



SOUTHEASTERN LOUISIANA UNIVERSITY
HAMMOND , LOUISIANA **MASTER PLAN**

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INTRODUCTION

1.1

EXECUTIVE SUMMARY

SOUTHEASTERN LOUISIANA UNIVERSITY BEGAN HUMBLLY IN 1925 AS HAMMOND JUNIOR COLLEGE WITH FORTY STUDENTS HOLDING CLASSES IN HAMMOND HIGH SCHOOL. IN 1928, FIFTEEN ACRES WERE PURCHASED AND THE INSTITUTION BECAME KNOWN AS SOUTHEASTERN LOUISIANA COLLEGE. THE WORKS PROGRESS ADMINISTRATION AND STATE BOND ISSUES BROUGHT MORE THAN ONE MILLION DOLLARS OF CONSTRUCTION TO SOUTHEASTERN IN THE LATE 1930'S AND EARLY 1940'S. IN 1970, THE INSTITUTION WAS RECOGNIZED AS SOUTHEASTERN LOUISIANA UNIVERSITY AND IN 1974, THE UNIVERSITY WAS PLACED UNDER THE DIRECTION OF THE LOUISIANA BOARD OF TRUSTEES (CURRENTLY KNOWN AS THE UNIVERSITY OF LOUISIANA BOARD OF SUPERVISORS). SOUTHEASTERN REACHED AN IMPORTANT MILESTONE IN 1997 WHEN 15,000 STUDENTS WERE REGISTERED FOR THE FALL SEMESTER. TODAY, SOUTHEASTERN'S ENROLLMENT IS OVER 15,300 AND STUDIES INDICATE THAT GROWTH WILL CONTINUE.

THE MASTER PLAN FOR SOUTHEASTERN, WHICH HAS BEEN DEVELOPED AND IS PRESENTED IN THIS DOCUMENT, IS INTENDED AS A FRAMEWORK TO ALLOW, NOT HARNESS, THE GROWTH AND DEVELOPMENT THE UNIVERSITY IS EXPERIENCING. THE PROCESS UNDERTAKEN BY THE MASTER PLAN TEAM TO DEVELOP THE FRAMEWORK IS OUTLINED IN SECTION 1.3 OF THIS DOCUMENT AND THE INITIAL PHYSICAL ANALYSIS DOCUMENTATION IS PRESENTED IN SECTION 4.

SOUTHEASTERN LOUISIANA UNIVERSITY IS LOCATED IN THE CITY OF HAMMOND IN CLOSE PROXIMITY TO THE CITY CENTER. HAMMOND IS LOCATED IN TANGIPAHOA PARISH AND IS AT THE INTERSECTION OF I-55 AND I-12, TWO MAJOR INTERSTATE THOROUGHFARES. SOUTHEASTERN'S LOCATION HAS PLAYED A MAJOR ROLE IN ITS GROWTH.

INCLUDED IN THE PHYSICAL ANALYSIS (SECTION 4 OF THIS DOCUMENT) IS THE 1949 CAMPUS PLAN. THIS PLAN SHOWS THE ORIGINAL CORE OF CAMPUS (PINE STREET CIRCLE) AND THE FORMAL GEOMETRY ON WHICH THE ORIGINAL CAMPUS WAS BASED. AS POST WAR GROWTH CONTINUED, THE ORIGINAL GEOMETRY WAS PASSED OVER IN FAVOR OF URBAN SPRAWL. IN 1997, THE UNIVERSITY PURCHASED THE WESTSIDE ELEMENTARY SCHOOL BUILDINGS AND PROPERTY FROM THE TANGIPAHOA PARISH SCHOOL SYSTEM. WHILE THIS PURCHASE SERVED AS A LINK BETWEEN OTHER PROPERTY TO THE NORTH AND THE CURRENT CAMPUS TO THE SOUTH, IT ALSO CREATED A DIVISION OF FUNCTIONS. THIS DIVISION WAS ACCENTUATED BY THE WIDENING OF UNIVERSITY AVENUE WHICH FOLLOWED SHORTLY. THE CAMPUS IS NOW GEOGRAPHICALLY REFERENCED AS NORTH CAMPUS AND SOUTH CAMPUS.

THE WIDENING OF UNIVERSITY AVENUE WAS INCLUDED IN THE PROJECT WITH THE NEW HAMMOND INTERCHANGE OFF OF I-55. THIS NEW INTERCHANGE HAS BECOME THE MAIN ACCESS POINT FOR SOUTHEASTERN MAKING THE PROPERTY FRONTING UNIVERSITY AVENUE THE UNIVERSITY'S NEW "FRONT DOOR". CURRENTLY, THIS "FRONT DOOR" IS CONSIDERED NON-EVENTFUL WITH THE NEW ENTRY GATE AT SGA BOULEVARD BEING THE ONLY IDENTIFIABLE ENTRY ELEMENT. WITH COMPETITION FOR RECRUITMENT OF QUALITY STUDENTS BY UNIVERSITIES BECOMING FIERCE, CREATING POSITIVE IMPRESSIONS OF STUDENT LIFE AND FACILITIES HAS BECOME CRITICAL TO THE LIFE OF THE UNIVERSITY. SINCE A UNIVERSITY HAS ONLY ONE OPPORTUNITY TO MAKE THAT ALL IMPORTANT FIRST IMPRESSION, ESTABLISHMENT AND ENHANCEMENT OF THE "FRONT DOOR" IS VITAL.

IT IS HOPED THAT THROUGH COOPERATIVE EFFORTS WITH THE CITY OF HAMMOND AND THE STATE OF LOUISIANA, THAT THE ANNOUNCEMENT OF ARRIVAL WILL BEGIN AT THE NEW INTERCHANGE AT I-55 AND CONTINUE ALONG UNIVERSITY AVENUE. THIS COULD BE ACCOMPLISHED THROUGH THE USE OF SIGNAGE AND THE CONSISTENT USE OF LANDSCAPE MATERIALS.

THE MASTER PLAN, HOWEVER, PROPOSES THAT ENHANCEMENT OF THE "FRONT DOOR" BY SOUTHEASTERN BEGIN AT THE SOUTH END OF NORTH CAMPUS, SINCE THIS IS THE UNIVERSITY'S FORECOURT. SPECIFIC RECOMMENDATIONS INCLUDE CONSTRUCTION OF A SPECIALITY ACADEMIC STRUCTURE TO THE SOUTH OF BUILDING "A", DEVELOPMENT OF AN ARBORETUM AROUND THE UNIVERSITY CENTER AND CONSTRUCTION OF A HOTEL/CONFERENCE FACILITY TO THE EAST OF THE UNIVERSITY CENTER (REFER TO SECTION 2.8 NORTH CAMPUS). UNIVERSITY AVENUE ITSELF SHOULD BE TRANSFORMED TO MEET THE DEFINITION OF AN AVENUE - "A TREE-LINED STREET".

ENHANCEMENT OF THE "FRONT DOOR" WOULD CONTINUE ALONG UNIVERSITY AVENUE REACHING ITS CRESCENDO AT THE INTERSECTION OF SGA BOULEVARD, WHICH IS THE ENTRANCE INTO THE PROPOSED "MAIN STREET DISTRICT" (REFER TO SECTION 2.4 MAIN STREET DISTRICT). THE "MAIN STREET DISTRICT" AS OUTLINED PROPOSES TO REDEFINE THE SCALE OF THE CAMPUS "FRONT DOOR" BY REINFORCING THE ENTRANCE BOULEVARD WITH BUILDINGS SITUATED CLOSER TO THE STREET. THROUGH THE PLACEMENT OF NEW BUILDINGS AND REDEFINITION OF EXISTING BUILDINGS, A SPECIAL PLACE WOULD BE CREATED EMPHASIZING THE UNIQUENESS OF SOUTHEASTERN, AS WELL AS CREATING A PLACE WITH PEDESTRIAN EMPHASIS. AS ONE CONTINUES DOWN SGA BOULEVARD, VISTAS WOULD UNFOLD WITH A DEFLECTED VIEW OF THE PROPOSED VISITOR CENTER AND A VIEW OF THE PROPOSED CAMPANILE WHICH WOULD MARK THE CENTER OF CAMPUS IN THE PROPOSED QUADRANGLE.

AN IMPORTANT COMPONENT IN REDEFINITION OF THE "FRONT DOOR" AND ENHANCEMENT OF ALL OTHER DISTRICTS IS THE USE OF THE DEFINED CAMPUS VERNACULAR IN ALL NEW CONSTRUCTION (REFER TO SECTION 3.1 ARCHITECTURAL GUIDELINES). BY CONTINUED USE AND REINTERPRETATION OF THE CAMPUS VERNACULAR WHICH IS DEFINED BY THE ARCHITECTURE IN THE PINE STREET CIRCLE AND FRIENDSHIP CIRCLE AREAS, A VISUAL HARMONY WILL BE CREATED WHICH WILL EVENTUALLY PATTERN THE CAMPUS INTO A COHESIVE PLACE WITH A UNIQUE IMAGE AND CHARACTER.

ANOTHER ESSENTIAL COMPONENT IN THE MASTER PLAN IS SENSITIVITY TO THE PEDESTRIAN. IDENTIFIED IN THE PHYSICAL ANALYSIS IS A POORLY ORGANIZED AND DISJOINTED NETWORK OF CIRCULATION ON CAMPUS. THIS CONDITION HAS MANIFESTED A MULTITUDE OF PEDESTRIAN AND VEHICULAR CONFLICTS. PARKING PRESENTS A PARTICULAR CHALLENGE. THE ADVENT OF THE POST WAR AUTOMOBILE BOOM AND SOUTHEASTERN'S AUTOMOBILE ORIENTED EDUCATIONAL CONSUMER HAS CAUSED AN INTENSIVE NEED FOR PARKING IN OR NEAR THE CENTER OF CAMPUS. THE UNIVERSITY'S GROWTH EXPLOSION OVER THE PAST TEN YEARS HAD ADMINISTRATORS SCRAMBLING TO ACCOMMODATE STUDENTS, FACULTY AND THEIR AUTOMOBILES. THIS CREATED SEAS OF PARKING WITHIN THE CENTER OF CAMPUS AND MADE THE AUTOMOBILE THE PRIMARY FOCUS OF CIRCULATION ON CAMPUS.

AS A RESULT OF THE INCREASED POPULATION INTENSITY AND THE NEED TO ACCOMMODATE THE AUTOMOBILES THAT FOLLOWED, THE CAMPUS HAS EXPERIENCED SYSTEMATIC DEFORESTATION. WHILE A PEDESTRIAN CAN TRAVERSE THE AREA BETWEEN NORTH CAMPUS AND THE STUDENT UNION IN APPROXIMATELY FIFTEEN MINUTES, THE EXPERIENCE IS NOT COMFORTABLE. WITH A TEMPERATE CLIMATE, A FIFTEEN MINUTE WALK WITH LITTLE OR NO PROTECTION FROM THE HEAT OR RAIN (I.E. SHADE FROM TREES, COVERED BREEZEWAYS, ETC.) CAN BE UNBEARABLE. THE MASTER PLAN HAS ESTABLISHED A FRAMEWORK FOR REDEFINITION OF THE PEDESTRIAN EXPERIENCE BY REORGANIZING VEHICULAR AND PEDESTRIAN CIRCULATION (REFER TO SECTION 3.3 CIRCULATION GUIDELINES). THE OPEN SPACE PLAN, ALSO FOUND IN SECTION 3.3 CIRCULATION GUIDELINES, LAYS THE GROUNDWORK FOR



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CREATION OF OUTDOOR SPACES WHICH WILL PROVIDE MORE PLEASURABLE EXPERIENCES FOR THE PEDESTRIAN ON CAMPUS, THROUGH INCORPORATION OF LANDSCAPE MATERIALS, BOTH NATURAL AND MAN MADE.

A KEY ISSUE IDENTIFIED BY THE MASTER PLAN TEAM IS THE NEED TO REINFORCE THE GEOMETRY OF THE ORIGINAL CAMPUS CORE (PINE STREET CIRCLE). THE MASTER PLAN HAS LAID A FOUNDATION FOR THE REESTABLISHMENT OF THE FORMAL GEOMETRY THROUGH THE LOCATION OF BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS ON CAMPUS. THIS IS MOST EVIDENT IN PLACEMENT OF NEW BUILDINGS IN THE PROPOSED "MAIN STREET DISTRICT" AND THE PROPOSED QUADRANGLE DISTRICT FOUND IN SECTIONS 2.4 AND 2.5.

ANOTHER IMPORTANT CHALLENGE FOR SOUTHEASTERN IS NORTH OAK STREET. THIS AREA PRESENTS A PARTICULAR CHALLENGE BECAUSE THE UNIVERSITY ONLY CONTROLS A SMALL POCKET OF PROPERTY ON THE EAST SIDE. THIS POCKET IS LOCATED JUST SOUTH OF THE FIRE STATION. THE REMAINDER OF THE PROPERTY IS PRIVATELY OWNED AND IS COMPRISED OF RESIDENTIAL AND COMMERCIAL USES. IT IS SUGGESTED THAT THE UNIVERSITY, EITHER ON ITS OWN OR THROUGH COOPERATIVE ENDEAVORS, DEVELOP THIS EDGE PROVIDING RETAIL AND RESIDENTIAL STRUCTURES IMMEDIATELY ALONG THE EDGE WITH PARKING BETWEEN THE STRUCTURE AND THE RAILROAD TRACKS. IT IS ENVISIONED THAT THIS PARKING WOULD SERVE THE UNIVERSITY AS WELL AS THE PRIVATE ENTITIES. BECAUSE OF THIS AREA'S CLOSE PROXIMITY TO THE MAJOR CLASSROOM BUILDINGS, FUNNELING STUDENTS THROUGH THE COMMERCIAL ENTITIES WOULD INCREASE THEIR VISIBILITY AND POTENTIALLY THEIR SUCCESS (REFER TO SECTION 2.9 NORTH OAK STREET COMMERCIAL DISTRICT).

IT IS RECOMMENDED THAT THE NORTH GENERAL PERSHING STREET EDGE AND THE WEST DAKOTA STREET EDGE BE PRESERVED AS RESIDENTIAL WITH ENHANCEMENT ONLY. INTRODUCTION AND CONSISTENT USE OF STREET TREES AND REORGANIZATION OF SIDEWALKS AND PATHS ARE THE PRIMARY ENHANCEMENTS NEEDED.

DURING THE CHARRETTE, THE MASTER PLAN TEAM DEVELOPED A LIST OF EIGHT INITIATIVES WHICH SHOULD BE IMPLEMENTED IMMEDIATELY. THOSE EIGHT ITEMS ARE AS FOLLOWS:

1. PUT INTO PLACE THE PHASED PLAN TO COMPLETE THE NEW QUADRANGLE.
2. RESTRICT VEHICULAR ACCESS TO SIMS MEMORIAL LIBRARY AND FRIENDSHIP CIRCLE.
3. CONTINUE THE DEVELOPMENT OF OUTDOOR PUBLIC SPACES OR "PEOPLE SPACES" SUCH AS SOUTHEASTERN MEMORIAL PARK, PARALLELING THE MASTER PLAN.
4. DEVELOP PEDESTRIAN ACCESS FROM NORTH CAMPUS TO THE CENTER OF SOUTH CAMPUS BY CREATING COMFORT ZONES.
5. ADD PERIMETER PARKING LOTS AS OPPORTUNITIES DEVELOP (NORTH OAK STREET).
6. CONTINUE THE REFORESTATION PROCESS AND ESTABLISH IT AS A PERMANENT PRACTICE.
7. LANDSCAPE AROUND AND SCREEN PERMANENT DUMPSTER SITES.
8. ESTABLISH METERED/SHORT TERM PARKING AREAS IN STRATEGIC LOCATIONS SUCH AS WAR MEMORIAL STUDENT UNION AND SIMS MEMORIAL LIBRARY.

IMPLEMENTATION OF THESE EIGHT INITIATIVES WILL BEGIN THE PROCESS BY WHICH THE MASTER PLAN FRAMEWORK CAN BE ESTABLISHED.

THIS DOCUMENT IS ORGANIZED IN A FASHION WHICH LEADS A

READER THROUGH THE MASTER PLANNING PROCESS AND INTO THE MASTER PLAN ITSELF. THE MASTER PLAN IS DEFINED THROUGH DISTRICTS WHICH ARE OUTLINED IN SECTION 2. SECTION 3 OUTLINES THE GUIDELINES BY WHICH THE MASTER PLAN CAN BE IMPLEMENTED TO ACHIEVE ITS PURPOSE. SECTION 4 CONTAINS THE PHYSICAL ANALYSIS INFORMATION ON WHICH THE PROCESS AND THE MASTER PLAN AND GUIDELINES ARE BASED.



INTRODUCTION

1.2

MISSION, CORE VALUES & STRATEGIC GOALS OF SOUTHEASTERN 1996 - 2001

MISSION

THE MISSION OF SOUTHEASTERN LOUISIANA UNIVERSITY IS TO LEAD THE EDUCATIONAL, ECONOMIC AND CULTURAL DEVELOPMENT OF SOUTHEAST LOUISIANA.

CORE VALUES

APPRECIATING DIVERSITY
CARING
COMMITMENT TO SERVICE
ETHICAL BEHAVIOR
EXCELLENCE
QUALITY CURRICULUM AND INSTRUCTION
SCHOLARSHIP
VALUING PEOPLE

STRATEGIC GOALS

- TO PROVIDE A DIVERSE AND EXCITING COLLEGIATE ATMOSPHERE, CONDUCIVE TO THE ENHANCEMENT OF KNOWLEDGE.
- TO PROVIDE EXISTING AND NEW DEGREE PROGRAMS THAT MEET THE NEEDS OF STUDENTS AND CONSTITUENTS.
- TO RECRUIT AND RETAIN A CULTURALLY DIVERSE FACULTY, STAFF AND STUDENT BODY.
- TO GENERATE PRIDE IN THE UNIVERSITY.
- TO ESTABLISH A DIVERSE FUNDING BASE.
- TO MANAGE THE UNIVERSITY'S RESOURCES EFFECTIVELY AND EFFICIENTLY.
- TO INCREASE THE PROPORTION OF STUDENTS GRADUATING IN FOUR YEARS.
- TO POSSESS A STATE-OF-THE-ART TECHNOLOGY INFRASTRUCTURE.
- TO INCREASE PARTICIPATION IN UNIVERSITY EVENTS.
- TO IMPROVE INTERNAL AND EXTERNAL COMMUNICATION.
- TO RECOGNIZE CONTRIBUTORS TO THE UNIVERSITY'S SUCCESS.
- TO EXPAND PARTNERSHIPS BETWEEN THE UNIVERSITY AND EXTERNAL COMMUNITY.



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1.3

MISSION GOALS & OBJECTIVES OF THE MASTER PLAN TEAM

- ▶ THE MASTER PLAN SHOULD IDENTIFY SHORT, MEDIUM AND LONG RANGE GOALS OF SOUTHEASTERN'S DEVELOPMENT WITH REGARD TO ITS RELATIONSHIP WITH THE CITY, BUSINESSES, POPULATION AND VICE VERSA.
- ▶ THE MASTER PLAN SHOULD BE BASED ON A 5-YEAR PROJECTION WITH AN UPDATE EVERY 5 YEARS.
- ▶ THE MASTER PLAN SHOULD RESPOND TO THE OPTIMUM UTILIZATION OF SPACES AND ACTIVITIES.
- ▶ THE MASTER PLAN SHOULD BE A COMPREHENSIVE STUDY AND DESIGN OF ALL VARIABLES TO ASSURE THE LOGICAL FUNCTIONING OF SPATIAL AND NON-SPATIAL ELEMENTS OF SOUTHEASTERN AND ITS IMMEDIATE CONTEXT.
- ▶ THE MASTER PLAN SHOULD RESPOND TO ALL THE BASIC AND REAL NEEDS OF SOUTHEASTERN USERS AND TO THE RELATIONSHIP WITH ITS IMMEDIATE CONTEXT AND THE CITY OF HAMMOND.
- ▶ THE MASTER PLAN SHOULD INCLUDE A SET OF PLANNING PRINCIPLES TO BE FOLLOWED BY SOUTHEASTERN FOR GROWTH, ENVIRONMENTAL IMPACT, AESTHETICS, TRANSPORTATION AND CIRCULATION, SPATIAL CHANGES AND MODIFICATIONS. THESE PLANNING PRINCIPLES WILL ALSO SERVE AS A GUIDELINE FOR UTILIZING THE MASTER PLAN.
- ▶ THE MASTER PLAN SHOULD BE PERCEIVED AS A WORK IN PROGRESS WHICH ALLOWS FOR CONSTANT CHANGE. THE FINAL PRODUCT OF THE MASTER PLAN SHOULD BE A PROCESS AND NOT A DOCUMENT.
- ▶ THE MASTER PLAN SHOULD BE CHECKED BACK AND FORTH WITH ALL COLLECTED DATA TO ASSURE THAT A COMPREHENSIVE SOLUTION IS BEING ACCOMPLISHED.
- ▶ THE MASTER PLAN PROCESS SHOULD BE REVIEWED PERIODICALLY WITH SOUTHEASTERN OFFICIALS AND THE COMMUNITY FOR FEEDBACK.

PURPOSE OF MASTER PLAN

THE PURPOSE OF THE MASTER PLAN IS TWO-FOLD:

1. TO ESTABLISH ORDER AMONG THE DIFFERENT LAND USES AFFECTING THE SOUTHEASTERN CAMPUS AND ITS ADJACENT AREAS;
2. TO ESTABLISH ORDER IN THE SOUTHEASTERN CAMPUS BY ORGANIZING THE INTERACTION OF ALL ACTIVITIES WITHIN, AND BY ESTABLISHING A DEVELOPMENT PLAN TO ACCOMPLISH THE NECESSARY TRANSFORMATION OF ITS PHYSICAL CONSTITUTION, AS WELL AS ITS PUBLIC IMAGE.

THE APPROACH THAT WAS USED TO DESIGN THE CAMPUS PLAN WILL COMBINE ASPECTS OF TRADITIONAL TOWN PLANNING AND OTHER URBAN DESIGN TECHNIQUES, COUPLED WITH CONTEMPORARY EDUCATIONAL PLANNING, CONSIDERATION OF THE ECOLOGICAL AND VISUAL HERITAGE OF LANDSCAPE, BUILDINGS AND CIRCULATION SYSTEMS.

CAMPUS DESIGN IS THE ART OF CAMPUS PLANNING. THE CULMINATION OF PROCESSES AND PROCEDURES THAT GIVE FORM, CONTENT, MEANING AND DELIGHT TO THE PHYSICAL ENVIRONMENT SERVING HIGHER EDUCATION. DESIGNS THUS CREATED CAN DEFINE AND CELEBRATE A SENSE-OF-PLACE,

COMMUNICATE AN INSTITUTION'S PURPOSE AND PRESENCE, AS WELL AS DOMINATE AND GENERATE AN IMAGE CHARGED WITH SYMBOLISM, GRACED WITH HISTORY.

PROCESS

TO ACHIEVE THIS PURPOSE, THE MASTER PLAN TEAM USED THE FOLLOWING PLANNING PROCESS:

- ▶ THE PLANNING PROCESS SHOULD BE BROAD-BASED IN THE UNDERSTANDING OF THE LOCAL, URBAN AND REGIONAL CONTEXT.
- ▶ THE PLANNING PROCESS SHOULD TELL WHICH DIRECTION OF DEVELOPMENT TO TAKE AND DETERMINE THE SIZE OF THE STUDY WITH PROPER PERSPECTIVE TO THE DEMANDS OF THE SOUTHEASTERN COMMUNITY AND ADJACENT AREAS.
- ▶ THE PLANNING PROCESS SHOULD INCLUDE ALL USERS' INPUT (FACULTY, STUDENTS, STAFF, CITY OF HAMMOND OFFICIALS AND COMMUNITY) OBTAINED THROUGH THE CHARRETTE PROCESS.
- ▶ THE PLANNING PROCESS SHOULD PROVIDE A COMPREHENSIVE UNDERSTANDING OF THE NEEDS AND WANTS OF ALL USER GROUPS.
- ▶ THE PLANNING PROCESS SHOULD INCLUDE CHECKPOINT MEETINGS WITH KEY SOUTHEASTERN PERSONNEL AND ALL USER GROUPS FOR REVIEW AND FEEDBACK.
- ▶ THE PLANNING PROCESS SHOULD RESPOND TO DIFFICULT CHALLENGES WITH CREATIVE SOLUTIONS.
- ▶ THE PLANNING PROCESS SHOULD BE BASED ON A 5-YEAR PROJECTION WITH A PLANNED UPDATE EVERY 5 YEARS.
- ▶ THE PLANNING PROCESS SHOULD BE REVIEWED PERIODICALLY DURING THE DESIGN PROCESS TO ASSURE THAT PLANNING IS PROCEEDING WITH THESE GOALS IN MIND.
- ▶ THE PLANNING PROCESS SHOULD INCORPORATE FOUR (4) DIFFERENT ANALYSIS PHASES. THE VARIOUS PHASES ARE AS FOLLOWS:
 1. DATA ACQUISITION.
 2. PHYSICAL ANALYSIS
 3. IDENTIFICATION OF PROBLEMS/DEFINITION OF NEEDS
 4. DEVELOPMENT OF PROGRAM AND MASTER PLAN

THE FIRST STEP IN THIS PROCESS WAS COLLECTION OF DATA BY THE TEAM FOR PREPARATION OF THE PHYSICAL ANALYSIS. THE ANALYSIS STUDIED NOT ONLY THE CAMPUS PROPER BUT THE CITY AND REGIONAL AREA AS WELL. ONCE THE ANALYSIS WAS COMPLETE, THE TEAM MET TO REVIEW THE DATA AND DEFINE THE CHALLENGE. AS THE DATA WAS REVIEWED, KEY ISSUES WERE UNCOVERED. THE KEY ISSUES ARE AS FOLLOWS:

- ▶ THE NEED TO DEFINE ENTRANCES TO THE UNIVERSITY
THE ENTRY INTO SOUTHEASTERN LOUISIANA UNIVERSITY IS POORLY MARKED AND IS VISUALLY WEAK. THE DEVELOPMENT OF HAMMOND HAS CHANGED THE ENTIRE PHYSICAL ORIENTATION AND PERCEPTION OF THE UNIVERSITY. THE RECENT DEVELOPMENT OF THE INTERCHANGE OF INTERSTATE I-55 WILL ALLOW ANOTHER ACCESS INTO SOUTHEASTERN'S CAMPUS. THE UNIVERSITY AS A WHOLE DOES NOT HAVE A STRONG



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PHYSICAL IMAGE AT ANY OF THE MANY ARTERIAL STREETS THAT DEFINE ITS CAMPUS.

- ▶ **THE NEED TO DEFINE VEHICULAR CIRCULATION**
THE ROAD SYSTEM AS A WHOLE IS POORLY MARKED AND SUFFERS FROM LACK OF CONTINUITY AND STREET HIERARCHY.
- ▶ **PEDESTRIAN/VEHICULAR/BICYCLE CONFLICTS**
THE PEDESTRIAN IS CONTINUALLY INTERRUPTED BY VEHICULAR STREETS. THE GROWTH OF THE UNIVERSITY HAS SEEN AN INCREASE IN BICYCLE USE.
- ▶ **THE NEED FOR A DEFINED RELATIONSHIP AMONG BUILDINGS**
THE ARCHITECTURE OF THE HISTORIC DISTRICT (THE "IMAGE CORE") AND FRIENDSHIP CIRCLE AT SOUTHEASTERN LOUISIANA UNIVERSITY HAS A FOUNDATION IN THE DECO AND ART MODERNE ERAS. HOWEVER, LATER CONSTRUCTION GENERALLY VARIED IN SCALE, FORM AND MATERIAL IN SUCH A WAY AS TO CREATE AN INCONSISTENT AND DISHARMONIOUS IMAGE OF THE CAMPUS.
- ▶ **THE NEED TO ORGANIZE EXTERIOR SPACES**
THE OUTDOOR SPACES DEFINED BY THE BUILDINGS ARE FRAGMENTED, HAPHAZARD AND NOT INTERRELATED. EXTERIOR SPACES ON A COLLEGE CAMPUS ARE A STRONG VITAL PART OF THE CAMPUS LIFE AND IMAGE AND THOSE AT SOUTHEASTERN DO NOT CONTRIBUTE TO A QUALITY EXPERIENCE. THERE ARE POCKETS OF DEVELOPED AREAS THAT FALL OUTSIDE THE REALM OF THIS PROBLEM, HOWEVER, THE MAJOR PORTION OF THE OUTDOOR SPACES ON CAMPUS NEED TO BE UPGRADED TO A USEFUL LEVEL.
- ▶ **THE NEED TO REORGANIZE PARKING**
PARKING AT SOUTHEASTERN LOUISIANA UNIVERSITY IS A SERIOUS PHYSICAL AND VISUAL PROBLEM. WITH SOUTHEASTERN'S CONTINUED GROWTH, DEMAND FOR PARKING WILL INCREASE. NOT ENOUGH PARKING IS PROVIDED AT SOME DEMAND LOCATIONS AND TOO MUCH IS PROVIDED AT OTHER AREAS, THUS A HAPHAZARD PATTERN HAS EMERGED. PARKING FOR THE FUTURE MUST BE PROVIDED BUT NOT AT THE COST OF DESTROYING THE NATURAL BEAUTY OF THE CAMPUS AND SURROUNDING RESIDENTIAL AREAS.
- ▶ **THE NEED TO HARMONIZE LANDSCAPE**
THE NATURAL BEAUTY OF THE SOUTHEASTERN CAMPUS HAS UNFORTUNATELY NOT BEEN COMPLEMENTED BY THE MAN MADE LANDSCAPE WHICH IS AT BEST, SPOTTY, INCONSISTENT, AND IN MANY AREAS ALL BUT ABSENT. A COMPREHENSIVE LANDSCAPE APPROACH IS NEEDED TO UNIFY THE CAMPUS.
- ▶ **THE NEED FOR A COMPREHENSIVE FACILITIES MAINTENANCE PROGRAM**
RECOMMENDATIONS ARE NEEDED FOR A LONG-RANGE COST EFFECTIVE MAINTENANCE PROGRAM WITH EMPHASIS ON "PREVENTATIVE MAINTENANCE" GOALS AND GUIDELINES. DATA SHOULD BE GENERATED TO SUPPORT FUTURE DECISION MAKING REGARDING MAINTENANCE RESPONSIBILITIES THAT MAY BE BEST SERVED BY PRIVATE CONTRACTORS AND VENDORS.
- ▶ **SEWER LINES/ELECTRICAL LINES AND OTHER SUBSURFACE INFRASTRUCTURE ARE MADE ADEQUATE BY "BAND AID SOLUTIONS"**
THROUGH THE EVOLUTION OF GROWTH AND THE INTERMITTENT AVAILABILITY OF FUNDS, THE MAIN INFRASTRUCTURE HAS BEEN REPAIRED AND UPGRADED IN AN AD HOC FASHION, CREATING A WORKABLE SYSTEM BUT ONE NOT CONDUCTIVE TO GROWTH BY DESIGN.
- ▶ **THE NEED TO DEVELOP A STRONG RELATIONSHIP AMONG**

VARIOUS DISCIPLINES/SCHOOLS

AS MUCH A PLANNING PROBLEM AS AN EDUCATIONAL ONE, THE DISPERSION OF THE VARIOUS ACADEMIC AREAS ON CAMPUS NEGATES OPPORTUNITIES OF COMMUNICATION AMONG DISCIPLINES.

- ▶ **THE NEED TO DEFINE A CAMPUS CORE**
AS WITH MOST MASTER PLANNED CAMPUSES, STUDENT LIFE ON-CAMPUS IS CENTERED AROUND A WELL-DEFINED CAMPUS CORE. SOUTHEASTERN'S CAMPUS LACKS A DEFINED CAMPUS CORE WITH VISUAL LANDMARKS AND CIRCULATION SYSTEMS LEADING TO THE "HEART" OF THE CAMPUS.
- ▶ **THE NEED TO DEVELOP DESIGN STANDARDS**
THE UNIVERSITY NEEDS TO DEVELOP A SYSTEM AND POLICY REGARDING VISUAL DESIGN ON THE CAMPUS. A SET OF STATED CRITERIA FOR APPLICATION OF ARCHITECTURAL AND LANDSCAPE DESIGN WORK WITHIN THE CAMPUS NEEDS TO BE DEVELOPED AND ENFORCED THROUGH A REVIEW SYSTEM.
- ▶ **THE NEED TO DEVELOP STATE-OF-THE-ART COMMUNICATION NETWORK**
SOUTHEASTERN'S GOALS ARE TO LINK THE CAMPUS VIA A COMMUNICATIONS NETWORK INCLUDING VOICE, DATA, VIDEO, ETC.
- ▶ **THE NEED FOR A COMPREHENSIVE REVIEW OF ALL SOUTHEASTERN'S LAND HOLDINGS**
REVIEW AND ASSESSMENT OF LAND HOLDINGS OF THE UNIVERSITY AND HOW THESE HOLDINGS FACTOR INTO SOUTHEASTERN'S COMPREHENSIVE MASTER PLAN. DEVELOP A COMPREHENSIVE LAND USE PLAN FOR SOUTHEASTERN AND ITS HOLDINGS IN AND AROUND THE MAIN CAMPUS.
- ▶ **THE NEED TO ACCESS ONGOING/PROPOSED CONSTRUCTION**
REVIEW OF ALL PROPOSED CONSTRUCTION PLANNED AT SOUTHEASTERN TO ASSESS THEIR APPROACH AND HOW THEY MAY AFFECT THE MASTER PLANNING PROCESS.

WITH THE KEY ISSUES DEFINED, A "PRE-CHARRETTE" WAS CONDUCTED BY THE FORESITE TEAM AND SOUTHEASTERN LOUISIANA UNIVERSITY FACILITY PLANNING. ALL PHYSICAL ANALYSIS DATA WAS REVIEWED ALONG WITH THE KEY ISSUES. DURING THE COURSE OF THE "PRE-CHARRETTE" THE KEY ISSUES WERE REFINED FURTHER INTO A LIST OF CONCEPTUAL ISSUES. THE CONCEPTUAL ISSUES ARE AS FOLLOWS:

- ▶ **REINFORCE EDGES**
 - ▶ PLANTING
 - ▶ BUILDINGS
 - ▶ PERIMETER PARKING
- ▶ **IMPROVE PARKING/VEHICULAR ACCESS**
 - ▶ REDUCE INTERIOR PARKING
 - ▶ IMPROVE VEHICULAR ACCESS INTO SITE
 - ▶ LIMIT VEHICLES INTO SITE
 - ▶ IMPROVE PARKING LOT AESTHETICS
- ▶ **CONNECTION OF NORTH/SOUTH CAMPUS**
 - ▶ CREATE AN "AVENUE" ALONG UNIVERSITY AVENUE
 - ▶ DIMINISH "BARRIER" EFFECT OF UNIVERSITY AVENUE
 - ▶ AVENUE - "A WIDE TREE LINED ROAD TO A COUNTRY HOUSE"
- ▶ **NORTH OAK STREET RE-ENVISIONED**
 - ▶ CREATE MORE PEDESTRIAN FRIENDLY ENVIRONMENTS
 - ▶ LIMIT CURB CUTS



INTRODUCTION

- ▶ ON-STREET PARKING
- ▶ DELINEATE PEDESTRIAN CROSSINGS
- ▶ STREET TREES

- ▶ ENHANCE PEDESTRIAN EXPERIENCES
 - ▶ SAFETY OF PEDESTRIANS ON CAMPUS
 - ▶ DEVELOP/ENHANCE OPEN SPACES
 - ▶ REFORESTATION
 - ▶ LINKAGE OF GREEN SPACES/PEDESTRIAN PLAZAS/ENHANCEMENT OF MAIN PLAZAS

- ▶ GATEWAYS
 - ▶ FRONT DOORS
 - ▶ BEYOND LIMITS OF UNIVERSITY

- ▶ REINFORCE GEOMETRY OF ORIGINAL CAMPUS CORE

- ▶ OFF-CAMPUS INFLUENCES
 - ▶ HAMMOND DOWNTOWN
 - ▶ ADJACENT COMMERCIAL
 - ▶ ADJACENT RESIDENTIAL

THE KEY AND CONCEPTUAL ISSUES FORMED THE BASIS OF THE PRELIMINARY URBAN REGULATING CODE AND PLAN, THE PRELIMINARY GREEN SPACE CONCEPT PLAN, PRELIMINARY PARKING AND CIRCULATION CONCEPT STUDIES. THESE PRELIMINARY DOCUMENTS ALONG WITH ALL OF THE PHYSICAL ANALYSIS DATA WERE COMBINED TO FORM THE INTERIM SUBMISSION FOR THIS PROJECT, AS WELL AS THE BASE FROM WHICH TO CONDUCT THE CHARRETTE.

THE CHARRETTE WAS AN AMBITIOUS EIGHT-DAY UNDERTAKING CONDUCTED IN THE VISUAL ARTS BUILDING ON THE SOUTHEASTERN CAMPUS. THE EVENT WAS KICKED-OFF BY AN ENLIGHTENING AND MOTIVATING LECTURE BY RICHARD DOBER, AUTHOR OF *CAMPUS PLANNING*. MR. DOBER ALSO PARTICIPATED IN SEVERAL CRITIQUES WITH THE FORESITE TEAM, SOUTHEASTERN FACILITY PLANNING AND INTERESTED STUDENTS.

THE FIRST FEW DAYS OF THE CHARRETTE WERE USED TO TEST THE INTERIM SUBMISSION DATA AND CONCEPTS AGAINST SOUTHEASTERN ADMINISTRATION, FACULTY AND STUDENTS, CITY OF HAMMOND OFFICIALS, RESIDENTS AND CIVIC GROUPS, REGIONAL OFFICIALS AND AUTHORITIES.

ALL INFORMATION GATHERED AND CONCEPTS DEVELOPED LED TO THE FORMULATION OF THE DRAWINGS AND CONCEPTS PRESENTED AT THE CHARRETTE FINAL PRESENTATION WHICH SERVED AS THE CULMINATION OF THE EIGHT-DAY PROCESS. THE CONCEPTS WERE BROUGHT TO LIFE IN THE RENDERINGS CREATED BY MICHAEL MORRISSEY.

AFTER THE CHARRETTE, ADDITIONAL INPUT WAS RECEIVED FROM SOUTHEASTERN'S ADMINISTRATION, SOUTHEASTERN'S FACILITY PLANNING, STATE OF LOUISIANA FACILITY PLANNING & CONTROL AND THE UNIVERSITY OF LOUISIANA SYSTEM. THIS INPUT HAS LED TO THE FURTHER DEFINITION OF THE DRAWINGS, CONCEPTS AND GUIDELINES DEVELOPED THROUGHOUT THE PROCESS. THIS DOCUMENT IS A REPRESENTATION OF THE PROCESS UNDERTAKEN AND A GRAPHIC REPRESENTATION OF THE WORK, BUT SHOULD NOT BE UNDERSTOOD AS THE "FINAL PRODUCT" AND IS INTENDED TO BE A WORK IN PROGRESS.



