

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – April 19, 2017

Members Attending

Alphonse Smith, Arts Council (AC)
Daniel McElmurray, PPW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Tim Jackson, CPC

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

Rodney Ratliff, Ratliff Architecture
Ricardo Albert, Albert Architecture
Jared Bowles, Albert Architecture
Miguel Vileri, CPA
Hope Sherman, Edwards Communities
Avery Foret, Sherman Strategies
Michael Manjarris, Sculpture for New Orleans

1. **Consideration:** Minutes from April 5, 2017, DAC meeting.

There was no discussion.

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

Consideration: To add two Non-CPC items to the agenda

Motion: A motion was made by DPW to review two (2) sculpture pieces, seconded by CPA and adopted.

CPC Items:

2. **Reconsideration:** **DESIGN REVIEW 026-17** – New construction of a clinic in the enhancement corridor design overlay district and the corridor transformation design overlay district with over 100' of frontage. (deferred from the March 22, 2017 & April 5, 2017 meetings) (TA)

Location: 6101 Elysian Fields Avenue

Submitted by: Rodney Ratliff

Contact: Rodney@ratliffarchitects.com

CPC staff explained that the project had been presented previously at the March 22 and April 5 meetings and that while changes had been made to move the stairs onto Elysian Fields, that the door still need to be moved. The applicant said that he was working with a builder who would make the shell of the building making it difficult to move the door.

The Representative from PPW asked if the design had just been flipped, bringing the waiting room to the side. The applicant said yes, and also stated that the design was what the tenant wanted. CPC staff suggested moving the vestibule to the corner, which would allow for the door to be added on Elysian Fields.

Motion: A motion for **Approval** of the project was made by PPW, subject to moving the stairs and entrance, seconded by CPA and adopted.

3. **Consideration: ZONING DOCKET 044-17** – A conditional use to permit the expansion of an existing gas station to include a new convenience store, fast-food restaurant, and mini-warehouse in the corridor transformation design overlay district with more than 100' of frontage. (NK)

Location: 3054 General De Gaulle Drive

Submitted by: Richard Albert, Albert Architecture

Contact: dzegel@albert-architecture.com

CPC staff introduced the project. The applicant explained that the plans included tearing down the existing kiosk and adding a new convenience store. That they would be keeping the existing underground tanks, but have fewer pumps. Plans also include adding a diner and self-storage rent units.

The representative from HDLC if the base floor was flood elevated. The applicant replied that it was their intent to do just that to 3' and to provide ramping, as well as make the front entry in ADA compliant. The representative from PPW asked about the grading of the storage area and the entrance, to which the applicant replied that it would be the same level as the rest (3') and that there would be ramping at the entrance. The representative from PPW said that it would be serious ramping required, which concerned him. He was also concerned about how tight the parking area was for load area for the storage units without them being in the flow of traffic. The applicant agreed that they needed to reconfigure the parking area. The representative from HDLC felt that the tower elements on the diner appeared to be overdone and asked why that was. The applicant said it was for signage, but that they could reduce the size. The representative from PPW suggest that they be consistent with the roof line, while the representative from HDLC said that she was fine with it being reduced at least halfway between what it is and the roof line. The representative from PPW mentioned that there were no street trees shown and that the landscape did not meet code, as well as asked about the stormwater plan. The applicant said that the retention basins were on the plan in the back rear corner.

Motion: A motion for **Approval** of the project was made by PPW subject to lowering of tower, bringing site plan to compliance, and changing access to store with changes to the parking, seconded by CPA and adopted

4. **Consideration: DESIGN REVIEW 037-17** – Installation of a mural. (TJ)

Location: 6 Press Street

Submitted by: Ayman Jaber, The NOCCA Institute

Contact: ajaber@noccainstitute.com

CPC staff explained that the project. The applicant presented mural, which is to be located at the Homer Plessy location to pay homage to him and other people from the civil rights movement. The representative from PPW asked who was involved in the project. The applicant answered that about 28 artists, both from the local community and NOCCA alumni. The representative from AC asked who owned the fence, to which the applicant replied that the school did. The representative also asked if they were working with the community, to which the applicant replied that they had attended many neighborhood association meetings and invited the communities input at meetings of their own. The representative from PPW suggested they make plans to include maintenance and repairs, and the representative suggested they use a special coating that prevents tagging and UV light damage.

