

DISTRICT REGULATING STANDARDS

DISTRICT REGULATING INSTRUCTIONS

DISTRICT REGULATING PLAN

BUILDING TYPE PLANS

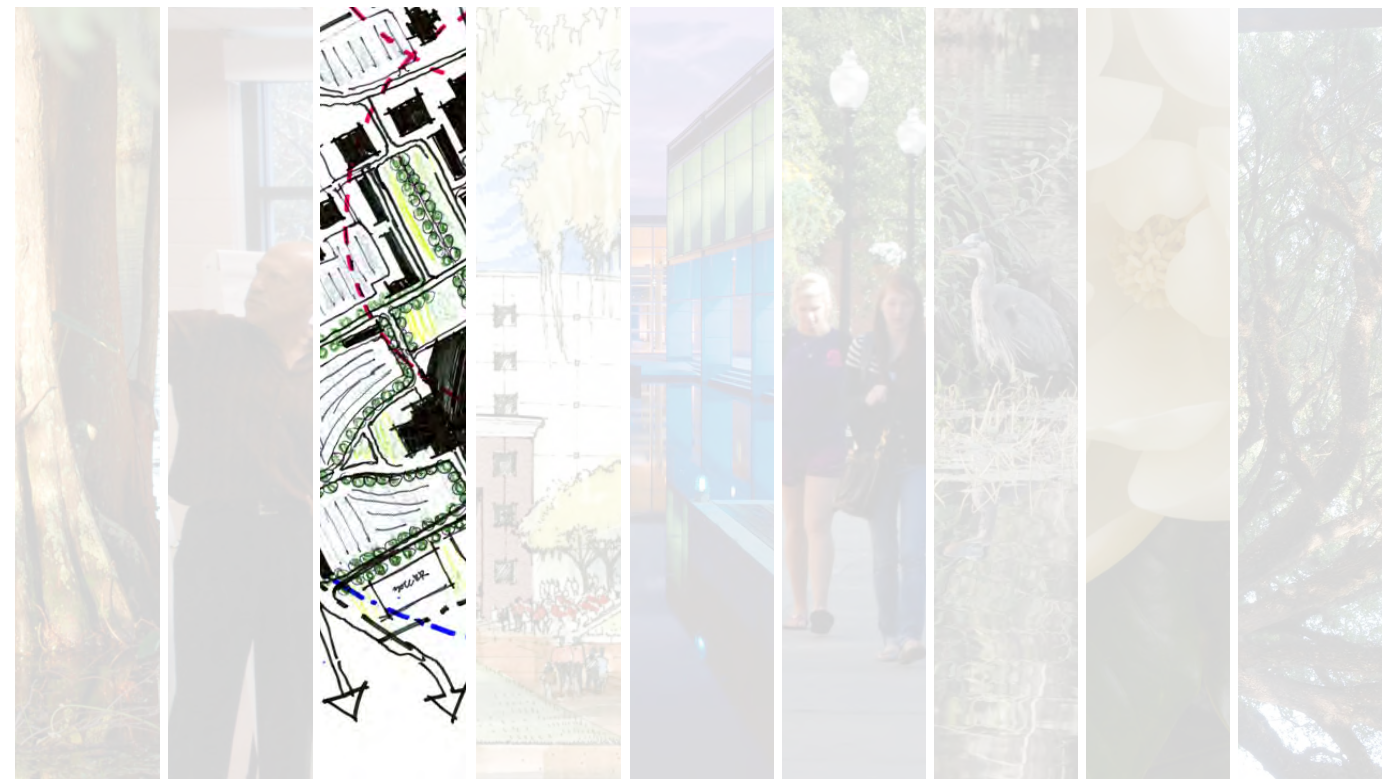
BUILDING USAGE PLAN

OPPORTUNITY & CONSTRAINTS

PATH OF KNOWLEDGE

LAND ACQUISITION STRATEGY

STREET HIERARCHY



UNIVERSITY OF LOUISIANA AT LAFAYETTE
MASTER PLAN AND GUIDING PRINCIPLES

University of Louisiana at Lafayette

DISTRICT REGULATING INSTRUCTIONS

| | | | | | | | | | | | |
|-----------------------------------|---|---|--|---|------------------|--------|--------|---------------|------|---|---------------|
| Land Classifications | The Design Code for the University of Louisiana at Lafayette is developed around The Transact, 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 district and serve to create the structure of the community of the UI, 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, workplaces, and more dense residential units, and it connects directly to other parts of the district through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the district. The streets are generally designed with formalized on street parking characterized by avenues and main streets. Buildings placed either at or near the right-of-way line, further reinforce the streets edge and public character. The District General (DG) is that element of the transect which focuses principally on academic use with a minimum of other potential uses and constitutes the majority of the type of the land uses at UI, Lafayette. Streets and boulevards generally characterize the thoroughfare makeup within the District General. The District Edge (DE) is the least dense, purely academic, and characterized principally by more luxurious setbacks at its frontage, sides, and rear results in blocks of low-density edge yard treatment. | | | | | | | | | | |
| General Instructions | These Master Plan and Guiding Principles create an additional type of refined division within each of the individual described zones. For example, in the District General I (DG-I), District General II (DG-II) and District General III (DG-III). These further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the <i>Urban Regulation Instructions</i> in these Guiding Principles for further clarification. | | | | | | | | | | |
| | District Context Zones | | | | | | | | | | |
| | | District Center | | | District General | | | District Edge | | Horizontal Placement BTL (Mandatory) | |
| | Building Type/ Architecture Type | DCI | DCII | DCIII | DGI | DGII | DGIII | DEI | DEII | DEIII | |
