

**ELEMENT 16 - LANDSCAPE DESIGN GUIDELINES ELEMENT**

**Goal 1**

**To establish an overall landscape character that provides:**

- A pedestrian friendly environment that provides ample tree canopy and shade.
- An overall campus landscape that is consistent and which reinforces a sense of place and identity.
- A landscape which complements and reinforces the overall structure and organization of various elements of the Master Plan, including hierarchy and exterior spaces, view corridors, axial relationships, activities, etc.
- A landscape which recognizes the significance of indigenous and drought tolerant plant material and ease of maintenance and development and longevity over time.
- A landscape plan that is compliant with the Town of Jupiter Conservation Element.

**Vehicular Circulation Routes**

**Objective 1A**

**Main entrances to the campus. To create a hierarchy of campus entrances that have identity and image within the context of the ABACOA community and which clearly recognizes the distinction between the main, ceremonial entrance, secondary entrances and the Honors College.**

**Policy 1A-1**

The landscape of the main ceremonial entrance to the Campus, located off the western access road to ABACOA, shall consider views from Donald Ross Road, across the proposed lake and distant views of the campus buildings in the background. Selective view corridors (windows) shall be provided to create and allow visual access to the campus from the perimeter neighborhood and main access corridor.

**Policy 1A-2**

The landscape development at the main entrance road shall be designed with an appropriate scale and expression that is commensurate with a university and which has dignity and importance, while at the same time, creating a more “neighborhood” or “village” character.

**Policy 1A-3**

The landscape treatment of the main entrance road shall reinforce the arrival sequence, views to adjacent parking lots shall be substantially screened with hedges, berms and landscape. At the arrival and drop-off zone, the visual and structural axis of the campus, through the Forum and the Crescent beyond, shall be acknowledged.

**Policy 1A-4**

The arrival zone shall provide for a drop-off and turn-around area. Provision shall be maintained for handicapped parking, short-term parking and short-term delivery.

**Policy 1A-5**

Special pavement shall be a consideration at the arrival zone and/or the main intersection at the access road. Street lighting shall reinforce the ceremonial nature of the main entrance road. The intent is to create a landscaped corridor and arch with selected view openings.

**Policy 1A-6**

The landscape treatment for the main entrance road shall consist of regularly spaced, large canopy trees on either side of the entrance road. The intent is to create a landscaped corridor and arch with selected view openings.

**Policy 1A-7**

The main entrance to the Campus shall be distinctive and intuitive. The main entrance shall have signs, monumentation and/or gates which distinguish this area. Functions shall include a turn-around and drop-off zone, short-term parking and short-term service areas. Consideration shall be given for special pavement, lighting and hardscape features. The layout and design of the entrance and “arrival court” shall be bi-laterally symmetrical to respect the east-west axis of the campus and to respect the visual site line to the library. The overall landscape character shall convey a sense of protectiveness, boundary identity and comfort.

**Policy 1A-8**

The secondary entrances to the campus shall primarily have direct access to main parking areas. As a result, these entrances shall have appropriate monumentation and signs to identify the campus and direct way-finding, but shall be understated. Landscape and tree canopy shall be substantial at these entrances, however, to be consistent with the shaded tree canopy corridor proposed for the main entrance. The landscape palette shall be simple and consistent with the main entrance (i.e., Live Oak trees). Consideration shall be given for adequate screening and buffering of the secondary entrances prior to disbursement into parking areas.

**Main and Secondary Entrances (Hierarchy)****Policy 1A-9**

The limited Access and Utility Loop shall be expressed and landscaped with the primary purpose as a pedestrian mall and main pedestrian circulation corridor for the campus. Secondly, it shall function as a limited access corridor for emergency vehicular access, service and special condition access. The limited access drive at Utility Loop shall be designed in such a manner that it does not appear as a typical road with pavement and curb and gutters. Emphasis shall be on pedestrian scale, with the width of the road sufficient only to accommodate emergency and passage of two-way traffic. Bollards, plantings, light

fixtures, etc., shall define the circulation corridor. Consideration shall be given for special pavement, such as unit pavers, to highlight the Limited Access and Utility Loop.

