

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – February 22, 2016

Members Attending

Bryan Lee, Arts Council
Daniel McElmurray, PPW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Timothy Jackson (sitting in for Stephen Kroll), CPC
William Gilchrist, Place-Based Planning

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

Akeem Martin, Spectrum Designs LLC
Angela Morton, Mathes Brierre
Bill Petersen, LRK
Brittany DesRocher, CPC
Dan Akerley, Albert Architecture
Dana Brown, Dana Brown and Associates
Gaylan Williams, Dan Brown and Associates
Greg Baron, Ewingcole
Heidi Schmalbach, Arts Council New Orleans
Ian Dreyer, NANO LLC
Jared Bowers, Albert Architecture
Jose Cotto, Arts Council New Orleans
Kelly Howard, CPC
Kyle McGehee, Audubon Nature Institute
Mac Ball, Waggoner and Ball
Mike Hawkins, ADG New Orleans
Nate Walker, HMS
Nick Perez-Alvarez, Manning Architects
Patrick Maher, Harrah's
Ray Bergeron, Architect
Robert Vallejo, CPA
Rodney Dionisio, CPA
Roland von Kurnatowski, Lakeshore Landing
Terri Dreyer, NANA LLC

1. **Consideration:** Minutes from February 1, 2017, DAC meeting.

There was no discussion.

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

CPC ITEMS:

2. **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 staff explained that the project had been reviewed at the previous meeting and the committee had requested that the applicant modify the blank portion of the façade on Canal Street to add visual interest and remove the offset portion of the roof top terrace railing so that it was straight across.

The applicant briefly presented the modifications explaining that they had indented the brick pattern on the blank wall to mirror the openings on the opposite side. Additionally, they moved the balcony roof top terrace railing as requested by the committee.

The committee agreed that they were satisfied with the changes.

Motion:

A motion for **Approval** of the project was made by HDLC, seconded by Place-Based Planning and adopted.

3. **Reconsideration: DESIGN REVIEW 138-15** – New construction of an educational facility in the enhancement corridor with more than 100' of frontage (modifications to plans approved at January 6th, 2016 meeting) (BD)
Location: 3815 Saint Bernard Avenue
Submitted by: Mac Ball, Waggonner and Ball Architects
Contact: mac@wbae.com

CPC staff explained that the project had been approved at the January 6th 2016 meeting. The building footprint and site plan had not changed; however, the articulation of the elevations had been modified from the originally approved plans.

The applicant briefly presented the modifications explaining that they had modified the elevations to distinguish the base level from the upper levels and emphasized the stairwell on St. Bernard Avenue. The materials were selected to reflect the existing development in the area.

The representative from Parks and Parkways asked about the existing oak in the parking lot, whether or not it would be saved. The applicant stated that they intended to remove and

replace the existing tree. The representative from Parks and Parkways requested that the oak remain and be protected during construction. The applicant agreed to have their landscape architect work with Parks and Parkways on protecting the tree. The representative from Place-Based Planning commented that there was not a large express to signify the entrance to the facility and many of the committee members agreed. It was discussed that signage over the entrance would likely be enough. Otherwise, the committee was satisfied with the modifications.

Motion:

A motion for **Approval** of the project, subject to the preservation of the live oak and signage at the entrance, was made by HDLC, seconded by Place-Based Planning and adopted.

4. **Reconsideration: 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 (deferred from January 4th, 2017 meeting) (TA)

Location: 1717 Canal Street

Submitted by: Bill Petersen, LRK LLC

Contact: bpetersen@lrk.com

CPC staff explained that the project had been reviewed at the January 4th 2017 meeting and was deferred pending some modification of the design as well as the approval of waivers. The requested waivers were approved by the BZA and the applicant had made changes to the design to reflect comments from the previous meeting.

The applicant briefly presented the modifications explaining that they had reinforced the corner to make a stronger statement, brought vertical elements up from base, broke up the massing and showed the preservation of the existing oak tree as requested by the committee. Additionally, the balconies along N. Derbigny Street had been removed in order to reduce costs. The applicant stated that the Iberville Street and N. Claiborne Avenue façade had not been modified.

