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Location of Major Potential Building Sites

Site A: Engineering Complex
Site B: Monroe Hall
Site C: North and East Sides of Newcomb Dean Residence
Site D: Zimple Quad
Site E: Freret, Audubon, Zimple, Howard Tilton
Site F: Plum, Broadway, Audubon, Willow
Site G: (Physical Plant block) Plum, Audubon, Willow, Newcomb Boulevard
Site H: Monk Simons Building/ Monk Simons & Favrot Parking Lots
Site I: Rosen House

Note: These sites are mostly appropriate for major new development. The list does not include smaller sites that might be appropriate for building expansions, e.g. the back of the Pocket Park.
POTENTIAL BUILDING SITES

Site A: Engineering Complex

Preferred Programmatic Use:
Academic, specifically for engineering and/or science departments

General:
Construction of a new building in this area would require demolition of existing structures, possibly including Mechanical Engineering, Chemical Engineering, Mechanical Services, Engineering Workshops and Graduate Labs. These buildings are inefficient and not of great architectural significance. Although Mechanical Services and Mechanical Engineering are two of the older campus buildings, they have been so greatly altered that their historic significance has been largely lost. Stanley Thomas and Civil Engineering are architecturally and historically important buildings and should remain.

The design of the buildings on this site must be responsive and sensitive to the historic character of the front campus and should make an architectural transition from the old front campus buildings - specifically Stanley Thomas and Civil Engineering - to newer buildings such as Boggs and Stern Hall.

The building mass should be articulated as multiple volumes to avoid the construction of a single mass which would be overwhelming in scale to the other buildings on the front campus.

Set Backs:

North Side:
To be determined.

South Side:
To be determined.

East Side:
Siting should reinforce built edge of Engineering Road; consider alignment with Civil Engineering and/or Boggs.

West Side:
Siting should reinforce edge of existing greenspace; consider alignment with Stanley Thomas and/or Boggs.

Building Orientation:
Public entry from the west via the quad. Service entry from the east via Engineering Road. Building geometry should be aligned with the orientation of Stanley Thomas, Boggs, and other buildings in this area.

Building Height:
To be determined. Building height may not exceed the height of Boggs - 85' to top of wall and 123' to top of roof. Building height should be reduced at the south end of the site in order to relate to the height of Stanley Thomas - 48' to top of wall and 73' to top of roof. The recommended height for new campus building projects should generally not exceed 50' in height, exclusive of roof configurations, to continue the significant and comfortable scale of the existing campus.
Outdoor Spaces:
Building design should create small scale outdoor spaces or courtyards adjacent to the quad.

Materials and Details:
Materials and details must be sensitive to the historic image and character of the front campus. Preferred facade material will match the brick and stone used on other buildings in this section of campus. Rectangular window openings should be used and proportioned through the use of trim and mullion details to create a human scale. Entry on the quad side should be architecturally articulated, perhaps through the use of arched openings and/or a monumental stair as used on other nearby buildings. Consider the potential for preserving and reusing existing brick walls with historic significance.

Landscape:
To be determined. Include new major trees in this area.

Estimated Site Area:
33,000 s.f.
Site B: Monroe Hall

Preferred Programmatic Use:
Academic and/or Administrative

General:
Monroe Hall is generally considered to be a poor building for dormitory use; its size, organization and condition create an institutional sense of anonymity inappropriate for student living. In addition, the construction of the Business School and the Law School buildings on two sides of the Monroe Quad have reduced the residential character of this area.

Two options for the structure have been proposed: renovation for administrative/institutional use and replacement with a new building. The following guidelines apply to the second option.

Set backs:
North Side:
To be determined. Consider relationship to siting of Goldring-Woldenberg.
South Side:
To be determined. Consider relationship to siting of Goldring-Woldenberg.
East Side:
To be determined. Maintain at least 20’ to property line to accommodate a service road behind the building.
West Side:
To be determined. Maintain quad width of approximately 125’ - 150’.

Building Orientation:
Primary public entry from west side via quad. Service entry from east side via continuation of Weinmann Road.

