

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

18:38:55 From Michael Browning : I would like to run for Vice President

18:39:15 From Aaron Bisch : I would like to run for Secretary!

18:39:35 From Rachel Siegert : I would like to run for Treasurer!

18:39:50 From JC Fick : I would like to run for Member-At-Large!

18:40:44 From JC Fick : Facebook!

18:40:46 From Becca : Flyer

18:40:47 From Philip Eckert : Email

18:40:51 From M SINGAUS : email

18:40:52 From Lisa Anderson : email from FPSE

18:40:52 From Sonia Simons : Email + Flyer

18:40:53 From Julie Birkenmaier : Flyer, email

18:40:54 From Mary Mattingly : last meeting and then the flyer

18:40:55 From Sarah Mangapora : All of the above!

18:40:55 From The Figueroa Family : Flyer

18:40:56 From Rachel Siegert : Email

18:40:59 From Tony saputo : Email

18:40:59 From Debbie : flyer & email txs

18:41:01 From Rebecca Diekemper : flyer, email

18:41:02 From markbarnett : email and neighbor

18:41:04 From Katie Allen : Website and email

18:41:05 From Anne L : Neighbor

18:41:18 From sarahkogan : Darrell Dixon - Flier

18:41:25 From Cammie Lewis Holiday (she/her) : Email

18:41:39 From Andrey Monastyrskiy : Email

18:47:55 From Dan Doelling (FPSNA President) : bit.ly/FPSENAxLUX

18:54:43 From kimberlykendleroberson : I live on Taylor Ave. and we already have problems with cars being parked on Taylor from BJC, Urban

OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT

Chestnut people parking in front of our homes where we can, " park. This is going to essentially create even more of a problem for the people on Taylor. You need to seriously consider parking under your building if you are talking about 150 plus people.

18:55:09 From Andrey Monastyrskiy : What about the current traffic from going Manchester to Kings Highway? Turning south already has significant back up

18:58:29 From Sarah Kogan : Can there not be any charge for tenants using the parking garage so that people don't try to avoid paying it by parking on the street and exacerbating current issues?

18:58:36 From Kaleena Menke : Will you be charging for parking in the garage or is that included in the rent price?

18:58:39 From JC Fick : <https://parkcentraldevelopment.org/how-to-create-a-parking-district/>

18:58:53 From Kaleena Menke : (jinx Sarah)
:)

18:59:25 From Catherine Nolan : The traffic on Taylor is already heavy about 4 hours of weekdays, probably the same times that people would be coming and going from the apartments. Also, what about the additional traffic on the quiet one-way residential streets of Arco and Gibson?

18:59:26 From Sarah Kogan : Ha!

18:59:53 From Katie Allen : Where will visitors be parking?

19:00:36 From Kimberly Kandleroberson : Are you going to have parking for the tenant's guests, so these folks won't be parking in front of our homes? And the Central West End, a lot of those streets require you to have a sticker, so people can't park on those streets.

19:00:55 From Dani & Danny : Is this meeting designed to potentially change anything or just to hear answers from the developer?

19:01:15 From Catherine Nolan : How will you incentivize using public transpo?

19:02:50 From Kimberly Kandleroberson : I want to know the same thing. Are you going to change things based on the people who actually live here, or is this just a meeting for the developer to ask questions and this is a done deal already?

19:03:39 From Erica Irwin (she/her) : How many additional parking spots are available that people could potentially have as a second spot?

19:04:20 From JC Fick : I would recommend the residents on Oakland, Gibson and Arco look into the Parking districts.
<https://parkcentraldevelopment.org/how-to-create-a-parking-district/>

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:04:22 From Dan Pate : do 1 bed and 2 bed get the same spots? Is it bedrooms or units?

19:04:30 From Catherine Nolan : it seems like the high cost 2nd parking spot would only drive people to park in the neighborhood.

19:04:34 From kimberlykendleroberson : Basically, you are going to leave us, the people who already live here, to have to suffer with additional people parking in front of our homes.

19:05:36 From sarahkogan : Do they estimate additional number of vehicles per day include only residents? What about guests? Delivery?

19:05:44 From iPhone : Does the estimate additional number of vehicles on the streets per day include only residents? What about guests and other vehicles?

19:05:48 From Erica Irwin (she/her) : I,Ãm coming in super late- can anyone tell me how long construction is expected to last last?

