

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – April 19, 2023

CPC ITEMS:

1. The **DPW** representative made a motion to approve the meeting minutes from the March 15, 2023 meeting, which was seconded by the **CPC** representative and unanimously adopted, the motion passes.

CPC ITEMS:

2. **Consideration:** Design Review 012/23.

Location: 2215 Magazine Street

Submitted by: Johnathan Tate

Contact: jt@officejt.com

Staff: Sarah C. King

Contact: sarah.king@nola.gov

The proposed renovation of an existing two-story building located at 2223 Magazine Street and the new three-story addition located at 2215 Magazine Street comply with the building design standards for **HU-B1 found in Article 12.3.B**. The applicant is developing a building with a total area of 22,214 square feet and a total height of the third story reaches approximately 37' and appears higher than both adjacent structures. The third floor is slightly setback from the 2nd floor providing dimensional elements to the front façade and both the second and third floor windows run the width of the building indicating that the 50% transparency requirement is met. All materials proposed for the site meet the compliance requirements of **Article 12.3.B.h**. The applicant proposes 2 of the 17 parking spaces be ADA compliant, along with an ADA access ramp at the front entrance of the building.

The renovation of 2223 Magazine Street adjacent to the 2215 property has been reviewed by the **ARC** and **HDLC**. The new addition aligns with the intended purpose of the CPC Character Preservation Corridor Design Overlay District. Landscape, lighting, and signage have not yet been considered for this project.

CPA representative stated that a reconsideration of the ADA ramp with layered landscaping may improve pedestrian interaction of the space fronting Magazine Street.

Applicant states that bicycle parking will need to be relocated and that is not shown on the current plans will need to be located between Magazine Street and the stairs.

HDLC representative recommended that massing to the ground would help create a more congruent design and expressed concerns about materiality lining up with the 2nd story of existing buildings.

HDLC: Would it be possible to increase the height of the 2nd floor to better align with the adjacent building?

Applicant: There was negotiation on how to align better with Stein's Deli and this design is the most successful thus far.

CPA representative commented that the massing appears top heavy, and plans may need to reflect an increase of the vertical expression of the building.

CPA representative asks would an opaque gate at the opening of the structure help with grounding of the building?

CPA and **HDLC** representatives agree that a gate at the opening may address vertical expression and grounding.

CPC representative recommends review of HU-B1 District standards and CPC Overlay would need to meet 50% transparency at the ground floor and ensure that material changes are consistent with the surrounding context. Applicant to consider changes to create a traditional storefront.

CPC representative asked if the penthouse has access to rooftop area and if a railing could increase height and match the wall?

DPW representative commented that the existing driveway is larger than 12' and plans should be revised so that a variance is not necessary, consider compliance with **CZO Article 22.8.C**

CPC representative suggests that applicant come back to DAC for administrative review.

CPC representative makes a motion for **DEFERAL** which was seconded by **HDLC** and unanimously adopted.

Motion passes.

3. **Consideration:** Design Review 008/23.

Location: N/A

Submitted by: City of New Orleans' Mayor's Office of Economic Development

Contact: jroland@nola.gov

Staff: N/A

Design Review 008/23 is a request by the City of New Orleans' Mayor's Office of Economic Development for the design review of prototypical parklets for installation at locations citywide.

Article 21, Section 21.8.C.16 of the Comprehensive Zoning Ordinance (*Ordinance 29118, adopted August, 4, 2022*) states that the Temporary Parklet Use Standards program is administered by Safety and Permits. The City Planning Commission's review would be limited to reviewing **Section 21.8.C.16** items 2 through 4 as it relates to design. All other items would be reviewed by Safety and Permits and the Department of Public Works. Design Review would only commence for those designs that deviate from an approved template.

Parklets will be permitted by repurposing a parking space to a seated area protected from street traffic. The design would be approximately 8' to 10' feet wide and 16' to 20' feet long. Based on the Parklet Permit Ordinance by the City of New Orleans a parklet will have a maximum width of 6.5 feet and 18' feet in length. To ensure visibility of pedestrian and vehicular traffic, parklets must include a buffer space of 2' feet from parklet to wheel stop at both ends of the parklet platform. A physical "buffer zone" of 18" inches at the parklet street edge is required for safety. Proposed Parklets should be engineered to have a flush transition between curb and parklet platform to permit ADA access and avoid tripping hazards. Include an open guardrail no higher than 42" inches as measured from road grade and be capable of withstanding at least 200 pounds of horizontal force. Designs for the sub-structure of a parklet vary and depend on the slope of the street and overall design for the structure. "Deck pedestals" spaced under the deck surface and of different heights are a common application.

Applicant discusses handrails, barriers, aesthetic aspects while stating that each parklet plan will need to have stamped engineering plans by **DPW** that confirm the structure is able to de-mobilize in preparation for a hurricane.

CPA representative recommends consideration of guidelines that correlate directly with permitting requirements in terms of details such as hurricane preparedness. Overall, the applicant should be able to easily follow the guidelines to complete parklet installation.

Applicant states that parklets would only be permitted on a street with 30 miles per hour or less, and not located on a parade route.

HDLC representative suggests design is as simple and minimal as possible to allow for consistency.

Question: if there is a manufacturer that supplies the pieces? Or does the applicant hire their own contractor?

Answer: there is not a manufacturer at this time.

CPA representative recommends that formatting needs to reference permitting guidelines and ordinance. The design guide is also the criteria and should include easy to understand steps including finishes.

CPC representative states that the goal is to show applicant a bare minimum guide that offers more options if applicant prefers covered canvas material, or no canvas, planters, railing options, etc.

CPA representative recommends easily accessible modular concepts that allow applicants to go to Home Depot and purchase off-the-shelf materials. Intention is that parklets will be permanent structure allowing yearly permitted use.

HDLC representative recommends parklet does not clutter the public right of way.

CPA representative recommends if parklet has a roof, that it be: a.) hurricane prepared, and b.) corrugated metal with limited colors, c.) extend entire parklet.

CPC recommendation makes a motion for **APPROVAL** subject to modifications that were discussed which was seconded by **CPA** representative and unanimously approved.

Motion passes.

Provisos:

- 1.) Consideration of roof to extend entire parklet.
- 2.) Consideration of guide to include construction details.
- 3.) Consider plans limiting to roof design to 2 colors.

Motion passes.

4. **Consideration:** Design Review 009/23

Location: 2829 Elysian Fields Avenue

Submitted by: Raymond Brown - Meyer Engineers, Ltd.

Contact: rbrown@meyer-e-l.com

Staff: N/A

This design review is a request for new construction (13,637 sf) of a public project for a Field Office and Warehouse for the City of New Orleans Department of Sanitation.

CPC representative recommends thinking about the sidewalk experience along the Elysian Fields side of the property using design ability to address a positive impact making the neighborhood more walkable. Design should consider how this site can work within the surrounding areas.

CPA representative recommends consideration of the city facility being an opportunity to design beyond the site itself to visually improve the impact of the surrounding area.

CPC representative makes a motion for **APPROVAL** subject to modification that were discussed which was seconded by **HDLC** representative

Provisos:

- 1.) Consider changes to the building siting
- 2.) Create more pedestrian environment along Marigny and Agriculture Streets

Motion passes.

