

NEW COLLEGE OF FLORIDA

LEVELS OF SERVICE (REVISED) ANALYSES IN SUPPORT OF AN UPDATED CAMPUS DEVELOPMENT AGREEMENT

PREPARED FOR

New College of Florida

MARCH 2011





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Appendix A New College of Florida Building Inventory

I. Transportation Impact Analysis Review New College of Florida – Campus Development Agreement

Summary

The New College of Florida, Campus Development Agreement associated Transportation Impact Analysis Review, conducted in the fall of 2010, describes the significant changes that have occurred to the campus since the prior Campus Development Agreement. The results of these changes are a significant reduction in the prior vested level-of-service impacts for the duration of the pending Campus Development Agreement and even beyond the 50-year long-range scenario of the New College Campus Master Plan. The pending Campus Development Agreement therefore meets the City of Sarasota's Transportation Level-of-Service standards with no resulting degradation of the existing levels-of-service on adjacent and impacted roadways.

Overview

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement (per Sec. 1013.30 F.S.) with the City of Sarasota, we respectfully submit this Transportation Impact Analysis Review. This analysis will provide an accounting of both enrollment and physical construction activity that have occurred since the prior Amendment to the Campus Development Agreement on June 20, 2005, and will also provide projected needs and their associated impacts to Transportation Levels-of-Service for the 10-year duration of the proposed update to the existing Campus Development Agreement.

In the interim, from the prior adopted Campus Development Agreement Amendment, an enormously significant change has occurred to the make-up of and impacts associated with the New College of Florida campus. Beginning in the fall of 2006, the approximately 1700 students and the associated staff and faculty of the University of South Florida, Sarasota-Manatee (USF S/M), physically relocated to the USF S/M campus on the Crosley Estate in Manatee County. The resulting reduction in overall impacts associated with the physical relocation of the primarily commuter-student-oriented USF S/M in comparison to the much smaller, primarily on-campus-living-oriented New College of Florida cannot be overstated.

These reductions in impacts, coupled with New College of Florida's Campus Master Plan, "Low Traffic" and Sustainability measures provide strong evidence that future enrollment and campus growth for the proposed Campus Development Agreement 10-year time frame, and even for the Campus Master Plan final build-out scenario (25 to 50 years), will result in no net increase in impacts to levels of service, over those already accounted for in the 2005 Campus Development Agreement Amendment.

For your review, attached are:

- New College of Florida, Campus Master Plan
- New College of Florida, Capital Improvements Plan for FY 2011-12 through FY 2015-16
- First Amendment to the Campus Development Agreement between the City of Sarasota and The Board of Trustees of New College of Florida, 6/20/05.

Enrollment Information

At the time of the prior adoption of the Campus Development Agreement Amendment, New College continued to share the campus with the students, faculty, and staff of USF S/M. New College became a separate independent university in the Florida State University System in 2001. As part of its establishment as an independent university, the University of South Florida was directed to relocate its facility away from New College and did so in August 2006. The year before USF S/M relocated to its own campus (2005-2006), the combined student enrollment was approximately 2400 students. The following academic year (2006-2007), approximately 1700 USF S/M students would be primarily located on the USF S/M campus in nearby Manatee County. (Note: New College and USF S/M continue to share the Sudakoff Center, Jane Bancroft Cook Library, and some recreational facilities.) Table I below shows the student enrollment numbers for the two colleges during the past decade.

Table I

New College of Florida and USF Sarasota-Manatee Enrollment 2000-2010								
Year	New College Fall Term Enrollment Total (1)	USF S/M Fall Term Enrollment Total (2)	Total Campus Enrollment					
2000-2001	649	1,296	1,945					
2001-2002	634	1,355	1,989					
2002-2003	650	1,436	2,086					
2003-2004	671	1,489	2,160					
2004-2005	746	1,578	2,324					
2005-2006	761	1,671	2,432					
2006*-2007	767	1,723	767					
2007-2008	767	1,847	767					
2008-2009	785	2,009	785					
2009-2010	825	1,784	825					

⁽¹⁾ Source New College Data: Annual New College of Florida Fact Book

The result of the physical separation of the two institutions was that the New College Campus student body was about one-third of its original total population in the span of one year.

In addition to the dramatic reduction in students, the difference in housing characteristics of the students is worth noting. Student housing was not provided for USF S/M students. An average of approximately 95% of first year New College students and an average of approximately 70% of all New College students live on campus. Table II below depicts the on-campus percentages of the past decade.

⁽²⁾ Source USF Data: Infomart: "http://usfweb3.usf.edu/infocenter/?toolbar=Sitemap"

^{*} Note: Academic year 2006-2007 was the first year of physical separation of USF S/M from New College

Table II

New College of Florida On-Campus Housing Percentages 2000-2010								
Year	Percent Who Live in College Owned/Affiliated Housing- 1 st Year Students	Percent Who Live in College Owned/Affiliated Housing- All Students						
2000 2004	000/	000/						
2000-2001 2001-2002	99% 97%	69% 72%						
2001-2002	95%	71%						
2003-2004	98%	70%						
2004-2005	91%	68%						
2005-2006	96%	68%						
2006-2007	83%	65%						
2007-2008	84%	72%						
2008-2009	99%	80%						
2009-2010	96%	79%						
Average	94%	71%						

Student enrollment projections for the duration of the proposed Campus Development Agreement are generally anticipated to remain at the modest growth rate seen during the past decade of approximately 20 additional students per year. At that pace it would take approximately 85 years of continued growth to equal the impact of the 1700 USF S/M students that relocated to the new USF S/M campus in 2006, far exceeding the usual 20-year planning horizon used in land planning.

The New College Campus Master Plan evaluated a hypothetical 50-year build-out plan, from 2006 to 2056, which accounted for a near doubling in size of the college to 1600 students by the year 2056. Even under this long-range build-out scenario, the total student population would represent approximately two-thirds of the size of the overall student body that was accounted for in the prior Campus Development Agreement.

Campus Building Information

While it is our professional opinion that the proper traffic impact analysis metric should be based upon student enrollment, the prior Campus Development Agreement included building square footages for vesting purposes. In order to maintain a record for comparison purposes, the actual square footage added since the prior Campus Development Agreement is provided in Table III below.

Table III

New College of Florida Building Square Footage Added Since Prior Campus Development Agreement Amendment								
New Construction Since 2004 CDA Building Square Footage Year Built								
V Residence Hall	11,447	2007						
W Residence Hall	11,448	2007						
Ulla R. Searing (X) Residence Hall	11,447	2007						
Y Residence Hall	11,448	2007						
Z Residence Hall	25,407	2007						
Heiser Greenhouse West	800	2009						
Public Archeology Lab	1,771	2010						
New Academic Center*	35,622	2011						
Total	109,390							
*New Academic Center building is under construction.								

Approximately 110,000 square feet of new building space has been added. The overall campus building square footage is approximately 625,000 square feet (see Appendix A, New College of Florida Building Inventory).

