

A NEW CAMPUS
UNITED FELLOWSHIP SEVENTH-DAY ADVENTISTS

5750 BULLARD AVE NEW ORLEANS, LA

DESIGN ADVISORY COMMITTEE (DAC) SUBMITTAL
JANUARY 20, 2025

Design Submittal Overview

This partial submission is presented early in the design process to facilitate feedback on the general site layout and building exteriors before advancing to construction documents. A comprehensive submission, including all required documents, will be provided during the construction documents phase for final review.

The submittal documents include:

- Narrative
- Site & Context Photos
- Exterior Mood Board
- Site Plan
- Floor Plans
- Architectural Elevations
- Renderings

Project Site

Located at 5750 Bullard Ave, the site is currently undeveloped and falls within the CT Corridor Transformation Design Overlay District, necessitating review by the Design Advisory Committee.

Site Context

Bullard Avenue features a mix of partially developed areas, including low-density commercial strip malls and undeveloped lots. Existing commercial buildings are predominantly postmodern in style, incorporating materials such as brick, stucco, metal panels, and aluminum storefronts. The architectural forms are typically simple and rectangular, with flat or hipped roofs and awnings accenting the storefronts.

Project Vision

The United Fellowship Seventh-day Adventist Church seeks to establish a new campus that serves as a spiritual, educational, and community hub. The campus will feature three distinct buildings: The Sanctuary, The Influence Center, and The School, collectively designed to anchor and enrich the surrounding community.

Site Design Narrative

The design prioritizes creating a welcoming and functional campus that supports the church's outreach and advocacy initiatives. A central courtyard serves as the campus's heart, fostering community interaction and connecting the sanctuary and the influence center. This courtyard is designed as a prominent axis, providing a focal point from both the street and the private parking area at the rear. It will serve as a venue for community and fellowship events.

Key design elements include:

Building Placement: The sanctuary and the influence center are positioned along the maximum 25-foot setback line, concealing parking at the rear. A tree-lined drive guides visitors through the site, creating a seamless entry experience. The school building, set back from the street for enhanced security, anchors one end of the parking area while maintaining a distinct presence.

Stormwater Management: Integrated stormwater features contribute to the site's functionality and aesthetics, creating separation, enhancing processional pathways, and establishing a park-like setting that complements the religious buildings.

Architectural Design Narrative

The architectural design balances cost considerations with the aspiration to create a timeless, memorable campus. Classical proportions and religious motifs, such as gable roofs and arches, inform the design, while contemporary elements introduce a transitional aesthetic.

Each building is constructed as a pre-engineered metal structure, with prominent elevations featuring masonry, arches, and expansive windows juxtaposed against metal panels. This interplay creates a striking, modern interpretation of traditional forms.

The Influence Center: Positioned prominently along the street, this building embodies openness with a loggia-inspired façade and three large windows that offer glimpses into the community work happening within.

Sanctuary: Set slightly back and oriented to highlight the courtyard, the sanctuary is a visual centerpiece. Its welcoming entrance is marked by a grand archway and cross at the corner, while large arched openings on the courtyard façade invite the community into the sacred space.

School Building: A straightforward yet modern interpretation of classical school proportions, the school offers a distinct but cohesive presence within the campus.

In summary, this thoughtful design embodies the church's mission to foster faith, education, and community engagement while integrating seamlessly into the existing urban context.



