

JULY 2016

TULANE UNIVERSITY

INSTITUTIONAL MASTER PLAN

1 INTRODUCTION

1.1 Tulane IMP Introduction + Requirements

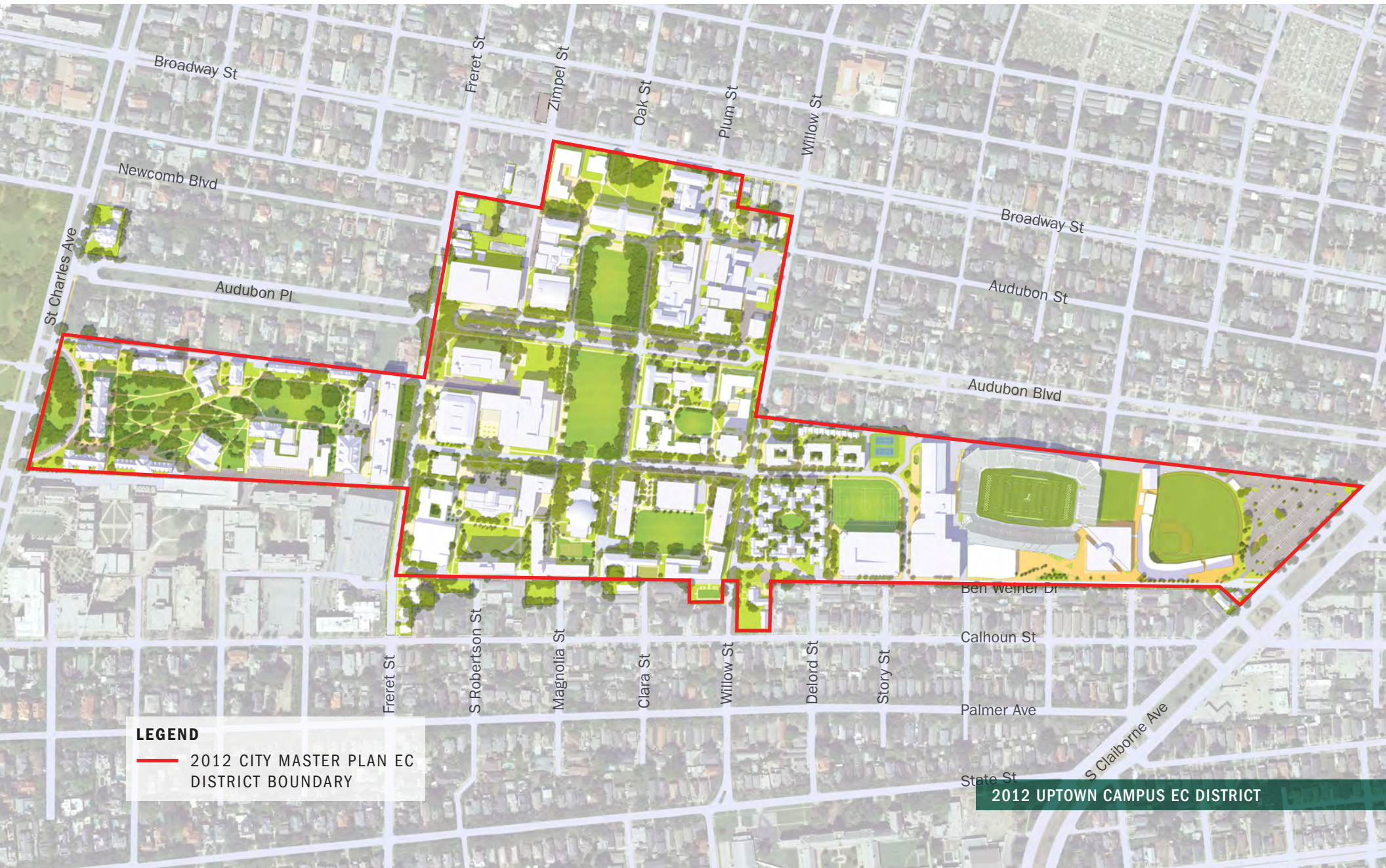
PURPOSE

On May 14, 2015, a complete overhaul of the City of New Orleans Comprehensive Zoning Ordinance (CZO) was approved by City Council. The CZO governs land use for the city and realigns zoning to existing land uses. It also requires major educational institutional campuses within city limits, including Tulane's Uptown campus, to implement an institutional master plan (IMP) that guides campus development and adheres to city requirements for appropriate new development, setting the zoning for each individual institution. Tulane University has completed a long range, overall University Master Plan to help guide the creation of its IMP and capital development plan.

The IMP addresses the general layout of the entire contiguous Uptown campus area, including a development plan for proposed structures and open space, traffic pattern plan, parking plan, and access points. There are two types of IMPs: a master plan that complies with the base district

regulations and ensures that all uses are permitted within the district or a permitted development plan; and a conditional development plan which requires modification to the base district standards and will require review and recommendation by the City Planning Commission and final approval by City Council. The intent is for projects identified in the plan to comply with the base regulations, with a few exceptions related to setbacks.

