

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### MINUTES – July 17, 2024

#### MINUTES:

1. Approval of the June 12th, 2024 meeting minutes.  
The **HDLC** representative made a motion for **APPROVAL** that was seconded by the **CPC** representative and was unanimously adopted.

**DAC MEETING RECORDING:** [City Planning Commission - YouTube](#)

#### CPC ITEMS:

2. **Item 2:** Re-Consideration of DR017-24  
Property Location: Convention Center Neighborhood Overlay District  
**Contact:** Nicole Webre, Webre Consulting (nicole@webreconsulting.com)  
**Project Planner:** Haley Molina, (hdelery@nola.gov)  
**Request:** This is an administrative design review in accordance with **Article 18, Section 18.24** for the CCN Convention Center Neighborhood Development Master Plan.  
**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR017-24>

The committee discussed the typical landscape plans that were provided. The intent was to create a linear park along Convention Center, but that is not being achieved by what is shown for Parcel 6. The applicant responded that the intent was to provide courtyard like pockets. The committee requested that those intentions be reflected on the master plan submittal. Further the typical landscape plans that were provided do not show landscaping strategies to enhance the public right-of-way. The **CPA** representative explained that the master plan provides greater detail so that future developers have an expectation of compliance moving forward.

The **CPA** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **PKWYS** representative and unanimously adopted.

#### *Provisos:*

1. Applicant shall provide a detailed development plan for each parcel.
  2. All outstanding comments be addressed before final approval including a.) the traffic plan to be reviewed by CPC in consultation with DPW and the Regional Transit Authority, b.) the traffic impact analysis to be reviewed by CPC in consultation with DPW, Port of New Orleans, and Convention Center representatives.
  3. Further explore landscape strategies that could improve the areas along the public right-of-way.
3. **Item 3:** Re-Consideration of DR006-24  
**Property Location:** RDNI Parcel 2A, (1600 Convention Center Boulevard)

**Contact:** Nicole Webre, Webre Consulting ([nicole@webreconsulting.com](mailto:nicole@webreconsulting.com))

**Project Planner:** Sarah King, ([Sarah.king@nola.gov](mailto:Sarah.king@nola.gov))

**Request:** This is an administrative design review in accordance with **Article 4, Section 4.5, Article 18, Section 18.24, and Article 18, Sections 18.13.C, 18.13.D, and 18.13.F** for the construction of a new office building in a CCN Convention Center Neighborhood Overlay District and a RIV Riverfront Design Overlay District (RIV-1 Lower Garden District Sub-District).

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR006-24>

The **HDLC** representative explained that the design of the office tower is not in alignment with the character of the neighborhood and River District design guidelines.

The **CPC** representative commented on the Kaynemaile mesh screening of the garage. The submittal includes examples that form this material to create designs and patterns. It was suggested that the architect explore ways to explore a more artistic approach to the mesh pattern that could tie into the overall building inspiration. It was noted that the inspiration was for the local music heritage and flora, such as cypress trees.

The **CPC** representative made a motion of **APPROVAL**, three committee members voted in opposition, four committee members voted in support and the motion failed. The item moves forward with no recommendation.

4. **Item 4:** Consideration of DR019-24

**Property Location:** 3205 Tulane Avenue

**Contact:** Scott Wolfe, ([wolfe@scottwolfe.com](mailto:wolfe@scottwolfe.com))

**Project Planner:** Ava Monnet, ([Ava.Monnet@nola.gov](mailto:Ava.Monnet@nola.gov))

**Request:** This is an administrative design review in accordance with **Article 4, Section 4.5.F.1** for changes to approved conditional use plans that were approved under Ordinance 27,575 MCS under Zoning Docket 030/23 that permitted live entertainment (secondary use) and the extension of restaurant's hours of operations in an MU-1 Medium Intensity Mixed-Use District. This request will include review by the DAC in accordance with **Article 4, Section 4.5** and **Article 18, Section 18.15** for a site with over 100 feet of frontage in an EC Enhancement Overlay. The building modifications are to be reviewed in accordance with **15.3.B Building Design Standards for the Commercial Center and Institutional Campus Districts**.

**Documents:**<http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-24>

The **HDLC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **PKWYS** representative and unanimously adopted.

*Provisos:*

1. The proposed renovation shall meet all building code requirements.
2. Screen the corner stair and provide site improvements at the corner.
3. The base of the façade shall be a different material than glass to create more architectural interest.

