

TOWN OF DAVIE RAC MASTER PLAN



EDSA

- Introductions
- Site Context
- Guiding Principles & RAC Vision
- Analysis
- Workshop Updates
- Moving Forward



**Town of Davie
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EDSA

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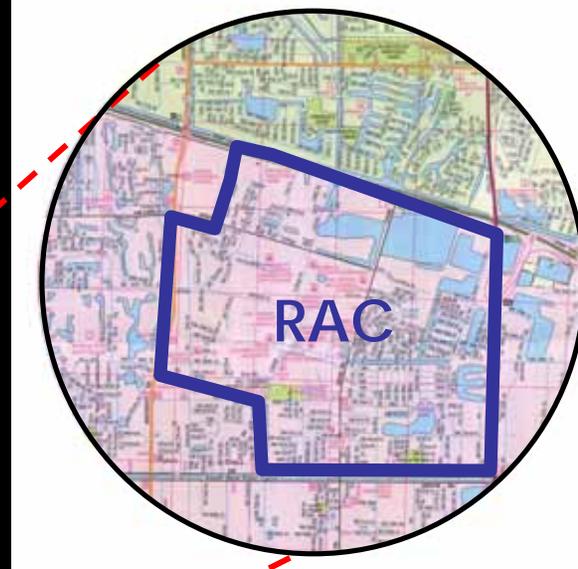
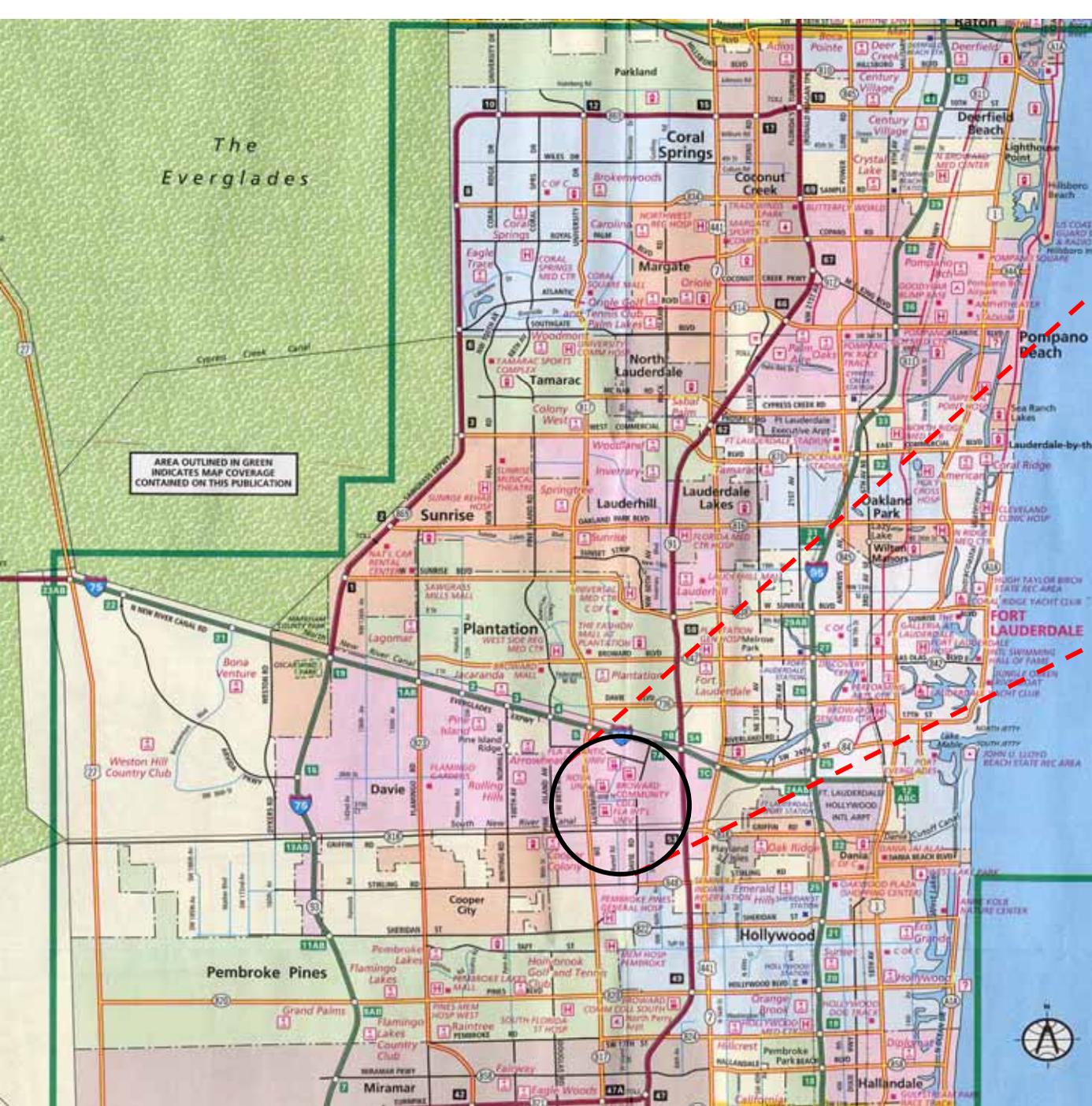
**Public Policy and
Economics**
NSU Institute of
Government
and Public Policy ("IGPP")



the purpose of the study is to identify a transit/intermodal based Master Plan providing all relevant information necessary to create a viable area for integrating transit and land use



The Regional Activity Center land use category is intended to encourage development or redevelopment of regional significance. This category is to facilitate mixed use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.



