

RockStep
CAPITAL

Owner **ROCKSTEP CAPITAL**

SPANISH PLAZA IMPROVEMENT

DESIGN ADVISORY COMMITTEE SUBMITTAL

NEW ORLEANS, LOUISIANA
09/06/2023

Architect	WOODWARD DESIGN GROUP NEW ORLEANS, LA CAMBRIDGE SEVEN ASSOCIATES, LLC. Cambridge, MA
MEP Engineer	PONCHARTRAIN MECHANICAL CO. METAIRIE, LA
Structural Engineer	A1 ELECTRIC METAIRIE, LA
General Contractor	WOODWARD DESIGN+ BUILD NEW ORLEANS, LA



Vicinity Map



Spanish Plaza Aerial view



Existing Restaurant view



Existing Plaza and Shopping mall view



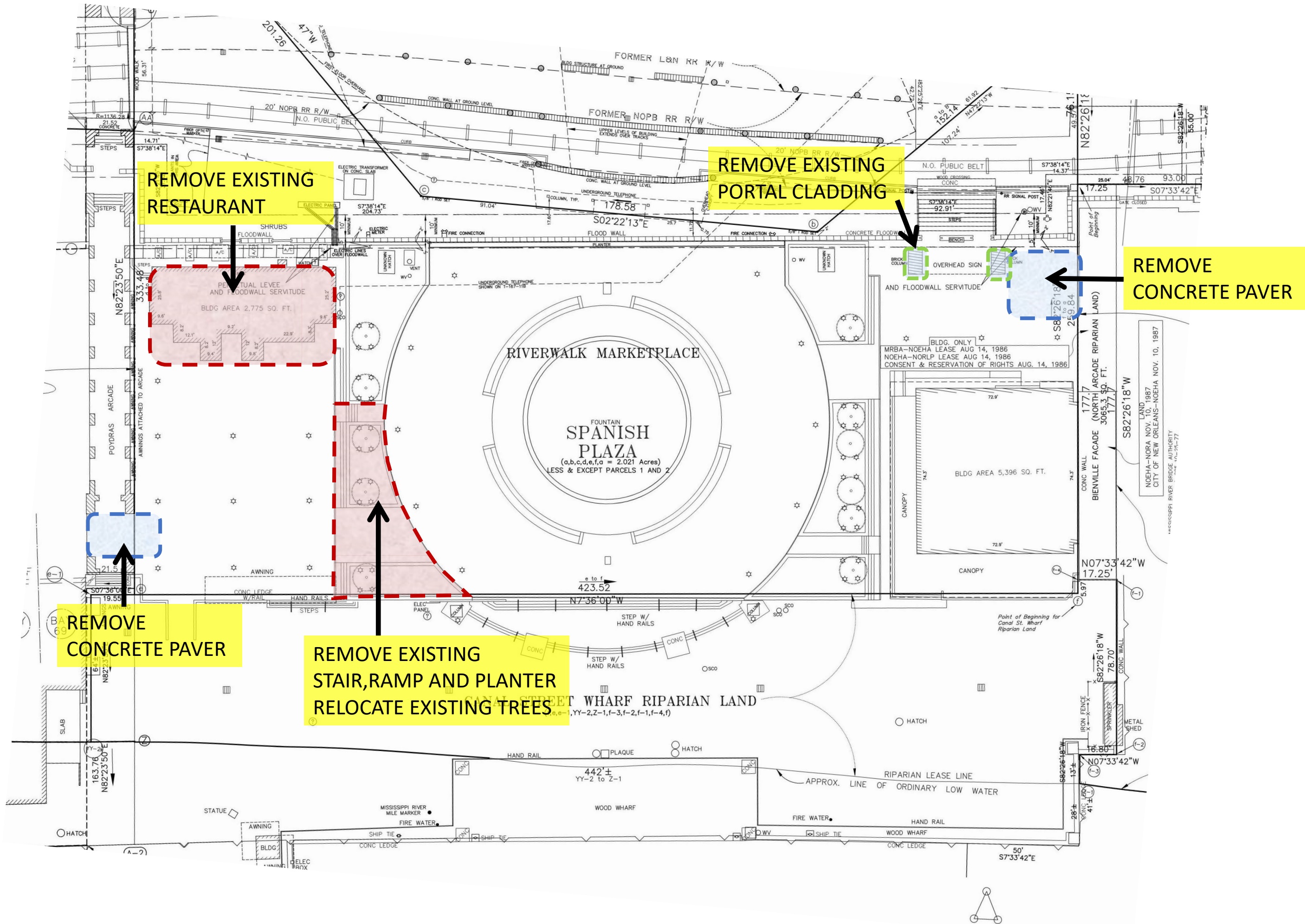
Existing Canal Street Portal view

EXISTING CONDITIONS

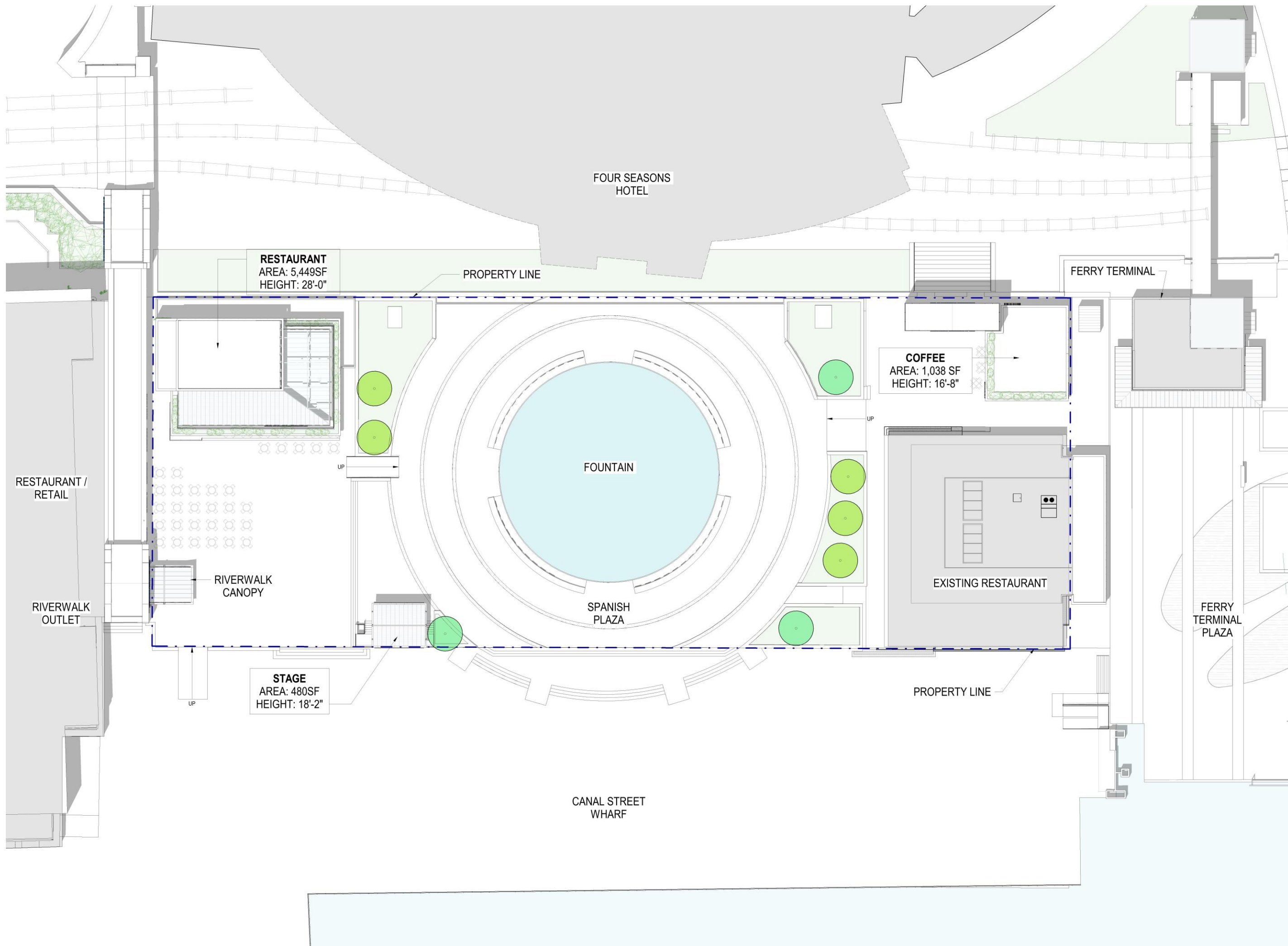


INSPIRATIONS

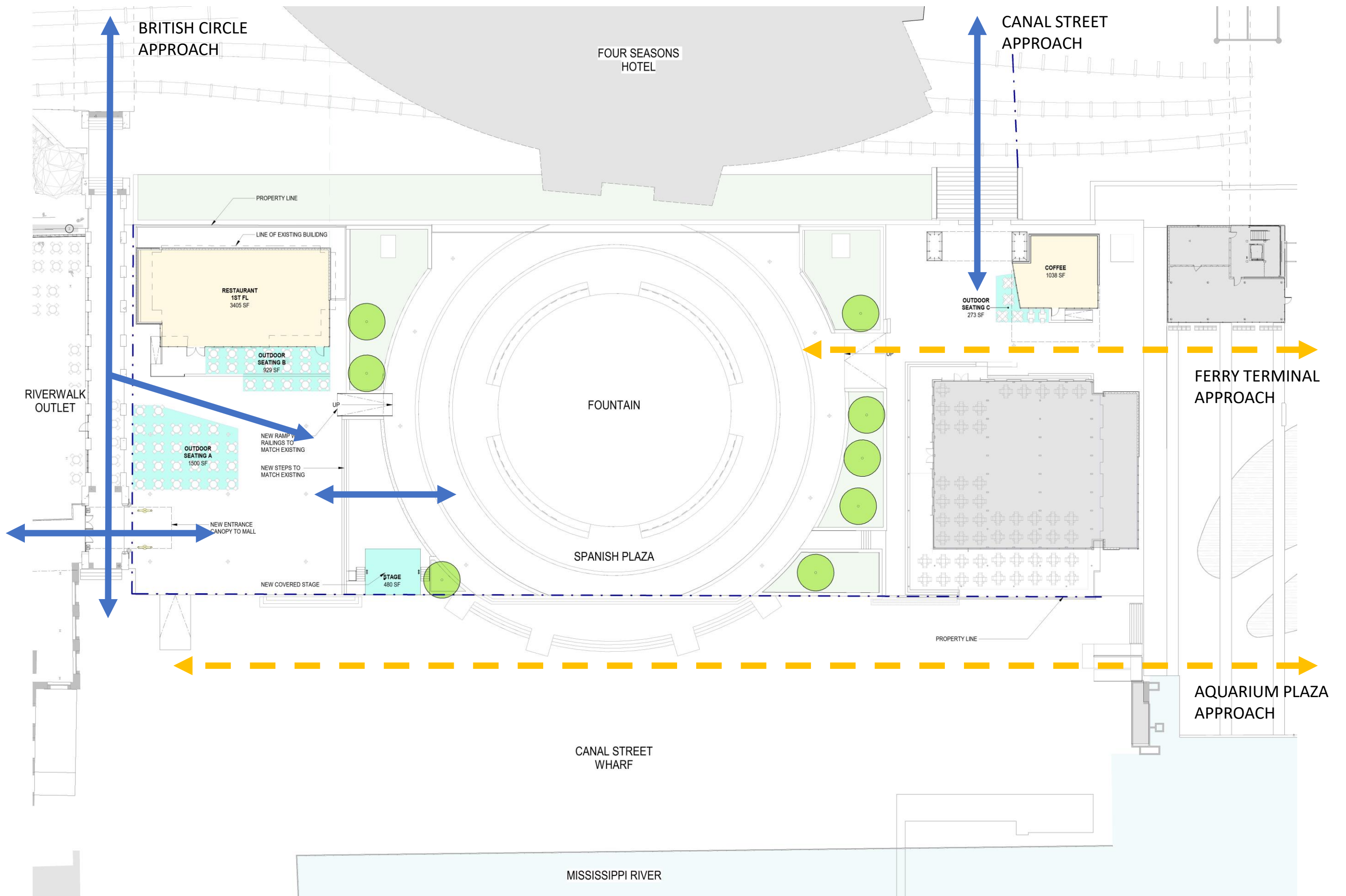
Woodward Design Group, Cambridge Seven Associates LLC. for Rockstep Capital