5. **Item 5:** Consideration of DR020-24

**Property Location:** 827 Carondelet Street

**Contact:** Kirk Fabacher, ([kirkfabacher@gmail.com](mailto:kirkfabacher@gmail.com))

**Project Planner:** Valerie Goines, ([Valerie.Goines@nola.gov](mailto:Valerie.Goines@nola.gov))

**Request:** This is an administrative design review for site plan only for the renovation and addition of a mixed-use structure over 40,000 sq ft.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR020-24>

**HDLC** representative made a motion of **APPROVAL**, subject to modification that was seconded by the **CPC** representative and unanimously adopted.

6. **Item 6:** Consideration of DR021-24 – **DEFERRED**

**Property Location:** 4440 Dauphine Street (NSAEB Buildings 602 and 603)

**Contact:** John C. Williams Architects, LLC ([jcwilliams@williamsarchitects.com](mailto:jcwilliams@williamsarchitects.com))

**Project Planner:** Valerie McMillan, ([Valerie.McMillan@nola.gov](mailto:Valerie.McMillan@nola.gov))

**Request:** This is an administrative design review in accordance with **Article 4, Section 4.5.F** for the renovation of mixed-use structures that are over 40,000 sq ft in area.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR021-24>

7. **Item 7:** Consideration of DR022-24

**Property Location:** Governor Nicholls and Esplanade Wharves

**Contact:** Haley Robinson, ([hrobinson@eskewdumezripple.com](mailto:hrobinson@eskewdumezripple.com))

**Project Planner:** Marin Stephens, ([Marin.Stephens@nola.gov](mailto:Marin.Stephens@nola.gov))

**Request:** This is an administrative design review in accordance with **Article 4, Section 4.5.F** and **Article 18, Section 18.13** for a public project, a riverfront park on a site with over 100 ft of frontage in a RIV Riverfront Design Overlay District (RIV-4 Marigny Sub-District).

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR022-24>

The **HDLC** representative made a motion of **APPROVAL** subject to the proposed modifications that was seconded by the **Arts Council** representative.

*Provisos:*

1. Revise parking to comply with **Article 18, 18.13.E.1.d Standards for Riverside of Floodwall or Levee/Riverfront Promenade.**
2. Include visual art, signage, and education component that provides a better understanding of a sense of the riverfront space indicating the importance of the location. Key areas of significance include site's relationship to the Elysian Fields rail line and the Mississippi River as it relates to both ecology and commerce. Examples of art installations and signage could include: real-time location of ships/marine traffic, origins of the city, industrial wharves, and historical images showing how the former Elysian Fields rail connected the river and the lake.
3. Integrate the Coast Guard tower into the site plan to highlight its significance.
4. Add protective measures that mitigate impacts of the Wharf being struck by River traffic.
5. Add cooling elements such as misters, shades and canopies, additional landscaping to buffer the heat from the pedestrian areas.
6. Non-potable water supply for irrigation
7. Collaborate with RTA to improve transit access, especially for public buses. The closest bus transit stop is at Elysian Fields and Decatur. The site plan shows an entry plaza at the Esplanade/N. Peters opening. Improvements at the other opening at Ursulines/ N. Peters would improve access to the river. Focus should be given to pedestrian circulation from the St. Peters Street sidewalk to the Esplanade/N. Peters opening/French Market Station as well as to the Ursulines/ N. Peters/ Ursulines Station.

8. Utilize non-potable water for irrigation, such as harvested rainwater.
9. Provide areas on the site plan for managing waste and recyclables.

**Non-CPC Item(s)**

8. **Item 8:** Consideration of DR023-24

**Property Location:** 2739 Earhart Blvd

**Contact:** John C. Williams Architects, LLC (jcwilliams@williamsarchitects.com)

**Project Planner:** Haley Molina, ([hdelery@nola.gov](mailto:hdelery@nola.gov))

**Request:** DAC review for a public project – the Earhart Blvd Food Truck Plaza.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR023-24>

The **CPC** representative commented that the proposal restricts pedestrian connections with new fencing and temporary fencing. Therefore, the site plans should address desired pedestrian circulation. The **PKWYS** representative commented that the proposed landscaping would benefit from introducing a mid-level shrub.

The **CPC** representative made a motion for **APPROVAL** that was seconded by the **CPC** representative and unanimously adopted.