State of Florida

Population: 17,397,161

Housing Units: 7,624,378

Median Income: \$38,819.00

Land Area: 53,927 square miles

Broward County

Population: 1,754,843

Housing Units: 763,267

Median Income: \$41,691.00

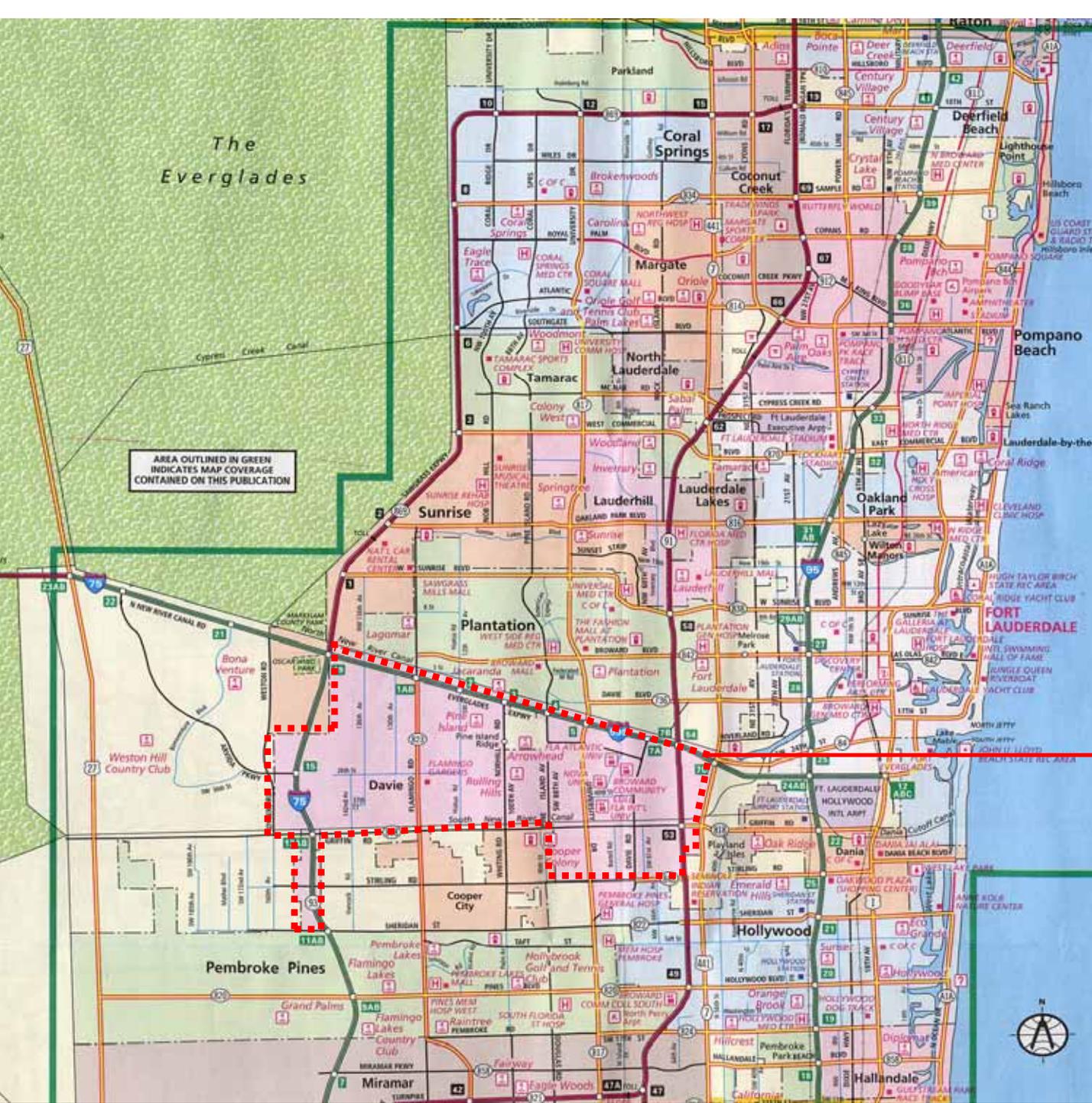
Land Area: 1205 square miles

TOWN OF DAVIE RAC MASTER PLAN

site context



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AREA OUTLINED IN GREEN INDICATES MAP COVERAGE CONTAINED ON THIS PUBLICATION

