

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

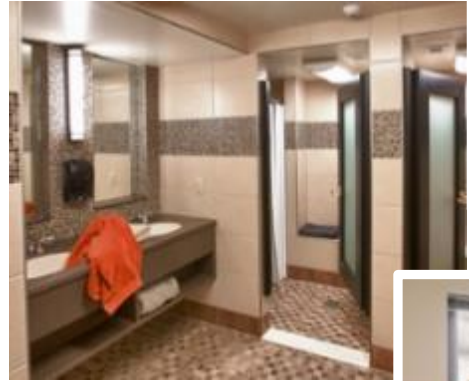
- Plan for growth to **7,000 on-campus residents** by Fall 2027, an increase of approximately 2,300 students
- Plan for associated **student support**, dining, recreation, parking and infrastructure required for growth
- Plan for 3-4 incremental growth phases of approximately 600-800 students
- Focus 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



BALANCING PRIVACY & COMMUNITY



MISSION & OUTCOMES

2nd YR; COMMUNITY

TRANSPARENCY + ENGAGEMENT



MAKE LEARNING + COMMUNITY HIGHLY VISIBLE



MULTI-TASKING BEHAVIOR



GOOGLIZATION OF COMMON SPACES



- 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



UNIVERSITY



CAMPUS



PROJECT



BOLDNESS

SYNERGY

PLACE

QUALITY

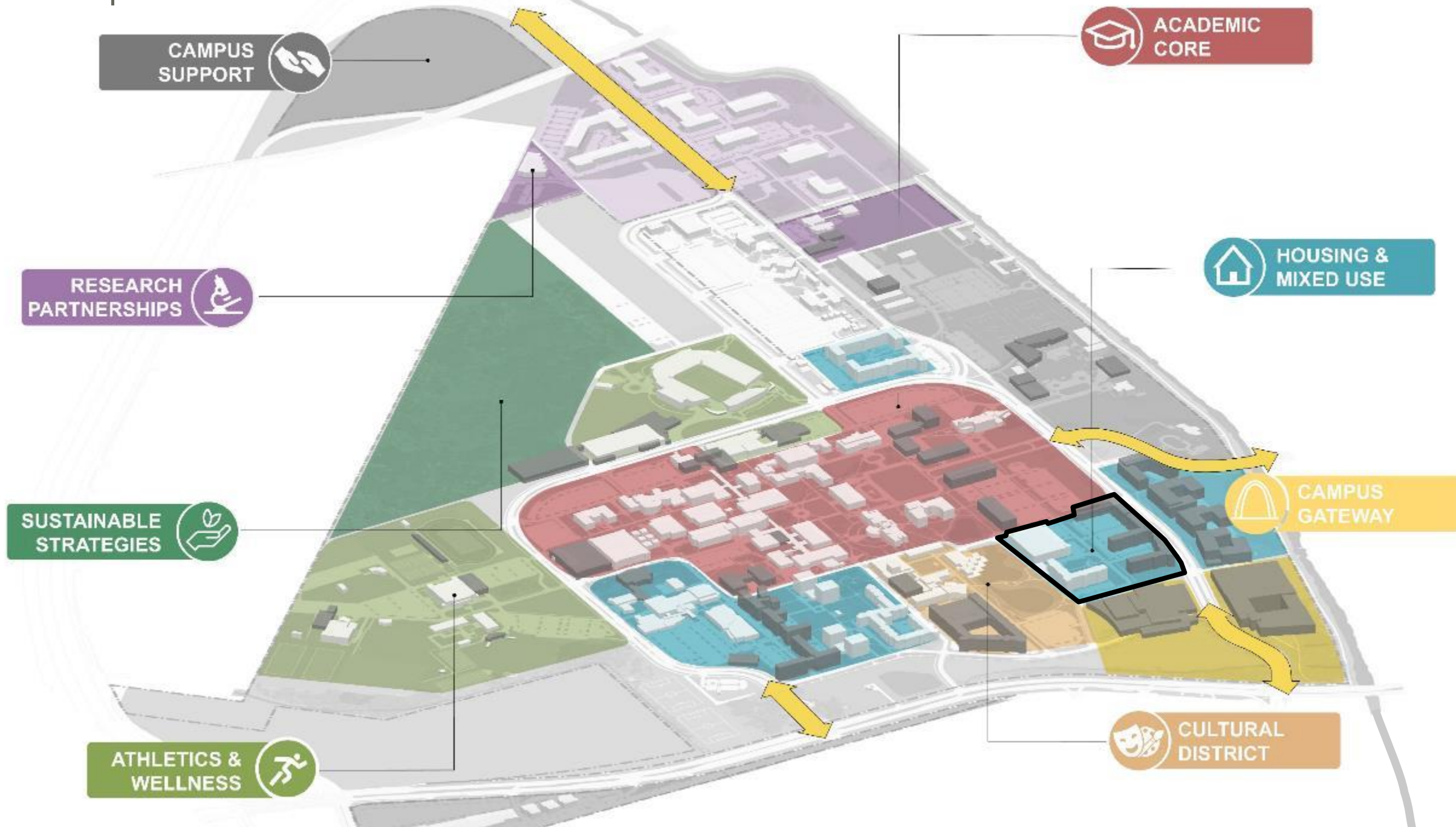
BRAND

STRATEGY

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

DISTRICTS | LAND USE



SUMMARY: LANDSCAPE FRAMEWORK

- MAJOR ROAD LANDSCAPE
- RECREATION AREA
- PARKING AREA
- CONSERVATION AREA
- RETENTION AREA
- RESIDENTIAL OPEN SPACE
- FORMAL SPACES