INTRODUCTION



MASTER PLAN

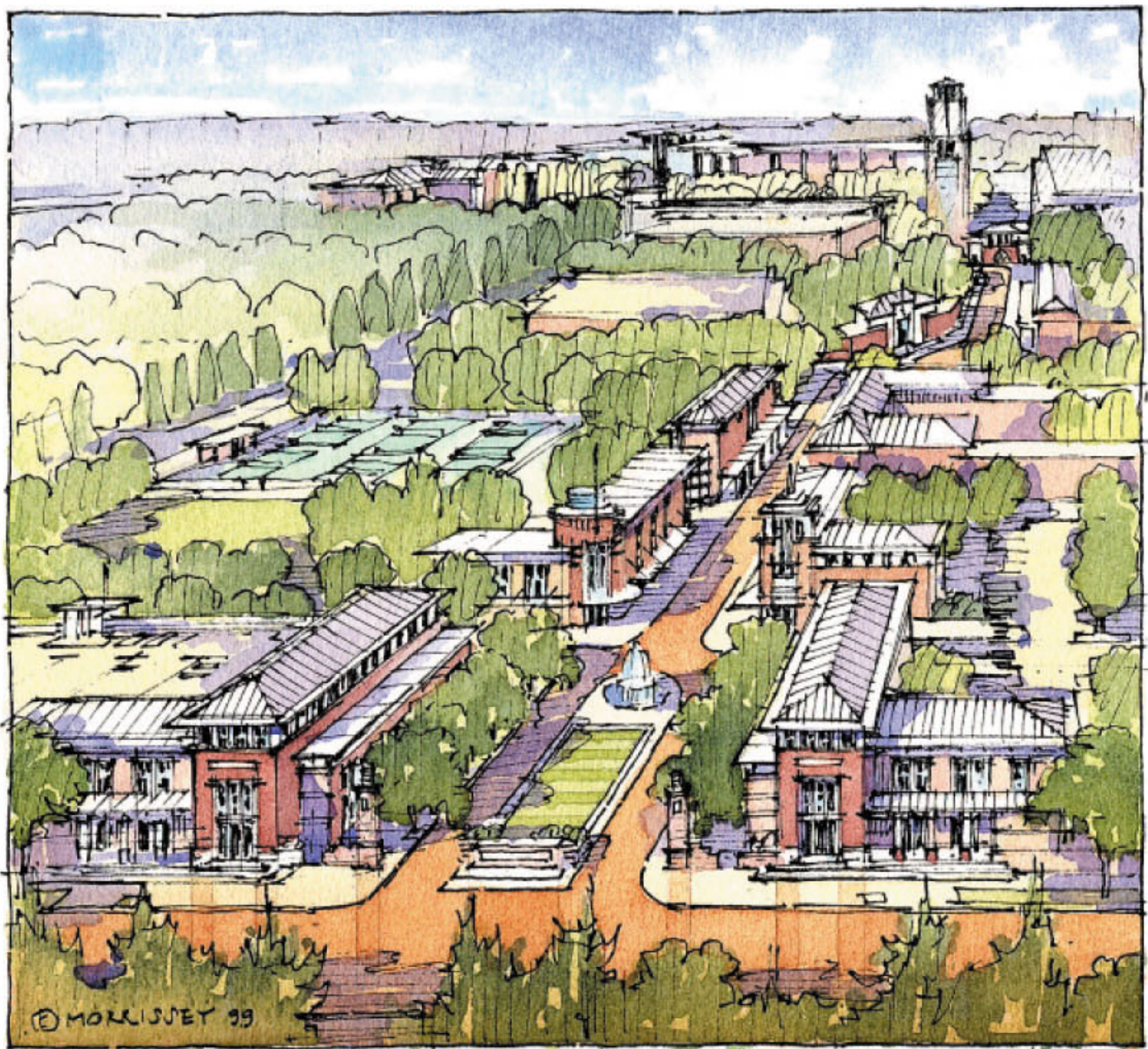
2.1

MASTER PLAN

THE MASTER PLAN FOR SOUTHEASTERN LOUISIANA UNIVERSITY INCLUDES THE LOCATION OF NEW FACILITIES, ADDITION TO EXISTING FACILITIES AND IMPROVEMENTS TO EXISTING CONDITIONS ON SITE. THE MASTER PLAN ALSO REDEFINES THE CIRCULATION, BOTH VEHICULAR AND PEDESTRIAN, AND ATTEMPTS THROUGH THE USE OF ARCHITECTURAL ELEMENTS AND LANDSCAPE ELEMENTS TO ENHANCE THE OVERALL PEDESTRIAN EXPERIENCE. ALL OF THESE FACTORS WILL AID IN ESTABLISHING ORDER IN THE SOUTHEASTERN CAMPUS AS WELL AS ENHANCING ITS PUBLIC IMAGE.

IT WAS NECESSARY TO LOOK AT THE OVERALL CAMPUS AS A SERIES OF DISTRICTS WHICH ARE IDENTIFIED IN THE DISTRICT LEGEND WITHIN THIS SECTION. EACH DISTRICT WAS ANALYZED ON VARIOUS LEVELS, INCLUDING LAYOUT, BUILDING MASS, ARCHITECTURAL STYLES, CIRCULATION AND LANDSCAPE CONTENT.

ENLARGED PLANS OF EACH DISTRICT ALONG WITH SPECIFIC COMMENTS AND SUGGESTIONS ARE LOCATED IN SECTIONS 2.2 THROUGH 2.9. THE OVERALL CAMPUS MASTER PLAN IS ALSO FOUND WITHIN THIS SECTION. THROUGHOUT SECTION 2 RENDERINGS DEVELOPED DURING THE CHARRETTE HAVE BEEN INCLUDED TO VISUALLY CONVEY THE RECOMMENDATIONS OF THE MASTER PLAN. THE RENDERING ON THIS PAGE FEATURES THE MAIN STREET DISTRICT, WHICH BEGINS AT THE EXISTING SOUTHEASTERN GATES ON UNIVERSITY AVENUE. THIS RENDERING ALSO CONTAINS THE CAMPANILE, A LANDMARK FEATURE, IN THE NEW QUADRANGLE DISTRICT. SECTION 3 OF THIS DOCUMENT WHICH CONTAINS THE GUIDELINES WILL ESTABLISH THE GROUNDWORK AND OUTLINE THE ELEMENTS BY WHICH ALL STREETS, BUILDINGS AND LANDSCAPE FEATURES WILL BE DEFINED.



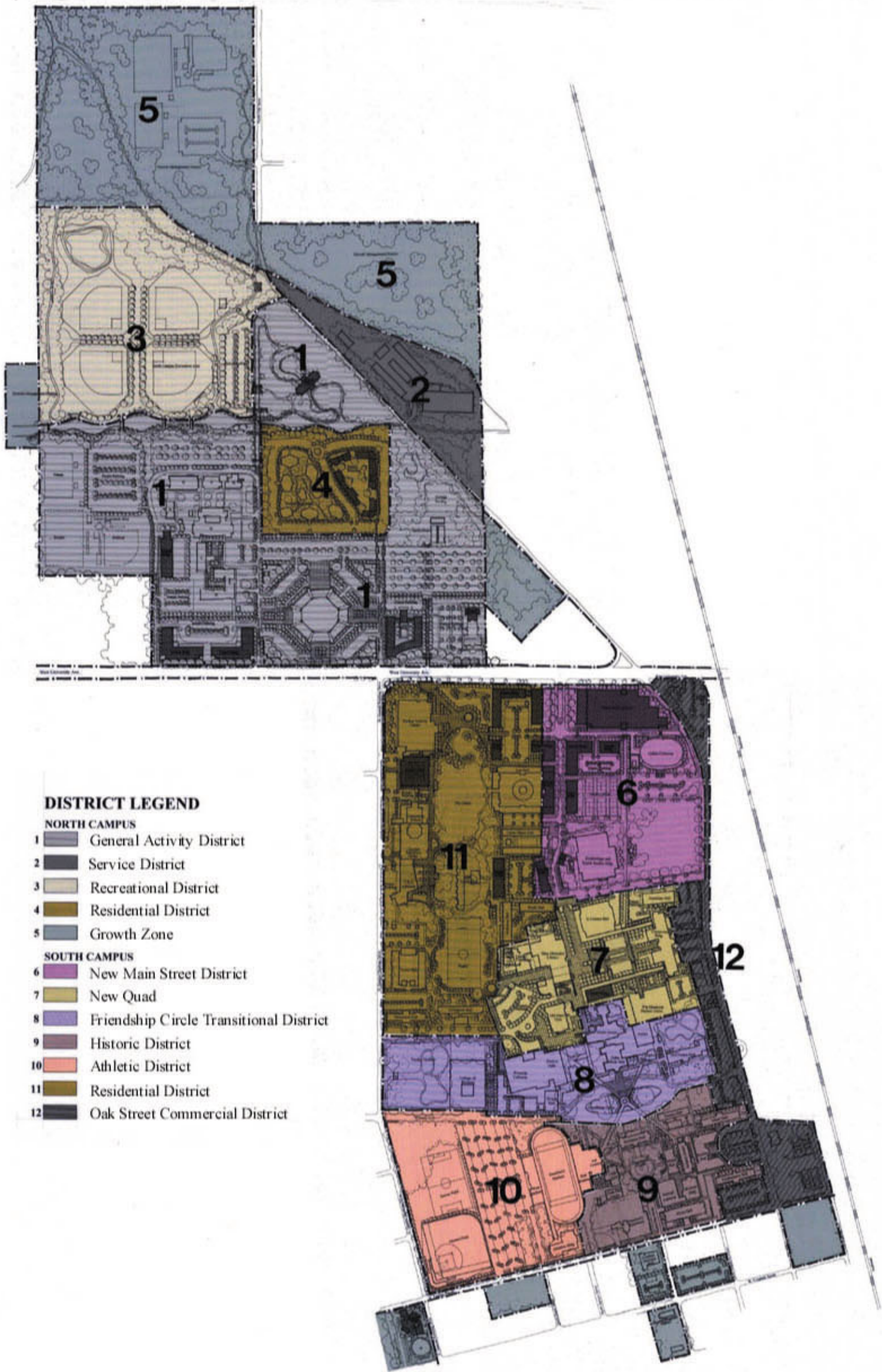
AERIAL OVERVIEW OF CAMPUS FROM NEW ENTRANCE AT UNIVERSITY AVENUE



MASTER PLAN



MASTER PLAN



DISTRICT LEGEND

NORTH CAMPUS

- 1 General Activity District
- 2 Service District
- 3 Recreational District
- 4 Residential District
- 5 Growth Zone

SOUTH CAMPUS

- 6 New Main Street District
- 7 New Quad
- 8 Friendship Circle Transitional District
- 9 Historic District
- 10 Athletic District
- 11 Residential District
- 12 Oak Street Commercial District



MASTER PLAN

2.2

HISTORIC DISTRICT

THE AREA IDENTIFIED AS THE HISTORIC DISTRICT BY THE MASTER PLAN TEAM IS THE ORIGINAL ENTRY INTO SOUTHEASTERN'S CAMPUS. PINE STREET CIRCLE CONNECTED THE UNIVERSITY TO HIGHWAY 190 AND DOWNTOWN HAMMOND. SEVERAL OF THE BUILDINGS IN THIS AREA ARE AMONG THE UNIVERSITY'S OLDEST AND REPRESENT THE STYLE OF ARCHITECTURE WHICH DEFINES SOUTHEASTERN'S CHARACTER AND IMAGE.

AS NOTED CONSISTENTLY THROUGHOUT THIS DOCUMENT, THIS AREA IS CONSIDERED TO BE THE MOST PLEASING SPACE ON CAMPUS. SOME OF THE ELEMENTS WHICH MAKE THIS AREA SO COMFORTABLE ARE THE GEOMETRY OF ITS' LAYOUT, THE HISTORIC CHARACTER, THE SCALE AND MASS OF THE ARCHITECTURE, AND THE PROPORTION OF GREEN SPACE TO HARDSCAPE. BECAUSE OF THESE ELEMENTS, THE MASTER PLAN TEAM HAS DETERMINED THIS AREA TO BE THE "IMAGE" CORE OF THE CAMPUS. THE ARCHITECTURAL AND LANDSCAPE ELEMENTS OF THIS AREA SHOULD BE USED TO INFLUENCE THE OVERALL CHARACTER AND IMAGE OF THE ENTIRE CAMPUS.

AS THE FABRIC OF THIS AREA IS INTACT, THE RECOMMENDATION BY THE MASTER PLAN TEAM FOR THE HISTORIC DISTRICT IS THAT IT ONLY BE ENHANCED. ALL ENHANCEMENTS TO THIS AREA SHOULD BE FOCUSED ON REFORESTATION AND THE DEVELOPMENT OF PUBLIC OUTDOOR SPACES.



MASTER PLAN

2.3

FRIENDSHIP CIRCLE DISTRICT

THIS DISTRICT HAS A GREAT DEAL IN COMMON WITH THE HISTORIC DISTRICT. IT ALSO CONTAINS SOME OF THE OLDEST AND MOST SIGNIFICANT BUILDINGS ON CAMPUS. THE FRIENDSHIP CIRCLE ENTRY INTO POTTLE HALL IS THE MOST PHOTOGRAPHED AND RECOGNIZED IMAGE OF THE SOUTHEASTERN CAMPUS. THE LARGE LIVE OAK KNOWN AS FRIENDSHIP OAK IS A FOCAL POINT NOT ONLY TO THIS DISTRICT BUT TO THE UNIVERSITY AND THE CITY OF HAMMOND. THE TREE SERVES AS A LANDMARK, A GATHERING POINT AND A PEDESTRIAN OASIS.

PEDESTRIAN TRAFFIC IS SIGNIFICANT THROUGH THIS DISTRICT AS STUDENTS AND FACULTY MAKE THEIR WAY TO AND FROM CLASSES. BECAUSE OF THE HIGH VOLUME OF TRAFFIC AND THE HISTORIC SIGNIFICANCE OF THE DISTRICT, THE MASTER PLAN TEAM IS SUGGESTING THAT VEHICULAR ACCESS BE LIMITED IN THIS AREA. ACCESS SHOULD BE RESTRICTED DURING THE DAY AND ACCESS SHOULD BE LIMITED IN THE EVENINGS. SINCE POTTLE HALL IS USED FREQUENTLY BY THE COMMUNITY FOR PUBLIC EVENTS, IT IS NECESSARY TO MAINTAIN THE VEHICULAR ACCESS DURING THE EVENING HOURS.

AS WITH THE HISTORIC DISTRICT, CONSERVATION SHOULD BE A KEY THEME FOR THIS AREA. ALL ENHANCEMENTS TO THIS AREA SHOULD BE SENSITIVE TO THE EXISTING FABRIC OF ITS ARCHITECTURE, LANDSCAPE AND PEDESTRIAN ORIENTATION. ENHANCEMENTS SHOULD BE FOCUSED ON REFORESTATION AND THE DEVELOPMENT OF PUBLIC OUTDOOR SPACES.



MASTER PLAN

2.4

MAIN STREET DISTRICT

WITH THE ADDITION OF A NEW INTERCHANGE AT I-55 AND UNIVERSITY AVENUE, THE PROPERTY FRONTING UNIVERSITY AVENUE HAS BECOME THE NEW "FRONT DOOR" OF THE UNIVERSITY. VISUALLY, HOWEVER, THIS AREA CONTINUES TO READ AS A NON-EVENTFUL ENTRY. THE ONLY ELEMENT CURRENTLY IDENTIFYING THIS AREA AS AN ENTRY IS THE ENTRY GATE ITSELF. THE NEW ACCESS PROPOSES TO REDEFINE THE SCALE OF THE CAMPUS FRONT DOOR BY REINFORCING THE ENTRANCE BOULEVARD WITH BUILDINGS SITUATED CLOSER TO THE STREET AND STAGED TO CREATE, ON THE PART OF THE VISITOR, AN ACKNOWLEDGMENT THAT THEY HAVE ARRIVED AT A SPECIAL PLACE. A PLACE WHICH EMPHASIZES THE UNIQUENESS OF SOUTHEASTERN LOUISIANA UNIVERSITY; A PLACE WITH A PEDESTRIAN EMPHASIS; A PLACE WHICH CONTINUES TO UNFOLD AS THE PATRON CIRCULATES THROUGH A REDIRECTED GRID OF INTERCONNECTED STREETS, MADE MORE PEDESTRIAN FRIENDLY THROUGH EXTENSIVE STREETScape DEVELOPMENT. VISTAS UNFOLD WITH THE PLACEMENT OF A DEFLECTED VIEW OF A NEW VISITOR CENTER AND THE PROPOSED QUAD ANGLE BELL TOWER (CAMPANILE) WHICH MARKS THE NEW CENTER OF CAMPUS.



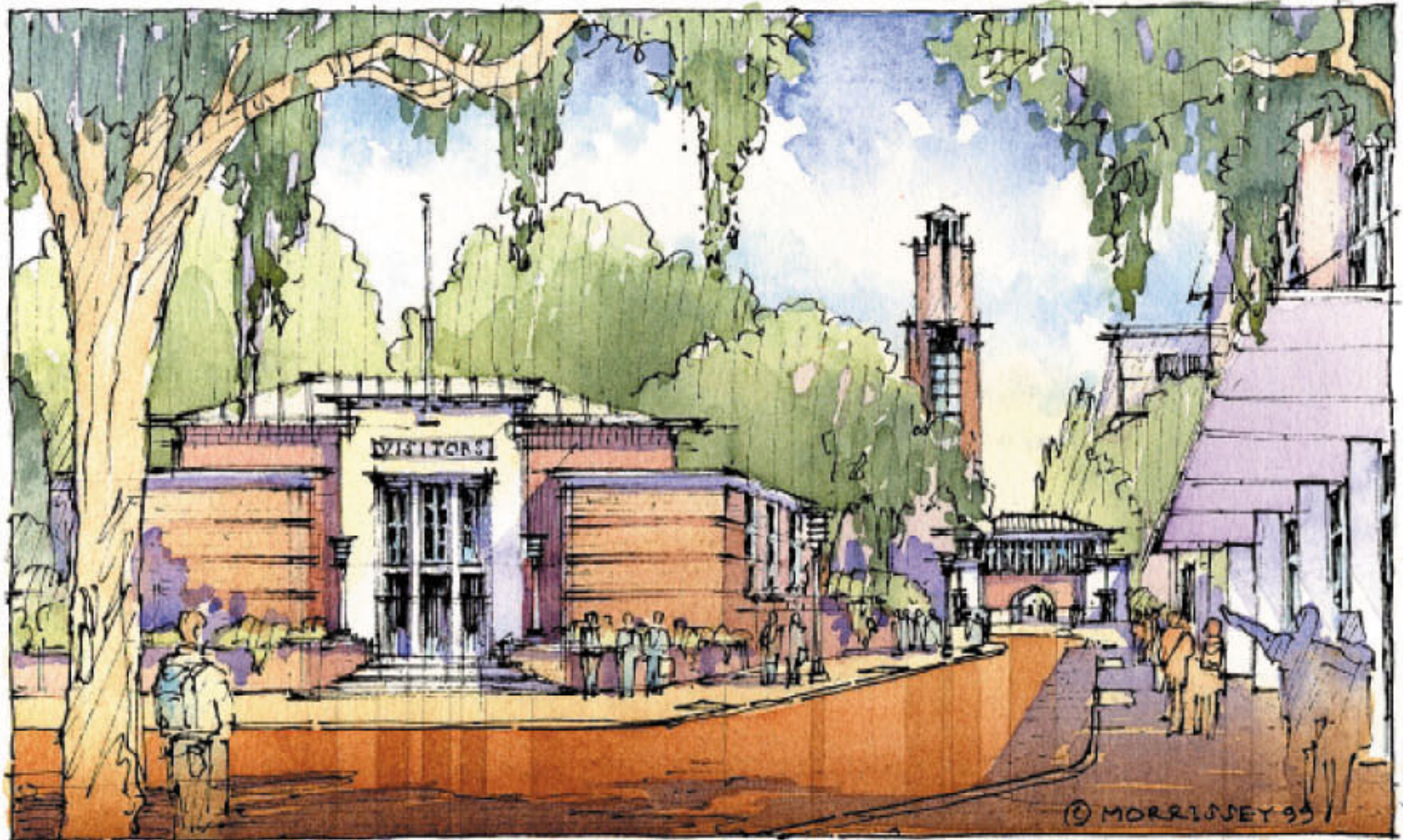
THE NEW ENTRANCE AT UNIVERSITY AVENUE



MASTER PLAN



THE INTERSECTION OF SGA BOULEVARD AND VIRGINIA AVENUE, THE CENTER OF THE NEW MAIN STREET WITH THE RESIDENTIAL EDGE ON THE RIGHT.



THE PROPOSED VISITORS CENTER NEAR THE KINESIOLOGY AND HEALTH STUDIES BUILDING WITH THE PROPOSED BELL TOWER (CAMPANILE) IN THE BACKGROUND.



MASTER PLAN



THE "MAIN STREET" DISTRICT



MASTER PLAN

2.5

NEW QUADRANGLE DISTRICT

THE EDGES FOR THIS NEW DISTRICT BEING PROPOSED BY THE MASTER PLAN TEAM ARE DEFINED BY D. VICKERS HALL TO THE NORTH, THE NEW CLASSROOM AND LABORATORY BUILDING TO THE EAST, WAR MEMORIAL STUDENT UNION TO THE SOUTH, AND SIMS MEMORIAL LIBRARY TO THE WEST. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE NEW CLASSROOM AND LABORATORY BUILDING AND THE ADDITION TO THE STUDENT UNION, THE OPEN SPACE DEFINED BY THESE BUILDINGS CONSISTED OF AN UNDERUSED GREEN SPACE AND A SEA OF ASPHALT AND GRAVEL PARKING CREATING THE MOST SIGNIFICANT VEHICULAR/PEDESTRIAN CONFLICT ON CAMPUS.

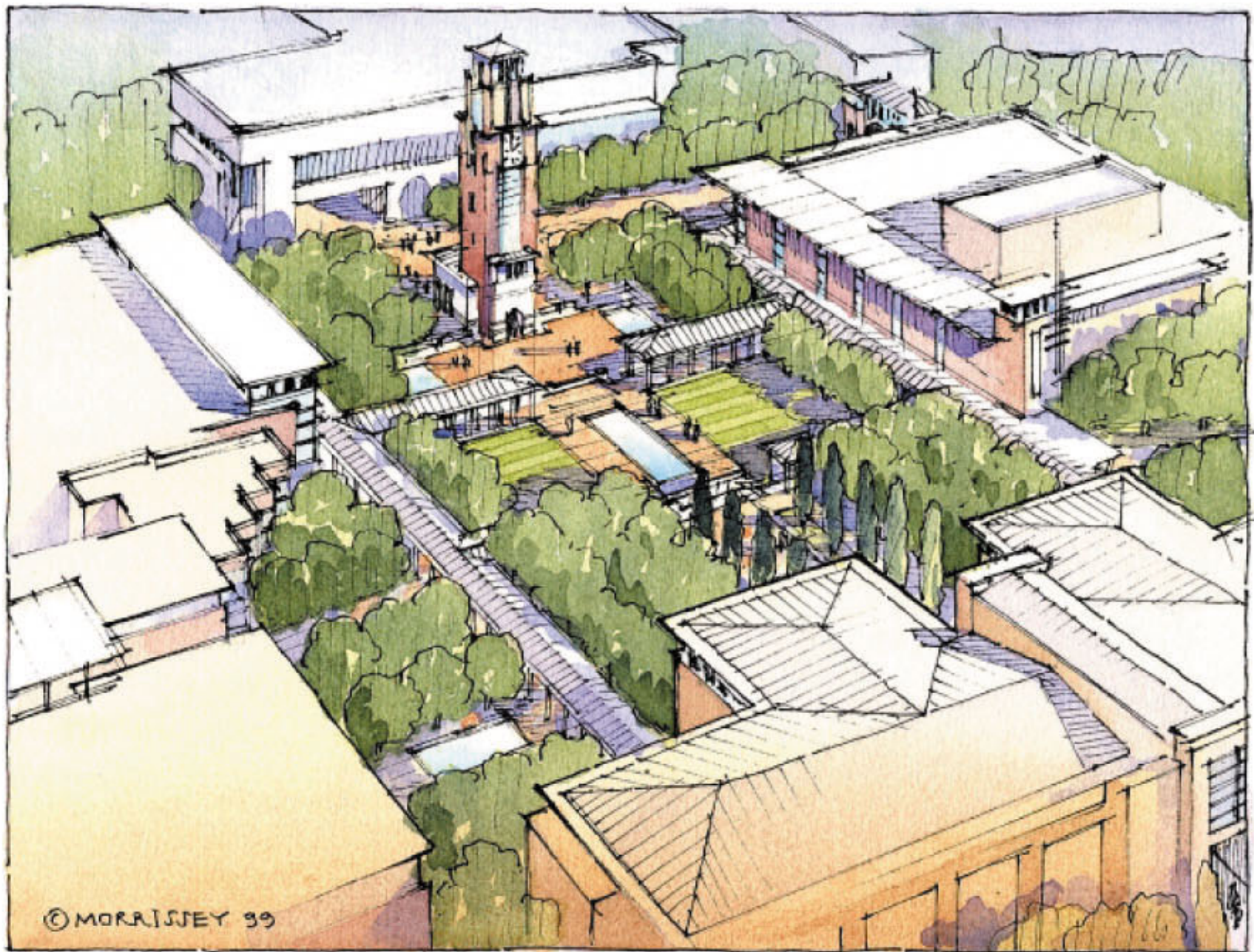
PEDESTRIAN TRAFFIC COUNTS FOR THIS AREA DURING PEAK TIMES INDICATE THAT OVER 3000 PEOPLE TRAVERSE THIS AREA IN A ONE HOUR PERIOD. THESE NUMBERS ALONE DEFINE THIS AREA AS THE "CENTER" OF CAMPUS. COUPLE THIS COUNT WITH THE LIBRARY AND THE STUDENT UNION SERVING AS ANCHORS AND IT BECOMES A NATURAL LOCATION FOR A PEDESTRIAN ORIENTED QUADRANGLE.

THE SUGGESTIONS FOR THE NEW QUADRANGLE BY THE MASTER PLAN TEAM CALL FOR THE CREATION OF A QUADRANGLE DEFINED

BY THE FOUR BUILDINGS LISTED ABOVE, CREATION OF A GATEWAY BETWEEN THE LIBRARY AND D. VICKERS HALL (SEE THE MAIN STREET DISTRICT), CONSTRUCTION OF A CAMPANILE, AND REMOVAL OR RECONFIGURATION OF MCKNEELY HALL. THE REMOVAL OR RECONFIGURATION OF MCKNEELY HALL WOULD ALLOW FOR CONSTRUCTION OF A NEW BUILDING OR AN ADDITION WHICH WOULD FOLLOW THE GEOMETRY OF THE DISTRICT AND FURTHER DEFINE THE EDGE OF THE QUADRANGLE.

IT IS THE INTENT OF THE MASTER PLAN TO CLOSE THE PRESENT STREET IN FRONT OF THE LIBRARY AND TREAT IT AS A PEDESTRIAN ORIENTED PLAZA. THE SCALE OF THE PLAZA WOULD ALLOW EMERGENCY AND SECURITY VEHICLE ACCESS BUT HAVE AS IT'S PRIMARY FOCUS, THE PEDESTRIAN.

EVERY UNIVERSITY CAMPUS SHOULD HAVE A FOCAL POINT. THIS POINT OF REFERENCE SHOULD EMBODY THE IMAGE ESSENCE OF SOUTHEASTERN. SINCE THIS DISTRICT HAS BECOME THE GEOGRAPHIC AND ACTIVITY CENTER OF THE CAMPUS, THE MASTER PLAN IS PROPOSING A CAMPANILE AS THE FOCAL POINT WHICH WOULD BE LOCATED IN THE NEW QUADRANGLE (SEE THE RENDERING BELOW).



THE PROPOSED NEW QUADRANGLE BORDERED BY THE LIBRARY, THE NEW CLASSROOM AND LABORATORY BUILDING, D. VICKERS HALL AND WAR MEMORIAL STUDENT UNION. IT IS CONSIDERED THE ACTIVITY BASED CENTER OF THE CAMPUS.



MASTER PLAN



THE NEW QUADRANGLE DISTRICT



MASTER PLAN

2.6

ATHLETIC DISTRICT

THE ATHLETIC DISTRICT IS AN AREA CONSISTING OF STRAWBERRY STADIUM, ALUMNI FIELD, THE SOCCER FIELD AND THE ATHLETIC DEPARTMENT. STRAWBERRY STADIUM IS ONE OF THE OLDEST STRUCTURES ON CAMPUS AND ITS ARCHITECTURE REFLECTS THE CHARACTER AND IMAGE OF SOUTHEASTERN. THE BASEBALL FIELD, ALUMNI FIELD IS A NEW STRUCTURE CONSTRUCTED IN 1995. IT PROVIDES A COMFORTABLE AND FUNCTIONAL ARENA FOR SOUTHEASTERN'S BASEBALL TEAM AND PROVIDES A STRONG ANCHOR FOR THE SOUTHWEST CORNER OF CAMPUS. ITS IMAGE EMBRACES THE CHARACTER OF THE CORE ELEMENTS OF THE CAMPUS.

THE STRATEGY IN THIS DISTRICT IS TO MAINTAIN THE EXISTING FABRIC AND ENHANCE THE AREA THROUGH IMPROVED VEHICLE CIRCULATION AND LANDSCAPING.



THE ATHLETIC DISTRICT



2.7

RESIDENTIAL DISTRICT

THE AREA IDENTIFIED AS THE RESIDENTIAL DISTRICT HAS NORTH GENERAL PERSHING STREET, TEXAS STREET AND THE "MAIN STREET" DISTRICT AS ITS MOST IDENTIFIABLE EDGES. WHILE ALL OF SOUTHEASTERN'S RESIDENTIAL HOUSING DOES NOT FALL WITHIN THIS DISTRICT, THE VAST MAJORITY DOES. THE MOST PROMINENT FEATURE OF THIS DISTRICT IS THE "THE GREEN". THIS IS AN EXISTING SPACE ON CAMPUS WHICH IS USED BY THE LABORATORY SCHOOL, RESIDENTS (SOUTHEASTERN & COMMUNITY) AND THE RUGBY TEAM. "THE GREEN" LIKE THE PINE STREET CIRCLE AREA AND FRIENDSHIP CIRCLE IS ONE OF THE CAMPUS'S FINEST ATTRIBUTES REQUIRING CONSERVATION, REFORESTATION AND ENHANCEMENT ONLY. NEW BUILDINGS ALONG ITS EDGES SHOULD BE USED TO FURTHER DEFINE THE EDGE AND/OR PROVIDE COVERED PEDESTRIAN WALKWAYS. BUILDINGS AND PARKING SHOULD NOT BE ALLOWED TO ENCRDACH INTO "THE GREEN".

THE EXISTING DORMITORIES SURROUNDING AND WITHIN "THE GREEN" ARE IN A STATE OF DISREPAIR. AS UNIVERSITIES CONTINUE TO DEFINE THE FUTURE OF STUDENT HOUSING, THE FUNCTION AND USE OF THESE BUILDINGS MAY NEED TO BE REEVALUATED. HOWEVER, THEIR FUNCTION AND USE SHOULD STILL BE RESIDENTIAL. THE TWO MOST QUESTIONABLE BUILDINGS AT THIS TIME ARE TUCKER HALL AND LEE HALL. TUCKER HALL IS SITED UNFORTUNATELY IN THE MIDDLE OF "THE GREEN" AND BLOCKS A PROMINENT AXIS BETWEEN THE TEACHER EDUCATION CENTER AND KINESIOLOGY. LEE HALL REQUIRES A GREAT DEAL OF REMEDIAL WORK AND PROVIDES A LESS THAN PLEASING ENVIRONMENT. AT A MINIMUM, ITS MAIN STREET FACADE SHOULD BE RENOVATED (SEE THE MAIN STREET DISTRICT PLAN AND RENDERINGS).

THE INTERFACE OF "THE GREEN" AND THE FUTURE ACADEMIC BUILDINGS ALONG THE PROPOSED "MAIN STREET" IS A VERY IMPORTANT ELEMENT IN THE FURTHER DEVELOPMENT OF THE NORTH SIDE OF SOUTH CAMPUS. THIS NEW FRONT DOOR MUST PRESENT TO THE VISITOR A VIBRANT IMAGE FILLED WITH ACTIVITY, MOVEMENT AND ENERGY. THE TWENTY FOUR HOUR NATURE OF RESIDENTIAL LIFE, AND THE SERVICES THAT FOLLOW SET THE NATURAL STAGE FOR THIS IMAGE.





THE RESIDENTIAL DISTRICT



MASTER PLAN

2.8

NORTH CAMPUS

THE SOUTHERN MOST PORTION OF "NORTH CAMPUS" WHICH FRONTS UNIVERSITY AVENUE REPRESENTS THE FIRST VIEW OF SOUTHEASTERN WHEN APPROACHING THE CAMPUS FROM THE WEST. SINCE THIS IS SOUTHEASTERN'S FORECOURT, IT IS RECOMMENDED THAT A SPECIALTY ACADEMIC STRUCTURE AND A HOTEL/CONFERENCE FACILITY AS WELL AS LANDSCAPE FEATURES BE IMPLEMENTED TO ANNOUNCE SOUTHEASTERN'S PRESENCE.

ONE OF THE MOST PROMINENT FEATURES OF UNIVERSITY AVENUE IS THE UNIVERSITY CENTER. THE MASTER PLAN PROPOSES THAT THE AREA SURROUNDING THE UNIVERSITY CENTER BE DEVELOPED AS AN ARBORETUM TO REDUCE THE HARSHNESS OF THE VAST AMOUNT OF PARKING AROUND THE FACILITY. THIS PARKING IS REQUIRED FOR THE FACILITY ITSELF BUT IS ALSO PRIMARY AS A

PARKING FEEDER TO THE SOUTH CAMPUS VIA THE EXISTING UNDERPASS. USE OF THIS PARKING IS ESSENTIAL WITH THE REDEFINITION OF PARKING ON SOUTH CAMPUS.

IMMEDIATELY TO THE NORTH OF THE UNIVERSITY CENTER IS THE UNIVERSITY'S MOST RECENT RESIDENTIAL HOUSING FACILITY, SOUTHEASTERN OAKS. THIS FACILITY WAS PRIVATELY FUNDED AND EXPLORES A NEW CONCEPT IN STUDENT HOUSING. AN EXPANSION OF THIS FACILITY IS EXPECTED TO THE EAST OF THE CURRENT FACILITY. THE POSSIBILITY OF USING THE NEW FACILITY TO HOUSE GREEK ROW IS SUGGESTED IN THE MASTER PLAN. HOUSING GREEK ROW IN THIS SETTING WOULD ALLOW A BUFFER BETWEEN STUDENTS AND THE SURROUNDING NEIGHBORHOODS.

ONE POTENTIAL FEATURE OF NORTH CAMPUS WHICH PRESENTLY EXISTS AS A CONSTRAINT IS THE CANAL WHICH DIVIDES NORTH CAMPUS JUST SOUTH OF NORTH OAK STREET PARK. ENHANCEMENT OF THIS AREA COULD TURN THE CANAL (CURRENTLY USED FOR DRAINAGE ONLY) INTO A PASSIVE WATER FEATURE WHICH WOULD BENEFIT SOUTHEASTERN AND THE COMMUNITY.

THE NORTHERN MOST REACHES OF THE CAMPUS SHOULD REMAIN UNDEVELOPED. THE AREAS IDENTIFIED IN THIS PLAN AS "GROWTH DISTRICTS" SHOULD BE HELD IN TRUST FOR FUTURE NEEDS. HANDLING AND DEVELOPMENT OF THESE AREAS REQUIRES SENSITIVITY BASED ON THE ADJACENT RESIDENTIAL LAND USES.



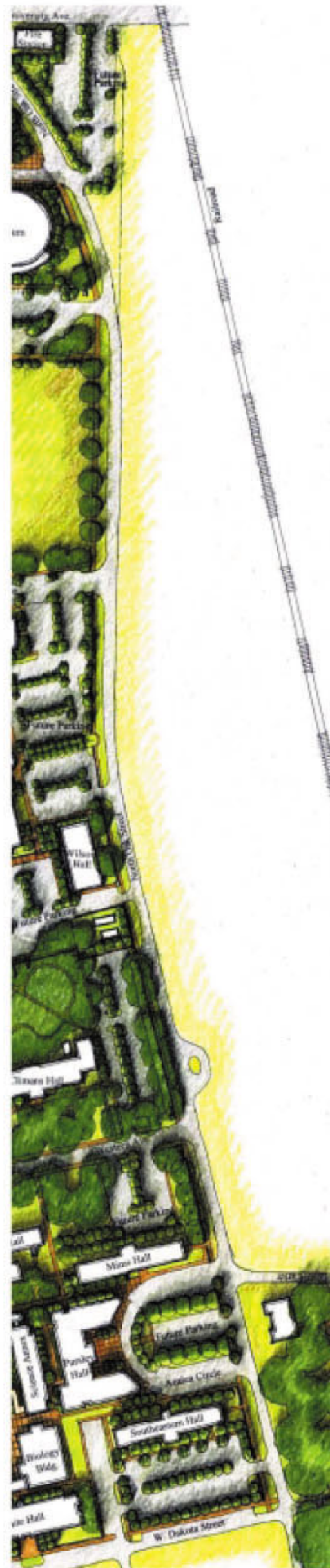
MASTER PLAN

2.9

N. OAK ST. COMMERCIAL DISTRICT

THE NORTH OAK STREET EDGE OF SOUTHEASTERN'S CAMPUS IS CURRENTLY COMPRISED OF RESIDENTIAL AND COMMERCIAL USES. THE EXISTING HOUSES ARE INTERSPERSED THROUGHOUT THE LENGTH OF THE STREET AND ARE PRIMARILY USED AS RENTAL PROPERTIES AND FRATERNITIES. THE BUSINESSES LOCATED WITHIN THIS DISTRICT RANGE FROM RESTAURANTS AND BARS TO BUSINESS/SERVICE ORIENTED RETAIL. MOST BUSINESSES IN THIS AREA TEND TO BE SHORT LIVED.

IT HAS BEEN SUGGESTED THAT THE UNIVERSITY, EITHER ON ITS OWN OR THROUGH COOPERATIVE ENDEAVORS, DEVELOP THIS EDGE PROVIDING RETAIL AND RESIDENTIAL STRUCTURES IMMEDIATELY ALONG THE EDGE (REFER TO THE FRONTAGE PLAN IN SECTION 3.2 OF THIS DOCUMENT), WITH PARKING BETWEEN THE STRUCTURE AND THE RAILROAD TRACKS (REFER TO THE FRONTAGE PLAN IN SECTION 3.2 OF THIS DOCUMENT). THIS PARKING IS ENVISIONED TO SERVE THE UNIVERSITY AS WELL AS PRIVATE ENTITIES. BECAUSE OF ITS PROXIMITY TO THE MAJORITY OF THE CLASSROOM BUILDINGS ON CAMPUS, PARKING IN THIS LOCATION WOULD BE THE MOST SOUGHT AFTER ON CAMPUS. THEREFORE, FUNNELING THESE STUDENTS THROUGH THE COMMERCIAL ENTITIES WOULD INCREASE THEIR VISIBILITY AND POTENTIALLY THEIR SUCCESS.





GUIDELINES

3.1

ARCHITECTURAL GUIDELINES

INTRODUCTION:

THE ARCHITECTURAL GUIDELINES OUTLINED HERE ARE INTENDED TO ASSOCIATE ALL NEW CONSTRUCTION AT THE UNIVERSITY OF SOUTHEASTERN LOUISIANA TO THE ARCHITECTURE OF THE "HISTORIC DISTRICT" (SEE CAMPUS DISTRICTS) OF THE CAMPUS. THAT ARCHITECTURAL TYPOLOGY, COMMONLY REFERRED TO AS ART DECO OR ART MODERNE, IS A LANGUAGE VERY DISTINCT TO THE SENSE OF PLACE OF SOUTHEASTERN. BY REPEATED INTERPRETATION OF THIS CAMPUS VERNACULAR, AN ARCHITECTURAL COMPATIBILITY WILL INEVITABLY DEVELOP, THEREBY CREATING A VISUAL HARMONY WHICH WILL EVENTUALLY PATTERN THE CAMPUS INTO A COHESIVE PLACE. IT SHOULD BE NOTED THAT THERE IS A DISTINCTION BETWEEN INTERPRETING AND COPYING A STYLE OR VERNACULAR. IT IS NOT THE INTENT OF THESE GUIDELINES THAT THE ART DECO OR ART MODERNE STYLES BE COPIED LITERALLY. SENSITIVITY TO OTHER EXISTING ARCHITECTURAL LANGUAGES, SITE CONSTRAINTS, IMMEDIATE SURROUNDINGS OR DICTATES SHOULD BE ACKNOWLEDGED CREATIVELY TO DIRECT DESIGN SOLUTIONS TOWARD THIS ARCHITECTURAL COMPATIBILITY.

FAÇADE COMPONENTS

BUILDING WALLS

MATERIALS

BUILDING WALLS SHOULD BE CLAD IN STRIATED WIRE CUT BRICK, SELECTED FROM THE UNIVERSITIES APPROVED PALLETES, CAST STONE, SMOOTH STUCCO, EXPOSED CONCRETE, AND/OR LIMESTONE (REFER TO BRICK BLENDS).

CONFIGURATION AND TECHNIQUE

SYMMETRY, REPETITION, AND LOGICAL BALANCE CREATE THE BASIS OF THE ARCHITECTURE. MASSING OF THE BUILDINGS SHOULD BE BUILT UPON RELATIVELY STRAIGHT LINES, RESTRAINED ORNAMENTATION, UTILIZING GEOMETRICAL ARTWORK TO ARTICULATE THE BUILDING LINES. BUILDING FORM USES SQUARE AND RECTANGULAR ELEMENTS WITH SUBTLE USE OF STEPPED MASSING.

