

# Central West End

## Community Engagement Meeting

### What

Lindell/Kingshighway  
Development Presentation

### When

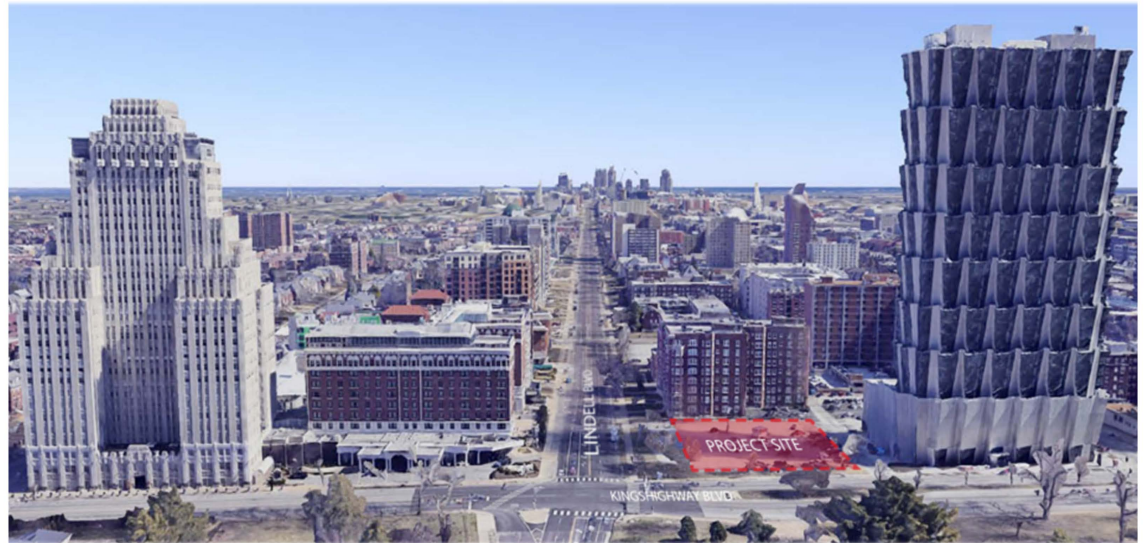
Tuesday, March 22  
6:00PM - 7:30PM

### Where

The Chase Park Plaza - Khorassan  
212 N. Kingshighway

Parking validated for Chase garage  
(self parking only)

Zoom Link: <https://bit.ly/347Pemz>



### Contact/Feedback/Questions

<http://tinyurl.com/yckhumym>





**KOPLAR**

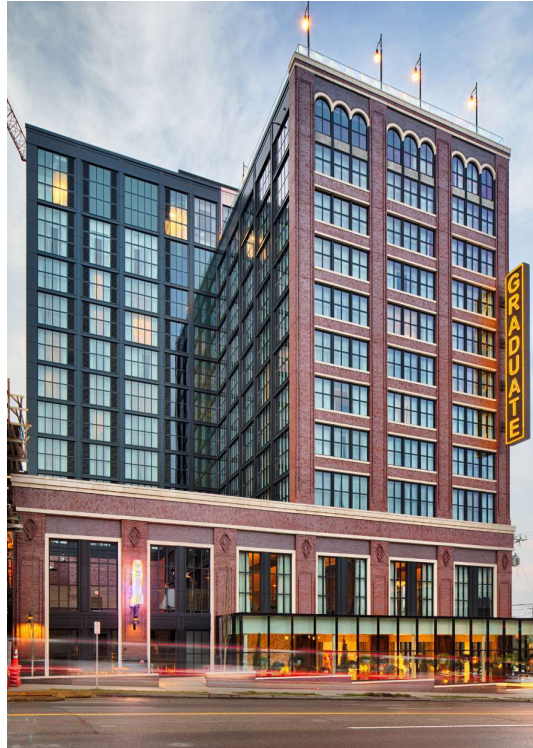
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RESIDENTIAL

