

**CITY PLANNING COMMISSION**  
**DESIGN ADVISORY COMMITTEE**  
**MINUTES – September 21, 2022**

**CPC ITEMS:**

1. The **HDLC** representative made a motion to approve the meeting minutes from the August 17, 2022 meeting, which was seconded by the **CPA** representative and unanimously adopted.
2. **Consideration:** Design Review 044/22 – site plan review for a new hotel at a major intersection in an EC Enhancement Corridor Overlay District. The site is within the Faubourg Marigny full control local historic district, so this review is limited to the site plan.

The **CPC** staff presented the proposed project and stated that due to the size of the structure and the adaptive reuse of the existing building, parking/bicycle and landscaping requirements were not triggered. All other proposed site renovations, such as the addition of the pool, complies with the Comprehensive Zoning Ordinance and no variances or modifications are necessary.

The applicant presented the proposal that is an existing residential structure to be converted into a hotel at a major intersection of Elysian Fields and St. Claude Aves.

The **CPA** representative provided a suggestion to modify the building exterior to add shutters to the addition located on the side of the structure. Since this review is limited to the site plan, the **HDLC** representative stated that the suggestion could be passed along to the **HDLC** plan reviewer.

The **CPA** representative made a motion for approval that was seconded by the **HDLC** representative and unanimously adopted.

3. **Consideration:** Design Review 047/22 – proposal for a new hotel at a major intersection in an EC Enhancement Corridor Overlay District.

The staff presented the proposal that includes the renovation of an existing residential structure to be converted into a hotel and a new two-story structure in the rear of the lot. The site is located within an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and is also located at the intersection of Elysian Fields and St. Claude Aves, which is a major intersection in the EC Enhancement Corridor Design Overlay.

The applicant presented the proposal stating that the front façade of the existing structure would be repaired in kind, with the addition of a handrail. Regarding the new two-story structure in the rear, the **HDLC** representative commented that the 12 ft height patio door on the front elevation was not in keeping with the overall design intent of a restorative design. A panel door would be more typical, most appropriately a four-panel door. The

applicant provided clarification that the floor-to-ceiling height is 10.5 ft with 8 ft doors. The **HDLC** representative suggesting lowering the height.

The **HDLC** representative made a motion for approval subject to the suggested exterior door modifications. The motion was seconded by the **CPA** representative and unanimously adopted.

4. **Consideration:** Design Review 045/22 – proposal for a new recreation facility at Wesley Barrow Stadium. DAC review for a public project.

The applicant presented the proposal of the new 2,140 sq. ft. multi-purpose facility at Wesley Barrow stadium. The applicant stated that the building fronts the athletic field, rather than Hayne Boulevard that runs between the railroad line and the park.

The **CPC** representative questioned how the baseball graphics that are shown on the front elevation would be detailed, including materials and raised elements. She suggested that images be better aligned with the architectural features of the building. The **CPA** representative suggested adding signage to direct users to the multi-purpose facility. He also suggested that the path should extend the full width of the building. And lastly that the applicant should follow up with storm water management requirements.

The **CPA** representative made a motion for approval subject to the modifications that were discussed. The motion was seconded by the **HDLC** representative and unanimously adopted.

5. **Consideration:** Design Review 046/22 – site improvements at Woldenberg Park. DAC review for a public project.

The applicant provided an overview of the renovation of the plaza adjacent to Audubon Aquarium. The scope includes new planting areas, including a pollinator garden that is associated with the insectarium exhibit. The plans also show an overlook lawn with seating. The scope also includes maintaining existing hard scape, light poles with some new light poles. The goal of the project is to increase green space by removing some of the existing hardscape.

The committee noted that additional information is needed for their review, including contextual site images that show how the proposed design fits within the built context – particularly the area near the ferry terminal entry. The committee also requested precedent images of other example projects. The committee commented that the proposed shape of the overlook lawn did not relate to its context. The exterior space could better relate to the interior exhibits and views, for instance the pollinator garden could be located within the view from the insectarium space, with a possibility to physically connect the spaces in future phases. The applicant commented that the scope is limited by funding so some of the suggestions were beyond the budget. The committee responded that, in that case, an

overall concept could be presented for the space with this phase of improvements shown as it would tie into the vision for the site. The conceptual design for the entire site could consider forms related to the aquarium to inform the significance of shapes in the layout. The exterior improvements have an opportunity to provide an educational opportunity through spaces and signage, including an opportunity to relate the space to the Mississippi River.

The **HDLC** representative made a motion for deferral to allow the applicant time to modify the drawings based on the suggestions. The motion was seconded by the **CPA** representative and unanimously adopted.