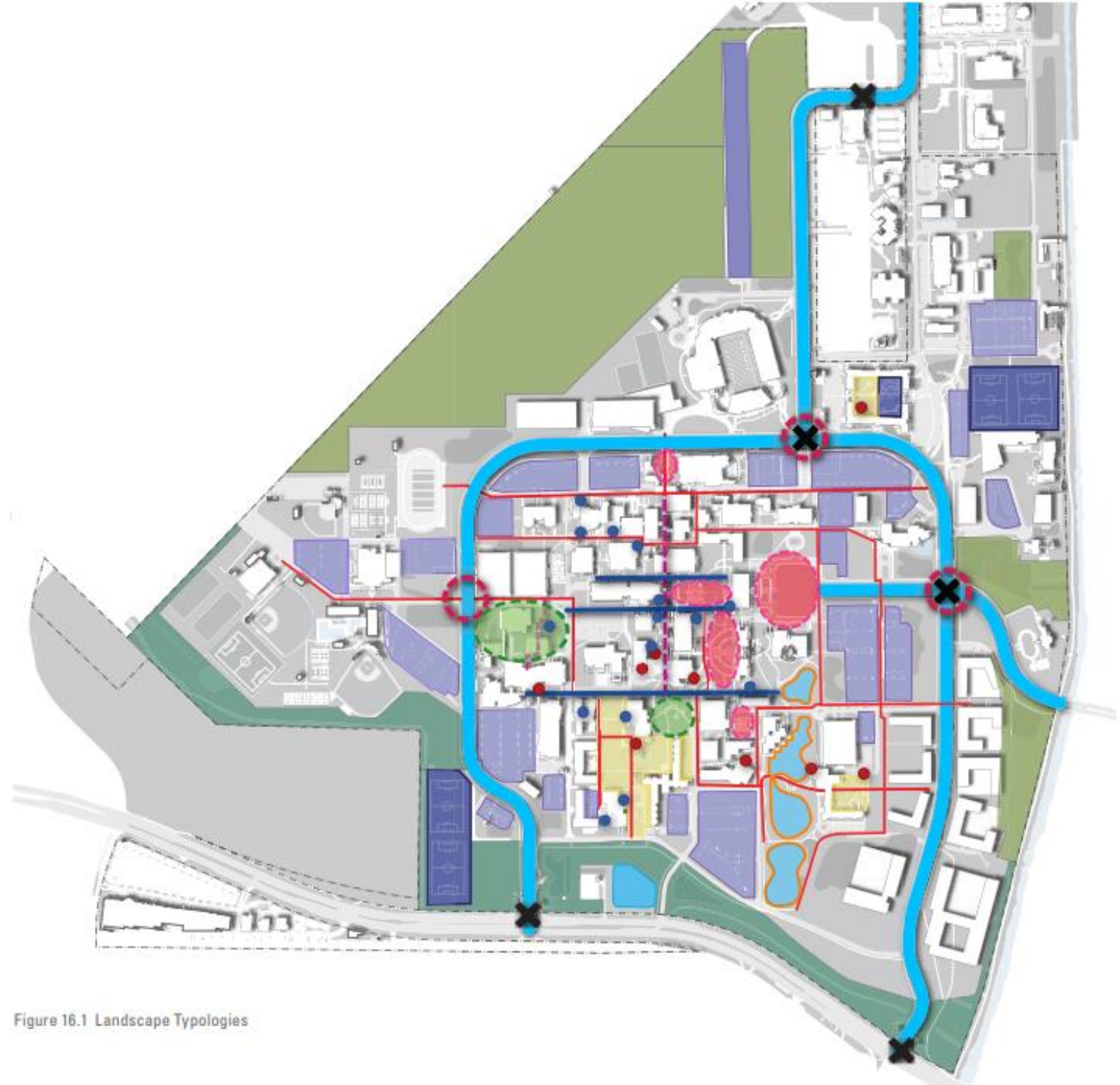
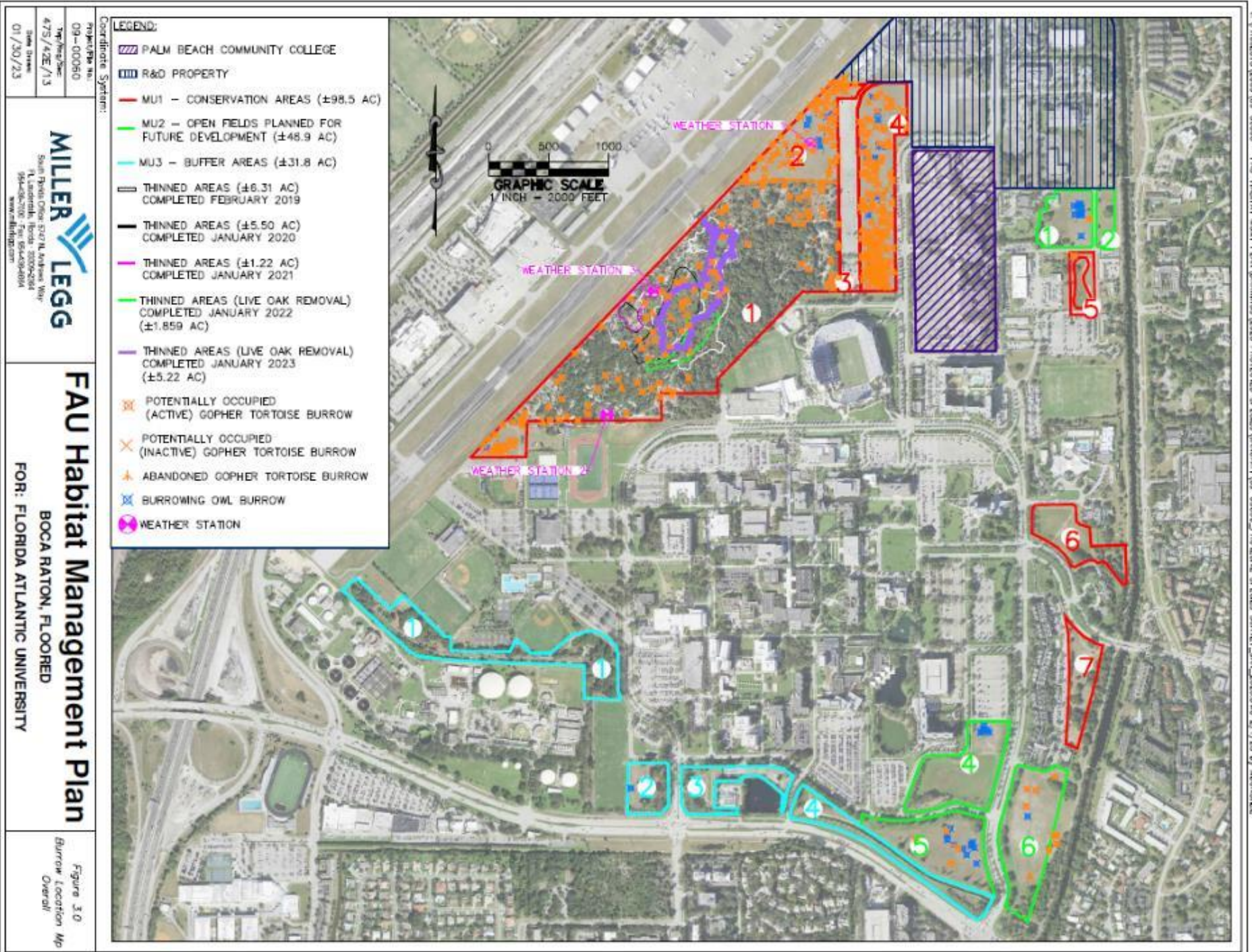


Figure 16.1 Landscape Typologies

HABITAT MANAGEMENT PLAN



MILLER LEGG
 South Florida Office, 3200 N. Andrews Way
 Ft. Lauderdale, Florida 33309-2204
 Phone: 305.461.8800
 Fax: 305.461.8801
 www.mlg.com

FAU Habitat Management Plan
 BOCA RATON, FLOORED
 FOR: FLORIDA ATLANTIC UNIVERSITY

Figure 3.0
 Burrow Location Map
 Overall

- 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: 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**

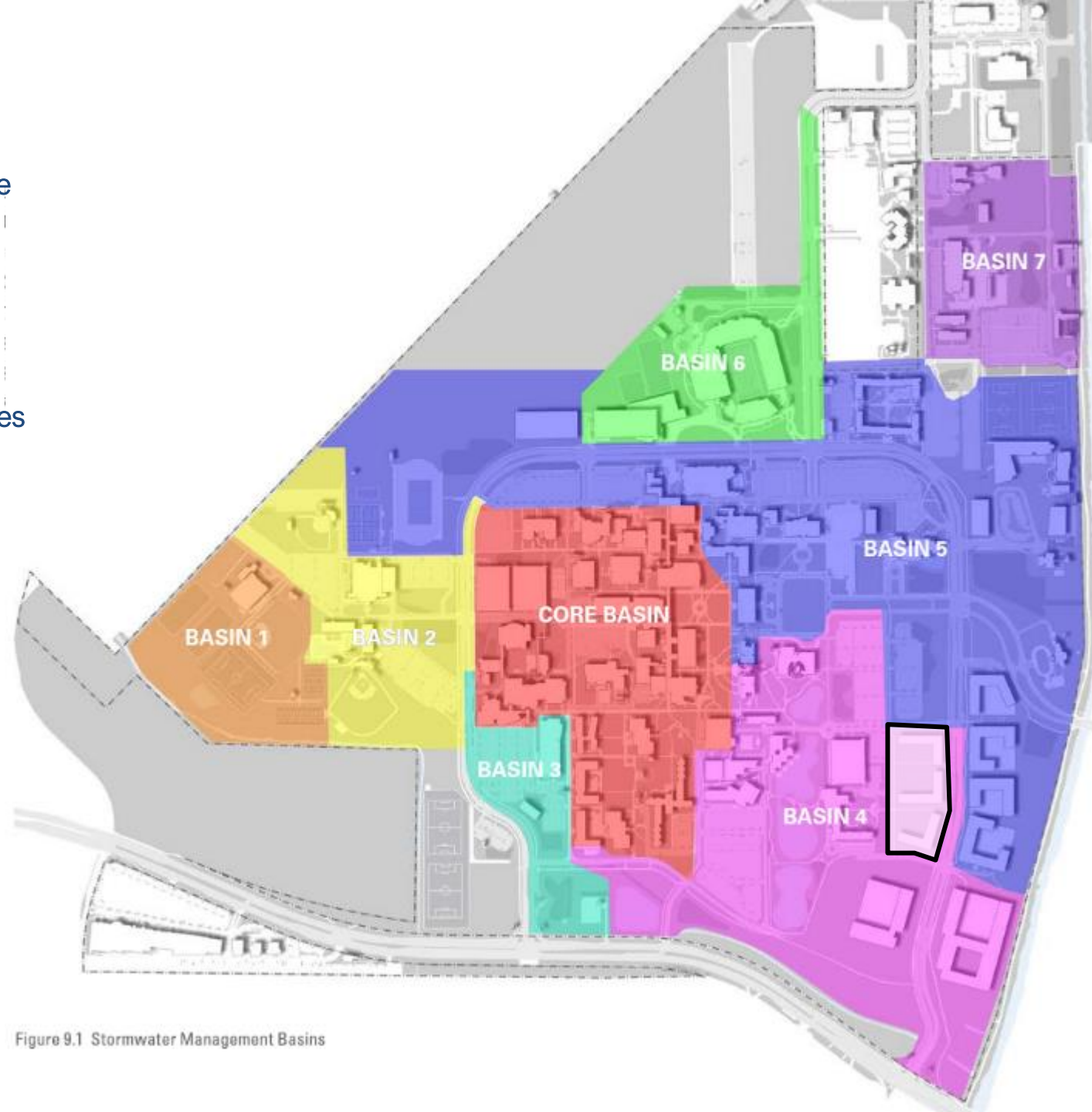
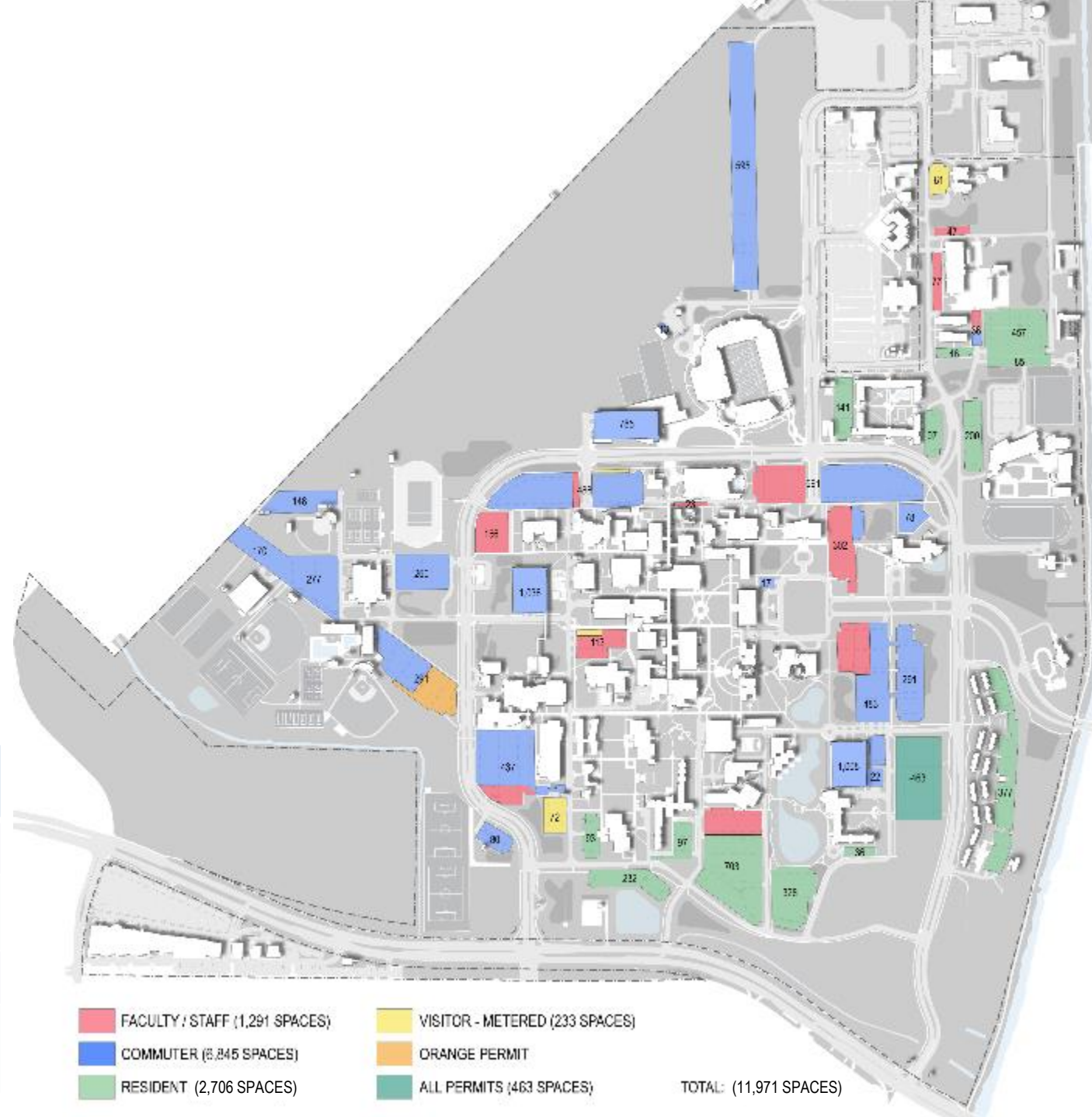