Building Height:
To be determined. Maximum should not exceed Goldring-Woldenberg Hall and the Law School, 105’ - 110’ in height.

Materials and Details:
To be determined. Consider use of brick for facade material to relate to the Law School, Goldring-Woldenberg and Sharp.

Landscape:
Maintain open quad to west side of building, using building form to shape and define quad. Create small scale intimate open space adjacent to building as buffer between building and quad.

Estimated Site Area:
80,000 s.f.
POTENTIAL BUILDING SITES

Site C: North and east sides of Newcomb Dean Residence

Preferred Programmatic Use:
Academic, Student Service or Public Facility

General:
The existing undeveloped open site at this location detracts from the coherence and definition of the U.C. and Newcomb Quads and from the clarity of the grid structure at the intersection of Newcomb Place and Newcomb Circle. This condition could be addressed through development of a building and/or formal landscaping at this site. Recommend a building at the east side of the Dean’s Residence with formal garden at the corner of U.C. quad and Newcomb Place.

Set Backs:
North Side:
Align building facade with north facade of U.C.
South Side:
To be determined. Maintain a minimum distance of approximately 20’ from north side of Newcomb Dean Residence if building extends to the west side of the site.
East Side:
To be determined. Maintain access to the U.C. service area.
West Side:
To be determined. Maintain a building or distinct landscaping edge at approximately 40’ from the Newcomb Place street edge to relate to the Newcomb Dean Residence, Dixon Hall and Warren House. Maintain a minimum distance of 20’ from the rear of the Dean’s Residence.

Building Orientation:
Public entry from west side via Newcomb Place and north side via U.C. Quad. Service entry to be from southeast corner via Library Road. Align building geometry with orientation of the University Center and Newcomb Dean Residence.

Building Height:
30’ - 35’ to relate to heights of U.C. and Newcomb Dean Residence.

Materials and Details:
To be determined.

Landscape:
Maintain row of oak trees along Newcomb Place. Create a strong planted and/or built edge to define the U.C. Quad. Maintain an open space adjacent to the Newcomb Dean Residence, preferably as a formal garden to the north side of the house.

Estimated Building Site Area:
12,000 s.f.

Estimated Potential Building Area:
24,000 - 36,000 g.s.f.
POTENTIAL BUILDING SITES

Site D: Zimpel Quad

Preferred Programmatic Use:
Academic and/or public facility, preferably for use by an arts department; Theater and Dance recommended.

General:
The original design of the Newcomb campus by James Gamble Rogers called for a mirror image of J.L. on this site; however, the location and design of the Chapel precludes the possibility of development of a symmetrical arrangement of buildings for the quad. Nonetheless, design for this site should contribute to the development of a balanced arrangement of building masses and to the completion of the definition of the quad. Relocation of the chapel should be considered in the development of this site.

Building Orientation:
Primary public entry from north side (quad side); secondary public entries can be accommodated from east and west sides. Service entry from south side via Zimpel Street. Align building geometry with J.L. and Newcomb Hall.

Set Backs:
North Side:
To be determined.
South Side:
To be determined.
East Side:
Align with east facade of J.L.
West Side:
35’± to match Chapel and J.L.

Preferred building height would match J.L.: 40’± to cornice line and 52’± to roof peak. Taller areas, if required, should be buried within the building mass. In no case should the building height exceed that of Newcomb Hall: 52’± to cornice line, 60’± to roof peak at the wings, and 67’± to center roof peak. (Heights measured from top of berm.)

Outdoor Spaces:
Building should create a small scale outdoor space or courtyard overlooking the quad. See precedents of plaza at south side of J.L. and courtyards at west side of the Woldenberg Art Center and east side of Ellenore P. McWilliams Hall.

Materials and Details:
Primary building material to be red brick to match Newcomb Hall, J.L., Dixon, and Woldenberg Art Center. Brick color should match Ellenore P. McWilliams Hall.

