

**CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES – February 16, 2022**

CPC ITEMS:

1. The meeting minutes from the January 16, 2022 meeting will be considered at the March DAC meeting.
2. **Consideration:** Design Review 109/21 – Proposal by BCH Nola Magazine Commons, LLC to permit changes to development plans approved under Ordinance No. 26,280 MCS to permit an addition to an existing restaurant. The changes are reviewed pursuant to Section 4.5.F.1.2.b of the Comprehensive Zoning Ordinance. This site is within a CPC overlay and requires DAC review. (AN)

The DPW representative commented that the awning extends over a narrow area along Nashville Ave that may not accommodate outdoor seating. The CPC representative stated that Section 21.6.W.3 requires a delineation between outdoor seating areas and the public right-of-way. The applicant responded that in addition to the canopy and its supports, there are existing planters that can be added to the plan.

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

3. **Consideration:** Design Review 114/21 – Proposal by South Claiborne Real Estate, LLC for a new urgent care clinic with over 100’ of site frontage in an EC Enhancement Corridor Design Overlay District. (AN)

The **PKWYS** representative requested a landscape plan showing the restoration of the parkway area and the addition of street trees for their administrative approval. The applicant stated that they will submit the landscape plan for approval. The **PKWYS** representative commented on the finishes of the canopy and railings, requesting consistent bronze or silver finishes. The **CPA** representative suggested relocating the access ramp from the front elevation to the interior parking lot side. The applicant cited width constraints. The **CPA** representative commented on the fin-like canopy feature that functions to separate the urgent care and medical components. The **DPW** representative stated that the curbs must be restored and that the site fronts on a state right-of-way, requiring coordination between city and state reviews.

The **PKWYS** representative made a motion for **APPROVAL** subject to the recommended modifications of the front fin-like element at the front elevation and submission of a landscape plan for the administrative approval of Parks and Parkways which was seconded by the **CPA** representative and the motion was unanimously adopted.

4. **Consideration:** Design Review 002/22 – Proposal for a new small childcare center on a site with over 100 ft of frontage in a CT overlay and review of landscape plan in accordance with Article 23, Section 23.3. (VM)

Staff stated that the request is for the development of a new childcare center and is not to expand a current location. The **PKWYS** representative asked if the location was part of an adjacent car lot. The applicant stated the site is adjacent to another Sentino child care center and that the proposal is for a new and separate Sentino childcare center.

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

5. **Consideration:** Zoning Docket 024/22 – Conditional use to permit a commercial use (medical clinic) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and on a site with over 100 ft of frontage in a EC Enhancement Corridor Design Overlay District.

The proposal is to repurpose an existing building into a medical clinic. The **PKWYS** representative requested clarification about the existing openings and zoning requirements related to transparency and placement of the main entry. The applicant responded that the proposal is to replace the existing glazing. The **PKWYS** representative requested more transparency along the St. Claude Avenue façade with the addition of prominent entry along St. Claude Avenue. Additionally, the **PKWYS** representative requested a revised landscaping plan that would complement the increased transparency. The **PKWYS** representative mentioned that their department is making investments along St. Claude, including the planting of 200 trees. In addition, the area is now designated as a Main Street, so the applicant could inquire into funding for economic development districts. The **CPA** representative also requested increased transparency and a clear entry that would be oriented to the corner.

The **PKWYS** representative made a motion for **APPROVAL** subject to the recommended modifications to the façade to increase transparency and locate the main entry on St. Claude Ave and the submission of a revised landscape plan for administrative approval by **PKWYS** which was seconded by the **CPA** representative and the motion was unanimously adopted.

NON-CPC ITEMS:

6. **Consideration:** Design Review 003/22 – Breakwater Drive improvements

The **CPA** representative presented the proposal, a DPW project that is partnering with CPA for improvements to Breakwater Drive Park, including re-engineering riprap berms, improving the boat launch, adding sidewalks and additional parking. “The Point” is a round-about that is frequently used for parking, but the purpose of this project is to create

a more pedestrian-friendly area for viewing the Lake. The proposal would create an elevated platform with built-in benches.

The **PKWYS** representative stated that a site visit was made with PKWYS, CPA and DPW. The **PKWYS** representative requested markings or curbing to direct vehicular circulation at the circular drop-off that would prevent vehicles from parking in undesignated areas. He also suggested adding pedestrian connections to the point as well as more seating opportunities and low-level lighting, with attention made not to block views. The **DPW** representative suggested building up the expanded roadway shoulder, possibly to include a tree promenade. The **PKWYS** representative suggested adding curbing on either side of the roadway. The possibility of adding a rail at the point was discussed, but not recommended because there is not a significant drop to the waters edge. The Committee discussed providing ADA crossing that is linked with the parking area. The **PKWYS** representative commented that furnishings would be dislocated by the current, so instead of bench seating, a concrete seat wall could be added, further suggesting its shape to be like an extended linear amphitheater (instead of round).

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

7. **Consideration:** Design Review 004/22 – Improvements to Norman Playground, including the installation of a new playground set, concrete paths, and new benches.

The applicant presented the proposal which includes a new playground set for ages 5 to 12 that would be installed adjacent to the existing set that is geared for ages 2 to 5. The play area is to be covered with a metallic silver shade canopy. Improvements also include connections with the main path as well as two benches and trash receptacles. There was no committee discussion.

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

8. **Consideration:** Design Review 005/22 – Construction of a 40-acre Wetland Park and Nature Trail. Construction activities will include excavation of proposed wetlands/wet pond areas and using the fill to create a system of nature trails. This facility is designed as an expansion of a project at this location and will serve as a neighborhood storm water management BMP. The site is designed to meet/exceed city of New Orleans storm water criteria.

The applicant provided an overview of the proposal for a 40-acre wetland extending along Florida Avenue from pump station no. 5 east to the railroads. The improvements include updates to the drainage and an oyster shell trail. Approximately 500 invasive tallow trees will be removed. The site currently features a 1.5 acre pilot project for the wetland. The **DPW** representative requested further coordination regarding the sidewalk connections with the neighborhood. Connections should align with roadways and pedestrian sidewalks and provide crosswalks.

The **PKWYS** representative made a motion for **APPROVAL** subject to further coordination with **DPW** which was seconded by the **CPA** representative and the motion was unanimously adopted.