

Exhibit E. LSU Innovation Park Master Plan and Design Codes

Louisiana State University

South Campus Master Plan

Master Plan and Design Codes

Adopted by the LSU Board of Supervisors on April 16, 2009



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Master Plan and Design Codes









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South Campus Master Plan

Disclaimer

The LSU South Campus Master Plan & Design Codes, including the urban regulating standards, thoroughfare standards, and architectural standards described and depicted herein, are based on current development plans which are subject to change by the LSU Board of Supervisors without notice.

The materials are intended to provide guidance regarding the planning vision, architectural character and appropriate architectural detailing that is required to be incorporated into the design, as well as improvements to the LSU South Campus. These guidelines are not intended to constitute a complete list of all criteria that must be satisfied in order for proposed designs to be acceptable to LSU Board of Supervisors, nor will compliance with all of the requirements and criteria set forth in these conceptual plans and materials ensure the approval for any particular designs by the LSU Board of Supervisors. The LSU Board of Supervisors reserves the right to impose additional or different design requirements on any improvements to be constructed within the project. These design materials, urban design, thoroughfare standards, and architectural standards are subject to change by the LSU Board of Supervisors without notice.

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LSU South Campus. Master Plan and Design Codes section A General



Project Data

-Total Area: 239 acres -PEC (Private): 8 acres -National Guard: 50 acres -Wetlands: 15.8 acres -Adjusted Gross: 165 acres -Detention (20% of Adjusted Gross): 33 acres -Net Developable: 132 acres -Developable Area (at 70% efficiency): 92 acres

-Building Size Range: 30,000 SF -Building Heights: 2-3 stories

-Existing: 35,000 SF Labs and Classrooms, 15,000 SF High Bay Buildings (includes dental clinic)

#3000 - Louisiana Business & Technology Building	15,919 GSF
#3005 - Currently unassigned	8,931 GSF
#3110 - DNR Proposed	24,257 GSF
#3010 - Louisiana Business & Technology	9,100 GSF
#3100 - Center for Biomodular Multi-Scale Systems	64,413 GSF
#3075 - NCBRT Building #3	3,314 GSF
#3085 - NCBRT Building #1	867 GSF
#3025 - Mechanical Building	1,700 GSF
#3020 - Facility Service Landscaping Building #2	3,433 GSF
#3030 - NCBRT Building #2	11,098 GSF
#3035 - Facility Services Landscaping Building #3	1,980 GSF
#3045 - Facility Services Landscaping Building #4	1,200 GSF
#3055 - Facility Services Landscaping Building #1	1,331 GSF
#3070 - Facility Services	225 GSF

Program Elements

Limited to Disaster Management DNR Veterinarian Science and Ag Environmental Health Care National Guard Food Technologies

Potential & Identifiable Uses within Research Park:

-Research Buildings -Lab Buildings -Assembly/Production -Pilot Plants -Pharmaceutical Production -Headquarters -Classroom Buildings -Outreach Buildings -Offices Buildings -Food -Hotel -Retail -Fitness Center

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Baton Rouge, Louisiana

Potential & Identifiable Clusters: (Research Land Models)-But not





The Fundamentals Of New Urban District

It has been well documented that the creation of great habitats of humanity, *Urbanism*, has significantly deteriorated over the last half century. Indeed the demise can explicitly be documented to have begun around the turn of the last century. The term Civic Art, use to describe, "the combination of art and techniques used to create an uncompromised urban fabric." In so far as a community is a balanced set of activities, which include a mix of uses, often focused on a multiplicity of residential occupancies, a District includes specialized divisions focused generally around a prevalent set of activities. The LSU South Campus focus is evolving. The structure of the South Campus as a District will parallel that of a more urban area. Streets will connect to allow for a fluid movement of both pedestrian as well as vehicular traffic. The District will have a clear set of boundaries, comprised of a select set of mixed uses. The District will eventually support and benefit some sort of transit system, albeit long term, which is intended to be interconnected, not only to the main campus, but also to other urbanized areas of the city.

The Master Plan

The focus of the "South Campus", as a district, will no doubt evolve over time. It is structured to allow a natural development evolution to occur, with the LSU Board of Supervisors guiding the vision as demands and trends dictate. The opportunities and possibilities are endless and exciting.

