

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – January 4, 2017

The Design Advisory Committee meeting was held on Wednesday, January 4, 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 Districts Landmarks Comm. (HDLC)
Miriam Lemann, Capital Projects Admin. (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
Tim Jackson, CPC
Tyler Antrup, CPC
Sabine Lebailleaux, CPC
Larry Massey, CPC

MINUTES:

1. **MINUTES:** December 14, 2016, DAC Meeting

Motion by PPW, Second by CPA – **Adopted**

*CPC ITEMS:

2. **Consideration: DESIGN REVIEW 136-16** – Renovation of existing structure into a restaurant in the enhancement corridor design overlay district with over 100' of frontage (LM)
Location: 301 North Broad Street
Submitted by: H. Freddie Boothe, Jr.
Contact: archwave@bellsouth.net

This case was deferred at the December 2016 DAC meeting. The applicant submitted revised plans, addressing landscaping, signage and the driveway, as requested by DAC. There was a discussion regarding the proposed awnings. Applicant feels he cannot keep the awning on the Bienville Street side and be in compliance with setback requirements.

PBP had concerns about the columns, that they were not needed or that the design did not make sense for that building. PPW approved of proposed site design and street trees.

Motion:

A motion to approve, contingent on having only one awning, over the front door, and eliminating the columns, by PPW, seconded by CPA. **Adopted**

3. **Consideration: DESIGN REVIEW 140-16** – Renovation of existing structure into an artist studio and gallery in the character preservation corridor (SL)

Location: 4132 Magazine Street

Submitted by: Albert Architecture

Contact: dakerley@albert-architecture.com

The case was deferred at the last DAC meeting. Applicant brought material and color samples. Question by PPW regarding security gate, as discussed at last meeting. Applicant stated the owner was open to providing it but preferred not to do so. Committee agreed.

Motion:

A motion to approve, as presented, by AC, Second by PPW - **Adopted**

4. **Consideration: DESIGN REVIEW 142-16** – New construction of multi-family development in the enhancement corridor design overlay district with over 100' of frontage and more than 40k square feet of floor area (TA)

Location: 1717 Canal Street

Submitted by: Bill Petersen, LRK LLC

Contact: bpetersen@lrk.com

This is a proposed mixed commercial (first floor) and multi-family development at Canal & Claiborne. Proposal is to have five levels, including first level commercial and retail, the upper floors residential with 212 units.

PPW – stated the existing large live oak tree on Canal Street and Derbigny St. was to remain, that PPW Commission would not allow it to be removed.

There was considerable discussion regarding the design, including balconies, the massing of the building and other design features. The applicants have a variance request in before the BZA regarding minimum lot area. Approval or denial by BZA would affect the project.

Motion:

A motion by PBP for deferral until after the BZA decides on the applicants' variance request second by HDLC - **Deferred**

5. **Consideration: DESIGN REVIEW 147-16** – New construction of hotel with more than 40k square feet of floor area (BD)
Location: 316 St. Charles Avenue
Submitted by: Amy Finklea, John T. Campo & Associates
Contact: afinklea@jtcampo.com

The applicants presented the proposal for a new hotel in the CBD on St. Charles Ave. The subject property is currently a surface parking lot with access to & from the Whitney garage. The right of access will carry over to the new use.

This proposal also has an application for variances with the BZA for loading spaces and curb cuts. The CZO does not allow curb cuts but there are three existing, the applicants are requesting two smaller ones. The hotel is required to have two loading spaces, they are proposing one and need one of the curb cuts for that purpose.

Overall, the committee liked the design.

PPW – concerned about a possible large blank wall facing toward Canal Street, asked applicants to articulate this wall to break it up a bit. Also stated the need for the required street trees.

HDLC – concerned about signage and about the look/color of the entry canopy on St. Charles Ave.

Motion:

A motion to approve by PBP subject to street trees being added, the canopy issue be addressed as discussed, and the large blank wall be articulated as discussed, seconded by HDLC - **Adopted**

6. **Consideration: DESIGN REVIEW 148-16** – Modifications to the exterior of a hotel in the enhancement corridor design overlay district with over 100' of frontage. (TA)
Location: 1300 Canal Street
Submitted by: Robert Boyd, Holly & Smith Architects
Contact: robertboydaia@gmail.com

The proposal is to renovate the front and side of the old Clarion Hotel / Hotel 504. The proposal is to replace the large canopy over the front entrance with a more proportional canopy. The side entrance would have a smaller canopy of the same design.

