

BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

# THOR

**Transit | Housing Oriented Redevelopment Studies  
Oakland Park Boulevard Corridor**

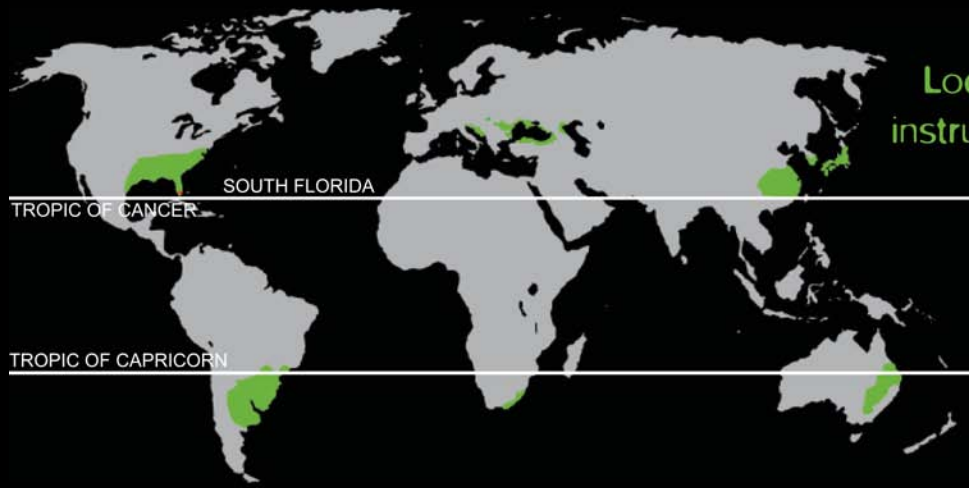
# Studies



AIA Florida 2009

Theoretical and Research  
Design Merit Award

**Transit | Housing Oriented  
Redevelopment Pilot Study**



Local knowledge is a key instrument of re-connection to place.

BROWARD METROPOLITAN  
  
 PLANNING ORGANIZATION

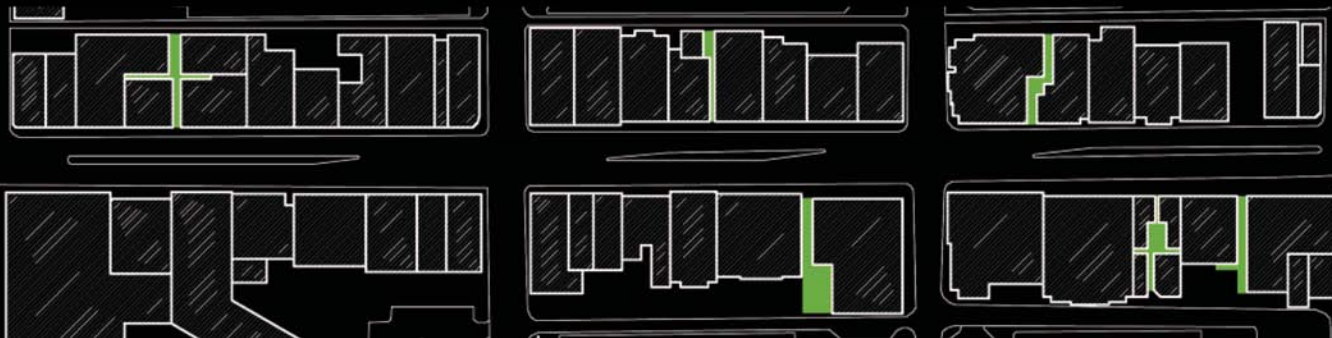
BROWARD  
 COMMUNITY  
 DESIGN  
 COLLABORATIVE



**FAU**  
 FLORIDA  
 ATLANTIC  
 UNIVERSITY



In the subtropical regions of the world, hot-humid zones tend to appear in the southern and eastern zones of every continent.



The project began with a study of the existing urban typology of courtyards, alleys, passageways, and arcades that once formed the early urban pattern in southern Florida.

Students collected data, and field measurements, then recorded the permeable urban fabric of Las Olas Boulevard in Fort Lauderdale.

# urban analysis



BROWARD METROPOLITAN  
PLANNING ORGANIZATION



BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

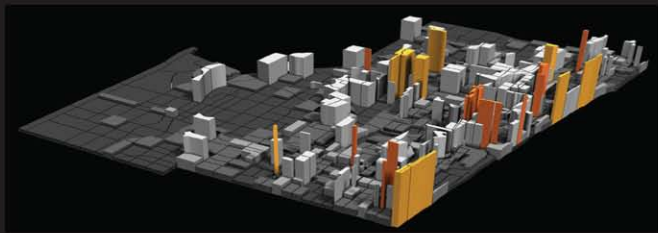
The objective of the research was to examine transit and housing oriented redevelopment options in areas where redevelopment and increased density are supported.

Data collection included design inventory surveys of the existing physical environment. These surveys were conducted with residents, business owners, civic leaders, design professionals, faculty and students.

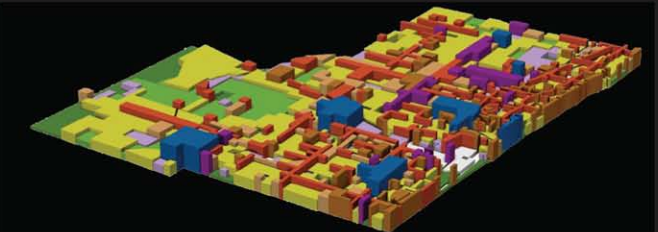
The layered regional map indicates (1) pedestrian privileged centers (2) mass transit network (3) eco-corridors, (4) land use patterns, and (5) the existing underlying context.

Examples of the local (informal) economy were documented.

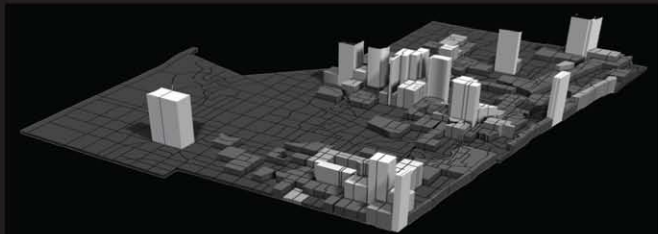




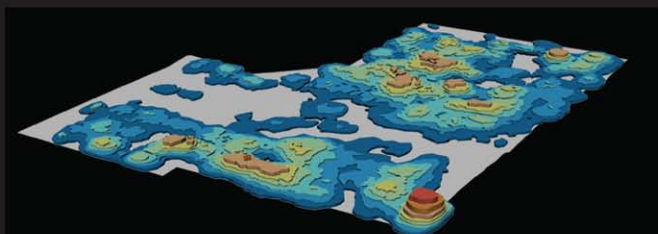
Peak employment density      Peak residential density



Recreation	Low	Industrial	Commercial
Conservation	Medium		Employment Center
Agricultural	High		Regional Activity
Rural Estate	Residential		Center



0 150 400 600 800 2900  
Households with zero vehicles per square mile



0 27 57 74 183 232  
Residential foreclosures per square mile



BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

Visualization of county statistical and GIS data (top to bottom left): employment and residential densities, land use and density, households without cars, residential foreclosures.

Demonstration of articulated bus (top right).

On the ground site inventory of the physical environment included a photographic survey (lower right).





BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

The open studio process (top) permitted students to engage with the local community and municipal and county planning agencies working in teams and individually.

