

### 3.0 URBAN DESIGN ELEMENT

#### PURPOSE

The purpose of this element is to develop an understanding of the overall physical form of the development within the University and its relationship to the surrounding community, and based on this understanding; provide conceptual principles for the organization of future development on the campus.

(1) **DATA REQUIREMENTS.** This element shall be based, at a minimum, on the following data and/or information:

a) **A description of the spatial form of existing development on the campus and in the context area.**

1. **Campus open spaces character - a qualitative description of the existing spatial organization, enclosure, activity, and symbolic associations.**

#### UNIVERSITY PARK

The campus has a strong framework for spatial organization that evolves from its centrally located **campus core**. The campus core is bounded by a loop road which directs vehicles to perimeter surface and structured parking lots and serves as a connector to the additional university facilities, found along the campus perimeters. Modesto A. Maidique Campus has two main entry points and four secondary entrances that link the University to its surrounding communities. An additional entrance is located along at S.W 117<sup>th</sup> Avenue but is limited access to Carlos Finlay Elementary School.

The guiding principles for urban design at Modesto A. Maidique Campus are axial planning, the development of open spaces such as quadrangles and courtyards, and continuity of design associations.

**Axial planning** within the campus setting creates strong vistas and assists in way finding. The campus entryways at:

- **112th Avenue entrance from SW 8th Street:** The campus entrance features a colonnade entry and allee of mature Royal Palms that terminate at the Ryder Business Administration Building forming "The Mall" (see Photograph 3.1).
- **SW 107<sup>th</sup> Avenue 16<sup>th</sup> Street:** A similar geometric framework is associated with the SW 107<sup>th</sup> Avenue 16<sup>th</sup> Street campus entry zone. Once again, colonnades and rhythmic plantings enclose a formal vista, which terminates with a modern piece of sculpture.

- **109th Avenue entrance at SW 8<sup>TH</sup> Street:** This serves as a secondary entrance on S.W. 8<sup>th</sup> Street. The Red Parking garage is located on the western section. Future plans call for the construction of a sister building to be constructed on the eastern section—creating an architectural entry into the campus. (Photographs 3.1, 3.2, and 3.3).
- The remaining vehicular entries are minor entry ways to campus that do not form an axial relationship.

In addition, there are three primary pedestrian axes that regulate the central campus core:

- Avenue of the Professions: extends from the western perimeter parking areas to Green Library and continues easterly along the Graham Center to Loop Road
- Avenue of the Arts: Extends from the Performing Arts Center north to the Graham Center
- Avenue of the Sciences: Extends diagonally from the Panther Village Housing district to the northeast to the intersection of SW 8th St and SW 107th Ave.

**Quadrangles:** Quadrangles are primarily enclosed areas defined by the buildings that surround them. They serve to focus attention on the major facades, direct movement toward entrances and serve as a foreground for buildings. The initial “quad” at Modesto A. Maidique Campus, which is referred to as “The Pit”, is located at the center of the campus core, and is surrounded by four buildings. Additional quads have developed overtime and vary in levels of area, scale of buildings and landscape design.

**Courtyards:** Another prominent design feature that accentuates the importance of outdoor spaces at Modesto A. Maidique Campus is its building courtyards. Building concepts are often organized around courtyards, and the courtyards express the personality of the facilities (Photograph 3.4).

**Form, Pattern, Materials, Texture, and Color:** The continuity of design associations is an important unifying element for campus development at Modesto A. Maidique Campus. A consistency in form, pattern, materials, texture, and color connects individual architectural and landscape architectural elements to form an overall fabric. Established themes on campus such as arched colonnades, sandstone finishes with tan, cream and pastel coral finishes, architectural accents of keystone coral, consistent site furnishings and lighting, and repetition of landscape patterns all contribute to the overall integrity of the campus.



Photograph 3.1 Modesto A. Maidique entries from SW 8<sup>th</sup>



Photograph 3.2 Modesto A. Maidique entries from SW 107<sup>th</sup> Avenue



Photograph 3.3 "The Mall" as entry feature at the SW 8<sup>th</sup> Street entrance.



Photograph 3.4 Campus Support Complex courtyards

## **ENGINEERING CENTER**

The campus doesn't have a strong framework for spatial organization. A previous office park, the campus is primarily defined by its surface parking lots and remaining open space it is bounded by West Flagler Ave to the south, NW 10th Ave to the west, existing residential to the north and a public park to the east. The campus has two campus entry points

The guiding principles for urban design at Engineering Center is the development of axial planning, the development of open spaces such as quadrangles and courtyards, and continuity of design associations developed at University Park.

**Quadrangles & Courtyards:** There are no existing quads on campus. The existing internal greenspace is border by parking with no tree cover.

