Community patterns of infrastructure and development can adaptively accommodate pedestrian and transit access and amenities.

Town centers and community cores can come alive with a mixture of housing types, mixed uses, and a well-designed public realm with defined boundaries and local landmarks.
Incorporating Context Driven Design into the Guidebook Process

To meet the County goal of creating a “sense of place,” it is essential to also retain the unique character of each city in Broward - which makes up each “piece” of the County quilt - in the face of the new redevelopment efforts. This will be achieved by incorporating four of the fundamental principles of “Context Driven Design” into each redevelopment project.

During the mid 20th century, most Broward-based architecture was developed by assimilating the following four concepts into the design process. Care was taken to make sure that the built environment was designed:

- Designed to be sensitive to the natural landscape
- Designed using local, indigenous materials
- Designed with our unique climate in mind
- Designed to integrate a variety of transportation methods

Since the late 1960s, when air conditioning became more prevalent and construction methods became more nationally standardized, architecture within Broward County reflected this shift in values. As a result it became less sensitive to our unique climate and ecological conditions and, in the process, lost much of its local character. By contrast, the predominant type of commercial development has become “big box” centers, regional malls or strip centers with out-parcel franchises.

Though redevelopment activity is primarily market driven, areas of attractive or historic character, or those adjacent to waterway and shore amenities, continue to command generally higher property values. So, as redevelopment activities intensify the Guidebook will outline a system for incorporating the four criteria of context-driven design noted above into all redevelopment projects.

And, while the many diverse areas of the County represent differences of context they also share two important similarities:

-Each community has its own a local history, and each is striving for a distinguishing identity.
-Each community fits into an overall, regional network of transportation corridors.
An authentic countywide “sense of place” will emerge when the design of the man-made environment celebrates local materials and craftsmanship; when it adapts to our unique the climate; and when it connects us to the dominant natural characteristics of Broward County, such as waterways; foliage and natural vegetation; flat terrain, soils, sunlight and big sky. The opportunity to further refine and develop a local aesthetic that builds on the themes developed here means that a sense of place will inform design, rather than design imposing a sense of place.

By linking the transportation corridors to land use and local context, the design priorities appropriate to a variety of community needs and local conditions are addressed.

The Community Design Guidebook recommends the concept of designing corridors according to context and introduces seven Corridor Context Types. These are intended to provide a wider range of corridor cross-section designs to address the needs of new development patterns as the design priorities in municipal town centers, urban villages, or central business districts shift in focus to accommodate transit, pedestrian, and bicycle traffic.

- UC Urban core
- UR Urban residential
- UMS Urban main street
- SCC Suburban core commercial
- SCR Suburban core residential
- SEC Suburban institutional/employment center
- RS Rural suburban

The Guidebook provides examples of road sections for each of the seven basic context types applicable to Broward County. The corridor sections were developed and refined in collaboration with three initial demonstration areas in Coconut Creek, Dania Beach, and Wilton Manors. These include corridor sections for urban contexts where redevelopment is anticipated, as well as redevelopment areas of community main street, urban village character; transit oriented suburban commercial and multi-family residential; and a suburban context where low density is to be maintained.
How it works

The recommended design principles and concepts of the Community Design Guidebook are organized according to five design systems that respond to our sense of place:

- Transportation Design
- Urban Design
- Landscape Architecture
- Architectural Design
- Environmental Graphics

Taken together these five systems determine the actions to be taken on our natural and built environment, which either connect us or divert us from an authentic sense of place. While these five systems are interdependent, they are conventionally fragmented and separate design activities that are usually resolved either through negotiation or a rigid application of a particular set of standards. In order to create “places” the particular design focus of each system needs to be framed by a holistic consideration of the local context: an awareness of the community, the climate, and the whole environment.

The Five Design Systems of the public space:

Transportation Design: The design of the transportation infrastructure includes roadways, transit ways, transit facilities, sidewalks, curbs, signalization systems, crossings, road markings and signage (see also Graphic Design).

Urban Design: The design of public spaces and the form of public spaces and places includes the coordination of planning objectives with the design systems visible and accessible to, and within the public realm, component criteria for adjacent building profiles, forms, materials, types, uses, lighting, signage, and furniture; the design of pavements and public amenities.

Landscape Architecture: The design of trees and vegetation schemes within the corridor and on adjacent land as an integral and functional component of the public space.
2.14 Architectural Design: The design of buildings, public and private, and monuments within the corridor and on adjacent land as an integral and functional component of the public space.

Environmental Graphics: The design of signage and wayfinding systems for providing information, advice, or instruction as an integral and functional component of the public spaces and corridors.

As we are primarily concerned with the role design plays, the principles and concepts in each system that can reveal Broward County’s sense of place are organized according to the five design systems. The principles and concepts presented here do not represent the whole story. These are intended as a living document, expanding over time and anticipating a variety of present and future conditions.