



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION

JUNE 2022 MINUTES

21 JUNE 2022 / 6:45 PM / Zoom & Missouri Foundation for Health

MINUTES

6:45 pm Meeting Called to order (*Dan Doelling*)

Community Discussion

Ground Rules (Dan Doelling)

- Dan reviewed the association's ground rules and asked attendees to hold questions to the end of the presentation.
- This is the third community presentation from Lux, Dan reminded.

Introductions (Dan Doelling)

- Dan introduced the FPSE Board Members, himself, Michael Browning, Rachel Siegert, Aaron Bisch, and JC Fick.
- Mike Burkhardt, VE Design Group, introduced himself as the architect for the project.
- Vic Alston, Lux Living, introduced himself and noted that the site was purchased almost a year ago and that the design being presented today incorporated two rounds of community feedback as well as feedback from the city.
- Sid Chakraverty, Lux Living, introduced himself and noted that they have been working on the project for over a year.

Project Overview (Dan Doelling)

- Dan reviewed the project scope and shared Lux Living's experience in St. Louis.
- Dan noted design changes, existing deed restrictions, and that no tax incentives are being pursued.
- He highlighted one variance being pursued; to enter/exit from Kingshighway. Dan reminded all that this is a change in response to earlier community feedback.

Project Design Presentation (Mike Burkhardt and Vic Alston)

- Mike reviewed previous design proposals, which focused on adhering to the form-based code without exception, so as to not require any variances.
- He noted the original design (presented to the community in October of 2021) included an entry from the rear alley (between Oakland and Arco) and a stepped pool deck overlooking the adjacent neighborhood, to the east.
- Mike classified the previous design as 'modern,' due to the amount of glass and other design elements.
- Mike shared a new site plan, including a new vehicular entry from Kingshighway. The new plan no longer 'steps back' to meet the adjacent community and relocates the pool deck to the western side of the building, overlooking 'the highway.'



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- The new design incorporates more locally influenced materials, including red brick, red mortar, stone, black stucco, and dark-colored mullions. Mike classified the new design as ‘semi-classic.’
- Vick clarified four key changes since the last community presentation:
 - Parking access is through the front - Lux preferred the alley-access solution.
 - Aesthetic changes - Lux prefers a more modern style and considers this development the ‘entry to the Central West End,’ but has proposed a more ‘historic’ design because of feedback from Cultural Resources.
 - Street-level pedestrian activation focused at Kingshighway only.
 - A tall garage, which allows for moving truck access through the Kingshighway entry into the garage.
- Finally Vic noted that, due to the relocation of the entry to Kingshighway, the project will now require a variance.

Clarifying Questions (Community)

- Dan and the FPSENA board facilitated an open Q&A session. Community members asked a number of questions, which were answered by the architect and developer. The questions were thorough and extensive. A full recording of the meeting, including the Q&A, can be found online: <https://www.youtube.com/watch?v=FBTZTfQpkLI>
- Some key clarifications included:
 - Mike clarified that the Oakland alley is being relocated to the east.
 - Vic confirmed that Lux sold the properties east of this development to another local developer, who intends to restore the buildings as 2 and 4-Family properties.
 - Vic estimated an 18-24 month project schedule.
 - Vic clarified that Lux has not applied for any demolition permits and no work has begun.
 - A tenant of the Hudson building (another local Lux development) shared his experience living there, noting that ‘I love that building.’

Community-Only Discussion (Community)

- Dan and Michael facilitated a closed-door community-only discussion, to allow community members to share their points of view with other community members.
- Michael began the discussion by sharing his point-of-view, including some additional information he had gathered about other local Lux properties.
- The discussion ultimately culminated in an anonymous survey or ‘exercise,’ taken by all in attendance. A full transcript of these responses can be found [here](#).

Meeting Adjourned (Dan Doelling)



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- A full recording of the meeting can be found [here](#).
- The Board summarized the community feedback in a letter, at the request of Alderwoman Pihl. That letter can be found [here](#).

FOREST PARK SOUTHEAST EVENTS:

Events in The Grove: calendar.thegrovestl.com

ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:

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