**Form, Pattern, Materials, Texture, and Color:** The existing form at Engineering Center is that of a traditional office building. Future buildings and the "re-skinning" of the building should be similar in design associations and important unifying elements of the Modesto A. Maidique Campus to conceptually link the campuses.

## **BISCAYNE BAY CAMPUS**

Biscayne Bay Campus is in a unique location, making it an untraditional campus. Located on the shores of Biscayne Bay, the campus has access to the intra-coastal and is surrounded by a State Park and a natural preserve.

The **core of the campus** includes:

- The Library
- Academic One
- Academic Two
- Gregory B. Wolfe University Center
- Hospitality Management.

The area between these buildings is the only defined outdoor space on campus.

## **Design and Scale**

Architecturally, there is a consistency of design and scale on campus. Buildings are typically no higher than three stories and constructed of masonry with tan, gray or cream stucco finishes.

The Kovens Center is the prominent architectural structure on campus. It has different architectural style to that of any existing academic core buildings.

**Campus visual structure - a qualitative identification of existing visual landmarks, edge conditions, entrances, building location and orientation, mass and scale, landscape character, ground level functional character, etc.**

## **UNIVERSITY PARK**

### **Visual Edge**

The perimeter of the Modesto A. Maidique Campus is characterized by several different conditions that exist outside the campus. On the west and northwest of the campus, the Florida Turnpike and entrance/exist ramps at SW 8<sup>th</sup> Street creates a definite functional and visual edge to the campus. The campus is bounded on the north by SW 8<sup>th</sup> Street, an arterial street. Since residential development along this street north of a canal running parallel to the road, this corridor has much more open character than other urban arterial streets in the area. SW 107<sup>th</sup> Avenue, which is a six-lane divided arterial running along the eastern side of the campus, is lined with traditional strip commercial development creating a more urban character along this side of the campus.

Tamiami Park, a Miami-Dade County property, is situated immediately south of the campus. Although the campus perimeter road near this boundary establishes the current functional edge of the campus, there is not a strong spatial separation between the county land and the campus. The space is predominately occupied by surface parking lots. The University's football stadium and Performing Arts Center are also located along this edge.

### **Building Location and Orientation**

One of the significant features of the Modesto A. Maidique Campus itself is the large land area on the western side and northern perimeter of campus. Although the majority of this land is not utilized for buildings, much of this space is designated for recreational fields and campus parking. In several locations these spaces are interrupted by large structures such as FIU Arena, Campus Support Complex, NOAA National Hurricane Center and Carlos Finlay Elementary School and Parking Garage Three. However, in terms of the overall spatial organization of the campus those buildings or groups of buildings appear as "objects-in-space", separate from the central group of structures and grouping patterns.

The northeastern area of the campus is beginning to develop in accordance with Academic Health Sciences master plan. The addition of the Nursing & Health Sciences buildings and Parking Garage Four are transforming the existing edge of surface parking lots into an academic and research district.

The eastern perimeter of the campus is becoming denser with the addition of Wertheim Performing Arts Center, Parking Garage One, the expansion of Graham Center, Parking Garage Two, and Phi Gamma Delta Fraternity

House. The University House (President's Residence) maintains a large amount of open space within the district.

### **Entrances and Landscape Features**

The peripheral open spaces around the academic core are also distinguished in several locations by distinctive landscape features. On the northern perimeter of campus the formal colonnaded and enhanced landscape entrance from SW 8th St provides the framework for a dramatic arrival to the Modesto A. Maidique Campus. This dramatic, formal boulevard surrounded by a double row of mature Royal Palms frames a vista that penetrates the heart of the campus. Adjacent to this ceremonial campus entranceway, an informal planting of canopy trees, flowering trees and palms provide a visual buffer from SW 8<sup>th</sup> Street.

Many of the predominant design elements in the SW 8<sup>th</sup> Street entry zone are repeated in the other primary campus entrance for the Modesto A. Maidique Campus off of SW 107<sup>th</sup> Avenue. Two arched entry towers are constructed of stucco and cut coral keystone. Sidewalks leading through the arches at the base of the towers and an allee of Royal Palms create a formal vista into the campus.

### **Pedestrian Entrances and Walkways**

While there are numerous pedestrian "entrances" to the central academic core, two are more clearly defined. The pedestrian plaza located between the Graham Center and Charles Perry Building serves as a pedestrian entrance from Parking Garage One & Two, eastern parking surface areas and will serve as the primary campus access from Greek housing. This exterior plaza is characterized by large paved areas, which direct movement toward the central courtyard between the Perry Building and Green Library. The open space between Parking Garage One and Graham Center is comprised of lawn areas and broad walkways interspersed with planting areas.

