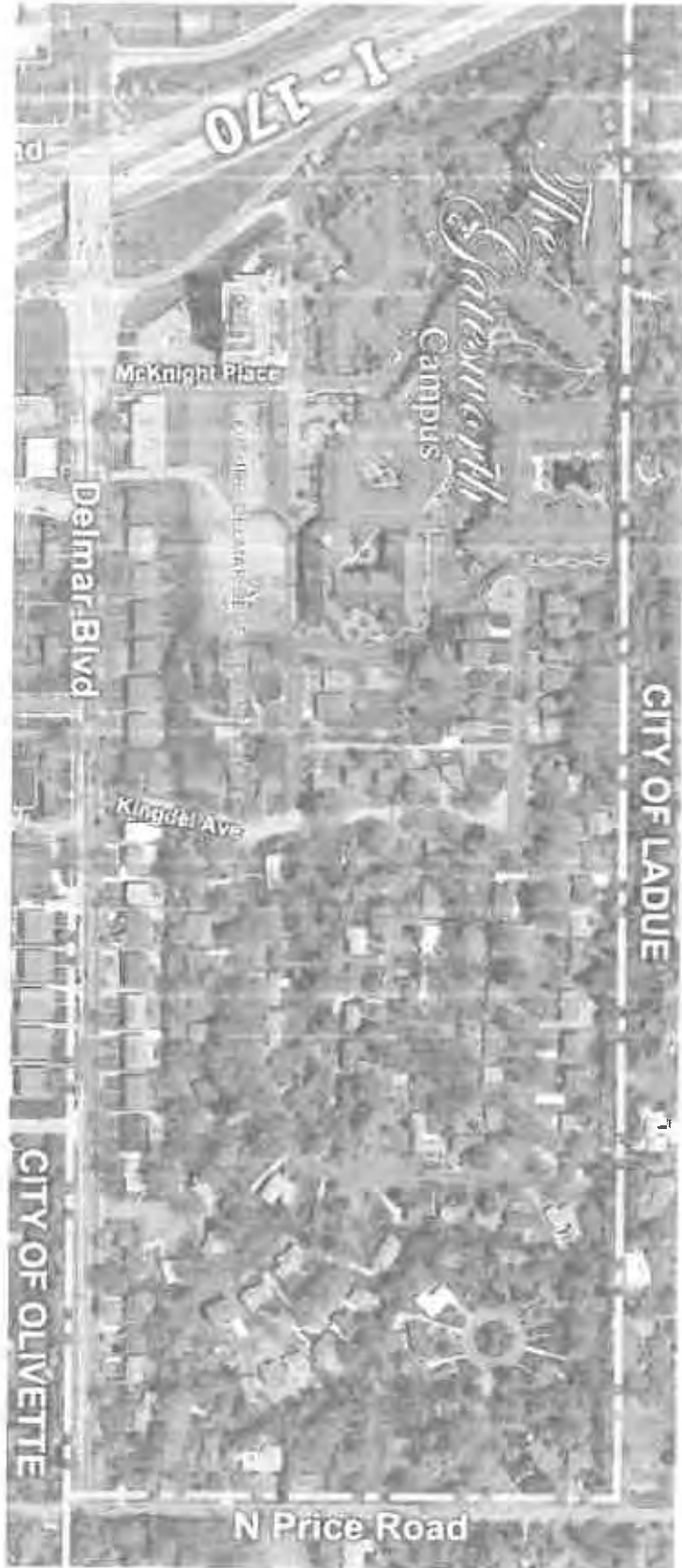
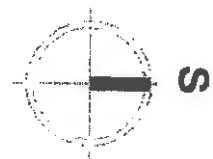