BRICK COURSING MAY BE RUNNING BOND OR STACK BOND WITH PATTERNED DETAIL ACCENTS OF HERRINGBONE OR BASKET WEAVE, CHECKER BOARD, RUNNING HEADER. JOINTS SHOULD BE FLUSH, 'V' SHAPED, OR WEATHERED.

THE USE OF CLASSICAL ARCHITECTURAL DETAILS SUCH AS DENTILS, COLUMN CAPS AND EDGES EXTRACTED TO MORE SIMPLE PIERS, SHOULD BE USED WITH RESERVATION. CURVED, AND/OR SMOOTH CORNERS, ARE ENCOURAGED.

CAST STONE MAY BE CARVED WITH ICONS OF THE ART DECO PERIOD.

HORIZONTAL ARTICULATION IS ACHIEVED THROUGH THE BREAKING-UP OF THE SURFACES WITH ALTERNATE MATERIAL USE SUCH AS BRICK AND CARVED OR PLAIN STONEWORK, BRICK AND METAL, BRICK AND GLASS.

SENSITIVITY TO THE BUILDINGS IN THE IMMEDIATE VICINITY SHALL INFLUENCE THE MASSING AND DETAILING OF WALLS USING THE GUIDELINES NOTED ABOVE.



GUIDELINES

OPENINGS

MATERIALS

WINDOWS AND DOORS SHOULD BE MADE OF ANODIZED OR FLUOROPOLYMER COATED METAL, BRONZE, OR STAINLESS STEEL.

WINDOWS AND DOORS SHOULD BE GLAZED WITH GLASS HAVING A SHADING COEFFICIENT NOT TO EXCEED 0.60, HOWEVER FINAL APPROVAL OF SHADING COEFFICIENT AND COLOR SHALL BE OBTAINED FROM SOUTHEASTERN'S FACILITY PLANNING. NO REFLECTIVE TINTING SHOULD BE USED.

GLASS BLOCKS CAN BE USED.

ART GLASS SHOULD BE ETCHED, BEVELED, OR STAINED.

CONFIGURATION

WINDOWS SHOULD BE CLEAN AND SIMPLE, VERTICAL IN PROPORTION, GROUPED EITHER INDIVIDUALLY OR ASSEMBLED GENERALLY AS A LINEAR "RIBBON WINDOW" ELEMENT, IN PATTERNS REPRESENTATIVE OF THE ART DECO OR ART MODERNE PERIOD. VARIATION OF CONFIGURATION SHALL ALSO BE INFLUENCED BY THE EXISTING BUILDINGS IN THE IMMEDIATE VICINITY.

CORNER WINDOW PLACEMENT SHOULD BE EITHER SQUARE OR ROUNDED.

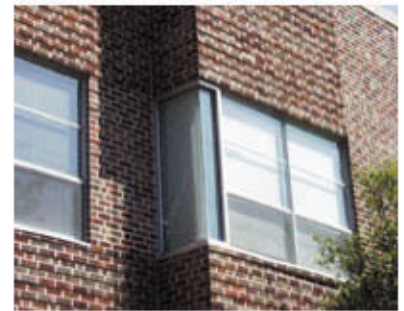
ORNAMENTAL WINDOWS CAN BE CIRCULAR, SQUARE, OR HEXAGONAL.

TECHNIQUES

WINDOWS SHOULD BE FIXED, CASEMENT, DOUBLE HUNG OR VENTING.

MUNTINS SHOULD BE THROUGH DIVIDING UTILIZING TRUE DIVIDING" TYPE OR SOLID FILLERS AT INSULATED GLAZING WITH APPLIED MUNTINS BOTH SIDES.

WINDOW HEIGHTS SHOULD BE REDUCED TOWARDS THE UPPER STORIES.



GARDEN WALLS AND FENCES

MATERIALS

GARDEN WALLS SHOULD BE FINISHED IN BRICK, STUCCO OR CAST STONE MATCHING THE PRINCIPAL BUILDING.

FENCES SHOULD BE MADE OF WROUGHT IRON, BRICK OR CAST STONE. USE OF CHAIN LINK FENCING IS PROHIBITED EXCEPT AS ALLOWED BY SOUTHEASTERN'S FACILITY PLANNING AND ONLY IF THE FENCING IS VINYL COATED.

CONFIGURATION

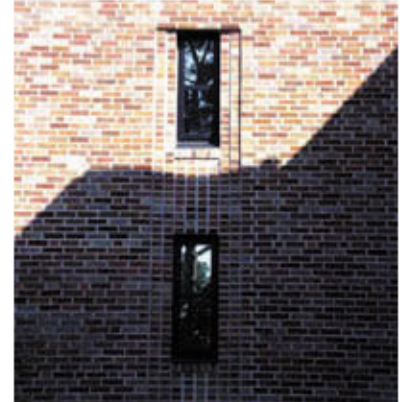
GARDEN WALLS SHOULD BE NO LESS THAN 8" IN THICKNESS AND CAPPED.

FENCES AT STREET FRONTS SHOULD BE BETWEEN THREE AND FOUR FEET IN HEIGHT.

TECHNIQUE

FENCES SHOULD BE INTEGRALLY COLORED TO MATCH THE PRINCIPLE BUILDING.

GARDEN WALLS AND FENCES MAY UTILIZE ORNAMENTAL METALS NOT REQUIRING FIELD PAINTING.



GUIDELINES

ROOFS

MATERIALS

ROOFS SHALL BE CLAD IN ONE OF THE FOLLOWING MATERIALS, IN SOUTHEASTERN LOUISIANA UNIVERSITY APPROVED COLOR PALETTE: SLATE OR ASPHALT SHINGLES METALS: ANODIZED, COPPER, STAINLESS STEEL OR KYNAR FINISHED GALVANIZED STEEL.

GUTTERS AND DOWNSPOUTS, WHEN USED SHOULD BE MADE OF ANODIZED METAL, COPPER, STAINLESS STEEL OR KYNAR FINISHED GALVANIZED STEEL OR ALUMINUM.

FLASHING SHOULD BE COPPER, LEAD, ANODIZED ALUMINUM OR STAINLESS STEEL. KYNAR FINISHED GALVANIZED STEEL OR ALUMINUM.

CONFIGURATION AND TECHNIQUE

PRINCIPLE ROOFS OF ALL FREESTANDING BUILDINGS SHOULD BE A SYMMETRICAL HIP WITH A SLOPE OF 1:12 TO 6:12.

PRINCIPLE BUILDINGS REQUIRING FLAT ROOFS SHOULD HAVE PARAPETS TERMINATED WITH A CAP MADE OF STONE, BRICK, OR METAL, SUITABLE AS FLASHING AS OUTLINED IN THE FLASHINGS ABOVE, NON-ORNAMENTAL ROOF ELEMENTS. THE PARAPET SHOULD STEP FROM ITS TOP MOST POINT DOWNWARD TO CREATE AN ORNAMENTAL BUILDING CAP USING GEOMETRIC PATTERNS COMMON IN THE ART DECO OR ART MODERNE STYLE.

SHINGLES SHOULD BE LAID IN THE FOLLOWING METHODS: RECTANGULAR BUTT, OR FRENCH OR HEXAGONAL.

EAVES SHOULD BE CONTINUOUS, UNLESS OVERHANGING A PORTICO OR PROMINENT BUILDING COMPONENT. EAVES ON THE MAIN BUILDING SHALL HAVE AN OVERHANG THAT IS SHALLOW (16").

GUTTERS SHOULD BE SQUARE, RECTANGULAR, OR 2/3RD ROUND. DOWNSPOUTS SHOULD BE SQUARE, RECTANGULAR, OR ROUND.

RAIN LEADERS SHALL BE ORNAMENTAL AND MADE OF COLORED ANODIZED METAL, COPPER, STAINLESS STEEL, STONE OR BRICK.

NON-ORNAMENTAL ROOF ELEMENTS SHOULD BE PAINTED TO MATCH THE COLOR OF THE ROOF, EXCEPT THOSE OF COPPER, LEAD OR STAINLESS STEEL.

THE BUILDINGS IN THE IMMEDIATE VICINITY SHOULD INFLUENCE THE ABOVE ELEMENTS.

EXTERIOR BUILDING ELEMENTS

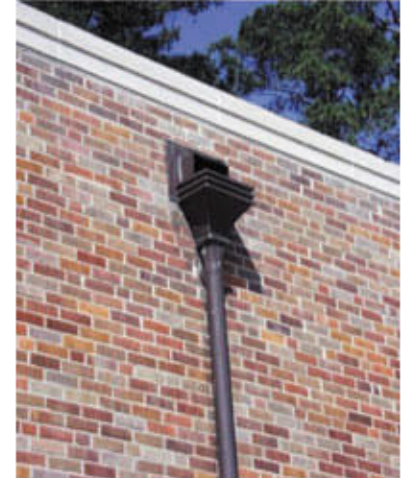
MATERIALS

ORNAMENTATION

ORNAMENTATION CAN BE CONSERVATIVELY INTEGRATED INTO BRICKWORK, CUT LIMESTONE, METALS FOR HANDRAILS, WINDOW SPANDRELS, WINDOW GUARDS, AND/OR ART GLASS, ETC. THE COMMON CAMPUS VERNACULAR IS SUBDUED, RELATIVE TO THE PUBLIC'S COMMON ASSUMPTIONS OF THE ART DECO PERIOD, AND CARE MUST BE TAKEN TO PROVIDE A DELICATE BALANCE WHEN ORNAMENTALIZING A STRUCTURE.

COLONNADES/ PORTICOS/CANOPIES

HORIZONTAL CANOPIES, CANTILEVERED FROM THE BUILDING CAN BE ALUMINUM, STAINLESS STEEL, BRONZE OR KYNAR FINISHED GALVANIZED STEEL OR CAST STONE TO MATCH LIMESTONE, SUPPORTED WITH BRACES OF A SIMILAR MATERIAL ANCHORED BACK TO THE BUILDING.



GUIDELINES

COLONNADES SHOULD BE CONSTRUCTED OF BRICK, STUCCO, LIMESTONE OR CAST STONE TO MATCH LIMESTONE, STAINLESS STEEL, ALUMINUM OR BRONZE COLUMNS, AND A ROOF MATERIAL COMPATIBLE WITH THE PRINCIPAL BUILDING.

ENTRANCES/DOORWAYS

ENTRANCES SHOULD BE CELEBRATED AND SHOULD BECOME A FOCALPOINT IN THE MASSING OF THE BUILDING. ENTRANCES SHOULD BE CONSTRUCTED USING BRICK, STUCCO, SMOOTH LIMESTONE OR CAST STONE TO MATCH LIMESTONE, STAINLESS STEEL, BRONZE OR ALUMINUM.

BUILDING EDGES/CORNERS

BUILDING CORNERS CAN BE ACCENTED WITH SPECIAL BRICK DETAILS, WINDOWS, SMOOTH LIMESTONE OR CAST STONE TO MATCH LIMESTONE, AND/OR STUCCO. THE USE OF FOAM BACKED SYNTHETIC PLASTER IS PROHIBITED.

COLUMNS

COLUMNS SHOULD BE CONSTRUCTED OF BRICK, STUCCO, LIMESTONE, STAINLESS STEEL, BRONZE OR ALUMINUM.

ORNAMENTAL METALS (RAILINGS, LOUVERS, GRILLES)

RAILINGS: ORNAMENTAL METALS SHOULD BE CONSTRUCTED OF ALUMINUM, STAINLESS STEEL, OR BRONZE.

LOUVERS & GRILLES: ORNAMENTAL METALS SHOULD BE CONSTRUCTED OF ALUMINUM, STAINLESS STEEL, BRONZE OR PAINTED METAL.

CORNICES

CORNICES SHOULD BE CONSTRUCTED OF BRICK, STUCCO LIMESTONE OR CAST STONE TO MATCH LIMESTONE.

STOOPS, STEPS AND RAMPS

STOOPS, STEPS, AND RAMPS SHOULD BE CONSTRUCTED OF BRICK, STUCCO, SMOOTH LIMESTONE OR CAST STONE TO MATCH LIMESTONE, WITH A WALKING SURFACE CONDUCTIVE TO ITS USE AND ITS PRINCIPLE BUILDING. SUCH AS CONCRETE, BRICK OR OTHER PAVER ACCEPTABLE TO SOUTHEASTERN LOUISIANA UNIVERSITY FACILITY PLANNING.

CONFIGURATION AND TECHNIQUE

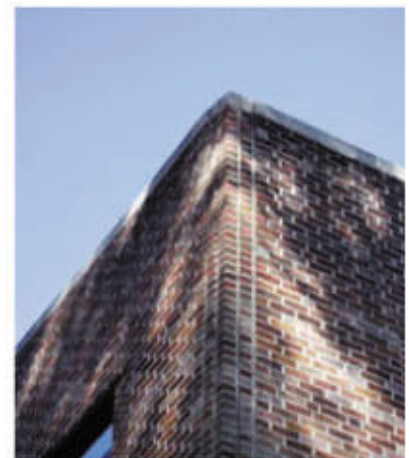
ORNAMENTATION

ORNAMENTATION, WHEN USED, SHOULD BE INTEGRATED INTO THE ARCHITECTURAL DETAILS OF THE BUILDING. THE USE OF ONE OR TWO MODERN SCULPTURAL ELEMENTS DISCREETLY ADORNING THE FAÇADE(S) AND STYLIZED AROUND NATURE AND THE MACHINE IS ENCOURAGED. COMMON MOTIFS MAY BE BASED ON STRONG GEOMETRIC FORMS, "ZIGGURAT SHAPES" INVOLVING STEPPED MASSING", AND ABSTRACT CUBISM. INFLUENCE OF THE ADJACENT STRUCTURES IN THE AREA SHOULD BE TAKEN INTO CONSIDERATION.

COLONNADES/ PORTICOS/CANOPIES

COLONNADES AND PORTICOS SHALL HAVE VERTICALLY PROPORTIONED OPENINGS.

WHERE USED, COLONNADE/PORTICOS/CANOPIES SHALL BE A MINIMUM OF EIGHT FEET IN CLEAR DEPTH.



GUIDELINES

ENTRANCES/DOORWAYS

ENTRANCES SHOULD BE CELEBRATED WITH VERTICAL INTEGRATION INTO THE PRIMARY FACADE.

ENTRANCES SHOULD BE CLEARLY MARKED AND MAY BE EXTENDED FOR ADDITIONAL EMPHASIS.

BUILDING EDGES/CORNERS

VARYING WINDOW HEIGHTS AND ARRANGEMENTS MAY EMPHASIZE CORNERS.

CORNERS MAY BE CHAMFERED, ROUNDED, OR STEPPED TO CREATE SPECIAL ENTRIES AND/OR ENHANCE THE SURROUNDING SPATIAL DEFINITION.

COLUMNS

COLUMNS SHOULD BE SIMPLIFIED TREATED AS PIERS WITH SIMPLIFIED CAPITALS AND BASES.

ORNAMENTAL METALS (RAILINGS, LOUVERS, GRILLES)

SEE ORNAMENTATION FOR DETAILS.

CORNICES

CORNICES SHOULD BE SIMPLE ARTICULATIONS OF MATERIAL. EITHER STEPPED, CORBELED, OR CARVED BUT ALWAYS REPETITIVE.

STOOPS, STEPS AND RAMPS

STOOPS, STEPS AND RAMPS SHOULD BE TREATED CORRESPONDING TO THE DETAILS OF THE PRINCIPAL BUILDING. THE USE OF THESE ELEMENTS SHOULD ALWAYS WORK AS AN INTEGRAL BUILDING ELEMENT AND NOT AS AN ATTACHMENT.

MISCELLANEOUS

TOWERS

WHERE ALLOWED, PLAY A CIVIC ROLE. THEIR POSITIONS SHOULD INTERSECT THE CENTERLINE AXIS OF THE VIEW TO WHICH THEY RESPOND CONSISTENT WITH THE FABRIC OF THE CAMPUS.

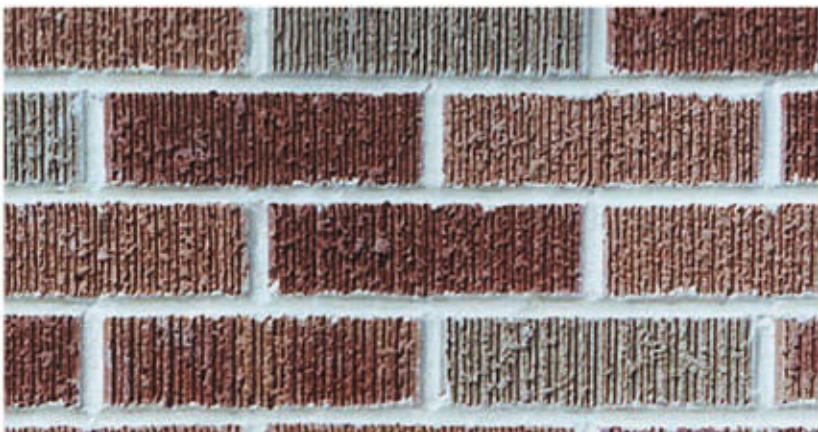
MATERIALS

THE FOLLOWING SHALL BE SUBJECT TO APPROVAL FROM THE SOUTHEASTERN FACILITY PLANNING BRICK, MORTAR, AWNINGS, STONE, WINDOWS:

BRICK BLENDS

CLASSROOM & LABORATORY BUILDING:

MANUFACTURER/COLOR	% OF WALL
TRI-STATE #201B RED	35%
TRI-STATE #255B SUNTAN	25%
TRI-STATE #202B FLASHED	20%
TRI-STATE #260B LT. GREY	20%



ENTRY GATE:

MANUFACTURER/COLOR	% OF WALL
HOPE BRICK #497-8-9L	33%
HOPE BRICK #492-3D	33%
HOPE BRICK #494-5-L	33%



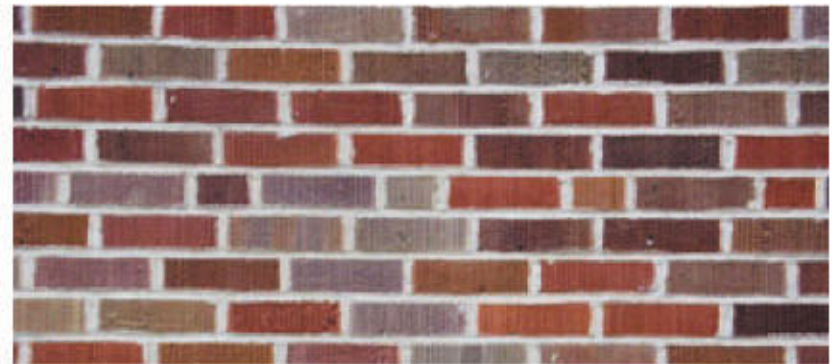
TINSLEY HALL:

MANUFACTURER/COLOR	% OF WALL
TRI-STATE MOD. 131 MARDON SMOOTH	35%
TRI-STATE MOD. 101 RED SMOOTH	20%
TRI-STATE MOD. 160 LT. GREY SMOOTH	15%
TRI-STATE MOD. 155 SUNTAN SMOOTH	40%



CAMPBELL HALL:

MANUFACTURER/COLOR	% OF WALL
TRI-STATE #202 MATT FLASHED	20%
TRI-STATE #260 MATT LT. GREY	20%
TRI-STATE #203 MATT BURGUNDY	20%
TRI-STATE #255 MATT SUNTAN	20%
TRI-STATE #201 MATT RED	20%



STUDENT ACTIVITY CENTER:

MANUFACTURER/COLOR	% OF WALL
TRI-STATE #203 MATT BURGUNDY	15%
TRI-STATE #201 MATT CHERRY RED	35%
TRI-STATE #255 MATT SUNTAN	20%
TRI-STATE #202 MATT FLASHED RED	15%
TRI-STATE #260 MATT LIGHT GREY	15%



GUIDELINES

SIGNAGE/GRAPHICS:

SIGNAGE GUIDELINES HAVE BEEN ESTABLISHED AND APPROVED BY THE SOUTHEASTERN FACILITY PLANNING. A COPY OF THE GUIDELINES CAN BE OBTAINED THROUGH SOUTHEASTERN FACILITY PLANNING. THE PURPOSE OF THESE GUIDELINES ARE TO PROVIDE UNIFORM, COMPREHENSIVE SIGN STANDARDS WHICH PROMOTE A POSITIVE CAMPUS IMAGE REFLECTING ORDER, HARMONY AND PRIDE. THESE REGULATIONS ARE NECESSARY TO CREATE A POSITIVE, VISUAL ENVIRONMENT BY ELIMINATING UNSAFE, CONFUSING AND DISTRACTING SIGNAGE FROM MOTORISTS AND/OR PEDESTRIANS. IN ADDITION TO AESTHETICALLY APPEALING SIGNAGE, THE UNIFORMITY OF STYLE AND COLOR WILL CREATE A COMMON THREAD, THUS TYING THE UNIVERSITY TOGETHER. THE SIGNAGE GUIDELINES HAVE IDENTIFIED THE FOLLOWING CATEGORIES OF SIGNAGE:

1. PRIMARY BUILDING IDENTIFICATION: FREE - STANDING EXTERIOR SIGNAGE.
2. SECONDARY BUILDING IDENTIFICATION: WALL MOUNTED SIGNAGE AT THE BUILDING ENTRY.
3. APPLIED COPY SIGNAGE: COMPUTERIZED VINYL GRAPHIC SYSTEM WITH ADHESIVE BACKING FOR REVERSE APPLICATION ON GLASS.
4. DIMENSIONAL LETTERS AND NUMBERS: CAST LETTERS AND NUMBERS.
5. "YOU ARE HERE" DIRECTORY: EXTERIOR RATED POST MOUNT ENCLOSED TRANSPARENT FACE CABINET WITH OPTIONAL INTERNAL ILLUMINATION.
6. DIRECTIONAL SIGNAGE: FRAMELESS POST AND PANEL SYSTEM.
7. TEMPORARY SIGNAGE: BANNERS, CORREPLAST SIGNS, PROMOTIONAL SIGNS.

SOURCE DOCUMENTS:

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THE ART DECO STYLE
THEODORE MENTEN



GUIDELINES

SPECIAL DEFINITIONS

ARCADE FRONTAGE. CERTAIN FRONTAGE LINES DESIGNATED FOR MANDATORY ARCADE ON THE GROUND STORY. THE HEIGHT IS MEASURED FROM THE SIDEWALK TO THE CEILING OF THE ARCADE.

ATTIC. THE STORAGE AREA WITHIN THE PITCH OF A ROOF.

BALUSTRADE. AN ENTIRE RAILING SYSTEM AS ALONG THE EDGE OF A BALCONY, INCLUDING A TOP RAIL AND ITS BALUSTERS AND SOMETIMES A BOTTOM RAIL.

BAY. A PART OF A STRUCTURE AS A BUILDING THAT IS MARKED OFF BY VERTICAL ELEMENTS.

BAY WINDOW. A RECESSED OR OPENING IN A WALL, AN EXTENSION OF A BUILDING WING.

BLOCK. THE AGGREGATE OF LOTS AND ALLIES CIRCUMCISED BY PUBLIC USE TRACKS, GENERALLY STREETS.

BUILD-TO-LINE. A LINE APPEARING GRAPHICALLY ON THE REGULATING PLAN OR STATED AS A SETBACK DIMENSION, ALONG WHICH A FACADE MUST BE PLACED.

BUILDING COVER. THE HORIZONTAL LAND AREA OCCUPIED BY A BUILDING AT FINISHED GRADE, EXCLUDING OPEN PORCHES, LOGGIA, PROJECTIONS, AND OVER-HANGS OF LESS THAN TWO FEET.

BUILDING HEIGHT. THE LIMIT TO THE VERTICAL EXTENT OF A BUILDING. THE BUILDING HEIGHT MAY BE PRESCRIBED AS A MAXIMUM NUMBER OF STORIES OR AS A DIMENSION FROM SIDEWALK GRADE TO A POINT ON THE FACADE (SUCH AS THE CEILING OF AN ARCADE, A CORNICE LINE OR AN EAVE LINE.) THE HEIGHT LIMIT SHALL NOT APPLY TO SPIRES, BELFRIES, CLOCK TOWERS, CUPOLAS, CHIMNEYS, MACHINE ROOMS, OR SIMILAR STRUCTURES.

CLADDING. EXTERIOR SURFACE MATERIAL OF A BUILDING.

CLASSICAL ORDERS. THE DESIGN OF SYSTEMS OF COLUMNS AND CORNICES DERIVED FROM ANCIENT ROMAN AND GREEK PRECEDENCE DEFINED BY THE TRIVIALIS AND MODIFIED BY THE AGES BY ITALIAN, FRENCH, AND ENGLISH ARCHITECTS. THIS SYSTEM OF COLUMNS CONTROLS THE DIMENSIONS OF THE CORNICES THEY CARRY.

CLASSICAL PROPORTIONS. A SERIES OF RATIOS DEVELOPED OVER THE COURSE OF CENTURIES AND BELIEVED TO RESULT IN PLEASING PROPORTIONS FOR BUILDINGS AND BUILDING ELEMENTS. BASED ON GREEK AND ROMAN PRINCIPLES, VARIOUS SYSTEMS FOR CLASSICAL PROPORTIONS WERE DEVELOPED AND MODIFIED THROUGH THE CENTURIES.

COLONNADE. A ROOFED STRUCTURE SUPPORTED BY COLUMNS.

CONVENIENCE PARKING. A FACADE NO MORE THAN 80 FT. FROM THE RIGHT-OF-WAY. PARKING IS PLACED WITHIN THE FIRST LAYER. SIDEWALKS ARE PROVIDED BETWEEN THE PUBLIC SIDEWALK AND THE BUILDING ENTRANCES, AND BETWEEN CONNECTING BUILDINGS. THE PARKING AND SIDEWALK SYSTEM ARE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREETWALL BUFFER. APPROPRIATE TRANSIT STOPS ARE PROVIDED ALONG THE FRONTAGES, DIRECTLY LINKED TO THE PRIVATE SIDEWALK SYSTEM.

CORNICE. AN ORNAMENTAL MOLDING AT THE MEETING OF THE ROOF AND WALL, USUALLY CONSIST OF BED MOLDING, SOFFIT FASCIA AND CROWN MOLDING.

CURB RADIUS. THE CURVED EDGE OF THE STREET AT AN INTERSECTION MEASURED AT THE INNER EDGE OF THE PARKING LANE.

DENTI. ONE OF A SERIES OF SMALL RECTANGULAR BLOCKS FORMING AN ARCHITECTURAL MOLDING OR PROJECTING BENEATH A CORNICE.

DORMERS. A STRUCTURE PROJECTING FROM A SLOPING ROOF USUALLY HOUSING A WINDOW OR VENTILATING LOUVER.

EAVES. THE LOWEST OVERHANGING PART OF SLOPING ROOF.

EDGE. A CONTINUOUS PHYSICAL BOUNDARY CREATED BY BUILDINGS OR LARGE GROWTH VEGETATION BY WHICH AN AREA, DISTRICT, OR CAMPUS IS CLEARLY DEFINED.

ENTRY LEVEL. THE MAXIMUM OR MINIMUM VERTICAL DIMENSION FROM THE SIDEWALK LEVEL MEASURED FROM THE MIDPOINT OF THE LOT FRONTAGE TO THE ENTRY FLOOR OF A BUILDING.

FACADE. THE ELEVATION(S) OF A BUILDING USUALLY SET PARALLEL TO A STREET LINE. FACADES DEFINE THE PUBLIC SPACE AND ARE SUBJECT TO ARCHITECTURAL STANDARDS AND ASSIGNED FRONTAGE TYPE, AS WELL AS TO HEIGHT RESTRICTIONS.

FASCIA. THE WALL OF A BUILDING PARALLEL TO AND CORRESPONDING TO A FRONTAGE LINE.

FOOTPRINT. THE TOTAL AREA OF STRUCTURE AS MEASURED AT THE GROUND LEVEL. WHEN ENCLOSED SPACE IS LOCATED ABOVE A PORCH OR CANTILEVERED OUT FROM THE LOWER FLOOR, THE FOOTPRINT OF HEATED AND COOLED SPACE SHALL INCLUDE THE ENCLOSED SPACE ON THE UPPER LEVEL.

FRIEZE. A PLAIN OR DECORATED HORIZONTAL PART OF AN ENTABLATURE BETWEEN THE ARCHITRAVE AND CORNICE.

FRONT SETBACK. THE DISTANCE BETWEEN A FRONTAGE LINE AND A FACADE. THIS DISTANCE IS GIVEN AS A MINIMUM OR AS A REQUIREMENT (A BUILD-TO-LINE). OPEN PORCHES, BALCONIES, FRIEZE. A PLAIN OR DECORATED HORIZONTAL PART OF AN ENTABLATURE BETWEEN THE ARCHITRAVE AND CORNICE.

GABLE. THE VERTICAL TRIANGULAR PORTION OF THE END OF A BUILDING HAVING A DOUBLE SLOPING ROOF FROM THE LEVEL OF THE CORNICE OR EAVES TO THE RIDGE OF THE ROOF.

GALLERY & ARCADE. A FACADE OF A BUILDING OR AN ATTACHED COLONNADE. THE BUILDING OVERLAPS THE SIDE WALK ABOVE WHILE THE GROUND STORY REMAINS SET BACK AT THE LOT LINE. THIS TYPE IS INDICATED FOR RETAIL USE, BUT ONLY WHEN THE SIDEWALK FULLY ABSORBED WITHIN THE ARCADE SO THAT A PEDESTRIAN CANNOT BYPASS IT. AN EASEMENT FOR PRIVATE USE OF THE RIGHT-OF-WAY IS USUALLY REQUIRED. TO BE USEFUL, THE ARCADE SHOULD BE NO LESS THAN 10 FT. WIDE.

HIPPED ROOF. A ROOF WITH SLOPES UPWARD FROM ALL FOUR SIDES OF A BUILDING REQUIRING A HIP RAFTER AT EACH CORNER.

LIGHT. AN APERTURE THROUGH WHICH DAYLIGHT IS ADMITTED INTO THE INTERIOR OF A BUILDING. A PANE OF GLASS, A WINDOW, OR COMPARTMENT OF A WINDOW.

LOGGIA. A ROOFED BUT OPEN GALLERY OR ARCADE ALONG THE FRONT OR SIDE OF A BUILDING OFTEN AT AN UPPER LEVEL.

MAIN BODY. THE LARGEST PART OF THE FRONT FASCIA. IT INCLUDES THE FRONT DOOR OF A BUILDING.

MUNTIN. A SECONDARY FRAMING MEMBER TO HOLD PANES WITH WINDOW, WINDOW WALL, OR GLAZED DOOR.

PARAPET LINE. A CONTINUOUS HORIZONTAL PROJECTION FOR THE MAJORITY OF A FACADE. THE PARAPET, LIKE THE EAVE LINE, IS A DESIGNATED LOCATION FOR THE MEASURE OF BUILDING HEIGHT.

PARK. AN OUTDOOR PUBLIC TRACT NATURALISTICALLY LANDSCAPED, NOT MORE THAN TEN PERCENT PAVED AND SURROUNDED BY THE FRONTAGE LINE OF LOTS ON AT LEAST FIFTY PERCENT OF ITS PERIMETER.



PEDESTRIAN FRONTAGE. THE EXPERIENCE OF THE PEDESTRIAN AS DETERMINED BY THE BUILDINGS ALONGSIDE. PEDESTRIANS RESPOND IN A VARIETY OF WAYS TO THE EXPERIENCE OF PASSING BY SPECIFIC GROUND-FLOOR FRONTAGES. THE MOST LIKELY TO PLEASE PEDESTRIANS ARE STOREFRONTS, FOLLOWED BY PORCHES, FENESTRATED WALLS, AND DEEP LANDSCAPED YARDS. ALL OF THESE ARE APPROPRIATE AND SHOULD BE ENABLED. THE FRONTAGES MOST REPELLENT TO PEDESTRIANS ARE, IN ORDER OF BAD TO WORSE: BLANK WALLS, OPEN PARKING LOTS, UNBUFFERED PARKING STRUCTURES, UNDER-BUILDING PARKING, AND OPEN SERVICE AREAS.

PEDIMENT. A WIDE, LOW PITCHED GABLE SURROUNDING THE FASCIA OF GREEK STYLED BUILDING.

PORCH, GALLERY, VERANDA. A COVERED OUTDOOR AREA ATTACHED TO A BUILDING.

PORTAL. A LARGE AND IMPOSING DOORWAY ENTRANCE OR GATE.

PORTICO. A WALKWAY OR PORCH WITH A ROOF SUPPORTED BY COLUMNS, OFTEN AT THE ENTRANCE OF A BUILDING.

RECESS LINE. A LINE PRESCRIBED FOR THE FULL WIDTH OF A FACADE, ABOVE WHICH THE FACADE IS SET BACK A MINIMUM DISTANCE. THE DISTANCE MUST BE SUCH THAT THE RECESS LINE, AND NOT THE OVERALL BUILDING HEIGHT, EFFECTIVELY DEFINES THE ENCLOSURE OF THE ENFRONTING PUBLIC SPACE. ITS HEIGHT ON THE FACE MAY BE DETERMINED BY THE DESIRED HEIGHT-TO-WIDTH RATIO OF THE ENFRONTING SPACE. THE RECESS LINE PERMITS GREATER OVERALL BUILDING HEIGHT THAN WOULD BE OTHERWISE DETERMINED BY DESIRED DENSITY OR ACCESS TO VIEW.

SETBACK. THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE STREET WALL OF A BUILDING AND THE STREET PROPERTY LINE.

SHOPFRONT & AWNING. A FACADE IS ALIGNED CLOSE TO THE FRONTAGE LINE WITH THE ENTRANCE AT SIDEWALK GRADE. THIS TYPE IS CONVENTIONAL FOR RETAIL FRONTAGE. IT IS COMMONLY EQUIPPED WITH CANTILEVERED SHED ROOF OR AN AWNING.

STOOPS/STEPS. STOOPS/STEPS ARE FOR THE PURPOSE OF ACCESSING THE FIRST FLOOR OR LEVEL. ADA ACCESS TO BE AN INTEGRAL PART OF THE ENTRY. SEPARATE RAMPS ARE UNACCEPTABLE.

STORY. A HABITAT LEVEL WITHIN A BUILDING MEASURED IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING.

STREET VISTA. THE VIEW FRAMED BY BUILDINGS AT THE TERMINATION OF THE AXIS OF A STREET.

STREET WALL. A MASONRY OR WOOD WALL NO LESS THAN SEVENTY-FIVE PERCENT OPAQUE BUILT ALONG THE FRONTAGE LINE. THE PERCENT OPAQUENESS SHALL BE CALCULATED INCLUDING ALL OPENINGS. ALSO KNOWN AS GARDEN WALL.

STREET LAMPS. A LIGHT STANDARD EQUIPPED WITH AN APPROVED LIGHT SOURCE.

STREETSCAPE. THE PUBLICALLY HELD LAYER BETWEEN THE LOT LINE AND THE EDGE OF THE VEHICULAR LANES. THE PRINCIPAL VARIABLES OF STREETSCAPE ARE THE TYPE AND DIMENSION OF THE CURBS, WALKS, PLANTERS, STREET TREES, AND STREETLIGHTS.

TERRACE. AN UPPER LEVEL OUTDOOR AREA WITHOUT A SOLID ROOF.

TRANSITION LINE. A LINE PRESCRIBED FOR THE MAJOR PART OF A FACADE, EXPRESSED BY A VARIATION OF MATERIAL OR BY A LIMITED PROJECTION SUCH AS MOLDING OR A BALCONY. THE TRANSITION LINE DIVIDES THE FACADE, PERMITTING SHOPFRONTS AND SIGNAGE TO VARY OVER TIME WITHOUT DESTROYING THE OVERALL COMPOSITION OF THE FACADE.



GUIDELINES

3.2

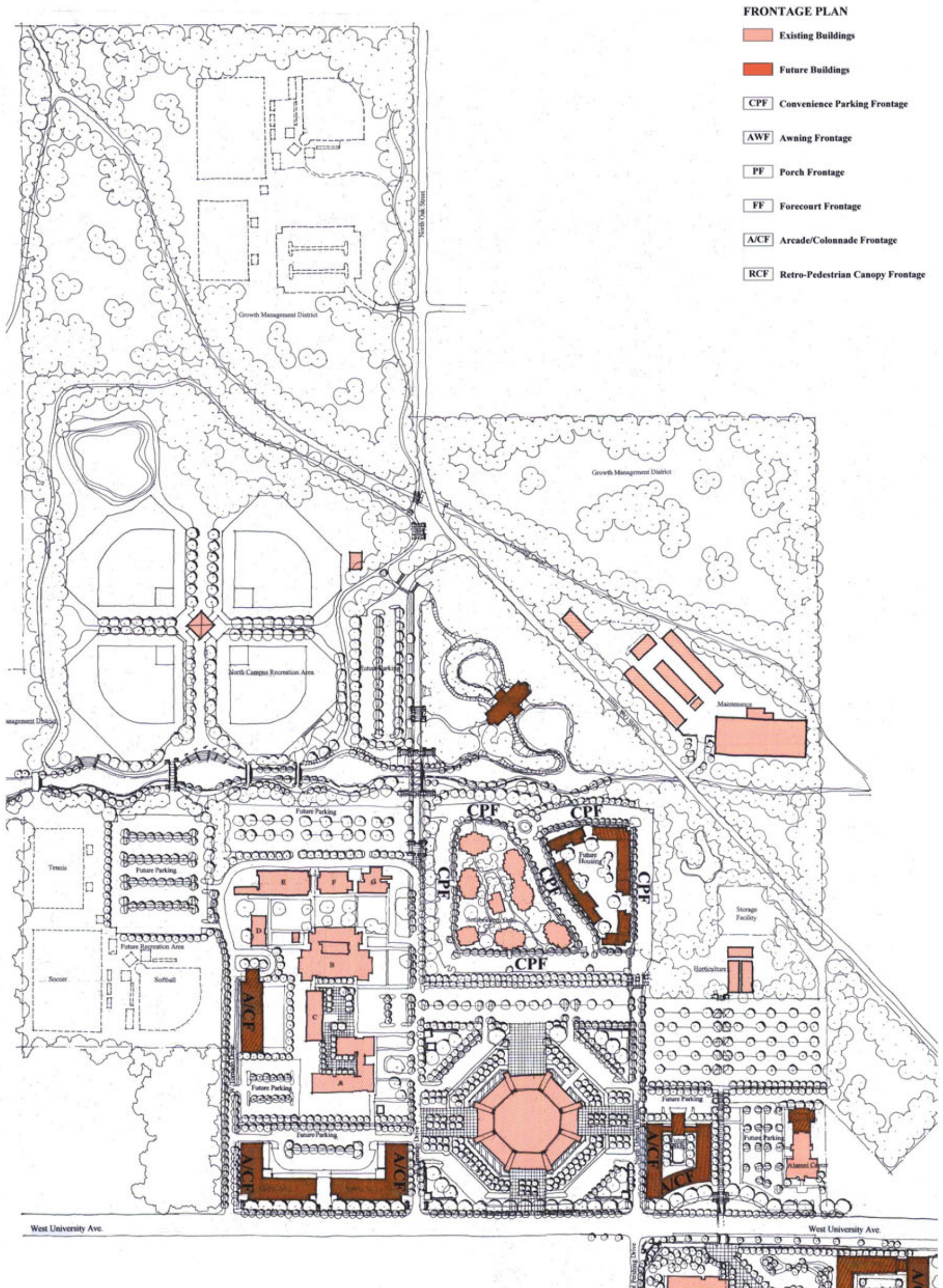
CAMPUS FRONTAGE REGULATING GUIDELINES

THE FRONTAGE PLAN IS INTENDED TO LAY THE GROUNDWORK FOR HOW EXISTING AND FUTURE BUILDINGS, THEIR ELEMENTS (I.E. PORCHES/GALLERIES, FENCES, AND COURTS); AND THE STREETScape, EFFECT THE BEHAVIOR AND CAMPUS EXPERIENCES OF ITS USERS. IT IS INFLUENCED BY THE BUILDINGS DISCIPLINE TO THE PUBLIC RIGHT-OF-WAY, THE EDGE TREATMENT OF THE STREETScape (I.E. CURBS, WALKS, PLANTERS, STREET TREES), AND SIZE OF THE PEDESTRIAN AND/OR VEHICULAR WAY.

THE FRONTAGE TYPOLOGIES (FOUND AT THE END OF THIS SECTION) ARE REFERENCED ON THE FRONTAGE PLAN, WHICH CAN BE FOUND ON THE NEXT TWO PAGES.



