Option B: Showing Lakeshore Drive Gateway (0.64 mi.)

Concept B. The Lakeshore Drive entrance to the Main Campus is the newest entry point to the University. Making a clear connection with the University’s address on Lakeshore Drive, the road over the levee presents a vantage point to view the campus, prominently displaying student parking, sheet metal structures, and key University buildings such as the Alumni Center, Kirschman Hall, and the Library. The perennial problem with the Lakeshore Drive access is the frequency that the road is closed down, over weekends and whenever inclement weather forces the road to be shutdown. In terms of pedestrian conflicts, emphasizing the route to visitor parking will further perturb the existing conflict by the Cove. Also, the entry drive was over-designed with graceful, high-speed curves that present a safety risk to pedestrians and bicycles accessing Privateer Place, and prevent vehicles from safely and legally turning into campus from westbound Lakeshore traffic or leaving campus onto westbound Lakeshore Drive destinations. The recent monument sign placed in the blind spot of vehicles leaving campus also suggests this entry should have limited use.
Concept C. Alumni Drive off of Elysian Fields presents the best scenario for a formal entry to campus. This would be enhanced by the proposed build out of the Drive as a Campus Main Street, bordered by mixed-use buildings that provide much needed commercial outlets on the ground floor and residential housing in the upper floors. However, reducing vehicular traffic throughout campus is a primary goal to create a safer and more collegial campus environment and Alumni Drive, as proposed, will become one of the most heavily traveled pedestrian routes, with a key point of conflict being where Elysian Fields turns onto Milneburg Drive, see figure. Formally, this is the best route to provide a gateway experience, functionally it is prone to conflicts. Currently, the most likely destination for visiting students and their families is the Privateer Enrollment Center in the library. As it stands, the most convenient parking lot is the pay-lot in the life sciences quad to the east of the library. This lot is accessed by Founder’s Road and then most immediately accessed via Leon C. Simon. In the spirit of decreasing confusion and vehicular traffic, this is the most likely campus gateway experience, suggesting that Founder’s road at L.C. Simon and into campus should be formally addressed as such. An easy alternative would be to install meters or parking pay stations in the lot by the Library off of St. Anthony and provide a series of visitor parking spots in this lot.
The Campus Master Plan recommends that the University focus on developing and enhancing the Alumni Drive entrance to the campus as a high priority. The first impression of a campus is key to recruitment as well as the retention of high performing students, especially students who are from out of state or international. The current formal entrance to campus lacks scale, definition, or human activity. The campus gateway plan proposes to improve this through an improved circulation system that directs first time visitors from a central New Orleans route, Elysian Fields, to the shaded parking lot adjacent to the Library, PEC, and Student Park. The proposed new live + learn facilities with street level retail and cafes will reflect exactly what someone expects to see when they visit New Orleans—a human scaled environment, rich in culture and activity. As Alumni Drive ends in the heart of campus, the promenade will give a glimpse of campus life while the street naturally leads visitors to turn left on Milneburg Road and navigate to a convenient parking spot. All along the route, a clear sense of identity is maintained through the landscape by means of ornamental trees in neutral grounds, large live oaks, and a variety of street trees. The enhanced campus gateway experience can be implemented immediately and built out over time.
CAMPUS VISION

The University of New Orleans is in a particularly pivotal position in regards to sustainable practices. The planned change from a commuter school to a residential one, with the development of student housing, renewed academic facilities, and revitalized support buildings and activity spaces, a sustainability plan will be needed.

The University has a unique opportunity to be well positioned above all other public state institutions to educate its students, faculty, and staff about sustainable practices because of its unique setting on the second largest saltwater lake in the nation, proximity to a changing coastline, and in one of the most unique urban areas in the world.

The University has shown its commitment to preserving environmental, economic, and social values and plans to implement effective conservation and sustainability measures throughout its operations and in all future campus development. As a consequence of the strategic plan, this master plan is predicated on a systematic assessment and integration of these aspects of sustainable planning, design, and operations.

