



DESIGN GROUP

520 E Jackson Street, Suite 2
Willard, Missouri 65781

June 6, 2022

Alderwoman Pihl,

Thank you for taking the time to meet with us. I have attached the updated presentation for the proposed multi-family development located at 1070 S Kingshighway Blvd. In this presentation, you'll find modifications that are driven by comments received from the neighborhood meeting in October of 2021. Below is a summary of the requested changes.

- Our garage and move-in entrances have been moved from the alley to Kingshighway. This will keep tenant traffic off of Oakland Ave and Arco Ave.
- We relocated the pool courtyard from the East side of the building (facing the neighborhood) to the Kingshighway side. This will provide more privacy to the neighborhood and eliminates any noise concerns from the pool deck.
- Incorporated more red brick in the exterior facade so that our building utilizes similar materials as the surrounding area.

Thank you for your time and consideration. Please let me know if you have any questions.

Sincerely,

Mike Burkhart
President

MULTI-FAMILY DEVELOPMENT

1070 S. Kingshighway Blvd, St Louis, MO

06/06/2022



PROJECT PROGRAMMING

Kingshighway Blvd

UNIT TYPE	TOTAL	
STUDIO	52	34%
1 BR	83	54%
2 BR	20	13%
TOTAL UNITS	155	

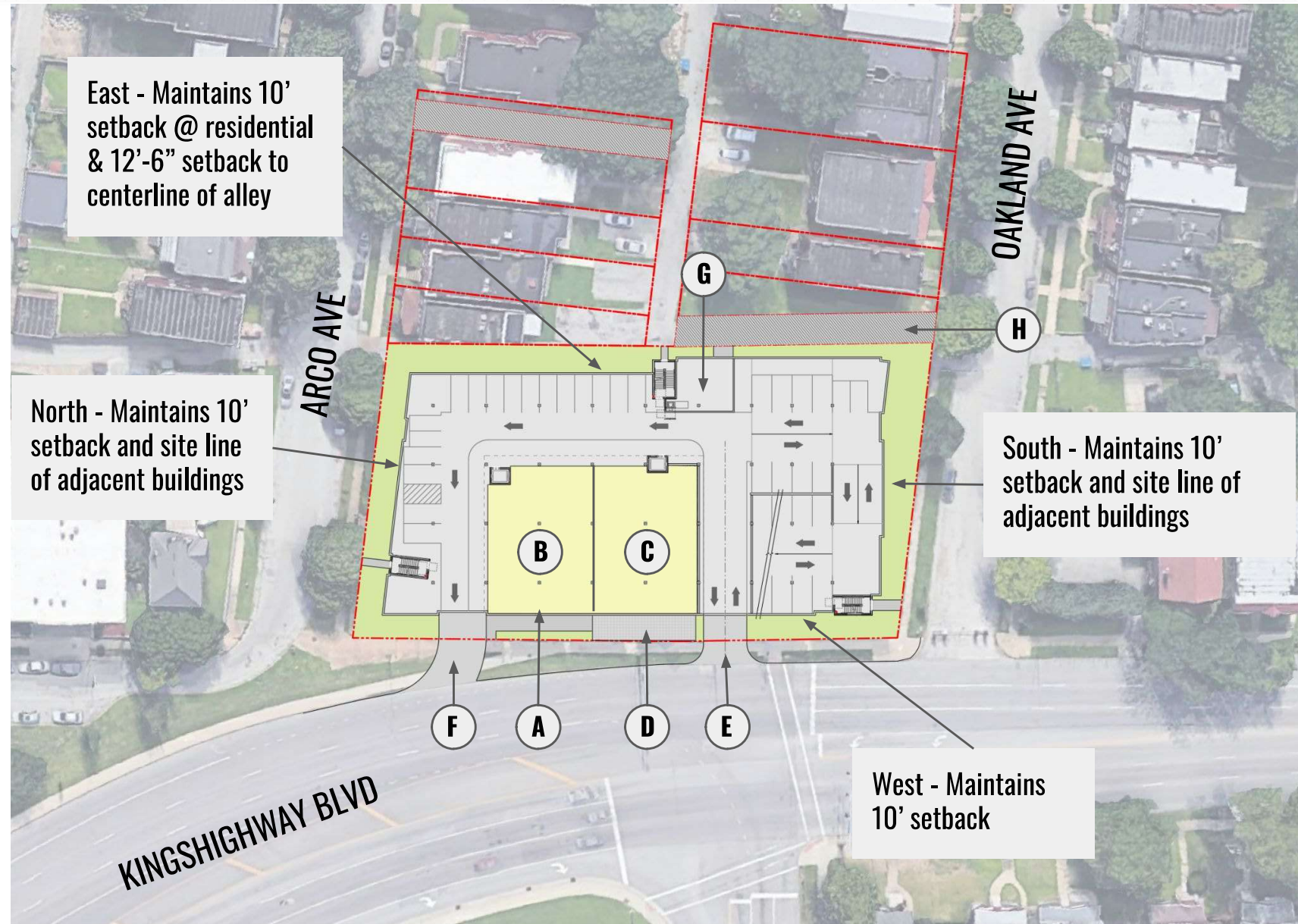
GARAGE: PARKING SUMMARY			
LEVEL	STANDARD STALLS	ACCESSIBLE STALLS	TOTAL STALLS
LEVEL 1	33	2	35
LOWER LEVEL	78	4	82
LOWER LEVEL 1	36	2	38
TOTAL	147	8	155