SITE MODIFICATION



SITE PLAN / PROGRAM



SITE CIRCULATION



STAGE CANOPY

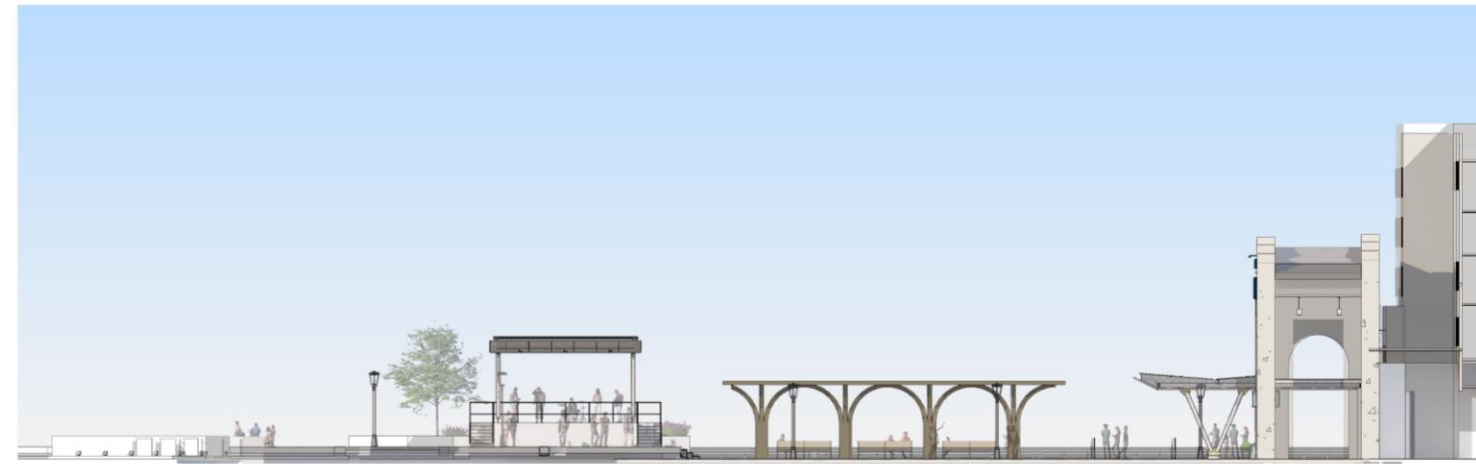
SOUTH ELEVATION



PORTAL

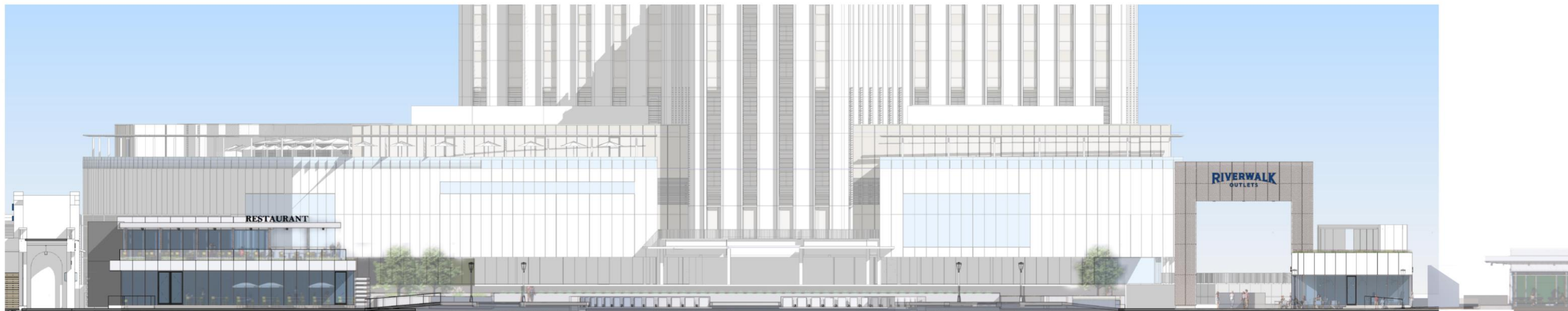
COFFEE SHOP

NORTH ELEVATION



STAGE

EAST ELEVATION



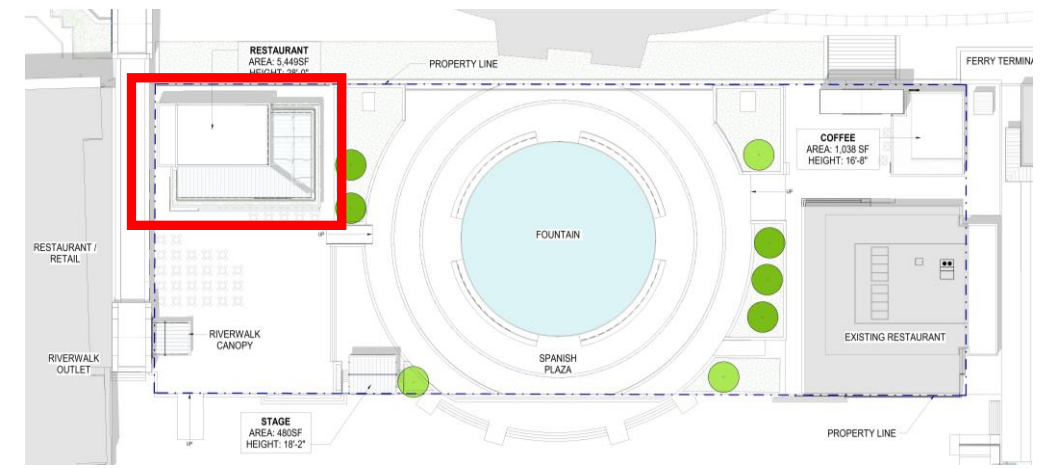
RESTAURANT

