

**CITY PLANNING COMMISSION  
DESIGN ADVISORY COMMITTEE  
MINUTES – May 06, 2020  
ITEMS 6 & 8 ONLY**

**Attendants**

**Committee Members:**

Wheeler Manouchehri (CPC)	Stephen Kroll (CPC)
Danny McElmurray (Parks and Parkways)	Louis Haywood (Public Works)
Lindsay Glatz (Art Council of N.O.)	Rodney Dionsion (Capital Projects)

**Attendees:**

Robin Jones	Joseph Colon	Travis Martin	Aspen Nero	Kelly Butler
Edward Nicolaus	Ronn Woods	Cindy Connick	Tim Holmes	Erik Jorgensen
Billy Sawicki	Jacob Peters	Angela Morton	Tony Alfortish	Christie Delhomme
Angela O'Byrne	Sara Delahoussaye		Daryl Quick	

**CPC ITEMS:**

**1. Consideration: Minutes from 4/22/20**

**ADOPTED ON 5/20/20**

- 2. Consideration: Design Review 067/20** – Request by Charles Travis to convert an existing commercial mixed use office building to a commercial mixed use building with 430 STRs, apartments for rent, condos for sale, office and business within the CT Corridor Transformation Overlay District and located within a major intersection in an overlay district. (AW)

**ADOPTED ON 5/20/20**

- 3. Consideration: Design Review 068/20** – Request by Magellan Construction LLC for tenant improvement to an existing structure for a blood plasma center with over 100 feet of frontage in an overlay district. (AN)

**ADOPTED ON 5/20/20**

- 4. Consideration: Design Review 069/20** – Request by Tim Holmes for facade improvements to an existing grocery store and improvements to exterior lighting with over 100 feet of frontage in an overlay district. (KGB)

**ADOPTED ON 5/20/20**

5. **Consideration: Design Review Docket 072/20** – Request by Angela Morton for a campus development plan for temporary modular structures at an existing elementary school. with more than 40,000 sq. ft. of floor area. (RJ)

**ADOPTED ON 5/20/20**

6. **Consideration: Design Review 075/20** – Request by Perez for the construction of new vehicle drop-off area at existing building entry located at the corner of Convention Center Boulevard and Poydras Street. Project includes demolition of existing sidewalks and hardscape features, construction of new drive entries, curbs, sidewalks, and steel supported canopy structure. (JC)

The applicant presented the project by describing it as the initial phase of hotel addition to Harrah's and that the purpose of the removal is to demolish the existing vehicular drop-off so to prepare for foundation for hotel addition. The vehicle drop-off area would have three (3) covered lanes, two (2) uncovered lanes, and new curb cuts at Convention Center Blvd & Poydras Ave. They would additionally add signaling & striping. The proposed vehicular drop-off would have a lifespan of approximately 2 years and the applicant plans to submit another Design Review for the proposed changes for the restoration of that corner post-proposal demolition.

The Capital Projects Administration (CPA) representative asked what part of the structure was canvas, as described by the applicant to which the applicant replied it's actually vinyl. CPA responded that the proposed materiality wouldn't weather well, the roof should be "beefier," and that the column design is nice. The Parks and Parkways (PPW) representative commented if there was any color; the applicant replied it's actually white, meant to match the trim of the building and the structure of the vehicular drop-off is modular roof that is metallic and watertight. CPA also commented that not much walking space. The City Planning Commission (CPC) representative added that part of the problem is no distinction between asphalt and sidewalk. PPW asked if we should be reviewing the entire plans as opposed to this piecemeal proposal? CPC answered that the ordinances are from 1990's and the CZO allows changes to them, so parsing out elements can be approved through whichever approval process the applicant applies for. PPW followed-up with if this proposal is even allowable without the underlying question; CPC offered that the CZO doesn't contemplate temporary structures/alterations to structures and sites. PPW sought to know if there was a paving plan and if everything was concrete to which the applicant affirmed there was concrete everywhere, it would be at grade level with the sidewalks, and there would be a curb between columns and the uncovered lanes. Both CPA and PPW probed if there was no sidewalk along Convention Center Blvd with the applicant acknowledged that the intent