| Horizontal Placement Instructions | Courtyard Type I | 0-10 | | 50 BTL | | | 50 BTL | | | Front Primary | |
| | | 10 Min | | 10 Min | | | 10 Min | | | Left Min. | |
| | | 10 Min | | 10 Min | | | 10 Min | | | Right Min. | |
| | Courtyard Type II | | | 10 Min | | | 10 Min | | | Rear Min. | |
| | | 0 BTL | | 50 BTL | | 20-30 | | | | Front Primary | |
| | | 10 Min | | 10 Min | | 10 Min | | | | Left Min. | |
| | Courtyard Type III | 10 Min | | 10 Min | | 10 Min | | | | Right Min. | |
| | | 10 Min | | 10 Min | | 10 Min | | | | Rear Min. | |
| | | | | | | | | | | Front Primary | |
| | Courtyard Type IV | | | | | | | | | Left Min. | |
| | | | | | | | | | | Right Min. | |
| | | | | | | | | | | Rear Min. | |
| | Rear Yard Type I | 0-10 | | | 10-15 | 20-30 | | 50 BTL | | | Front Primary |
| | | 5 Min | | | 10 Min | 10 Min | | 10 Min | | | Left Min. |
| | | 5 Min | | | 10 Min | 10 Min | | 10 Min | | | Right Min. |
| Rear Yard Type II | 10 Min | | | 10 Min | 10 Min | | 10 Min | | | Rear Min. | |
| | 0-10 | | 15 BTL | 10-15 | 20-30 | | 50 BTL | 100 BTL | | Front Primary | |
| | 5 Min | 5 Min | 5 Min | 10 Min | 10 Min | | 10 Min | 10 Min | | Left Min. | |
| Rear Yard Type III | 5 Min | 5 Min | 5 Min | 10 Min | 10 Min | | 10 Min | 10 Min | | Right Min. | |
| | 10 Min | 10 Min | 10 Min | 10 Min | 10 Min | | 10 Min | 10 Min | | Rear Min. | |
| | 0-10 | | | 10-15 | 20-30 | | | | | Front Primary | |
| Rear Yard Type IV | 5 Min | | | 10 Min | 10 Min | | | | | Left Min. | |
| | 5 Min | | | 10 Min | 10 Min | | | | | Right Min. | |
| | 10 Min | | | 10 Min | 10 Min | | | | | Rear Min. | |
| Edge Yard Type I | NA | | 50 BTL | | | | | 100 BTL | | Front Primary | |
| | 10 Min | | 10 Min | | | | | 10 Min | | Left Min. | |
| | 10 Min | | 10 Min | | | | | 10 Min | | Right Min. | |
| Edge Yard Type II | 10 Min | | 10 Min | | | | | 10 Min | | Rear Min. | |
| | | | 50 BTL | | 20-30 | | 50 BTL | | | Front Primary | |
| | | | 10 Min | | 10 Min | | 10 Min | | | Left Min. Unless Otherwise Indicated | |
| Edge Yard Type III | | | 10 Min | | 10 Min | | 10 Min | | | Right Min. Unless Otherwise Indicated | |
| | | | 10 Min | | 10 Min | | 10 Min | | | Rear Min. | |
| | 0-10 | | 50 BTL | | 20-30 | | | | | Front Primary | |
| Edge Yard Type IV | 5 Min | 10 Min | 10 Min | | 10 Min | | | | | Left Min. | |
| | 5 Min | 10 Min | 10 Min | | 10 Min | | | | | Right Min. | |
| | 10 Min | 10 Min | 10 Min | | 10 Min | | | | | Rear Min. | |
| General Instructions | Building Use | | | | | | | | | | |
| | Preserve | | | | | | | | | | |
| | Reserve | | | | | | | | | | |