PORTAL

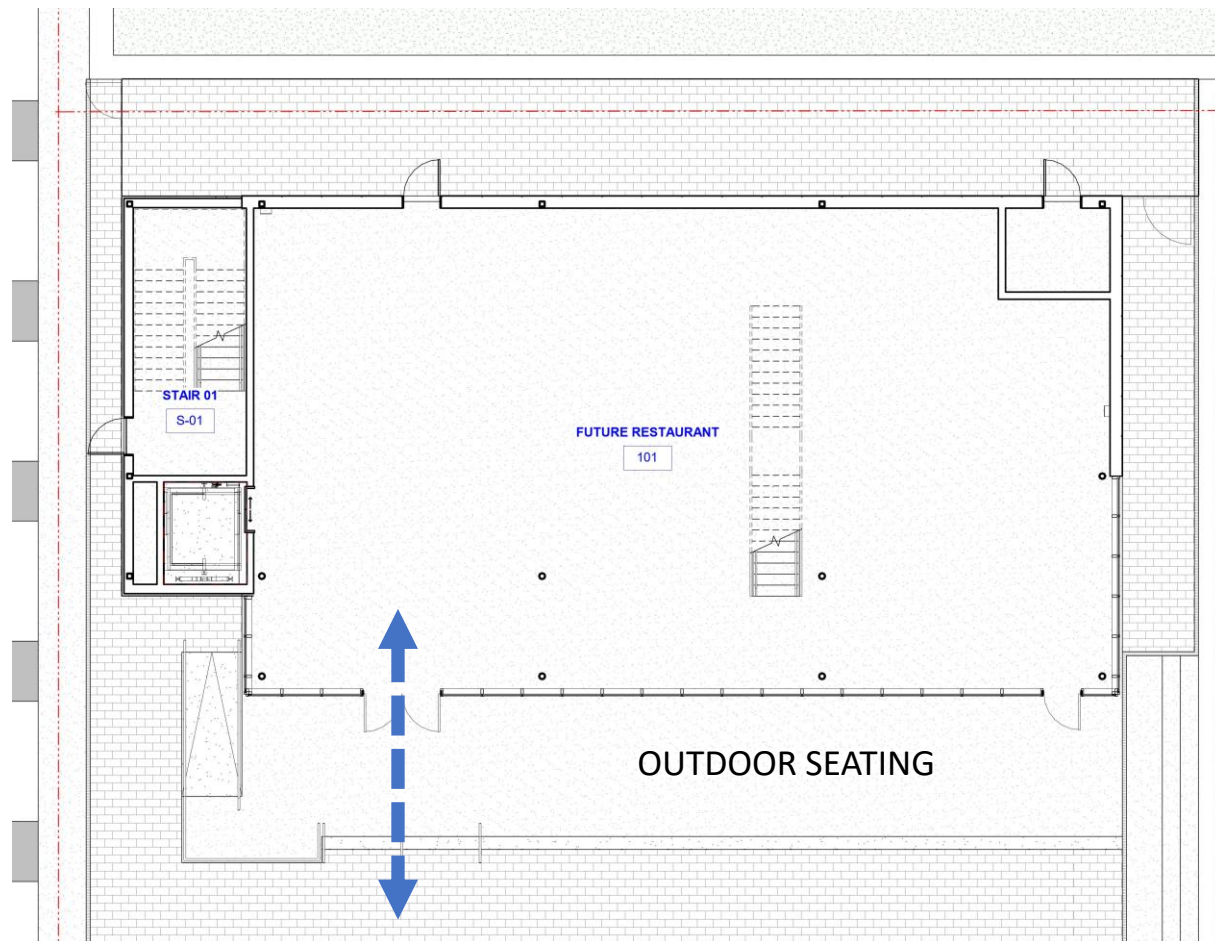
COFFEE SHOP

WEST ELEVATION

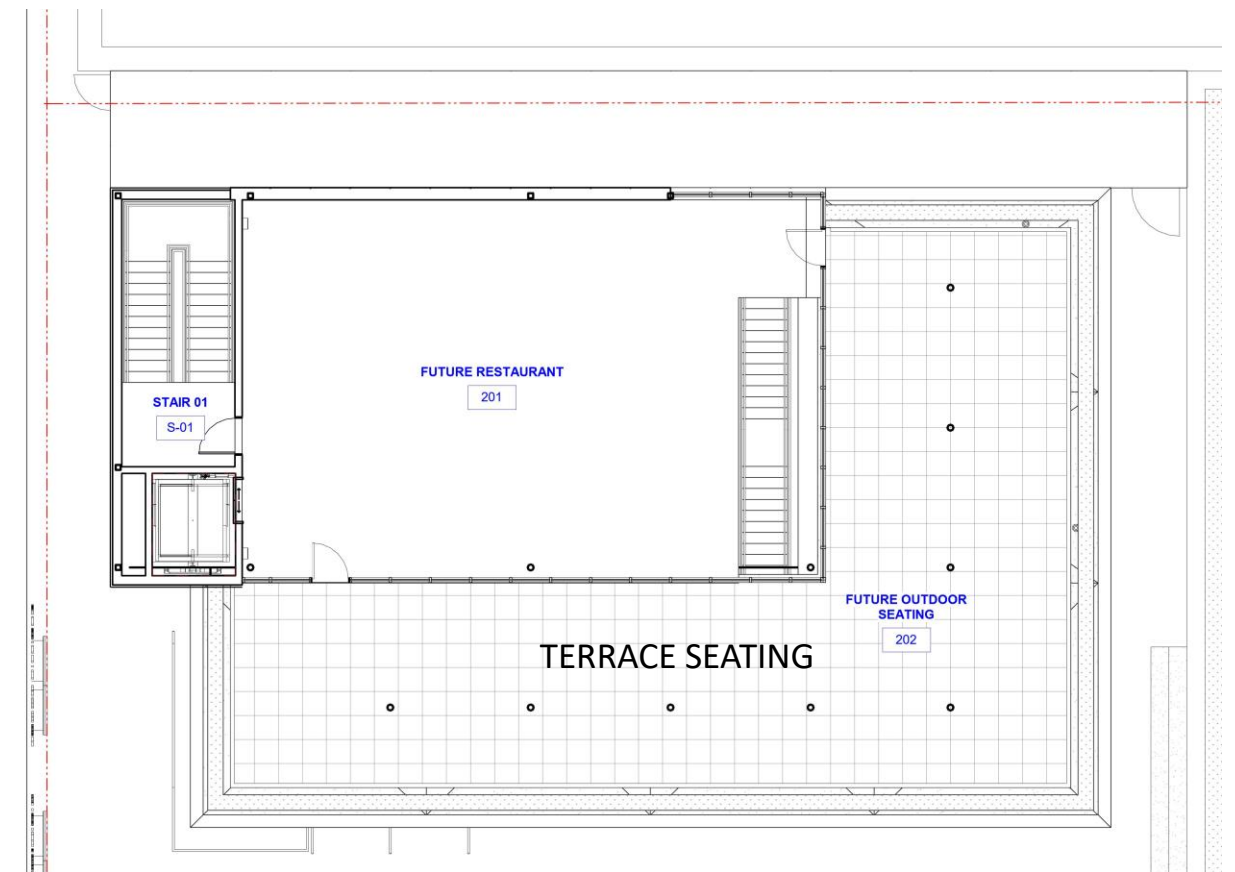
SITE ELEVATIONS



BUILDING LOCATION

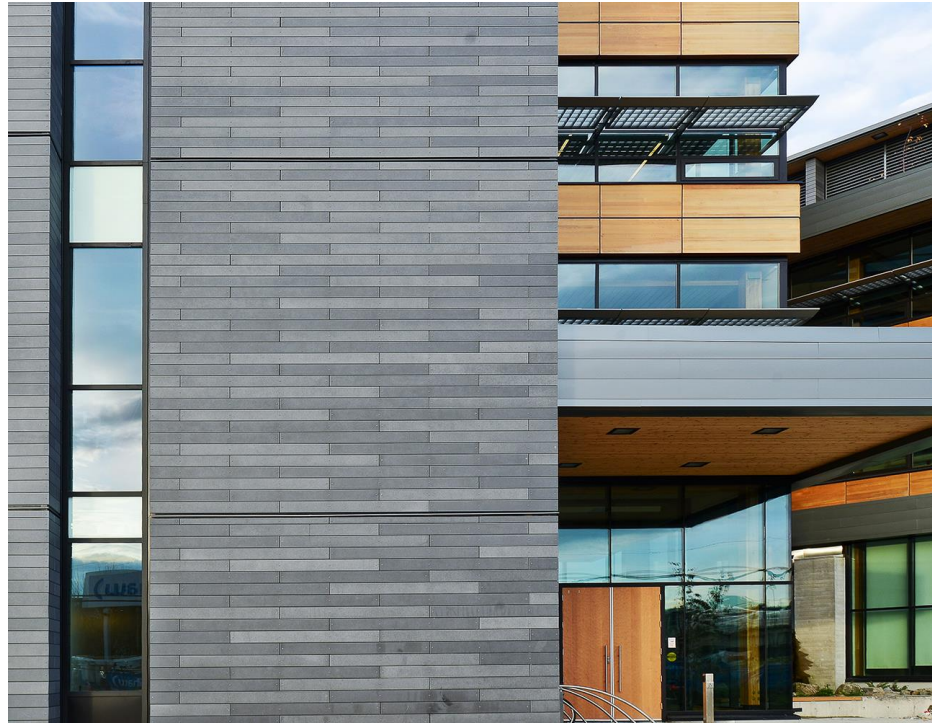


GROUND FLOOR PLAN



SECOND FLOOR PLAN

RESTAURANT PLAN



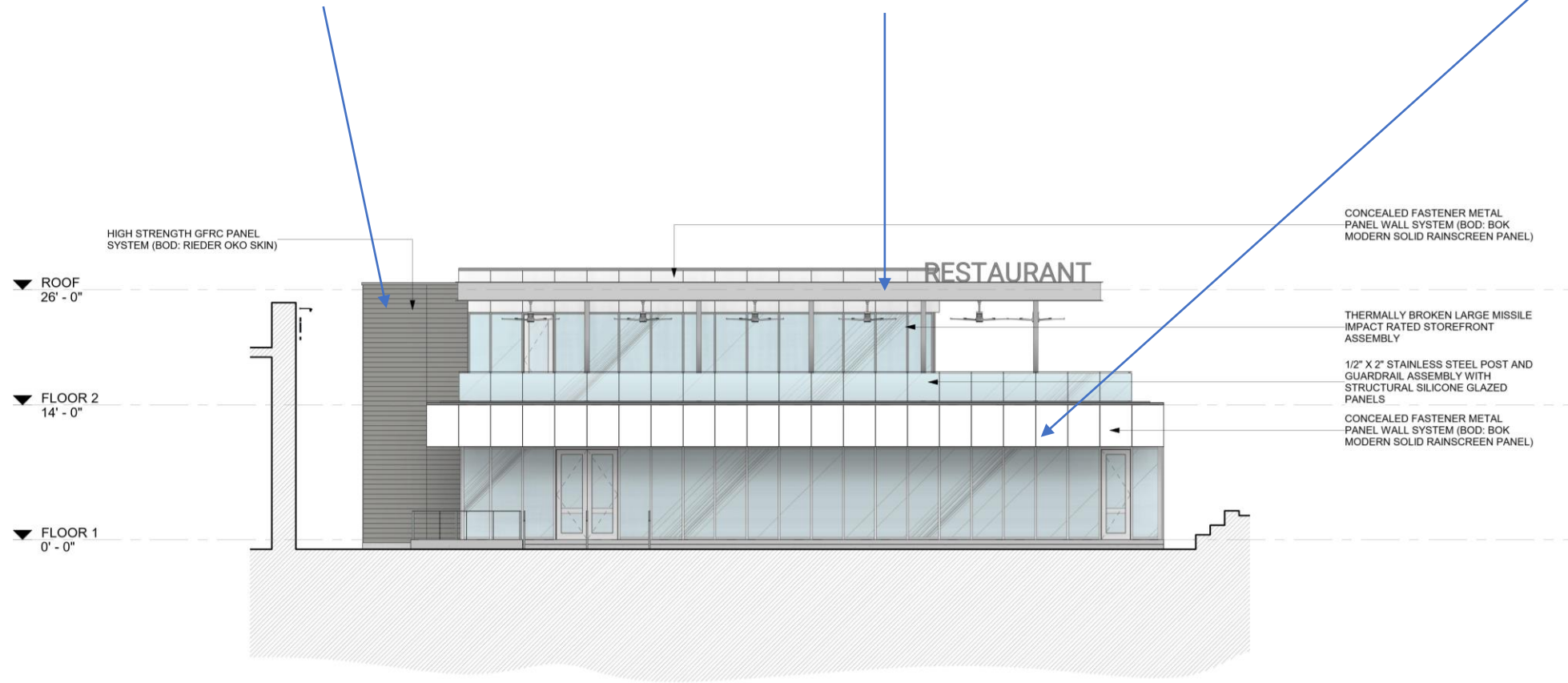
