HOUSING MASTER PLAN

- Review Goals
- Master Plan Context
- Housing Master Plan Conclusions Summary
- Site Concepts + Massing Studies
  - A.1 Pedestrian Mall – L Model
  - A.2 Pedestrian Mall - H Model
  - B.1 The Grand Crescent
- Discussion
SUMMARY: GOALS

Housing Master Plan

- Plan for growth to 7,000 on-campus residents by Fall 2027, an increase of approximately 2,300 students
- Plan for associated student support, dining, recreation, parking and infrastructure required for growth
- Plan for 3-4 incremental growth phases of approximately 600-800 students
- Focus on capturing higher % of non-first year students
- Diversify unit offerings, provide more single rooms and ability to cook meals
- Prioritize Affordability, Privacy, Efficiency

Phase 1

- Market analysis concludes demand for up to 1153 additional students on campus in 2027
- First phase shall target second year students – 600-800 students (1:50 RA ratio)
- Target less than 304 SF per student
TRANSPARENCY + ENGAGEMENT
MAKE LEARNING + COMMUNITY HIGHLY VISIBLE
MULTI-TASKING BEHAVIOR
GOOGLIZATION OF COMMON SPACES
• Review Goals

• **Master Plan Context**

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  A.1 Pedestrian Mall – L Model
  
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• Discussion
MASTER PLAN PRINCIPLES:

▪ PROMOTE ACADEMIC EXCELLENCE
  - design for 21st century learning environments to enhance engagement
  - provide more meeting/study spaces to promote peer to peer and faculty to student interaction
  - site flexible interdisciplinary spaces to promote collaborative inquiry

▪ ENHANCE THE LIVING/LEARNING ENVIRONMENT
  - create a more residential character for Boca Raton and Jupiter Campuses
  - expand facilities and services to enhance student life and embrace diversity
  - enhance the open space network for activities to invigorate campus life

▪ EXPAND RESEARCH CAPABILITIES
  - focus on the Four Pillars: Healthy Aging, Neuroscience, Ocean Science and Engineering / Environmental Sciences, Sensing and Smart Systems
  - capitalize on synergistic opportunities for interdisciplinary collaboration

▪ PROMOTE ATHLETICS EXCELLENCE + WELLNESS
  - increase competitiveness in Directors Cup to enhance FAU pride and identity
  - expand recreational facilities to promote holistic growth
  - enhance community engagement on campus through the fan experience and recreational opportunities

▪ LEVERAGE CAMPUS LOCATIONS + PARTNERSHIP OPPORTUNITIES
  - promote synergistic partnerships within Boca Raton, Abacoa/Jupiter, and the South Florida region
  - maximize research partnerships to drive innovation and spur economic development
  - develop mixed-use opportunities on campus to create a cultural destination for the host communities

▪ PROMOTE HIGH PERFORMING CAMPUS SYSTEMS
  - focus on sustainable solutions to enhance natural systems and long term ROI in built systems
  - make the most of existing resources: efficient and effective utilization of space
  - promote flexibility and technology in campus spaces to maximize investment and usability
SUMMARY: LANDSCAPE FRAMEWORK

- MAJOR ROAD LANDSCAPE
- RECREATION AREA
- PARKING AREA
- CONSERVATION AREA
- RETENTION AREA
- RESIDENTIAL OPEN SPACE
- FORMAL SPACES
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• **Housing Master Plan Conclusions Summary**

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• Discussion

Florida Atlantic University
August 25, 2023
SUMMARY: STORMWATER & LAND USE

- Development in southeast area of campus could have significant infrastructure ramifications – **utilize sustainable development best practices**

- Development will place pressures on overall land use, and will impact storm water strategies and detention capacity
  
  - **Excess capacity = 2 acres of building footprint and 2 acres of impervious surface**

- Program for 2,300 new residents equates to approximately:
  
  - Building Sites: 225,000 SF = 5 acres
  - Parking (if surface): 480,000 SF = 11 acres impervious surface
SUMMARY: PARKING AND TRANSPORTATION

- Goal to include 0.66 spaces for each new resident student added – total of about 1,500 net new spaces for residents

- 1,500 new spaces equates to about 11 acres of land, if all surface parking

- Campus master plan calls for comprehensive parking study, TDM principles, policy considerations, expansion of structured parking to preserve land

- Continue to improve multi-modal connectivity for bike and pedestrian circulation