The *initial* focus seemed obvious to all. Louisiana, currently in a response mode based on events surrounding hurricanes Katrina and Rita, (two back-to-back catastrophic weather events) which devastated the region, realized that the country was/is ill prepared to handle the vast amount of efforts brought on by these type of disasters. While much has been learned, more experience must be gained. Disaster management has been identified as an initial "focused use" to be incorporated into the district. Already, the National Guard and agencies such as the American Red Cross have had discussions, focused on collaboration of future national disaster events. Compatible focuses such as coastal restoration; food sciences, biofuels development, and energy conservation will surely be important future trends playing upon potential development opportunities.

While the predominate longer term focus will be exciting, it is also suggested that local private sector companies involved in the assembly or production of products be set in as pilot program, structured around an incubation setting. The location of such companies will be organized to both allow for an engagement with other focused users, while located strategically to allow for lower construction cost of facilities to be built without detracting from the long term viability of the district.

With a focus on the environment, energy, and disaster management, it stands to reason, that the District should itself be environmentally sensitive and reflect a sensitivity to the conservation of land, water and energy use. Each design decision, whether building or site, should be based on the application of LEED implementation at the highest level achievable, within acceptable development standards.

The best development examples that offer a sense of security, human relevance, comfort and extreme functionality found throughout the world, which served to inform this body of work, where based on such great recent civic places characterized by Rob Kriers design for Potsdam or the 1920 design for Santa Barbara's great main streets, to celebrated campus designs by Olmstead, for Stanford as well as the original quad for Louisiana State University. The campus plan integrates a sequence of urban blocks, which form street edges using mixed-use buildings on pedestrian walkways. Parking is positioned internal to the block along with services and utility distribution. A greenway integrates into the fabric of the district urbanism, while providing for a natural bioswale and community park system intended to provide daily engagement of the districts inhabitants.

Plazas, public buildings and parks are an integral part of the Master Plan. Some plazas will serve as additional parking while other squares will remain strictly pedestrian. The public buildings and gathering halls will service social, cultural and educative activities or may incorporate housing for students, visitors, or staff. Parks and linear green space will be woven within the development lending themselves to diversity and security.

The Code

This Document, as a guideline tional neighborhood district.

To the extent this ordinance does not specifically address components or requirements of the zoning and/or land use ordinances of the Parish, the existing ordinances shall control. To the extent there is a conflict, these requirements shall control. It being understood that these requirements shall be deemed approved assembly of products waivers on conflicting requirements provided by existing Parish ordinances.

The codes adopted for the new urban district are specific to the indigenous character of this development ensuring continuity and harmony. Most municipalities have utility and setback regulations based on the old subdivision models of the 1940's and 50's. These regulating standards will not support this new urban model and must be revised.

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Louisiana State University South Campus Master Plan Master Plan and Design Codes



Baton Rouge, Louisiana

General

This Document, as a guideline, is intended to outline the requirements for a new tradi-

Terms and Definitions



As used in this Design Code, any capitalized terms not defined below shall have the meanings indicated in the Declaration of LSU South Campus. In addition, the following terms shall have the meanings indicated below:

The Traditional Neighborhood District (TND)

- 1) The traditional neighborhood district shares the following conventions:
 - a) The district is physically understood and limited in scale.
 - b) Workplace, research, retail, residences and civic buildings are located in the district all in close proximity.
 - c) A hierarchy of streets serve the needs of the pedestrians and the automobile equitably.
 - d) Physically defined squares and parks provide places for formal social activity and recreation.
 - e) Private buildings on a clear edge delineate the public space from the block interior.
 - f) Civic buildings and squares reinforce the elements of the district becoming symbolic of community identity and providing places of purposeful assembly for social, cultural, educational and research.
- 2) Traditional neighborhood districts promote social objectives.
 - a) By bringing within walking distances most of the activities of daily life, including work, research, dwelling and commerce.
 - b) By reducing the number and length of automotive trips, traffic congestion is minimized and road construction is limited. By organizing appropriate building densities public transit, linking the main campus, downtown, and recreation, while becoming a viable alternative to the automobile.
 - c) By providing defined public spaces such as streets and squares, users come to know each other and to watch over their collective security. By providing uses such as education, research, commercial, accented by living to include hotels, apartments, and condominiums/townhomes.

