

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

Minutes – February 1, 2017

The Design Advisory Committee meeting was held on Wednesday, February 1, 2017 at 10:00 am in the One Stop Shop Conference Room A, City Hall, Room 7W03.

Members Attending

Daniel McElmurray, Parks & Parkways (PPW)
Eleanor Burke, Historic District Landmarks Commission (HDLC)
Miriam Lemann, Capital Projects Administration (CPA)
Stephen Kroll, City Planning Commission (CPC)
William Gilchrist, Place-Based Planning, (PBP)
Bryan Lee, Arts Council (AC)

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

Brittany DesRocher, CPC	Danica Adams, CPC
Tim Jackson, CPC	Nicolette Jones, CPC
Kelly Howard, CPC	Cameron Bonnett, CPC
Brooke Perry, CPC	

MINUTES:

1. **Consideration:** Minutes January 18, 2017 DAC Meeting
MOTION: Motion for approval by PPW, second by PBP. **Approved**

*CPC ITEMS:

1. **Reconsideration:** **ZONING DOCKET 020-17** – Conditional Use to permit an addition to an existing medical building with more than 5,000 square feet of floor area in the character preservation corridor design overlay district (BD)
Location: 8040 St. Charles Avenue
Submitted by: Charles Glaser, 8040 St. Charles Avenue, LLC
Contact: cglaser@stcharlesvision.com

CPC introduced the case, comments from last meeting centered on the wall facing Carrollton Ave. The applicant presented the changes, revisions and details of the revised plans. PPW questioned why the sign on that wall was so high. There was extensive discussion on the wall, the sign, and the design of the bricks to avoid having a large blank wall right on the street – Carrollton Ave. PPW suggested street trees in the right-of-way even though CZO does not require that for this district. Also, a registered landscape architect is required for the landscape plan.

MOTION: Motion by BBP, second by PPW for **APPROVAL** subject to:

- Modification of the brick pattern proposed on the first floor of the brick wall to be emulated on the second floor, as discussed.
- Revision of landscape plan as discussed.

APPROVED

2. **Consideration: DESIGN REVIEW 118-16** – New construction of retail development in the corridor transformation design overlay district with over 100' of frontage (BD)

Location: 117 Harrison Avenue

Submitted by: Brian Anderson, Architect

Contact: andersonarchitectllc@gmail.com

CPC introduced the case. Project received a BZA waiver in 2015. Applicant then presented details of the project. DAC members generally liked the design. PPW suggested Nuttall Oaks (3) on Harrison Ave., and Crape Myrtles (4) along Pontchartrain Blvd. BBP stated the fascia detail was “too discreet” and AC suggested changes in the canopy.

MOTION: Motion by BBP, second by PPW for **APPROVAL** subject to:

- Modification of the horizontal element of the canopies and materials, as discussed.
- Revision of landscape plan as discussed.
- Addition of bike racks with the bike racks and the railings to be the same material and color.

APPROVED

3. **Consideration: DESIGN REVIEW 002-17** – Renovation of existing structure into a mixed-use development with more than 40k square feet of floor area (BD)

Location: 3101 Tulane Avenue

Submitted by: Raymond Bergeron, Architect

Contact: rcbarch@cox.net

CPC introduced the case and the applicant’s architect made a presentation. The building is an existing one-story structure with a parking lot on the roof. The plan is to add a second floor of residences. The total area of both floors would be approximately 41,000 square feet.

There was extensive discussion on the architectural elements of the second floor with most of the DAC members feeling that the first floor design worked but the second floor and roof proposed did not relate well to the first floor or to the area.

MOTION: Motion by HDLC, second by PBP for **DEFERRAL** subject to:

- Modification of the second floor and roof to make them relate more to the first floor design, as discussed.
- Extensive revision of landscape plan, as discussed.

Motion passed, DEFERRED

4. **Consideration: DESIGN REVIEW 003-17** – Minor exterior repairs to an existing fast food restaurant in the corridor transformation design overlay district with over 100' of frontage (??)