EXISTING SITE - 5750 BULLARD AVE



5800 BULLARD AVE



5931 BULLARD AVE



11297 LAKE FOREST BLVD



5701 BULLARD AVE





STORMWATER GARDEN

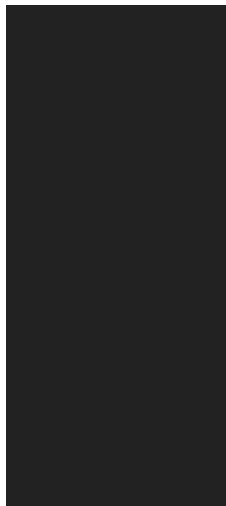


METAL BUILDING PROFILE EXAMPLE

EXTERIOR MATERIAL PALETTE



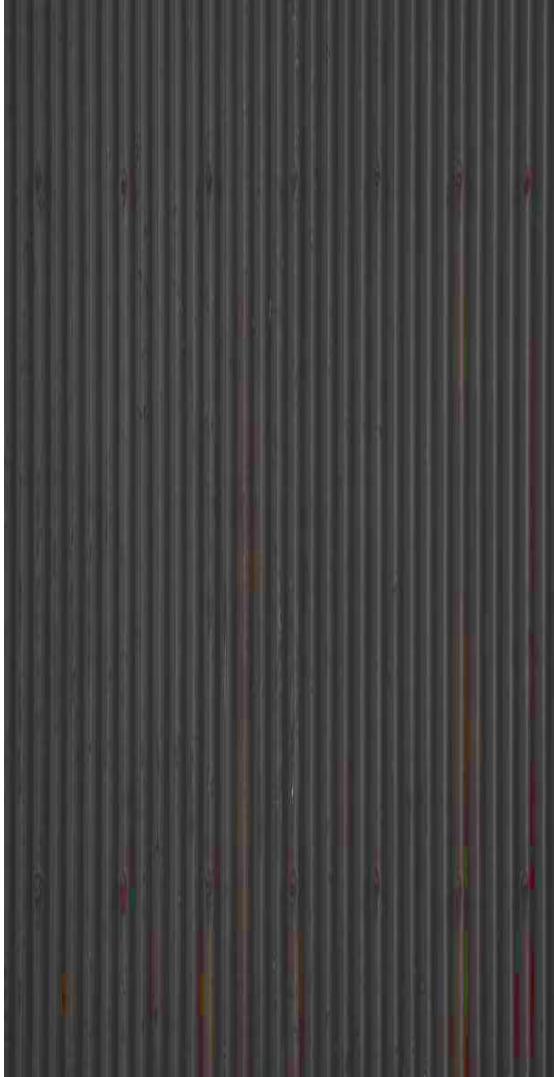
PAINTED BRICK



METAL TRIM



LIGHT METAL PANEL



DARK CORRUGATED METAL PANEL



THE CARROLLTON MATERIAL PALETTE EXAMPLE



PORTE COCHERE EXAMPLE



THE CARROLLTON MATERIAL PALETTE EXAMPLE

LOUIS PRIMA DR (SIDE)

494.53'

20' MIN REAR YARD SETBACK

FUTURE DEVELOPMENT AREA

REFUSE

122 PARKING SPACES

SIDEWALK

PASTOR

PASTOR

COVERED
DROP OFF

COVERED WALKWAY

COMMUNITY GARDEN

COURTYARD

SCHOOL YARD
(FENCED)

BLDG A
SANCTUARY
12,444 GSF

BLDG B
INFLUENCE CENTER
11,720 GSF

STORMWATER
RETENTION

CROSS

ENTRY GATE

SIGN

STORMWATER
RETENTION

STORMWATER
RETENTION

LAKE FOREST BLVD (SIDE)

389.65'

399.59'

SERVICE ROAD (SIDE)

20' MAX BLDG SETBACK

204.73'

289.96'

