**Program Summary:**
This project is a comprehensive co-working development, serving as a hub of entrepreneurship in the developing Downtown innovation corridor.

**Program Statement:**
A comprehensive coworking development at the nexus of numerous downtown cultural institutions. Targeting technology, arts, and cultural-based businesses; the project serves as a hub of entrepreneurship in the developing Downtown innovation corridor. It occupies the third and fourth floors of the CAC, connected by an open architectural staircase and featuring an extensive amenity and commons area, varied meeting and office space, and a roof deck. This renovation preserves the classic Warehouse District architecture of the existing building while incorporating modern elements. The light-filled space features high ceilings with exposed beams, large windows, a contemporary art collection, and a flowing, open floor plan. The heart of the coworking space is the commons area designed to facilitate conversation and connection. It boasts a full kitchen, seating options, coffee station, and communal and recreational space. All of The Shop’s amenities offer small businesses, entrepreneurs, and arts-based professionals the resources they need to grow.

With its proximity to acclaimed museums and galleries, new developments like the nearby South Market District and Ace Hotel, and some of the best restaurants, shops, entertainment venues and residences in New Orleans, this space is primed to become a catalyst for innovative thinking and strategic partnerships that will continue to transform Downtown into a thriving urban center.
This coworking space is located on the 3rd and 4th floors of the Contemporary Arts Center (CAC). Originally built as a warehouse in 1920, the building was used as the headquarters for K&B, a local drugstore and soda fountain until the CAC took over in the mid-1970s. The top two floors of the CAC have historically been underutilized, with this coworking space marking the first large-scale renovation of that space in the last forty years.
Exposing and enhancing the existing conditions was a unifying element for the entire project. The coworking space fronts the atrium of the CAC, with both organizations using the same lobby space to enter from Camp Street. The original elevator shaft through the atrium was empty. Reclaimed and installed with a working elevator, the shaft was re-clad with metal mesh and serves as the primary entry to the space.
The upper floors, which represented the majority of the atrium, were concealed. By eliminating solid walls and introducing glass as much as possible, daylight was maximized through the entire building. The existing balconies were underutilized. Extending the program to the atrium, the main balcony is intended to be a game room, study, and library. Smaller balconies are attached to larger tenant offices as an amenity space.
A custom designed desk of wood and blacked metal slats takes cues from the stair. Entryway lighting is meant to create a playful ambience. The flooring on this first level of the project is a 4-inch topping slab of concrete, referencing the industrial nature of the original building.
The heart of the coworking space is the commons area designed to facilitate conversation and connection. It boasts a full kitchen, seating options, coffee station, and communal and recreational space. The existing structure was kept as exposed as possible to reference the history of the building. Vintage furniture was sourced from a variety of vendors to give the 3rd floor more of a living room feel.
A variety of work areas are scattered throughout the space. The concrete base of the stair provides informal seating. Custom milled booths create more semi-private locations to work alone or in a group.
The connecting stair’s concept emerged from the idea of art and handmade elements, weaving the two floors together. At the base is a board formed concrete platform, used as an informal work space or stage, giving it texture of wood.

With wood emerging from concrete podium, the stairs flow seamlessly from a work surface on the 3rd floor, to the stair itself, to a screen connected to a 4th floor ceiling, flowing into a banquette seat.
The design features a wide variety of configurations. Comfortable lounge chairs, hot desks, and fixed banquettes accommodate different types of work. Lighting is used to delineate these different areas and accent key features.

The majority of the 4th floor is refinished original wood.
The project incorporates multiple sizes of private offices. Windows between offices were put in place to give additional light and allow a more open plan feel while maintaining privacy and security.

Existing brick was left exposed to enhance the industrial patina of the project.
Windows along the south and west facades were replaced, with the north and east facades were left in place. Building mechanics, ductwork, and electrical conduits were left exposed to celebrate the existing structure.
Drawing from the inspiration of the CAC itself, custom murals were commissioned throughout the space. Local and national artists were brought in to adorn the walls; connecting the co-working tenants with the art community.
Project Name: The Shop at the CAC
Project Location: New Orleans, LA
Owner/Client: Domain Companies
Architect(s) of Record: EskewDumezRipple
365 Canal Street, Ste 3150
New Orleans LA 70130
Project Team: Steve Dumez, FAIA
Jose Alvarez, AIA, LEED AP
Hussein Alayyan, LEED AP BD+C
Jill Traylor-Mayo, NCIDQ
Emily Heausler, IIDA
Andy Redmon, LEED AP

Landscape Architect: N/A

Consultants: YKM Consulting, MEP Engineer
PACE Group, Civil/Structural Engineer

General Contractor: Palmisano Group

Photographer(s): Neil Alexander (slides 2-7, 9, 11-12)
Sara Essex Bradley (slide 10)