

Program Summary:

A housing community developed for individuals 55 years and older. The total development is 11.4 acres in size with a total of 224 living units.

Program Statement:

The rebuilding effort in New Orleans has been ongoing at a steady pace since the unfortunate events of Hurricane Katrina. In 2007 the architects received the commission to demolish and replace a destroyed public housing project in New Orleans East with a new Subsidized Senior Housing Community. The traditional neighborhood concept was referenced to offer services and supportive housing which enables residents to live well and age in place. The main street allows for a pedestrian friendly environment and activates the street edge through the service components located in the Mixed-Use complex. The design offers diversity by providing multiple building types that range from single family homes to small and large apartment buildings. All of which utilize different methods of solar shading such as deep overhangs, building orientation, and porches and balconies screened with wood slats. The building types on the site allowed for increased density while maintaining an abundance of public green space and community gardens. Some gardens are placed on elevated plinths' to aid the elderly. This resulted from the need to modify the existing site grade elevation to the current adjusted base flood elevation.

Building Area: (sf)

251,928 SF

Cost per Square Foot:

\$136.23

Construction Cost

\$40,955,000

Date of Completion:

Feb 2012



- A guiding principal for the development was focused on providing an environment which, to its new residents, would be familiar in values of sociability and connectedness to the community. The units do not look like the “typical New Orleans Houses”, but function as such.

-The high density and close proximity of the units promote the highly valued need for a sociable community.

-The single family lots are long and narrow and reminiscent of the shotgun typology.

- A simple palette of materials was carried out through the development, which consisted of stucco, wood slats and brightly colored fiber cement siding.

Typical Layout: Carpet Homes



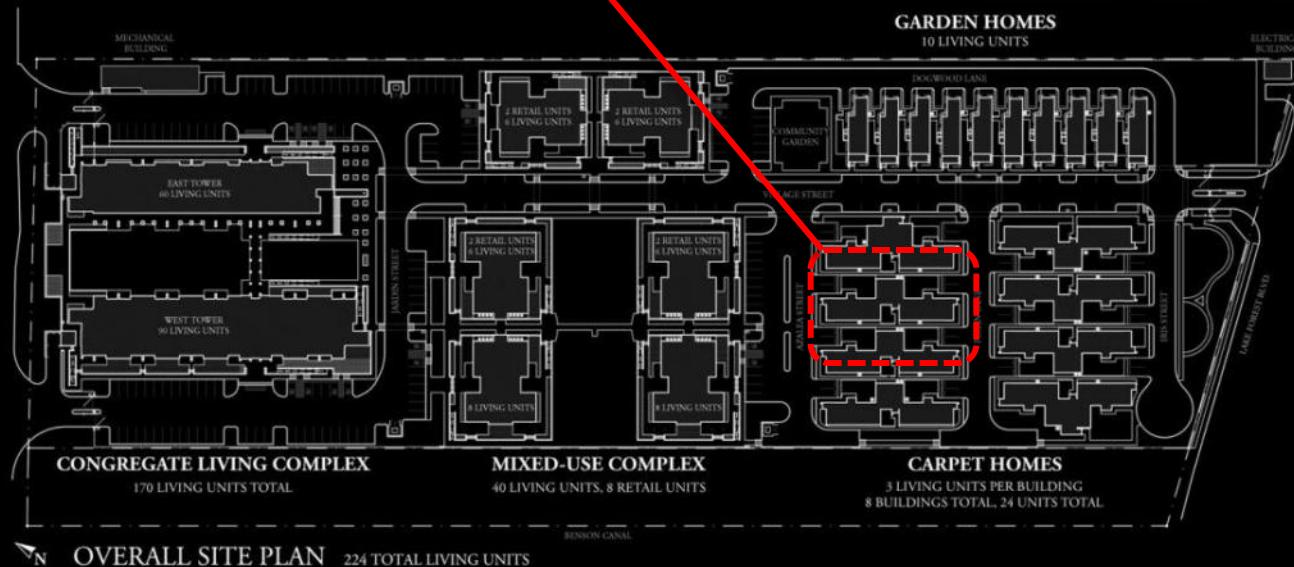
Existing (pre-demo) Post Katrina



-The new development transitions in density in relation to its adjacent context. At the south is a suburban scale neighborhood. To the north is a busy interstate.

