PART I. GENERAL ASSESSMENT

OVERVIEW

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2. EXISTING ARCHITECTURE

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PART I
GENERAL ASSESSMENT
To assess the University of New Orleans (UNO) campus and context, Trapolin-Peer Architects + VMDO performed several site visits while researching site history and zoning. Through observations and conversations, our team was able to better understand the campus function currently and how it did function pre-2020 pandemic; when students were taking all classes on campus. This comparison and insight has been critical to identify the dynamics of the campus which typical exist.

Our team began with research on the history and formation of the UNO campus. Established in 1956; classes began in 1958 on the previous site of Camp Leroy Johnson Naval Air Base. Originally in repurposed buildings, the campus evolved and developed into the full 195 acres it currently holds. The University of New Orleans Campus is comprised of three site locations. The main campus boundary extents match the original Curtis Davis master plan. The Research + Technology Park is located on the old Pontchartrain Beach Amusement Park. Formerly referred to as East Campus, the Trail site includes the majority of athletic facilities, the UNO Lakefront Arena and Tennis Center.

Site diagrams were developed from campus observations and conversations with key stakeholders. The boundary of the main campus boundary matches the historic master plan campus. The boundary of the main campus matches the historic master plan campus. The boundary of the main campus is constrained by three primary roads; Leon C. Simon, Elysian Fields, and Lakeshore Drive. These also act as the main corridors in and out of campus while creating a barrier between the main campus and the Research + Technology Park. Levees surround the campus to the west and north creating a barrier between the campus and the water. Elevation architecture and upper floors capture views to Lake Pontchartrain. Views showcase the unique location and prime real estate UNO provides.

Beyond access by car, the site has service of four RTA bus lines and bike access. Upon entering the campus there is an excess of parking provided on site. This has been provided to create adjacent parking for buildings and to accommodate the growing student body. Investigations into the necessary square footage of the hardscape and its ratio to pervious surface can not only prioritize green space and outdoor gathering areas, but provide improved stormwater management. Increasing vegetation and stormwater capture systems can allow UNO to be better stewards to the neighboring communities.

This TPA+VMDO Masterplan has been split into three sections; the south campus and the remainder of campus. The other two phases to follow are the Engagement and Final Masterplanning phase. The remainder campus plan is TBD.
The University of New Orleans was established by Act 60 of the 1956 Louisiana Legislature. Originally called Louisiana State University in New Orleans (LSUNO); it was the first public university in New Orleans. When UNO opened its doors in 1958, it became the first fully integrated public university in the South.

The site was previously home to Camp Leroy Johnson Naval Air Base. Classes began in 1958 after a renovation of existing facilities. Currently no buildings remain from the Naval air base, except the smokestack which the Alumni Center surrounds.

Following the original masterplan by Curtis Davis in 1961, two new permanent, the Liberal Arts Building and the Sciences Building, and a central utilities plant were completed and in operation by the time of the first commencement in the spring of 1962.

Summer of 1962 LSUNO was no longer recognized as a Branch of the Baton Rouge campus. Renaming occurred in February 1974; LSUNO became the University of New Orleans.

In 2005 Hurricane Katrina caused significant damage to the campus infrastructure and enrollment numbers. The University reopened classes only 42 days after the storm and began to streamline operations and programs offered.

December of 2011, the University of New Orleans officially became part of the University of Louisiana system.

Masterplanning History:
1959 - Curtis and Davis Completed the initial Campus Master Plan, originally 188 acres, later extended to 195
1969 - Curtis and Davis Complete a second Master Plan to include the East Campus adding 150 acres, reduced to 100
1981 - GGS Consultants Complete a Phase 1 Campus Master Plan Update
2000 - The College of Urban and Public Affairs (CUPA) Completes a Campus Master Plan Update
2004 - UNO Creates the 5 Year Main Campus Master Plan
2008 - EDR Completes UNO Post-Katrina Master Plan
2014 - UNO Completes the 2020 Campus Master Plan, aligning with the Strategic Plan titled: UNO 2020
The University of New Orleans Campus is comprised of three site locations. The main campus boundary matches the original Curtis Davis master plan. It is bound by Lakeshore Drive to the north, Elysian Fields Avenue to the east, Leon C. Simon Drive to the south, and the London Avenue Canal and levee to the west. The Research and Technology Foundation is located on the old Pontchartrain Beach Amusement Park; bound by Lakeshore Drive to the west, south, and east and Lake Pontchartrain to the north. Formerly referred to as East Campus, the third site includes the majority of athletic facilities, the UNO Lakefront Arena and Tennis Center. Bound by the levee to the north, Press Drive to the east, Leon C. Simon to the south, and Franklin Avenue to the west.

