

Program Summary:

The design of this headquarters for a non-profit organization reflects the institution's mission to promote a healthier, more vibrant community through public engagement.

Program Statement:

Located on a historic urban space, the site offered a rare design opportunity: to demolish a service station, clean up a brownfield site and create a new civic building on a highly visible site that could stand free of the surrounding context while knitting the parcel back into the city's urban fabric. The design challenge was to develop a strategy to give scale and presence to this small civic building so that it could hold its place at the table. The structure is expressed as two separate masses that express the programs within. A civic half for public engagement is articulated by a series of cast stone and brick piers that populate the façade and provide shading for the ramped entrance while imparting a strong civic presence. At the third level an outdoor loggia allows for views of The Circle and the city beyond. The other half of the building, where the institution's work is done, is clad in local St. Joe Brick, the façade expressed as a stacked collage of different sized brick panels on curved cast stone string courses. The southwest façade, with work lofts on the second and third floors, is articulated as a single volume and protected by an aluminum solar screen. A landscaped, pervious asphalt parking lot stores water and surrounds a raised courtyard planted with sweet gum trees that features a water storage system for irrigation that can accommodate a seven inch rain event. The project will be certified LEED Gold.

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Building Area: (sf)
22,140 sf

Cost per Square Foot:
\$411 including sitework

Construction Cost
\$9.1 million

Date of Completion:
September 2016

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East Façade

The relatively small footprint is pressed to the property lines to create a continuous street façade to maximize the building's presence as a civic institution on an important urban circle. The result is an exceptionally thin building with maximum street presence, plentiful natural daylight, and ground-level views through public spaces to a lush courtyard beyond.



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Southeast Façade

An emphasis was placed on using materials that were crafted and formed locally, including wood-molded brick veneer, precast concrete cladding, non directional stainless steel metal roofing and flashing, and custom finished aluminum curtain wall.



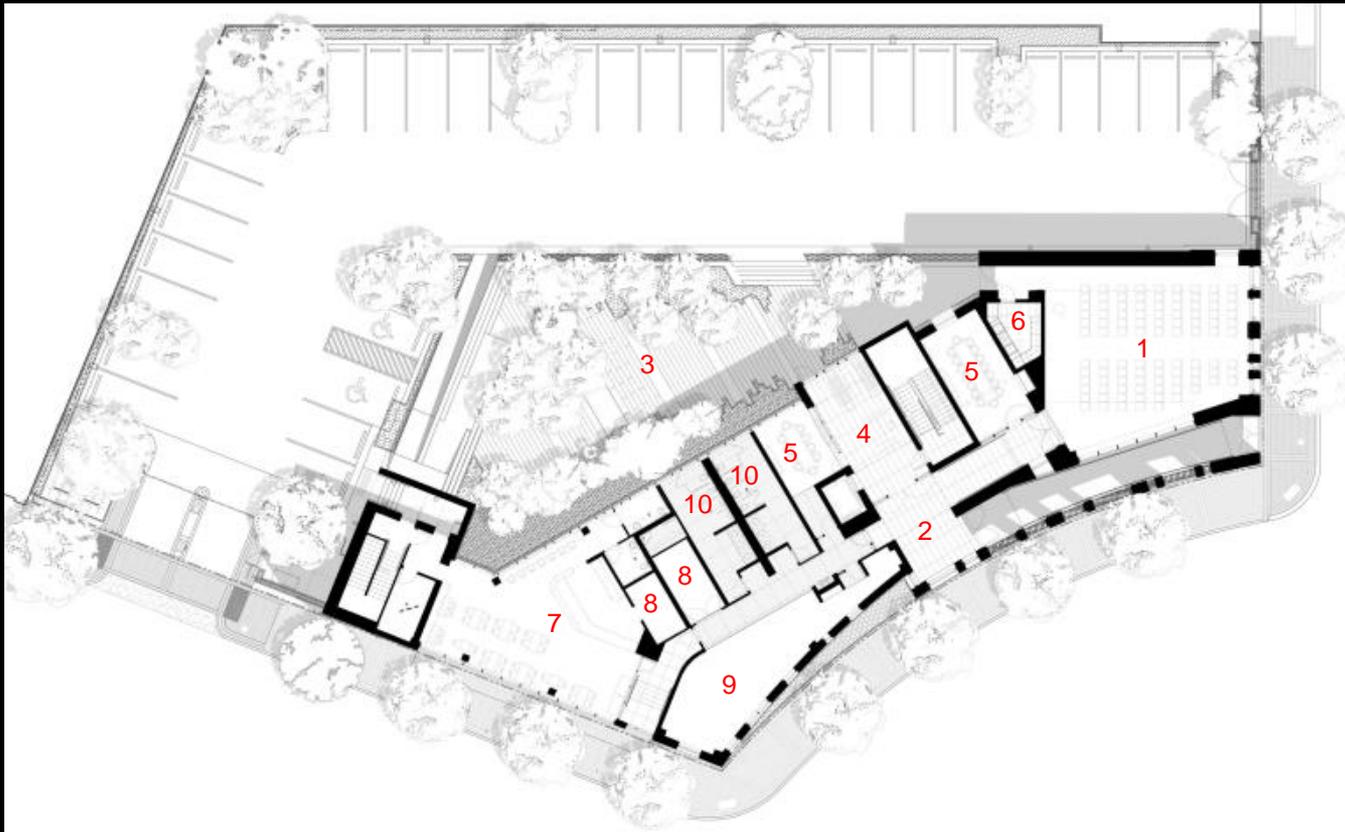
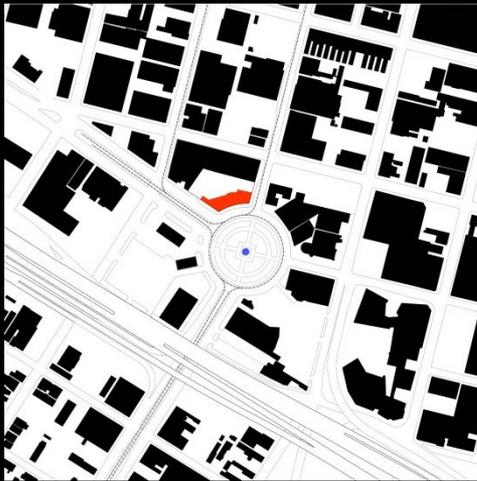
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Site Plan