BULLARD AVE

LOT AREA
196,163 SF

ZONING
C-1 COMMERCIAL

OVERLAY DISTRICTS
ENORC EASTERN NEW ORLEANS
RENAISSANCE CORRIDOR USE
RESTRICTION OVERLAY DISTRICT

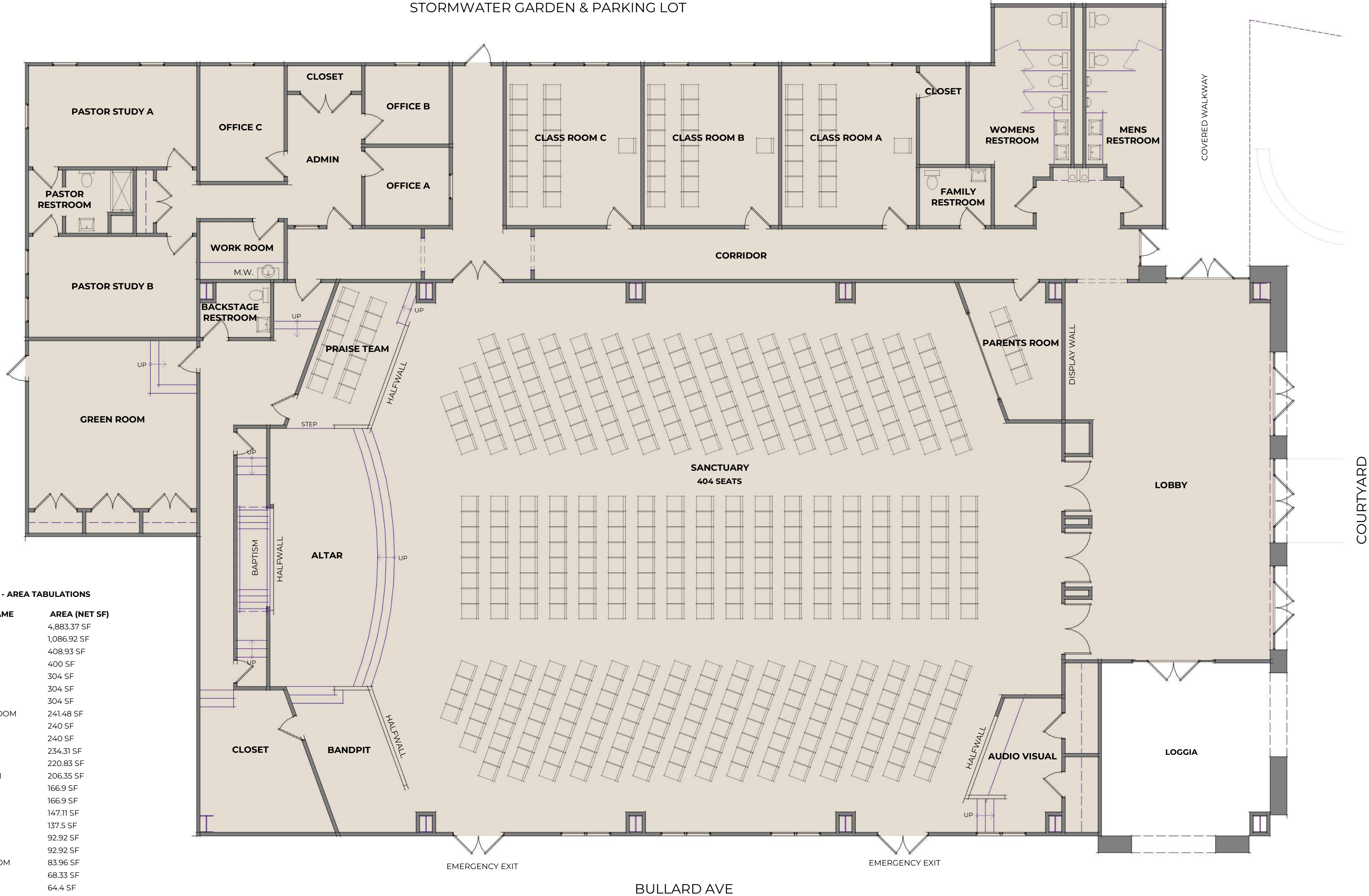
CT CORRIDOR TRANSFORMATION
DESIGN OVERLAY DISTRICT

SETBACKS
FRONT YARD: 20' MAX
SIDE YARD: NONE
REAR YARD: 20' MIN

LANDSCAPE BUFFERS
SIDE: 5' MIN PARKING SCREENING
REAR: 10'