The goal of Tulane's Institutional Master Plan (IMP) is to take a comprehensive look at the Uptown Campus, in order to address the University's needs with strategic use of its physical resources, while complying with the CZO. The Uptown Campus is the heart of Tulane undergraduate education, and is also its historic campus, established in 1894. The campus is central to its mission as an undergraduate institution, a research institution, and a catalyst for change in New Orleans, the region, and the country. Uptown will continue as the focal point for Tulane's undergraduate experience, integrated with an increased academic profile.



LEGEND

— 2012 CITY MASTER PLAN EC DISTRICT BOUNDARY

2012 UPTOWN CAMPUS EC DISTRICT

1.2 Plan Overview

The university master plan for the Uptown Campus includes a range of projects, including new buildings, renovations, landscape, stormwater, infrastructure, and mobility. These projects will have a significant impact on the campus physical plant, focusing on improving academic space and the student experience, as well as enhancing the physical systems that support the projects.

The general planning approach that guides the university master plan is to integrate the physical systems that govern the way that the campus functions: buildings and land use, landscape, stormwater, and mobility. The master plan describes Tulane's approach towards each system, and bundles projects together in order to maximize the impact on the campus as a whole.

BUILDINGS + LAND USE

For buildings, there is an overall strategy to improve existing space, and to add enough academic space to facilitate right-sizing the existing academic departments and FTE. The majority of proposed projects are renovations of existing space, with the redevelopment of existing space offsetting new construction. Approximately 1.26 million gross square feet (gsf) of new construction or major renovation is proposed; however, approximately 945,000 gsf of existing space is slated for demolition or redevelopment,

resulting in a planned net increase of about 315,000 gsf over the life of this plan. Most building projects do not involve changes of use. Priority building projects include:

- The replacement of Stern Hall and Buildings 12, 14, and 16 with modern research and instructional lab space, as well as other academic space
- The renewal and redevelopment of the Newcomb side of the Middle Campus, including new buildings along Newcomb Place, and the proposed renovation of Dixon and Newcomb Halls
- The renewal of the residential quads, particularly the Bruff Quad and the Aron Apartments

LANDSCAPE + STORMWATER

Tulane's campus, tree canopy, and quads are iconic and immediately recognizable; the master plan maintains the quads as an overall campus organizing element, while improving the connective landscapes in between buildings, campus precincts, and the neighboring edges of campus. The majority of proposed landscape projects also include integrated stormwater management, focusing on expressing stormwater management such that it is visible throughout campus.



Tulane is committed to improving stormwater management on campus, using a variety of stormwater BMPs that are detailed in the Landscape + Stormwater section of this document. A number of proposed projects will address the CZO requirements and significantly improve Tulane's ability to hold water on campus and release it into the city drainage system at a controlled rate. Priority landscape and stormwater projects include:

- The renewal of the Academic Quad, including a new pedestrian spine, a realigned path network, and stormwater strategies including underground storage
- The transformation of Newcomb Place from a linear parking lot to a linked network of shaded open spaces with furniture, native plantings, and permeable surfaces
- The use of landscape buffers along the east edge of campus to provide a transition area from campus to neighborhoods

MOBILITY

The IMP focuses on improving pedestrian and vehicular circulation on campus, as they are the primary modes by which people get to campus.

For pedestrians, planned mobility projects are intended to improve connectivity between campus precincts, primarily via a widened and emphasized central pedestrian spine that connects all three precincts. For vehicles, pedestrian accommodations are balanced by improvements to vehicular circulation at the edges of the campus. In the master plan, mobility projects are integrated with landscape and building program, in order to create successful spaces and to improve connectivity between the campus precincts. Priority mobility projects include:

- The expansion of the pedestrian spine running north-south between the three campus precincts, including a wider and repaved path through the Academic Quad
- The creation of a new plaza and traffic table at the intersection of Freret and McAlister Place, including integrated streetscape improvements along the facade of the Stern redevelopment, which will activate Stern's street frontage as a gathering space

EC DISTRICT BOUNDARY

The master plan proposes to extend the EC District designation to incorporate campus land on the east side of the current zoning boundary.

Currently, the following properties are excluded from the EC District:

- 6301, 6309, 6321, and 6325 Freret Street
- 6318 Magnolia Street
- 6320 Clara Street
- 6320 S. Claiborne Avenue (U118)

Tulane's IMP proposed EC District boundary includes all of the properties in the above list. These properties are all located along the eastern edge of Uptown Campus.

IMP TIMELINE

The precise timeline of the aspirational projects included in this plan will be dependent on Tulane's strategic priorities, the availability of funding, the implementation of enabling projects, among other factors. Planned projects may also be phased as the appropriate resources become available.

1.3 Development Compliance Statement

The City of New Orleans' Comprehensive Zoning Ordinance (CZO), Article 15.5.C.9, requires a written statement describing how the proposed development in an institutional master plan complies with all approval standards.

All of Tulane University's planned projects included in this document are intended to comply with the requirements and restrictions currently detailed in the CZO, unless the university is seeking a variance as noted in this document. For projects that will require a variance, the university will apply for the variance according to the appropriate procedures as set out in the CZO and by the City Planning Commission.

