

ELEMENT 4

FUTURE LAND USE

Goal 1

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

Objective 1A

Correct existing incompatible campus land uses.

Policy 1A-1

Reduce traffic within the campus core by removing parking from the space south of the Library. The removed parking will be relocated to parking garages located throughout the campus.

Objective 1B

Enhance and develop land uses on campus. (See Figures 4.1 and 4.2)

Policy 1B-1

Concentrate academic, housing and support facility development within the existing core campus, in order to complete the more dense build-out envisioned in earlier master plans for the campus. This will strengthen the "sense of campus" and provide an environment strongly supportive of pedestrian traffic and, especially, a student population composed primarily of commuters.

Policy 1B-2

Develop a variety of courtyards and quadrangles to provide attractive outdoor areas that will encourage and foster the development of a richer academic life on campus.

Policy 1B-3

Renovate and expand the existing Building 36, Engineering Building, to provide adequate space and services to the general college needs such as departmental offices or classrooms, and construct a new College of Engineering and Computer Science building as shown on the master plan.

Policy 1B-4

Continue to augment and create academic zones, fostering interdisciplinary strengths.

Policy 1B-5

Continue to plan and build additional housing in the form that best suits the needs of the student population and the University. Consider various apartment configurations and the accommodation of Greek Housing.

Policy 1B-6

Create and manage habitat zones that provide a proper environment for on-campus native plants and animal species at risk, consistent with the Conservation Element policies.

Policy 1B-7

Locate unforeseen facilities (arising from grant awards or other circumstances) according to schematic sites and zones as delineated on the Future Land Use graphic, **Figure 4.1**. Amendments to the adopted campus master plan that alone, or in conjunction with other plan amendments, exceed the thresholds established in s1013.30(9), F.S., shall be reviewed and adopted pursuant to s1013.30, F.S. Further, amendments that do not exceed these thresholds shall be consolidated into a single annual submission and submitted to the Office of Capital Programs for review and approval.

Policy 1B-8

Encourage careful use of the University's existing land resources and minimize deviations from the land use plan by continuing the management and review procedures of the President and the Executive Committee assisted by the Office of the University Architect & Vice President for Facilities.

Policy 1B-9

Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s1013.30(9), F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, shall be submitted to the host local government for a courtesy review.

Policy 1B-10

Annually, the President and the Executive Committee assisted by the Office of the University Architect & Vice President for Facilities will coordinate land use and development decisions with the current schedule of capital improvements.

Policy 1B-11

As new facilities are identified, utilize the floor area ratio (Campus wide .35 F.A.R. in 2006) to guide the density of various land uses to maintain the intent of the master plan.

Policy 1B-12

As new facilities are constructed and/or old facilities demolished, adjust the square footage and land use calculations accordingly.

Policy 1B-13

Continue development of facilities on the current FAU Boca Raton campus. No additional property is required during this planning period.

Objective 1C**Coordinate future land uses with appropriate topography and soil conditions.****Policy 1C-1**

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 (however, there are no significant topography and soil variances across the campus).

Policy 1C-2

The Office of the University Architect & Vice President for Facilities shall review all future construction projects for consistency with existing topographic and soil data.

Policy 1C-3

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.

Objective 1D**Coordinate future land uses with the availability of facilities and services.****Policy 1D-1**

The Office of the University Architect & Vice President for Facilities will coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure (except transportation facilities) 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:

- The provision and maintenance of necessary utility easements, corridors, and points of connection;
- The provision of adequate supply lines to accommodate future development and facility expansion; and
- The provision of open space and convenient and safe traffic flow and parking at established levels of service.

Policy 1D-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 1D-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 1E

Ensure the availability of suitable land on-campus for future utility needs.

Policy 1E-1

The University shall continue to expand, as required, the satellite utilities plant to the North of Lee Street, to serve new buildings.

Objective 1F

Protect historic and archaeological resources on campus from the adverse impacts of development.

Policy 1F-1

The University shall maintain an inventory and evaluation of all archaeological and historic properties under University ownership that appear to qualify for the National Register of Historic Places.

Policy 1F-2

The University shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 1F-3

The University shall consider the effects of such an undertaking identified in **Policy 1F-2** above on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places. The University shall afford the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

Policy 1F-4

Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

Objective 1G

Protect natural resources on campus from the adverse impacts of development.

Policy 1G-1

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 1G-2

The University shall require the integration of natural topographic and other physical features in project designs in order to develop University property in harmony with its natural environment.

Policy 1G-3

The University shall permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map as Conservation, unless development is undertaken by federal or state government in the public interest, and the impacts are mitigated. Before any such development is authorized and a plan of development approved, FAU shall conduct a review of all available environmental and economic options (including the costs of mitigation). If this review indicates that development in designated conservation areas is the only viable option, then FAU will pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.

Policy 1G-4

The University shall adopt and adhere to the Conservation Element policies regarding to environmental management, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.

Policy 1G-5

The University shall ensure that appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare land is exposed to rainfall;
- Use of temporary ground cover on cleared areas if construction is not imminent; and
- Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., banks of streams, steep or long slopes, stormwater conveyances, etc.).

Goal 2

To coordinate University land use patterns with the host community.

Objective 2A

Eliminate land use compatibility problems and constraints between the University and the host community.

Policy 2A-1

The University Architect and Vice President for Facilities or designee will periodically meet (at least annually) with the City of Boca Raton to eliminate or minimize land use compatibility problems and constraints (See also Element 12, Intergovernmental Coordination).

Objective 2B

Minimize on-campus conflicts with the host community's land uses within the context area, and minimize off-campus constraints that limit future development on campus.

Policy 2B-1

New development for academic, residential, and support uses shall be located in or near the central campus core area.

Policy 2B-2

Through interlocal agreements and memoranda of understanding, the University Architect and Vice President for Facilities (or designee) will work with the host community to minimize both campus conflicts with the host community's land uses within the context area and also off-campus constraints that limit future development on campus (See also Element 12, Intergovernmental Coordination).