Special Definitions

Alley: A traditional, walkable thoroughfare serving the pedestrian mobility and access needs at the rear of buildings in other than the district center. Other functions include trash removal and utility service. Utilities are usually placed in lanes. Drainage runs to swales with grass areas at the edges of the travel way. Pavement is generally 9 to 10 feet wide with two way "yield street" traffic flow at 15 mph. Windows facing the lane help maintain security.

Alley Zone: The Alley Zone includes the areas between the alley pavement and the rear garden wall or other structure. Part of the Alley Zone is in the public right-of-way and the rest is on the Private Lot. Landscape improvements in the Alley Zone are an important part of the community and are subject to the requirements of the Landscape Code. Maintenance of landscaping in the Alley Zone is the responsibility of the adjacent property owner.

Arcade: A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Auxiliary Structure: Buildings used for uses other than their primary function; i.e. greenhouses, garden structures, storage, etc. The architectural character including colors, details, and materials shall match that of the principle structure.

Back yard: (Private Yard) The areas that are at the back of a building, normally separated by building and/or garden wall from the street and alley. These areas are generally landscaped for the enjoyment of the individual building inhabitants and as such, when garden walls are present, are not subject to all of the requirements imposed on the more public landscapes in the community. (Landscape Code)

Balustrade: An entire railing system along the edge of a balcony, including a top rail and its balusters and sometimes a bottom rail.

Bay: A part of a structure as a building that is marked off by vertical elements.

Bay Window: A recess or opening in a wall, or an extension of a building wing.

Bikeways: Thoroughfares dedicated specifically to, or available for, bicycle use. The general network of thoroughfares, if correctly dimensioned, is generally usable by cyclists sharing lanes with motor vehicles moving slowly. Specialized accommodation is required only where the speed of traffic precludes sharing. (Duany, F2)

streets.

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Master Plan and Design Codes



General

Baton Rouge, Louisiana

* Important, Read these definitions before an attempt is made to apply this code.

Block: The aggregate of lots and allies circumscribed by public use tracks, generally



Boulevard/Avenue: A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Avenues and boulevards generally serve multiple land uses and have center medians, street trees, sidewalks and can have parallel parking. Buildings are near the sidewalk to optimize pedestrian access and mobility.

Building Cover: The horizontal land area occupied by a building at finished grade, excluding open porches, loggia, projections, and overhangs of less than two feet.

BTL: Build-to-line.

Carport: An open air structure with a weatherproof roof to shelter automobile no more than one story in height.

Chamfered: A right angle corner cut symmetrically at forty-five degrees.

Civic Building Reservation: The systematic reservation of sites for civic buildings. Civic sites should be associated with honored locations at plazas or squares, or at the termination of vistas. (Duany, M4.4)

Civic Uses: Premises used by organizations considered to support the common good and therefore accorded special treatment within traditional neighborhood districts. Civic Uses include educational, cultural, social, service, and religious not-for-profit organizations. (Duany, M4.4)

Cladding: Exterior surface material of a building.

Classical Proportions: A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries. In the United States, there are a number of publications with these principles including The American Vignola.

Classical Orders: The design of systems of columns and cornices derived from Ancient Roman and Greek precedence defined by the trivialis and modified through the ages by Italian, French, Spanish, and English Architects. This system of columns controls the dimensions of the cornices they carry. Columns within LSU South Campus are based upon Claude Perrault's ordinance of the five types of columns are Tuscan, Doric, Ionic, Corinthian and Composite.

Colonnade: A roofed structure supported by columns.

Commercial Street: Appropriate for commercial buildings at Center and Core Zones. Trees are often confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. (Duany, G1.2)

Corner Lot: A lot situated at the juncture of two or more streets.

Cornice: An ornamental molding at the meeting of the roof and wall, usually consisting of bed molding, soffit fascia and crown molding.

minimum depth.

edge of the outer most curb.

Deck: Any wooden platform without a solid roof structure.

Dentil: One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

ventilating louver.

Drive: A special traditional thoroughfare serving pedestrian mobility, similar to a Street, with developed, urban character on one side and natural area on the other (such as a Playa, wetland or wooded area). Auto mobility is secondary.

oughfare. (Duany, F6.1)

Eaves: The lowest overhanging part of sloping roof.

FDDC: Facility Design & Development Committee.