Figure 9.1 Stormwater Management Basins

SUMMARY: PARKING AND TRANSPORTATION

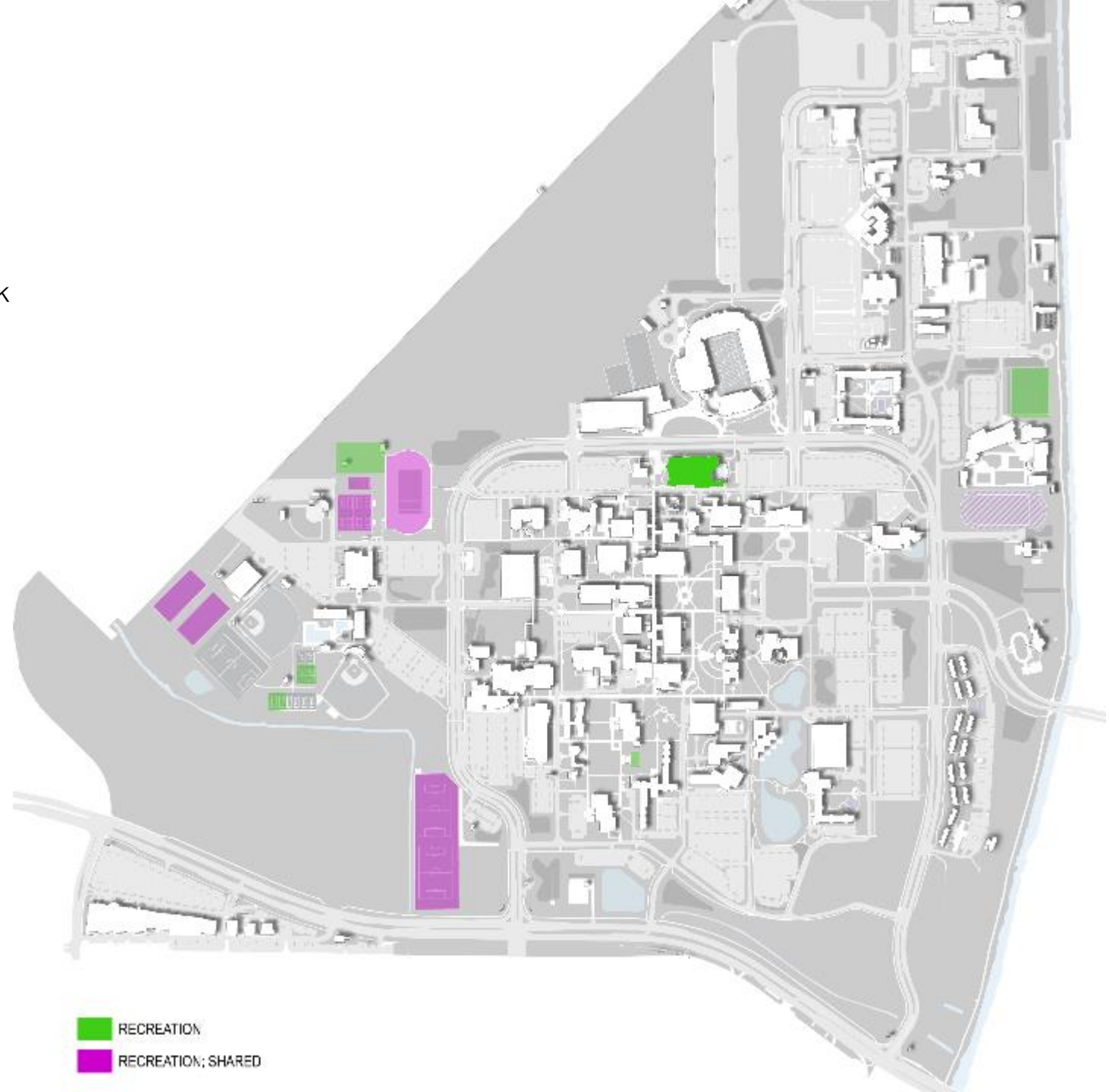
- Goal to include 0.66 spaces for each new resident student added – total of about **1,500 net new spaces for residents**
- 1,500 new spaces equates to about 11 acres of land, if all surface parking
- Campus master plan calls for **comprehensive parking study**, TDM principles, policy considerations, 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

	Current	2026	2028	2030	2032	Total NEW Resident Needed
Resident Students	4,766	5,316 (+550)	5,866 (+550)	6,433 (+567)	7,000 (+567)	
Resident Parking Spaces (.66 ratio)	2,706 (0.52 ratio)	3,069 (+363)	3,432 (+363)	3,806 (+374)	4,180 (+374) (0.56 ratio)	1,474 NEW Approx 11 acres of new parking
Relocated Parking			463			
Total NEW Res. Parking + Relocated						1,937