GUIDELINES



FRONTAGE PLAN

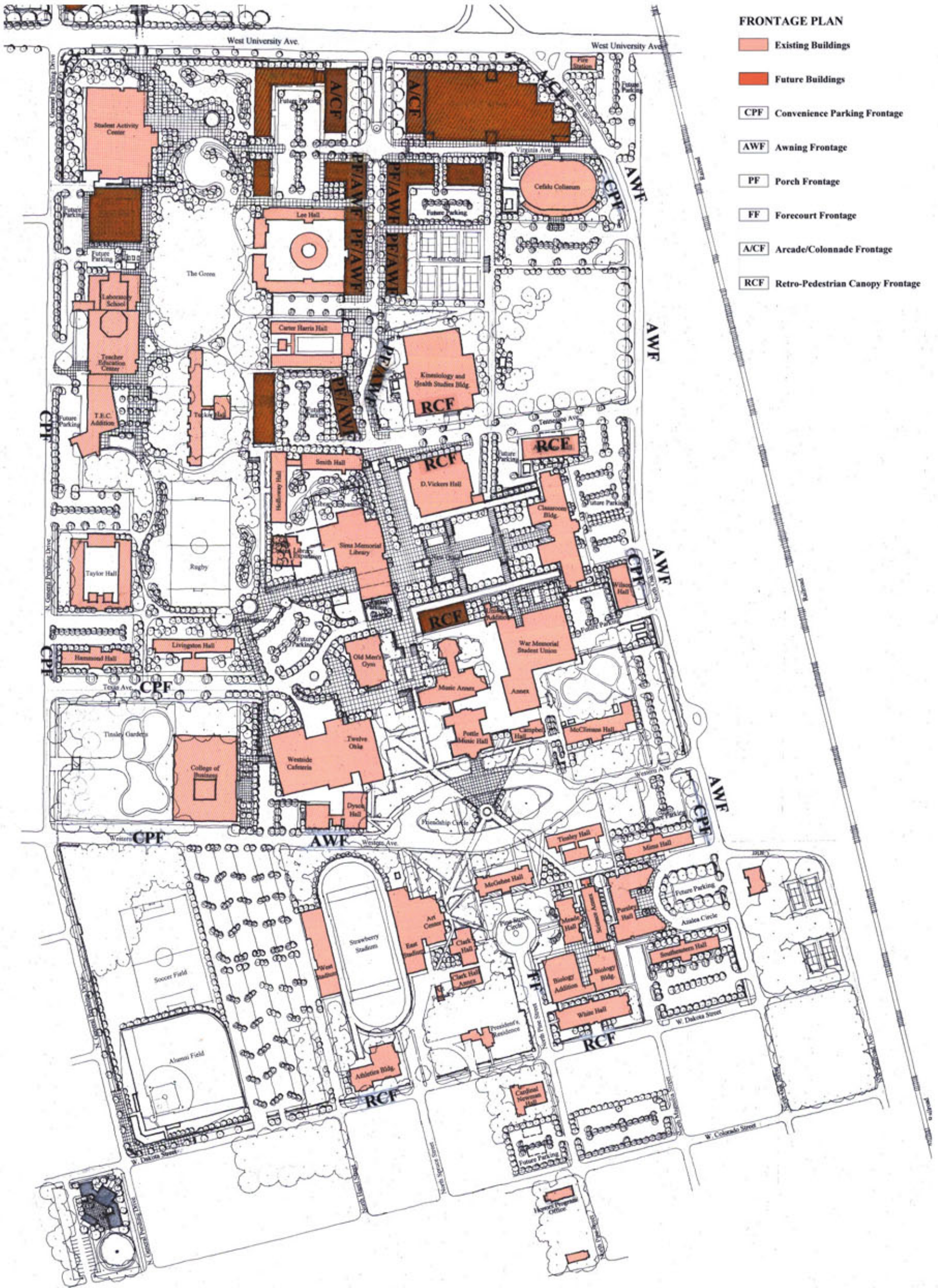
- Existing Buildings
- Future Buildings
- CPF Convenience Parking Frontage
- AWF Awning Frontage
- PF Porch Frontage
- FF Forecourt Frontage
- A/CF Arcade/Colonnade Frontage
- RCF Retro-Pedestrian Canopy Frontage

FRONTAGE PLAN
NORTH CAMPUS

NOTE: ALL REFERENCE TAGS SUCH AS AWF CORRESPOND TO THE FRONTAGE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES



- FRONTAGE PLAN**
- Existing Buildings
 - Future Buildings
 - CPF Convenience Parking Frontage
 - AWF Awning Frontage
 - PF Porch Frontage
 - FF Forecourt Frontage
 - A/CF Arcade/Colonnade Frontage
 - RCF Retro-Pedestrian Canopy Frontage

FRONTAGE PLAN

SOUTH CAMPUS

NOTE: ALL REFERENCE TAGS SUCH AS AWF CORRESPOND TO THE FRONTAGE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.

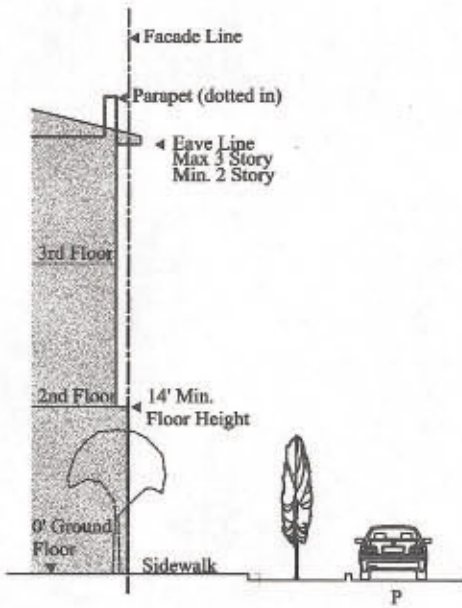


GUIDELINES

FRONTAGE TYPOLOGIES

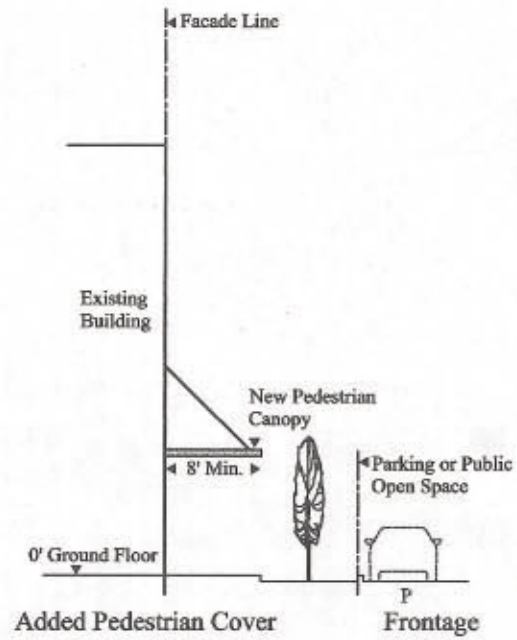
THE SECTIONS CONTAINED ON THIS PAGE AND THE NEXT PAGE ARE ALL IDENTIFIED WITH A REFERENCE TAG SUCH AS "FF". THESE REFERENCE TAGS CORRESPOND TO THE REFERENCE TAGS ON THE FRONTAGE PLAN WHICH CAN BE FOUND ON THE PREVIOUS PAGES OF THIS SECTION.

Forecourt Frontage
@ Plaza, Gardens and Vehicular Drop Off



FF

Retro-Pedestrian Canopy Frontage
@ Existing Buildings Intended to Created Covered Pedestrian Walkway



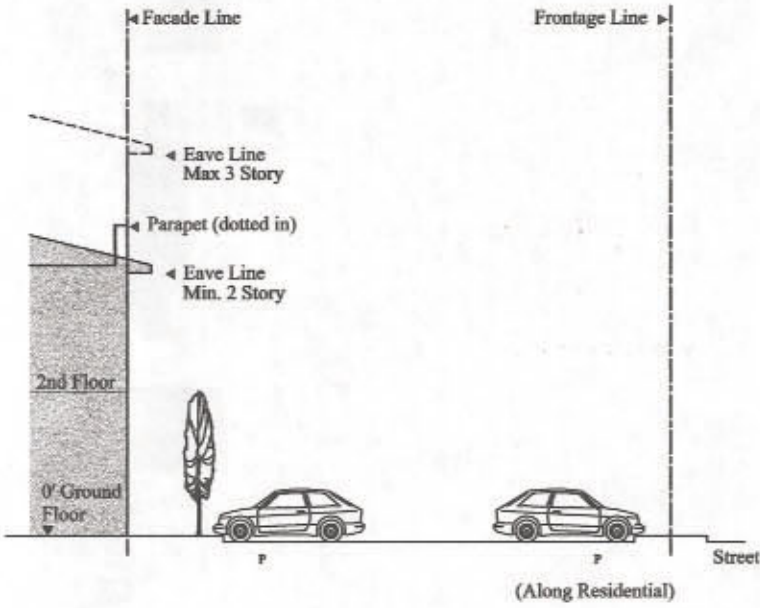
RCF

FRONTAGE TYPOLOGIES



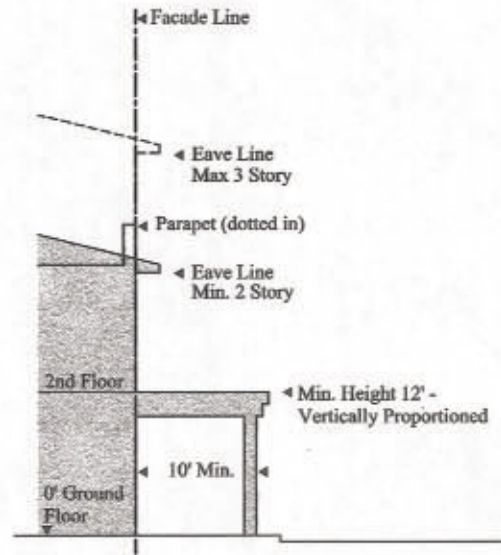
GUIDELINES

Convenience Parking Frontage
@ Neighborhood Edge District



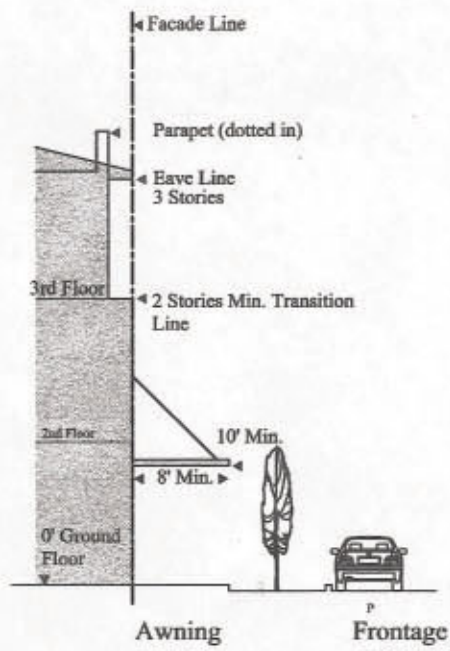
CPF

Porch Frontage
@ Main Street & Commercial District



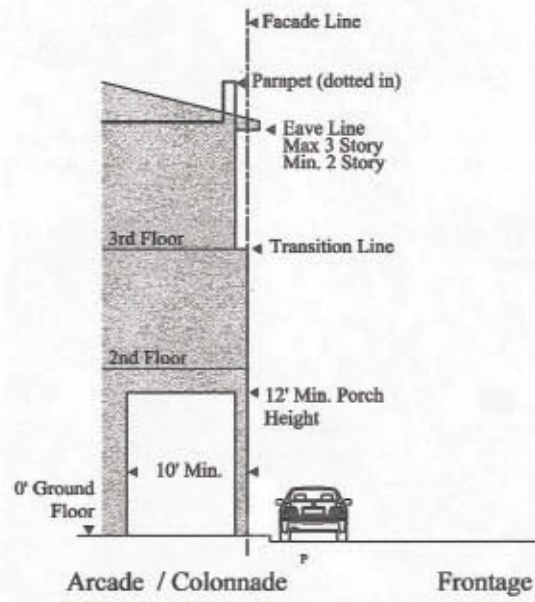
PF

Awning Frontage



AWF

Arcade / Colonnade Frontage
@ Avenue & Main Street District



A/CF

FRONTAGE TYPOLOGIES



GUIDELINES

3.3

CIRCULATION GUIDELINES

THE PLANS AND STREETScape TYPOLOGIES FOUND WITHIN THIS SECTION ARE INTENDED TO LAY THE FOUNDATION FOR REORGANIZATION OF VEHICULAR AND PEDESTRIAN CIRCULATION ON SOUTHEASTERN'S CAMPUS.

THE PEDESTRIAN CIRCULATION PLAN IDENTIFIES PEDESTRIAN CIRCULATION ROUTES AND THE OPTIMAL SIZES FOR EACH. THIS PLAN ALSO IDENTIFIES COMMONS, PLAZAS AND QUADS WHICH AREA PROMINENT PEDESTRIAN CIRCULATION NODES.


THE VEHICULAR CIRCULATION PLAN IDENTIFIES VEHICULAR ACCESS AROUND AND THROUGH AMPUS AS WELL AS PARKING. A REFERENCE TAG IS LOCATED AT EVERY STREET AND PARKING AREAS. THESE REFERENCE TAGS CORRESPOND TO THE STREETScape TYPOLOGIES LOCATED AT THE END OF THIS SECTION. THE STREETScape TYPOLOGIES ARE SECTIONS WHICH FURTHER DEFINE THE IMPORTANT CHARACTERISTICS OF EACH STREET OR PARKING AREA.

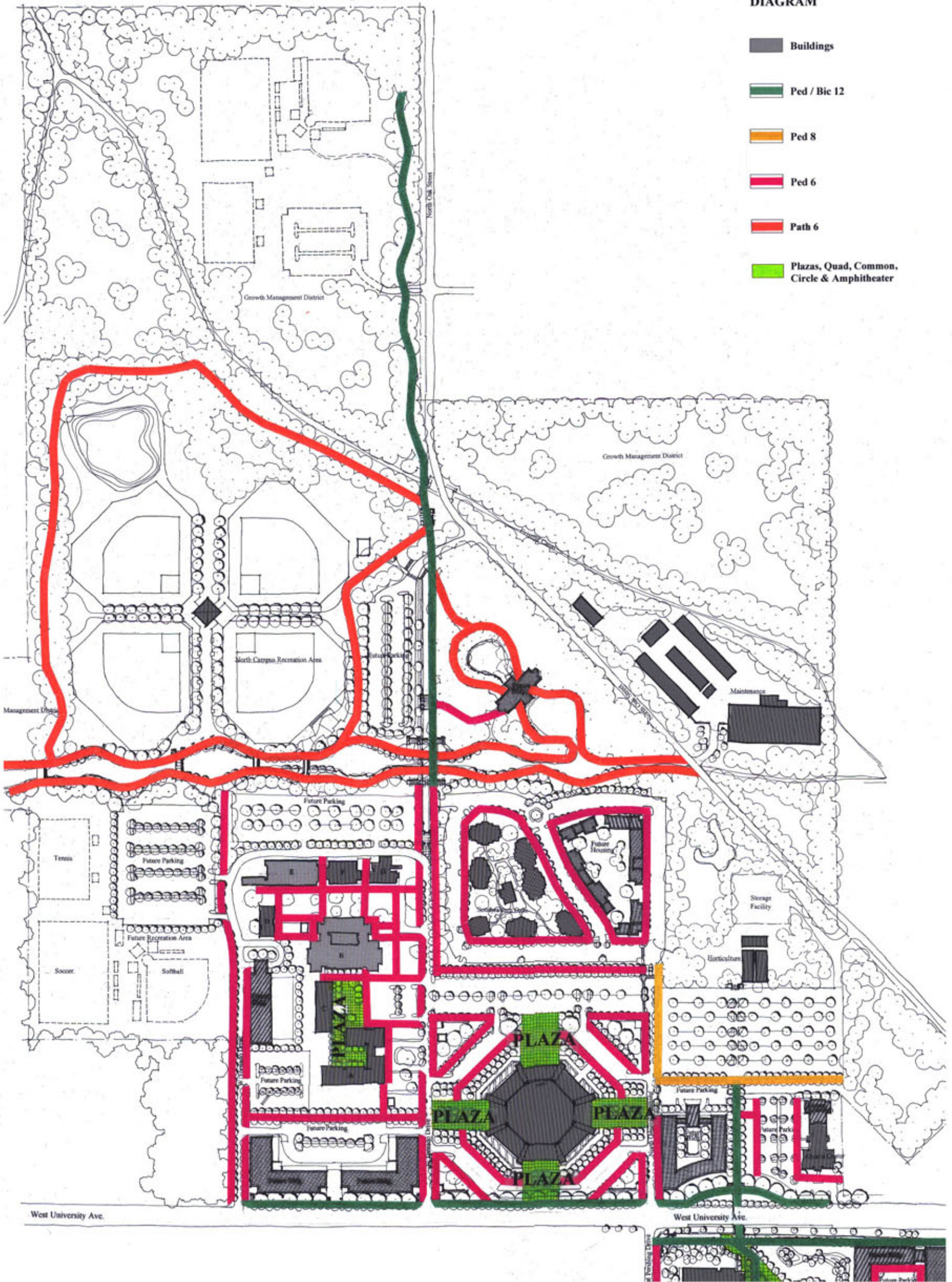
THE OPEN SPACE PLAN IDENTIFIES BUILDING LOCATIONS, (EXISTING AND FUTURE); OPEN SPACES; PEDESTRIAN AREAS; PATHS; AND PLAZAS, COMMONS AND QUADS. THIS PLAN IS INTENDED TO LAY GROUNDWORK FOR THE CREATION OF OUTDOOR SPACES WHICH WILL ENHANCE THE PEDESTRIAN EXPERIENCE ON AMPUS. THE OUTDOOR SPACES ARE A COMPILATION OF ALL THE ELEMENTS IDENTIFIED ON THE PLAN. THE PEDESTRIAN EXPERIENCE CONSISTS OF BOTH MOVEMENT AND GATHERING. ALL SIDEWALKS AND PATHS ARE IDENTIFIED BY A REFERENCE TAG. THESE TAGS CORRESPOND TO THE STREETScape TYPOLOGIES FOUND AT THE END OF THIS SECTION. THESE SECTIONS WILL IDENTIFY IMPORTANT CHARACTERISTICS OF EACH SIDEWALK OR PATH TYPE.

THE TWO-MINUTE WALK PLAN IS INTENDED TO ILLUSTRATE THE AMOUNT OF GROUND COVERED BY A PEDESTRIAN COMFORTABLY WITHIN TWO MINUTES. ALL TWO-MINUTE WALK RADIUSSES ARE TAKEN FROM THE CENTER OF PARKING AREAS. STUDIES SHOW THAT MOST PEDESTRIANS CONSIDER A TEN-MINUTE WALK TO BE COMFORTABLE AND ACCEPTABLE. THIS DIAGRAM IS INTENDED TO SHOW THAT MOST PEDESTRIANS CAN REACH THEIR DESTINATION WITHIN TEN MINUTES.



PEDESTRIAN CIRCULATION DIAGRAM

-  Buildings
-  Ped / Bic 12
-  Ped 8
-  Ped 6
-  Path 6
-  Plazas, Quad, Common, Circle & Amphitheater

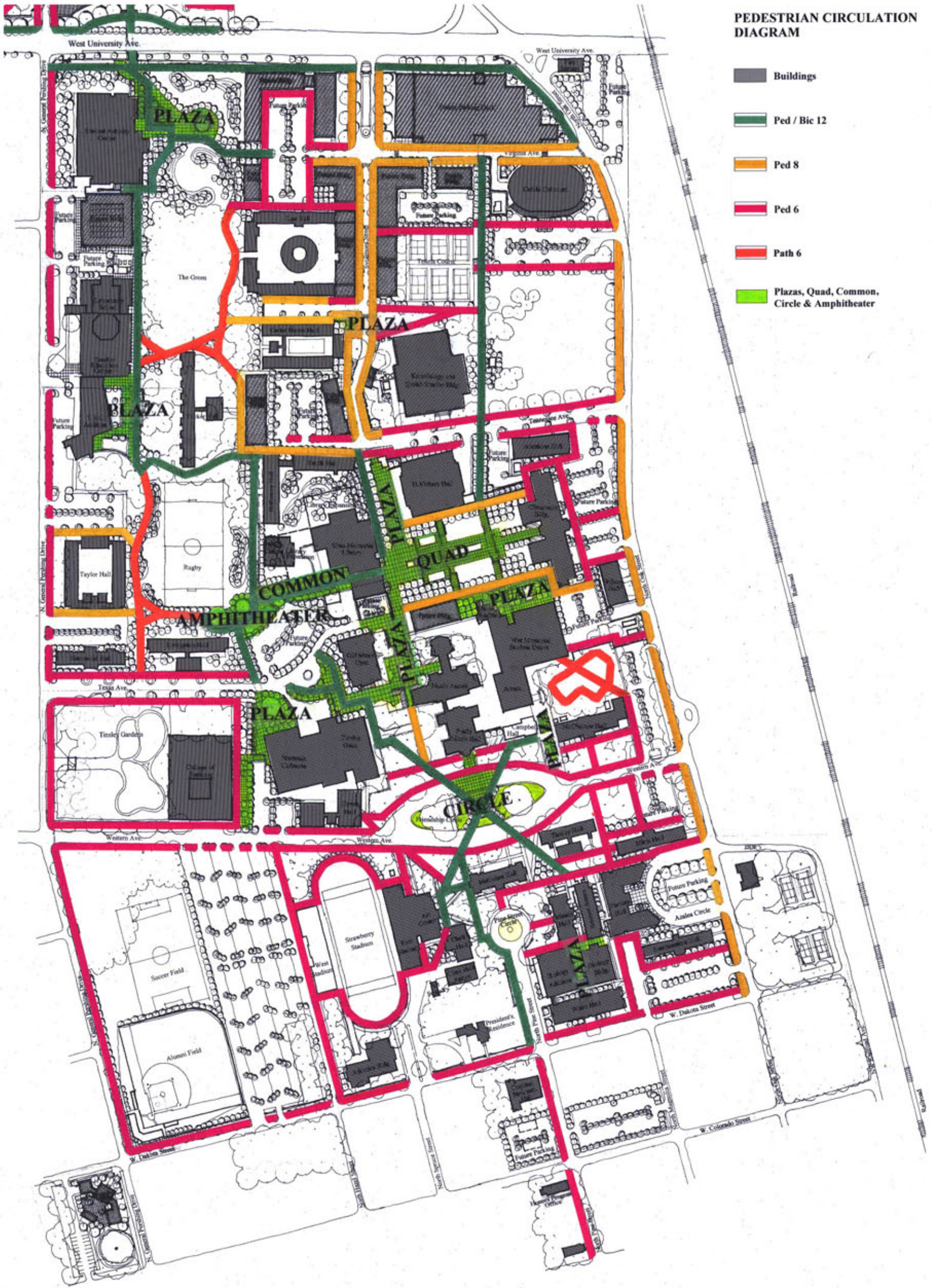


**PEDESTRIAN CIRCULATION PLAN
NORTH CAMPUS**

NOTE: ALL REFERENCE TAGS SUCH AS PED 6 CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES



PEDESTRIAN CIRCULATION DIAGRAM

- Buildings
- Ped / Bic 12
- Ped 8
- Ped 6
- Path 6
- Plazas, Quad, Common, Circle & Amphitheater

PEDESTRIAN CIRCULATION PLAN
SOUTH CAMPUS

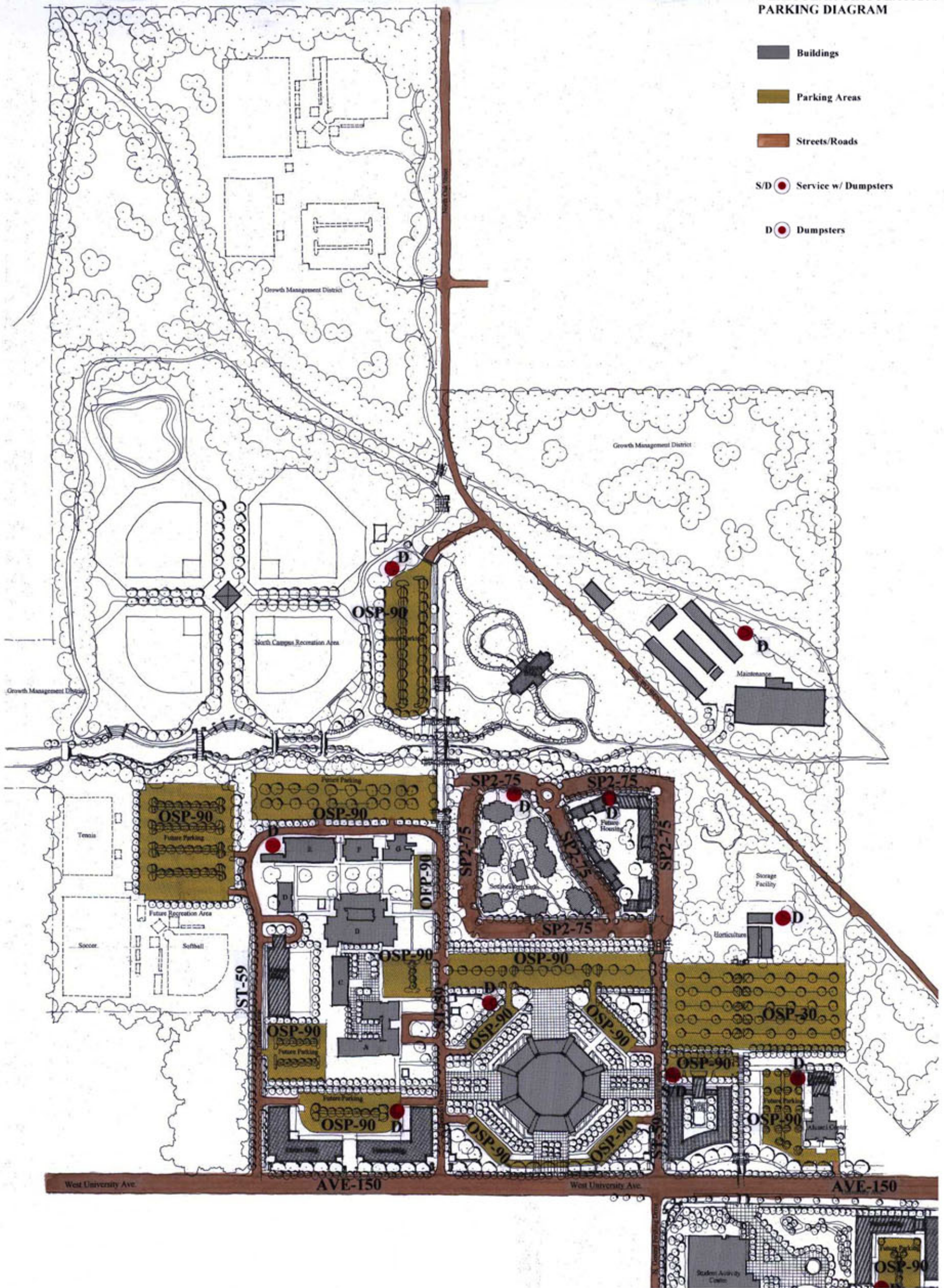
NOTE: ALL REFERENCE TAGS SUCH AS PED 6 CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES

**VEHICULAR CIRCULATION/
PARKING DIAGRAM**

-  Buildings
-  Parking Areas
-  Streets/Roads
-  S/D Service w/ Dumpsters
-  D Dumpsters

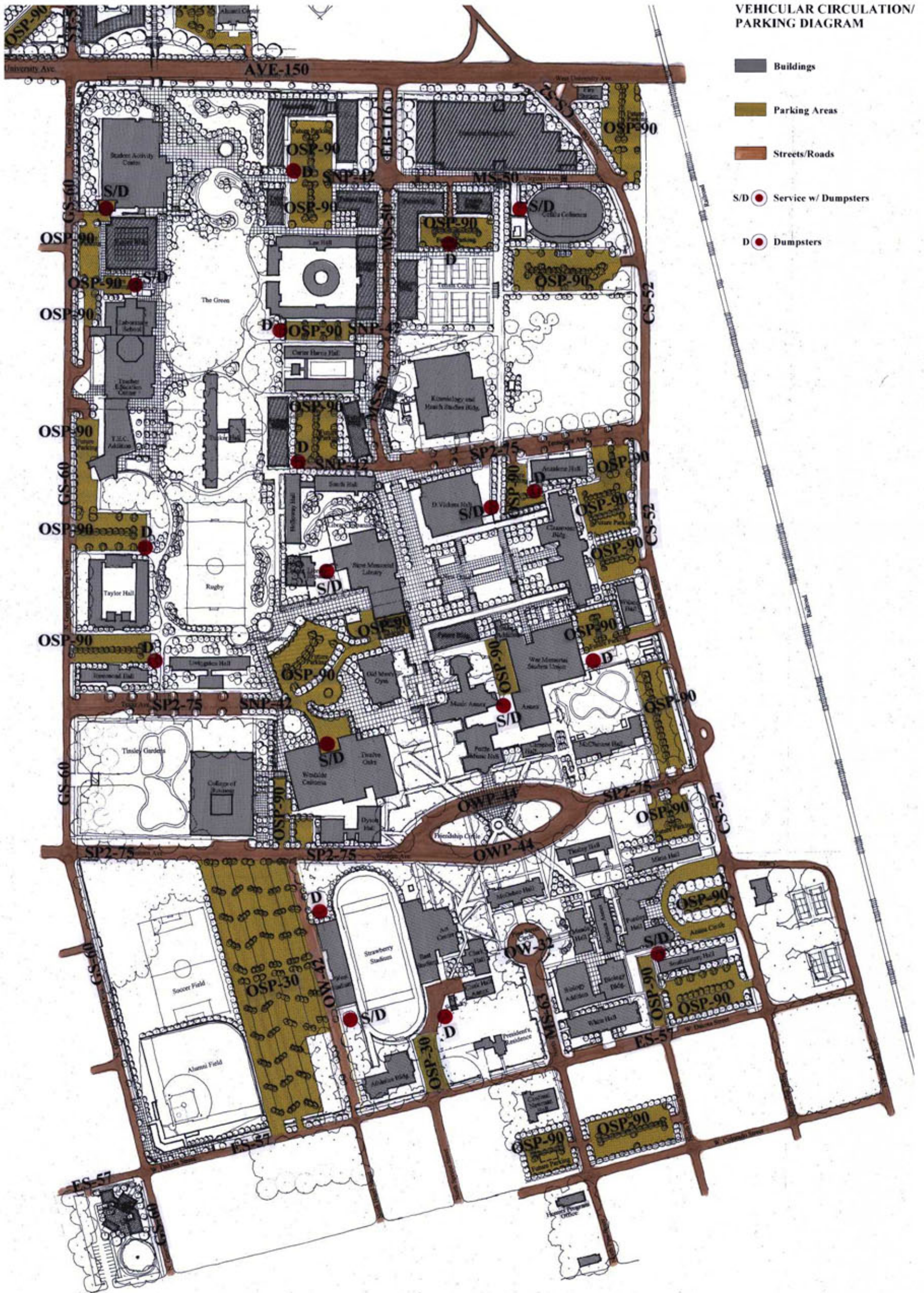


**VEHICULAR CIRCULATION PLAN
NORTH CAMPUS**

NOTE: ALL REFERENCE TAGS SUCH AS AVE-150 CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES



**VEHICULAR CIRCULATION/
PARKING DIAGRAM**

- Buildings
- Parking Areas
- Streets/Roads
- S/D Service w/ Dumpsters
- D Dumpsters

**VEHICULAR CIRCULATION PLAN
SOUTH CAMPUS**

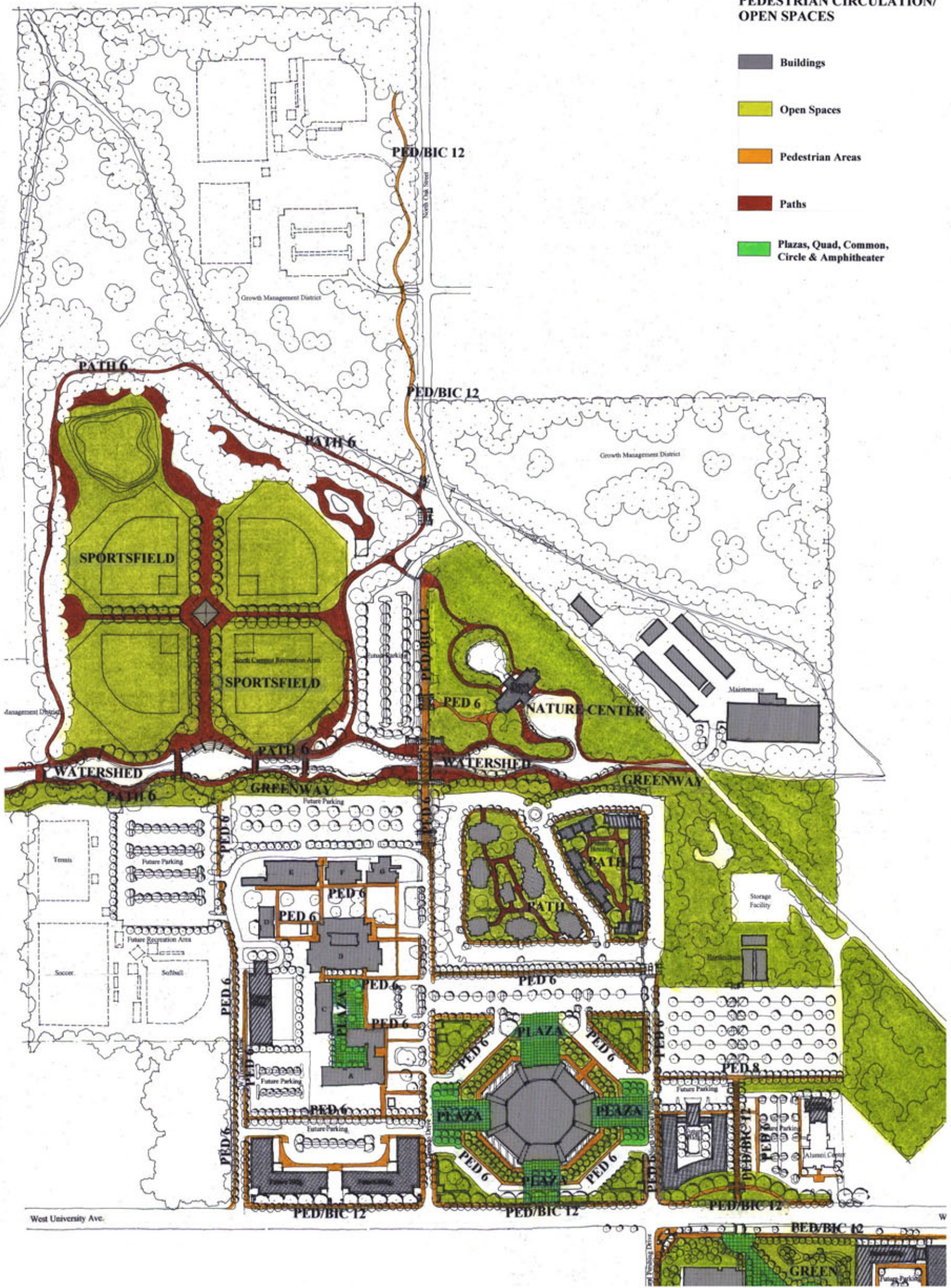
NOTE: ALL REFERENCE TAGS SUCH AS AVE-150 CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES

**PEDESTRIAN CIRCULATION/
OPEN SPACES**

- Buildings
- Open Spaces
- Pedestrian Areas
- Paths
- Plazas, Quad, Common, Circle & Amphitheater



**OPEN SPACE PLAN
NORTH CAMPUS**

NOTE: ALL REFERENCE TAGS SUCH AS PED6 CORRESPOND TO THE STREETScape TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES



**PEDESTRIAN CIRCULATION/
OPEN SPACES**

- Buildings
- Open Spaces
- Pedestrian Areas
- Paths
- Plazas, Quad, Common, Circle & Amphitheater




**OPEN SPACE PLAN
SOUTH CAMPUS**

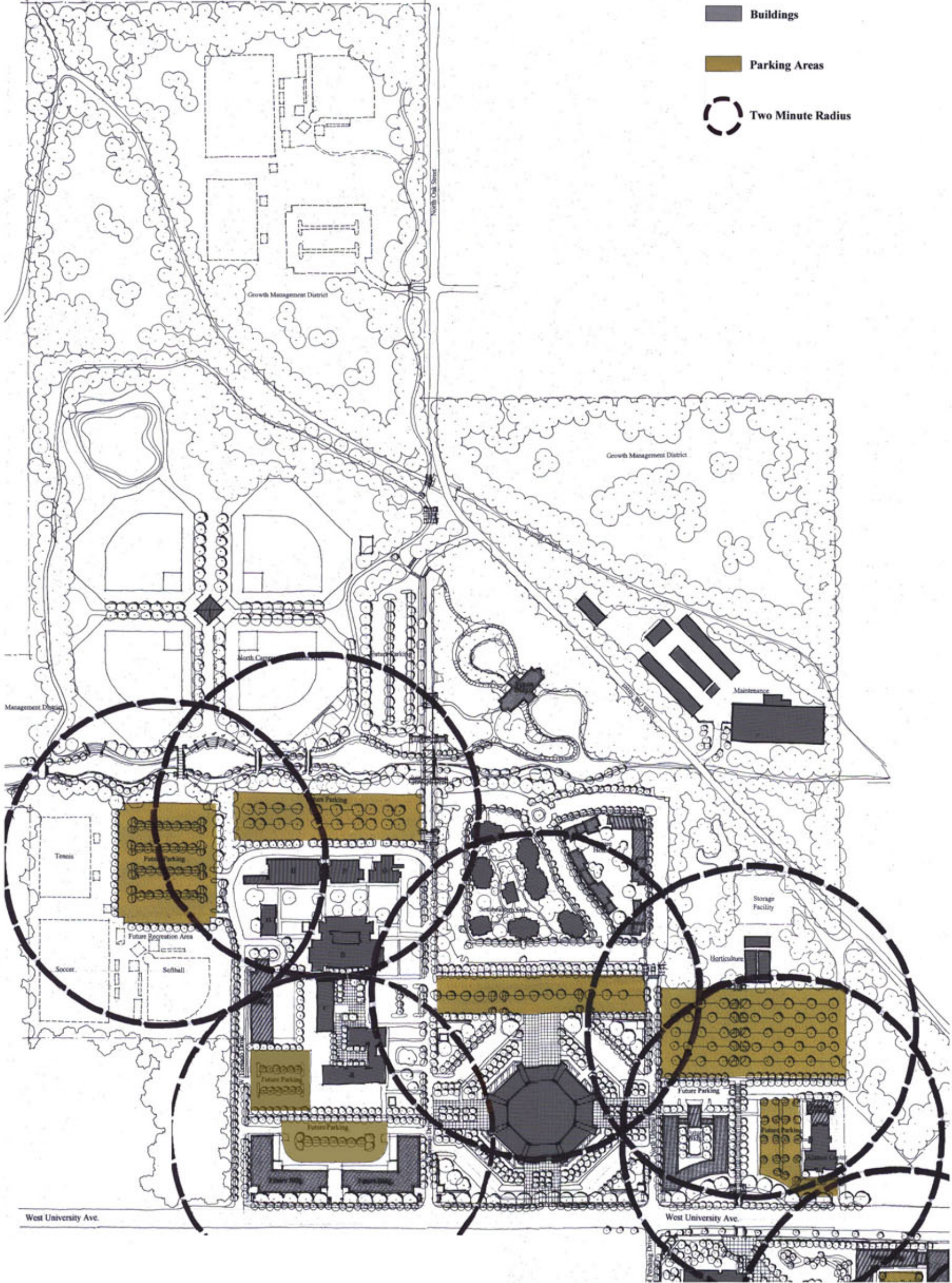
NOTE: ALL REFERENCE TAGS SUCH AS PED6 CORRESPOND TO THE STREETScape TYPOLOGIES LOCATED AT THE END OF THIS SECTION.