Use vertical rectangular window openings comparable in proportion and placement to other buildings on the Newcomb campus. Consider use of other details typical of Newcomb: arched openings at entries, low hip roofs, large roof overhangs, prominent cornice lines at level of second floor.
POTENTIAL BUILDING SITES

Landscape:
Extend use of berming as at other Newcomb buildings to this site. Maintain 3 oak trees along east side of site. Align sidewalk along east side of building with longitudinal axis of Newcomb Hall.

Estimated Site Area:
27,000 s.f.

Estimated Potential Building Area:
81,000 - 108,000 g.s.f.
POTENTIAL BUILDING SITES

Site E: Freret, Audubon, Zimpel, Howard-Tilton

Preferred Programmatic Use:
Public or administrative facility. Possible academic use, especially if use related to Howard-Tilton Library. Recommend development of parking at this site to serve public facilities in this area of campus.

General:
Development of this block requires purchase of five properties not currently owned by the University (as of March, 1999) as well as a zoning change from RM-1 to RM-4.

Set Backs:
All Sides: 
To be determined.

Building Orientation:
Primary public entry from south side via Freret Street. Service entry from north side via Zimpel Street.

Building Height:
To be determined; height along street edges should not exceed 60'- the height of Howard-Tilton Library.

Materials and Details:
To be determined.

Landscape:
Continue row of oak trees along Freret Street edge to match planting between Newcomb Place and Calhoun Street.

Estimated Site Area:
50,000 s.f. maximum. Prefer smaller building footprint to allow for open space in the block and to respect the surrounding buildings and neighborhood. Campus patterns of separate buildings surrounding open spaces should be considered in design.

Estimated Potential Building Area:
200,000 g.s.f. maximum by New Orleans Zoning Ordinance in regard to floor/area ratio.
POTENTIAL BUILDING SITES

Site F: Plum, Broadway, Audubon and Willow
Alternate A: Maintain Newcomb Nursery and Daycare
Alternate B: Develop entire block; replace Newcomb Nursery and Daycare.

Preferred Programmatic Use:
To be determined. Potential for administrative, service/support or public facilities, or possibly for development of a residential college with J.L.

General:
Development of this block requires purchase of four properties not currently owned by the University (as of March, 1999) as well as a zoning change from RD-2 to RM-4. Alternate B would require relocation of Newcomb Nursery and Daycare functions.

Set Backs:
All Sides:
To be determined.

Building Orientation:
Primary public entry from the west via Broadway and from the south east via the Audubon Street extension connecting to Newcomb Quad. Service entry from the east via Audubon Street.

Building Height:
To be determined. Buildings should be sensitive to transition to lower scale residential neighborhood across Willow and Broadway. Maximum height should not exceed J.L. House (40-52”)

Materials and Details:
To be determined. Building design should relate to image of Newcomb campus to extend and unify the campus presence along Broadway.

Landscape:
Use landscaping elements including trees and other plant materials, fencing, light fixtures, light quality, signage, etc. to reinforce unity of campus image along Broadway and Willow Streets. Create internal open space as an organizing element for the block.

Estimated Site Area:
Alternate A: 38,000 s.f. maximum. Prefer smaller building footprint to allow for open space within the block.
Alternate B: 55,000 s.f. maximum. Prefer smaller building footprint to allow for open space within the block.

Estimated Potential Building Area:
Alternate A: Approximately 152,000 s.f. maximum.
Alternate B: Approximately 220,000 s.f. Sizes determined by new Orleans Zoning Ordinance in regard to allowable floor area ratio. Prefer smaller footprint to allow for open space within the block and to respect surrounding buildings and neighborhood. Campus patterns of separate buildings surrounding open spaces should be considered in design.
Site G: Southwest corner of Audubon, Willow

Alternate A: Maintain the Healthcare Building
Alternate B: Develop along Willow Street from Audubon to Newcomb Boulevard. Replace the Healthcare Building.

Preferred Programmatic Use:
To be determined. Potential for academic, administrative, residential, medical, parking applications, and mixed uses.

General:
Development of this site requires relocation of Physical Plant garage, service vehicle parking, miscellaneous storage, and "Logistics". Replacement of those facilities should involve reasonable replacement cost while providing a campus site. The disadvantage would be increased travel to provide maintenance.

