



# REQUEST FOR ATTENDANCE & NEIGHBORHOOD FEEDBACK

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1 OCTOBER 2021

Vic Alston,

We are requesting your presence at the next FPSE Neighborhood Association meeting on October 19th at 6:30 pm at 4193 Manchester Ave. Our primary topic will be your proposed development on the 1000 block of Kingshighway. We appreciated Chris Stritzel representing Lux Living at the last meeting. He very helpfully answered many questions, but was unable to answer some questions and concerns from the neighbors that we would like addressed at the second meeting. Please invite any relevant personnel (construction, design, property management etc) who would be helpful in addressing the questions below. If you cannot attend, we will be happy to reschedule the meeting to accommodate your schedule. Please confirm as soon as possible.

We have prepared a summary of some questions/feedback we received at the first community engagement meeting that need additional information/consideration.

## Traffic/Parking

- This issue was very important to many people at the meeting. Neighbors requested a traffic study to understand how the additional traffic from the building will affect the surrounding streets. Chris stated that a traffic study had already been conducted. Please present the study outcomes and explain how traffic from the building will affect the surrounding residential streets.
- A neighbor pointed out that the intersection at Oakland and Kingshighway does not allow a left turn from the southbound lanes, so moving the Oakland closure back might not be possible to relieve traffic concerns. If moving the barricade does not work out, are there alternate plans?
- There was concern that parking beyond the provided parking spaces will overflow onto neighborhood streets, where there is already a shortage for parking due to local parking needs and the surrounding businesses (WashU/BJC medical complex). While the form-based code allows a maximum of one parking spot per unit, perhaps neighbor's concerns can be assuaged by encouraging/incentivizing tenants to use public transit, which is close to this site
- Residents requested that construction workers park elsewhere and be shuttled to the site due to the lack of parking availability on Arco and Oakland

## Construction

- Residents were worried that construction will negatively impact the surrounding environment, requested that construction be limited to workday hours (9 am to 5 pm) and for mitigation efforts to lessen the



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impact on the surrounding homes. Please elaborate on anticipated hours of construction.

- Neighbors asked if the streets and alley surrounding the development can be repaved after construction is over to repair damage done by utility work and heavy construction equipment

### Maintenance

- Your tenants at 4565 Oakland and 4562 - 4570 Arco have been unable to reach you regarding property maintenance. They spoke with Julie Frady during the meeting, so she should have their information. We are hoping their issues can be addressed before the October 19th meeting.
- There was additional concern from neighbors about Lux Living's past issues with property maintenance, and whether Lux Living plans on selling the new building in the imminent future. More information would be helpful regarding these questions, including any specific changes that have been made to improve

### Design/Aesthetic

- Some neighbors asked if the building could fit in with the surrounding neighborhood aesthetic. Chris indicated that different color paneling might be a possibility. Is that possible, and what else can be done to tweak the design to compliment the surrounding environment?
- On the same note, a resident wrote to us after the meeting. This resident was part of the process that wrote the Form-Based Code, and noted that the code states "The purpose of the Building Development Standards is to...ensure high quality construction...that will be cohesive with the historic context of the neighborhood." (4.0 - 4.1) He added that notable buildings on Kingshighway include two churches and a temple, with most buildings having red brick. Would be interested to hear from the architect/developer on design choice and ability to make the building fit with the historical character of the surrounding buildings
- Many residents expressed concern over the height of the building, even after being informed that the Form-Based Code allowed it. Multiple requests were made for the building to be 3 or 4 stories.
- Neighbors requested a light and shade study to understand how the building will cast shadows during the day and effect light on that end of the neighborhood

### Miscellaneous

- A resident asked if the bus stop at that location will remain open during construction, and if the stop can be improved as part of the construction process. The stop is currently just a bench, but it could



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use cover, and could be another good way to address community concern about parking

- A resident asked if a curb cut can be added along Kingshighway to allow for the bus to pull over next to the bus stop, making it safer for people to board
- Neighbors asked if the building can provide additional security for the neighborhood, perhaps using cameras around the building that link into the Grove camera network (talk to Park Central Development about this)
- Concerns about AirBnB were raised, and Chris explained that the deed prohibits AirBnB and short-term rentals on the properties. Please provide a copy of the deed and explain how this would be enforced
- Neighbors asked if the amenities at the new building would be open to neighborhood residents, perhaps for a fee. Please let us know if you would be open to that and how that might work
- More information was requested on possible rent prices for the building
- Several residents asked if it was possible for this building to include affordable housing

We understand that designing a building is a considerable task, and that not all requests or concerns of the neighbors can be addressed. We hope to work with you to address the ones that can. While the first meeting was contentious at times, it is our goal to facilitate a productive second meeting focused on solutions that work for you and the community. In that spirit, we also must address the demolition permit that was filed on September 15th. While we recognize the desire to get the project started, those buildings provide a sound-wall from the noise of Kingshighway, and it is our belief that they should not be demolished until a replacement building has been planned, approved, and financing is in place. We ask that you withdraw the request for demolition until we can finish this community engagement, at which point we will all have a better understanding of how this new building will fit into our environment and affect our neighbors.

Please let us know ASAP if you will be able to attend on October 19th. We look forward to working with you.

### **The Forest Park Southeast Neighborhood Association Board,**

Dan Doelling  
Brian Adler  
Michael Browning  
Adam Kepka  
Xavier Woodson