

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – February 14, 2024

MINUTES:

1. Minutes from the January 17th, 2024 meeting.
CPC representative made a motion to **APPROVE**, seconded by the **CPC** representative and unanimously adopted the motion passes.

DAC MEETING RECORDING: [City Planning Commission - YouTube](#)

CPC ITEMS:

2. **Consideration:** Design Review 003-24
Property Location: 5251 Elysian Fields Boulevard
Contact: Sherman Strategies, Rebecca Gieger
Project Planner: Bria Dixon (Bria.dixon@nola.gov)
Request: This is an administrative design review for a thru-lot in an EC Enhancement Corridor Design Overlay District and is located at the major intersections of Elysian Fields and Filmore Avenues

CPC representative makes a motion to **APPROVE** subject to committee recommendations, seconded by **HDLC** representative and unanimously adopted the motion passes.

Provisos:

1. Request a determination from Safety and Permits on compliance with parking lot requirements. The existing parking spaces back out into traffic. In addition, the curb cut runs the length of Elysian Fields. Curb cuts should be minimized to the greatest extent possible. Relocating the parking spaces from in front the building would improve walkability surrounding the site by eliminating the large curb cut. It appears that the site does not provide the required parking for both the urgent care and the white box retail space. Confirm required parking with Safety and Permits and possibly seek a waiver.
2. Create visual differentiation between parking lot, pedestrian sidewalk, and add landscaping in the public right of way to improve safety along Elysian Fields to the corner at Filmore Avenue.

3. Consider alternative design scheme that incorporates curvilinear features of the existing structure.
4. Provide a clearly defined entry to the building.
5. There may be an opportunity to create a passenger drop-off space on Filmore Avenue near a corner entry.
6. Remove faux stone façade on existing building elevation.
7. Preserve existing window openings on Filmore Street elevation. If the exam rooms require no windows, perhaps the floor plan can change so that the nursing station abuts the Filmore Street elevation.
8. Consider signage that follows the curvature of the existing building.
9. The removal of the parking in front of the building provides the opportunity to continue the row of Live Oaks that exists along Elysian Fields Avenue.
10. Provide direct access to exterior open spaces. The existing floor plan could be changed to locate the staff break room to the rear of the building and windows and direct access could be provided to an outdoor seating area. This would activate the Western Street frontage.