

An aerial photograph of a residential neighborhood, showing a grid of streets and rows of houses. The image is heavily stylized with a halftone or dithered effect, giving it a textured, almost pixelated appearance. The colors are muted, with a lot of greys and browns, and some green from trees. The perspective is from directly above, looking down on the street layout.

FPSE NEIGHBORHOOD ASSOCIATION MEETING

LUX LIVING DEVELOPMENT COMMUNITY DISCUSSION
MEETING 2 | OCTOBER 19, 2021



WELCOME

BUDGET

OCTOBER 2021

Starting Budget	\$2,600.12	SEPT 1, 2021
Expenses	— \$ 14.99	ZOOM
	— \$1,362.47	ZOOM
Revenue	+ \$200	DUES
	+ \$195	NNO RAFFLE
Ending Budget	\$1,617.66	SEPT 30, 2021

2022 BOARD NOMINATIONS

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

Nominations needed by end of today's meeting.

Must be a due-paying member.

Membership is pay what you can.

Payment can be check, cash, or
Cash App: [cash.app/\\$FPSENA](https://cash.app/$FPSENA)

Elections in November meeting.



LUX LIVING DEVELOPMENT COMMUNITY DISCUSSION

MEETING 2 | OCTOBER 19, 2021

HOW'D YOU HEAR ABOUT THIS MEETING?



FLYER?

EMAIL?

FACEBOOK?

NEXTDOOR?

NEIGHBOR?



INTRODUCTIONS

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FPSE NEIGHBORHOOD ASSOCIATION

1

To provide a neutral forum for the discussion of issues of concerns 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.

— OUR GOAL

Review community's feedback from the first meeting, and allow Lux Living to provide their responses.

NOTE:
There will be no poll or vote in this meeting.

FORMAT

- Board to go by category and share feedback from meeting #1, bullet by bullet
- Lux Living to share their response, bullet by bullet
- We'll hold questions until the end
- Please drop your name in the chat if you'd like to ask a question
- Community discussion after Q&A
- Close meeting by 8pm

OUTCOME

- All information is passed along to 17th Ward Alderwoman Tina "Sweet-T" Pihl.
- Any remaining questions or concerns can be submitted here: bit.ly/FPSENAxLUX

No vote or poll will be taken by the Association or here tonight.

EXPECTATIONS

TODAY

- Be respectful to all of our residents and guests
- Everybody will be on mute to start
- Again, please drop you name in the chat if you'd like to ask a question
- You'll be called on to speak



QUESTIONS?



FEEDBACK & RESPONSES

TRAFFIC/ PARKING

RESIDENT UNRESOLVED QS/CONCERNS

Traffic study outcomes and how traffic from the building will affect the surrounding residential streets.

Options for traffic relieving measures.

Parking overflow and incentivizing tenants to use public transit.

Can construction workers park elsewhere and be shuttled to the site?

CONSTRUCTION

RESIDENT UNRESOLVED QS/CONCERNS

Construction hours

Repair roads damaged by utility work
and heavy construction equipment

MAINTENANCE

RESIDENT UNRESOLVED QS/CONCERNS

Property maintenance of properties on Oakland and Arco.

Property maintenance of Lux Living owned properties (STL City Wide & Asprient)

DESIGN/ AESTHETIC

RESIDENT UNRESOLVED QS/CONCERNS

Use a different color paneling, or brick (FBC 4.0 – 4.1), to compliment the surrounding environment?

Can the height of the building to be 3 or 4 stories?

