CAMPUS ANALYSIS

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**Academic Facilities**

The front and Newcomb campuses form the academic centers of the university, with additional academic facilities located along Freret Street and at the south end of McAlister Drive.

**Recommendations**

1. Maintain use of front and Newcomb campuses as academic centers.

2. Consider reinforcing the academic zone in the area of the Business and Law Schools by replacement of Monroe and possibly Sharp Halls or their conversion from undergraduate dormitories to academic and/or administrative use.

3. Consider expansion of the Newcomb academic zone to Broadway Street. Additional performance facilities on the Zimpel Quad would compliment and support existing use. Consider conversion of Josephine Louise House for academic use.

4. Designate the Central Building or its site as appropriate for conversion to academic or broader institutional use.
**Administration**

Administrative functions are scattered throughout campus with Gibson and Newcomb Halls used as primary locations for academic administration.

**Recommendations**

1. Continue use of Gibson and Newcomb Halls as centers of academic administration and instruction.

2. Consider development of a concentrated location for other administrative functions. Administrative service functions could be grouped together in a new facility along Freret or Willow Street near Broadway or in Monroe Hall if reconverted.

3. Eliminate scattered use of dormitory space for administrative and staff functions unrelated to student services.

4. Locate community serving functions along McAlister to reinforce high pedestrian activity, human scale and encourage increased personal communication.
## Current Administrative Locations

<table>
<thead>
<tr>
<th>Building/Campus Center</th>
<th>Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gibson Hall</strong></td>
<td>President, Provost, Sr. Vice President for Operations and CFO, Sr. Vice-President for Institutional Planning and Administration, Registrar, Admissions, University Counsel, Research &amp; Project Administration</td>
</tr>
<tr>
<td><strong>Richardson Building</strong></td>
<td>Computer Services</td>
</tr>
<tr>
<td><strong>Robert C. Cudd Hall</strong></td>
<td>Paul Tulane College</td>
</tr>
<tr>
<td><strong>Mechanical Engineering Building</strong></td>
<td>Financial Aid, Counselling &amp; Testing</td>
</tr>
<tr>
<td><strong>Central Building</strong></td>
<td>Controller, Payroll, Treasurer, Accounting, Other</td>
</tr>
<tr>
<td><strong>University Center</strong></td>
<td>Student Affairs</td>
</tr>
<tr>
<td><strong>Telecommunications Building</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Irby House</strong></td>
<td>Residence Life, Housing</td>
</tr>
<tr>
<td><strong>Phelps House</strong></td>
<td>Accounts Receivable, Student Loans</td>
</tr>
<tr>
<td><strong>Zemurray Hall</strong></td>
<td>Bureau of Administrative Services</td>
</tr>
<tr>
<td><strong>Newcomb Hall</strong></td>
<td>Administration, Alumni</td>
</tr>
<tr>
<td><strong>Physical Plant Building</strong></td>
<td>Physical Plant Department, Office of Campus Planning</td>
</tr>
<tr>
<td><strong>Diboll Complex</strong></td>
<td>Department of Public Safety, Human Resources</td>
</tr>
<tr>
<td><strong>2510 Calhoun Street</strong></td>
<td>Annual Giving</td>
</tr>
<tr>
<td><strong>Reily Recreation Center</strong></td>
<td>Auxiliary Services</td>
</tr>
<tr>
<td><strong>Bruff Commons</strong></td>
<td>Auxiliary Services</td>
</tr>
</tbody>
</table>
Athletics & Recreation
Athletic and recreation buildings are located in the back campus, with recreational use of quads throughout campus.

Recommendations
1. Maintain consolidation of athletic uses north of Reily Student Recreation Center.

2. Recreational use of quads in front and middle campus areas may need to be reduced or consolidated to allow for development of new buildings.

3. Recommend relocation of basketball arena to free Central Building for another use.
Athletics and Recreation
Quads are currently used for the following recreational purposes:

J. Bennett Johnston
ROTC drills

University Center Quad
football
soccer
softball
lacrosse
rugby
cricket
ROTC drills
TGIF parties
student fairs
homecoming
pep rallies
summer camp
Special Olympics

Butler Quad
informal recreation

Bruff Quad
soccer
football
ROTC drills
special events
childrens camps

Zimpel Quad
informal practice for sports
summer camp

Brown Field
all sports and events as above
special events
only lit field

Monroe Quad
informal recreation
Dormitories
The majority of the dormitories are organized in a ring around Bruff Commons, which contains student service facilities such as a dining hall, post office and laundry. Other dorms are located along the east edge of campus, at the corner of Willow Street and McAlister Drive and at Newcomb College.

