DISTRICT REGULATING STANDARDS

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BUILDING TYPE PLANS
BUILDING USAGE PLAN
OPPORTUNITY & CONSTRAINTS
PATH OF KNOWLEDGE
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STREET HIERARCHY

UNIVERSITY OF LOUISIANA AT LAFAYETTE
MASTER PLAN AND GUIDING PRINCIPLES

UNIVERSITY OF LOUISIANA AT LAFAYETTE
MASTER PLAN & GUIDING PRINCIPLES
The Design Code for the University of Louisiana at Lafayette is developed around The Transect, a system of land use patterns that are influenced by naturally occurring phenomena. This system promotes the organization of the community into a series of land use types that reflect the essential elements of the division. These characteristics follow the natural internal structure of an authentic district and serve to create the structure of the community of the UL Lafayette Campus. This structure is expressed as three urban sectors: District Center (DC), District General (DG) and District Edge (DE).

The District Center (DC) is the focus of the district's civic buildings and social activity. It incorporates retail, commercial, and residential uses, and is connected to other parts of the district through a network of carefully articulated vehicular and pedestrian routes. The District General (DG) is the least dense, purely academic, and characterized principally by more luxurious setbacks at its frontage, sides, and rear. The District Edge (DE) is characterized by low-density edge yard treatment.

These Master Plan and Guiding Principles create an additional type of refined division within each of the individual sectors. This division is expressed as three urban sectors: District Center (DC), District General (DG-I, DG-II, DG-III) and District Edge (DE). These further serve to support an additional type of refined division within each of the individual sectors, creating a total of six urban sectors: District Center (DC-I, DC-II, DC-III), District General (DG-I, DG-II, DG-III), and District Edge (DE-I, DE-II, DE-III).

Building Types

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Civic Uses

Civic buildings designed specifically for civic functions (see Civic Buildings definition) have been identified as “Signature” in the building types. Civic buildings occurring on corner lots shall be treated as a principal elevation on both frontages.

Parking

Parking and sidewalk systems shall be landscaped to provide shade and shelter and a street edge. Provide through-block connectors to provide access to public sidewalks. See placement diagrams for alley loaded with traffic and features not shown.

Building Uses

All types shall permit residential or commercial use at stories of the principal structure; see land use classifications above. Businesses involved in the primary activity shall occupy principal elevations on both facades.

Corner Lots

For commercial & educational uses see “District Center” parking and side walk systems. The parking and sidewalk system shall be landscaped to provide shade and shelter and a street edge. Provide through-block connectors to provide access to public sidewalks. See placement diagrams for alley loaded with traffic and features not shown.

District Center

The Transect is the foundation of the University of Louisiana at Lafayette’s Master Plan and Guiding Principles. The Transect is a series of land use patterns that are influenced by naturally occurring phenomena. This system promotes the organization of the community into a series of land use types that reflect the essential elements of the division.

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The Master Plan and Guiding Principles for the University of Louisiana at Lafayette is developed around the Transect, a system of land classifications described in The Lexicon of the New Urbanism, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic development district and serve to create the structure of the community of the UL Lafayette Campus. This structure is expressed as three urban sectors: District Center, District General, and District Edge.

These Master Plan and Guiding Principles create an additional refinement of divisions within each of the individual described zones. For example, in the District General is DGI and DGII. These further serve to support an additional device, which alters the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the Urban Regulating Instructions in this document for further clarification.

In addition, The Master Plan and Guiding Principles for the University of Louisiana at Lafayette outlines three types of building types, which describe the massing of proposed buildings. The building types are expressed as: Courtyard Buildings (CY), Rearyard Buildings (RY), and Edgeyard Buildings (EY).

These Master Plan and Guiding Principles create an additional refinement of building types within each of the individual described types. For example, in the Courtyard Buildings are further broken down into CYI, CYII, CYIII, and CYIV. These further serve to define building setbacks, heights, lot size, etc. Reference is made to the Urban Regulating Instructions in this document for further clarification.
Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district.
DISTRICT REGULATING PLAN

Academic & St. Landry Corridor Regulating Plan

Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district.
The Urban Fabric of all great “Places” is generally defined by several factors. The most critical and broadest factor embraces the district’s regional context. The more fine-grained structure of the block is defined by the connective “tissue”, the street. The most important element, it can be argued, is how the building engages with the street through the creation of the Building Type. For centuries, the building has given scale and life to the street, particularly when it engages the street properly. There are several building types which help define all the greatest places in the world. In the Guiding Principles for the University of Louisiana at Lafayette, three building types are utilized.