Exhibit B: Location Map



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

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,



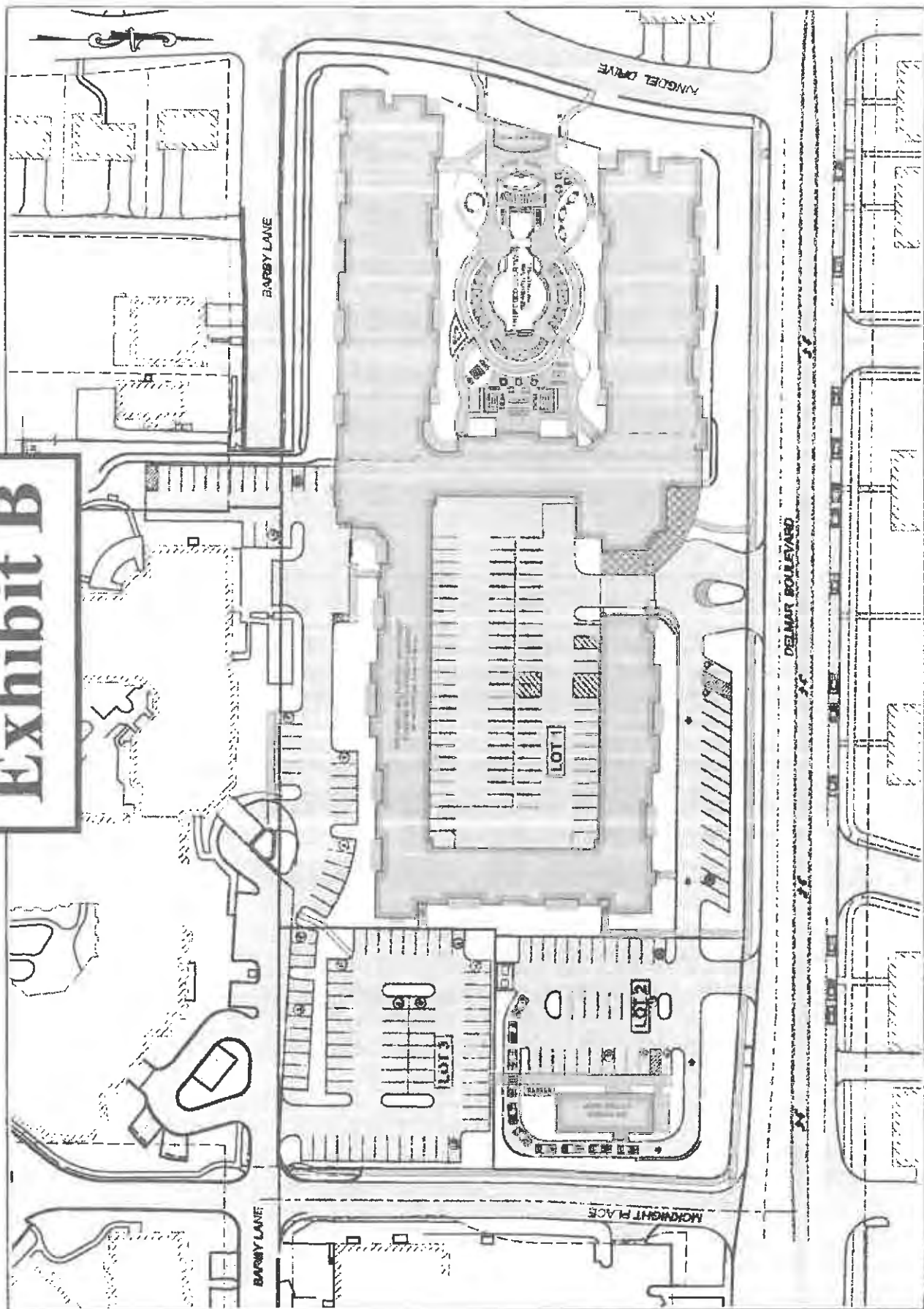
Michael A. Green
Principal



Additional Contact Information

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

Exhibit B



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

Linda Schaeffer

From: Katy Blair <kblair5511@gmail.com>
Sent: Sunday, March 13, 2022 6:08 PM
To: Council Comments Shared
Subject: Comment for meeting to discuss the Avenir project: 3/14/22 at 6:30 pm

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Council members:

My name is Katy Blair and I have lived at 8834 Washington Avenue for over 18 years. I recently learned that the Avenir project residents may have access to our neighborhood through a proposed entrance on Kingdel.

