



LAFAYETTE SQUARE RESTORATION COMMITTEE

February 13, 2018: Sqwires Annex

CALL TO ORDER 7pm

Houston Smith, President

- ❖ Welcome New Residents
- ❖ Review and approve December 12, 2018 minutes

GUEST SPEAKERS

Bill Odell: Chouteau Redevelopment

- Design Process is a combination of Neighborhood goals/desires, Site Issues, and Commercial Environment reality
- Schedule:
 - ***This doesn't deal with architecture (which will go before the neighborhood separately)
 - February-March: revised neighborhood plan
 - February-May: City approval process
 - April-May: Neighborhood design review of first phases
 - May-June: Start construction
- Master Plan:
 - includes residential/hotel, townhomes, parks, parking, roof gardens, etc.;
 - Includes proposed new right turn lane from Jefferson turning east on Choteau; keeps McKay closed to through-traffic; there is flexibility to keep Missouri closed (as it currently is) re: concern of through traffic; proposed Metrolink stop allows for future station and also sets a pedestrian area back from the street
 - Open Space Network
 - Parking Network: curbside parking for retail and guests; all residential parking will be in garages
 - Vehicular Circulation/Entries are mainly on Choteau; want to tie the fabric of new construction back into the neighborhood with pedestrian areas/walkways
 - Along Hickory: 2-3 story townhouses; going north, buildings get larger...topping out at 12 stories maximum on Choteau but with short stories (probably not much taller than City Hospital); in the current historic code, the area along Choteau falls under mixed use and is not governed by historic model examples; the goals for Bill's group is to build buildings that FIT into the historic neighborhood but do not necessarily look exactly like other buildings in the neighborhood

- Plan includes a park, which is where a large sewer line goes through (Pulte saw this as a liability versus an asset with potential for green space)
- Street Character
 - Good tree lines, lighting, wide sidewalks, parking lane on the property on Choteau
- Following LEED ratings/Well Building Challenge (healthy living/environment)
- Roof top gardens, potential for pools with memberships open to LafSq residents
- Bill stresses that this project will not look suburban; while they are anxious to get started, they are not in a rush and very open to neighborhood input; Bill and his team will have overall control of the project.
- Community Improvement District: allows property owners to assess a tax for land, sales tax—there are HUGE infrastructure costs with this site

ALDERMAN REPORTS

6th Ward

Christine Ingrassia

- Utilizing state law to allow the city to have teeth to collect administrative fines on house code violations (\$1.5 million in fines <\$500 and \$800,000 >\$500)
- Air B&B legislation...won't be an outright ban (not legal) but measures in place to have input especially with investment properties; level playing field with B&Bs, tax them, etc.
- Feedback invited on Choteau redevelopment and whether to approve tax abatement
- Questions: CAB Reports and relationships between new police chief/mayor/city; concerns with communication between police department and city (i.e. circuit attorney's office); Angela Coontz is captain over intelligence now and looking at moving forward with camera program

7th Ward

Jack Coatar

- Bond issuance in April (won't impact taxes!)→50 million to improve city buildings, 7.5 million for police department radios, 2.5 million for resurfacing of Compton bridge (12-14 million total)
- Fire on Carroll and Dolman—building is condemned; there are many title issues; owner is well-known problem property owners; will take many months to work out titles; no one should be in the building.
- New Building Inspector Adam W___; Jack will introduce him at a future meeting
- Re: Paving...getting better at coordinating to make sure utilities are worked on *before* repaving; Choteau is paved by the state.

POLICE REPORT

3RD District: Officer Sherdon Douglas

- Officer Douglas could not attend meeting.

NEW AND ON-GOING BUSINESS

Membership Meetings- March

Houston Smith

- Looking for feedback on every other month business/social meeting or business meeting every month.

Treasurer Elect (Clark Affholder), Community Affairs

Houston Smith

- Clark officially voted Treasurer-Elect.

Bandstand Donation (\$10K)

Houston Smith

- Donation would stay in LSRC funds until needed—**Vote at April Meeting**
- Anticipated completion cost is ~500K+.