University of New Orleans is situated within the Gentilly neighborhood with the Lakeview neighborhood beyond the London Avenue Canal. UNO maintains over 40 buildings on a collective 195 acres. Many of the buildings are showing their age or remain in a deteriorated state following Hurricane Katrina damage. The facilities and infrastructure of the campus need to keep up with the growing technology demands, shifting trends, and updated instruction pedagogy to best prepare students for their professional career.
Below are summarized notes for each building based on observations and conversations. Full meeting minutes of these walks are available upon request.

### Main Campus

**Administration Building**
- Currently fairly empty building, there is space to accommodate more program.
- Contains the offices of Dr. Nicklow and Dr. Tarr. Exterior appears to be in good condition, but interior needs finish upgrades.
- Basement and Dilator need renovation. Lab chemicals are stored in lab hoods, teens of which lack flammable storage cabinets.

**Bienville Hall**
- Dorm building occupied until Hurricane Katrina, anticipated demolition 2021. Two large oak trees at main entrance will be protected during demo.
-TO BE DEMOLISHED

**Center for Bicentennial Education and Technology**
- Currently fairly empty building, there is space to accommodate more program.

**Amphitheater**
- Central gathering space. Adjacent to a key study spot near the pond.

**Bus Stop**
- Bus stops need updating. Bus stops are located on the edge of campus along Leon C. Simon Dr. and Elysian Fields.

**Central Utilities Plant**
- All support services. Power majority of central campus. Dated facilities which show wear and rusting.
- FACILITIES
- Some of which lack flammable storage cabinets.

**Biology Building**
- Contains the offices of Dr. Nicklow and Dr. Tarr. Exterior appears to be in good condition, but interior needs finish upgrades.

**Chemistry-Sciences Annex**
- Contains the offices of Dr. Nicklow and Dr. Tarr. Exterior appears to be in good condition, but interior needs finish upgrades.

### Site Walk Summary

The Masterplanning team went on a series of Site Walks to better understand the campus and the perspective of several key members of the Master Planning and Space Utilization Committee. Dr. John Nicklow, Dr. Matthew Tarr, and Deborah Hadaway walked the main campus area on our team. Rebecca Connell and Kellie Nemec then toured us through the Research and Technology Park area.

### Site Assessment

**Computer Center**
- Fire protection needs to be brought up to code. Early fire detection system needs improvements to provide better reliability. Building contains radioactive material.

**Earl K. Long Library & Pratte Center**
- Low-lying, easy to flood. Flooded during Katrina. Facilities do not have a proper space for their team, currently in the Administration & Commons building.

**Engineering Building**
- Lower floors contain stacks. Renovations included level 1, level 4 and a new roof.

**Facility Services**
- Electrical vehicle charging station located along Founders. Installed cell towers all over roof. Elevator breaks and water fountain have flooded floors.

**Fine Arts Building**
- Renovable – roof problem. Demolish periodically (e.g., every 50 years). Can be moved to campus fields.

**Great Hall**
- Home to College of Business. RISE conference center on the first floor. Not well utilized. Used for major events.

**Geology & Psychology Building**
- Building needs overall improvement. Building contains radioactive material and cabinets with radioactive sources.

**Human Performance Center**
- Most labs on level one connected to an exterior loading dock. Used for various classes.

**International Center**
- Student services center on the first floor. Used for various classes.

**Kirschman Hall**
- Has an Austria exchange program. Used for training and admin offices.

**Lorden Center**
- Classes in building are not well utilized. Building contains radioactive material and cabinets with radioactive sources.

