

### 3.0 URBAN DESIGN ELEMENT

#### 3.1 Introduction

The 1995 Campus Master Plan focused on the definition of a spatial organization for the new, undeveloped campus. Through implementation of the policies of that Master Plan, the foundation of this spatial definition, as well as a unique campus character, have ~~been begun to be~~ established. The 2005 master plan update established urban design principles to guide development of the southeast and northwest districts of the campus. The following goals, objectives, and policies are intended to further refine the spatial organization reflected in the current ~~and implement the concept developed in the~~ 1995 Campus Master Plan through the application of principles for building placement, open space definition, and the establishment of strong pedestrian and visual linkages among the various buildings and functional areas of the campus. It is the intent of the urban design policies to create a clear and strong development framework, while allowing the campus to expand in concert with existing buildings and open spaces. ~~This 2005 master plan update also establishes urban design principles to guide development of the as yet unbuilt southeast and northwest districts of the campus.~~

#### 3.2 Goals, Objectives and Policies

##### GOAL 301

Develop the campus of Florida Gulf Coast University in a manner that creates a memorable composition of buildings and open spaces and incorporates the preserved natural areas (See Figures 3-1 and 3-2 1- Urban Design Framework).

##### **Objective 301.1 – Protection and Enhancement of Symbolic Campus Open Spaces**

Develop linked campus open spaces which provide a variety of visual experiences, scales, and functions while protecting and enhancing symbolic campus open spaces.

##### **Policy 301.1.1**

Enhance the visual character, quality, and functionality of the central campus “great space” through the addition of covered walkways, improved access across the lake edge, and construction of a covered gazebo or pavilion for outdoor events.

##### **Policy 301.1.2**

Develop symbolic entrance treatments (building and landscape compositions) at four locations along the core area loop road:

- (a) Western, or main Academic Core entrance;
- (b) Eastern, or secondary Academic Core entrance;
- (c) Northern entrance (Student Services); and
- (d) Southeastern entrance (Performing and Visual Arts Complex).

##### **Policy 301.1.3**

Develop buildings within the academic core that extend the primary east-west pedestrian axis further westward toward the campus loop road/campus entry and further eastward across the lakes.

##### **Policy 301.1.4**

Include in C.I.P. submissions a separate section documenting projects and associated costs that are required to develop features described in the Urban Design element.

##### **Policy 301.1.5**

As new buildings are added to the campus core, extend the network of covered walkways and boardwalks within the core of campus to organize major pedestrian traffic flow, provide shelter from the elements, and create a distinctive campus visual amenity.

##### **Policy 301.1.6**

Through landscape treatment and the provision of site furniture, enhance the character of the green spine that runs east-west from Griffin Hall to Academic V as it is extended westward, and retain the dimensions and character of this spine as it is extended eastward across the lakes.

**Objective 301.2 – Development of Future Open Spaces**

Develop strong pedestrian, visual, and spatial open space linkages between the academic core and future expansion areas on campus.

**Policy 301.2.1**

Develop pedestrian, visual, and spatial corridors linking the campus core with future student residence development on the parcel southeast of the Academic Core, the existing residential area to the north of the Academic Core, the Athletics Complex, and future development sites beyond the loop road to the west of the Academic Core.

**Policy 301.2.2**

Maintain the spatial/visual landscape corridor along the main entrance drive, defined by existing and created wetlands and upland preservation areas.

**Policy 301.2.3**

In future development of the east-west internal pedestrian movement corridor, maintain the existing pattern of covered walkway connections while expanding the width of the corridor with outdoor courtyards, or quadrangles of a variety of sizes and shapes.

**Policy 301.2.4**

Develop additional pedestrian linkage corridors in the north-south direction, connecting the outer perimeter of the Academic Core to the central pedestrian movement corridors.

**Policy 301.2.5**

Organize development on the outparcels to the west and southeast of the Academic Core with well-defined, pedestrian-oriented linked open spaces that create "distinctive" satellite activity centers.

**Policy 301.2.6**

Create a central plaza area or green space that organizes the southeast housing district of campus, and site major activity nodes such as a residential dining center to enliven the central plaza.

**Objective 301.3 – Organization and Placement of Buildings**

Organize future buildings in compact arrangements around existing and proposed major open spaces and pedestrian corridors. Where practical, buildings shall be arranged to reinforce the established east-west and north-south pedestrian route orientation of the Academic Core.

**Policies 301.3.1**

Interconnect, to the extent practicable and appropriate, all academic buildings with covered walkways.

**Policy 301.3.2**

Design buildings in close proximity to one another within a common architectural vocabulary, but incorporating distinctive features that will distinguish one building from another and enliven the pedestrian environment.