Mississippi Paving (total, partial, intersections, removal)

Houston Smith

- There is a group that wants it paved from curb to curb; concern that all paved would increase traffic speed, stop sign running, rain speed.
- There is a group that wants all cobblestone like 15 years; concern that all cobblestone would make a long rumble strip; city does not maintain cobblestone, and when MSD digs up cobbles, residents have to fight to get them to put the stones back.
- Compromise is to leave cobblestone edging to leave historic character (could even decrease cobbles to 9’ on east side of Mississippi) and help traffic slow down because cars can’t pass each other.
- **OPTIONS:**
 - Option #1: Take up all asphalt; all cobblestone→**30 votes**
 - Option #2: As is now with cobblestone on ~9’ of each side intersections→**22 votes**
 - Option #3: As is now with cobblestone on ~9’ on each side and paving intersections→0
 - Option #3: All asphalt→0
- **Questions:** Do we have ANY idea what it costs to maintain cobblestone? What kind of maintenance does it require? →Cobblestone should not require much maintenance...but there may be an initial cost to repair what is there.

Camera Program Commitment (\$20K)

Houston Smith

- Board has voted to assign \$20K of LSRC money to be matched (or exceeded) by Alderman Coatar for the camera program on Truman Parkway; committing the money today...we still won’t see a camera for 1-2 years, but allows Jack to commit money and move forward with the program. →**Will Vote at April Meeting**
- Request for representative from Soulard to speak about their program.

Murder Mystery Night Post-Mortem

Christina Ryan

- Sold out 75 tickets; netted about \$750→grand success!

Community Affairs – Open (\$500 to Y)

Houston Smith

- Looking for someone to take on position of Community Affairs
- Pete Peters is on board of South City YMCA; \$500 will go toward swim lessons at summer camp for kids from Peabody-Darst

SAFETY REPORTS

VP Safety

John Weston

- December, 11 events: 1 burglary, 1 auto theft (keys left in car at gas station); 9 larcenies (7 packages, stolen license plate, 1 unclear)
- January, 5 events: 1 burglary; 4 larcenies (1 on metrobus, car left unlocked, car break-ins)
- HVAC at substation was repaired
- Donations always welcome for substation—money, snacks; substation will also be utilized for more storage and possibly office space.
- Notice for liquor license at gas station at Lafayette/Jefferson

Problem Properties

Ron Taylor

- Following up at property at Choteau and Dolman and 2018 Lafayette
- Meeting middle of March with city re: stabilization

Block Captains

Glenn Eckert

- You're supposed to know your neighbors, disseminate information, and keep your eyes and ears open, drop off directories
- Email Glenn if you'd like to be a captain, don't have one, etc.
- Information is not public...would be helpful to have it on LSRC website or on Nextdoor

COMMITTEE REPORTS

Treasurer

John Schoemehl

- \$251+K in our accounts

Capital Improvements

Mary Visintainer/Houston Smith

- Group is meeting to discuss, prioritize, and get estimates on projects to provide to alderpeople.

Membership

Christina Ryan

- Publicize the LSRC, and encourage your neighbors to join!

Beautification

Linda Weiner

- Spring is coming...! Look for emails/posts in April to beautify the neighborhood.

Development

Phil Lamczyk/Suzanne Sessions

- Nothing additional....working out changes to the historic code and move ahead the Choteau redevelopment; no word on whether LPA is getting rezoned to move ahead with expansion.

NEIGHBORHOOD ORGANIZATIONAL REPORTS

- ❖ **Lafayette Park Conservancy**—DAR will be at the Washington statue on 2/19 at 9:30
- ❖ **Lafayette Square Arts Council**—2018 season begins with House Tour weekend in June
- ❖ **Lafayette Square Business Association**—Cocktails in the Plaza 5/24; Taste of LafSq 8/25; Tricks and Treats on the Park 10/27; expanding holiday market; crime down with additional security

After Meeting Social-SqWires

ADJOURN

- ❖ **Next LSRC Board Meeting March 6 at the Park House 7pm**
- ❖ **Next LSRC General Meeting is a Neighborhood Social, 7pm, March 13th at SqWires Annex**