Location: 3825 General De Gaulle Drive

Submitted by: Bert Turner, Mouton Long Turner Architects

Contact: ml@moutonlong.com

CPC introduced the case, the applicant's representative presented that this was primarily an interior renovation of an existing fast-food restaurant with very little work done to the exterior.

MOTION: Motion by PPW, second by AC for **APPROVAL. APPROVED**

5. **Consideration: DESIGN REVIEW 008-17** – Minor exterior repairs to existing educational facility in the enhancement corridor design overlay district with over 100' of frontage (??)

Location: 4439 S. Carrollton Avenue

Submitted by: Scott Evans, Mathes Brierre Architects

Contact: sevans@mathesbrierre.com

CPC introduced the case, the applicant was not present.

MOTION: Motion by PPW, second by AC for **APPROVAL. APPROVED**

6. **Consideration: DESIGN REVIEW 009-17** – New construction of a mixed-use structure with more than 40,000 square feet of floor area in the enhancement corridor design overlay district with over 100' of frontage (BD)

Location: 2424 Tulane Avenue

Submitted by: Rozas-Ward Architects

Contact: Charles@rozas-ward.com

CPC introduced the case stating there is a Board of Zoning Adjustments request for a waiver of the lot area per unit requirement to allow the proposed 202 residential units. The applicant's representative presented that there was also a small commercial element on the first floor with the rest of the ground floor providing the required off-street parking.

PBP suggested more ground floor commercial uses could be appropriate and there was extensive discussion on this topic. Also, it was felt the vertical elements seemed "random." There was discussion on the proposed windows and whether they can be opened or not.

MOTION: Motion by HDLC, second by PBP for **DEFERRAL** pending BZA approval and subject to:

- Consider adding more commercial space on the ground floor.
- Reconsider the randomness of the window pattern / vertical elements, as discussed.
- Revision of the landscape plan, as discussed.

Motion passed, DEFERRED

7. **Consideration: DESIGN REVIEW 010-17** – Renovation of existing casino building to include a live entertain venue with more than 40,000 square feet of floor area (TJ)

Location: 8 Canal Street

Submitted by: Manning Architects

Contact: nicholas@manningarchitects.com

CPC introduced the case and the applicant's representatives made a presentation on the proposed new entry on Canal Street side of Harrah's Casino for the proposed new second-floor live entertainment venue. HDLC felt the design did not relate well to the existing casino design, the horizontal lines did not match up with existing lines. The project has a Design Review docket that includes review of the proposed signage.

MOTION: Motion by HDLC, second by AC for **DEFERRAL** until the applicant revises design, as discussed. **DEFERRED**

8. **Consideration: ZONING DOCKET 024-17** – A conditional use to permit a principle use parking lot in the enhancement corridor design overlay district with more than 100' of frontage
Location: 201 N. Claiborne Avenue
Submitted by: Jones Walker LLP
Contact: jwhite@joneswalker.com

CPC introduced the case and the applicant's representatives made a presentation. There is no structure, only the parking lot. Most of the discussion was on the interior landscaping and access. PPW suggested there needed to be more, or more defined, pedestrian openings for the lot. PPW also suggested more street trees in the ROW.

MOTION: Motion by PPW, second by HDLC for **APPROVAL** subject to:

- Addressing the pedestrian opening issue, as discussed.
- Revisions to the landscape plan, as discussed.

APPROVED

9. **Consideration: ZONING DOCKET 029-17** – A conditional use to permit a bar in the greenway corridor design overlay district with more than 100' of frontage
Location: 501 N. Genois Street
Submitted by: Chris Young
Contact: cgyoung@msn.com

CPC introduced the case, the applicant was not present.

