

Urban Design Supporting Data

The purpose of the Urban Design Element is to develop an understanding of the overall physical form of the development within the University and its relationship to the surrounding community, and based on this understanding, provide conceptual principles for the organization of future development on the campus.

1. Inventory and Analysis of Existing Conditions

Note: The following history of the origin of the Davie Campus is located on the South Florida Education Center Website and was provided to that organization by the Sun Sentinel and the Foreman Family.

The Davie Campus of FAU is located at 2912 College Avenue in Davie, Florida. This location in central Broward County is within a short commuting distance to the FAU main campus in Boca Raton and the FAU Downtown Fort Lauderdale Campus just to the north east of Davie. The primary entrance into this campus is on College Avenue, less than 1 mile from I-595 and minutes away from the Florida Turnpike and I-95. The campus currently consists of 13 modular classroom structures, 2 academic buildings, a chiller plant, a wellness center, a joint-use childcare center and a joint-use library. The existing FAU Davie Campus is located on 18 acres of land leased from Broward Community College.

The Central Campus of Broward Community College and the FAU Davie Campus are located adjacent to other educational institutions. This area in the Town of Davie, has come to be known as the South Florida Education Center. The land was originally owned by Hamilton and Blanche Foreman, a couple who had left Illinois in 1910 to invest in the Florida land boom. The Foremans purchased a considerable amount of land on the North New River Canal. During World War II the Foremans made a portion of their land available to the United States Government for a U.S. Navy training facility. The Navy used 545 acres for an air training base. (**Refer to Photo 3.1**) Upon completion of the War, Hamilton Foreman received a commitment from the Government the land would only be used for educational purposes in the future. The land was transferred from the General Services Administration to the Department of Health, Education, and Welfare.

PHOTO 3.1 Foreman Field circa 1949

“...looking northwest, with pastures of the Foreman Sanitary Dairy in the foreground, just beyond Davie Road. A faint dark line of trees in the upper right defines the alignment of the North New River Canal.” (Now located to the north of I-595) “Foreman Field still displays the prominent spokes pattern of landing fields and the perimeter taxiway. Courtesy of Dr. Charles Foreman, D.V.M.” - www.SFEC.org

On March 10, 1960, Dean Dessenberger, Chair of the Broward County School Board proposed turning Foreman Field into a complex of schools encompassing all levels of education. He proposed that the area be called the South Florida Educational Park. Long-term leases were signed for the property and construction began in 1962 with Broward County establishing a program of experimental schools known as Nova. Broward Community College developed the Central Campus at this time as well. In 1968 the University of Florida established a presence on the property with the Institute of Food and Agricultural Sciences (IFAS) program to study and maintain the environment and ecosystem of South Florida. In the late 1980’s Florida International University began offering classes at BCC and in 1994 Florida Atlantic University began construction on 18 acres of land leased from BCC. In 2003 FAU finalized the transfer of 20 acres from UF/IFAS for the continuing development and future growth of the FAU Davie Campus.

SUPPORTING DATA**MASTER PLAN****3 Urban Design**

Although much development has occurred on the former Foreman Field, the boundaries of the property as well as the pattern of development still show signs of the original airfield. For instance, the semi-circular roadway that now for the boundary between UF/IFAS and FAU was a taxiway for planes and there is still evidence of the original concrete runways on the new FAU property. **(Refer to Photos 3.2 and 3.3)**

PHOTO 3.2 Foreman Field Circa 1982

“Foreman Field in 1982, looking southeast, studded by campus buildings of the South Florida Education Center. The taxiway is still visible, and part of the landing strip (center) is being used by the University of Florida to grow aquatic plants, just beyond their ponds. Nova University (Now Nova Southeastern University, NSU) is to the right, and the white building in the upper left is the Bailey Concert Hall of Broward Community College. Photo by Philip Busey.” – www.SFEC.org.

PHOTO 3.3 Foreman Field Today 2004

Foreman Field in 2004. The runways are still visible at the UF/IFAS aquatic tanks on the southern end of the new FAU property. This land will now be slated for development under the FAU Davie Campus Master Plan. – Photo courtesy of PGAL.

1.a.1. Campus Open Spaces

Significant campus open spaces are noted on **Figure 3.1**. They are described as follows, and by means of photographs. See **Figure 3.2** for a key map to the photographs.