| | Civic Uses | CIVIC BUILDINGS DESIGNED SPECIFICALLY FOR CIVIC FUNCTIONS (SEE CIVIC BUILDINGS DEFINITIONS) HAVE BEEN IDENTIFIED AS "SIGNATURE" IN THE BUILDING TYPES. SHALL NOT BE SUBJECT TO THE REQUIREMENTS DESCRIBED IN THE URBAN REGULATING INSTRUCTIONS. THE PARTICULARS OF CIVIC BUILDING DESIGN SHALL BE DETERMINED FROM THIS SPECIFICITY. AS ANIMATORS OF THE PUBLIC REALM, THESE EXCEPTIONS SERVE TO ALLOW ARCHITECTURE THAT ACCENTS AND CELEBRATES THE COMMUNITY'S LIFE IN ITS MORE PUBLIC AND CIVIC GOINGS-ON. IN ORDER TO SUPPORT THIS CIVIC WORTH, IT IS OF UTMOST IMPORTANCE, THAT THE PRIVATE BUILT ENVIRONMENT, WHICH SERVES PRIMARILY TO DEFINE THE PUBLIC REALM, MAINTAIN STRICT COMPLIANCE WITH THE RESTRICTIONS DESCRIBED IN THE URBAN REGULATING INSTRUCTIONS. | | | | | | | | | |
| | Corner Lots | BUILDINGS OCCURRING ON CORNER LOTS SHALL BE TREATED AS A PRINCIPAL ELEVATION ON BOTH FRONTAGES. | | | | | | | | | |
| | Parking | AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE UL PARKING. SUGGESTED PARKING REQUIREMENTS ARE AS FOLLOWS: CLASSROOM/LAB: BASED ON UL PROGRAM REQUIREMENTS: RESIDENTIAL: 1.5/DWELLING; LODGING: 1/ROOM; OFFICE: 2/100 SF; RETAIL: 3/100 SF | AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE UL PARKING. SUGGESTED PARKING REQUIREMENTS ARE AS FOLLOWS: CLASSROOM/LAB: BASED ON UL PROGRAM REQUIREMENTS: RESIDENTIAL: 1.5/DWELLING; LODGING: 1/ROOM; OFFICE: 3/100 SF; RETAIL: 4/100 SF | AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE UL PARKING. SUGGESTED PARKING REQUIREMENTS ARE AS FOLLOWS: CLASSROOM/LAB: BASED ON UL REQUIREMENTS; RESIDENTIAL: 1.5/DWELLING; LODGING: 1/ROOM; OFFICE: 3/100 SF; RETAIL: 4/100 SF | | | | | | | |
| | Facade* | THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE. | THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 4 CORNERS TO THE FRONTAGE UNLESS OTHERWISE SHOWN. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS. | THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 4 CORNERS TO THE FRONTAGE UNLESS OTHERWISE SHOWN. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS. | | | | | | | |
| | Fences and Garden Walls | SEE APPENDIX | | | | | | | | | |
| | Corner Lots | BUILDINGS ON CORNER LOTS SHALL HOLD A CLEAR VIEW TRIANGLE. | | | | | | | | | |
| | Parking | PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND STORAGE SYSTEMS SHALL BE UNDISRUPTED TO THE STREET FRONTAGE AND BE ACCESSIBLE TO THE STREET. PROVIDE THROUGH BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES @ INTERVALS NOT TO EXCEED 150 FEET. | FOR COMMERCIAL & EDUCATIONAL USES SEE "DISTRICT CENTER" FOR COMMERCIAL & | | | | | | | | |