- Energy
- Stormwater
- Potable water
- Carbon
- Waste
- Transportation
- Materials
- Landscape
- Land Use and Site Development

The most pressing need for the University is campus-wide elimination of 24-hour storm rainwater runoff. This would serve as a model for the city to follow and is in line with the current rainwater integration plan lead by David Wagoner, architect and leader of storm water management in the Greater New Orleans area. Additionally, it would remove the daily hassle of flooded sidewalks, lawns, streets and parking lots. Use of storm water capture from impervious surfaces would greatly diminish campus dependence on potable water for HVAC and irrigation (approximately 30% of our total water usage), defraying long-term costs. Storm water can serve secondary purposes as well as it can create dramatic improvements to campus aesthetics and serving as an educational tool about campus beautification and sustainable practice. White roofs, solar shutters, solar shades and shaded parking lots would effectively cool the campus, decrease energy consumption demand during the hottest times of year and make a more pleasant environment for student life. Achieving this goal would require establishing a long-term relationship with existing local resources, such as US Global Green, Living with Water, and Wagoner Ball Architects. Living with Water: http://livingwithwater.com/ Gutter to Gulf: http://guttertogulf.com/.

"Over the past 5-10 years, there has been a clear trend in the higher education sector of sustainability moving from the realm of discrete, isolated programs to that of a core, strategic imperative for colleges and universities with regard to (1) education and training; (2) research; (3) community engagement; and (4) campus operations."

(from the President’s Climate Commitment in Higher Education)
Campus Stormwater Management Conceptual Plan
The University of New Orleans
Campus Master Plan for 2020
Illustrative Plan of the Main Campus
Design Standards and Strategies

Architectural & Landscape Design Guidelines

To ensure the development of an aesthetically pleasing campus, design professionals working for the University of New Orleans must be sensitive to the campus environment in which their projects are built.

This document establishes principles of architecture and landscape architecture as design vocabularies and sets forth requirements and policies that must be adhered to by design professionals working for the University.

Architecture Vocabulary

Context And Character

Massing And Scale

The University’s original buildings were designed as large, two- and three-story structures, the Earl K Long Library (two story, now four) and the Engineering Building (nine story) being the notable exceptions. A consistent scale of new development should be obtained by controlling building heights while maximizing the potential for lake views from within the buildings.

Future buildings should be kept within the pedestrian scale of the campus. Broad, flat, unarticulated building facades that look imposing to pedestrians will not be acceptable additions to the campus. Facades should be modulated in surface detail to prevent the large expanses of unbroken exterior walls. Careful attention should be paid to the detailing of the ground floor façade as it relates directly to the pedestrian. Variety in height may be required to meet future needs; however, the low rise building character of the campus will not be approved. Ostentatious or overly prominent building forms and designs that are out of harmony with the environment will be carefully considered. Building forms must reflect their use, site, and surrounding environment as well as their place in time.

Large building masses should feature quadrangles, courtyards, arcades, and pocket parks. Connections between existing and new structures should be incorporated in building planning to protect pedestrians from the elements and to further enhance the pedestrian environment. Building orientation should maximize energy efficiency and soften the effects of prevailing winds in winter.

Architectural Character

The architectural character of the buildings and the building materials used must respect the context of the existing campus and should evoke the qualities of performance, shelter, solidity, rhythm, connection, human scale, unity, and variety without resorting to clichés.

Building Form

Due to the predominantly low height of the existing campus buildings and the University’s lakefront location, future buildings should be three to five stories high. Specifically, higher profile buildings should be developed near the campus periphery to maintain the desired scale and form in the campus core. Structures located on the northern side of the campus should take advantage of the views of Lake Pontchartrain. Moreover, the University should be more intensely develop around existing and proposed quads to support an active and vibrant campus community.

The volume or bulk of the buildings should be kept in the consistent character of a predominantly pedestrian campus. The creation of mini-quadrangles, courtyards, and seating areas will create a pedestrian scale and encourage social interaction between individuals. Outdoor art should be included.

Façade Components

Façades should be modulated in surface detail to prevent large expanses of unbroken exterior walls. Curved, depressed, protruding walls and other means of creating variety in the surfaces of the structures should be incorporated into the design.

Building Materials

While it is important to create variety in form, unity can be achieved by the cohesive use of building materials. Existing structures are predominantly brick, concrete and natural stone. Future construction should consider the use of poured or prefabricated concrete panels. Any brick incorporated into the construction of buildings should complement the structure (i.e., earth tones). The use of materials incompatible with those already in existence should be avoided.
Building Orientation

Future buildings should be oriented to best realize the view of Lake Pontchartrain and existing or new campus open spaces. Placement and orientation should also create an inviting atmosphere with curb appeal. Energy efficiency could be encouraged when feasible by orienting the narrow end of the structure along its north/south axis with the broader expanse of the facility facing east/west to reduce the impact of the winter prevailing winds and make best use of the sun. Building designs with north facing exposure must address the winter climate conditions caused from Lake Pontchartrain to ensure compliance of the University’s energy conservation policies.

