

# HISTORIC SPANISH TOWN CIVIC ASSOCIATION BOARD OF DIRECTORS

Friday, September 25, 2009

6:00 p.m.

Capitol Grocery Store  
701 Spanish Town Road, Baton Rouge, LA

## *MINUTES for a Special Emergency Meeting*

Board Members Present: David Brown, *chairman*; Jeff Duhe', *vice-chairman*;  
Susan Bailey, Melissa Eastin, Terri McKinney,  
Debbie Roussel, and Holley Vaughan

Following prior notice via electronic mail, the *Chairman* called a special emergency meeting of the Board of Directors of the Historic Spanish Town Civic Association. With the presence of seven (7) board members, a quorum was declared, and the meeting commenced.

### **Capitol Lofts - Proposal #5**

The purpose of the meeting was to discuss the *Chairman's* 9/23/09 meeting with David Slaughter regarding 1) Slaughter's intention to purchase the property outright from Richard Preis; and 2) Slaughter's latest proposal, i.e. "Version 5," of the Capitol Lofts Apartment project.

The revised plans were circulated to all board members prior to the meeting via electronic mail. (See Attachment "A") It was noted that the "footprint" of the project is still the same. Many board members expressed reservations about the size and density of the newly proposed "shrunk down" 55 units. Others had strong reservations about the inadequate number of parking spaces, i.e. 79 bedrooms vs. 75 parking spaces. After considerable discussion regarding other issues, including traffic, infrastructure, and ISPUD involvement, the following motion was introduced:

**A motion was made by Jeff Duhe that the HSTCA supports development in the neighborhood as long as it adheres to the Spanish Town Historic District Guidelines and current zoning regulations, as approved by the Metro Council.**

The motion was seconded by Terri McKinney; and the Board approved it unanimously.

**With no further business, a motion was made by Terri McKinney to adjourn the meeting.**

The motion was seconded by Susan Bailey; and the Board approved it unanimously.

Respectfully submitted,

Terri McKinney  
HSTCA Board Member

STATE CAPITAL HOUSINGS LLC  
2466 JUNE ST.  
BATON ROUGE, LA 70808

DAVID C. SLAUGHTER

TELEPHONE (225) 610-3854

September 24, 2009

**Capitol Lofts Project**

David,

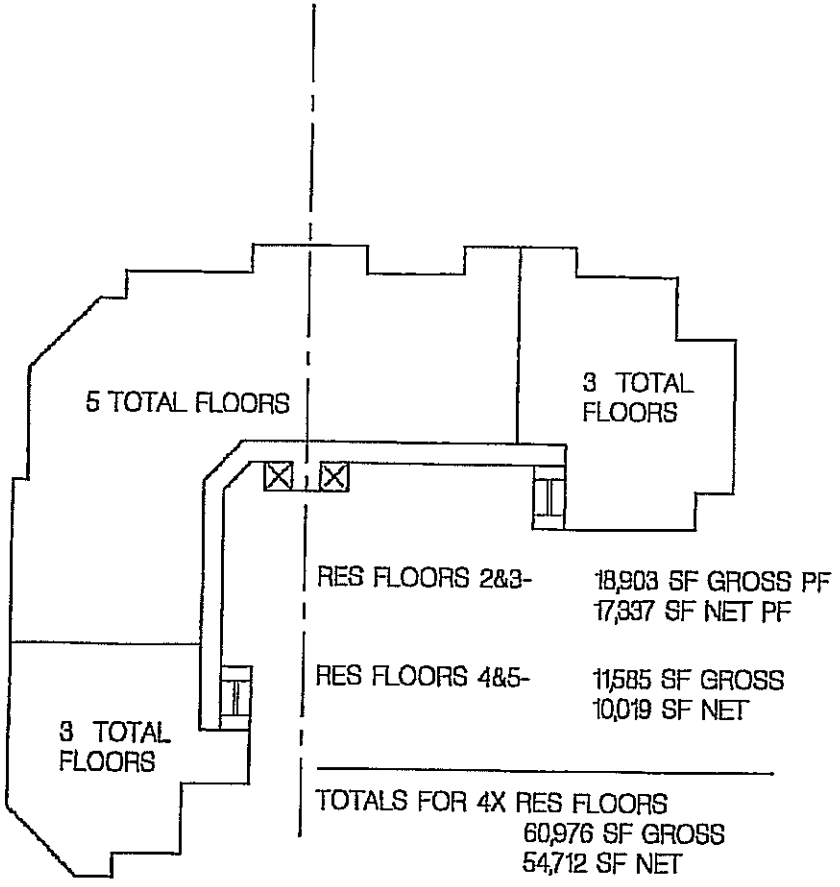
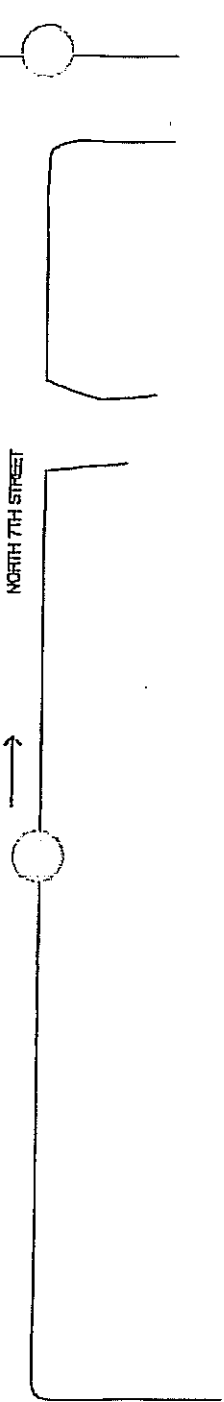
This is a letter outlining the Capitol Lofts project I am proposing to the board and the neighborhood. Richard Preis has agreed to sell me the property required for the project at a reasonable price allowing me to shrink the project to only 55 units. If this purchase occurs he will also sell the remaining houses he owns along Lakeland, 7<sup>th</sup> Street, and State Capital Dr. This would eliminate Richard from having any interest in the project or in Spanish Town in the future. Councilwoman Tara Wicker has agreed that this is the best course for the project and the neighborhood. Her hope, as well as mine is that we can reach this agreement and hold a press conference to announce this publicly. I have listed some of the highlights of the proposed project below and look forward to continuing to meet with the neighborhood after we have reached this agreement.

**Project Info**

- 55 Units (down from the original 130)
- 1<sup>st</sup> residential floor will consist of walk-up lofts
- Will utilize the ISPUD in order to create the walk-up units and create additional parking
- Parking will be partially covered, surface parking, and street cut-outs; total of 75 spaces which satisfies full occupancy
- Looking to do (34) 1-Bedrooms; (18) 2-Bedrooms; (3) 3-Bedrooms
- Building will be 3 stories on sides and move up to 5 stories at the corner of 6<sup>th</sup> & State Capitol Dr.
- No units will directly face into the neighborhood

Please contact me if you have any other questions.

Sincerely,  
David C. Slaughter



LAND TO FLOOR AREA CALCULATIONS;  
 46,351 SF LAND AREA X 1.75 ISPUD FACTOR = 81,114 GROSS BUILDING AREA MAXIMUM

1ST FLOOR - 18,903 GROSS SF FLOOR AREA (AREA UNDER BUILDING)  
 2ND-5TH FLOOR - 60,976 GROSS SF RES ON 4 FLOORS

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TOTAL FLOOR AREA = 79,873 GROSS SF