The historic circle has been a critical node in the City's urban fabric since the early 19th century. A key junction between uptown and downtown neighborhoods, the area has experienced continuous change, never quite settling into a stable urban form. An early goal of the project was to repair a "broken edge" left by an abandoned gas station, in doing so, re-activate this important public space.

First Floor Plan

- 1 Nonprofit Training Center
- 2 Grand Lobby
- 3 Rain Garden and Public Terrace
- 4 Atrium
- 5 Break Out Room
- 6 Kitchen
- 7 Café
- 8 Storage
- 9 Startup Space
- 10 Restroom





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Balcony

South light plays on the ipe decking, arranged like tatami mats on the third floor loggia outside the executive offices and Entergy Training Center.

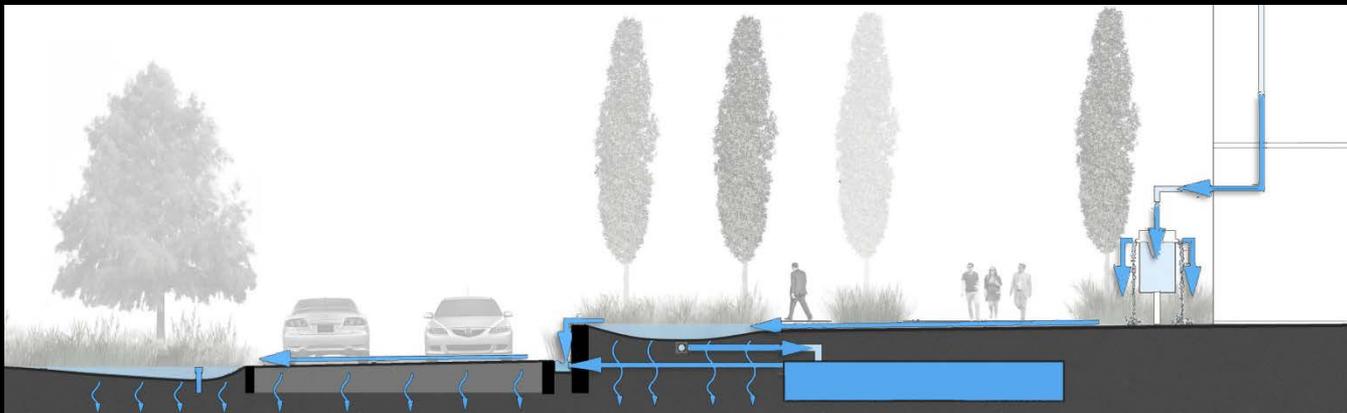
Mardi Gras parades make the turn downtown at the building's southeast corner. The tall loggia affords views of the City and allows for fundraising events at the Foundation.