On the western edge of the Perry Building, a pedestrian entryway, known as Avenue of the Sciences, provides access to the central academic courtyard from the residential complex of Panther Village and parking areas to the south. The Avenue extends northeasterly to the existing surface parking lots provided direct access to commuters. Pedestrian access to the campus core east of Green Library from the University Apartments is indirect due to the development of the Health and Life sciences buildings. On the western side of Green Library an additional pedestrian entrance connects the campus core to Golden Panther Arena and the western parking areas.

### **Landscape Character**

The campus landscape is a mixture of formally planted trees along roadways and axes and informal plantings of canopy trees, flowering trees and palms

at campus perimeters, entry zones and open spaces. Detailed plantings are associated with building courtyards and some quadrangles. Some natural vegetation on campus is located on an eight acre area located immediately east of the Baseball Stadium.

Landscape character in quads consists of canopy tree and palms along walkways with minimal to no under-story plantings near building foundations. Most understory plantings are associated with exterior plazas.

## **ENGINEERING CENTER**

### **Visual Edge**

The perimeter of Engineering Center is characterized by open space along West Flagler Street, a six lane arterial street with some landscaping along SW 107th Ave a six lane arterial street with a median divide. Both streets are traditional commercial corridors with varying forms and ages of retail. The existing multi-family to the north of the campus is apartments of three stories and medium density. To the west is a public park, with some landscaping along its edges.

### **Building Location and Orientation**

The large existing building is located internal to the parcel. It is surrounded by surface parking on two sides. Two support facilities are also located on site but not grouped nor linked to one another.

### **Entrances and Landscape Features**

The existing entry from West Flagler is a divided median entrance with no landscape plantings or features. The existing entry from NW 107th Ave is a two lane condition with minimal landscape features.

### **Pedestrian Entrances and Walkways**

There are few pedestrian connections on-campus . The West Flagler entry provides for a pedestrian connection to the campus from the community.

### **Landscape Character**

There is no existing landscape character on-campus as the site is predominately lawn. The site does contain some good sized hardwood trees along the boundary of West Flagler St and the western surface parking lot. Future development should minimize impact to these trees when possible.

## **BISCAYNE BAY CAMPUS**

### **Visual Edge**

A distinctive feature of Biscayne Bay Campus is that its bounded on three sides by undeveloped land. Biscayne Bay borders the remainder of the campus edge (Photograph 3.6). These campus perimeters provide the campus with a uniquely isolated setting even though it is located in an area that is otherwise fully developed. A second significant feature of the campus is its orientation. Unlike the Modesto A. Maidique Campus, that is bounded

on all sides by urban conditions, the Biscayne Bay Campus has a distinct linear orientation that is the result of the Biscayne Bay waterfront on the east, and forested land on the west.

### **Entrances and Landscape Features**

The vehicular entrances to the campus parking areas are located off of Bay Vista Blvd. The interior pedestrian "street" that links the Wolfe University Center, Academic One and Academic Two buildings runs perpendicular to the bay-front. Consequently, one is not fully aware of the extensive shoreline of the campus until having walked through or beyond the academic buildings within the campus core.

### **Building Location and Orientation**

Development on Biscayne Bay Campus is concentrated in a relatively compact area near the northern limits of the property. The Marine Biology building to the south of the Wolfe University Center is also oriented perpendicular to the Bay. Location of the campus core combined with the orientation of the main academic buildings and open spaces to the southeast, all contribute to waterfront views of the southern portion of campus property.

The Kovens Conference Center is located south of the campus and does not have an internal vehicular connection to the academic core. Similar to the other buildings on campus, the building is oriented perpendicular to the Bay (Photograph 3.6).

### **Visual Landmarks**

Biscayne Bay Campus has three lakes that are distinctive visual amenities. The two lakes situated south of the academic buildings is significant since it visually extends the waters' edge from the bay perimeter into the central portion of the site. The lake at the northeastern edge of campus with its fountain and backdrop of Coconut Palms creates a striking entry feature.

The campus quad between the Library and Wolfe University Center are the primary hubs of activity on campus. New building additions and uses to the southern facade of the Wolfe University Center has increased activity along the lake edges (Photographs 3.7 & 3.8).



Photograph 3.5 View of Biscayne Bay



Photograph 3.6 Kovens Center



Photograph 3.7 Plaza adjacent to The Library



Photograph 3.8 Quad adjacent to Wolfe University Center and Hospitality Management

**b) An inventory of existing building service areas, service entrances, trash collection points, etc.**

**MODESTO A. MAIDIQUE CAMPUS**

Service areas in the campus core normally have an outward orientation from pedestrian activity zones and towards the existing loop road. The Green Library service court creates a non-desired edge condition to the central quad. The street that provides service to the Charles Perry Building divides the campus core, delineating between the academic core and residential district.

