

Program Summary:

A new mixed-use building on the edge of downtown Lafayette: 24 apartment units above commercial spaces and streetscape improvements.

Program Statement:

The building is located on a major roadway on the edge of downtown, creating an entry node while encouraging pedestrians and cyclists from the surrounding neighborhoods. The urban setting encouraged the building to be sited on the street at the corner with parking and a rainwater garden courtyard located on the interior of the block.

The mass is split to accommodate a stair and create a point of entry for the apartments above. The larger part of the mass is lifted and retail is tucked below. This also allows for a few accessible ground floor apartments.

Inspired by the typical Louisiana courtyard but with native swamp plants, circulation is placed along this courtyard. The roof is sloped towards this courtyard collecting rainwater for the rainwater garden which cleans the water before it flows into local bayous and waterways.

A-370.01

Building Area: (sf)
19,127 SF

Cost per Square Foot:
\$175.15

Construction Cost
\$3,350,000.00

Date of Completion:
March 2020



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The split mass of the building signals the courtyard entry for the apartments while the commercial spaces are tucked under at the street to create a better connection to the street and a response that is more appropriate for an urban context.

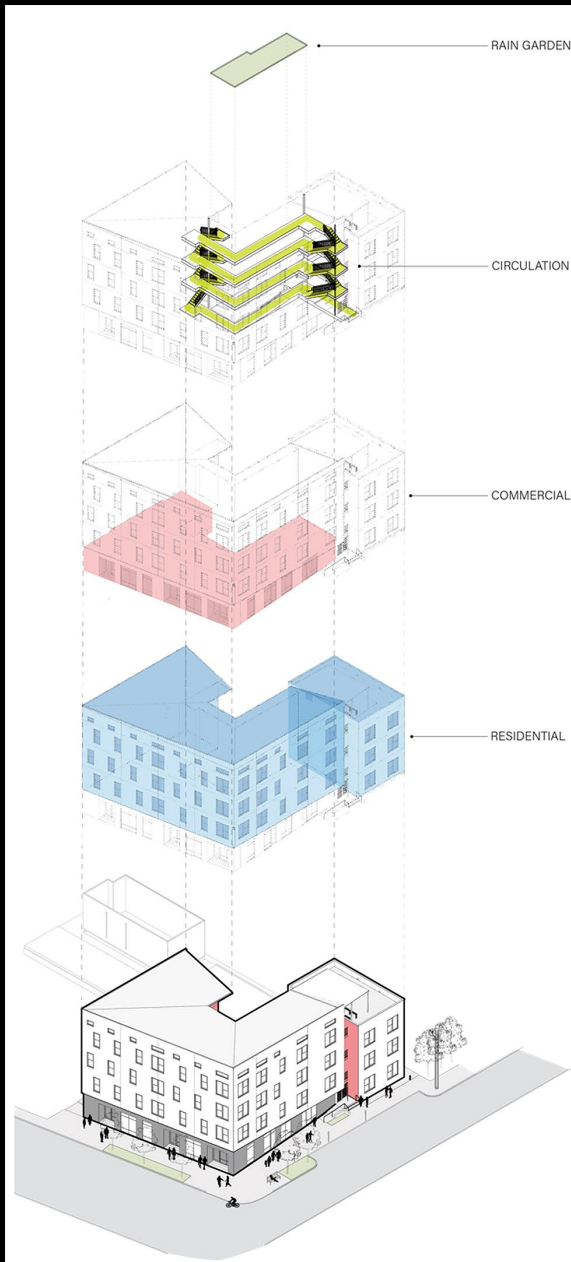
The fenestration shifts at each level animating the façade while the top floor has clerestory windows and cathedral ceilings that throw light further into the apartments. These clerestory windows reference historic attic venting on urban buildings in the region.

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Program & Urban Backdrop

The program of the mixed-use building is easily seen in the parti by the changes in exterior cladding and massing.

The building has hosted many photographers since opening and has quickly become a favorite backdrop for senior portraits.



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Stairwell & Entry

The white metal clad mass is split at the stairwell which also creates an entry into the building. This also creates a connection between the interior circulation for the building and the street.

The ground floor dwelling units are lifted higher above the sidewalk and plantings create a buffer from the street while the commercial spaces embrace the sidewalk at grade level with over fifty percent glazing.

The top floors cantilever at an angle to create cover over the commercial entrances and signal the entry for the apartments above.





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Rear Parking

The interior courtyard is represented as a red carve out with and all venting and service functions of the building are tucked away in this courtyard side.



A-370.06

Rainwater Garden Bio-swale

A bioswale receives most of the rainwater runoff from the roof, purifying it before discharging it into the local drainage system.

The rainwater garden is planted with native Louisiana water-loving plants such as palmetto and cypress.



A-370.07

Entry with Cantilever

The street angle also shows up in the sidewalk side of the building at its entry canopy, at its angled brick corner, and at its angled walkway connecting to the street. Because the building needed to connect to the parking as well as the street, the two building masses come together in a tension point, better indicating the entryway.