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North Façade and Rain Garden

Behind the building, the courtyard extends the project's expression of the Foundation's values. Designed in close collaboration with a local landscape architecture firm, the tiered rain gardens, under-terrace cisterns, an open demonstration cistern, permeable paving, and native plant materials all add up to an integrated display of best practices in urban water management.

These elements were designed to be visible as a teaching tool for visitors without sacrificing performance or beauty.



Section diagram demonstrating the major components of the stormwater management from the roof through rain garden, public terrace and parking.

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Left, North Façade glazing

Top Right, Second Floor Open Office Space (Third Floor Similar)

Middle Right, Entergy Training Center

Bottom Right, Conference Room

Ample natural daylighting throughout the thin building allows for zoning of the electrical lights to decrease energy usage. An open north-facing wall provides views to the courtyard and consistent diffused light. The south-facing public facade also features ample glazing, but with a louvered shade system to control direct light entering the building.

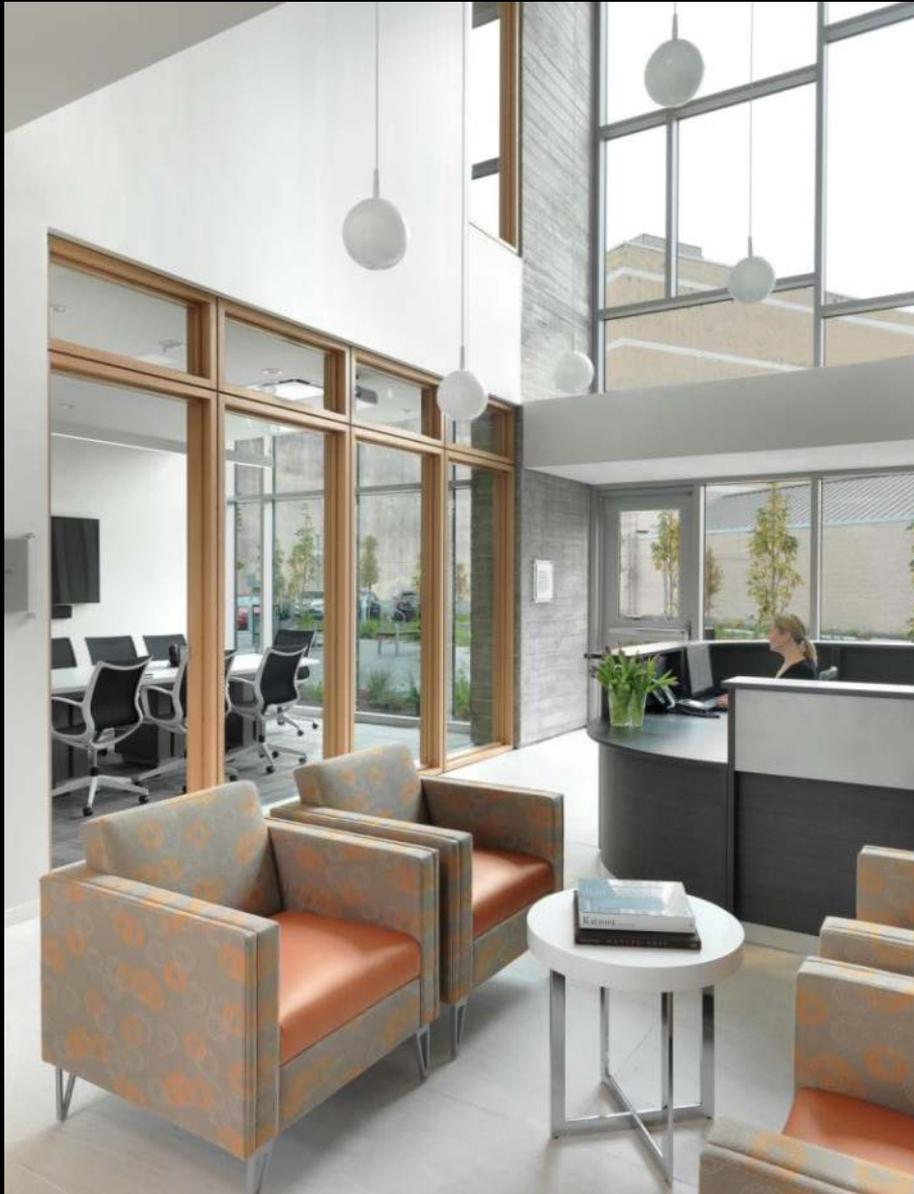
A combination of highly efficient building systems, solar shading systems, light harvesting, extensive use of local building materials, and environmental site strategies will help the facility operate at an anticipated 42% greater efficiency than required by the energy code.