- **Athletic/Recreation:** The Davie Campus does not contain athletic facilities. There are passive recreation areas such as the large lawn area and small patios provided by the FAU buildings. (**Refer to Photos 3.4 & 3.5**) The patios at the main classroom buildings are paved and utilized, but lack shade. (**Refer to Photo3.6**) The courtyards formed by the modular buildings are defined and shaded (**Refer to Photos 3.7 & 3.8**).
- **Environmental/Habitat Preserve:** Although neither the existing FAU Campus nor the new property contains an environmental habitat that needs to be actively conserved and monitored, it does contain some plantings that will need to be maintained and/or relocated.

SUPPORTING DATA**MASTER PLAN****3 Urban Design**

UF/IFAS has been using the 20 acre parcel just given to FAU for plant research. Many of the trees and plants that exist in the area labeled the Palm Grove, are unique species. UF/IFAS has proposed that many of these trees can be replaced and or relocated for the sum of \$250,000 (at this time) and a time period of 8 years. Consequently, the Palm Grove must be maintained for a large part of this planning horizon. FAU may want to continue to maintain areas of the palm grove for landscaping as the new campus develops. (**Refer to Photos 3.9 & 3.10**).

PHOTO 3.4 Liberal Arts Building at the edge of the “Lawn”

The lawn area consists of an open grass field with hedges and trees along the edges and walkways.

PHOTO 3.5 Education and Science Building showing the “Lawn”



PHOTO 3.6 Patio at Education and Science Building



SUPPORTING DATA

MASTER PLAN

3 Urban Design

PHOTO 3.7 Courtyard at Modular Classrooms



PHOTO 3.8 Courtyard at Modular Classrooms



SUPPORTING DATA

MASTER PLAN

3 Urban Design

PHOTO 3.9 Palm Grove



PHOTO 3.10 Palm Grove



SUPPORTING DATA**MASTER PLAN****3 Urban Design****1.a.2. Campus Visual Structure**

Refer to **Figure 3.3** for the campus visual zones. Generally, there is no perceivable visual order to the campus other than to say that it is a cluster of brick and concrete buildings, arranged in a quasi-quadrangle fashion. The buildings are surrounded by large expanses of parking and landscaping. Since there are so few buildings, each sits as an object within the campus, the buildings do not work together to create an exterior sense of place. The only spot where this occurs within the campus is at the modular village where the temporary structures have been configured to create a sense of outdoor spatial enclosures. (Refer to Photos 3.7, 3.8, & 3.11)

PHOTO 3.11 Modular Village**1.b. Inventory of Service Areas**

Figure 3.4 identifies loading docks, trash collection points, and cardboard recycling collection points. There are only a small amount of collection points for these services. Both Classroom buildings have main loading docks and trash collection points at the rear of the buildings. Trash and recycling are also located at the patios and vending areas. Locations for trash and recycling in the modular area are found at the toilets, bus stop, and bookstore. (Refer to Photo 3.12)

PHOTO 3.12 Loading Dock and Trash Collection at Liberal Arts Building**1.d. Existing Functional Linkages**

Refer to **Figure 3.6** for functional linkages both within the campus boundaries and also from campus to off-campus contextual areas. The only major functional link existing within the current campus is the series of walkways that have been paved throughout the campus. Although the FAU buildings are connected by the paths, the most prominent connection is probably the one that connects the buildings to the library on the BCC side of the campus.

1.c. High Activity Buildings

Figure 3.5 indicates high activity buildings and the peak times of use. The building used most consistently throughout the day is probably the Liberal Arts Building. This building contains the administrative office for the campus, a small student service center, as well as conference, and academic space.

The bulk of activity on the Davie Campus occurs in the evening, after working hours approximately 4-5pm to 10pm at night. It is at this time that the other buildings, such as the Education and Science Building and modulares become active.

1.e. Character of Existing Buildings and Open Spaces Within the Context Area

Generally, there is a rich variety of functions in the areas surrounding Florida Atlantic University. Refer to **Figure 3.7**. The immediate area surrounding the University contains other educational institutions such as Nova Southeastern University and Broward county Nova schools to the south, UF/IFAS to the west, McFatter Technical to the north, and BCC surrounding the campus to the north, east, and south. There has recently been some commercial development north of the campus, along Nova Drive and commercial and retail activity has always existed to the east along Davie Road and to the west along University Drive. The rest of the surrounding area is largely residential in scale, one to two stories in height; the campus therefore, does not feel enclosed or over constructed. The abundance of open space created by the UF/IFAS planting areas also contributes to the open feeling. With the new FAU development and the additional encroaching institutions acquiring more of this land, the area may start to feel more enclosed.