Public involvement also included three public workshops and exhibits in the study areas.



Phase I

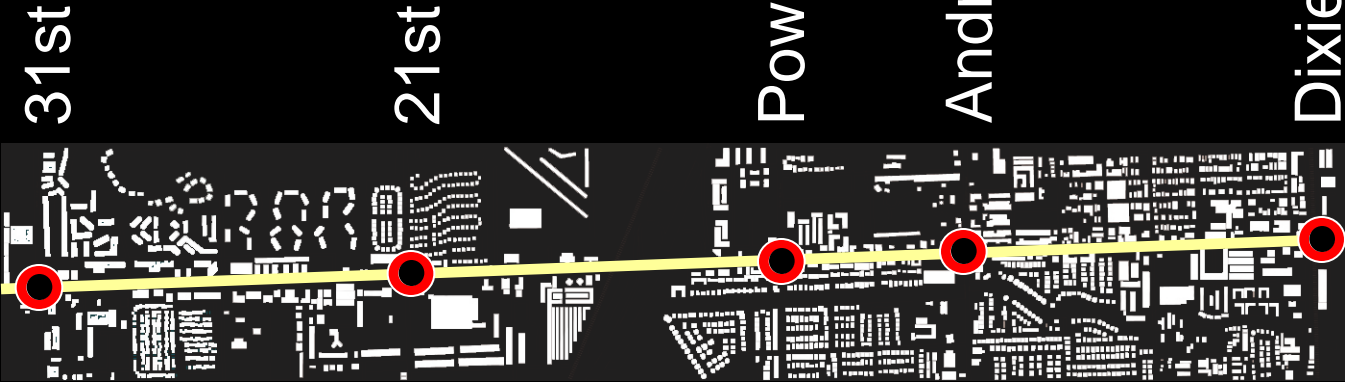
Subject area: NW 31 Avenue to NE 19<sup>th</sup> Avenue

# THOR

**Transit | Housing Oriented Redevelopment Studies**  
**Oakland Park Boulevard Corridor**

# Studies

The process led to the distillation of design strategies into general principles for pedestrian and transit accommodation, mixed-use, and passive design for climate.



31st

21st

Powerline

Andrews

Dixie



BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



Oakland Park Boulevard (Phase I)  
Dixie Highway  
Andrews Avenue  
Powerline Road  
NW 21<sup>st</sup> Avenue  
NW 31<sup>st</sup> Avenue





BROWARD METROPOLITAN  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

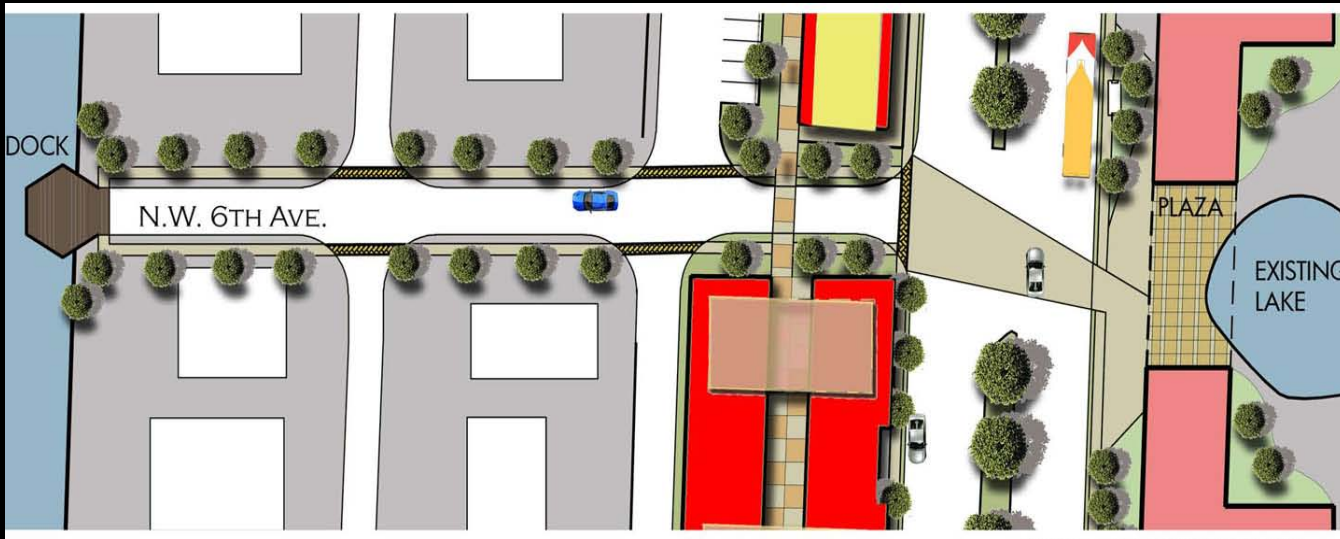


FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

Working with the data, community input and planning feedback, student teams developed specific area plans.

Each plan focused on design elements for transportation, urban infrastructure, architecture, landscape design, and wayfinding for the subtropical context of the corridor.





Working with the data, community input and planning feedback, student teams developed specific area plans.

Each plan focused on design elements for transportation, urban infrastructure, architecture, landscape design, and wayfinding for the subtropical context of the corridor.



BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY



Working with the data, community input and planning feedback, student teams developed specific area plans.

Each plan focused on design elements for transportation, urban infrastructure, architecture, landscape design, and wayfinding for the subtropical context of the corridor.







# envisioning urban spaces and public places

BROWARD METROPOLITAN  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY



The specific area plans set the ground rules for the design of new subtropical urban typologies for redevelopment based on regional transit, enhanced intermodal connectivity, and increased density.

Students proposed utilizing technology in combination with traditional methods of passive design.

For example, a shade canopy spans the roadway (top); shaded and protected pedestrian passageways link to a variety of uses (lower left), and shaded private realms with access to transit complete the system (lower right).





# context sensitive typologies

BROWARD METROPOLITAN  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY



Shade canopy spanning the roadway is integrated with building canopies for continuous weather protection (top); sub-tropical design elements and integrated transit facilities (lower left), and facilities providing shelter and seating (lower right).

