



Our Goal for This Project:

To create a design guideline to promote distinctive building compositions unique to the City and of Oakland Park and representative of its specialness as a community.

Our Core Belief:

Distinctive architecture is always rooted in special places defined by the people who live there, the landscape, the climate and all the myriad conditions which determine what and how it is built. Distinctive architecture is NOT a copy of something else built by someone else at some other time. It is unique to the conditions of its time and place.

Our Understanding of This Project:

1. The citizens of Oakland Park and the administrators who serve them are in the midst of a conscious and strategic refashioning of their communal facilities and open space. As noted in the city's Landscape Guidelines, "Oakland Park is looking to re-invest in its aging infrastructure, expand its parks and recreation opportunities, and offer improved neighborhood services to re-invigorate the City."
2. This exercise began many years ago but failed to take off largely because of the economic conditions which arose in 2008.
3. But circumstances and times have changed. Now the process is fully underway and there is momentum.
4. As this process has unfolded in the last few years, members of the community have come to realize that this collective rebuilding of physical places has influenced the way they and those outside of the City think of Oakland Park.
5. To bear witness to this emerging self-awareness, community leaders consciously seek a distinctive character for their community building projects.

Our Understanding of the Place:

1. The City of Oakland Park is a low rise automobile suburb with primarily residential uses, a commercial "downtown," community owned parks and open space and some light industry located in immediate proximity to Fort Lauderdale
2. The climate of Oakland Park is common with southeast Florida. On average, there are 250 sunny days per annum. Winters are warm and summers hot and humid with highs in July in the 90s making it uncomfortable to spend much time outside at midday. Yet, the climate of Oakland Park ranks high on the Spering Comfort Index with a grade of 88 out of 100. The city's proximity to the Ocean in a tropical climate make it a target for tropical cyclones.
3. The most efficient and practical construction technology for low rise public buildings is steel frame and concrete with non-bearing metal stud partitions and flat roofs. A low elevation relative to Sea Level and a high water table make basement construction unfeasible without expensive dewatering equipment and waterproofing. Where required, on site parking is surface rather than structured. Passive energy methods for cooling and to protect against solar heat gain are strongly encouraged as are geothermal cooling. However, most heating and cooling is delivered by ductless split systems utilizing electric heat pumps and roof mounted air cooled air conditioning. Carbon sequestering in mass timber construction may also offer potential as environmentally conscious design.

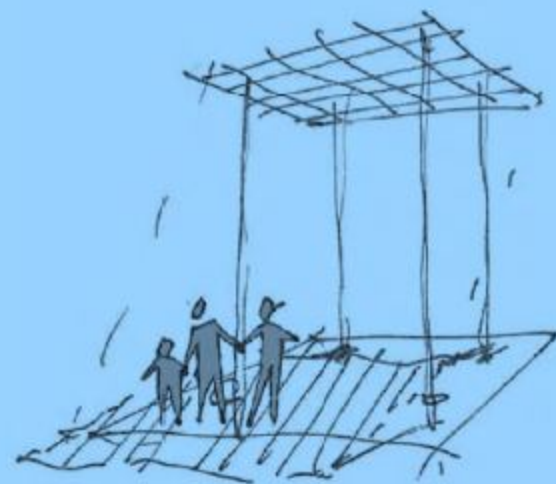


The Guidelines:

We propose design guidelines to encourage the development of a distinct architectural and landscape form unique to Oakland. The guidelines do not propose a specific stylistic formula but rather establish design protocols for the site layout, landscape, street view, building massing, ornament and materials which permit a wide range of interpretations and encourages consistency of character rather than a uniformity of language. We define that overall character as:

- youthful,
- colorful,
- whimsical,
- accessible physically and emotionally
- magical,
- convivial
- with a touch of good humor.

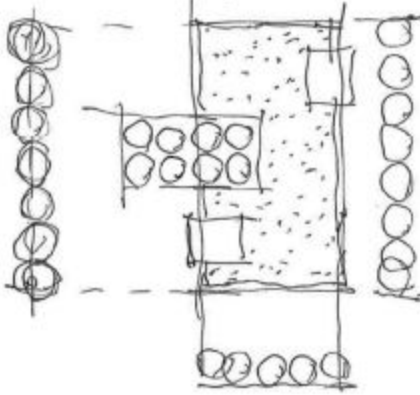
What Follows are diagrams showing the basic elements of the Guidelines with examples:



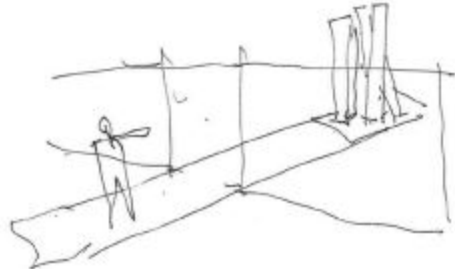
1.a *Locate prominent building elements at the street or near street intersections*



1.b *Use landscape as an extension of the building spaces rather than as mere ornament*



1.c *Use Sculptural three dimensional objects as signature features of the building composition on the site and to promote memory*



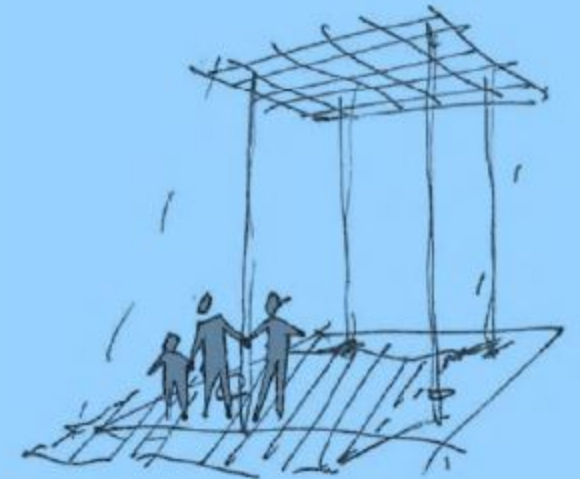
1.d *Use Courtyards, Porches and Trellises to blend inside and outside space*



