

DDD Commission Meeting  
September 13, 2016, 8:00 a.m.  
St. James Episcopal, Parish Hall, 208 N. Fourth Street

Attending: Fran Gladden, Scott Hensgens, Ric Kearny, Gordon LeBlanc,  
Cheryl McCormick, Melanie Montanaro

Others in Attendance: Logan Anderson, Duncan Armentor, Bliss Bernard, Gary Black, Ben Blackwell, Timothy Boone, Shawn Braud, Kevin Broussard, Ryan Broussard, Helen Butts, Gayle Carnahan, Johnathan Cary, Albert Chao, Lori Christiansen, Charles Coates, Whitney Cooper, Melanie Couvillion, Suzette Crocker, Allison Crump, Michael Day, Kristin Diehl, Rachel DiResto, Heather Fatzinger, Melony Fields, Remy Finn, Judy Foust, Joey Furr, Chad Galliano, Adam Gautreaux, Brian Goad, Jay Haratsis, John O. Hearin, Corey Himes, James Jacobs, Stacy Jamieson, Mary Johnson, John Kanter, John Kaufman, Emily Kay, Douglas Kennedy, Chris Knight, Stephanie Landry, Lori Lasseigne, Beverly LeBeau, Mary Jane Marcantel, Fr. Pat Mascarella, Lee Melancon, Tommy Milazzo, B. J. Militello, Michah Morgan, Grant Murphy, Damen Nabors, Mikela Nagura, Chris Nichols, , Mary Olinde, Annie Ourso, Melissa Parmelee, Michael Petty, Katelin Posey, Lauren Ray, Margaret Read, Davis Rhorer, Allison Rice, Reed Richard, Brandi Simmons, Jane Skerkoske, Lisa Smith, Daniel Stetson, Kathy Stites , Emily Sulzer, Cherry Talbert, Casey Tate, Clark Vega, Gabe Vicknair, Lindsey West, Marlon White, Councilwoman Wicker, La Rui Yao, Samaer Zaitoon

1. Mrs. Fran Gladden called the meeting to order.
2. Mrs. Fran Gladden declared a quorum.
3. Mr. Scott Hensgens moved to approve the agenda, Mrs. Melanie Montanaro seconded and the agenda was approved.
4. Mr. Scott Hensgens moved to approve the July 12, 2016 minutes, Mr. Gordon LeBlanc seconded and the minutes were approved.

Mrs. Fran Gladden thanked St. James for hosting the meeting and introduced Ms. Lauren Ray, Head of School. Ms. Ray welcomed everyone to the school and invited them to tour the school following the meeting.

**5. Board Action – There was no board action.**

**6a. Governmental Issues – Sidewalk Café Ordinance** – The Commission viewed, via PowerPoint, a rendering of a proposed sidewalk café. Each Commissioner received a copy of the draft ordinance. Mr. Rhorer informed the Commission that the Sidewalk Café Ordinance has been updated and addresses the following issues:

- Clarifying what a sidewalk café is
- Determining which DPW department oversees permitting process
- Addressing ADA compliance
- Updating fire and traffic codes
- Defining allowable items i.e. chairs, umbrellas, a frame signs, etc.
- Defining dimension and layout requirements
- Requiring a maintenance plan to be submitted with permit application
- Updating liability insurance requirements
- Updating permit cost and procedure

Mr. Rhorer commended everyone involved. Ms. Whitney Cooper briefed the Commission on the several month process to update the ordinance and thanked everyone involved.

**Mr. Scott Hensgens moved to accept the draft Sidewalk Café Ordinance as presented, Mr. Gordon Leblanc seconded and the draft Sidewalk Café Ordinance was unanimously approved as presented.**

Ms. Cooper thanked the Commission for approving the ordinance and she will begin the process to present the ordinance to the Metropolitan Council.

**6b. Development Initiatives – 2016 IDA Award** – The Commission viewed, via PowerPoint, images of the Downtown Tool Kit and a photograph of DDD staff receiving the award. Each Commissioner received a copy of the newspaper article. Mr. Rhorer informed the Commission that the Downtown Development District has received the Award of Merit from the International Downtown Association for the *Downtown Toolkit: A Visual Guide to Downtown Development in Baton Rouge*. The award was announced at its annual conference in Atlanta. This is the ninth year in a row that the International Downtown Association has recognized the DDD's leadership and management in the development of Downtown Baton Rouge. Mr. Rhorer commended the DDD staff for their work on the tool kit.