Facade: The front most component of a facade which includes porches, galleries, arcades, etc. used to establish the edge of a setback parallel to a frontage line.

Fascia: The wall of a building parallel to and corresponding to a frontage line.

sors Design Guidelines.

Footprint: The total area of structure as measured at the ground level. When enclosed space is located above a gallery or cantilevered out from the lower floor, the footprint of heated and cooled space shall include the enclosed space on the upper level.

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General

Commercial Use: A general category of building use which includes office, retail, and manufacturing uses but excludes residential, lodging, and civic. (Duany, M4.4)

Courtyard: An open space surrounded by walls and buildings measured 12'-0" at its

Curb Radius: The curved edge of the street at an intersection measured at the inner

Dormers: A structure projecting from a sloping roof usually housing a window or

Driveway: A vehicular access way within a private lot connecting a garage to a thor-

Fence: See Appendix for Campus Design Standards (http://appl003.lsu.edu/facility/ facility.nsf/\$Content/Design+Standards?OpenDocument) and LSU Board of SuperviTerms and Definitions



Frieze: A plain or decorated horizontal part of an entablature between the architrave and cornice.

Frontage Line: (Right-Of-Way, syn.) The lot line which coincides with the street track.

Front Yard: The area between the property line and the front of the main building, including the areas on each side back to the garden wall. On corner lots with a side yard that faces the street, the side yard area between the property line and the side of the main building and/or garden wall or fence shall be defined as Front Yard for the purpose of landscape treatments. Front yards, while privately owned and maintained are an important part of the district character and as such are strictly regulated by the landscape code.

Gable: The vertical triangular portion of the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Garage: An enclosed structure to shelter automobiles.

Garden Structure: Pavilions, gazebos, harbors, pergolas, and other similar structures no more than one story in height.

Garden Wall: An opaque fence or wall not exceeding seven feet in height, made of masonry, stucco, and/or ornamental steel, or a combination of the above, generally used to separate sideyards or a back yard (private) from the street or alley (public) area.

Green: A medium sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance. Green could include any amenities that support recreational use intended. (Duany, E1)

Hipped Roof: A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Light: An aperture through which daylight is admitted into the interior of a building. A pane of glass, a window, or compartment of a window.

Loggia: A roofed but open gallery or arcade along the front or side of a building often at an upper level.

Lot: A separately platted portion of land containing a use held privately, publicly, or by lease in agreeable transfer by both parties.

Lot Line: The boundaries that legally and geometrically demarcate the edges of parcels held in private ownership and intended primarily for the construction of buildings. (Duany, H2.2)

Lot Width: The dimension of the frontage line (the lot boundary that coincides with the principal fronting thoroughfare). (Duany, H2.2)

building.

Main Street: A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, serving a compact mix of land uses and potentially including retail, office and residential. Main Streets have parallel parking on both sides and, where the uses are more compact and activity is more intense, angle (or diagonal) parking is specified. Buildings front the sidewalk to optimize pedestrian access to commercial establishments. Motor vehicle mobility is important.

Meeting Hall: A building equipped by design for public assembly.

glazed doors.

petuated.

sembling an S-shape.

block. (Duany, E1)

beyond the face of gable.

Out Building: A separate or attached building additional to the principal building, adjacent with the rear lot line of a maximum of two stories, and having a maximum building footprint of 1,200 square feet (s.f.). The architectural character shall match that of the principle structure.



Master Plan and Design Codes



Baton Rouge, Louisiana

General

Main Body: The largest part of the front fascia. It includes the front door of the

Muntin: A secondary framing member to hold panes for windows, window walls, or

Natural Area: Waterways, wetlands, and nature preserves to be preserved and per-

Ogee Gutters: A double curve formed by a union of a convex and concave line re-

Open Space: Area free of buildings that, together with a well designed system of thoroughfares, provides a public realm at all scales of urbanism, from the region to the

Out Looker: A member which projects and supports that part of the roof construction



Overhead Connector: A walk, deck, or similar structure that connects the main building with an outbuilding or garden structure at any level other than the first floor.

Park: An outdoor public tract naturalistically landscaped, not more than ten percent paved and surrounded by the frontage line of lots on at least fifty percent of its perimeter. Parks may contain wetlands and could include any amenities that support recreational use intended.