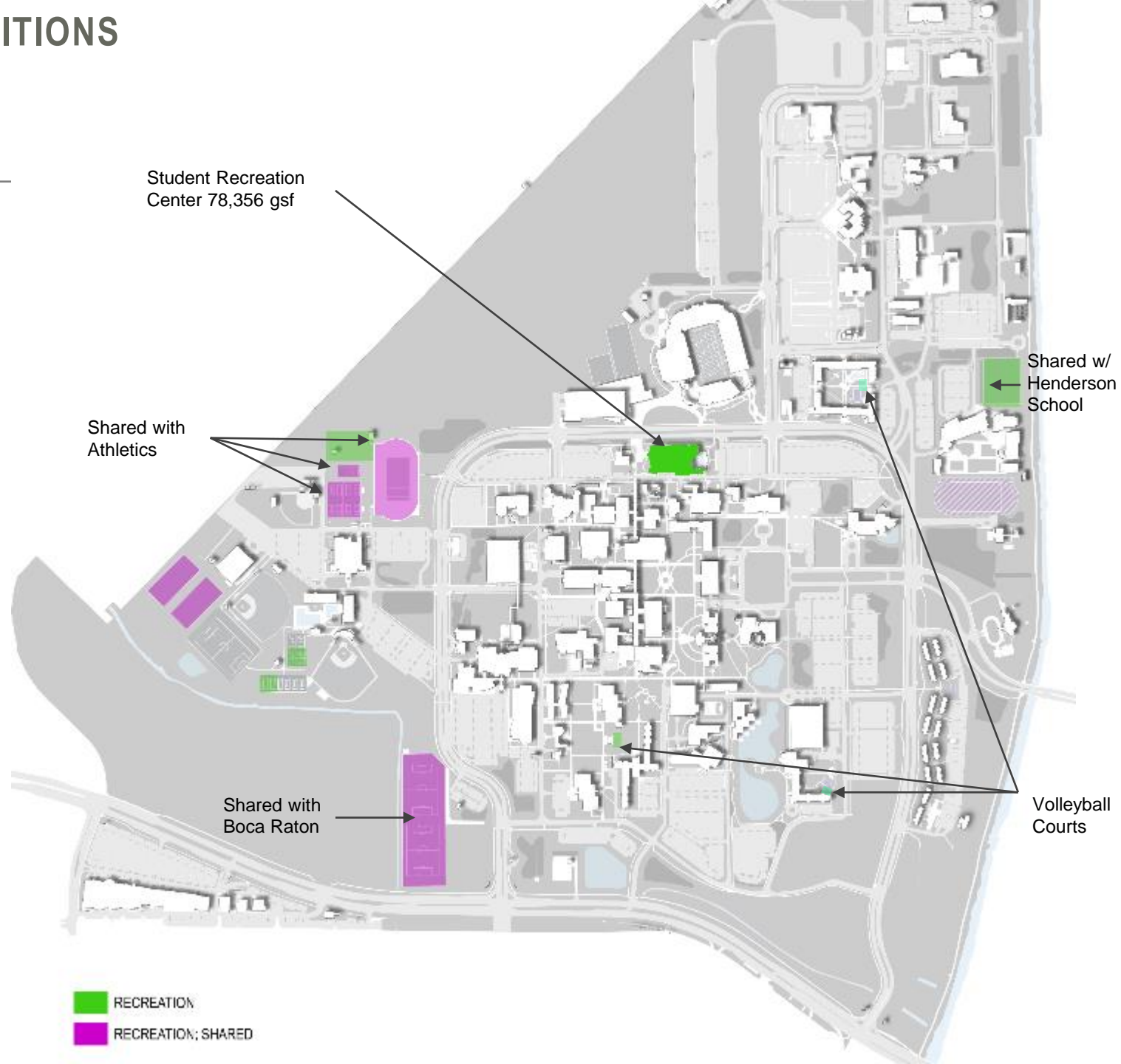
SUMMARY: RECREATION

- 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



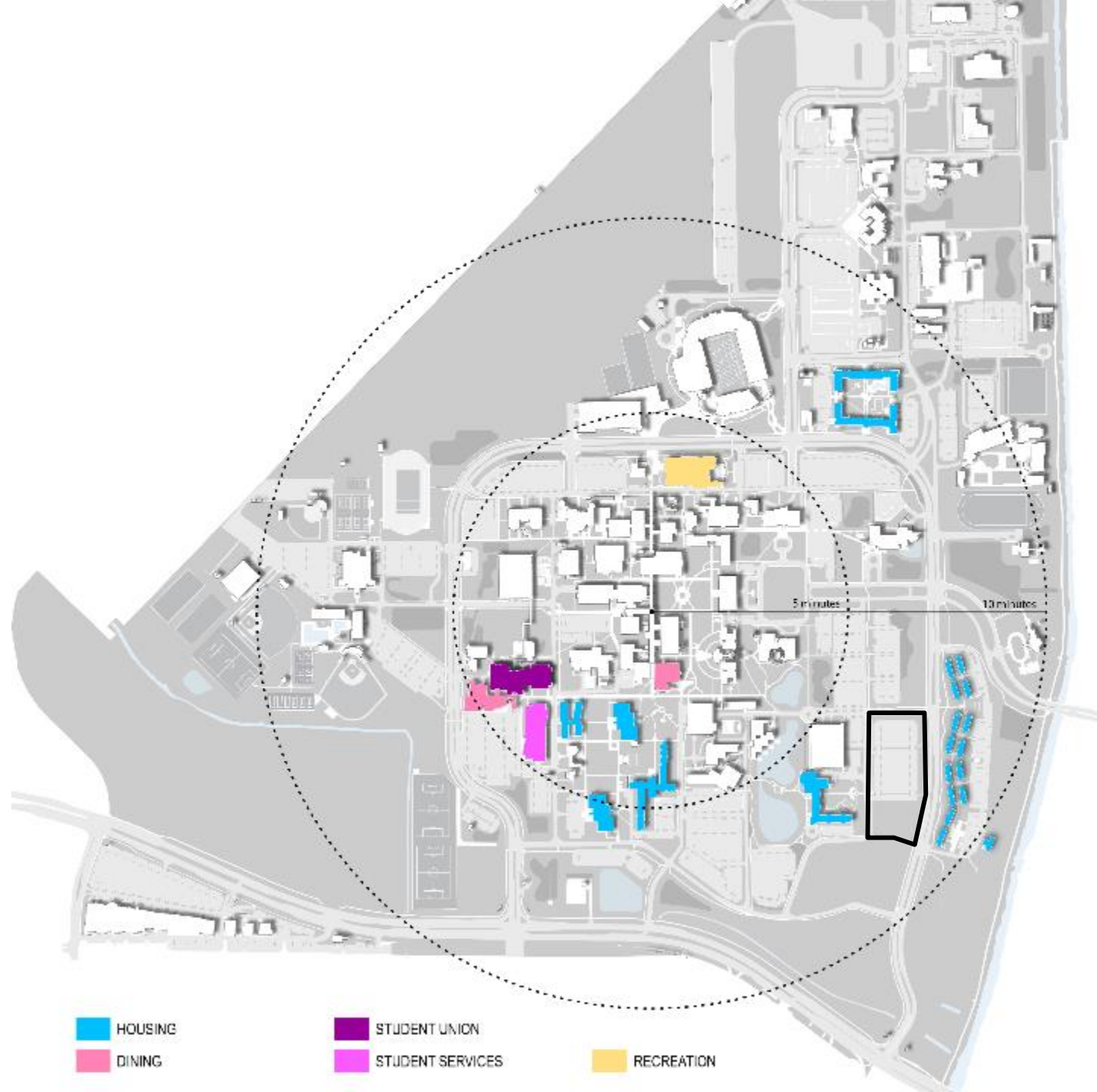
RECREATION FACILITIES – EXISTING CONDITIONS

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



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



HOUSING
DINING

STUDENT UNION
STUDENT SERVICES

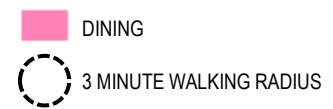
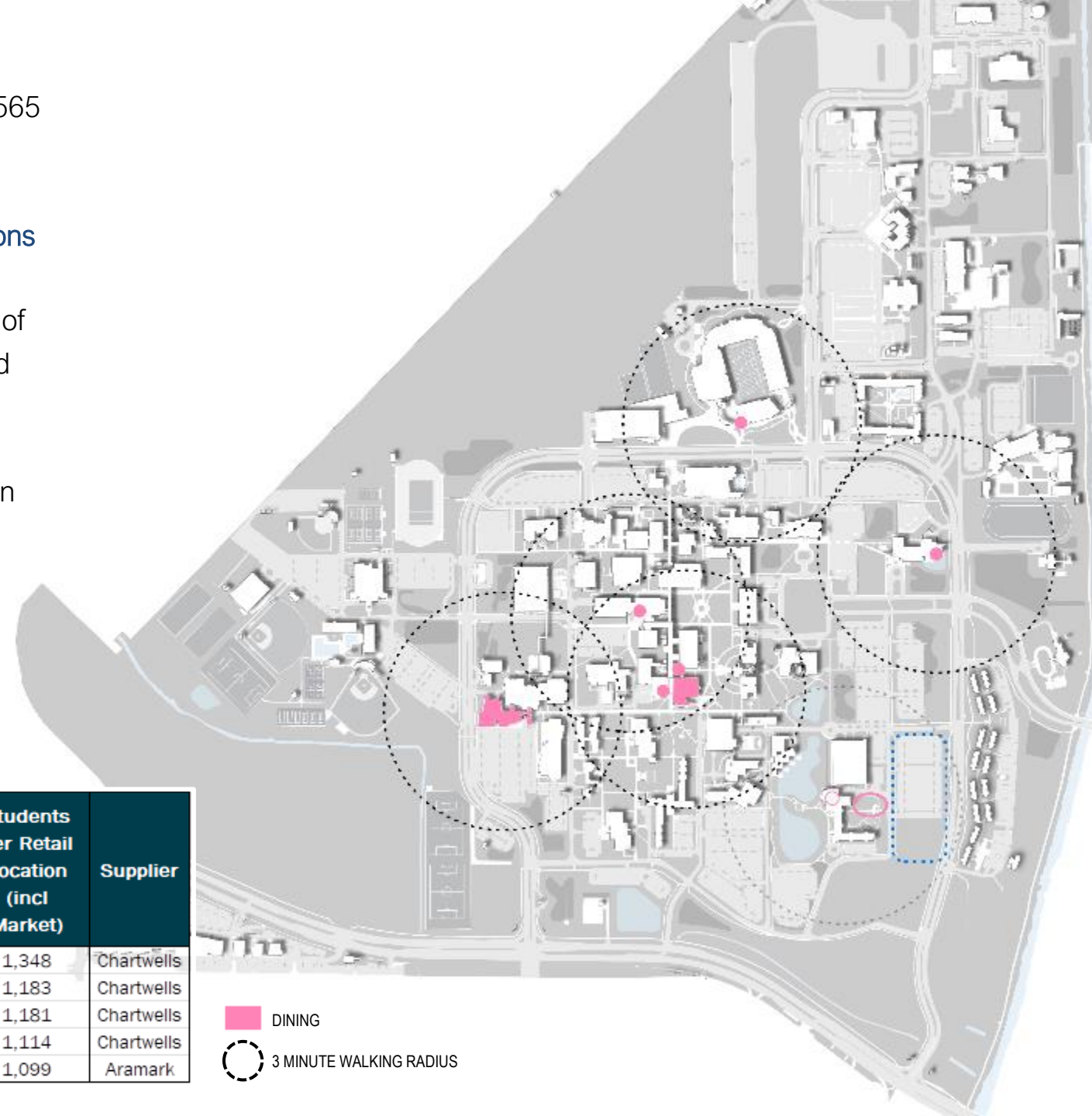
RECREATION