Building Walls

In most cases, walls should rely on materials that embody solidity, texture, and a sense of human scale and proportion. To further enhance the human scale and articulation of some buildings, the details and fenestration of exterior walls should create shadows on the façade. Wall materials designated for use include stone, concrete, stucco, or brick and must conform to the Design Standards for the University of New Orleans. Brick blends should coordinate with existing blends currently used on campus with sensitivity to buildings in the immediate vicinity. The use of alternating materials along with brick coursing techniques and subtle use of stepped massing is encouraged.
Windows & Doors

Windows and doors in exterior walls should be carefully organized or grouped as counterpoint to unbroken wall segments. The placement and proportion of windows must respect solar orientation, views, and daylighting potentials. Glazing must be bronze-tinted (non-reflective) glass with a shading coefficient not to exceed 0.60. Operable windows must be used when feasible. Aluminum frame and hollow metal units with an anodized or fluoropolymer coating, or dark bronze is broadly used on campus. Reflective or shiny materials are usually not permitted. The use of oversized windows is encouraged on north facades and in locations that are protected against extreme solar heat gain.

Larger openings should be used to signal principal entries, gateways, or atrium features.
**Glass Block**

As an architectural element and for variety in fenestrations, fixed glass block are used to allow daylight but obscure occupants.

**Garden Walls And Fences:**

Garden walls and fences are used sparingly across campus. In areas where there is the need to limit or control access the use of solid stone walls, iron fences or brick and wrought iron fence combinations are acceptable.
Roofs

Special attention must be paid to the arrangement and design of the roofs and their various elements. Roofs must be organized and designed as carefully as the other primary elements of the building. Equipment must be integrated into the building form or placed within enclosures well integrated with the roofscape. Roof materials and rooftop appurtenances must conform to the Design Standards for the University of New Orleans.

In most cases, the major roof form should be flat (low pitch with positive drainage). In recent years standing seam metal roofs with a premium polyvinylidene fluoride (PVDF) based coating system have been used where feasible. To maintain the established color palette of the University the roof panels should be selected from earth tones. Mechanical and scientific equipment must be located on roofs, but such areas must be visually unobtrusive even from the vantage points of high-rise buildings on campus.

Stacks, exhaust hoods, and vents must be grouped and incorporated into the architectural composition of the building or buildings they serve. Since they are visible from a considerable distance, it is important that they be designated with a high degree of uniformity so that the distant image is harmonious and composed.

Gutters, Downspouts & Roof Flashing

Gutters, downspouts and roof flashing should be stainless steel in order to combat climate conditions due to the close proximity to Lake Pontchartrain.

Color:

In most cases the color palette should be within the range of warm earth tones already established. Walls should be light in overall color, i.e., sandstone or buff.

Over the past decades, materials and finishes have been used to the extent that they have become standard UNO colors. Those colors are specified in the Design Standards for the University of New Orleans.
Climate Orientation
Buildings must be designed to make maximum advantage of microclimate factors, including sunlight and natural ventilation, to enhance user comfort and energy conservation. When possible, the following must be observed: locate outdoor activity in areas with exposures to optimize available sunshine; incorporate the use of shade devices such as sunscreens, or louveres.
Articulation and use as deciduous trees or trellises, to allow control of the sun at various times of the year.
During the design review process, a shade/shadow analysis must be submitted. The impact of this analysis must be reflected in landscaping, surrounding activity areas, and building design.
The placement and configuration of buildings, exhaust hoods, air intakes and stacks must recognize prevailing local winds as well as wind variability during the year. New construction must create open airflow paths and eliminate stagnant air pockets.

Colonnades/Porticos/Canopies
Colonnades must be similar in size and proportion to those already found on campus in comparable locations and must express similar rhythm and scale. Articulation or a minor break in rhythm to accommodate entry or end points is acceptable and could be desirable. For example, wider openings may be necessary to allow emergency vehicle passage. Pergolas and arbors can also be used to provide shaded connections.

