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The Master Plan, however, proposes that enhancement of the "Front Door" by Southeastern begins at the south end of North Campus, since this is the University's forecourt. Specific recommendations include construction of a specialty 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 2A 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 done continues down SGA Boulevard, vistas would unfold with a reflected 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 3.3 Circulation 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 has administrators scrambling to accommodate students, faculty and their automobiles. This created reas 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...
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 CORNER (DEXTER STREET CIRCLE). THE MASTER PLAN HAS LAY 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 CAMPUS BUILDINGS, FUNNELING STUDENTS THROUGH THE COMMERCIAL ENTRIES 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 OKLAHOMA 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.
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.
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, blessed 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 challenges. 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
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
  - Curb cuts

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 Modernes 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 Regenerate 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 conducive to growth by design.

The Need to Develop a Strong Relationship Among
• On-street parking
• Delineate pedestrian crossings
• Street trees

• Enhance Pedestrian Experiences
  • Safety of pedestrians on campus
  • Development/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.
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 style, circulation and landscape content.

Enlarged plans of each district alone with specific comments and suggestions are located in Sections 2.5 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 renderings 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.
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 150 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.
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 recommending 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.
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 reconnected grid of interconnected streets, made more pedestrian friendly through extensive streetscape development. Vistas unfold with the placement of a reflected view of a new Visitor Center and the proposed quad angle bell tower (campus) which marks the new center of campus.
The intersection of SGA Boulevard and Virginia Avenue, the center of the new main street with the residential edge on the right.

The proposed Visitor's Center near the Kinesiology and Health Studies building with the proposed bell tower (campanile) in the background.
The "Main Street" District

MASTER PLAN

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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 EW Classroom and Laboratory Buildings 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 anchor 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 McKeeley Mall. The removal or reconfiguration of McKeeley Mall 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 its 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.
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 soccer field, Alumni Field is a new structure constructed in 1995. It provides a comfortable and functional arena for Southeastern's soccer 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.
RESIDENTIAL DISTRICT

The area identified as the Residential District has North General Perkings 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 encroach 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.
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.
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.
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 district) 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 plane. 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.

Facade Components

BUILDING WALLS

MATERIALS

Building walls should be clad in striated wirecut brick, selected from the University's approved palletes, cast stone, smooth stucco, exposed concrete, and/or limestone (refer to Brick Blend).

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 bases 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.
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.
ROOFS

MATERIALS

Roofs shall be clad in one of the following materials, in Southeastern Louisiana University approved color palettes: slate or asphalt shingles, Metal: Anodized, copper, stainless steel or Kynar finished galvanized steel.

utters 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 slope down 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 buildings shall have and overhang that is shallow (16%).

utters 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 campus's common assumptions of the Art Deco Period, and care must be taken to provide a delicate balance when ornamenting a structure.

Colonnades/ Porticos/Canopies

Horizontal Canopies, cantilevered from the buildings 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.
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 focal point 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 conducive to its use and its principle building. Such as concrete, brick or other paver acceptable to Southeastern Louisiana University Faculty 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 directly adorning the façade(s) and stylized around nature and the machine is encouraged. Common motifs may be based on strong geometric forms, "figurative shapes", involving stepped massing", and abstract guionism. 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/porticoes/canopies shall be a minimum of eight feet in clear depth.
ENTRANCES/DOORWAYS

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

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 CAPITOLS AND BASES.

ORNAMENTAL METALS (RAILINGS, LOUVERs, GRILLES)

SEE ORNAMENTATION FOR DETAILS.

CORNERS

CORNERS SHOULD BE SIMPLE ARTICULATIONS OF MATERIAL. EITHER STEPPED, DORBELED, OR CARVED BUT ALWAYS REPEATED.

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 BUILDINGS:

MANUFACTURER/COLOR % OF WALL
Tri-State #201B Red 35%
Tri-State #255B Suntan 25%
Tri-State #255B Flashed 20%
Tri-State #260B Lt. Grey 20%

ENTRY GATE:

MANUFACTURER/COLOR % OF WALL
Hope Brick #497-6-9L 33%
Hope Brick #492-30 33%
Hope Brick #494-5-L 33%

TINBLETT HALL:

MANUFACTURER/COLOR % OF WALL
Tri-State Mod. 131 Mansard Smooth 35%
Tri-State Mod. 160 Lt. Grey Smooth 20%
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 Burntund 20%
Tri-State #255 Matt Suntan 20%
Tri-State #201 Matt Red 20%

STUDENT ACTIVITY CENTER:

MANUFACTURER/COLOR % OF WALL
Tri-State #203 Matt Burntund 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%
SIGNAGE/GRAHICS:

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 lettering/numbers.
5. "You Are Here" Directory: Exterior rated point mount enclosed transparent face cabinet with optional internal illumination.
6. Directional Signage: Frameless post and panel system.
7. Temporary Signage: Banners, Coroplast signs, promotional signs.