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

University	Under-graduates	Residents	Residential Dining Locations	Retail Dining Locations	Retail C-Store Market	Students per Retail Location (incl Market)	Supplier
Florida Atlantic U	16,175	4,686	1	11	1	1,348	Chartwells
Florida Gulf Coast U	14,198	4,827	1	10	2	1,183	Chartwells
U of North Florida	14,167	3,258	1	11	1	1,181	Chartwells
U of Memphis	16,708	3,007	1	11	4	1,114	Chartwells
Old Dominion U	18,678	4,109	1	13	4	1,099	Aramark

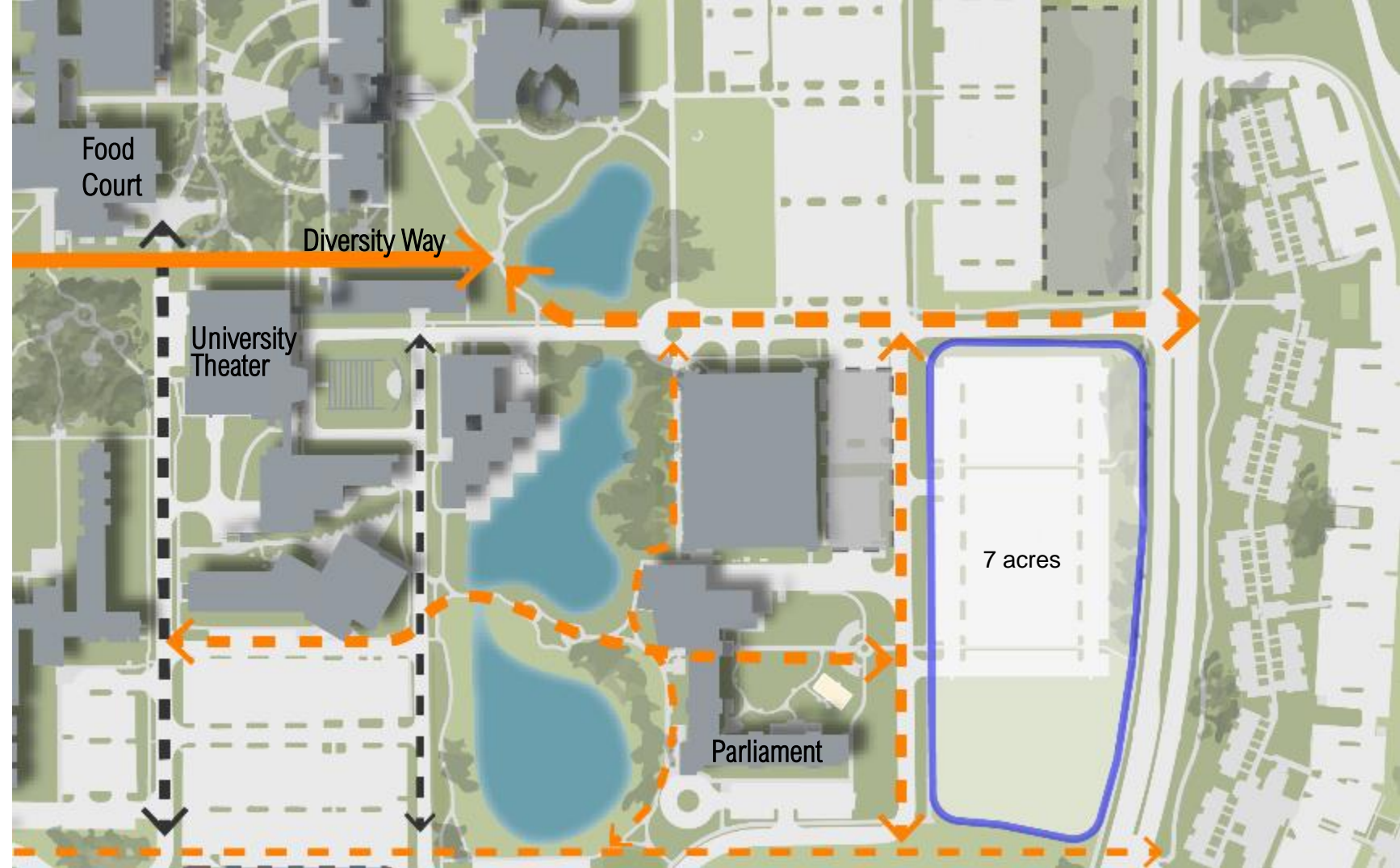


- Review Goals
- Master Plan Context
- Housing Master Plan Conclusions Summary
- **Site Concepts + Massing Studies**
 - A.1 Pedestrian Mall – L Model
 - A.2 Pedestrian Mall - H Model
 - B.1 The Grand Crescent
- Discussion