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Living Room & Bedroom

The typical corner dwelling allows abundant natural light and views to the street.

Interior finishes provide a neutral palette of greys and whites for residents to better customize their spaces.



A-370.09

Corner Living Room

The program faces outward so as to embrace the corner. This creates a perfect perch for people watching as cyclists and pedestrians commute to and from downtown.

Most spaces in the program have access to large windows providing natural light and ventilation throughout. Service spaces are forced inward away from the exterior walls.





A-370.10

Kitchen

Kitchens and other service spaces such as bathrooms are usually placed towards the interior of the block. The open floor plans help evenly light these spaces throughout the day.

Bedroom

Large windows allow plenty of natural light. The program is easily seen by the exterior fenestration with larger windows where living areas are and smaller windows in bedrooms.

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The ground floor retail activates the street during the day while at night window shades begin to open and the upper floors come alive.

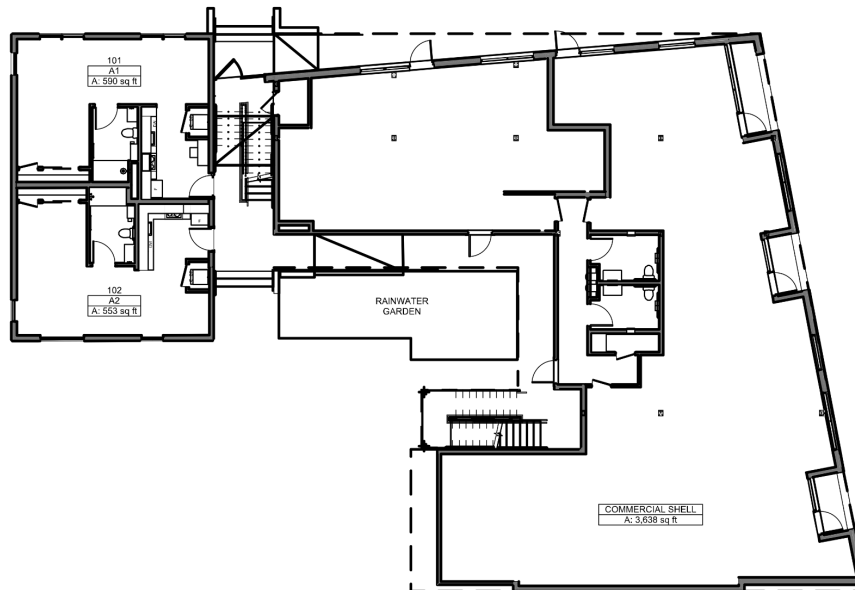
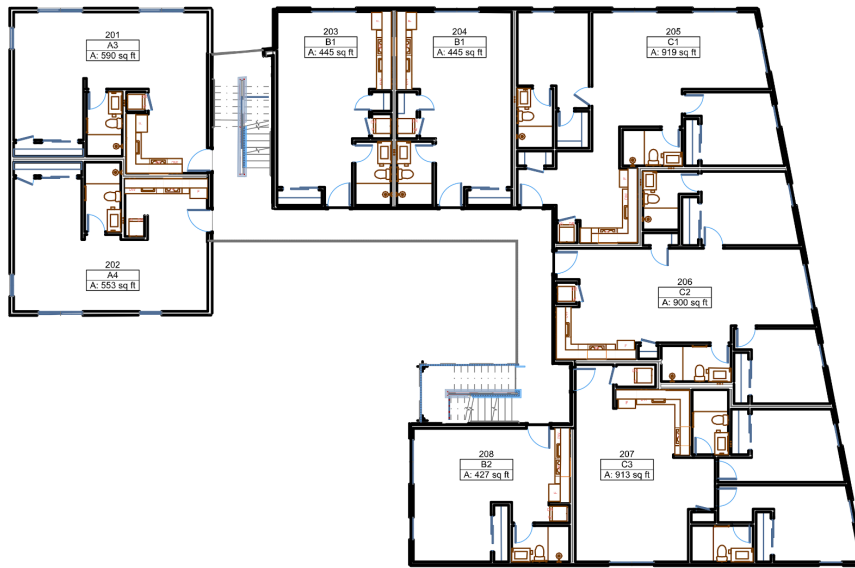
The simple angled wall on the ground floor gives cover to the retail entrances while also signaling the entry to the apartments. The dramatic three story cantilever also shows how the mass containing the residential units is split and lifted.



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Plans

Two ground floor accessible units show are moved to the furthest point from the busier street while retail is pushed towards it. The shape creates a courtyard containing the rainwater garden. A mix of three different unit types are in the upper floors.





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Located on the crossroads of the revitalizing downtown district of Lafayette and the national historic district of Freetown-Port Rico the building creates that bridge between districts.

As the first new construction mixed-use residential building in downtown Lafayette, it is already acting as a major catalyst for growth, setting the pace for future potential.