The representative from the Historic Districts Landmarks Commission stated that the design was much improved; however, she felt that the N. Derbigny Street elevation was cramped on the Canal Street end. The applicant stated that the projecting elements are a dark color and that maybe a material change would make it less crowded. The committee agreed that would probably help. The representative from Parks and Parkways stated that N. Claiborne Avenue and Iberville Street corner was not detailed enough and that the landscaping needed to wrap all sides. He suggested that the rhythm from the rest of the building be brought to that corner. It was discussed that the committee would conceptually approve the project but would like to see requested modification at the next meeting. The applicant agreed.

Motion:

A motion for **Approval** of the project, subject to revisions being submitted and reviewed at the next meeting, was made by HDLC, seconded by PPW and adopted.

5. **Reconsideration: DESIGN REVIEW 002-17** – Renovation of existing structure into a mixed-use development with more than 40k square feet of floor area (deferred from February 1st, 2017 meeting) (BD)

Location: 3101 Tulane Avenue

Submitted by: Raymond Bergeron, Architect

Contact: rcbarch@cox.net

CPC staff explained that the project had been reviewed at the February 1st 2017 meeting and the applicant had resolved issues with most CZO requirements. The applicant had submitted multiple options based on the comments from the previous meeting.

The applicant presented the modifications explaining that they had pulled out the circular stairwell element in order to break the horizontal datum, modified the second floor railings so that the supports related to elements on the first floor, changed the second floor railings from a solid element to a spindle railing to emphasize more vertical elements. The applicant stated that although he showed an option with a flat roof that is not what his client wants.

The representative from the Historic Districts Landmarks Commission stated that the design with the flat roof was most successful. The other committee members agreed. The pitched roof creates too large of a mass. The applicant explained that there were several issues with the flat roof, including drainage. The committee felt those issues could be resolved and agreed that the applicant should explore the flat roof design further and return with revised plans.

Motion:

A motion for **Deferral** of the project so the applicant can explore the flat roof design further and return with revised plans, was made by HDLC, seconded by PPW and adopted.

6. **Reconsideration: DESIGN REVIEW 010-17** – Renovation of an existing casino building to include a live entertainment venue with more than 40,000 square feet of floor area (deferred from February 1st, 2017 meeting) (TJ)

Location: 8 Canal Street

Submitted by: Manning Architects

Contact: nicholas@manningarchitects.com

CPC staff explained that the project had been reviewed at the February 1st 2017 meeting and that CPC had received a determination about the signage. A blade sign would be permitted; however, the proposed size was too large and would require a waiver. The scrolling marquee sign is not permitted and the attached wall sign would be permitted.

The applicant presented the modifications explaining that they had brought some of the elements of the Harrah's façade along the Fillmore façade.

The representative from the Historic Districts Landmarks Commission questioned why the material was gray when the rest of Harrah's was brick or white. The applicant stated that they

wanted the addition/new use to stand out. The committee agreed that the design of the addition was different enough from the existing to stand out and felt the color of the new material should be white to tie into the existing.

Motion:

A motion for **Approval** of the project, subject to the modification of the material color to match existing, was made by HDLC, seconded by PPW and adopted.

7. **Reconsideration: ZONING DOCKET 047-16** – New construction of marina store in the corridor transformation overlay with over 100' of frontage (larger development proposal conceptually approved at May 4th, 2016 meeting) (BD)

Location: 6701 Stars and Stripes Boulevard

Submitted by: Roland von Kurnatowski, Studio Network-Lakefront LLC

Contact: ropotowsky@steeglaw.com, zrosenberg@steeglaw.com

CPC staff explained that the project had been conceptually approved at the May 4th 2016 meeting. At the time of the original meeting, the applicant only had fully developed plans for the boat house on site. All other plans were still very conceptual – including the marina store. The committee approved the design of the boathouse and asked that all other development return for approval.

The applicant presented the marina store design stating that the design would be similar to the boathouse in that it would use the same truss system and glass application. The structure would be raised per FEMA requirements and would include an accessible lift. The roof would be metal and the facades would be a combination of hardie siding, storefront glass and polycarbonate panel.

The committee was satisfied with the proposal.

Motion:

A motion for **Approval** of the project, subject to the modification of the material color to match existing, was made by HDLC, seconded by PPW and adopted.