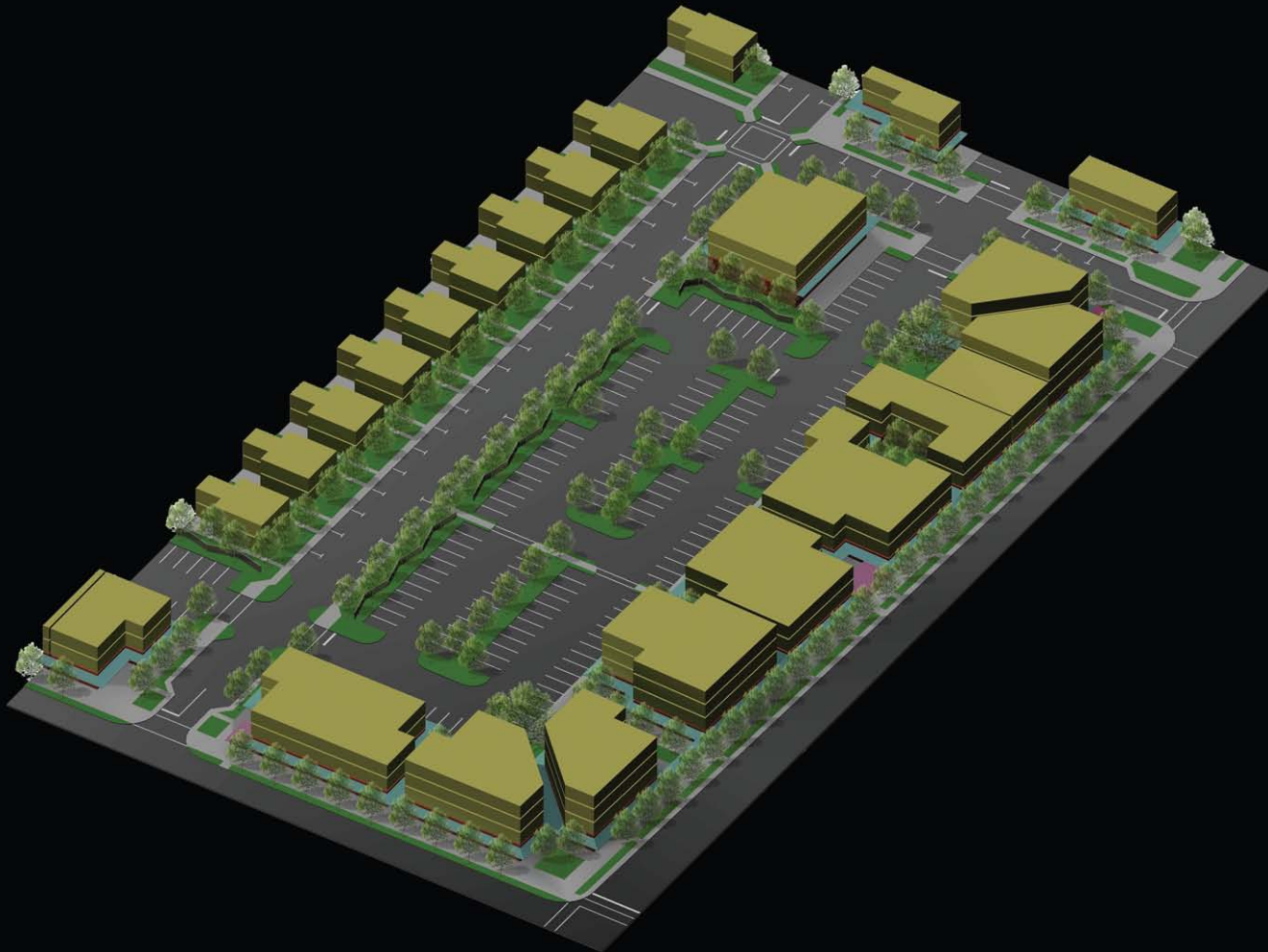
# context sensitive typologies

BROWARD METROPOLITAN  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY



The results of the student work favored by the community were combined to create a phased implementation strategy and design performance guidelines. The series at left (from top to bottom) illustrates the phased sequence of transformation.

The object was not to impose a “form based” design strategy, but rather a guide for creating a functional environment to accommodate a variety of transportation modes, protect the local economy and neighborhood residents and businesses, and create an attractive and comfortable subtropical outdoor environment.





Phase I

Subject area: NW 31 Avenue to NE 19<sup>th</sup> Avenue

# THOR

Transit Facilities  
Inventory

# Studies

The process led to the distillation of design strategies into general principles for pedestrian and transit accommodation, mixed-use, and passive design for climate.