19:06:05 From EmaEmanuel (Hawkeye) Morris : Will the garage have attendants? Policed? Or will it be automatic?

19:07:02 From Catherine Nolan : More about traffic in neighborhood - it's not just residents, but workers, food service, other amenities, etc. hat will add to traffic.

19:07:12 From Mary Mattingly : garage access off of kingshighway is what was just said for construction, does that mean its decided????

19:08:27 From Kurtis Eisenbath : Access off of Kingshighway would have a much lower impact to the neighborhood streets. Any traffic data collected in the last year is worthless. Evening traffic pre-covid would backup on Taylor past Chouteau. I would take a guess that the general consensus is that a variance should be requested to have the main access at the light at Oakland and Kingshighway.

19:09:02 From Catherine Nolan : Kurtis, Amen to that!

19:09:29 From Cammie Lewis Holiday (she/her) : Could the Lux Living team turn off/down the sound on their devices so there isn,Ãt feedback when they,Ãre speaking?

19:13:08 From Megan Phillips : When we get to design/aesthetic, will the buildings be located exactly where the current structures sit? Will the folks on 45xx Arco still have a sight line from the street to the planetarium, or will the buildings obstruct that sight line?

19:14:21 From Kaleena Menke : As a good faith gesture to the neighborhood, could the buildings be demolished now rather than waiting until the end of the design/permitting process?

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:15:03 From Catherine Nolan : How long do you expect to own the new apartment building. Lux Living has a track record of selling newly developed properties. How can we know that your assurances will be upheld by new owners?

19:15:28 From EmaEmanuel (Hawkeye) Morris : Imminent Domain?

19:15:31 From Dan Pate : Wait. They didn't answer if they made any repairs to the occupied buildings.

19:15:31 From Catherine Nolan : If there are new owners.

19:15:58 From Anne L : Did your traffic study take into account the new units at Taylor and Swan and the scattered site apartments south of Manchester? It's about 480 apartments total.

19:17:38 From sarahkogan : <https://www.ksdk.com/article/news/st-louis-renters-complain-of-hot-mess-next-door/63-2f702be0-cd1c-4d20-9a81-8f628e4fb14c>

19:17:38 From Catherine Nolan : Tribeca sold, right?

19:18:35 From Dan Pate : Will you put a benefits agreement recorded that runs with the land?

19:19:22 From Mary Mattingly : where is the parking for the bistro???

19:19:34 From Catherine Nolan : Where will employees who work at the building park?

19:20:09 From Catherine Nolan : Our neighborhood is NOT BLIGHTED!!

19:21:01 From sarahkogan : What percentage of tenants re-up their lease after a year? What's the retention rate?

19:21:03 From Chris Stritzel : The properties in question on Kingshighway are blighted

19:21:26 From kimberlykendleroberson : I'm sorry but 150 apartments is a lot and now you are also talking about a restaurant as well. I'm all for progress, but this is a lot of apartments for a small space where parking is already a problem for people who live in the neighborhood.

19:21:38 From kimberlykendleroberson : I'm done.

19:21:48 From Catherine Nolan : Chris, yes but that is 5 buildings, not the whole neighborhood.

19:22:02 From sarahkogan : Can we create a nice bus shelter instead of a bistro?

19:22:19 From sarahkogan : People will probably end up taking shelter in the bistro in inclement weather anyway

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:22:53 From Mary Mattingly : thats not how the bistro was presented at the last meeting

19:23:10 From Dan Pate : Will there be a RFID entry to the building? How can non residents use the bistro?

19:23:24 From Dan Pate : Or keypad entry?

19:23:57 From Erica Irwin (she/her) : You,Ãre doing great Dan!

19:24:30 From Catherine Nolan : Erica, I agree about Dan.

19:25:57 From Debbie & Stacy : Yeah this is a great meeting. Lots of input and appreciate the links to the proposals online so we can follow along/visualize.

19:27:16 From Cammie Lewis Holiday (she/her) : (For the record, buildings do not need to have the exact same materiality to fit into its context. The time a building is built is also part of its context.)

19:27:52 From sarahkogan : I think it makes a neighborhood more interesting to have different style buildings

19:29:03 From Erica Irwin (she/her) : How many stories did they propose?

19:29:11 From Dajaun Short : Will FPSEA be notified if there are any changes in materials?