- Address shuttle/transit goals per the campus master plan

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>2026</th>
<th>2028</th>
<th>2030</th>
<th>2032</th>
<th>Total NEW Resident Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Students</td>
<td>4,766</td>
<td>5,316</td>
<td>5,866</td>
<td>6,433</td>
<td>7,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(+550)</td>
<td>(+550)</td>
<td>(+550)</td>
<td>(+567)</td>
<td>(+567)</td>
<td></td>
</tr>
<tr>
<td>Resident Parking</td>
<td>2,706</td>
<td>3,069</td>
<td>3,432</td>
<td>3,806</td>
<td>4,180</td>
<td>1,474 NEW</td>
</tr>
<tr>
<td>Spaces (.66 ratio)</td>
<td>(0.52 ratio)</td>
<td>(+363)</td>
<td>(+363)</td>
<td>(+374)</td>
<td>(+374)</td>
<td>Approx 11 acres of new parking</td>
</tr>
<tr>
<td>Relocated Parking</td>
<td>463</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,937</td>
</tr>
</tbody>
</table>

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- Address shuttle/transit goals per the campus master plan
• Rec Center has high use – overcrowded at peak hours

• **Planned 27,000 GSF rec center expansion** will increase indoor space to align with 50th percentile NIRSA benchmark

• **Need for additional field space** for intramural and club sports – need total of five (5) flexible soccer/football fields

• Recreation fields at Henderson School needs repairs and lighting improvements

• Recreation fields at SW area of campus allow only limited use – no evenings and no weekends. Fields at Oxley and track are shared with Athletics.

• **Recommend investing in improvements of existing field space** and increasing FAU use of SW rec fields
## RECREATION FACILITIES – EXISTING CONDITIONS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Guideline</th>
<th>Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fitness Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fitness equipment space</td>
<td>13,870 asf</td>
<td>23,890 asf</td>
<td>(10,020 sf)</td>
</tr>
<tr>
<td>Group exercise space</td>
<td>3,900 asf</td>
<td>7,868 asf</td>
<td>(3,968 sf)</td>
</tr>
<tr>
<td><strong>Indoor Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basketball, indoor</td>
<td>3 courts</td>
<td>7 courts</td>
<td>(4 courts)</td>
</tr>
<tr>
<td>Handball/ Racquetball</td>
<td>7 courts</td>
<td>(?)</td>
<td></td>
</tr>
<tr>
<td>Squash courts</td>
<td>1 court</td>
<td>(?)</td>
<td></td>
</tr>
<tr>
<td>Table tennis tables</td>
<td>4 tables</td>
<td>(?)</td>
<td></td>
</tr>
<tr>
<td>Swimming pools</td>
<td>3 lanes</td>
<td>13 lanes</td>
<td>(10 Lanes)</td>
</tr>
<tr>
<td><strong>Outdoor Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total outdoor fields</td>
<td>~11 acres</td>
<td>22.56 acres</td>
<td>(11.56 ac)</td>
</tr>
<tr>
<td>Basketball, outdoor</td>
<td>2 courts</td>
<td>3 courts</td>
<td>(1 court)</td>
</tr>
<tr>
<td>Flag football fields</td>
<td>Oxley + Hend?</td>
<td>5 fields</td>
<td>(2 to 3 fields)</td>
</tr>
<tr>
<td>Soccer fields</td>
<td>2 rec; 2 shared</td>
<td>5 fields</td>
<td>(1 to 3 fields)</td>
</tr>
<tr>
<td>Softball fields</td>
<td>1 athletics</td>
<td>4 fields</td>
<td>(4 fields)</td>
</tr>
<tr>
<td>Tennis courts, outdoor</td>
<td>2 rec; 12 shared</td>
<td>10 courts</td>
<td>(2 to 4 courts)</td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>3 rec; 3 shared</td>
<td>3 courts</td>
<td>Adequate</td>
</tr>
</tbody>
</table>
SUMMARY: STUDENT LIFE SPACES

- Student Union expansion will provide much needed program space and outdoor gathering area

- **Student center spaces will be critical** for student success and retention with post-COVID hybrid learning arrangements

- Provide mix of central accommodations while looking for opportunities for **supplemental gathering spaces** distributed to strategically appropriate locations – per master plan principles
SUMMARY: DINING

- FAU currently has 502 seats and demand indicates a need for 565 seats.
- Offerings could benefit from expansion of hours and menu options.
- Supplemental dining space should be considered with Phase 2 of residential expansion – total increase for the development would equate to approximately 15,000 GSF.
- Existing dining locations are appropriate, but breezeway location could be enhanced with better visibility.
- Dining is a significant community-building opportunity and is important for student success and retention with post-COVID hybrid learning arrangements.