CONCRETE SLAT CLADDING



POLYCARBONATE CANOPY

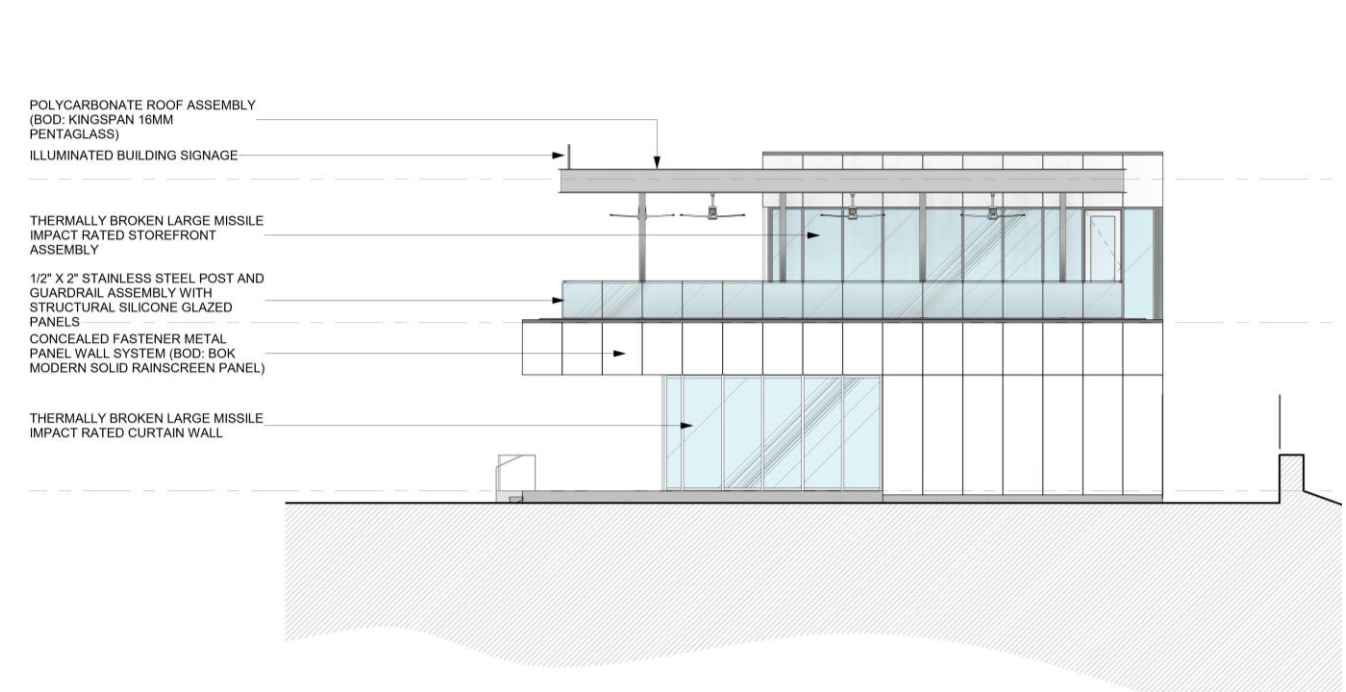


GLASS / METAL PANEL CLADDING

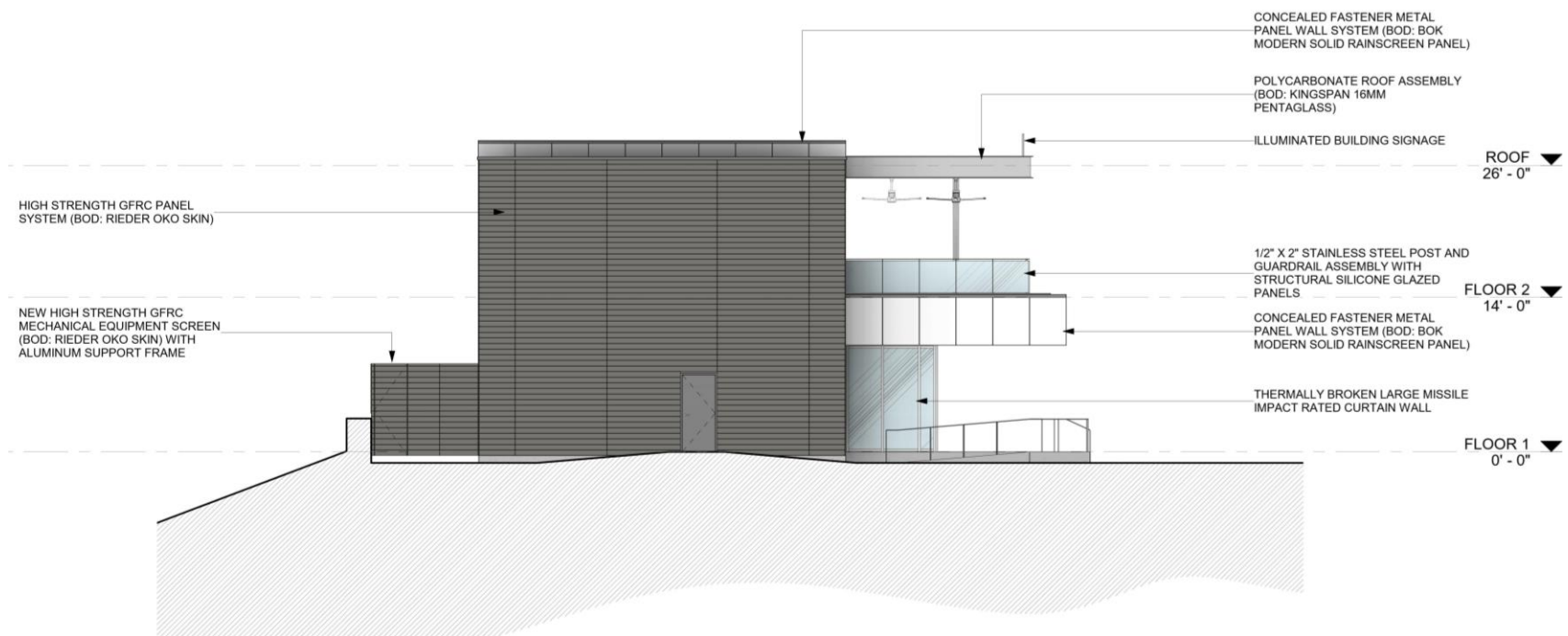


FRONT ELEVATION

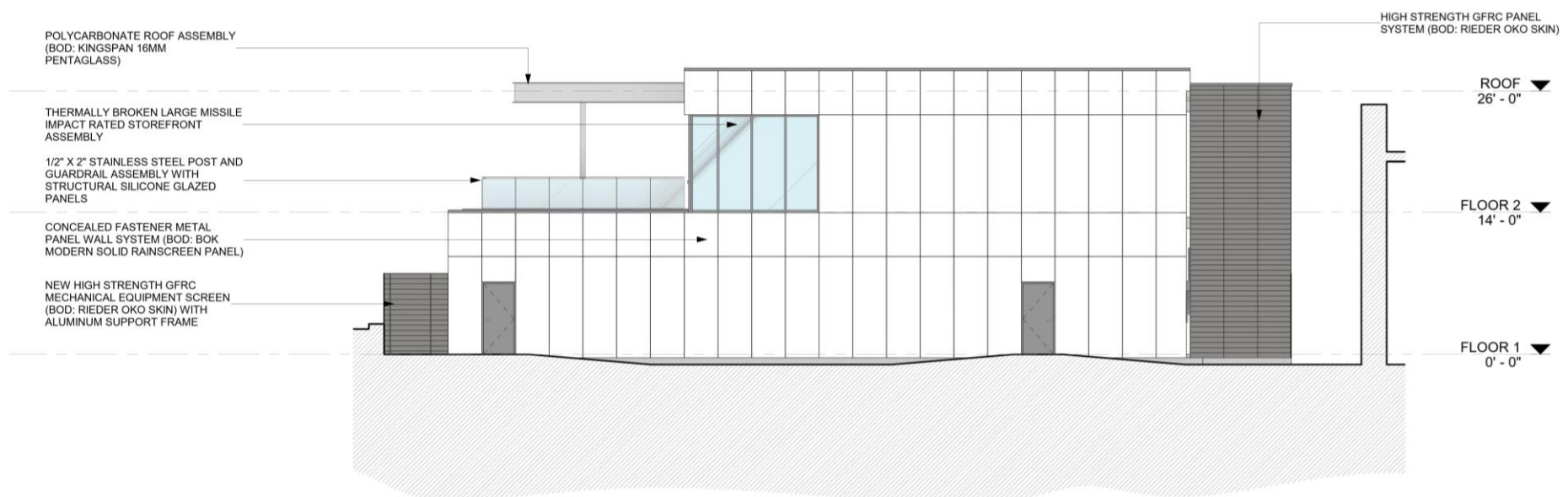
RESTAURANT ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

