

## 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:** Establish new urban streetscape development pattern at E University Drive between NW 20th Street and realigned Indian River Street. (See Element 3, Urban Design)

- **Policy 1B-1:** Create a mixed-use "main street" for campus encompassing upper level and/or graduate housing above a commercial/retail base along with institutional support functions.
- **Policy 1B-2:** Develop streetscape enhancements to support a pedestrian oriented environment with outdoor amenities.

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

- **Policy 1C-1:** Continue to augment and create academic zones to foster interdisciplinary collaboration.
- **Policy 1C-2:** Preserve land designated under the Academic land use for future academic growth. Land may be used to meet parking demand in the interim.
- **Policy 1C-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 1C-4:** Site new Academic facilities and spaces to enhance and expand the open space network to create clear connections and aid in campus orientation. Specifically, site departmental exhibition and study space along The Breezeway to enhance program identity and student success.

**Objective 1D:** Define and enhance campus Support land use.

- **Policy 1D-1:** Continue to locate Student Life programs within the core campus. As the on-campus residential population grows, support functions will be needed to service this population.
- **Policy 1D-2:** Student Life facilities will be included in the E University Drive Gateway District.
- **Policy 1D-3:** Continue to enhance and expand Athletics facilities, implement open space connections between venues to create an Athletics Village, enhance Athletics identity along West University Drive, and connect Athletics to the campus core via landscaped pedestrian paths.
- **Policy 1D-4:** Continue to focus Campus Services such as Facilities Management and University Police in its current location.
- **Policy 1D-5:** Redevelop Alexander D. Henderson University School within its current site.

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

- **Policy 1E-1:** Consolidate First- and Second-Year Housing in the existing South Housing Village. Innovation Village apartments will house upper level students. Upper level and graduate housing will be housed in the Gateway District.
- **Policy 1E-2:** Enhance outdoor spaces in all housing locations to promote outdoor activities and community building.

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

- **Policy 1F-1:** Expand and improve student recreation facilities. Convert football practice fields to recreational use when new football practice fields are implemented and repair or replace basketball courts.

LEGEND

ACADEMIC	67 AC
SUPPORT	130 AC
RESIDENTIAL	40 AC
RECREATION AND OPEN SPACE	198 AC
UTILITIES	6 AC
NON-FAU UTILITIES	6 AC
ROADS AND PARKING	148 AC
CONSERVATION	99 AC