Town of Davie, Florida

Population: 80,364

Housing Units: 31,284

Median Income: \$47,014.00

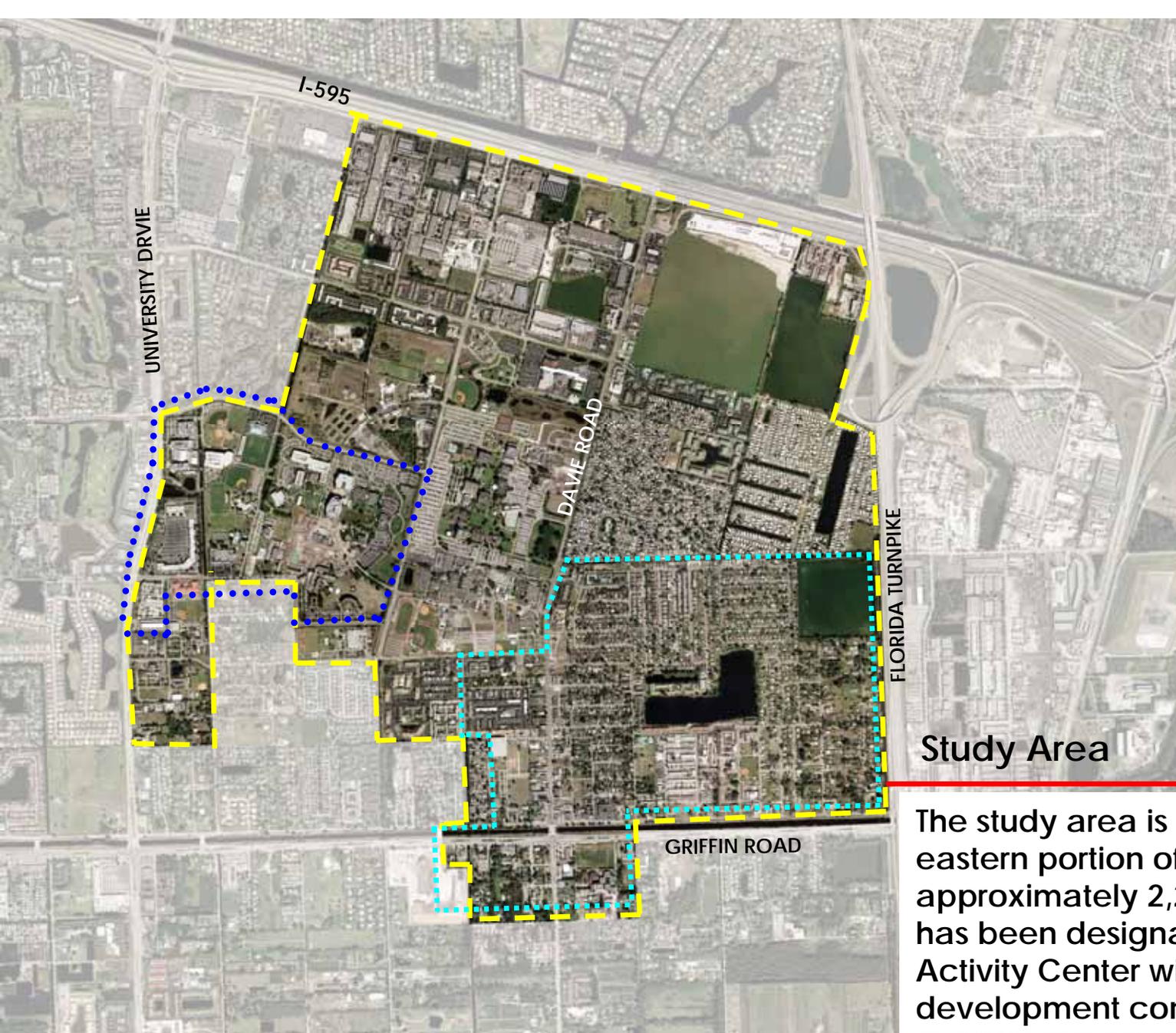
Land Area: 33 square miles

TOWN OF DAVIE RAC MASTER PLAN

site context



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LEGEND

REGIONAL ACTIVITY CENTER (RAC)

COMMUNITY REDEVELOPMENT AREA (CRA)

RAC ACADEMICAL VILLAGE (RACAV)

Study Area

The study area is located in the eastern portion of Davie, Florida approximately 2,200 acres. The land has been designated a Regional Activity Center with special development considerations.

vision statement

“Enhancing the future through progressive planning that promotes the Town environment within the Regional Activity Center, and serves as an economic engine establishing a legacy for future generations.”

guiding principles

Preserve and ensure the security , tranquility , character and sanctity of the Regional Activity Center.

Promote the social, educational and historically significant attributes of the Regional Activity Center.

Integrate the unique educational culture found in the Regional Activity Center to create an unparalleled location to live work learn and play.

Facilitate the connections between land parcels to provide incentive for quality development and economic return

Formulate a concept that enhances the vision for alternative modes of transit.

Maximize return on investment for the Town of Davie and ensure economic sustainability.



guiding principles

Enhance existing facilities through restoration and expansion

Implement a program and plan that is sensitive to the culture and interests within the Town of Davie

Create a plan that is flexible to adapt to changes in the market

Produce a plan that is sustainable and enduring

Establish a phasing plan that is implement able over a realistic time frame

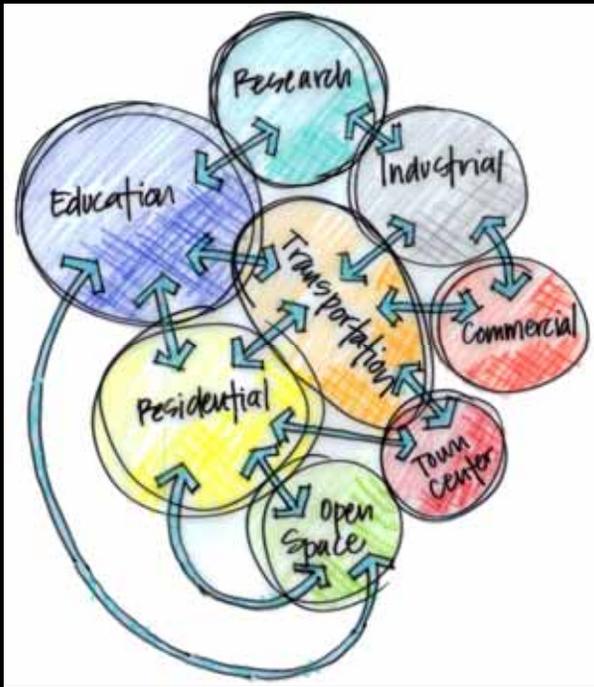
Nurture environmental features within the Town of Davie and protect its natural resources

Promote regional significance through responsible planning and relationships to relevant outside factors

Define an urban fabric and form that is consistent with the overall vision for the future

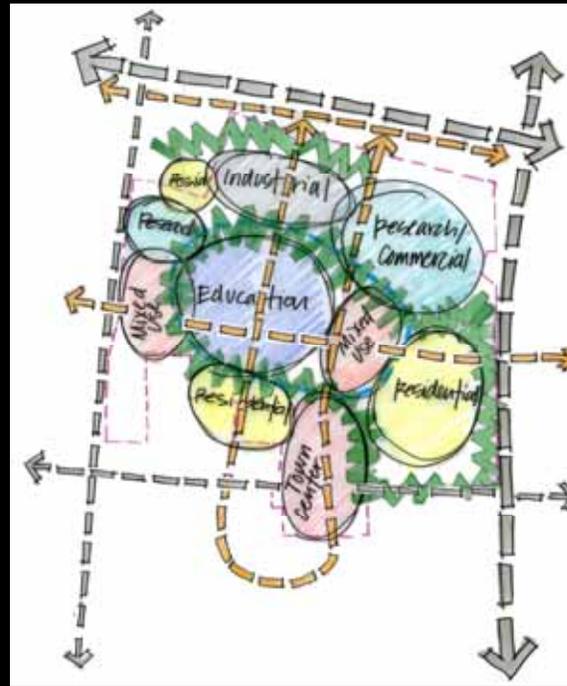
Craft a plan that is economically feasible