**Policy 1A-10**

The landscape development of the Limited Access and Utility Loop shall be expressed as a mall or pedestrian esplanade, with regularly spaced trees, broad canopy and shade. This shall be a pedestrian friendly environment, complete with sitting areas, complementary lighting with pedestrian scaled fixtures and contiguous seamless connections to other pedestrian and open space zones throughout the campus. There shall not be a marked difference between the character of the Limited Access and Utility Loop with the rest of the pedestrian corridors. To reiterate, the intent is to have a pedestrian emphasis and priority and not vehicular. The landscape shall appropriately buffer and screen service and rear yard areas as they abut the mall. A single species of formal canopy trees is recommended to define the mall, to which more informal landscape abuts.

**Policy 1A-11**

The interconnecting internal roadways to parking zones shall be less structured and informal and take on the character of the adjacent use, (e.g., landscape buffer adjacent to parking lots, perimeter building landscape, etc.).

**Parking Facilities****Objective 2A**

**The location and use of parking lots shall be as convenient as possible with good distribution for servicing all uses within the campus. The primary focus shall be however, to develop a campus with a pedestrian friendly and accessible environment with minimal intrusion of vehicular traffic into the core campus area.**

**Policy 2A-1**

There shall be no major parking zones adjacent to the northwest, north, and northeast perimeter roads of the campus, consistent with the ABACOA development guidelines. The intent is to have the campus and associated buildings situated close to the streets to form an urban edge.

**Policy 2A-2**

The parking zones shall be designed in large, cluster areas but shall be subdivided with landscape and pedestrian corridors to minimize the effect of large, paved parking lots. The internal circulation is to allow for ease of finding parking space, particularly when the parking lots are full. The parking lots shall be designed in a manner that does not unnecessarily force users to circumnavigate a multitude of several parking areas before locating a parking space.

**Policy 2A-3**

The alignment of the parking bays shall respect the pedestrian desire lines. The parking bay alignment shall be situated so that users do not have to walk between parked cars but along driving lanes.

**Policy 2A-4**

The subdivided landscape zones shall have significant pedestrian corridors that are well landscaped and have significant and continuous shade canopy for comfortable access to the campus. There shall be a special pedestrian walkway that serves as a collector throughout the length of this linear, landscape zone.

**Policy 2A-5**

Landscape treatment of the parking zones shall respect issues concerning safety and security. Landscape, berms and plantings shall be designed in a manner that minimizes areas that are unsafe or not visible. Generally, there shall be clear views to all parking zones with minimal obstruction.

**Policy 2A-6**

Landscape of parking areas shall consider maintenance, esthetics, shade and suitable areas for landscape growth and development. Linear, landscaped divider medians present maintenance problems regarding access and parked cars. Narrow end islands also are not conducive to healthy plant growth. As an alternative, the parking areas shall be landscaped with intermittent, large, planting islands that can accommodate a cluster of large, canopy shade trees. These have the advantage of minimizing maintenance costs, while at the same time, providing a healthier growing environment for the trees with larger, pervious areas.

**Policy 2A-7**

The parking lots shall serve as a buffer between Donald Ross Road and the campus core. The perimeter of the parking lots shall be substantially buffered and screened with informal plantings of trees and shrubs.

**Pedestrian Circulation Routes****Objective 3A**

**The pedestrian circulation routes and spaces shall have a hierarchy and different landscape treatment according to function and intensity of use. Component parts shall include the Urban Plaza, the Urban Streetscape Edge, the Crescent, the Pedestrian Mall, the secondary pedestrian routes and Main Entrance drop-off areas.**

**Policy 3A-1**

The Urban Plaza at the northern edge of the campus serves as the main link and connector to the ABACOA community. The Urban Plaza serves as a pedestrian front-door and gateway to the campus. It also serves as a point of reference, meeting place and visual icon. As a result, the Urban Plaza shall be treated with distinction and importance. Component

elements shall include special pavement, signage, gates, walls, portals, monuments and special site furniture. There shall be some obvious definition and articulation of the campus boundaries at this plaza, to differentiate the area from the rest of the community. There shall be a definite sense that one is entering the precincts of the campus. Nonetheless, the overall landscape treatment shall harmonize and be consistent with the adjacent abutting neighborhood.