8. **Reconsideration: ZONING DOCKET 029-17** – A conditional use to permit a bar in the greenway corridor design overlay district with more than 100' of frontage (deferred from February 1st, 2017 meeting) (BD)

Location: 501 N. Genois Street

Submitted by: Chris Young

Contact: cgyoung@msn.com

CPC staff explained that the applicant had recently submitted revised plans that differed from what was sent with the original agenda and that they would need to be reviewed for compliance with the CZO. In an initial review, staff noticed that the transparency requirement along the greenway was not met.

The representative from Parks and Parkways stated that there are existing trees in the greenway and that the site plan needs to show context and any proposed trees in the public right-of-way need to be consistent with the plan for the greenway. Additionally, street trees would be required on the N. Genois parkway. The applicant agreed and asked who they would need to talk to regarding the foot bridge. The committee responded that they would need to coordinate with Parks and Parkways and DPW. The representative from the Historic Districts Landmarks Commission questioned why the porch was not along the greenway. The applicant responded that the size of the building and site would not work; however, they would be interested in adding roll-up doors on the greenway side of the building to open it up to the greenway. Overall the committee was satisfied with the proposal with a few modifications.

Motion:

A motion for **Approval** of the project, subject to the modification of the greenway façade to include openings and revisions to the landscape plan, was made by HDLC, seconded by Arts Council and adopted.

9. **Consideration: DESIGN REVIEW 017-17** – Addition of balcony to of existing structure (approved under DR140-16 on January 4th, 2017) in the character preservation corridor (SL)

Location: 4132 Magazine Street

Submitted by: Albert Architecture

Contact: dakerley@albert-architecture.com

The applicant presented the project stating that the only change to the design of the addition of a balcony which would be less than 100 square feet. The committee asked if it would be over the public right-of-way and the applicant responded that it would not be. There was no further discussion.

Motion:

A motion for **Approval** of the project was made by PPW, seconded by Place-Based Planning and adopted.

10. **Consideration: ZONING DOCKET 033-17** – A conditional use to permit the renovation of a gas station in the enhancement corridor design overlay district with more than 100' of frontage

Location: 5401 St. Claude Avenue

Submitted by: Akeem Martin, Lynnette McClain

Contact: specdesignsllc@gmail.com

CPC staff stated that the project as designed would require several waivers.

The representative from Place-Based Planning stated that the project should not come before the DAC until the issues regarding the waivers are resolved. The committee agreed.

Motion:

A motion for **Deferral** of the project until issues regarding waivers are resolved was made by Place-Based Planning, seconded by PPW and adopted.

****NON-CPC ITEMS:**

- 11. Reconsideration:** Gert Town Natatorium (modifications to plans approved at August 5th, 2015 meeting)

Location: 3411 Broadway Street

Submitted by: Nate Walker (HMS Architects), Rodney Dionisio (CPA)

Contact: walker@hms-pa.com, radionisio@nola.gov

The architect explained that due to budget cuts a small one-story multi-purpose area had been removed and would now be an exterior lawn. The committee did not have any objections to the proposed modification.

Motion:

A motion for **Approval** was made by Place-Based Planning, seconded by CPA and adopted.

- 12. Reconsideration:** Youth Study Center – Addition (deferred from December 14th, 2016 meeting)

Location: 1100 Milton Street

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

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

The architect presented the modifications explaining that they had made the front entry more cohesive, framed the windows with more articulation in the brick patterning and used metal panel on the side that faced the school.

The committee asked about the light brick being proposed and the applicant responded that it was used in the existing structure. The committee agreed that they preferred the lighter brick over the red. The representative from Parks and Parkways stated that the landscape needed modification in order to fit in with the context of the bayou. Overall the committee was satisfied with the modifications.

A motion for **Approval** of the project, subject to revisions to the landscape plan, was made by PPW, seconded by Place-Based Planning and adopted.

- 13. Consideration:** Wall + attached sign at Audubon Nature Center

Location: 11000 Lake Forest Boulevard

Submitted by: Michael Hawkins

Contact: mhawkins@adginc.org

The applicant presented the project explaining that they were proposing a concrete and aluminum panel wall and gate to replace the existing chain link fence and gate. The wall would match the existing wall located at the bus stop near the entry of the site. Overall the committee was satisfied with the proposal.