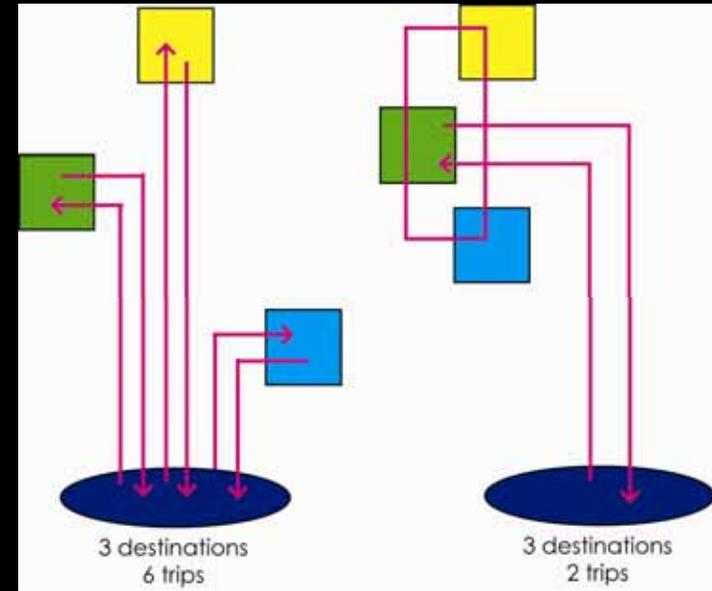
+relationship diagram

The illustration diagrams the supportive connections between land uses



+vision diagram

The diagram indicates the possible land use adjacencies in the RAC and major circulator routes



+reduced trips diagram

Mixed Use Development or grouping adjacent land uses can reduce the traffic load

Economic, Social, Health, Housing Issues

+Preserve character

- Determine which characteristics to preserve and how they can serve as building blocks for the future

+Use the attributes of SOCIAL, EDUCATIONAL, and HISTORICAL significance to benefit the Town of Davie

- Determine how to use the attributes to add more benefit

+facilitate the connections between land parcel to provide incentive for economic return

+Formulate concepts that enhance the vision of alternative transit

- Walking environments
- Healthy population
- Local opportunity

+Ensure economic sustainability

- New incentives and new jobs, commerce, retail
- Education – career path



Analysis

+Physical Attributes

+Local or Regional Context

- Vegetation and Water
- Existing Structures
- Transportation
- Infrastructure
- National/Regional Precedence

+Existing Neighborhoods

- Stages set for a community to function
 - Interaction / Meeting places
 - Entertainment
 - Recreation
 - Education