**Community Engagement**

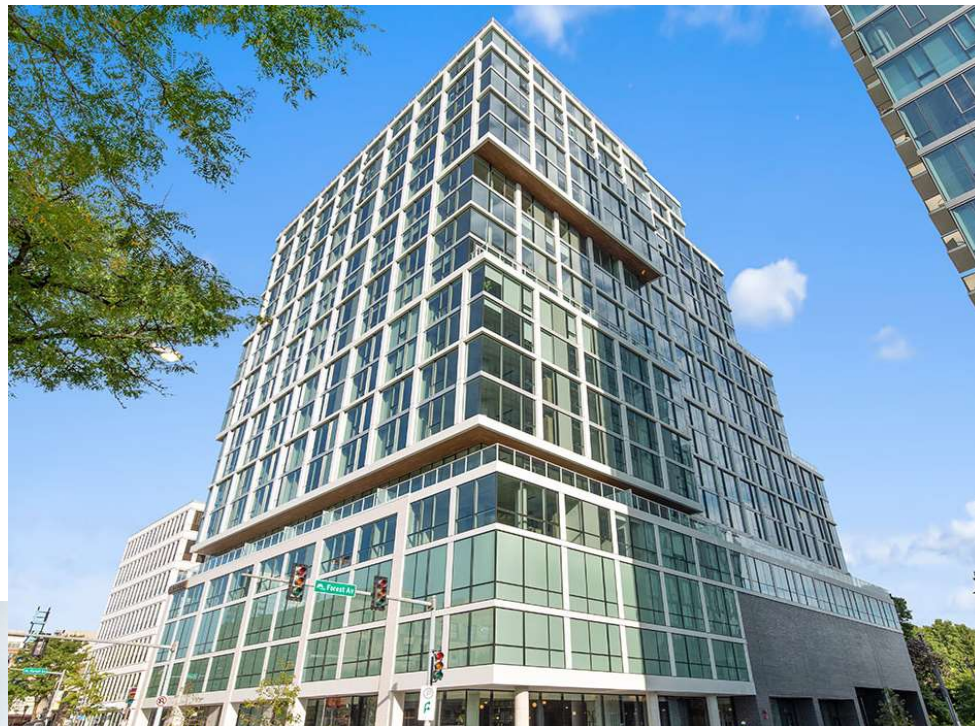


# ABOUT HARTSHORNE PLUNKARD ARCHITECTS

- 👉 Founded in 1987, HPA is an architecture, planning, and interior design firm that practices nationally from Fulton Market in Chicago.
- 👉 Long-standing relationship with the development team at Albion Residential. HPA has designed Albion Evanston, Albion Oak Park, Albion Highland Park, Albion Gulch
- 👉 Recognized as the 2018 AIA Firm of the Year



# HPA / ALBION RESIDENTIAL







**Before**



**After**

## Albion West End – Project Facts

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- 👉 293 Apartment Homes – with a mixture of Studio, 1 Bedroom, 2 Bedroom and a handful of 3 Bedroom Apartments
- 👉 365 Parking Stalls of which 22 will be public parking stalls
- 👉 154 Bike Parking Stalls with Bike Repair Shop
- 👉 30 Stories – 350 feet
- 👉 2 Kingshighway Retail Stores
- 👉 11,000 SF Public Plaza for Outdoor Dining and Public Performances
- 👉 10,000 SF Lobby for Public Use and Meeting Space during business hours
- 👉 Long Term Investment into the Community
- 👉 On Site Dog Spa and Dog Run
- 👉 Best overall amenity package in the marketplace with pool, health club, star gazing lounge
- 👉 Ability to Work and Live From Home