STORMWATER GARDEN & PARKING LOT

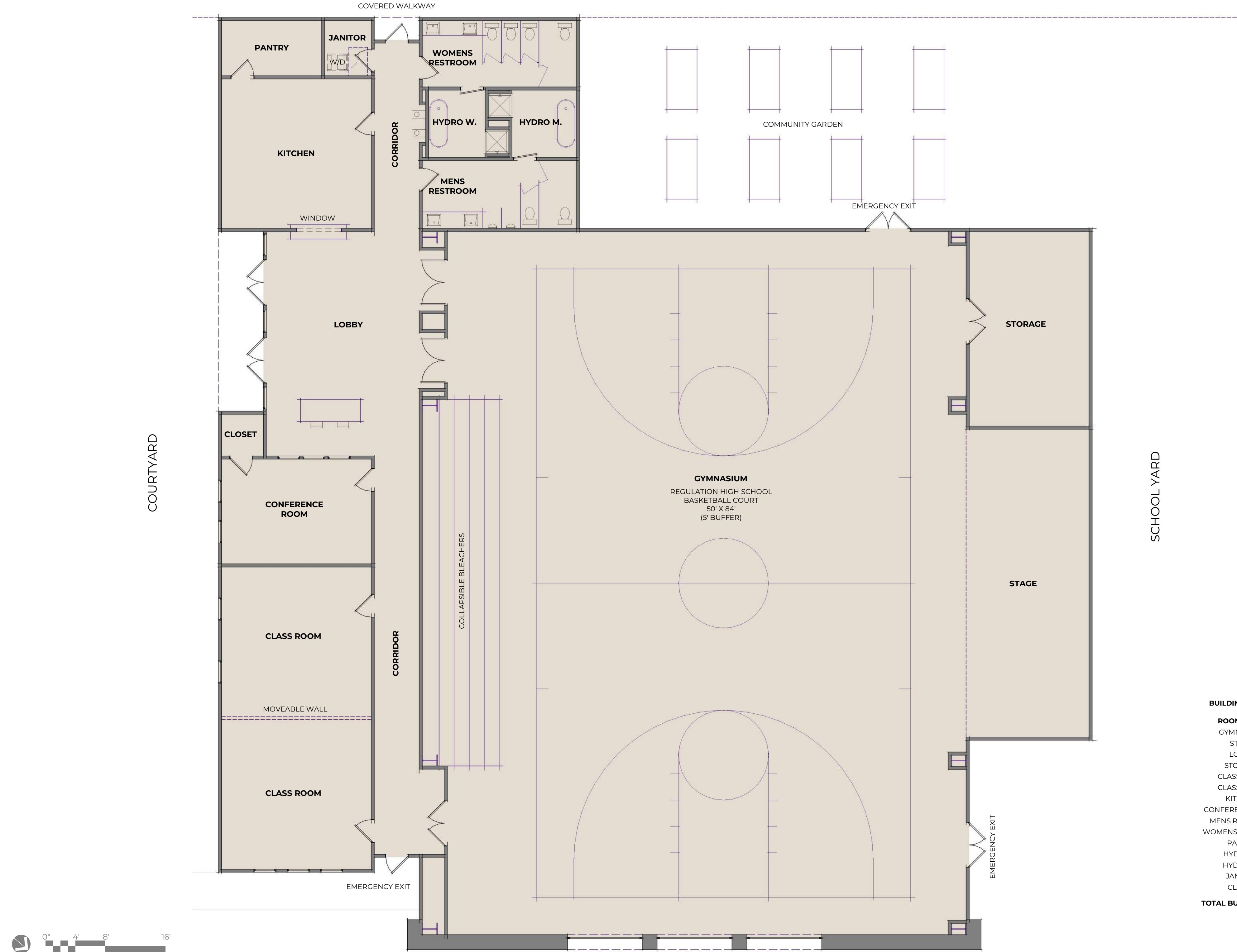


BUILDING A - AREA TABULATIONS

ROOM NAME	AREA (NET SF)
SANCTUARY	4,883.37 SF
LOBBY	1,086.92 SF
ALTAR	408.93 SF
GREEN ROOM	400 SF
CLASS ROOM A	304 SF
CLASS ROOM B	304 SF
CLASS ROOM C	304 SF
WOMENS RESTROOM	241.48 SF
PASTOR STUDY A	240 SF
PASTOR STUDY B	240 SF
AUDIO VISUAL	234.31 SF
CLOSET	220.83 SF
MENS RESTROOM	206.35 SF
BANDPIT	166.9 SF
PRAISE TEAM	166.9 SF
PARENTS ROOM	147.11 SF
OFFICE C	137.5 SF
OFFICE A	92.92 SF
OFFICE B	92.92 SF
PASTOR RESTROOM	83.96 SF
WORK ROOM	68.33 SF
CLOSET	64.4 SF
FAMILY RESTROOM	58.44 SF
BACKSTAGE RESTROOM	49.87 SF
CLOSET	26.5 SF