As for additional open space within the broader context area of the Town of Davie, the Town itself favors an agricultural and western theme. There are still multiple farms and groves throughout Davie although many are rapidly disappearing due to the exorbitant rising costs of properties within Broward County. The Town has also established a series of horse trails throughout the area. The presence of the more historic aspects of life in Florida help to give the Davie area a character separate from that of the more Mediterranean setting of the main campus in Boca Raton.

Future Needs/Requirements**2.a. Analysis of the Evolution of the Development Pattern of University Buildings and Open Spaces**

Refer to **Figure 3.8**.

Florida Atlantic University's Davie Campus is a young campus, with the first campus buildings constructed in 1994 on the site of the former WWII Foreman Airfield, now the current Broward Community College A. Hugh Adams Central Campus. The development pattern of the area has been very much influenced by the original layout of the airfield runways and aprons. Growth for the most part has utilized the concrete areas for parking while buildings and open spaces have avoided these areas as much as possible. The recent aerial photograph on **Figure 3.9**, as well as the original photos of the area, **Photo 3.1, 3.2**, reveal just how much the Airfield has influenced planning.

SUPPORTING DATA**MASTER PLAN****3 Urban Design**

With the new land acquisition, the Davie Campus comprises 38 acres within its border. The campus is primarily bound on all sides by other educational institutions, with BCC surrounding FAU to the north, east and south, NSU to the south and west, and UF/IFAS to the west and north. The exception to this is the boundary on the south consisting of SW 30th Street which runs from University Drive into College Avenue. College Avenue runs north to south, bisecting the campus in half. The existing 18 acre campus sits on the east side of College Avenue and the new 20 acres of the campus sits on the west side of College Avenue.

The majority of the students reach the campus from College Avenue via I-595 to Davie Road to Nova Drive to College Avenue from the north. They can also reach College Avenue from the south via SW 39th Street or SW 30th Street.

The existing buildings on the campus consist of 13 modular classrooms, two large permanent classroom buildings, a chiller plant, wellness center and joint-use childcare facility. The University also shares a library with BCC that is located on the BCC Campus just south of the FAU lease line. There are currently no FAU facilities on the new 20 acre property.

2.b. Identification and Assessment of Spatial Configurations for Future Campus Development

There are very few strengths that exist on the campus from a planning perspective. The buildings constructed were situated to fit within the campus core already established by BCC and do not really form a cohesive campus atmosphere for FAU. The main entrance to the campus is marked with a sign, but does not reflect the grand landscaped entrance found on other campuses. There is also no sense of arrival once at the campus buildings. There is a small sign on a metal stand that announces the FAU buildings and the pedestrian path into the campus leads right past the chiller and loading area for Liberal Arts Building before the campus is reached, giving the feeling of arriving through the back door.

The one main strength to this haphazard configuration is that it can easily be organized into a formal arrangement of buildings and courtyards with the correct infill of new buildings. The Education and Science building which sits perpendicular to College Avenue can become a main focal point for a new entry and the anchor for an axis into the

campus across College Avenue. FAU can establish an individual character by continuing with the development established by the Classroom Buildings.

2.c. Identification and Assessment of Future Activity Location and Linkage Concepts

Along with the emphasis on a pedestrian campus core, it is also the objective of this plan to reinforce the initial planning concept of the University, which was the creation of a pedestrian campus distinct from that of the adjacent institutions where the FAU buildings relate to each other rather than neighboring entities and create a sense of place. The new campus needs a clear organization with a hierarchy of building use and size that are appropriately linked. Linkages become the structure for circulation, the cohesive skeleton that ties activities, uses, and the physical place together. Future uses need to be strong enough to be clearly hierarchical and tie activity nodes to the campus. The future activity locations should have strong linkages to one another and to existing high activity areas. These areas include Academic Zones and high activity Open Spaces.

Linkages should tie Off-campus housing to On-Campus functions and encourage pedestrian and bicycle transportation to and from campus.

In addition to the pedestrian aspect of linking activity nodes with one another it is also desired to continue to expand the utility system. Future satellite plants should be located to take advantage of important connections.

Refer to **Figures 3.10 – 3.12** for Campus Activities.