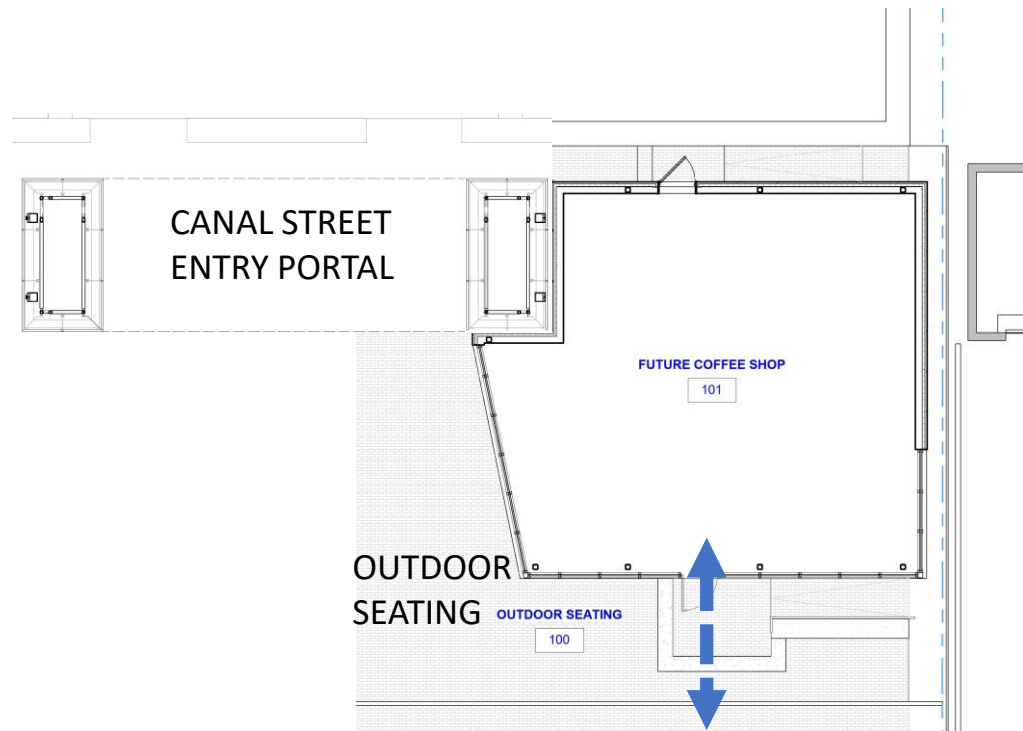


REAR ELEVATION

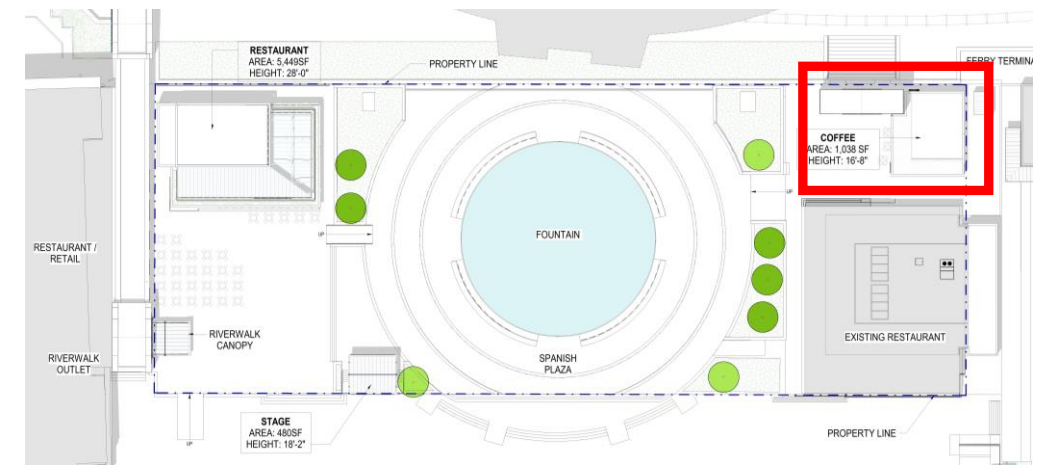
RESTAURANT ELEVATIONS



RESTAURANT PERSPECTIVES



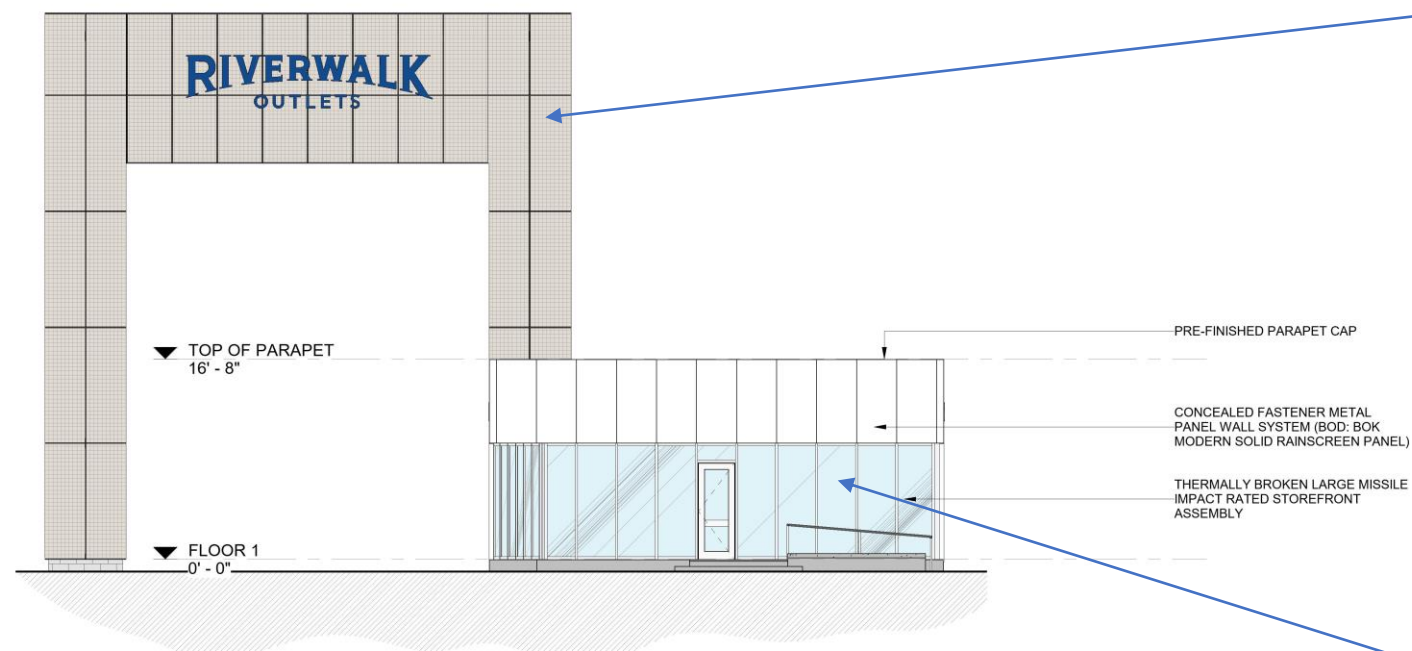
GROUND FLOOR PLAN



BUILDING LOCATION



PERFORATED METAL CLADDING

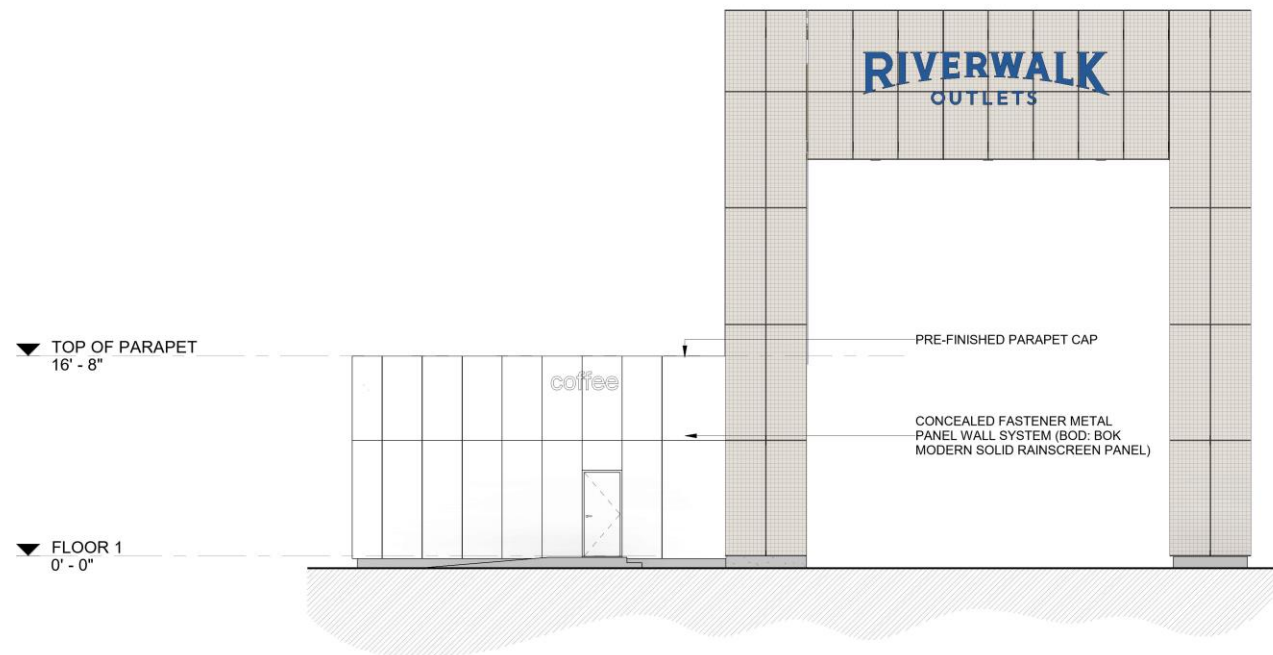


FRONT ELEVATION

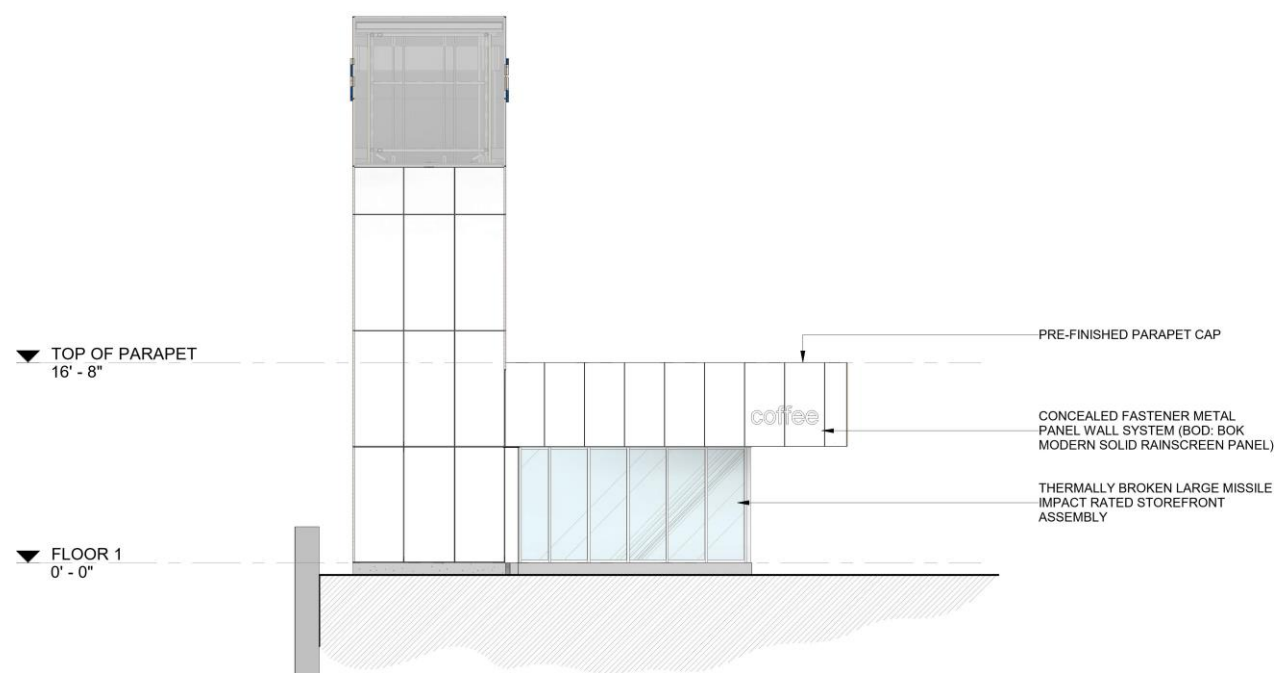


GLASS / METAL PANEL CLADDING

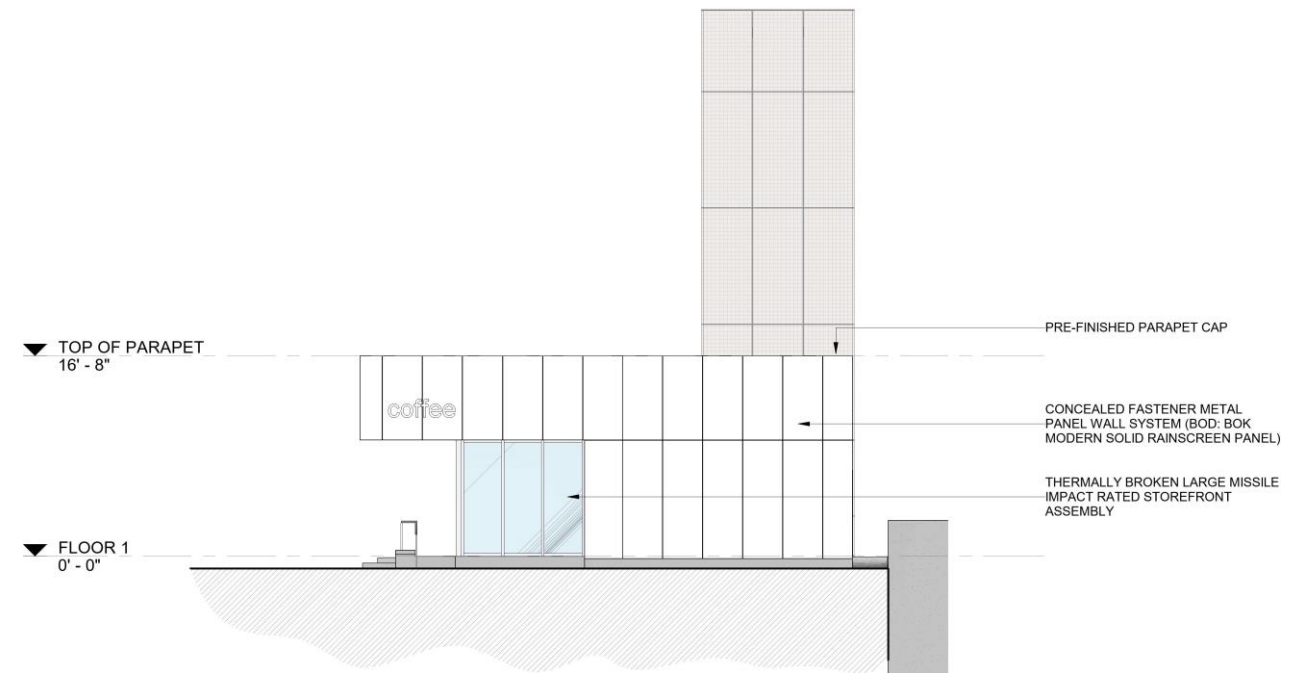
COFFEE SHOP/ PORTAL PLAN



REAR ELEVATION



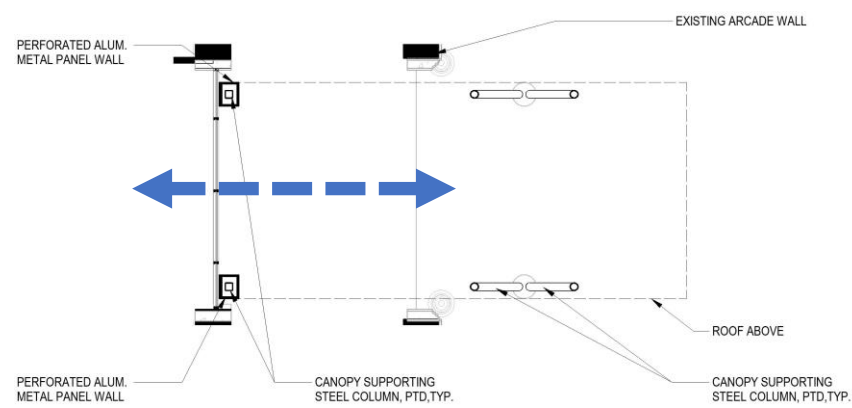
LEFT ELEVATION



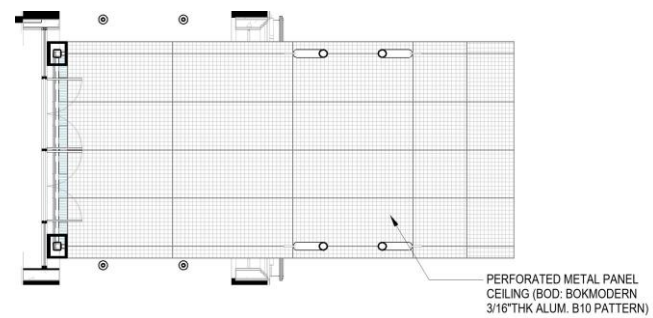
RIGHT ELEVATION



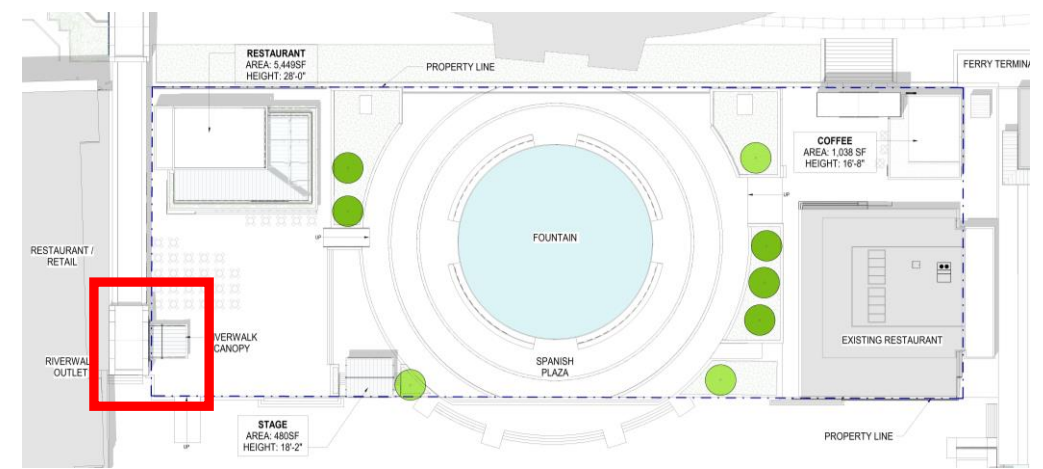
COFFEE SHOP PERSPECTIVES



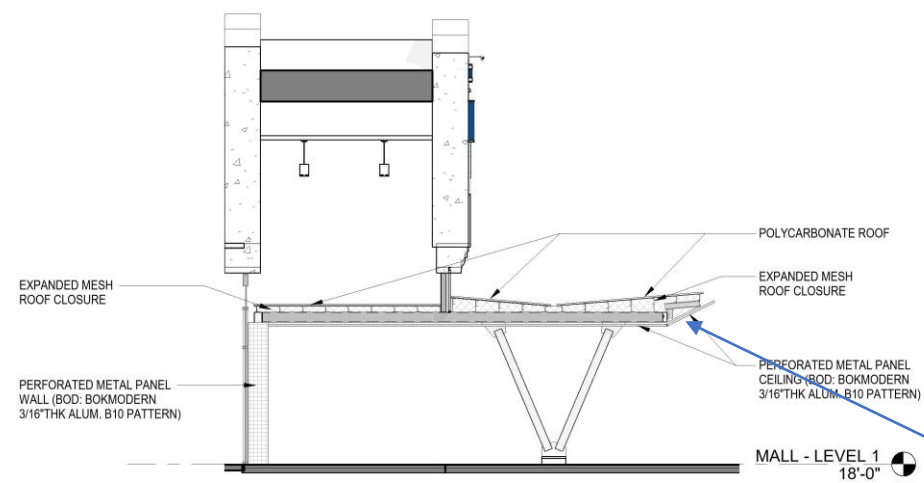
GROUND FLOOR PLAN



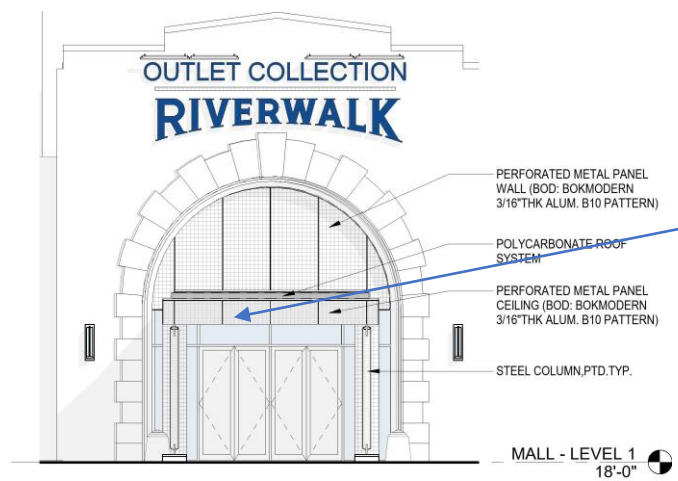
REFLECTED CEILING PLAN



BUILDING LOCATION



LEFT ELEVATION



FRONT ELEVATION

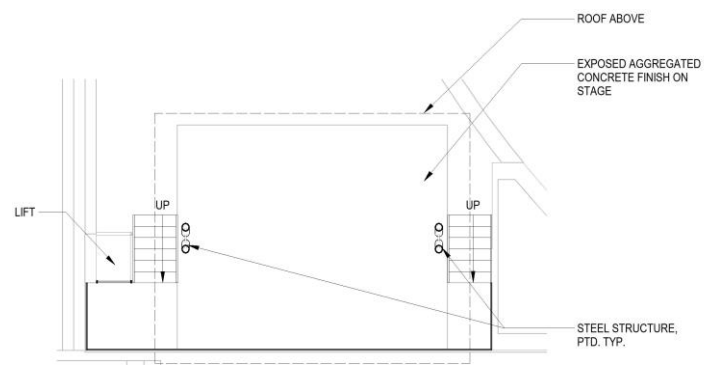


PERFORATED METAL CLADDING

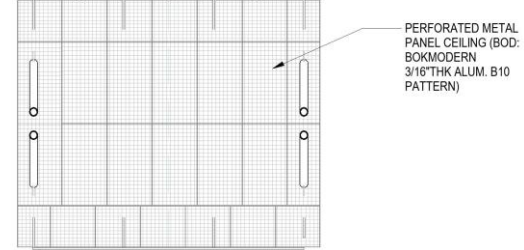
COFFEE SHOP PLAN



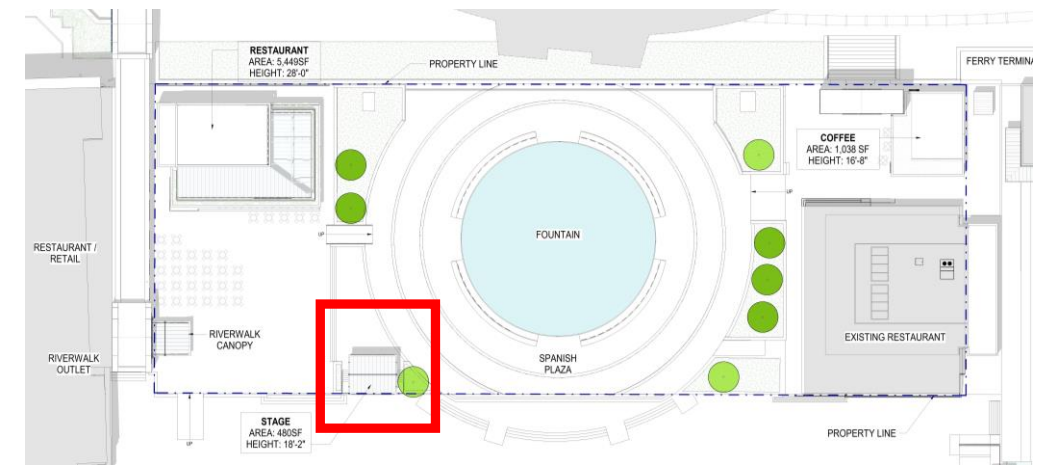
CANOPY PERSPECTIVES



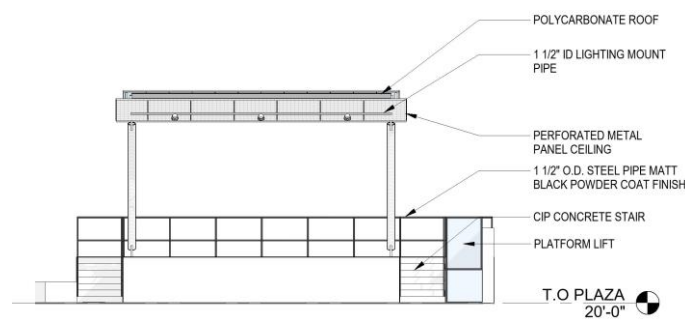
GROUND FLOOR PLAN



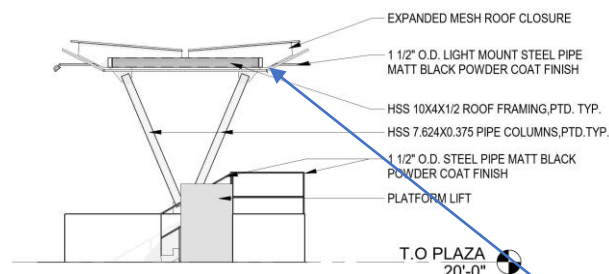
REFLECTED CEILING PLAN



BUILDING LOCATION



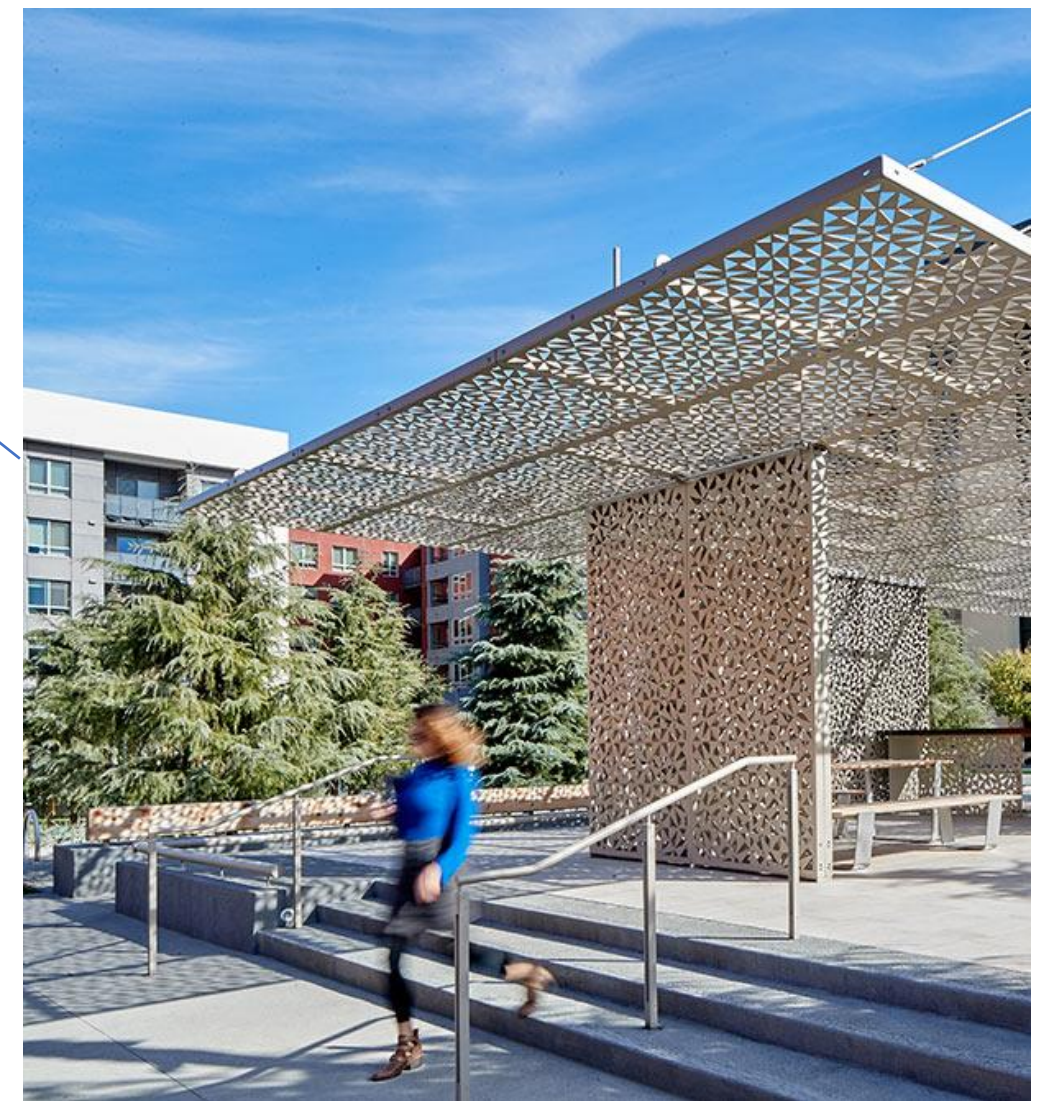
FRONT ELEVATION



RIGHT ELEVATION



OUTDOOR STAGE AREA

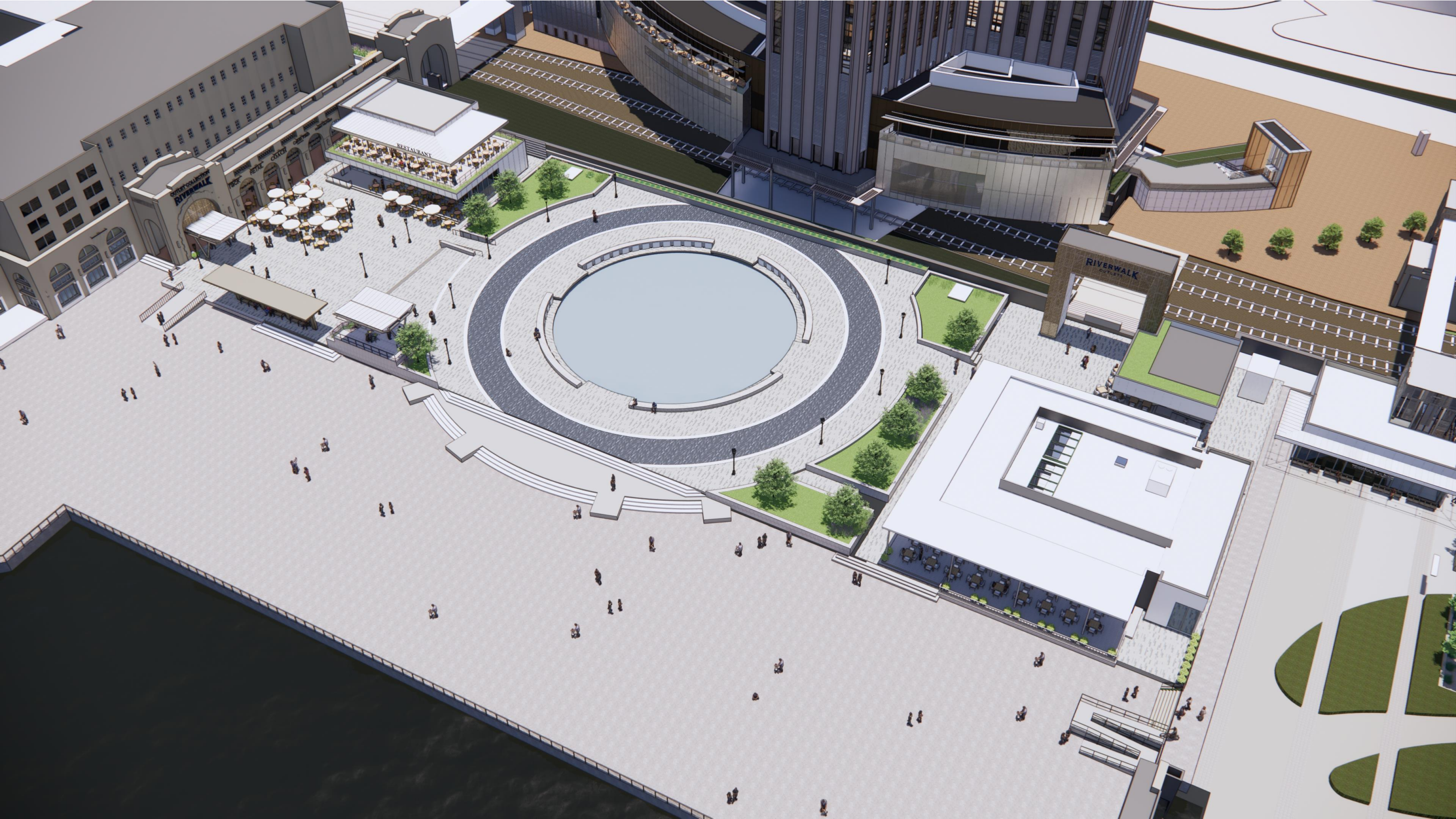


PERFORATED METAL CLADDING

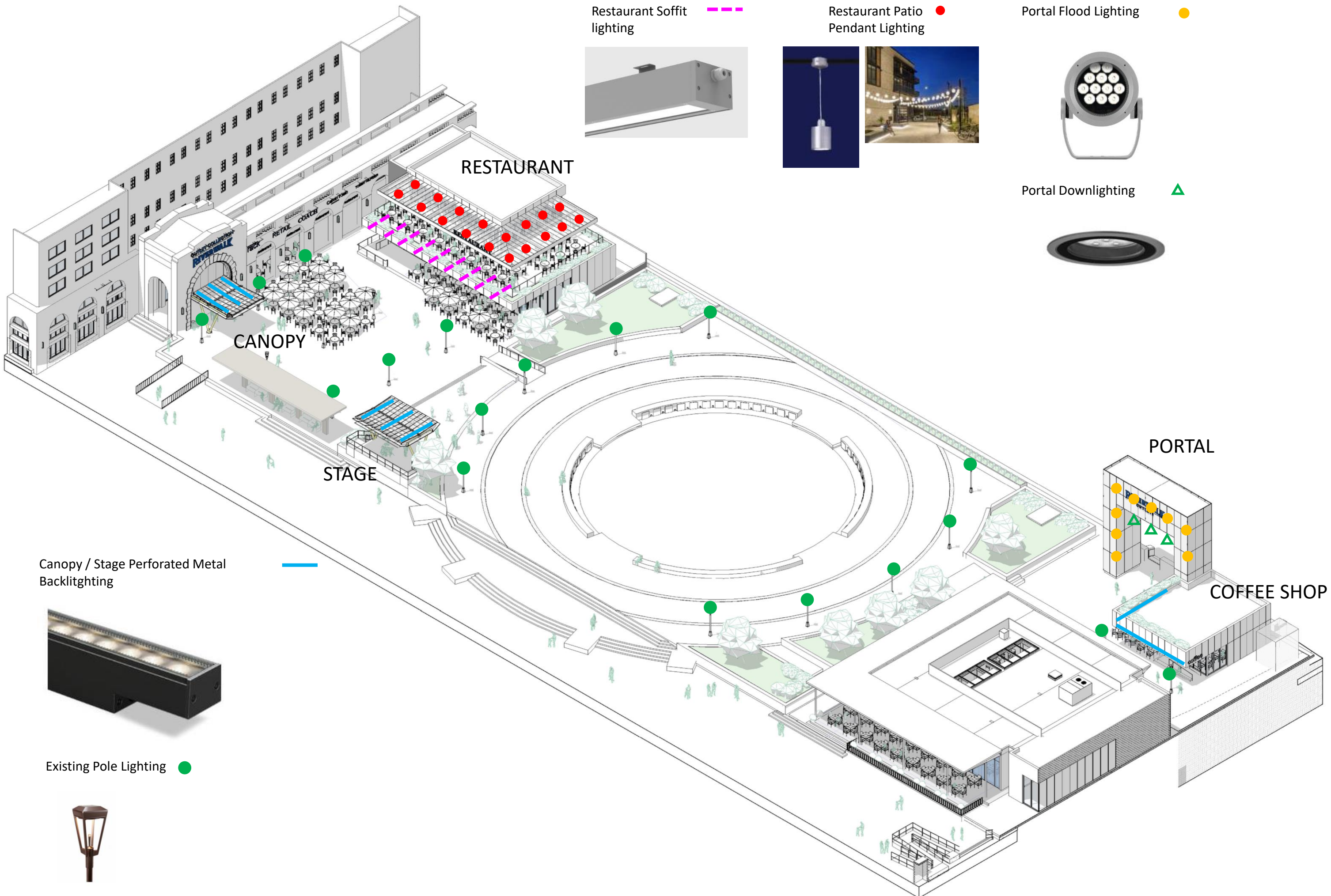
COFFEE SHOP PLAN



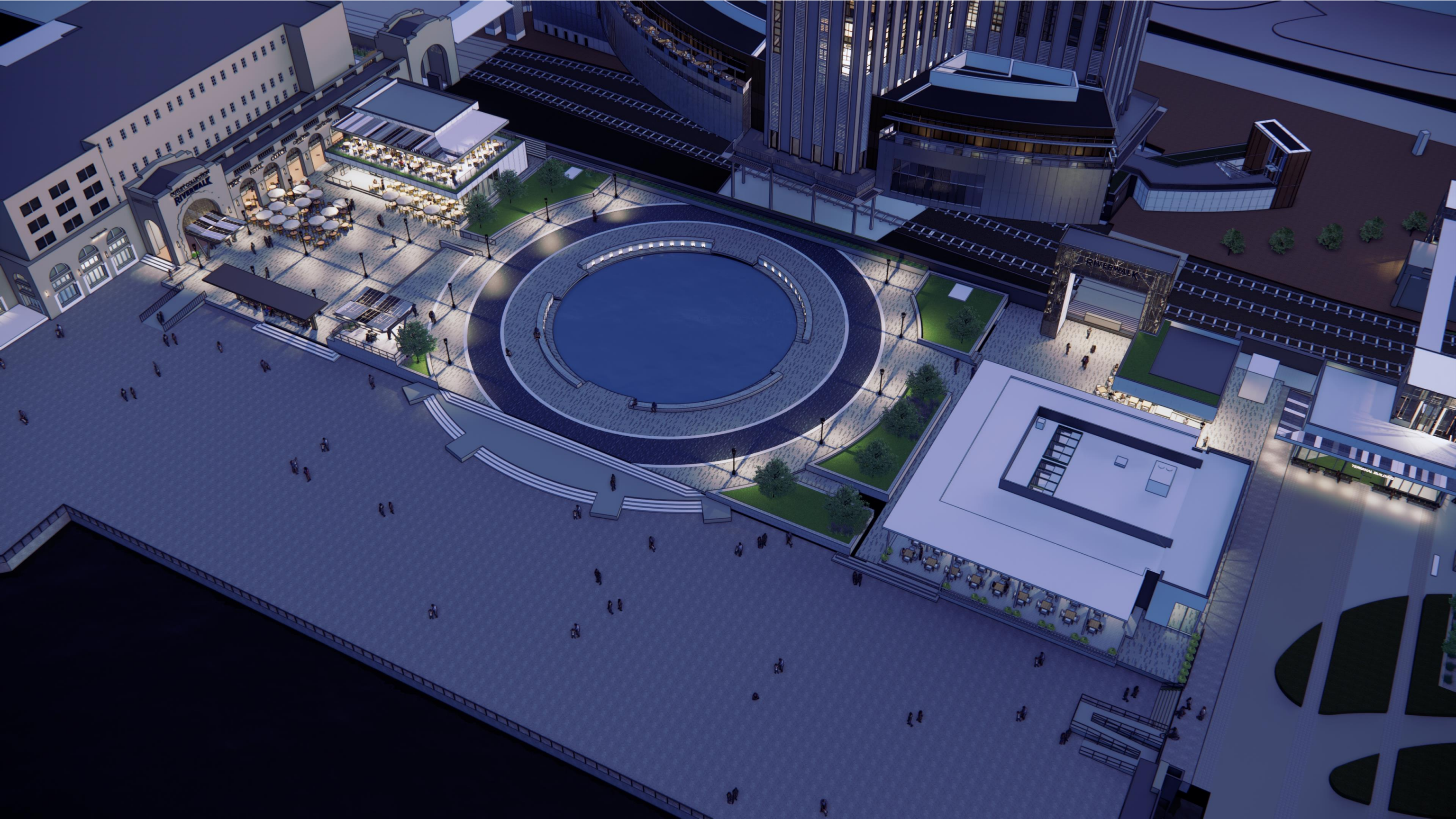
STAGE PERSPECTIVES



AERIAL PERSPECTIVE



LIGHTING PLAN



AERIAL NIGHT PERSPECTIVE

Woodward Design Group, Cambridge Seven Associates LLC. for Rockstep Capital



NIGHT PERSPECTIVES

September 06, 2023

PROJECT NARRATIVE

Spanish Plaza Redevelopment
One Poydras Street, New Orleans, LA

Project Synopsis:

Project consists of the following five elements:

- A new two-story, 8,729 SF Restaurant
- A new one-story, 1,038 SF Coffee Shop
- A new 480 SF Performance Stage
- A new Riverwalk Entry Canopy
- Recladding of the existing Canal Street Entry Portal