With the additional entrance to Kingdel, I believe residents would assume that this entrance was built to make it easier for them to have access to Kingdel. I would make that assumption. At times it would be easier to park on Kingdel while making a quick stop to one's apartment. It could be easier for many residents to use the Kingdel entrance to meet friends or pick-up expected deliveries or take the dog for a quick walk when running late. And much easier for the visiting friends and delivery drivers to avoid parking on Delmar. The Kingdel entrance could cut out the kind of congestion that drivers and residents of larger apartment buildings normally experience.

I am also concerned about safety for visiting walkers with an increase in cut through drivers. As you may know, there are no sidewalks in the Delprice neighborhood and the streets are often single lane because of parked cars and repair trucks. Those of us that live in the neighborhood know to drive slowly to avoid walkers, children and other drivers unfamiliar with the road rules. Those of us who walk in the neighborhood understand there are curves, hills and blind spots that can prevent drivers from seeing us.

If there is a proposal for a Kingdel entrance what would be the purpose? Would it justify the impact it could have on the Delprice neighborhood?

Thank you for considering my comments and questions.

Kathryn Blair
8834 Washington Ave
University City, MO 63124

Kblair5511@gmail.com
314.640.2870

Linda Schaeffer

From: Grace Collins <taylorcollins@att.net>
Sent: Sunday, March 13, 2022 4:59 PM
To: Council Comments Shared
Subject: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only

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Dear City Council-

Twenty-three years I have lived in my house in the Delcrest neighborhood and have a huge emotional, financial vested interest.

I love my neighborhood and am extremely disappointed now aware what was promised to us that access to Kingdel from the AVENIR project may now have changed where the future tenants residing in the new 250 unit structure will have access to Kingdel.

November 9, 2020, I had the understanding that access to Kingdel would be for EMERGENCY ONLY. They were to be FIRE EXITS only.

Please see that honoring this promise is followed through.

I am very concerned for a number of reasons- traffic- safety... but most importantly we received a promise- one's word - from a group that we in the Kingdel neighborhood were assured their word was good- we had no reason to think otherwise.

Please please- see that access to Kingdel is for EMERGENCY only.

Thank you for your time,

Grace Collins
8841 Washington Avenue
Saint Louis, Missouri 63124

Linda Schaeffer

From: Diana Dickes <dianadickes@gmail.com>
Sent: Sunday, March 13, 2022 10:26 AM
To: Council Comments Shared
Subject: Avenir

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Dear Councilpersons,

We live at 8705 Teasdale Avenue on the corner of Kingdel and Teasdale, directly across Kingdel from the West end of the Avenir. To say I am dismayed is a gross understatement in learning that the West ingress/egress onto Kingdel is to be a main Entrance and Exit.

The traffic at that narrow piece of Kingdel will be horrific; to say nothing of the parking. There will be no parking other than on the west side of Kingdel, narrowing the road further and wrapping around my house and on up and on both sides of Teasdale.

This will be disruptive to our neighborhood and a direct contradiction to previously stated plans for the Avenir!

For just one example,

“Neighborhood: We have designed Avenue to ensure that there would be NO ENTRANCE to it from any part of your neighborhood.”

Others from our neighborhood have been very vocal about traffic and parking snarls and intrusions from Delmar onto Kingdel and on into Teasdale caused by a West access point to the building and we stand behind their well argued stances.

We will be most anxious to see tonight’s council meeting, watching for your sincere consideration of these very valid points.

Diana Dickes
8705 Teasdale Avenue
dianadickes@gmail.com
314-304-0032

Sent from my iPad

Linda Schaeffer

From: Mary Blair <mgblair56@gmail.com>
Sent: Sunday, March 13, 2022 8:42 AM
To: Council Comments Shared
Subject: Avenir project

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Mary Blair
8756 W Kingsbury Ave
University City, MO 63124

I'd like to ask the Council to stop any pedestrian traffic in and out onto Kingdel and have the exit and walkway only be a fire exit. Also that no parking is allowed by tenants on Kingdel, Barby, Teasdale, West Kingsbury and Washington Ave. Please put this and the original special conditions in the Final development plan.

