

Kingshighway and Oakland

1070-1092 South Kingshighway Boulevard
Forest Park Southeast



Site Currently

- 7 buildings
 - 6, four-family
 - 1, single-family
- 6 of the 7 buildings are in significant decay and pose a public safety hazard in their current form.
 - Backside of one property has fallen off, exposing interior to the elements.
 - Others have roofs that are caving in.
 - Some have no grout between the bricks.
 - Weeds growing in the gangways and in the foundation walls, weakening the overall structure.
- The back parking pad has grass growing where asphalt and gravel were once common.

Site Currently



The Proposal

- Calls for the demolition of 1070-94 South Kingshighway (7 buildings)
- Plan calls for a 6-story apartment building with...
 - 144 apartments
 - 32 Studio Units
 - 101 One Bedroom Units
 - 11 Two Bedroom Units
 - The apartment units include recessed balconies, protruding balconies, or juliet balconies.
 - Due to a deed restriction on the property, there will be no Airbnb units, operated by a Lux affiliate or individual resident, in this building.
 - 144 parking spaces
 - All parking spaces will be in an underground garage, which will be accessed from the alley.
 - Publicly accessible bistro space in the lobby on the first floor.
 - Will include access to an outdoor courtyard space.
- Building is stepped with the tallest portion, 6-stories, being along Kingshighway, while the shortest section is at the northeast corner (Arco and the Alley) at 1 floor.
- Design Team: VE Design Group + Burkhart Elliott Creative (BE Creative)
- Developer: LuxLiving

Form Based Code Regulations and Incentives

- Proposed building falls within the “Neighborhood Core” rules.
- Proposed buildings falls within the “Podium Building” rules.
- As said before, the building is planned to be clad in brick, metal paneling, and curtain wall glazing.
 - All materials are allowed through the Form Based Code rules for “Neighborhood Core” and “Podium Building”.
- The parking garage entrance is off the alley instead of off a major street (like Kingshighway) or secondary street (Arco or Oakland).
- As such, no variances are being requested or sought.
- No tax incentives are being sought.

Site Plan

Key

- A: Lobby with bistro and a space for fitness center
- B: Outdoor Courtyard
- C and D: Parking garage entrance.





Kingshighway (West) Elevation With Key

A: Gray Brick
B: White Metal Paneling
C: Gray Metal Accent Paneling

D: Black frame residential windows
E: Curtain wall with black frames
F: Black Awning



Oakland (South) Elevation With Key

A: Gray Brick

B: White Metal Paneling

C: Gray Metal Accent Paneling

D: Black frame residential windows

E: Curtain wall with black frames

F: Black awning



Alley (East) Elevation With Key

A: Gray Brick
B: White Metal Paneling
C: Gray Metal Accent Paneling

D: Black frame residential windows
E: Curtain wall with black frames



Arco (North) Elevation With Key

A: Gray Brick

B: White Metal Paneling

C: Gray Metal Accent Paneling

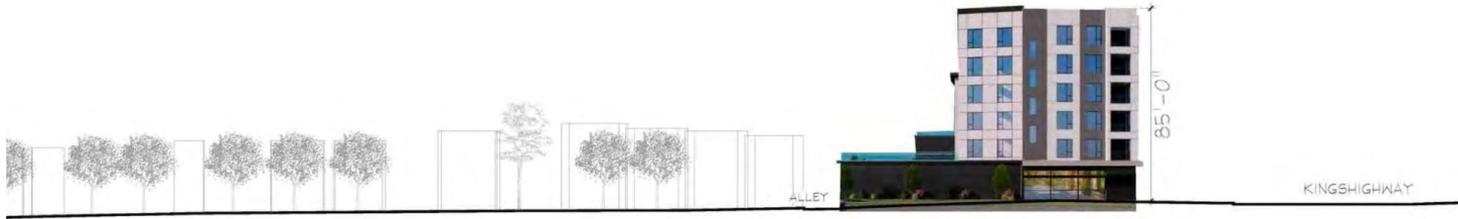
D: Black frame residential windows

E: Curtain wall with black frames

F: Black awning



From Oakland Avenue Looking North



From Arco Avenue Looking South



From Kingshighway Looking East

Questions?

If you would like to email me your questions, concerns, or general comments, my email address is
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