INCLUDES 30 BIKE SPACES IN GARAGE

SITE PLAN

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- A - Building Entrance
- B - Leasing & Amenities
- C - Fitness & Spa
- D - Patio
- E - Garage Entrance & Exit
14' Clearance for Move-ins
(Signaled to Intersection)
- F - Garage Exit
(Right Turn Only)
- G - Trash Room
- H - Relocated Alley



WEST RENDERING

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SOUTHWEST RENDERING

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NORTHWEST RENDERING

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AERIAL PERSPECTIVE

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WEST ELEVATION

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D A K B I C I H J G F E D J

- A - Brick: Red
- B - Brick: Black
- C - Stucco: Iron Ore
- D - Stucco: Black
- E - Metal Trim: Black
- F - Steel Lintels: Black
- G - Juliet Metal Guardrail: Black
- H - Hang on Balconies: Black
- I - Metal Awning: Black
- J - Aluminum Windows & Storefront: Black
- K - Recessed Garage Doors: Iron Ore



EAST ELEVATION

Kingshighway Blvd

D A C I G J E H

- A - Brick: Red
- B - Brick: Black
- C - Stucco: Iron Ore
- D - Stucco: Black
- E - Metal Trim: Black
- F - Steel Lintels: Black
- G - Juliet Metal Guardrail: Black
- H - Hang on Balconies: Black
- I - Metal Awning: Black
- J - Aluminum Windows & Storefront: Black
- K - Recessed Garage Doors: Iron Ore



NORTH ELEVATION

Kingshighway Blvd

A C I D G J H E

- A - Brick: Red
- B - Brick: Black
- C - Stucco: Iron Ore
- D - Stucco: Black
- E - Metal Trim: Black
- F - Steel Lintels: Black
- G - Juliet Metal Guardrail: Black
- H - Hang on Balconies: Black
- I - Metal Awning: Black
- J - Aluminum Windows & Storefront: Black
- K - Recessed Garage Doors: Iron Ore



SOUTH ELEVATION

Kingshighway Blvd

A H I C D J E

- A - Brick: Red
- B - Brick: Black
- C - Stucco: Iron Ore
- D - Stucco: Black
- E - Metal Trim: Black
- F - Steel Lintels: Black
- G - Juliet Metal Guardrail: Black
- H - Hang on Balconies: Black
- I - Metal Awning: Black
- J - Aluminum Windows & Storefront: Black
- K - Recessed Garage Doors: Iron Ore



NORTHEAST ELEVATION

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WEST DETAIL

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NORTHWEST DETAIL

Kingshighway Blvd



NORTHWEST DETAIL

Kingshighway Blvd



STREET ELEVATIONS

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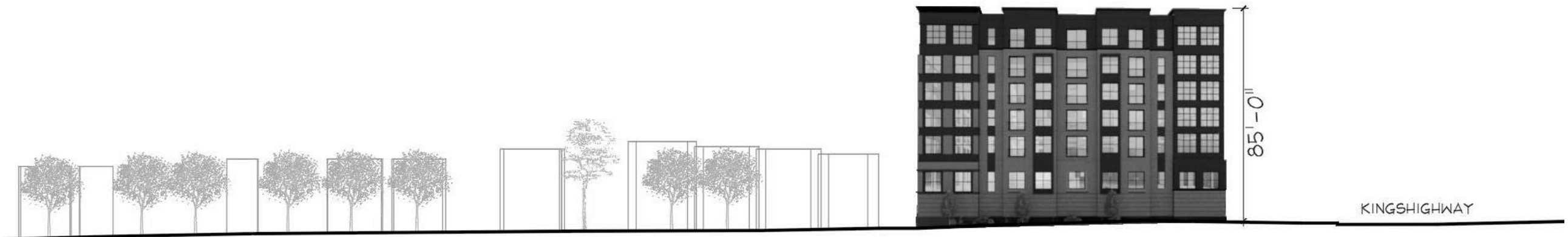
From Kingshighway Looking East

STREET ELEVATIONS

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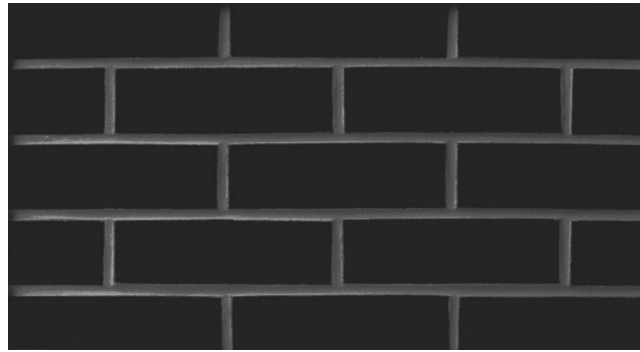
From Oakland Avenue Looking North