Parkway: (Tree Lawn) The area between the property line and back of street curb along all streets, this zone is typically located in public right-of-way and is not part of the lot. This area generally consists of regularly spaced canopy-type street trees, sodded lawn, street lighting, signage, monumentation and utilities where required. These provide a consistent edge treatment, shade and enhancement for the public streets in the community. Maintenance of the Parkway/Tree Lawn Zone shall be the responsibility of the adjacent landowner, except as otherwise determined by the University.

Patio: A hard surfaced area without a solid roof structure.

Pediment: A wide, low pitched gable surrounding the fascia of a Classically styled building.

Pergola: An open air garden structure with a trellis roof.

Porch, Gallery, Veranda: A covered outdoor area attached to a building.

Portal: A large and imposing doorway entrance or gate.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.

Preserve: Open space that is permanently protected from development.

Privacy Fence: See Garden Wall.

Private: That which is neither public nor civic.

Private Yard: See definition of Back Yard. (Landscape Code)

Residential: Premises available for long-term human dwelling.

Reserve: A designation applied to areas intended for temporary preservation until release for urbanization. A release is the process of redesignating reserved land for urbanization according to established criteria.

Setback: The placement of a building or structure from property line to exterior of wall. Roofs are permitted to overhang setback by 24" at all setbacks including a "0" lot line.

dwelling commercial combinations.

Side Yard Setback: The minimum distance from the side property line adjacent to another lot or public right-of-way to any part of the building or ancillary structure.

floor.

Stoops/Steps: A short flight of for the purpose of accessing the first floor or level.

ished floor to finished ceiling.

Street: A general, traditional thoroughfare serving pedestrian mobility, with two or four travel lanes and parking generally on one or two sides. Motor vehicle mobility is vital, but subordinate to pedestrian mobility. In low volume areas requiring very distinct speed control, yield streets are specified where two opposing vehicles meeting would require one to slow and pull aside. Green Streets have added separation via wider planting strips.

Street Edge: A masking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A street edge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge (Duany)

Street Lamps: See Appendix for LSU Board of Supervisors Design Guidelines (http:// appl003.lsu.edu/facility/facility.nsf/\$Content/Design+Standards?OpenDocument) and Campus Design Standards.

Street Vista: The view framed by buildings at the termination of the axis of a street.

Street Wall: A masonry wall no less than seventy-five percent opaque built along the frontage line and between seven and fourteen feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

Through Street: Through streets may provide primary access to and/or border but not pass through a district proper. In the event through streets border or pass through a district proper, there shall be between the frontage line and the street lanes a sidewalk of not less than six feet, at least one lane of parking, at least one ten foot travel lane and a planted area with trees planted no further than fifty feet apart. Through streets will generally be constructed in accordance with the existing LA DOTD road and street regulations as supplemented by the LSU South Campus street plat.

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Shared Parking: Where day, night, or weekday/holiday schedules allow for the use of parking spaces by more than one user such as with, meeting halls, classrooms, and

Stairs: A flight of steps for the purpose of accessing floors or levels beyond the first

Story: An inhabited level within a building no more than 16 feet in height from fin-



Tower: A small room, porch, or deck which protrudes from the maximum height allowed for a residence.

TND/New Urbanism: A community that is town/district-centered and transit and pedestrian-oriented, with a mix of uses including: housing, commercial, retail, and educational, while preserving open lands and achieving other environmental goals. (Duany)

Tract: A separately platted portion of land containing a use held in common.

Transom: A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

Tree (Shade): A deciduous tree of wide canopy resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree (Street): A deciduous tree resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree Lawn: See definition of Parkway.

Utility Alcove: A utility niche located on lots, intended for use by public utilities (see plat).

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Baton Rouge, Louisiana

REFERENCED MATERIAL

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Master Plan and Design Codes



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and Design Codes Master Plan LSU South Campus.



Existing Conditions Streets





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Flood location not to be used for design purposes. See Site Survey in Appendix.





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Existing Conditions Vegetation



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section A General and Design Codes LSU South Campus. Master Plan





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Design Vision

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B

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Baton Rouge, Louisiana

1,300′ 5 MIN. WALK

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Baton Rouge, Louisiana

<u>CEREMONIAL</u> <u>"MAIN STREET"</u>

- All principle facades and entries will address the street
- Terminated vista focuses at civic art piece characterized by an "obelisk".
- Buildings within the District Center are coded to be 3 stories.
- Street trees serve to shade the pedestrians while creating a visually stimulating street
- The architectural character of the District Center is intended to be the most "historic" of the district.
- Prominent features of in-stitutional buildings should be used as terminated vistas, as exemplified by the end gables.