**ENGINEERING CENTER**

The existing building sits on podium with parking underneath, service can be accessed from any side of the building.

**BISCAYNE BAY CAMPUS**

The primary service area for the campus core is screened from public view by a sodded berm located near Central Utilities. The location of the Marine Biology Building Hospitality and Tourism Building requires a circuitous route in order not to encroach into the pedestrian quad.

**c) An identification of existing high activity buildings and spaces.**

**MODESTO A. MAIDIQUE CAMPUS**

The activity "center" of the Modesto A. Maidique Campus includes a cluster of four buildings initially constructed on the campus core:

- The Charles Perry Building is the focus of administration functions
- Ernest R. Graham Center is the student activity center (Photograph 3.9)
- Green Library is the focus of research
- Deuxieme Maison has a large concentration of faculty offices

The importance of the plaza between these buildings as a pedestrian activity area is reflected in the location of building service areas at the outside edges of structures enclosing space and programmed nature of the hardscape with various pedestrian level features.

A secondary activity node occurs in the buildings located north of the library. The focus in this area is academic activity focused around the following buildings (Photograph 3.10):

- Owa Ehan,
- Engineering and Computer Science
- Viertes Haus,
- School of Architecture
- The Chemistry and Physics Building
- Health and Life Sciences

## Molecular Biology

Another activity node occurs at the housing complex south of the campus core.

These buildings include:

- Lakeview Residence Hall
- Panther Residence hall
- University Towers
- Everglades Residence Hall

## **ENGINEERING CENTER**

There is no area of activity on-campus.

## **BISCAYNE BAY CAMPUS**

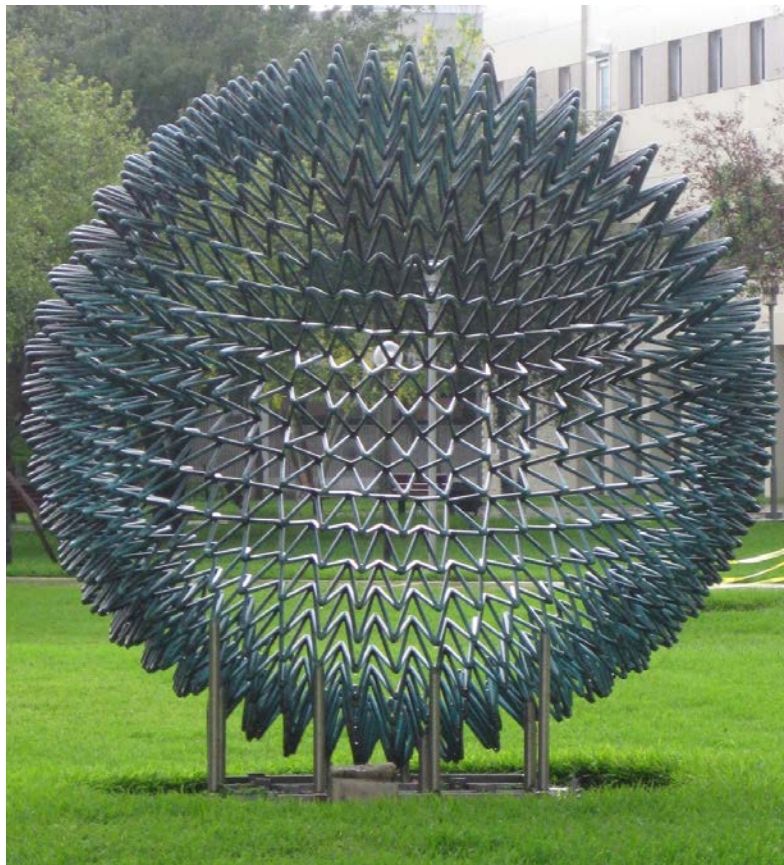
The Library, Wolfe University Center and Academic One are the primary focus of activity at this campus, with the majority of students concentrating at the Library.

The Kovens Center attracts ample activity from conferences, trainings and events. The building has a defined architectural style and enhanced finishes. The complex is nestled into its site, positioned closely to the bay. The landscape blends well with a mangrove-lined pond at the building's entry. Building orientation and design accentuates views of Biscayne Bay.

Also of interest at this campus is the location of the Aquatic Center. Placed adjacent to the Wolfe University Center and Hospitality Management, this facility faces the waterfront and provides views out across the bay from the pool deck. The Aquatic Center is separated from the other athletic facilities on campus.