**Policy 3A-2**

The north-south connecting pedestrian mall to the Urban Plaza shall be consistent in character to the Limited Access and Utility Loop earlier discussed. The organization and character of this mall shall be heavily dependent on landscape treatment to make a strong definition. The southern terminus of this north-south mall shall be terminated visually with an architectural feature. Consideration shall be given to special pavement. The mall shall be landscaped with significantly large, Live Oak trees and benches, spaced formally on a regular interval and aligned in both directions.

The formally planted mall with a bosque of trees, creating a shaded esplanade, shall be reinforced with site furniture. Ornamental and pedestrian scaled light fixtures shall be alternately located between the formal trees. Benches shall be provided on either side of the mall, in recessed landscape pockets, to avoid obstruction of the pedestrian traffic flow. Understory plantings of shrubs and groundcover shall provide further enrichment and articulation of the linear mall.

**Policy 3A-4**

The Urban Streetscape edge shall be consistent and complementary to the ABACOA community as a whole. In the broader context of the community, it represents the essence of neo-traditional planning concepts of place, identity, neighborhood, open space, and pedestrian friendly environment. The concept of a crescent evokes a sense of place and recalls traditional precedents. In context to the campus, the Crescent is a pivotal element in the organizational structure of the planning of the campus. The Crescent serves to define the main, north-south axis. Functionally, the Crescent serves as a forecourt to the campus on the northern edge. The Crescent serves as a buffer and visual amenity. Most importantly, the Crescent is a passive recreational space and a retreat for the Campus, and in particular, for the campus residential housing that defines its southern perimeters. The Crescent shall be developed as a passive, neighborhood park. It shall be a place that provides ample shade where a single person, or groups or persons, can feel comfortable and at ease. Informal walkways, easy access connections, varied plant palette, and variety of spaces shall comprise the component parts. The Crescent shall have some perimeter boundary definition, to define the Crescent as part of the campus precinct, but still maintain visual and physical access to the adjoining neighborhood. Low walls, pilasters, fences, gateways, portals, and/or hedges shall help define the northern boundary. The adjoining southern vehicular circulation shall provide for metered, or otherwise regulated, short term parking, drop-off capability and

service access. The design of the Crescent shall respect and acknowledge the terminus of the north-south axis with an architectural and/or landscape resolution.

**Policy 3A-5**

The Forum is the singularly most significant space in the campus. It represents the geographical and spiritual heart of the campus. The Forum is located at the intersection of organizational north-south and east-west axis of the campus. The Forum is the icon space for the campus; it is the major point of reference and congregation. It is the exterior living room. The landscape development of the Forum shall be simple and understated. The main components shall be a simple, flat lawn surface, with ample overhead tree canopy. A perimeter walkway shall define the boundaries and connect to other walkways and adjacent buildings. Walkways through the Forum shall cross the Forum in direct, pedestrian desire-line alignment. There are opportunities to highlight visual axes through monumentation, e.g., fountains, symmetrical plaza area, sculpture, ornamental site furniture, etc. The landscape development can be formal or informal in overall character. Regardless, the Forum shall have a predominance of lawn and soft landscape treatment, in contrast, for example, to the Urban Plaza, which is more urban and is expressed with more pavement and “hardscape”. The landscape shall consider and respect the main visual axis, not only within the Forum but also the extended visual axis towards the Crescent, the Main Vehicular Arrival Court, the Library and Auditorium.

**Policy 3A-6**

The Pedestrian Mall (Refer to Policy 1A-9 and 1A-10, Limited Access and Utility Loop).

**Policy 3A-7**

The secondary pedestrian circulation areas shall be informal and contextual. The walkway alignments shall respect the organizational grid pattern. Walkway widths shall respond to the volume of traffic. All points of connection shall be logical and convenient. Walkway material and articulation shall be kept consistent throughout the campus, e.g., concrete. The objective shall be to maintain a simple landscape; one that is enduring over time and pragmatically addresses issues concerning maintenance, replacement, longevity, and phasing. As in all pedestrian zones, the walkways shall have heavy tree canopy for shade and comfort. There shall be ample areas on the edges of the walkways for seating and congregation. Pedestrian scaled light fixtures, directional and building identification signs, kiosks, bicycle storage, vending machines, telephones, etc. shall all be an integral part of the landscape design.