Setbacks:
Identify with projections of adjacent conditions (in the same blocks and across streets).

Building Orientation:
Depends on function. Elevation(s) along Willow must respect patterns and architectural qualities of the (residential) neighbourhood. Inclusion of

would replace the Healthcare building. As an entry focal point to the Newcomb campus, the function and appearance of a new facility here could have a valuable identity with Newcomb College.

Building Height:
Maximum of four floors.

Landscape:
Maintain scale and character of neighbourhood streetscape.

Estimated Site Area:
Alternate A: 34,000 s.f.
Alternate B: 52,000 s.f.
Site H: Monk Simons Building: Favrot & Monk Simons Parking Lots
Alternate A: Parking lots only
Alternate B: Parking lots and Monk Simons Building site

Preferred Programmatic Use:
Recreation, Athletics, Parking

General:
Development on this site should involve demolition of the Monk Simons building; its architectural style is not compatible with adjacent facilities and its siting is inconsistent with the placement of more recent buildings in this area of campus.

Set Backs:
North Side:
To be determined. Consider location of a service alley on this side of the building.
South Side:
To be determined. Consider location of a service alley on this side of the building; alternatively, new construction on this site could be seen as an addition to the Reily building.
East Side:
Recommend 12' from Ben Weiner Drive to match setbacks of Reily Recreation and the Diboll Parking Complex.
West Side:
To be determined. Building siting should relate to the geometry of Reily Recreation and should allow for and contribute to the development of a pedestrian space between the Reily breezeway and the Wilson Center.

Building Orientation:
Major entries will be from the east side via Ben Weiner Drive and the west side via the pedestrian space extending from Reily to Wilson. The east entry will have opportunity for a more public character; the west entry will be more oriented toward campus traffic. Service should occur via a service alley located either on the north or south side of the building which will be accessed from Ben Weiner Drive. Align building geometry with orientation of Reily.

Building Height:
To be determined. Building height should not exceed height of Reily, approximately 50' - 55'.
POTENTIAL BUILDING SITES

Materials and Details:
Recent design of buildings north of Willow Street has made heavy use of smooth and split face concrete block as a facade material to create a unity of campus appearance in this area. However, use of a single building material is not necessary to make a building contextual and other options for facade materials may be considered.

Landscape:
Planting along east side of the building should contribute to the development of a continuous street character along Ben Weiner Drive. Match tree planting and spacing as well as sidewalk alignment at this edge.

Estimated Site Area:
Alternate A : 34,000 s.f.
Alternate B : 42,000 s.f.

Estimated Potential Building Area:
Alternate A : 102,000 - 136,000 g.s.f.
Alternate B : 126,000 - 168,000 g.s.f.
Site I: Rosen House

Preferred Programmatic Use:
Public facility, ancillary uses

General:
New construction at this site will require relocation of graduate housing currently accommodated in Rosen House. Housing administrators have indicated that graduate students prefer housing that is physically separated from undergraduate dorms; however, their housing should be more closely connected to other university functions.

Set Backs:
North Side: Recommend 50'. Distance between building and Claiborne Avenue should be sufficient to accommodate a formal landscape at this public edge of the university.
South Side: To be determined.
East Side: To be determined.
West Side: At least 20' from property line to allow for a service road.

Building Orientation:
Primary public entry from Claiborne Avenue; primary campus entry from Ben Weiner Drive. Service entry should be accommodated by service alley at west property line.

Materials and Details:
To be determined. Quality of building materials and details must be appropriate for a building which has high public visibility.

Landscape:
Maintain existing tree planting along Claiborne Ave. edge. Planting along east side of the building should contribute to the development of a continuous street character along Ben Weiner Drive. Match tree planting and spacing as well as sidewalk alignment at this edge. Landscape design at the north side of the building should be sufficiently developed to be appropriate for site with high public visibility. Development at this site should relate to other public edges of the campus by similar use of plant materials, fences, light fixtures, light quality, signage, etc.

Estimated Site Area:
90,000 s.f.

Estimated Potential Building Area:
200,000 s.f.