The best gauge of anticipated building additions are found in the annual updates to the New College 5-year Capital Improvement Plan (CIP). Campus space utilization is considered in establishing the college's priorities and are obviously subject to significant variability in funding resources. The most recent CIP for fiscal years 2011-12 through 2015-16 anticipate approximately 28,000 square feet of potential new building space along with acquisitions of residential properties along 58th Street; see Table IV below.

Table IV

New College of Florida Capital Improvements Plan 2011-2016 New Building Square Footage						
2011-2016 CIP Priorities	Building Square Footage					
Purchase of at least 1 of 6 remaining parcels of 58 th Street	0					
Heiser Natural Sciences Addition	22,000					
Acquisition of remaining 58 th Street parcels	0					
International and Area Studies Building	6,200					
Total	28,200					

For evaluation purposes, the Campus Master Plan estimated potential new building square footage based on maintaining a ratio of 615 square feet of building area per student, which was the ratio existing at the time of the master plan evaluation. Based on this ratio and the average growth of approximately 20 additional students per year, the Campus Master Plan assessed scenarios of adding approximately 123,000 square feet of new building space approximately every 10 to 15 years.

Property Acquisitions

Seven properties have been acquired by New College since the prior Campus Development Agreement Amendment; see Table V below. Four of the properties are located along 58th Street, one of the properties is vacant (Circus Hall of Fame), and one of the properties will continue its present regional tourism use (Car Museum and Gift Shop) until its lease expires in 2012.

Table V

New College Property Acquisitions Since 2004 CDA Extension										
Properties Identified in 6/21/2004 CDA Amendment Application	Existing Development	Property Acquisitions Since 2004 CDA Extension	Usage Proposed							
58th Street	9 residential/mixed-use structures, plus 1 vacant lot	Yes. One property in 2004 and 3 in 2007.	Residential/Mixed-Use							
Circus Hall of Fame	Vacant	Yes; in 2007.	None identified							
Car Museum	Museum (58,454 sf) and Shop (3,287 sf)	Yes; in 2008.	Residential/Mixed Use							

The Car Museum is ultimately proposed to be demolished and redeveloped for New College use. Vesting of the regional tourist use's approximately 62,000 sf will need to be accounted for when it is redeveloped.

Transportation Demand Management Emphasis

Credit also needs to be given to New College for its numerous Transportation Demand Management (TDM) practices and the strong emphasis given to continued reductions in vehicle use and associated emissions in the Campus Master Plan.

As noted above, approximately 96% of all incoming students and 80% of the overall student body live on campus. This is in sharp contrast to the prior two decades, when New College was a separate unit within the University of South Florida and there was more of an emphasis on catering to the greater numbers of USF S/M commuter students. The Campus Master Plan has a goal to maintain the 80% overall on-campus student housing ratio.

The change in emphasis from commuter to the mostly residential character of New College has allowed for the elimination of nearly 200 parking spaces on campus from 1373 spaces in 2004 to 1200 in 2010. Additional reductions are planned due to continued reduced demand and overall improvements to the pedestrian environment.

Additional measures codified in the Campus Master Plan contain a series of TDM actions to be implemented, including:

- Establishing a free transit pass and parking "cash-out" program to financially reward carpoolers, transit riders, bicycle and pedestrian commuters.
- Encouraging the use of alternative modes by faculty, students, and staff with incentive programs.
- Restricting parking to the campus perimeters and "park-once" lots to discourage the proliferation of independent lots and structures throughout the campus.
- Focusing on the development of pedestrian-oriented areas.
- Enhancing landscape and pedestrian amenities where parking and roads are removed.
- Selectively removing or reconfiguring remaining roads to function as an effective circulation network and emphasizing "park-once" strategies.
- Restricting the building of roads and parking to areas outside the central campus pedestrian zones.
- Restricting the speed of cars within the campus, on thoroughfares adjacent to campus and providing pedestrian amenities adjacent to roadways.
- Promoting a more pedestrian- and public transportation-friendly link between the campus and adjacent neighborhoods to help reduce emissions associated with automobiles.
- Providing bicycle racks and locks, well-designed routes and establishing shower/changing areas in a variety of locations on campus to facilitate internal New College campus bicycle usage.
- Creating incentives for USF students to walk to New College and leave cars on the USF campus.
- Implementing pedestrian and bicycle route and user enhancements such as route lighting, upgraded walking surfaces, accessible and attractive places for refreshment, bicycle racks at shared facilities, emergency call boxes, and a bicycle loan program.
- Creating 5- to 15-minute loading/drop-off zones in key locations, especially near the west end of General Spaatz Boulevard, Cook Library, and the Hamilton lawn drop-off area.
- Initiating parking stall labels, issuance of permits, and enforcement of parking stalls by group affiliation. Permits are to be issued based on status as faculty, student, staff, or visitor to help organize the efficiency of stall usage.
- Establishing a residential permit system (if and where desired by neighbors) for neighborhoods surrounding the campus to discourage college-generated parking in offcampus locations.

Conclusion

We believe we have provided clear and convincing evidence that the anticipated transportation impacts from the future New College growth will remain far below the vested impacts associated with those of the combined USF S/M and New College, which were the subject of the prior Campus Development Agreement. This is true for the duration of the proposed Campus Development Agreement and even for the 50-year long-range scenario of the Campus Master Plan and beyond. The pending Campus Development Agreement therefore meets the City of Sarasota's Transportation Level-of-Service standards with no resulting degradation of the existing levels-of-service on adjacent and impacted roadways.

New College has been a proactive proponent of many of the strategies embodied within the City's Comprehensive Plan promoting sustainability and reductions to impacts associated with overreliance on single-occupant vehicles. These reductions in vehicle miles traveled will strongly aid in compliance with HB 697, which dictates the reduction of greenhouse gases. New College looks forward to continuing to work with the City on improvements to the safety and aesthetics along Tamiami Trail.

II: Potable Water and Wastewater Impact Analysis Review New College of Florida – Campus Development Agreement

Executive Summary

The existing potable water distribution and wastewater collection-conveyance systems serving these campus areas of New College of Florida have been evaluated for Level of Service (LOS) concurrency capacity. The reductions in potable water demand and wastewater flow generation due to the relocation of the University of South Florida students and faculty in 2006 have left additional capacity to serve an increase in future student enrollment. Existing City of Sarasota potable water distribution and wastewater collection systems serving the campus areas have sufficient capacity to continue service provision to New College of Florida for the duration of the pending Campus Development Agreement and even beyond the 50-year long-range scenario of the New College Campus Master Plan.

Additional efforts to reduce potable water use in the chillers by using existing permitted well water will yield further capacity in the potable water system for future student enrollment and facilities. Other efforts in these utility service reductions are encouraged.

Evaluation of specific water and wastewater system components for future classroom and student residences may be warranted on a case-by-case basis.

Overview

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement with the City of Sarasota, we respectfully submit this Potable Water and Wastewater Impact Analysis Review. This analysis provides an accounting of the impacts of both enrollment and physical construction activity that have occurred since the prior Amendment to the Campus Development Agreement dated June 20, 2005. In addition, the analysis provides the projected needs and their associated impacts to Potable Water and Wastewater Levels of Service (LOS) for the 10-year duration of the proposed update to the existing Campus Development Agreement.