View of Central Plaza С





• Nicholson, today is a rural corridor. It is envisioned that, the future entry into the South Campus can become more urban. A round-about located at the main entry, celebrates the Districts front door, while controlling traffic speed to allow for pedestrian movement to occur in unison with automobile traffic.

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Baton Rouge, Louisiana

<u>THE URBAN</u> <u>INTERFACE WITH</u> <u>THE "CAMPUS</u> <u>GREEN"</u>

• Architecture is depicted as a more contemporary intervention, still scaled to complement the green.

• Architecture supports outdoor rooms, used to enhance the interface between the various users of the District.

• Parking and services are hidden within the development block.

B View of Hotel Plaza and Greenbelt







• Architecture is more contemporary.

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DISTRICT GENERAL

• The District General shows how buildings can engage the rural characteristics of the District Edge.

• Terminated vista beyond to obelisk can be utilized throughout the project both for pedestrians as well as vehicular activity.

space.

• Parking on street helps to minimize large parking fields, which here, occur behind buildings.

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• Building placement should respond to key view corridors and to open







DISTRICT EDGE

higher order of architecture.

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Baton Rouge, Louisiana

• Illustration of an architectural III typology. While still proportional to the







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District Regulating Standards

The Design Code for Louisiana State University South Campus is developed around the Transect, a system of land classifications described in The Lexicon of the New Urbanism, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic development district and serve to create the structure of the community of LSU South Campus. This structure is expressed as three urban sectors: *District Center*, *District General*, and *District Edge*.

This Design Code creates an additional refinement of divisions within each of the individual described zones. For example, in the *District General* is *DGI*, and *DGII*. These further serve to support an additional device, which alters the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the Urban Regulating Instructions in this Design Code for further clarification.

In addition, The Design Code for Louisiana State University South Campus outlines three types of building types, which describe the massing of proposed buildings. The building types are expressed as: *Courtyard Buildings (CY), Rearyard Buildings (RY), and Edgeyard Buildings (EY)*.

This Design Code creates an additional refinement of building types within each of the individual described types. For example, in the *Courtyard Buildings* are further broken down into *CYI, CYII, CYIII, and CYIV*. These further serve to define building setbacks, heights, lot size, etc. Reference is made to the Urban Regulating Instructions in this Design Code for further clarification.



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		sifications	Class		Building	Court Typ	Court Type	Court	Court Type	Rear Typ	Rear ' Type	Type	Rear 7	Edge Typ	Edge	Edge	Edge Type	Buildin	Prese	Civic	Corner	Park	Factoria	Fences and Wal	Corner	Park	Porches, B and St	Main]	Main Floc	Max. Buildi	CUIIICI
					g Type	yard e I	yard e II	yard • III	yard e IV	Yard e I	Yard e II	Yard e III	Yard e IV	Yard e I	Yard e II	Yard e III	Yard è IV	ıg Use	erve erve	Uses	r Lots	âng	ade	d Garden lls	r Lots	ing	3alconies, toops	Floor	ır Height	ing Height	r Lots
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Louisiana State University ARCHITECTS SOUTHWEST South Campus Master Plan

Master Plan and Design Codes

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Baton Rouge, Louisiana



* Please see pages 29 and 30 for enlarged sections of this document.





Urban Regulating Standards Instructions Part I

* Please see page 28 for complete document, and page 30 for the lower half of this document.

LSU South Campus

DISTRICT REGULATING INSTRUCTIONS

Building Type DCI DCII DCII DGI DGII DGII DBI Building Type DCI DCII DCII DGI DGII DGII DBI Courtyard 01871.	Suc									
Part Set District Context Zones Building Type DCI DCI DCIII DGII DGII DGII DGII DGII DEI Courtyard Type I 01871. 01	ind									
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		Right Min. Rear Min.
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Urban Regulating Standards Instructions Part II

* Please see page 28 for complete document, and page 29 for the top half of this document.