DISTRICT REGULATING PLAN

DISTRICT REGULATING PLAN

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 Edgeward Buildings (EY).

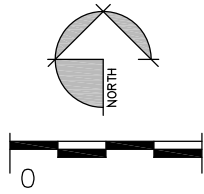
These Master Plan and Guiding Principles create an additional refinement of building types within each of the individual described types. For example, in the Courtyard Buildings are further broken down into CYI, CYII, CYIII, and CYIV. These further serve to define building setbacks, heights, lot size, etc. Reference is made to the Urban Regulating Instructions in this document for further clarification.



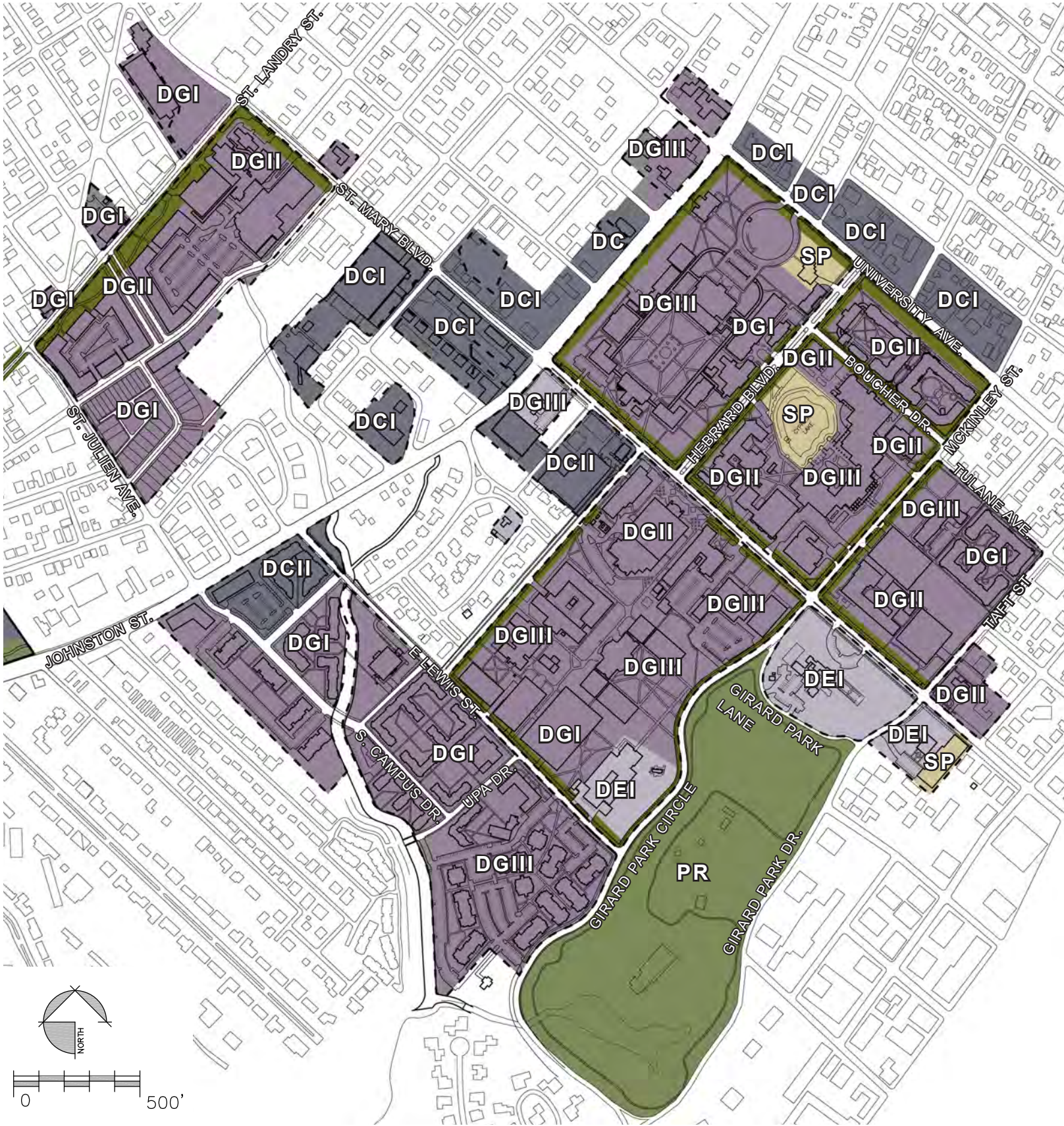
DISTRICT REGULATING PLAN

UNIVERSITY COMMON DISTRICT REGULATING PLAN

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



BUILDING TYPE PLAN

UNIVERSITY COMMONS BUILDING TYPE PLAN

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.

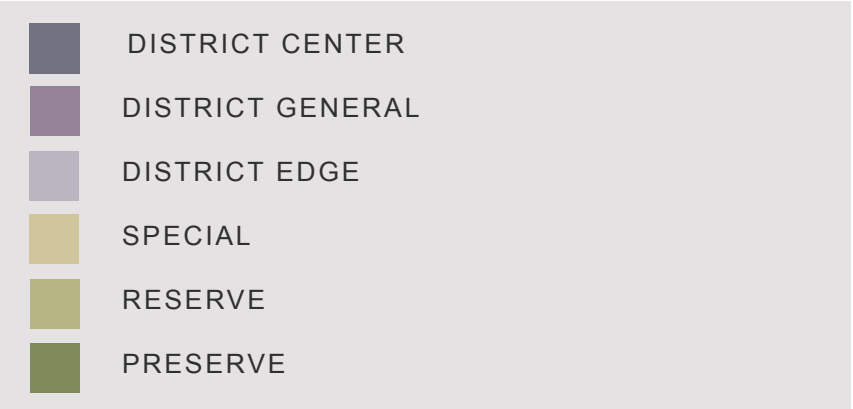
The second building type is the “Rear-yard Building”. The rear-yard building is characterized by the placement of the building’s primary mass at the front of the lot. The resulting building configuration, places activity areas, such as parking, courtyards or even equipment in the rear of the lot. This building type is very urban and serves well in creating a block structure, which allows parking fields and services to be internalized, thereby enhancing the District’s urban fabric and pedestrian life.

The third building type is the “Edge-yard Building”. The edge-yard building is characterized by the building’s walls being set back from it lot edges in accordance with the outlined urban regulating instructions. This form is the most suburban of building types and would be found more often in the district edges. More often then not the parking field is located in the front yard. (See Building Type Guidelines.)

Successfully adapting 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.

