



# FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

## OCTOBER 2021 MINUTES

19 OCTOBER 2021 / 6:30 PM / Location: ZOOM ([bit.ly/FPSENAZoom](https://bit.ly/FPSENAZoom))

### MINUTES (reference the audio recording on our podcast to follow the minutes)

Podcast: <https://anchor.fm/forest-park-southeast>

#### Minute 00:00 Meeting Called to Order (Dan Doelling)

- This public meeting will be recorded for those not in attendance
- Apologies that October's meeting was only available on Zoom; due to an unforeseen circumstance, Hot Java coffee house was not able to host our planned in-person meeting

#### Minute 01:23 FPSENA Business

- **01:23 Budget** started at roughly \$2600 last month, with new expenses including Zoom and September's National Night Out. Previous month's revenue was \$200, and the Raffle brought in \$195, so our ending budget is roughly \$1600. Treasurer's report at [forestparksoutheast.com](http://forestparksoutheast.com)
- **02:02 Election of 2022 FPSENA Board Members** is scheduled for next month's FPSENA November meeting
  - Nominations to be on the ballot are due by the end of October's meeting. Eligible candidates must be a dues-paying member.
  - FPSENA Members can vote in FPSENA Elections. Membership Dues are "pay what you can" with a suggested donation of \$10/person. Pay with check, cash, or with Cash App to \$FPSENA
  - We need volunteers for Election Committee; email us for info!
- **02:50 Call for 2022 Board Nominations**
  - President: Dan Doelling self-nominated
  - Vice President: Michael Browning self-nominated
  - Treasurer: Rachel Siegert self-nominated
  - Secretary: Aaron Bisch self-nominated
  - Member-at-Large: JC Fick self-nominated
- Please email us with ideas of how to connect with more neighbors

#### Minute 05:15 *Tonight's Community Discussion:*

**Lux Living's proposed development on Kingshighway** (the former Drury parcels).

- **06:18 Introductions** to FPSENA (Mission, Bylaws, Board Members)
- **09:16** Alderwoman Tina "Sweet-T" Pihl
- **10:03** Guests: Lux Living <https://livinglux.co> introduced their team:
  - Developers: Vic and Sid
  - Property management: Julie and Yvette
  - Architect: John
  - Traffic Engineer: Julie
  - Consultant: Chris



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- **10:44** Tonight's Community Engagement Strategy
  - Goals:
    - Review community feedback from 1st meeting in October [forestparksoutheast.com/video-luxliving-development-presentation/](https://forestparksoutheast.com/video-luxliving-development-presentation/)
    - Lux Living to provide responses to that feedback
  - Format: Q&A (No votes/polls taken, FPSENA is a neutral forum)
  - Outcome: All feedback will be shared with our alderwoman
  - **Submit additional feedback here:** [bit.ly/FPSENAxLUX](https://bit.ly/FPSENAxLUX)
  - Ground Rules review
  
- **13:34** Review & Respond to community concerns about proposed development:

Minute	Concern / Question	Response from Lux Living
14:08	Traffic Study	Lux reviewed 3 options for car access to their development: A) Garage access via alley, as required by current zoning. B) Garage access from Kingshighway at Oakland's stoplight on the northern intersection. C) Garage access via the existing Oakland barricade at Kingshighway. Lux consulted Streets Department; determined both Option A and B are viable. Option C is not feasible. Lux's current design uses Option A per existing zoning requirements.
17:39	Garage Access Option A)	Option A) Lux anticipates the additional "traffic during peak hours" resulting from their 144 apartments will be approximately 51 cars each morning, and 65 each afternoon, on Taylor Ave (via Arco & Gibson). This will increase traffic congestion on Manchester at Taylor and Kingshighway. This option is viable.
19:11	Garage Access Option B)	Option B) keeps traffic out of FPSE neighborhood. It would add an east lane on Kingshighway with direct garage access. Existing width can be restriped, without much impact on existing traffic. This option is viable.
20:06	Garage Access Option C)	Option C) which would allow access via existing barricade. However, this scenario was NOT found to be safe/feasible by Streets Department.
21:59	Parking	Lux's plan follows the Form Based Code's 1 parking spot per 1 unit requirement. Lux reports success with this model in other Lux developments.
25:44	Bus Stop	Bus stop may be relocated, in collaboration with Metro. Considering two options: 1) moving the bus stop slightly north of existing stop, or 2) moving it south of the Oakland signal. Anticipated to be less than 150-200 feet from current location.