PPW – asked about palm trees – existing, and requested date palms be added.

HDLC – asked about the glass front and whether the existing mirrored glass would be replaced. Application said not planned but they would look into it. Also asked about bollards on the side entrance and stated preference was to replace with a simple hand rail.

Motion:

A motion to approve by PPW subject to street trees (date palms) being added, the front glass issue be addressed to the extent possible, as discussed, and side entry railing instead of the existing bollards, as discussed, seconded by PBP - **Adopted**

7. **Consideration: ZONING DOCKET 014-17** – Conditional Use to permit the renovation of a bank with a drive-through in the enhancement corridor design overlay district with over 100' of frontage (SK)

Location: 3836 Elysian Fields

Submitted by: Jill Bryan, BDG Architects

Contact: jill.bryan@bdgllp.com

Regions Bank purchased adjacent lots to expand parking and to relocate the drive-thru lanes. There was considerable discussion regarding the proposed canopy, feeling it looked “too heavy”. There was discussion on ways to reduce the size, or at least the appearance of being too big. The applicant agreed to reconsider the design in light of the practical need of making the canister tubes operate correctly. PPW stated the need for street trees – oaks.

Motion:

A motion to approve by PPW subject to street trees being added, the canopy issue be addressed as discussed, seconded by HDLC - **Adopted**

****NON-CPC ITEMS:**

8. **Consideration:** Youth Study Center – Addition

Location: 1100 Milton Street

Submitted by: Ian Dreyer (NANO Architects), Robert Vallejo (CPA)

Contact: ian@nanollc.net; rvallejo@nola.gov

This case was deferred at the last DAC meeting. There was a lengthy discussion regarding primarily the large wall and how to make it more appealing while at the same time providing the security and privacy needed by the occupants of the facility.

This facility had a conditional use approved under the old CZO, but under the current CZO it is a permitted use. If the proposal needs to amend the approved conditional use, and go through the whole approval process, or not, as a permitted use under the new regulations, has yet to be decided. That decision is forthcoming by the Director of the Department of Safety and Permits. Either way, the Committee agreed the case needs to be reviewed again based on the suggestions made today.

Motion:

A motion for DEFERRAL by PBP subject a decision on the conditional use issue by Safety and Permits, ,
seconded by PPW - **Deferred**

9. **Consideration:** BROAD + WATER DATA Field
Location: Lafitte Greenway at N. Broad St.
Submitted by: Bryan Lee (Arts Council)
Contact: bryan@artsneworleans.org

THIS ITEM WAS WITHDRAW, MAY BE RESCHEDULED AT A LATER DATE

OTHER MATTERS:

None

The meeting was adjourned at 12:45 PM.

DESIGN ADVISORY COMMITTEE MEETING

JANUARY 4, 2017

Name	Organization	Email Address
JACK MARSHALL	BDG Architects	jack.marshall@bdgllp.com
MIRIAM LEMANN	OPA/City	mflermann@nola.gov
H. Dredde Booth Jr	Architect	archwave@bellsouth.net
Amy Finklea	Campo Architects	afinklea@jtcampo.com
Miriam Salas	Campo Architects	msalas@jtcampo.com
Nathan Fell	Campo Architects	nfell@jtcampo.com
Kelly Howard	CPC	
Tyler Armstrong	CPC	
Bill Peteresen	LRK	
MIKE SULLIVAN	LRK	
Patrick Kraft	Holly + Smith Architects	
Robert Boyd	Holly + Smith Architects	
JARED BOWERS/ERIK ALBERT	ALBERT ARCHITECTURE	
Michael R Lang	Key Real Estate	mrlang@keyrealestateco.com
Danny McElwain	Parkways	dmcwain@rob.gov
Wesley A. Clark	CAD	wesley@cad.com
Eleanor Burke	HDLC	