The project is in a CBD-4 Exposition District. The intent of this narrative is to inform the Design Advisory Committee how the project addresses applicable CZO requirements from the design team's perspective.

Applicable Regulations:

Permitted and Conditional Uses (§17.3. A)

The proposed uses of the two new buildings are Standard Restaurant (for the two-story restaurant) and Specialty Restaurant (for the coffee house), both of which are Permitted in a CBD-4 Exposition District. The performance stage appears by definition to be an Outdoor Amphitheater use, which is Conditional in CBD-4.

Bulk and Yard Regulations (§17.4. A)

Regulated by maximum FAR 12. All buildings on this site, both existing as to remain and new proposed, are either one or two story with limited footprints and thus well within the limits of this FAR.

Required On-Site Open Space (§17.4. B)

Not applicable to the uses proposed.

Multi-Modal/Pedestrian Corridor Design Standards (§17.6)

§17.6.C states that "multi-modal/pedestrian corridors are identified below and illustrated in Figure 17-6. The multi-modal/pedestrian corridors designation applies to *all lots that abut the corridor* <emphasis added>". Based on the lot lines indicated on the City's Property Viewer website, the Spanish Plaza lot does not abut the corridor. Therefore, we submit that the corridor design standards do not apply to this site.

Project Narrative

Spanish Plaza Redevelopment

One Poydras Street, New Orleans, LA

September 06, 2023

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Riverfront Development Design Standards (§17.7)

- As reflected in this submission package, the proposed development incorporates architectural details, materials, colors, textures, and landscape treatments which are coordinated to provide visual continuity, quality, and consistency throughout the district with sufficient diversity to create a lively and interesting skyline and streetscape.
- The limited area of each design element and the size of the site make it impossible for any one element to be built to the surrounding property lines. However, each maintains a consistent, low-rise scale to one another and to the surrounding architectural context.
