

7CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES – December 15, 2021

CPC ITEMS:

1. The **HDLC** representative made a motion to approve the meeting minutes from the October 20 and November 17, 2021 meetings, which was seconded by the **CPC** representative and unanimously adopted.
2. **Consideration:** Design Review 114/21 – This item was withdrawn.
3. **Consideration:** Design Review 127/21 – Proposal by the LA DOTD and City of New Orleans for Claiborne Cultural Innovation District (CCID) Back-A-Town Plaza Phase 1b, a public market in accordance with Section 20.3.TT on a public right-of-way with over 10 parking spaces on a site with over 100’ of frontage in an EC Enhancement Corridor Design Overlay District. Phase 1b includes 1) canopy, 2) murals, 3) parking, storage and stormwater management on the 400 block and 4) site improvements for public markets. DR025-18 was previously considered at the March 7, 2018 DAC meeting. This review was for Phase 1a and included underground work and landscaping and has already been permitted. (JC)

The staff planner summarized the request, noting that Phase 1a was reviewed and approved, including landscape plans and improved in 2018. The **CPC** representative added that there were four elements of for the application’s DAC review as follows: canopy, murals, the 400 block’s vehicular parking and storage for temporary parking, and the site improvements around and embellish existing accessory structures. The applicant presented their project saying that the 19-block site was with Capital Projects Administration (CPA) as well as being a private partner of project representing community from Cleveland Street to St. Bernard Ave., but for this application focuses on “Backatown Plaza”. They touched on the lighting, landscape and art improvements, and that the major design components consisted of the canopy, murals, the kiosks & containers, the marketplace, and the playground on the 400 – 700 blocks of Claiborne Avenue. They also mentioned they were in talks with the Department of Transportation (DOT) to get the vehicular roundabout back. They also clarified that they had approval for the strung lighting, landscaping, and canopy as in DR025-18.

The **CPC** representative said that more detail was needed for the proposed storage containers and vehicular parking. The **PKWYS** representative asked if there was funding in place to do what the renderings show to which the applicant confirmed that yes, and that they will acclimate to the system and that the DOT did install a gutter system, which will affect their design. **PKWYS** also asked that since the renderings shows the freeway elements as painted white; who will be doing that? The applicant answered that they will be painted other colors as indicated in other renderings and that the Arts Council has been brought on and will provide maintenance. **PKWYS** commented that as it relates to the playground that Committee may not be opposed, but a barrier to protect kids from running

into roadway, but still maintains accessibility (to and equipment itself). The applicant informed the Committee that Playbuild is a partner and one component, who have experience developing neutral ground to be habitability and both types. The **CPA** representative stated that this is a CPA joint project that has specifications and that the project manager will incorporate these comments and concerns into the project. **CPA** opined that the pedestrian plan is critical to this. **PKWYS** also suggested replacing the palm grass on the western side with aspidistra.

The **PKWYS** representative made a motion for **CONCEPTUAL APPROVAL** subject to the applicant returning before the DAC with detailed design documents (including but not limited to: storage containers, vehicular parking, playground protection & access (fencing, inclusive design, etc.), pedestrian pathways, access, & egress, how the DOT-installed gutter system will affect your design, and the shade structure), which was seconded by the **CPA** representative and the motion was unanimously adopted.

4. **Consideration:** Zoning Docket TBD - Proposal by New Life Wellness Center to construct a community facility on a site with over 100' of frontage in an EC Enhancement Corridor Design Overlay District.

The **HDLC** representative suggested modifying the front wood panel entry to instead use a metal panel with a different treatment from the other metal panel. She inquired about glazing requirements to which the **CPC** representative stated the district does not have a percentage requirement, but design standards require windows to recess or project. The **HDLC** representative requested that the openings be re-organized and re-sized and also requested divisions to break the façade. The applicant indicated that the restrooms on the ground floor to the right of the entry prevent the addition of windows in that location, but that elsewhere they would make the modifications.

The **CPC** representation stated that the zoning district allows parking in front building and also that the residential district does not require street trees. The **DPW** representative requested that the driveways meet the sidewalk at sidewalk grade with a mountable curb. He also requested sidewalk connections to Stephen Girard and Elysian Fields. The **PKWYS** representative requested a tree protection plan for the two existing live oaks. The **CPC** representative suggested relocating the dumpster area. The **CPA** representative commented that the proposed design that is monolithic should be more sensitive to the adjacent residential area, particularly because it is a corner site. He also commented that there was a disconnect with the two entries. He also commented that the racing stripes could be interesting if refined but now appear to be fighting.

