



ULM FACILITIES MASTER PLAN  
**NEEDS  
ASSESSMENT**

# 4.0 NEEDS ASSESSMENT

## Renovation and Expansion / Space Use / Strategic Objectives

### 4.1 Renovation and Expansion

At the time that the Design Team conducted their expansion and renovation assessment, the University had a list of campus facility projects planned, approved and/or budgeted for. Some of these were under construction during the master planning process. Sandel Hall, Sugar Hall, CNSB and Hanna all were undergoing or would soon undergo facility upgrades via interior renovations. Walker Hall, which experienced serious fire damage in the middle of the master planning process, went out to RFQ for rehabilitation. Garrett Hall, because of its age, was high on the list for demolition within the University administration and facility management and planning.

The University also shared a list of more ambitious projects with the Design Team. This included a Drug Discovery Center on the Pharmacy School campus, a backup data center (ostensibly to be located within Walker Hall), an International House, a new Alumni House, the possibility of a new 700-bed housing facility to add to the existing housing stock, and a list of perimeter real estate interests for the Foundation and the University at large. The Design Team has incorporated some of these tactical aspirations into its master plan recommendations.

In the middle of the master planning process, the student body at the University of Louisiana, Monroe voted down a referendum to impose a student fee upon themselves in exchange for the construction of Bayou Park and major renovation of the Natatorium. If this fee had passed, the Natatorium would have been remodeled to contain rentable events space, and would have offered student club practice space, reducing the University's reliance on Brown Gymnasium for this kind of use. It is important to note that the existing swimming pool housed in the Natatorium may have needed to shift elsewhere on campus had the referendum passed. The Design Team recommends that the University continue to prioritize building Bayou Park, recalibrating the use of the Natatorium to student practice space and leasable events areas, and relocating the pool to another part of campus.

### 4.2 Space Use

The Design Team's approach to evaluating existing space usage began with assessment of the array of systems that collectively create the campus environment. These included departmental space allocation within academic facilities, student life activities

spread throughout the University's buildings (non-academic uses), the distribution of housing accommodations, the positioning of athletic facilities, existing circulation (vehicular and pedestrian), parking distribution and types, service access, open space, and building condition. The analysis of these systems determined the strategic objectives, which in turn guided the Design Team's recommendations.

#### 4.2.1 Building Condition

Building condition is only the first layer of information needed to strategically identify and intelligently phase facility improvements, additions, major rehabilitations, and/or demolitions. Instead, for influencing this kind of decision-making, the Design Team took an integrated approach, looking not only at facility condition, but an array of systemic factors described below.

#### 4.2.2 Land Use Districts / Campus Neighborhoods

The Design Team found that the campus, although superficially perceived to have been built and arranged in an ad-hoc fashion, exhibits some key clustering of congruous uses. Campus and student life facilities are clustered on the western bank of Bayou Desiard, equidistant from most other land uses on campus. These include student-life oriented facilities such as the University Library, the Success Center, and the Student Union. Housing facilities exist both on the east and west bank of the Bayou, but are concentrated north of Northeast Drive. Housing is most immediately connected by a narrow pedestrian bridge over the Bayou. Athletic facilities exist exclusively on the eastern bank of Bayou Desiard. The Design Team found that although there is clustering of uses, (a) there are no evident centers or "hearts" to these land use districts as they exist individually, and (b) relatively little has been done to signify that the districts form discrete components linked to a larger whole – that is to say, there are no clear "gateways" to these sub-campuses.

#### 4.2.3 Departmental Space Use

The Design Team found that departmental distribution on campus is relatively scattered within the academic land use district. Deans and department representatives held diverse opinions on the appropriateness of this distribution. Some

valued proximity to their colleagues while many saw the benefits of a mixture of teaching facility typologies. Nearly all department representatives interviewed acknowledged that physically unifying the colleges could be useful, particularly those that had become fragmented in terms of their faculty offices, research labs, and preferred classrooms.

#### 4.2.4 Circulation / Parking / Service Access

Included in this section is a diagram summarizing the Design Team's observations regarding existing circulation, parking, and service access on campus. Interviews with facility management and various administrators suggest that there is adequate parking on campus but that there is a perception of unavailability, primarily among students. Based on national averages among comparable institutions, the University has a slightly higher ratio of parking spaces to full-time enrolled students than the norm. Aside from availability, many of parking lots are unpaved and nearly all lack any type of shade giving pedestrian-oriented landscaping. These unattractive "seas of parking" especially proliferate on the athletic campus.

#### 4.2.5 Open Space / Landscape Areas

It is the Design Team's conclusion that few initiatives have been undertaken in recent years to internally organize, integrate, or unify the campus through the use of pedestrian-oriented open space and enhancements: landscaping, installation of fountains, statues and street furniture, lighting and signage upgrades, creation of pathways, and other amenities. Not only is there a lack of defining features to distinguish specific land use districts within the campus, but there is no discernable dominant gateway or organizational hierarchy of orienting elements on campus. The University does not have a clearly recognizable front door, nor does it have an easily perceivable system of intersections or nodes demarcating progression through land uses and campus characteristics. The random location of campus buildings in relation to each other has created a series of small, well-proportioned open spaces as well as some larger discrete quad-like spaces. However, the campus lacks a classic "central quad" or organizing feature immediately recognizable to students and visitors.

