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University of Louisiana At Lafayette

MASTER PLAN AND GUIDING PRINCIPLES



# DISTRICT REGULATING INSTRUCTIONS

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CI	These Master Plan and Guiding Pri serve to support an additional devic	inciples create an additior ce, which further alter the	nal type of refined div e placement of buildin	ision within each of the	individual described z zarying planning textur	For example urban behav	District General is eference is made to	the District General I (D	OG-I), District General II (DG-II) a nations in these Guiding Principles F	ind District Gener or further clarifica	al III (DG-III). These further tion.
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	Building Type/ Architecture Type	DCI	DCII	DCIII	DGI	DGII	DGIII	DEI	DEII DEIII		B I L (Mandatory)
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	Courtyard Type III									Left N Right Rear l	lin. Min. Ain.
	Courtyard Type IV									Front Left N Right	Primary lin. Min.
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	Rear Yard Type III	0-10 5 Min 5 Min 10 Min			10-15 10 Min 10 Min 10 Min	20-30 10 Min 10 Min 10 Min				Front Left N Right Rear 1	. Primary din. Min. Min.
	Rear Yard Type IV	0-10 5 Min 5 Min			10-15 10 Min 10 Min					Front Left N Right	t Primary Min. Min. Min.
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nction	Porches, Galleries, and Arcades	PORCHES, GALLERIES	S, AND ARCADES SHA	LL BE CONSTRUCTED A	AS PART OF A BUILDIN	G WHICH OCCURS ALO	NG CLASS A.1 PEDESTRI	IAN PASSAGES, GUILT	UNDER THE CONSTRUCTION CON	TTRACT.	
nstri	Main Floor Height			THE FIRST ST	ORY INTERIOR CLEAR	HEIGHT SHALL BE NC	LESS THAN 14' NOR MC	ORE THAN 18			
	Max. Building Height Corner Lots	ALL LOTS OCCURRING A	5 STORIES MAX. AT BLOCK CORNERS S OF 3 STORIES.	HALL BE A MINIMUM	4STORIES	OR 64' (WHICHEVER IS ALL LOTS OCCURI	GREATER) UNG AT BLOCK CORNE	BRS SHALL BE A MINIMU	1 STORY MIN. JM OF 2 STORIES.		





#### 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 finegrained 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.



# 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 CENTER

DISTRICT GENERAL

DISTRICT EDGE

SPECIAL

RESERVE

PRESERVE



# 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 finegrained 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.

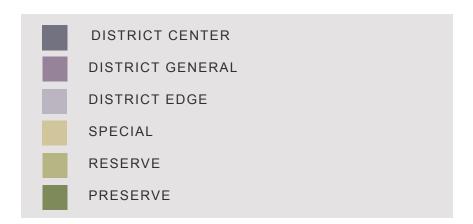
The second building type is the "Rear-yard Building". The rear-yard building is characterized by the placement of the building's primary mass at the front of the lot. The resulting building configuration, places activity areas, such as parking, courtyards or even equipment in the rear of the lot. This 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!

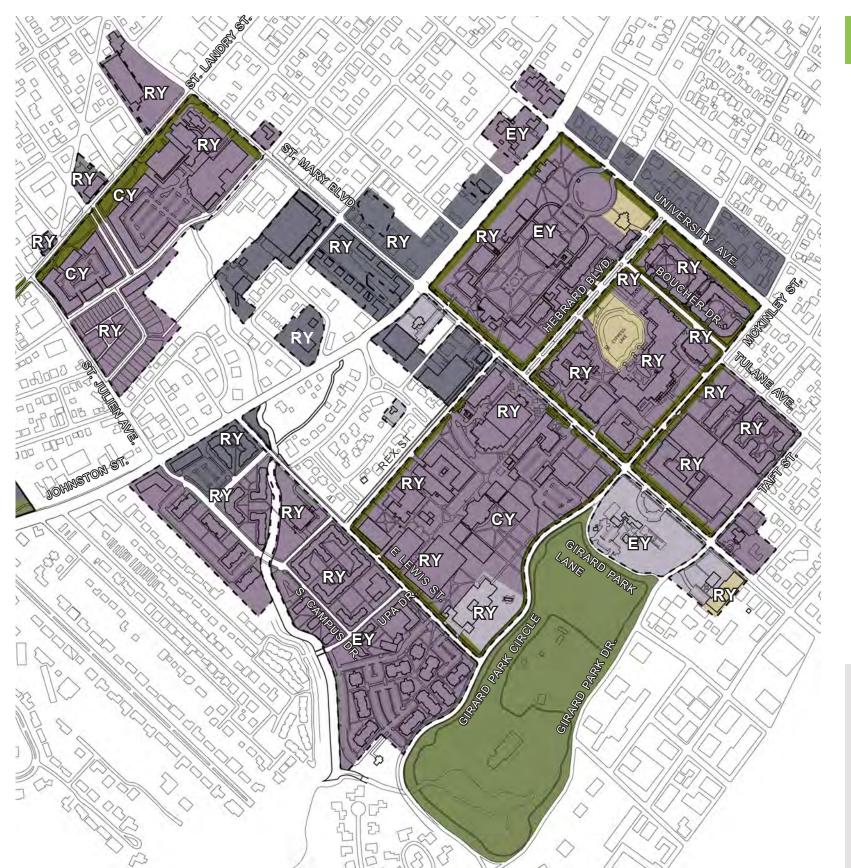
Building Types are not to be confused with Architectural Typologies. Architectural Typologies, as used in these Guiding Principles, are meant to introduce yet another level of building diversity which complements the whole of the District. See Architectural Standards for more discussion on this subject.

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





# **BUILDING TYPE PLAN**



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



# 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.

- GATEWAY
  - PEDESTRIAN LINKAGE
- 3. PROPOSED QUAD 4. EXTENSION OF CAMPUS 13. CONNECTION TO SLCC
- 5. PEDESTRIAN PARK PLAZA 14. LINK TO HORSE FARM
- 15. LINK TO DOWNTOWN
- 6. AMPHITHEATER
- 7. MAJOR INTERSECTION
- 8. TERMINATED VISTA
- (CIVIC)
- 9. OUTDOOR ROOM (SPECIAL FOCUS TO BE DETER-MINED)



10. HISTORIC

11. CROSSWALK

12. NEW CIVIC USE

# 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.



# STREET HIERARCHY

#### Street Hierarchy

A hierarchy of streets has been establish, 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.