The first building type is the “Courtyard Building”. The courtyard building is characterized by the placement of building walls, assembled to create an internal courtyard within the confines of its walls on at least three sides. The courtyards are often further expressed by their uses. Uses can range from formal to informal and public to private. Successful adaptation of various building types can accommodate mixed uses, while maintaining compatibility and even interjecting excitement!

Building Types are not to be confused with Architectural Typologies. Architectural Typologies, as used in these Guiding Principles, are meant to introduce yet another level of building diversity which complements the whole of the District. See Architectural Standards for more discussion on this subject.

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DISTRICT REGULATING STANDARDS

BUILDING USAGE PLAN

RESEARCH PARK
NATIONAL WETLANDS
RESEARCH CENTER
ESTUARINE HABITAT & COASTAL FISHERIES CENTER
CIVIC LIBRARY
MAINTENANCE
MIXED USE
HOTEL (EXISTING AND PROPOSED)
UNIVERSITY FACILITIES (EXISTING AND PROPOSED)
LEDA (EXISTING AND PROPOSED)
LAFAYETTE PRIMARY CARE BUILDING
PICARD CENTER FOR CHILD DEVELOPMENT
LAB SCHOOL K-5
LITE CENTER
PARKING DECK
PERFORMING ARTS CENTER
GROCERY
CONVENTION CENTER (EXISTING AND PROPOSED)
PAN-HELLENIC HOUSES
SINGLE FAMILY
DETACHED HOUSING
ATTACHED HOUSING
UNIVERSITY OWNED STUDENT HOUSING
STUDENT MANSION CONDOS
LIVE/WORK
In the development of any master plan, the design process will surface elements, both positive and negative, which are not fully developed within the scope of a comprehensive plan. These are referred to here as “Opportunities and Constraints.”

These are highlighted here to make plan implementation by others adhere to the vision of the original participants of the plans creation.

OPPORTUNITIES & CONSTRAINTS

1. GATEWAY
2. PEDESTRIAN LINKAGE
3. PROPOSED QUAD
4. EXTENSION OF CAMPUS
5. PEDESTRIAN PARK PLAZA
6. AMPHITHEATER
7. MAJOR INTERSECTION
8. TERMINATED VISTA
9. OUTDOOR ROOM (SPECIAL FOCUS TO BE DETERMINED)
10. HISTORIC
11. CROSSWALK
12. NEW CIVIC USE
13. CONNECTION TO SLCC
14. LINK TO HORSE FARM
15. LINK TO DOWNTOWN
The "Path of Knowledge" is a figurative and physical greenway that links University Common through the St. Landry Corridor to the Main Campus. It serves to define and connect the University. The Path of Knowledge extends through the property along an existing drainage lateral linking to the St. Mary thoroughfare at Brooks Street, where a new commuter parking facility and/or transit stop will terminate.
Land Acquisition Strategies

The University should endeavor to acquire as many adjacent properties as possible to accommodate future growth and to form a better connection between the University’s campuses. This drawing identifies those properties.

The most immediate needs have been identified as those properties along University and Tulane to accommodate new parking for housing. As well as the area around the LSt. Landry Corridor to further complete the connection to University Common.
A hierarchy of streets has been established, which creates a structure that helps to determine the most appropriate way to distribute uses and articulate the formality of the architecture.

Buildings and infrastructure on ‘A’ streets are intended to be the most formal. For example, an ‘A’ street mandates an architectural typology of I, II, or III; Types IV and V are not allowed. National chain stores interested in locating on University property must accommodate the mandates identified in these Guiding Principles including landscape, architecture, and signage. Failure to adhere to these principles shall require that the user locate only on ‘C’ streets unless special dispensation is formally granted by the Design Review Board.

Buildings and infrastructure on ‘B’ streets are intended to adhere to architectural typologies I, II, III, and IV; but not V.

Buildings and infrastructure on ‘C’ streets are intended to be the least formal of all street types and allow all architectural typologies.