**Marketing & Privateer Enrollment Center**
- Needs extensive renovation. Has been converted from a residence complex to an executive offices. Used for training and admin offices.

**Physics Building**
- Needs major renovation. Building contains radioactive material and cabinets with radioactive sources.

**Polytech Hall**
- Used by faculty from all five schools. Building contains radioactive material and cabinets with radioactive sources.

**Psychology Building**
- Contains the offices of Dr. Nicklow and Dr. Tarr. Exterior appears to be in good condition, but interior needs finish upgrades.

**Science Building**
- Contains the offices of Dr. Nicklow and Dr. Tarr. Exterior appears to be in good condition, but interior needs finish upgrades.

**Vision Center**
- Interior needs finish upgrades. Lab chemicals are stored in lab hoods, teens of which lack flammable storage cabinets.

**Bus Stop**
- Bus stops need updating. Bus stops are located on the edge of campus along Leon C. Simon Dr. and Elysian Fields.
Main Campus (con’t)

25. Lavigne Village

26. Liberal Arts Building

27. Mathematics Building

28. McMahon Hall

29. Newman Center

30. North Central Place

31. Oliver S. Po Center (TRAC)

32. Performing Arts Center

33. Reed Commons

34. Recreational & Fitness Center

35. School of Hotel, Restaurant & Tourism

36. Science Building

37. The Cove

38. University Center

29. NEEDS EXTENSIVE RENOVATION
     29. EARTHSCIENCE BUILDING
        University-owned building; building on site of an older engineering building.

30. NEEDS RENOVATION
     30. Former Wildlife Center (NW Center)
        Former wildlife center.

31. NEEDS EXTENSIVE RENOVATION
     31. Crabgrass Hill
        Building on site of an old building.

32. RESIDENCE
     32. A+B
        Apartments on a 50 year land lease from UNO through a separate company. Pool, sand
        volleyball and other activities.

33. RESIDENCE
     33. Premier Place
        Apartments for 55 year old tenants from UNO through a separate company. Pool, sand
        volleyball and other activities.

34. RESIDENCE
     34. North Central Place
        18 floor residence hall.

35. RESIDENCE
     35. Oliver S. Po Center (TRAC)
        TRAC.

36. RESIDENCE
     36. Performing Arts Center
        Apartments for 55 year old tenants from UNO through a separate company. Pool, sand
        volleyball and other activities.

37. RESIDENCE
     37. Reed Commons
        Apartments for 55 year old tenants from UNO through a separate company. Pool, sand
        volleyball and other activities.

38. RESIDENCE
     38. University Center
        Apartments for 55 year old tenants from UNO through a separate company. Pool, sand
        volleyball and other activities.

39. RECREATION
     39. Recreation & Fitness Center
        Main gym for all students, various amenities: weights, track, basketball. Fitness center.

40. NEEDS EXTENSIVE RENOVATION
     40. School of Hotel, Restaurant & Tourism
        Building is remodeled, contains new rooms. Renovated in recent years. Evident in the plans.

41. START-UPS
     41. Science Building
        Early incubation labs for start-ups along side student classroom labs.

42. GATHERING
     42. The Cove
        Main entry to building from Alumni Drive. First floor consists of business services,
        laboratories, and various green rooms and meeting areas in the center. Student offices, study
        and social rooms, a large classroom, a small laboratory, and a small computer lab.

43. GATHERING
     43. University Center
        Main entry to building from Alumni Drive. First floor consists of business services,
        laboratories, and various green rooms and meeting areas in the center. Student offices, study
        and social rooms, a large classroom, a small laboratory, and a small computer lab.
Research and Technology Park

**Great Views**
Home to UNO Research and Technology Foundation. Office spaces and floors are leased out to start-ups, non-profits and tech companies. Adequate parking surrounding site. No main entrance lobby leads to difficult wayfinding. Each floor above the levee has amazing views of Lake Pontchartrain.

**Advanced Technology Center**

**Work**
Full potential to update building interior to create a innovation hub for UNO and tenants of RTF. Spaces available for lease. Critical need for access to data center from UNO campus to RTF Park.