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27:06	Will Lux offer Tenants any incentives to use public transit?	No. Current parking plan of 1 car per unit may indirectly encourage public transit use and/or parking on neighborhood streets
29:30	During construction, where will contractors park?	Construction will begin with demolition and excavation, then two underground parking decks and the concrete podium of the building will be delivered and assembled (like legos using a crane). After garage is built, contractors will park inside the garage. They will access via Kingshighway.
31:55	Construction work hours	Traditional construction worker hours are 7am to 5pm, Mon-Fri.
34:13	Will Lux repairs any damages resulting from construction?	Yes, Lux will repair anything damaged during construction (such as roads / utilities)
35:04	What will happen to existing tenants in the properties purchased by Lux?	Renters living on Oakland and Arco in properties purchased by Lux from Drury had previously reported difficulty contacting Lux for property maintenance. Lux contacted those 5 tenants with month-to-month leases; most tenants are planning to vacate. Lux sold 9 parcels (including the occupied properties) to an unnamed local developer.
40:50	Will Lux Living provide management and maintenance of the development?	Lux Living plans to provide maintenance and management for the new development. Lux reports having good track record in other developments.
40:50	If/when will Lux sell the proposed development?	Lux Living does not report an immanent plan to sell the new development, but won't make any promises. If Lux sells the development, they would only sell if offered "a lot of money" and therefore Lux anticipates any new owner would provide quality maintenance and management.
45:02	Owners of Lux Living have managed other properties under business names such as "City Wide" and "Asprient" which received critical reviews of management. How will Lux Living be different?	In a competitive market, Lux Living's development will be of similar quality to market-rate, new construction in Central West End . Lux Living does not anticipate any significant maintenance problems in this new construction, while historic buildings tend to have more maintenance issues.
46:57	Was Bistro traffic and deliveries considered in the traffic study?	No. The bistro will be similar to a hotel lobby, primarily intended for residents of the building. The bistro will not be commercially leased. Nonresident access to the bistro is not a goal of the amenity.
50:54	Can non-residents access Bistro?	Yes. Attendants will allow access during operating hours.



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52:11	Why this building height?	The plan fits the Form Based Code requirements. Economics requires the # of units and height. This development will immediately create tax income for the city.
54:27	Review of building renderings	Architect discusses some design changes to renderings, including brick color (to be red) and pattern (to include vertical areas), intended to better fit the surrounding neighborhood. Design will have no horizontal lap siding. All materials to be high quality (metal and brick)
59:50	Results of Sun/Shade study	Study shows how shade created by development will change throughout the day during June. Affected properties have been informed.
01:02:25	What about winter sun/shade study?	Not provided. Summer shade study is more important because daylight hours are shorter in winter. Ice melt on Kingshighway not studied.
01:07:31	Will bus stop remain open during construction? Can bus stop be improved?	Yes, it will remain open but may be moved somewhere in close proximity.
01:09:50	Will building contribute to neighborhood security? Will cameras be connected to existing Grove network?	Will collaborate with Park Central Development and the NSI. Other Lux developments have contributed to the camera network, and this development may as well.
01:11:10	AirBnB will be prohibited by a Drury deed restriction. How will Lux respond if renters do AirBnB? What happens if Lux sells to another owner?	Drury has discretion on how/when to enforce deed restriction against AirBnB; future owners would risk liability for allowing AirBnB. Lux Living will prohibit AirBnB in lease agreements.
01:14:44	Are building amenities accessible to neighborhood residents?	Other than bistro, no amenities will be open to other FPSE residents.
01:15:21	What will the rental price be?	Not provided. It will be market rate for the Central West End new construction.
01:16:30	Is it possible to include some affordable units?	No. This development is not receiving any incentives, it will be market rate.
01:17:35	How long will construction last?	18 months from the time ground is broken, including 6 months until the garage is complete.
01:18:35	How late will outdoor amenities be open, such as the pool deck?	Adjacent owners support the pool location. Pool hours will be regulated, expected M-Th 8-10pm, Weekends 8am-11pm. Security can address noise complaints.



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01:20:57	Some people would prefer Kingshighway access to the parking garage, to reduce traffic jams on Taylor / Manchester, and due to pedestrian safety on alley.	Lux Living prefers alley access to parking garage because 1) no variance required, 2) easier for building residents to have entry/exit on alley, reduced backups in parking garage. If access was via Kingshighway, there would be different set-backs for the building, and a host of required variances.
01:28:00	Did the Lux traffic study use only existing traffic patterns, or did it take into consideration the hundreds of new apartment units currently being built south of Manchester?	No. Lux only conducted an “access assessment” study, not a traffic impact study. Further, their research did not take into account the hundreds of other new apartment units currently being built south of Manchester. The Lux Living Traffic Engineer could request, or create, a traffic impact study inclusive of expected traffic from the other new developments but did not promise to do this. Traffic impact study may not be required of any single developments that expect fewer than 100 trips during peak hours (this development expects 50-60).
01:32:59	Will there be bicycle parking?	Yes, in the parking garage. Usually 30-50 spots in a building this size.
01:33:37	What will Lux Living's next steps be?	Lux Living will wait to hear feedback from the neighbors. Their project manager will attend FPSENA meetings in the future. Will share the details of the parking/traffic study. Open to looking at Kingshighway parking garage entrance, and consulting with Zoning if recommended by neighborhood.

**01:37:41** Alderwoman Tina Sweet-T Pihl:

- Will review feedback and continue consultation with Lux Living
- Submit additional feedback online at [bit.ly/FPSENAxLUX](https://bit.ly/FPSENAxLUX)

**01:39:00** Dan Doelling thanks participants for attending. Residents were welcomed to stay on Zoom call to continue discussion after the meeting.

**01:40:00** Meeting adjourned

**ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:**

**Grove CID :** 2nd Monday of every month @ 11:00AM via Zoom\*

**FPSE Dev. Committee:** 4th Tuesday of the month @ 5:30PM via Zoom\*

**FPSE Inf. Committee:** 3rd Thursday of the month @ 6:00PM via Zoom\*

Adam Kepka / FPSENA Secretary 2021 / [forestparksoutheast@gmail.com](mailto:forestparksoutheast@gmail.com)