

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – May 2, 2018

Members Attending

Daniel McElmurray, Parks and Parkway (PPW)
Nick Kindel, City Planning Commission (CPC)
Stephen Kroll, City Planning Commission (CPC)
Eleanor Burke, Historic District Landmarks Commission (HDLC)
Miriam Lemann, Capital Planning Administration (CPA)

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

Kelly Howard, CPC
Joseph Colón, CPC
Amos Wright, CPC
Rachael Berg, CPC
Bradley Converse, Cambridge Seven
Yong Joo Kim, Cambridge Seven
Colm Kennedy, Fernandez + Johnson
Martin Johnson, Fernandez + Johnson
Ron Stuart, Smoothie King Franchises, Inc.
Donald Fant, Woodward
Edward Amar, Smoothie King
Matthew Montgomery, Smoothie King
Jared Ducote
Roger Freibert, HCI Architects
Greg Drewes, HCI Architects
Gaylan Williams, Dana Brown & Associates
Chris Africh, Dana Brown & Associates
Michael Albright
Judith Moran, McCormack Baron Salazar
Mario Washington, HANO
Gordon Kolb Jr., GHK Developments

Minutes:

1. **Consideration:** Minutes from April 18, 2018 DAC meeting.

There was no discussion.

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

CPC Items:

- 2 **Consideration: DR062-18** – New construction of a behavioral health services structure with over 40,000 sq. ft. of floor area in an EC Enhancement Corridor Design Overlay District with over 100 feet of frontage. (AW)

Location: 210 State Street

Submitted by: Fernandez + Johnson Architecture

Contact: ckennedy@fjaia.com

CPC introduced the project, and the applicant explained that this project was the next phase in the Children's Hospital campus project. Plans are to relocate the Children's Hospital behavioral health services structure to the site on the corner of Leake and State Streets. The building is a 5 stories with 2 playgrounds on the State Street side where the existing trees will provide some afternoon shade. The floor plan includes an outpatient clinic, a waiting room and loading dock on the first floor; office space and rooms for music and art therapy on the second floor; and patient rooms (sleeping quarters on the west end and day space on the east) on the third thru fifth floors. The front façade is fiber cement panels with metal panels on the first floor to reinforce the entry, and will be blue and light and dark grey. The south façade will have light grey panels, the west façade will have blue, light grey and dark grey panels; and the East façade will have dark and light grey panels. The playground will be elevated for flood elevation. The new building will take over the existing parking lot causing them to lose 101 spaces on the site and 10 on the Leake Street side. The trees will shield a lot of the building. The landscape plan includes existing trees, adding low foliage, and long and short term bicycle parking. The water retention system will reside under the playground.

The representative from PPW says that his overriding concern is that the color and finish of the building has nothing to do with the rest of the campus, to which the applicant said that there was no way for them to match the color and finish of the existing buildings so they chose not to. The representative from HDLC said that the parking garage made sense not to mimic the main hospital, but that this building should reflect the overall look and feeling of the rest of the campus. The representative from PPW said that they were going to have to cut 50% of one of the trees roots, and most likely that it would not survive. The representative also said that they would need a wayfinding system. The applicant said that the canopy is a covered walkway that is intentionally understated so people do not think that is this is an emergency room. The representative from HDLC asked if they thought of using red panels and also asked why brick wasn't used like the rest of the campus which is brick and cast stone. The applicant said that they will be bringing in new work and that it will relate more to the main hospital. The representative from HDLC said they need to have a master plan for the entire campus, to which the applicant said that it is not imminent. The representative from PPW asked if this is the last building, to which the applicant replied yes. Then the representative from HDLC said that if this is the last building it needs to relate to what is already existing. The applicant says that they will be using the same glazing as the main Children's hospital and offers to remove the light grey for white, and dark grey for light grey. The representative said that they still need some color. The representative from HDLC then said that the window to wall ratio is off and asks where

the mechanical will be, to which the applicant replied on roof, and that they will have underground chilled water equipment. The representative from PPW says that some of their plants are questionable because of the sun pattern, reiterates that the tree by the park may not survive because of the wall, and says that street trees are required definitely on State Street and maybe on Leake Street.