From Arco Avenue Looking South

MATERIALS

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BLACK BRICK, GRAY MORTAR



STUCCO, IRON ORE



METAL TRIM & STUCCO, TRICORN BLACK



BLACK WINDOWS



RED BRICK, BLACK MORTAR



BLACK CAST STONE
BASE & TRIM

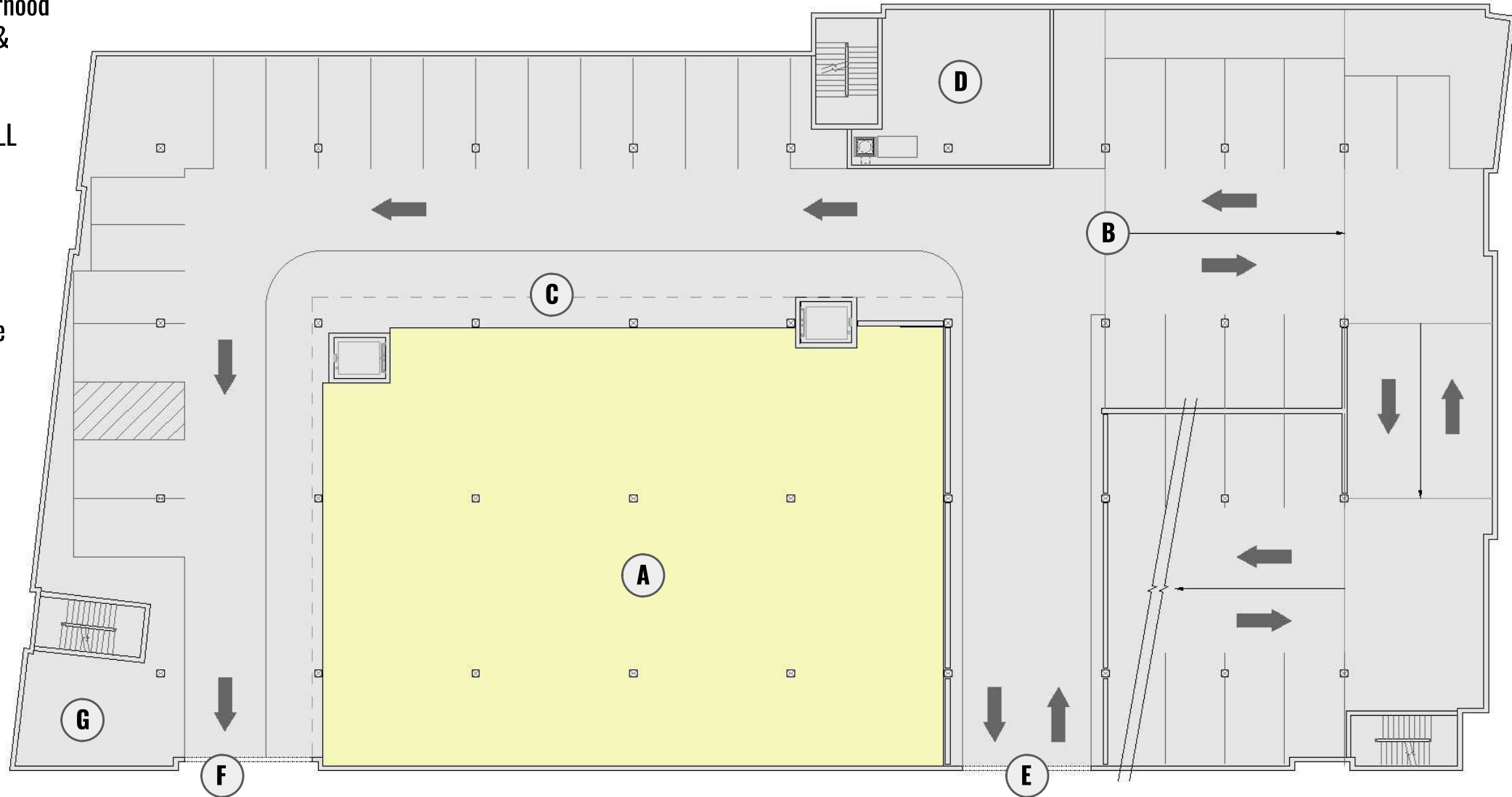


BLACK ALUMINUM STOREFRONT

FLOOR PLAN - LEVEL 1

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- A - Lobby, Neighborhood Bistro, Fitness, & Amenities
- B - Ramp Down to LL
- C - Loading Zone
- D - Trash Room
- E - Garage Entrance
- F - Garage Exit
- G - Bike Racks