TOTAL BUILDING AREA 12,444 GROSS SF

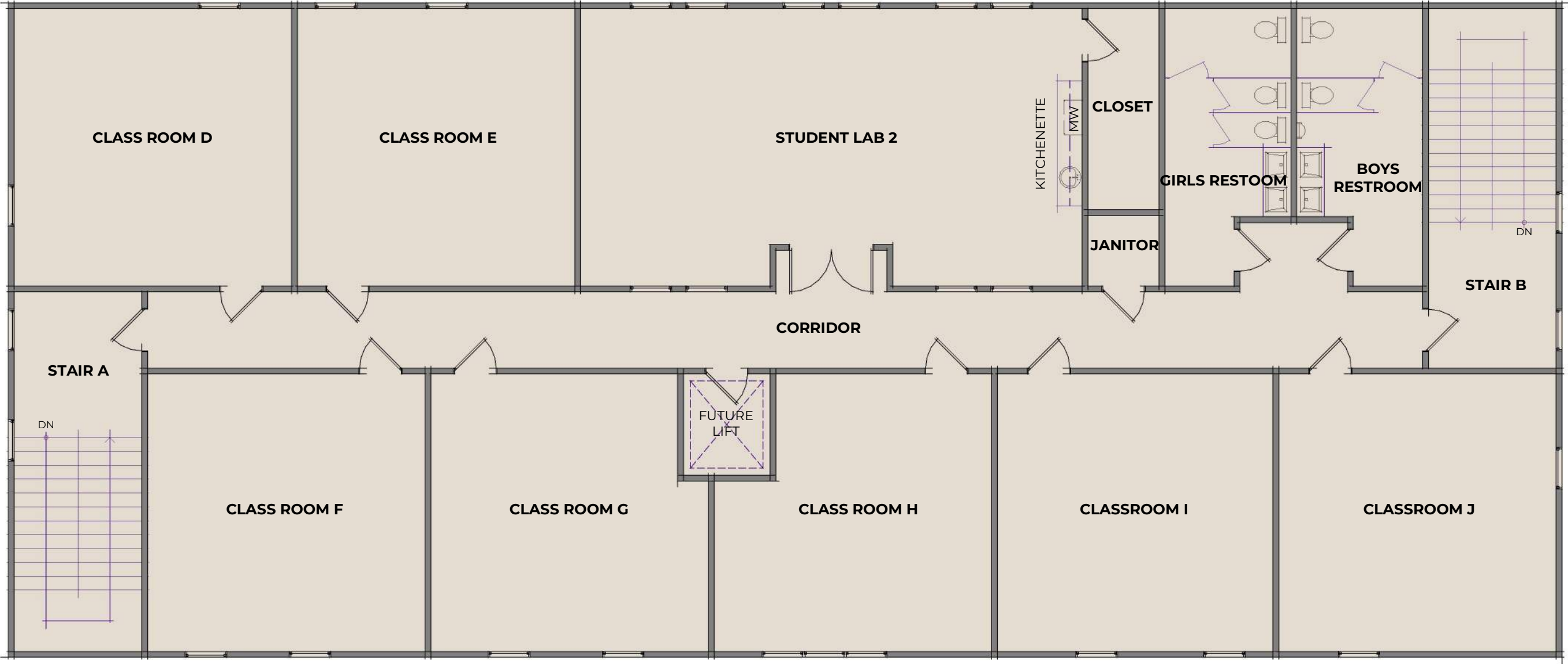




BUILDING B - AREA TABULATIONS

ROOM NAME	AREA (NET SF)
GYMNASIUM	6,674.01 SF
STAGE	675.82 SF
LOBBY	667.03 SF
STORAGE	416 SF
CLASS ROOM	404.17 SF
CLASS ROOM	404.17 SF
KITCHEN	400 SF
CONFERENCE ROOM	280 SF
MENS RESTROOM	186.92 SF
WOMENS RESTROOM	182.63 SF
PANTRY	98.33 SF
HYDRO M.	87.47 SF
HYDRO W.	78.43 SF
JANITOR	46.09 SF
CLOSET	31.17 SF