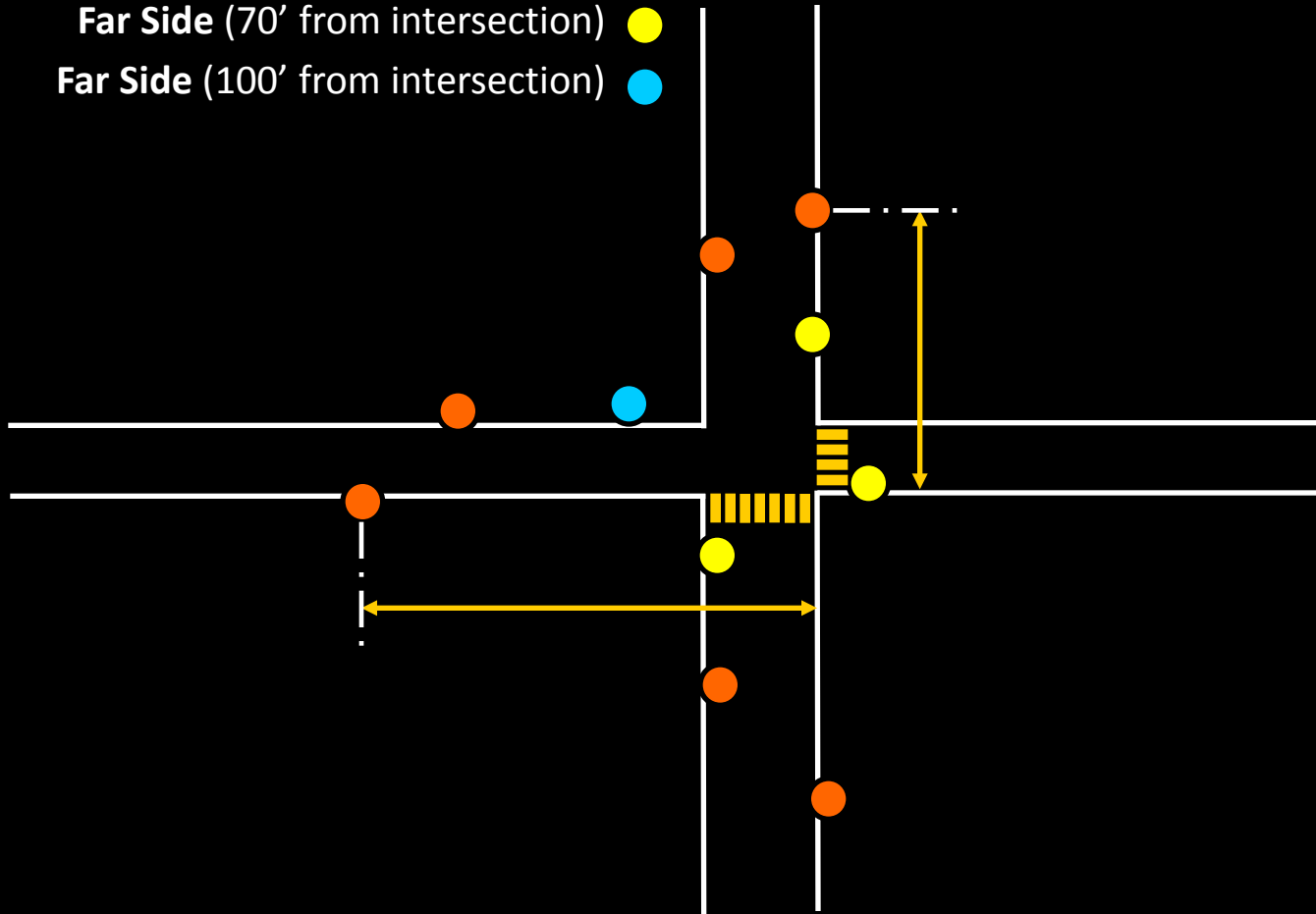
Existing facility ●

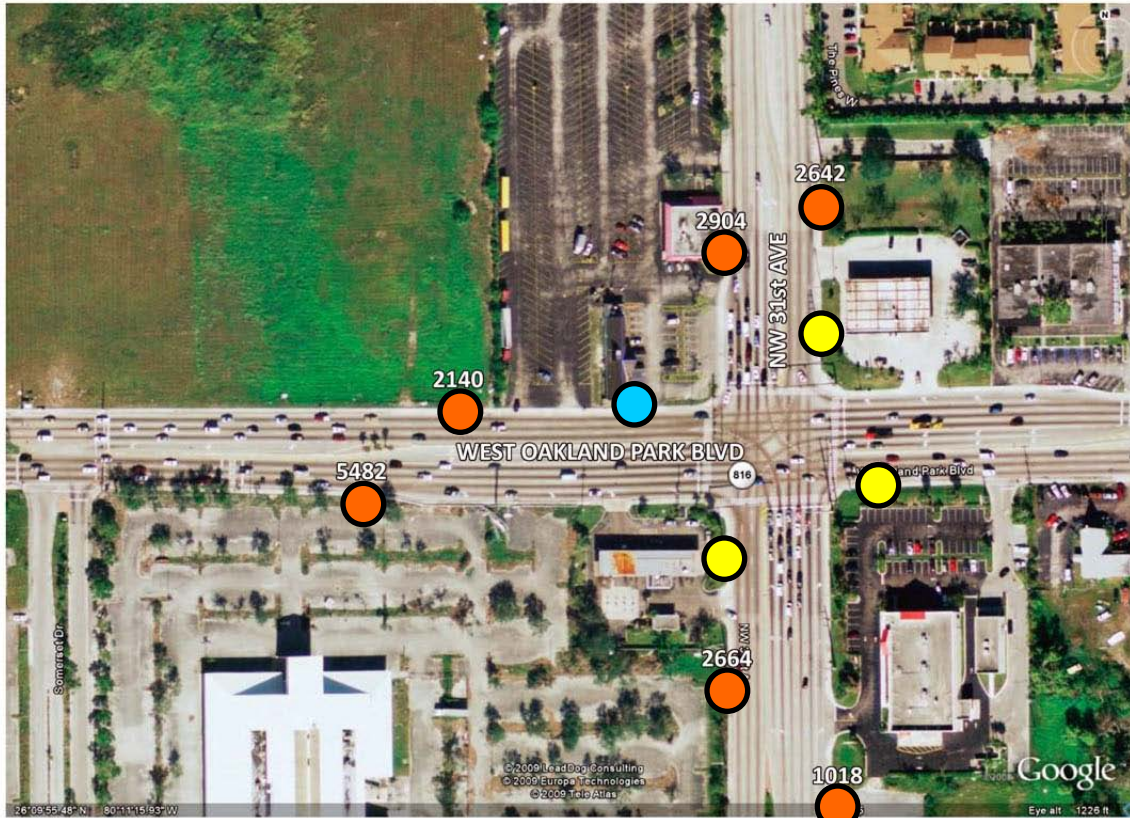
*Recommended locations:*

Near Side (minimum distance) ●

Far Side (70' from intersection) ●

Far Side (100' from intersection) ●





- Existing Stops
- Recommended Stop Locations
  - Near-Side (min.)
  - Far-Side (70')
  - Far-Side (100')

Intersection of Oakland Park Blvd. and NW 31st Ave.

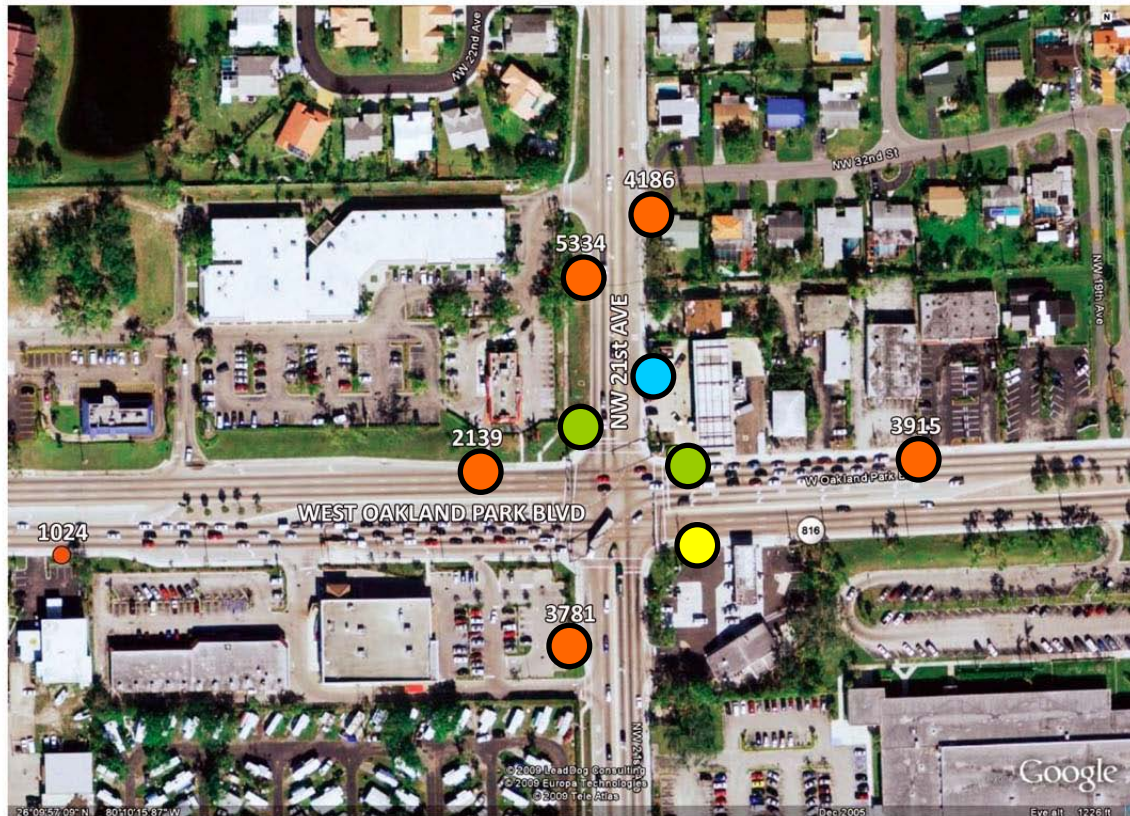
282 Daily Riders

Base photographic aerial image source: Google Earth, Google (2009), Lead Dog Consulting (2009), Europa Technologies (2009), Tele Atlas (2009). Dec 2005, Eye alt. 1225 ft. Retrieved on 05.18.2009.

Transit Facility Inventory Images

Strategies include integrating transit facilities, solar energy and rainwater harvesting, and subtropical public spaces into architecture.