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Reception Lobby

Throughout the building, the narrow floorplan allows for extensive daylighting of the spaces via exterior curtainwall and interior glazing systems.

The warm tones of the wood balance the monochromatic, cool tones of the concrete, drywall, and flooring.



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Left, Second Floor Lunch Room

Top Right, First Floor Nonprofit Training Center

Bottom Right, Art in First Floor Conference Room

Both the interior and exterior of the structure reflect the Foundation's mission to create healthy environments, healthier employees, and a healthier, more interactive society.

The Nonprofit Training Center and Cafe space on the first floor give the ground floor back to the larger community instead of reserving it solely for the Foundation's separate use.

A-345.10



Left, Entry Porch

A ramped, two-story entry loggia affords an egalitarian entrance sequence while heightening the building's layering and sense of arrival.

Closely-spaced stainless steel cables in the first floor openings are employed as a security device while providing a path for vines to climb and fill the openings with a green screen.

Right, Entry Lobby with a peek of the building's curved masonry façade beyond.

A-345.11



Main Stairwell

The main stair is an important moment in the design with ever-expanding views of the City as one moves up within the building.

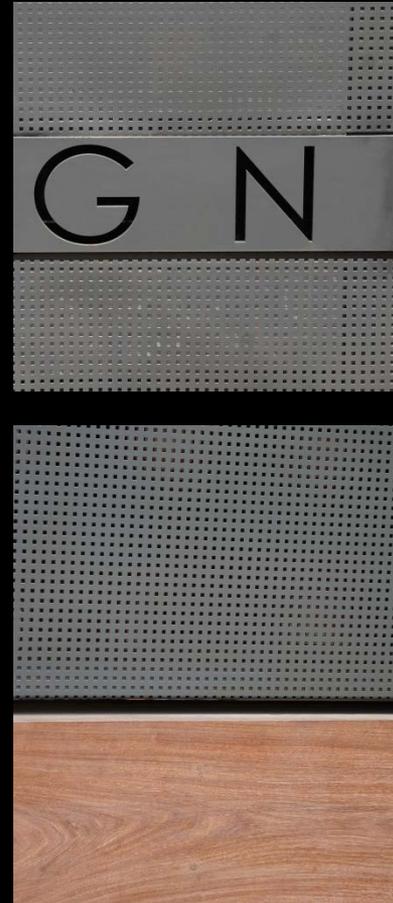
Board-formed concrete walls, precast concrete treads, FSC certified vertical grain fir paneling, and stainless steel railings create a soothing ambience as one travels from floor to floor.



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Loggia Entry Gate

Powder-coated perforated steel paneling, handsome graphics and FSC- certified ipe millwork elements provide the ability for visitors to experience the detail and materiality of the structure firsthand.



A-345.13

West Façade at Dusk

The placement of this Center and the subsequent removal of a Civil War monument immediately after its completion have both redefined this important historic urban place and refocused the moral priorities of this most fascinating and diverse American city, on the threshold of its 300th anniversary.



Project Name:
Greater New Orleans Foundation
Center for Philanthropy

Project Location:
New Orleans, Louisiana

Owner/Client:
Greater New Orleans Foundation

Architect(s) of Record:
(names and addresses)
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Landscape Architect:
CARBO Landscape Architecture

Consultants:
Schrenk, Endom and Flanagan (Civil and
Structural Engineering)
Moses Engineers (MEP Engineering)

General Contractor:
F.H. Myers Corporation

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