

4 future land use

Land use guidelines establish and maintain land use patterns for the long-range development of the campus to maximize program efficiencies and synergistic relationships while allowing for future growth.

GOAL 1: To establish and follow land use patterns for the long-range development of the campus.

Objective 1A: Establish core campus infill development land use to promote functional adjacencies and a pedestrian oriented environment.

- **Policy 1A-1:** Concentrate academic, first and second year student housing, and support facility development within the existing core campus. Increased density will strengthen the campus' "sense of place" and provide a more connected pedestrian environment.
- **Policy 1A-2:** Expand and enhance a well-defined open space framework to complement land use functions, strengthen campus connections, and provide usable outdoor spaces that activate a rich campus experience.

Objective 1B: Reinforce the urban streetscape development pattern along Main Street with new development fronting the street.

- **Policy 1B-1:** Create mixed-use opportunities along the south side of Main Street encompassing housing above FAU institutional support functions and/or administrative offices.
- **Policy 1B-2:** Develop streetscape enhancements to support a pedestrian oriented environment with outdoor amenities.

Objective 1C: Enhance and expand the landscape buffer along the Parkside Drive and Donald Ross Road campus edges.

- **Policy 1-C1:** Create landscaped gateway features at each campus entry.

Objective 1D: Define and enhance Academic land use on campus.

- **Policy 1-D1:** Continue to augment and create academic zones to foster interdisciplinary and research collaboration such as at the Max Planck Way campus entry west of the Max Planck institute.

- **Policy 1D-2:** Extend Academic land use eastward along the roughly east-west axis formed between the Student Resources & Classroom Building (MC03) and Scripps Florida Building.
- **Policy 1D-3:** Utilize infill sites within the Academic Core for new facilities when possible to promote program adjacencies and to support appropriate density suitable for a pedestrian environment.
- **Policy 1D-4:** Site new Academic facilities and spaces to enhance and expand the open space network to create clear connections and aid in campus orientation.

Objective 1E: Define and enhance campus Support land use.

- **Policy 1E-1:** Continue to locate Student Life programs within the core campus. As future academic uses expand eastward, additional support functions will be needed.
- **Policy 1E-2:** Campus Service facilities should be located at the perimeter of the campus.

Objective 1F: Define and enhance Residential land use on campus.

- **Policy 1F-1:** Consolidate Housing to create a housing village along the Main Street frontage.
- **Policy 1F-2:** Enhance outdoor spaces in all housing locations to promote outdoor activities and community building.

Objective 1G: Define and expand Recreation and Open Space land use on campus.

- **Policy 1G-1:** Continue to enhance and expand student recreation facilities south of recently renovated field space in the heart of campus.
- **Policy 1G-2:** Locate additional recreation facilities throughout campus, including near residential facilities, where appropriate.
- **Policy 1G-3:** Expand and enhance campus open space along both the east-west and north-south campus axes. Optimize green space design for active and passive recreation.
- **Policy 1G-4:** Create a continuous recreation trail around the perimeter of campus.
- **Policy 1G-5:** Create outdoor classrooms.



Figure 4.1 Future Land Use

future land use

Objective 1H: Ensure the availability of suitable land on-campus for future Utilities needs.

- **Policy 1H-1:** Current major utility locations to remain in place.

Objective 1I: Expand Parking capacity to accommodate future growth and clarify campus Road network.

- **Policy 1I-1:** Utilize parking demand reduction strategies to minimize the number of new spaces constructed.
- **Policy 1I-2:** As campus growth occurs, much of it will displace existing surface parking lots. Utilize structured parking to accommodate new demand and conserve land resources.
- **Policy 1I-3:** Continue to site parking at the core campus perimeter to reduce traffic flow on campus and to promote a pedestrian oriented campus core.
- **Policy 1I-4:** Connect Max Planck Way to Scripps Way to clarify the campus road network and provide a more functional gateway from Donald Ross Road.

Objective 1J: Preserve and enhance Conservation land use on campus.

- **Policy 1J-1:** Create and manage habitat zones that provide a proper environment for on-campus native plants and animal species at risk, consistent with policies outlined in Element 13, Conservation.
- **Policy 1J-2:** The University shall adopt and adhere to policies regarding environmental management outlined in Element 13, Conservation, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.
- **Policy 1J-3:** Preserve and demarcate the campus arboretum.