As discussed in greater detail in the Transportation Analysis, in the period of time since the last Campus Development Agreement Amendment was adopted, the physical relocation of approximately 1700 students and associated staff and faculty to the new USF Sarasota-Manatee campus on the Crosley Estate in Manatee County, in the fall of 2006, have dramatically reduced the impacts on the existing potable water distribution and wastewater collection/conveyance systems. This exodus of USF students and faculty leaves existing potable water and wastewater system capacity that will provide service for both near-term and long-range expansion of New College of Florida facility and its student population.

Potable Water/Wastewater Analysis

The New College of Florida Campus is divided into three distinct geographical areas, the East, West and Caples Campuses. The East Campus is located east of U.S. 41 and north of University Parkway. The West Campus is located along the west side of U.S. 41 stretching westward to Sarasota Bay between Edwards Drive and 58th Street West and includes the Jane Bancroft Cook Library. The Caples Campus lies south of the West Campus and the John Ringling Museum between Bayshore Road and Sarasota Bay. These three campus areas are served with potable water and wastewater provided by the City of Sarasota, described in further detail below.

West Campus:

The majority of the New College classrooms and faculty offices are located on the West Campus. These buildings are served with potable water via a 6-inch water line on Bayshore Road that also connects to a 10-inch water main on the East Campus, providing a string water distribution loop. The various classroom buildings and one student residence building have individual master water meters that provide monitoring of usage on a monthly basis. The structures of the former Viking Motel on the north end of Bayshore Road, which provided student housing, have been transferred to the USF Sarasota-Manatee Campus, reducing the demand for water and sewer service on the West Campus infrastructure. Potable water service with fire protection is provided to each building or group of buildings through a water meter via 6-inch water lines internal to the campus and along 58th Street, creating an internal water distribution loop (see Table No. VIII).

A chiller building and cooling water system located on the south side of the Jane Bancroft Cook Library is currently served by a master water meter. Reduction of potable water usage would occur through the connection to an existing permitted irrigation well within 150 feet of the chiller structure. This would significantly reduce potable water usage on the New College campus, while retaining the water meter as a back-up supply source (see Table No. IX).

Wastewater service is provided through collection of on-campus gravity sewer mains to two private (New College) lift stations and one City of Sarasota-maintained lift station discharging to an 8-inch force main on Bayshore Road. The City of Sarasota Lift Station No. 56, located north of College Hall near Sarasota Bay, receives a limited amount of wastewater and must pump approximately 30 gpm to the 8-inch force main (see Table No. X). Currently the existing system provides the required capacity. The privately maintained library lift station and the grinder lift station on 58th Street have proposed peak flows 16 gpm and 10 gpm respectively into the Bayshore Road 8-inch force main (see Table No. XI). The existing system provides the required capacity. Further evaluation of the lift stations may be required as additional facilities are anticipated.

New College of Florida Table No. VI Potable Water Demand Projections

East Campus

New College of Florida Buildings as of 6-24-10							Projections				
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross : Foot	-	Building Use	Water Use Per Unit Type	Water Demand	Water Use Per Month
						Area	EDU			(gpd)	Gallons
16	3021	HCT	Hamilton Center	1967		24,778		Dining Hall/Student Union	0.9	22,300	669,006
17	3022	HCL	Hamilton Classrooms	1967		15,399		Classrooms	0.15	2,310	69,296
18	3023	PDW	Bob Johnson Residence Hall	1965		24,482	79	Student Housing	125	9,875	296,250
19	3024	PDS	Rothenberg Residence Hall	1965		24,213	86	Student Housing	125	10,750	322,500
20	3025	PDE	Peggy Bates Residence Hall	1965		24,482	88	Student Housing	125	11,000	330,000
21	3026	BLR	Hamilton Boiler Room	1965		2,964		Infrastructure	N/A	0	0
22	3037	BTH	Bath House	1964		461		Bath House	500	500	15,000
24	3041	SUD	Sudakoff Lecture & Conference Center	1985		12,216		Classrooms	0.15	1,832	54,972
27	3045	PHS	Physical Plant	1989		5,350		Offices / Workshop	0.15	803	24,075
28	3052	FCS	Fitness Center	1989		8,390		825 Students	50	1,179	35,357
29	3057	PHA	Nat. Science Chemical Storage "A"	1991		200		Storage	0.15	30	900
30	3058	PHB	Nat. Science Chemical Storage "B"	1991		200		Storage	0.15	30	900
36	3062	DRH	Eliz and Dallas Dort Res. Hall	1997		24,396	74	Student Housing	125	9,250	277,500
			Dort Hall Pool	1997				Swimming Pool			
37	3063	GRH	Ann and Alfred Goldstein Res Hall	1998		24,396	74	Student Housing	125	9,250	277,500
48	3078	VRH	V Residence Hall	2007		11,447	32	Student Housing	125	4,000	120,000
49	3079	WRH	W Residence Hall	2007		11,448	24	Student Housing	125	3,000	90,000
50	3080	XRH	Ulla R. Searing (X) Residence Hall	2007		11,447	24	Student Housing	125	3,000	90,000
51	3081	YRH	Y Residence Hall	2007		11,448	32	Student Housing	125	4,000	120,000
52	3082	ZRH	Z Residence Hall	2007		25,407	91	Student Housing	125	11,375	341,250
53	3083	CMU	Car Museum	1950		58,454		Museum - Commercial	0.15	8,768	263,043
54	3084	CMS	Car Museum Shop	1950		3,287	_	Commercial	0.15	493	14,792
55	3085	PBR	Pedestrian Bridge	1985		0		Infrastructure	N/A	0	0
Total Square Footage		•	324,865	604			113,745 Per Day	3,412,340 Per Month			

* Water Meter Usage (Actual 2009/2010), East Campus:	296,483	8,894,500
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^{*} Water meter usage is assumed to be a monthly metered demand and divided by 30 days to derive usage per day.