is to keep the public away from that side. PPW offered that a possible solution is to close the lane adjacent to Harrah's and allow Harrah's a dedicated line so drivers aren't cutting through this vehicle drop-off. DPW declared that their department would only allow a sidewalk closure when WTC, the property across from Harrah's, opens up their sidewalk on their side and that they are still waiting on traffic study. The applicant inquired about the protocol of approval procedures, to which CPC answered that they should get conceptual approval from DPW before DAC takes action. CPC additionally added that the department is in communication with the Department of Safety & Permits and the Legal Department for their input on the demolition approval. The applicant said that they thought they would need Council approval for the demolition, to which CPC followed-up that the department would check. DPW queried if the curb cuts would need approval for fronting on the multi-modal corridors and if that involved requesting a variances as well, to which the CPC staff confirmed that Poydras St. is a MMC while we would need to check if Convention Center Blvd is too. PPW finally questioned about the plan to restore the curb cuts when they were done using it in their planned operation.

PPW made a motion to defer to a subsequent meeting so that the applicant could learn about the necessary approvals and procedures as required. DPW seconded and the Committee approved in unanimously (5-0).

7. **Consideration: Zoning Docket 049/20** – Request by Successful Endeavors, LLC for a conditional use to permit a fast food restaurant with drive-thru facilities in a C-2 Auto-Oriented Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 666, Lots 9, 10, 11, and 12, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue, Amelia Street, and Willow Street. (AN)

**ADOPTED ON 5/20/20**

8. **Consideration of: Zoning Docket 054/20** - Request by the Housing Authority of New Orleans for a conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 2863, Lot 1-A, in the Third Municipal District, bounded by Saint Bernard Avenue, Caton Street, Senate Street, and Jumonville Street. (JC)

The applicant presented the project by describing the project as a large grocery store operated by Zuppardo's Family Supermarkets and 63 vehicular parking spaces. The Parks and Parkways (PPW) representative stated that the site would need street trees and to show the existing ones, to which the applicant consented to. PPW questioned if there was a rationale for transparency waiver? The applicant answered that the grocery

partner prefers it, that providing the required transparency would look into storage & butcher spaces, and that the outdoor seating along St. Bernard Ave/ would make-up for it. PPW responded that even with the applicant's comments, there is no real rationale if the proposal is facing the EC corridor and that it's heinous to have huge bank wall fronting on the corridor. PPW followed-up saying the façade facing parking lot is nice but that the St. Bernard and Senate St ones are not good and that in addition, there's no pedestrian access from Columbia Parc, to which the Department of Public Works (DPW) representative shared that concern. DPW suggested that the landscaping could be incorporated into the pedestrian entries to the site PPW advised that the applicant revise the Senate St. blank wall to which the applicant informed the Committee that they were thinking of installing a mural there; PPW conveyed that it would be a huge scale and it's still too auto-oriented.

PPW made a motion to defer to a subsequent meeting so that the applicant could show revisions but the City Planning Commission (CPC) staff reminded the committee that the timeline wouldn't work since the docket is scheduled to be heard at the May 26, 2020 CPC meeting. PPW made an alternate motion to approve subject to revisions that show compliance with transparency, landscaping, street trees, and tree protection requirements. DPW seconded but requested that PPW amend the motion to include revisions to include the blank walls meeting zoning requirements and sufficient pedestrian access from each public right-of-way. PPW accepted the amendment and the Committee approved in unanimously (6-0).

#### **NON-CPC ITEMS:**

- 9. Re-consideration of: Design Review 015/20** – Request by Cynthia Connick to renovate an existing structure on City owned property. (WLM)

**ADOPTED ON 5/20/20**

#### **ANY OTHER MATTERS:**

- 10. Re-consideration of: Design Review 066/20** (Previously Considered at the 4.22.20 DAC Meeting)- Request by Edward Nickolaus Jr. for the new construction of a mixed-use structure in a CPC Character Preservation Corridor. (TM)

**ADOPTED ON 5/20/20**