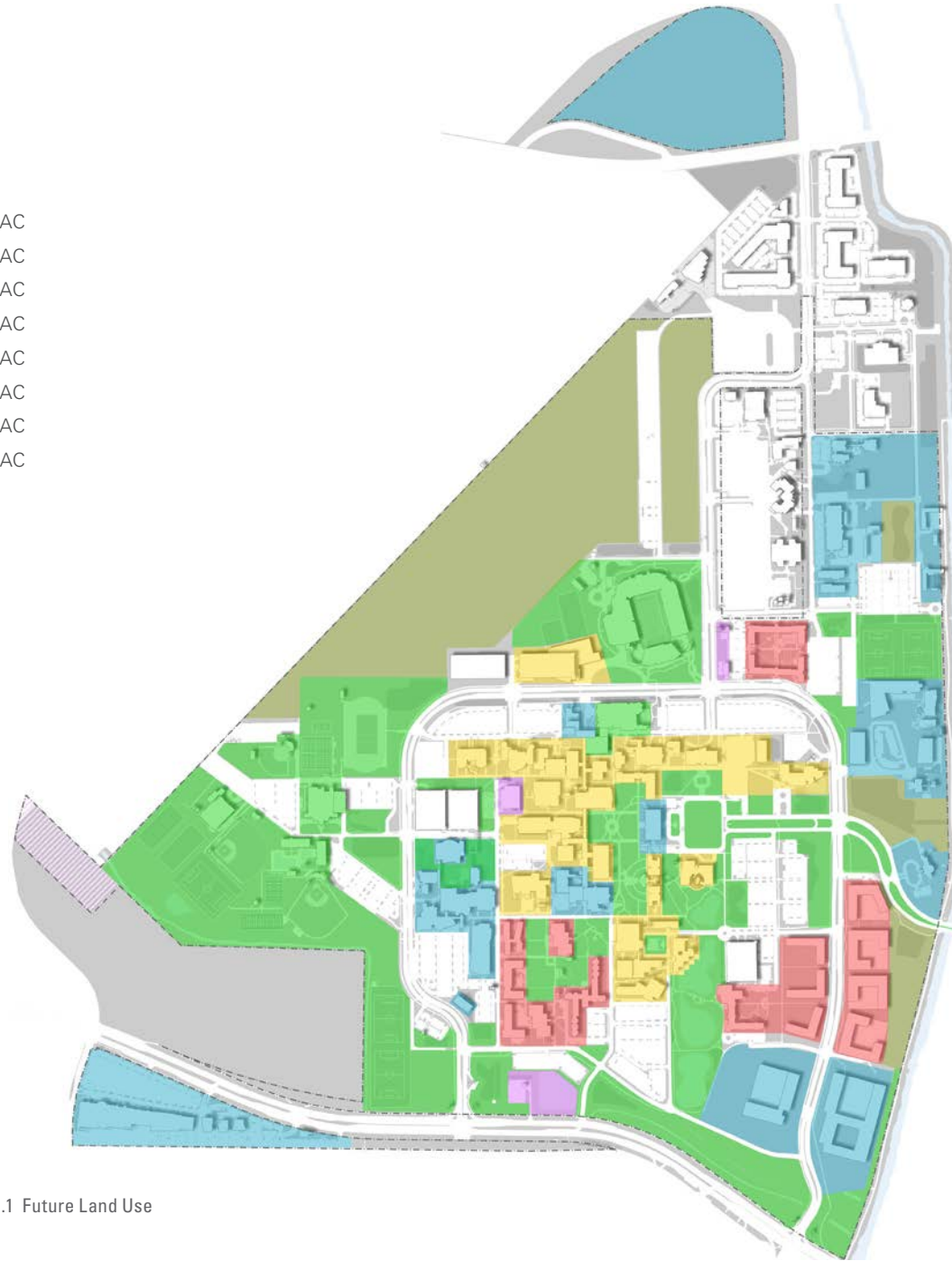


Figure 4.1 Future Land Use

- **Policy 1F-2:** Expand and enhance campus open space. Implementation of the Greenway will transform the open space network, connecting the Gateway District to the campus core and north to FAU Stadium while providing connection to the campus' history as an Army Air Base through exhibits and signage.
- **Policy 1F-3:** Enhance Alumni Plaza to functionally and symbolically represent the heart of the Boca Raton Campus.
- **Policy 1F-4:** Create a continuous recreation trail around the perimeter of campus that connects to the Greenway.
- **Policy 1F-5:** Enhance east-west connections across campus, especially at Diversity Way, from Athletics to Administration, and from the Education Building to Engineering East.

**Objective 1G:** Ensure the availability of suitable land on-campus for future utilities needs.

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

**Objective 1H:** Expand Parking capacity to accommodate future growth and clarify campus road network.

- **Policy 1H-1:** Utilize parking demand reduction strategies to minimize the number of new spaces constructed.
- **Policy 1H-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 1H-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 1H-4:** Consider decommissioning or limiting public access to minor campus roads that are underutilized and/or cause dangerous pedestrian/auto conflict: NW 8th Avenue between University Drive and Palm Beach State College Drive, Dade Avenue between Indian River Street and Volusia Street.

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

- **Policy 1I-1:** Continue to 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 1I-2:** 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 1I-3:** 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.

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

- **Policy 1J-1:** Collocate research space to promote interdisciplinary collaboration.
- **Policy 1J-2:** Pursue partnerships to grow the FAU research enterprise at The Research Park at Florida Atlantic University.
- **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 Boca Raton 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 or delegate 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 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 natural resources on campus from the adverse impacts of development.

- **Policy 2C-1:** The University shall require the integration of natural topographic and other physical features in project designs to develop University property in harmony with its natural environment.
- **Policy 2C-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, (however there are no significant topography and soil variances across the campus).
- **Policy 2C-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 2C-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 2C-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
  - 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.).

**Objective 2D:** Protect historic and archaeological resources on campus from the adverse impacts of development.

- **Policy 2D-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 2D-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 2D-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 2D-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.

**GOAL 3:** To coordinate University land use patterns with the host community Strategic coordination of University land use patterns with the host community and other local entities and partners will mutually benefit the institution and broader community.

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

- **Policy 3A-1:** The Vice President of Administrative Affairs or delegate 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 3B:** 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 3B-1:** New development for academic uses shall be located in or near the central campus core area. Other land uses should be located to enhance the functional campus experience and may provide community engagement opportunities.
- **Policy 3B-2:** Coordinate on-campus development and development within the campus context area as outlined in Element 12, Intergovernmental Coordination.