Recommendations
1. Reinforce the pattern of dormitories surrounding Bruff Commons; reuse Old Doris Hall or its site for a dormitory or for a compatible function.
2. Consider reuse of Monroe and Sharp Halls or their sites for academic, administrative functions, or other types of residential applications. These sites are distant from the main group of dorms surrounding Bruff Commons.
3. Consider conversion of J.L. House for academic use. This site is isolated from other dormitories; however, the building has a strong historical identity as a dormitory. J.L. could also serve as a highly identifiable component of a residential college in this section of campus.
4. Consider relocating graduate student housing from Rosen House to a new location to make this site on a major roadway available for a more public use. Consider potential for use of Sharp or its site for graduate housing.

5. Encourage Bruff Commons as a marketplace and community center for campus residents. Its location is central to most of the dormitories, and 24 hour function could add a sense of vibrance to benefit community and general social ambiance.
Public Facilities
Public facilities are located throughout campus, and especially concentrated in the middle campus.

Recommendations
1. Locate public facilities at easily accessible sites adjacent to adequate parking areas. Consider development of additional parking convenient to Dixon Hall and Dixon Annex.

2. Consider improvements to signage, access and landscaping to identify locations of public facilities especially at campus edges.

3. Consider location for a campus welcoming center, to present a coherent and strong first impression of Tulane.

1. Library
2. Food Services
3. Performance Areas
4. Alumni House
5. Chapel
6. Reily Recreation
7. Amistad Research Center
8. Hebert Foundation
9. Fogelman Arena
10. Newcomb Art Gallery
11. Athletics
12. Parking Garage & Conference Facilities
13. Post Office
**Service**

Physical plant service functions are concentrated in the area bounded by Audubon Street, Plum Street and Willow Street, and are set back from Newcomb Place to prevent public visibility. Transformer vaults are scattered throughout campus.

**Recommendations**

1. Maintain concentrated grouping of existing plant facilities.

2. Create a system of paths for service access which will minimize interference of service vehicles with other campus users.

3. Investigate all utility systems to coordinate locations of utility infrastructure to minimize interference with campus use during repairs, system modifications, avoid conflict with future development, etc.

4. Where possible, transformer vaults should be integrated into building forms. Locations as at the Arts and Sciences and Boggs/Mechanical Engineering are inappropriate because the vaults are highly visible and compromise potential use of public outdoor space.
Street Grid
The location of the street grid is a primary determinant of the character of campus areas. The external grid of the front campus allows buildings and outdoor spaces to define the character of the area because traffic and cars are held at the campus periphery. An internal grid dominates the character of the middle campus; here the street grid creates distinguishable blocks of ground with cars and parking lanes separating adjacent areas.

The internal street grid controls placement of secondary systems such as sidewalks, light poles, trees, and signs which are arranged to align with street axes. The external grids allow for freer placement of these elements.

The location of the street grid is a determinant of building orientation and of the location of the public and service sides of buildings. With an external grid, public and service facades are separated in areas such as the front campus. With an internal grid, the orientation of public facades to the streets conflicts with use of streets for service access.

The extension of the city street grid into the middle campus at Plum and Zimpel Streets allows for service access to the buildings of
the Newcomb campus.

**Recommendations**

1. Reduce use of internal streets by private automobiles as the opportunity arises to improve the quality of the campus environment for pedestrian users.

2. Design new buildings and renovations to support the use of external streets for service access.

3. Improve the overall streetscape of McAlister Drive; this street provides the primary connection between public and student parking at the Diboll Complex and the academic, public and residential facilities of campus. Improving the function and appearance of the main pedestrian route of campus would significantly upgrade the quality of environment and image of Tulane, psychologically shorten the distance of travel, and improve campus security.

4. Improve scale and detailing along Plum and Zimple Streets, to provide better definition as entrances into campus and as exterior territories of campus.

5. Develop a service street along the Eastern border of campus between Freret and Calhoun streets incorporating parking and lessening vehicular dependence on McAlister Drive.
Tree Placement
Random dispersion of trees in the front campus and at the Broadway side of Newcomb Hall creates canopies for ceilings to these outdoor rooms. Alignment of trees along internal and external streets reinforces the axes of streets and the street grid in the middle campus and in the back campus between Willow Street and the Reily Recreation Center.