Objective 1K: Define and enhance Research land use on campus.

- **Policy 1K-1:** Co-locate research spaces to promote interdisciplinary collaboration.
- **Policy 1J-2:** Pursue partnerships to grow the FAU research enterprise in the south and east portions of the MacArthur Campus.
- **Policy 1J-3:** House low intensity research space in underutilized academic or office space.



GOAL 2: To maintain, manage, and review land use plan intent and guidelines.

Objective 2A: Encourage careful use of the University's existing land resources and minimize deviations from the land use plan.

- **Policy 2A-1:** The President and Executive Committee shall annually coordinate land use and development decisions with the current schedule of capital improvements.
- **Policy 2A-2:** Continue development of facilities on the current FAU Jupiter campus. No additional property is required during this planning period.
- **Policy 2A-3:** Locate unforeseen facilities according to schematic sites and zones as delineated on the Future Land Use graphic, Figure 4.1.

Objective 2B: Coordinate future land uses with the availability of facilities and services.

- **Policy 2B-1:** The Vice President of Administrative Affairs will coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure will be provided at adopted levels of service prior to occupancy. The Department of Engineering and Utilities shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:
 - o The provision and maintenance of necessary utility easements, corridors, and points of connection;
 - o The provision of adequate supply lines to accommodate future development and facility expansion; and
 - o The provision of open space and convenient and safe traffic flow and parking at established levels of service.
- **Policy 2B-2:** The University will continually monitor the adequacy of stormwater management facilities and policies, open space, and the safety and convenience of on-campus traffic flow to maintain adopted levels of service. Amendments to the adopted plan will be pursued, if necessary, to implement required changes.
- **Policy 2B-3:** Provisions for stormwater management, open space, and safe and convenient on-campus traffic flow, considering needed vehicle parking, are included in the development density guidelines and should be provided at the adopted level of service as part of each facility development. Refer to Element 9 for related stormwater policies, to Element 3 and Element 8 for open space policies, and to Element 11 for parking related policies.

Objective 2C: Protect any identified historic and archeological resources on campus from the adverse impacts of development.

- **Policy 2C-1:** The University shall maintain an inventory and evaluation of all archaeological and historic properties under University ownership.
- **Policy 2C-1:** The University shall consult and coordinate with the Florida Division of Historical Resources and the Town of Jupiter Historic Resources Board prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property with historic or archeological significance.

Objective 2D: Protect natural resources on campus from the adverse impacts of development.

- **Policy 2D-1:** The University shall require the integration of natural features in project designs to develop University property in harmony with its natural environment.
- **Policy 2D-2:** The Director of Facilities Planning will coordinate future land uses and the design of all future construction projects with appropriate topography and soil conditions in continuation of BOT standard practices.
- **Policy 2D-3:** The Vice President of Administrative Affairs or delegate shall review all future construction projects for consistency with existing topographic and soil data. As part of the design process for any programmed improvement and prior to approval and acceptance of the design by the University, FAU shall require that geotechnical testing be conducted to determine relevant soil characteristics of the site and to ensure that the design(s) reflect consideration of these conditions.
- **Policy 2D-4:** The University shall maintain a database of existing topographic and soil conditions, which will be updated with as-built and survey data developed for future construction projects.
- **Policy 2D-5:** The University shall ensure that appropriate methods of controlling erosion and sedimentation be used during site development and use. Such methods shall include, but not be limited to:
 - o Phasing and limiting the removal of vegetation
 - o Minimizing the amount of land area that is cleared
 - o Limiting the amount of time bare land is exposed to rainfall
 - o Use of temporary ground cover on cleared areas if construction is not imminent
 - o Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e. steep or long slopes, stormwater conveyances).

GOAL 3: To coordinate University land use patterns with the host community and other local entities for the mutual benefit of the institution and broader community.

Objective 3A: Eliminate land use compatibility problems and constraints between the University and the host community.

- **Policy 3A-1:** Coordinate on-campus development and development within the campus context area as outlined in Element 12, Intergovernmental Coordination.