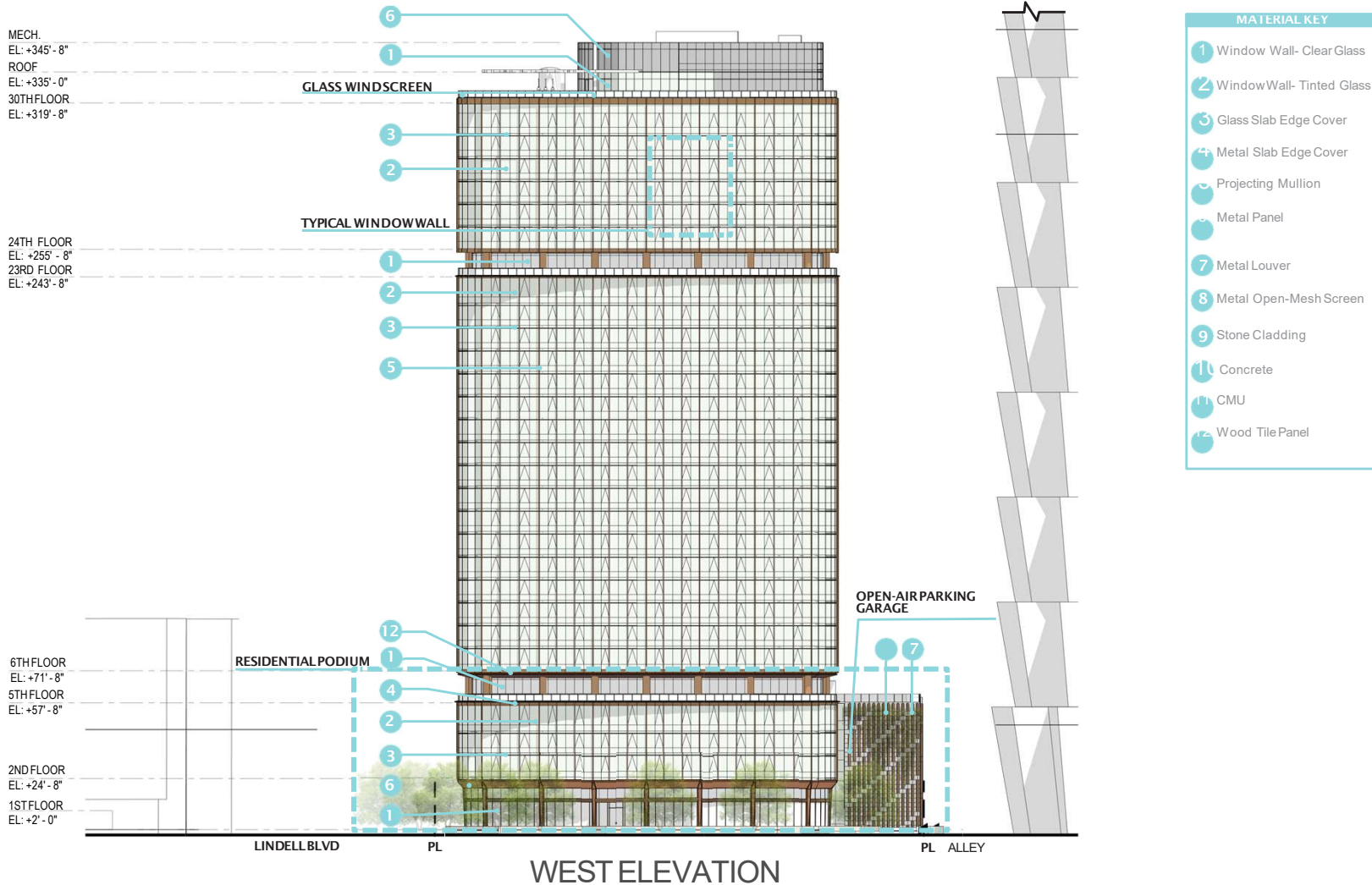
RENDERING LOOKING NORTHEAST





RENDERING LOOKING SOUTHEAST

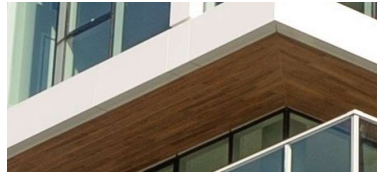






TINTED GLASS