**Third Street Developments – Watermark Hotel** – The Commission viewed, via PowerPoint, images of interior of Watermark Hotel. Each Commissioner received a copy of the newspaper article. Mr. Jay Haratsis, regional general manager for Greenwood Hospitality, introduced the members of his team to the Commission. Mr. Haratsis briefed the Commission on the two restaurants that will be in the Watermark, The Gregory, an American tavern and Milford's on 3<sup>rd</sup>, a kosher-style deli. Mr. Haratsis expressed his excitement to be part of the downtown community. The hotel is scheduled to open October 2016.

**Onyx** – The Commission viewed, via PowerPoint, a photograph of the exterior and interior of the Onyx Residences. Each Commissioner received a copy of the newspaper article. Mr. Gabe Vicknair informed the Commission that the residential units are 40% leased and tenants have begun moving in. There is 3,000 sq. ft. of commercial space available for lease. Iberia Bank and Regal Nails will be leasing space on the ground floor.

**Courtyard Marriott** – The Commission viewed, via PowerPoint, an image of the proposed rendering. Mr. Rhorer informed the Commission that the contractor is mobilizing the site for construction of the 137 room hotel. Starbucks will be located on the bottom floor of the hotel.

**Commerce Building – Magpie** – The Commission viewed, via PowerPoint, a photograph of the exterior of the building. Mr. James Jacobs, owner, informed the Commission the café is scheduled to open in two weeks and briefed the Commission on the services offered. Mr. Jacobs expressed that the café will adjust their hours into what the community needs.

**River Center Library** – The Commission viewed, via PowerPoint, an image of the proposed rendering, a photograph of the demolition and interior of the temporary space. Each Commissioner received a newspaper article. Mr. Rhorer informed the Commission that demolition has begun on the River Center library and encouraged everyone to visit the temporary location on Third Street.

**Parking Strategy Update** – The Commission viewed, via PowerPoint, an image parking meters and management personnel. Mr. Rhorer informed the Commission about the Request for Proposals for parking management to address the following issues:

- Modern Meters
- Parking Guidance
- Management
- Garage Expansion

Mr. Rhorer mentioned the possibility of including a digital parking sign indicating the number of spaces available as part of the parking upgrades.

**Baton Rouge River Center** – The Commission viewed, via PowerPoint, a photograph of the exterior of the building. Mr. Michael Day, general manager, informed the Commission that the shelter at the River Center will close at the end of this week and the River Center will begin to prepare for upcoming events.

**Florida and Lafayette Streetscape** – The Commission viewed, via PowerPoint, an aerial image indicating the location of the project and a photograph of the tables and chairs. Mr. Gabe Vicknair informed the Commission that final inspection on the project is scheduled for Friday, September 16, 2016.

**Downtown Greenway** – The Commission viewed, via PowerPoint, a photograph of the current construction and images of the renderings of the proposed improvements. Mr. Vicknair informed the Commission the North Blvd. portion is under construction and concrete has been poured in the first two blocks. Electrical systems for the lighting improvements are currently being installed. The project is scheduled to be complete by mid-December. The Downtown Greenway connects to the larger city system, continuing from the lakes behind Pennington and to BREC's Capitol Pathway project. Planned bike lanes on River Road from Florida Blvd. north will also connect to the Downtown Greenway. Mr. Rhorer introduced Ms. Lindsey West who will be assisting with the Bike Share program.

**Bike Rack** – The Commission viewed, via PowerPoint, a photograph of installed bike racks. Ms. Whitney Cooper informed the Commission that 71 bike racks have been installed on River Road and Third Street with the exception of 6 that are waiting for approval from the Corps of Engineers.

**Riverfront Plaza** – The Commission viewed, via PowerPoint, a rendering of proposed improvements and photographs of proposed plants. Mr. Vicknair informed the Commission that Carbo Landscape is working on the proposed renovations for the plaza and the project is expected to be complete in a year.

**NBTS Phase II** – The Commission viewed, via PowerPoint, a rendering of proposed improvements. Mr. Vicknair informed the Commission that the final plans have been delivered to DOTD for review and bid out. The improvements will extend from North Blvd. Town Square west to North Blvd. and east to 5<sup>th</sup> Street and will also include St. Phillip Street.

**City Hall** – The Commission viewed, via PowerPoint, a rendering of proposed improvements. Mr. Vicknair informed the Commission that the bid opening was delayed for two weeks.