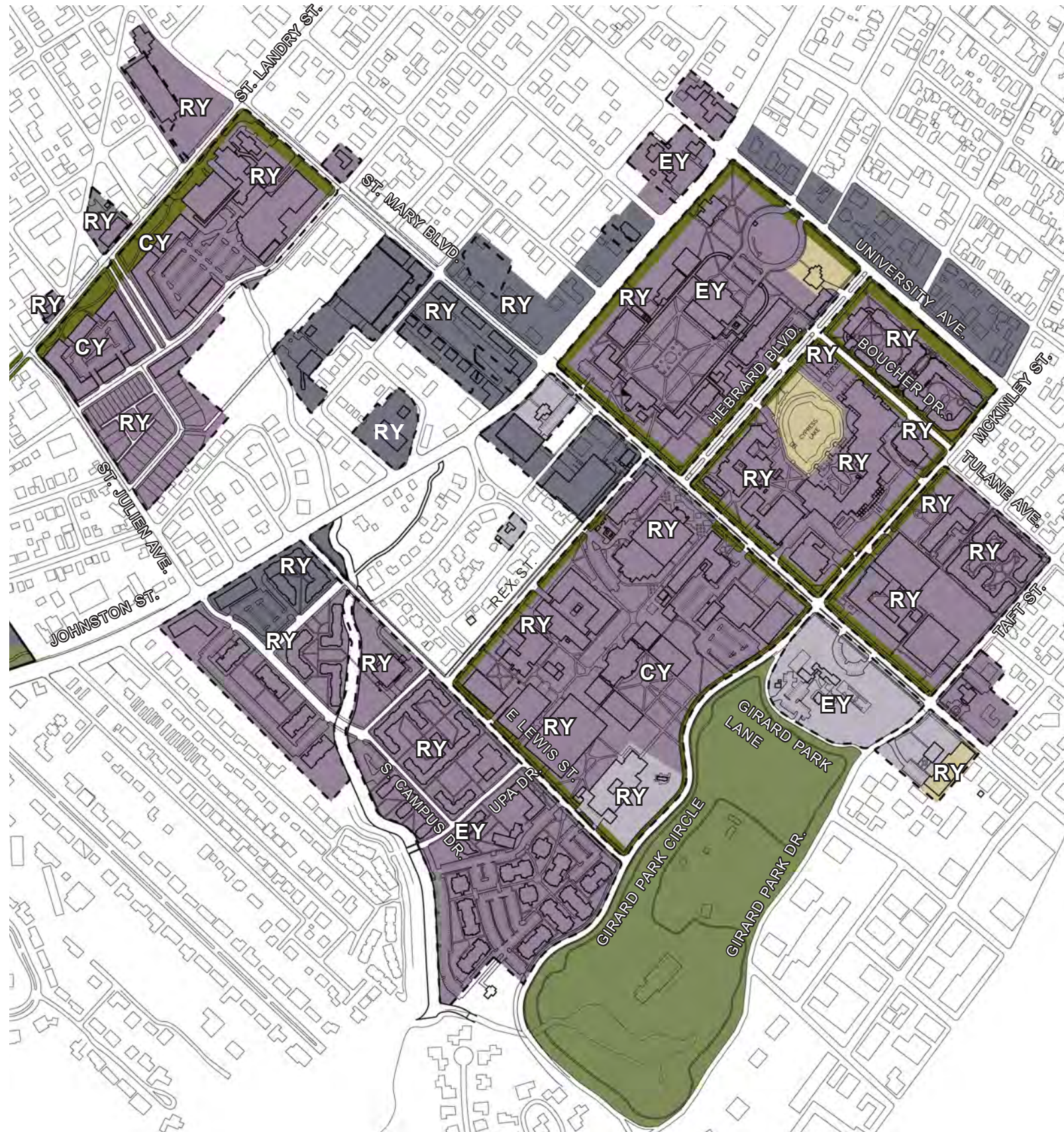
Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district



BUILDING TYPE PLAN

MAIN CAMPUS & ST. LANDRY CORRIDOR
BUILDING TYPE PLAN

Note: Please refer to the District Regulating Instructions on page 57 for setbacks and restrictions for each regulating district



- DISTRICT CENTER
- DISTRICT GENERAL
- DISTRICT EDGE
- SPECIAL
- RESERVE
- PRESERVE

BUILDING USAGE PLAN

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



OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES & CONSTRAINTS

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.