19:29:28 From Dajaun Short : From what is initially proposed

19:29:41 From Cammie Lewis Holiday (she/her) : Are sun studies part of the architect,Ãs presentation?

I am concerned about sunlight, but the height of the building would help with sound from the highway and Kingshighway.

19:29:46 From Ryan Day : Agree that a building can fit its neighborhood by being thoughtfully designed, and that materials and style do not have to replicate the existing buildings to do that. Having materials required in the form-based code helps.

19:30:28 From Chris Stritzel : A shade study was provided to the neighborhood association. It should be showed during this meeting

19:30:37 From Stephen Begany : LuxLiving is currently suing to block construction on the competing project across the street (Expo at Forest Park) in DeBaliviere Place, which is another very important project for the City of St. Louis. Construction on Expo appears to be stalled due to the lawsuit. LuxLiving is also suing SLDC to force the city to issue tax abatement to their project in Skinker DeBaliviere. Why should we trust that LuxLiving won't employ similar aggressive and litigious tactics to antagonize competing property owners or developers in the Grove?

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:30:44 From Dan Doelling (FPSNA President) : We have it the sun/shade. Will show that next.

19:31:43 From Megan Phillips : Where exactly is the north facade? Is that at the top of Arco?

19:31:56 From JC Fick : Is this actual Brick or tilt up construction?

19:32:01 From Cammie Lewis Holiday (she/her) : @Stephen - WOW.

19:32:12 From Dajaun Short : I share the same concerns as Stephen. The lawsuit is a huge red flag for me.

19:32:34 From Gerry Connolly : The lawsuit against SLDC was dropped.

19:32:53 From sarahkogan : Wasn't there supposed to be stair stepping back on that side?

19:32:58 From sarahkogan : Did the design gain units?

19:33:18 From Gerry Connolly : I believe there is a trial date in December for the case involving the Expo project

19:33:24 From Cammie Lewis Holiday (she/her) : Yes, it was supposed to be stepped.

19:33:28 From Stephen Begany : Thanks Gerry

19:33:50 From The Figueroa Family : Will the footprint of the building fit in the existing alley?

19:34:21 From Dan Pate : Dismissed without prejudice I believe. Meaning it can be filed again.

19:34:42 From Meghan Kirkwood : Is the entrance from Kingshighway still being considered? Or has the alley proposal been decided upon. I'm concerned about tripling the traffic on Gibson.

19:34:43 From Erica Irwin (she/her) : Has there been mention of when they hope to start construction?

19:34:52 From Stephen Begany : The lawsuit against Expo at Forest Park is troubling in terms of what it means for future developers in the Grove, or even adjacent property owners.

19:36:16 From sarahkogan : And an estimate of how long construction will last?

19:37:28 From Lisa Anderson : What is the shade study for the winter?

19:37:34 From Megan Phillips : The footprint, please

19:37:42 From Cammie Lewis Holiday (she/her) : The shade will be more pronounced in the winter.

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:39:06 From Lisa Anderson : winter shadows affect ice melt

19:41:27 From sarahkogan : Did we get an answer about units being added

19:41:36 From sarahkogan : and the lack of stair stepping in the back portion now?

19:41:42 From Lisa Anderson : It,Äôs actually not a loaded question. Canyons of shade are created. But if a tree is at fault, so be it

19:41:53 From Catherine Nolan : There was a question about the building being stepped ...

19:43:18 From Dajaun Short : Lux mentioned repairing roads if they,Äöre damaged. How are they planning on tracking that?

19:43:30 From sarahkogan : I,Äöve had multiple neighbors express concern about that stop staying open

19:43:35 From sarahkogan : And accesible

19:44:09 From Andrey Monastyrskiy : I don,Äôt believe the traffic concerns have been addressed sufficiently. Can traffic study be shared in fullness?

19:44:23 From JC Fick : Since the bus stop is not a luxury, they are having it moved.

19:45:42 From Dani & Danny : What is the grove camera network?

19:48:12 From Adam Kepka : How will Lux respond if residents start using their unit for AirBnB?

19:48:54 From Whitney Bembenek : Good question, exactly as worded. ^^

19:49:04 From Rachel Siegert : If I am understanding correctly, if the property changes hands, say, 10 times in the future, Drury would still be the entity responsible for enforcing the prohibition of short-term rentals?