2 BUILDINGS + LAND USE

According to Article 15.5.C, institutional master plans shall include plans for development of the district, with location, square footage, and building heights for each existing and proposed structure and use. This section summarizes existing and future conditions for the Uptown campus, relative to buildings and land use, and includes the following sections:

2.1 CAMPUS CONTEXT: Overview of the overall structure of the campus relative to buildings and land use, including a list and plan of all existing buildings and relevant building information as required by the CZO.

2.2 CZO REQUIREMENTS: A summary of the restrictions and requirements of the CZO, as applicable to the Educational Campus District of which the Uptown campus is a part.

2.3 PROPOSED PROJECTS: A list of building projects, organized by campus precinct, that Tulane has aspirational plans to implement in the long term. This section includes project descriptions, proposed square footage, intended use, and planned massing.

2.1 Campus Context

CAMPUS ORGANIZATION

The Uptown campus comprises three precincts: Front Campus, between St. Charles Avenue and Freret Street; Middle Campus, between Freret and Willow Streets, and North Campus, between Willow Street and Claiborne Avenue. These three precincts are generally defined by their use: Front Campus houses administrative and academic functions, while Middle Campus is home to most residence halls and student life functions, along with some academic. The North precinct of campus houses major athletics and recreation venues.

The Uptown campus has an established architectural style that helps define its sense of place. The combination of Richardsonian Romanesque

architecture and English/Dutch Revival in the Front Quad is distinctive, as is the Italianate Revival style of the James Gamble Rogers campus plan for the Newcomb Quad.

Buildings are organized around a central quad on the Front and Middle Campuses – the Academic Quad (also known as the Gibson Quad, for Gibson Hall) and the LBC/Newcomb Quad, respectively. The northern area of campus includes the recreational quad of Brown Field as an open space around which the precinct’s residential and recreational functions are organized. The northern half of this precinct is occupied by athletics venues.



FRONT CAMPUS – EXISTING BUILDINGS

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *
1 Gibson Hall	Academic/ Admin	4	56'	71,477
2 Tilton Memorial Hall	Academic	3	49'	28,331
3 Dinwiddie Hall	Academic	4	60'	47,683
4 Richardson Memorial Hall	Academic	5	80'	51,580
5 Richardson Building	Academic	2	42'	32,622
6 Norman Mayer Building	Academic	3	37'	30,017
7 F. Edward Hebert Hall	Academic	3	42'	27,102
8 Robert C. Cudd Hall	Administrative	2	32'	7,736
9 Mussafer Hall	Administrative	3	42'	21,500
10 Stanley Thomas Hall	Academic	4	60'	35,000
11 Walter E. Blessey Hall	Academic	2	50'	11,052
12 Science & Engineering Lab Complex	Academic	2	30'	25,897

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *
13 Donna & Paul Flower Hall	Academic	4	67'	25,842
14 Science & Engineering Lab Complex	Academic	2	17'	18,259
15 Boggs Center for Energy & Biotechnology	Academic	6	104'	107,892
16 Science & Engineering Facilities	Academic	1	22'	8,597
17 Alcee Fortier Hall	Administrative	3	45'	9,276
18 Merryl & Sam Israel, Jr. Building	Academic	5	72'	50,216
19 Percival Stern Hall	Academic	4	63'	203,255
TOTAL GSF WITHIN EC DISTRICT, FRONT CAMPUS				813,334