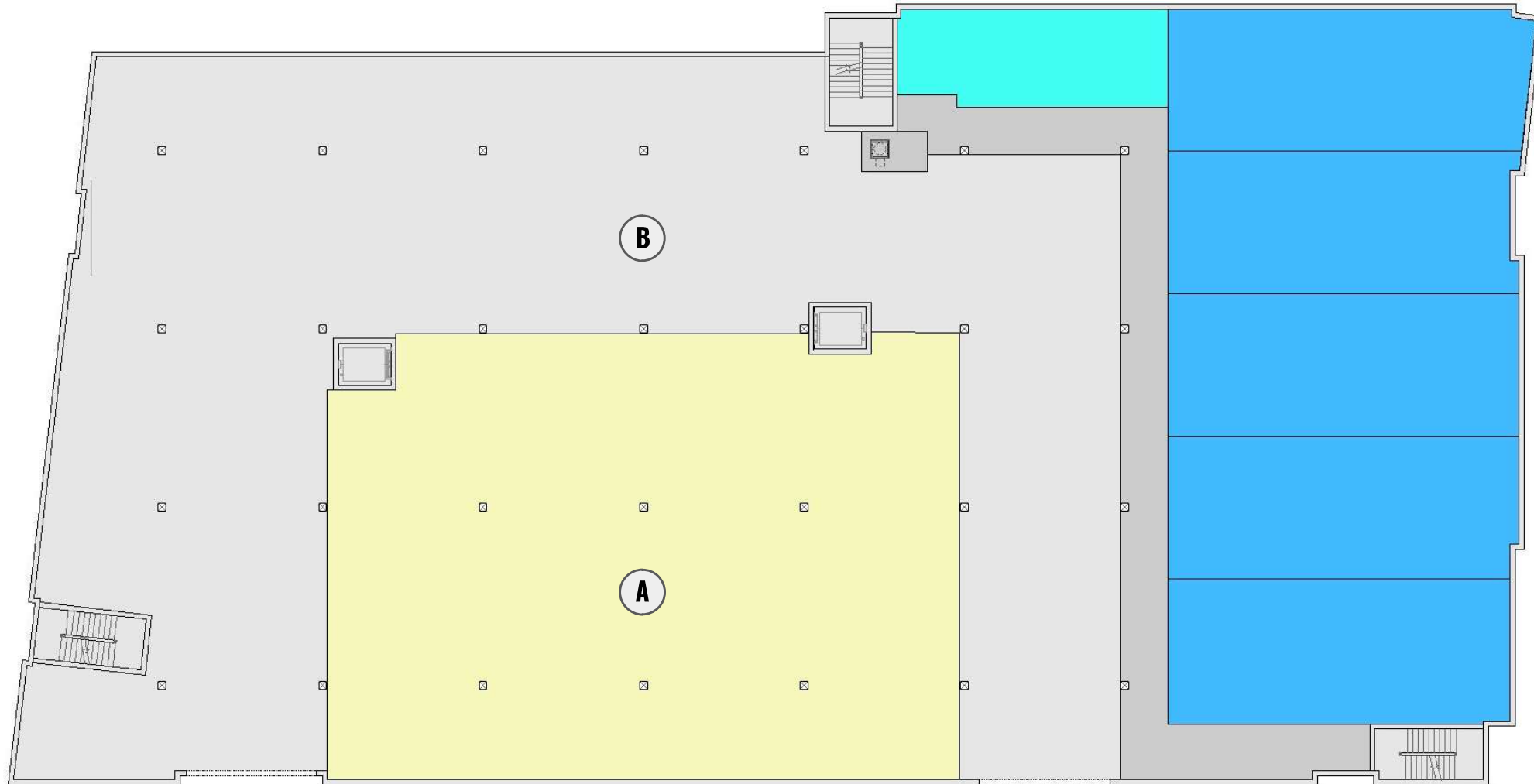


FLOOR PLAN - MEZZANINE LEVEL

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- -Studio
- -1 Bedroom
- -2 Bedroom