Ornamental Metals (Railings, Louvers, Canopies & Grilles)
Louveres are used for mechanical purposes as well as an architectural feature for shading from the elements. Canopies are placed at entrances to buildings without a portico or a covered entry. Typical railings are either a tubular rail system or tubular rail and mesh grill insert combination. Powder coated or anodized aluminum railings, louveres, canopies and grilles are widely used across campus.

Canopies

Railings

Louvers
Signage/Graphics

Signage guidelines and standards have been established by the University of New Orleans to promote a positive visual environment without confusing and distracting signage to aid motorists and/or pedestrians in way finding. To allow for flexibility an architectural post and panel system has been instituted as the standard exterior signage. Way finding signage is addressed on several levels: exterior building identification, and directional signage for vehicular and pedestrian traffic.

Primary Building Identification
3-Dimensional letters and numbers are applied to the top of the building facade. Materials should be brass, bronze or brushed aluminum to coordinate with surrounding existing conditions.

Secondary Building Identification
Freestanding post and panel sign systems are positioned at each building’s primary entrance.

Applied Copy Signage
Environmental vinyl graphics used on campus should be perforated so visibility from the interior of the window is not hampered and graphics are clearly visible from exterior.

Exterior Directories
Lockable cabinets housing campus maps with “you are here” graphics are strategically placed along primary pedestrian routes and main campus entrances.

Directional Signage
Post and panel systems are placed along primary pedestrian routes and major entrances and cross streets for vehicular traffic.

Architectural Specifications
See Design Standards for the University of New Orleans.
Landscape Vocabulary

Context And Character

The first trees planted were of three varieties: live oak, southern magnolia, and slash pine. For more than ten years, they represented the major landscape elements of this young campus. Today, fifty-eight varieties of trees are found at UNO.

- Major trees are live oak, drake elm, slash pine, crepe myrtle, bald cypress, Bradford pear, Savannah (and other varieties of holly), water oak, southern magnolia, cabbage palm, and ligustrum trees, which make up the primary tree statement for the campus;
- Primary shrubs are azalea (numerous varieties), cleyera japonica, nandina, shrub holly (several varieties), bridal wreath, juniper (several varieties), sagow/windmill and Chinese fan palms, ligustrum, Indian Hawthorne, viburnum and abelia;
- Ground covers include Asiatic jasmine and liriope.

Careful attention has been paid to the selection of all plants for the UNO campus. Tolerance to cold, severe winds and drought has been considered. To assist in the selection of plant material, the Louisiana Cooperative Extension Service provides trees and shrub ratings for this locale.

A variety of trees and shrubs is used in planting schemes, but the consistent use of a few favored species is evident. While respecting the unique design opportunities of specific locations, the intent of the landscape plan is to blend the favored species into an overall consistent visual image.

Planting

The planting design criteria for site improvements on campus are intended to achieve unity, avoid monotony, and complement the spatial structure established by campus architecture and circulation patterns. Elements include major outdoor plantings, informal plantings that reflect UNO’s character, and the preservation of significant existing trees. The plant materials used must reflect the climatic conditions that prevail in the region, with emphasis on low-maintenance plants.

The UNO landscape plan has six different zone types:

- seating areas with manicured plantings and planting beds;
- semi-developed strips composed of clusters of trees and shrubs with small individual planting areas acting as buffers between open spaces, buildings, and parking lots;
- natural and wooded areas located on the periphery of the campus or in nodes and planted with a variety of hardy native and low-maintenance vegetation;
- open multi-use fields that are primarily large, grassy areas used for informal recreation;
- similar recreational fields developed for organized athletic activity; and
- small accent areas that showcase flowering plants and shrubs

In addition to the landscape plan required in the design of all new structures, a maintenance schedule will ensure the success of the plan and should be established prior to planting. Site conditions require frequent watering and fertilizing and maintenance schedules become increasingly important as the volume and age of plant material increase.

Trees and shrubs

Live oaks on Library Mall
Bald Cypress and Palmettos at Library Entrance
Chinese Elms and Sago Palms at Administration
Wax myrtles in Liberal Arts Courtyard
Existing Tree Preservation

Although there are a limited number of thirty-year-old trees on campus, they constitute a major and irreplaceable asset. These trees, whether live oak, slash pine, or magnolia, should be maintained and protected. Construction projects and maintenance efforts may cause damage or require removal of these trees; however, these instances should be thoroughly evaluated and only permitted when absolutely necessary. When trees must be removed, three trees should be planted as replacement in close proximity to the removed tree. These trees should be a minimum of three to four inches in caliper and preferably of the same species as the tree removed.