19:49:12 From markbarnett : Who would enforce the deed restriction?

19:49:27 From sarahkogan : Rachel - yes, that is correct

19:49:45 From sarahkogan : Mark - Drury would need to enforce

19:49:54 From markbarnett : How likely is that?

19:50:28 From markbarnett : Especially if they no longer own the property.

19:50:28 From sarahkogan : We can,Äôt speak for Drury

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:50:39 From Dajaun Short : How late would the rooftop amenities be open?

19:52:25 From sarahkogan : That,Äôs a good question, Dajaun. Also, will there be DJ parties? How loud will they be?

19:52:37 From markbarnett : We are not the Central West End.

19:52:41 From Adam Kepka : LOL

19:53:20 From Cammie Lewis Holiday (she/her) : We WANT more affordable housing.

19:54:20 From sarahkogan : The side deck?

19:54:24 From Adam Kepka : Pool?

19:54:28 From Mary Mattingly : I thought there was a pool

19:54:45 From Chris Stritzel : If affordable housing doesn,Äôt make sense without incentives, which people want to move away from in St. Louis, then it doesn,Äôt make sense.

19:56:17 From 45XX GIBSON : Just to circle back to entry access, we would just like to state our preference to direct access to the building from Kingshighway instead of the alley. Traffic already gets backed up along Manchester from Taylor all the way to Kingshighway, and along Taylor back a number of blocks. Additionally, there is plenty of pedestrian traffic and children who play in the alleyways (speaking for the residents off Gibson/Arco - I'm not as familiar with the Oakland/Arco alleyway.) I'd hate for the residents living along that alleyway to feel unsafe walking there with increased traffic.

19:56:19 From markbarnett : Chris, are you saying that mixed income is not welcomed by your development?

19:56:26 From Dan Pate : What will be the amenity hours?

19:56:45 From Dan Pate : I may have missed it? When do they close down?

19:56:54 From Aaron Bisch : Would LUX be willing to consult the neighborhood to establish lease-language outlining quiet hours, at the pool and otherwise? And commit to encore these quiet hours as part of the lease.

19:56:57 From Meghan Kirkwood : Yes, please circle back to entry access question. See 45XX Gibson.

19:57:33 From Adam Kepka : I,Äôd like to also point out that lots of pedestrians walk the alley where their entrance will be. We should seriously talk safety. Do we need a pedestrian.bike study of alley?

19:57:36 From iPhone : Agreed 45XX. Gibson

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

19:57:51 From Megan Phillips : Agree with 45XX on traffic. There are children who play/walk in the alley between Arco & Oakland. We favor ingress/egress via Kingshighway.

19:58:33 From Brian Adler : Kingshighway would be preferred on our end too - we're on 4500 Oakland.

19:59:26 From Dajaun Short : I walk/ride my bike to work and the traffic during rush hour is already hazardous, I cannot imagine what another 60+ cars will do. I prefer kingshighway entrance, it is wide enough.

19:59:52 From Cammie Lewis Holiday (she/her) : People are very much in favor of incentives for affordable housing, especially with so-called , luxury, apartment buildings driving up rental prices.

20:00:21 From Julie Birkenmaier : Coming in through Kingshighway is much preferred. It would really help traffic flow

20:00:41 From Brian Adler : I want to touch on this last point real quick - these buildings do not inherently increase demand for neighborhoods. Adding additional housing supply is likely to provide downward pressure on prices, not the other way around.

20:01:34 From Brian Adler : Of course, removing blighted buildings creates a more desirable neighborhood from some perspectives too. But it certainly is not a strong correlation and definitely not causation between new building and higher prices.

20:01:42 From Cammie Lewis Holiday (she/her) : You would think, but that does not seem to be the case in St. Louis.

20:01:47 From Dajaun Short : The community is telling Lux that we prefer an entrance off of kinghighway. If you want to be good neighbor like you mentioned, listen to the people that live here.

20:01:55 From Andrey Monastyrskiy : It sounds like the current traffic approach hurts the neighborhood in favor of additional units for developer

20:02:31 From Julie Birkenmaier : The current backups on Taylor and at Manchester and Kingshighway is significant. Adding more cars is going to make those backups worse. In addition, more cars from developments south of Manchester will be added to Manchester and Taylor.

20:02:47 From Catherine Nolan : Didn't Julie say earlier that no variances were needed for entry off Kingshighway?