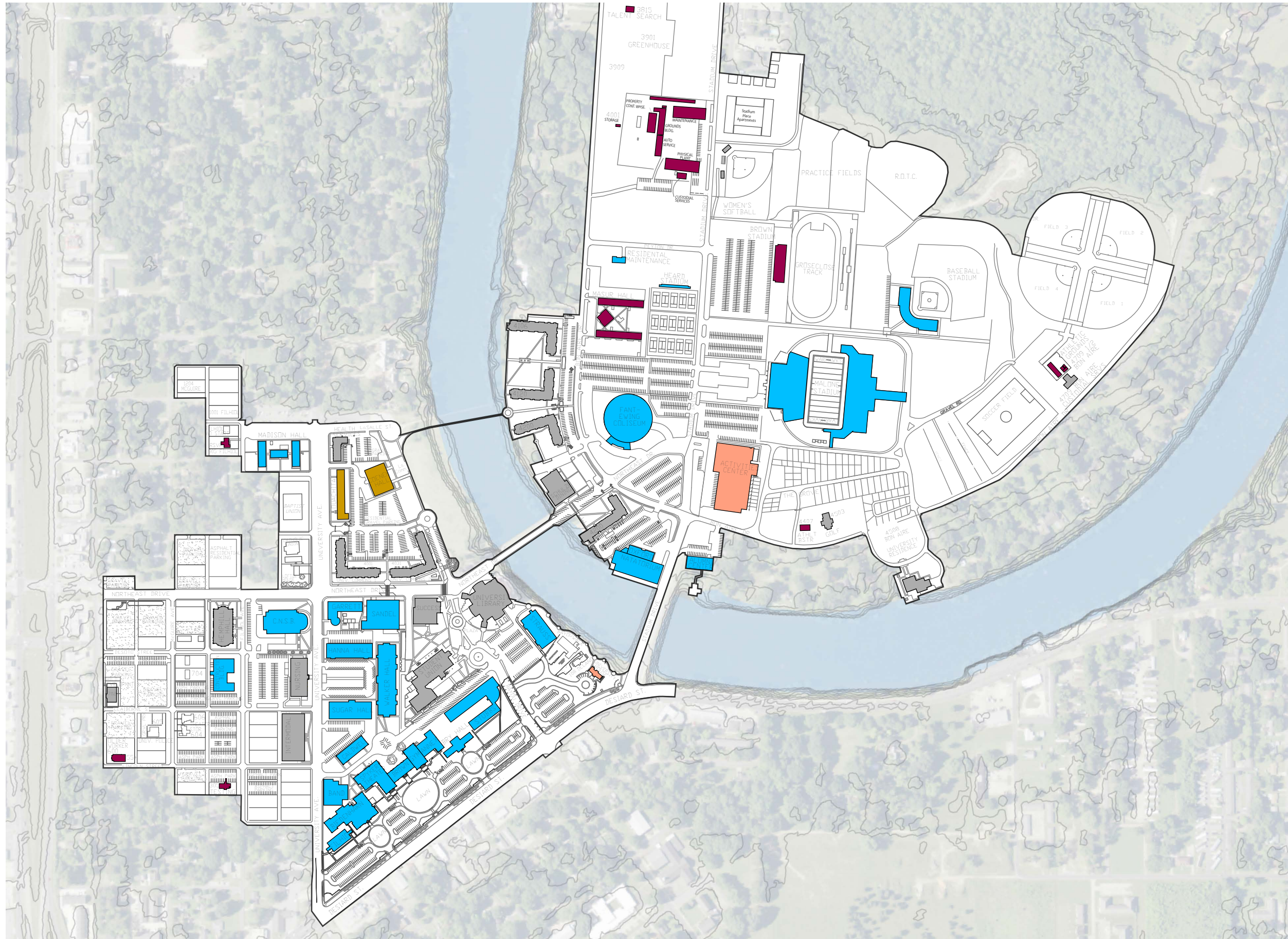
The Design Team also observes that the University's development pattern has overlooked an opportunity to take

advantage of Bayou Desiard as a natural amenity and an organizing feature to lend orientation and unity to the campus.

### 4.3 Strategic Objectives

The Design Team's needs assessment, when paired with the greater contextual analysis of the region and the institution's strategic plan, led to the following strategic objectives. The following are the guiding principles for the master plan recommendations in Section 5.

- 1. Strengthen the Campus Identity**
  - Develop Internal Linkages
  - Enhance External Image
  - Improve Community Connectivity
  - Promote Access to Cultural Resources
- 2. Consolidate & Refine the Collegial Environment**
  - Clarify Pedestrian and Vehicular Navigation
  - Encourage Unification of the Colleges
  - Define a Focal Point for Campus Activities
  - Identify Opportunities for Strategic Expansion
  - Define Standards for Future Development
- 3. Embrace the Natural Landscape and Urban Context**
  - Redefine the Relationship to Bayou Desiard
  - Maximize Availability of Green Space and Amenities
  - Respect the Campus Core Historic Architecture
  - Establish a Campus Edge and University Gateways
- 4. Evaluate the Quality of Campus Facilities**
  - Indoor Environmental Quality
  - Efficient Space Allocation
  - Universal Design and Accessibility
  - Campus Security and Preparedness
  - Infrastructure and Technology Assessment
- 5. Support a Sustainable Future for University Operations**
  - Environmentally Responsible
  - Economically Sustainable
  - Academically Competitive