+Sympathy with Nature and Culture

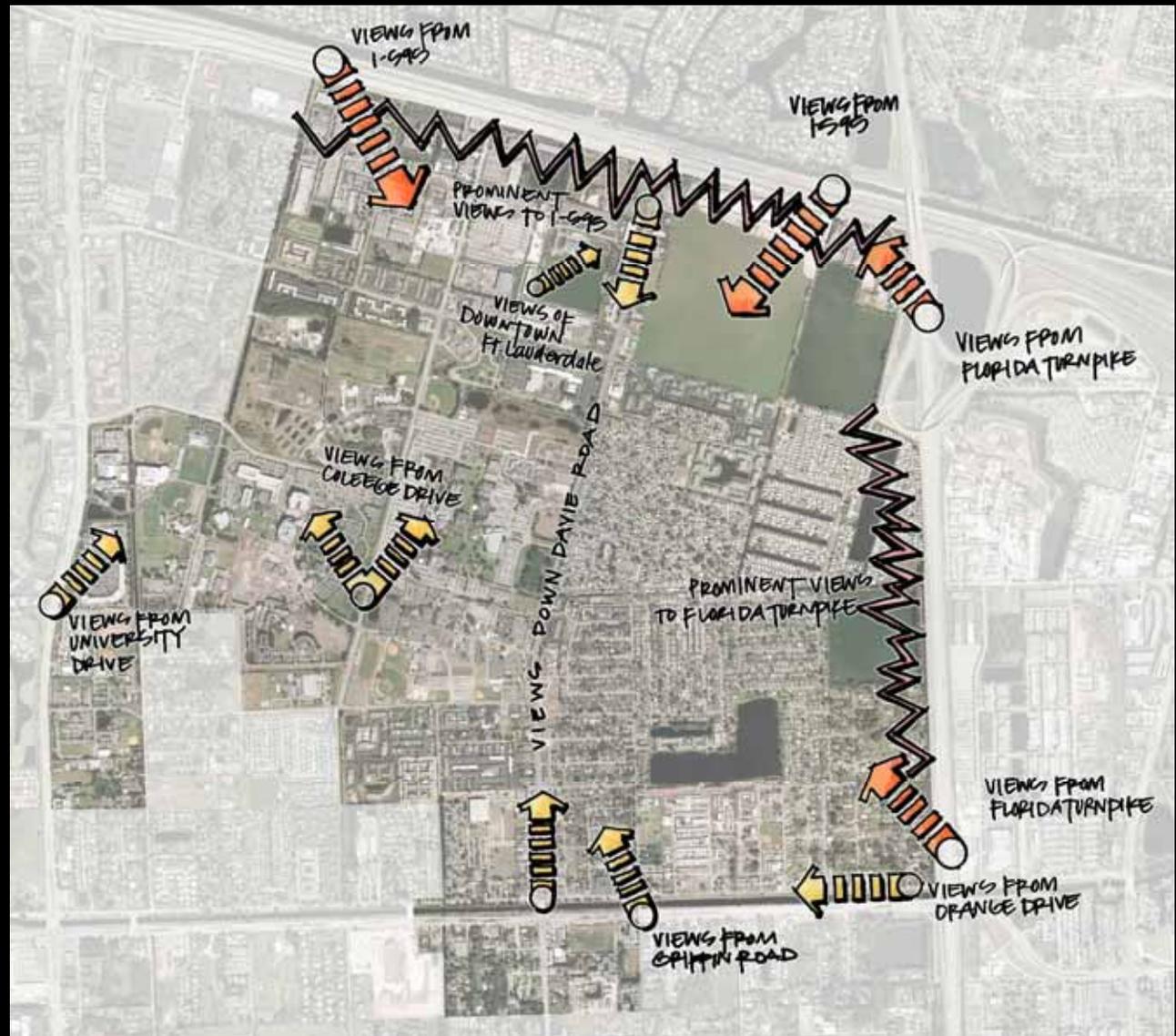
+Narrative and Visual Survey



Analysis

+Visual quality

- Visual resources can create memorable images of place for tourists and residents alike
- The inherent landscape attributes and a person's perception of Davie can be enhanced through the definition of views
- This map graphically identifies existing visual corridors in the RAC to be considered in land planning decisions. The views are:
 - views along main corridors, like Davie Rd. and College Ave.
 - views associated with the perspective of pedestrians



Analysis

+Existing land use

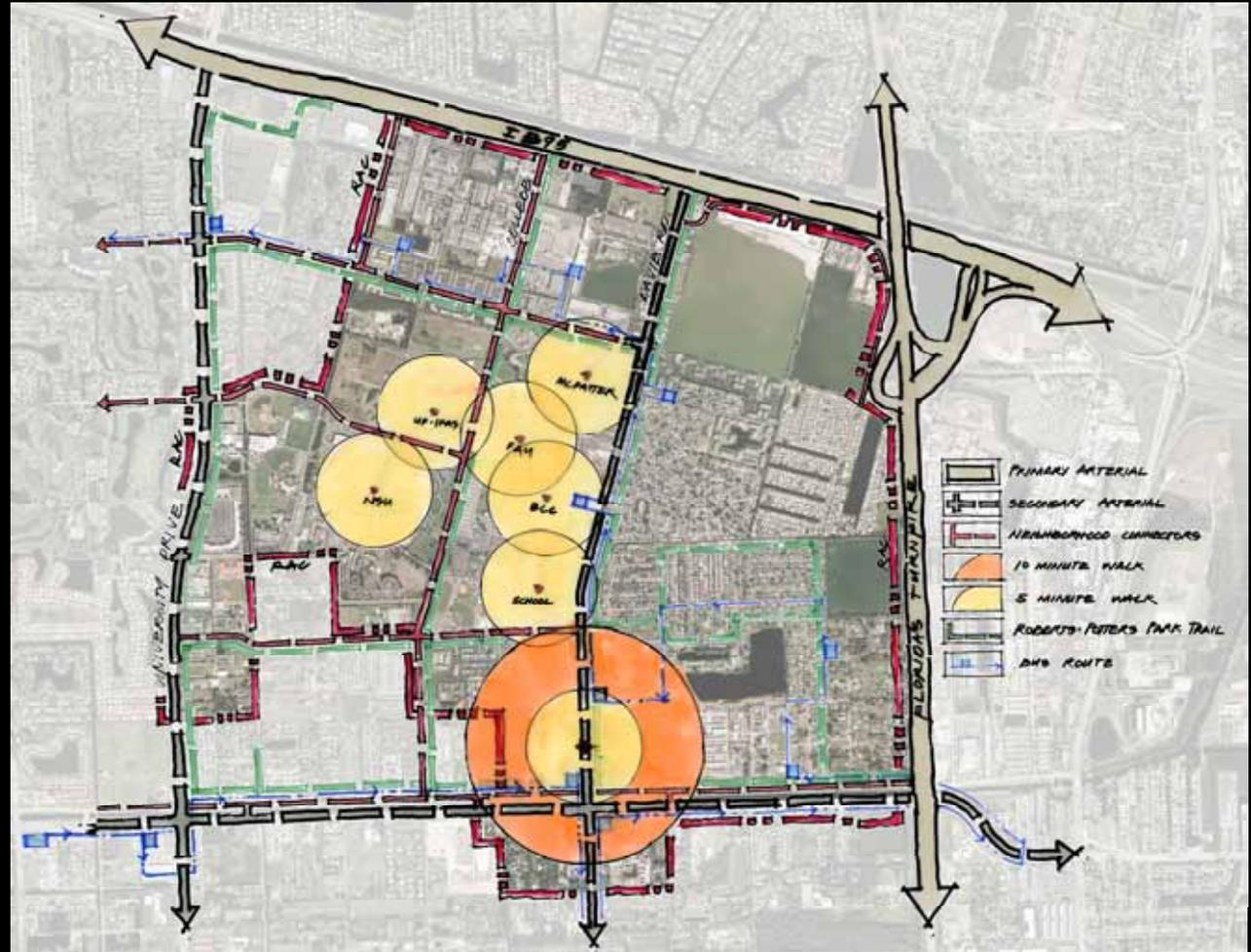
- The growth in the Town of Davie demands the evaluation of the existing mix of land uses to ensure the continued quality of development
- This map identifies the existing land uses, associated circulation systems and significant noise corridors in the RAC
- The evaluation the existing site conditions will be utilized in the next design phase to ensure the harmonious relationships between different land uses, both existing and proposed.