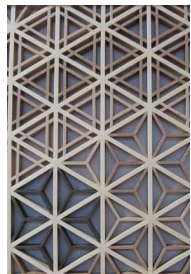
CLEAR GLASS



WOOD TILE SOFFIT



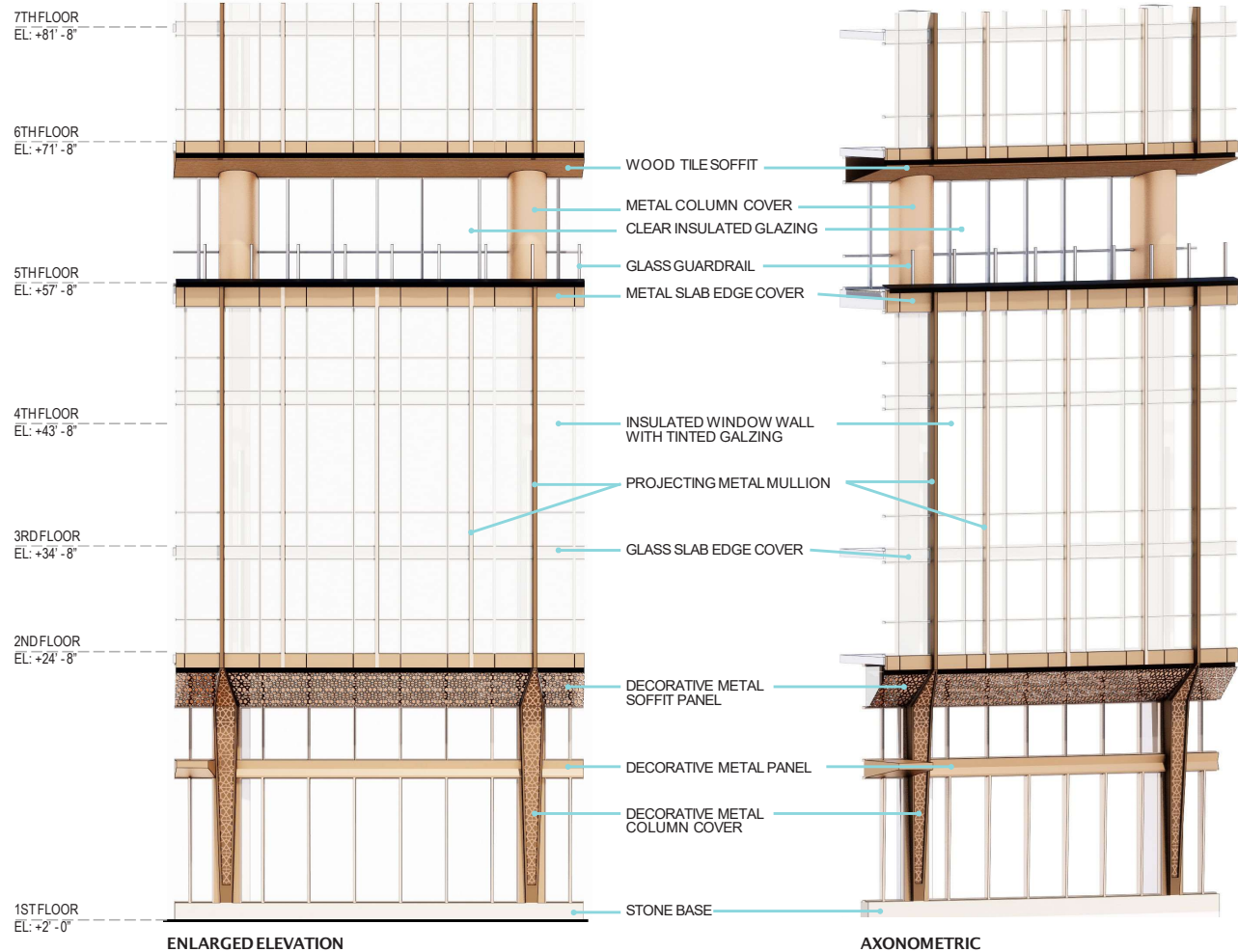
METALS - LIGHT, MEDIUM, DARK



DECORATIVE METAL COLUMN COVER

