



DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal
 Property Location _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent
 Applicant Name _____
 Applicant Address _____
 City _____ State _____ Zip _____
 Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____
 Property Owner Address _____
 City _____ State _____ Zip _____
 Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review	Non-Design Overlay District Review	Mural Reviews
Character Preservation Corridor	Development over 40,000 sf	Electric Utility Substations and Transmission Lines
Riverfront Design Overlay	Public Market	CBD FAR Bonus
Enhancement Corridor	Parking Lots with over 10 spaces or loading zones	Changes to Approved Plans
Corridor Transformation	Wireless Antenna/Tower	DAC Review of Public Projects
Greenway Corridor	Educational Facility	Others as required
Others as required		

ADDITIONAL INFORMATION

Current Use _____ Proposed Use _____
 Square Number _____ Lot Number _____ Permeable Open Space (sf) _____
 New Development? Yes No Addition? Yes No Tenant Width _____
 Existing Structure(s)? Yes No Renovations? Yes No Building Width _____
 Change in Use? Yes No Existing Signs? Yes No Lot Width (sf) _____
 New Sign(s)? Yes No Lot Area (sf) _____ Building Area (sf) _____



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan.
- Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

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Alfonso "Fonz" Romero, NCARB

Elena G. Anderson, NCIDQ, IIDA

February 16, 2022

VIA EMAIL

Ms. Haley Delery
City Planning Commission
City of New Orleans
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Re: Skelly Rupp Stadium Repairs
Development Plan and Design Review Application
A/E Project No. 20-2065

Dear Ms. Delery:

Enclosed is the following for the above referenced project:

1. Development Plan and Design Review Application
2. Drawings (Sheet Nos. G100, G101, A100, A101, A200, A300, A301, A400, A500, A600, A700, A800)
3. Rendering
4. Scope of Work

Should you require any additional information for this application, please do not hesitate to contact our office.

Sincerely,

Meyer Engineers, Ltd

Alfonso Romero

AR/tmt

Enclosures

cc: Hassan Nagendra, City of New Orleans Capital Projects Administration,
EMAIL: hassan.nagendra@nola.gov

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SCOPE OF PROJECT

SKELLY RUPP STADIUM REPAIRS AND ALTERATIONS

2515 Vespasian Boulevard, New Orleans, LA 70114

NARRATIVE

The Design Team, consisting of local firms Meyer Engineers, LTD, and Marrero, Couvillon & Associates, LLC, were charged with documenting the existing conditions of each building, including the ballfield and parking lot. This determined the amount of work needed to make the facility operational and compliant to current building codes with regards to the Available Funds for Construction (AFC).

The CPA has, in the AFC, the amount of three million three-hundred and fifty-four thousand dollars (\$3,354,000.00) to invest in reopening this facility. Every effort has been made to spend the monies to align with the directives of the Scope of Work. The directives, as provided by the CPA, include the work listed below but is not limited to:

- **Parking Lot Improvements:** resurfacing, stripping, stormwater drainage, signage, repair and prevent soil subsidence, ADA compliance, lighting, and perimeter fencing with entry gates.
- **Stadium Improvements:** repair/replace aluminum bleachers and access, roof and structural repairs, improved lighting and sound system, electrical controls to the sports facility and restore connections and operations of the score board and rebuilding and air conditioning the Pressbox. The ballfield is to receive artificial turf and a video surveillance system.
- **Amenities:** renovate/refurbish all restrooms, concession stand, ticket booth, offices, provide code-compliant drinking fountains, and interior/exterior cleaning, refinishing, and repairing all masonry walls and roofs.
- **Exterior Grounds and Facilities:** strategies to resist erosion, subsidence, stormwater management on and off the fields, perimeter fencing, clear away overgrown vegetation from buildings and around property, repair all bullpens/batting cages, replace existing grass on the baseball field with turf, provide and install foul ball poles at the fence line, repair and make operational the existing score board, replace high mast lighting with new LED fixtures. Restore baseball field for competitive youth sports and intramural sports that meet LSHAA and NCAA standards.

Due to amount of funding provided, the scope of this project focused on maximizing the necessary amount of work to reopen the facility, meeting and exceeding current building codes, and being ADA compliant.

All existing buildings within the Ballpark will remain intact but will be revitalized to provide better service and comfort. Such work will include updated mechanical and electrical services, new finishes, and roofing. Each building will retain its original function and will be put back into service in near original condition. The Ballfield itself will receive new artificial turf, better lighting, and a modern electronic scoreboard. The dugouts will be upgraded for player safety and comfort.

The exception is the Pressbox and the Restrooms. The Pressbox's exterior shell had degraded severely and will be rebuilt using the original structural framing. It will be more secure and provide better comfort to the personnel inside. The water closets in the Restrooms do not meet current ADA standards but will be reconfigured to meet all accessibility requirements. Presently, the number of plumbing fixtures does not meet current plumbing codes. The AFC did not allow for new restroom facilities to be built so this issue was discussed with building permit officials. It was determined that the present number of fixtures met the plumbing fixture count when the ballpark first opened. The ballpark can use the facilities without major modifications, but NORD was advised to use supplemental accessories for large events.

SKELLY RUPP STADIUM REPAIRS

Construction Start Date: July 2022

Completion Date: January 2023

