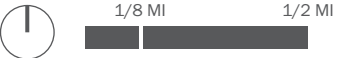


5

ULM FACILITIES MASTER PLAN  
**MASTER PLAN  
RECOMMENDATIONS**





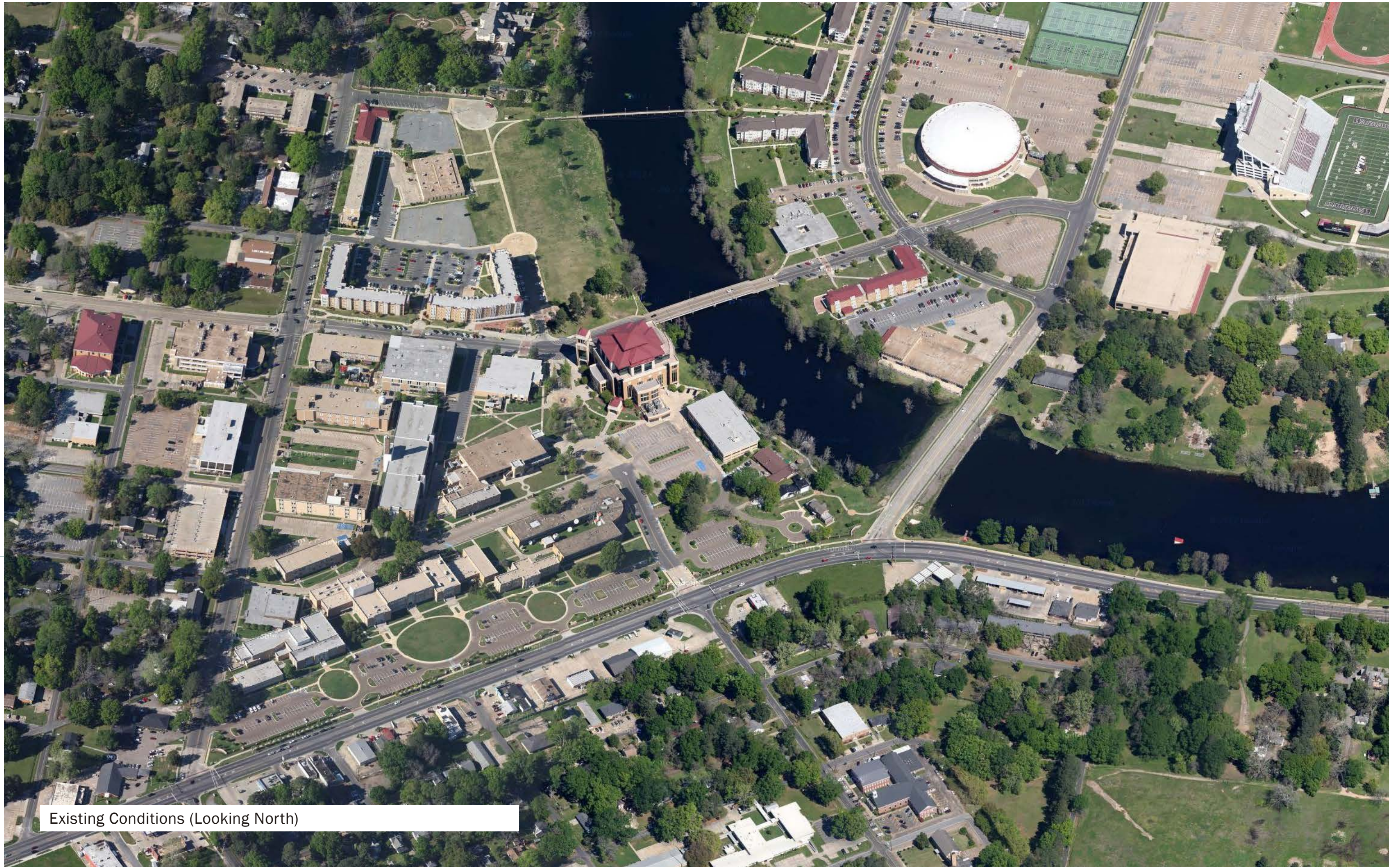