Trees

In the last decade, UNO has installed numerous species of trees. A conscious effort was made to establish a strong pattern of the use of native trees. However, many hearty non-native trees have been planted to give variety to the overall campus environment. Some of these species are Chinese parasol, crepe myrtle, Japanese magnolia and graybeard. Trees with weak structure, poor growth habits, maintenance problems, and/or trees prone to disease are to be avoided.

Several varieties of trees have been chosen because of their rapid growth rate. In the last ten years, a concentrated effort has been made to plant trees that would have a visual impact in just a few years. However, these trees typically are not long-lived. This strategy was designed to create a temporary “quick fix” solution to produce a greener campus while planting longer-lived trees would provide the proper image in decades to come. The strategy has been successful in the past, but should be utilized sparingly in the future.

Trees should be chosen by their scale and the function they are to perform. Accent trees are to be used as vignettes of color and contrast in the overall scheme. Small trees should be located adjacent to building entrances and pathways to give a sense of human scale to passersby. They may also act as screens and hedge rows in appropriate locations. Larger trees should be used as canopy in open spaces to produce microclimates of shade and rest as well as to serve as more formal plantings and quadrangles.
Shrubs

The selection of shrubs falls into distinct categories. Certain shrubs are selected to perform a defined task, such as screening of autos in a parking lot. However, shrubs should not be as high or dense as to create surveillance and safety problems for campus police. A selection of low shrubs might include dwarf nandina or bridal wreath. Low maintenance requirements will always be a prime consideration in the selection of shrubs. Annuals and perennials should be used only in areas of high visibility for seasonal planting, and such areas should be kept to a minimum.

Pedestrian Plazas

These small, sometimes tucked away, areas should receive special landscaping treatment. Color, texture, light, shade, contrast, pattern, and exposure are some of the prime considerations to be woven into a design solution. A carefully thought out palette of plants should be prescribed. These ‘people spaces’ can be unique, ranging from quiet simplicity to colorful complexity. The landscape should respond sensitively to the architectural façade and contribute to an integrated overall project design.

Pavers

Student Park

The Cave

Alumni Center
Due to the characteristics of the campus land reclaimed from Lake Pontchartrain — average elevation is six to eight feet above sea level with a substantially lower than normal water table—the selection and placement of all plant material is crucial. The sandy campus soil tends to be porous and does not hold water well. Mixing of a topsoil and organic bark material with the existing soil composition on all newly planted material and frequent watering are required. A mulch layer on all newly planted material is also essential.

Parking And Landscaping

All new or reconstructed hard surface parking lots should be designed to provide tree plantings which offer thirty percent coverage (mature canopy, approximately one tree per fifteen cars). Trees should be equally distributed between automobiles and located immediately adjacent to the edge of the parking surface in a bordering format. Islands should be a minimum of nine feet in width and fifteen feet in length. Trees should not be placed closer than twenty feet from center to center.

Trees should generally be large in size, with wide spreading limbs. In most cases, deciduous trees are the most desirable. Trees should not produce an overabundance of leaves or cones.

To diminish the visual impact of parking lots, perimeter shrub screening should be employed. An optimum height on shrubs of this nature is approximately thirty inches. Earth mounds containing plants or sod with intermittent tree planting are also effective. The height of such landscape elements must be controlled in the interest of safety and security. Lighting should always be coordinated with landscape efforts in these locations.
Planting At Intersections

Vehicular intersections must be kept clear of all vegetation. An average fifteen-foot setback from the curb line to any trees or shrubs is desirable. Ground covers and low growing shrubs not more than eighteen inches in height may be used. Setbacks for secondary roadway or service lane entering a primary roadway should average ten feet from the curb line. All intersections should be free of any unnecessary visual obstructions.

Irrigation

Currently UNO has limited irrigation systems. Extensive watering during extended periods of drought may be necessary in some areas, and these areas should have irrigation systems. Such areas may include plazas, small patio spaces, frontal facades of buildings, and intense planting beds. Future designs should provide for irrigation of these sensitive areas.

Setbacks at Intersections

Site Features

Furnishings

Exterior furnishings promote the use and enjoyment of the campus exterior spaces. Benches and seating ledges, outdoor tables and chairs, trash receptacles, signage, bicycle racks, kiosks, gazebos, and the like are an essential part of the usage environment. Material usage, scale, design style, and color can help coordinate this variety of elements. Selection and placement of site furnishings adjacent to buildings should be effected judiciously to avoid visual clutter. Easy maintenance should be a primary component in the selection of the finishes used for benches, trash cans and tables and chairs.