Source Documents:

Rediscovering Art Deco USA,
Barbara Caprman, Michael D. Kinerk, Dennis W. Wilhlem

Art Deco Architecture
Patricia Bayer

The National Trust Guide to Art Deco in America
David saladino

The Art Deco Style
Theodore Menten
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 circumscribed by public use tracks, generally streets.

Build-to-Line. A line appearing graphically on the building plan or set out at 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 overhangs 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, self-ridge, 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 precedents developed by the Egyptians, and modified by the Greeks 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 sidewalk, parking is placed within the first floor. 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 frontage, directly connected to the private sidewalk system.

Cornice. An ornamental molding at the meeting of the roof and wall, usually consists of a cornice 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.

Dentil. One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

Dormer. A structure projecting from a sloping roof usually housing a window or ventilating louver.

Eaves. The lowest overhanging part of a 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 corinice.

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, friezes. 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 or a building on 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 abutters 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 or 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 facia. 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 top line, is a designated location for the measure of building height.

Park. An outdoor public tract naturally landscaped, not more than ten percent paved and surronded 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.

Pedicent. A wide, low-pitched gable surrounding the facade 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 enframing public space. Its height on the facade may be determined by the desired height-to-width ratio of the enframing 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 frontages. 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 ramp 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.

Streetcape. The publicly 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 storefronts and signage to vary over time without destroying the overall composition of the facade.
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 affect the behavior and campus experience 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.
FRONTAGE PLAN

NORTH CAMPUS

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

FF

RCF

FRONTAGE TYPOLOGIES

GUIDELINES
Convenience Parking Frontage
@ Neighborhood Edge District

Porch Frontage
@ Main Street & Commercial District

Awning Frontage

Arcade / Colonnade Frontage
@ Avenue & Main Street District

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 campus as well as parking. A reference tag is located at every street and parking area. 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 campus. 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 radiiuses 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 PLAN
NORTH CAMPUS

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

GUIDELINES
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 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 PLAN

South Campus

NOTE: All reference tags such as AVL-150 correspond to the streetscape typologies located at the end of this section.

GUIDELINES
OPEN SPACE PLAN
NORTH CAMPUS

NOTE: ALL REFERENCE TAGS SUCH AS PED6 CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.
OPEN SPACE PLAN
SOUTH CAMPUS

NOTE: ALL REFERENCE TAGS SUCH AS P&D CORRESPOND TO THE STREETSCAPE TYPOLOGIES LOCATED AT THE END OF THIS SECTION.
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 reference tags, such as EB116. 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

Avenue

Streetscape Typologies

GUIDELINES
Streetscape Typologies

OSP-90

Pedestrian Walk-6

PED-6

Pedestrian/Bicycle-12

PEDBIC-12

Path 8'

PA-8

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 buildings 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.
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 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.
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
- Nottall Oak: Quercus nigra
- Red Oak: Quercus falcata
- Magnolia: Magnolia grandiflora

**Ornamental Flowering Trees**
- Crape 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

**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
- Nottall Oak: Quercus nigra
- Red Oak: Quercus falcata
- Magnolia: Magnolia grandiflora

**Ornamental Flowering Trees**
- Crape Myrtle: Lagerstroemia indica
- Dogwood: Cornus florida
- Redbud: Cercis canadensis
- Tulip Tree: Liriodendron tulipifera

**Flowering Shrubs**
- Azalea: Rhododendron indicum
- Indian Hawthorn: Raphiolepis indica
- Camelia: Sasanqua and japonica
- Wax-leaf Ligustrum: Ligustrum japonicum

**Ground Covers**
- Liriope: Liriope muscari (Big Blue & Giant)
- Monro Grass: Orthophleum japonicus
- Asian Jasmine: Trachelospermum asiaticum
- Holly Fern: Cyrtomium falcatum
- Aspidistra: Aspidistra elatior
- Iris: Iris Louisiana
- Juniper: Chamaecyparis, Blue Pacific, etc.

**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.

**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 open areas that are informal as well as in areas of large open spaces. Pines should not be planted in areas indicated for formal bosque plantings.
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 image.

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.

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 image.

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.
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

Longleaf 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
Reboid Cercis canadensis
Taiwan Plum, Cherry Prunus campanulata
Oriental Magnolia Magnolia soulangeana

FLOWERING SHRUBS/SHRUBS

Azalea Rhododendron indicum
Camellia Camellia
Holly Lindera
Aspidistra Aspidistra elatior

GROUNDCOVERS

Liriope Liriope muscari (Big Blue and Giant)
Mondo Grass Ophiopogon japonicus
Asian Jasmine Trachelospermum asiaticum
Holly Fern Cyrtomium falcatum
Aspidistra Aspidistra elatior
Iris Iris Louisiana
Juniper Juniper, Blue Pacific, etc.