20:02:53 From Mary Mattingly : how far set back from Kingshighway is the building?

20:03:13 From Cammie Lewis Holiday (she/her) : Kingshighway access makes way more sense and worth the hurdle of variances.

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:03:19 From Brian Adler : To follow up on what I mentioned re: rents, gentrification, etc. - the current research shows that we are not the same kind of demand market as other larger cities. We don't see displacement in the same way as other cities. But it is still complicated and being researched more!

<https://journals.sagepub.com/doi/10.1177/1078087420975203>

20:04:09 From Julie Birkenmaier : Can the traffic study incorporate the additional traffic generated by the new developments? Just because it has not been incorporated does not mean that it could not

20:04:18 From iPhone : That is a huge number of cars on the alley

20:04:19 From Adam Kepka : Agree Julie.

20:04:42 From Catherine Nolan : I ask again - why is the convenience of the new residents of the building more important than the convenience and safety of the existing residents of the neighborhood?

20:04:43 From sarahkogan : Can we find out what the developers next steps are?

20:04:47 From sarahkogan : Where do we go from here?

20:04:58 From Julie Birkenmaier : Agreed Catherine

20:05:08 From Meghan Kirkwood : How can we advocate for the Kingshighway entrance?

20:05:28 From 45XX GIBSON : Yes, agree with Catherine

20:06:17 From Meghan Kirkwood : How are there only 50 trips when there are 144 units?

20:06:36 From Chris Stritzel : Because not everyone leaves at the same time

20:06:41 From Chris Stritzel : Or returns at the same time

20:06:44 From Adam Kepka : Can we get contact info from the current speaker, who did traffic study?

20:07:31 From Richard Bose : Is there bike parking?

20:07:33 From Dajaun Short : So is this study not neighborhood specific?

20:08:02 From sarahkogan : Bike parking is a great question

20:08:13 From Cammie Lewis Holiday (she/her) : Landlords perceive new buildings like this as increasing their property value, so they raise their rental prices, regardless of improvements on their own property. I have seen this happening in our neighborhood over the last few years.

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:09:14 From Julie Birkenmaier : In sum, it would make a significant difference to many of us in the neighborhood if Kingshighway, not the alleys and Taylor, were used for access. Please reconsider.

20:11:18 From Andrey Monastyrskiy : Can more details around assumption around trip generation be shared? From what I can see it should be closer to 100 at peak hours

20:12:26 From Adam Kepka : PCD/WUSTL needs to provide traffic info re: the many new construction projects approved and under way south of Manchester. This data needs consideration with Lux,Ãs traffic study. Please consider pedestrians and bicyclists from the neighborhood heading to pedestrian bridge near highway,Ã. Create a plan for safety of those folks making their way to the Metrolink/Bus as they go around your land.

20:14:00 From Dan Doelling (FPSNA President) : bit.ly/FPSENAxLUX

20:14:21 From sarahkogan : Dan is a rock star!

20:14:54 From Cammie Lewis Holiday (she/her) : I know you,Ãd like feedback ASAP, but what is the deadline for filling out this form (just so we know)?

20:15:18 From Kaleena Menke : Can we please provide this chat transcript to LuxLiving?

20:15:30 From Tina "Sweet-T" Pihl : Please provide the feedback within a week.

20:16:04 From sarahkogan : 53

20:16:04 From Julie Birkenmaier : 53

20:16:33 From The Figueroa Family : If there is a transcript made of this chat, we would like a copy also.

20:18:24 From Richard Bose : What more can the neighborhood do to encourage walking/biking/transit/car-free households to reduce street parking demand and traffic?

20:19:13 From sarahkogan : I think it,Ãs what more can St. Louis do to encourage car-free households

20:19:29 From Cammie Lewis Holiday (she/her) : Yes, Dan, you did a great job! Thank you so much!

20:19:38 From markbarnett : they still need permit for demo

20:19:43 From Richard Bose : There's preservation review of demo

20:19:57 From markbarnett : Per Don Roe, they still need permit approval

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:20:01 From sarahkogan : I really wish they would have assisted with funds to make the bus stop better. That would have been a huge help

20:20:22 From markbarnett : The clock is ticking on the project. The city can slow walk it.