New College of Florida Table No. VIII Potable Water Demand Projections

West Campus

New College of Florida Buildings					6-24-10)			Р	rojections	
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross : Foot		Building Use	Water Use Per Unit Type	Water Demand	Water Use Per Month
						Area	EDU			(gpd)	Gallons
1	3001	CHL	College Hall	1924	Х	21,441		Office / Classrooms	0.15	3,216	96,485
2	3002	COH	Cook Hall (Admin - South Hall)	1926	Х	12,047		Office	0.15	1,807	54,212
3	3003	ROB	Robertson Hall - Carriage House	1925	Х	3,681		Office	0.15	552	16,565
4	3004	SSC	Social Science	1925	Х	1,794		Classrooms	0.15	269	8,073
5	3005	BRN	The Barn (Four Winds Café)	1925	Х	1,402		Retail	0.24	336	10,094
6	3007	DEV	Trailer - Development	1963		939		Office - Storage	0.15	141	4,226
7	3008	UTL	Utility - Pumps	1948		194		Infrastructure	N/A	0	0
8	3012	CPD	Campus Police	1955		2,033		Office	0.15	305	9,149
9	3013	PMA	Palmer "A"	1969		9,411		Offices / Classrooms	0.15	1,412	42,350
10	3014	PMB	Palmer "B"	1969		8,230	32	Student Housing	125	4,000	120,000
11	3015	PMC	Palmer "C"	1969		8,534		Classrooms	0.15	1,280	38,403
12	3016	PMD	Palmer "D"	1969		8,534		Classrooms	0.15	1,280	38,403
13	3017	PME	Palmer "E"	1969		8,382		Classrooms	0.15	1,257	37,719
23	3038	BON	Bon Seigneur Residence	1948		4,188		Office/Classrooms	0.15	628	18,846
25	3042	LBR	Jane Bancroft Cook Library	1985		74,731		Library / Classrooms	0.15	11,210	336,290
26	3043	ANL	Sarasota Anthropology Lab	1986		652		Classrooms	0.15	98	2,934
31	3059	CWW	Covered Walkway (COH to CHL)	1926		835		Infrastructure	N/A	0	0
38	3064	CPS	Chiller Plant	1999		3,535		Infrastructure	42	149,120	4,473,600
39	3065	HNS	Rolland V. Heiser Nat. Sci. Complex	1999		36,214		Offices / Classrooms	0.15	5,432	162,963
40	3066	MBR	Priztker Marine Bio. Lab.	2000		8,920		Classrooms	0.15	1,338	40,140
41	3067	SSE	Sarasota Sailing Equipment Shed	2000		120		Storage	0.15	18	540
43	3073	CWC	Counseling and Wellness Center	1996		3,559		Office	0.15	534	16,016
44	3074		Dort Arch			0		Infrastructure	N/A	0	0
42	3068	HGN	Heiser Greenhouse North	2001		320		Classrooms	0.15	48	1,440
45	3075	KNR	Knight Residence - 5801 Bay Shore Rd.	1955		2,869		Residence	250	250	7,500
46	3076	RER	Reichert House - 572 58th St.	1954		2,574		Residence	250	250	7,500
47	3077	SAR	Salvatori Residence-540 58th St.	1958		2,039		Residential/Mixed Use	750	750	22,500
56	3085	NAC	New Academic Center					Classrooms	0.15	5,343	35,622
57	3086	PAL	Public Archeology Lab	2010		1,771		Classrooms	0.15	266	
58	3087	HGW	Heiser Greenhouse West	2009		800		Classrooms	0.15	120	
				Total S	quare	229,749	32			191,260	5,613,136
				Foot	tage					Per Day	Per Month

^{*} Water meter usage is assumed to be a monthly metered demand and divided by 30 days to derive usage per day.

West Campus:

The majority of the New College classrooms and faculty offices are located on the West Campus. These buildings are served with potable water via a 6-inch water line on Bayshore Road that also connects to a 10-inch water main on the East Campus, providing a string water distribution loop. The various classroom buildings and one student residence building have individual master water meters that provide monitoring of usage on a monthly basis. The structures of the former Viking Motel on the north end of Bayshore Road, which provided student housing, have been transferred to the USF Sarasota-Manatee Campus, reducing the demand for water and sewer service on the West Campus infrastructure. Potable water service with fire protection is provided to each building or group of buildings through a water meter via 6-inch water lines internal to the campus and along 58th Street, creating an internal water distribution loop (see Table No. VIII).

A chiller building and cooling water system located on the south side of the Jane Bancroft Cook Library is currently served by a master water meter. Reduction of potable water usage would occur through the connection to an existing permitted irrigation well within 150 feet of the chiller structure. This would significantly reduce potable water usage on the New College campus, while retaining the water meter as a back-up supply source (see Table No. IX).

Wastewater service is provided through collection of on-campus gravity sewer mains to two private (New College) lift stations and one City of Sarasota-maintained lift station discharging to an 8-inch force main on Bayshore Road. The City of Sarasota Lift Station No. 56, located north of College Hall near Sarasota Bay, receives a limited amount of wastewater and must pump approximately 30 gpm to the 8-inch force main (see Table No. X). Currently the existing system provides the required capacity. The privately maintained library lift station and the grinder lift station on 58th Street have proposed peak flows 16 gpm and 10 gpm respectively into the Bayshore Road 8-inch force main (see Table No. XI). the existing system provides the required capacity. Further evaluation of the lift stations may be required as additional facilities are anticipated.

New College of Florida

Table No. VII

Wastewater Flow Generation Per Lift Station Collection System

East Campus

New College of Florida Buildings as of 6-24-10									Projec	Projections				
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footage		Gross Square Footage		Gross Square Footage		Building Use	Wastewater Flow Per Unit Type	Wastewater Demand
						Area	EDU			(gpd)				
16	3021	HCT	Hamilton Center	1967		24,778		Dining Hall/Student Union	0.8	19,822				
17	3022	HCL	Hamilton Classrooms	1967		15,399		Classrooms	0.12	1,848				
18	3023	PDW	Bob Johnson Residence Hall	1965		24,482	79	Student Housing	100	7,900				
19	3024	PDS	Rothenberg Residence Hall	1965		24,213	86	Student Housing	100	8,600				
20	3025	PDE	Peggy Bates Residence Hall	1965		24,482	88	Student Housing	100	8,800				
21	3026	BLR	Hamilton Boiler Room	1965		2,964		Infrastructure	N/A	0				
22	3037	BTH	Bath House	1964		461		Bath House	400	400				
24	3041	SUD	Sudakoff Lecture & Conference Center	1985		12,216		Classrooms	0.12	1,466				
27	3045	PHS	Physical Plant	1989		5,350		Offices / Workshop	0.12	642				
28	3052	FCS	Fitness Center	1989		8,390		825 Students	40	943				
29	3057	PHA	Nat. Science Chemical Storage "A"	1991		200		Storage	0.12	24				
30	3058	PHB	Nat. Science Chemical Storage "B"	1991		200		Storage	0.12	24				
36	3062	DRH	Eliz and Dallas Dort Res. Hall	1997		24,396	74	Student Housing	100	7,400				
			Dort Hall Pool	1997				Swimming Pool	0	0				
37	3063	GRH	Ann and Alfred Goldstein Res Hall	1998		24,396	74	Student Housing	100	7,400				
48	3078	VRH	V Residence Hall	2007		11,447	32	Student Housing	100	3,200				
49	3079	WRH	W Residence Hall	2007		11,448	24	Student Housing	100	2,400				
50	3080	XRH	Ulla R. Searing (X) Residence Hall	2007		11,447	24	Student Housing	100	2,400				
51	3081	YRH	Y Residence Hall	2007		11,448	32	Student Housing	100	3,200				
52	3082	ZRH	Z Residence Hall	2007		25,407	91	Student Housing	100	9,100				
53	3083	CMU	Car Museum	1950		58,454		Museum - Commercial	0.12	7,014				
54	3084	CMS	Car Museum Shop	1950		3,287		Commercial	0.12	394				
55	3085	PBR	Pedestrian Bridge	1985		0		Infrastructure	N/A	0				
00 0000 1 Bit 1 caesaran Briage				Square tage	324,865	604		gpd	92,978 Wastewater					