Without any access to the Avenir from Kingdel or Barby except in an emergency situation, there would be no reason for tenants to come into our area.

If they want to walk their dog in our neighborhood, they still could go outside from Delmar and access it that way.

Tenant key cards giving them access to the Kingdel entrance could encourage tenants to cut through from Price or Delmar, park temporarily on Kingdel, have food and other deliveries meet them at that entrance to be exchanged, be picked up for rides at that entrance instead of Delmar in the front of the building which would be more crowded and therefore less convenient. All of this would bring more traffic into our neighborhood.

We are going from having 32 apartments for years to 262 apartments- that is a lot more people with potential to be driving, walking through and coming in and changing the texture of our neighborhood. Our property values have been rising because we are like a little hidden gem, peaceful, quiet, clean, serene, safe, able to walk on our streets. Please help us keep it that way.

Thank you for your attention,

Mary Blair

Linda Schaeffer

From: Jackie H. Rand <jhrand8@earthlink.net>
Sent: Friday, March 11, 2022 2:20 PM
To: Council Comments Shared
Cc: Jackie H. Rand
Subject: Avenir project and concerned neighbor

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Dear Council and specifically Mr Hales and Mr McMahan,

I want to express my deep concern and objection re the change in the building exit on Kingdel. The neighborhood was assured by the Developer this exit was only for emergency use. As a result of this change all 262 units having key card access would increase foot/car traffic and safety issues to our neighborhood. I am also concerned for the added burden it will place on the UCity police and fire personnel and equipment to keep everyone protected and safe. I am not sure why this has been changed, and additionally why our neighborhood was not informed prior to approval. I would hope the Developer would reconsider putting this exit back to an emergency exit as originally agreed before final votes have been casted.

Much appreciation,
Jackie Rand
8723 Teasdale Ave

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Friday, March 11, 2022 1:08 PM
To: Council Comments Shared
Subject: comment about Avenir project for March 14th meeting

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To the City Council,

I have lived in my house in U City for 45 years and before that in another part of U City for over 10 years, My father graduated from UCHS, and so did I, and my son went through most of his schooling in the U City schools. So, I am extremely vested in this area. I love U City. It is my home. I live in the Kingdel neighborhood.

*At your Council meeting on November 9, 2020, you passed several special conditions for the **Avenir** project that the City Attorney said needed to be in the Final Development Plan since you approved them. These conditions came about after discussions with the neighbors, the developers, and our Councilmen and other University City officials. Several of these conditions came from the developer, including that they would put in their Standard Residential Lease that there be no parking for tenants on Kingdel and talks about no access onto Kingdel from the fire exits. We want them all back in the new plan.

*We, as the Kingdel neighborhood, were promised and assured several times that the exits into the neighborhood on the west side would only be for emergencies and that tenants would not be allowed to come and go out those doors. **They were to be fire exits only.**

*At the Planning Commission meeting where the plan for Avenir project was passed on February 23,2022, we found out that this was not going to be the case- **that the tenants of the Avenir would have key card access in and out the Kingdel exit from the property.** We were blindsided by this revelation.

* Why was this changed? Why does anyone need to come out those doors unless there is a fire or emergency? If there is no parking allowed on Kingdel , which Jeff Hales has said he would make sure happens, or in the rest of our neighborhood by Avenir tenants, employees or guests, what is the point? **If a tenant wants to walk in our area, they can go out the front door on Delmar and walk around to get there, we are not prohibiting them.**

* With more people coming into the neighborhood- from the previous 32 apartments that were originally there to the more than 250 plus that will be coming, there is going to be a lot more traffic, more congestion, more noise, more trash, and a feeling of less security for the residents.

* This Kingdel access would allow tenants to have food delivered to that side and meet them at the gate, be picked up for rides out that door, parking briefly to run inside to drop something off, cutting through from Price and from Delmar into the neighborhood not only by tenants, but others associated with them, as well as other things I have not thought of. This is what we want to prevent and while a sign will be helpful, it won't stop it.