Recommendations
1. Empty spaces should be filled with saplings as a top landscaping priority. When existing trees are removed, plant new trees as necessary.

2. There is a need for additional tree planting in the back campus; the current lack of shade is unbearable in summer months. Additional trees can also help give human scale and texture to this area.

3. Regular planting of trees along campus edges should be reinforced by addition of trees where necessary. All species of plant materials should be selected and patterned (as alleys of live oaks) to emphasize distinct qualities of the region.

Their placement should be determined as part of a comprehensive landscape plan for this area.
Outdoor Spaces
Campus has large and small outdoor spaces - quads and courtyards. Courtyards are often located adjacent to quads to provide a small scale intimate outdoor space overlooking a larger public outdoor space.

East-west axis of quads links the campus from Newcomb Hall to McAlister Auditorium. Newcomb Place and McAlister Drive and the parking along their edges interrupt this connection visually and physically. Restrictions to physical expansion of campus require quads to accommodate multiple functions - recreational sports, ROTC maneuvers, special events, etc.

Recommendations
1. Improve links between spaces using built or landscape elements to create transitions between adjacent outdoor areas; create a network of open spaces rather than a collection of isolated outdoor areas.

2. Improve character of the outdoor spaces along Zimpel and Plum Streets and in the pedestrian zone between Reily and Wilson. Visually defining Zimpel and Plum as part of the campus will help improve security in these areas.
Definition of Quads
The front campus quad edges are established by building facades. The character of the quad varies from one end to the other due to the shifting relation of buildings to the center line of campus, and the change in patterns of walkways and tree placement.

Bruff, Butler and Monroe quads are defined by buildings on four sides each; the Broadway quad is defined by buildings on three sides only.

Newcomb and U.C. quads are defined by street edges and rows of parked cars. This condition tends to physically and visually isolate the quads from adjacent buildings.

Recommendations
1. Remove parking as possible. The open space at the south west corner of U.C. quad adjacent to Newcomb Dean's Residence weakens quad form.

2. Construction at Zimpel Quad would strengthen definition of Newcomb and Broadway quads, increase the presence of university along Broadway, and provide a buffer between the quads and commercial businesses on Zimpel Street.
**Building Density**

These ratios compare aggregate building footprints to overall land area in the zones noted. Figures are approximate.

**Front Campus**
- Overall: 24%
- Subsection A: 20%
- Subsection B: 32%

**Newcomb Campus**
- Overall: 24%

**Middle Campus**
- Overall: 22%
- Subsection C: 29%
- Subsection D: 40%
- Subsection E: 36%
- Subsection F: 25%

**Back Campus**
- Overall: 23%

Although this built/ground ratio is the lowest on campus, the area seems more densely built because most of the open space is used as parking lots and as programmed recreational space. The amount of general open space is low.

**Recommendations**

1. Maintain density similar to existing in front and Newcomb campuses.
2. Allow for increased density of development in middle and back campuses.
**Building Set Backs**

*With the exception of the Newcomb campus, building set backs have not been treated consistently along street fronts.*

**Recommendations**

1. Set back guidelines should be established to strengthen the campus image along public streets and to unify interior campus zones.

2. New buildings should typically be sited to promote consistency or unity along the affected street edge.

**Preferred Set Backs**

- Freret Street - 60' ±
- McAlister Drive - varies
- Drill Road - 35' ±
- Newcomb Place - 35' - 45' ±
- Newcomb Circle - 30' - 35' ±
- Broadway Street - 35' ±
- Willow Street - 35' - 40' ±
- Ben Weiner Drive - 12' ±
Existing Building Set Backs
Approximate distance from building facade to curb edge. Range of distances indicates irregular building footprint or that building is not parallel to street line. Measurements must be verified to match specific set backs.