- A - Open to Amenity Space Below
- B - Open to Garage Space Below



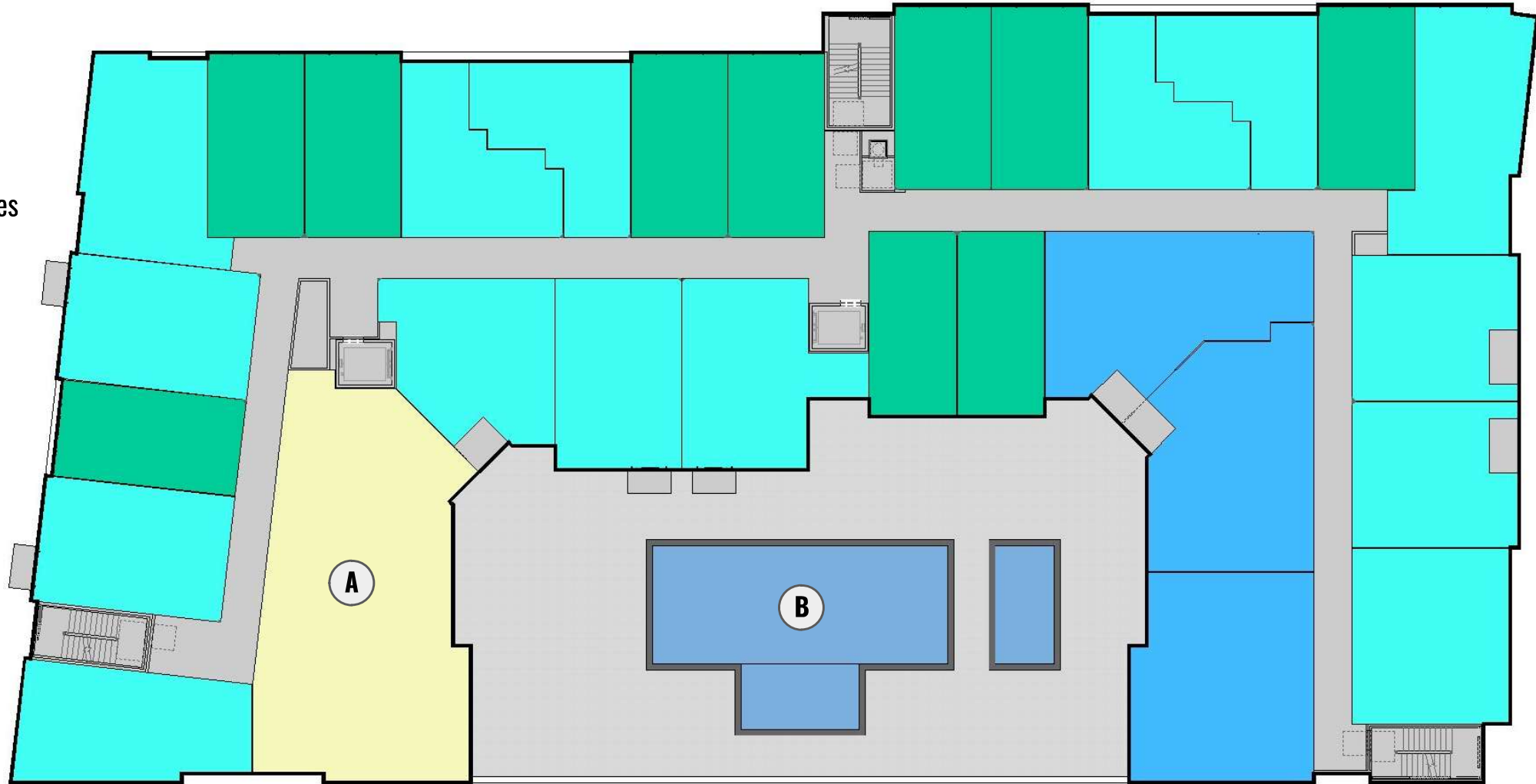
FLOOR PLAN - LEVEL 2

Kingshighway Blvd

- -Studio
- -1 Bedroom
- -2 Bedroom

A - Poolside Amenities

