

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – April 5, 2017

Members Attending

Bryan Lee, Arts Council
Alphonse Smith, Arts Council
Daniel McElmurray, PPW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Stephen Kroll, CPC
William Gilchrist, Place-Based Planning, PBP

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

Warren Umbach, Children's Hospital
Jose Alvarez, MCCNO/MA-EDR
David Deis, EYP/SBS
Miwako Hattori, Manning Architects
Michelle Corroli-Ball, Manning Architects
Nick Perez-Alvarez, Manning Architects
David Melon, NOMCC
Alex Beard, Alex Beard Studio
Wes Michaels, Spackman Mossop Michaels
James Shaffette, KFC/Lend Lease

1. **Consideration:** Minutes from March 22, 2017, DAC meeting.

There was no discussion.

Motion: A motion for **Approval** of the minutes was made by PPW, seconded by CPA and adopted.

CPC ITEM:

5. **DESIGN REVIEW 031-17**– Minor exterior repairs to an existing fast food restaurant in the corridor transformation design overlay district with over 100' of frontage. (KB)

Location: 3663 General DeGaulle Dr.

Submitted by: Irwing Gama

Contact: irwing.gama@lendlease.com

CPC staff explained that the project. The applicant presented the project stating that the changes would be exterior painting, new signs, new awnings, and changing out the interior table tops and counters.

Motion:

A motion for **Approval** of the project was made by PPW, seconded by CPA and adopted.

Non-CPC ITEM:

2. **Consideration:** New Orleans Convention Center Linear Park

Location: Convention Center Blvd. at Poydras St. to Henderson St.

Submitted by: Nicholas Perez (Manning Architects), Louis Haywood (DPW)

Contact: Nicholas@manningarchitects.com; lrhaywood@nola.gov

CPC staff briefly presented the project. The applicant explained that the project was to provide a better connection between Poydras St. and Henderson St. on Convention Center Blvd. and to improve access from the Convention Center and the CBD. Plans included decreasing lanes of traffic from 4 to 2 and 3 lanes, as well as removing the neutral ground. The project is broken up into multiple segments of the Convention Center, which would provide additional and changes to the landscape, water walls, green walls, trellises, 6-7 moving sidewalks, artwork, vendor kiosks, informational signs, covered walkways, improvements to the ceiling and art work at the St. Joseph porch, an exterior expansion onto the food court, changes and additional lighting, and a variety of seating options.

The representative from PPW asked about the existing palm trees, and also stated that they PPW would like to use them, as long as they are not diseased, to replace palm trees elsewhere in the city. The representative wondered if the moving sidewalks were going to be operational 24 hours a day, to which the applicant replied that that was the plan. The representative from HDLC questioned if the canopy and covered walkways were going to be lit and mentioned a concern for additional security to prevent homeless people sleeping there and/or vandalism. The representative from PPW mentioned that the seating in front of the green screens were awkward and too small, and suggested changing the direction from perpendicular to parallel. The representatives from PPW, PBP, and Arts Council pointed out the lack of a crosswalk at Poydras Street and the need of a better introduction to the entire area and suggested some options to create a “welcome mat” for the park. The representative from CPA asked what the anticipated timeline, to which the applicant said the plan was to put it out to bid in June, start construction in July and for it to be complete by spring of next year.

Motion:

A motion for **Approval** of the project subject to the Committee’s comments regarding seating, green screens, terminus point and crosswalks, was made by CPA, seconded by PPW and adopted.

CPC ITEMS:

3. **Reconsideration: DESIGN REVIEW 018-17** – New construction of a parking garage on a medical campus in the enhancement corridor design overlay district with over 100' of frontage and more than 40k square feet of floor area. (BD)

Location: 210 State Street

Submitted by: David Deis, Stanley Beaman & Sears

Contact: david@sbs-architect.com

CPC staff re-introduced the project. The architect summarized the proposal, the more detailed campus landscape plan, and the changes made to the parking structure since the last DAC meeting. With regards to the campus plan, the representative from PBP stated that they would like to see a mix of sitting locations both near and further away from the paths. There was some discussion about what to do with the landscaping given the potential future expansion of the parking structure and was concerned with the narrowing of the greenspace between the major walkway and the expanded parking structure. The representative from PPW suggested modifying the walking paths to avoid the root system of the existing trees.

With regards to the parking structure, the architect presented additional plans and images as well as alternatives with the red stained and unstained concrete along the north and east facades. HDLC and PBP both preferred the unstained concrete stating that it was more modern, honest, and representative of a parking structure as well as being a more complete building. PPW recommend planting trees along the northern side of the parking garage to soften the building when viewed from Tchoupitoulas Street. A representative of CPA stated that if the concrete would be field stained anyway and unstained design is not successful, the concrete could always stained red post-construction.

Motion:

A motion for **Approval** of the project subject to the Committee's comments regarding landscape improvement and an option for reconsideration for paint/stain, was made by PPW, seconded by HDLC and adopted.

4. **Reconsideration: DESIGN REVIEW 026-17** – Minor exterior repairs to an existing fast food restaurant in the corridor transformation design overlay district with over 100' of frontage. (KB)

Location: 6101 Elysian Fields Avenue

Submitted by: Rodney Ratliff

Contact: Rodney@ratliffarchitects.com

No discussion was had due to the absence of the applicant.

Motion:

A motion for **Deferral** of the project was made by PPW, seconded by CPA and adopted.

6. **Consideration:** DESIGN REVIEW 032-17 – Installation of a mural in the character preservation corridor design overlay district. (TA)

Location: 3926 Magazine Street

Submitted by: Alex Beard Studio

Contact: jim@alexbeardstudio.com

The applicant explained the mural design and context. The proposed mural is a dragon on marine grade plywood with a cypress frame. The mural would be 24 feet long and would beautify the otherwise blank 100 foot wall of the building. The Committee members had some questions about the building's use and the surrounding developments. The applicant stated that the building is now his studio and the mural would be located directly across the street from a parking lot.

Motion:

A motion for **Approval** of the project was made by PPW, seconded by HDLC and adopted.

Non-CPC ITEM:

7. **Consideration:** Restroom Facility at the Fly

Location: 6500 Magazine Street

Submitted by: Michelle Carroll-Barr (Manning Architects), Audubon Nature Institute

Contact mcarroll@manningarchitects.com; amcclaran@auduboninstitute.org

CPC Staff introduced the project. The applicant presented the plans to create a ADA compliant restroom facility with a color scheme matching existing buildings within Audubon Park. The representative from PPW questioned the complex angles of the roof. The applicant stated that it was to provide an ample roof overhang and allow for natural ventilation. The representative from CPA asked what the construction budget was, to which the applicant replied \$250,000. The representatives from CPA, PBA and Arts Council all expressed concern that they may need additional funds and advised they keep a close eye on their budget and expenses.

Motion:

A motion for **Approval** of the project was made by PPW, seconded by CPA and adopted.

Announcement:

Bryan Lee, the representative from Arts Council, announced that this would be his last meeting on the Planning Advisory Committee, and introduced his replacement, Alphonse Smith.