Analysis

+Circulation systems

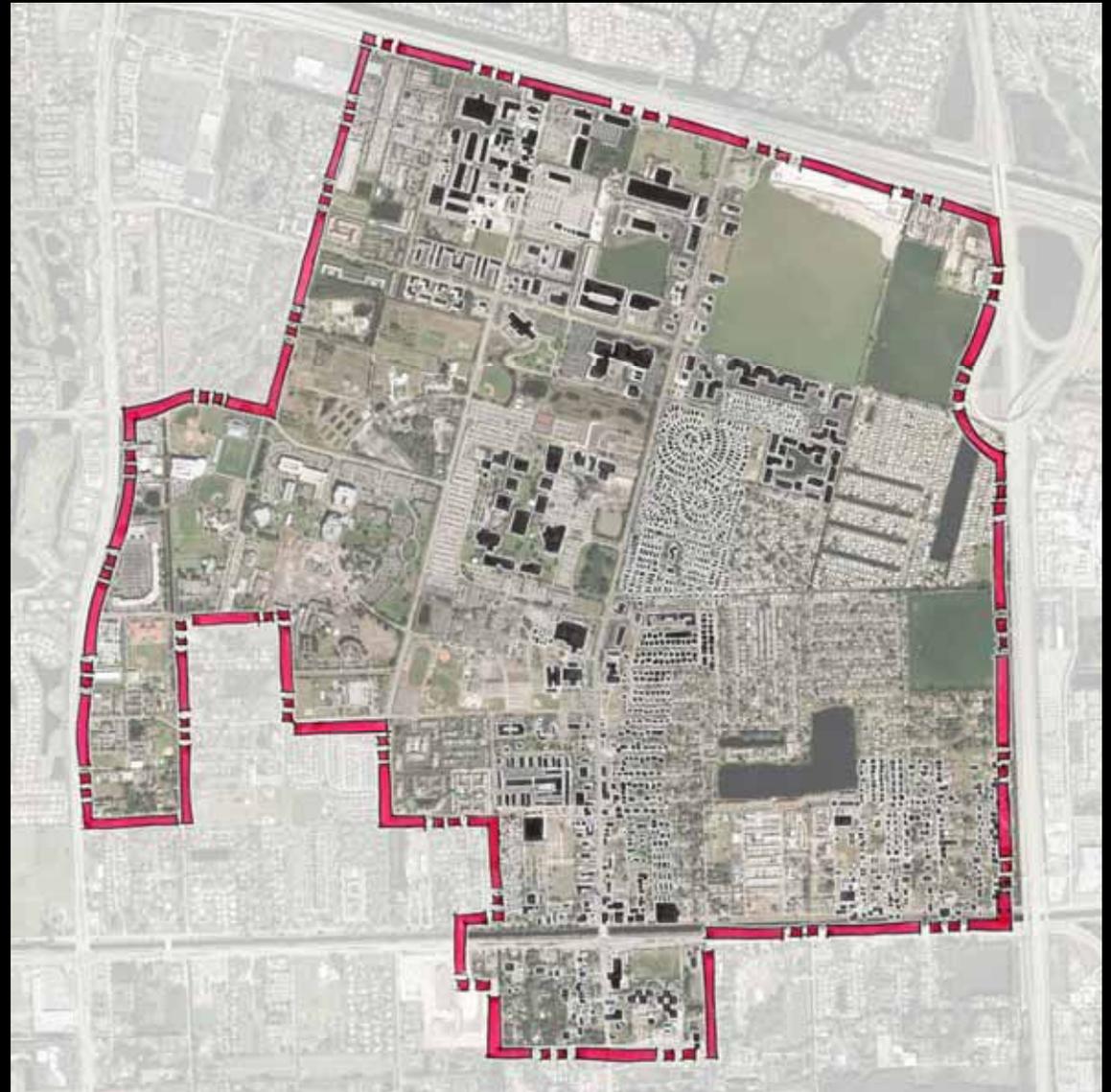
- Vehicular access significantly improves market value of property
- Transit systems are major determinants in the urban form
- Every system of transportation from pedestrian to vehicular was identified in this map and their relationships were studied
- In the next design phase:
 - existing conflicts between the systems will be resolved
 - adequate access to all land uses will be ensured