GUIDELINES

TWO MINUTE WALK DIAGRAM

-  Buildings
-  Parking Areas
-  Two Minute Radius



**2 MINUTE WALK PLAN
NORTH CAMPUS**



GUIDELINES



2 MINUTE WALK PLAN
SOUTH CAMPUS

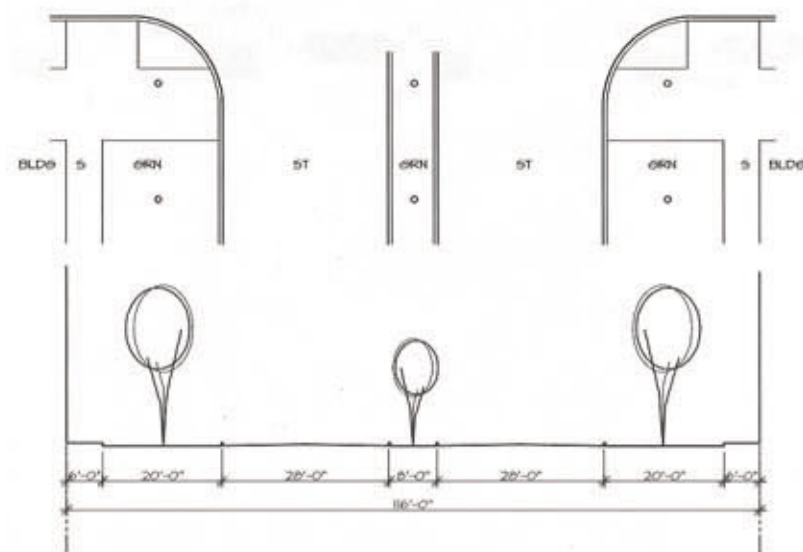


GUIDELINES

STREETSCAPE TYPOLOGIES

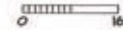
THE SECTIONS CONTAINED ON THIS PAGE AND THE FOLLOWING THREE ALL CONTAIN A REFERENCE TAG, SUCH AS EB 116. THESE REFERENCE TAGS CORRESPOND TO REFERENCE TAGS LOCATED ON THE VEHICULAR CIRCULATION PLAN AND THE OPEN SPACE PLAN. BOTH PLANS CAN BE FOUND ON THE PREVIOUS PAGES IN THIS SECTION. ALL STREET AND PARKING REFERENCE TAGS ARE LOCATED ON THE VEHICULAR CIRCULATION PLAN. ALL SIDEWALK AND PATH REFERENCE TAGS ARE LOCATED ON THE OPEN SPACE PLAN.

Entrance Boulevard (EB116)

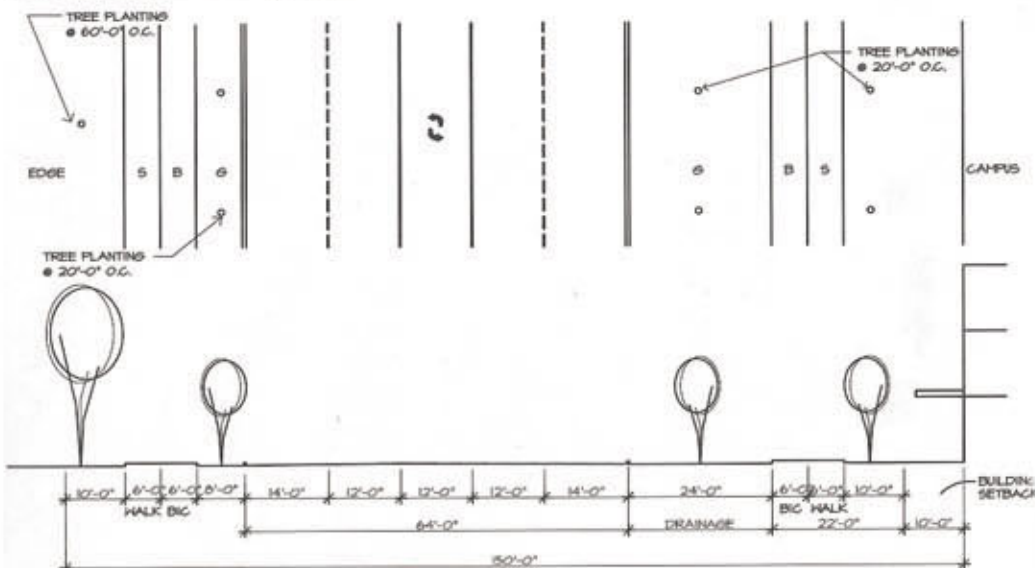


EB116	
DESIGN SPEED	- 20 MPH
PAVEMENT WIDTH	- 28'-0"
ROW WIDTH	- 116'-0"
MAX. CURB RADIUS	- 21'-0"
DRAINAGE	- CURB
CURB TYPE	- BARRIER

EB 116



Avenue (AVE-150)



AVE-150	
DESIGN SPEED	- 40 MPH
PAVEMENT WIDTH	- 64'-0"
ROW WIDTH	- 150'-0"
MAX. CURB RADIUS	- 25'-0"
DRAINAGE	- CURB
CURB TYPE	- BARRIER

AVE-150

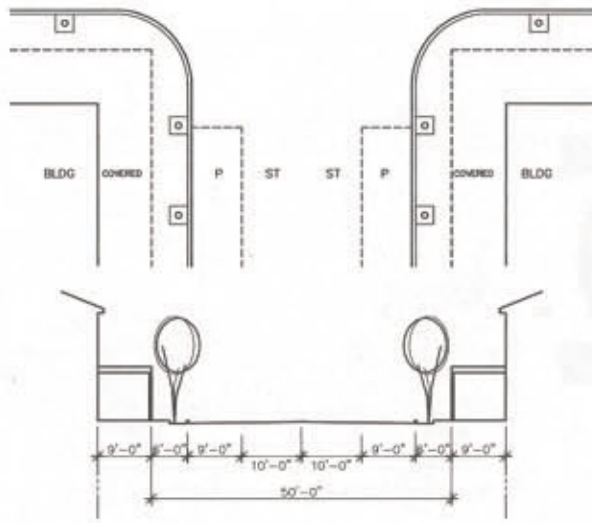


STREETSCAPE TYPOLOGIES



GUIDELINES

Main Street (MS-50)

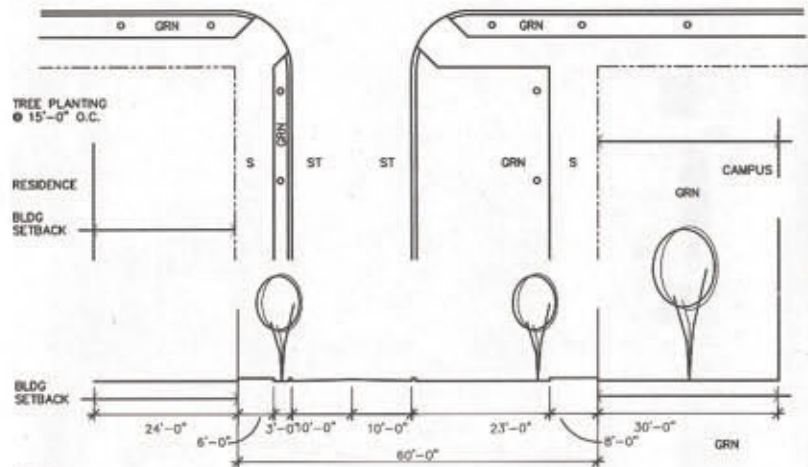


- MS-50
- DESIGN SPEED - 20 MPH
- PAVEMENT WIDTH - 38'-0"
- ROW WIDTH - 50'-0"
- MAX. CURB RADIUS - 12'-0"
- DRAINAGE - CURB
- CURB TYPE - BARRIER

MS-50

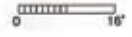


Green Street (GS-60)

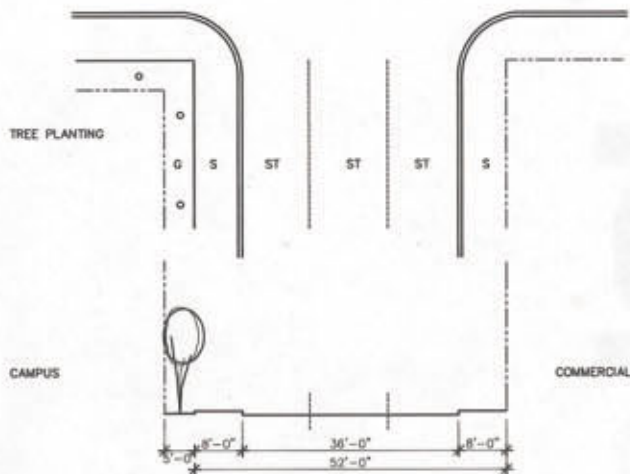


- GS-60
- DESIGN SPEED - 25 MPH
- PAVEMENT WIDTH - 20'-0"
- ROW WIDTH - 60'-0"
- MAX. CURB RADIUS - 15'-0"
- DRAINAGE - CURB
- CURB TYPE - BARRIER

GS-60



Commercial Street (CS-52)

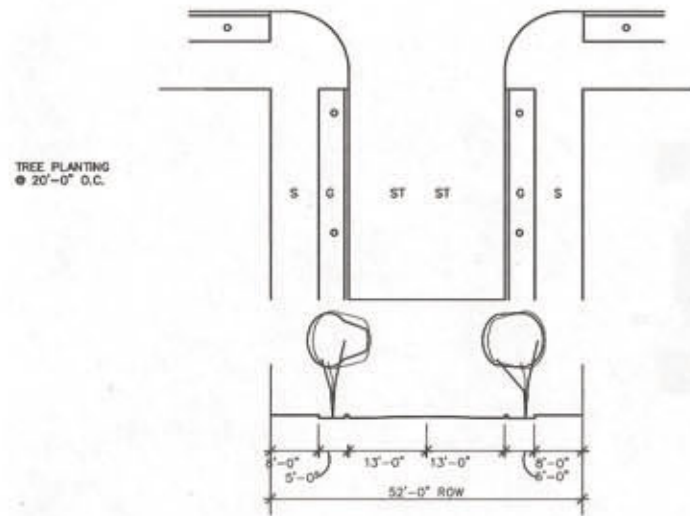


- CS-52
- DESIGN SPEED - 25 MPH
- PAVEMENT WIDTH - 36'-0"
- ROW WIDTH - 52'-0"
- MAX. CURB RADIUS - 12'-0"
- DRAINAGE - CURB
- CURB TYPE - BARRIER

CS-52



Large Street (LS-52)

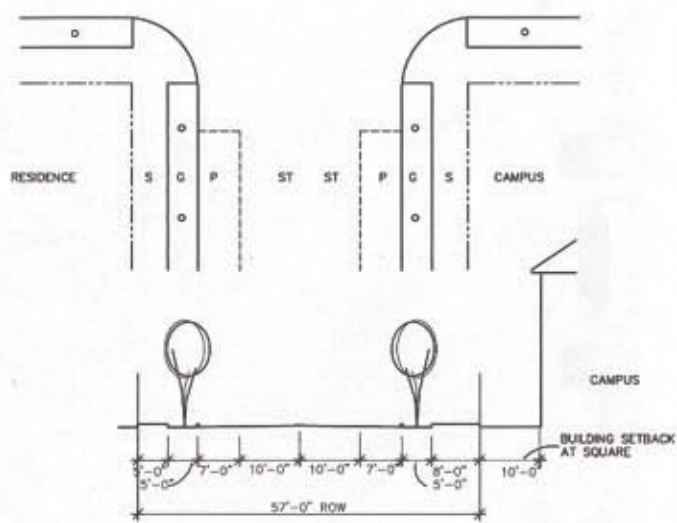


- LS-52
- DESIGN SPEED - 20 MPH
- PAVEMENT WIDTH - 25'-0"
- ROW WIDTH - 52'-0"
- MAX. CURB RADIUS - 12'-0"
- DRAINAGE - CURB
- CURB TYPE - BARRIER

LS-52



Edge Street (ES-57)

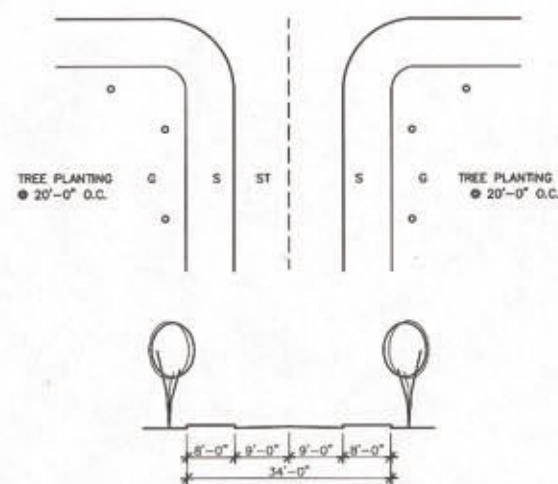


- ES-57
- DESIGN SPEED - 25 MPH
- PAVEMENT WIDTH - 34'-0"
- ROW WIDTH - 57'-0"
- MAX. CURB RADIUS - 12'-0"
- PEDESTRIAN CROSSING TIME - 11 SEC
- DRAINAGE - CURB
- AVERAGE DAILY TRAFFIC - <2500
- CURB TYPE - BARRIER

ES-57



Small Street (SS-34)



- SS-34
- DESIGN SPEED - 20 MPH
- PAVEMENT WIDTH - 18'-0"
- ROW WIDTH - 34'-0"
- MAX. CURB RADIUS - 12'-0"
- DRAINAGE - CURB
- CURB TYPE - BARRIER

SS-34

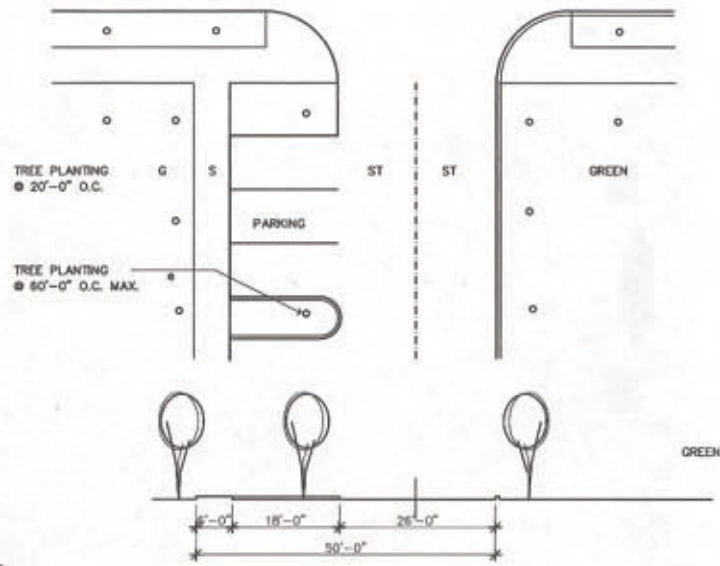


STREETSCAPE TYPOLOGIES



GUIDELINES

Parking Street-1 (SP-50)

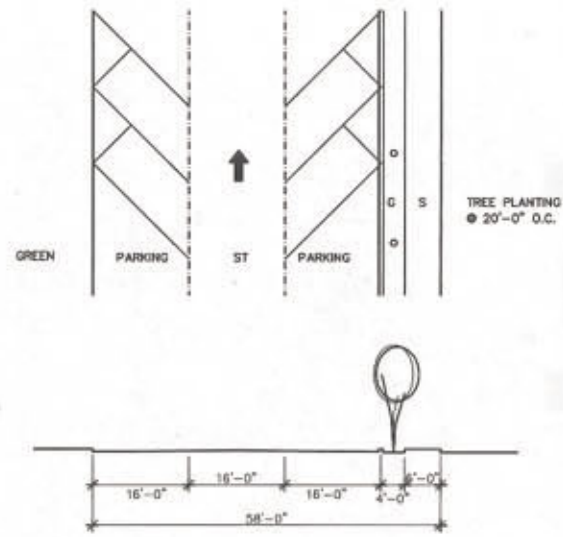


- PS-50**
 DESIGN SPEED - 15 MPH
 PAVEMENT WIDTH - 26'-0"
 ROW WIDTH - 50'-0"
 MAX. CURB RADIUS - 12'-0"
 DRAINAGE - CURB
 CURB TYPE - BARRIER

SP-50



One Way Parking (OWP-44)

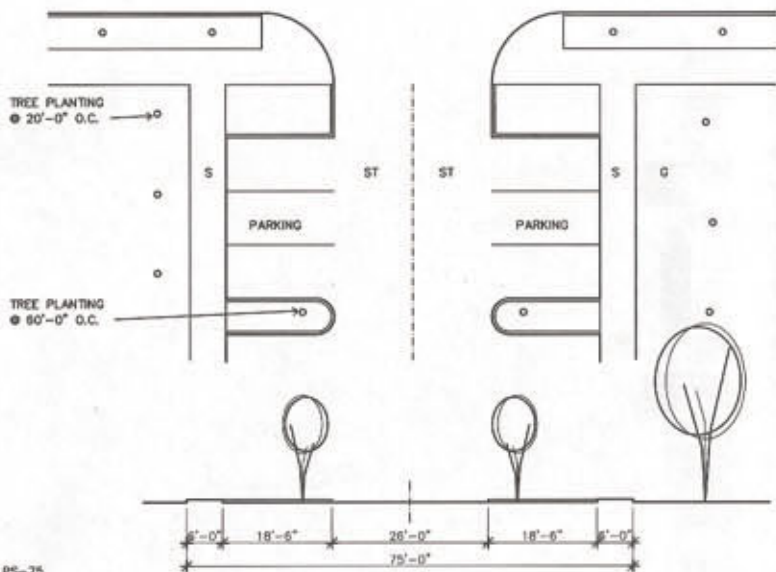


- OWP-44**
 DESIGN SPEED - 15 MPH
 PAVEMENT WIDTH - 32'-0"
 ROW WIDTH - 38'-0"
 MAX. CURB RADIUS - 8'-0"
 DRAINAGE - CURB
 CURB TYPE - BARRIER

OWP-44



Parking Street-2 (SP-75) (SP2-75)

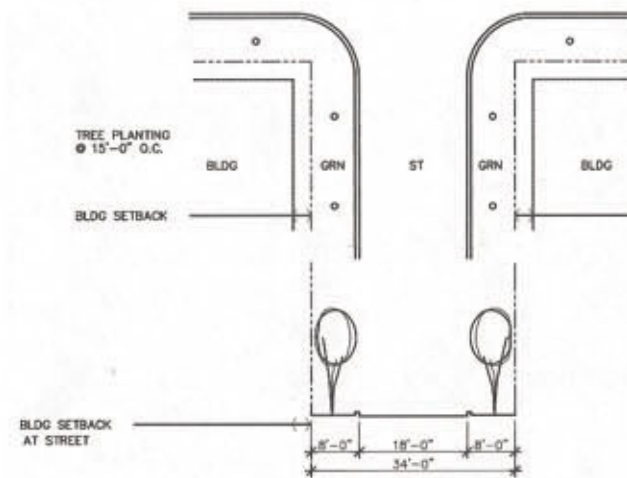


- PS-75**
 DESIGN SPEED - 15 MPH
 PAVEMENT WIDTH - 26'-0"
 ROW WIDTH - 75'-0"
 MAX. CURB RADIUS - 12'-0"
 PEDESTRIAN CROSSING TIME - 11 SEC
 DRAINAGE - CURB
 CURB TYPE - BARRIER

SP-75
SP2-75



Service Drive (SD-34)

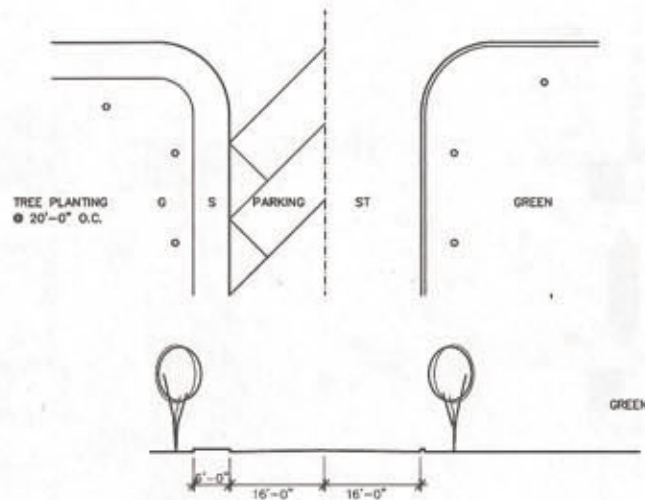


- SD-34**
 DESIGN SPEED - 15 MPH
 PAVEMENT WIDTH - 15'-0"
 ROW WIDTH - 34'-0"
 MAX. CURB RADIUS - 25'-0"
 DRAINAGE - CURB
 CURB TYPE - BARRIER

SD-34



One Way Street at Circle (OWP-44)



- OWP-44**
 DESIGN SPEED - 15 MPH
 PAVEMENT WIDTH - 32'-0"
 ROW WIDTH - 38'-0"
 MAX. CURB RADIUS - 8'-0"
 DRAINAGE - CURB
 CURB TYPE - BARRIER

OWP-44



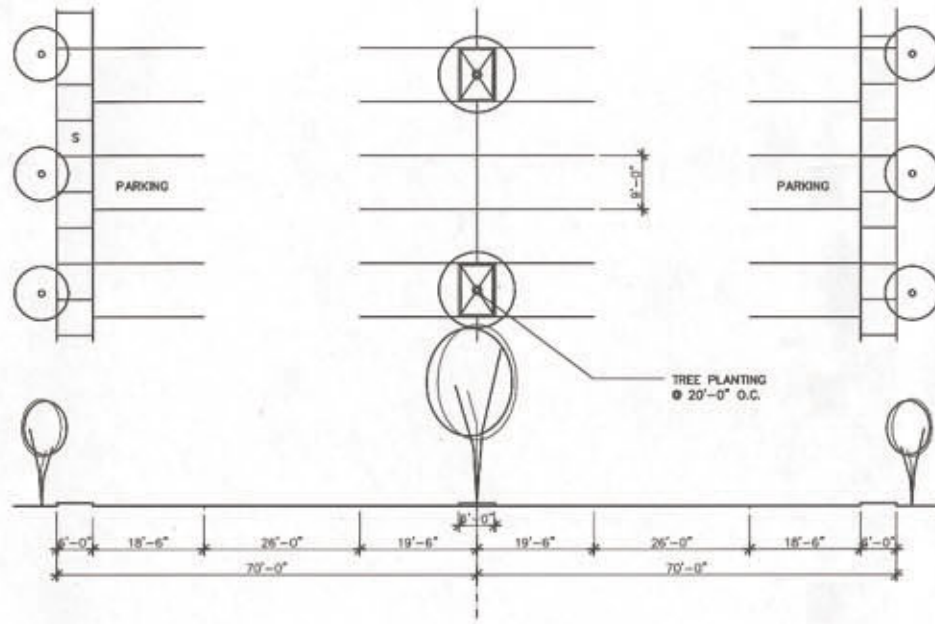
STREETScape TYPOLOGIES



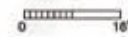
GUIDELINES

Parking Lot

(OSP-90)

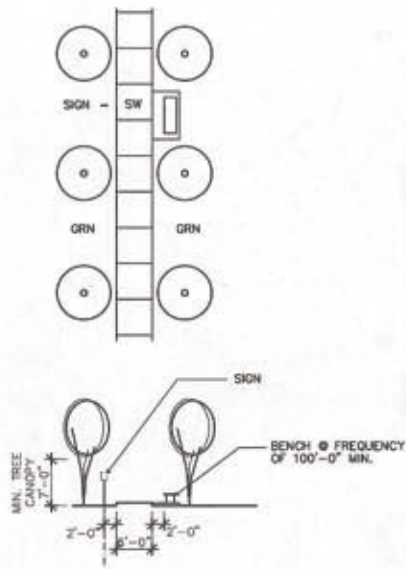


OSP-90

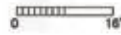


Pedestrian Walk-6

(PED-6)

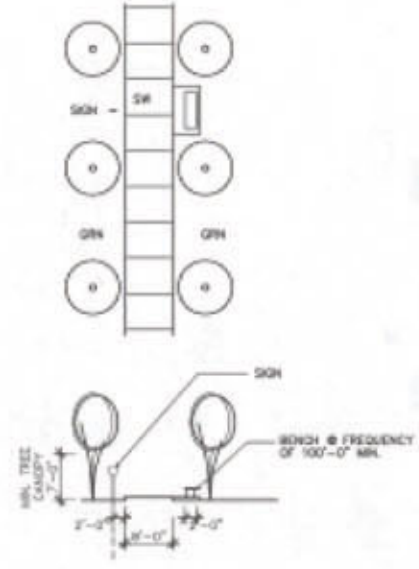


PED-6



Pedestrian Walk-8

(PED-8)

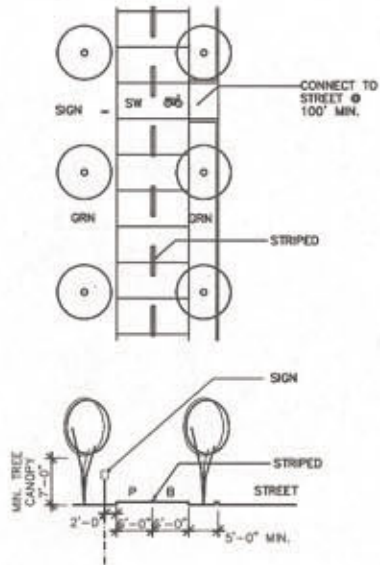


PED-8



Pedestrian/Bicycle-12

(PEDBC-12)

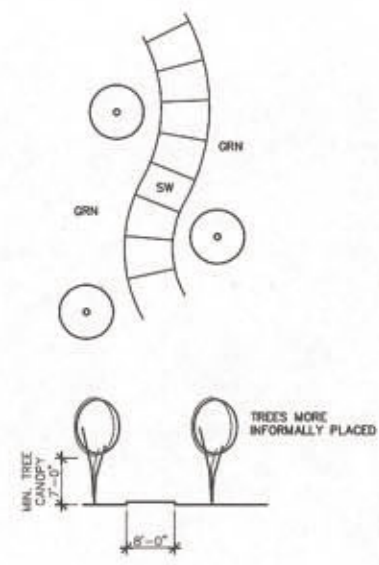


PEDBC-12



Path 8'

(PA-8)



PA-8



STREETScape TYPOLOGIES



GUIDELINES

3.4

LANDSCAPE GUIDELINES

CAMPUS LANDSCAPE

EXISTING CAMPUS LANDSCAPE

SOUTHEASTERN LOUISIANA UNIVERSITY IS LOCATED ON THE NORTH SHORE OF LAKE PONCHARTRAIN IN SOUTH LOUISIANA. BEING HIGHER IN ELEVATION THAN THE AREAS SOUTH OF LAKE PONCHARTRAIN, THIS AREA SUPPORTS A DIFFERENT TYPE OF TREE AND LANDSCAPE COMMUNITY. THE DOMINANT TREE SPECIES OF THIS AREA IS THE PINE FOREST.

OVER THE UNIVERSITY'S SEVENTY FIVE YEAR HISTORY, MANY OF ITS PINE GROVES HAVE BEEN LOST IN THE NEED FOR EXPANSION OF THE GROWING CAMPUS. ALTHOUGH MUCH OF THE EXISTING PINE FORESTS ON THE SITE HAVE BEEN REMOVED, SOUTHEASTERN TODAY STILL HAS GROVES OF NATIVE PINES SCATTERED AROUND THE CAMPUS.

INCLUDED WITH THE PINES OF THE REGION ARE LIVE OAK, WATER OAK, AND SOUTHERN MAGNOLIA. ALL OF THESE TREE SPECIES OCCUR THROUGHOUT THE CAMPUS IN LIMITED NUMBERS. IT IS EVIDENT, AS ONE LOOKS AT THE GROWTH OF SOUTHEASTERN, THAT AS ONE MOVES NORTH ACROSS THE CAMPUS, THE LANDSCAPE DETERIORATES QUICKLY. THE HEAVILY WOODED PINE AND OAK GROVES OF THE HISTORIC SOUTH CAMPUS ARE A SHARP CONTRAST TO THE NEWER AREAS OF CAMPUS. CAMPUS GROWTH TO THE NORTH HAS IMPACTED THE ORIGINAL TREE COVER SIGNIFICANTLY DUE TO THE NEED FOR LARGE BUILDINGS AND ASSOCIATED PARKING.

MUCH OF TODAY'S CAMPUS IS DEFINED BY THE TREE TYPES AND LANDSCAPES THAT EXIST IN ITS VARIOUS AREAS:

THE EDGE

THE CAMPUS PERIMETER IS DEFINED BY A MIXTURE OF TREE TYPES. THE WESTERN AND SOUTHERN EDGES OF THE CAMPUS ARE DEFINED BY LARGE NATIVE PINES THAT ARE ALSO PRESENT IN LARGE NUMBERS IN THE RESIDENTIAL SITES BORDERING THE CAMPUS. THE EASTERN AND NORTHERN EDGES OF THE CAMPUS PREDOMINANTLY CONTAIN A MIXTURE OF OAK TYPES. THE EDGES OF THE CAMPUS HAVE BEEN GROWTH AREAS RECENTLY, AS WELL AS CONTAINING THE MAJOR ACCESS IN AND OUT OF CAMPUS. THIS DEVELOPMENT HAS REQUIRED LARGE PARKING LOTS AND THE REMOVAL OF MANY NATIVE PINES.

CAMPUS CENTER

THE CAMPUS CENTER, WHICH IS DEFINED AS THE AREAS IN THE VICINITY OF THE UNION, D. VICKERS AND THE LIBRARY, IS A LANDSCAPE TRANSITION ZONE. THE AREA OF THE UNION MARKS THE NORTHERN EDGE OF THE EXISTING PINE GROVES OF THE CAMPUS. DUE TO THE INTENSIVE DEVELOPMENT NORTH OF THE UNION, LITTLE LANDSCAPING OR TREE COVER REMAINS.

ORIGINAL HISTORIC SOUTH CAMPUS AREA

SOUTHEASTERN'S HISTORIC CORE OF ORIGINAL BUILDING'S IS LOCATED AT THE SOUTHEASTERN CORNER AND ALONG THE SOUTHERN EDGE OF THE CAMPUS. THE LANDSCAPE OF THIS AREA IS THE HIGHEST QUALITY ON THE CAMPUS. LARGE GROVES OF PINES AND LIVE OAKS CREATE HEAVILY SHADED STREETS AND PARKING AREAS. THE SCALE OF THIS PORTION OF THE CAMPUS, DUE TO SMALLER BUILDINGS AND THE TREE COVER, PROVIDES ONE WITH A TRUE SENSE OF THE HISTORIC PAST OF THE SOUTHEASTERN CAMPUS, AS WELL AS A DESIRE TO RECREATE THIS TYPE OF ATMOSPHERE IN OTHER, LESS ATTRACTIVE SECTIONS OF THE CAMPUS.



EXISTING CAMPUS LANDSCAPE



THE EDGE



THE CAMPUS CENTER



ORIGINAL HISTORIC SOUTH CAMPUS AREA



GUIDELINES

NORTH CAMPUS

NORTH OF UNIVERSITY DRIVE IN THE VICINITY OF THE UNIVERSITY CENTER AND SOUTHEASTERN OAKS STUDENT HOUSING COMPLEX. THE AREAS ADJACENT TO UNIVERSITY DRIVE ARE NEARLY DEVOID OF VEGETATION DUE TO INTENSIVE DEVELOPMENT AND LARGE PARKING LOTS. UNFORTUNATELY, SOUTHEASTERN'S MAIN ENTRANCE HAS BEEN DEVELOPED ALONG THIS ROUTE.

THE PREDOMINANT TREE SPECIES OF THE NORTHERN CAMPUS IS AGAIN THE NATIVE PINE FOREST WITH GROVES OF WATER OAK AND LIVE OAKS SPOTTED THROUGHOUT THE AREA.

NEW LANDSCAPES IMAGES

A MAJOR RECOMMENDATION OF THE RECENT MASTER PLAN FOR SOUTHEASTERN LOUISIANA UNIVERSITY IS TO IDENTIFY THE LANDSCAPE IMAGES THAT MAKE UP THE "SOUTHEASTERN EXPERIENCE" AND REINTRODUCE THEM IN AREAS OF THE CAMPUS IN NEED OF LANDSCAPE IMPROVEMENTS. A CENTRAL CONCEPT OF THE MASTER PLAN FOR THE UNIVERSITY IS DEVELOPMENT OF THE CAMPUS LANDSCAPE. THE LANDSCAPE OF A PLACE IS VITALLY IMPORTANT IN FORMING ONE'S EXPERIENCE OF THAT PLACE. THE CAMPUS EXPERIENCE OF SOUTHEASTERN MUST BE ONE OF STRONG POSITIVE IMAGES OF CAMPUS LIFE.

JUST AS IMPORTANT AS THE BUILDINGS AND THEIR FUNCTION IN THE MISSION OF THE UNIVERSITY TO EDUCATE, THE LANDSCAPE IS AN IMPORTANT ELEMENT IN THE EXPERIENCE OF THE EDUCATIONAL PROCESS.

THESE GUIDELINES ARE INTENDED TO BE JUST THAT, "GUIDES" OR PARAMETERS IN WHICH TO WORK. THIS GUIDE IS A FRAMEWORK OF RECOMMENDATIONS BASED ON INTENSIVE RESEARCH, HISTORIC PRECEDENT, AND STRONG MASTER PLANNING CONCEPTS. THIS LANDSCAPE DESIGN GUIDE WILL BEGIN TO DEVELOP A LANDSCAPE FABRIC THROUGHOUT THE CAMPUS THAT WILL "KNIT" OR BECOME THE COMMON THREAD OF CAMPUS IMAGERY AND EXPERIENCE.

THE CAMPUS PLANNERS, THROUGH THESE LANDSCAPE GUIDELINES, HOPE TO ASSIST AND GUIDE FUTURE DESIGNERS WORKING ON THE SOUTHEASTERN CAMPUS IN THE SENSITIVE DEVELOPMENT OF FUTURE PROJECTS.



NORTH CAMPUS



SOUTHEASTERN ENTRY GATE, UNIVERSITY AVENUE



SGA PARK - CAMPBELL HALL & McCLIMANS HALL



SCIENCE ANNEX ALLEY



GUIDELINES

THE HISTORICAL DISTRICT

THE HISTORIC DISTRICT SPACE IS IDENTIFIED BY PINES, LIVE OAKS, WATER OAKS AND AZALEAS. RECOMMENDED PLANTS TO COMPLEMENT THESE ARE AS FOLLOWS...

SUGGESTED PLANT TYPES:

SHADE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS

FLOWERING SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM

THIS AREA PRESENTS AN OPPORTUNITY TO REINTRODUCE THE PINE TREE TO THE CAMPUS. THE LOCATION OF ANY PINE PLANTINGS SHOULD BE CONSIDERED CAREFULLY. PINES COULD BE PLANTED IN OPEN AREAS THAT ARE INFORMAL AS WELL AS IN AREA OF LARGE OPEN SPACES. PINES SHOULD NOT BE PLANTED IN AREAS INDICATED FOR FORMAL BOSQUE PLANTINGS.

LANDSCAPE SELECTION CRITERIA:

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA
ELM	ULMUS PARVIFOLIA 'DRAKE'
TULIP TREE	L R ODENDRON TULIPIFERA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS
TAIWAN FLWR. CHERRY	PRUNUS
BRADFORD PEAR	PYRUS CALLERYANA "BRADFORD"
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA

FLOWERING SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA & JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	LLEX (CHINESE, BURFORD, YAUPON)

GROUND COVERS

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE & GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)
IRIS	IRIS LOUISIANA
JUNIPER	SHORE, BLUE PACIFIC, ETC...

THE FRIENDSHIP CIRCLE TRANSITIONAL DISTRICT

THIS DISTRICT IS A LANDSCAPE TRANSITION ZONE BETWEEN EXISTING PINE FOREST AND AREAS OF THE CAMPUS DEVOID OF ANY SUBSTANTIAL LANDSCAPE. THE FRIENDSHIP CIRCLE DISTRICT IS IDENTIFIED BY PINES, LIVE OAKS, WATER OAKS AND AZALEAS.

SUGGESTED PLANT TYPES:

SHADE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS

FLOWERING SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA & JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM

THE NEW QUAD DISTRICT

THE NEW QUAD DISTRICT IS LACKING ANY LANDSCAPE THAT WOULD IDENTIFY THIS AREA OF THE CAMPUS. THE QUAD IS INTENDED TO BE THE CENTER OF SOUTHEASTERN'S CAMPUS. THE LANDSCAPE OF THIS AREA IS CRITICAL IN CREATING THE EXPERIENCE OF THE CAMPUS CORE. THE QUAD IS ENVISIONED AS A GATHERING SPACE FOR ALL USERS OF THE CAMPUS AND SHOULD PROVIDE FOR LUSHLY PLANTED GROVES OF SHADE TREES AS WELL AS FLOWERING TREE BOSQUES. OPEN SPACE CONTAINING LARGE AREAS OF DURABLE TURF GRASS, LUSH GROUND COVER MASSINGS AND AREAS OF ANNUAL COLOR ARE A REQUIRED PART OF THE QUAD LANDSCAPE.

THIS AREA TOO COULD BE VIEWED AS AN OPPORTUNITY TO REINTRODUCE THE PINE TREE TO THE CAMPUS. THE LOCATION OF ANY PINE PLANTINGS SHOULD BE CONSIDERED CAREFULLY. PINES COULD BE PLANTED IN INFORMAL OPEN AREAS AS WELL AS AROUND LARGE OPEN SPACES. PINES SHOULD NOT BE PLANTED IN AREAS INDICATED FOR FORMAL BOSQUE TREE PLANTINGS.

THE NEW MAIN STREET DISTRICT

THE NEW MAIN STREET DISTRICT IS LACKING ANY IDENTIFYING LANDSCAPE. IT IS INTENDED FOR THIS DISTRICT TO BE A MAJOR CAMPUS GROWTH AREA. THEREFORE, IT SHOULD BE PLANTED LUSHLY WITH FLOWERING TREE SPECIES AS WELL AS STREET AND SHADE TREES. AREAS REQUIRING SHADE SHOULD INCLUDE DECIDUOUS TYPE SHADE TREES WITH LARGE AREAS OF DURABLE TURF GRASS, LUSH GROUND COVER MASSINGS, AND AREAS OF ANNUAL COLOR.



GUIDELINES

LANDSCAPE SELECTION CRITERIA:

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL CALLERYANA 'BRADFORD'
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA
DRAKE ELM	ULMUS PARVIFOLIA 'DRAKE'
TULIP TREE	LIRIODENDRON TULIFFERA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS
TAIWAN FLWR. CHERRY	PRUNUS CAMPANULATA
BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA

FLOWERING SHRUBS/SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	ILEX (CHINESE, BURFORD, YAUPON)

GROUND COVERS

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE AND GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)
IRIS	IRIS LOUISIANA
JUNIPER	SHORE, BLUE PACIFIC, ETC...

THE ATHLETIC DISTRICT

THIS AREA OF THE CAMPUS IS COVERED PREDOMINANTLY BY NATIVE PINE FOREST. THOUGH THE AREA IS DEVELOPED FOR ATHLETIC USES AND LARGE FIELDS, THE DISTRICT HAS A HIGHLY IDENTIFIABLE LANDSCAPE IMAGE. BECAUSE THIS DISTRICT COMPRISES ONE EDGE OF THE CAMPUS, IT IS RECOMMENDED THAT TREES CONSISTENT WITH THE PERIMETER LANDSCAPE MASTER PLAN (SEE CAMPUS EDGE) BE USED TO IDENTIFY THIS EDGE. FUTURE LANDSCAPE DEVELOPMENT OF THIS AREA SHOULD ADHERE TO THE HIGHLY IDENTIFIABLE CAMPUS IMAGE OF THE NATIVE PINE FOREST.

LANDSCAPE SELECTION CRITERIA

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS
TAIWAN FLWR. CHERRY	PRUNUS CAMPANULATA
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA

FLOWERING SHRUBS/SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	ILEX (CHINESE, BURFORD, YAUPON)

GROUND COVERS

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE AND GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)
IRIS	IRIS LOUISIANA
JUNIPER	SHORE, BLUE PACIFIC, ETC...