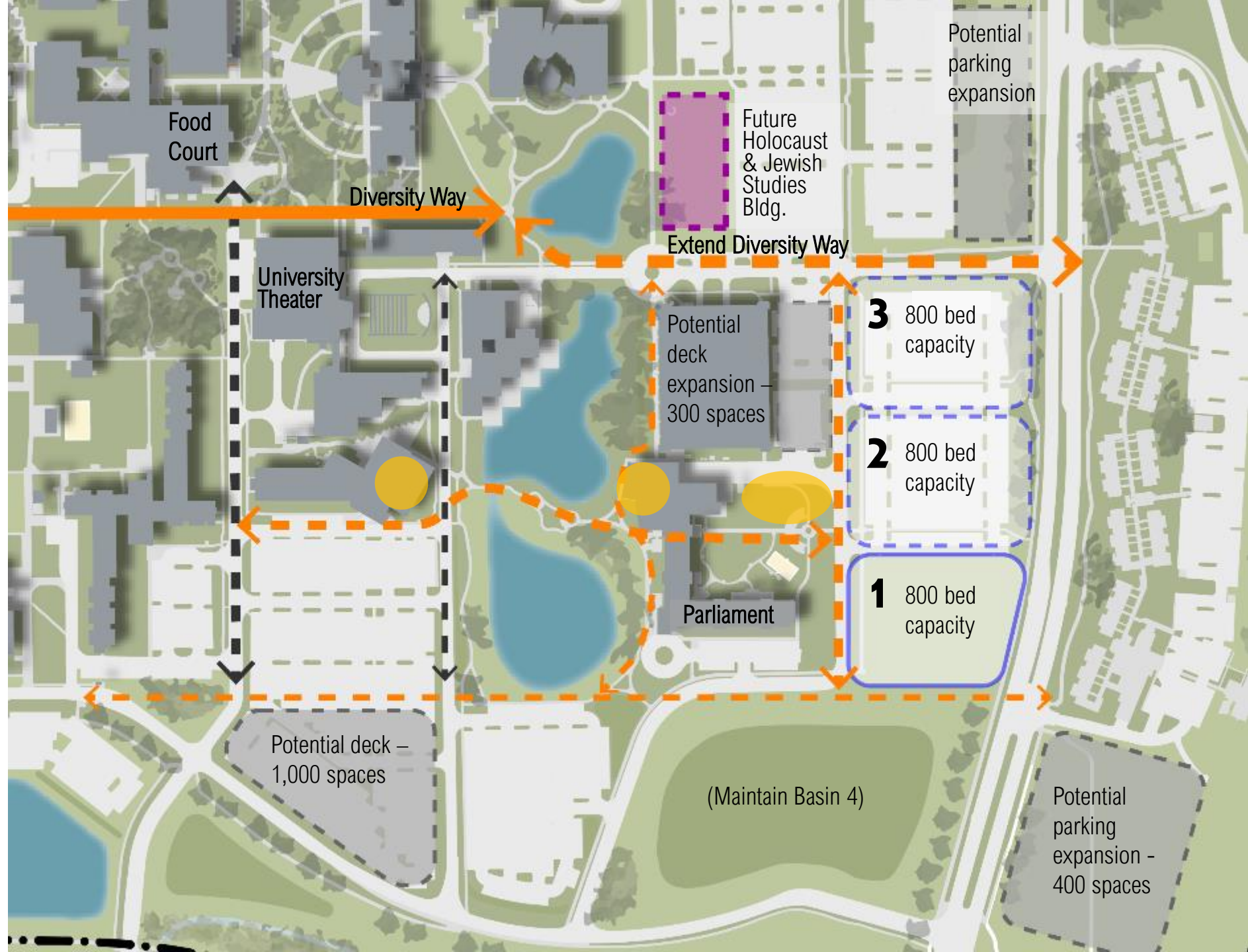
SITE FRAMEWORK GOALS


- 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



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

BUILDING COMMUNITY AT EACH SCALE



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

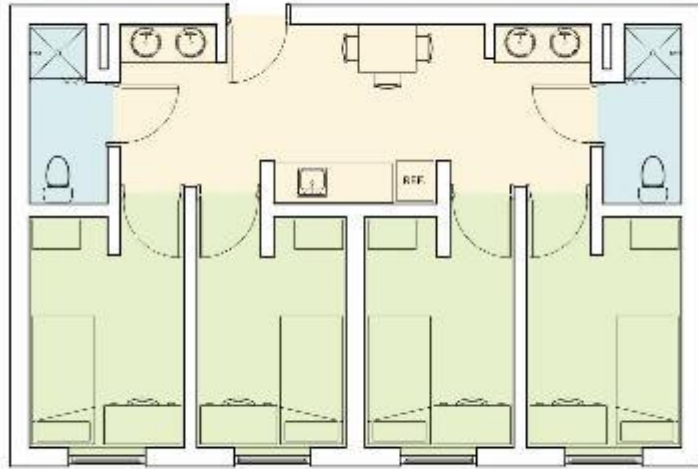


MY NEIGHBORHOOD + CAMPUS

800 → **Campus**

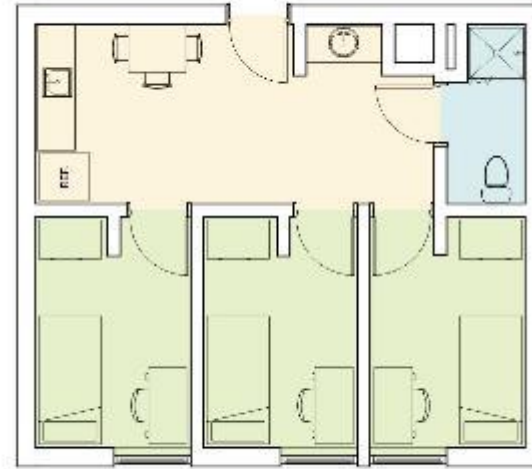
- Our world
- Connections - daily events
- Conveniences
- Meals, coffee – after hours
- Campus, classes + places to meet, study, connect, relax
- **Assembly:** academic, socialize, exercise . . .
- Green space, patios, fire pits
- Recreation
- Storm Shelter
- Sustainable

RESIDENTIAL UNIT TYPES | PROGRAM BASIS



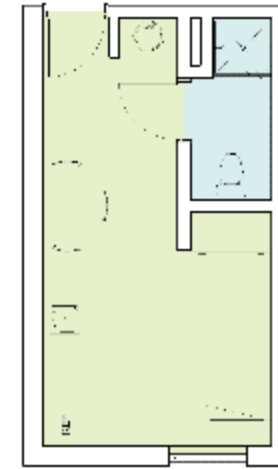
4 BEDROOM SUITE

- 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

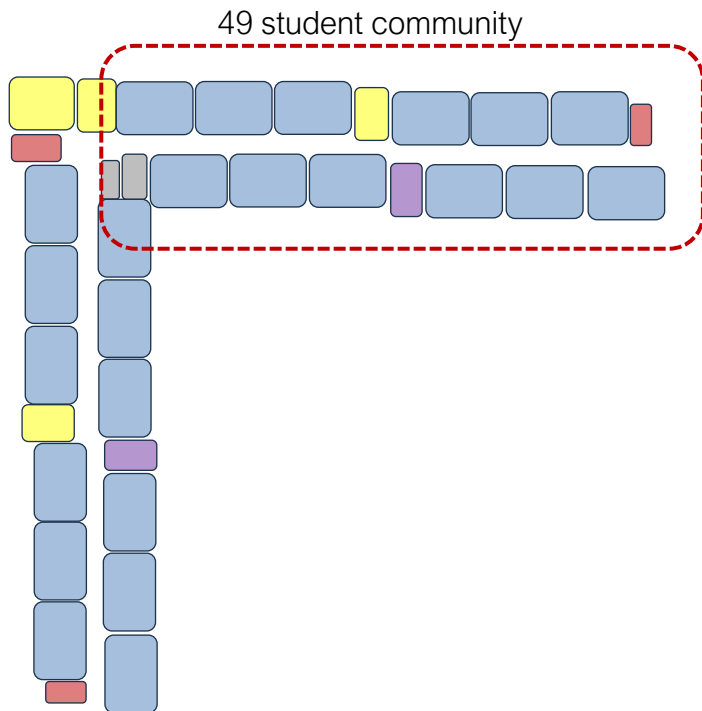


1 BEDROOM RA

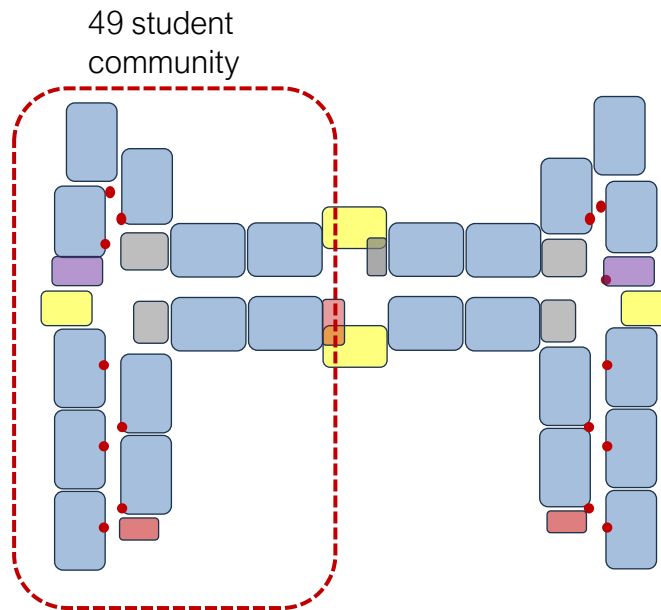
- 270 ASF (23' X 11'9")
 - 270 ASF/BED
-
- 1:1 BATH RATIO
 - 1:1 KITCHENETTE RATIO

COMMUNITY MODEL TYPOLOGIES – TYPICAL FLOOR

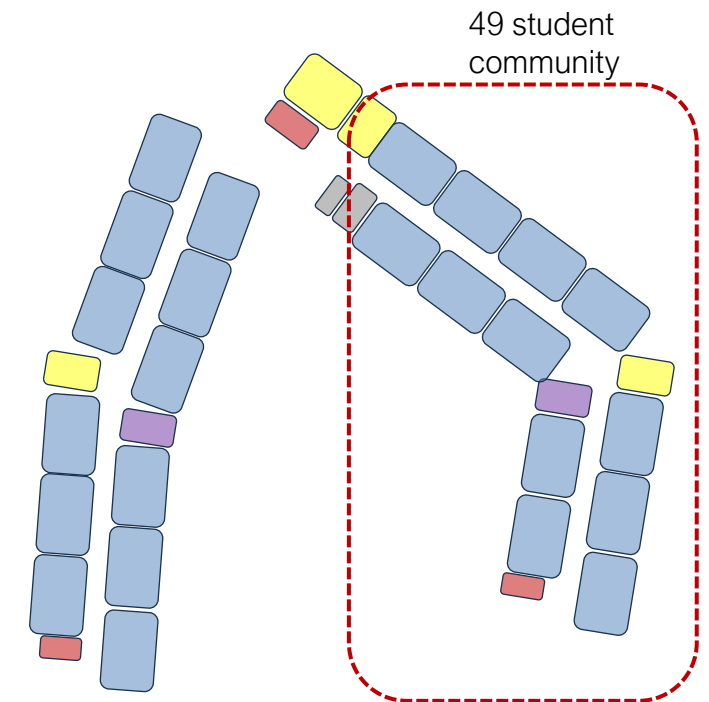
- Residential Suite
- Stair
- RA Room
- Support Space
- Community Space



“L” MODEL



“H” MODEL



“U” MODEL

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
- 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



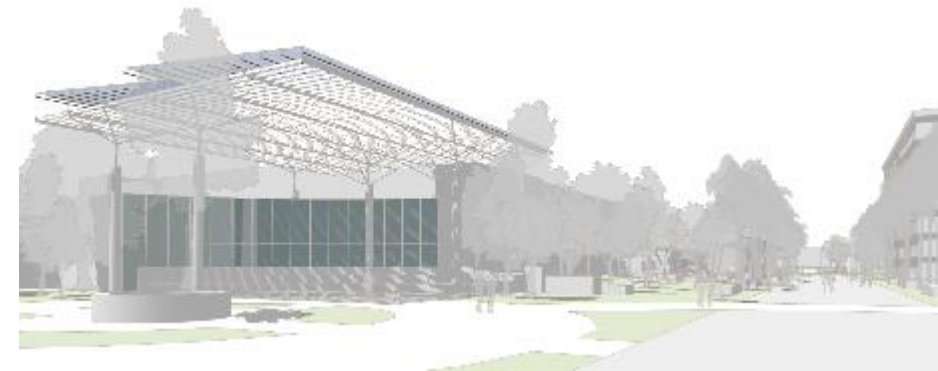
MASSING STUDY: A.2 PEDESTRIAN MALL – H MODEL – Phase 1