EXISTING CONDITIONS  
ILLUSTRATED PLAN





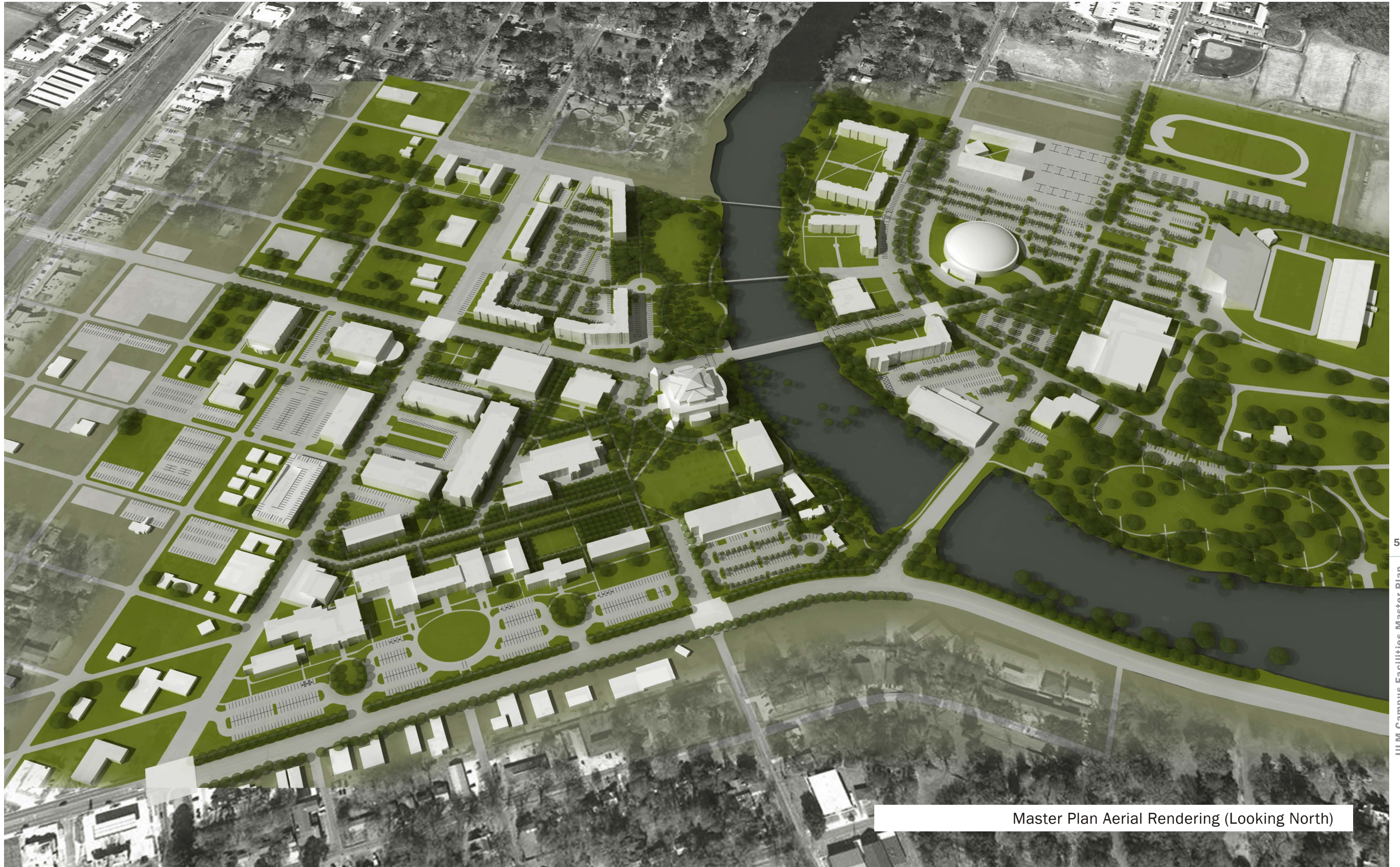
PROPOSED ILLUSTRATED  
MASTER PLAN





Existing Conditions (Looking North)