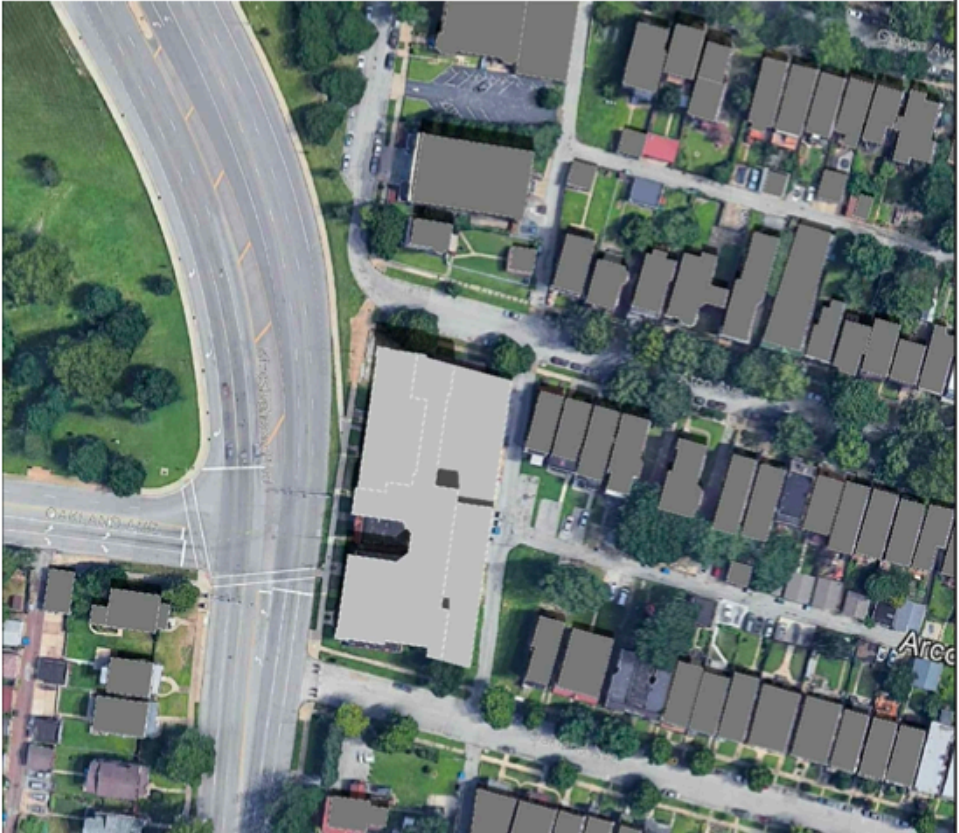
Light and shade study to understand how shadowing effects.



JUNE 21 8:00 AM



JUNE 21 10:00 AM



JUNE 21 12:00 NOON



JUNE 21 2:00 PM



JUNE 21 4:00 PM



JUNE 21 6:00 PM

VE

DESIGN GROUP

510 E JACKSON ST. SUITE 2
WILLARD, MO 65781
PHONE: 417.612.2813 DESIGN@VEDESIGNGROUP.COM

VE DESIGN GROUP OF MO, LLC
MO CERTIFICATE OF AUTHORITY #0110003274 (ENGINEERING)
MO CERTIFICATE OF AUTHORITY #0110004034 (ARCHITECTURE)

**PROPOSED MULTIFAMILY
DEVELOPMENT**
ARCO AVE & S. KINGSHIGHWAY BLVD
ST. LOUIS, MO

NO	REVISIONS	DATE

DRAWING TITLE	
PROJECT #	DRAWING NUMBER

###	G0.3
DATE	10/06/21

MISC.

RESIDENT UNRESOLVED QS/CONCERNS

Bus stop improvements.

A curb cut can be added along Kingshighway to allow for the bus to pull over next to the bus stop.


Link building security/cameras into the Grove camera network.

Enforcement mechanism of the deed prohibiting AirBnB and short-term rentals on the properties.

Non-tenet access to building amenities.

Rent prices?

Can you include affordable housing?



QUESTIONS?

Please raise you hand for the
mic



DISCUSSION

Please raise you hand for the
mic

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

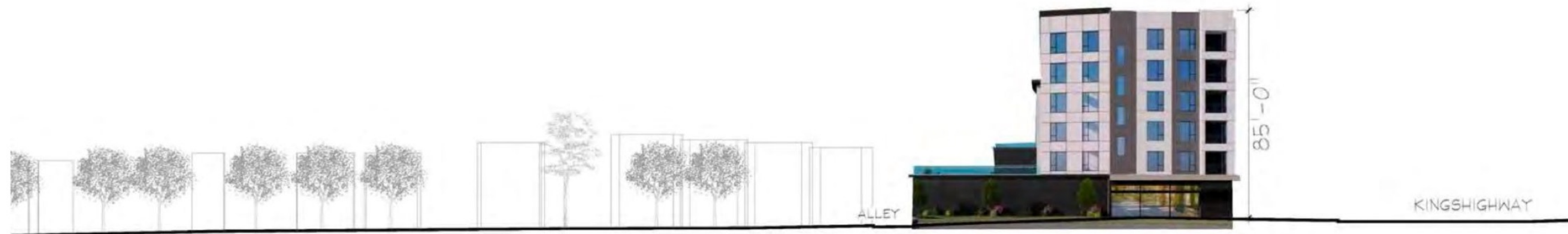
D: Black frame residential windows

E: Curtain wall with black frames

F: Black awning



From Oakland Avenue Looking North



From Arco Avenue Looking South



From Kingshighway Looking East

NEXT STEPS



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NOVEMBER 16

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