The Guidelines 1.0:

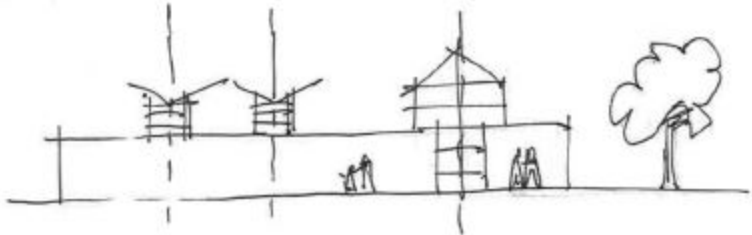
1. Site Layout and Landscape

- a. *Locate prominent building elements at or near street intersections (for corner lots)*
- b. *Use landscape as an extension of the building spaces rather than as mere decoration*
- c. *Use Sculptural three dimensional objects as signature feature of the building composition on the site and to promote memory*
- d. *Use Courtyards, Porches and Trellises to blend inside and outside*

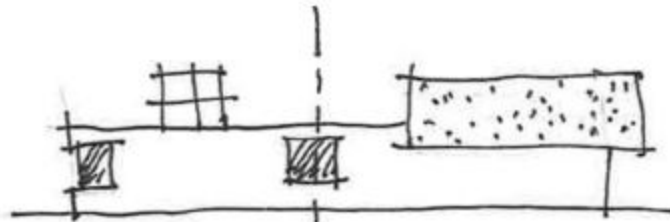




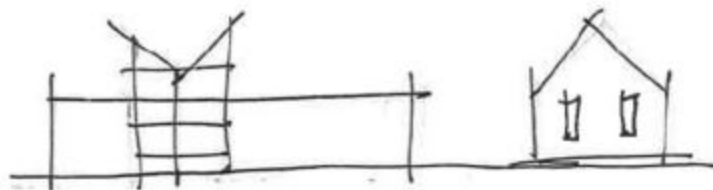
1. *Embrace the horizontal of a one story civic building*



1. *Create meaningful localized vertical compositions*



1. *Compose with Balanced Asymmetry*



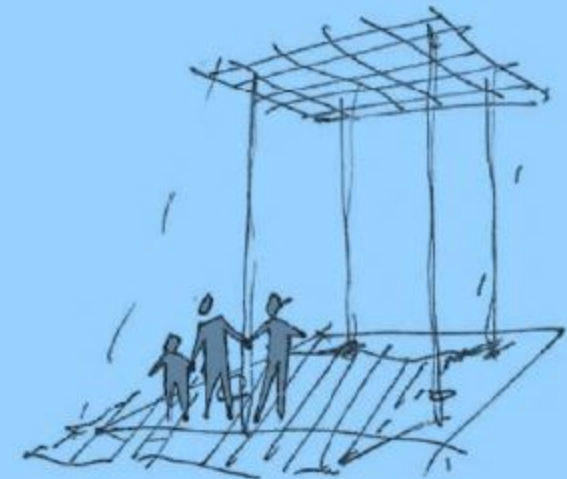
1. *Building Massing should integrate with but not be limited by the local architectural context*

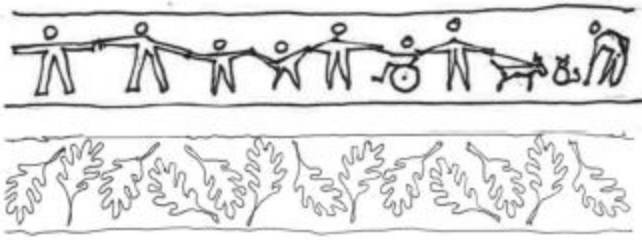


The Guidelines 2.0:

2. Massing and Street Scape

- a. *Embrace the horizontal of a one story civic building*
- b. *Create meaningful localized vertical compositions*
- c. *Compose with Balanced Asymmetry*
- d. *Building Massing should integrate with but not be limited by the local architectural context*
- e. *Design the roofscape (including mechanical equipment)*

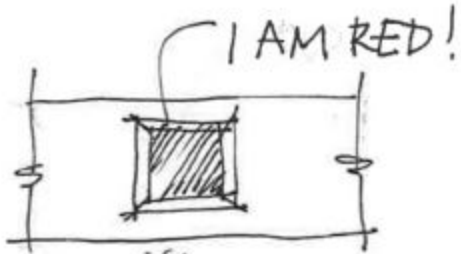




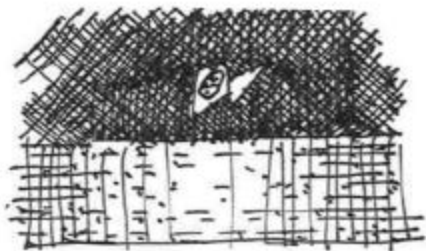
1. *Decorative features – when they occur - should have a tangible connection to the Building’s Civic Function*



1. *Design the roofscape (including mechanical equipment)*



1. *Use bold color as accent*



1. *Nighttime lighting should be discrete but present.*



The Guidelines 3.0:

3. Ornament

- Decorative features – including and especially art - should have a tangible connection to the Building’s Civic Function*
- Design the roofscape (including mechanical equipment)*
- Use bold color as accent*
- Nighttime lighting should be discrete but present.*