Projected Gallons Per	161
Minute (gpm) Per Pump ¹	101

¹ Calculated Peak Flow

New College of Florida Table No. IX Potable Water Demand Projections

Deductions from New College Facilities

Property Sold 2005

Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic Gross Square Footage			Building Use	Water Use Per Unit Type	Water Demand (qpd)	Water Demand (gpmo)
3034	RPA	Ringling Plaza Building I	1950		1,740		Office	0.15	261	7,830
3035	RPB	Ringling Plaza Building II	1950		3,024		Office	0.15	454	13,608
3035	RPC	Ringling Plaza Building III	1950		1,155		Office	0.15	173	5,198
			Total		5,919				888	26,636
		•			E&G	Auxiliary			Per Day	Per Month

USF S/M Property

Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footage		Building Use	Water Use Per Unit Type	Water Demand (qpd)	Water Demand (gpmo)
3046	VKA	Viking Motel - Building A (USF S/M)	1960		5,959		Student Housing	175	4,171	125,139
3047	VKB	Viking Motel - Building B (USF S/M)	1960		3,507		Student Housing	175	2,455	73,647
3048	VKC	Viking Motel - Building C (USF S/M)	1960		4,252		Student Housing	175	2,976	89,292
3049	VKO	Viking Motel - Office (USF S/M)	1960		1,646		Office	0.15	247	7,407
3050	VBK	Viking Motel - Bookstore (USF S/M)	1960			3,225	Retail	0.15	484	14,513
3051	VKT	Viking Motel - Two Story (USF S/M)	1960			15,472	Student Housing	175	10,830	324,912
			То	tal	15,364	18,697			21,164	634,910
					E&G	Auxiliary			Per Day	Per Month

New College of Florida Table No. X Wastewater Flow Generation Per Lift Station Collection System

West Campus

		N	ew College of Florida Buildin	gs as of 6	6-24-10				Projec	tions
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Squa	are Footage	Building Use	Wastewater Flow Per Unit Type	Wastewater Demand
						Area	EDU			(gpd)
1	3001	CHL	College Hall	1924	Х	21,441		Office / Classrooms	0.12	2,573
2	3002	COH	Cook Hall (Admin - South Hall)	1926	Х	12,047		Office	0.12	1,446
3	3003	ROB	Robertson Hall - Carriage House	1925	Х	3,681		Office	0.12	442
4	3004	SSC	Social Science	1925	Х	1,794		Classrooms	0.12	215
5	3005	BRN	The Barn (Four Winds Café)	1925	Х	1,402		Retail	0.2	280
6	3007	DEV	Trailer - Development	1963		939		Office - Storage	0.12	113
7	3008	UTL	Utility - Pumps	1948		194		Infrastructure	N/A	0
8	3012	CPD	Campus Police	1955		2,033		Office	0.12	244
23	3038	BON	Bon Seigneur Residence	1948		4,188		Office/Classrooms	0.12	503
26	3043	ANL	Sarasota Anthropology Lab	1986		652		Classrooms	0.12	78
31	3059	CWW	Covered Walkway (COH to CHL)	1926		835		Infrastructure	N/A	0
39	3065	HNS	Rolland V. Heiser Nat. Sci. Complex	1999		36,214		Offices / Classrooms	0.12	4,346
40	3066	MBR	Priztker Marine Bio. Lab.	2000		8,920		Classrooms	0.12	1,070
41	3067	SSE	Sarasota Sailing Equipment Shed	2000		120		Storage	0.12	14
42	3068	HGN	Heiser Greenhouse North	2001		320		Classrooms	0.12	38
43	3073	CWC	Counseling and Wellness Center	1996		3,559		Office	0.12	427
44	3074		Dort Arch			0		Infrastructure	N/A	0
56	3085	NAC	New Academic Center	2011		35,622		Classrooms	0.12	4,275
57	3086	PAL	Public Archeology Lab	2010		1,771		Classrooms	0.12	213
58	3087	HGW	Heiser Greenhouse West	2009		800		Classrooms	0.12	96
					Square tage	136,532	0		gpd	16,373 Wastewater

Wastewater Flow, West Campus	Projected Gallons Per Minute	20
City Lift Station No. 56:	(gpm) Per Pump ¹	28

¹ Calculated Peak Flow

New College of Florida Table No. XI Wastewater Flow Generation Per Lift Station Collection System

West Campus

		N	lew College of Florida Building	s as of 6	5-24-10				Projec	tions
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footage		Building Use	Wastewater Flow Per Unit Type	Wastewater Demand
9	3013	PMA	Palmer "A"	1969		9,411		Offices / Classrooms	0.12	1,129
10	3014	PMB	Palmer "B"	1969		8,230	32	Student Housing	100	3,200
11	3015	PMC	Palmer "C"	1969		8,534		Classrooms	0.12	1,024
12	3016	PMD	Palmer "D"	1969		8,534		Classrooms	0.12	1,024
13	3017	PME	Palmer "E"	1969		8,382		Classrooms	0.12	1,006
45	3075	KNR	Knight Residence - 5801 Bay Shore Rd.	1955		2,869		Residence/Mixed Use	200	200
46	3076	RER	Reichert House - 572 58th St.	1954		2,574		Residence/Mixed Use	200	200
47	3077	SAR	Salvatori Residence-540 58th St.	1958		2,039		Residence/Mixed Use	600	600
			Future Residence hook-ups on 58th St.			16,312		Residence/Mixed Use	200	4,800
·	·	·		Total	Square	50,573	32		gpd	13,183
				Foo	tage	E&G	Housing			Wastewater

Wastewater Flow, West Campus - Projected Gallons Per Minute 58th Street Lift Station No. 1:

(gpm) Per Pump¹

West Campus

		N	lew College of Florida Buildings	s as of 6	-24-10				Projec	tions
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic		are Footage	Building Use	Wastewater Flow Per Unit Type	Wastewater Demand
25	3042	LBR	Jane Bancroft Cook Library	1985		74,731		Library / Classrooms	0.12	8,968
38	3064	CPS	Chiller Plant	1999		3,535		Infrastructure	0	0
			Total 9	Square	195,724	64		gpd	8,968	
				Foo	tage	E&G	Housing			Wastewater

Wastewater Flow, West Campus - Projected Gallons Per Minute Library Lift Station No. 3:

(gpm) Per Pump¹

16

^{&#}x27; Calculated Peak Flow

Caples Campus:

The Caples Campus comprises the Fine Arts Complex and faculty offices located between Bayshore Road and Sarasota Bay, immediately south of the John Ringling Museum. The new classrooms buildings and auditorium that compose the Fine Arts Complex are served by one master meter. The two historic Caples house and garage structures providing classroom and faculty offices are on a separate meter, connected to an internal 6-inch water distribution line with fire protection. This water line is connected to the 8-inch water line on Bayshore Road (see Table No. XII).