20:21:36 From Richard Bose : If CRO refers to the preservation board. The CRO ED can approve demo in some cases

20:21:46 From Tracy : If we take steps to make our blocks residential parking only, how might that help our parking concerns? (Or would these new tenets be given parking stickers as well)

20:22:08 From Cammie Lewis Holiday (she/her) : Someone mentioned it,Ãs going before preservation board, in which case you can send an email to Jan Cameron at CRO and Sweet-T, who would share them with the Preservation Board.

20:22:21 From sarahkogan : There is no enforcement for resident parking

20:22:42 From Julie Birkenmaier : Thanks Cammie!

20:22:49 From Tina "Sweet-T" Pihl : You can contact me at pihLt@StLouis-Mo.gov

20:23:44 From Aaron Bisch : Curious everyone,Ãs opinion. (Without distracting too much) What is the best use for these properties? Pie in the sky, what would your dream be?

20:24:22 From Mary Mattingly : they did

20:24:26 From Dan Pate : Thanks Aaron

20:25:01 From Dani & Danny : Safety is probably one of the biggest inhibitors to using public transit over car ownership. We would need many more safety services in our neighborhood to incentivize public transit usage

20:25:29 From markbarnett : Tom wants to comment.

20:25:41 From Dan Doelling (FPSNA President) : Tom, your next, bud!

20:25:46 From Dan Doelling (FPSNA President) : you,Ãre* :)

20:26:25 From Kaleena Menke : the "but it might back up into our garage" answer really made me lolsob

20:26:46 From NM - iPhone : Agree with Tom!

20:26:53 From Julie Birkenmaier : The backup in their garage may be much less than the backup on the street, but they didn,Ãt seem to acknowledge that

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:28:17 From iPhone : The traffic impact on the neighborhood seems to be way underestimated. This is no different than a hotel, which isn't good K-highway is best option. Agree in that seems to be the one issue the neighborhood could actually push back on.

20:28:20 From markbarnett : and that, how it ends up as an airbnb

20:28:33 From Cammie Lewis Holiday (she/her) : I, with Michael on the quality concerns. It, a huge bummer that it, such a prominent location.

20:28:52 From Richard Bose : And they sold Steelyard in Soulard

20:28:57 From Dan Pate : They didn't deal with the current residents in the occupied units either.

20:29:21 From Michael Browning : right Dan, they just pawned them off on someone else. It was a very disappointing answer

20:30:00 From Mary Mattingly : We would be better off if they sold it and someone built a 3 story condo building.

20:30:18 From Cammie Lewis Holiday (she/her) : I, curious if the tenants wanted to leave or were forced out.

20:30:35 From Mary Mattingly : Exactly Cammie!!!

20:30:35 From Catherine Nolan : One of the projects they feature on the website - Katz building in KC - didn't move forward because the deciders didn't like proposal.

20:32:01 From NM - iPhone : And yes St. Louis local is way different than a National level for a parking/traffic study. Kingshighway is essential to this development. The alley will NOT work. Everyone in St. Louis drives. If 150 apartments ends up being 300 new people then that adds 300 cars during rush hour, not 50. This is a huge problem for us.

20:32:55 From Dan Pate : If this is not what everyone wants, what is?

20:33:00 From Rebecca Diekemper : What is our recourse if we wish to keep them from developing anything in our neighborhood?

20:33:05 From Mary Mattingly : They made it a point to say at the last meeting that they give Lux service to the Lux properties

20:33:21 From Ryan Day : I think I am in the minority here in that I would want an even denser development

20:33:38 From Dan Pate : I think it, good to send feedback on that.

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:33:39 From Cammie Lewis Holiday (she/her) : I expect a lot of the tenants will work at the hospital or CoreTex and hopefully won,Äôt need to drive regularly, but you never know.

20:33:41 From Whitney Bembenek : Great question

20:33:42 From sarahkogan : @Mary - they don,Äôt though

20:33:46 From Dan Pate : to the link and to the email

20:33:49 From Mary Mattingly : 3 story Condos. so people have to buy into the neighborhood.

20:33:51 From Richard Bose : 30% of households in the city don't have a car.

20:34:00 From sarahkogan : Can we get a Tenant,Äôs Bill of Rights attached to the land?

20:34:14 From sarahkogan : I,Äöd be more ok with this development if it had one

20:34:17 From Ryan Day : Or a Tenant's Bill of Rights that applies city-wide?

