

Program Summary:

New construction and thoughtful redevelopment transform a vacant site into a mixed-income residential community, integrating housing, amenities, and public engagement within a cohesive urban campus.

Program Statement:

This project transforms a long-vacant hospital complex in New Orleans into a mixed-income residential community. The project combines the reconfiguration of an existing mid-century Brutalist structure with new construction to create a cohesive multifamily campus that delivers over 200 housing units, ground-floor retail, and a range of shared amenities. The design responds to the challenges of adapting an inward-facing institutional building to residential use while introducing additional density. Existing floor plates were restructured to maximize access to light and views, while new buildings were carefully scaled and positioned to align with the original structure. A central courtyard organized around mature live oaks serves as the social and spatial core, connecting the development and creating a shared outdoor environment for residents. The preservation and stabilization of the existing structure significantly reduced material waste and embodied carbon, while new envelope systems and building infrastructure improve long-term durability and energy performance. The development supports walkability through activated street edges and proximity to transit, reducing reliance on automobiles. Inclusive design principles are reflected in the provision of mixed-income housing and a range of shared spaces that support diverse resident needs. Together, these strategies create a connected, livable environment that reintegrates a previously dormant site into the fabric of the city.

RR-190.01

Building Area: (sf)
102,531

Cost per Square Foot:
\$441

Construction Cost
\$45,215,675

Date of Completion:
2025



RR-190.02

MIXED-USE RESIDENTIAL DEVELOPMENT

This project transforms a 2.3-acre urban site in New Orleans' Lower Garden District into a vibrant mixed-use residential community. The development includes over 200 apartments, ground-floor commercial space, structured parking, and a full suite of resident amenities, including a penthouse party room, rooftop pool, golf simulator, and library. By reestablishing density, activating the street edge, and introducing new housing options, the project contributes to the continued growth and revitalization of a historic urban neighborhood.



RR-190.03

A PROMINENT SITE IN DECLINE

The project site presented a series of competing demands: a long-underutilized and deteriorated property with limited connection to the surrounding neighborhood, building depths that restricted access to light and livability, and the need to introduce significant residential density, parking, and amenities. Previously home to a hospital complex, founded and operated by women to serve underprivileged communities, the site carried both physical and cultural weight. The challenge was to transform it into a cohesive, livable multifamily environment while establishing a strong urban presence and maintaining compatibility with the Lower Garden District.



RR-190.04

REACTIVATING A CRITICAL URBAN SITE

The scale and location of the site offered a rare opportunity to reintroduce density, housing, and activity into a key urban corridor. Rather than treating the site as a single building, the design approach reimagines it as a connected residential environment that engages its surroundings. Its size allowed for the integration of multiple building types, open space, and supporting amenities within a cohesive framework. The project seeks to transform an inward, obsolete complex into an outward-facing development that supports walkability, activates the street, and contributes to neighborhood continuity. In doing so, it repositions the site as an active and meaningful part of the city.



