

# CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

## MINUTES – October 19, 2016

The Design Advisory Committee met on Wednesday, October 19, 2016 at 10:00 am in the One Stop Shop Conference Room A, City Hall, Room 7W03.

### Members Attending

Bryan Lee, Arts Council  
Daniel McElmurray, PPW  
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  
Tim Jackson, CPC  
Tyler Antrup, CPC

### MINUTES:

1. **MINUTES:** October 5, 2016, DAC Meeting  
Motion to approve was made by CPA, seconded by PPW, and minutes were approved as written.

### \*CPC ITEMS:

2. **Reconsideration: DESIGN REVIEW 090-16** – New construction of a restaurant in the enhancement corridor design overlay district with over 100' of frontage (BD)  
**Location:** 1700 N Claiborne Avenue  
**Submitted by:** James Green  
**Contact:** noengr@gmail.com

The applicant supplied the requested revisions to the plans, showing more detail. The project utilizes shipping containers on foundations. No utilities are connected at this time. Question by PPW about the orientation of the door and stairs onto the abutting property. This is not allowed and the applicant said that will be revised. PPW also indicated street trees are required, as well as sidewalks, and that landscape plans need to be done by a landscape architect. Other comments included: the front page rendering of the plans don't match the actual plans; all signage needs to be reviewed and approved; and the string lights shown in the plans may be regulated by the CZO, depending on specific type.

**Motion:**

A motion was made for approval by PPW and seconded by CPA, subject to the applicant revising plans showing the steps being moved, and approval of a landscape plan, signage, and lighting, as discussed. Approved.

3. **Consideration: DESIGN REVIEW 109-16** – New construction of a retail store in the corridor transformation design overlay district with over 100' of frontage  
**Location:** 7313 Chef Menteur Highway  
**Submitted by:** Executive Holdings LLC  
**Contact:** cliff@execreal.com

This is a proposal for a Dollar General Store; the presentation was made by Cliff Diamond. Diamond stated the Stormwater plan is being revised based on feedback from LA DOTD and will be submitted for review and approval.

PPW stated that because of utilities and power lines, street trees may not be feasible, applicant need to look at smaller trees. Landscape plan should still show restoration of the public green area, including elimination of some of the existing curb cuts.

**Motion:**

A motion was made for approval by Place-Based Planning and seconded by PPW, subject to the applicant revising landscape plans being submitted to PPW, as discussed. Approved.

4. **Consideration: ZONING DOCKET 115-16** – Redevelopment of existing structure into a convenience store in the enhancement corridor overlay district with over 100' of frontage (TA)  
**Location:** 3323-27 Tulane Avenue  
**Submitted by:** Brandon Henry, Infinity Petroleum  
**Contact:** brandon.henry@henryconsulting.com

The applicant presented proposal to utilize an existing gas station and an existing adjacent building as one development project that would remove the existing kiosk and make the retail / convenience store inside of the adjacent building. CPC explained that the gas station part of the proposal requires Conditional Use approval from CPC and City Council. CPC also stated that there are use standards that must be met as well under the CZO.

There was extensive discussion regarding the proposed entry into the building, which will be cut into the existing side wall. CPA and Place-Based Planning advocated for a more enhanced entry doorway, whether a canopy or awning, more glass, or other options.

PPW Stated that parkway restoration is required along both Tulane Ave. and Jeff Davis Parkway, including curb cuts, planting areas, street trees. Plan revisions need to reflect this.

**Motion:**

Place-Based Planning motioned and PPW seconded a motion with provisos;

- The concerns of the DAC, as discussed, be reflected in the CPC staff's recommendations to the City Planning Commission (public hearing on November 8, recommendation to be forwarded to the City Council) as part of the Conditional Use application;
- The applicant should refine and enhance the design of the proposed door into the new convenience store.
- The concerns of PPW on the parkway restoration of the property along Tulane Ave. and Jeff Davis Parkway should be addressed.

The motion was approved with these provisos.

**\*\*NON-CPC ITEMS:**

5. **Consideration:** Lemann Playground

**Location:** 1900 Lafitte Avenue

**Submitted by:** Connor McManus, Miriam Lemann (CPA)

**Contact:** cmcmanus@concordia.com

Presentation by Grant Hill. The project is part of the Lemann Playground Master Plan. It is a combination club house / concession building / rest room building. Some revisions were made and updated plans were shown:

- Relocated the building back away from the Rocheblave Walk to protect the trees lining the path and the benches.
- Added a paved driveway for deliveries
- Added 2 sidewalks connecting the building to the Rocheblave Walk.

There was considerable discussion about the design of the building. Place-Based Planning stated the building needed more vertical expression and less horizontal. PPW had several concerns, including the use of split-face blocks that would be difficult to clean if the walls were subject to tagging. In that case the only alternative would be to re-paint. Suggested simplify to two material types and two colors. Also, the use of glass blocks was discouraged by both CPA and PPW. Vision panels on all doors, except rest room doors, were encouraged.

**Motion:**

A motion for approval was made by Place-Based Planning and seconded by PPW.I. Approved

6. **Consideration:** Lemann Pool Mural

**Location:** Lafitte Avenue at N. Prieur Street

**Submitted by:** Ron Bechet (Welcome Table New Orleans), Victor Richard III (NORDC)

**Contact:** rbechet@xula.edu; vnrichard@nola.gov

Presentations were made by Sarah Woodward and Keith Duncan (artist) and several others on the project, a collaboration of New Orleans Youth Mural Project, Welcome Table New Orleans, and Capital Projects. The final designs were developed with input from the community through community workshops.

DAC complimented the efforts and requested that paint specifications be forwarded to CPA to ensure the paint does not seal the building and cause unwanted condensation inside. NORDC has already approved the paint color and type. Place-Based Planning and PPW offered comments on some of the images in the proposed mural, particularly in the currently blank area on a roof gable.

**Motion:**

Place-Based Planning motioned for approval subject to confirming to CPC staff the final decision on the gable images, and submittal of paint specs to CPA. Seconded by PPW, and the motion was approved.

**OTHER MATTERS:**

7. **Submittal Requirements and Criteria:** Review of document updated October 2016

There was a discussion about what the submittal requirements to DAC should be. Place-Based Planning stated an accurate graphic representation of what was being proposed was needed, including an accurate and current color submittal. He also stated DAC should be involved as early as possible before plans get too far along by the developer.

CPC stated sometimes this was difficult because, as with one of the cases on this agenda, the project was subject to CZO procedures (conditional use) and it may not always be possible to have applicant appear before DAC only once if design is changed or altered when being reviewed through CZO standards. There are certain thresholds that trigger different procedures so it is not always certain when a project may end up before DAC.

CPC also stated that presentations have been made through AIA and other groups to inform the design community that these new standards and procedures are now in place.

Meeting was adjourned at 11:45 AM.