* Approximate

**Not included in 2012 EC District



FRONT CAMPUS

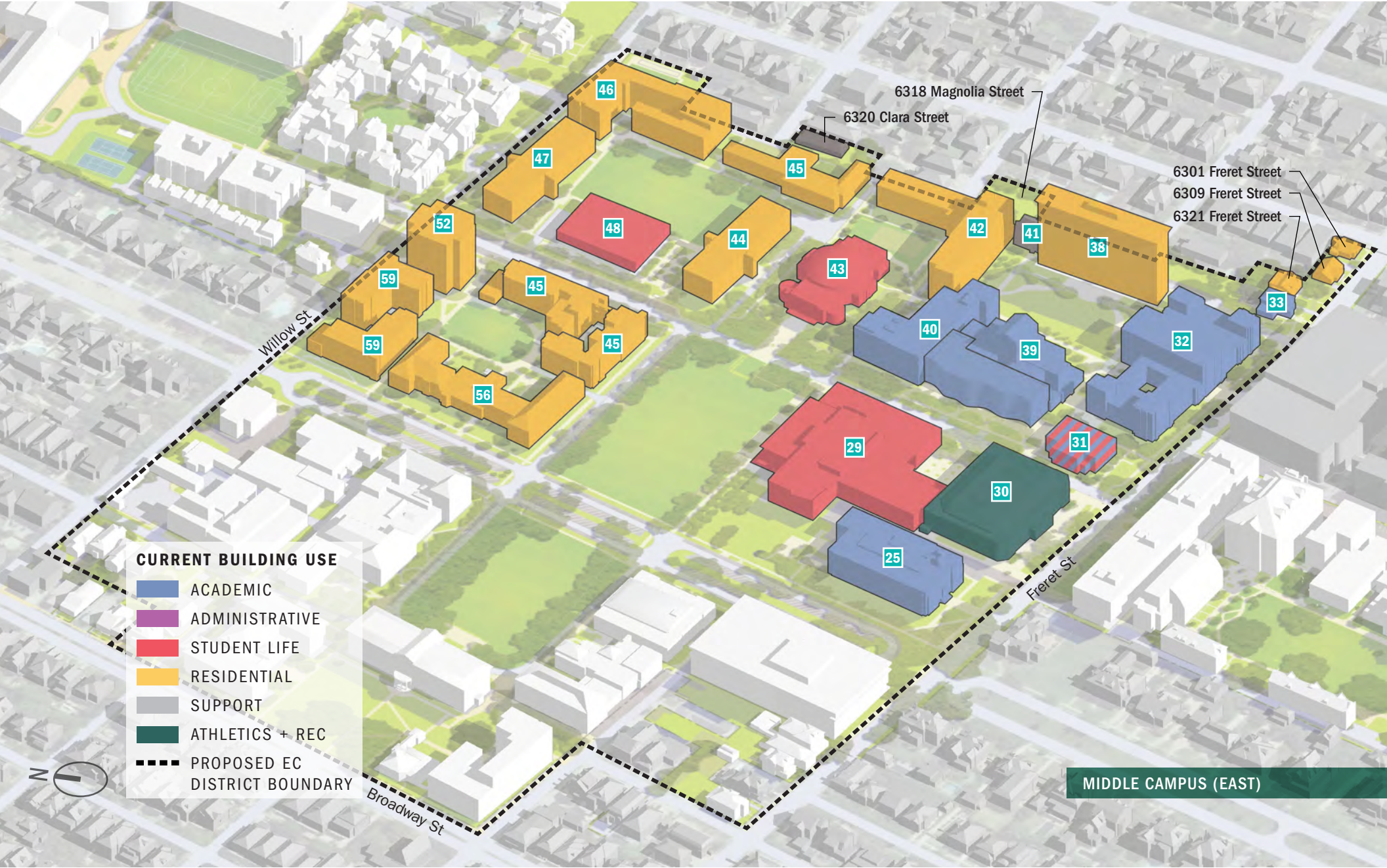
MIDDLE CAMPUS (EAST) – EXISTING BUILDINGS

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *
25 Joseph Merrick Jones Hall	Academic	3	56'	103,836
29 Lavin-Bernick Center for University Life	Student Life	3	50'	151,000
30 Devlin Fieldhouse	Athletics	2	41'-6"	72,049
31 Navy ROTC Building	Academic/ Student Life	2	31'	15,114
32 Weinmann Hall	Academic	6	55'- 105'	219,163
33 Law Annex**	Academic	1	27'	3,326
6321 Freret Street**	Residential (faculty)	1	21'	3,104
6309 Freret Street**	Residential (faculty)	1	20'	1,547
6301 Freret Street**	Residential (faculty)	1	19'	1,094
38 Monroe Hall	Residential	12	120'	122,690
39 Goldring/Woldenberg Hall I	Academic	6	86'- 103'	139,320
40 Goldring/Woldenberg Hall II	Academic	4	55'	71,306

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *
41 Telecommunications	Support	2	26'	4,385
42 Sharp Hall	Residential	7	70'	93,927
43 McAlister Auditorium	Student Life	2	62'	27,919
44 Irby Hall	Residential	4	44'	57,186
45 Paterson House	Residential	3	38'	29,594
6320 Clara Street**	Residential	1	20'	2,263
46 Lallage Feazel Wall Residential College	Residential	5	55'	88,799
47 Phelps Hall	Residential	4	30'	57,174
48 Bruff Commons	Student Life	2	30'	34,195
52 Butler Hall	Residential	8	82'	58,445
55 Katherine & William Mayer Residences	Residential	4	38'	72,519
56 Warren House	Residential	3	33'- 36'	58,758
59 Weatherhead Hall	Residential	4/5	55'	67,074
TOTAL GSF WITHIN EC DISTRICT, MIDDLE CAMPUS (EAST)				1,555,787

* Approximate

**Not included in 2012 EC District



CURRENT BUILDING USE

- ACADEMIC
- ADMINISTRATIVE
- STUDENT LIFE
- RESIDENTIAL
- SUPPORT
- ATHLETICS + REC
- PROPOSED EC DISTRICT BOUNDARY

MIDDLE CAMPUS (EAST)