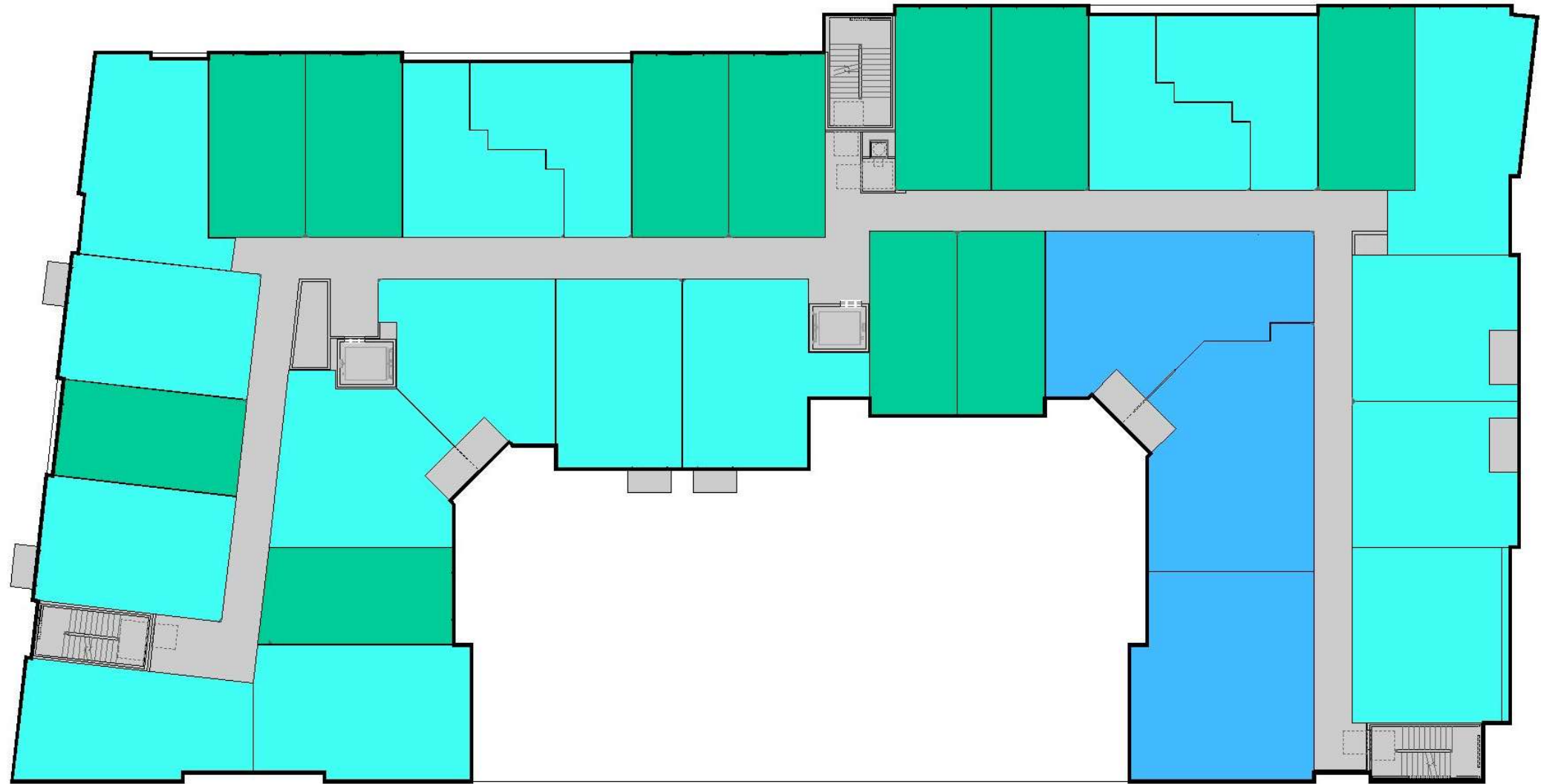
B - Pool Courtyard



FLOOR PLAN - LEVEL 3

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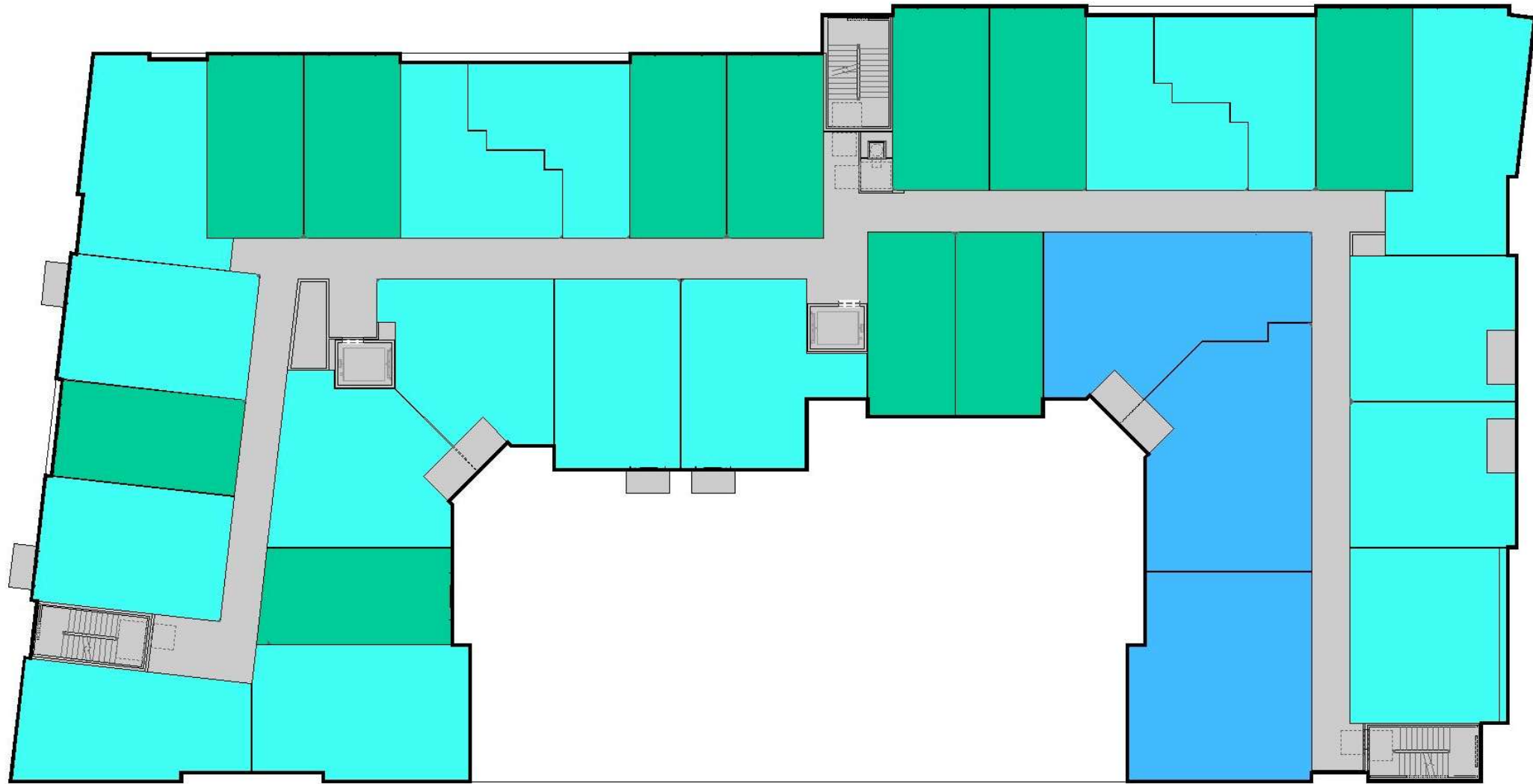
- -Studio
- -1 Bedroom
- -2 Bedroom