THE RESIDENTIAL DISTRICT

THE RESIDENTIAL DISTRICT, LIKE THE ATHLETIC DISTRICT, HAS A STRONG LANDSCAPE IMAGE IDENTIFYING THE AREA. THIS AREA OF THE CAMPUS IS ALSO PREDOMINANTLY COVERED BY NATIVE PINE FOREST. THE AREA IS CURRENTLY SCATTERED WITH STUDENT HOUSING ALONG WITH LIMITED RECREATIONAL OPEN SPACE, THE LAB SCHOOL, THE NEW STUDENT RECREATION CENTER, AND THE TEACHER EDUCATION CENTER. THIS DISTRICT IS THE LARGEST ON THE SOUTH CAMPUS, COMPRISING APPROXIMATELY ONE-FOURTH OF THE SOUTH CAMPUS SITE. THE DISTRICT ALSO CONTAINS THE LARGEST AREA OF PASSIVE OPEN SPACE ON THE SOUTH CAMPUS. BECAUSE THIS DISTRICT COMPRISES ONE EDGE OF THE CAMPUS, IT IS RECOMMENDED THAT TREES CONSISTENT WITH THE PERIMETER LANDSCAPE MASTER PLAN (SEE CAMPUS EDGE) BE USED TO IDENTIFY THE CAMPUS PERIMETER. FUTURE LANDSCAPE DEVELOPMENT OF THE RESIDENTIAL DISTRICT SHOULD BE CONSISTENT WITH THIS HIGHLY IDENTIFIABLE AND PLEASANT EXISTING LANDSCAPE IMAGERY.

LANDSCAPE SELECTION CRITERIA

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA

ORNAMENTAL FLOWERING TREES

GRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS
TAIWAN FLWR. CHERRY	PRUNUS CAMPANULATA
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA



GUIDELINES

FLOWERING SHRUBS/SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	ILEX (CHINESE, BURFORD, YAUPON)

GROUND COVER

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE AND GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)
IRIS	IRIS LOUISIANA
JUNIPER	SHORE, BLUE PACIFIC, ETC...

INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	ILEX (CHINESE, BURFORD, YAUPON)

GROUND COVERS

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE AND GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)
IRIS	IRIS LOUISIANA
JUNIPER	SHORE, BLUE PACIFIC, ETC...

THE OAK STREET COMMERCIAL DISTRICT

THE OAK STREET COMMERCIAL DISTRICT IS THE EASTERN BOUNDARY OF THE SOUTHEASTERN CAMPUS. IT'S USES CONSIST MOSTLY OF TRANSPORTATION AND COMMERCIAL RELATED USES SUCH AS THE OAK STREET CORRIDOR, COMMERCIAL USES AND STUDENT PARKING FOR THE CAMPUS. THE EXISTING LANDSCAPE OF THE DISTRICT IS PREDOMINANTLY LARGE WATER OAK TREES MOST OF WHICH EXIST OFF CAMPUS ALONG OAK STREET. BECAUSE THIS DISTRICT COMPRISES ONE EDGE OF THE CAMPUS, IT IS RECOMMENDED THAT TREES CONSISTENT WITH THE PERIMETER LANDSCAPE MASTER PLAN BE USED TO IDENTIFY THE CAMPUS EDGE. FUTURE LANDSCAPE DEVELOPMENT OF THIS AREA SHOULD ADHERE TO THE EDGE LANDSCAPE CONCEPT AS WELL AS INTRODUCTION OF APPROPRIATE STREET AND PARKING LOT TREES.

LANDSCAPE SELECTION CRITERIA

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA

ORNAMENTAL FLOWERING TREES

CRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
REDBUD	CERCIS CANADENSIS
TAIWAN FLWR. CHERRY	PRUNUS CAMPANULATA
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA

FLOWERING SHRUBS/SHRUBS

AZALEA	RHODODENDRON INDICUM
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM
HOLLY FERN	CYRTOMIUM FALCATUM (SHADE)
ASPIDISTRA	ASPIDISTRA ELATIOR (SHADE)

THE NORTH CAMPUS

THE NORTH CAMPUS LANDSCAPE IS A MIXTURE OF LARGE STANDS OF NATIVE PINE ALONG WITH OAK SPECIES, PREDOMINATELY THE WATER OAK. NEW LANDSCAPES PLANNED FOR THESE FIVE DISTRICTS SHOULD ADHERE TO APPROPRIATE TREE SPECIES.

THE NORTH CAMPUS OF SOUTHEASTERN CONSIST OF FIVE LAND USE DISTRICTS, THEY ARE:

- THE GENERAL ACTIVITY DISTRICT
- THE SERVICE DISTRICT
- THE RECREATIONAL DISTRICT
- THE RESIDENTIAL DISTRICT
- THE GROWTH ZONE

LANDSCAPE SELECTION CRITERIA

SUGGESTED PLANT TYPES:

SHADE/OPEN-SPACE TREES

LONG-LEAF PINE	PINUS PALUSTRIS
LOBLOLLY PINE	PINUS TAEDA
LIVE OAK	QUERCUS VIRGINIANA
NUTTALL OAK	QUERCUS NUTTALL
RED OAK	QUERCUS FALCATA
MAGNOLIA	MAGNOLIA GRANDIFLORA
ELM	ULMUS PARVIFOLIA 'DRAKE'
TULIP TREE	LIRIODENDRON TULIPIFERA

ORNAMENTAL FLOWERING TREES

CRAPE MYRTLE	LAGERSTROEMIA INDICA
DOGWOOD	CORNUS FLORIDA
PRUNUS CAMPANULATA	TAIWAN FLOWERING CHERRY
BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'
ORIENTAL MAGNOLIA	MAGNOLIA SOULANGIANA

FLOWERING SHRUBS/SHRUBS

AZALEA	RHODODENDRON INDICUM
INDIAN HAWTHORN	RAPHIOLEPIS INDICA
CAMELIA	SASANQUA AND JAPONICA
WAX-LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM
HOLLIES	ILEX (CHINESE, BURFORD, YAUPON)

GROUND COVERS

LIRIOPE	LIRIOPE MUSCARI (BIG BLUE AND GIANT)
MONDO GRASS	OPHIPOGON JAPONICUS



GUIDELINES

IRIS
JUNIPER

IRIS LOUISIANA
SHORE, BLUE PACIFIC,
ETC...

STREET/PEDESTRIAN WALK TREES

STREET CODES AS WELL AS PEDESTRIAN WALK CODES HAVE BEEN DEVELOPED IN ORDER TO DESCRIBE THE MANY DIFFERENT STREET/PEDESTRIAN CIRCULATION TYPES PLANNED FOR THE SOUTHEASTERN CAMPUS. EACH STREET AND WALK TYPE IS IDENTIFIABLE BY WIDTH, SIDEWALKS, PARKING, AND LANDSCAPING THAT DISTINGUISH IT FROM OTHER STREET AND WALK TYPES. NEW STREET AND PEDESTRIAN WALK TYPES HAVE BEEN DEVELOPED BASED ON THE SCALE AND DEVELOPMENT ENVISIONED FOR EACH STREET OR WALK, AS WELL AS THE USES THAT OCCUR ALONG THEM. CRITICAL TO EACH IS THE SCALE AND LAYOUT OF ITS LANDSCAPE TREATMENT. THE FOLLOWING LANDSCAPE CODES ARE SUGGESTED TREATMENTS FOR EACH SEPARATE STREET OR PEDESTRIAN WALK TYPE.

THE STREET CODE DESIGNATIONS MAY BE FOUND IN SECTION 3.3 ON THE VEHICULAR CIRCULATION PLAN AND SECTIONS OF EACH DESIGNATION CAN BE FOUND IN THE STREETScape TYPOLOGIES AT THE END OF SECTION 3.3.

COMMERCIAL STREET - (CS-52)

TREE TYPE: DECIDUOUS STREET TREE
TREE SPACING: 25'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 12'
TREE HEIGHT MAXIMUM: 25'

EDGE STREET - (ES-57)

TREE TYPE: DECIDUOUS STREET TREE
TREE SPACING: 30'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 3'
TREE HEIGHT MAXIMUM: 25'

GREEN STREET - (GS-60)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 15'
CANOPY WIDTH MAXIMUM: 15'
DISTANCE OFF STREET PAVEMENT: 20'
TREE HEIGHT MAXIMUM: 20'

LARGE STREET - (LS-52)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 20'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 3'
TREE HEIGHT MAXIMUM: 20'

MAIN STREET - (MS-50)

TREE TYPE: DECIDUOUS STREET TREE
TREE SPACING: 15'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: TREE GRATES
TREE HEIGHT MAXIMUM: 20'

ONE-WAY STREET AT CIRCLE - (OWP-44)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 20'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 8'
TREE HEIGHT MAXIMUM: 25'

AVENUE - (AVE-150)

TREE TYPE: DECIDUOUS STREET TREE
TREE SPACING: 20' / 60'
CANOPY WIDTH MAXIMUM: 25'
DISTANCE OFF STREET PAVEMENT: 12' / 4'
TREE HEIGHT MAXIMUM: 25'

ENTRANCE BOULEVARD - (EB-116)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 15' STAGGER PLANTED
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 10' / 12'
TREE HEIGHT MAXIMUM: 25'

SERVICES DRIVE - (SD-34)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 15'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: 8'
TREE HEIGHT MAXIMUM: 20'

PARKING LOT - (OSP-90)

TREE TYPE: DECIDUOUS FLOWERING STREET TREE
TREE SPACING: 20'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: ISLAND PLANTINGS/ GRATES
TREE HEIGHT MAXIMUM: 20'

PARKING STREET 2 (SP2-75, SP-75)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 20' / 60'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: ISLAND PLANTINGS / 8'
TREE HEIGHT MAXIMUM: 25'

PARKING STREET 1 (SP-50)

TREE TYPE: DECIDUOUS/FLOWERING STREET TREE
TREE SPACING: 20' / 60'
CANOPY WIDTH MAXIMUM: 20'
DISTANCE OFF STREET PAVEMENT: ISLAND PLANTINGS/ 8'
TREE HEIGHT MAXIMUM: 20'

PEDESTRIAN/BICYCLE -12

TREE TYPE: DECIDUOUS/FLOWERING TREE
TREE SPACING: 20'
CANOPY WIDTH MAXIMUM: 15'

PEDESTRIAN WALK-B

TREE TYPE: DECIDUOUS/FLOWERING TREE
TREE SPACING: 20'
CANOPY WIDTH MAXIMUM: 15'
CANOPY HEIGHT MINIMUM: 7'
DISTANCE OFF STREET PAVEMENT: 6-8'
TREE HEIGHT MAXIMUM: 15'



GUIDELINES

PEDESTRIAN WALK -6

TREE TYPE:	DECIDUOUS/FLOWERING TREE
TREE SPACING:	20'
CANOPY WIDTH MAXIMUM:	15'
CANOPY HEIGHT MINIMUM:	7'
DISTANCE OFF STREET PAVEMENT:	6-8'
TREE HEIGHT MAXIMUM:	15'

REFORESTATION

AS SOUTHEASTERN MATURES AND AGES, THE NEED FOR A REFORESTATION PLAN FOR THE CAMPUS FOREST IS NEEDED. THE REFORESTATION PROCESS SHOULD TAKE INTO CONSIDERATION SEVERAL CRITERIA FOR THE REPLACEMENT OF A TREE OR LANDSCAPE PLANTING LOST TO DISEASE OR DAMAGE.

THE FIRST CONSIDERATION SHOULD BE IF A TREE SHOULD REALLY BE REPLACED AT ALL. WAS THE REMOVED TREE APPROPRIATELY SITED? WAS IT THE CORRECT TYPE OF TREE? WAS IT THE APPROPRIATE SIZE TREE FOR THE AREA?

ANOTHER CONSIDERATION SHOULD BE THE LOCATION OF THE REPLACEMENT AREA WITHIN THE CAMPUS, AND THE CAMPUS MASTER PLAN. AS DISCUSSED EARLIER, THE CAMPUS IS COMPRISED OF SEVERAL DISTRICTS, ALL UNIQUE IN ITS FORESTRY. CONSIDERATION SHOULD BE GIVEN TO THE TYPE OF TREE SUGGESTED FOR THIS AREA OF THE CAMPUS IN THE MASTER PLAN.

ADDITIONAL PLANNING AND DESIGN CONSIDERATIONS FOR CAMPUS REFORESTATION ARE AS FOLLOWS:

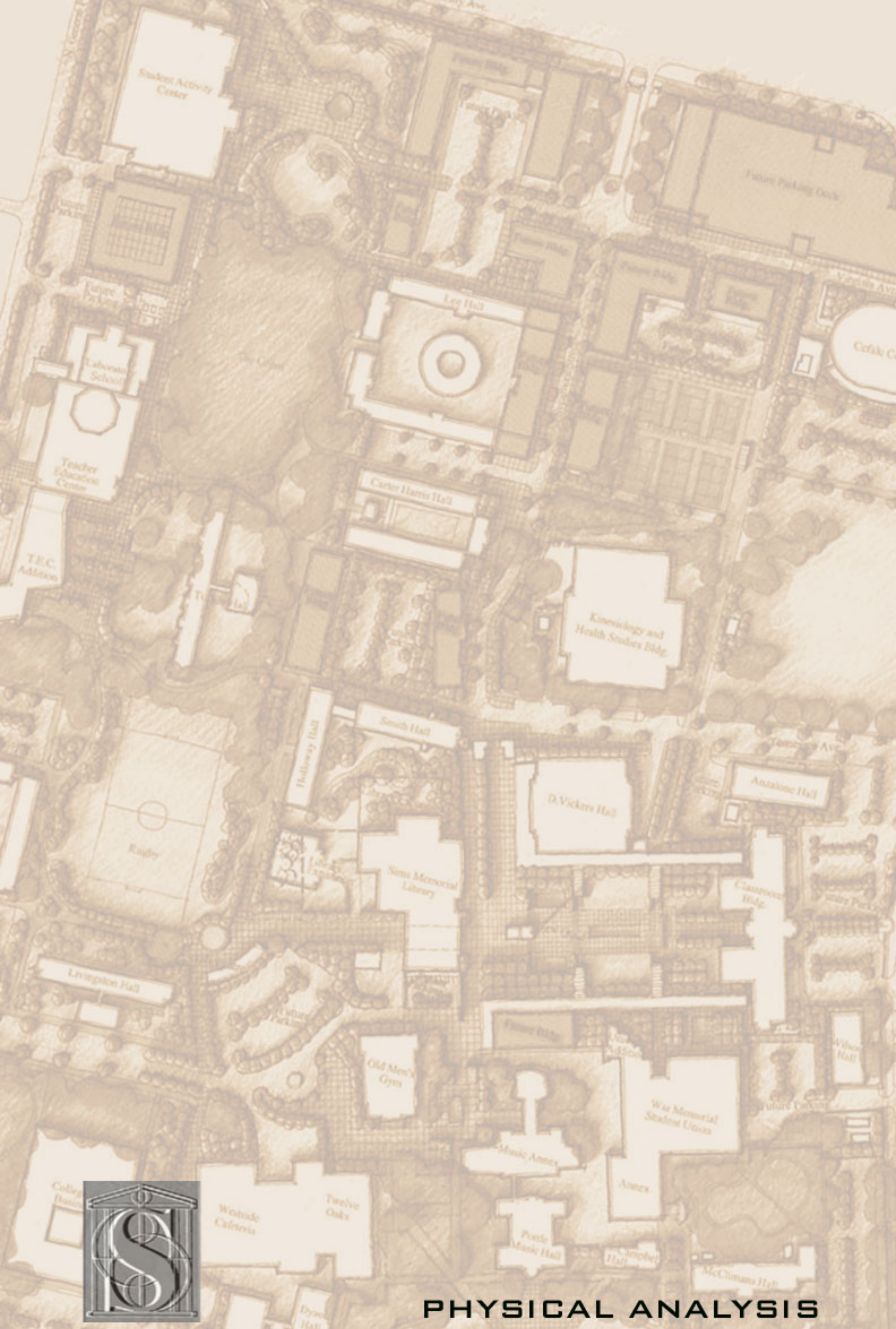
- CAMPUS/DISTRICT LOCATION
- PLANT TYPE BEING REPLACED
- INITIAL PLANTING SIZE OF REPLACEMENT TREE
- SITE CONCERNS SUCH AS AVAILABLE GROWTH SPACE, UTILITIES, DRAINAGE
- SITING/LOCATION- SHOULD REPLACEMENT TREE BE BETTER SITED
- FUTURE MAINTENANCE REQUIREMENTS
- GROWTH HABITS
- LONGEVITY OR LIFE SPAN

RECOMMENDED RESOURCES AND REFERENCES:

- SOUTHERN PLANTS FOR LANDSCAPE DESIGN, ODENWALD AND TURNER, 3RD EDITION
- TREES IN URBAN DESIGN, HENRY F. ARNOLD



GUIDELINES



PHYSICAL ANALYSIS

4.1

INTRODUCTION

IN PREPARATION FOR THE SOUTHEASTERN MASTER PLANNING PROCESS, IT WAS IMPORTANT FOR THE MASTER PLAN TEAM TO GAIN AN UNDERSTANDING OF THE EXISTING FACTORS AFFECTING THE CAMPUS. TO DO THIS, THE PLANNERS ANALYZED HOW THE EXISTING CAMPUS AND ITS IMMEDIATE CONTEXT ARE ARRANGED. PART OF THIS STUDY WAS TO DOCUMENT ALL THE FACTORS, WHETHER MAN-MADE OR NATURAL, AND HOW THEY IMPACT THE SOUTHEASTERN CAMPUS AND ADJACENT PROPERTIES SURROUNDING THE PROJECT SITE. FROM THIS INFORMATION, THE PLANNERS ARE ABLE TO DETERMINE THE INTRINSIC CONSTRAINTS AND OPPORTUNITIES THAT EXIST AND HOW THESE FACTORS CAN LIMIT OR CONTRIBUTE TO THE DEVELOPMENT OF THE SOUTHEASTERN CAMPUS. THE ANALYSIS CONSISTED OF THE FOLLOWING STUDIES:

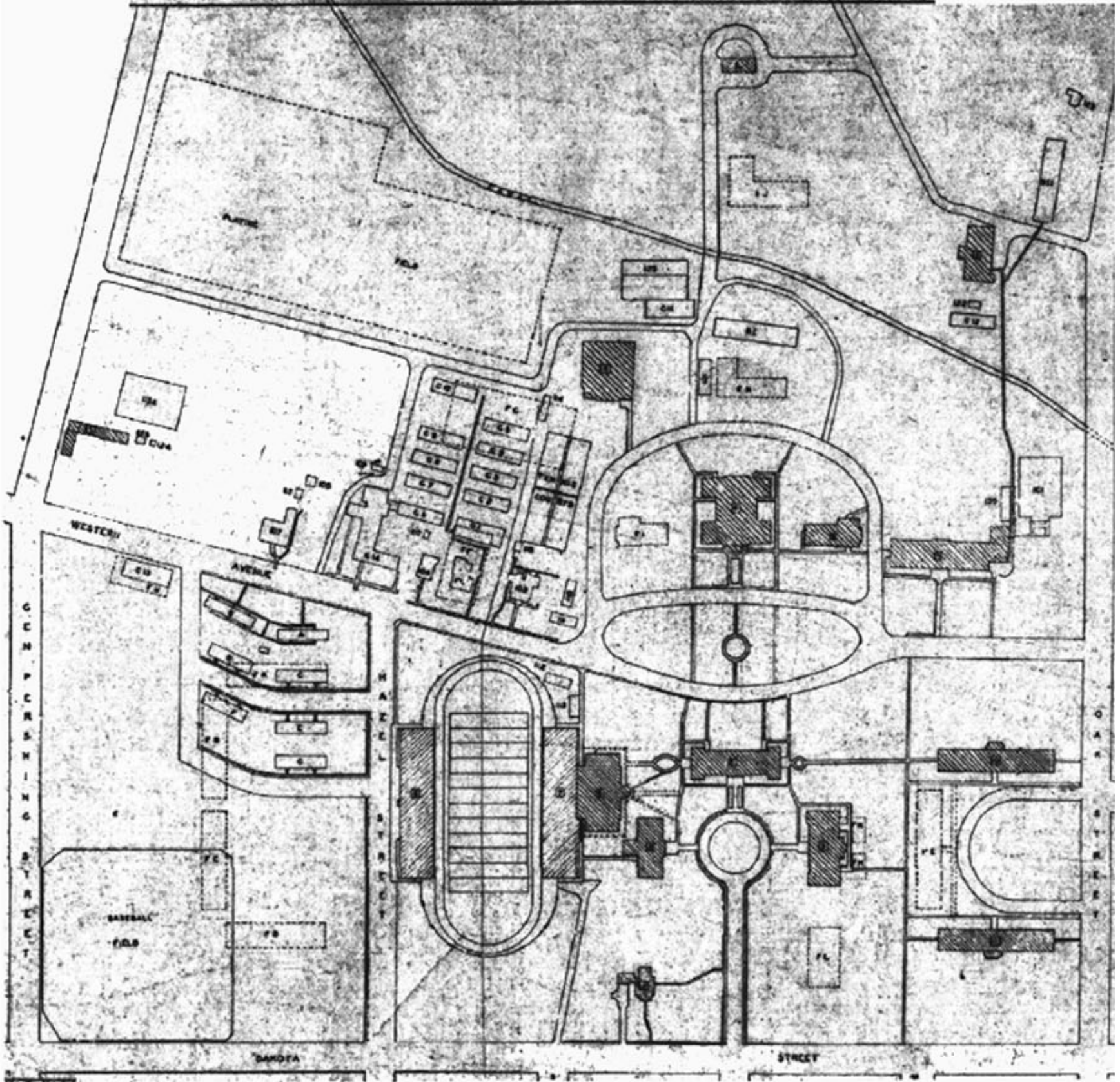
- FIGURE GROUND
- EXISTING VEGETATIVE COVER
- TOPOGRAPHY
- VISUAL ENVIRONMENT
- CIRCULATION
- UTILITIE
- ARCHITECTURAL INVENTORY
- CONTEXTUAL ESSAY
- LAND USE - SOUTHEASTERN CAMPUS
- LAND USE - ADJACENT AREA
- TRAFFIC
- PARKING
- PROPOSED CURRENT PROJECT
- URBAN SYSTEM
- CAMPUS PROFILE

IT WAS ALSO IMPORTANT FOR THE MASTER PLAN TEAM TO REVIEW THE HISTORY OF THE EXISTING CAMPUS PLAN. THE ORIGINAL CAMPUS CORE, THE AREA CURRENTLY REFERRED TO AS THE PINE STREET CIRCLE, WILL BE CITED A NUMBER OF TIMES IN THIS STUDY AS THE MOST PLEASING AREA ON CAMPUS BECAUSE OF ITS PROPORTION, SCALE, GEOMETRY AND THE APPROPRIATENE S OF THE ARCHITECTURE. INCLUDED IN THIS DOCUMENT IS THE 1949 CAMPUS PLAN WHICH SHOWS THE ORIGINAL CORE AND THE INITIAL EXPANSION WHICH WAS BASED ON THE ORIGINAL GEOMETRY. LAND USE MAPS OF THE CURRENT CAMPUS WILL IDENTIFY HOW THAT FORMAL GEOMETRY WAS LOST.



PHYSICAL ANALYSIS

CAMPUS PLAN SHOWING PROPOSED BUILDINGS



ORIGINAL CAMPUS GEOMETRY
1949 CAMPUS PLAN

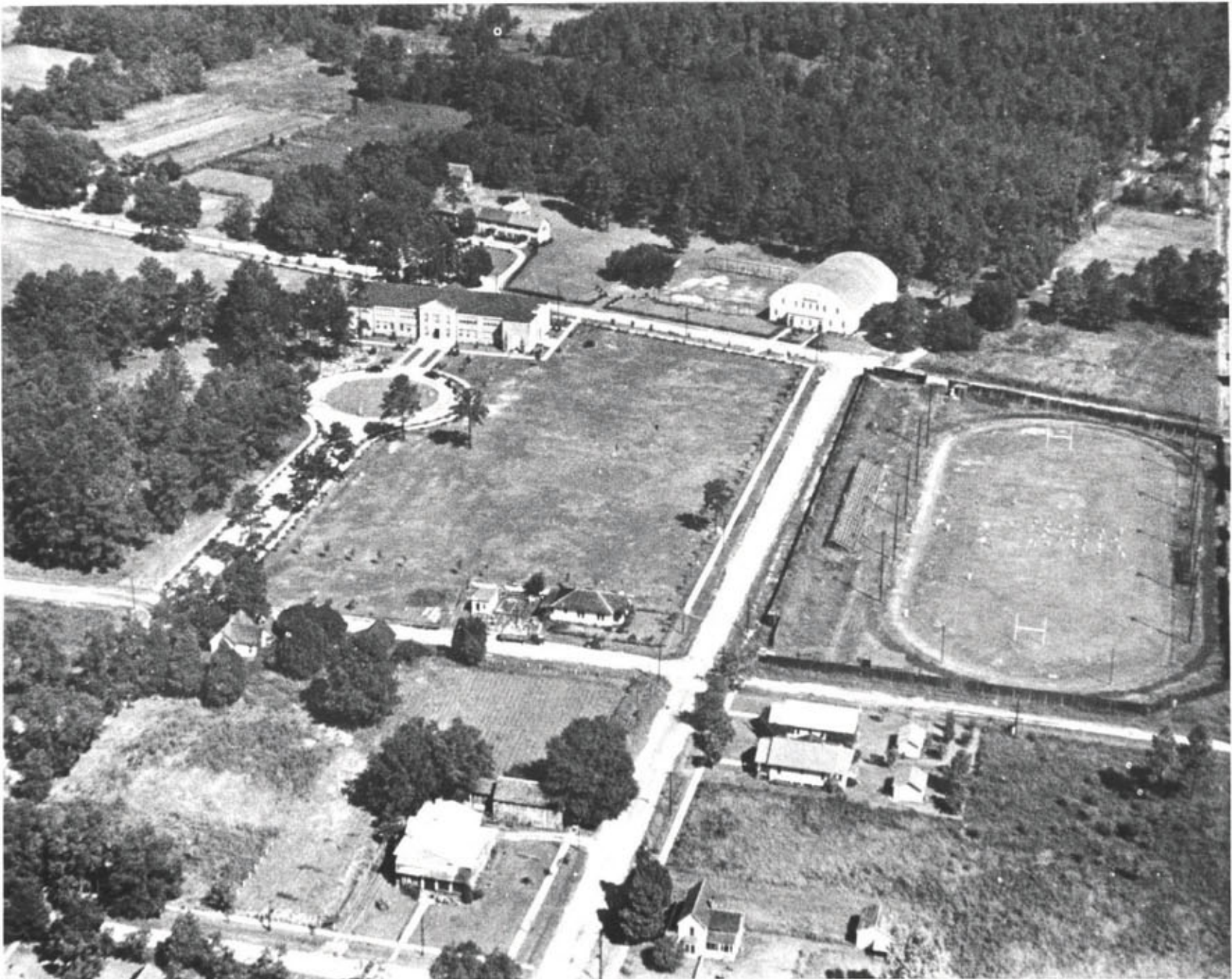


PHYSICAL ANALYSIS

4.2

FIGURE GROUND

THE FIGURE GROUND ANALYSIS IS INTENDED TO GAIN IN UNDERSTANDING OF THE GENERAL MASSING OF THE STRUCTURES OF THE SOUTHEASTERN CAMPUS. AS THE ANALYSIS SHOWS, THE ORIGINAL HISTORIC AREA OF THE CAMPUS, PINE STREET CIRCLE, IS COMPRISED OF BUILDING STRUCTURES OF LESS SIZE AND MASS THAN THAT OF THE CURRENT CENTRAL CAMPUS (D. VICKERS/LIBRARY). THIS AREA IS ALSO MUCH MORE DENSE IN ITS LAYOUT OF BUILDINGS PROBABLY DUE TO THE FACT THAT LARGE AREAS OF PARKING WERE NOT REQUIRED FOR THOSE STRUCTURES WHEN BUILT.



PHYSICAL ANALYSIS

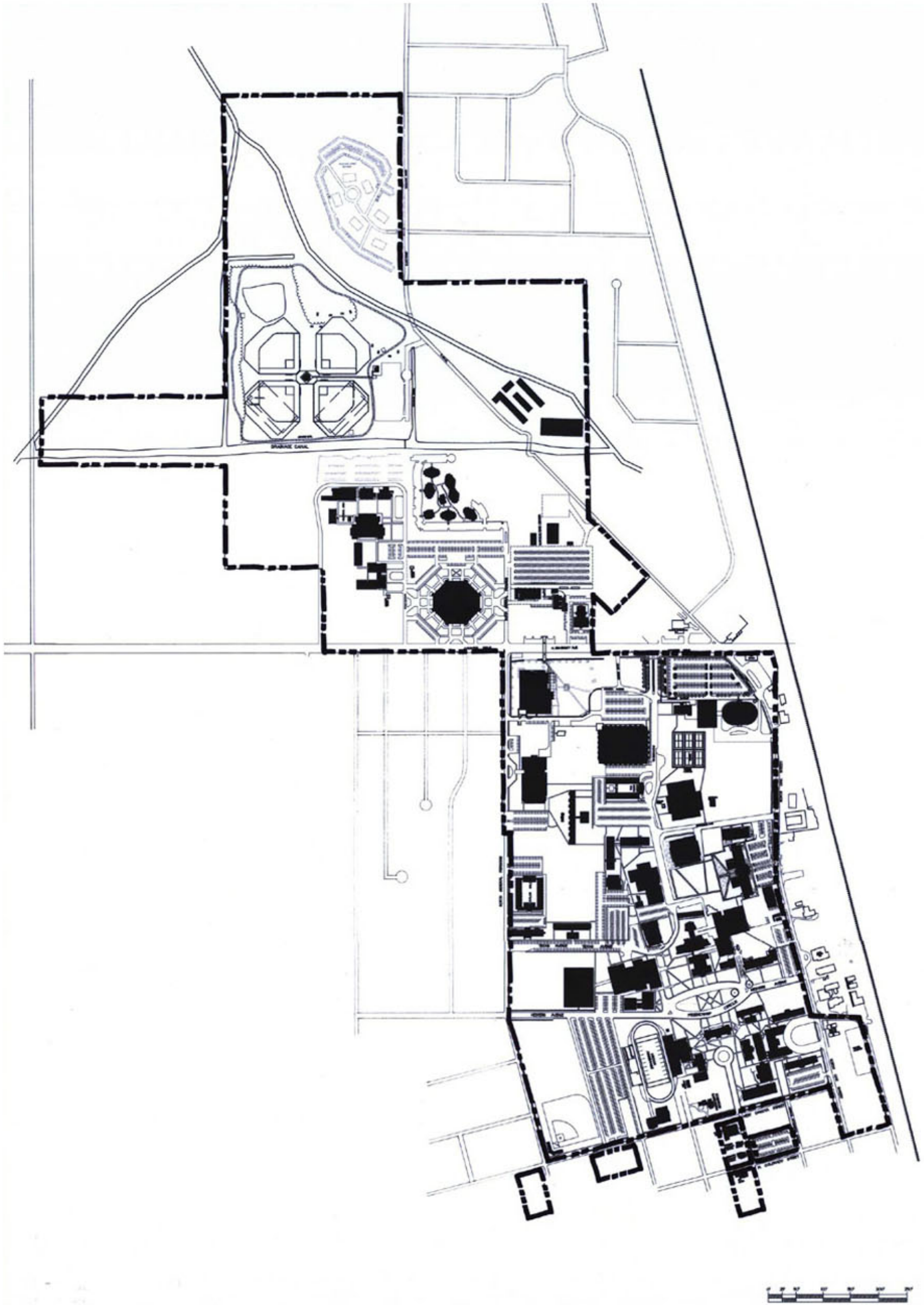


FIGURE GROUND



PHYSICAL ANALYSIS

4.3

EXISTING VEGETATION COVE

THE SOUTHEASTERN CAMPUS IS COMPRISED OF THREE PREDOMINANT SPECIES OF EXISTING TREE COVER. THE MOST PREDOMINANT SPECIES ON CAMPUS IS THAT OF THE *PINUS TAEDA/LOBLOLLY PINE*. THE TREE SPECIES WAS THE MAJOR TREE COVER OF THE CAMPUS EARLY IN ITS DEVELOPMENT. DUE TO THE EXPANSION OF THE CAMPUS, MUCH OF THE LOBLOLLY PINE HAS BEEN CUT AND REMOVED FROM THE SITE.

ANALYSIS OF AERIAL PHOTOGRAPHY INDICATES THAT THE PERIPHERY OF THE CAMPUS TO THE WEST AND SOUTH IS HEAVILY VEGETATED WITH LOBLOLLY PINE. THIS OCCURS IN ADJACENT RESIDENTIAL AREAS WHERE MUCH OF THE TREE COVER HAS BEEN PRESERVED. ALSO, THE HISTORIC CORE OF THE CAMPUS IS HEAVILY VEGETATED WITH TREES, PRIMARILY DUE TO THE SCALE AND MASSING OF THE BUILDINGS AND THE LACK OF LARGE PARKING AREAS IN THAT PORTION OF THE CAMPUS.

THOUGH THE MAJORITY OF THE CAMPUS HAS BEEN DENUDED OF SUBSTANTIAL TREE COVER, THE CAMPUS DOES HAVE LARGE STANDS OF LOBLOLLY PINE THAT SHOULD BE RETAINED, SINCE THIS TREE IS THE MAJOR LANDSCAPE IMAGE OF SOUTHEASTERN.

THE NEXT MOST PREDOMINANT TREE SPECIES IS *QUERCUS VIRGINIANA/SOUTHERN LIVE OAK*. THIS STATELY TREE, KNOWN FOR ITS BEAUTY AND LONG LIFE IS SCATTERED THROUGHOUT THE CAMPUS CORE. HOWEVER, LARGE SPECIMENS OF THIS SPECIES EXIST THROUGHOUT CAMPUS. THE MOST NOTABLE SPECIMEN BEING FRIENDSHIP OAK LOCATED IN FRIENDSHIP CIRCLE IN THE CENTER OF SOUTHEASTERN CAMPUS.

THE FINAL SPECIES THAT OCCURS THROUGHOUT THE SITE IS THAT OF *QUERCUS NIGRA/WATER OAK*. KNOWN LESS FOR ITS BEAUTY AND MORE FOR ITS PROBLEMS, THE WATER OAK IS STREWN THROUGHOUT THE SOUTHEASTERN CAMPUS. ALTHOUGH ITS LANDSCAPE VALUE IS FAR LESS THAN THAT OF THE LIVE OAK AND MOST OTHER OAKS, MANY NICE EXAMPLES OF THIS TREE SPECIES ARE FOUND THROUGHOUT THE CAMPUS. FUTURE LANDSCAPE PLANNING AND PLANTINGS SHOULD FOCUS ON LONG-TERM CARE AND MAINTENANCE OF THIS TREE SPECIES. A REFORESTATION PLAN SHOULD BE IMPLEMENTED SO WHEN WATER OAKS HAVE TO BE REMOVED, WHETHER FROM OLD AGE, DISEASE OR WIND DAMAGE, PROPER LONG-LIVED SPECIES ARE REPLANTED.

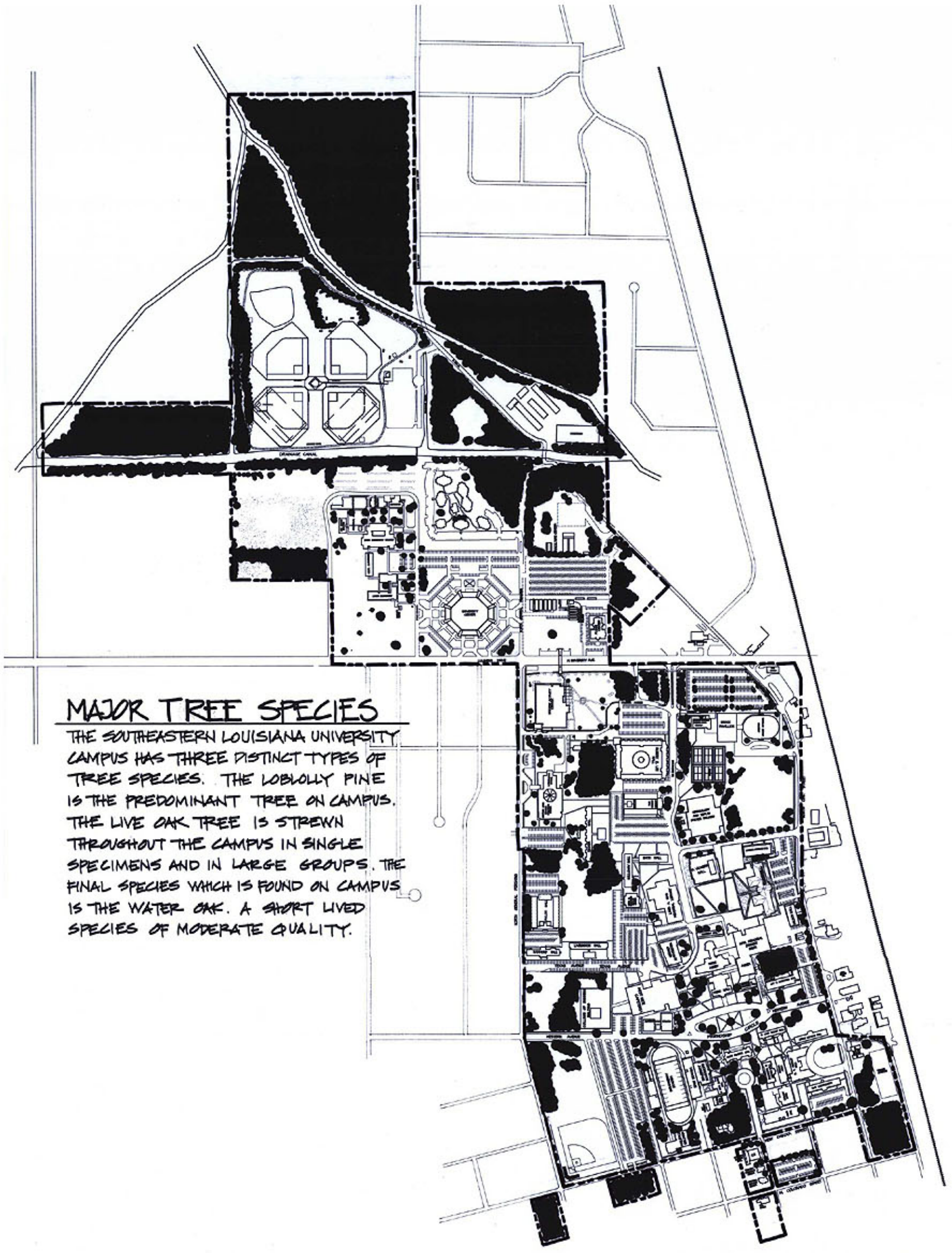


STUDENT GOVERNMENT PARK



MCCLIMANS HALL





MAJOR TREE SPECIES

THE SOUTHEASTERN LOUISIANA UNIVERSITY CAMPUS HAS THREE DISTINCT TYPES OF TREE SPECIES. THE LOBLOLLY PINE IS THE PREDOMINANT TREE ON CAMPUS. THE LIVE OAK TREE IS STREWN THROUGHOUT THE CAMPUS IN SINGLE SPECIMENS AND IN LARGE GROUPS. THE FINAL SPECIES WHICH IS FOUND ON CAMPUS IS THE WATER OAK. A SHORT LIVED SPECIES OF MODERATE QUALITY.