20:34:23 From Ryan Day : No pun intended

20:34:24 From Catherine Nolan : Green space.

20:34:28 From Rachel Siegert : I don't take issue with the scale, design, or the multi-family component; I think the hesitation is the developer itself.

20:34:30 From sarahkogan : I don,Äôt have issue with the proposal. More the track record of the developer

20:34:48 From sarahkogan : @Ryan - Even better!

20:34:54 From Sarah : The majority of everyone,Äôs concerns with parking and traffic backup don,Äôt stem from residential issues. They stem from institutions (WashU/BJC). If we want change with regard to parking we need to address from a greater view than just these blocks. Also, there are numerous development projects that have not made any effort to engage the neighborhood. Look at the 45xx Manchester. We need to be treating all developments with a big impact on the neighborhood equally.

20:35:45 From Tracy : I definitely prefer this residential proposal to Drury,Äôs plan but the traffic impact is concerning

20:36:51 From Ryan Day : I think one of the hard things about encouraging car-optional development is that the most effective way to do that is by making it harder to park, have stricter parking minimums, make driving less convenient in part in the form of more traffic, and all that

OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT

has spillover effects to existing stakeholders/residents as we heard a lot about today

20:37:23 From The Figueroa Family : Can you show the slide with the sunlight study, that showed the position of the building/alley, it would help to look at traffic

20:38:01 From Catherine Nolan : Dan, thank you for being even and articulate in representing our questions.

20:38:10 From Ryan Day : Yes, thanks Dan, great job

20:39:27 From Dan Pate : Honestly, I think them trying to say they have a good , "partner," to purchase the other parcels is a problem. Anyone who is going to accommodate the amenity area being open until 11pm is probably not going to be on the neighborhood's side.

20:39:35 From Tom : How about a traffic study based on CWE properties Lux already owns?

20:40:04 From Tom : Thanks Dan .

20:40:21 From Ryan Day : But compliant with what was envisioned by the form-based code

20:40:25 From Adam Kepka : What does , "Transit Oriented Development," mean for Lux?

20:40:25 From sarahkogan : @Tom - Skinker-DeBaliviere. They currently only have open ground-ups in SB

20:40:28 From Rebecca Diekemper : Will they be required to keep the sidewalk on Kingshighway accessible during construction?

20:40:48 From Dan Pate : Moving the bus stop

20:40:54 From sarahkogan : They said no in the last meeting

20:40:58 From sarahkogan : re: sidewalk

20:41:01 From Dan Pate : Orient it elsewhere

20:41:02 From Catherine Nolan : Good question, Rebecca.

20:41:11 From Dajaun Short : Lux mentioned that a Grove Resident purchased properties from them, but they didn't give us the name as they said they would. Can we get the name from them?

20:42:16 From Richard Bose : Dan can you show what the form based code calls for at this site?

20:42:23 From Ron Mainhurst's iPad : Look at 100 North!

20:42:39 From Aaron Bisch : I think the height is the most non-contextual element.

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:42:45 From Ryan Day : I think the design is a little bland but am fine with it.

20:43:04 From Mary Mattingly : @Aaron agreed

20:44:01 From Catherine Nolan : I thought they were rentals?

20:44:05 From Cammie Lewis Holiday (she/her) : I would love to see them collaborate with a local artist to make a huge mural or art piece on the facade. So that it,Ãs not just a blah building welcoming you off of the highway.

20:44:16 From Dani & Danny : Are these rentals or condos

20:44:28 From Adam Kepka : Love that idea cammie

20:44:39 From Adam Kepka : Rentals dani danny

20:44:57 From Dani & Danny : Thanks

20:45:02 From sarahkogan : A mural would be welcome. Especially covering up some of the white panelling - like what they did on Hue

20:45:32 From 45XX GIBSON : Yes, I love the murals in our neighborhood. I'm always open for more :)

20:45:35 From Mary Mattingly : @Catherine they were saying as rentals the value would be like 225k a unit and if it rises to 300+k so they would make a nice profit

20:45:46 From Ryan Day : This parcel falls in the "Neighborhood Core" part of the form-based code, which calls for minimum 3 stories/40 feet and maximum of 7 stories/90 feet. It starts on page 61 of this PDF: <https://www.stlouis-mo.gov/government/city-laws/upload/legislative//Ordinances/BOAPdf/70732.pdf>

20:46:04 From sarahkogan : Also, I agree with Dajaun - would like to find out the new owner of the Arco/Oakland properties and their commitments to helping the current tenants stay on if they desire

20:46:06 From Adam Kepka : Rather than blocking us from Forest Park, can this building help heal the divide that happened when STL installed 64/40?