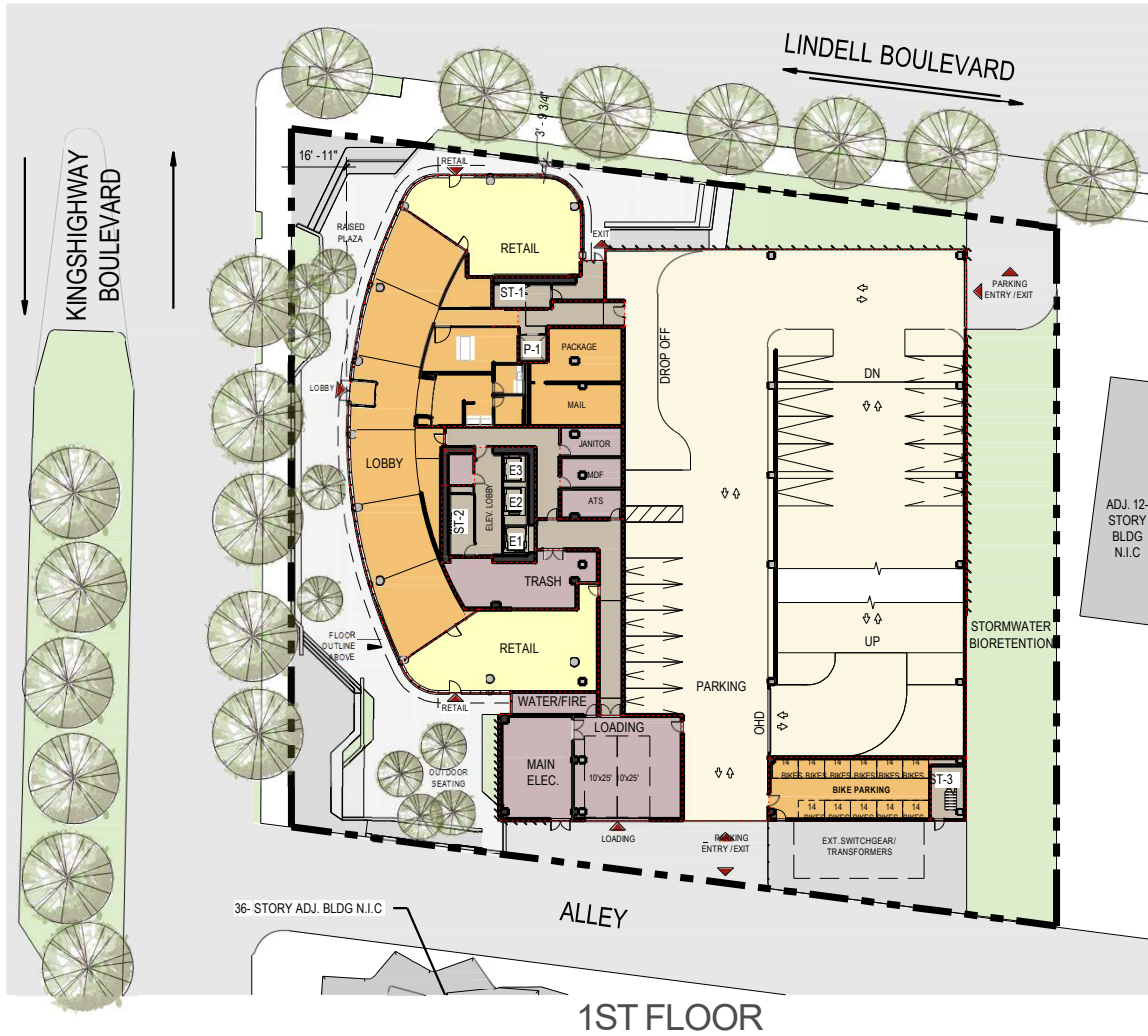


DECORATIVE METAL SOFFIT PANEL



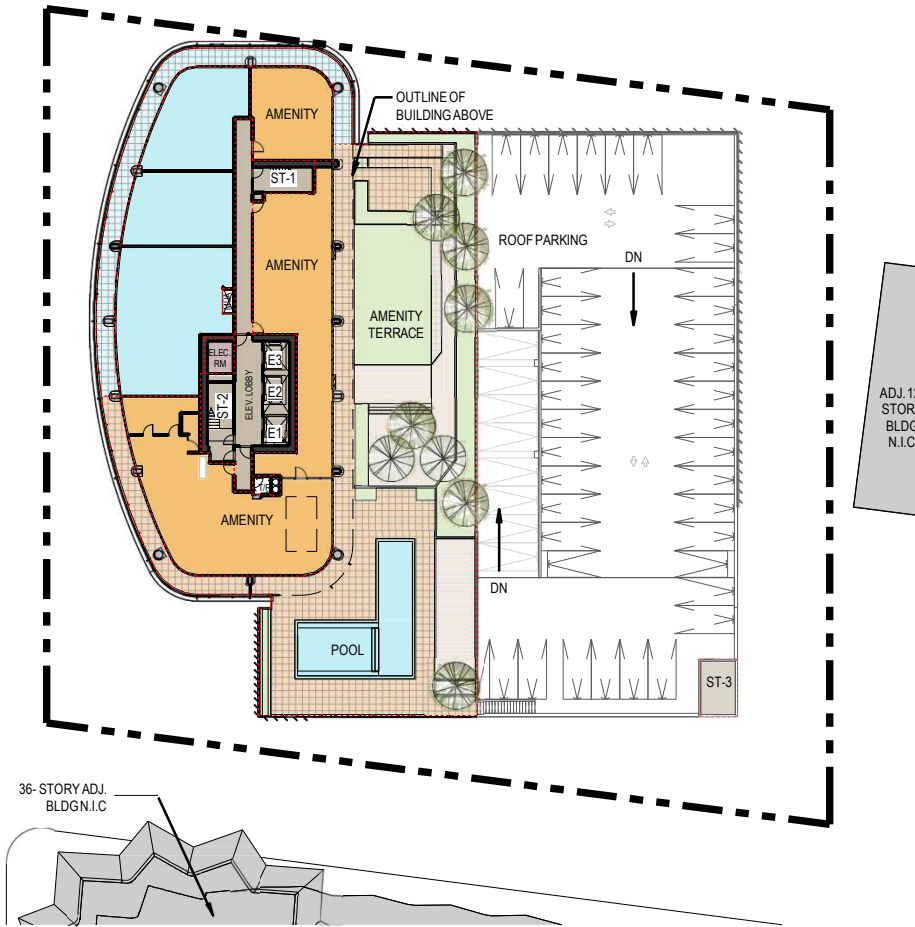
PODIUM FACADE

AMENITY
PARKING
CIRCULATION
BOH / MEP
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


SCALE: 1/32" = 1'

AMENITY
PARKING
CIRCULATION
BOH / MEP
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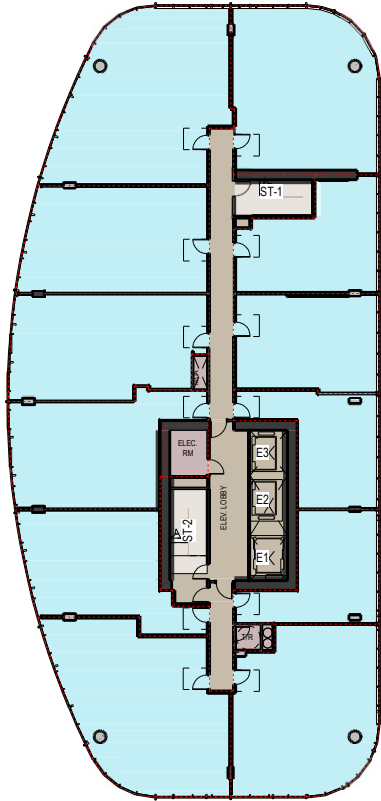