RR-190.05

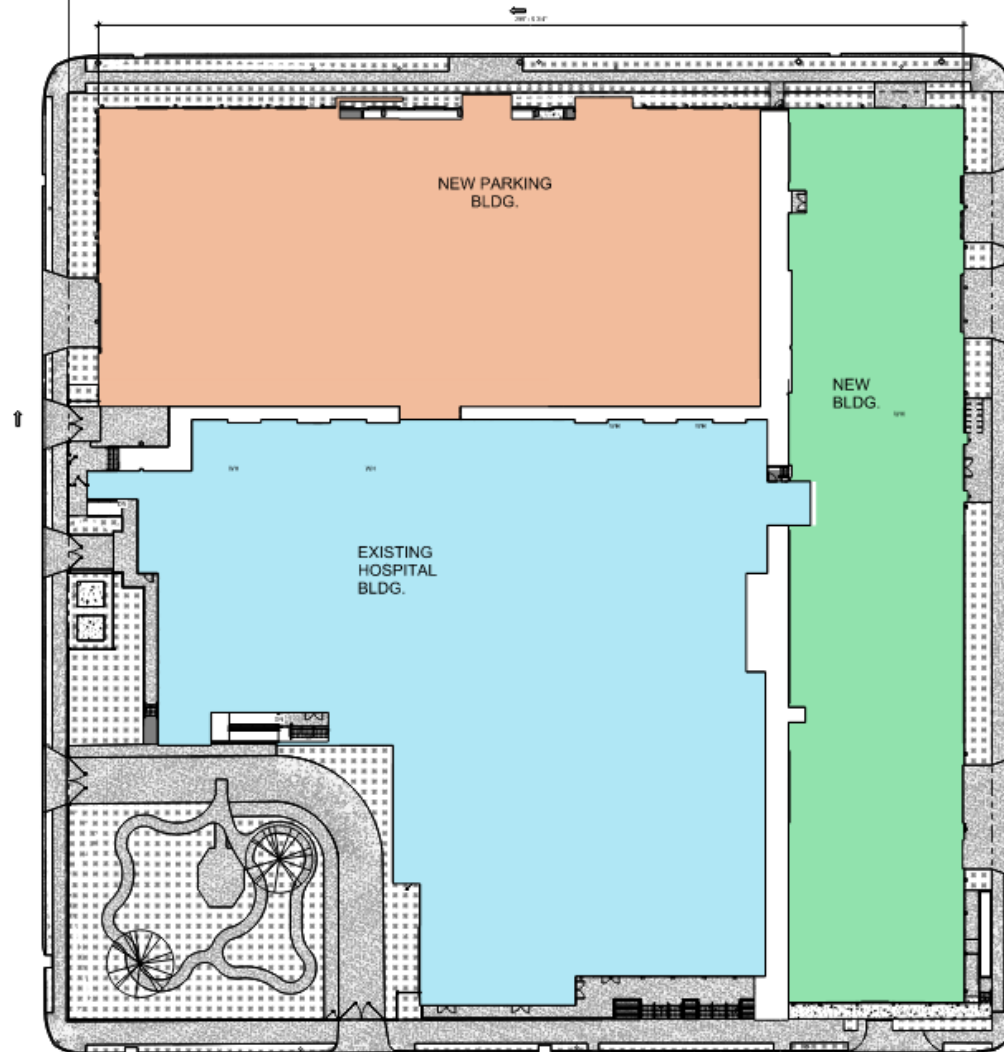
SELECTIVE REUSE AS A CATALYST

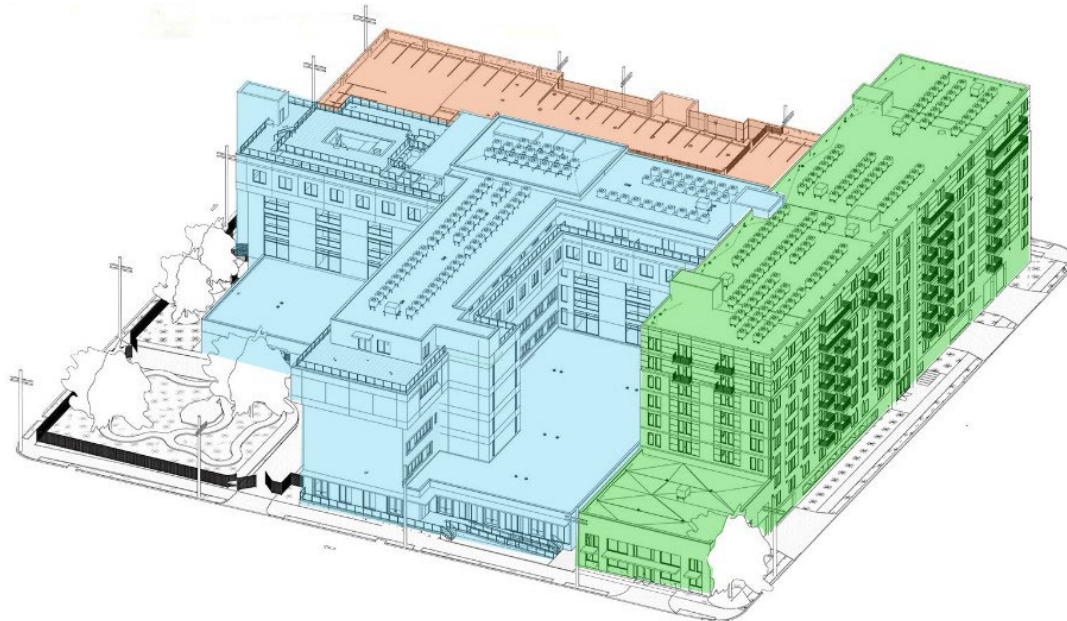
The project incorporates selective reuse of the existing structure as part of a broader redevelopment strategy. Repairs were performed on deteriorated structural concrete beams. The lower roofs had either been overrun by vegetation or had collapsed completely. Masonry and stucco elements were restored and repaired to match the original aesthetic of the architecture. While the building had experienced significant deterioration, its structural system and massing provided a framework for reorganization. The design adapts this framework to support residential use by introducing new openings, upgraded systems, and reconfigured layouts. This strategy leverages the scale and presence of the original structure while allowing the development to meet contemporary performance and programmatic requirements.