**Policy 3A-8**

The Main Drop-off areas for the campus, while primarily vehicular in function, shall be developed as an exterior plaza and outdoor space. The Drop-off areas shall be designed as comfortable pedestrian environments, where the vehicular and pedestrian traffic comfortably co-exist. The overall character of the drop-off zone shall be that of an urban plaza, with appropriate site furniture and materials.

**Policy 3A-9**

The Huckshorn Arboretum, a memorial garden flanked by Parkside Drive and University Drive, has been established to provide additional open space on campus. The University shall continue to develop, define, and maintain the arboretum and existing gazebo with defined edges, pedestrian paths, and formal planting.

**Objective 4A**

**There shall be bicycle facilities to encourage pedestrian and bicycle use throughout the campus.**

**Policy 4A-1**

Bicycle usage shall be encouraged by locating bicycle parking facilities (bicycle racks) in convenient locations and in sufficient numbers. Bicycle racks and compounds shall be standardized in order to achieve overall simplicity and uniformity. Selection of a standardized bicycle racks shall be based on efficiency, durability, ease of maintenance, and accessibility. The location of bicycle storage facilities shall be convenient to academic housing facilities, but not immediately in front of buildings and main entrances. Bicycle facilities shall not intrude upon significant open spaces in a visually, negative manner. Their locations shall also not impede the general flow of pedestrian traffic. Landscape treatment of bicycle parking facilities shall consist of canopy trees and low shrubs and/or hedges to define, screen, and partially buffer the compound. At the same time, consideration shall be given for safety and visual access.

**Objective 5A**

**To encourage the use of public transportation systems and to conveniently locate shelters to serve the campus.**

**Policy 5A-1**

The campus shall adopt and utilize the location and design criteria for all public transportation facilities as developed for the ABACOA community. The location of these facilities shall be at strategic and convenient locations as identified by traffic and accessibility considerations. It is anticipated that the shelters shall be large enough to accommodate a sufficient number of people, and be designed to provide comfortable environments. Open-side shelters, which allow free air circulation and prevailing breezes, are desirable. Shelters should be safe, utilitarian, understated, and provide sufficient canopy for protection during inclement weather. Landscape treatment around the bus shelters shall provide shade and canopy and again, consider issues of safety and clear visibility, not only for the protection of the users but also to be able to see approaching public transportation vehicles.

**Objective 6A**

**To incorporate the required Emergency Access Areas with minimal intrusion into the campus and to ensure maximum safety.**

**Policy 6A-1**

Emergency and service access shall generally share the same access routing and/or areas. Emergency access shall be through the vehicular circulation areas and through the Pedestrian Mall. Wherever possible, the areas shared with pedestrian corridors shall be marked with removable bollards or signs to minimize unnecessary traffic conflict between vehicles and pedestrian traffic. The design of emergency corridors shall consider required vehicles and pedestrian traffic. The design of emergency corridors shall consider required turning radii, clearance (width, tree canopy and obstructions), stabilized pavement/base and aesthetics. The main intent shall be to minimize the visual and functional impact of the required Emergency Access Areas and to blend the requirements within the context of the pedestrian oriented environments.

**Objective 7A**

**To have planted areas.**

**Policy 7A-1**

The Campus site had been used for agriculture and consequently there are no significant trees or vegetation. At the southeast corner of the campus, a significant cluster of pine trees shall be preserved. Due to the absence of any existing vegetation, and in consideration of the local climate, the primary objective and philosophy of the landscape of planted areas shall be to provide maximum shade with the use of large, canopy trees. Other trees, such as palm and pine trees shall be incorporated within the plant palette, but the large, canopy trees shall be the dominant planting. The landscape of planted areas shall remain simple and consistent throughout the campus. Consideration shall be given for the use of native and drought tolerant plant material. New plantings shall be compliant with the Town of Jupiter Conservation Element.

**Policy 7A-2**

The campus shall respect and conform to the Town of Jupiter policies which specify 50% of landscape materials to be native vegetation and which prohibit “exotic” plant material.

**Policy 7A-3**

The campus will create and maintain a gazebo area and arboretum with trees and plants to reflect a variety of Florida ecosystems with the intent of providing the University and neighboring community with a space for contemplative reflection.

**Policy 7A-4**

The campus shall respect and conform to the Town of Jupiter policies which specifies “that new or revised lakes must provide upland edge habitat for 50% of the shoreline within a minimum width of 10 feet.