

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – August 21st, 2024

MINUTES:

1. Approval of the July 17th, 2024 meeting minutes.
The **CPA** 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:** Consideration of DR021-24
Property Location: 4440 Dauphine Street (NSAEB Buildings 602 and 603)
Contact: John C. Williams Architects, LLC (jcwilliams@williamsarchitects.com)
Project Planner: Valerie McMillan, (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>

The committee discussed what the community space would include based on the preliminary renderings presented to the public. **CPC** staff explained that the Department of Safety and Permits has not yet determined the number of parking spaces that will be grandfathered on the existing site. The applicant may also need to request a variance for permeable open space on the subject site.

The applicant noted that prospective retailers have changed over the last fifteen years so the retail spaces have not been fully determined at this time. The construction and renovation of buildings 602 and 603 will start sometime between December 2024 to early 2025. Building 601 is not part of the initial phase one or phase two of the project.

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

Provisos:

1. The applicant shall provide more information exploring more natural light access to the interior spaces of the buildings.
2. The applicant shall provide site plans showing detail of the green space along Poland Avenue extending to the wharf along the property line.

- 3.) The applicant shall provide further details on the community spaces including interior features with amenities and playground areas.
- 4.) Encourage local neighborhood serving commercial uses on site.
- 5.) Eliminate the concrete surface between the structures and the wharf.
- 6.) Consider adding solar panels, roof top garden, stormwater collection surfacing and further landscaping to the surface parking areas around building 625.
- 7.) Indicate location of trash receptacles on site.
- 8.) The applicant shall revise site plan that de-emphasizes the visual prominence of EV charging stations.

3. **Item 3:** Consideration of DR028-24

Property Location: 10100 Morrison Road

Contact: Nicholas Kindel, Agenda for Children (nkindel@agendaforchildren.org)

Project Planner: Valerie McMillan, (Valerie.mcMillan@nola.gov)

Request: This request is for an administrative design review, including review by the DAC, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.16** for a new white box building with two tenant spaces on a site with over 100 feet of frontage in a CT Corridor Transformation Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR028-24>

The **HDLC** representative asked the applicant if the parking along the frontage of the site will be removed, and the applicant confirmed that yes, those parking spaces will be removed.

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

Provisos:

- 1.) The applicant shall provide revised site plans detailing the removal of parking spaces along the frontage of the site.
- 2.) The applicant shall provide detailed landscaping, sidewalks, and vehicular and pedestrian circulation plans for the site.

4. **Item 4:** Consideration of DR029-24

Property Location: 3600 Macarthur Boulevard

Contact: Brady Garrity, (bgarrity@garrityaccardo.com)

Project Planner: Alyssa White, (Alyssa.White@nola.gov)

Request: This request is for an administrative design review, including review by the DAC, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.16** for exterior facade improvements to an existing multi-tenant commercial structure on a site with over 100 feet of frontage and a thru lot in a CT Corridor Transformation Design Overlay District. 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=DR029-24>

The applicant explained that the building's façade is the first phase of the overall site improvement project. The improvements to the landscaping and the parking area will be included in the second phase of the project.

The **HDLC** representative made a suggestion to push the façade design further with a reconsideration of the round columns.

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

Provisos:

1. The building shall appear as a cohesive design that is adaptable to different uses rather than specific to one user or tenant.
2. The façade shall be designed to show differentiation between retail spaces.

5. **Item 5:** Consideration of DR030-24 - **Deferred**

Property Location: 3022 New Orleans Street

Contact: Senso Architects, LLC, (ira@sensoarchitects.com)

Project Planner: Julia Nickle, (Julia.Nickle@nola.gov)

Request: This request is for an administrative design review, including review by the DAC, in accordance with Article 4, Section 4.5 and Article 18, Section 18.15 for a new three-story office building on a site with over 100 feet of frontage in an EC Enhancement Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR030-24>

6. **Item 6:** Consideration of DR031-24

Property Location: 2537 Tulane Avenue

Contact: 2537 Tulane Properties, LLC (kspera@feil.com)

Project Planner: Laura Bryan (lbbryan@nola.gov)

Request: Administrative design review in accordance with **Article 4, Section 4.5.F and Article 18, Section 18.15** for a new 3,000 square-foot one-story shell commercial building on a site with over 100 ft of frontage in an EC Enhancement Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR031-24>

The **CPC** representative expressed concerns about the height of the proposed tower and the location of the tower in proximity to the proposed specialty grocer's tower adjacent to the site. The **HDLC** representative explained that no windows or false windows would not be preferred to windows that can be addressed to ensure privacy.

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

Proviso:

- 1.) The applicant shall address the lack of windows on the building with operational windows.

Non-CPC Item(s)

7. **Item 7:** Consideration of DR026-24

Property Location: 4780 Lincoln Beach Boulevard

Contact: Matt Norton, (mnorton@scnz.net)

Project Planner: N/A

Request: DAC review for a public project - Wesley Barrow Parking Improvements.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR026-24>

The applicant explained the removal of fourteen pine trees and replaced with sturdier trees that will have variation as part of the improvements for Wesley Barrow parking lot. The **CPC** representative advised that the applicant consider a larger island of landscaping in the parking lot similar to the parking lot in City Park. The applicant explained that the parking lot is dropping spaces from 220 to 170 to accommodate improvements to the lot.

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

8. **Item 8: Consideration of DR032-24**

Property Location: 140 Soccer Field Drive

Contact: Manning, APC (rmb@manning.xyz)

Project Planner: N/A

Request: DAC review for a public project – ANI Riverview Park Improvements

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR032-24>

The **CPA** representative suggested that the applicant consider shade elements added to the playground. The **CPC** representative commented that restrooms could incorporate custom design details by adding themed tiles or details that relate to the recreation activities in the surrounding area. The **HDLC** representative expressed concern that there be priority given to the overall functionality of the restrooms.

Proviso:

- 1.) The applicant shall address restrooms by adding custom details to the finishes.
- 2.) The applicant shall increase shade protection materials of the playground.