*I was asked why we care if new people are walking in our neighborhood- I have thought about it and realized that it is a security issue for me. A good amount of our neighborhood homeowners are single women and we feel safe living alone here. It is quiet here, we know most of the cars driving by and wave, we can walk outside day or night with or without our dogs without feeling scared. It is clean. Crime rates are low in our area. And in this day and age, that is something special. Wouldn't you want that for your mother, grandma, daughter, sister, wife, etc? And just because people are paying a lot of rent, that does not change the situation. **We have accepted that the Avenir is coming, will have to live with the construction and inconvenience, and we are not asking for a lot in return – just a little peace of mind for something that we had already been promised. IT's a simple thing to do.**

* With an influx of new people, and a lot of people, many of those people will move after a year when their lease expires, and then it starts all over again with more new people. We are not just talking about a couple of new houses that have the potential to come out the gate, but a couple of hundred. I realize that not everyone will want to walk out that way, but why should it happen at all? Why not keep us feeling safe and secure, quiet, clean and peaceful?

*This is one of the main reasons our little gem of a neighborhood continues to go up in value and be so sought after. There is barely a day that goes by that I don't get a call or letter asking me if I want to sell my house. Others obviously realize the value of our neighborhood. Please keep it that way.

Please put back all of the special conditions that you originally wanted included back in 2020 into the Final Avenir Master Plan now. And add a few other new conditions as well about parking, cameras, access, etc .

PLEASE DON'T ALLOW ANY TENANT, EMPLOYEE OR GUEST ACCESS IN AND OUT KINGDEL FROM THE AVENIR unless it is an emergency. Thank you.

Margie Kranzberg Lazarus 8808 Washington Ave.

Linda Schaeffer

From: Susan Devereux <susandevs48@gmail.com>
Sent: Friday, March 11, 2022 1:03 PM
To: Council Comments Shared
Subject: Avenir project

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I have witnessed 2 zoom meetings and I would like to express my concerns again.

I have lived in the neighborhood since 2015. I feel so blessed to have found this neighborhood of Delprice. I chose it because of the small neighborhood feel, the quiet environment, and the cleanliness of the neighborhood.

Here are my concerns briefly.

1. A 262 tenant apartment complex will change the traffic not only on Delmar but Price also. My greatest fear is that tenants and employees will use our neighborhood as a "cut thru" when traveling west of the apartment complex. This was addressed and nothing was done regarding our concerns.

2. Without knowing at this point how many employees are going to be on the job at each shift, I wonder if the developers have enough parking for tenants and employees? Do you?

3. The Keyed gate in the fenced area west of the complex should not be allowed in which the tenants/employees can walk out/in at any time of the day or night. If each tenant and/or employee has a key to the gate there is nothing that would prevent people from going in and out at anytime of the day or night, therefore changing the general feeling of quiet, and fairly private area of UCity. Will there be signage telling them not to park on Kingdale? Will the police ticket these cars? Will they be prosecuted? Will you, as developers, put dog bags by the gate? Poop trash cans for the bags on your property inside your gate? Because our neighbors with dogs walk with bags and use them!!

I respectfully ask you to reconsider these issues. Think ...if this were your neighborhood? How would you feel?

SDevereux

Linda Schaeffer

From: VAH <victorianika59@gmail.com>
Sent: Thursday, March 10, 2022 4:43 PM
To: Council Comments Shared
Subject: Avenir

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To whom it concerns:

My name is Victoria Hannah and I live in the home at 8701 W Kingsbury Ave in the Kingdel neighborhood. I have just been made aware that there is a proposed change to a condition that had already been decided upon and I am asking that you please uphold the original plan.

I am referring specifically to the council's prior assurance that Kingdel access to the Avenir building would only be afforded to emergency vehicles and that pedestrian access would only be through fire exits. I am asking you to tell the Avenir developer that the new proposal to allow regular pedestrian traffic in and out of Kingdel cannot be approved. I am also concerned that Avenir tenants and their guests will free to park on Kingdel, Barby, W Kingsbury, Teasdale and Washington Ave. even if signs are posted stating that it isn't allowed. Can you please make sure that this doesn't happen by including that (and the original special conditions) in the Final development plan? My fear is that with more people coming into our neighborhood, (262+ !) there will be significantly more traffic cutting through our quiet, safe, and clean neighborhood at any time of the day and night putting us all at risk for peace disturbance, crime and increased littering.