TOTAL BUILDING AREA 11,720 GROSS SF

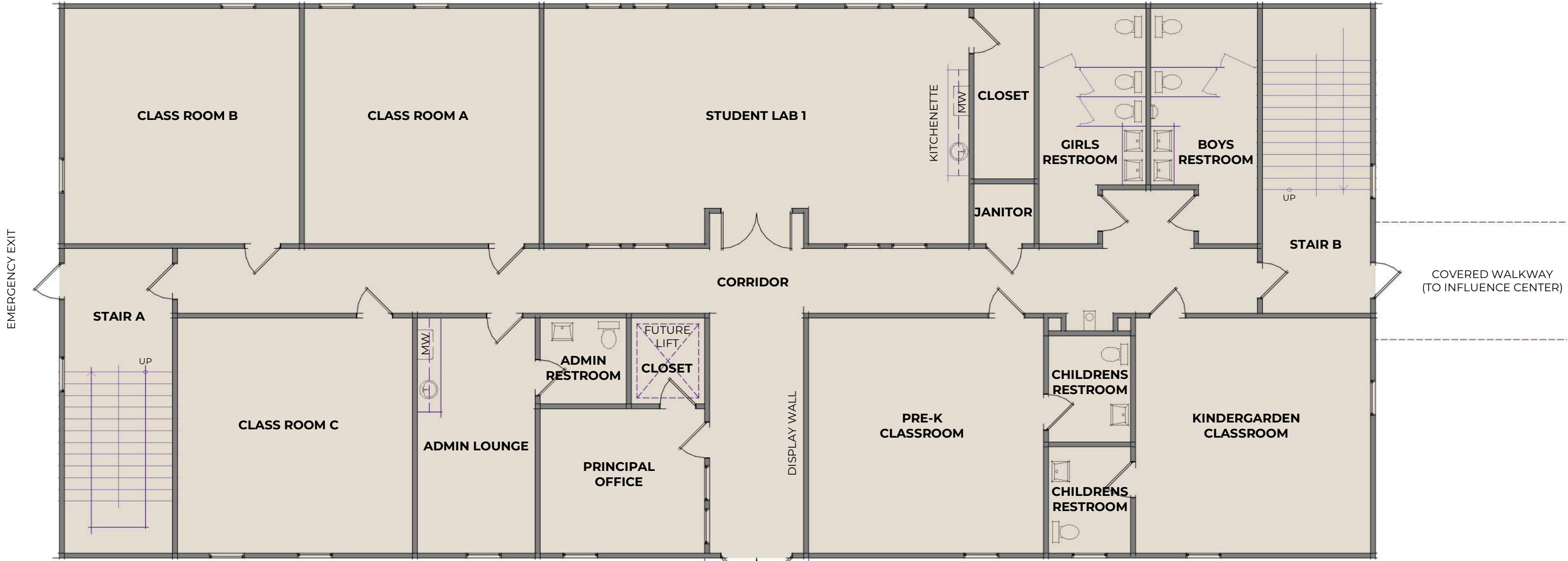


SECOND FLOOR

BUILDING C - AREA TABULATIONS	
ROOM NAME	AREA (SF)
STUDENT LAB 1	696.83 SF
STUDENT LAB 2	696.83 SF
CLASS ROOM A	400 SF
CLASS ROOM B	400 SF
CLASS ROOM C	400 SF
CLASS ROOM D	400 SF
CLASS ROOM E	400 SF
CLASS ROOM F	400 SF
CLASSROOM J	400 SF
KINDERGARDEN CLASSROOM	400 SF
PRE-K CLASSROOM	400 SF
CLASSROOM I	397.5 SF
CLASS ROOM G	382.98 SF
CLASS ROOM H	365.63 SF
STAIR A	238.65 SF
STAIR B	238.65 SF
ADMIN LOUNGE	200.83 SF
PRINCIPAL OFFICE	172.08 SF
BOYS RESTROOM	161.25 SF
BOYS RESTROOM	161.25 SF
GIRLS RESTROOM	161.25 SF
GIRLS RESTROOM	161.25 SF
CLOSET	74.31 SF
CLOSET	74.31 SF
CHILDRENS RESTROOM	63.29 SF
CHILDRENS RESTROOM	63.29 SF
ADMIN RESTROOM	53.47 SF
CLOSET	45.57 SF
JANITOR	26.05 SF
JANITOR	26.05 SF

TOTAL BUILDING AREA 10,600 GROSS SF (LEVEL 1 & 2)

SERVICE RD (SIDE)



FIRST FLOOR

SCHOOL YARD (FENCED)



