

**Architectural Design Guidelines Supporting Data**

The purpose of the Architectural Design Guidelines Element is to establish guidelines to assist in achieving a high level of quality in architectural design on the FAU campuses.

**1. Inventory and Analysis of Existing Conditions**

Florida Atlantic University established a Broward County campus in 1990 on land leased from Broward Community College. The strategy for this new location was to provide Broward citizens with comprehensive university programs. At the time, the campus began with a village of 13 modular classrooms. These classrooms still remain today although the structures need repair and are considered unsatisfactory. The University would like to replace them with a more substantial permanent structure.

In the mid 1990's FAU erected two larger permanent buildings adjacent to the modular classrooms. One building contains academic and laboratory space the other contains academic and administrative functions as well as conference space and student services.

In 2004 FAU acquired additional property for expansion in Davie. The property is located on the west side of College Avenue just across from the existing campus. The land is currently occupied by the University of Florida IFAS Department, that uses the land for plant and agricultural research. The land is occupied by several facilities that will not be of any use to FAU for future development. There are currently several concrete block vehicle storage buildings, some additional concrete block storage buildings, as well as multiple structures used for plants such as shade houses and greenhouses. Refer to **Figure MP-1A** for a complete inventory of existing facilities. Perhaps the largest feature on the property is the palm grove, an area that contains several rare and one of a kind species that UF is working to preserve. Due to the sensitive nature of this area, UF/ IFAS has requested that FAU give them eight years to establish a new home for some of these plants, and obtain more samples of other plants to place elsewhere on the property. This means that the palm grove will remain a feature of the FAU campus for the bulk of the current planning horizon.

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**PHOTO 15.1 Newly Acquired FAU Property Existing Conditions**



**PHOTO 15.2 Newly Acquired FAU Property Existing Palm Grove**



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**SUPPORTING DATA****MASTER PLAN****15 Architectural Design Guidelines****I.a. Existing Campus/Community Architectural Character**

- **Building style**

The Davie classroom buildings, except for the mods, follow the style established on the Broward Community College Campus in the 1960's. The BCC buildings are a special style, reddish brown brick with white trim and are a modern aesthetic with clean crisp lines and little ornamentation. The FAU structures follow this aesthetic with a more late Twentieth Century style of warmth in materials and design. Building entrances are clearly marked and generally extend out to the user, in contrast to many of the BCC buildings in which the entrance sets back into a void within the building envelope.

Within the last few years FAU has also constructed a small wellness center at the edge of their property and BCC has built a childcare center that is jointly used with FAU. Both buildings have begun to introduce additional materials such as metal accents and stucco into the campus setting. The buildings continue to follow the modern style of the existing campus structures.

**PHOTO 15.3 Original Modular Classroom Structures, 1990.**

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**PHOTO 15.4 Liberal Arts Building (Academic/Administration), Mid. 1990's**



**PHOTO 15.5 Education and Science Building, Mid. 1990's**



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PHOTO 15.6 Wellness Center, Late 1990's



PHOTO 15.7 Childcare Center, circa 2000



- **Scale**

The building scale varies significantly at the FAU Davie Campus. The modular buildings are one story and vary between two sizes. They are appropriately arranged in a village that along with landscaping create courtyards and pedestrian paths that enhance the environment of this “temporary” space solution. The scale of the village itself clearly identifies it as a separate

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entity from the more formidable “permanent” structures.

The scale of the Liberal Arts building is more typical of a university building. The building houses many functions and the building shape and size reflects this. It appears to be massive in scale, particularly from the east side where the building sits on the edge of a large lawn, across from more sedate one story BCC buildings. It is a four story red brick building that is accented by light colored concrete columns and bands. These accents attempt to bring the scale of the building back down to the ground. A further attempt at breaking down the building happens at the ground and upper levels where the building steps back on the south and east sides. This effect is lost though because the fourth floor still looms over the top, keeping the building appearing as massive as it really is. There are small building recesses and an outdoor patio has been set up at the north side of the building. These features along with landscaping help to humanize the scale of the structure. It is surrounded by a two story BCC building to the south, the modular village and the Davie Education and Science building to the north. Only the Education and Science building complements the size of the main building.

The Davie Senator James A. Scott Education and Science building is similar in size and scale to the Liberal Arts building. It seems almost as massive as the main building as well. Also like the main building, Davie Education and Science is four stories; however, this building is scaled appropriately so it does not seem as massive. Davie Education and Science contains two - two story wings on the north and south sides of the building. The four stories existing only in the center of the building. Concrete sun shading devices extend out from the parapet level of the two story to create covered walkways along both the north and south sides of the building. A partially covered patio extends out toward the west from the building into the lawn that separates this building from the modular classrooms just to the west. A focal point is extended up from the center of the building to create visual interest in the building.