RR-190.06

THREE INTEGRATED COMPONENTS, ONE COHESIVE DEVELOPMENT

The development is organized as a cohesive site strategy integrating three primary components: an existing structure, a new residential tower, and a structured parking facility. These elements are arranged to define central open space, establish clear circulation, and reinforce the urban edges of the site. A new private park at a key corner extends the development into the surrounding neighborhood and enhances the public realm. The placement of the parking structure along the interior edge of the site minimizes its visual impact while maintaining efficient access for residents. Pedestrian connections are prioritized through clearly defined paths that link building entries, shared amenities, and open spaces. This coordinated approach ensures that each component contributes to a unified and legible residential environment.





RR-190.07

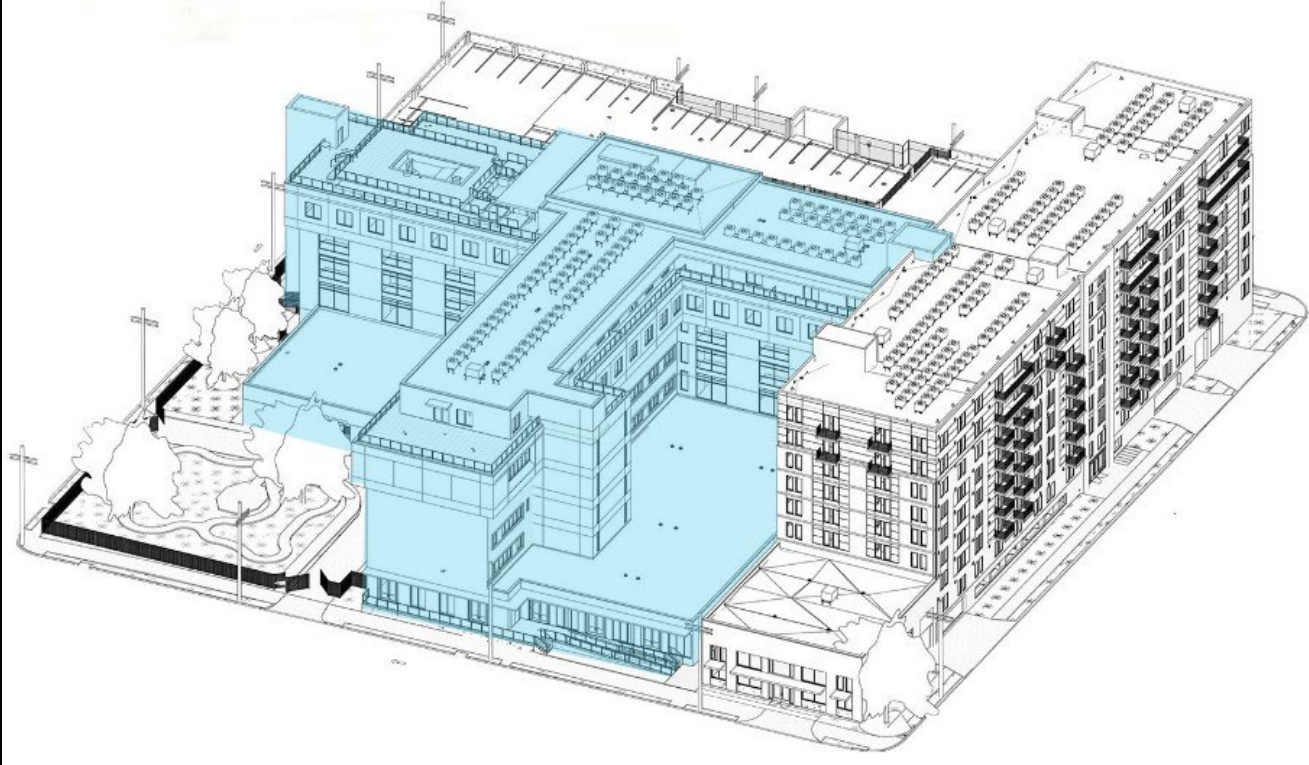
REFRAMING DENSITY THROUGH DESIGN

The architectural response balances increased density with clarity of form and material expression. New construction is calibrated in height and proportion to align with the existing structure, allowing the overall composition to read as cohesive rather than hierarchical. Variations in