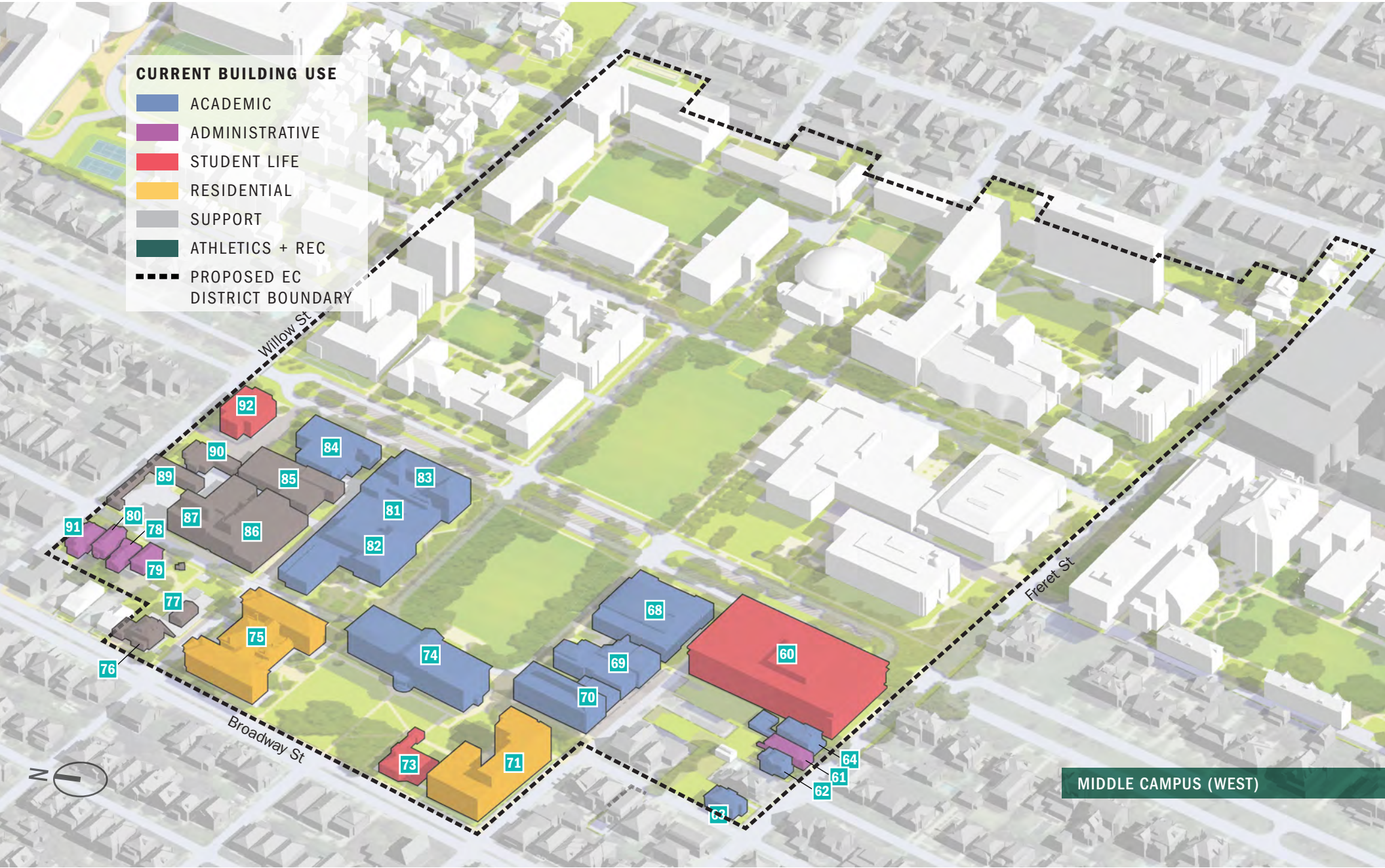
MIDDLE CAMPUS (WEST) – EXISTING BUILDINGS

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *	
60	Howard-Tilton Memorial Library	Academic	4	95'	221,405
61	7029 Freret Street	Administrative	2	24'	4,530
62	7031 Freret Street	Academic	2	32'	3,314
63	7041 Freret Street	Academic	2	32'	3,830
64	7025 Freret Street	Academic	2	32'	7,457
68	Dixon Hall	Academic	2	40'	47,127
69	Dixon Performing Arts Center	Academic	3	48'	23,937
70	Elleanor P. McWilliams Hall	Academic	3	48'	27,931
71	Barbara Greenbaum House	Residential	6	52'-73'	78,930
73	Rogers Memorial Chapel	Student Life	1	27'	4,959
74	Newcomb Hall	Academic	4	67'	92,519
75	Josephine Louise House	Residential	3	46'	91,000
76	Newcomb Child Care Center	Support	2	37'	10,114
77	Newcomb Child Care Center	Support	2	20'	6,355
78	1326 Audubon Street	Administrative	2	21'	3,570
79	1318 & 1320 Audubon Street	Administrative	2	22'	3,147

BUILDING	CURRENT USE	# OF FLRS	HT *	GSF *	
80	1332 & 1334 Audubon Street	Administrative	2	25'	3,235
81	Newcomb Art Gallery	Academic	1	24'	10,200
82	Woldenberg Art Center (west wing)	Academic	4	48'	43,652
83	Woldenberg Art Center (east wing)	Academic	4	48'	40,868
84	Caroline Richardson Building	Academic	2	24'	20,195
85	Facilities Services Building	Support	2	26'	23,146
86	Power Plant Building	Support	2	38'	21,602
87	Logistics/Receiving/Shipping Building & Power Plant Building Expansion	Support	2	75' (incl. tower)	12,299
89	Facilities Services Garage	Support	1	22'	1,403
90	Grounds Building	Support	1	12'-6"	2,959
91	1338 Audubon Street	Administrative	2	24'	4,544
92	Student Health Center	Student Life	3	32'	15,984
TOTAL GSF WITHIN EC DISTRICT, MIDDLE CAMPUS (WEST)				830,212	