Wastewater service is provided by an internal gravity collection system to New College-maintained Lift Station No. 4, which discharges approximately 15 gpm into the City of Sarasota's 8-inch force main and wastewater system. Further evaluation of the lift station may be required as additional facilities are anticipated (see Table No. XIII).

Conclusion

Collectively, the wastewater flows generated by the five privately and City-maintained lift stations on the New College Campus discharge approximately 210 gpm into the City of Sarasota wastewater system This approximate flow rate is a significant net flow rate reduction from the amount previously generated with the combined USF/New College campus (see Table No. XV). Additional reductions will also be achieved through sustainability initiatives that will provide reclaimed water from cisterns and stormwater systems for wastewater disposal in lieu of potable water.

The 8-inch force main on Bayshore Road flows southward into the gravity collection system of the City's Lift Station No. 21. Lift Station No. 21 discharges the wastewater from New College and the gravity collection system through a 10-inch force main by means of two 950-gpm pumps to the gravity collection system of Lift Station No. 9 that then discharges via two 850-gpm pumps and one 1700-gpm pump through a 14-inch force main southward to the City of Sarasota Master Pump Station No. 10.

Currently, on-site campus potable water and wastewater system capacity (see Table No. XIV) meets or exceeds the City Level-of-Service concurrency requirements as well as the long-range student enrollment increase projections for the New College of Florida campus. As additional facilities are anticipated, additional analysis will be provided to evaluate the localized impact to the affected portion of campus and to identify if specific improvements are necessary.

New College of Florida Table No. XII Potable Water Demand Projections

Caples Campus

		Nev	v College of Florida Building	s as of	6-24-10				Р	rojections	
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Footage		Building Use	Water Use Per Unit Type	Water Demand	Water Use Per Month
						Area	EDU			(gpd)	Gallons
14	3018	CAP	Caples House	1930	Х	5,804		Offices - Dining Hall	250	750	22,500
15	3019	CGR	Caples Garage (Carriage House)	1930	Х	2,350		Offices / Classrooms	0.15	353	10,575
32	3060	CFA	Caples Fine Arts Complex / Sainer Auditorium	1992		7,842		Assembly Hall Auditorium	0.15	1,176	35,289
33	3060	CFA	Caples Fine Arts Complex / Iserman/Felsmann FA Bldg.	1992		10,612		Classrooms	0.15	1,592	47,754
34	3060	CFA	Caples Fine Arts Complex / Lota Mundy Music Building	1992		3,865		Classrooms	0.15	580	17,393
35	3060	CFA	Caples Fine Arts Complex / Sculpture Studio	1992		5,325		Classrooms	0.15	799	23,963
				Total S Foot	-	35,798	0		_	5,249 Per Day	157,473 Per Month

* Water Meter Usage		
(Actual 2009/2010),	9,093	272,800
Caples Campus:		

^{*} Water meter usage is assumed to be a monthly metered demand and divided by 30 days to derive usage per day.

New College of Florida Table No. XIII Wastewater Flow Generation Per Lift Station Collection System

Caples Campus

		N	ew College of Florida Buildings	s as of 6	6-24-10				Projec	tions
Row Num	Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Squa	are Footage	Building Use	Wastewater Flow Per Unit Type	Wastewater Demand
						Area EDU				(gpd)
14	3018	CAP	Caples House	1930	Х	5,804		Offices - Dining Hall	200	600
15	3019	CGR	Caples Garage (Carriage House)	1930	Х	2,350		Offices / Classrooms	0.12	282
32	3060	CFA	Caples Fine Arts Complex / Sainer Auditorium	1992		7,842		Assembly Hall Auditorium	0.12	941
33	3060	CFA	Caples Fine Arts Complex / Iserman/Felsmann FA Bldg.	1992		10,612		Classrooms	0.12	1,273
34	3060	(:⊢A	Caples Fine Arts Complex / Lota Mundy Music Building	1992		3,865		Classrooms	0.12	464
35	3060	CFA	Caples Fine Arts Complex / Sculpture Studio	1992		5,325		Classrooms	0.12	639
					Square tage	35,798	0		gpd	4,199 Wastewater

Wastewater Flow, Caples Campus	Projected Gallons Per Minute	42
Lift Station No. 4:	(gpm) Per Pump ¹	12

¹ Calculated Peak Flow

New College of Florida Table No. XIV Potable Water and Wastewater Flow Totals for all Campuses

		Projection		
Campus	Potable Water Use Per Day	Potable Water Use Per Month	Wastewater Demand Per Day	
	Gallons	Gallons	Gallons	
East Campus	113,745	3,412,340	92,978	
West Campus	191,260	5,613,136	16,373	
Caples Campus	5,249	157,473	4,199	
Subtotal	310,254	9,182,950	113,550	
Deductions	22,052	661,545	17,641	
Total	288,203	8,521,405	95,909	

Actual Total** 526,847 15,805,400

^{*} Water meter usage is assumed to be a monthly metered demand and divided by 30 days to derive usage per day.

^{**}Over 8 million gallons per month are attributable to the Boiler and Chiller which will be fed by wells in lieu of Potable Water. Projected usage will be less than actual 2009/2010 usage.

New College of Florida Table No. XV Wastewater Flow Generation Per Lift Station Collection System

Deductions from New College Facilities

Property Sold 2005

Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Squa	are Footage	Building Use	Water Use Per Type	Water Demand (gpd)	Wastewat er use Per Type	Wastewat er Demand (gpd)
3034	RPA	Ringling Plaza Building I	1950		1,740		Office	0.15	261	0.12	209
3035	RPB	Ringling Plaza Building II	1950		3,024		Office	0.15	454	0.12	363
3035	RPC	Ringling Plaza Building III	1950		1,155		Office	0.15	173	0.12	139
			To	tal	5,919				888		710
						Auxiliary			Water	1	Wastewater

USF S/M Property

Bldg Num	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footag		Building Use	Water Use Per Type	Water Demand (gpd)	Wastewat er use Per Type	Pemand
3046	VKA	Viking Motel - Building A (USF S/M)	1960		5,959		Student Housing	175	4,171	140	3,337
3047	VKB	Viking Motel - Building B (USF S/M)	1960		3,507		Student Housing	175	2,455	140	1,964
3048	VKC	Viking Motel - Building C (USF S/M)	1960		4,252		Student Housing	175	2,976	140	2,381
3049	VKO	Viking Motel - Office (USF S/M)	1960		1,646		Office	0.15	247	0.12	198
3050	VBK	Viking Motel - Bookstore (USF S/M)	1960			3,225	Retail	0.15	484	0.12	387
3051	VKT	Viking Motel - Two Story (USF S/M)	1960			15,472	Student Housing	175	10,830	140	8,664
			To	tal	15,364	18,697			21,164		16,931
					E&G	Auxiliary			Water		Wastewate

III. Stormwater Analysis Review New College of Florida – Campus Development Agreement

Overview

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement with the City of Sarasota, we respectfully submit this Stormwater Impact Analysis Review. This analysis will provide an accounting of the stormwater permitting activity that has occurred since the prior Amendment to the Campus Development Agreement on June 20, 2005. The City's Stormwater Level-of-Service requires that the stormwater system shall provide adequate capacity to maintain a minimum level-of-service C (Street and Yard Flooding only) using a 25-year/24-hour design storm. Because stormwater concurrency is generally determined at the completion of construction and release to the operation and maintenance phase, the permits from the Southwest Florida Water Management District (SWFWMD) were tracked.