EXISTING VEGETATION COVER



PHYSICAL ANALYSIS

4.4

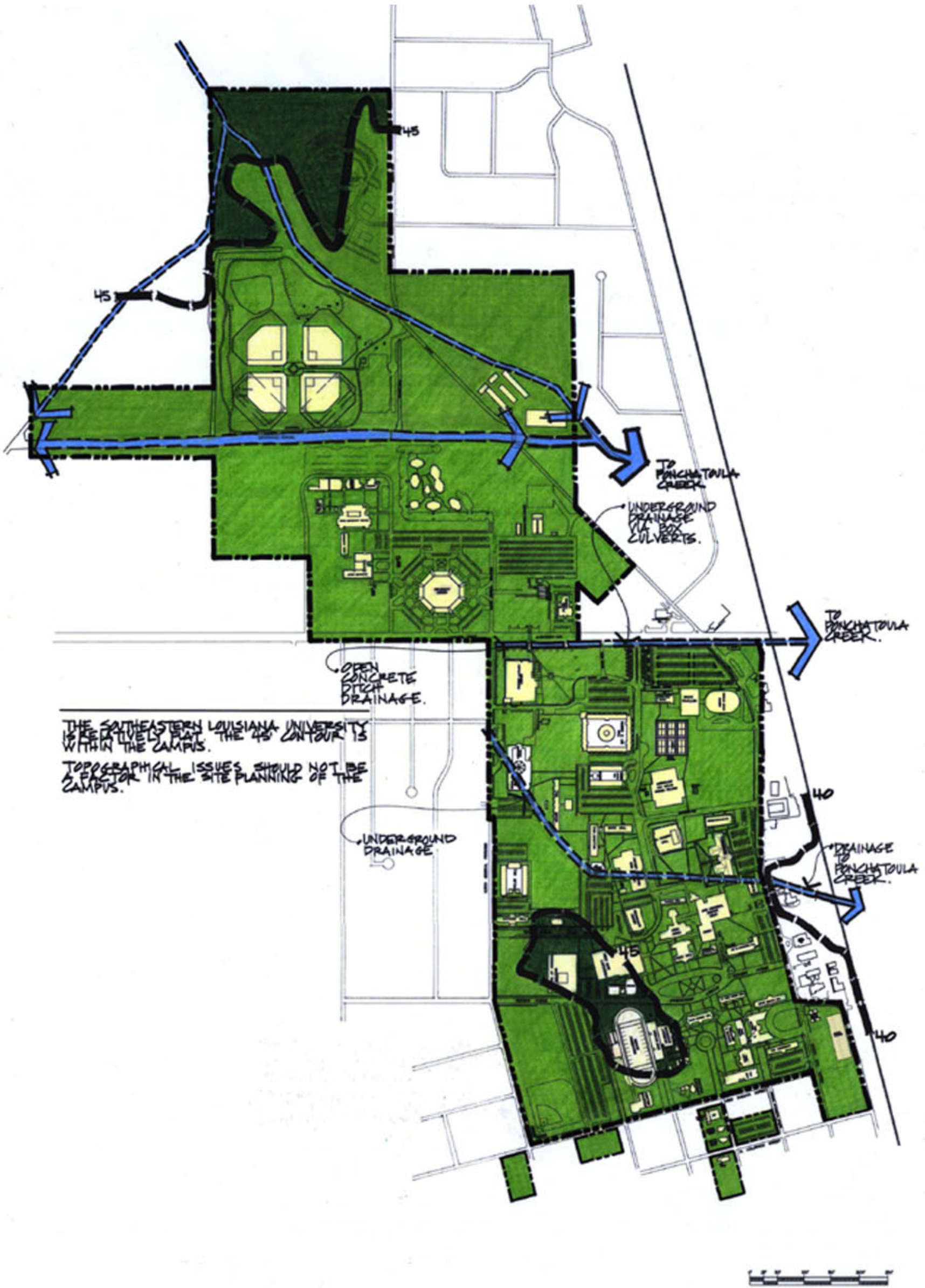
TOPOGRAPHY

THE TOPOGRAPHY, OR THE CHANGE IN GRADE FROM ONE END OF THE SOUTHEASTERN CAMPUS TO THE OTHER IS MINIMAL. REVIEW OF UNITED STATES GEOLOGICAL SURVEY DATA INDICATES THAT THE CAMPUS IS RELATIVELY FLAT. THE 45' CONTOUR EXISTS IN THE AREA OF THE FOOTBALL STADIUM AND ORIGINAL CAMPUS CORE AND OVER TO THE COLLEGE OF BUSINESS (OLD LIBRARY). THE 40' CONTOUR IS NOTED ALONG THE EASTERN SIDE OF THE CAMPUS ALONG THE DRAINAGE DITCH EXITING THE CAMPUS FLOWING EAST TO THE RAILROAD TRACKS AND THEN ON TO PONCHATOULA CREEK TO THE EAST.

TOPOGRAPHY WILL NOT LIMIT ANY DEVELOPMENT OF THE SOUTHEASTERN CAMPUS.



PHYSICAL ANALYSIS



THE SOUTHEASTERN LOUISIANA UNIVERSITY IS RELATIVELY FLAT. THE 45' CONTOUR IS WITHIN THE CAMPUS. TOPOGRAPHICAL ISSUES SHOULD NOT BE A FACTOR IN THE SITE PLANNING OF THE CAMPUS.

TOPOGRAPHY



PHYSICAL ANALYSIS

4.5

VISUAL ENVIRONMENT

THE VISUAL ENVIRONMENT ANALYSIS IS INTENDED TO QUALIFY THE VISUAL EXPERIENCES, WHETHER THEY ARE GOOD OR BAD ON THE SOUTHEASTERN CAMPUS. THE VISUAL ENVIRONMENT TAKES INTO ACCOUNT ALL OF THE VISUAL ASPECTS OF A PLACE, WHETHER IT IS ARCHITECTURE, LANDSCAPE, UTILITIES, PARKING, ETC. AND TRIES TO UNDERSTAND WHY A PARTICULAR PLACE IS OF HIGH OR LOW VISUAL QUALITY.

IN THE ANALYSIS, THE AREA OF HIGHEST VISUAL QUALITY IS THAT PORTION OF THE CAMPUS THAT IS THE OLDEST, THE HISTORIC CORE (PINE STREET CIRCLE). BECAUSE OF THE SCALE OF THE SPACES, THE UNIQUE AND COMPLIMENTARY ARCHITECTURAL STYLES, THE STRONG FORMALITY OF THE PLAN ALONG WITH THE HEAVILY SHADED AND TREADED SPACES, MAKES THIS AN ENVIRONMENT OF COMFORT AND HIGH VISUAL QUALITY. THE LACK OF LARGE EXPANSES OF PARKING ALSO CONTRIBUTES TO THE IMAGE OF THIS AREA.

AS THE COLLEGE EXPANDED NORTH, THE SCALE INCREASED, THE FORMAL PLAN WAS ABANDONED, THE CONTINUITY OF ARCHITECTURAL STYLES WAS LOST, TREES WERE HARVESTED AND NONE REPLANTED TO MAKE EXPANSION POSSIBLE, AND WITH THE INTRODUCTION OF THE AUTOMOBILE CAME THE NEED TO CREATE LARGE EXPANSES OF PARKING. WITH ALL OF THIS UNPLANNED GROWTH AND EXPANSION, THE CREATION OF VISUALLY STIMULATING SPACES AND PLACES WAS LOST.

AS THE ANALYSIS INDICATES, AS ONE MOVES NORTH FROM THE HISTORIC CORE OF THE UNIVERSITY, THE VISUAL ENVIRONMENT BECOMES LESS AND LESS ONE OF QUALITY TO A POINT OF VISUAL CHAOS AND DISJOINTED FUNCTIONALITY.

THE ANALYSIS ALSO IDENTIFIED THE "EDGE" OF THE CAMPUS AS AN IMPORTANT IMAGE AREA, AND HOW IMPORTANT THE VISUAL QUALITY OF THESE AREAS OF THE CAMPUS NEED TO BE. THE EDGES WERE IDENTIFIED IN THREE CATEGORIES:

- THE NEIGHBORHOOD (GENERAL PERSHING, DAKOTA)
MAIN STREET (NORTH OAK STREET)
THE AVENUE (UNIVERSITY AVENUE)

FUTURE PLANNING SHOULD ADDRESS THE SCALE OF EACH EDGE AS AN IDENTIFYING ELEMENT OF THE VISUAL ENVIRONMENT OF SOUTHEASTERN.

NOTE: THIS PHYSICAL ANALYSIS REPRESENTS THE MASTER PLAN TEAM'S INITIAL CONCEPTUAL IN-PROCESS THOUGHTS. THE AREAS NOTED ABOVE AS "EDGES" SHOULD NOT BE CONFUSED WITH THE DISTRICTS DEVELOPED DURING THE FINAL STAGES OF THE MASTER PLAN PROCESS.



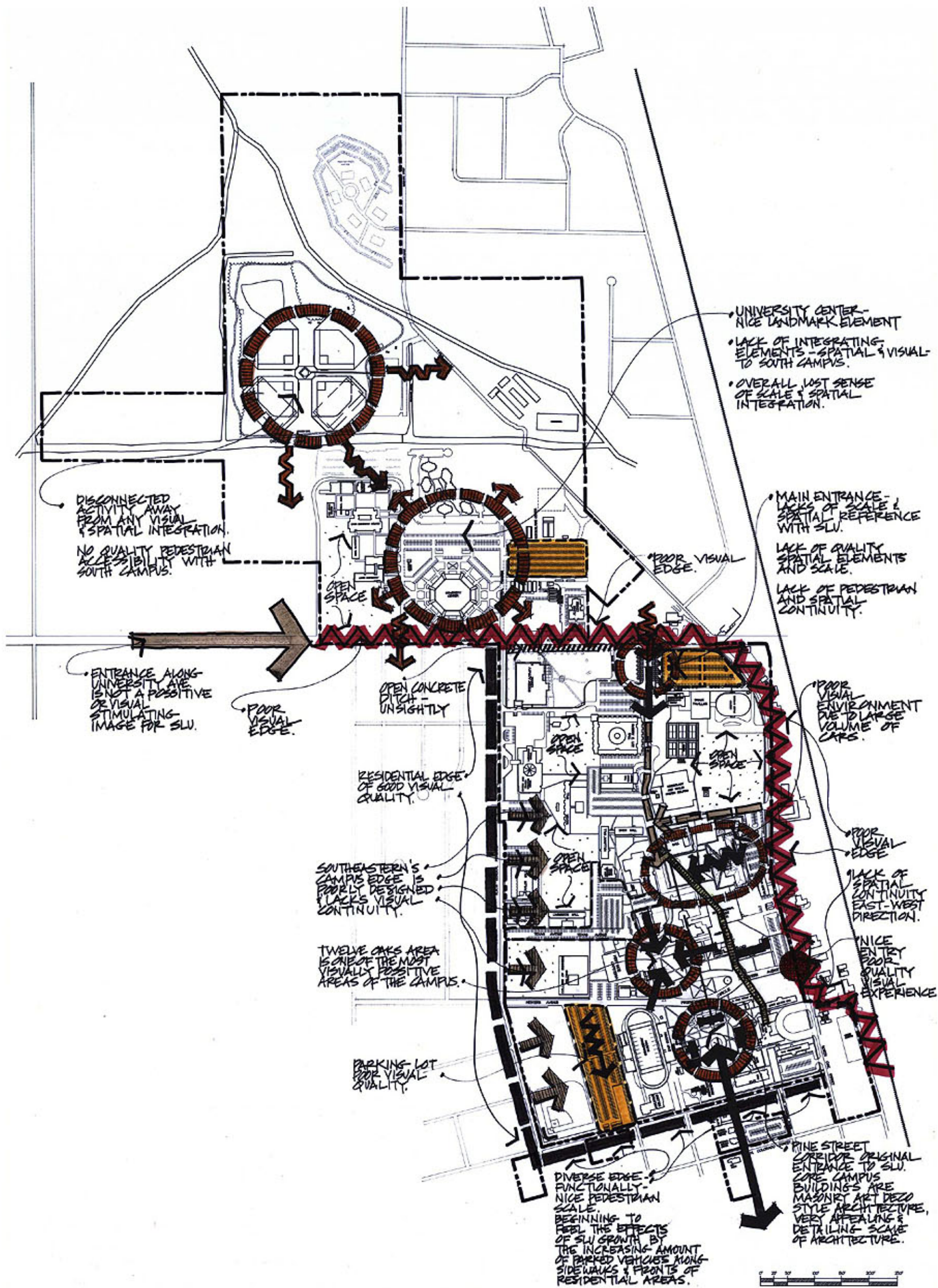
VISUAL ARTS OPEN SPACE



MCCLIMANS HALL NORTH OAK STREET "EDGE"



PHYSICAL ANALYSIS



VISUAL ENVIRONMENT



PHYSICAL ANALYSIS

4.6

CIRCULATION

WITH A CAMPUS STUDENT POPULATION EXCEEDING 15,000 PLUS STAFF AND SERVICE PERSONNEL, THE SOUTHEASTERN CAMPUS IS AT MANY TIMES OF THE DAY, TEAMING WITH VEHICLES AND PEDESTRIANS MOVING THROUGHOUT THE CAMPUS IN AN INTRICATE NETWORK OF STREETS AND SIDEWALKS. BUT AS ONE STUDIES THE LAYOUT OF THESE TWO CIRCULATION PATHS, IT IS EVIDENT THAT THE NETWORK SUPPORTING PEDESTRIAN AND VEHICULAR CIRCULATION IS A POORLY ORGANIZED SYSTEM THAT, THROUGH ITS DISJOINTED ARRANGEMENT, PROMOTES A MULTITUDE OF PEDESTRIAN AND VEHICULAR CONFLICTS.

THE CIRCULATION ANALYSIS FOCUSED ON THESE TWO MAJOR MODES OF CIRCULATION IN AND AROUND THE SOUTHEASTERN CAMPUS. THE INTENT OF THE ANALYSIS WAS TO DETERMINE AND DOCUMENT THOSE CIRCULATION PATHS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC AND TO DOCUMENT THE CONFLICT AREAS THAT EXIST ON THE CAMPUS.

PEDESTRIAN

THE PEDESTRIAN CIRCULATION SYSTEM ON THE SOUTHEASTERN CAMPUS IS A MYRIAD OF SIDEWALKS THAT CRISSCROSS THE CAMPUS IN AN ILL-DEFINED AND ILLOGICAL NETWORK. THE NETWORK OF EXISTING SIDEWALKS, COUPLED WITH THE AMOUNT OF INTERIOR PARKING AND VEHICULAR CIRCULATION, CREATE NUMEROUS CONFLICT AREAS THROUGHOUT THE CAMPUS.

MOST NOTABLE ARE THE CONSTANT CONFLICTS THAT OCCUR BETWEEN THE STUDENT UNION AND THE FLOW OF STUDENTS TO D. VICKERS. AT ANY TIME OF THE DAY, ESPECIALLY AT CLASS CHANGE TIMES, THERE CAN BE HUNDREDS OF STUDENTS MOVING ALONG THIS ROUTE DODGING VEHICLES AS THEY TRY TO MAKE THEIR WAY TO CLASS OR OUT OF THE CAMPUS.

VEHICULAR

THE VEHICULAR CIRCULATION SYSTEM ON THE SOUTHEASTERN CAMPUS IS MUCH LIKE THAT OF THE PEDESTRIAN SYSTEM AND THEREIN LIES THE PROBLEM. THE TWO SYSTEMS ARE SO MUCH ALIKE IN THEIR LAYOUT THAT CONFLICTS ARE INHERENT WITHIN THE NETWORK.

THE CURRENT MIND-SET OF STUDENTS IS TO DRIVE AND PARK NEAR THEIR CLASSES REGARDLESS OF THE EFFORT REQUIRED TO FIND PARKING OR THE ALTERNATIVE OF WALKING TO CLASS.

THE CAMPUS IS NETWORKED WITH A SYSTEM OF INTERIOR STREETS AND PARKING LOTS THAT, IN THEMSELVES, CREATE VEHICULAR CONGESTION. TRAFFIC CAN BE DELAYED FOR AS MUCH AS FIFTEEN MINUTES AS VEHICLES TRY TO EXIT THESE INTERIOR STREETS AND PARKING LOTS. THE MOST NOTABLE AREA OF CONGESTION IS NORTH OAK STREET WHERE VEHICLES ARE EXITING OUT OF THE CAMPUS. NORTH OAK, A TWO-LANE STREET, IS HEAVILY CONGESTED PRIMARILY AROUND CLASS CHANGE TIME, WITH DELAYS AS LONG AS TWENTY MINUTES IN SOME CASE.



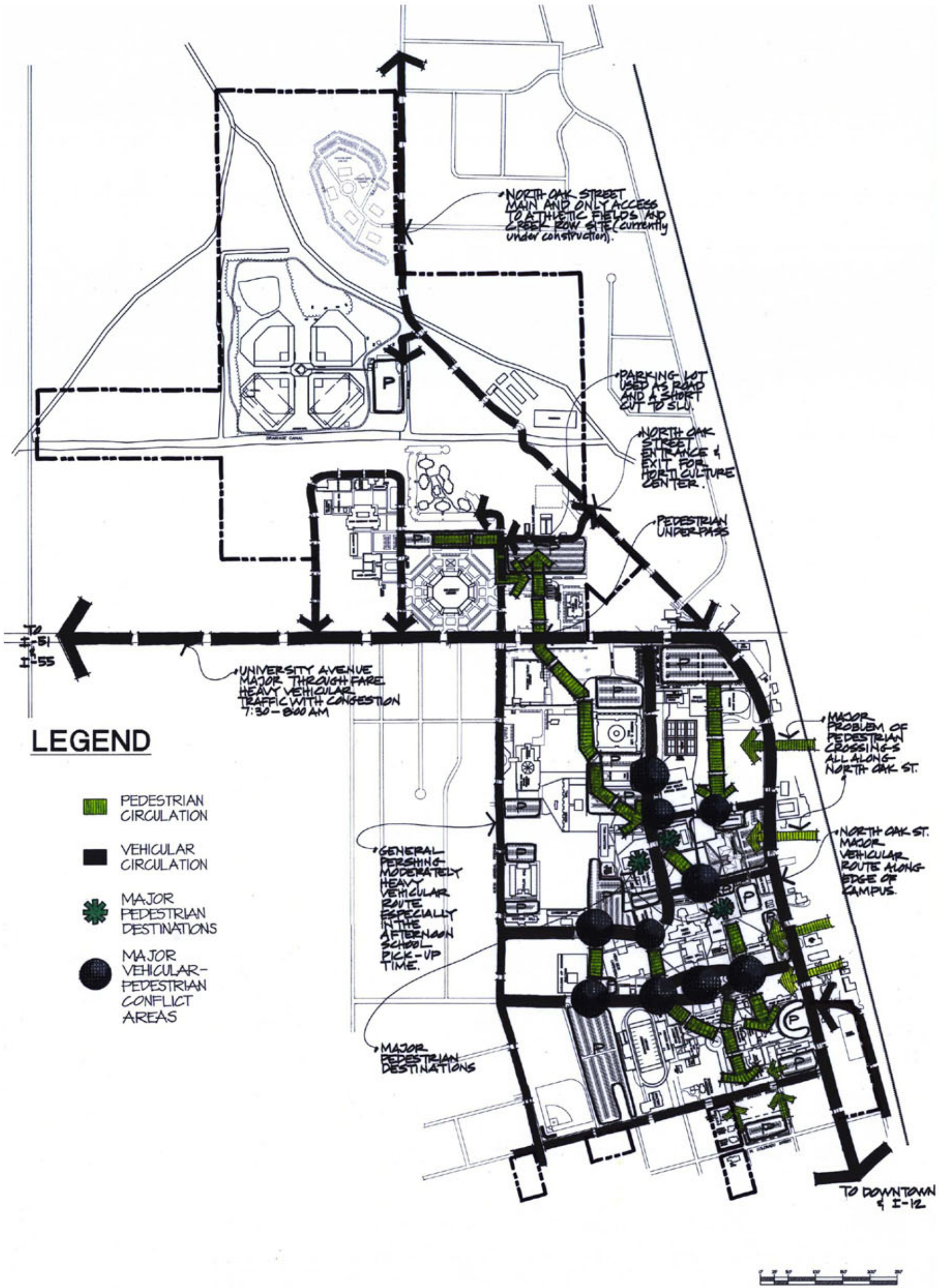
PEDESTRIAN CIRCULATION (FRIENDSHIP CIRCLE)



PEDESTRIAN / VEHICULAR CIRCULATION (STUDENT UNION / D. VICKERS)



PHYSICAL ANALYSIS



CIRCULATION



PHYSICAL ANALYSIS

4.7

UTILITIES

AS WITH CAMPUS CIRCULATION ROUTES, THE SOUTHEASTERN CAMPUS IS TRAVERSED BY A COMPLEX NETWORK OF UNDERGROUND UTILITIES. AS THE CAMPUS HAS EXPANDED, SO HAS THE INFRASTRUCTURE TO SUPPORT IT. A RECENT UTILITY SURVEY WAS CONDUCTED BY SOUTHEASTERN TO DETERMINE THE LOCATION AND TYPES OF UTILITIES SERVICING THE CAMPUS. THE SURVEY NOTED MOST OF THE KNOWN UTILITY NETWORK AND PROVIDES A VALUABLE RESOURCE FOR THIS PLANNING EFFORT.

OF PARTICULAR INTEREST FOR THIS ANALYSIS WAS THE LOCATION AND ROUTING OF THE SANITARY AND STORM SEWER AND ELECTRICAL SERVICE. THESE UTILITY ITEMS ARE OF CONCERN DUE TO THE MAJOR COST REQUIRED IN THE RELOCATION OF THESE SERVICES AS WELL AS DISRUPTION THAT RELOCATION MAY HAVE ON A PARTICULAR AREA OF CAMPUS.

AS THE ANALYSIS DRAWING INDICATES, ALL EXISTING BUILDINGS ON THE CAMPUS ARE CONNECTED DIRECTLY TO THE SANITARY SEWER AND ELECTRICAL SERVICE SYSTEM.

THE CURRENT STORM SEWER SYSTEM DRAINS MOST OF THE CAMPUS VIA CURB INLETS AND CATCH BASINS IN ROADS, PARKING LOTS AND OPEN SPACES TO MAJOR UNDERGROUND BOX CULVERTS ALONG THE NORTHERN EDGE OF CAMPUS AND ONE BISECTING THE CAMPUS FROM THE NORTHWEST TO THE SOUTHEAST UNDER THE CURRENT LIBRARY TO ITS OUTFLOW UNDER NORTH OAK STREET.

IT WAS NOTED THAT MANY UTILITIES WERE ALSO POORLY SITED WITHIN THE CAMPUS. IT SHOULD BE THE POLICY OF THE UNIVERSITY TO SITE UTILITY SERVICES IN AREAS WITH THE LEAST AMOUNT OF VISUAL IMPACT AS POSSIBLE. ALL ABANDONED UTILITY SERVICES SHOULD BE IDENTIFIED AND REMOVED AS PART OF A CAMPUS WIDE CLEAN-UP EFFORT.

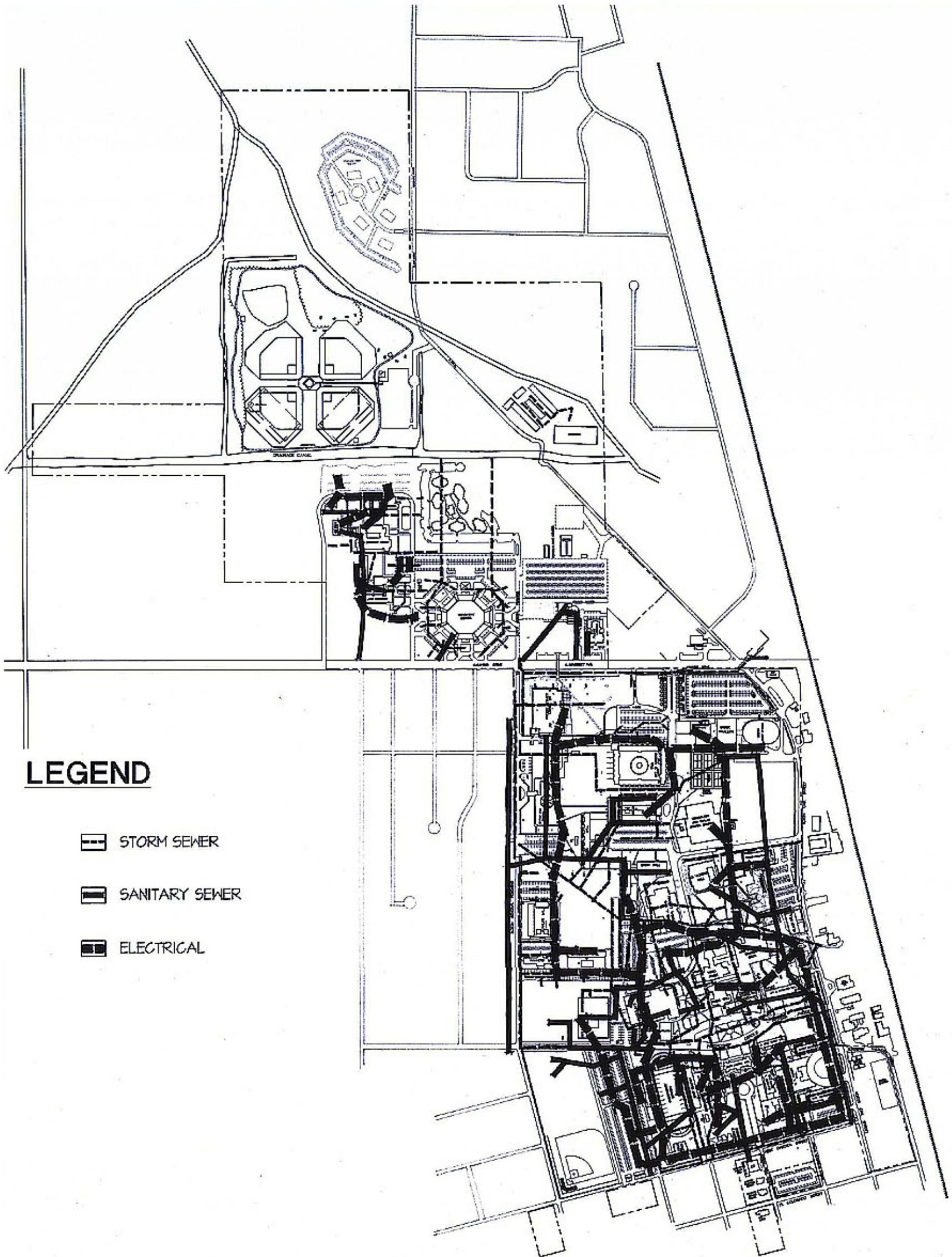


McGehee Hall



McKneely Hall





LEGEND

-  STORM SEWER
-  SANITARY SEWER
-  ELECTRICAL



UTILITIES



PHYSICAL ANALYSIS

4.8

ARCHITECTURAL INVENTORY

SOUTHEASTERN LOUISIANA UNIVERSITY HAS APPROXIMATELY 59 MAIN BUILDINGS. THE MAJORITY OF THESE BUILDINGS, ABOUT 75%, ARE LOCATED ON THE SOUTHERN SIDE OF CAMPUS (SOUTH OF UNIVERSITY AVENUE). THE REMAINING 25% ARE LOCATED ON THE NORTHERN SIDE OF THE CAMPUS.

SEVERAL OF THE ACADEMIC BUILDINGS WERE BUILT DURING THE 1940'S AND 50'S. THE LAYOUT OF THESE BUILDINGS CORRESPONDED TO AN ORGANIZED PATTERN OF DESIGN LOST ALMOST COMPLETELY AFTER THE 1950'S.

MOST OF THESE BUILDINGS FOLLOWED THE ARCHITECTURAL TRENDS OF THE TIMES, MOSTLY "ART DECO". DURING THE 1960'S, DUE TO THE INCREASE OF THE STUDENT POPULATION, AND THE DEMAND OF NEW FACILITIES, THE UNIVERSITY BEGAN DEVELOPING DORMITORIES AND MORE ACADEMIC BUILDINGS. THE ARCHITECTURE USED FOR THESE BUILDINGS, AS WELL AS FOR THE MAJORITY OF BUILDINGS BUILT SINCE THEN, DID NOT FOLLOW ANY SPECIFIC TREND, OR STYLE USED IN PRIOR CAMPUS CONSTRUCTION.

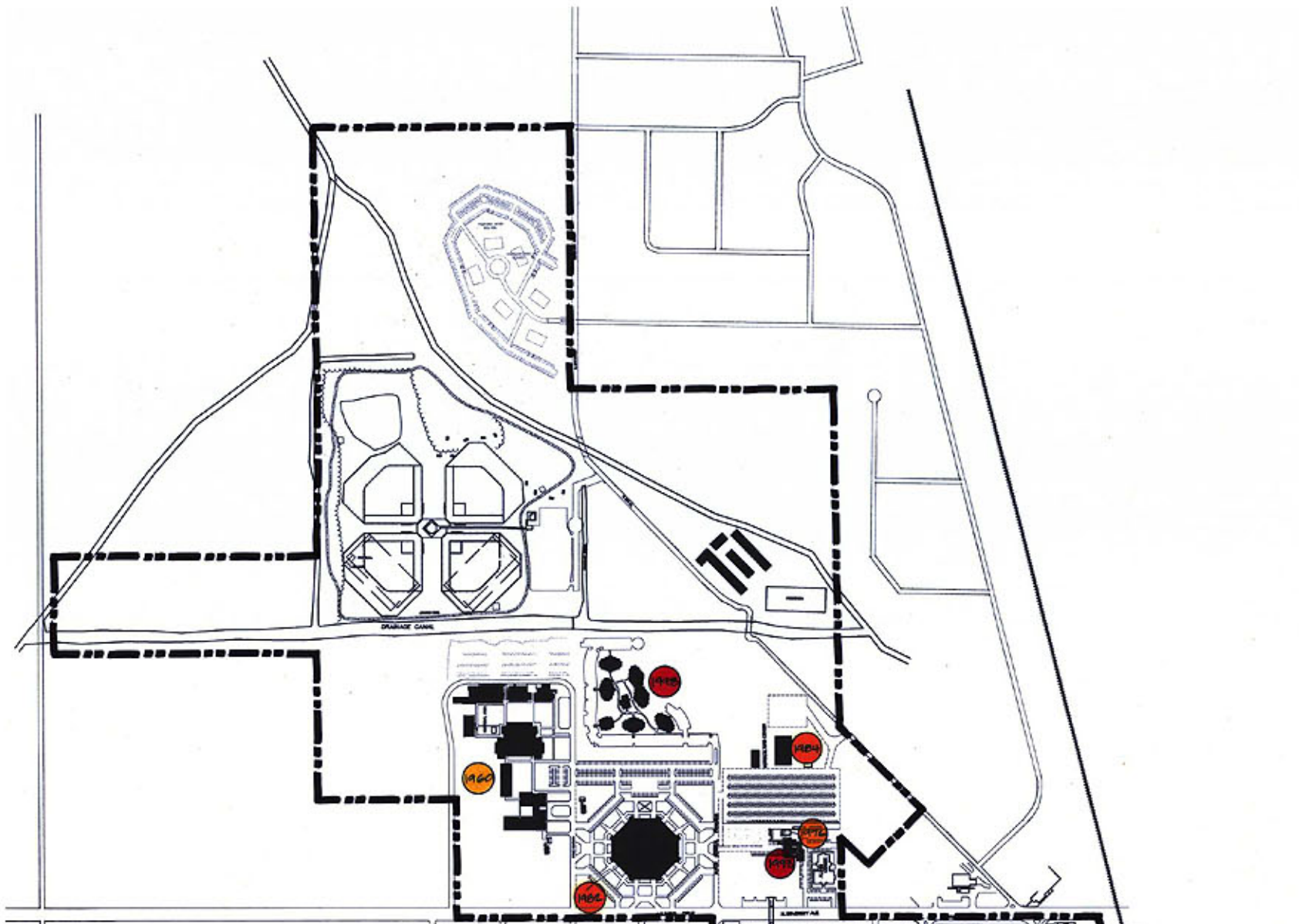


CLARK HALL

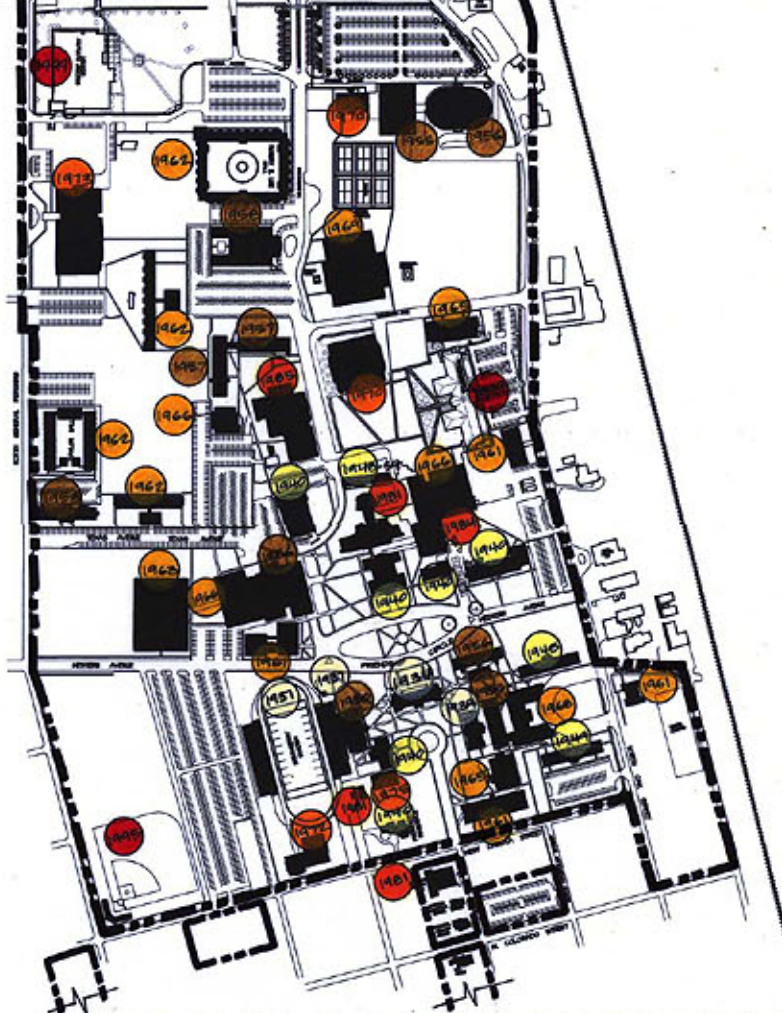


POTTLE HALL





BUILDING	YEAR	RENOV.	STYLE	FUNCTION	G-SF (0)
LIVINS MC GIBBIE	1934		NEOCLASSICAL	INSTITUTE RESEARCH + TECH	19,464
STRAWBERRY STAD.	1937			FOOTBALL + TRACK	29,259
EAST STADIUM	1937	1966		ADM. OFF. + ART	32,174
MEADES HALL	1939		ART DECO	BIOLOGICAL + CHEM. + PHYS.	10,926
MC CLIMANS HALL	1940		ART DECO	COMPUTING SERV.	26,570
CAMPBELL HALL	1940		ART DECO	SPECIAL EDUCATION	11,190
J. LEON CLARK HALL	1940	1975	ART DECO	VISUAL ARTS	15,697
RECREATIONAL CTR.	1940	1984	ART DECO	KINESIOLOGY + HEALTH	17,783
RALPH R. POTTER	1940	1967	ART DECO	DEPT. OF MUSIC	22,140
PRESIDENCE RES.	1940	1979	ART DECO		
MC KNEELY HALL	1948-59	1985		FACILITY PLANNING	15,205
MIMS HALL	1948	1990		NURSING + MATH + COMP.	21,510
SOUTHEASTERN HALL	1949	1974		TEACHER OFFICES	21,510
SCIENCE ANNEX	1950	1972		BIOLOGICAL + CHEM. + PHYS.	20,079
UNIV. BACKSTORE	1950			BACKSTORE	24,066
STACK PAVILION	1955				27,300
TINSLEY HALL	1956			DEVELOPMENT EDUC.	17,166
TINSLEY ANNEX	1956				2,395
CERVALI COLISEUM	1956			AGRICULT. + EVENTS	35,044
EASTSIDE CAFET.	1956	1977		EVENTS ORG./PRES. OFF.	44,935
SMITH HALL	1957	1977		COED HOUSING	19,475
HOLLOWAY HALL	1957			COED HOUSING	16,195
CARTER-HARRIS	1958	1976		PANHellenic RES.	19,895
HAMMOND HALL	1958	1974		MEN'S HOUSING	20,187
N. CAMPUS COMPLEX	1960				
WHITE HALL	1961			HOME ECON. LANG. + PHYS.	32,024
WILSON HALL	1961			DEPT. BIOL. SCIENCES	4,145
ADMINIST. BLDG.	1961			ADMINISTRATIVE OFF.	16,342
CHILD DEVELOP. CTR.	1961			SPECIAL EDUC.	4,217
GARRET HALL	1963	1996		COLLEGE OF BUS.	50,217
TUCKER HALL	1962			MEN'S HOUSING	37,504
LIVINGSTON HALL	1962			MEN'S HOUSING	36,016
LEE HALL	1962	1964		WOMEN'S HOUSING	118,689
TAYLOR HALL	1962			COED HOUSING	62,450
BIOLOGY BLDG.	1965			BIOL. SCIENCES	22,942
ANZALONE HALL	1965			INDUSTRIAL TECH	25,788
V.T. HEALTH CTR.	1966			HEALTH CENTER	7,760
W.M. STUDENT UNION	1966			STUDENT AFFAIRS	59,049
WESTSIDE CAFET.	1966			CAFETERIA	64,935
PURSBLY HALL	1968	1996		CHEMISTRY + PHYS.	35,481
KINESIOLOGY + HEALTH	1969			KINESIOLOGY + HEALTH	55,306
VICKERS HALL	1970			COLLEGE OF ARTS + SCIEN.	77,660
VISITORS INFO HOUSE	1970			OFFICE + PARKING FEED	7,583
ATHLETIC BLDG.	1972			ATHLETICS	26,995
CARE THEAT. EDUC.	1973			COLLEGE OF EDUCATION	93,123
CLARK HALL ANNEX	1975			VISUAL ARTS + PSYCH.	5,341
TELECOMM. BLDG.	1976			N. CAMPUS COMMUN.	905
MUSIC ANNEX	1981			DEPT. OF MUSIC	34,767
MUSIC RECIAT. HALL	1981			DEPT. OF MUSIC	3,515
C. NEWMAN HALL	1981			COED HOURS PROG.	23,632
UNIVERSITY CTR.	1982			ADMINIT. + ATHLETICS	20,041
STUDENT UNION ANNEX	1984			STUDENT AFFAIRS	27,890
AGRICULTURE CTR.	1984			BIOLOGICAL SCIENCES	3,131



BUILDING	YEAR	RENOV.	STYLE	FUNCTION	G-SF (0)
ART FOUNDRY	1981				1,000
SIMS MEM. LIBRARY	1985				143,244
N. CAMPUS OFF. 1-5	1993		TRAYLER		3,900
BASEBALL STAD.	1995				
SOUTHEASTERN ONS	1998				121,095

NOTE: (0) INFORMATION PROVIDED BY SLU/FACILITY PLANNING. IT NEEDS TO BE REVISED AND UPDATED.

ARCHITECTURAL INVENTORY



PHYSICAL ANALYSIS

4.9

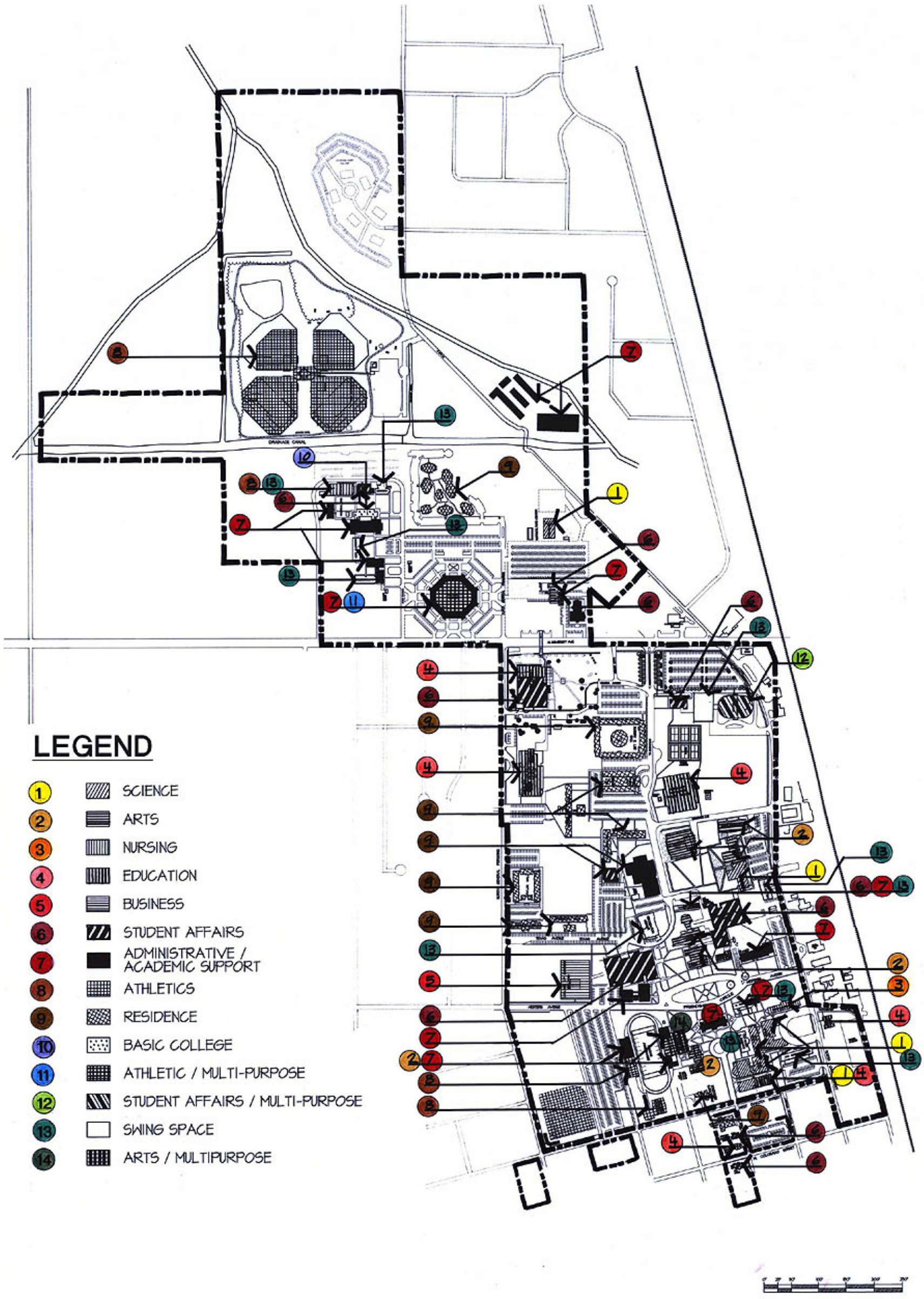
LAND USE

THIS STUDY HAS BEEN BROKEN INTO TWO DRAWINGS; 1) LAND USE - SOUTHEASTERN CAMPUS AND 2) LAND USE - ADJACENT AREAS. THIS WAS DONE SO THE DYNAMIC OF EACH COULD BE STUDIED BETTER. THE MAJORITY OF SOUTHEASTERN CAMPUS IS COMPOSED OF INSTITUTIONAL BUILDINGS THAT HOUSE VARIOUS ACTIVITIES FROM ACADEMIC AFFAIRS TO ADMINISTRATIVE. THERE ARE OTHER CATEGORIES OF LAND USES SUCH AS RESIDENTIAL, RECREATIONAL, ASSEMBLY, SERVICE, AND SUPPORT, AS WELL AS SOME COMMERCIAL USES IN THE CAMPUS PERIMETER. ALSO, SOME AREAS ARE CURRENTLY NOTED AS "SWING" SPACE. THESE ARE BUILDINGS OR SPACES WHOSE FUNCTION IS CURRENTLY UNDEFINED.