St. Charles Avenue
Tilton Memorial : 90 - 100'
Gibson Hall : 190 - 235'
Dinwiddie Hall : 155 - 160'

Freret Street
Percival Stern : 45 - 60'
Howard Tilton : 27 - 30'
Jones Hall : 85 - 87'
Central Building : 60'
Navy Building : 73 - 75'
Law School : 40'

Drill Road
Warren House : 35'
Johnston House : 35'

Willow Street
Student Health : 30'
Doris Hall : 42 - 45'
New Doris Hall : 35'
Butler House : 40 - 45'
Phelps House : 50'
Zemurray Hall : 45 - 48'
Aron Residences : 35 - 50'

Claiborne Avenue
Rosen House : 55 - 65'

Broadway Street
Rogers Chapel : 35'
J.L. House : 35'

Newcomb Circle
Dixon Hall : 30'
Dixon Annex : 25'
McWilliams Hall : 25'
Newcomb Art : 35'
Woldenberg Art Center : 35'

Newcomb Place
Howard Tilton : 25'
Dixon Hall : 43'
Newcomb Art : 40'
Caroline Richardson : 33 - 35'
Infirmary : 30'
Jones Hall : 66'
Newcomb Dean : 40'
Warren House : 40 - 45'
Old Doris : 45'

McAlister Drive
Central Building : 15 - 20'
University Center : 15 - 35'
Mayer Residence : 40'
Butler House : 40'
Navy Building : 10'
Goldring Woldenberg : 98 - 110'
Cunningham Observatory : 70'
McAlister Auditorium : 85 - 88'
Irby House : 48 - 50'
Bruff Commons : 40'
Phelps House : 50 - 58'
Aron Residences : 40'

Ben Weiner Drive
Aron Residences : 27 - 55'
Parking Garage : 12'
Reily Recreation : 12'
Wilson Center : 48'
Turchin Stadium : 28'

McAlister Extention
Reily Recreation : 6'
Diboll Complex : 12'
Building Heights
Tallest buildings occur along Freret Street and Claiborne Avenue.

Recommendations
1. Tall buildings should be grouped together to prevent them from overpowering smaller buildings and adjacent outdoor spaces.

2. The location and design of tall buildings should be sensitive to adjacent residential neighborhoods.
## Approximate Building Heights

<table>
<thead>
<tr>
<th>Front Campus</th>
<th>Middle Campus</th>
<th>Back Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gibson Hall</td>
<td>Navy Building 31'</td>
<td>Aron Residences 48'</td>
</tr>
<tr>
<td>Tilton Memorial</td>
<td>Weinmann Hall 55-105'</td>
<td>Parking Garage 58'</td>
</tr>
<tr>
<td>Dinwiddie Hall</td>
<td>Goldring-Woldenberg 107'</td>
<td>Reily Recreation Center 60'</td>
</tr>
<tr>
<td>Richardson Memorial</td>
<td>Cunningham Observatory 31'</td>
<td>Monk Simons 26'</td>
</tr>
<tr>
<td>Richardson Building</td>
<td>McAlister Auditorium 62'</td>
<td>Wilson Center 50'</td>
</tr>
<tr>
<td>Norman Mayer Building</td>
<td>Phelps House 41'</td>
<td>Rosen House 96'</td>
</tr>
<tr>
<td>F. Edward Hebert Hall</td>
<td>Bruff Commons 30'</td>
<td>Willow Dormitory 41'</td>
</tr>
<tr>
<td>College of Arts &amp; Sciences</td>
<td>Irby House 41'</td>
<td></td>
</tr>
<tr>
<td>Social Work Building</td>
<td>Monterey Hall 120'</td>
<td></td>
</tr>
<tr>
<td>Stanley Thomas Hall</td>
<td>Central Building 56'</td>
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<tr>
<td>Civil Engineering</td>
<td>University Center 32'</td>
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<tr>
<td>Mechanical Services</td>
<td>Paterson House 44'</td>
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<tr>
<td>Engineering Labs/Workshop</td>
<td>Sharp Hall 70'</td>
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<tr>
<td>Chemical Engineering</td>
<td>Telecommunications 26'</td>
<td></td>
</tr>
<tr>
<td>Mechanical Engineering</td>
<td>Telecommunications 26'</td>
<td></td>
</tr>
<tr>
<td>Boggs Center</td>
<td>Jones Hall 56'</td>
<td></td>
</tr>
<tr>
<td>Allee Fortier Hall</td>
<td>Newcomb House 35'</td>
<td></td>
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<tr>
<td>Stern Hall</td>
<td>Warren House 42'</td>
<td></td>
</tr>
<tr>
<td>Environmental Science Bldg.</td>
<td>Doris Hall 38'</td>
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<tr>
<td>Newcomb Quad</td>
<td>New Doris Hall 31'</td>
<td>Howard Tilton Library 60'</td>
</tr>
<tr>
<td>Newcomb Hall</td>
<td>Doris Lounge 12'</td>
<td>Caroline Richardson 24'</td>
</tr>
<tr>
<td>Rogers Chapel</td>
<td>Butler House 82'</td>
<td>Health Services 32'</td>
</tr>
<tr>
<td>Josephine Louise House</td>
<td></td>
<td>Physical Plant Building 29'</td>
</tr>
<tr>
<td>Woldenberg Art Center (#82)</td>
<td></td>
<td>Ellenore P. McWilliams Hall 54'</td>
</tr>
<tr>
<td>Woldenberg Art Center (#83)</td>
<td></td>
<td>Mayer Residences 38'</td>
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<tr>
<td>Dixon Annex</td>
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<td></td>
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<tr>
<td>Dixon Hall</td>
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</tbody>
</table>

