

3 Urban Design Element

**ELEMENT 3 - URBAN DESIGN ELEMENT**

**Goal 1**

**To create a campus characterized by appropriate building placement, organized open spaces and safe and efficient pedestrian and vehicular circulation.**

**Objective 1A**

**Create opportunities for development of symbolic open spaces and protect and enhance those spaces once developed. (See Figure 3.1)**

**Policy 1A-1**

Develop an arrival sequence from Donald Ross Rd., onto Central Boulevard and Parkside Drive, including signage, landscaping, water views. Enhance the arrival sequence with lighting, fountains and a strong maintenance program.

**Policy 1A-2**

Develop a pedestrian plaza entry at Town Center and Pedestrian Boulevard to the Forum. Enhance the plaza with a tower or other icon for the University. Protect the area from further development by designating it as open space. The University will coordinate with the Town of Jupiter and Abacoa to create a unified design for spaces and structures at the University and Main Street intersection, which recognize the visual and ceremonial significance of the location.

**Policy 1A-3**

Develop a Main entry drive from Parkside Drive. Enhance with new signage and a campus information booth.

**Objective 1B**

**Establish a system of dedicated open spaces around which to develop future campus facilities. (See Figure 3.1)**

**Policy 1B-1**

Develop The Crescent - front yard for the residence halls. Each phase of housing should include development of the corresponding area of The Crescent.

**Policy 1B-2**

Develop The Forum - heart of the campus. The Forum should be fully delineated by landscape elements upon completion of the first classroom/laboratory building in that zone.

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Enhance the quality of the space by the addition of landscaping, paving and site furnishings with the construction of each subsequent building.

#### **Policy 1B-3**

Develop a Transitional zone (passive open space) between housing and academic facilities.

#### **Policy 1B-4**

The campus should generally be developed from west to east with extensions of buildings, parking, landscaping and utilities/infrastructure. Refer to **Capital Improvements Element 14** for timing of future facilities.

#### **Policy 1B-5**

A minimum of 15% of future new building construction funds are to be allocated to the development and/or extension of campus open spaces, parking and infrastructure.

### **Objective 1C**

**Enhance the visual quality of the campus.**

#### **Policy 1C-1**

By means of the University Architect and Vice President for Facilities (UAVP), continue to manage and review the design of new campus facilities to ensure compliance with other Master Plan goals, objectives, and policies. The UAVP will assist the President or his designee with evaluation of building programs and project formulations. Project descriptions and facility programs prepared by the UAVP will be reviewed by the University Planner for compliance with the principles of this master plan.

#### **Policy 1C-2**

Identify and maintain major campus axes which define pedestrian entries and provide focal points. See **Figure 3.2**.

#### **Policy 1C-3**

Organize service and loading functions away from the main campus visual, vehicular, and pedestrian axes, and within the “service loop”. See **Figure 3.3**

#### **Policy 1C-4**

Place service and loading functions and facilities in enclosures so that they are screened from view.

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**Policy 1C-5**

Each pedestrian way shall be marked by a special terminus (paving, landscaping, site furnishings, etc.), which is clearly recognizable from the streets and parking lots. These terminus points shall also provide orientation maps, regular and emergency telephones, and waiting areas for transit services.

**Policy 1C-6**

Insure the visual quality of the campus perimeter through coordination with Abacoa and local entities responsible for maintenance of water management and landscape easements.

**Policy 1C-7**

Parking areas will be shielded from intruding on important view corridors by berms, shrubbery and mature foliage.

**Policy 1C-8**

Continue to maintain the Huckshorn Arboretum.

**Objective 1D**

**Work together with the host community to develop and maintain compatible land uses along the University/Abacoa boundary and in the context area of the campus. See also Element 12, Intergovernmental Coordination.**

**Policy 1D-1**

Facility development on the campus shall be concentrated primarily on the northern and western half of the site. In this way the University strengthens the "sense of campus" and provides an environment that strongly supports pedestrian traffic (especially between the Abacoa development and the campus).

**Policy 1D-2**

Along campus borders, develop land use guidelines, aesthetic controls, and signage decisions together with Abacoa and the host community. The Vice President of the MacArthur Campus and the University Architect, or designee will meet annually with Abacoa and Jupiter representatives to review existing controls and establish new ones if appropriate.

**Policy 1D-3**

Through the mechanisms established in the land donation agreement and in accordance with the Development Order for Abacoa, the University will work with Abacoa to establish and maintain the scale of the Abacoa developments to the north and west of the campus in

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keeping with a mixed use of commercial and multi-family residential. The Vice President of the MacArthur Campus and the University Architect, or designee will meet annually with Abacoa representatives to review existing controls and establish new ones if appropriate. See **Figure 3.4**.

**Policy 1D-4**

In accordance with the conditions stipulated in the land donation agreement, the University will work with Abacoa to ensure that university buildings adjacent to the campus boundary will be compatible in scale and mass to the host community. The Vice President of the MacArthur Campus and the University Architect, or designee will meet annually with Abacoa representatives to review existing controls and establish new ones if appropriate. See **Figure 3.4**.

**Policy 1D-5**

The University shall work closely with the Town of Jupiter and Abacoa to coordinate the integration of bike paths, walkways, transit, and other linkages to the community into the Town's plans for similar facilities. The Vice President of the MacArthur Campus and the University Architect, or designee will review growth and linkage plans at least once each year or whenever a new project is funded.

**Objective 1E**

**Develop and maintain the functional linkages and quality of the campus on an incremental basis as the campus grows.**

**Policy 1E-1**

Establish a pedestrian boulevard from the Town Center Intersection to the Forum in the first phase.

**Policy 1E-2**

Establish a pedestrian link from the commercial edge along Main Street through the Forum to the commuter parking.

**Policy 1E-3**

Develop the Pedestrian/Service Loop around the campus core. This loop will be built incrementally with each subsequent building project contributing a portion of the loop.

**Policy 1E-4**

The functional linkages shown on **Figure 3.3** will be enhanced with special paving materials, site furnishings, landscaping and lighting; will be returned to original or better quality after

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any repairs or construction, and will be dedicated for this purpose in conjunction with co-located utility corridors.

**Objective 1F**

**Support the development of energy-efficient facilities.**

**Policy 1F-1**

Design and locate facilities to meet or exceed the current edition of “State of Florida, Energy Efficiency Code for Building Construction.” Utilize materials, shading devices, and landscaping to improve energy efficiency.

**Policy 1F-2**

Passive energy conservation techniques, such as the planting of shade trees, solar orientation of buildings and windows, shall be among the criteria to be evaluated in the siting, orientation, and landscape and architectural design of all new facilities.