façade depth, openings, and materials create visual rhythm while breaking down scale. Ground-level transparency and active uses reinforce the connection to the street. Together, these strategies transform the site into a dynamic residential environment that supports density while maintaining compatibility with the surrounding neighborhood.

RR-190.08

ADAPTIVE REUSE OF AN EXISTING STRUCTURE FOR RESIDENTIAL LIFE

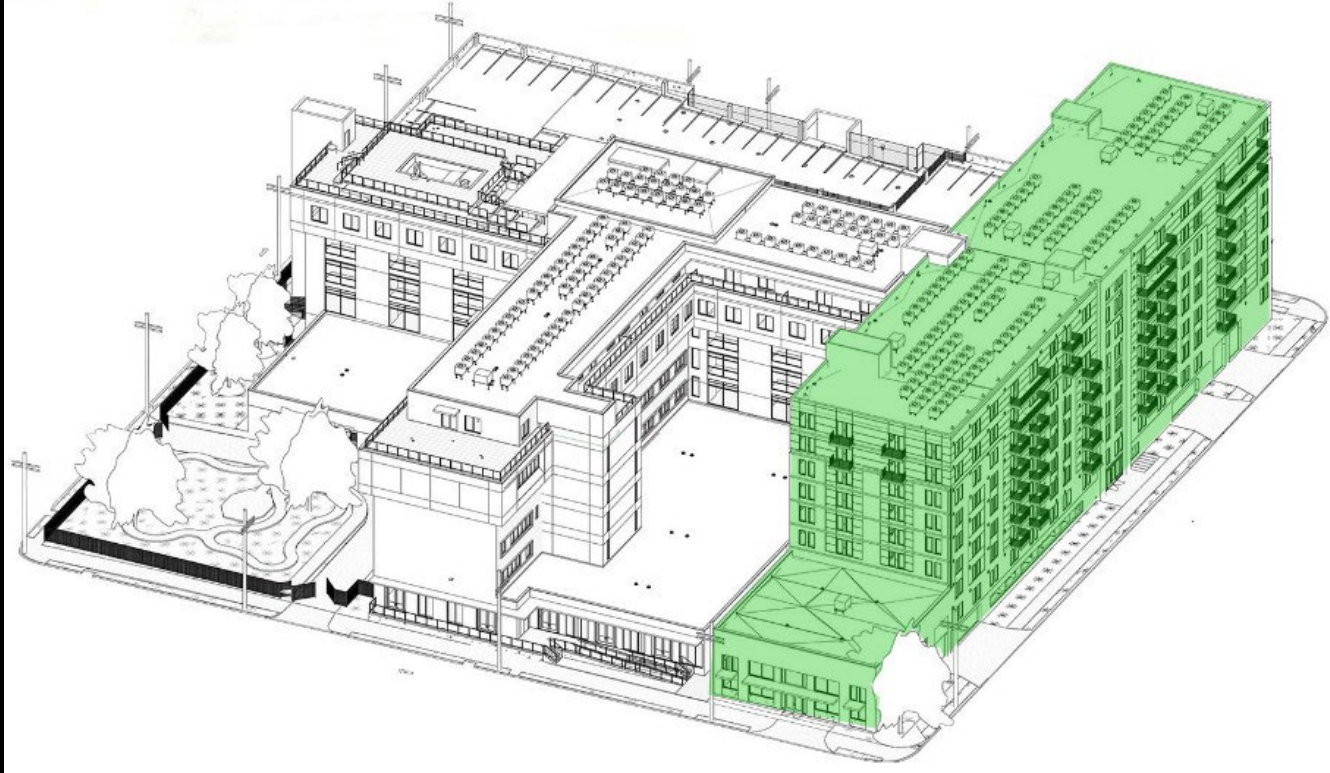
The existing hospital building anchors the development through the restoration and reconfiguration of its original Brutalist structure. The façade is rehabilitated using stucco and brick with coping and window surrounds carefully reconstructed to reinforce its architectural identity. A new storefront system introduces transparency at the ground level, activating the street and improving engagement with the public realm, while upgraded envelope systems enhance long-term performance. The building is adapted to residential use, including the addition of a penthouse level that extends its presence within the overall composition. It also serves as the shared amenity core, with rooftop and interior spaces organized around a central courtyard that connects the development into a unified residential environment.