Master Plan Aerial Rendering (Looking North)



# 5.0 MASTER PLAN RECOMMENDATIONS

## Master Plan / Recommendations by Systems

### 5.1 Master Plan

Please refer to pages 48-51 for illustrated existing and proposed plan drawings at full campus scale, as well as an aerial rendering of the proposed master plan.

### 5.2 Recommendations by Systems

The Design Team recommends the following systems-based strategic planning initiatives for the University of Louisiana at Monroe campus.

#### 5.2.1 Use landscape, open space and natural features to define the campus:

- Build two new parks (Bayou Park, Alumni Park) along Bayou Desiard, drawing attention back to this landscape feature that so defines the campus. Extensively engage people with the water's edge – boardwalks, walking trails, amphitheaters using sloped lawn terraces, boathouses for canoe and kayak rentals adjacent to small food service offerings.
- Take ownership of the streets adjacent to and through the campus. For example, the large lawn areas in front of Brown Hall could be enhanced with tree planting, while legacy tree plantings along the major streets could leverage the campus' identity.
- Investment in signage and wayfinding devices like kiosks should also be a priority linked to landscape.
- Invest in traffic calming and intersection markings to build gateway and nodal identities. Embellish pedestrian crosswalk using stamped asphalt and concrete pavers.
- Continue to improve the interstitial and connective tissue of the campus – open lawns, fields and plazas should be strategically linked with each other and with buildings using strategic plantings and paving. Similarly, parking areas should be interlinked and connected to the rest of the campus using enhanced landscape.
- Create a great lawn between Strauss, University Library, Student Union and Stubbs.
- For further landscape recommendations, structured as design guidelines alongside signage, wayfinding, furniture, parking and crosswalk details, refer to section 7.2 of this volume of the master plan report.

#### 5.2.2 Prioritize facility upgrades, including but not limited to the following:

- ADA building upgrades. Refer to Section 7.4 of Volume 1, as well as Volume 2 of this report for further information.
- CNSB HVAC upgrades
- Coliseum renovations
- Sandel Hall upgrades
- Sugar Hall upgrades
- Walker Hall upgrades
- Building entry improvements, e.g. new awning and bus drop-off area in front of Hanna Hall.
- Natatorium renovations as proposed under 2012 student fee proposal.
- Build new Alumni Center in place of existing facility.
- Drug Discovery Center (52,000 GSF) at Pharmacy Building
- Backup Data Center at Walker Hall or Pharmacy Building

#### 5.2.3 Clarify circulation, parking and service access:

- Introduce four (4) major campus gateways at University Avenue, Desiard Street, Northeast Drive, and Bayou Drive.
- Organize and formalize athletic campus using street network interventions and introduction of new access drives.
- Partially sunset Warhawk Way in front of the Student Recreational Center. Use this move to further clarify an athletic campus gateway.
- Consider service access implications of decommissioning vehicular alleyways and parking areas within the campus core. Also consider parking reallocations necessary due to these moves, and some partial parking deletions in non-essential areas. For example, the Design Team created new parking in front of University Library after removing some of the parking in front of Strauss Hall to enable the Great Lawn. Pushing parking to the outside edges of the campus has been identified as largely desirable, and can contribute to making the campus more of a destination.
- Install three (3) new crosswalks across University Avenue, similar to the ones currently along Northeast Dr. These will help connect users of CNSB, Hemphill, Nursing and Construction, as well as individuals parking in the parking lots adjacent to these facilities, more safely and easily cross over into the central academic and student life areas of the campus.
- Reorient Groseclose Track when a new track is constructed. This will improve wayfinding and circulation to and from the baseball stadium and the athletic fields on the eastern edge of campus.
- Improve the presentation of Warhawk Stadium by reorganizing adjacent parking and roadways.