* Approximate

**Not included in 2012 EC District



NORTH CAMPUS – EXISTING BUILDINGS

BUILDING		CURRENT USE	# OF FLRS	HT *	GSF *
94	6901 Willow Street	Academic	2	32'	3,392
96	Willow Residences	Residential	4	41'	104,264
98	Aron Residences	Residential	3	43'	421,338
100	Bea Field Alumni House	Administrative	2	36'	8,143
101	Annual Fund Giving & Call Center	Administrative	1	16'	1,975
103	Diboll Complex/Parking Garage	Support	5	58'	218,087
106	Reilly Student Recreation Center	Student Life	4	60'	246,927
107	Hertz Center	Athletics	2	36'	46,112

BUILDING		CURRENT USE	# OF FLRS	HT *	GSF *
110	Yulman Stadium	Athletics	n/a	63'	239,396
111	Wilson Athletic Center	Athletics	2/3	50'	73,682
112	Turchin Stadium	Athletics	n/a	55'	180,924
113	Tony Sofio Baseball Pavilion	Athletics	1	21'	5,494
114	Barney Mintz Field	Athletics	n/a	n/a	52,320
115	Warehouse	Athletics	1	15'	1,309
117	6324 S. Claiborne Avenue	Administrative	2	20'	1,972
118	6320 S. Claiborne Avenue**	Administrative	2	24'	3,988
TOTAL GSF WITHIN EC DISTRICT, MIDDLE CAMPUS (WEST)					1,609,323

* Approximate

**Not included in 2012 EC District



2.2 CZO Requirements

The CZO regulates a number of different aspects of proposed development, including heights, setbacks, and uses. Detailed restrictions and rules can be found in the CZO for each of these topics. The majority of proposed projects have been designed at a planning level to meet the current CZO requirements.

SETBACKS Setbacks within an EC district are summarized in the table on the following page. A few notable, existing buildings are in conflict to the new setbacks, having been built to meet zoning requirements at the time of their construction, and are grandfathered. Requested variances for proposed projects are to maintain the character at those edges of campus.

Tulane has two proposed projects for which setback variances are being pursued through this IMP:

Richardson Memorial Hall: The proposed addition to the building, which will address code upgrades and deferred maintenance, does not currently meet setback requirements. The proposed addition builds to Tulane's property line and is adjacent to one of Loyola's interior campus roads.

Paterson House: This existing residence hall is proposed to be redeveloped as a part of this IMP, while retaining its existing residential use. Two of the proposed building's corners, based on the proposed footprint, lie within the setback area as the existing setback pattern is proposed. A large majority of the building is set back further than the required 25 feet.

HEIGHTS Heights of buildings within EC districts are limited to two times the most restrictive height of adjacent districts. Height may be increased by 1' for each additional foot of setback from the required yard, and additional height may be obtained through the conditional use process.

USE RESTRICTIONS EC districts are restricted to land uses the City defines as specific to the purpose of the district. See sections 15.2.A and 15.2.B for more information about use restrictions. Conditional use approvals are detailed in Section 4.3 of the CZO. The proposed projects in this IMP do not propose any conditional uses.

ZONING AREA	MINIMUM LOT AREA	MINIMUM PERMEABLE OPEN SPACE	FRONT YARD SETBACK	INTERIOR SIDE YARD SETBACK	CORNER SIDE YARD SETBACK	REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
EC* Educational Campus District	2 acres	30% of the lot area	10'	10', unless abutting residential district, then 25'	10'	20', unless abutting residential district, then 35'	Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard; additional height may be obtained through the conditional use process
HU-RS Single-Family Residential District	Residential: 5,000 sf/du Non-Residential: 10,000 sf	30% of the lot area	Current front yard; most recent survey or Sanborn map; average of front yard of adjacent lots; max 20'	10% of lot width or 3', whichever is greater	Residential: Existing setback, recent survey, Sanborn map, or minimum 10% of lot width Non-Residential: 10'	20% of lot depth or 20', whichever is less	35'
HU-RD1 Two-Family Residential District	SF: 2,250sf/du 2F: 2,200sf/du MF: 2,000sf/du Non-Residential: 10,000 sf	30% of the lot area	Current front yard; most recent survey or Sanborn map; average of front yard of adjacent lots; max 20'	SF & 2F: 3' Non-Residential: 5'	SF & 2F: Existing setback, recent survey, Sanborn map, or minimum 10% of lot width Non-Residential: 10'	20% of lot depth or 15', whichever is less	35'
HU-RD2 Two-Family Residential District	SF: 2,250sf/du 2F: 1,800sf/du Townhouse: 2,000 sf/du MF: 2,000sf/du Non-Residential: 10,000 sf	30% of the lot area	Current front yard; most recent survey or Sanborn map; average of front yard of adjacent lots; max 20'	SF & 2F: 3' Townhouse: 3' (2-story), 10' (over 2 stories) Non-Residential: 5'	SF & 2F: Existing setback, recent survey, Sanborn map, or minimum 10% of lot width Townhouse: 3' (2-story), 10' (over 2 stories) Non-Residential: 10'	20% of lot depth or 15', whichever is less	35'
HU-RM2 Multiple-Family Residential District	SF: 3,000sf/du 2F: 1,700sf/du Townhouse: 1,800 sf/du MF: 800sf/du Non-Residential: 10,000 sf	30% of the lot area	Current front yard; most recent survey or Sanborn map; average of front yard of adjacent lots; max 20'	SF, 2F, MF 4-5 Unit: 3' Townhouse: 3' (2-story), 10' (over 2 stories) MF 5+ Unit: 10' Non-Residential: 5'	SF & 2F: Existing setback, recent survey, Sanborn map, or minimum 10% of lot width Townhouse: 3' (2-story), 10' (over 2 stories) MF 3-4 Unit: 10% of lot width but a minimum of 3' MF 5+ Unit & Non-Residential: 10'	20'	SF & 2F: 35' Townhouse: 40' and no more than 3 stories MF: 48' and no more than 4 stories Non-Residential: 45'

