



FPSE NEIGHBORHOOD ASSOCIATION MEETING

**LUXLIVING DEVELOPMENT COMMUNITY DISCUSSION
MEETING 1 | SEPTEMBER 21, 2021**

A halftone illustration of a city street scene. The image is composed of a grid of small dots, creating a textured, pixelated effect. The scene shows a street with buildings on both sides and trees in the background. The buildings have various architectural details like windows and doorways. The trees are depicted with dense foliage. The overall color palette is muted, with shades of brown, tan, and grey.

WELCOME

THANK YOU



BUDGET

AUGUST 2021

Starting Budget	\$2,902.87	AUGUST 1, 2021
Expenses	- \$287.76	2-YR WEBSITE HOSTING PAYMENT
	- \$14.99	ZOOM
Revenue	+ \$0.00	
Ending Budget	\$2,600.12	AUGUST 31, 2021

2022 BOARD NOMINATIONS

- PRESIDENT
- VICE PRESIDENT
- SECRETARY
- TREASURER
- MEMBER—AT—LARGE

Nominations needed by end of
October 19 meeting

See a Board member after the
meeting or email
forestparksoutheast@gmail.com
If you're interested in running



LUXLIVING DEVELOPMENT COMMUNITY DISCUSSION

MEETING 1 | SEPTEMBER 21, 2021

HOW'D YOU HEAR ABOUT THIS MEETING?



FLYER?

EMAIL?

FACEBOOK?

NEXTDOOR?

NEIGHBOR?

OUR GOAL

TO INFORM LUXLIVING OF THE
COMMUNITY'S NEEDS AND
CONCERNS IN ORDER TO BETTER
SERVE THE NEIGHBORHOOD

AGENDA

- INTRODUCTION & HISTORY
- EXPECTATIONS & TIMELINE
- PRESENTATION
- Q&A
- DISCUSSION
- NEXT STEPS



INTRODUCTIONS & HISTORY

INTRODUCTIONS

FPSE NEIGHBORHOOD ASSOCIATION

1

To provide a neutral forum for the discussion of issues of concern to the Forest Park Southeast community.

3

To serve as a mechanism for creating and fostering community among Forest Park Southeast stakeholders.

2

To provide a place where information can be distributed, perspectives discussed, and community concerns collected and communicated to elected officials and other organizations active in the neighborhood.

4

To encourage and provide tools to Forest Park Southeast residents to play an active role in the neighborhood.

INTRODUCTIONS

FPSE NEIGHBORHOOD ASSOCIATION BOARD

PRESIDENT

DAN DOELLING
13XX Kentucky

SECRETARY

ADAM KEPKA
45XX Gibson

VICE PRESIDENT

BRIAN ADLER
45XX Oakland

TREASURER

MICHAEL BROWNING
44XX Oakland

MEMBER-AT-LARGE

XAVIER WOODSON
44XX Manchester

INTRODUCTIONS

LUXLIVING

TODAY'S PRESENTER

PRESENTER

CHRIS STRITZEL

Strategic Advisor, Midtown Locust Properties
Consultant to LuxLiving through 4th Street Partners

LUXLIVING

OTHER NAMES

ASPRIENT
CITYWIDE

OTHER PROJECTS

Steelyard (Soulard - 2016)
Tribeca (CWE - 2018)
The Chelsea (DeBaliviere Place - 2021)
The Hudson (CWE - 2021)
SoHo (Soulard - 2021)
McKenzie (Clayton - 2022)
Optimist International Site (CWE - Under Review)

INTRODUCTIONS

SITE HISTORY

DRURY HOTELS CONSIDERS FPSE/FPSE CONSIDERS DRURY HOTELS

by [Alex Ihnen](#) 0 comments 4 min





EXPECTATIONS & TIMELINE

EXPECTATIONS

TODAY

- Let's be respectful
- Listen. Ask. Discuss.
- Think about your experience in the neighborhood