Stormwater Analysis

The SWFWMD permits for the New College Campus are summarized in the Table XV. There are three permits which have not transferred to the Operation and Maintenance Phase. The permits are considered ongoing and have not reached their expiration dates yet. New College of Florida will pursue the transfer to maintenance and operation phase at the completion of the projects. The existing NCF campus can be considered concurrent based upon the established permitting process parameters currently being followed.

Future Plans

In addition, the Campus Master Plan outlines future actions that will provide integration of sustainability goals into the stormwater system. Four zones are described:

West Campus - The concept for this portion of the system must be well coordinated with ecologically-oriented regenerative landscapes. Currently, existing drainage from the West Campus area outfalls to Sarasota Bay and consists of surface water ponds, swales, and underground storm drains. The existing stormwater system also includes ground drainage features/water courses along the north and south sides, which can function with minimal modification. Enhancement of the existing, aboveground drainage features along the north and south sides of the system would allow it to function with minimal modification. Among the additions would be open water sumps and oil and grease skimmers. In addition, a stormwater pond and saltwater marsh area is proposed in the northwest portion of the West Campus. The two existing outfalls from the West Campus could both be redirected to the stormwater pond area, which could then outfall to the saltwater marsh area. There may also be opportunities to "daylight" a portion or all of one or both of these primary stormwater pipes. It is also recommended that Low Impact Development (LID) strategies including bioretention, Florida friendly landscaping, permeable pavers, green walls, green roofs, tree-box filters, rain gardens, curbless parking islands, and cisterns be considered to address stormwater runoff close to its source in the built areas of the campus.

Central Campus - Currently, drainage from the Central Campus area outfalls to the U.S. 41 storm sewer system. The existing drainage infrastructure consists of surface water ponds, drainage ditches, and underground storm drains. The plan for the Central Campus proposes both on-site bioretention and a regional stormwater management facility located north of College Drive. This entire system could be interconnected to the FDOT drainage system to possibly provide for additional

regional benefits which could be credited to the College. Such credits can help address any shortfall in on-site stormwater for the East Campus. Low Impact Development strategies similar to those shown for the West Campus are proposed.

East Campus - Under existing conditions, drainage from the East Campus area outfalls to a large stormwater pond north of the campus within the Sarasota-Bradenton Airport. The existing drainage infrastructure consists of drainage ditches and underground storm drains. The stormwater infrastructure in the East Campus area has not been surveyed, which is recommended. The eastern portion of the Campus historically contained an elongated wetland slough system that ran from south to north, and has been altered. It is recommended that to improve the system in this area, a water level and overflow structure be constructed to enhance the wetland area, and provide a more direct outfall to the north during major storm events. The Plan anticipates that the east-west ditch located along the north side of the East Campus will be enclosed or removed and relocated due to maintenance and aesthetic problems. It is also recommended that the College work with the Sarasota-Bradenton Airport Authority to create a stormwater environmental area to address joint issues in this area. Low Impact Development strategies similar to those shown for West and Central Campus are proposed.

Caples Campus - Currently, drainage from the Caples Campus area outfalls to Sarasota Bay. The existing drainage infrastructure consists of surface water ponds and underground storm drains. Stormwater from the Caples Campus is presently served by a small but unsightly pond. The plan for this area is to reshape the banks with more gradual side slopes and create a series of shallow stormwater basin areas that will appear more natural, as landscape features. This enhancement would also increase the amount of stormwater area available.

Conclusion

It is expected that the anticipated growth for the next 20 years will be accommodated by the available vacant land on campus to provide an overall net benefit to stormwater treatment and attenuation at the current standards and level-of-service requirements.

Table XV: SWFWMD Permitting Summary for New College of Florida

PERMIT NO.	PROJECT NAME	ISSUED DATE	O & M DATE	EXPIRATION DATE	FORMAT
4408662.4	USF NEW COLLEGE SARASOTA CAMPUS PH 2	8/3/2001	1/28/2002	N/A	(CD)
4408662.5	NEW COLLEGE FOUNDATION-THE KEATING CNTR	4/17/2003	2/27/2004	N/A	(CD)
4402295.7	NEW COLLEGE OF FLORIDA-RESIDENCE HALLS	9/20/2006	Pending	9/20/2011	AB
4408662.10	NEW COLLEGE 58TH ST IMPROVEMENTS	9/20/2006	1/7/2010	N/A	F.O.R.
4402295.8	NEW COLLEGE OF FL RES HALLS BASIN A & B	4/1/2009	2/2/2010	N/A	AB
4408662.13	NEW COLLEGE OF FLORIDA - 58TH ST PRKG	8/5/2009	1/7/2010	N/A	AB
44013222.1	NEW COLLEGE OF FL-NEW ACADEMIC ADM BLD	10/14/2009	Pending	10/14/2014	F.O.R.
4408662.15	NEW COLLEGE OF FL-PUBLIC ARCHAEOLOGY LAB	3/2/2010	Pending	3/15/2015	F.O.R.
4708662.14	NEW COLLEGE OF FL-PUBLIC ARCHAEOLOGY LAB				

IV: Mass Transit Level of Service Review New College of Florida – Campus Development Agreement

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement with the City of Sarasota, we respectfully submit this Mass Transit Level of Service Review.

The City of Sarasota has a straightforward level-of-service standard for transit. It is simply to be consistent with Sarasota County's adopted level of service for Sarasota County Area Transit system (SCAT) which is to improve transit service, as measured by vehicle revenue hours, from levels in effect in January 2005.

Traffic strategies related to sustainability is a key component of the vision provided in the Campus Master Plan. The transportation plan for the campus is based on a series of adjustments to the existing infrastructure of roads, parking lots, and on modifications to current transportation policies.

As discussed in the Transportation Level-of-Service Analysis, the campus is organized in a unique way relative to usual practices for colleges and universities. First, the campus provides on-campus housing for the majority of New College students and would like to continue this tradition over the long term. This allows many students to forego owning an automobile. Typically about 50% to 70% of students at residential colleges own automobiles. Second, for students who own automobiles, many remain parked and are driven infrequently. Third, a significant opportunity exists for faculty and staff to live adjacent to campus. These three characteristics tend to make immediate access to automobiles a less critical concern on a day-to-day basis. Since the Sarasota area remains a very automobile-oriented environment, however, it will be important for students, faculty, and staff to have access to convenient transportation.