Photograph 3.9 Dining plaza at Graham Center



Photograph 3.10 Art in quad east Owa Ehan

- d) **An identification of existing functional linkages, i.e., major pedestrian, auto or other linkages.**

### **MODESTO A. MAIDIQUE CAMPUS**

The campus core functions are an inwardly oriented complex of free standing buildings linked by a pedestrian circulation system that connects the core activities to the perimeter parking areas. A large concentration of pedestrian activity, walking and gathering, between the Graham Center, Green Library and Perry Building is reflected by the amount of paved pedestrian walkways in the south - central portion of the campus.

Pedestrian movements are organized along three main spines which are continuous across the central campus:

- **Avenue of the Professions:** extends from the western perimeter parking areas to Green Library and continues easterly along the Graham Center to the Loop Road
- **Avenue of the Sciences:** extends in a diagonal direction from the residential housing complex to the central campus core and continues to the Loop Road near University Apartments
- **Avenue of the Arts:** Connects the Performing Arts Center and Parking Garages One and Two to the Graham Center.

Another east – west pedestrian linkage connects Owa Ehan past the Education Building to Parking Garage Three and associated surface parking areas.

### **Pedestrian Circulation**

Within the central campus is the differentiation of the pedestrian circulation pattern between the northern and southern portions of the core. The southern portion of the campus core, situated between Green Library and Perry Building, has pedestrian movement facilities and patterns that extend through the space. The northern portion of the central campus, located between Green Library and Engineering and Computer Science, is characterized by pedestrian movement facilities that are organized around the perimeter of the space. In this part of the campus pedestrian movement is accommodated within the buildings or in covered outdoor walkways such as in Owa Ehan.

Another feature of pedestrian circulation patterns is found in its walkways linking parking to the central academic core and its surroundings. The parking lots and south of the central campus have pedestrian walkways connecting them directly with the main campus activity centers (Green Library, Graham Center and Primera Casa). Parking Garage Four has a colonnaded covered walkway that connects it to the central-campus. The parking lot on the northeast side of campus has a strongly expressed connection to the academic core that is

reinforced with an allee of Royal Palms.

The northwest parking lot and the parking lot located in the southwest region of the campus are linked together by a sidewalk that follows the campus loop road. This sidewalk currently extends around the entire western end of the campus, and across the edge of the northeast parking lot.

### **Vehicular Circulation**

The primary vehicular circulation route within the Modesto A. Maidique Campus is the Loop Road. The Loop Road encircles much of the core of the campus, provides access to perimeter parking lots and connects to secondary roads and service drives within the campus. The Loop Road was reconfigured to south of the residential villages with the development of Parking Garage One & Two. This allowed for unimpeded pedestrian circulation from the parking garages and adjacent parking lots the campus core. The connection of the Loop Road to the surrounding community occurs through two main entrances and four secondary entrances.

Primary Entrances:

- 112 Avenue at SW 8th Street
- 109 Avenue at SW 8th Street

Secondary Entrances:

- SW 16th St at SW 107th Ave
- SW 11th St at SW 107th Ave
- SW 109th Ave at SW 8th St
- SW 17th St at SW 117th Ave

## **ENGINEERING CENTER**

### **Pedestrian Circulation**

Pedestrian circulation is limited to movement from the eastern and western parking lots to the main building.

### **Vehicular Circulation**

Vehicular circulation is primarily through the exiting parking lots. Entrances exist off of West Flagler St to the south and NW 107th Ave to the east.

## **BISCAYNE BAY CAMPUS**

Because of the compact form of development at Biscayne Bay Campus, the major pedestrian activity is concentrated in a relatively small area focused between the Library on the northern edge of the quad and the Wolf University Center on the southern edge of the quad. One of the important distinguishing features of this campus is that the Wolfe University Center, Academic One and Academic Two are closely linked by an interior pedestrian "street" which provides a continuous covered connection among these buildings. This interior corridor is reflected on the exterior by a continuous walkway and a portico

extending along the south side of the buildings (Photograph 3.11). This exterior walkway, which incorporates generous paved areas, few trees and pedestrian lighting, faces the adjacent lake and Biscayne Bay in the distance. (Photograph 3.12).

Although the Library is located approximately three hundred feet from Wolfe University Center, it is provided with a two level pedestrian walkway offering a covered link between those two buildings. The Library is also linked by a ground-level covered walkway to Hospitality Management. At present, Hospitality Management is not connected by covered walkway with the nearby Wolfe University Center.

Another distinctive feature of Biscayne Bay Campus is the large paved entrance plazas located between the parking lots and Academic One and Academic Two buildings. The large paved areas with modest landscape "islands" give this area a very urban character. The urban character of this space contrasts with the informally laid out pedestrian walkways that extend south from the main academic buildings and along the bay.