Signage

Signs should be properly scaled, low in profile, readable at reasonable distances, lighted where appropriate, coordinated well with other site features, and cost effective. The campus-wide signage plan and program established by the University must be adhered to in future designs.

Refer to signage section of architectural guidelines for details.
Water
The campus is blessed by close proximity to Lake Pontchartrain, and special attention should be given to this visual resource in all plantings and design. Other water features on campus are discouraged.

Outdoor Art
Art, both permanent and temporary, should be an integral part of the campus environment. The University’s Fine Arts Department should assist in the creation of proper guidelines for assurances, subject content, placement, exchange, and transportation of pieces. The purchase of permanent works of art as part of any new construction budget for major buildings should be established. The purchase and/or lease of sculptures from local and regional arts should be encouraged.

Lighting
Due to the University’s heavy commuter and nighttime use, all major feeder walkways, building entrances, plazas, and parking lots should be well lit. These areas should use a full variety of lighting types and sources to produce safe and highly visible areas. Shadows and dark spots should be illuminated, giving pedestrians and bicyclists a feeling of comfort and security.

The University meets or exceeds most of the lighting standards dictated by the Illumination Engineering Society of North America. All proposed lighting should meet the minimum standards already in place, with an emphasis on safety for the pedestrian and vehicles. This would include lights along the new loop road, in any new surface parking lots and any future parking garages.

All new luminaries and fixtures should be visually coordinated with those of recent vintage. They should render effective light, be easily maintained, energy efficient, and be cost effective.
Paving

Paving elements or flatwork consists of all walking and driving surfaces on campus, i.e., walks, paths, plazas, steps, ramps, pads for gazebos and kiosks, drives and parking areas. Because these elements are a dominant landscape feature, care in design and material choice is important. These surfaces must be integrated into each new design. The functional aspects as well as the aesthetic match must be considered.

Paving cost can be a considerable portion of any construction project. Therefore, concrete is the material of choice. Other materials may, however, be used for specific intended effects, such as to separate driveways from pedestrian walks, to slow down vehicular traffic adjacent to pedestrian ways, to break the monotony of extremely long walkways, and to announce entrances, features, or stopping points.

Several paving techniques and/or materials may be used. Some of these are unit pavers, exposed aggregate, scored or pressed concrete, asphalt surfacing, and chipped stone.

The University has adopted a pedestrian environment such that most campus circulation is foot traffic. Therefore it is important to maintain minimum widths of walkways to accommodate heavy use. With this in mind, it has been established that all primary walkways should be a minimum of 14’ wide, secondary walkways 10’ wide and tertiary walkways 8’ wide. Standard concrete design calls for all walkways to be reinforced to allow for ground movement and to keep sidewalks from sinking which causes water to puddle.

Landscape Specifications

See Design Standards for the University of New Orleans.

Outdoor Lighting

Plant List

<table>
<thead>
<tr>
<th>Shrub</th>
<th>Tree</th>
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<tr>
<td>Shore Juniper</td>
<td>Japanese Blueberry</td>
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<td>Japanese Yew</td>
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<td>Dwarf Miscanthus</td>
<td>Nandina</td>
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<td>Pygmy Date Palm</td>
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<td>Silver Saw Palmetto</td>
<td>Redbud</td>
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<td>Rhamnus</td>
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<td>Sylvester Palm</td>
<td>Ruby Red Robin</td>
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<tr>
<td>Canary Island date palm</td>
<td>Shrub Sweet Grapes</td>
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<td>Bismarkia palm</td>
<td>Star Magnolia</td>
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<td>Dactylifera Palm</td>
<td>Subalpine Larch</td>
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<td>Giant Timber clumping bamboo</td>
<td>Sugar Maple</td>
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<td>Virginia Sycamore</td>
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<tr>
<td>Philodendron</td>
<td>Virginia Sycamore</td>
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<tr>
<td>Ginger</td>
<td>Water Oak</td>
</tr>
<tr>
<td>Holly all types</td>
<td>World's Fair</td>
</tr>
</tbody>
</table>
Implementation and Recommendations

Recommendations

The 2014 University Campus Master Plan Update suggests the following recommendations to be accomplished by 2020.