I think if the new proposal is allowed it will also encourage tenants to cut through the neighborhood from Price and Delmar, park on Kingdel and run inside for a few minutes (despite signs that say not to) and have food and other delivery people meet them at that entrance to have things exchanged, or to be picked up for rides at the entrance since they can go out of the property there. I would like to see the developer be required to state in the terms of his lease that such activities will be met with fines and detected by cameras so that tenants are clear that all deliveries and ride pick ups will only be allowed from Delmar.

I think that the West end of U City is about to lose its charm. But the development does not have to jeopardize our safety, our serenity and our lifestyles. Please respond by letting me know that your prior assurance to protect these things by denying Kingdel access to Avenir tenants is a commitment you plan to honor. Thank you so much! I look forward to hearing from you!

Victoria Hannah
8701 W Kingsbury Ave
314.725.0551

Linda Schaeffer

From: Kathy Victor <KathyVictor@STLDA.COM>
Sent: Thursday, March 10, 2022 4:35 PM
To: Council Comments Shared
Cc: William Ash (wmash47)
Subject: Avenir tenants access to Kingdel neighborhood

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Dear Council Members,

We are writing to request that the Council stop any Avenir pedestrian traffic in and out onto Kingdel including having the Avenir exit and walkway exclusively as a fire exit as originally promised by the developers. If tenants are allowed to access the Kingdel entrance with key cards, it will encourage tenants to cut through from Price or Delmar with their vehicles, park temporarily on Kingdel and run inside for a few minutes (despite signs) and also encourage deliveries and rides at the Kingdel entrance. We are very concerned about the possibility of unnecessary traffic into our neighborhood from Avenir. If Avenir tenants want to walk their dog in our neighborhood, they will be able to exit outside from Delmar and walk. We don't feel this is an unrealistic request and hope you will give this serious consideration.

Sincerely yours,

Kathy and Reggie Victor

8739 Washington Ave.

St. Louis, MO 63124

314-223-2658

314-223-2659



DESIGN ALLIANCE
architects

Kathy Victor
Administrative Assistant

(314) 863-1313 ext. 300
5897 Delmar Blvd.,
St. Louis, MO 63112
www.stlda.com

Linda Schaeffer

From: Rose OBrien <obrienrose@sbcglobal.net>
Sent: Thursday, March 10, 2022 4:27 PM
To: Council Comments Shared
Subject: Avenir project

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

I am writing to submit comments and questions for the March 14th meeting. I am located at the corner of Teasdale and Kingdel so will be directly impacted by this project. My name and address are below.

Please ensure that there is no access by the development for pedestrians or cars onto Kingdel, except for a fire exit. I believe this was discussed previously, but may have fallen off of the plan. I purchased my property a couple of years ago and very much appreciate the quiet, safe, clean neighborhood that has very little traffic and hope that we can maintain the atmosphere that we currently have despite the large development going up. I would request that there be no parking on Kingdel or Teasdale by residents or visitors of the new development. At this point, if my friends or family come over, they can easily park to visit. If it is opened up to a large development, the residents of the current neighborhood may easily find that they can no longer have places for their own visitors to park. If you could ensure that those features are in the final development plan, I would greatly appreciate it.

Currently, our property values are rising because of the peaceful, quiet, clean, serene, safe neighborhood and adding 230 additional apartments is a great threat to the value of the properties that currently exist in the area. I would hope that the new apartments will provide adequate parking and access from areas that do not adjoin our streets.