Benchmarking

<table>
<thead>
<tr>
<th>University</th>
<th>Under-graduates</th>
<th>Residents</th>
<th>Residential Dining Locations</th>
<th>Retail Dining Locations</th>
<th>Retail C-Store Market</th>
<th>Students per Retail Location (incl Market)</th>
<th>Supplier</th>
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<tbody>
<tr>
<td>Florida Atlantic U</td>
<td>16,175</td>
<td>4,686</td>
<td>1</td>
<td>11</td>
<td>1</td>
<td>1.348</td>
<td>Chartwells</td>
</tr>
<tr>
<td>Florida Gulf Coast U</td>
<td>14,108</td>
<td>4,827</td>
<td>1</td>
<td>10</td>
<td>2</td>
<td>1.183</td>
<td>Chartwells</td>
</tr>
<tr>
<td>U of North Florida</td>
<td>14,167</td>
<td>3,258</td>
<td>1</td>
<td>11</td>
<td>1</td>
<td>1.131</td>
<td>Chartwells</td>
</tr>
<tr>
<td>U of Memphis</td>
<td>16,708</td>
<td>3,007</td>
<td>1</td>
<td>11</td>
<td>4</td>
<td>1.114</td>
<td>Chartwells</td>
</tr>
<tr>
<td>Old Dominion U</td>
<td>16,678</td>
<td>4,109</td>
<td>1</td>
<td>12</td>
<td>4</td>
<td>1.090</td>
<td>Aramark</td>
</tr>
</tbody>
</table>
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• Discussion
SITE FRAMEWORK GOALS

- Plan for accommodation of 2,300 new residents to complement the campus systems framework of the 2018 master plan
- Outline phased implementation of 600-800 students per phase
- Plan for pedestrian oriented spaces and informal recreation areas, no rec fields
- **Enhance shaded pedestrian connectivity to core campus**
- Minimize impact on existing parking, particularly for early phases
- **Plan for economical and sustainable infrastructure, particularly chilled water systems and storm water**
- Work to minimize new impervious surface to work within existing Basin capacity – 2 acres building, 2 acres impervious surface, 7 acres
KEY SITE STRATEGIES

- Organize development around open spaces and pedestrian connections to core campus
- Parking and storm water are critical land use and cost planning drivers
- Maximize impact of Site 1 including Parliament Site, to minimize site costs and impact on existing parking
- Four primary opportunities to expand parking – but first evaluate parking through comprehensive Study
- Explore potential community and program space in Parliament Theater and Living Room Theater locations

POTENTIAL COMMUNITY SPACE
MY HOME / NEIGHBORS

1 - 50+/-

- My front door
- **My Room:** Single, Double, Apartment, Pod, Mixed Classes, Intentional 1st Year, Intentional Upperclassmen
- Bath fixture ratio
- My neighbors
- My storage
- My connections
- My comfort / controls
- My views
- Sustainable

MY COMMUNITY

50 - 800+/-

- Safe and secure
- Welcoming and inclusive
- Common spaces that support our community: quiet study, collaborative work areas, white boards, technology, comfort and a sense of arrival
- **Innovation / Dining**
- **Staff offices**
- **Our laundry** – convenient and multipurpose
- Ability to personalize
- Sustainable

MY NEIGHBORHOOD + CAMPUS

800 ➔ Campus

- Our world
- Connections - daily events
- Conveniences
- Meals, coffee – after hours
- Campus, classes + places to meet, study, connect, relax
- **Assembly:** academic, socialize, exercise . . .
- Green space, patios, fire pits
- Recreation
- Storm Shelter
- Sustainable

BUILDING COMMUNITY AT EACH SCALE
RESIDENTIAL UNIT TYPES | PROGRAM BASIS

4 BEDROOM SUITE
- 805 ASF (35’ X 23’)
- 201 ASF/BED
- ROOMS: 100 SF (8’ X 12’)
- 1:2 BATH RATIO
- 1:4 KITCHENETTE RATIO

3 BEDROOM SUITE
- 610 ASF (26’6” X 23’)
- 203 ASF/BED
- ROOMS: 96 SF (8’ X 12’)
- 1:3 BATH RATIO
- 1:3 KITCHENETTE RATIO

1 BEDROOM RA
- 270 ASF (23’ X 11’9”)
- 270 ASF/BED
- 1:1 BATH RATIO
- 1:1 KITCHENETTE RATIO
MASSING STUDY: A.1 PEDESTRIAN MALL – L MODEL