RR-190.09

EXTENDING DENSITY THROUGH INTEGRATED DESIGN

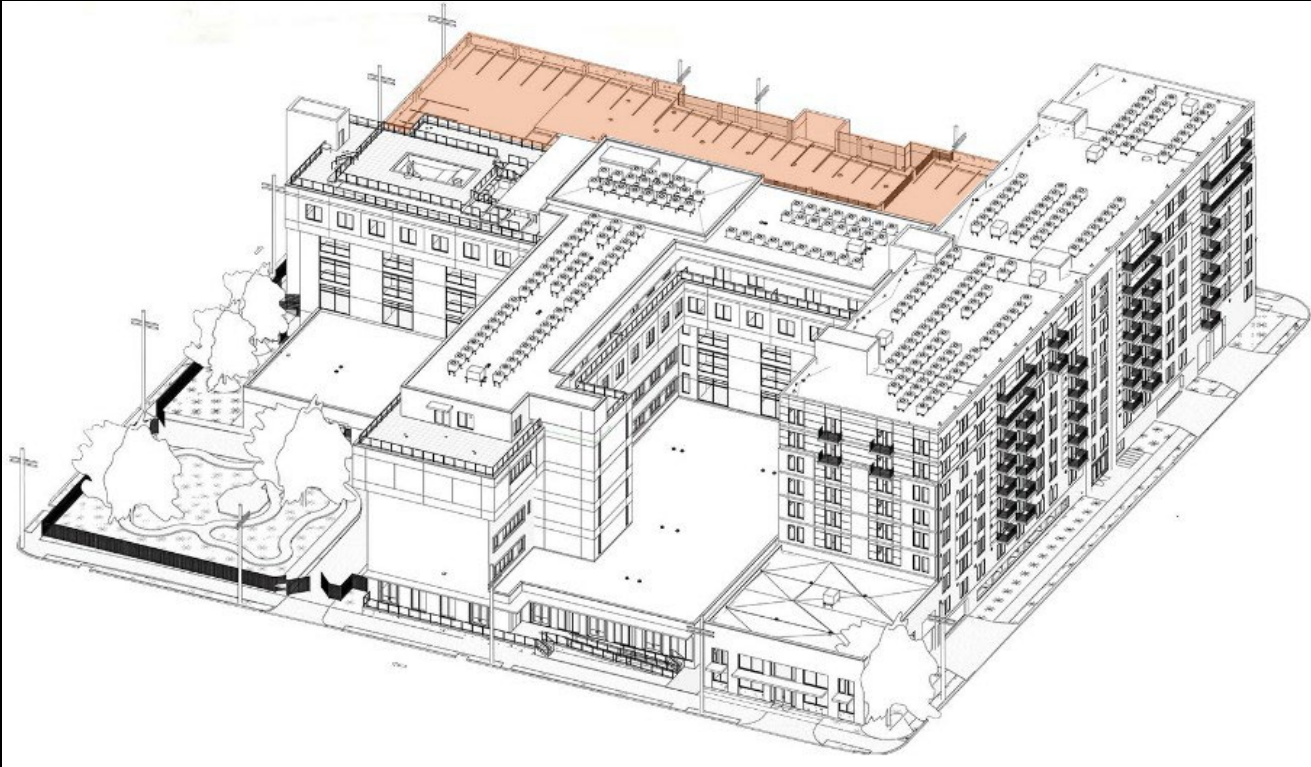
The new residential building introduces density through a carefully calibrated nine-story form that remains below the high-rise threshold, enabled by an efficient post-tension structural system. This approach allows for thinner floor plates and optimized floor-to-floor heights, balancing performance with scale. The ground level integrates parking and retail, activating the street while supporting residential access. Above, eight floors of apartments are organized to maximize efficiency and livability. A direct connection at the upper levels links the building to the existing structure, enabling shared amenities and coordinated circulation. This integration allows the development to function as a unified residential environment, where new construction extends capacity while reinforcing the overall cohesion of the site.