- Correspondingly, the mass and scale of the buildings transition from single family one story to two story mixed commercial/residential and then to five story residential.

- The five story buildings at the north buffer the road noise from the interstate.





- The first high density group of single family units are dubbed the "carpet homes" for their tightly woven arrangement.
- They provide much of the typical amenities of a standard single family residence in a much more compact area.
- Each unit has its own private parking space as well as its own porch and small yard.
- The carpet units are in connected groups of three with a two story unit bound by two single story units.
- The roof pitches are sloped down to the south and up to the north to address solar orientation.
- The heavy annual rainfall of south Louisiana makes the use of pitched roofs a clear smart decision.





- The porches and small private yards allow each unit to maintain a level of individual ownership in a compact environment.
- The wood slats surrounding each porch provide shading from the harsh Louisiana sun.
- Furthermore the presence of the porch enables the strong cultural sense of community to be maintained as it always has in many historic New Orleans neighborhoods.



- The interior of each unit is modest but open.
- The kitchen, dining and living all comingle within a high volume space allowing the relatively small units to appear larger and more spacious.
- Some of the exterior tectonics, a bolted wood flitch beam for example, is carried into the interior for continuity and adds interest to the units.
- Strand bamboo floors are used in all units for its sustainability and durability.



- Adjacent to the carpet homes lie the single family garden homes. These are tightly spaced and pushed close to the street edge allowing the porch to engage the pedestrian pathway.
- The roof pitches alternate giving variation to each unit.
- Woods slats at the porches and solid walls with less penetrations face south to combat the harsh sun exposure and allow privacy. The north end of the porch is more open.
- Each unit is provided a small private yard on the north face.





- Directly north of the carpet and garden homes is an area of two story mixed use of residential and commercial.
- Small retail shops and a medical clinic line the main street edge.
- The ground level living units within the mixed use area are fully accessible despite their elevated position.
- ADA ramps are integrated into the plinth as part of the architecture.
- Although individual yards are not provided for these units, each unit has its own porch or balcony.



- The site cast concrete retaining walls create a plinth that contains waist high gardening opportunities for the senior inhabitants.
- At the center of the mixed use complex is a large common green space which leads to the adjacent drainage canal.
- The canal has been cleaned and is being maintained to provide a visual amenity for the new community.



- At the far north, directly adjacent to the interstate, lies two five story apartment towers; the Congregate Living Complex.

-In order to provide the number of units required by the program, the development had to go vertical.

-The siting of the towers adjacent to the interstate was a calculated move for the betterment of the community. The towers provide a visual and acoustic buffer from the interstate.

-Each unit contains a balcony and all fenestration is shaded with wood slats and aluminum eyebrows.

-Between the towers is a green space used for festival or other outdoor community events.



- The ground floors of the towers contain community amenities such as the post office, administration and a communal dining and lounge facility.

- 12% of the units are ADA Accessible and all are adaptable for Fair Housing.

Project Name:
Village de Jardin Senior Housing

Project Location:
New Orleans East, La.

Owner/Client:
The State of Louisiana

Architect(s) of Record:
(names and addresses)
Holly and Smith Architects, APAC

Project Team:
Holly and Smith Architects, APAC

Landscape Architect:
Roy T. Dufreche and Associates

Consultants:
Structural: Morphy Makofsky, Inc.
Mechanical: Crumb Engineering, LLC
Electrical: Crumb Engineering, LLC
Civil: G.E.C., Inc.

General Contractor:
Walton Construction A Core Company, LLC

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