Motion: A motion for **Approval** of the project was made by PPW subject to a color façade revision and landscape plan revision. The motion was seconded by HDLC and adopted unanimously.

3. **Consideration: DR063-18** – Substantial renovation of an existing structure for hotel and multi-family residential use with over 40,000 sq. ft. of floor area. (JC)

Location: 2 Canal Street

Submitted by: Donald Fant, Woodward Design + Build

Contact: dfant@wdbllc.com

CPC introduced the project saying that it was before the DAC a year ago as a Conceptual Review, and the applicant explained that this is the Four Seasons project and that many of the design ideas shown last year have not changed. Plans are still to have the hotel and public spaces go from the 1st to 18th floor, the residential condos on the 19th thru 31st floor, mechanical rooms on the 32nd floor and observation decks on the 33rd and 34th floor. They are working closely with NORTA Ferry Terminal project to maintain a consistency with design elements. The main entries are staying on Convention Center Boulevard with one for hotel and restaurant guests and another for the condo tenants. They are working with National Park Services to move the Galvez statue closer to Canal Street. The total site area is 83,719 sq. ft. with 998 parking spaces. In addition to the areas mentioned there will be a restaurant & dining court on the first floor; a separate attraction entrance with elevators to the 33rd and 34th floor observation decks; meeting rooms and a ballroom on the 3rd floor; and a spa, fitness center and pool on the 6th floor. The building will have 335 guest rooms and 92 condos. The hotel and residence lobbies are separate, but off of the British Plaza/motor courtyard while dining courtyard is off of Canal Street. The loading dock is already existing off of British Plaza and will have safety sensor put in place for pedestrians. The motor courtyard has an existing street turn that will be replaced and it will be paved with pressed concrete, pavers and terrazzo. The dining courtyard will have a wall surrounding it and will be paved with terrazzo, pressed pavers and granite interior spaces. The entire area is 100% pedestrian accessible through the lobby. For landscaping they are looking at Creole Queen American Elm for the public trees, Sweet Bay Magnolia for interior trees and shade tolerant plants such as Lily of the Nile, Hedgerows, White Azaleas and Creeping Fig.

The representative from PPW pointed out that the tree grates in the sidewalk are not allowed, said that they need to see the full set of plans for the Galvez statue relocation and asked if there was a maintenance agreement, to which the applicant answered yes.

Motion: A motion for **Approval** of the project was made by HDLC. The motion was seconded by CPA and adopted unanimously.

4. **Conceptual Review: DR064-18** – New construction of a multi-family residential structure with over 40,000 sq. ft. in floor area in a GC Greenway Corridor Design Overlay District with over 100 feet of frontage.

Location: 1501 St. Louis Street
Submitted by: Greg Drewes, HCI Design
Contact: gdrewes@hriproperties.com

CPC introduced the project, and the applicant explained that this project a HANO owned project to build a multi-family residential building at the former Winn Dixie site. There are two paper streets, one of which they plan to extend to Marais to make it a true street. Marais will be reconstructed with curbing, lighting and street trees. This will be a 4 story, 76 unit, mixed-income residence with site amenities. The first floor will have public activity space, leasing office, a fitness area and maintenance area. The second thru fourth floors will be stacked 1 and 2 bedroom units and an outdoor terrace space. They have worked to strengthen the corner elements with variation in facades. They have added double and triple windows, and the owner wants more glazing.

The representative from HDLC said that the design direction in the revised plans is more successful than the original, that the larger windows and gallery were nice touches. The representative from PPW recommended that the not add curves in the trail for just one block and to have the sidewalks at the property line to give as much space for street trees.