20:46:32 From Cammie Lewis Holiday (she/her) : I believe fire lanes have to be 20ft wide? And would need to be able to have access all around the building if the perimeter is more than 300ft?

20:47:20 From JC Fick : How is this document updated/changed?

20:47:33 From sarahkogan : The Form Based Code?

20:47:42 From JC Fick : Yes

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

20:47:53 From sarahkogan : Any proposed changes would need to be voted on as an amendment by the Board of Aldermen

20:48:18 From Tina "Sweet-T" Pihl : Thank you Dan for facilitating and organizing this meeting!!!

20:48:20 From JC Fick : Good to know, I wasn't sure if it was PCD

20:49:19 From Cammie Lewis Holiday (she/her) : For parking access, I agree that Kingshighway makes wayyyyy more sense. But maybe they could have an exit-only gate on the alley side? Like the garage at the CWE Whole Foods? (Might not help with the traffic concerns, though.)

I'm also worried that it's just going to be a giant building with its back to the neighborhood.

20:49:44 From markbarnett : ditto what Sweet t said. good job Dan!!!

20:51:59 From The Figueroa Family : Great point, Percy. Thank you Alderwoman Pihl for your diligence.

20:54:57 From sarahkogan : I would imagine that developers would want to prove their commitment to working with neighbors on all of their projects. Not just the ones they're pursuing incentives on

20:55:15 From Richard Bose : Does FPSE have a historic code that applies to new construction?

20:55:28 From sarahkogan : It does not

20:55:47 From sarahkogan : The Form-Based Code does have material requirements, though

20:57:15 From Aaron Bisch : Here is that link again for feedback: bit.ly/FPSENAxLUX

21:00:03 From JC Fick : How will abatement be handled when demoing?

21:01:48 From Ryan Day : There is a city guidebook (not sure if there is a more recent one than 2018), but there are a number of recommendations that we should make sure are enforced: https://www.greencitycoalition.org/uploads/8/7/1/3/87139164/st._louis_demolition_handbook_10.3.2018_final_w_timeline.pdf

21:02:03 From Ryan Day : Appendix C is about lead

21:02:14 From Ryan Day : Page 28 of the PDF

21:02:25 From sarahkogan : @Richard - thanks for sharing your experiences. Those were helpful points that hadn't come up yet

21:02:55 From Ryan Day : Aebestos is Appendix B

**OCTOBER 2021 FPSE NEIGHBORHOOD ASSOCIATION | LUX LIVING MEETING #2
PUBLIC CHAT TRANSCRIPT**

21:03:33 From Aaron Bisch : I,Äm sure it,Äs a long shot but some commitment to a lower carbon footprint or LEED certification could be cool.

21:03:33 From Ryan Day : "The City of St. Louis Building Division requires misting fans for dust control on all demolition projects while wrecking activity is taking place"

21:03:56 From Whitney Bembenek : What happened tonight that it switched to zoom?

21:04:01 From JC Fick : Thank you Ryan!

21:04:22 From Kaleena Menke : perhaps post the feedback link one last time, Dan?

21:04:31 From Cammie Lewis Holiday (she/her) : @aaron that would be awesome. Highly doubtful,Ä

21:04:31 From Dan Doelling (FPSNA President) : bit.ly/FPSENAxLUX

21:04:50 From sarahkogan : Some of the staff resigned over the weekend.

21:04:56 From Kaleena Menke : high five, go team

21:04:59 From NM - iPhone : Thank you, Dan.

21:05:06 From Stephen Begany : Thank you FPSENA leaders!

21:05:39 From Cammie Lewis Holiday (she/her) : Thanks Dan and the whole FPSENA board!

21:05:43 From Richard Bose : Also keep an eye on the fencing as they're excavating lest kids find their way in.

21:06:02 From Tina "Sweet-T" Pihl : Please get me your additional comments within a week.

21:07:14 From Ryan Day : I can be on the Election Committee

21:07:43 From Ryan Day : Maybe I'll stage a coup

21:08:06 From Tina "Sweet-T" Pihl : Thank you all! Have a good night!!!