**Center for Energy Research Management**
Contains two large ballrooms and three large flexible lecture rooms. Support cooking kitchen needs a hood before being used. Connected to Center for Energy Research Management. Plan is to open site with light house, planned as hotel, but plans have been put on hold.

**Lindy C. Boggs Conference Center**
Series of four buildings; two are rented to Navy, one is rented to the Hancock Whitney, and one is leased to various tenants titled: ITC.

**Navy Info Tech Center**

**Support**
Power majority of campus and Mascone Arena, aged facilities, show wear and rusting on exterior.

**Research and Technology Park (and East Campus Facilities)**

**Utilities**
Power majority of campus and Arena. Dated facilities which show wear and rusting on exterior.

**Lakefront Arena**
Home for UNO football, basketball, and track events. Seats located on and above second level. Dated facility, need for new seating and roof replacement. Planned to reopen in 2021.

**Maestri Field at First NBC Ballpark**
Used only for baseball game and practice. Rents have been temporary; just for UNO athletic staff and families.

**Tennis Center**
Tennis Center and numerous courts are for UNO teams. Currently the public cannot rent court for use.

**The Athletic Center**
Building currently rented to a charter school, NET.

**Support**
Power majority of campus and arena. Dated facilities which show wear and rusting on exterior.

**Athletics**

**Gathering**
Home for UNO basketball team, athletic offices, weight room and practice court. Arena primarily leased out for events and used for graduation. Has indoor and outdoor pool facilities. Pool used for high school competitions and practice. Public can pay for memberships.
Clearly demarcated vehicular entry and circulation routes through campus are important to the smooth daily operation of the campus. Currently, a number of former entry points have been decommissioned to prevent unwanted traffic from entering the campus. The prevalence of entry options creates confusion about where the front door of the University is.
Efficiently designed roadways and parking are important features on any campus, and are especially significant on a commuter campus like U.N.O.’s. The presence of surface parking belies the student body’s reliance on the automobile for their primary mode of transportation on and around campus. Underutilized surface lots may be repurposed for more pivotal campus uses.
Bike paths and campus walks help connect the various buildings and landscapes to one another and the surrounding neighborhood and the city of New Orleans beyond. Major campus walkways display a rigorous geometric clarity that echo the organization of the campus architecture, while secondary paths are more sinuous, reacting to localized planting and topographic/ hydrologic features.
A key defining characteristic of any college or university is its flora, and the indigenous landscapes that create the backdrop for life on campus. The University of New Orleans hosts a range of natural ecosystems that demonstrate the wide array of plant types that thrive in the warm Louisiana climate. Groundcover, smaller understory trees and large, specimen trees that form a shady canopy overhead all combine to create a unique sense of place.
The campus landscape is comprised of a range of small, medium and large室外空间 that support and encourage group gatherings. The size, design and activation of these gather spaces help determine the nature of the events and activities that occur in and around them. Recent additions to the palette of outdoor amenities have extended the range of formal and informal settings provided for student enjoyment.
The University of New Orleans campus displays a rational and well-considered distribution of building typologies, wherein
related functions are co-located to help create identifiable
precincts within the overall structure of the large campus
grounds. Connectivity between precincts is loosely-defined,
and a number of roads and other barriers impede the ability
to tie certain quarters of the campus together.
The areas identified here offer up opportunities for future development that would reinforce the best aspects of the University of New Orleans’ long-term campus planning vision. When demand dictates, new academic, residential and support buildings in these key locations will contribute to the overall structure of the campus environment, while benefiting from their proximity to existing programs and campus infrastructure.
The University of New Orleans Campus is situated at the northern terminus of Elysian Fields Avenue, a major urban axis originating at Marigny and the north bank of the Mississippi River. The axis helps define the eastern edge of the main campus and helps stitch the campus to both the city of New Orleans and the Lake Pontchartrain shoreline. Within the campus, a strong cross-axial organization of buildings and landscapes emanates from the Earl K Long Library—the academic heart of the University.
SITE ASSESSMENT