**LEGEND**

- Satisfactory
- Remodel - A
- Remodel - B
- Remodel - C
- Obsolete

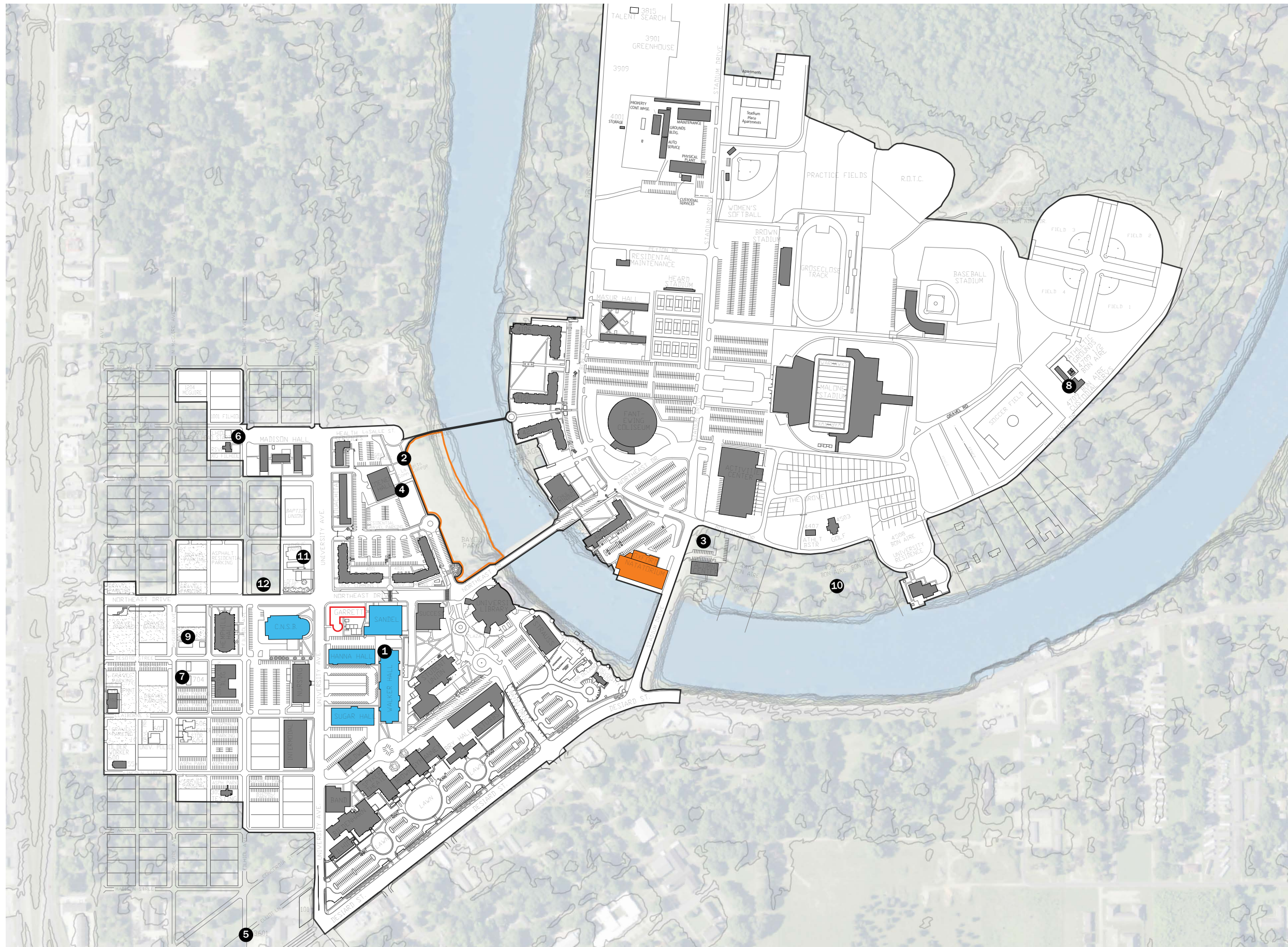
**NOTE**

Sourced from the Louisiana Board of Regents Facilities Inventory System, Fall 2010.

ULM features approximately 90,000 square feet of obsolete, 1,570,000 square feet of Remodel-C, 130,00 square feet of Remodel-B, 140,000 square feet of Remodel-A, and 693,000 square feet of adequate building stock.



**EXISTING BUILDING  
CONDITION**



**NOT PICTURED**

- Doppler Radar Installation (Grant Pending)
- Events Center / Student Practice Space (University Seeking, No Capital Outlay Request)
- Drug Discovery Center on Pharmacy Campus (Capital Outlay Requested)

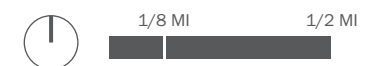
**LEGEND**

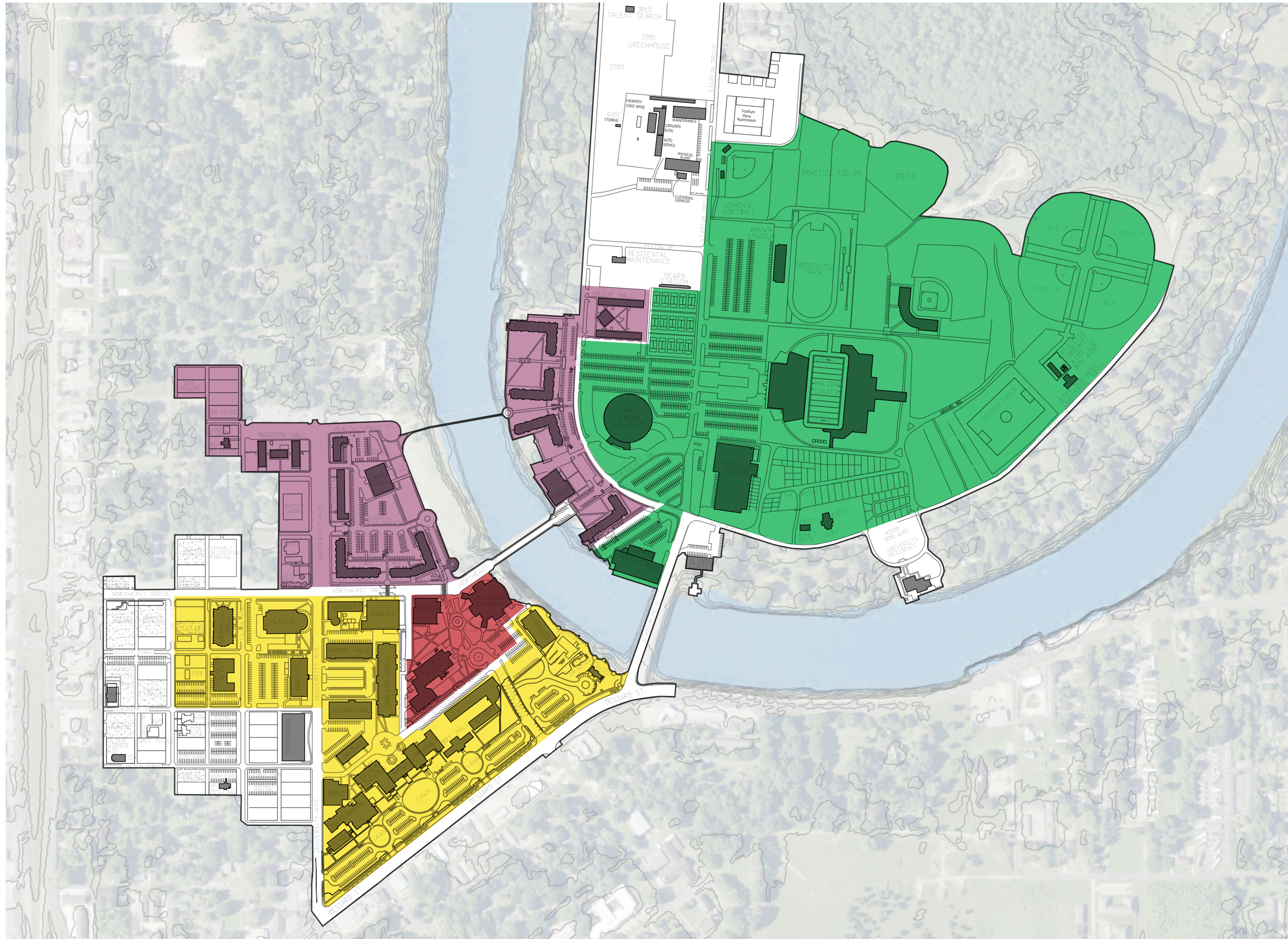
- Renovation Planned / Underway
- Demolition Planned (Outside of ABW/EDR Plan)
- Under Student Referendum 4/17/2012 (Failed)
- 1** Backup Data Center in Walker Hall
- 2** International House (4,000 - 5,000 GSF)
- 3** Alumni House
- 4** New Student Housing
- 5** Purchase 3601 Desiard (University Advancement Building) – 5500 sq. ft.
- 6** Purchase 907 Filhiol (Old Church, Adjoins Main Campus) – 2500 sq. ft.
- 7** Purchase 704 N. McGuire (Old House, Adjoins Main Campus) – 1530 sq. ft.
- 8** Purchase 4709 Bon Aire (Old House, Adjoins Main Campus) – 1900 sq. ft.
- 9** Purchase 804 N. McGuire (Old House, Adjoins Main Campus) – 1485 sq. ft.
- 10** Purchase 4500 Bon Aire (Old House, Adjoins Main Campus) – 2350 sq. ft.
- 11** Purchase 902 University Avenue
- 12** Purchase 3807/3809/3811 Northeast Drive (Older Vacant Houses Adjoining Campus)

