**CITY PLANNING COMMISSION**

**DESIGN ADVISORY COMMITTEE**

**DRAFT MINUTES – August 20, 2025**

**Committee Members**

Haley Molina, City Planning Commission – Chair – Present

H.V. Nagendra, Capital Projects Administration - Vice Chair – Absent

Eleanor Burke, Historic District Landmarks Commission - Present

Django Szilagi, Regional Transit Authority – Absent

Lindsay Glatz, Arts Council - Absent

Louis Haywood, Department of Public Works – Present

William Kraus, Parks and Parkways - Present

Stephen Kroll, City Planning Commission - Present

**MINUTES:**

**Item 1:** Approval of the **July 16, 2025** meeting minutes.

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

**DAC MEETING RECORDING:** [City Planning Commission - YouTube](https://www.youtube.com/channel/UCSybKHNzUWFbNA4TsaZ-JCQ)

**CPC ITEMS:**

**Item 2**: DR046-25

**Property Location:** 1480 Tchoupitoulas Street

**Contact:** Trapolin Peer Architects c/o Raymond Armant, (rarmant@trapolinpeer.com)

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

**Request**: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 18, Section 18.13 and Article 18, Section 18.13.B** for the new construction of a Affordable Multi-Family Residential Development located in the Convention Center Neighborhood Overlay District.

**Documents:** http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR046[-25](http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25)

The applicantexplained that the scope of the request includes a four-story 220-unit affordable housing development with ground floor commercial units fronting Convention Center Boulevard. Using historic references for context, the design is intended to include vertical elements in order to break down the massing along all four elevations of the building. The proposed materials include corrugated metal, fiber cement, brick, and metal paneling are meant to draw influence from the historic prevalence of warehouses in the River District.

The **CPC** representative stated that the primary focus of this development is meant to align with the River District Development Master Plan in that the commercial spaces integrate well with the public park. The applicant should ensure that the façade of the Convention Center Boulevard side with commercial retail spaces align with the interior floor plan of the building. Also, although the applicant is not addressing the public park outlined in the Development Master Plan, the design of the building should provide guidance to mitigate how that park will be accounted for in the future.

The **HDLC** representative explained that the Race Street and Euterpe Street elevations show extended massing and could use more vertical emphasis to break up that massing, specifically from the pedestrian perspective. One solution is to add awnings at the ground floor level to provide shade and protection from the elements and appear more pedestrian friendly. Overall, the materials represent a modern approach, but **HDLC** would recommend lighter tones represented in the materials being used.

The **RTA** representative and **HDLC** representative agreed that the window to wall ratio makes the building appear stark. Despite its affordability the appearance should not feel defensive within the interior living spaces, rather those spaces should have ample access to light.

The **DPW** representative suggested that all sidewalks align with ingress and egress points of the building. Sidewalks should be widened along Euterpe Street at least to the servitude line.

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

*Provisos*:

1. Show alternative elevations with vertical emphasis to break up the massing specifically along Euterpe Street and Race Street.

2. Address the window to wall ratio so that windows do not appear narrow or constrictive from the exterior.

3. Widen sidewalks specifically along Euterpe Street and align all building ingress and egress points with the appropriate sidewalk and street locations.

4. Add canopies where possible around the building to provide an improved pedestrian experience.

5. Provide alternative options using tones in a lighter color palette for material choices.

**Item 3**: DR047-25

**Property Location:** 203 Lamarque Street

**Contact:** Lynnette Gordon, (admin@spectrumdesignsllc.com)

**Project Planner:** Ava Monnet, (Ava.monnet@nola.gov)

**Request**: Administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F, Article 18, Section 18.13**, and **Article 18, Section 18.28.C** for a new structure mardi gras den that is over 40,000 square feet within a RIV Riverfront Design Overlay District and Algiers Riverfront Use and height Restriction Overlay District.

**Documents:** http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR047[-25](http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25)

**CPC** staff summarized the project as new construction of a mardi gras den that will use the existing slab as a foundation.