*Outdoor recreation facilities shall be located towards center of development, at least 100' from adjacent residential districts

Source: Comprehensive Zoning Ordinance, City of New Orleans, Article 15.3.A.1 (EC District) and Article 11.3.A.1 (Historic Urban Neighborhoods Residential Districts)

2.3 Proposed Projects

Proposed building, landscape, and infrastructure projects at the Uptown campus are governed by four integrated frameworks: land use, landscape, stormwater, and mobility; these frameworks serve as a guide for the development of the campus. The land use framework responds to the University's space needs and strategic goals, while reinforcing the physical structure of campus, and includes the following strategies:

- **LINK THE CAMPUS PRECINCTS** - Maintain the existing identity and overall uses in the Front, Middle, and North campuses, while enhancing the linkages between them
- **DEFINE CAMPUS EDGES AND GATEWAYS** - Enhance campus gateways with program that improves wayfinding for the Tulane community and visitors, and create landscaped transition areas from the neighborhood to campus
- **REDEVELOP UNDERUTILIZED SITES** - Redevelop existing sites, since Tulane's available land is limited
- **STRATEGIC REUSE AND RENOVATION** - Reuse and renovate buildings to consolidate uses and renew existing resources
- **ACCOMMODATE SPACE NEEDS** - Right-size space uses according to Tulane guidelines and move academic, administrative, and student life units to improve adjacencies

The following pages summarize planned building projects on each campus precinct, relative to location, intended use, square footage, and massing.

FRONT CAMPUS

The proposed projects on the Front Campus are intended to renew the precinct, bring academic and research facilities in line with Tulane's vision, and address deferred maintenance projects and functional improvements. The following table summarizes the planned square footage, height, and anticipated use for each project.

	PROJECT NAME	PROJECT TYPE	USE	HT	GSF
1	Tilton Hall	Renovation	Welcome Center	49'	10,000
2	Richardson Memorial Hall	Renovation + Addition	Academic	65'-80'	74,000
3	Richardson Building	Renovation + Addition	Academic	42'	45,000
4	SSE Complex	New Construction	Academic	90'	145,000
5	Stern Hall Redevelopment East	New Construction	Academic/Research	120'	100,000
6	Stern Hall Redevelopment West	New Construction	Academic/Research	90'	90,000



ASPIRATIONAL FRONT CAMPUS PLAN

1. TILTON HALL

The renovation of Tilton Hall will make the gateway to campus along St. Charles more accessible to visitors. One of the earliest buildings to be built on campus, Tilton Hall was originally Tulane's library; it is now occupied by academic uses. Tulane proposes to renovate Tilton Hall and repurpose the building as a campus Welcome Center.

2. RICHARDSON MEMORIAL HALL

The renovation of and addition to Richardson Memorial Hall will allow the School of Architecture to right-size its facilities and address deferred maintenance needs. An addition to the building along its north end will create a new collaboration and gathering space opening onto the quad, while an addition to the back of the building will include accessibility and other code upgrades. No change in use type is proposed.

3. RICHARDSON BUILDING

The renovation and addition to the Richardson Building will address deferred maintenance needs, as well as make the building more flexible for academic uses. No change in use type is proposed.

4-6. SSE COMPLEX + STERN HALL

Stern Hall is an aging research building that is no longer suited for its current use as research and instructional lab space. Tulane proposes to replace Stern Hall with research and academic space that follows modern standards and benchmarks, while also redefining the campus gateway along Freret to be more attractive and welcoming.

Similar to Stern Hall, Buildings 12, 14 and 16 are aging buildings less suited for their current use. Redeveloping these buildings will allow Tulane to maintain the science and engineering core in this area of the Front Campus, and right-size and modernize its facilities, all on existing sites. No change in use type is proposed, for either Stern Hall or SSE Complex.



MIDDLE CAMPUS

Middle Campus is the main hub of activity for students; the library, student center, and dining commons are all located in close proximity to each other in this precinct. The proposed projects in Middle Campus focus on transforming the student experience.

1. THE COMMONS

This building, currently in design, will replace the existing dining commons at Bruff, in a key location between the library and the student center, enhancing student life. The building will also house the Newcomb College Institute on its top floor. The proposed project will also improve dining operations.

