

URBAN DESIGN ELEMENT

GOAL 18. To create a stronger “Sense of Place” and community identity in Broward County through improved aesthetic and functional design.

Objective 18.1. Encourage urban design which responds to the climate and character of Broward County, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create vibrant public space.

Policy 18.1.1. Broward County Planning and Redevelopment Division shall refine and build upon the ideology of the Broward County County-Wide Community Design Guidebook to establish a summary of key Best Practice Guidelines for promoting quality subtropical urban design by 2010. The guidelines will provide a checklist of key principles to be applied during the design and review of development projects.

The Guidelines will address the following:

1. A vision of improved aesthetics and pride of place.
2. Preserving and enhancing tradition, culture and the history of the area.
3. Climate responsive design and site planning, incorporating native habitats, indigenous species, tree canopies and water conservation.
4. A community-based approach to engaging, teaching and informing the public that emphasizes participation from property owners, developers and citizen groups.
5. Safe environments, Crime Prevention through Environmental Design (CPTED) best practices and adequate natural surveillance.
6. Compatibility, connectivity and integration with surrounding uses and transportation corridors bringing place and thoroughfare design together.
7. Context sensitive design with flexibility based on site specific requirements and dimensional aspects of pedestrian friendly public space.
8. Landscape elements that are context-based, interrelate with pedestrian amenities, utility infrastructure and transportation pathways.
9. Design and layout of elements between the building and street curb.
10. Parking requirements, ratios, shared parking, relationship to buildings, pedestrian connections and street frontage.
11. Development with performance standards for edges and boundaries to create preserves and recreation and leisure areas.

Policy 18.1.2. Broward County, shall by 2010, explore incentives/bonuses that encourage design review participation, pedestrian and transit friendly development and multi-modal connectivity.

Policy 18.1.3. Broward County shall encourage quality redevelopment and growth in appropriate urbanized areas and along Broward County’s Metropolitan Planning Organization (MPO) 2030 Long Range Transportation Plan high

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capacity transportation corridors and nodes, which are compact, context sensitive and pedestrian friendly.

Policy 18.1.4. Broward County shall continue to stimulate redevelopment by periodically reviewing and, if necessary, amending its codes, ordinances, regulations, and permitting process by promoting adaptive re-use, pedestrian friendly activity centers and compact mixed-use development.

Policy 18.1.5. Broward County Planning and Redevelopment Division shall develop policies and standards that address the flexibility required for unique redevelopment, adaptive re-use and innovative public-private partnerships for mixed-use overlay zones and transit oriented corridors by 2012.

Policy 18.1.6. Broward County shall encourage the use of county and municipal facilities, especially institutional, cultural and civic buildings as anchors for public gathering places that showcase the arts.

Objective 18.2. Encourage architectural design that reflects the character, history and climate of Broward County, seamlessly incorporating functional public space, innovative styles, quality building materials, and energy efficient, green construction methods that reduce greenhouse gas emissions.

Policy 18.2.1. Broward County shall require that all new County-owned and operated building construction achieve a minimum LEED (Leadership in Energy and Environmental Design) rating of “LEED Certified” in accordance with County resolution 2008-856.

Policy 18.2.2. Broward County shall encourage municipalities and the private sector to participate in green certification programs.

Policy 18.2.3. Broward County shall explore incentives and bonuses for green certification, green construction and passive survivability, such as expediting the permitting process. Passive survivability refers to the ability of a building to provide critical utilities during extended service interruptions.

Policy 18.2.4. Broward County shall periodically review and, if necessary, amend its codes, ordinances, regulations, and permitting process for the purposes of promoting climate-based design, green construction, green certification and passive survivability.

Policy 18.2.5. Broward County Planning and Redevelopment Division shall refine and build upon the ideology of the Broward County County-Wide Community Design Guidebook to establish a summary of key best practice

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guidelines for promoting quality subtropical architectural compatibility by 2010. The typology/context based guidelines will provide a checklist of key principles to be applied during the design and review of development projects and will represent part two of the urban design guidelines established in Policy 18.1.1.

The guidelines will address the following:

1. Interconnectivity and compatibility as it relates to building design, position and functionality with surrounding development.
2. Lot position, build-to lines, parking location/connections, roof lines, overhangs and signage.
3. Functional aspects of pedestrian friendly public space, including mass, scale and connectivity.
4. First story façades, transparency and entry locations.
5. Passive climate oriented design and solar/wind energy generation.
6. Materials/styles.
7. Flexibility to support various uses over time.

Objective 18.3. Broward County shall continue to advance policies that enhance the value of open space and public amenities by conserving and protecting ecological resources and integrating the built environment with nature.

Policy 18.3.1. Broward County shall encourage the development of an interconnected system of greenways, trails, waterways, and parks and open space.

Policy 18.3.2. Broward County shall encourage water conservation and the creation of wildlife habitats through the implementation of NatureScape Broward principles that positively relate to the overall design and layout of an area or site.

Policy 18.3.3. Broward County shall periodically review and, if necessary, amend its codes, ordinances, regulations, and permitting process for the purposes of promoting the principles of NatureScape Broward.

Objective 18.4. Broward County shall encourage the creation of an interconnected multi-modal network of streets and pathways that emphasize neighborhood centers and highlight the integration of land use, transportation planning and way-finding information systems.

Policy 18.4.1. Broward County shall encourage the development of a multi-modal transportation system that serves the local and regional needs of pedestrians, bicyclist, transit and automobile usage.

Policy 18.4.2. Broward County Planning and Redevelopment Division shall in coordination with the Broward County Transportation Department and the

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Broward Metropolitan Planning Organization, develop an implementation program for pedestrian friendly intermodal transit infrastructure.

Policy 18.4.3. Broward County shall address roadside design issues, the area between the face of the curb and the property line, each of which has its own function/context sensitive design solutions by 2012.

Policy 18.4.4. Broward County shall promote coordinated wayfinding systems for pedestrians and autos consistent with the Broward County County-Wide Wayfinding Report.