Pedestrian linkages between parking and the academic core of the campus exist in varying degrees. The parking lot located just west of Academic Two has pedestrian walks along both sides that provide clear connections to that building. The parking lot west of The Library does not have a separate sidewalk connection to the campus core, resulting in pedestrians walking along the parking lot driveways toward the Library.



Photograph 3.11 Porticos along Wolfe University Center



Photograph 3.12 Interior pedestrian corridor in Wolfe University Center

**b) A description of the character of existing buildings and open spaces within the context area.**

**MODESTO A. MAIDIQUE CAMPUS**

The Modesto A. Maidique Campus context area is a completely urbanized, developed area. The campus is landlocked and bordered with SW 8<sup>th</sup> Street to the north, SW 107<sup>th</sup> Avenue to the east, SW 117<sup>th</sup> Avenue to the west and Tamiami Park to the south. Development consists primarily of single and multi-family residential uses along with traditional strip commercial development along major road corridors. All development within the context area is low-rise construction.

Tamiami Park, immediately south of the campus is the largest park/open space in the context area, and is a facility that hosts activities of regional significance. Miami-Dade County Fair and Exposition abuts the southern perimeter of the campus along SW 107<sup>th</sup> Avenue.

The perception of the area can, to a large extent, be described in terms of the character of development along the major roadways. SW 8<sup>th</sup> Street, SW 107<sup>th</sup> Avenue and SW 24<sup>th</sup> Street are the major through-streets in the context area. North of SW 8<sup>th</sup> Street in the City of Sweetwater the land use predominantly consists of low to moderate income housing. While SW 8<sup>th</sup> Street and SW 24<sup>th</sup> Street are characterized primarily by residential development, SW 107<sup>th</sup> Avenue is characterized by commercial development along the east side of the campus.

**ENGINEERING CENTER**

The surrounding buildings to Engineering Center are traditional retail stores to the south and west of the site with surface parking lots between the street and the building entrances. Garden style apartments are located to the north of the campus. The Woman's Park, a passive recreation space, is located along the eastern boundary of the campus.

**BISCAYNE BAY CAMPUS**

Although Biscayne Bay Campus is in a region of Miami-Dade County that is completely urbanized, the lands immediately adjacent to the campus remain open and undeveloped. This is in part the result of environmental constraints to development and zoning in which portions of these lands are designated for parks and recreation use.

A middle school has been built at the southeast corner of US 1 near the entrance to Biscayne Bay Campus.

Although there are two entrance roads into the campus, only the northern road is operable. As a result, the vehicular entrance to the campus actually exists at US 1 (Biscayne Boulevard) located approximately three-quarters of a mile west

of the campus buildings. US 1 in this portion of the county is characterized by nearly continuous commercial development. Other portions of the context area are characterized primarily by single family residential development. Because these areas were originally developed many years ago, the residential areas are organized on the grid street system typical of older areas of the county.

**(2) ANALYSIS REQUIREMENTS.** This element shall provide, at a minimum, the following analyses:

**a) An analysis of the evolution of the development pattern of University buildings and open spaces.**

### **MODESTO A. MAIDIQUE CAMPUS**

The first increment of development at the Modesto A. Maidique Campus occurred in the period 1972-75, with the construction of five major buildings: Primera Casa (which has been renamed Charles Perry Building), Deuxieme Maison, Viertes Haus, Green Library and the Graham Center. These structures were grouped in the south-central section of the overall campus property and formed a compact campus core with a central pedestrian courtyard located between Primera Casa and Green Library.

The construction of Viertes Haus to the north of Green Library established a northerly direction for future growth. The construction of Owa Ehan in the period 1976-85, followed by the construction of Chemistry and Physics and Engineering and Computer Science in the period 1986-93, created, and completed a second campus "quadrangle". Also in the period 1976-85 student housing was constructed east of the academic core along the edge of the campus, as was Golden Panther Arena, located in the west central part of the campus, away from the existing academic buildings.

In 1992, the Ryder Business Administration was completed. Located between the previously constructed academic buildings to the east, and Golden Panther Arena to the west, this structure occupies the southern end of the formal vehicular entrance from SW 8<sup>th</sup> Street. This entrance established a new organizing element for the campus, apart from the "quadrangles" and courtyards established in earlier development.