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

Longleaf Pine Pinus palustris
Loblolly Pine Pinus taeda
Live Oak Quercus virginiana
Nuttall Oak Quercus nuttall
Red Oak Quercus falcata
Magnolia Magnolia grandiflora
Eum Ulmus parvifolia
Drake Liriodendron tulipifera

ORNAMENTAL FLOWERING TREES

Crape Myrtle Lagerstroemia indica
Dogwood Cornus florida
Prunus campanulata/Cherry Prunus campanulata
Bradford Pear Pyrus calleryana

ORIENTAL MAGNOLIA Magnolia soulangeana

FLOWERING SHRUBS/SHRUBS

Azalea Rhododendron indicum
Camellia Camellia
Holly Lindera
Aspidistra Aspidistra elatior

GROUNDCOVERS

Liriope Liriope muscari (Big Blue and Giant)
Mondo Grass Ophiopogon japonicus
**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 pedestrian 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 - (CB-52)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous Street Tree</th>
<th>Tree Spacing</th>
<th>25'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>12'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Edge Street - (EB-57)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous Street Tree</th>
<th>Tree Spacing</th>
<th>30'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>30'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Green Street - (GS-60)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>15'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Large Street - (LG-52)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Main Street - (MS-50)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous Street Tree</th>
<th>Tree Spacing</th>
<th>15'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### One-Way Street at Circle - (OWC-44)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Avenue - (AVE-150)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous Street Tree</th>
<th>Tree Spacing</th>
<th>20' / 60'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20' / 60'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>12' / 4'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Entrance Boulevard - (EB-116)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>15'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>10' / 12'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Service Drive - (SD-34)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>15'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Parking Lot - (OSP-90)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>10' / 8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20' / 60'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20' / 60'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>10' / 8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Parking Street 1 (SP-50)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>10' / 8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Pedestrian/Bicycle - (12)

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Pedestrian Walk 9

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Deciduous/Flowering Street Tree</th>
<th>Tree Spacing</th>
<th>20'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Spacing</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Width Maximum</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy Height Minimum</td>
<td>7'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Off Street Pavement</td>
<td>6 / 8'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Height Maximum</td>
<td>15'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 K. Arnold
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
- Utilities
- 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 appropriateness 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.
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.
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 theampus 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 theampus 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 theampus 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 theampus has been denuded of substantial tree cover, theampus does have large stands of Loblolly Pine that should be retained, since this tree is the major landsape 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 landsape value is far less than that of the Live Oak and most other oaks, many nice examples of this tree species are found throughout theampus. Future landsape planning and plantings should focus on long-term tree 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.

PHYSICAL ANALYSIS
MAJOR TREE SPECIES

The Southeastern Louisiana University campus has three distinct types of tree species. The Live Oak tree is the predominant tree on campus. The Live Oak tree is found throughout the campus in single specimens and in larger 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.
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 treed 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 stimulatory 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.
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, teeming 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. Vickery. 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 cases.
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 culvert along the north end of campus and one directing 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 service 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.
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.
4.9

LAND USE

This study has been broken into two drawings: 1) Land Use - Southeastern Campus and 2) Land Use - Adjacent Area. 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 "swaths" 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 the 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.
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 Avenue's tendency as well as by the various users of the surrounding areas (residential, commercial, office, etc.).

General Pershing and West Dakota are less congested during rush hours, since their traffic is mostly related to University Avenue's tendency 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.
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., Sydmore 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
Parking

SLU PARKING SPACES

<table>
<thead>
<tr>
<th>AREA</th>
<th>FS</th>
<th>UC</th>
<th>FC</th>
<th>RS</th>
<th>HC</th>
<th>MC</th>
<th>TOTAL</th>
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<td>54</td>
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<td>21</td>
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<td></td>
</tr>
<tr>
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<td>44</td>
<td>21</td>
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<tr>
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<td>273</td>
<td>95</td>
<td>83</td>
<td>8,207</td>
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</tr>
</tbody>
</table>

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

There are buildings in the north, south, and central areas of the campus. The layout includes various parking spaces designated for different types of vehicles and users. The overall design aims for efficient use of space and accessibility for students and staff.
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 drawings.

There are other projects considered for future implementation, presently undergoing an assessment process to be included for approval in the 1999-2000 Capital Outlay Budget.
PROPOSED / CURRENT PROJECTS

PHYSICAL ANALYSIS

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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 serve 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 axis 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 Moncrief Street (east bound). This axis intersects the Railroad Avenue axis at a 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/Morris 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 round (Intersate Highway); 2) I-12 East/West round (Intersate Highway); 3) Highway 51 (I-55). 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 1/3 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.