#### 5.2.4 Strategically reallocate building uses while considering tactical demolitions:

- Consider new student on-campus dorm location to add 700 potential beds to the University's housing stock. The Design Team recommends this new facility be erected adjacent to Bayou Park, on the existing Coenen Hall site.
- Insert International House 5,000 gross square foot program discussed in master planning workshops into the 700-bed facility described above, leveraging the potential for synergies between the two programs, as well as the waterfront site. To prepare Coenen Hall for demolition, current program elements within could be moved to vacated Library offices when Walker Hall's renovations are complete.
- Due to its age and spatial redundancy, consider demolishing Garrett Hall, creating a plaza / lawn area for Sandel Hall. This would further emphasize foot traffic patterns that currently exist between Sandel and Walker, and provide extensive wayfinding as a gateway to the campus. Garrett Hall's current program would need to be relocated to a new building. The Design Team recommends that the University purchase the property on the corner of University and Northeast for this purpose.
- Fully or partially demolish Stubbs Hall to create sightlines and room for the Great Lawn. Art Studios currently located within the building could move to a renovated Caldwell Hall (one of the campus' most historic buildings, which the Design Team recommends be preserved). All other College of Arts and Sciences departments currently in Stubbs, School of Humanities, School of Sciences, and School of Social Sciences can be relocated to Walker Hall. The Small Business Incubator is currently located in the southern portion of Stubbs, and would either remain in place following a partial demolition of Stubbs, or be replaced with a structure smaller than Stubbs but large enough to accommodate the Incubator.
- Long-term, consider demolishing Strauss Hall. This would open the Great Lawn directly to Bayou Desiard, enhancing recreational linkages and open space opportunities for users of the campus. Should it be needed, the University, in future phases, is advised to build an entirely new structure as a replacement for Strauss to the east of where Stubbs currently stands, just across Bayou Drive.

#### 5.2.5 Anticipate campus growth over the long term through:

- Strategic building and land acquisition as represented on page 36 in the Renovation and Expansion assessment.
- Strategic holding and maintenance of existing land, such as through public-private partnerships and extra-University

leaseholder agreements.

- Consolidation of facility uses where possible.
- Definition of the campus' real estate edge and growth potential boundaries (see page 54).
- Historic preservation of the campus' oldest buildings (those erected in the 1930's and 1940's, specifically). These structures are located along Desiard Street. If their preservation is coupled with strategic land purchasing and leasing across Desiard Street from the University, this segment of the thoroughfare can potentially become a recognizable University commercial corridor.

#### 5.2.6 Adhere to a consistent set of design standards.

- Refer of Section 7.0 of this report.

#### 5.2.7 Consider infrastructure enhancements, and adhere to a consistent set of infrastructure guidelines.

- For guidelines relating to utility systems, civil infrastructure, mechanical infrastructure, natural gas distribution systems, electrical infrastructure, telecommunications infrastructure and lighting infrastructure, please refer to Section 7.5 in this volume of the master plan report.