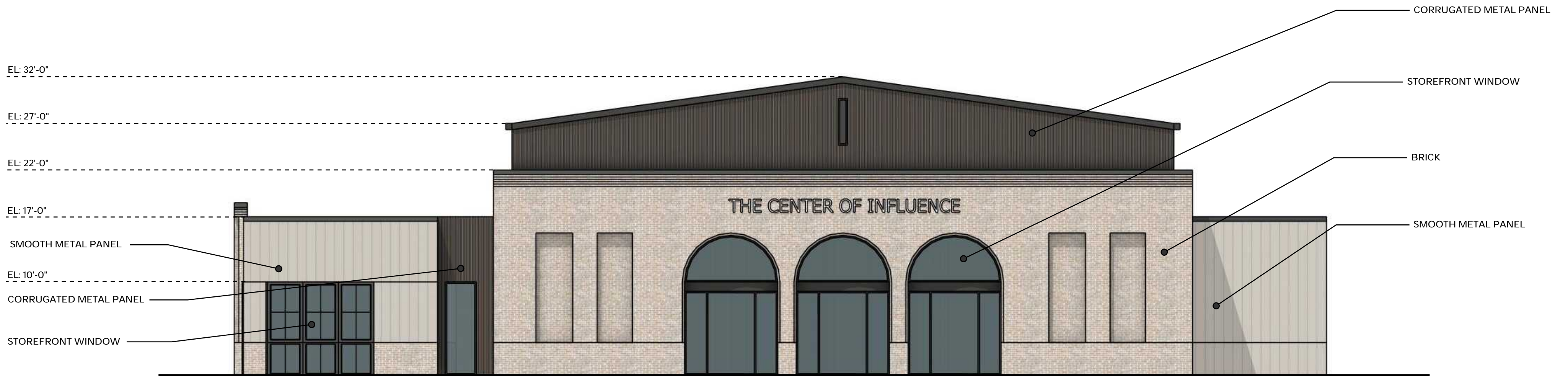


BUILDING A - COURTYARD ELEVATION



BUILDING A - BULLARD AVE ELEVATION



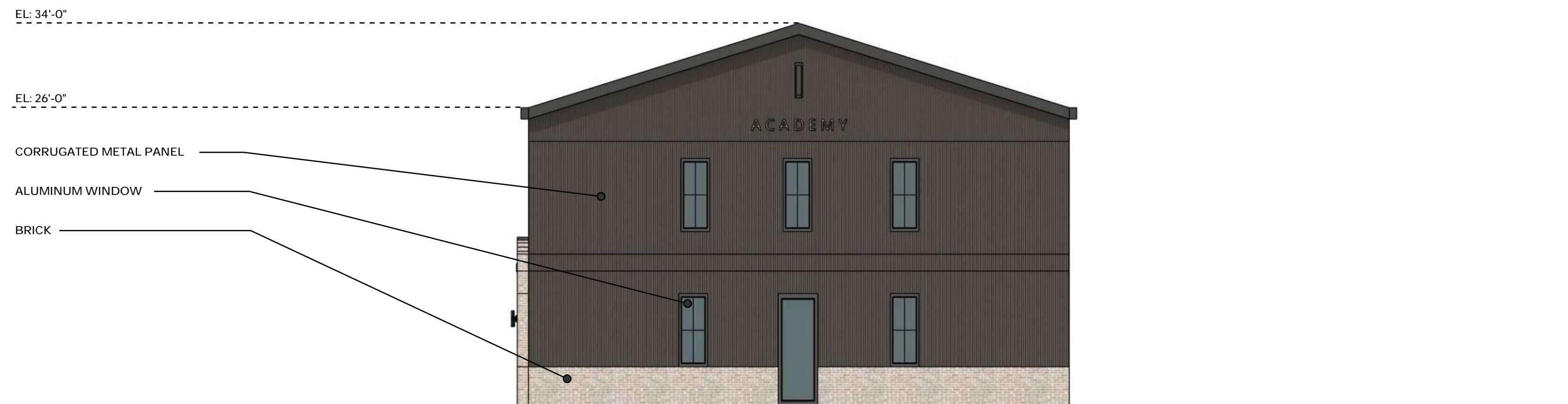


BUILDING B - BULLARD AVE ELEVATION



BUILDING B - COURTYARD ELEVATION



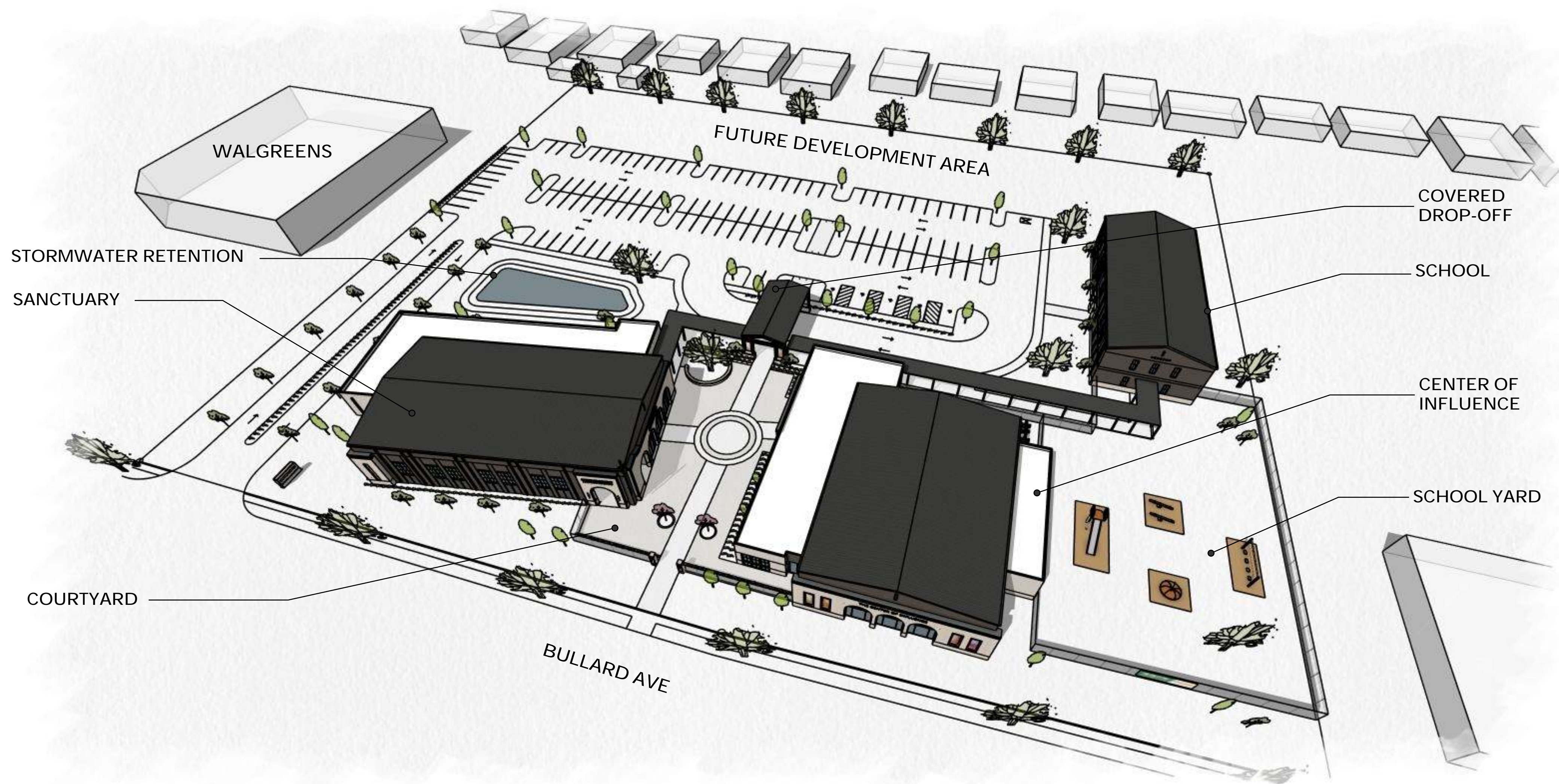


BUILDING C - BULLARD AVE ELEVATION

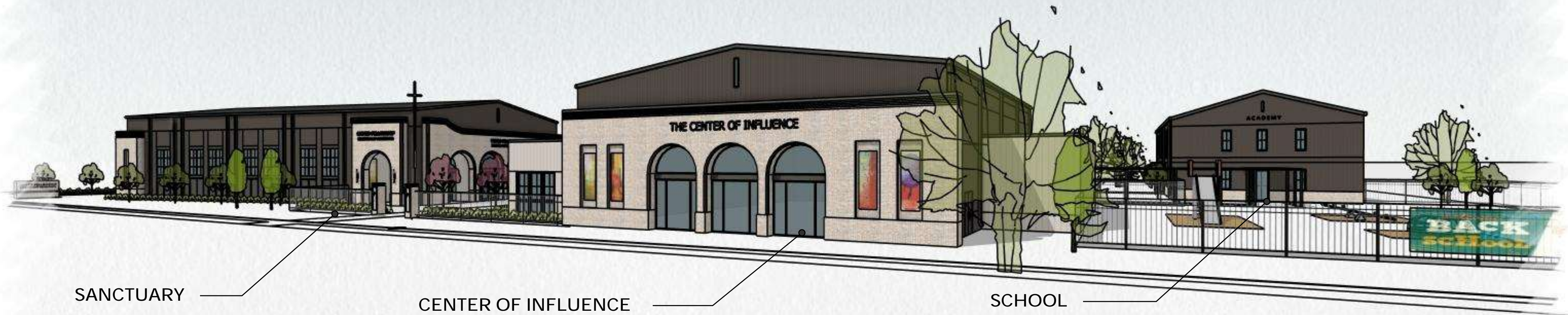


BUILDING C - PARKING AREA ELEVATION





AERIAL VIEW



STREET VIEW FROM BULLARD AVE



STREET VIEW FROM BULLARD AVE



VIEW OF CAMPUS FROM PARKING AREA



COURTYARD FROM BULLARD AVE



COURTYARD OF THE SANCTUARY



COURTYARD FROM PARKING AREA



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☒ Design Review

☐ Interim Zoning Districts Appeal

☐ Moratorium Appeal

Property Location 5750 BULLARD AVE

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name BELFLOWER ARCHITECT LLC - STEVEN BELFLOWER

Applicant Address 1824 MARAIS ST

City NEW ORLEANS

State LA

Zip 70116

Applicant Contact Number 504-276-3191

Email STEVEN@BELFLOWER.CO

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name SOUTHWEST REGION CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS

Property Owner Address 2550 BECKLY MEADE AVE STE 110

City DALLAS

State TEXAS

Zip 75203

Property Owner Contact Number 985-635-9164

Email wsquaredmanageanddesign@gmail.com

PROJECT DESCRIPTION