**Downtown Maintenance Committee** – The Commission viewed, via PowerPoint, a photograph of the previous meeting. Ms. Cooper informed the Commission the meetings this month had been cancelled due to the recent flood and will be re-scheduled for the end of September. The full Maintenance Committee Meeting is scheduled for Thursday, November 17, 2016. As mentioned above under item 6a, the sidewalk café ordinance draft will be presented to the council for approval.

**CATS** – The Commission viewed, via PowerPoint, a photograph of Touchdown Express. Mr. Rhorer informed the Commission that CATS will not have a shuttle to the LSU games during the month of September.

**New Business – Lava Cantina** – The Commission viewed, via PowerPoint, a photograph of the interior of Lava Cantina. Each Commissioner received a copy of the newspaper article. Mr. Damen Nabors, area manager, briefed the Commission on the following acquisitions of Rock n'Concepts, LLC:

- Lucy's – Rebranding the restaurant as Lava Cantina Downtown
- Roux House – Added a lunch menu and will rebrand into Repeal 33 in 3-4 months
- Schilittz and Giggles – Update interior and improve operation

**Shamrock** – The Commission viewed, via PowerPoint, a photograph of a tugboat. Mr. Duncan Armentor, informed the Commission that Shamrock Marine Services has located at the foot of the bridge near 900 River Rd. They supply services to the large ships that use the Mississippi River. Mr. Rhorer thanked Mr. Armentor for locating his business downtown.

**Redstick Crossfit** – The Commission viewed, via PowerPoint, an image of the logo. Each Commissioner received a copy of the newspaper article. Mr. Casey Tate informed the Commission that Redstick Crossfit will be opening on the corner of 6th and Main Street. Plans are to open the facility during the month of October 2016.

**Events** – The Commission viewed, via PowerPoint, the logos for the following events. Each Commissioner received flyers on the events. Mr. Casey Tate briefed the Commission on the following events.

- Wine Walk Wednesday's
- Live After Five – September 16,23,30, October 7,14,21,28
- 13<sup>th</sup> Gate Haunted House / Necropolis 13 – September / October
- Red Stick Together / Grand Day – September 25
- Baton Rouge Arts Market – October 1
- Hollydays – October 5 – 8
- Sunday in the Park – October 2, 9, 16,23,30
- Live At Lunch – October 7
- White Cane Safety Day – October 12
- Foundation for Historical Louisiana/Old Governor's Mansion
- Manship Theatre / LSU MOA
- Capitol Park Museum
- Old State Capitol
- River Center Events
- LASM
- USS Kidd

**7. Strategic Plan – Plan Baton Rouge II** – The Commission viewed, via Power Point, a photograph of the PBR II cover. The DDD continues to implement the plan with development along 3<sup>rd</sup> Street.

**8. Ongoing Projects – CPEX** – The Commission viewed, via Power Point, an image of the CPEX logo. Mrs. Rachel Diresto briefed the Commission on the following:

- CPEX is working with St. James finalizing the Campus Master Plan
- Smart Growth Summit - November 1 – 2, 2016
- Sponsorships available for Smart Growth Summit

**BREADA** – The Commission viewed, via PowerPoint, an image of the BREADA logo. Ms. Emily Sulzer briefed the Commission on the following:

- Sponsorships available for 20 year anniversary of MSM
- Sprout Saturday – Saturday, September 17
- Weekday market returns October

**Downtown Business Association (DBA)** – The Commission viewed, via PowerPoint, an image of the DBA logo. Mr. Gabe Vicknair encouraged everyone to attend the Live After Five concert Friday, September 16 with music by Bag of Donuts.

**8. Correspondence** – There was no correspondence.

**9. Public Comment** – Mr. Charles Coates briefed the Commission on his concerns with proposed TramlinkBR and requested that the DDD submit his concerns to Tramlink officials.

Fr. Pat Mascarella briefed the Commission on the White Cane Safety Day scheduled for October 12, 2016 from 9am – 2pm and will be held at NBTS. Fr. Mascarella encouraged everyone to participate in the event and thanked Ms. Copper for including ADA compliance in the sidewalk café ordinance.

Councilwoman Tara Wicker briefed the Commission on the following:

- September 24 – Dr. Gadget coming to Baton Rouge donating 1,000 mosquito traps to flood victims.
- Looking for supplies and volunteers to assist flood victims
- September 20 – City Club – District 10 Meeting

Mr. Rhorer encouraged everyone to attend the next Welcome Wednesday at St. James scheduled for Wednesday, October 19 from 9:30 a.m. – 11:00 a.m.

**Meeting adjourned at 9:00 a.m.**