**Policy 301.3.3**

Use architectural or landscape structural elements such as pergolas, arbors, or loggias to interconnect all Academic Core open spaces and pedestrian corridors and define access points.

**Objective 301.4 – Organization and Placement of Service and Loading Functions and Facilities**

Locate and design loading and building service areas so as not to interfere or intrude upon the visual quality of the campus.

**Policy 301.4.1**

Design service and loading nodes that service multiple buildings. Locate such nodes on the sides of buildings or within the building envelope, facing away from pedestrian corridors.

**Policy 301.4.2**

Design building service areas, where visible from pedestrian routes, to be enclosed by gates that shall be kept shut when not in use.

**Policy 301.4.3**

Design and build service access corridors behind buildings to also function as pedestrian corridors linking the core academic buildings to other parts of the campus.

**Policy 301.4.43**

Develop operational policies as described in Chapter 11 that prohibit the driving of golf carts in the central pedestrian spaces of the campus, and from parking in these areas or any other areas adjacent to main building entrances.

**Policy 301.4.54**

In the design of new facilities, incorporate appropriately located (out of main pedestrian views, outside the central pedestrian spaces, away from main building entrances) parking areas for golf carts. These parking areas should be designed to appear as expanded sidewalk areas when not used for golf cart parking.

**Objective 301.5 – Compatibility of the University/Host Community Boundary and Context Area**

When lands in the southeast, northwest, and southwest outparcels are developed, consider the land use plans for adjacent private development.

**Policy 301.5.1**

Consider developing, as may be appropriate in each circumstance, university/community linkages (pedestrian, vehicular, visual and, functional) at the following locations:

- (a) The southeast outparcel, in conjunction with linkages that may be developed in the future on adjacent private properties. Such linkages may include a future southern entrance along Ben Hill Griffin Parkway, subject to coordination and agreement with adjacent property owners.
- (b) The northwest and southwest outparcels, to provide coordinated development of safe, convenient linkages to future development of private properties across Ben Hill Griffin III Parkway.

**Policy 301.5.2**

Develop the southeastern parcel with housing, recreation, and support services as described in the Future Land Use Element that ~~consider~~ consider ~~in~~ Consider in their design any specific plans for adjacent private development if and when it occurs, to avoid any undesirable impacts of private development on the proposed University housing.

**Policy 301.5.3**

Develop buildings in the southeast parcel:

- (a) Providing, where appropriate, adequate landscaped buffer zones between the campus edge and adjacent parcels.
- (b) Providing perimeter open space buffers as shown in the conservation element map to maintain a landscaped campus edge.

**Policy 301.5.4**

Participate as required and permitted by the Lee County Land Use Plan (as amended) in the review of development within the "University window" overlay district to assure compatibility of future private development with the character and quality of the University development.

**Objective 301.6 – Maintenance and enhancement of functional linkages between major campus activity centers.**

Locate future University functions to enhance functional linkages between the academic core and outlying campus areas.

**Policy 301.6.1**

Develop functions in the south, east and westernmost sectors of the academic core in a manner that will enhance future functional linkages to the lakefront, southeast, northwest, and southwest outparcels.

**Objective 301.7 – Energy Efficiency**

Develop, where feasible and cost-effective, buildings on campus that incorporate passive energy efficiency design practices.

**Policy 301.7.1**

Encourage architects to utilize the following specific passive energy efficiency design principle for campus buildings:

- (a) Overhangs and recesses to shade southern-facing glass areas.
- (b) Maximize shaded/protected outdoor corridors for circulation.
- (c) Maximize shading of buildings through **native** plant placement and selection.
- (d) Design outdoor courtyards, arcades, etc., to maximize natural ventilation and air movement.
- (e) Generally select roof materials and building colors to minimize heat gain.
- (f) Exceed, where practicable, minimum insulation requirements for ceilings and walls.

**Objective 301.8 – Management and Review Procedures**

Ensure that future buildings are designed in compliance with master plan goals, objectives, and policies for urban design.

**Policy 301.8.1**

Require that architects working on the campus include as part of their schematic and design development submissions, a statement of how the proposed design(s) conforms to the urban design goals, objectives and policies of the Master Plan.

**Objective 301.9 – Priorities for development of campus spatial environment****Policy 301.9.1**

Develop the campus spatial environment in the following descending priority order.

Priority 1: Development of the western gateway/entrance feature on the west side of the Academic Core.

Priority 2: Ongoing development of the east-west pedestrian-way in concert with buildings constructed in years 1-5 of the planning timeframe.

Priority 3: Ongoing development of the north-south pedestrian-way in concert with buildings constructed in years 1-5 of the planning timeframe.

Priority 4: Development of pedestrian linkages to the southeast housing district.

Priority 5: Extend the east-west pedestrian-way in concert with academic core expansion.