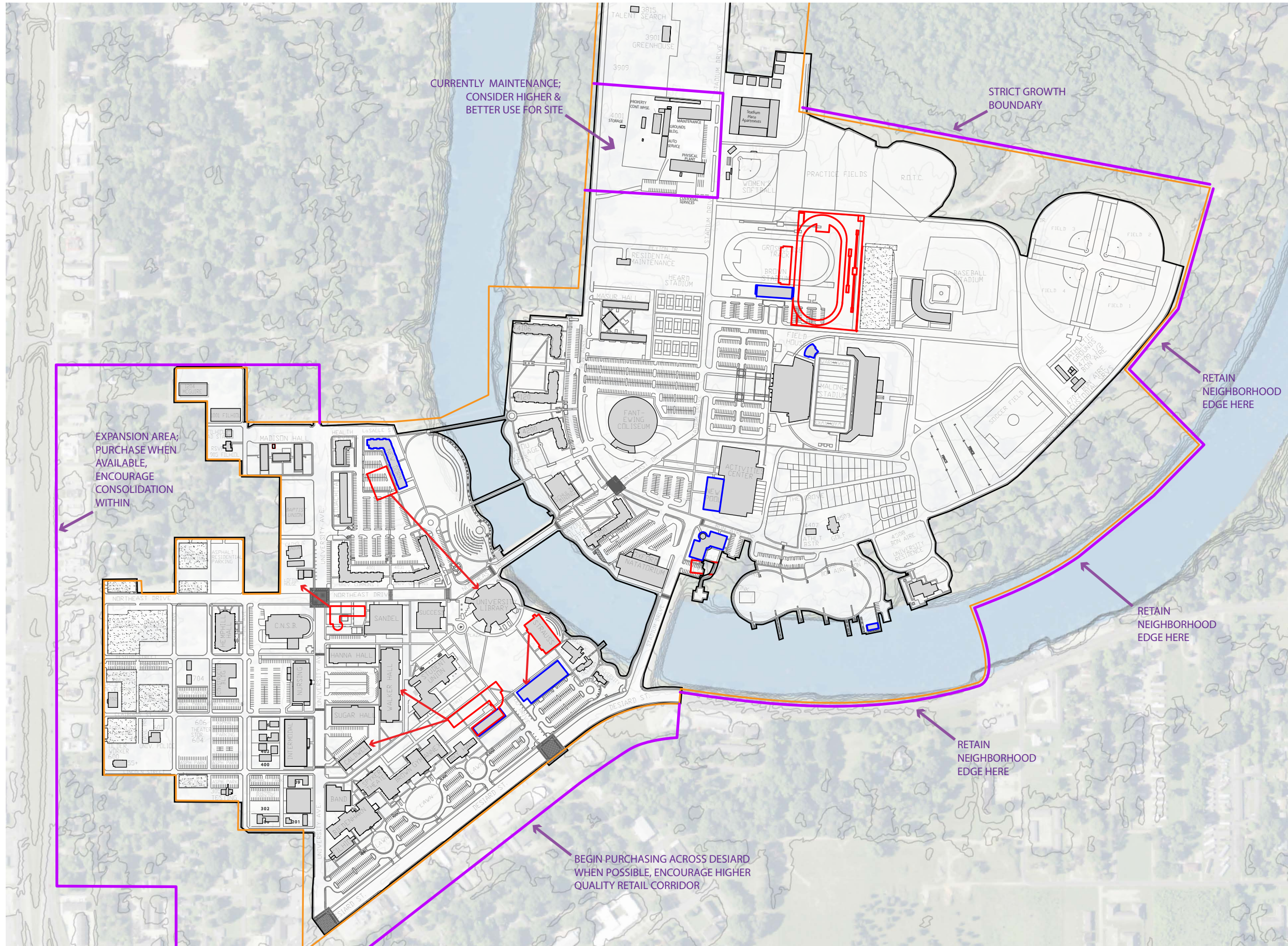
#### 5.2.8 Consider phasing and cost implications of all master planning decisions.

- Refer to Section 8.0 of this report.

#### 5.2.9 Engage in district-level analysis and specialized studies for more detailed planning recommendations:

- Use separate analysis to identify implications of Monroe Civic Center on the University.
- Use separate analysis to identify implications of Kansas Lane Connector on the University.
- Consider a separate transportation and parking analysis to further identify related improvements.
- Given an Athletic Strategic Plan was written for the University in 2006, consider following up with an Athletics Facilities Master Plan.
- Cyclically (approximately every three to five years), plan to update the University Strategic Plan, using it to guide future Facilities Master Plan updates.
- If attempting to improve institutional realities, such as administration, curriculum and/or enrollment, assess these items under the rubric of a specific institutional master plan.