FLOOR PLAN - LEVEL 4

Kingshighway Blvd

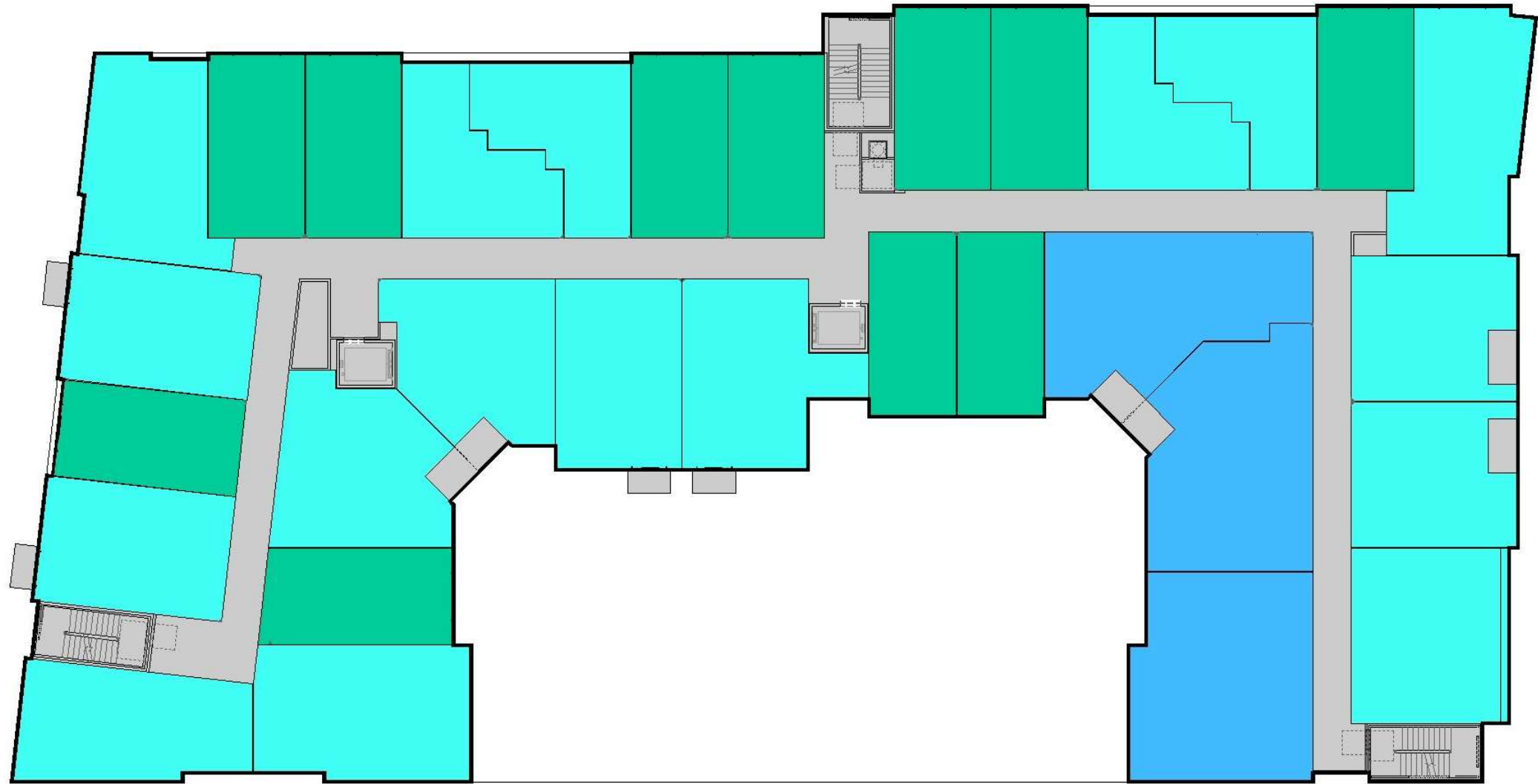
- -Studio
- -1 Bedroom
- -2 Bedroom



FLOOR PLAN - LEVEL 5

Kingshighway Blvd

- -Studio
- -1 Bedroom
- -2 Bedroom

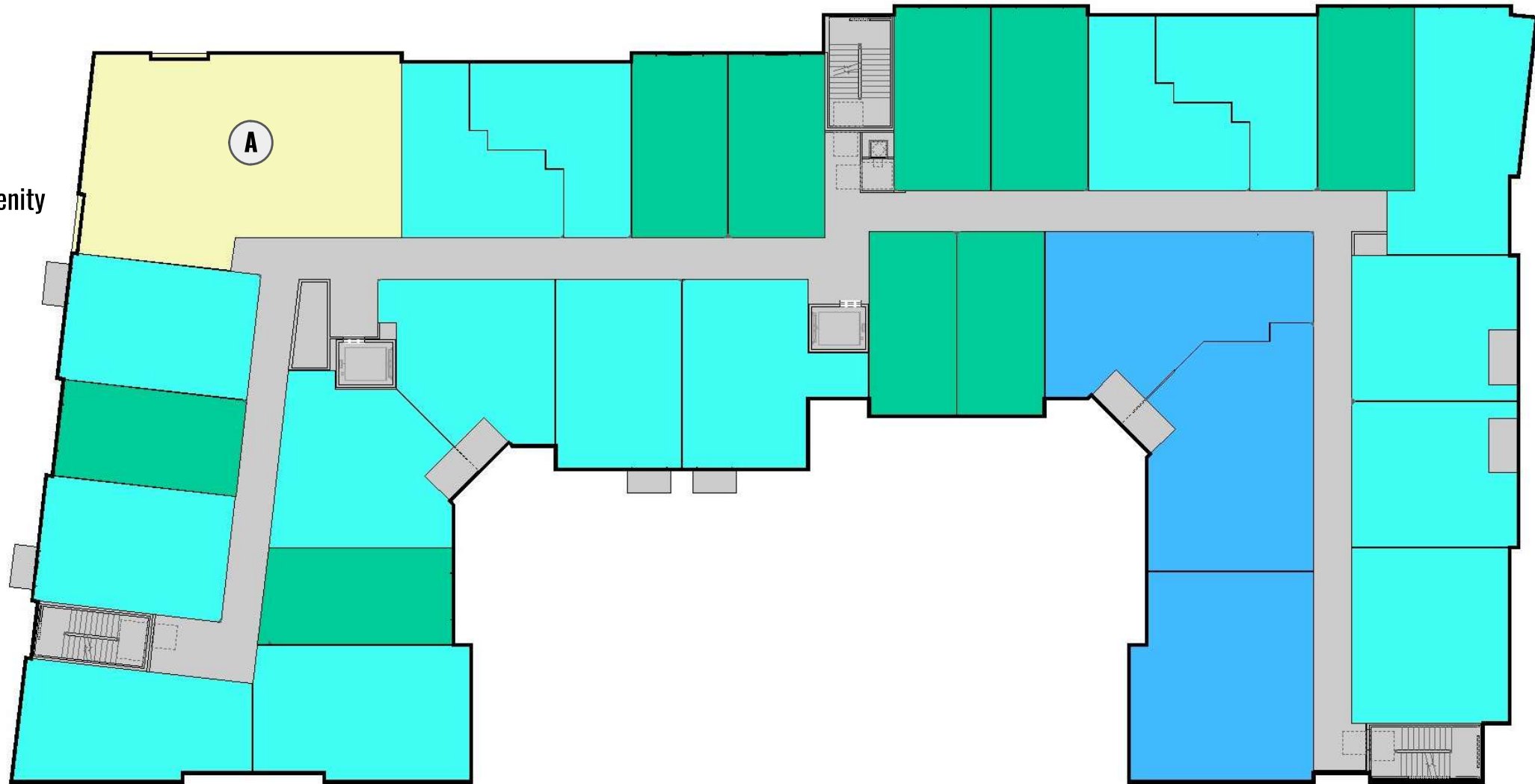


FLOOR PLAN - LEVEL 6

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- Studio
- 1 Bedroom
- 2 Bedroom

A - Sky lounge Amenity



CONSTRUCTION LOGISTICS & SCHEDULE

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- We will implement standard temporary fencing and screening along all sides of the project according to the final location of the project property lines and setbacks, once established.
- Additional traffic and parking caused by construction activities should not impact surrounding residents as construction workers will be instructed to park on site during the construction of the garage. Once the two level parking structure is completed workers will be directed to park inside.
- All construction material and equipment deliveries will exclusively use Kingshighway to enter and exit the site. We plan to use the tower crane on the project to load, unload, and stage delivered items on site.
- General construction activities will take place during standard work hours as prescribed by the City of St. Louis regarding construction projects on major arteries like Kingshighway.
- Incorporated in our civil and site plan, we will complete necessary repairs and replacements to certain public right of ways. Additional damage to public or private property will be repaired/replaced on a case by case basis.
- Construction activities are slated to begin early in the first quarter of 2023 with an estimated schedule duration of 18 months.