**NOTE**

This is a mapping of projects at various stages of planning and funding at the University, including real estate interests, funded and unfunded renovations, student referendum-led upgrades, and planned demolitions. The Design Team recommends prioritizing and complementing these endeavors with its recommendations in Section 5 of this Volume.

Information gathered from interviews with University Facilities & Management, 2012.



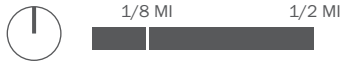


**LEGEND**

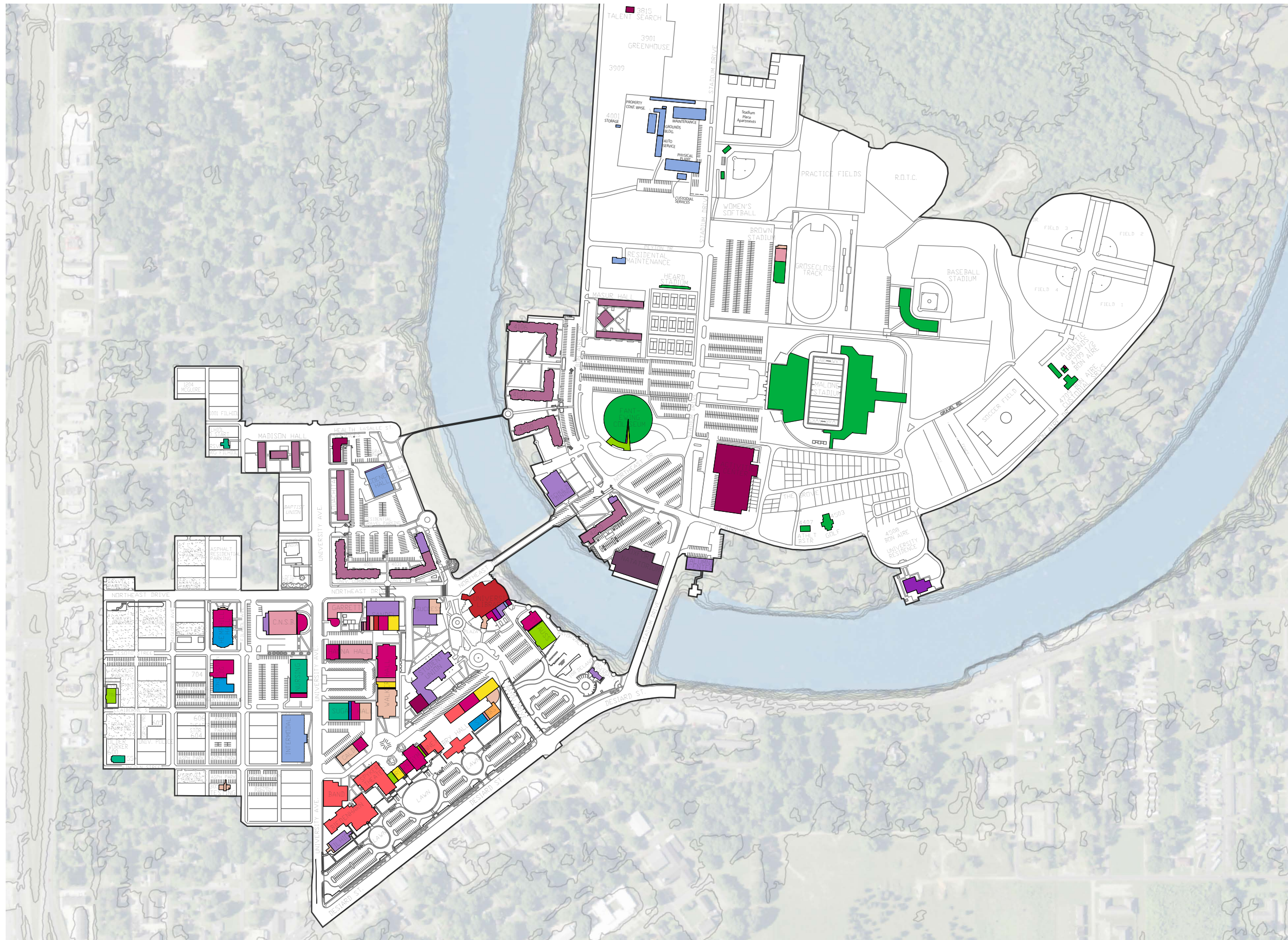
- Athletic
- Residential
- Student Life
- Academic

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**EXISTING CAMPUS NEIGHBORHOODS**



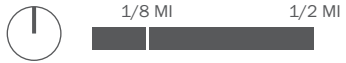
**LEGEND**

- Athletics
- Chief Business Officer
- College of Business Administration
- College of Education & Human Development
- College of Health Sciences
- College of Pharmacy
- Executive Vice President
- Leased Space
- Library (Grad / Assessment / Eval / EL&QE)
- President (Public Info / Internal Audit / Computer Services / VP Academic Affairs)
- Resident Life
- Residential Housing
- School of Humanities
- School of Sciences
- School of Social Sciences
- School of Visual & Performing Arts
- Shared Spaces
- Vacant
- Vice President for Student Affairs