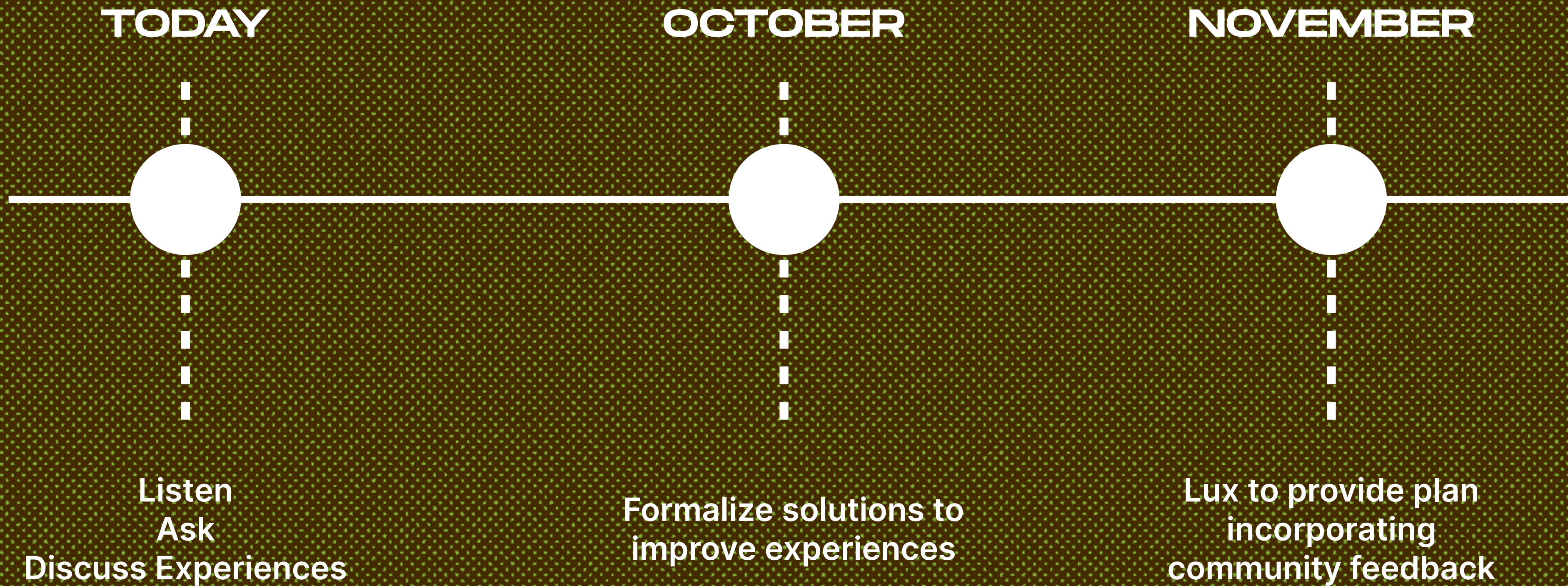



**HOW WILL MY EXPERIENCE OF
THE NEIGHBORHOOD BE
AFFECTED?**



**WHAT CHANGES CAN WE
REQUEST TO ENSURE OUR
EXPERIENCES ARE POSITIVE
THROUGHOUT THE LIFE OF THIS
PROJECT?**

TIMELINE



A halftone-style photograph of a multi-story residential building. The building has several windows and a fire escape on the left side. The image is rendered in a dithered, black and white pattern. The word "QUESTIONS?" is overlaid in large, bold, white capital letters on the left side of the image.

QUESTIONS?



PRESENTATION

Presented by Chris Stritzel

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 + Burkhardt 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

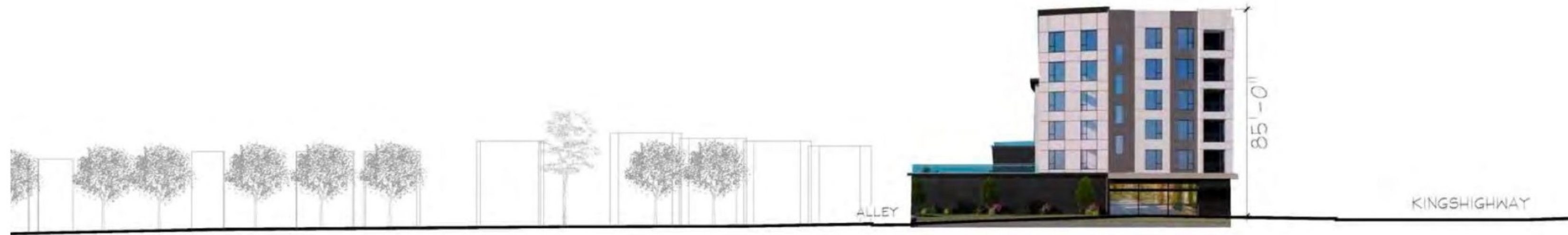
D: Black frame residential windows

E: Curtain wall with black frames

F: Black awning




From Oakland Avenue Looking North



From Arco Avenue Looking South



From Kingshighway Looking East



QUESTIONS?

before speaking

**Please state your name and
where you live.**



DISCUSSION

before speaking

**Please state your name and
where you live.**

EXPECTATIONS

TODAY

- Let's be respectful
- Listen. Ask. Discuss.
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THE NEIGHBORHOOD BE
AFFECTED?**



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PROJECT?**

A halftone-style photograph of a residential street. The image shows a row of houses with varying rooflines and windows, set against a background of trees. The entire image is composed of a grid of small dots, creating a textured, grainy appearance. The colors are muted, with a mix of greys, browns, and greens.

NEXT STEPS

NEXT STEPS

THIS WEEK

Board to make tonight's recording of the meeting/
presentation available.

TUESDAY, OCTOBER 19

Meeting #2

Board to convey tonight's concerns and community-
suggested solutions, and provide to Alderwoman Tina
"Sweet-T" Pihl.

ADDITIONAL FEEDBACK

TO SHARE MORE FEEDBACK:

GO TO: bit.ly/FPSENAxLUX

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