- This site is not under the New Orleans Historic District Landmarks Commission and/or Central Business District Historic District Landmarks Commission jurisdiction.
- This development will provide for the pedestrian environment, where appropriate, through the use of sheltered sidewalks, visually active ground level façades in fronting development, arcade treatment, protective landscaping, signs, and clear and convenient pedestrian crossings. Access will be provided to those who use mobility devices.

Use Standards – Restaurant (§20.3.ZZ)

Use standards for restaurant tenant improvements and operational plans are acknowledged. There are no places of worship or educational facilities within 300 feet of the site. Woldenburg Park is within 300 feet of the site.

Use Standards – Outdoor Amphitheater (§20.3.VVV)

Operational requirements in the use standards for outdoor amphitheaters are acknowledged.

On-Site Development Standards (Art. 21)

Refer to Site, Landscaping and Lighting Plans in this Design Review Application Drawing Package for evidence of compliance with these standards. There are no yard setback requirements in this zoning district.

Exemption from Vehicle Parking Requirements (§22.5. A.1)

The Central Business District (including this site) are exempt from vehicle parking requirements of Table 22-1.

Required Quantity of Bicycle Parking Spaces (§22.6. A)

Calculations based on the two primary uses of the development as follows:

- Two-Story (Standard) Restaurant = $8,729 \text{ GFA} / 2,500 = 4$ short-term spaces
- Coffee House (Specialty) Restaurant = 2 minimum short-term spaces
- Performance Stage (Outdoor Amphitheater) = 2 minimum short-term spaces
- Total Quantity Required = 8 minimum short-term spaces

Required Design of Bicycle Parking Spaces (§22.9)

- Short term spaces located within 50' of main entrance of use
- Minimum space size 2' X 6' with 5' wide access aisle

Project Narrative

Spanish Plaza Redevelopment
One Poydras Street, New Orleans, LA
September 06, 2023
Page 3 of 3

Bicycle parking spaces will be provided in compliance with the quantity and design requirements.