- 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



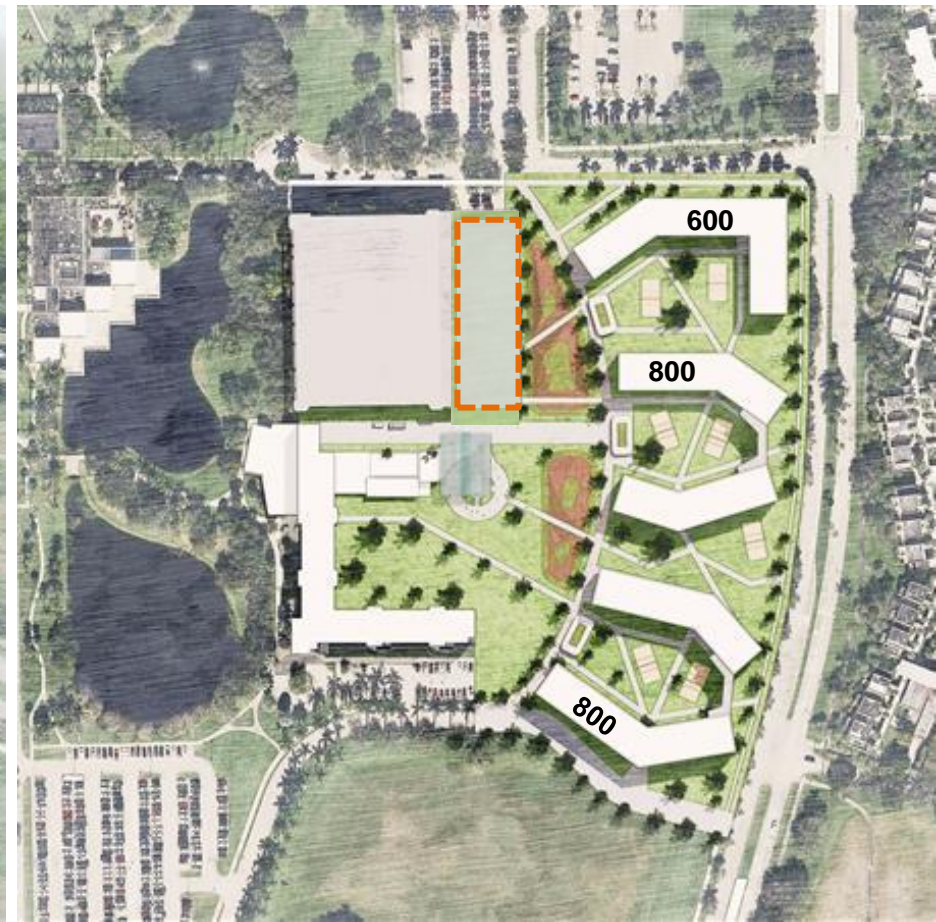
MASSING STUDY: A.2 PEDESTRIAN MALL – H MODEL OPTION

- 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.

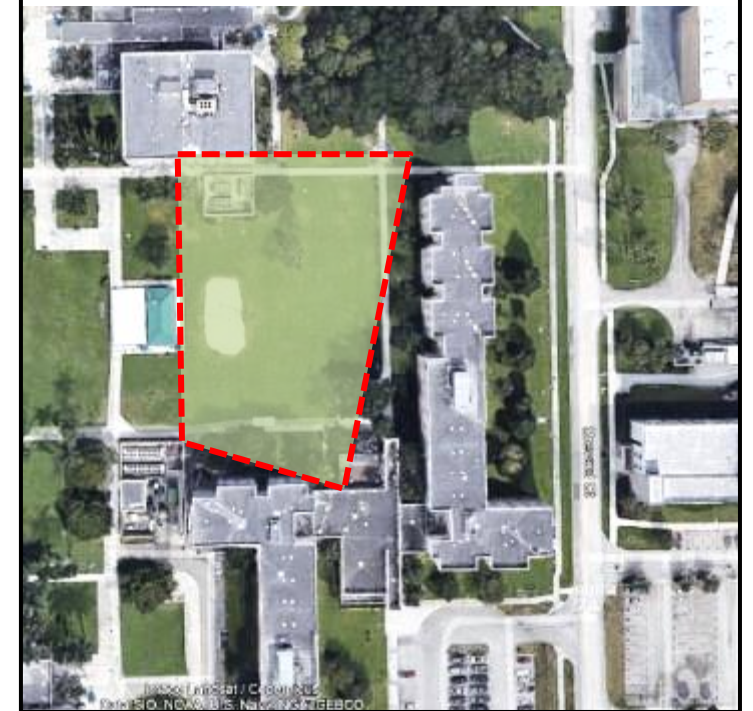
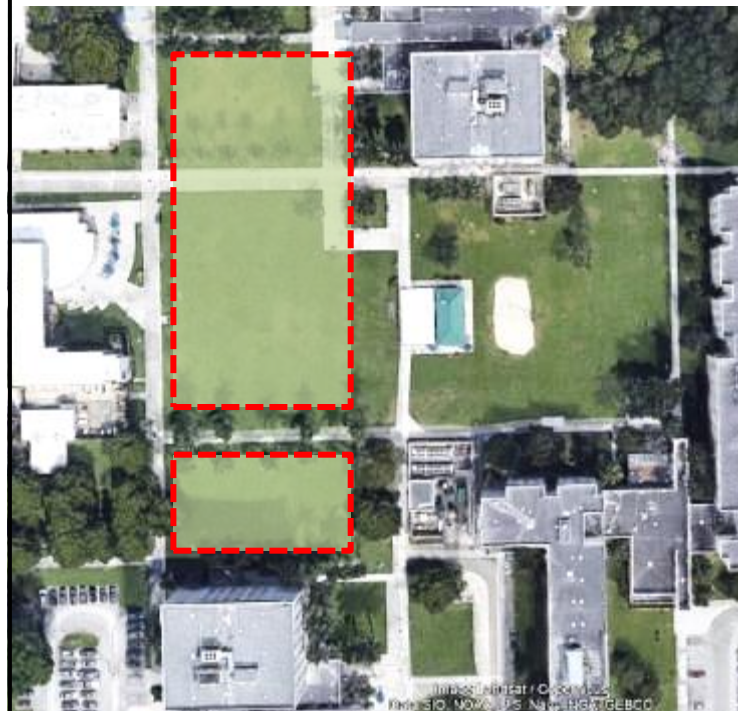
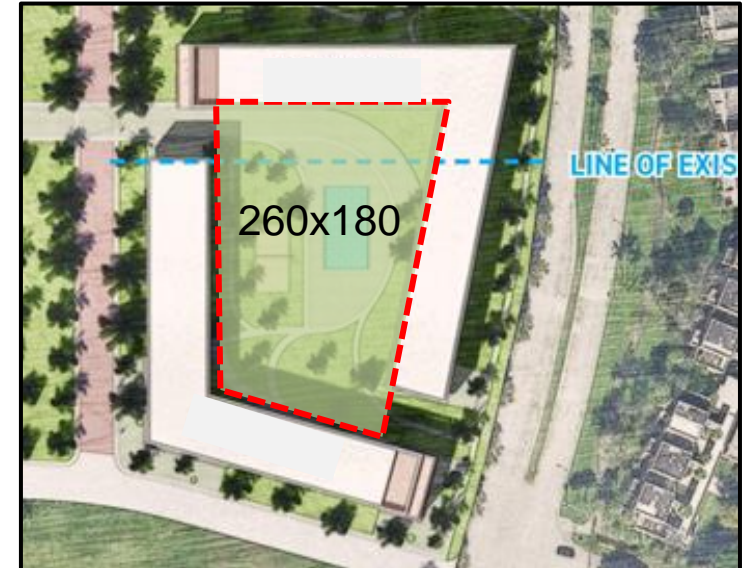
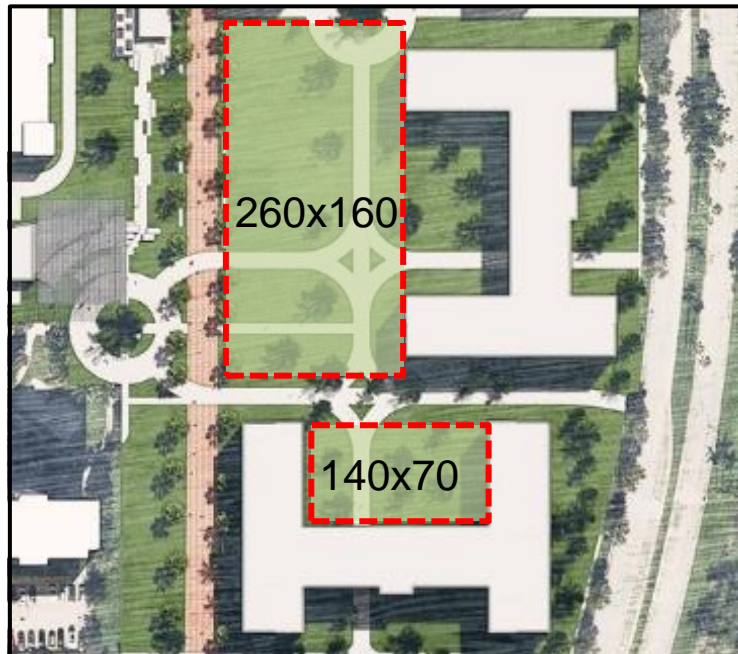
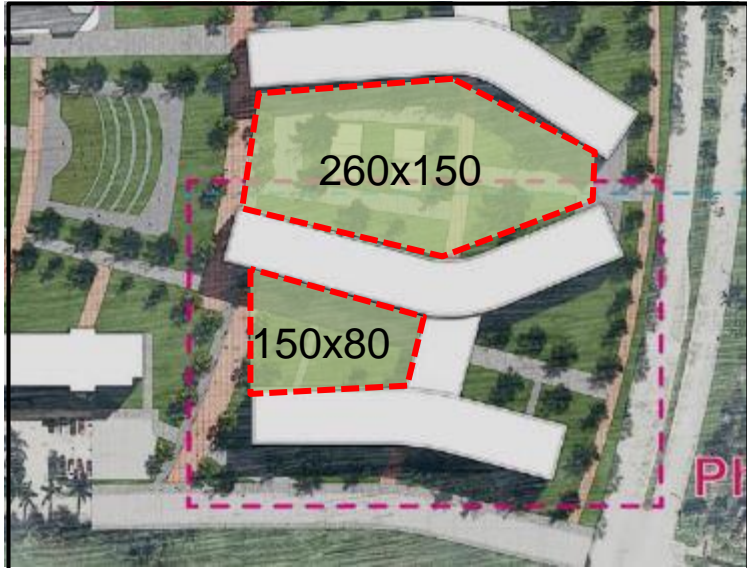