Rose O'Brien
8706 Teasdale Ave.
St. Louis, MO 63124
314-974-3055
obrienrose@sbcglobal.net

Linda Schaeffer

From: Donna Nickum <dsn232@sbcglobal.net>
Sent: Thursday, March 10, 2022 12:33 PM
To: Council Comments Shared
Subject: Avenir project

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Good Afternoon,

My name is Donna Nickum, 8717 Teasdale Ave., 63124. I would like to address the Avenir project. The residents of our neighborhood just to the west of the Avenir project were originally promised that any exit onto Kingdel from Avenir would be a fire exit only. I would ask that it be kept as a fire exit only and also ask that parking not be allowed on Kingdel. My biggest complaint about the project is giving a tax abatement to a wealthy developer. I pay my taxes; I feel they should, too.

Thank you.
Donna Nickum

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Wednesday, March 9, 2022 5:25 PM
To: Council Comments Shared
Subject: : Exit to Kingdel from Avenir property

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From: Donna Wilensky <mmwtwins@gmail.com>
To:
Sent: Tue, Mar 8, 2022 12:41 pm
Subject: Fwd: Exit to Kingdel from Avenir property

-

It is very upsetting to find out that a promise had been made by the developer, that the Exit to Kingdel from the Avenir property would be a fire exit ONLY, and that no residents would have access to Kingdel.

Apparently that promise was broken. We were blindsided by the new revelation that ALL the tenants would have a card access to walk in and out the exit onto Kingdel.

There is absolutely NO reason that these tenants need to be accessing Kingdel for any reason!!

We do not appreciate being told and assured that the exit to Kingdel would be an emergency exit only, only to find out that it is not going to be only for emergencies! This is a direct contradiction and is NOT FAIR to us in any way, shape, or form!!

We ALL want to continue enjoying our quiet, uncongested, clean, safe as possible neighborhood.

Donna Wilensky

8801 Washington

March 6, 2022

Linda Schaeffer

From: andrew@cpdatamind.com
Sent: Monday, March 7, 2022 11:01 PM
To: Council Comments Shared
Subject: Floor mat

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Hello Sir

Glad to hear that you're on the market for floor mat, we specialize in this field for 14 years, with good quality and pretty competitive price. 260 workers, 25000 m² non-dust workshop, 12 years experience, 3 years' vendor of Walmart, ISO, CE & FDA certificated, one hour reach Qingdao port, this is how we keep good quality and competitive prices for global valued customers. Also we have our own professional designers to meet any of your requirements. We have a variety of products, you can send me the product pictures you need, I will give you a quotation. If any product meet your demand, please feel free to contact us. Catalog & Free samples can be offered if price content. We're sure your any inquiry or requirement will get prompt attention. We are a professional manufacturer, you can OEM a variety of products, also support a variety of customized products. Besides, our samples are free.

Should you have any questions, please contact me by email, let's talk details.

Best regards!

Andrew

Linda Schaeffer

From: Renee Bauer <reenebauer1516@gmail.com>
Sent: Monday, March 7, 2022 2:19 PM
To: Council Comments Shared
Subject: Avenir Project

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Jeff Hales
Steve McMahon

Council Members -

My husband and I live on Washington Avenue in the Delprice area. We are being directly impacted by the building of the Advenir Apartment complex. I am writing to say that we are very disappointed in the lack of consideration shown to us and our community regarding this matter.

Despite a clear message from the Delprice homeowners to the UCity Council members and the owner(s) of Advenir that we want to protect the privacy and peaceful nature of our neighborhood, it has been made quite clear that our representatives do not give a damn about the residents wishes and will vote for whatever the builders want. Given that both Mr. Hales and Mr. McMahon are running unopposed in the upcoming election, we have no recourse to elect individuals who want to work in the best interest of the people they represent.

We were told that there would only be an emergency exit directly onto Kingdel during prior zoom meetings regarding Advenir's impact on our neighborhood. However, it came to light in the February 23 meeting that the apartment residents will have access directly onto Kingdel with a pass key.

Simply stated, as a homeowner I I do not want extra foot traffic, extra car traffic, many more dogs walked, litter, noise, or cars parked on our streets by apartment residents who do not have a vested interest in the upkeep of our neighborhood.

I understand that nothing will stop this project from being built, but the LEAST this council can do is keep their word and block access directly into our neighborhood on Kingdel.

Sincerely,
Renee Bauer
8708 Washington Ave. 63124