The **CPC** representative used examples of public spaces along river front areas that provide public art along with native landscaping in riverfront areas. The representative recommended changes to the site design addressing the irregular shaped lot using a more intentional design. Additionally, the applicant was advised to tone down the mural design with a more subtle approach and incorporate float materials on site to integrate more with the adjacent neighborhood.

The **DPW** representative added that if there was a pre-existing sidewalk, it should be restored.

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

*Provisos*:

1. Explore alternative mural designs that appear more subtle in their presentation.

2. Include float materials on site.

3. Restore sidewalk to the greatest extent possible.

**Item 4**: DR048-25

**Property Location:** 5441 Morrison Road

**Contact:** (jonnie@zachsmithconsulting.com)

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

**Request**: This request is for a Design Review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.16** for the structural renovation and expansion of a warehouse in the CT Corridor Transformation Design Overlay District.

**Documents:** http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR048[-25](http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25)

The applicant explained the scope of the design proposes improvements to the site’s parking lot, added landscaping to improve stormwater management, and façade improvement.

The **CPC** representative asked that the applicant consider landscaping options that includes native plants that will prosper in an industrial setting.

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

*Proviso:*

1. Explore the use of landscaping with native plants that mitigate stormwater management.

**Item 5**: DR049-25

**Property Location:** 2616 South Broad Street

**Contact:** Curtis Laub, (Curtis.laub@multi.studio)

**Project Planner:** Mitchell Kogan, (Mitchell.Kogan@nola.gov)

**Request**: This request is for an administrative site plan review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.15** for a new accessory parking lot with over 100 feet in an EC Enhancement Corridor Design Overlay.

**Documents:** http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR049[-25](http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25)

The **CPC** representative suggested the applicant consider combining the parking lots to provide adequate circulation. The site plan appears disjointed, and one solution is to unify the materials and combine the lots and add clear wayfinding signs for navigating the circulation.

Both **CPC** and **RTA** representative suggested that the Broad Street curb cut be eliminated and move ingress and egress points to the 4th Street side to improve safety for bicyclists, pedestrians, and other drivers.

The **DPW** representative suggested a pedestrian gate along 4th Street rather than pedestrian using the same driveway as vehicles on site.

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

*Provisos:*

1. Combine use of the lots and unify materials.

2. Provide a circulation plan with ingress and egress points at the 4th street side of the lots with wayfinding signage.

3. Include a pedestrian entranceway from the lot along 4th Street.

**Item 6**: DR051-25

**Property Location:** 1530 Broadway Street

**Contact:** Zach Smith Consulting & Design, (info@zachsmithconsulting.com)

**Project Planner:** Charles Rowe, (Chralres.Rowe@nola.gov)

**Request**: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.32** for the expansion of a residentially zoned structure in the University Area Design Overlay. The existing structure is a three-unit multi-family residence and with the addition it would be a four-unit small multi-family affordable residence. The building addition is to be reviewed in accordance with **Article 11, Section 11.3.B** the building design standards for the Historic Urban Neighborhoods Residential Districts.

**Documents:** http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR051[-25](http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25)

**CPC** staff described the scope of the proposal as the conversion the expansion of a residentially zoned structure in the University Area Design Overlay. The existing structure is a three-unit multi-family residence and with the addition it would be a four-unit small multi-family affordable residence.

There was one public comment in opposition of the project, stating that the owner of the site is a prime example of bad land use practices.

The **CPC** representative explained that the addition should mimic the pattern and style of the existing building. Specifically, the rear addition recessed entranceway should be revised and appear to match existing porches.

The **HDLC** representative stated that the applicant maintains the rhythm of the existing façade treatments, roof forms and restore the use of pre-existing columns. The main focus is to correct the over massing of the rear addition.

**CPC** and **HDLC** representatives agreed that the revised plans can be reviewed for approval at an administrative level.

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

*Proviso:*

1. Revise drawing to correct the over massing of the rear addition by maintaining the rhythm of the existing structure, removing the recessed entry, repeating façade treatments, and repeat roof forms.