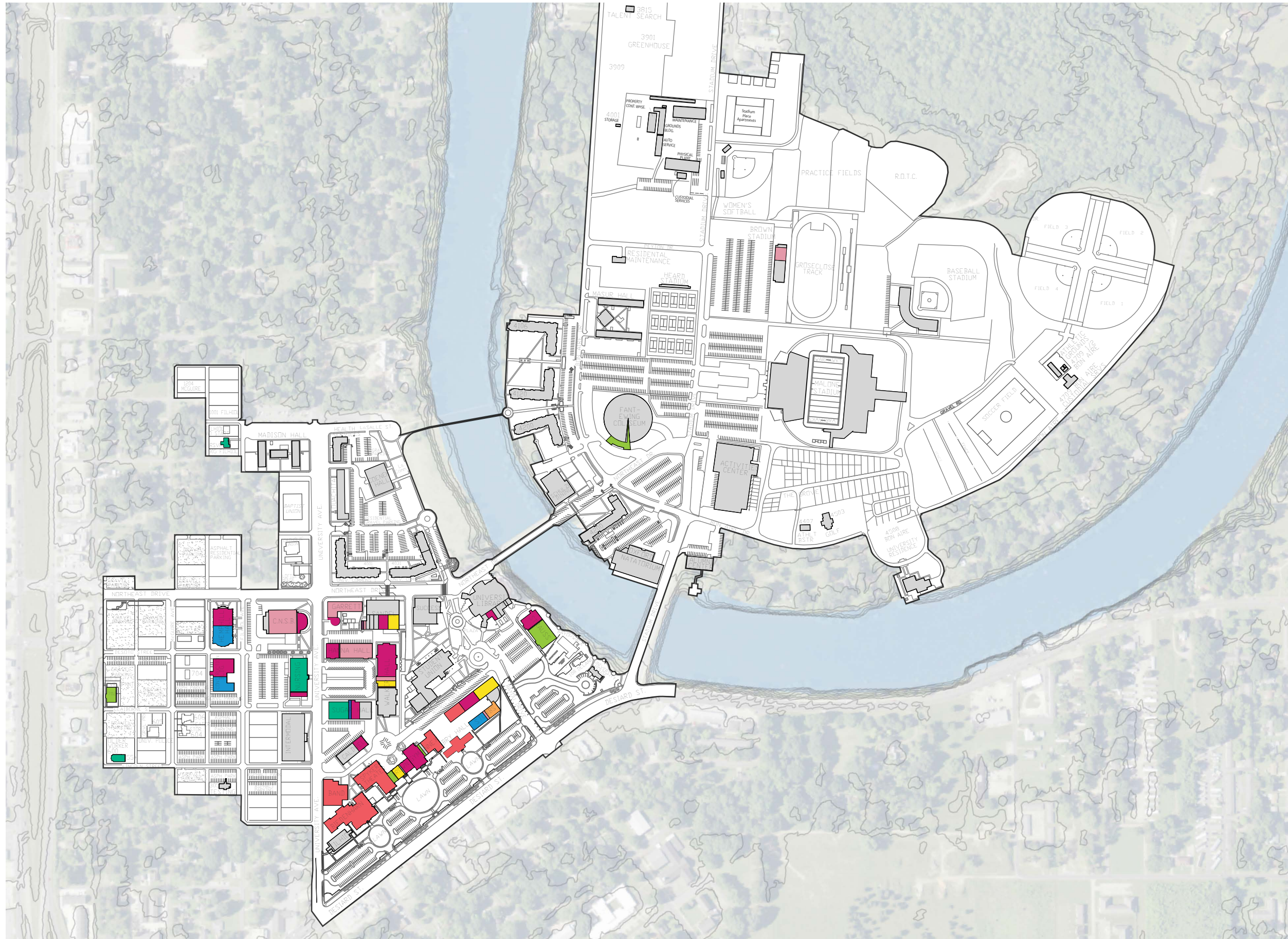
**NOTE**

The Design Team found that departmental distribution on campus is relatively scattered within the academic land use district. Deans and department representatives held diverse opinions on the appropriateness of this distribution. Some valued proximity to their colleagues while many saw the benefits of a mixture of teaching facility typologies. Nearly all department representatives interviewed acknowledged that physically unifying the colleges could be useful, particularly those that had become fragmented in terms of their faculty offices, research labs, and preferred classrooms.

Building utilization data was derived from the Louisiana Board of Regents Facilities Inventory System, 2012.



**EXISTING SPACE USE**



**LEGEND**

- College of Business Administration
- College of Education & Human Development
- College of Health Sciences
- College of Pharmacy
- School of Humanities
- School of Sciences
- School of Social Sciences
- School of Visual & Performing Arts
- Shared Spaces

