

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – November 8, 2023

CPC ITEMS:

1. The CPC representative made a motion to approve the meeting minutes from the October 18th 2023 meeting, which was seconded by the **DPW** representative and unanimously adopted, the motion passes.
2. **Re-Consideration:** Design Review DR036-23.
Location: 5023 Magazine Street
Submitted by: Nathan Fell Architecture
Contact: Nathanfell@nathanfellarcitecture.com
Staff: Ava Monnet
Contact: Ava.monnet@nola.gov

DR036-23 is an administrative design review in accordance with **Article 4, Section 4.5.F** for new development in a CPC Character Preservation Corridor Overlay.

Staff summarizes the revisions made in response to DAC comments. The applicant explained that all comments have been addressed.

CPA representative makes a motion for **APPROVAL**, seconded by **PKWYS** representative, and unanimously adopted.

3. **Consideration:** Design Review DR040-23.
Location: 4700 Howard Avenue
Submitted by: Christian Ruppert
Contact: christian.ruppert@llemoine.com
Staff: Laura Bryan
Contact: Lbbryan@nola.gov

DR040-23 is an administrative design review per **Article 4, Section 4.5.** of the CZO is a request to construct a new seven-floor parking garage over 40,000 square feet.

CPC representative explained that several recommendations include the use of a lighter more reflective material for the top level, a rain garden to connect the landscaping, along with a perforated panel used for screening purposes.

CPA representative commented that the use of the parking garage should be viewed as an improvement to the campus by considering the orientation of the building as it communicates with the rest of the surrounding campus.

CPC representative makes a motion for **APPROVAL** subject to (6) six provisos, seconded by **CPA** representative, and unanimously approved.

Provisos:

1. Consider green roof and mounted solar opportunities in future construction phase,
2. Consider articulating the pedestrian entries through architectural features or landscaping,
3. Consider a visual connection to the rainwater components by tying it in to the landscaping, potentially through rainwater gardens,
4. Consider angling each stairwell entrance with a sidewalk to the corner,
5. Consider design elements to articulate elevations of the building by incorporating screens or canopies at the entries along S. Dorgenois and Clark Street sides,
6. Consider commercial use on the ground floor to activate pedestrian experience on campus.

4. **Consideration:** Design Review DR043-23.
Location: 1923 St. Charles Avenue
Submitted by: EskewDumezRipple – William Netter
Contact: wnetter@eskewdumezripple.com
Staff: Valerie McMillan
Contact: Valerie.McMillan@nola.gov

DR043-23 is an administrative design review for new construction of a six-story hotel including a ground floor restaurant, and roof top bar with over 40,000 square feet in a CPC Character Preservation Corridor Design Overlay District per CZO **Article 18.14, Section 18.14.A.**

The applicant explains that the architectural design is derived from archways found in features of the surrounding buildings along St. Charles Avenue.

CPA representative states that the building appears flat, not allowing a visual of the building facade shifting in space. Overall, the main entry could be more clearly defined.

CPC representative states that the arch pattern language is emphasized more than the examples provided.

HDLC agrees with **CPA** and **CPC** representatives on concerns with overemphasis of the archways and states there is a possible missed opportunity with the ground floor restaurant having fixed windows, massing lacking reliefs and balconies, and the building appears “sealed off” or closed off from the public space.

CPA representative makes a motion for **DEFERRAL** subject to design considerations, seconded by **HDLC** representative, and unanimously adopted.

Considerations:

- Consider a more subtle approach to the archway repetition,
- Consider operational windows and spaces that open towards the public right of way on the ground floor,
- Consideration of reliefs in the building's façade including railings, overhangs, and balconies that may include the leasing of air rights from the City,
- Consider warmer tones of the brick material,
- Consider defining the main entranceway to appear more approachable.

5. **Consideration:** Design Review DR048-23.

Location: 1215 S. Claiborne Avenue, 1220 S. Derbigny Street, 2950 Clio Street

Submitted by: Sherman Strategies, LLC/Miles Granderson

Contact: miles@shermanstrategies.com

Staff: TBD

Contact: TBD

DR048-23 is an administrative design review for new construction of a Mardi Gras den per **Article 4, Section 4.5** of the CZO.

HDLC representative states that there is an opportunity for a mural that faces the highly trafficked area.

PKWYS representative would like to request street trees along S. Claiborne.

CPC representative asks to consider garage doors as a feature or window cut outs to create improved aesthetic in the enhancement corridor.

CPC makes a motion for **APPROVAL** subject to three (3) provisos, seconded by **HDLC**, and unanimously adopted.

Provisos:

- Consider street trees along S. Claiborne,
- Consider perforated material, meshing and screening to improve the aesthetic of the building as seen from S. Claiborne Avenue,
- Consider murals along S. Claiborne to show the use of the building from the outside.

NON-CPC ITEMS:

6. **Consideration:** Design review DR045-23.

Location: 1 Green Parade Lane

Submitted by: Cushing Terrell, Ava Allmont

Contact: Avaballtmont@cushingterrell.com

Staff: Sarah King

Contact: Sarah.king@nola.gov

DR045-23 is an administrative review for a Public Project.

Applicant plans to replace windowpanes, add a new white roof, and restoration of door on the west elevation with new hardware.

CPA representative makes a motion for **APPROVAL**, seconded by **HDLC** representative, and unanimously adopted.