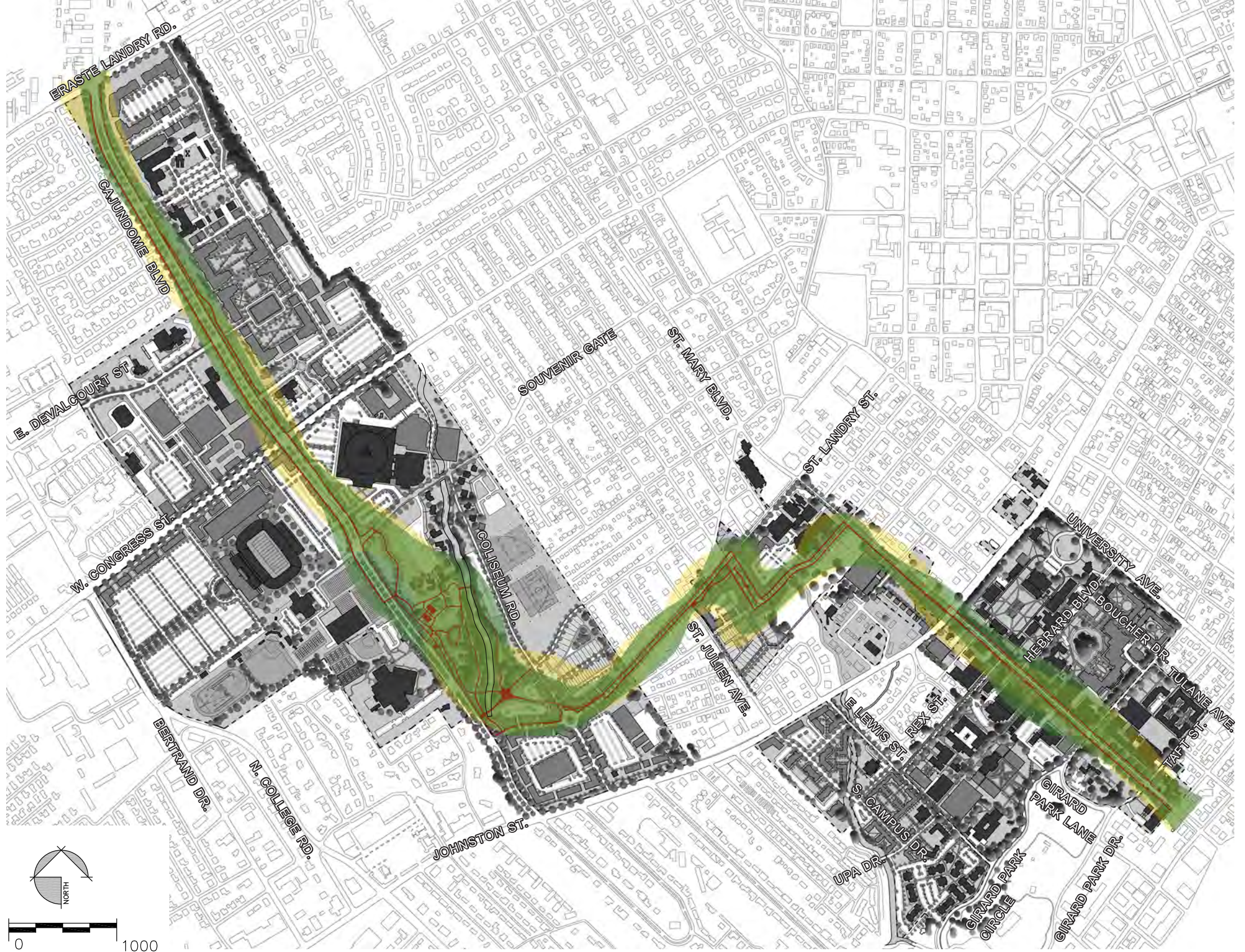


| | |
|--|------------------------|
| 1. GATEWAY | 10. HISTORIC |
| 2. PEDESTRIAN LINKAGE | 11. CROSSWALK |
| 3. PROPOSED QUAD | 12. NEW CIVIC USE |
| 4. EXTENSION OF CAMPUS | 13. CONNECTION TO SLCC |
| 5. PEDESTRIAN PARK PLAZA | 14. LINK TO HORSE FARM |
| 6. AMPHITHEATER | 15. LINK TO DOWNTOWN |
| 7. MAJOR INTERSECTION | |
| 8. TERMINATED VISTA (CIVIC) | |
| 9. OUTDOOR ROOM (SPECIAL FOCUS TO BE DETERMINED) | |

PATH OF KNOWLEDGE

PATH OF KNOWLEDGE

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.

