

**CITY PLANNING COMMISSION**  
**DESIGN ADVISORY COMMITTEE**  
**MINUTES – February 17, 2021**

**CPC ITEMS:**

1. **Consideration:** Minutes from February 03, 2021 DAC Meeting
2. **Reconsideration: Design Review 067-20** – Request by East Skelly, LLC for the conversion of an existing commercial mixed-use office building to a mixed-use development (office, short-term rental, multi-family dwelling, and other undefined commercial uses) in a CBD-4 Exposition District on a site with over 40,000 square feet of development located within a Multi-Modal/Pedestrian Corridor Overlay District. (TM)

The planner summarized the request. The applicant further described the design, including comments about redesign of the structure, the site, vehicular courtyard, loading area, and amenity decks.

The representative of the Department of Parks and Parkways (PPW) commented that Article 23, Section 23.11 has not been met. This provision which requires street trees on all frontages in the CBD. This will be required for this development and will need to be approved by P&PW. If there are frontages where this is not possible this will be considered by P&PW in their review. The Department of Public Works (DPW) commented that any future signage should not encroach on pedestrian access to the public right of way or the building entrances. The City Planning Commission (CPC) representative asked if the proposed curb was existing, which the applicant confirmed was not. This led to a discussion which made the applicant aware that they likely would need conditional use approval to add a new curb cut. CPC additionally inquired about the provision of bicycle parking and access and the applicant explained that there will be 86 bike parking spaces, which will be a combination of indoor and outdoor. City Planning also asked about the access to building amenity spaces and the applicant explained that the first floor would be open to the public.

The representative from **Parks and Parkway** made a **motion to approve**, subject to further review by Parks and parkways and DPW and the required conditional use for a proposed curb cut. The motion was **seconded** by the **Historic Districts Landmark Commission (HDLC)** representative and **passed unanimously**.

3. **Consideration: Design Review 010/21 (DAC Only)** – Request by the City of New Orleans for improvements to a park and playground in a OS-N Neighborhood Open Space District on a site located within a CT Corridor Transformation Design Overlay District. This docket requires DAC review because it is a public project.

The applicant introduced the design, noting that this splash pad was the first typology for NORDC and that they would be adding pathways and fencing..

The PPW representative described concern for the plumbing going under the live oaks and endangering the critical root zone near the splash pad; the applicant offered that there were other utilities and that they would update the plans accordingly. PPW brought up fencing on other portions of the site, which other Committee members agreed if the applicant incorporates it into the scope, the fencing should not be chain-link and ensure safety of play-goers and/or be removed entirely where it was unnecessary. The CPC representative asked about metrics of success to determine if this was a unique proposal or would be a prototype for future sites that NORDC has, due to the exciting nature of the proposed typology.

The **PPW** representative made a motion to **approve**, subject to Parks and Parkways, regarding tree selection and placement, and DPW approval of revised architectural drawings. The **Arts Council** representative seconded the motion and it was **adopted unanimously**.