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

14. Consideration: OCH Streetscape

Location: Oretha Castle Haley Boulevard Corridor

Submitted by: Bryan Lee Jr.

Contact: bryan@artsneworleans.org

The applicant presented the project explaining that the streetscape improvements would include four bus stop shelters along Oretha Castle Haley Boulevard designed by students in the Youth Solutions program. Ultimately the students would fabricate and install the proposal. Each stop features a different design using materials that were accessible and affordable.

The representative from Parks and Parkways stated that maintenance of these shelters would be the responsibility of Parks and Parkways so the applicant would need to coordinate with them. It was also suggested that the seating be at least 18" and that they look at the adult human scale. The committee questioned whether an engineer had reviewed the designs and the applicant stated they were working with DPW. The committee suggested that the applicant have an engineer look at the structural design and that they coordinate with DPW and RTA. In concept the committee supported the proposal.

Arts Council abstained from this motion.

A motion for **Approval** of the project, subject to verifying all applicable codes, performance and maintenance requirements and coordinating with all applicable agencies, was made by Place-Based Planning, seconded by PPW and adopted.

15. Consideration: Spanish Plaza improvements

Location: Mississippi River between Canal and Poydras Streets

Submitted by: NOBC

Contact: crcramer@nola.gov

The landscape architect presented the project explaining that the Spanish Plaza acts as a bookend for the riverfront and was being revitalized as part of a new vision for the riverfront. The proposal included increasing the size of the existing fountain, widening the openings, reducing the number of ramps and changing the existing paving and landscaping. The landscape architect explained that the existing buildings needed to remain on the site due to a lease. The existing Spanish tiles would remain on the inside of the new fountain and the fountain would be programmable. The new paving would include gray and blue pavers with light and dark versions to create various patterns.

The committee briefly discussed the overall concept of redeveloping the plaza rather than preserving it in its existing state. Regarding the design of the redeveloped plaza, it was noted that the existing tiles would be maintained and the location of the fountain would remain the same. The committee then discussed the patterning of the paving tiles. The representative

from Place-Based Planning questioned why they were at an angle. The landscape architect explained that they oriented towards Canal Street. The committee agreed that the connection between the plaza and Canal Street was lost due to the floodwall and that the patterning of the paving tiles was distracting. It was suggested that the paving tiles relate to the fountain and that the gray color is used instead of blue. Then the committee discussed access to fountain in order to see the Spanish tiles which are now on the inside wall of the enlarged fountain. Several options were discussed including expanding the deck to provide a walkway. The landscape architect agreed to study the idea.

Place-Based Planning abstained from this motion.

A motion for **Deferral** of the project so the applicant can make the modifications to the paving pattern and fountain access was made by PPW, seconded by HDLC and adopted.

DESIGN ADVISORY COMMITTEE MEETING

FEBRUARY 22, 2017

Name	Organization	Email Address
RAY BERGERON	RAYMOND C. BERGERON ARCH	RZBARZCH@COX.NET
GREG BARON	EWINGCOLE	gbaron@ewingcole.com
Kelly Howard	CPC	
MIKE HAWKES	ADG New Orleans	mhawkse@adginc.org
KYLE MEGEEHEE	AUDUBON NATURE INSTITUTE	kmegeehee@auduboninstitute.org
MAE BALL	WAGGONMONT BALL	mae@wbae
Eleanor Burke	HOLC	esburke@nola.gov
Paul Petersen	LRK	BPETERSEN@LRK.COM
NATE WALKER	HMS	WALKER@HMS-PA.COM
PATRICK MAHER	HARRAH'S	PMAHER@HARRAH.S.COM
JARED POWERS	ALBERT ARCH	JPOWERS@ALBERT-ARCHITECTURE.COM
D. Akers	" "	DAKERSLET@ " "
Angela Morton	Mather Briere	amorton@matherbriere.com
DANA BROWN	DANA BROWN & ASSOCIATES	DBROWN@DANABROWNASSOCIATES.COM
GAYLAN WILLIAMS	" " "	GWILLIAMS@ " "
Roland von Kunatawski	La Perkhore Landry	Roland@Tipitina.com
IAN DREYER	NANO LLC	IAN@NANOCC.NET