Required Quantity and Design of Off-Street Loading Spaces (§22.7.A)

Per Table 22-3 for Commercial Uses less than 10,000 SF, no off-street loading space is required.

Landscape Provisions (Art. 23)

This entire site has been extensively landscaped in 2017, and minor site landscaping modifications are planned in the scope of the current work. However, both new buildings will incorporate new landscaping along the terrace and roof edges.

Screening Requirements – Refuse Storage Areas (§23.13.A)

Exterior refuse and recycling container storage areas will be fully enclosed by a seven-foot-high gated solid fence. Materials used for screening will complement the architecture of the principal building.

Signs (Art. 24)

Signage requirements of this ordinance are acknowledged. Once tenants have been identified and a cohesive signage design has been developed, it will be submitted for review.



Date _____	Received by _____
Tracking Number _____	

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 Spanish Plaza, One Poydras Street

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Woodward Design+Build LLC, Donald Fant, AIA, Director of Design

Applicant Address 1000 South Norman C. Francis Blvd.

City New Orleans State LA Zip 70125

Applicant Contact Number 504.620.4315 Email dfant@wdbllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name City of New Orleans c/o New Orleans Building Corporation, Cindy Connick, CEO

Property Owner Address 1111 Canal Street, Suite 400

City New Orleans State LA Zip 70112

Property Owner Contact Number 504.658.0925 Email cmconnick@nola.gov

PROJECT DESCRIPTION

A new two-story restaurant, one-story coffee shop, and related site amenities on Spanish Plaza.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use Restaurant, Standard & Specialty Proposed Use Restaurant, Standard & Specialty

Square Number -1 Lot Number N/A 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) varies

New Sign(s)? Yes No Lot Area (sf) approx. 71,130 sf Building Area (sf) 10,247 sf total



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