CURRENTLY MAINTENANCE;  
CONSIDER HIGHER &  
BETTER USE FOR SITE

STRICT GROWTH  
BOUNDARY

EXPANSION AREA;  
PURCHASE WHEN  
AVAILABLE,  
ENCOURAGE  
CONSOLIDATION  
WITHIN

RETAIN  
NEIGHBORHOOD  
EDGE HERE

RETAIN  
NEIGHBORHOOD  
EDGE HERE

RETAIN  
NEIGHBORHOOD  
EDGE HERE

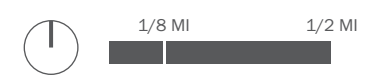
BEGIN PURCHASING ACROSS DESIARD  
WHEN POSSIBLE, ENCOURAGE HIGHER  
QUALITY RETAIL CORRIDOR

**LEGEND**

- Proposed Demo
- Proposed Major New Construction
- Existing Campus Boundary
- Strategic Growth Considerations

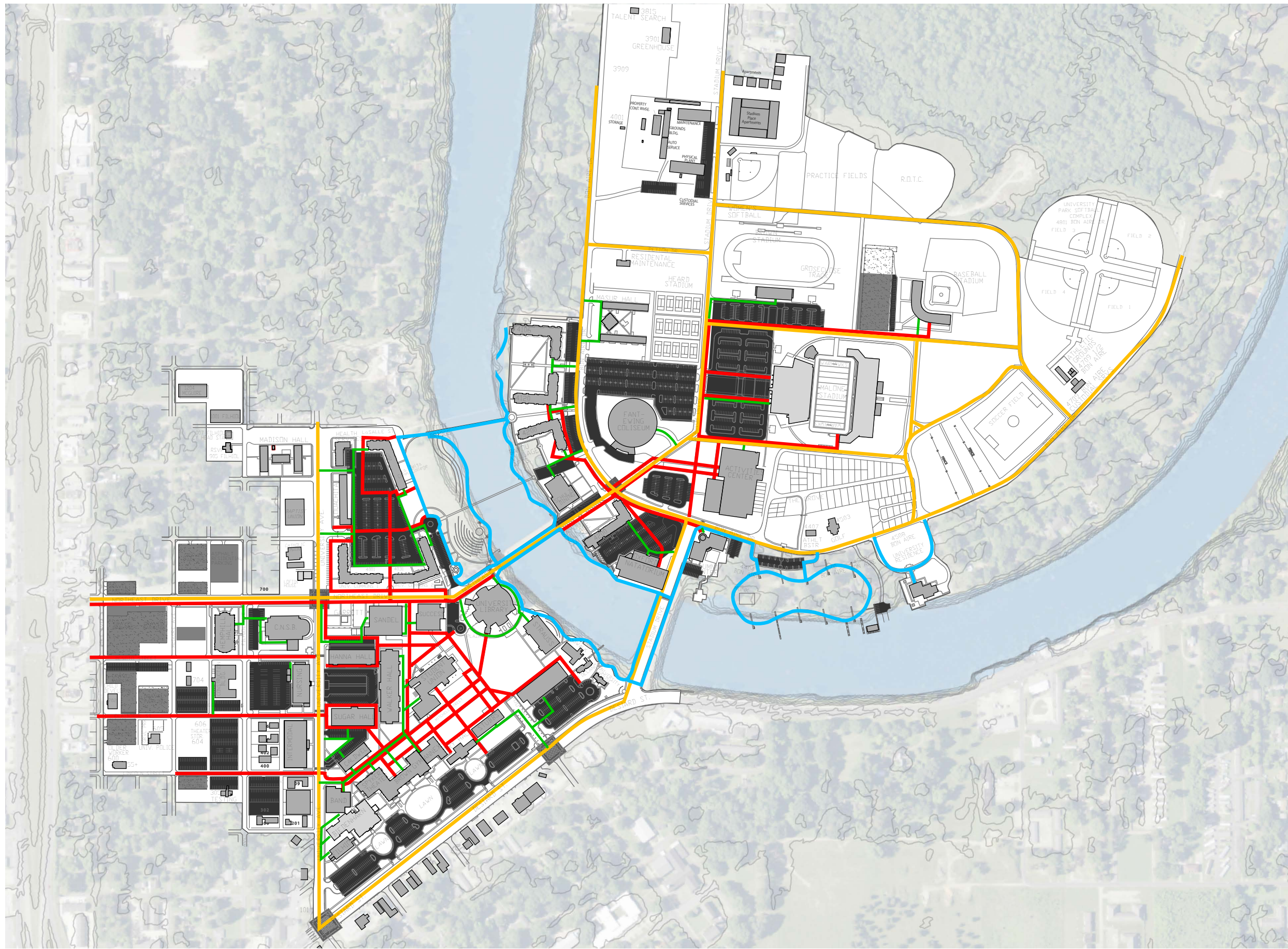
**NOTE**

The Design Team recommends a strategic set of demolitions, new facilities, land banking and expansion strategies to shape the future of ULM's growth.



**PROPOSED DEMOLITION,  
CONSTRUCTION, BUILDING  
REALLOCATION & CAMPUS  
STRATEGIC GROWTH**





**LEGEND**

- Striped Parking Lot
- Gravel / Minimally Surfaced Parking Lot
- Structured Parking
- Service Access
- Pedestrian Circulation
- Vehicular Circulation
- Pedestrian Bayou-Centric Circulation

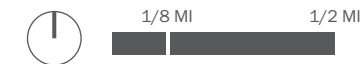
**NOTE**

In order to clarify circulation, parking and service access, the Design Team first recommends introducing four (4) major campus gateways at University Avenue, Desiard Street, Northeast Drive, and Bayou Drive. ULM can also pursue organizing and formalizing the athletic campus using street network interventions and introduction of new access drives. This includes sunsetting Warhawk Way in front of the Student Recreational Center.

The University is advised to consider service access implications of decommissioning vehicular alleyways and parking areas within the campus core. Also, it should consider parking reallocations necessary due to these moves, and some partial parking deletions in non-essential areas.