RR-190.10

A PARKING STRUCTURE AS URBAN FRAMEWORK

The parking structure is conceived as an integrated component that supports circulation, connection, and overall site cohesion. Designed as an open-air system, it utilizes a post-tension slab structure to achieve efficiency and durability while maintaining visual openness. The garage connects directly to both residential buildings, bridging differences in floor-to-floor heights and enabling continuous access across the development. Rather than functioning as an isolated utility, it acts as a central organizing element within the site. Openings within the CMU façade allow for natural ventilation and a mesh screen provides opportunity for carefully landscaped native vines to balance nature with the urban landscape. This layered approach allows the structure to perform functionally while contributing to the overall identity of the project.



RR-190.11

A CONTEMPORARY MULTIFAMILY COMMUNITY

The existing hospital building now contains a mix of 80 one-and two-bedroom apartments with high ceilings, modern appliances, and custom designed kitchens. A new penthouse floor with 10 additional residences was built atop the existing structure. Two new post-tension structures, a nine-story apartment building and a five-story parking garage, were also constructed. Unit layouts are organized to maximize access to natural light and outward views, transforming deep floor plates into livable environments. Large window openings and efficient planning strategies create bright, open interiors that enhance comfort and usability. The variety of unit types supports a diverse resident population, while consistent design principles ensure a cohesive experience throughout the development. These strategies prioritize livability while reinforcing the overall quality of the residential environment.



RR-190.12

AMENITY-DRIVEN LIVING

A range of shared amenity spaces supports both social interaction and individual activity. These include lounge areas, meeting spaces, and recreational rooms designed to accommodate diverse resident needs. Residents can exercise in the fitness center or on the pickleball court, relax in the game room or enjoy some quiet time in the library, all located on the first floor. A business center was created to allow residents to get work done without being confined to their unit. Each space is defined by a distinct character, providing options for gathering, work, and relaxation. The distribution of these amenities throughout the development reinforces connectivity between buildings and encourages daily interaction among residents. Rather than functioning as isolated features, these spaces contribute to a cohesive residential experience that supports community building.





RR-190.13

ELEVATED VIEWS AND SHARED IDENTITY

The rooftop terrace and pool provide a shared destination that connects residents to the broader urban landscape. Positioned to capture expansive views, this elevated space becomes a defining feature of the development. It serves as both a visual and social anchor, offering opportunities for gathering while reinforcing the project's relationship to the city. The rooftop environment enhances the identity of the development and contributes to a layered residential experience that extends beyond the individual units.