

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – October 18, 2023

CPC ITEMS:

1. The **HDLC** representative made a motion to approve the meeting minutes from the September 20th 2023 meeting, which was seconded by the **CPA** representative and unanimously adopted, the motion passes.
2. **Re-Consideration:** Design Review 036/23.
Location: 5023 Magazine Street
Submitted by: Nathan Fell Architecture
Contact: Nathanfell@nathanfellarchitecture.com
Staff: Ava Monnet
Contact: Ava.monnet@nola.gov

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

The applicant stated that the building has been set back five (5) feet from the front property line and the height of the structure has been reduced by 1'6" to align with adjacent buildings.

PKWYS representative stated that landscaping trees should be considered along the frontage of the property.

The **HDLC** representative stated that the massing of the new building should have a lower profile than the three-story wall by either stepping back the third floor or presenting a massing option with a frieze or cornice line above the second floor to match the residential character of the blockface.

Committee members discussed an alternative design with one curb cut and drive aisle on either side of the building as opposed to two-curb cuts with drive aisles on both sides of the building. The applicant agreed that one drive aisle on either side is preferable for ground floor commercial space.

HDLC representative makes a motion for **DEFERRAL**, subject to five provisos (5), seconded by **CPA** representative and unanimously adopted the motion passes.

Provisos:

- Consider aligning the front building line with adjacent properties,
- Consider creating some landscaping to help grounding of the first floor,
- Consider modifying the fenestration on floor two and floor three to become more consistent with the first floor,
- Consider alternative materials, revisions that fit within surrounding area,
- Consider one curb cut with a drive aisle on left or right side of the structure.

3. **Consideration:** Design Review DR038-23 is an administrative design review for new construction of an accessory building (for vehicle parking/storage) per **CZO Section 4.5.B.3.b,-c and -d.**

Location: 8181 Lake Forest Boulevard

Submitted by: Donald Maginnis Architecture Inc.

Contact: damarcht@aol.com

Staff: Brennan Walters

Contact: Brennan.Walters@nola.gov

Design Review DR038-23 is an administrative design review for new construction of an accessory building (for vehicle parking/storage) per **CZO Section 4.5.B.3.b,-c and -d.**

Question: how many cars can the structure accommodate?

Response: the structure can accommodate four vehicles including a bus, two passenger vans, and an SUV.

The **CPC** representative noted that landscape screening could be used to buffer the structure from view.

Question: why the structure was on the main entrance road?

Response: if future parking is created lanes around the building into parking areas would be not account for the structure near the canal.

Question: could the structure be placed in a less visible location?

Response: the chosen green space over parking space is in order to prevent removal of the existing pavement.

A motion was made by **CPA** representative for **APPROVAL**, subject to one (1) proviso that it be moved closer to the canal and away from the main entrance. The motion was seconded by **DPW** representative.

Proviso

- Consider shifting the structure closer to the canal.

4. **Consideration:** Design Review DR039-23.

Location: 505 Tulane, 2517 Tulane, 2509 Tulane, 2537 Tulane, 2520 Banks, 2516 Banks, 2512 Banks, 2506 Banks, 2500 Banks

Submitted By: 2537 Tulane Properties, LLC

Contact: Miles@shermanstrategiesllc.com

Staff: Cameron Boissiere

Contact: Cameron.boissiere@nola.com

Design Review DR039-23 is an administrative design review for a specialty grocery store with over 40,000 square feet in an EC Enhancement Corridor.

Design Review DR039-23 is an administrative design review in accordance with Article 4, Section 4.5.F for a specialty grocery store with over 40,000 square feet in an EC Enhancement Corridor.

The **PKWYS** representative mentioned the lack of indoor-outdoor area for visitors to enjoy the space on site, missing an opportunity for pedestrian engagement.

CPC representative states that there is an opportunity to incentivize developers to utilize the mixed-use aspect of the MU-1 zoning district; The large site has not been developed to its full potential. The applicant will be more than doubling the required parking, which takes away from the potential of the site. The front façade should be oriented to Tulane Ave. to enhance the site to promote walkability.

CPA representative agrees with **CPC** representative suggesting the applicant consider reorienting the front façade to Tulane Avenue, as well as reconfigure the parking with removal of access from Banks Street.

The **HDLC** representative agrees with the neighbors who made public comments about creating a stronger interactive presence. **HDLC** expressed concern about the materiality of the structure, suggesting changing the material.

The **DPW** representative questioned if the Banks and Dorgenois entrances to the parking lot are necessary; there was discussion about coordinating with DOTD to discuss the encroachment into the sidewalk along Tulane Avenue.

The **PKWYS** representative mentioned the need for an adjustment along Banks Street regarding the existing Oak trees, to which the applicant agreed to.

Discussion between **HDLC**, **CPA**, and **PKWYS** about door relocation to remove a suburban context and into an urban context; focusing on redesigning to contain multiple entrances, as is the case with several other major grocery stores in the city, the redesign can support pedestrian flow, as well as traffic from the parking lot.

CPC representative makes a motion for **APPROVAL**, subject to recommended five (5) provisos, seconded by the **HDLC** representative and unanimously adopted the motion passes.

Provisos:

- Consider re-orienting the main façade along Tulane Avenue clearly defining the primary entry that accommodates patrons entering from the sidewalk and parking lot,
- Consideration of narrowing the curb cut from Tulane Avenue and minimizing curb cuts to the greatest extent possible, subject to approval by **DPW**,
- Consideration of the red brick model materiality,
- Consider a street tree planting plan, subject to approval by **PKWYS**,
- Consider reconfiguration of the parking lot to clearly define ingress and egress points while accommodating for shopping carts subject to approval by **DPW**.

5. **Consideration**: Design Review DR040-23 DEFERRED

Design Review 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.

Location: 4700 Howard Avenue

Submitted by: Christian Ruppert

Contact: christian.ruppert@lemoine.com

Staff: Laura Bryan

Contact: Lbbryan@nola.gov

NON-CPC ITEMS:

6. **Consideration**: Design review DR042-23 is an administrative review for a Public Project.

Location: 1550 Teche Street

Submitted by: Katherine Champagne

Contact: katherine.champagne@nola.gov

Staff: Sarah King

Contact: Sarah.king@nola.gov

Applicant explains the scope of the program as replacing the existing doors, frames, updating bathroom fixtures as well as repair of the gate. Improvements include sidewalk repair.

The playground will be renamed Devour Playground from McDonough Playground.

CPC representative asks the applicant if the park sign is original to the structure.

CPA representative made a motion to **APPROVE**, seconded by the CPC representative and unanimously adopted the motion passes.