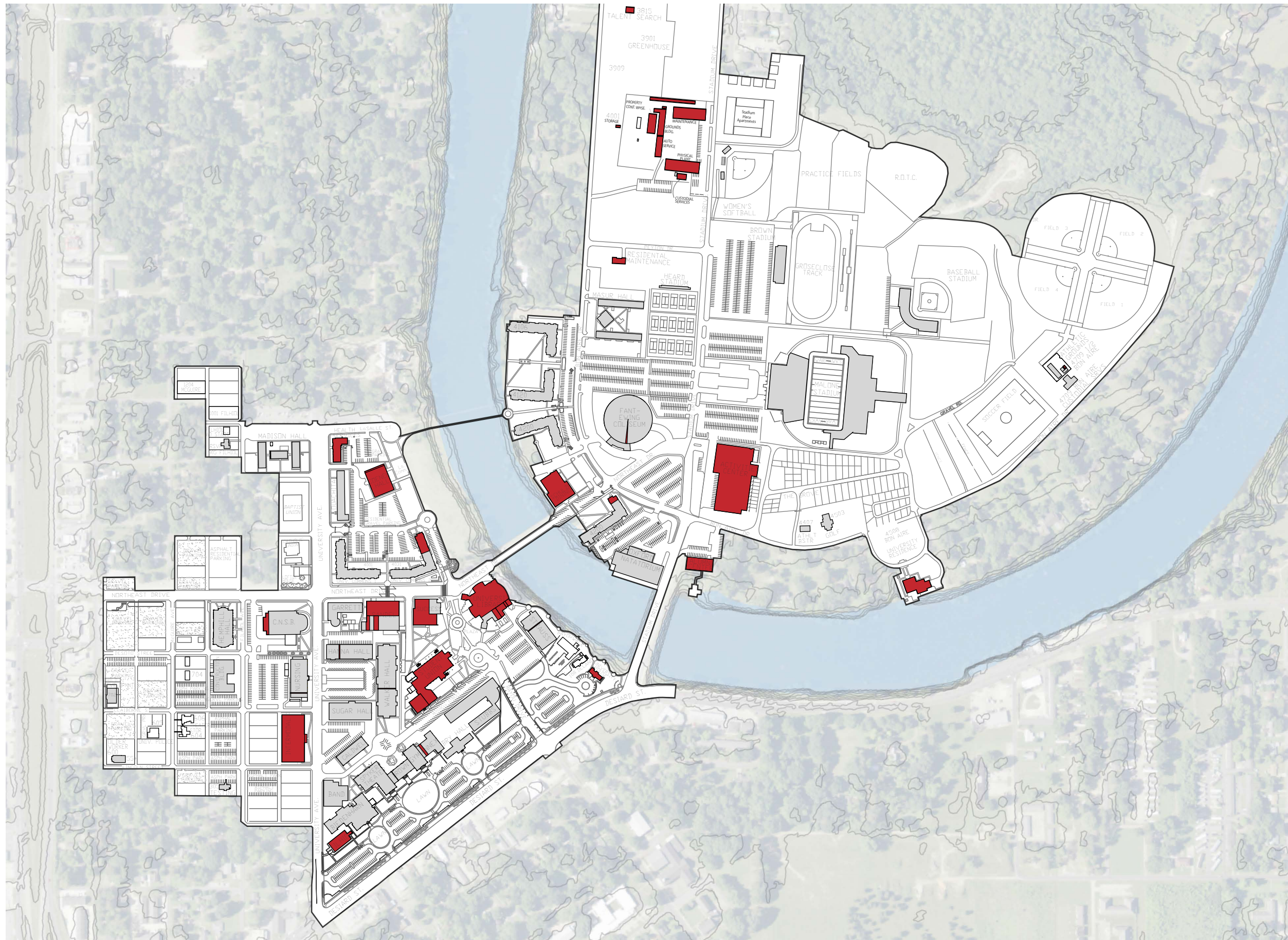
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**EXISTING ACADEMIC SPACE USE**



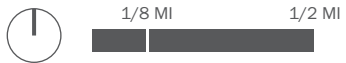
**LEGEND**

■ Student Life

**NOTE**

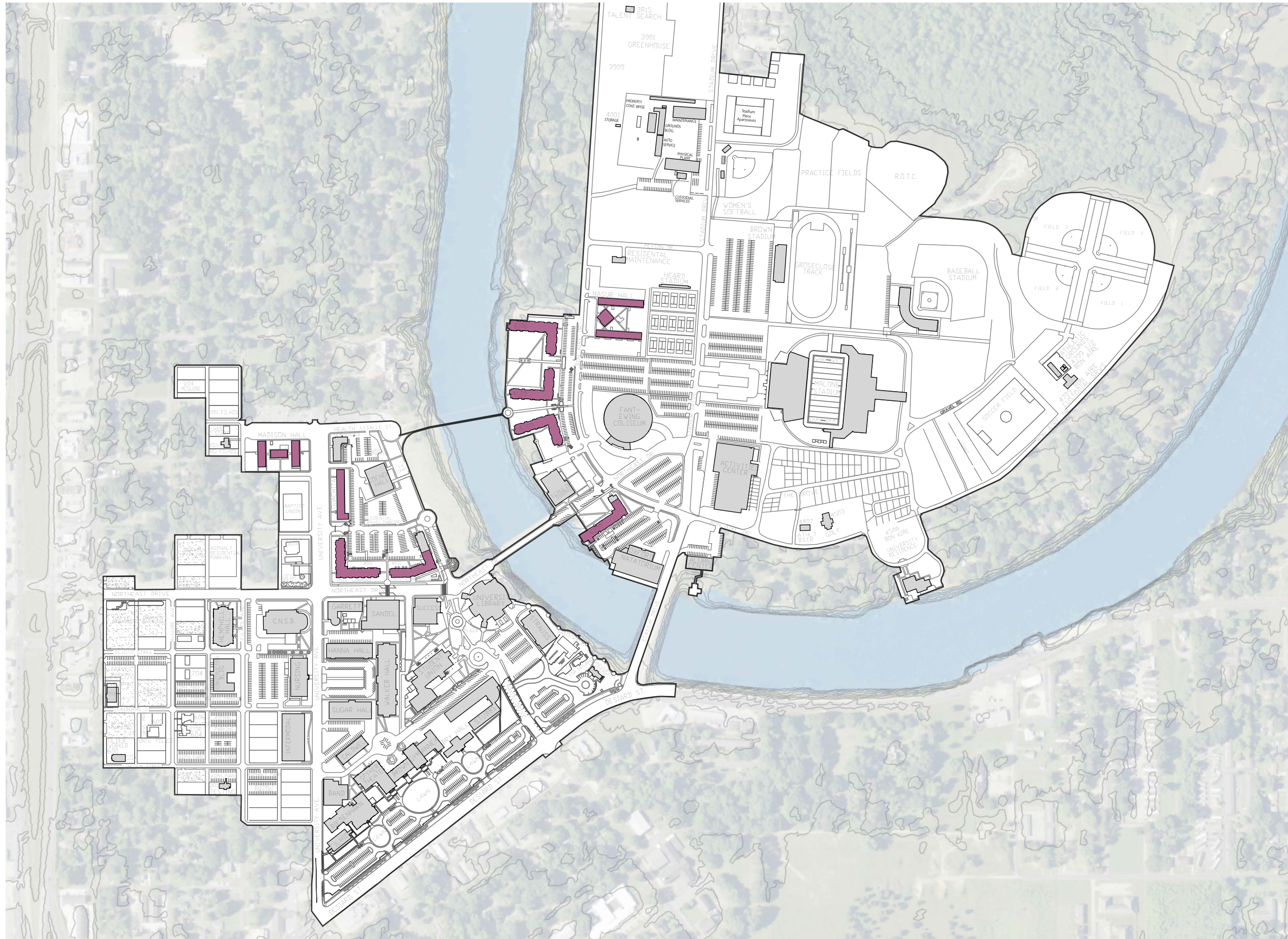
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**EXISTING STUDENT LIFE FACILITIES**