THE VARIOUS LAND USES ON THE CAMPUS DO NOT PRESENT A PLANNED STRUCTURE. THE RELATIONSHIP AMONG THE VARIOUS LAND USES REPRESENT A PROGRESSIVE GROWTH THROUGH TIME, WHERE DIFFERENT FUNCTIONS WERE LOCATED ACCORDING TO SPACE AVAILABILITY, AND NOT TO INTER-RELATIONSHIP OF VARIOUS USES AND FUNCTIONALITY.

THE LAND USE OF THE AREA IMMEDIATELY ADJACENT TO THE SOUTHEASTERN CAMPUS CAN BE CATEGORIZED INTO FIVE GROUPS; 1) RESIDENTIAL, 2) UNDEVELOPED AREAS, 3) COMMERCIAL, 4) RECREATIONAL AND 5) RELIGIOUS. THE CAMPUS IS NESTLED IN A RESIDENTIAL AREA WITH SOME COMMERCIAL AREAS OCCURRING ALONG UNIVERSITY AVENUE AND NORTH OAK STREET. THE NORTH SECTION OF CAMPUS IS SURROUNDED PRIMARILY BY RESIDENTIAL AND UNDEVELOPED AREA.





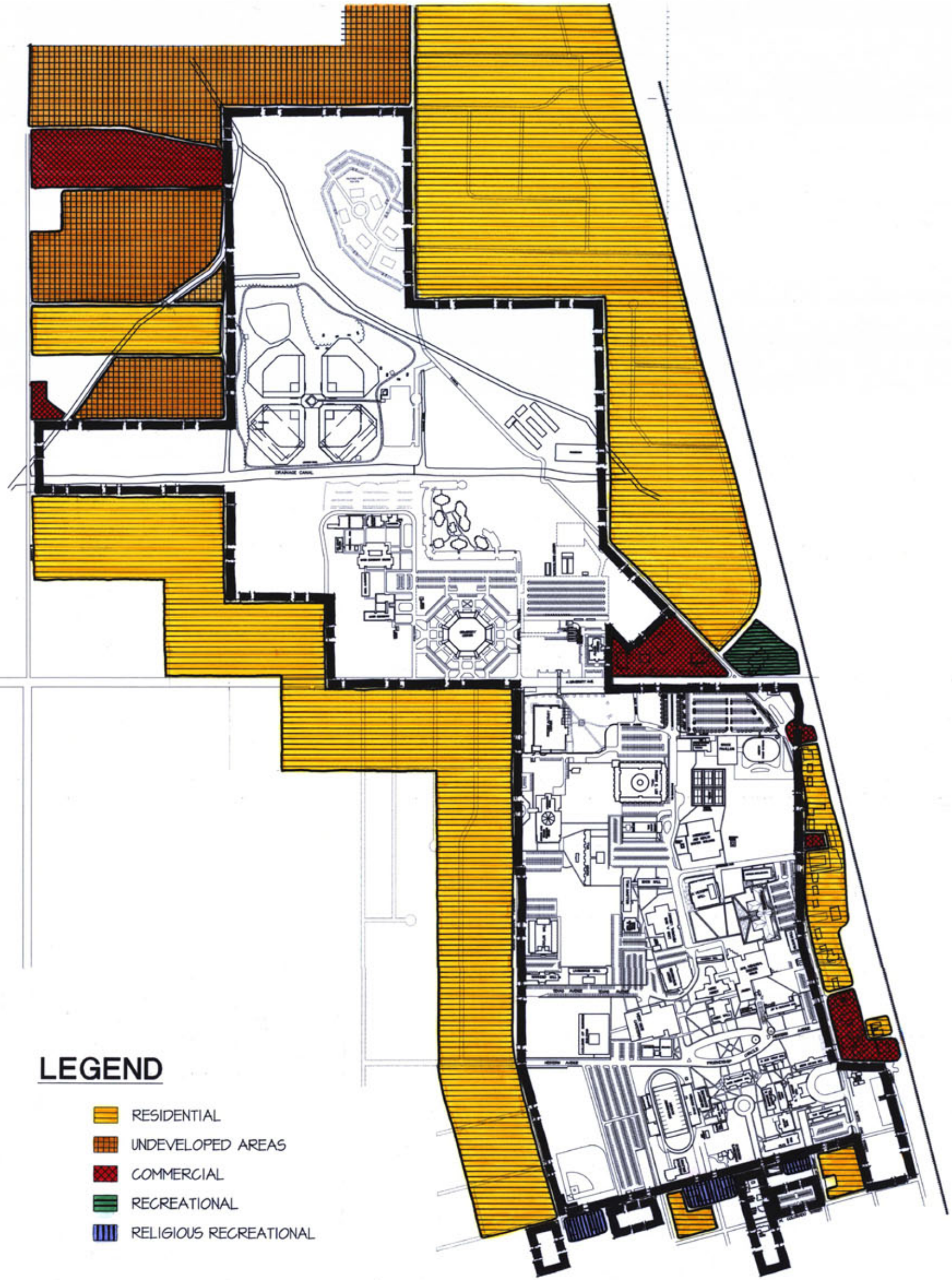
LEGEND

- 1 SCIENCE
- 2 ARTS
- 3 NURSING
- 4 EDUCATION
- 5 BUSINESS
- 6 STUDENT AFFAIRS
- 7 ADMINISTRATIVE / ACADEMIC SUPPORT
- 8 ATHLETICS
- 9 RESIDENCE
- 10 BASIC COLLEGE
- 11 ATHLETIC / MULTI-PURPOSE
- 12 STUDENT AFFAIRS / MULTI-PURPOSE
- 13 SWING SPACE
- 14 ARTS / MULTIPURPOSE

LAND USE - SOUTHEASTERN CAMPUS



PHYSICAL ANALYSIS



LAND USE - ADJACENT AREAS



PHYSICAL ANALYSIS

4.10

TRAFFIC

THERE ARE CONFLICTS CREATED BY THE VARIOUS USERS OF THE MAIN PERIPHERAL ROADS SERVING THE AREA OF SOUTHEASTERN LOUISIANA UNIVERSITY AVENUE AND NORTH OAK STREET). THESE ROADS PRESENT CONGESTION THROUGHOUT THE WHOLE DAY, WITH THE HIGHEST CONGESTION OCCURRING DURING RUSH HOURS, CREATED BY UNIVERSITY A TENDEES AS WELL AS BY THE VARIOUS USERS OF THE SURROUNDING AREAS (RESIDENTIAL, COMMERCIAL, OFFICE, ETC.).

GENERAL PERSHING AND WEST DAKO A ARE LESS CONGESTED DURING RUSH HOURS, SINCE THEIR TRAFFIC IS MOSTLY RELATED TO UNIVERSITY A TENDEES MIXED WITH SOME LOCAL RESIDENTS. THE CAMPUS INTERNAL VEHICULAR TRAFFIC IS HIGHLY UNSTRUCTURED CREATED AS A RESULT OF HIGHLY CONFLICTING TRAFFIC PATTERNS AMONG ALL USERS, INCLUDING VEHICLES, PEDESTRIANS AND SERVICE VEHICLES.

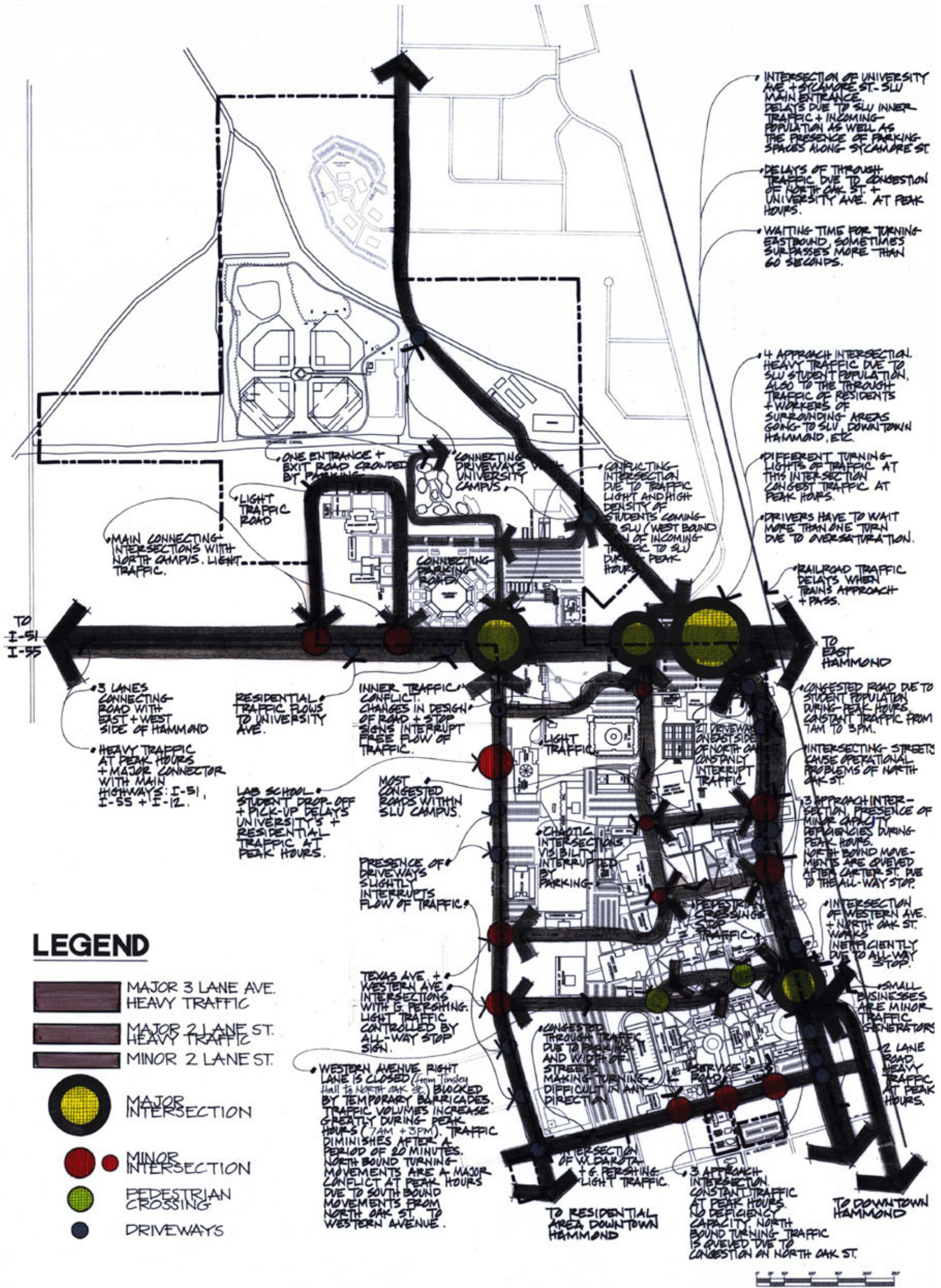


UNIVERSITY AVENUE A NORTH GENERAL PERSHING ST.










UNIVERSITY AVENUE A NORTH GENERAL PERSHING ST.





LEGEND

-  MAJOR 3 LANE AVE. HEAVY TRAFFIC
-  MAJOR 2 LANE ST. HEAVY TRAFFIC
-  MINOR 2 LANE ST.
-  MAJOR INTERSECTION
-  MINOR INTERSECTION
-  PEDESTRIAN CROSSING
-  DRIVEWAYS

TRAFFIC



PHYSICAL ANALYSIS

4.11

PARKING

THE CAMPUS PARKING SYSTEM IS UNREGULATED AND UNSTRUCTURED. THIS DISORGANIZED PARKING STRUCTURE ALONG WITH THE CONFLICTING TRAFFIC PATTERNS HAS CREATED A TOTALLY DISSECTED CAMPUS COMPLETELY CONTROLLED BY THE VEHICLE, AND NOT ORIENTED TO SERVE THE USER.

PARKING IS ONE OF THE MOST SERIOUS CHALLENGES FACING SOUTHEASTERN LOUISIANA UNIVERSITY. FUNCTIONAL AND AESTHETIC PROBLEMS AS WELL AS SAFETY HAZARDS HAVE EMERGED WITHOUT ANY PLANNED ATTEMPT OF IMPROVEMENT IN THE PAST.

EXISTING VISUAL AND PHYSICAL RELATIONSHIPS HAVE BEEN INTERRUPTED BY PARKING, ESPECIALLY IN THE CENTRAL AREAS OF THE MAIN CAMPUS. ALL THE INTERNAL STREETS ARE PACKED WITH PARKED VEHICLES (TENNESSEE ST., TEXAS ST., SYCAMORE ST. AND WESTERN AVE.) TAKING OVER ANY POSSIBILITY OF HAVING QUALITY PEDESTRIAN AREAS AS WELL AS QUALITY SOCIAL AND LIVABLE SPACES WITHIN THE CAMPUS AS A WHOLE.

PARKING DEMAND WILL INCREASE WITH SOUTHEASTERN'S CONTINUOUS GROWTH, CREATING A MORE COMPLEX AS WELL AS DANGEROUS PROBLEM. ISOLATED SOLUTIONS ARE DEFINITELY NOT THE ANSWER, THIS IS A CRITICAL PROBLEM THAT NEEDS TO BE APPROACHED AS A TOTALITY IF ENVIRONMENTAL QUALITY IS ONE OF THE MAIN OBJECTIVES OF SOUTHEASTERN.



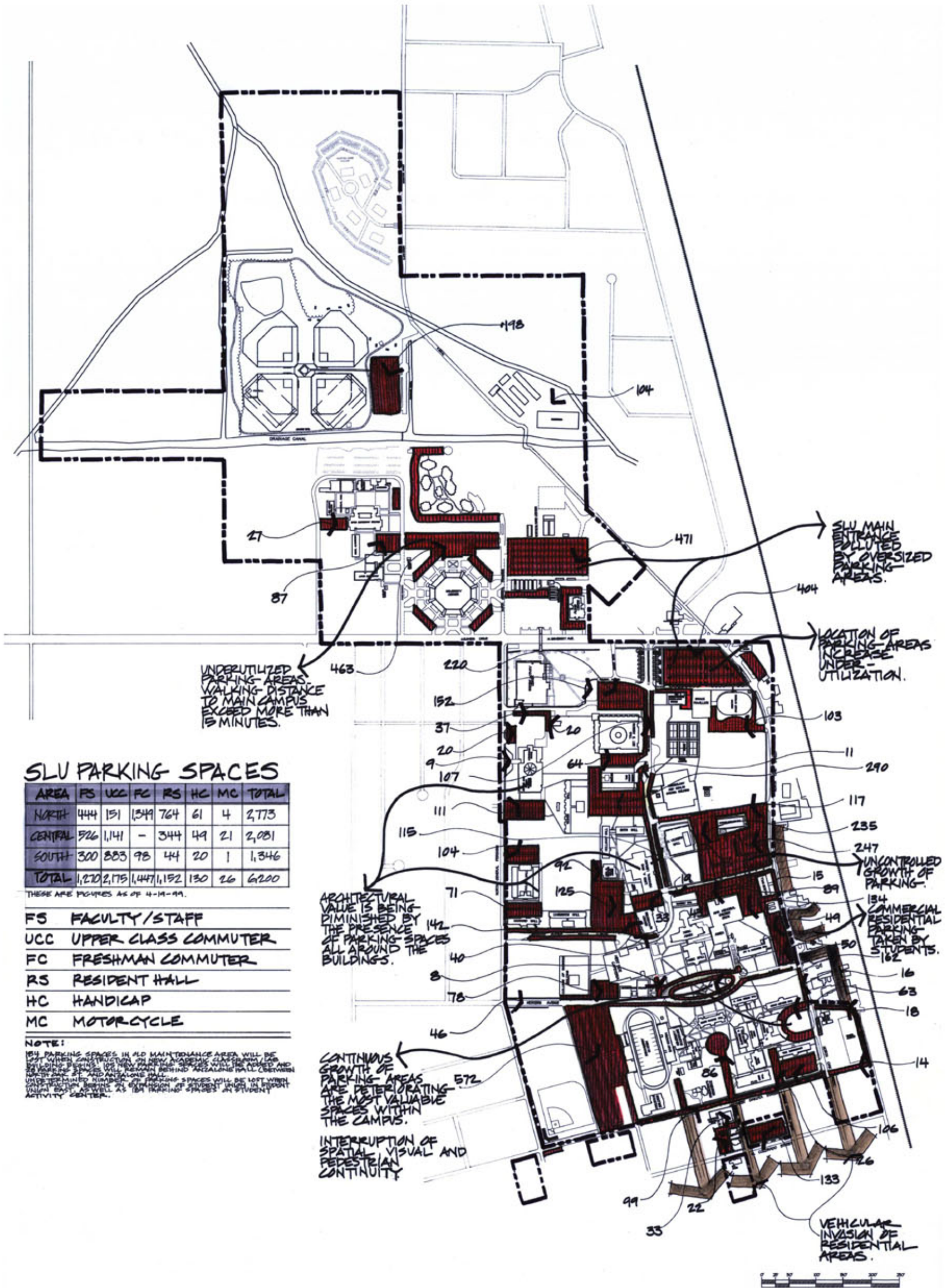
STUDENT UNION PARKING LOT



HOLLOWAY - SMITH PARKING LOT



PHYSICAL ANALYSIS



SLU PARKING SPACES

AREA	FS	UCC	FC	RS	HC	MC	TOTAL
NORTH	444	151	1,549	764	61	4	2,773
CENTRAL	526	1,141	-	344	49	21	2,081
SOUTH	300	883	98	44	20	1	1,346
TOTAL	1,270	2,175	1,447	1,152	130	26	6,200

THESE ARE FIGURES AS OF 4-14-99.

- FS FACULTY/STAFF
- UCC UPPER CLASS COMMUTER
- FC FRESHMAN COMMUTER
- RS RESIDENT HALL
- HC HANDICAP
- MC MOTORCYCLE

NOTE:
 184 PARKING SPACES IN OLD MAINTENANCE AREA WILL BE LOST WHEN CONSTRUCTION ON NEW ACADEMIC CLASSROOMS AND STUDENT SERVICES WILL REMAIN BEHIND ANEALING HALL (BETWEEN NORTH AND SOUTH AREAS).
 UNDETERMINED NUMBER OF PARKING SPACES WILL BE LOST WITH CONSTRUCTION BEHIND THE EXTENSION OF STUDENT UNION IN NORTH UNION COURT AS WELL AS 184 PARKING SPACES IN STUDENT ACTIVITY CENTER.

PARKING



PHYSICAL ANALYSIS

4.12

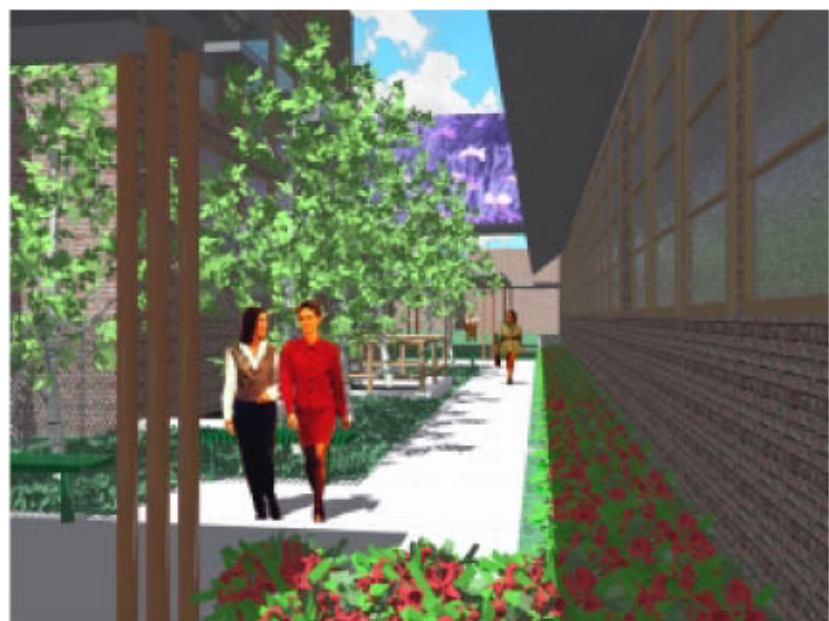
PROPOSED/CURRENT PROJECTS

THERE ARE APPROXIMATELY SIX (6) APPROVED PROJECTS WHICH ARE EITHER READY TO BE IMPLEMENTED, OR IN THE DESIGN PROCESS. THESE PROJECTS VARY FROM NEW CLASSROOMS AND LABORATORIES, TO RENOVATION AND ADDITIONS TO EXISTING STRUCTURES, AS WELL AS LANDSCAPING. SOME OF THESE PROJECTS ARE IDENTIFIED ON THE FOLLOWING DRAWING.

THERE ARE OTHER PROJECTS CONSIDERED FOR FUTURE IMPLEMENTATION, PRESENTLY UNDERGOING AN ASSESSMENT PROCESS TO BE INCLUDED, FOR APPROVAL, IN THE 1999-2004 CAPITAL OUTLAY BUDGET.



CLASSROOM BUILDING - HOLLY AND SMITH ARCHITECTS



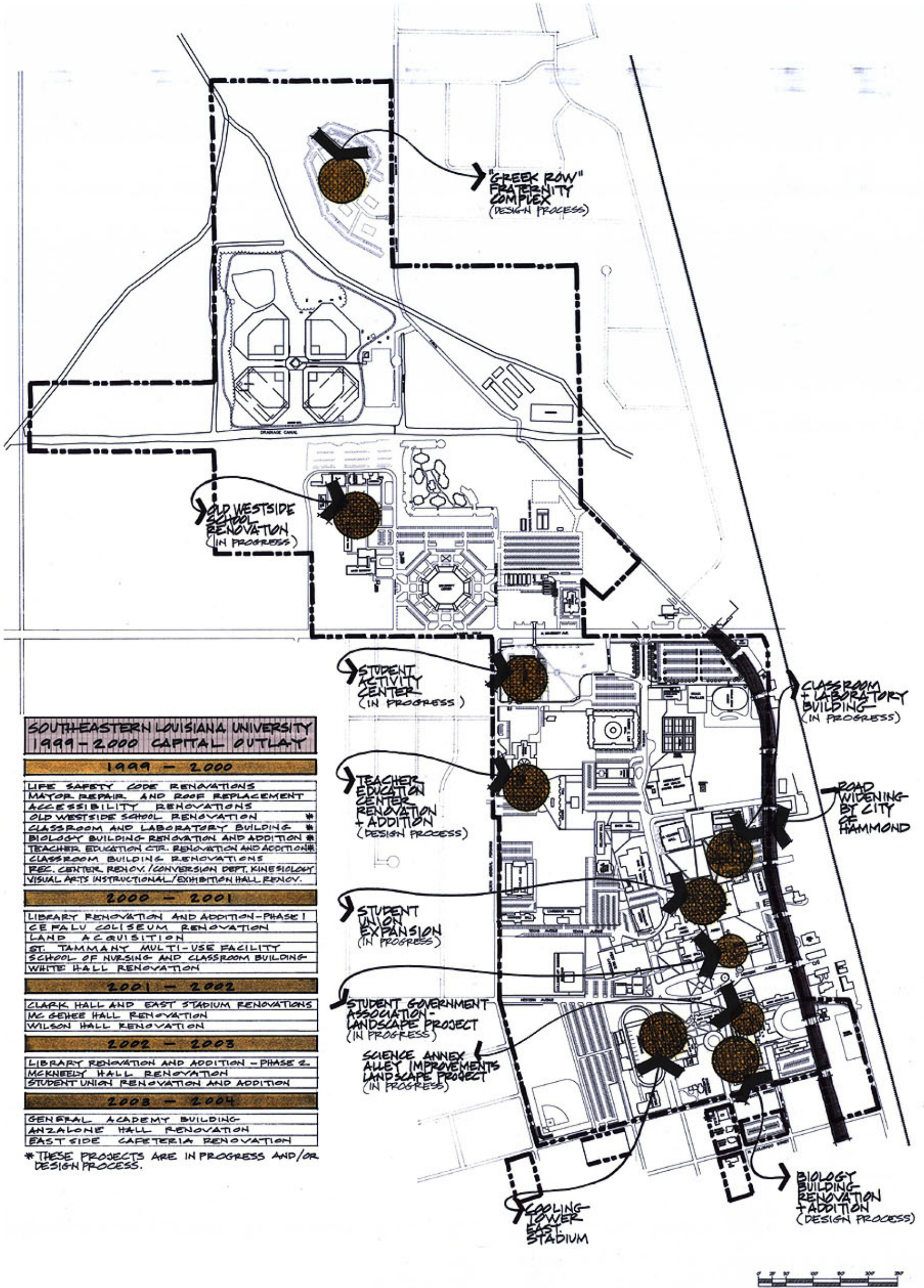
SGA PARK - ROY T DUFRECHE & ASSOCIATES



SGA PARK - ROY T DUFRECHE & ASSOCIATES



PHYSICAL ANALYSIS



PROPOSED / CURRENT PROJECTS



PHYSICAL ANALYSIS

4.13

URBAN SYSTEMS

THERE ARE A SERIES OF IDENTIFIABLE URBAN NODES AND AXES WITHIN THE CITY OF HAMMOND THAT SURROUND THE CAMPUS OF SOUTHEASTERN LOUISIANA UNIVERSITY. NOT ONLY ARE THEY RELATED FUNCTIONALLY, BUT ALSO THEY OUTLINE PART OF THE CAMPUS SPATIALLY.

THE MAIN NODE, DOWNTOWN HAMMOND, LOCATED IMMEDIATELY SOUTH OF SOUTHEASTERN, IS COMPRISED OF A COMBINATION OF COMMERCIAL, BUSINESS, OFFICE AND RESIDENTIAL ACTIVITIES AT A SLOW PACE PEDESTRIAN SCALE. THESE ACTIVITIES NOT ONLY SERVICE THE CITY OF HAMMOND, BUT THEY ALSO DEPEND ON THE UNIVERSITY TO EXIST. THE LOCATION AND THE DISTANCE TO SOUTHEASTERN ARE IMPORTANT FACTORS FOR THE FREQUENCY OF USE OF THESE ACTIVITIES BY THE UNIVERSITY POPULATION, AS WELL AS THEIR SURVIVAL.

MINOR URBAN NODES HAVE BEEN DEVELOPED SURROUNDING THE MAIN NODE (DOWNTOWN HAMMOND), MOSTLY AS A RESULT OF ACTIVITIES RELATED TO THE CITY SERVICES AND BUSINESSES, AND BECAUSE OF THE PREDOMINANT CIRCULATION PATTERNS OF THE POPULATION. THE PREDOMINANT CIRCULATION PATTERNS HAVE DEVELOPED FEW MAJOR AXES.

THE RAILROAD AVENUE AXIS CROSSES HISTORIC HAMMOND IN A NORTH/SOUTH DIRECTION, CREATING A COMMERCIAL, BUSINESS, OFFICE AND RESIDENTIAL AXIS. THIS AXIS BEGINS SOUTH OF I-12 AND CONTINUES NORTH, ENDING AT THE INTERSECTION OF NORTH OAK STREET WITH UNIVERSITY AVENUE. THE SOUTH END IS PUNCTUATED BY A COMMERCIAL URBAN/REGIONAL DISTRIBUTION NODE AT THE INTERSECTION OF I-12 AND RAILROAD AVENUE (HIGHWAY 51). THE DIVERSITY OF ACTIVITIES AT THIS DISTRIBUTION NODE (HAMMOND SQUARE MALL, HIGHWAY TRUCK STOPS, MOTELS AND RESTAURANTS AMONG OTHERS IS ORIENTED NOT ONLY TO THE HAMMOND POPULATION, BUT ALSO TO THE TRANSIENT POPULATION. THE RAILROAD AVENUE AXIS CONTINUES NORTH CHANGING INTO NORTH OAK STREET WHICH FORMS THE EASTERN PERIMETER ACCESS OF SOUTHEASTERN WHERE COMMERCIAL, RESIDENTIAL, AND STUDENT RELATED ACTIVITIES ARE LOCATED. THE SOUTH END OF THIS ACCESS REQUIRES GREAT ATTENTION, NOT ONLY FOR THE REGIONAL SERVICE/COMMERCIAL POTENTIAL THAT IT OFFERS, BUT ALSO AS THE MAIN SOUTHERN ENTRANCE TO HAMMOND VIA I-12.

THE NORTH END OF THIS AXIS IS PUNCTUATED BY SOUTHEASTERN LOUISIANA UNIVERSITY, A STRONG AND GROWING INSTITUTIONAL NODE. THE UNIVERSITY AVENUE AXIS, AN IMPORTANT ELEMENT FOR SOUTHEASTERN, IS CONFORMED BY A DIVERSITY OF ACTIVITIES ORIENTED NOT ONLY TO SUPPORT THE SURROUNDING RESIDENTIAL AREAS, BUT ALSO TO SUPPORT SOUTHEASTERN LOUISIANA UNIVERSITY. IT IS A MAIN CONNECTOR AND COLLECTOR AXIS GROWING AS A SERVICE AVENUE. HOWEVER, THIS AXIS NEEDS TO BE GIVEN MORE ATTENTION. IT SHOULD BE REINFORCED AND FURNISHED AS THE MOST IMPORTANT ENTRANCE TO NORTH HAMMOND AS WELL AS SOUTHEASTERN VIA I-55 AND HIGHWAY 51.

HIGHWAY 190 AXIS CONNECTS EAST AND WEST HAMMOND THROUGH ITS DOWNTOWN. THE MIDDLE SECTION OF THIS AXIS PRESENTS A DIVIDED CIRCULATION PATTERN PROVIDED BY THOMAS STREET (WEST BOUND) AND MORRIS STREET (EAST BOUND). THIS AXIS INTERSECTS THE RAILROAD AVENUE AXIS AT THE HAMMOND CBD. AT THE END POINTS OF THIS AXIS, A COUPLE OF SMALL AND POTENTIALLY STRONG URBAN NODES ARE BEING FORMED. THIS AXIS EXTENDS IN BOTH DIRECTIONS, EAST TOWARD THE HAMMOND MUNICIPAL AIRPORT AND WEST TOWARD THE SMALL TOWN OF ALBANY. THE TYPES OF ACTIVITIES ORIENTED ON THIS AXIS ALSO SERVE THE SOUTHEASTERN POPULATION. THE WEST END OF THIS AXIS IS ONE OF THE STRONGEST COMMERCIAL NODES OF THE CITY. THE GREAT MAJORITY OF BUSINESSES LOCATED ALONG THIS

AXIS HAVE A MARKED DEPENDENCY ON SOUTHEASTERN.

HIGHWAY 51/MORRISON BOULEVARD AXIS IS THE MAIN NORTH/SOUTH AXIS WITHIN THE CITY OF HAMMOND. IT IS CONSIDERED A REGIONAL AXIS THAT CONNECTS OTHER CITIES WITHIN TANGIPAHOA PARISH WITH HAMMOND, PROVIDING ACCESS TO SOUTHEASTERN FOR STUDENTS DAILY. THIS AXIS ALSO OFFERS A DIVERSE NUMBER OF ACTIVITIES AND SERVICES TO SOUTHEASTERN. URBAN AND DISTRIBUTION NODES ARE ESTABLISHED ALONG THIS AXIS. COMMERCIAL NODES AT THE INTERSECTION OF WEST THOMAS STREET AND HIGHWAY 51, AND THE INTERSECTION OF HIGHWAY 51 AND UNIVERSITY AVENUE ARE MAINLY ORIENTED TO THE SOUTHEASTERN POPULATION. THE LAST NODE, A DISTRIBUTION NODE, AT THE INTERSECTION OF HIGHWAY 51 SOUTH AND I-12, IS AN ENTRANCE AND EXIT NODE, AT THE INTERSECTION OF HIGHWAY 51 SOUTH AND I-12, IS AN ENTRANCE AND EXIT FOR COMMUTING SOUTHEASTERN STUDENTS, AS WELL AS SURROUNDING RESIDENTS.

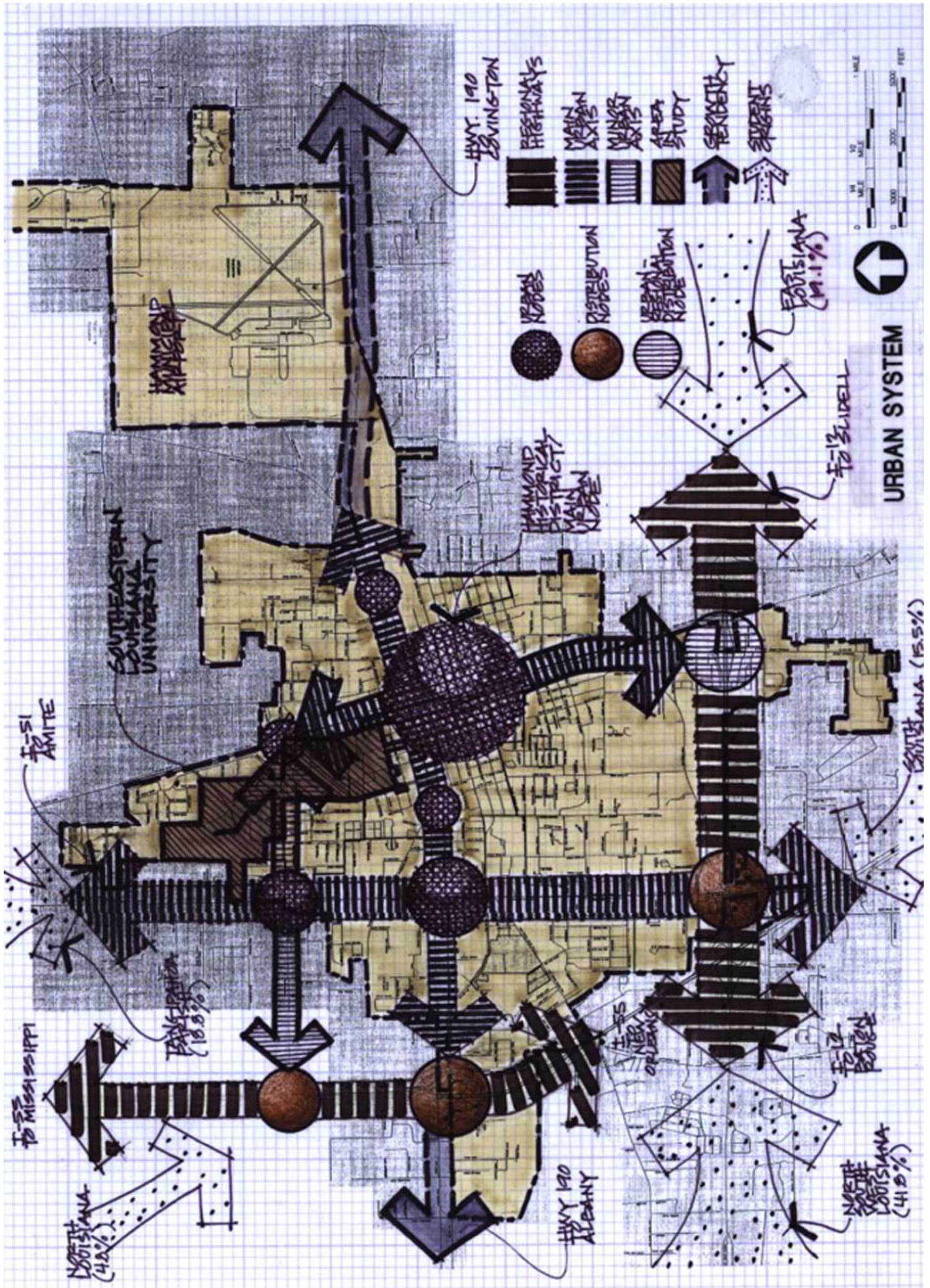
MAIN ACCESS TO THE CITY OF HAMMOND IS THROUGH THREE MAJOR REGIONAL HIGHWAY SYSTEMS; 1) I-55 NORTH/SOUTH BOUND (INTERSTATE HIGHWAY); 2) I-12 EAST/WEST BOUND (INTERSTATE HIGHWAY); 3) HIGHWAY 51 (STATE HIGHWAY). THESE HIGHWAYS BRING THE MAJORITY OF SOUTHEASTERN'S POPULATION TO HAMMOND. DISTRIBUTION NODES CAN BE IDENTIFIED AS NODES SERVING THE CITY OF HAMMOND AS WELL AS SOUTHEASTERN LOUISIANA UNIVERSITY.

THE EXISTENCE OF DISTRIBUTION NODES WITHIN THE CITY OF HAMMOND IS DUE TO THE DEMAND AND GROWTH OF THE CITY, BASED ON THE INTER-RELATIONSHIP AMONG THE URBAN NODES. THE GROWTH OF SOUTHEASTERN LOUISIANA UNIVERSITY HAS REINFORCED THE NEED FOR A COHESIVE GROWTH PLAN THAT WILL IDENTIFY POTENTIAL PROBLEMS, AND WILL PROVIDE GUIDELINES FOR A STRUCTURED DEVELOPMENT OF ALL EXISTING URBAN AND DISTRIBUTION NODES. THE EVERYDAY DYNAMICS OF SOUTHEASTERN WITHIN THE CITY OF HAMMOND IS DEMANDING MORE SERVICES AND ACTIVITIES RELATED TO ITS POPULATION. SOUTHEASTERN IS ONE OF THE MOST IMPORTANT PROVIDERS OF EMPLOYMENT AND REVENUE FOR THE CITY OF HAMMOND.

PROPORTIONALLY, SOUTHEASTERN OCCUPIES APPROXIMATELY 1/8 OF THE AREA OF THE CITY OF HAMMOND. ITS IMPORTANCE AND IMAGE NEED TO BE REINFORCED AND IMPROVED. HAMMOND DEPENDS ON SOUTHEASTERN TO FUNCTION AND VICE VERSA. SPATIAL CONNECTIONS SHOULD BE BASED ON THE CONCEPT OF SPATIAL CONTINUITY. THE INTERSECTIONS AND DISTRIBUTION NODES SHOULD BE CONSIDERED AS REFERENCE NODES TO ORIENT THE PUBLIC WITHIN THE CITY, WHEN ENTERING THE CITY AND WHEN EXITING THE CITY.



PHYSICAL ANALYSIS



URBAN SYSTEMS



PHYSICAL ANALYSIS