1. Conduct a thorough survey of campus facilities and utilities using a statistically valid tool, such as the Facility Condition Assessment, to estimate and document campus deferred maintenance and long term renewal. The study should include a thorough survey, such as the Facility Condition Needs Index, to evaluate its facility portfolio to decide between the projected renewal need and the building replacement cost. This index will be used to prioritize proposed improvements and costs associated with bringing facilities to “like-new” condition. All data will be entered and maintained using GIS.

2. The University should create a “campus reserve” protecting campus open space that currently benefits from ample planting of trees or significant plantings of oak allees. These campus reserves should be maintained by a certified arborist and enhanced with appropriate species over time. Campus reserves should be used to fulfill the academic mission of the university for research, outdoor education, and student life.

3. Priority should be given to the protection and enhancement of campus open space. All campus building construction should be of such density and sustainability to serve the University for decades to come. Any low-profile, residential housing should be located off-campus in the adjacent St. Anthony neighborhood and remaining on-campus housing reserved for dormitories capable of housing a substantial percentage of University students.

4. The University should conduct an energy master plan study, complete with building metering and sub-metering, to discover where the best opportunities lie to make strategic investments that decrease utility costs.

5. Optimize classroom time and seat utilization to the 70% range. Currently, the University has no means by which it can optimally schedule classrooms by seats for the most efficient use of space. Classroom optimization should be regularly monitored to ensure that optimization goals are being met. All classroom data will be monitored using “Ad Astra” and entered into a University GIS database.

6. Create a design review and implementation committee, made up of professional technical experts and University members, to review any permanent or long-lasting change to the campus landscape, buildings, or other visual elements that impact the look and feel of the campus environment. A member of this committee should be actively involved in neighborhood organizations to ensure harmony with the campus neighborhood.

7. A transportation study should be conducted immediately to plan for improved connections between the main campus, east campus, and other University resources, desirable destinations in New Orleans, like Magazine Street, the French Quarter, and locations that supply necessities for students to live on campus. The study should consider ride share options, like ZipCar, bike share options, expanded and “free” RTA service for students, and a University owned/leased shuttle system.

8. Improvements to circulation should elevate pedestrians in the hierarchy above bicycles then vehicles—this trend is nationally represented in successful campus design as well as successful retail destinations.

9. Optimize offices and lab space to more effectively support academic programs at a justifiable scale to support University growth and stability. Prioritize the use of campus infrastructure funds to support state of the art laboratories to attract high caliber research faculty and students. Whenever possible, locate and build-out such facilities within the academic core first, unless off-site settings provide a unique opportunity unavailable on campus. All data on offices and labs will be maintained in a GIS database to facilitate reporting and accountability in future master plans and accreditation reports.

10. The current master plan recommends that a professional lighting designer be consulted to run calculations and develop a phasing plan for improving campus lighting as part of the proposed circulation plan.

11. A wayfinding and signage study, examining both on and near campus as well as regionally, should be conducted in concert with a branding and visibility plan.

12. East campus would benefit from a rebranding study to improve the identification of the area and resources as part of the University of New Orleans.
**Recommendations and Implementation**

As State budgets shrink, Universities across the country are forced to be more creative with financing new buildings, remodels, and maintenance than through the tradition capital outlay approach. Several models have merged to help the University to be better situated to draw down costs and improve the campus environment.

1. Establish a “Green Revolving Fund” where donors can support applied education on campus through the modeling and testing of green practices, such as solar-thermal arrays, wind energy, or water capture. These funds function similar to an endowment and, often, have a better return because of how funds saved from decreasing daily costs are put back into the endowment. Such perpetual funds support teaching, research, and daily operations.

2. Establish energy efficiency infrastructure and practices based upon an energy master plan that decrease utility costs. Estimated return $2 million annually.

3. Pursue Public-Private Partnerships for campus residential development and other economic development opportunities to lease or use campus owned space to support services, such as video production, a hotel to support the conference center, and on or off campus laboratory facilities.

4. Campus as Living Lab creates opportunities for students and faculty to align with regional and national research funding sources and applied, active learning to test and evaluate best practices, infrastructure, and other materials or resources.

**Implementation**

At the time of this report, the University received approval to spend $450,000 from the University of Louisiana System to conduct a formal master plan for the University’s assets. The use of these funds for evaluating facilities and planning, energy management, student life, and transportation is essential to the implementation of the recommendations in this campus master plan update.