- Existing Stops
- Recommended Stop Locations
  - Near-Side (min.)
  - Far-Side (70')
  - Far-Side (100')

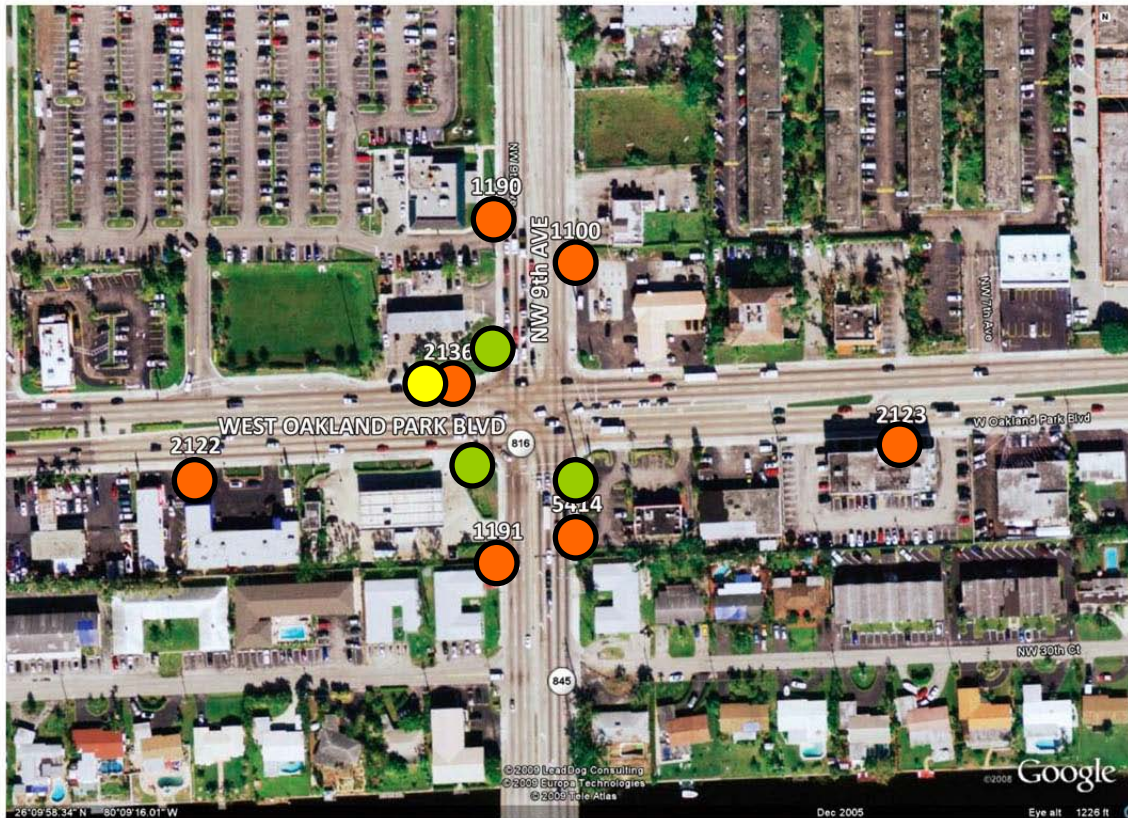
Intersection of Oakland Park Blvd. and NW 21st Ave.

235 Daily Riders

Base photographic aerial image source: Google Earth. Google (2009), Lead Dog Consulting (2009), Europa Technologies (2009), Tele Atlas (2009). Dec 2005, Eye alt. 1225 ft. Retrieved on 05.18.2009.

Transit Facility Inventory Images

Strategies include integrating transit facilities, solar energy and rainwater harvesting, and subtropical public spaces into architecture.



- Existing Stops
- Recommended Stop Locations
  - Near-Side (min.)
  - Far-Side (70')
  - Far-Side (100')

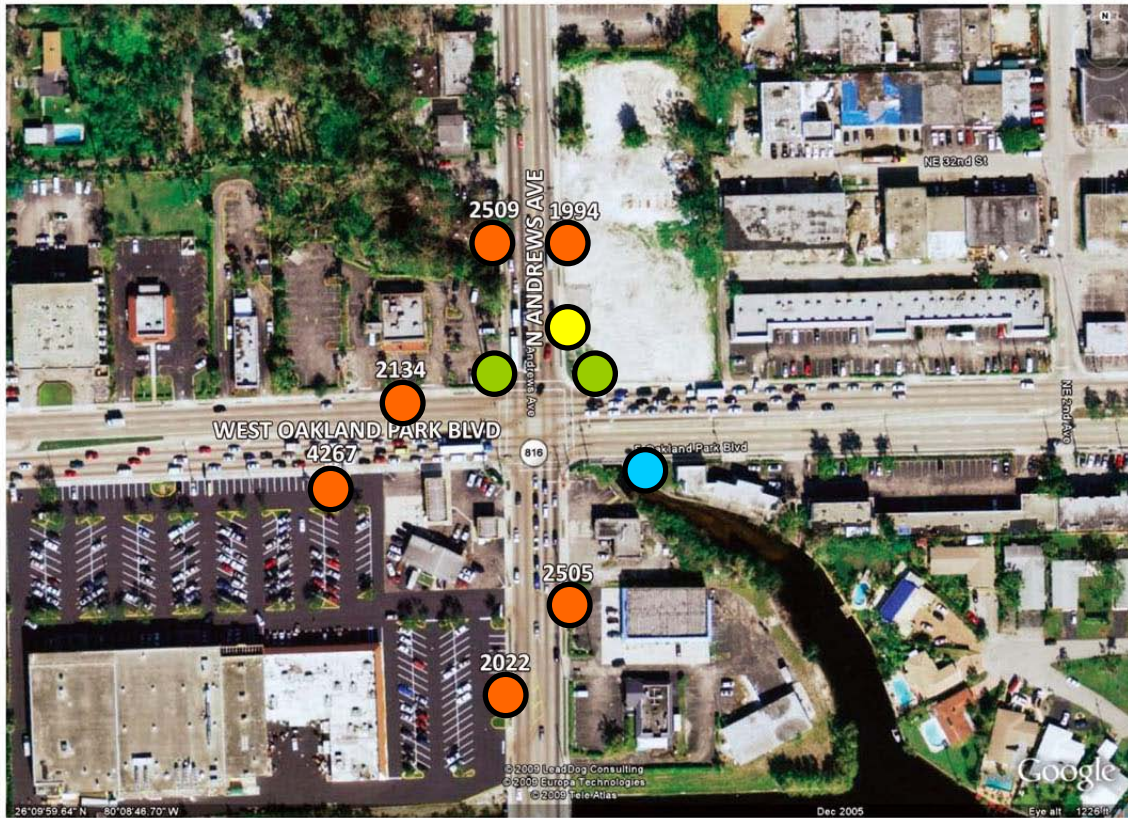
Intersection of Oakland Park Blvd. and NW 9th Ave. (Powerline Rd). 654 Daily Riders

Base photographic aerial image source: Google Earth. Google (2009), Lead Dog Consulting (2009), Europa Technologies (2009), Tele Atlas (2009). Dec 2005, Eye alt. 1225 ft. Retrieved on 05.18.2009.

Transit Facility Inventory Images

Strategies include integrating transit facilities, solar energy and rainwater harvesting, and subtropical public spaces into architecture.





- Existing Stops
- Recommended Stop Locations
- Near-Side (min.)
- Far-Side (70')
- Far-Side (100')

Intersection of Oakland Park Blvd. and N. Andrews Ave.