In recent construction at the Modesto A. Maidique Campus from 1994 to 2000, development has moved toward the southern and western edges of the campus. Three athletic facilities have been constructed, the Baseball Stadium, FIU Community Stadium and the Athletic Academics Fitness Center. Additional construction along the southern edge of the campus includes two residential facilities, Panther Residence Hall and University Towers. Wertheim Performing Arts Center was completed in 1996. This facility is located along the southern

perimeter of the FIU campus adjacent to the Miami-Dade County Fair and Exposition. Wertheim Performing Arts Center and the FIU Community Stadium each straddle the Modesto A. Maidique Campus's southern property line and are each joint-use facilities. The FIU Community Stadium is shared with Tamiami Park and Wertheim Performing Arts Center is shared with the Miami-Dade County Fair and Exposition.

The projects constructed from 2005 to 2010 include:

- Rafael Diaz-Balart Hall
- Chemistry & Physics Building
- Health & Life Sciences
- Nursing & Health Sciences

### **ENGINEERING CENTER**

(Need history)

### **BISCAYNE BAY CAMPUS**

Biscayne Bay Campus retains a more compact physical form than the Modesto A. Maidique Campus. Development of the campus began in the late 1970's with construction of the Wolfe University Center, the Academic One and Academic Two buildings. Hospitality Management was an existing building on the property that was taken over by the University along with the campus site.

Unlike the first increment of development at the Modesto A. Maidique Campus, in which buildings were organized around a central circulation courtyard, the first buildings at Biscayne Bay Campus were organized around an internal circulation linkage concept. Consequently the Wolfe University Center, Academic One and Academic Two buildings were built close to one another, and linked by covered walkways and pedestrian bridges, giving the complex the appearance of one large structure.

The Library and student housing built in subsequent years broke the pattern of the closely spaced buildings of earlier phases and extended the campus development toward the north (Photographs 3.13 & 3.14). Although the Library is separated from the other structures it is physically connected to them with a second level pedestrian walkway and a surface pedestrian plaza.

The most recent buildings constructed on campus are Kovens Center, the Student Health and Wellness Center and the Marine Biology Building. Kovens Center is located well to the south of the other existing structures, and was in conformance with previously prepared Master Plans. This remote location allows room for future expansion of academic facilities between the conference center and Academic Two. The Student Health and Wellness Center is located west of The Library. The Marine Biology Building is located south of the Wolfe University Center



Photograph 3.13 Plaza void of plantings and amenities



Photograph 3.14 Neglected landscape at campus housing

- b) **An identification of and assessment of the advantages and disadvantages of alternative spatial configurations by which future development on the campus may be organized. This analysis shall include consideration of methods to improve energy efficiency and alternatives for coordinating the pattern of buildings and spaces along the University/community boundary.**

### **MODESTO A. MAIDIQUE CAMPUS**

This is a critical planning period to review the future programmable needs for new buildings and facilities for the Modesto A. Maidique Campus. Organization of campus growth should respect existing campus land uses, primary axes and vistas and pedestrian and vehicular movements. Presently and in the immediate future at the Modesto A. Maidique Campus, the greatest program demands are for additional recreational and open space facilities, academic classrooms and offices, research facilities and residential housing. The proper ratio of brick and mortar must be balanced with the need for preserving and developing necessary open spaces and structured and unstructured recreational areas. The Master Plan process must take a holistic approach that acts as a addresses projected campus growth while maintaining practical land use constraints.

The siting of new facilities should continue to fulfill the historical FIU traditions of forming campus spaces and providing focal elements at the terminus of grand axes. One alternative concept suggested for future campus growth consist of siting buildings along streets with an outward orientation to the host community. This concept has been investigated and accepted during the development of the Academic Health Sciences planning initiative. When utilizing this planning scheme it will be important to overcome the perception that the building façade that faces the campus core is perceived as the back of the facility. This alternative building pattern is most effective near campus entrances or major intersections that provide an opportunity for redevelopment from the private sector to complement the university's efforts in creating a sense of place.

Another alternative spatial configuration for future growth involves placing buildings on existing surface parking lots. This strategy has begun to be utilized at University Park during previous planning periods. Parking garages though not as economical as surface parking, are necessary on campuses with a scarcity of developable land.

An additional pattern of campus planning at the Modesto A. Maidique Campus consists of orienting structures along interior vehicular roadways. This planning concept was used for the Education Building and the School of Architecture. This strategy of design expands the campus core outward to the Loop Road. An important element in the success of this concept will require that building exposures oriented toward roadways have a consistency of design that addresses the street. The architectural edges of such buildings oriented to the campus core will begin to define new quads that surround open spaces. This planning alternative is quite effective when used in conjunction with the

construction of perimeter parking garages to define the space.

Another creative concept for future campus organization proposes mixed uses for future buildings. This concept has been successfully utilized in Parking Garage One, which has office space on the first floor. Another contemplated mixed-use project for the Modesto A. Maidique Campus includes combining housing with student support functions, such as a satellite dining facility, and combining residential uses with academic uses.