UNIVERSITY OF NEW ORLEANS MASTER PLAN GENERAL ASSESSMENT REPORT

ZONING ANALYSIS

MAIN CAMPUSS: 2006 Lakeshore Dr. LA 70122
Zoning District(s): EC - Educational Campus District
Future Land Use: INS - Institutional
Overlay and interim Zoning Districts: HUC - Historic Urban Corridor Use Restriction Overlay District
EC - Enhancement Corridor Design Overlay District

Site Design Standards:
- Min. Lot Area: 2 acres
- Maximum Building Height: Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard
- Min. Permeable Open Space: 60%
- Front Yard: 10
- Interior Side Yard: 10
- Corner Side Yard: 10
- Rear Yard: 20

Parking Requirements:
- Vehicle Parking Spaces: 1 per 4,000sf GFA (Educational Facilities)
- Bicycle Parking Spaces: 1 per 5,000sf GFA (Educational Facilities)

Ramifications and Process for filing Institutional Master Plan with City of New Orleans
In an EC District an IMP shall be submitted to City Planning within 1 year or base district regulations are effective until a formal IMP is approved. Without the IMP projects are subject to compliance with all relevant parking, bulk and yard, development standards, and administrative design review required by the CZO. Refer to CZO 15.5 and Institutional Master Plan chart for full process.

RESEARCH PARK: 2045 Lakeshore Dr. LA 70122
Zoning District(s): BIP - Business - Industrial Park District
Future Land Use: BC - Business Center
Overlay and interim Zoning Districts: N/A

Site Design Standards:
- Min. Lot Area: 5,000 sf
- Maximum Building Height: 75', unless adjacent to a residential district then 50' but may exceed 50' if setback 1' for each foot above 50' up to 75' for each foot above 50' up to 75'
- Min. Permeable Open Space: 20%
- Front Yard: (Avg. of adjacent structures) 20' Max
- Interior Side Yard: None
- Corner Side Yard: None
- Rear Yard: None

Parking Requirements:
- Vehicle Parking Spaces: 1 per 500sf GFA (Office)
- Bicycle Parking Spaces: 1 per 5,000sf GFA (Office)

ARENA: 6801 Franklin Ave. LA 70122
Zoning District(s): EC - Educational Campus District
Future Land Use: NA
Overlay and interim Zoning Districts: N/A

Site Design Standards: Refer to Main Campus
EXISTING ARCHITECTURE

Campus Architecture
ARCHITECTURE ASSESSMENT

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UNIVERSITY OF NEW ORLEANS MASTER PLAN GENERAL ASSESSMENT REPORT
EXISTING WAYFINDING

3

Interior Campus Signage
Exterior Campus Signage
Existing Exterior Signage Family
UNIVERSITY OF NEW ORLEANS MASTER PLAN GENERAL ASSESSMENT REPORT

EXISTING EXTERIOR SIGNAGE FAMILY

UNO has tested several exterior signage materials from local manufacturers for durability, and the life of the material car wrap is the most durable and will stand up to the weather. Considering durability, each included material for exterior signage is tested for colorfastness, sunfastness, waterfastness, and cleanliness. Clear signage is tested for durability, and the material car-wrap is the most durable for exterior signage. There is a mix of materials used for exterior signage, such as aluminum, wood, and plastic, depending on the need for durability, visibility, and aesthetics. 

UNO’s interior building signage was updated in 2016. This update includes a new look and feel for wayfinding signage within buildings. The new signage includes a modern design, bold typeface, and consistent layout to improve navigation. Each floor has a designated color and number for easy identification. The signage is placed at strategic locations throughout the building, such as elevators, stairwells, and main entry points. 

CAMPUS ENTRY

There are four main entrances into the UNO main campus. Some entrances are designated for specific purposes, such as pedestrian access or vehicle access. The entrances are easily visible from the surrounding landscape. 

CAMPUS WAYFINDING

The UNO campus is extensive, and there are many departments and services located throughout the campus. Wayfinding signage is crucial to help visitors and students navigate the campus efficiently. The wayfinding signage includes building names, department names, and contact information. This signage is placed near major intersections, elevators, and stairwells.

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