Motion: No motion of vote required at this time as it is just the Conceptual Review.

5. **Consideration: ZD060-18** – New construction of a specialty restaurant with drive-through facilities at a major intersection in an EC Enhancement Corridor Design Overlay with over 100 feet of frontage. (RB)

Location: 1501 Elysian Fields Avenue
Submitted by: Montmar Blend Masters LLC
Contact: montmar.83@gmail.com

CPC introduced the project, and the applicant explained that this project is to build a drive thru only Smoothie King that is 800 sq. ft. in size. The structure will have a walk up window, bike rack and patio seating. The entrance to the site will be from Elysian Fields only, with exits on North Claiborne and Elysian Fields. There will be 5 parking space, 1 of which will be ADA, and there is additional on street parking on North Robertson. There are no landscaping plans yet. The exterior is based upon Smoothie King's corporate design, with red metal paneling, metal canopy, and tri-color painted hardy board shingles.

The representative from HDLC asked CPC about the transparency requirements at the front of the building, to which the representative from CPC said that there is not a requirement in the current commercial zoning but there would be in the proposed mixed-use zoning, and they were not sure why they were seeking a zoning change. The applicant replied to allow for a drive thru. The representative from CPC said that the plans do not meet design requirements. The representative from CPC said they needed to pull the building closer to the street, increase the transparency. The representative from PPW said they needed to figure out their site plans. The applicant is required to have a certain number of spaces for cars to queue in the drive thru and that the drive thru queue

should not block access to parking spaces. The representative from CPC said they would need a waiver for lot size with a drive thru. The representative from PPW told them to make sure the sidewalk is at the property line and asked if they were required to have a bypass lane, to which the representative from CPC said that they weren't sure if it was required.

Motion: A motion for **Approval** of the project was made by HDLC subject to them looking at bring building closer to the street, increase window numbers and size, prepare landscape plan with a licensed landscape architect, and a tree protection plan. The motion was seconded by PPW and adopted unanimously.

6. Consideration: ZD065-18 – New construction of a mini-warehouse with over 40,000 square feet of gross floor area. (AW/JC)

Location: 1601 Tchoupitoulas Street
Submitted by: Gordon Kolb Jr
Contact: gordo@ghkinc.com

CPC introduced the project, and the applicant explained that this site current used to hold metal, but they plan to build a 3-story climate controlled mini storage warehouse with 43 parking space with egress on Richard and Market Streets. The NPP meeting went well and they were taking the advice of the neighbors on anti-graffiti protection. The plans include all of the required landscaping and the parking is internalized. The façade will be a tan brick at the four corners with silver metal and dark charcoal panels on Richard and Market, and off-white stucco on Tchoupitoulas and Religious.

The representative from PPW asked if there would be a grilled gate to pull down to lock at night, to which the applicant said yes and that entrance will be user code punch address. The representative also mentioned street treed, ground covers, recommended that they put the back of the sidewalk at the property line, and said that the number of trees on Market and Richard should be 11, not the 6 shown. The representative from CPC asked about the demolition permit, saying they may need to get City Council approval for it and told the applicant that they need to look at moving one of the parking spaces, because there it is currently located between the street and the front façade of the building which is not permitted.

Motion: A motion for **Approval** of the project was made by HDLC subject to recommendations made for landscaping and parking. The motion was seconded by PPW and adopted unanimously.

7. Consideration: ZD067-18 – New construction of a mini-warehouse with over 40,000 square feet of gross floor area in an EC Enhancement Corridor Design Overlay with over 100 feet of frontage. (HD)

Location: 2619 Tchoupitoulas Street
Submitted by: Carubba Engineering
Contact: john@carubbaengineering.com

This item was removed from the agenda because DAC review is not required (the property is located in a local historic district under the jurisdiction of HDLC).

Non- CPC Items:

None

OTHER MATTERS:

None