	Building Use			
	Preserve		SEE DEFINITION	
SU	Reserve		SEE DEFINITION	
nstructio	Civic Uses	CIVIC BUILDINGS DESIGNED SPECIFICALLY FOR CIVIC FUNCTIO INSTRUCTIONS. THE PARTICULARS OF CIVIC BUILDING DESI ARCHITECTURE THAT ACCENTS AND CELEBRATES THE COMMUN THAT THE PRIVATE BUILT ENVIRONMENT, WHICH SERVES PR	NS (SEE CIVIC BUILDINGS DEFINITION), SHALL NOT BE SUBJECT TO IGN SHALL BE IMMUNE FROM THIS SPECIFICITY. AS ANIMATORS OF NITY'S LIFE IN ITS MORE PUBLIC AND CIVIC GOINGS-ON. IN ORDER RIMARILY TO DEFINE THE PUBLIC REALM, MAINTAIN STRICT COMP. REGULATING INSTRUCTIONS.	D THE REQUIREMENTS DESCRIBED IN ² THE PUBLIC REALM, THESE EXCEPT TO SUPPORT THIS CIVIC WORTH, IT I LIANCE WITH THE RESTRICTIONS DE
al I:	Corner Lots	BUILDINGS OCCURRING	ON CORNER LOTS SHALL BE TREATED AS A PRINCIPAL ELEVATION	N ON BOTH FRONTAGES.
Gener	Parking	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE LOUISIANA STATE UNIVERSITY PARKING. SUGGESTED PARKING REQUIREMENTS ARE AS FOLLOWS: CLASSROOM/LAB: BASED ON LSU REQUIREMENTS; RESIDENTIAL: 1/DWELLING; LODGING: 1/ROOM; OFFICE: 2/1000 SF; RETAIL: 3/1000 SF	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE LOUISIANA STATE UNIVERSITY PARKING. SUGGESTED PARKING REQUIREMENTS ARE AS FOLLOWS: CLASSROOM/LAB: BASED ON LSU REQUIREMENTS; RESIDENTIAL: 1.5/DWELLING; LODGING: 1/ROOM; OFFICE: 3/1000 SF; RETAIL: 4/1000 SF	AUTOMOBILE STORAGE OF ADEQU BE PROVIDED WITHIN THE LOT LOUISIANA STATE UNIVERSITY PAI REQUIREMENTS ARE AS FOLLOWS LSU REQUIREMENTS; RESIDENTIA 1/ROOM; OFFICE: 3/1000 S
structions	Facade	THE PLACEMENT OF THE FAÇADE AT THE FRONT SETBACK LINE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE.	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 3 CORNERS TO THE FRONTAGE UNLESS ALLOWED BY STYLE, LE. VICTORIAN. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.	THE PLACEMENT OF THE FACADE A SHALL BE MANDATORY UNLESS OT SHOULD SHOW NO MORE THAN 4 UNLESS ALLOWED BY STYLE. BU SHALL PRESENT PRIMARY FAC
icement In	Fences and Garden Walls		SEE APPENDIX	
Pl_{δ}	Corner Lots	В	UILDINGS ON CORNER LOTS SHALL HOLD CLEAR A VIEW TRIANGL	E.
Horizontal	Parking	PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND SIDEWALK SYSTEM SHALL BE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREET EDGE. PROVIDE THROUGH-BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES @ INTERVALS NOT TO EXCEED 150 FEET.		
	Porches, Balconies, and Stoops			
	Main Floor			
	Main Floor Height	THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 14' NOR MORE THAN 18'		
	Max. Building Height	3 STORIES MAX.	2 STORIES OR 45' (WHICHEVER IS GREATER)	1 STORY 1
	Corner Lots	ALL LOTS OCCURRING AT BLOCK CORNERS SHALL BE A MINIMUM OF 3 STORIES.	ALL LOTS OCCURRING AT BLOCK CORN	ERS SHALL BE A MINIMUM OF 3 STOR
	Roofs	BUILDINGS MAY HAVE FLAT ROOFS ENCLOSED BY PARAPETS OR SLOPED ROOFS IN ACCORDANCE WITH THE ARCHITECTURAL GUIDELINES.	BUILDINGS MAY HAVE FLAT ROOFS ENCLOSED BY PARAPETS O GUIDI	R SLOPED ROOFS IN ACCORDANCE V ELINES.

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10.20.2008

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