- Enhances St. Lucie Ave as organizing element and N-S multi-modal path
- Keeps existing street corridor for service access and central utility corridor
- Creates large quad spaces
- Options for level of vehicular access
MASSING STUDY: A.1 PEDESTRIAN MALL – L MODEL

- Enhances St. Lucie Ave as organizing element and **N-S multi-modal path**
- Keeps existing street corridor for service access and central utility corridor
- Creates large **well-defined quad spaces**
- Options for level of vehicular access
- Option for additional retail dining /mixed-use / community support space adjacent to Diversity Way extension
MASSING STUDY: A.1 PEDESTRIAN MALL – L MODEL – Phase 1

- Student Capacity: 600-650 students per “L”
- Option to leave St. Lucie open from the south
- Smaller development footprint does not encroach on existing parking
- Open space faces away from Parliament
- Footprint slides further south slightly into Basin 4
MASSING STUDY: A.1 PEDESTRIAN MALL – H MODEL – without garage expansion

- Enhances St. Lucie Ave as organizing element and N-S multi-modal path
- Keeps existing street corridor for service access and central utility corridor
- Creates large quad spaces
- Options for level of vehicular access
- Option for additional retail dining /mixed-use / community support space adjacent to Diversity Way
Massing Study: A.2 Pedestrian Mall – H Model – Phase 1

- Student Capacity: 750
- Option to leave St. Lucie open from the south
- Smaller development footprint does not encroach on existing parking
- Open space faces north rather than toward Parliament
MASSING STUDY: A.2 PEDESTRIAN MALL – H MODEL OPTION

- Enhances St. Lucie Ave as organizing element and N-S multi-modal path
- Keeps existing street corridor for service access and central utility corridor
- Creates large quad spaces
- Options for level of vehicular access
- Option for additional retail dining /mixed-use / community support space adjacent to Diversity Way extension
MASSING STUDY: B.1 THE GRAND CRESCENT – U MODEL

- Creates large central green space for informal recreation
- Shaded crescent multi-path links communities to each other and to core campus
- Creates smaller quad and courtyard spaces that are “owned” by each community
- Service and emergency vehicle access, move-in move-out
- 3 Phases, with varying bed counts
MASSING STUDY: B.1 THE GRAND CRESCENT – Phase 1

- 800 students
- Works well with Parliament, good visual connection
- Maintains most parking to the north with road access
- Removes road access from the south
- Option to extend St. Lucie to the east and connect to University Dr.
MASSING STUDY: B.1 THE GRAND CRESCENT – Optional iteration

- Creates large central green space for informal recreation
- Shaded crescent multi-path links communities to each other and to core campus
- Creates smaller quad and courtyard spaces that are “owned” by each community
- Service and emergency vehicle access, move-in move-out
- 3 or 4 Phases, with varying bed counts
COURTYARD SCALE COMPARISON

- 260x150
- 150x80
- 260x160
- 140x70
- 260x180
PLANNING CONCLUSIONS

- Construct Phase 1 for 600-800 students on Site 1 to partner with Parliament, progressing north with latter phases – 8 stories max
- Extend Diversity Way eastward
- Invest in multi-modal circulation and passive green spaces to knit new development into campus
- Proceed with comprehensive parking study to determine most prudent parking accommodation
- Locate new dining options central to this new neighborhood prioritizing renovation of existing Parliament Theater space

POTENTIAL COMMUNITY SPACE

1. 800 bed capacity
2. 800 bed capacity
3. 800 bed capacity

Potential parking expansion - 400 spaces
Potential parking expansion - 300 spaces
Potential parking expansion - 300 spaces
Potential parking expansion - 300 spaces
(Maintain Basin 4)
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COMMUNITY MODEL TYPOLOGIES – TYPICAL FLOOR

- Residential Suite
- Stair
- RA Room
- Support Space
- Community Space

Typical Residential Floor

50 +/- student community

SMALL FLEX
LARGE FLEX
COMMUNITY SUPPORT