### **ENGINEERING CENTER**

Due to its small site and surrounding urban context, it will be important to develop an academic campus with open spaces and a sense of separation from its surroundings. Separation could be obtained by heavily "buffering" the campus edges from the surrounding context through landscaping and fencing. An alternative would be through the placement of buildings and the preservation of open space. While one concept presents a sense of increased security along its edges the other opens the campus visually and functionally to the community.

### **BISCAYNE BAY CAMPUS**

Present issues and desires that affect the direction of future campus expansion must be addressed in this current planning period. One of the primary issues that should be considered in campus growth is ensuring that orientation of planned facilities maximize views to Biscayne Bay, an unequaled amenity. A significant entrance that directs the visual focal point to the bay rather than away from it should be developed. Additional axes and focal points on campus should direct and preserve view corridors to the bay. Vehicular circulation and parking areas should be reconfigured to furnish distinct connections to the academic, convention and residential districts and ultimately to the bay.

Future facilities should be planned in a manner to maximize the integration of campus activities with Biscayne Bay. The existing campus is detached from its surrounding uses requiring students and faculty to leave the campus for non-academic activities. New student services and residential buildings should be integrated and located within close proximity of the academic core creating a more viable walking district. The services should include more traditional retail and restaurant opportunities to allow students to stay on-campus and create a more truly sustainable campus while developing an activity node.

### **c) An identification and assessment of alternative future activity location and linkage concepts for the campus and the context area.**

### **MODESTO A. MAIDIQUE CAMPUS**

As discussed in this element, a large portion of the 342.2-acre the Modesto A. Maidique Campus property has been developed. Physical expansion will continue outward from the present campus core. The University will need to continue its facility expansion through consolidation and densification to increase efficiency within the developable area. Due to the scarcity of available land for

expansion on campus, it will be imperative to wisely use the remaining land. This will require an increase in density and increase in structured parking options.

It is extremely important that the Modesto A. Maidique Campus foster its relationship with its host community. To maximize the remaining resources of the campus it may be necessary to pursue possibly partnering within the context area for certain university functions. Consideration should be given to how the Modesto A. Maidique Campus can influence the planning of physical spaces around the host community and encourage public/private partnerships. The desire by FIU to physically link the Modesto A. Maidique Campus to The Engineering Center will be determined by the ability of the community and FIU to discuss creative design elements conducive to both.

Difficult site conditions such as those that face the Modesto A. Maidique Campus often require creative solutions. Aside from possible future land acquisitions one potential strategy to pursue within the host community includes access to off-campus housing. This might include the possibility of off-campus housing in the City of Sweetwater. However, this and other interaction within the context area requires improved linkage to furnish safe and dependable transportation across the physical vehicular boundaries that surround the campus on three sides. Better transit systems would be beneficial to link the Modesto A. Maidique Campus to its host community.

In addition to the demands typical of college campuses, the University context area presents a challenge: the fast paced urban style of the surrounding community is sometimes in conflict with the functions of the Modesto A. Maidique Campus. While it is not the University's intention to shut out the surrounding community, the traditional routine of learning, studying and research is not always compatible with the noise, rapid vehicular movement and normal distractions of an urban environment. Through extensive landscape plantings during the previous planning period, the Modesto A. Maidique Campus has done an excellent job of defining the campus from its context area and furnishing a sense of campus enclosure and security while providing an aesthetic edge to the campus.

### **ENGINEERING CENTER**

Developing the campus as a part of the community is vital in improving the perception of the campus. The existing configuration and character of the campus isolates it from the surrounding context. Pedestrian linkage to the surrounding commercial corridors is difficult and access to the campus is vehicular oriented. Due to its smaller footprint and to create a viable and attractive campus to future student and faculty, the campus must develop a sense of a traditional campus through enhanced open space and new buildings, but it must also engage the local community. The campus is not large enough to be "self sufficient". Utilizing the surrounding resources, improving the aesthetic edge conditions and providing pedestrian access to the surrounding businesses

and public park will help create a sense of place within the community.

### **BISCAYNE BAY CAMPUS**

Due to the location of Biscayne Bay Campus, continuing to improve the perception of the University within the host community is a necessity. The development of the campus as a sustainable campus, with lower impact minimized building footprints, restored Mangrove vegetation stands and preserved open space should be highlighted.

The immediate campus context area includes a new elementary school at the southeast corner of US-1 and the Biscayne Bay Campus entrance. It will be very important for the University to coordinate planned expansion with future growth in the context area. Planners should endeavor to influence planned activity in the surrounding community and seek possible community joint use projects.