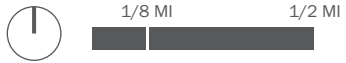
**LEGEND**

Housing Facilities

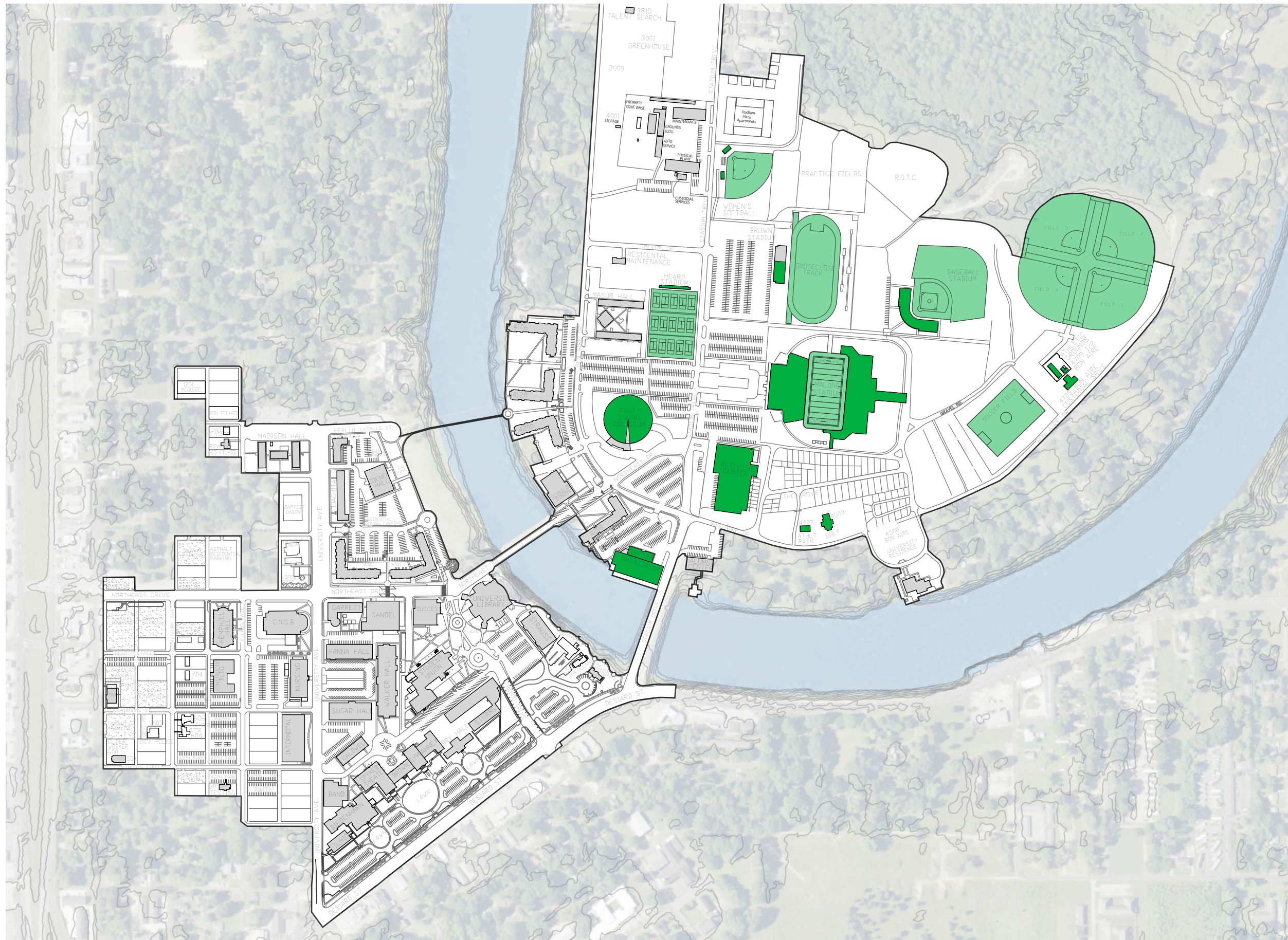
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**EXISTING HOUSING FACILITIES**



**LEGEND**

- Athletic Facilities
- Athletic Fields

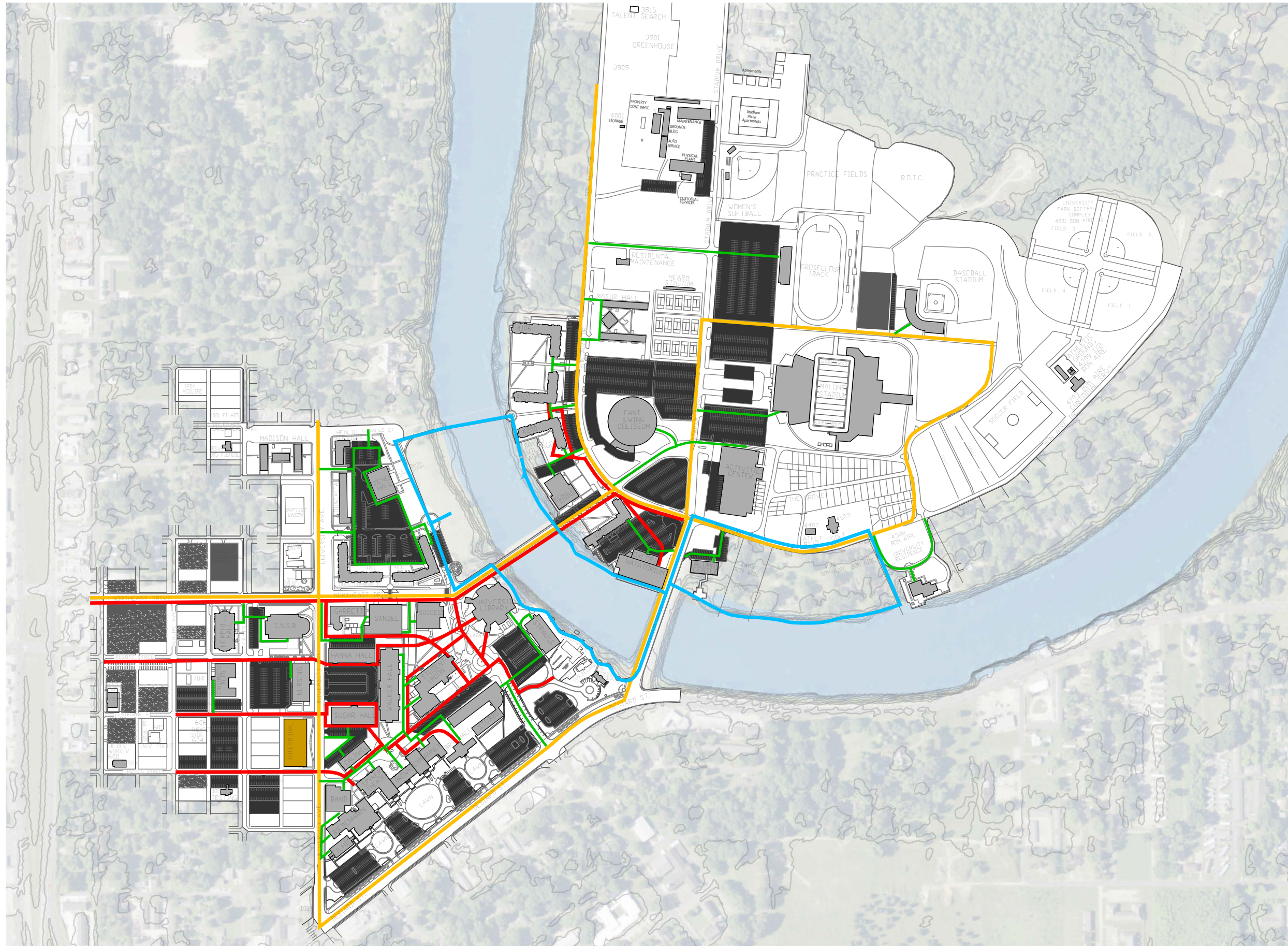
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**EXISTING ATHLETIC FACILITIES**