MASSING STUDY: B.1 THE GRAND CRESCENT – Optional iteration

- 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

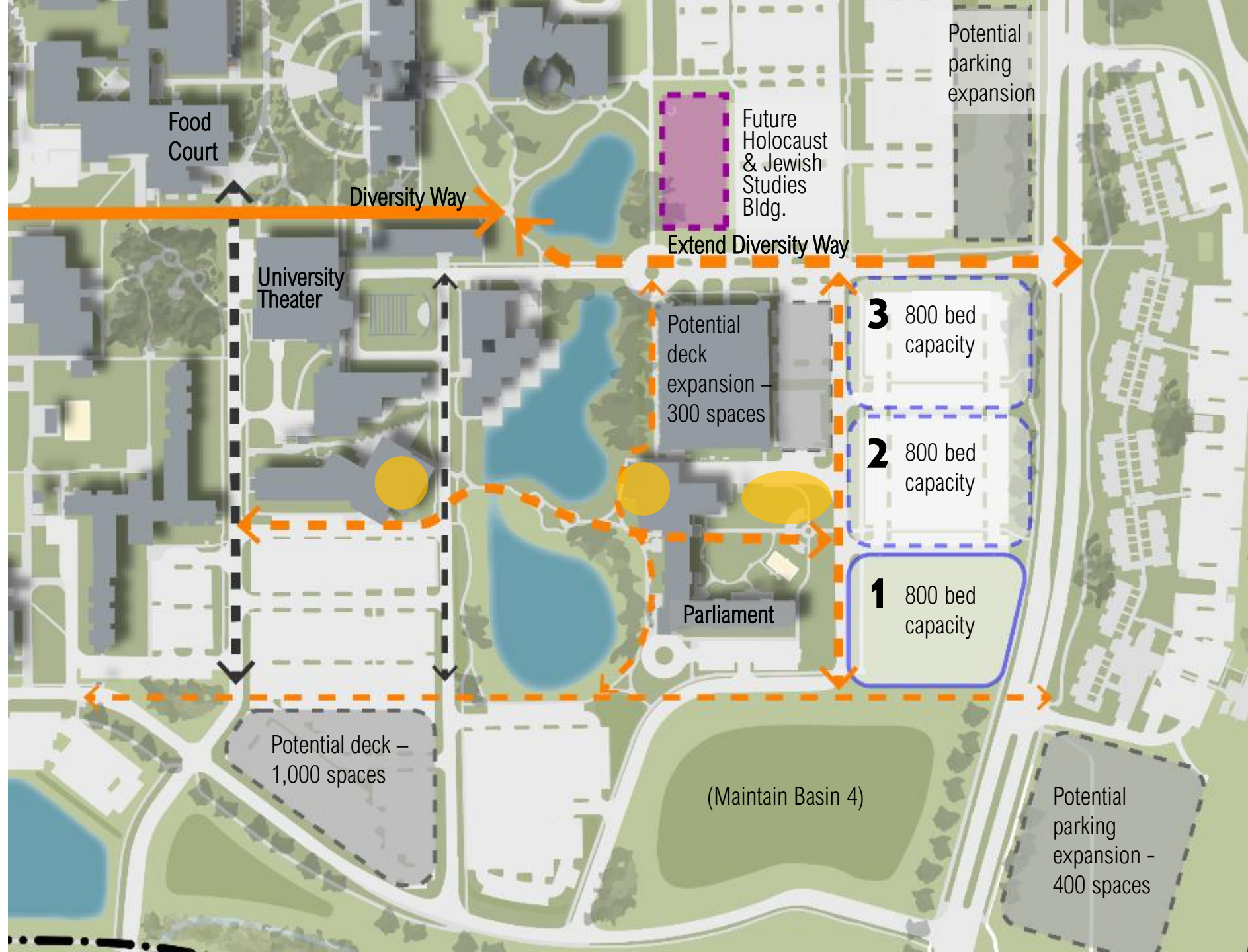


COURTYARD SCALE COMPARISON



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



- 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

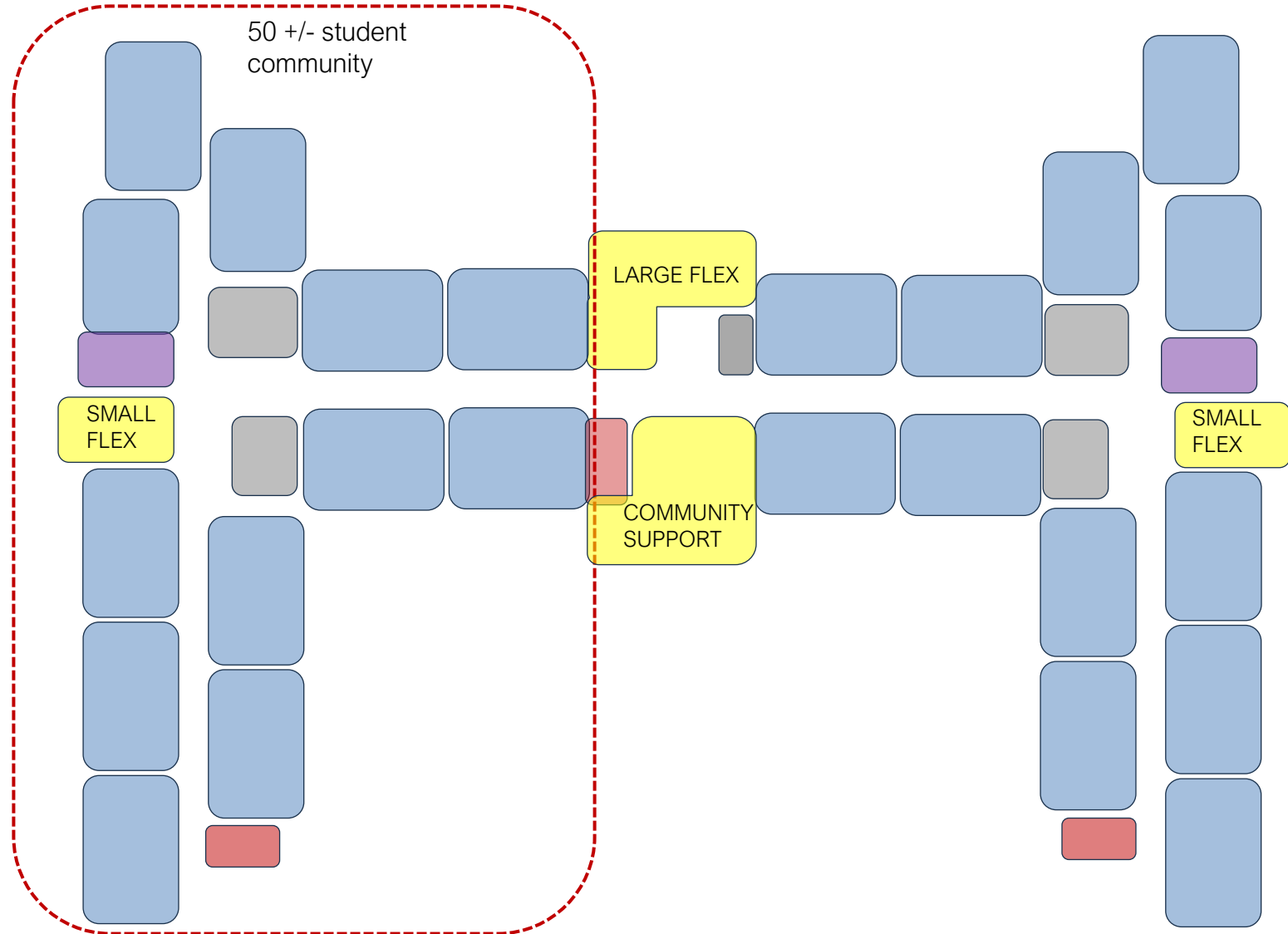
B.1 The Grand Crescent

- **Discussion**



COMMUNITY MODEL TYPOLOGIES – TYPICAL FLOOR

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



Typical Residential Floor