MOTION: Motion by PPW, second by HDLC for **DEFERRAL** until the applicant or a representative was present. **DEFERRED**

10. **Reconsideration: DESIGN REVIEW 129-15** – (Review of modified plans; the application was previously approved at the March 23, 2016 DAC meeting) - Canal Crossing Apartments, a multi-family residential development located in an enhancement corridor design overlay district (CB)
Location: 1551 Canal Street
Submitted by: Mathes Brierre Architects/Wallace Garcia Wilson Architects
Contact: amorton@mathesbrierre.com

CPC introduced the case and the applicant's representative made a presentation on the revisions. Materials were revised, metal didn't work so bricks are being used. Applicant brought samples. DAC questioned the vertical blank wall at the north-west corner. PBP felt it was asymmetrical, the applicant stated it was programmatic, that there were kitchens and bathrooms behind the wall and

not conducive for windows. AC suggested the wall was an opportunity to be creative and possibly add an art element. The Arts Council could provide advice on this. HDLC questioned the location of some of the railings, suggesting they should be pushed back a bit.

MOTION: Motion by PBP, second by PPW for **DEFERRAL** subject to:

- Addressing the blank wall issue, as discussed, with an art element or other articulation.
- Change the railing location and balcony issue, as discussed.

DEFERRED

****NON-CPC ITEMS:**

11. **Consideration:** City of New Orleans Percent for Art Program murals at two fire stations

Locations: 1441 Saint Peter Street and 801 Girod Street

Submitted by: Bryan Lee (Arts Council); New Orleans Fire Department

Contact: bryan@artsneworleans.org; sschmitt@nola.gov

The Arts Council presented a request by the New Orleans Fire Department to paint murals on the front of two existing fire stations. Examples were presented and there was discussion about which elements of two different versions were preferred. HDLC and PBP felt adding this mural to the Girod Street station would not be a good thing because it would detract from the architecture of the building and because, due to the zoning district of the station, a private owner would not be allowed to add a mural and the City should follow its own rules.

DAC decided to vote on each station separately:

1441 St. Peter Street Station

MOTION: Motion by HDLC, second by PBP for **APPROVAL:**

- Ayes: HDLC, PBP, PPW, CPA, CPC
- Nays: none
- Abstaining: AC

APPROVED

801 Girod Street Station

MOTION: Motion by PBP, second by CPA for **DENIAL:**

- Ayes: HDLC, PBP, CPC, CPA
- Nays: PPW
- Abstaining: AC

DENIED

OTHER MATTERS:

None

The next Design Advisory Committee meeting will be held on Wednesday, February 22nd, 2017 at 10:00 am in the One Stop Shop Conference Room located in City Hall, 1300 Perdido St.

ADJOURNMENT: Meeting adjourned at 12:45 PM

DESIGN ADVISORY COMMITTEE MEETING

FEBRUARY 1, 2017

Name	Organization	Email Address
PATRICK MAHER	HARRAH'S CASINO	PMAYER@HARRAHS.COM
CARA HALL	NANNAH'S	CHALL1@HARRAHS.COM
JOHN AHRENS	LIVE NATION	JOHNAHRENS@LIVENATION.COM
CRAIG SCHMITT	EWING COLE	CSCHMITT@EWINGCOLE.COM
JOHN DAUER	ROZAS-WARD	JOHND@ROZAS-WARD.COM
CHARLES GLASER	ST. CHARLES VISION	CGLASER@STCHARLESVISION.COM
BRIAN ANDERSON	REA ARCHITECT LLC	ANDERSONARCHITECTLLC@GMAIL.COM
BERT TURNER	MOUTON LEWIS TURNER	BERT@MOUTONLEWIS.COM
MARK BAUM	MARK I. BAUM ARCHITECT LLC	MARKB@MI3ARCH.COM
WILLIAM A. WILCOX	WILCOX OF NEW ORLEANS	WILCOX@WILCOXOFNO.COM
MICHAEL HATTORI	MANNING ARCHITECTS	MHATTORI@MANNINGARCHITECTS.COM
NICK PEREZ-ALVAREZ	MANNING ARCHITECTS	NICHOLAS@MANNINGARCHITECTS.COM