2. DIXON HALL

The renovation of and addition to Dixon Hall will address deferred maintenance needs and right-size academic space. No change in use type is proposed.

		PROJECT			
PROJECT NAME	PROJECT TYPE	USE	HT	GSF	
1 The Commons	New construc.	Student Life/ Academic	50'	77,000	
2 Dixon Hall	Renovation	Academic	55'	55,000	
3 Newcomb Hall	Renovation	Academic	67'	92,500	
4 Josephine Louise House	Renovation	Residential	46'	91,000	
5 Academic Building	New construc.	Academic	62'	50,000	
6 Caroline Richardson Building	Renovation + Addition	Academic	24'-90'	80,000	
7 Warren House	Renovation + Addition	Residential	48'-72'	75,000	
8 McAlister Auditorium	Renovation + Addition	Student Life	30'-60'	60,000	
9 Bruff Quad C2	New construc.	Residential	48'-60'	95,000	
10 Bruff Quad C1	New construc.	Residential	84'	85,000	
11 Bruff Quad A	New construc.	Residential	110'	110,000	
12 Bruff Quad B	New construc.	Residential	14'-60'	70,000	



ASPIRATIONAL MIDDLE CAMPUS PLAN

3. NEWCOMB HALL

Newcomb Hall is the anchor of the historic Newcomb campus, and has been partially renovated in recent years. Tulane proposes to complete the renovation of the building to right-size academic space and address remaining deferred maintenance. No change in use type is proposed.

4. JOSEPHINE LOUISE HOUSE

Josephine Louise House is an integral part of the historic Newcomb campus, as well as the residential experience. Tulane proposes to renovate the building to address deferred maintenance and interior building circulation, maintaining its residential use.

5. NEW ACADEMIC BUILDING

As Tulane right-sizes its academic units, some additional space will be needed. Two new academic buildings (this site and Caroline Richardson) will provide capacity to continue to properly house academic units on the Middle Campus. The Student Health Center will be replaced with a new academic building that will anchor the northern end of Newcomb Place, improving the facades and perimeter of the campus along Willow Street.

6. CAROLINE RICHARDSON BUILDING

In addition to the new academic building mentioned above, Caroline Richardson will be renovated and expanded. The front part of the building will be maintained, while the back of the building will be redeveloped. No change in use type is proposed.

7. MCALISTER AUDITORIUM

The renovation of and addition to McAlister Auditorium will make the space more flexible for a wider range of events that currently occur elsewhere on campus. This project will also add a much-needed fly space on the east side of the building to enable accommodation of standard back-of-house theater space that is currently lacking. No change in use type is proposed.

8-12. RESIDENCE HALL RENEWAL

The renewal of residential life is a key initiative in Tulane's goal to enhance the student experience. Most of the existing Bruff Quad will be redeveloped, including Phelps, Irby, Paterson, and Bruff dining hall, to address aging facilities and infrastructure as well as quality of housing stock. The southern wing of Warren House will also be replaced to address deferred maintenance. No change in use types is proposed for these sites, except for Bruff, which will be redeveloped as a residence hall.



NORTH CAMPUS

North Campus is Tulane's northern gateway, at the more commercial edge of the campus. North Campus is occupied by athletics facilities and the majority of the parking supply, as well as residence halls for upperclassmen and the Reily Recreation Center.

PROJECT NAME	PROJECT TYPE	USE	HT	GSF
1 Aron Apartments Redevelopment 1	New construction	Residential	60'	50,000
2 Aron Apartments Redevelopment 2	New construction	Residential	60'-84'	85,000
3 Aron Apartments Redevelopment 3	New construction	Residential	60'-84'	105,000
4 Health + Wellness Center and Reily Center	Renovation + Addition	Recreation/ Student Life	30'-60'	325,000
5 Indoor Practice Facility	New construction	Athletics	65'	65,000
6 Wilson Athletic Center	Renovation + Addition	Athletics	65'	100,000

1-3. RESIDENCE HALL RENEWAL

As mentioned in the previous page, the renewal of residential life is a key initiative towards enhancing the student experience. The Aron Apartments residential complex will be replaced as a part of this initiative in three wings, primarily on the apartments' existing site. No change in use type is proposed.

4. HEALTH + WELLNESS CENTER AND REILY CENTER

The proposed renovation and addition to the Reily Center will create a holistic Health and Wellness Center by bringing together Campus Health and Recreation in one facility. The Reily Center provides a visual terminus to the north-south pedestrian axis through campus, and the project includes a new entrance that will make the building more welcoming. Gameday operations and circulation through the area will be maintained as part of the Reily Center project. No significant change in use type is proposed - the Health and Wellness Center will be a similar use type to the Reily Center's existing recreational use type.



ASPIRATIONAL NORTH CAMPUS PLAN



5. INDOOR PRACTICE FACILITY

The proposed Indoor Practice Facility would potentially enclose the existing outdoor practice field and provide administrative office space and athletic team and training rooms.

6. WILSON ATHLETIC CENTER

The renovation of and addition to the Wilson Center proposes to add one and a half floors to the existing building. This proposed project will right size the building for Athletics administrative uses, and will also rationalize the existing building to increase efficiency and space utilization.