The United Fellowship Seventh-day Adventist Church seeks to establish a new campus that serves as a spiritual, educational, and community hub. The campus will feature three distinct buildings: The Sanctuary, The Influence Center, and The School, collectively designed to anchor and enrich the surrounding community. This partial submission is presented early in the design process to facilitate feedback on the general site layout and building exteriors before advancing to construction documents. A comprehensive submission, including all required documents, will be provided during the construction documents phase for final review.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- ☒ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☒ Enhancement Corridor
- ☒ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
- ☐ Public Market
- ☐ Parking Lots with over 10 spaces or loading zones
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility

- ☐ Mural Reviews
- ☐ Campus Development Plan
- ☐ CBD FAR Bonus
- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as required

ADDITIONAL INFORMATION

Current Use UNDEVELOPED

Proposed Use RELIGIOUS & EDUCATIONAL

Square Number 26

Lot Number 4A652A1

Permeable Open Space (sf) _____

Zoning District C-1 COMMERCIAL

Local Historic District/Landmark N/A

New Development? Yes ☒ No ☐

Addition? Yes ☐ No ☒

Tenant Width _____

Existing Structure(s)? Yes ☐ No ☒

Renovations? Yes ☐ No ☒

Building Width _____

Change in Use? Yes ☐ No ☒

Existing Signs? Yes ☐ No ☒

Lot Width (sf) 494.53'

New Sign(s)? Yes ☒ No ☐

Lot Area (sf) 196,163

BuildingArea (sf) 34,764