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

5. **Consideration: DESIGN REVIEW 038-17** – Addition to the second story of an existing structure in the character preservation corridor design overlay district. (BD)

Location: 4500 Magazine Street

Submitted by: Richard Albert, Albert Architecture

Contact: dzegel@albert-architecture.com

CPC staff explained the project. The applicant stated that this is an existing building that a 2nd store expansion is planned to include office space, an outside patio and roof repairs. The applicant also explained that all additions to be made were to match the existing façade, roof and store front.

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

6. **Consideration: DESIGN REVIEW 039-17** – New construction of multi-family residential development with over 40,000 square feet in floor area. (NK)

Location: 1301 Annunciation Street

Submitted by: Stephen Caplinger, Edwards Communities Development Co.

Contact: stephen@creativedesignplanning.com

CPC staff explained the project. The applicant presented the project stating that the project would be at the old Schwegman's and would be a 4-story multi-residential building with the an interior multilevel parking garage. The applicant said that they had been meeting with various neighborhood associations, including the Coliseum Square Association, a great deal to get their input, and through that they agreed to move the main entrance to Annunciation Street. The building would include interior courtyards, and a small retail location on the corner of Thalia Street. The materials planned to be used are mostly brick of various colors, with some stucco in

the recessed parts of the building, which was requested by the neighborhood associations. The plans showed a large number of street trees and ground cover.

The representative from PPW mentioned that the elevation on Annunciation St. was very flat, and the representative from HDLC stated that the setbacks on Annunciation St. appeared to read like a stage set and that they should look at deeper setbacks, like on the other streets. Another concern mentioned was that there was not enough pedestrian access especially on Annunciation St. The client said they would look at addressing the setback and elevation concerns, but that they had limited the pedestrian access due to security. The representative from HDLC said the safety concerns would decrease if there were more pedestrian interaction. The representative from HDLC also had comments on the architecture features, such as balconies, that were not accessible from the units and stated that they either should be accessible or removed.

Motion: A motion for **Approval** of the project was made by HDLC subject to articulating the Annunciation Street façade, adding more pedestrian entrances to the street and balconies, and working with PPW on street tree types and locations, seconded by PPW and adopted.

7. **Consideration: DESIGN REVIEW 041-17** – Redevelopment of a community center in the enhancement corridor design overlay district. (BP)

Location: 2101 Philip Street

Submitted by: VergesRome Architects, APAC, Julio Miguel Viteri (CPA)

Contact: tony@vergesrome.com; jmviteri@nola.gov

CPC staff explained the project. The applicant presented the project stating that the location is the old Allie Mae Project from pre-Katrina and that FEMA demanded that part of the site remain as green space. The proposed plan would all be for part of the building and would include a community library, a new masterplan for the existing HeadStart daycare, relocation of restrooms, the addition of an open-space, gallery, four community rooms, administrative offices, maintenance and utility updates and modules for community pods for non-profits to have offices. The applicant said that the building was from the mid-70s and featured the blond brick that was popular at the time. The plans called for new windows, adding a covered canopy, a rainscreen wall and to add a sidewalk from one side through the green space. At this time the landscape plan only included cleaning up the parking area and green space.

The representative from PPW suggested that they add view panels on the door way, to which the applicant said to make viewing easy for all they would look into doors that had full length center panels.

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

Non-CPC Items:

8. **Consideration:** Of sculpture to be placed at yet to be determined location (Bayou St. John).

The representative from PPW explained that both this and the following agenda item were being looked at to just approve the artwork itself and that the placement locations were still being decided. The first item was a 6ft bronze sculpture of a woman. The artist was on hand to provide the backstory of how she based the sculpture on a sculpture of a young girl who had been located on Swan Island in City Park many years ago and suddenly went missing. The representative from PPW suggested that the full backstory as well as the photos of the original sculpture be included in all presentative material.

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

9. **Consideration:** Of sculpture to be placed at yet to be determined location (Poydras Street).

The applicant (representative from Sculptures for New Orleans) explained how he had seen miniature work of found materials by the artist, Ashley Prigmore and asked her if she would be interested in my making a much larger version of one of them to be placed in the city. The artwork is of a large seahorse in bronze and that they it was being considered for placement in the Poydras Corridor. The representative from PPW suggested using a more delicate support pole for the sculpture.

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