

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – August 3, 2016

Members Attending

Bryan Lee, Arts Council
Daniel McElmurray, P&PW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Stephen Kroll, CPC
William Gilchrist, Place-Based Planning

Presenters/Guests (*See sign in sheets at the end of the meeting minutes)

Brittany DesRocher, CPC
Tyler Antrup, CPC
Jay Dufrene, Dufrene Surveying & Engineering
Michael Manjarris, Sculpture for New Orleans
Byran Boggs, Environments 4 Health
Greg McGahey, UCR Development
Michael Merideth, VPG Enterprise
Charles Watkins, OGA
Dennis Horchoff, Waggoner and Ball Architects
Allison Stouse, Louisiana Children's Museum
Bob Becker, City Park

1. **Consideration:** Minutes from July 20, 2016, DAC meeting. Deferred

CPC ITEMS:

2. **Reconsideration: DESIGN REVIEW 068-16** – New construction of townhouse development with more than 40,000 square feet of floor area (TA)
Location: 3701 Bienville Street
Submitted by: VPF Mid City, LLC
Contact: alewis@veriusproperty.com

The applicant stated that they had obtained conceptual approval at the July 6th DAC meeting and that they were returning with material selections and more detailed elevations. The structures will be brick on the first floor with cement board on the second and third floors. The bump outs would be accented with siding. The color palette included warm neutrals with a dark red accent color.

The committee agreed that the material selection and color palette were appropriate.

Motion:

A motion for **Approval** of the project, subject to further review by CPC and PPW, was made by PPW, seconded by the CPA and adopted.

3. **Consideration: DESIGN REVIEW 077-16** – New construction of medical office in the corridor transformation overlay district with over 100' of frontage (TA)

Location: 2908 General De Gaulle Drive

Submitted by: Tildon J. Dufrene Jr.

Contact: jay@dufrenesurveying.com

The applicant explained that the facility would house a dialysis clinic and that they were seeking a waiver from the Board of Zoning Adjustments for the excessive setback. The large setback is due to a Sewerage and Water Board servitude. The CPC staff member clarified that there had been previous revisions to the proposal to come into compliance with the design regulations. Additionally, a review by DAC was required prior to the case being heard by the BZA.

The representative from Parks and Parkways requested street trees in the public right-of-way. The applicant responded that Sewerage and Water Board told them they could not plant trees. The representative from Parks and Parkways suggested that more extensive planting be included in the front yard setback to compensate for the lack of street trees. Other members of the committee agreed that additional planting should be included in the front yard setback.

Motion:

A motion for **Approval** of the project, subject to obtaining a waiver for the front yard setback and modified front yard landscaping, was made by PPW, seconded by the CPA and adopted.

4. **Consideration: DESIGN REVIEW 082-16** – New construction of a museum with more than 40,000 square feet of floor area (BD)

Location: 1 Roosevelt Mall Street

Submitted by: Dennis Horchoff, Waggoner & Ball Architects

Contact: dennis@wbarchitects.com

The applicant presented the project explaining that the Louisiana Children's Museum which is currently located on Julia Street would be relocating to an 8.5 acre site within City Park. The materials of the new structure would be a curtain wall system with cement, aluminum screening and a standing seam roof. The structure wraps around existing trees and was designed to be LEED Silver.

The representative from Place-base Planning commented that it was a nice design and noted that the yellow accents worked given the programming. He suggested exploring additional opportunities to introduce color into the design. The applicant responded to the comment by stating that the entrance would be a large blue door which is their signature and that signage and interior exhibits would introduce color. When designing the structure they wanted a balance between something fun but that also fits into the park setting. Additionally, the

landscaping was selected to add additional color to the site. The committee agreed that the design was thoughtful and appropriate for the site.

Motion:

A motion for **Approval** of the project was made by P&PW, seconded by the Arts Council and adopted.

5. **Consideration: DESIGN REVIEW 084-16** – New construction of a medical facility in the corridor transformation overlay district with over 100' of frontage (TA)

Location: 3001 General De Gaulle Drive

Submitted by: Greg McGahey

Contact: gmcgahey@ucrdev.com

The applicant presented the project explaining that the design was the same as a project that had been approved for New Orleans East but never built. The structure would be set to the corner and elevated five feet to meet flood elevation requirements. The elevation presented a challenge and the developer has chosen to elevate the entire site three feet to accommodate the requirement. Stormwater management is proposed for the site.

The representative from Place-based Planning commented that the same building in a different location does not always work. The representative from the Arts Council agreed; however, the proposed design appeared to have taken into consideration the general themes of the comments they made on the previous design such as emphasizing the entrance and creating a rhythm. The representative from Parks and Parkways requested street trees and confirmed with staff that sidewalks would be required on Indiana and Amazon Street. He suggested that they add on-site landscaping particularly shrubs and flowers on the circular drive. The representative from Place-based Planning agreed that such a large site should have more landscaping.

Motion:

A motion for **Approval** of the project, subject to the addition of more on-site landscaping and right-of-way improvements, was made by Place-based Planning, seconded by P&PW and adopted.

6. **Consideration: ZONING DOCKET 084-16** – New construction of a bank and office/retail structures in the corridor transformation overlay district with over 100' of frontage (TA)

Location: 1532 Robert E Lee Boulevard

Submitted by: Stephanie Calamari, Verges Rome

Contact: steph@vergesrome.com; megan@vergesrome.com

A representative for this project was not present at the meeting. The CPC staff person explained that the request was forwarded to CPC as a Council Motion and that drawings for the project were only recently received. Staff explained that the project site was being developed in phases and the first phase would be a First NBC Bank and Ochsner medical

facility and coffee shop. Both the bank and coffee shop include a drive-thru which necessitates the conditional use.

The committee agreed that the siting of the project was not appropriate; specifically the drive-thrus should not be immediately adjacent to the public right-of-ways. The representative from Parks and Parkways stated that the sidewalks need to be on the property line and that screening needs to occur on the interior of the property. Additionally, street trees will be required. Overall the committee felt that modifications to the project could not be discussed without a representative of the project present.

Motion:

A motion for **Deferral** of the project was made by Place-based Planning, seconded by P&PW and adopted.

NON-CPC ITEMS:

7. **Consideration:** ELEVEN by Jason Kimes

Location: Elysian Fields Avenue at Dauphine Street

Submitted by: Michael Manjarris

Contact: manjarris@hotmail.com

The applicants presented the project explaining that the sculpture is of 11 standing men in honor of the men who were lost in the Deepwater Horizon tragedy. The sculptures are made of drops from a steel factory welded together and will be 36" apart to allow for maintenance. The project is sponsored by Parks and Parkways and they have approved its location.

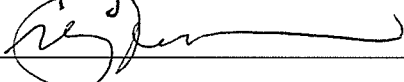
The committee agreed that the sculpture is appropriate for the site.

Motion:

A motion for **Approval** of the project was made by Place-based Planning, seconded by P&PW and adopted.

DESIGN ADVISORY COMMITTEE MEETING

AUGUST 3, 2016

Name	Organization	Email Address
STEPHEN KROLL	CPC	skroll@nola.gov
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