The Fitness and Wellness Center is a comparatively small building. It is only one story and sits far removed from the other FAU buildings, on the edge of the BCC parking lot. This building is more human in scale than the others, creating a welcoming environment. The gable entry and painted columns help the entry to feel more like a front porch than an institution.

The childcare center, although technically not an FAU building, is also more human in scale than the academic buildings. The one story building contains features such as a covered entryway and divided windows to make the space more appropriate in feel and scale for the clients, children of faculty, staff and students.

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In recent years FAU has also constructed a joint use library in conjunction with Broward Community College. This building reflects the style of the Liberal Arts and the Education and Science classroom buildings, rather than that of the older structures at BCC. It is an appropriately large-scale building that occupies a prominent site on the main BCC Campus Mall.

**• Form**

The modular classroom buildings are simply that, modular. They vary in size but are consistent in their rectangular form. Although structures such as these can do little to form a space alone, the arrangement of a modular village has created a courtyard and gathering spaces between the mods.

The building masses of the Liberal Arts and the Education and Science buildings are boxy and formal in appearance. These are very clearly object buildings placed within an open campus. Although each building has a patio that extends out from the envelope, they do very little to frame or enclose existing space. The Liberal Arts building does attempt to do this with the large covered patio on the east side of the building. A void has been created between the building and the patio, creating a breezeway for the BCC walkway to extend through, connecting FAU with the library, and for the building entrance.

The form of the Wellness Center is essentially square. The main entry has been rotated off of one corner and in plan appears to be a smaller square. The entry is open, consisting of a covered area supported by two columns that have been encased in concrete. The building is only one story and is well landscaped, the form is not entirely visible from the campus side.

The childcare center is composed of a long rectangle that fits into a linear slot of space between two existing buildings.

**1.b. Architecturally Significant Historic Buildings**

There are no architecturally significant historic buildings on the FAU Davie campus.

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**SUPPORTING DATA****MASTER PLAN****15 Architectural Design Guidelines****1.c. Inventory of Existing Architectural Elements**

Refer to **Figure MP.1** for location.

- **Materials**

The material palette at the Davie Campus takes its lead from the existing BCC Campus established in the 1960's. The palette consists of concrete structural bays with red brick infill panels. The concrete has all been painted white to contrast against the red brick. The roofs are all flat, with a number having overhangs of concrete pan construction.

The palette of the FAU buildings, which were all constructed in the 1990's or later, also consists of concrete and brick. Steel has been used for the structural supports as well. The concrete on the classroom buildings is finished and exposed.

The wellness center and childcare center also conform to the campus standard. The wellness center has brick facing, but uses a metal overhang at the entrance rather than concrete. The steel columns at the entry have been encased inside of painted concrete pillars. The childcare center also uses a colorful metal roof and the building is concrete, painted white.

The only buildings in contrast to the BCC/FAU standards are the modular buildings. They have been painted a light yellow color and have white trim. The roofing material is a reddish-brown asphalt shingle. The structures do not have the formidable presence that the other more permanent buildings project.

All windows are tinted gray glass with either green or anodized aluminum colored frames.

- **Color**

The campus colors are taken from the original BCC buildings as well. The concrete is either exposed or painted white and the brick is a reddish brown color. Newer buildings are also using materials such as metal which can be done in various colors. Both a green color and plain aluminum have been used successfully. Darker paint colors are also being used on the buildings for accent colors although these should be carefully considered prior to implementation to ensure compliance with the aesthetics of the campus standard.



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The modular buildings have been painted a light yellow with white trim. The combination, along with the reddish-brown asphalt shingles gives the building a more residential than educational appearance.

- **Detailing**

The modular buildings are detailed quite nicely for what they are. The buildings have rounded vents in dormer like structures on the roof above each door, accenting the entrance and creating an eyebrow at the doorway. A linear row of windows on the adjacent sides helps to break the scale of the plain little building. And the white chair rail trim at the bottom half of the building helps to tie in the white color on the other surrounding buildings.

Details on the FAU Davie buildings are sparse due to the nature of the materials palette. The Education and Science building makes use of joint lines and insert elements as well as the rhythm of the structural bays to add detail and character to the building. Details on the Liberal Arts building come more from the patio and elements that surround the building than from decorative trim.

The wellness center and childcare center both contain details at their entrances but little anywhere else on the buildings.

- **Style**

The modular classroom buildings are typical of the late 1980's style and are very residential in appearance. The Liberal Arts and the Education and Science buildings are definitely based on a modern vocabulary but are harder to date, they were constructed in the mid 1990's, although they could have just as easily been constructed this year. This timeless quality will probably last well into the early part of the Twenty First Century as long as the buildings remain well maintained structures.

The wellness center and childcare center with their gabled metal entries are based on an equally modern vocabulary and are very clearly recently constructed. These buildings have a very current style about them, a feeling of open spacious structures. The increased use of glass and more technology driven materials such as metal help to enhance this Twenty First Century vocabulary.