The **PKWYS** representative made a motion for **APPROVAL** subject to 4 provisos which was seconded by the **HDLC** representative and the motion was unanimously adopted.

Provisos

1. Shift building footprint to front on Elysian Fields.

2. Revise site plan for parking area in the rear of the building and provide sidewalk connections to Stephen Girard and Elysian Fields.
3. Architectural revisions to two main entries to emphasize the corner and the public realm.
4. Façade modifications. Replace wood at entry with metal panel with a different treatment.

NON-CPC ITEMS:

5. **Re-consideration**: Design Review 076/21 (DAC Only) – Proposal by the City of New Orleans’ Capital Projects Administration for the addition of an elevator to the Tremé Recreational Center within an OS-R Regional Open Space District and Protect Tremé Interim Zoning District.

At the previous DAC meeting the committee recommended denial because the proposed elevator location would replace the main building entry subtracting from the buildings architectural design. The applicant presented the proposal and stated that the design has not changed, however there were two additional public engagement meetings that did not result in any public comments, nor was there any attendance. The applicant cited the need for an elevator to satisfy the State Fire Marshal’s requirements and stated that the proposed location is the only one that could both provide security from the front door to provide accessibility to seniors and accommodate the elevator foundations. The committee’s comments from the previous meeting did not change. The **PKWYS** representative suggested placing a lift in the music room. The committee suggested further exploration into alternative locations. The committee discussed the proposed sidewalk addition and questioned whether the steep existing grade could accommodate an accessible walk within the short distance.

The **CPA** representative made a motion for **APPROVAL** subject to documentation of public engagement and ensuring the proposed sidewalk meets grading requirements which was seconded by the **CPC** representative. The motion failed, receiving 2 yays and 4 nays. There was no subsequent motion and the proposal moves forward with no recommendation.

6. **Consideration**: Design Review 123/21 (DAC Only) – Proposal by the Orleans Parish School Board for the exterior and interior renovation of an existing primary educational facility including a new exterior stair and exterior work that includes a new perimeter fence and gates and new permeable pavers at the main entrance.

The applicant presented the proposal stating that the property currently includes two schools, Forshey that fronts on Freret St and Allen that fronts on Loyola Ave. The changes are to accommodate the consolidation of the campus exclusively for Forshey high school in the Fall 2022. The scope includes restoration of LED lighting, façade repairs, including application of transparent water repellent, repointing bricks and painting windows and doors and a new 70” high security fence around the perimeter of the site, repair of two

existing fire escapes in the interior courtyard. The non-pervious surfaces will be reduced by 2,000 sq ft. The concrete paving at the entry is being replaced with permeable pavers. The **DPW** representative requested sidewalk repairs around the perimeter of the site, including approximately 20 ft near trees where settlement occurred along Joseph and Freret Streets.

The **HDLC** representative encouraged salvaging historic fencing that is proposed to be removed. The **PKWYS** representative requested a tree protection plan, specifically due to concrete footings at the post where the old fence is being removed and a new fence is being installed at the property line. The **PKWYS** representative stated that the large crape myrtles along Joseph Street should be protected and that fence installation should go around the trees.

The **HDLC** representative made a motion for **APPROVAL** subject to the recommended modifications which was seconded by the **PKWYS** representative and the motion was unanimously adopted.

8. **Consideration:** Design Review 130/21 – Proposal by CSDC for the expansion of an existing elementary school campus, causing the total floor area to exceed 40,000 square feet.

The applicant presented the proposal for Encore Academy’s expansion plan which entails construction of a new one-story building containing four (4) classrooms and a small group instruction room for use by seventh- and eighth-grade students. Existing classrooms in main building will be converted to a small group instruction room. Additionally, an existing storage room will be converted into an art room and covered spaces for play and for outdoor theatre performances will be developed.

The school was renovated in 2018 and the current project will involve the same or similar exterior materials as those used in the 2018 renovation, including horizontal brick panels and vertical corrugated metal panels.

A stormwater plan has already been submitted to the Department of Safety & Permits and a campus development plan is still in progress. Landscaping plans for new building addition will be provided later and will be subject to the Department of Parks and Parkways’ (**PKWYS**) review.

This design review is in conjunction with an upcoming **BZA** request to permit construction of two walkway canopies to extend into the 20-foot front setbacks on the Law Street and North d’Orgenois Street sides of the campus.

The **PKWYS** representative made a motion for **APPROVAL** which was seconded by the **CPC** representative and unanimously adopted.

OTHER MATTERS:

9. The **HDLC** representative made a motion to approve the 2022 Design Advisory Committee meeting schedule, which was seconded by the **PKWYS** representative and unanimously adopted.