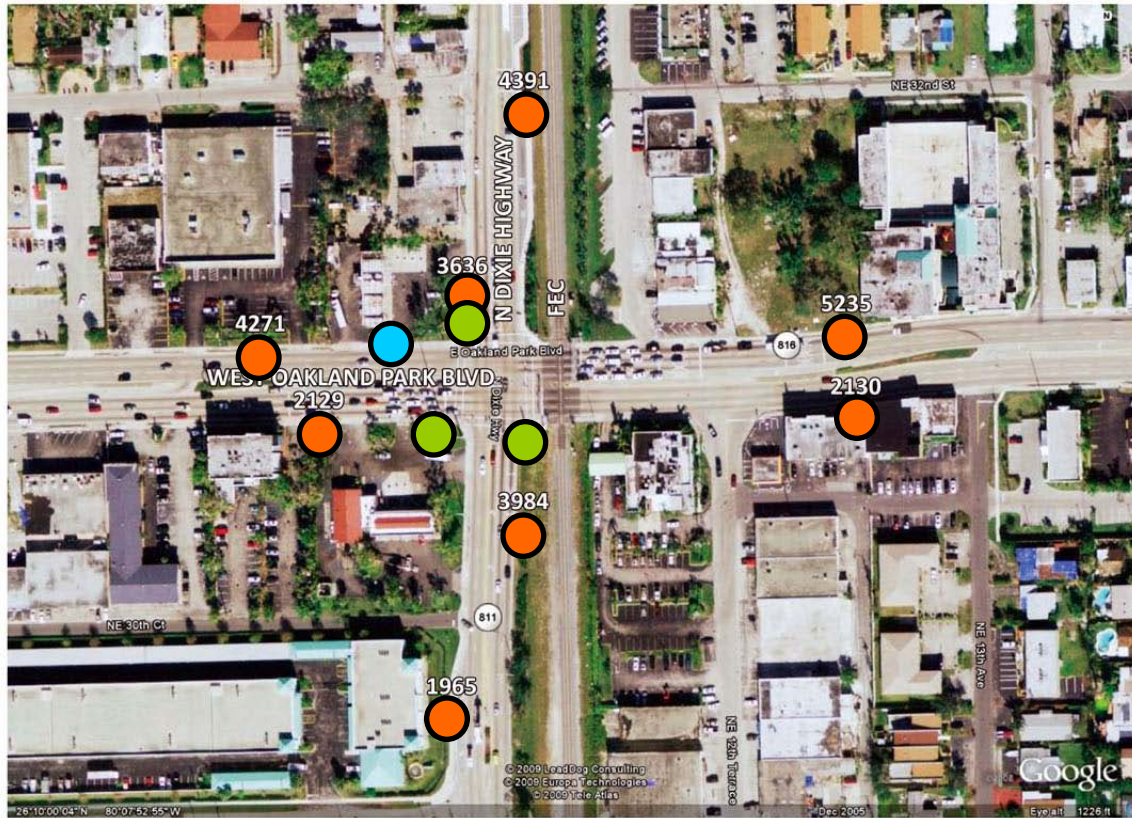
633 Daily Riders

Base photographic aerial image source: Google Earth, Google (2009), Lead Dog Consulting (2009), Europa Technologies (2009), Tele Atlas (2009). Dec 2005, Eye alt. 1225 ft. Retrieved on 05.18.2009.

Transit Facility Inventory Images

Strategies include integrating transit facilities, solar energy and rainwater harvesting, and subtropical public spaces into architecture.





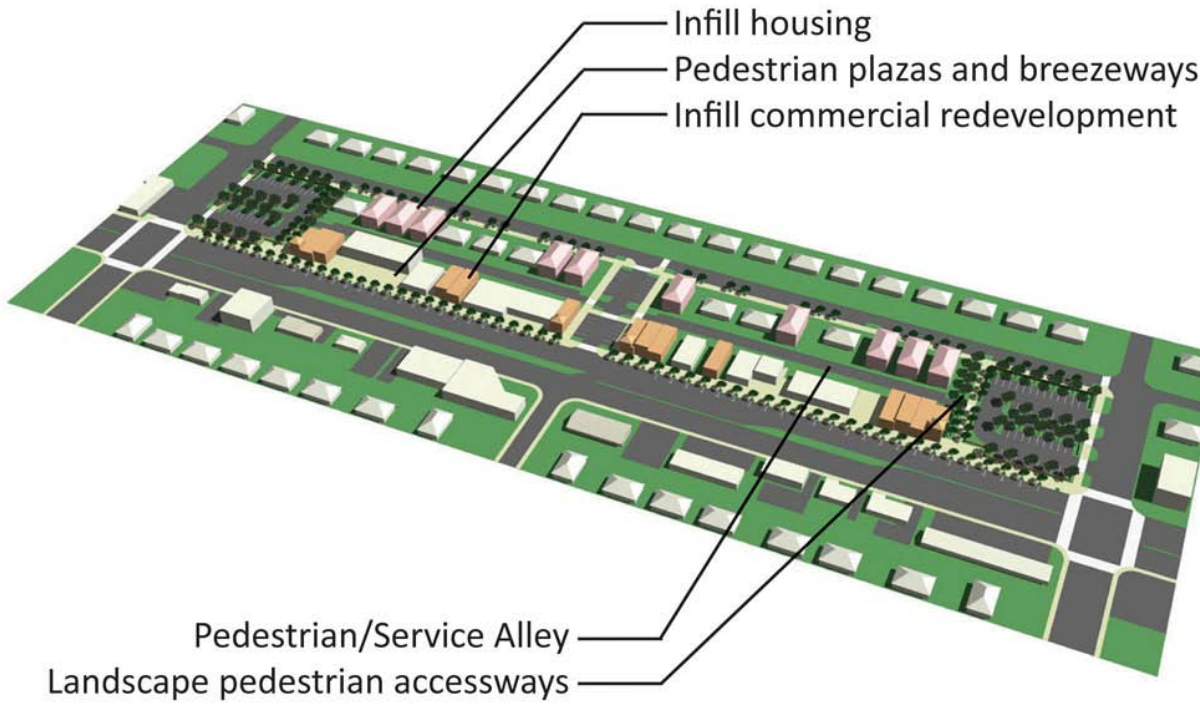
- Existing Stops
- Recommended Stop Locations
  - Near-Side (min.)
  - Far-Side (70')
  - Far-Side (100')

Intersection of Oakland Park Blvd. and N. Dixie Hwy. 471 Daily Riders

Base photographic aerial image source: Google Earth. Google (2009), Lead Dog Consulting (2009), Europa Technologies (2009), Tele Atlas (2009). Dec 2005, Eye alt. 1225 ft. Retrieved on 05.18.2009.

Transit Facility Inventory Images

Strategies include integrating transit facilities, solar energy and rainwater harvesting, and subtropical public spaces into architecture.