Analysis

+Perception of space

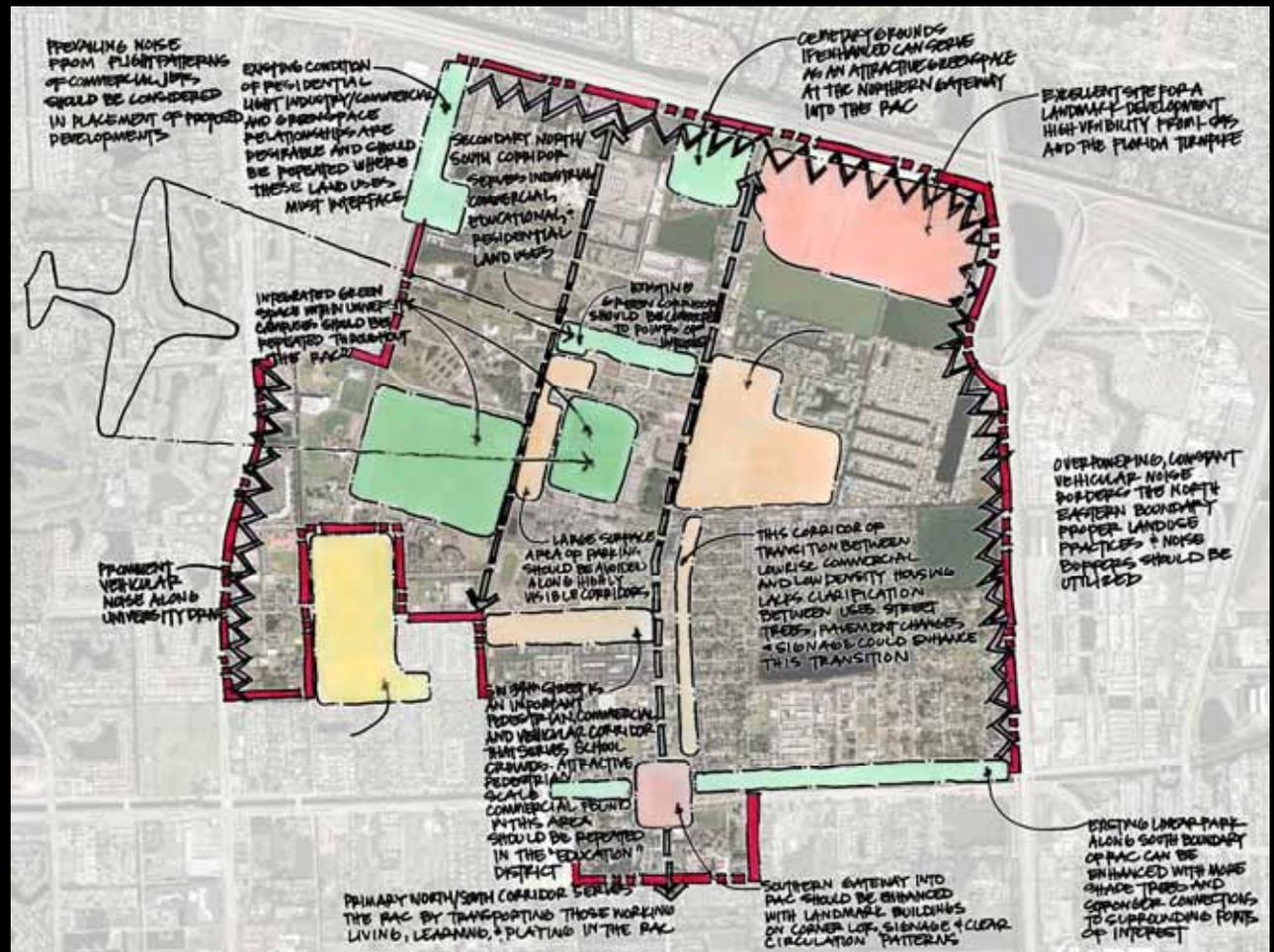
- Building massing analysis is the study of built forms in the landscape
- This map illustrates the spaces between and around built form that establish the existing pattern of the built environment in the RAC
- Analysis of this map indicates:
 - each land use has its own organizing elements but there is no strong organizing elements across the RAC
 - within each land use district the built environment seems to be formed based on road alignment
 - the built environment in each district could be better defined for the creation of successful places



Analysis

+Site condition analysis

- Through analysis the layers of information gathered are considered in relationship with one another
- This map diagrams and explains each area in the RAC and identifies the opportunities and constraints of the areas in relationship with each other and in the context of the RAC
- In the next design phase the ideas formulated in analysis will be drafted into conceptual diagrams and plans



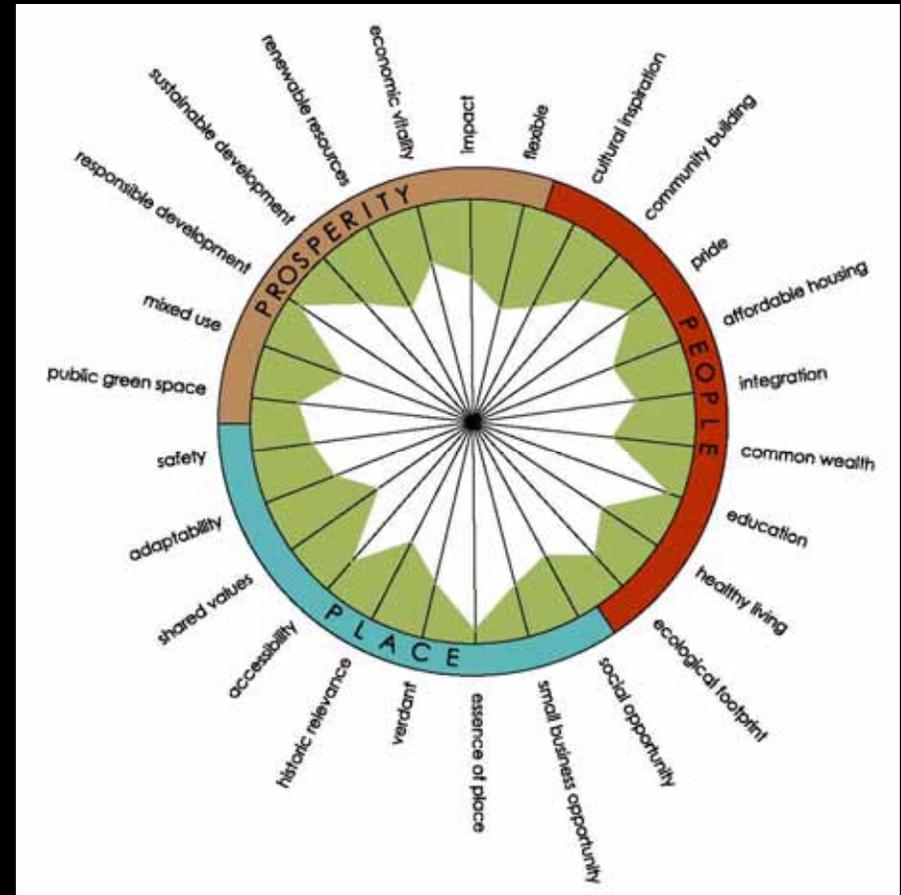
Workshop 2 Summary – 04.04.2006

+Building Community Ideas

- Attendees were given these words to describe and prioritize
- The word rose diagrammatically shows the importance of these words for the community
 - The closer the white peak is to the outside of the rose, the greater importance it has for the attendees of the workshop
- The attendees were shown images of urban environments similar to those proposed for redevelopment in the RAC
 - The responses were very positive to attractive mixed use development, integrated open space, pedestrian scale development, and alternate modes of transportation.