5TH FLOOR PLAN

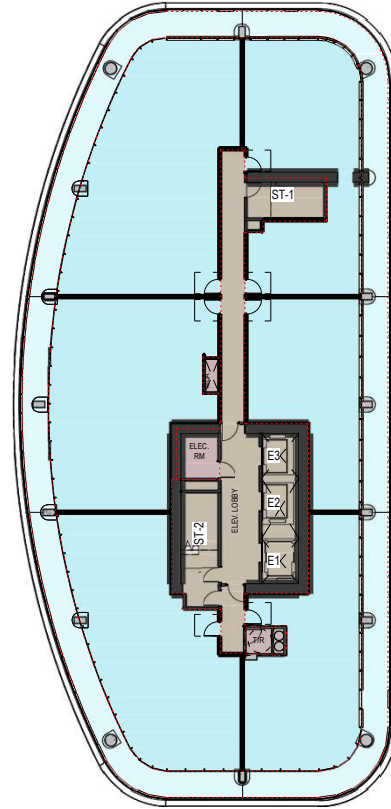
SCALE: 1/32" = 1' 

4974 Lindell Blvd., St. Louis, MO 63108  
Community Meeting | 03.22.2022

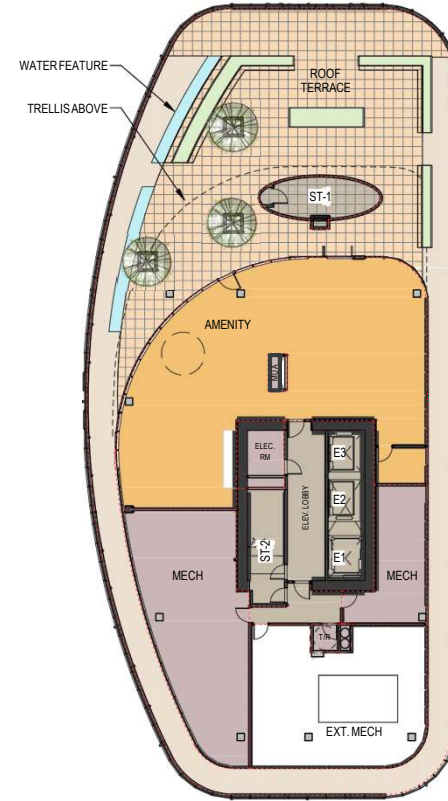
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TYPICAL FLOOR PLAN



23RD FLOOR PLAN



30TH FLOOR PLAN

SCALE: 1" = 20'



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# Albion West End – Traffic Study – CBB Transportation

- ⚡ The proposed Albion Tower residential development is estimated to generate 85 trips during the AM peak hour and 102 trips during PM peak hour
- ⚡ The study intersections currently operate at overall acceptable levels of service during the AM and PM peak hours. The study intersections, as well as proposed site drive approaches, would continue to operate at acceptable levels of service for the 2022 Build condition during both the AM and PM peak periods with negligible differences in the forecasted delay as compared to the existing conditions