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**SUPPORTING DATA****MASTER PLAN****15 Architectural Design Guidelines****▪ Siting**

The buildings at the FAU Davie Campus have been sited to accommodate the organization of the BCC Campus. The campus is arranged in a common campus configuration, based on the lawn at the University of Virginia, designed by Thomas Jefferson. There are multiple buildings surrounding a large open green space (lawn) with a library sitting in the most prominent spot, at the head of the arrangement. In this case, the library, a recently completed building sits at the transition space between two formal arrangements, two lawns that intersect to form an “L”. The southern lawn sits perpendicular to the lawn in which the library plays the prominent role. At the opposite end of the campus from the library, sits the FAU Campus. Refer to **Figure 15.2** for Campus Organization.

The FAU buildings have been placed in the open spaces within the formal arrangement of the campus. The modular classrooms were placed in the northwestern corner, almost in anticipation of a permanent structure being placed in the prominent spot opposite the library at the end of the axis even though the Library was recently constructed. The Education and Science Building is sited adjacent to the modular buildings. The Liberal Arts Building is sited almost on the opposite side of the lawn but juts out into the lawn space, almost closing out the north end. Space still exists to place a building at the north axis of the lawn in order to properly close out the campus arrangement.

The wellness center and childcare center do not have such prominent sites. The wellness center is sited on the edge of the BCC west parking lot and is disconnected from the other FAU buildings. It is separated by a BCC classroom building and does not therefore appear to be part of the FAU campus. The childcare center is an in-fill building between a BCC classroom building and the Education and Science Building.

**▪ Image**

The FAU buildings, while located relatively close to one another, do not convey an individual sense of place unless one is aware that they are a separate entity from BCC. Since FAU has been leasing this land from BCC for many years, this fact is actually a credit to those who have planned the FAU Buildings. The request from BCC was that the FAU structures complement the space and they do. With only a few permanent structures, it was architecturally responsible for FAU to follow the leader. Over the past ten years however, FAU has experienced a tremendous

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amount of growth at the Davie location and the programs are rapidly outgrowing the existing facilities. The need is now there for FAU to erect new structures and create a space of their own.

This new development can occur jointly on FAU's existing campus, on the BCC campus, and on the newly acquired property on the west side of College Avenue. FAU can continue to follow the clean modern aesthetic that has been established and can create their own identity using many of the characteristics described in the existing buildings above, sitting, image, and scale among others. Growth guidelines will be described in the Goals, Objectives, and Policies.

**PHOTO 15.8 New FAU Property**

The newly acquired property on the east side of College Avenue has yet to be integrated into the FAU Campus. That is the task of this master plan. The land is generally vacant except for a few existing concrete block vehicle storage facilities and work shops, as well as several temporary structures for plant growth such as greenhouses and shade houses. This land does not portray an image or sense of place. The land has been utilized by the University of Florida for plant and agricultural research for many years. Many of the plant species on the property are densely arranged, giving the impression of untended landscaping; however, each plant has been carefully catalogued and monitored. Due to the sensitive nature of many of these plants (some are one of a

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kind species), they must remain for many years while alternate arrangements can be made. It is not until FAU has completely removed the facilities, that an image can be established. The image of the new buildings should be consistent in size, scale, color, and materials to those on the existing FAU Campus across the street. This visual connection will help to create an overall identity for the combined FAU Davie Campus.

**2.a. Future Needs/Requirements****2. Assessment of Building Coordination and Contribution**

Following is an assessment of the degree to which existing building designs are coordinated on the FAU Davie Campus, and the degree to which they contribute to or detract from the visual or functional quality of the University.

**2.a.1 Assessment of Campus Building Design Coordination**

This section will assess the degree to which overall coordination of campus building designs has occurred on the campus.

The buildings on the FAU Davie Campus are relatively new, all completed within the last ten years. The materials, massing, scale, color, and sitting of the buildings is consistent from one building to another. The landscaping and site elements such as lightpoles, bicycle racks, etc. are also consistent and if use of these items continues as the campus develops, an individual identity will be established.

Outdoor courtyards and patios exist but they are sparsely shaded if at all. The placement of new buildings should pay careful attention to the creation and framing of outdoor space.

**2.a.2 Assessment of Individual Building Visual/Functional Quality**

This section will assess the degree to which several of the campus' significant buildings contribute or detract from the visual or functional quality of the University environment.

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**PHOTO 15.9 Liberal Arts Building**



**PHOTO 15.10 Education and Science Building**



**Architectural character defined:**

These first buildings of the campus may be categorized as “functionalism.” The buildings are straight-forward and logical and are able to define outdoor space. The scale is generally human and the materials palette is consistent. Future buildings should continue to follow this aesthetic but careful building placement would help to enhance this area of the campus.