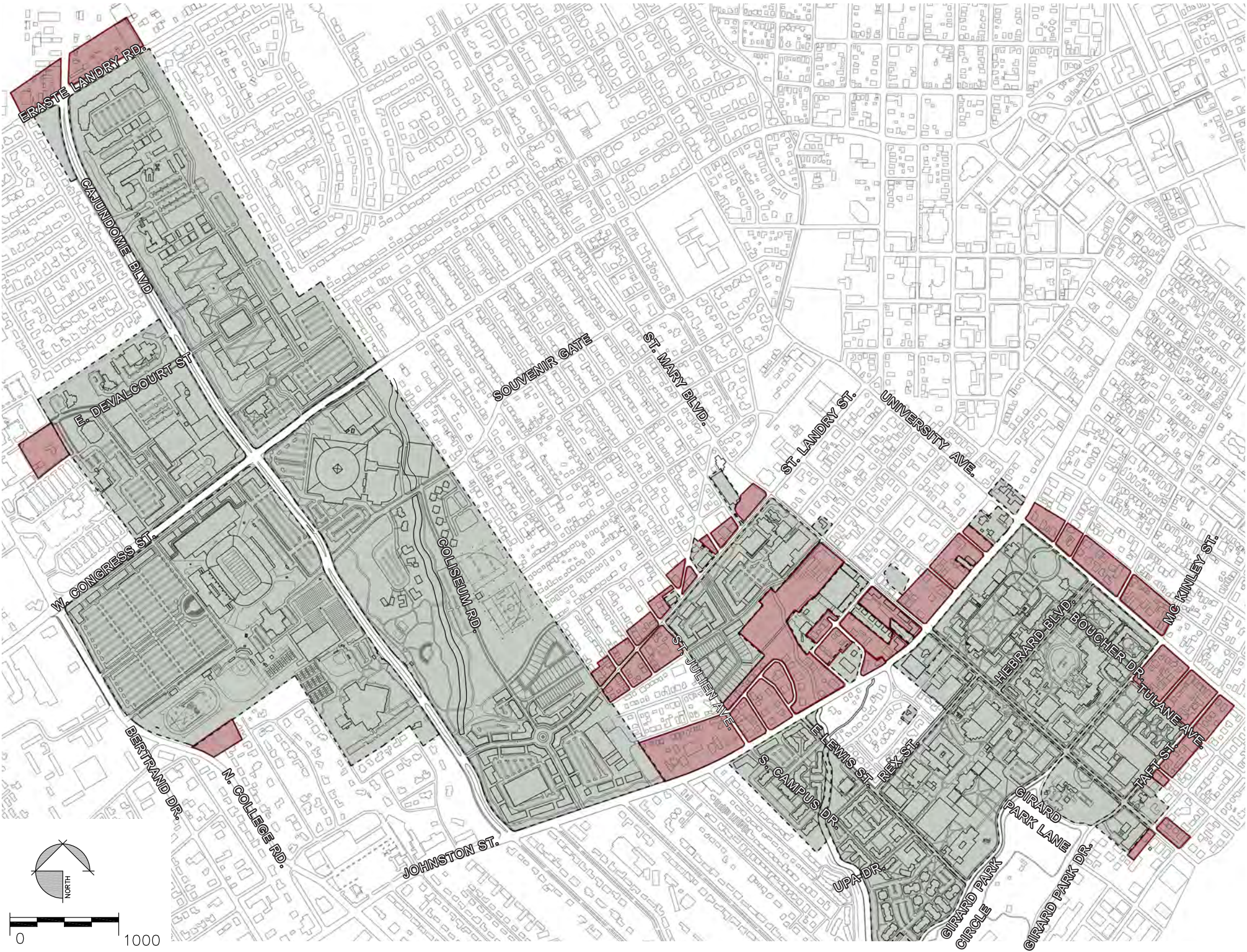


LAND ACQUISITION STRATEGIES

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.



- LAND TO ACQUIRE
- UNIVERSITY PROPERTY

STREET HIERARCHY

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