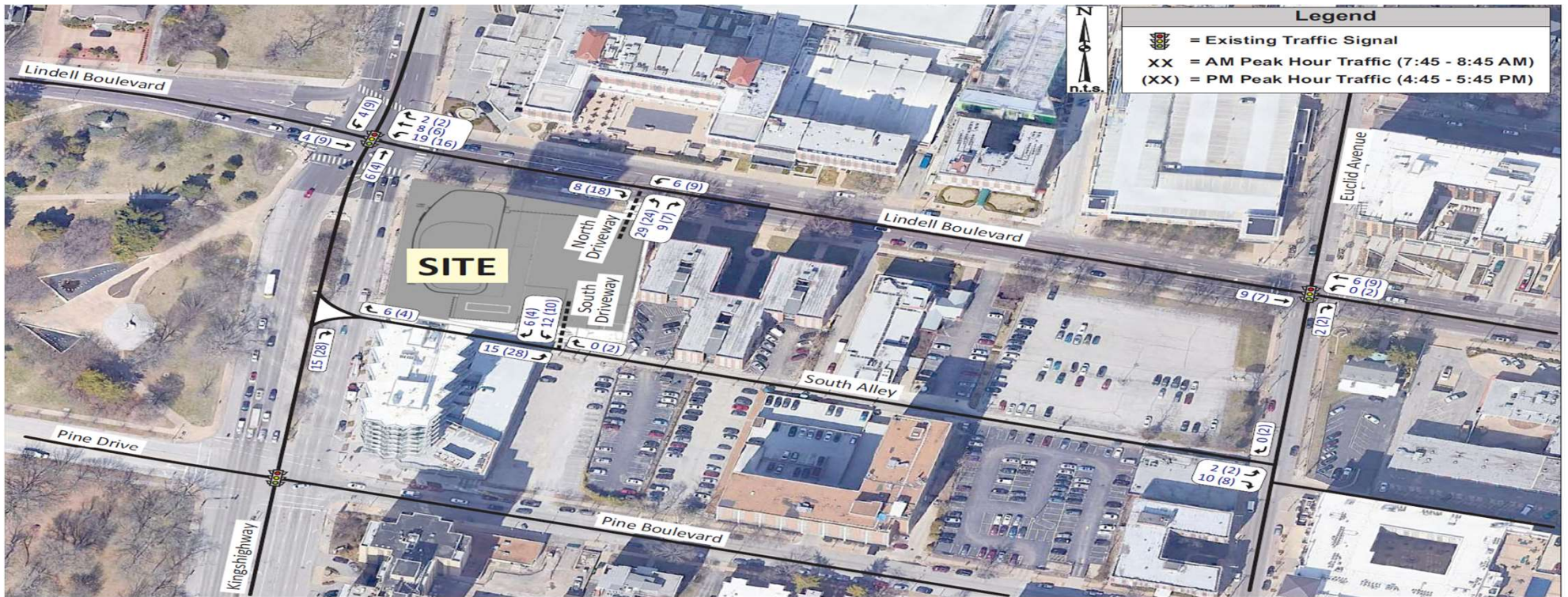


Exhibit 3: Site-Generated Trips



## Albion West End – Community Benefits

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- 👉 NO MORE VACANT PARKING LOT
- 👉 \$135,000,000 investment into St. Louis
- 👉 Ability to hold our own stormwater through a bio-retention gardens and surface roofs
- 👉 Green Building Initiatives – Pursue (NAHB) National Association of Home Builders Green Building Standard or Green Globes / Energy Star
- 👉 LEED 55 – Bird Friendly Glazing
- 👉 10 EV Charging Stations (4 for public use)
- 👉 Generation of up to 4x property taxes from that of the Parking Lot
- 👉 Creation of 450 Union Construction Jobs over 26 months
- 👉 Potentially up to \$37,000,000 in MBE/WBE trades
- 👉 \$50,000 in Local Public Art to create a Mosaic Mural and Sculpture on the Public Plaza
- 👉 Vocational Training Partnership for those that are interested in learning about construction
- 👉 +/- 500 New Residents will support surrounding businesses and generate sales tax dollars
- 👉 Bike Sharing Program – Albion will contribute 6 communal bikes for the renters to use at their leisure
- 👉 Public Bike and Scooters – Albion will apply for Scooters and Bike to be placed in front of the building for the public to utilize



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**Questions / Comments**