## Phase II

Subject area: Florida Turnpike to NW 31<sup>st</sup> Avenue

**TOD Area Plans**  
**TOD Redevelopment Types**

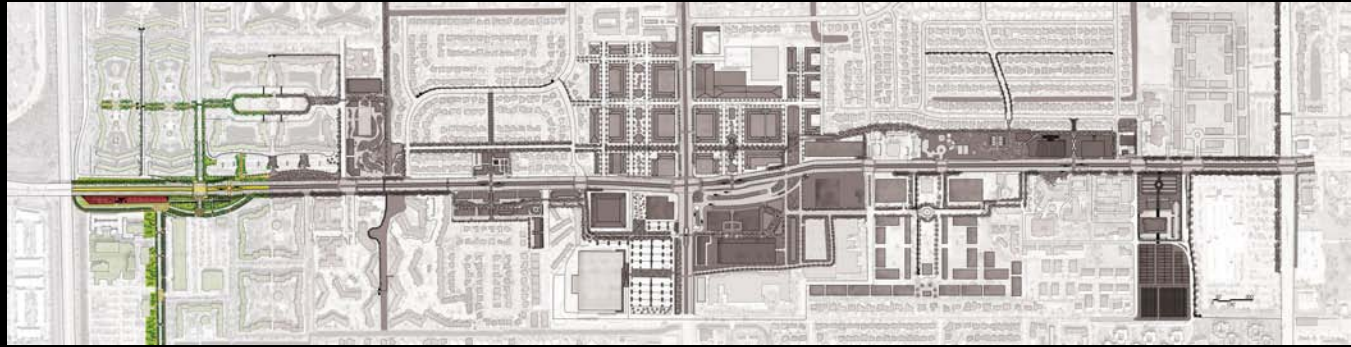
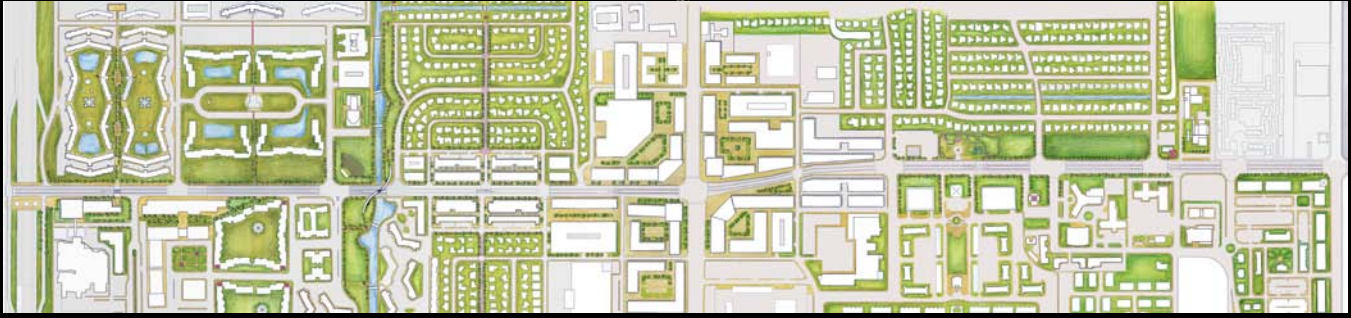
**Studies**

The process led to the distillation of design strategies into general principles for pedestrian and transit accommodation, mixed-use, and passive design for climate.



Study Area Plan (top)  
Comparative Urban Typological  
Study: Las Olas Boulevard





Turnpike

NW 47 Tr

SR 7

Library

NW 31 Av

BROWARD METROPOLITAN  
PLANNING ORGANIZATION



BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

Study Area Schematic Master Plans  
In the Phase II area, Lauderdale  
Lakes



BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

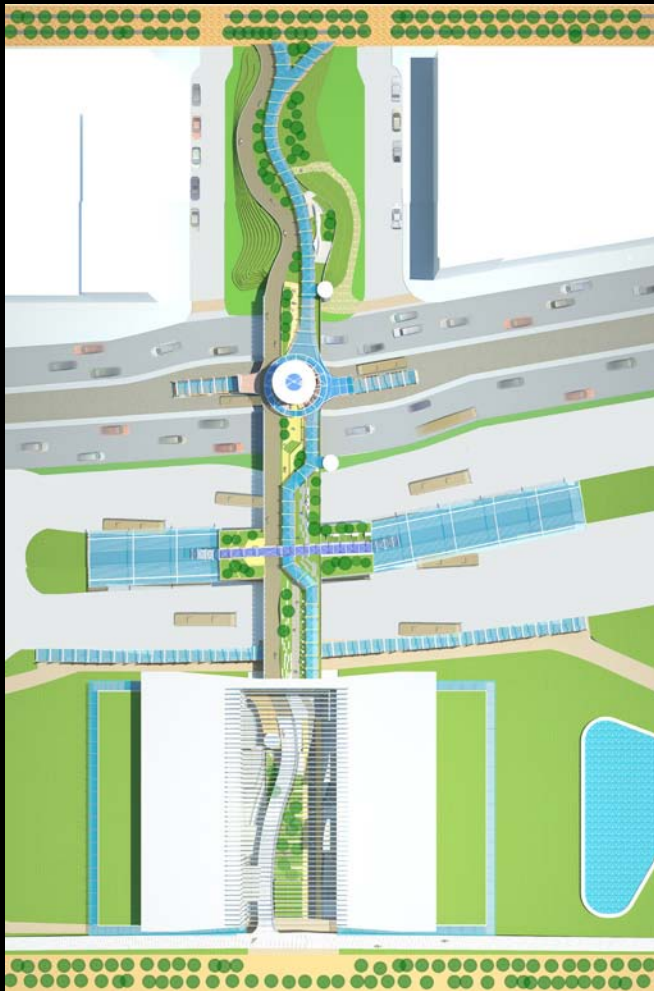


**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY



Redevelopment sites along each of the corridor were isolated and developed in more detail. (Toyofuko)





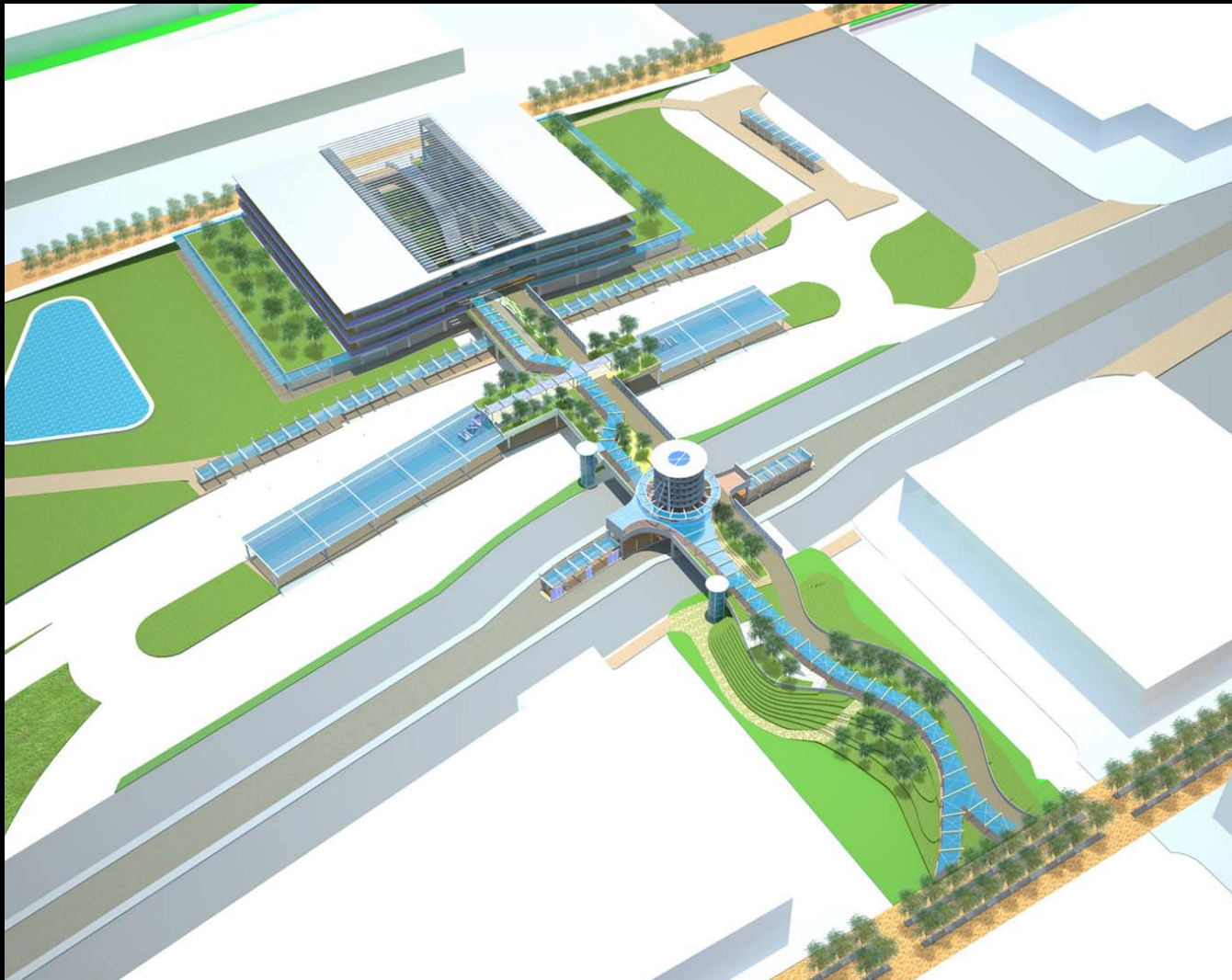
BROWARD METROPOLITAN  
PLANNING ORGANIZATION



BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

Clear separation of longitudinal systems for transit and pedestrian circulation.



BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

BRT facilities with nodal redevelopment surrounding clearly articulated public spaces. (Celmer)





BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

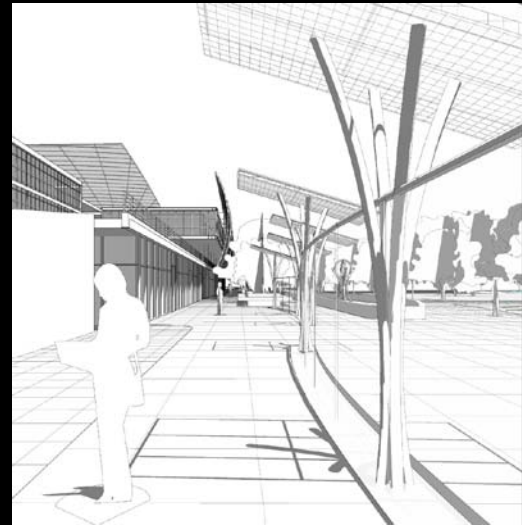
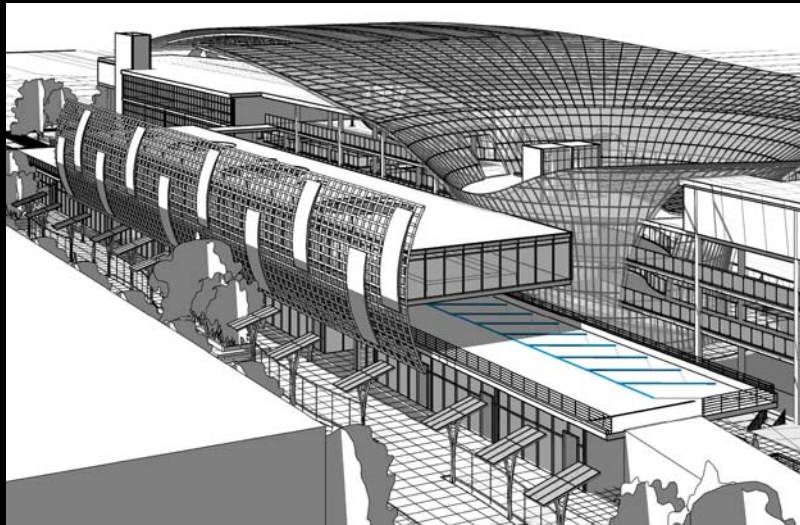
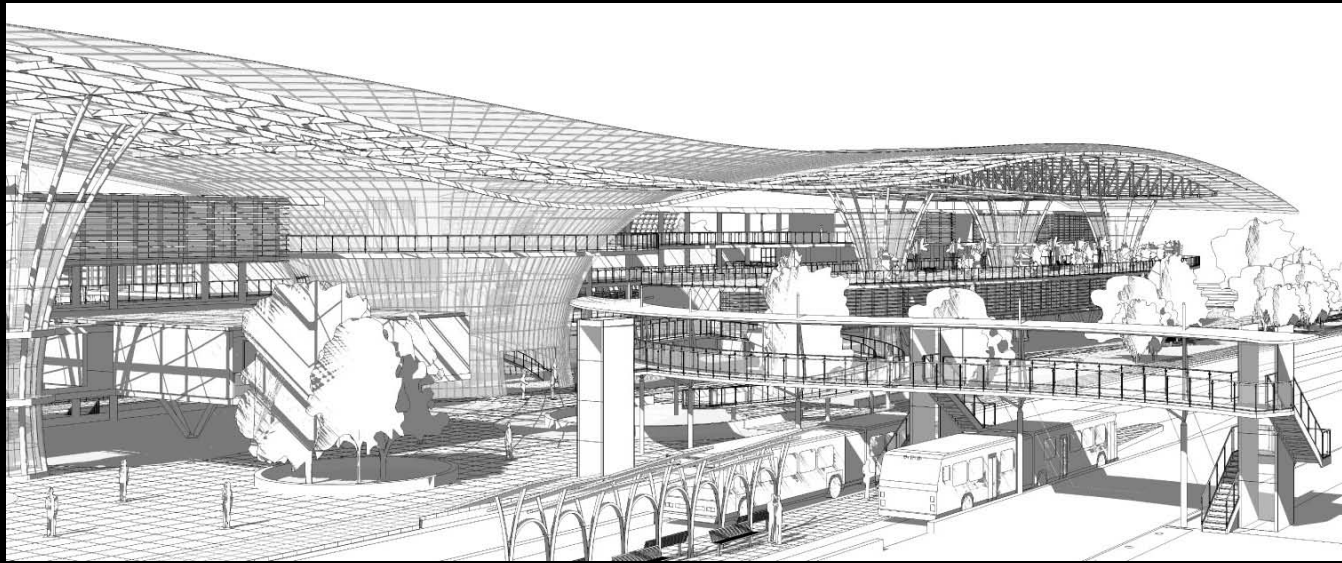


**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY



Transit Hub perspective and ground view at public parkland. (Runyan)





BROWARD METROPOLITAN  
PLANNING ORGANIZATION



BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE

FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

Redevelopment sites along each of the corridor were isolated and developed in more detail.





BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY



Redevelopment sites along each of the corridor were isolated and developed in more detail. Hawaiian Gardens site (Killam)





BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY



Redevelopment sites along each of the corridor were isolated and developed in more detail. Hawaiian Gardens site (Otsuki)





BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

Redevelopment sites along each of the corridor were isolated and developed in more detail. Hawaiian Gardens site (Garrett)



BROWARD METROPOLITAN  
**MPD**  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



**FAU**  
FLORIDA  
ATLANTIC  
UNIVERSITY

Redevelopment sites along each of the corridor were isolated and developed in more detail. Hawaiian Gardens site (Garrett)





BROWARD METROPOLITAN  
PLANNING ORGANIZATION

BROWARD  
COMMUNITY  
DESIGN  
COLLABORATIVE



FAU  
FLORIDA  
ATLANTIC  
UNIVERSITY

Redevelopment proposals  
incorporate elements of public  
space.  
Hawaiian Gardens site (Garrett)