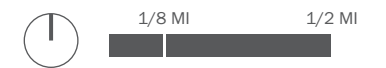
**LEGEND**

- Striped Parking Lot
- Gravel / Minimally Surfaced Parking Lot
- Structured Parking
- Service Access
- Pedestrian Circulation
- Vehicular Circulation
- Pedestrian Circulation Recreational Potentials

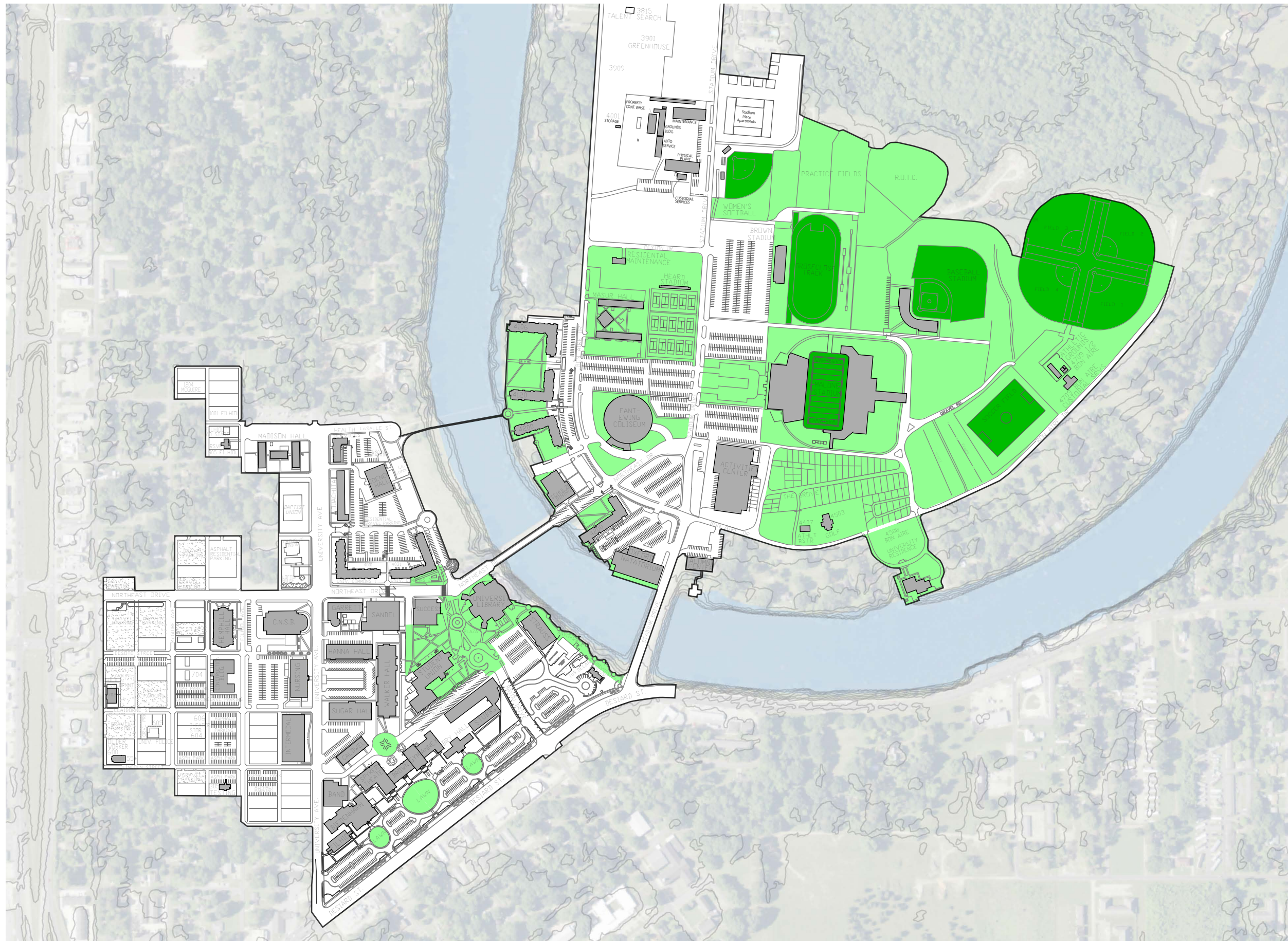
**NOTE**

This map summarizes the Design Team's observations regarding existing circulation, parking, and service access on campus. This mapping helped the design team determine the points and trajectories most suitable to develop internal linkages, enhance external image and improve community connectivity.

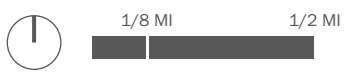
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**EXISTING CIRCULATION,  
PARKING & SERVICE ACCESS**



- LEGEND**
- Existing Trees
  - Structured Play Fields
  - Lawns, Fields, Plazas, Unstructured Grassed Areas



**EXISTING OPEN SPACE & LANDSCAPE AREAS**