* Rooftop and wall heights in feet.*
Circulation
Sidewalk and street system accommodates passenger cars, service vehicles (trucks and carts), shuttle vans, pedestrians and bicyclists.

Recommendations
1. Develop a system to separate users by modes of circulation wherever possible. In particular, consider strategies to avoid vehicular-pedestrian conflicts.

2. Define routes and parking locations for service vehicles. Physically separate service from general campus circulation and, when possible, schedule service work for off peak hours.

3. Define routes and storage locations for bicycles.

4. Improve the streetscape of McAlister Drive; this street provides the major pedestrian connection from parking at the Diboll Complex to academic, residential and public facilities of the middle and front campuses.

5. Improve the visual and physical relationship of both sides of Freret Street between Newcomb Boulevard and Engineering Road.

6. Provide pedestrian pathway system
throughout the campus that is safe, comfortable, logical, fully accessible to individuals with disabilities, and of coordinated appearance. Install a permanent walk between Reily and the Goldring Tennis Complex.

7. Develop a more defined pedestrian route from the Reily Center breezeway to the Wilson Center. Improve planting and sidewalk connections for pedestrian circulation along Ben Weiner Drive.

**Parking**

Existing parking is located along campus streets, in surface lots and in one parking garage. Existing arrangement provides some, though often not enough, parking spaces near all campus buildings.

*Use of internal campus streets - McAlister Drive, Newcomb Place and Circle, and Drill Road - for automobile access and parking creates conflicts of use with pedestrians and impedes visual and physical connections across the middle campus.*

**Recommendation**

Develop a system of peripheral parking, and remove parking from internal streets. Increase definition of campus boundaries so that the point of arrival is perceived to be at the campus gate rather than at the building door.
**Campus Entrances**
Major pedestrian entrances to campus are located on St. Charles Avenue, Broadway and Freret Streets; major automobile entries are from Freret, Willow Street and Claiborne Avenue. Pedestrian and auto entrances overlap and conflict in many locations, especially at the intersection of Freret and McAlister Drive.

**Recommendations**
1. Separate major automobile and pedestrian entrances from one another to prevent conflicts of use. Recommend redesign of the McAlister Drive entrances at Freret and Willow Streets. Though the location of parking should be clear, parking lots should not be prominently visible from major public entries.
2. Place campus identification signs and campus directories at major entrances to make the campus legible to new visitors. Sign placement should be integrated with landscaping, paving, and site furniture.
Campus Edges

Recommendations

1. Establish design strategies for marking campus edges. Identify public edges by use of wrought iron fences, developed planting zones, ornamental lighting and special sidewalks. Private edges can be marked by consistent fencing and planting. All campus edges do not need to be treated identically, but they should create a unified and recognizable definition to the campus.

2. Consider expansion of campus by purchase of additional property to Broadway Street.

3. Redevelopment at Claiborne Avenue should create a stronger public image.

4. Consider methods of securing the campus edges at night.
Views
Recommendations
1. Major public views of campus, including the St. Charles Avenue view of Gibson Hall and the Broadway Street view of Newcomb Hall, should be enhanced by landscaping and lighting.

2. View along McAlister Drive between Freret Street and Reily should be reinforced by improvements to the systems which mark the street edges, including landscaping, lighting, sidewalks, signage, street furnishings etc., and by improvements to the street surface. The angle of the road near Freret (at the Navy Building) disrupts the view through campus; potential development concepts for a terminus to the view at this end of the street should be considered.

3. The view between Newcomb Hall and McAlister Auditorium is interrupted by traffic and parking along McAlister Drive and Newcomb Place; remove parking along internal streets as possible.