



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on June 15, 2023 at 5:30 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Ward, Zimmer, Duwe, Luetzow, and Sears. Also in attendance were Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Deputy City Clerk Bridget Waters, Planning and Development Director Jonathan Raiche. Council Member Gibbons was absent with excuse.

APPROVAL OF THE JUNE 8, 2023 WORK SESSION MINUTES

Motion was made by Council Member Ward and seconded by Council Member Duwe to approve the June 8, 2023 Work Session minutes. The motion was unanimously approved.

ATTAINABLE HOUSING STUDY PRESENTATION

Jill Mead and Catherine Hamacher Planners with PGAV provided a presentation to Council. Some discussion is as follows:

- 2017 Comprehensive Plan was completed
- 2022 Strategic Plan completed which included an Attainable Housing study
- The Housing study is a four part analysis:
 - Task 1: Past plan review and regional comparison
 - Task 2: Existing Conditions in Kirkwood
 - Task 3: Stakeholder Engagement
 - Task 4: Strategy Development and Recommendations
- Housing is becoming less affordable nationwide and in Kirkwood
- There are 12,077 households in Kirkwood, which is 2.9% of all households in St. Louis County
- Current cost of housing, average rent is \$1,680 and the average sale price for an available home in November 2022 is \$750,000
- Feedback from residents was a demand for housing in the \$300,000 - \$400,000 range, all sizes of housing from studios to 3+ bedrooms
- Challenges to housing production: cost of building and permitting processes
- Recommendations for Kirkwood:
 - Permit rowhomes, townhomes, or duplexes in more parts of the City
 - Provided a density bonus to developers based on the number of larger units in a multi-family building
 - Allow ADUs on lots of 10,000 square feet or more
 - Waive FAR regulations for existing property owners who fulfil lot coverage.
 - Retain current residents
 - Attract new residents
 - Work with current property owners in Meacham Park to facilitate new housing development on vacant land
 - Market key development sites in Downtown Kirkwood to facilitate new multi-family development with a mix of unit sizes and price points

Discussion took place. Question was raised regarding the desirability to be factored into attainable.



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There being no further matters to come before the council, the meeting was adjourned.

Laurie Asche
City Clerk