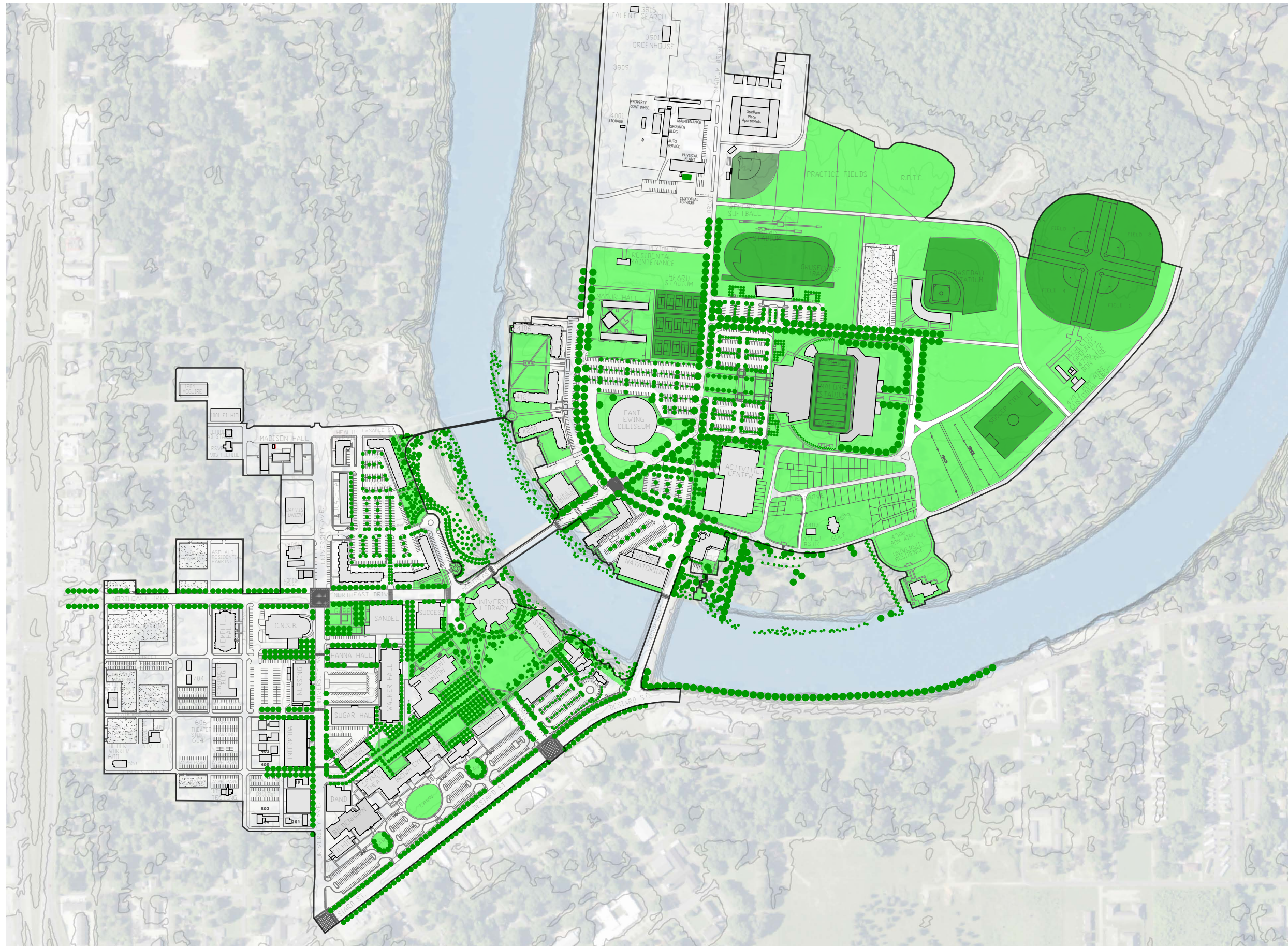
The University would benefit from installation of three (3) new crosswalks across University Avenue, similar to the ones currently along Northeast Dr.

In re-orienting Groseclose Track when a new track is constructed, the University will greatly improve wayfinding and circulation to and from the baseball stadium and the athletic fields on the eastern edge of campus. This can be complemented with improved presentation of Warhawk Stadium by reorganizing adjacent parking and roadways.



**PROPOSED CIRCULATION, PARKING & SERVICE ACCESS**





**LEGEND**

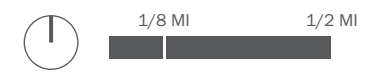
- Proposed Trees
- Structured Play Fields
- Lawns, Fields, Plazas, Unstructured Grassed Areas

**NOTE**

The Design Team proposes using landscape, open space and natural features to define the campus. This includes building two new parks (Bayou Park, Alumni Park) along Bayou Desiard, drawing attention back to this landscape feature that so defines the campus. The University can more extensively engage people with the water's edge, installing boardwalks, walking trails, amphitheaters, boat launch areas and boathouses adjacent to small food service offerings.

ULM is encouraged to take ownership of the streets adjacent to and through the campus, via deliberate landscaping and legacy tree plantings along major streets. Investment in signage and wayfinding devices should also be a priority linked to landscape. ULM should continue to improve the interstitial and connective tissue of the campus – open lawns, fields and plazas should be strategically linked with each other and with buildings using plantings and paving. Similarly, parking areas should be interlinked and connected to the rest of the campus using enhanced landscape.

The major landscape move contributing to the creation of a University emotional center would be the development of a Great Lawn between Strauss, University Library, Student Union and Stubbs.



**PROPOSED OPEN SPACE & LANDSCAPE AREAS**









Illustrative Landscape Master Plan