+Word rose

- Analyzing the ideas from the workshop



Workshop 2 Summary – 04.04.2006

+Table Top Session Discussion Points

- Transportation Issues
 - Create nodes in the RAC for transit hubs
 - Suggested to create a connection between College Drive, State Road 84 and I-595 to help alleviate traffic along Davie Road.
- Land Use Issues
 - Define boundary of Town Center and reinforce with anchors at the boundaries of this district along Davie Road
 - Implement mixed use along Davie Road



Land Use Precedence

+Downtown districts

- Mixed use development is **successful**
- Incorporates public open space
 - Bethesda Retail District, Bethesda - Maryland
 - Byward Market, Ottawa - Canada

+Research park districts

- Provide opportunity for synergy between colleges
- Increase opportunity for government funding to area
 - Research Triangle Park, Raleigh-Durham – NC
 - Centennial Campus NC State University
 - Scripps

+Residential districts

- Successful affordable housing incorporates public open space, social and historical significance
- Higher density housing can be achieved by incorporating residential into mixed use development
 - Project Row Housing, Houston - Texas
 - Santana Row, San Jose – California



Transit Precedence

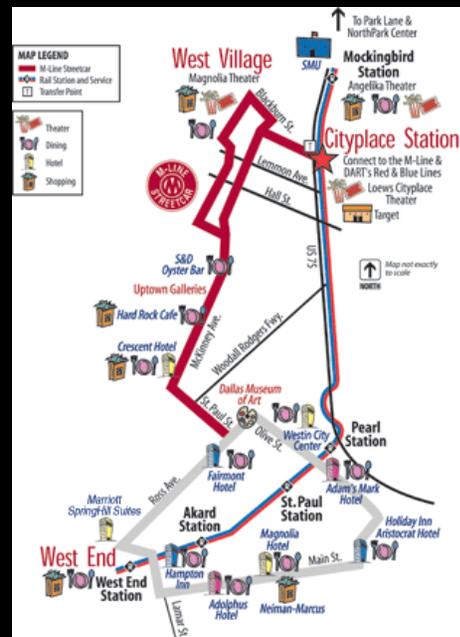
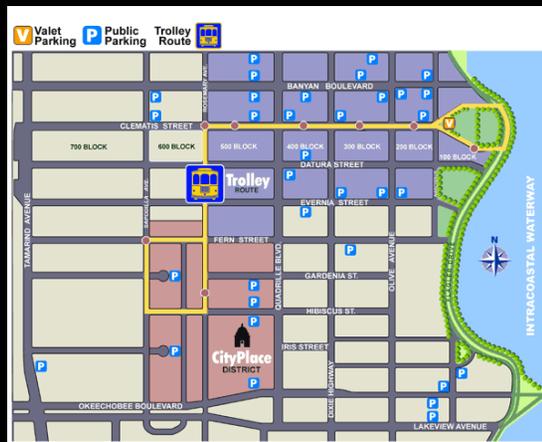
+Salt Lake City, UT - TRAX

+DART Rail System

+Downtown Chattanooga Circulator CARTA

+Downtown West Palm Beach Clematis District Trolley

+Dallas M Line Streetcar



Alternate Modes of Transportation Precedence

Rental Scooters...



Rickshaw Service...



Campus bikes...



resources

1. www.rowhousecdc.com Houston, Texas Affordable Housing
2. *Redesigning Cities* Jonathan Barnett, 2003
3. *Regional Approaches to Affordable Housing*, Schwab Retzlaff Meck, 2003
4. *Walkable Communities* Dan Burden
5. *New Urbanism* Peter Katz, 1994
6. www.designadvisor.org Charleston, South Carolina Affordable Housing
7. www.smartgrowth.org
8. *Campus Landscape* Richard Dover, 2000
9. http://www.asla.org/awards/2005/05winners/entry_269.html Burlingame Ranch Affordable Housing, Aspen CO
10. *Mixed Use Development Handbook ULI 2nd Edition* Dean Schwanke, 2003
11. <http://www.houstontx.gov/housing/hapoverview.html>
12. Research Triangle Park www.rtp.org

Phase I

understanding the community

60 days

MILESTONES



- + **January 27** NTP
- + **February 6** Kick off Meeting
- + **February 6** Kick off Meeting
- + **March 7** On-Site Tour
- + **March 20 and April 4** Community Workshop
- + **April 21** Final Technical Memorandum
- + **May 17** Presentation to Town Council
- + **NTP for Phase II** TBD

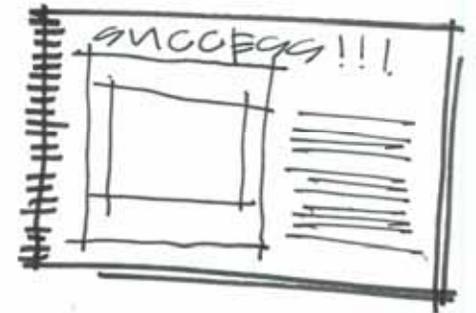
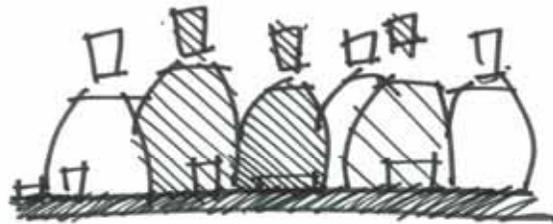
SCHEDULE

Phase II _____ 45 days
design and plan concepts

Phase III _____ 45 days
integrating transit into the plan

Phase IV _____ 45 days
creation of land development regulations and
architectural design

Phase V _____ 60 days
documenting the vision



Phase I _____

Suggestions / Conclusions

- + We must create a **“Live, Work, Play”** environment
- + Craft a plan that is **economically feasible** and creates multiple funding sources
- + Strive to provide a **“research”** community with a focus on **Smart Growth**
- + Embrace **well planned density** as a solution to justify a good transit system
- + Enhance the future of the town by creating a **unique** destination

Town of Davie RAC