A theme for the campus is that transportation should be provided through a variety of diverse methods. Low traffic parking and transportation policies are provided within the Campus Master Plan to encourage the reduction of automobile trips, encourage use of transportation alternatives, and implement related policies, as follows:

- Promote a more pedestrian- and public transportation-friendly link between the campus and adjacent neighborhoods to help reduce emissions associated with automobiles.
- Provide bicycle racks and locks, well-designed routes, and establish shower/changing areas in a variety of locations on campus to facilitate internal New College campus bicycle usage.
- Create 5- to 15-minute loading/drop-off zones in key locations, especially near the west end of General Spaatz Boulevard, Cook Library, and the Hamilton lawn drop-off area.
- Establish a free transit pass and parking "cash-out" program to financially reward carpoolers, transit riders, bicycle and pedestrian commuters

The implementation of these policies and New College's commitment to sustainability mesh perfectly with Sarasota County's desire to improve transit service. The Level-of-Service requirement is met and enhanced by New College's efforts.

V: Solid Waste Level of Service Review New College of Florida – Campus Development Agreement

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement with the City of Sarasota, we respectfully submit this Solid Waste Level of Service Review.

The City of Sarasota has a level-of-service standard for its solid waste collection system that shall provide collection and disposal of 6.9 pounds of waste per day per capita to ensure adequate and safe solid-waste services. The City is required ensure safe and accessible locations of recycling and solid waste receptacles. The City of Sarasota also is required to continue to coordinate with Sarasota County to ensure adequate allocation of landfill space by the County for the City's projected needs, including investigation of alternative methods of disposal such as resource recovery and recycling.

New College has adopted aggressive waste reduction and management goals in its Campus Master Plan. Waste Reduction and Recovery Objectives include:

- 1. Lessen environmental impacts from waste management practices.
- 2. Reduce the amount and toxicity of wastes that are purchased and disposed.
- 3. Reuse, recycle, and compost the maximum amount of materials.
- 4. Become a leader, promoter, and teacher of sustainability.

New College's Waste Reduction Goals are:

YEAR	RECOVERY GOALS
2006	40%
2012	75%
2020	90%
2025	Zero Waste

The City does not own nor operated any disposal facilities. The City has entered into an agreement with Waste Services, Inc., to maintain and operate a transfer station located within the City Limits for both Solid Waste collected by the Solid Waste Management Division and Recyclables collected from residential households. Disposal of municipal solid waste is governed by an interlocal agreement between the City and Sarasota County that provides for the disposal at the County's Central Sarasota Landfill.

In June 1998 the Central County Solid Waste Disposal Complex was opened. This facility consists of approximately 550 acres of landfill area. It is projected in Sarasota County's Comprehensive plan to serve the County's needs through 2038.

As discussed elsewhere in the analyses, there has been a significant reduction in the prior vested level-of-service impacts related to the reduction in the number of students with the physical separation of New College and USF. This reduction in impact will exceed the duration of the pending Campus Development Agreement and will even extend beyond the 50-year long-range scenario of the New College Campus Master Plan.

VI: Recreation and Open Space Level of Service Review New College of Florida – Campus Development Agreement

On behalf of New College of Florida, in support of the update to its Campus Master Plan and an associated updated Campus Development Agreement with the City of Sarasota, we respectfully submit this Recreation and Open Space Review.

The City of Sarasota has a level-of-service standard for open space and recreation facilities at a minimum of 10 acres per 1,000 resident population. The Parks + Connectivity Master Plan, which serves as the Support Document text for the Recreation and Open Space Chapter of the Comprehensive Plan, identifies approximately 14 acres of parks for every 1,000 residents.

New College itself has extensive open space and recreation facilities, including a fitness center, outdoor swimming pool, tennis courts, basketball/volleyball courts, extensive greens, pathways, urban open spaces, and boating facilities. Other public facilities close to the New College Campus include North Tower Park and Centennial Park. Public access to Sarasota Bay exists at Indian Beach at the south end of Bayshore Road. In addition, Sunset Circle Park and a semi-public access to Sarasota Bay are located along North Shore Drive south of the Caples Campus.

As discussed elsewhere in the analyses, there has been a significant reduction in the prior vested level-of-service impacts related to the reduction in the number of students with the physical separation of New College and USF. This reduction in impact will exceed the duration of the pending Campus Development Agreement and will even extend beyond the 50-year long-range scenario of the New College Campus Master Plan.

Appendix A New College of Florida Building Inventory

	New College of Florida Buildings as of 6-24-10						
Row No.	Bldg No.	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footage E&G Auxiliary	
1	3001	CHL	College Hall	1924	X	21,441	Auxilial y
2	3001	COH	Cook Hall (Admin - South Hall)	1924	X	12,047	
3	3002	ROB	Robertson Hall - Carriage House	1925	X	3,681	
	1	SSC	Social Science	1	X		
<u>4</u> 5	3004			1925	X	1,794	1 402
	3005	BRN	The Barn (Four Winds Café)	1925	Α	000	1,402
6	3007	DEV	Trailer - Development	1963		939	
7	3008	UTL	Utility - Pumps	1948		194	
8	3012	CPD	Campus Police	1955		2,033	
9	3013	PMA	Palmer "A"	1969		9,411	
10	3014	PMB	Palmer "B"	1969			8,230
11	3015	PMC	Palmer "C"	1969		8,534	
12	3016	PMD	Palmer "D"	1969		8,534	
13	3017	PME	Palmer "E"	1969		8,230	
14	3018	CAP	Caples House	1930	X	5,804	
15	3019	CGR	Caples Garage (Carriage House)	1930	X	2,350	
16	3021	HCT	Hamilton Center	1967			24,778
17	3022	HCL	Hamilton Classrooms	1967		15,399	·
18	3023	PDW	Bob Johnson Residence Hall	1965		·	24,482
19	3024	PDS	Rothenberg Residence Hall	1965			24,213
20	3025	PDE	Peggy Bates Residence Hall	1965			24,482
21	3026	BLR	Hamilton Boiler Room	1965		2,964	
22	3037	BTH	Bath House	1964		_,00:	461
23	3038	BON	Bon Seigneur Residence	1948		4,188	
24	3041	SUD	Sudakoff Lecture & Conference Center	1985		12,216	
25	3042	LBR	Jane Bancroft Cook Library	1985		74,731	
26	3043	ANL	Sarasota Anthropology Lab	1986		652	
27	3045	PHS	Physical Plant	1989		5,350	
28	3052	FCS	Fitness Center	1989		8,390	
29	3057	PHA	Physical Plant Storage "A"	1991		200	
30	3058	PHB	Physical Plant Storage "B"	1991		200	
31	3059	CWW	Covered Walkway (COH to CHL)	1926		835	
32	3060	CFA	Caples Fine Arts Complex/ Sainer Auditorium	1992		7,842	
33	3060	CFA	Caples Fine Arts Complex/ Iserman/Felsmann FA Bldg.	1992		10,612	
34	3060	CFA	Caples Fine Arts Complex/ Lota Mundy Music Building	1992		3,865	

	New College of Florida Buildings as of 6-24-10						
Row No.	Bldg No.	Bldg Prefix	Building Name	Year Constr.	Historic	Gross Square Footage	
						E&G	Auxiliary
35	3060	CFA	Caples Fine Arts Complex/ Sculpture Studio	1992		5,325	
36	3062	DRH	Eliz and Dallas Dort Res. Hall	1997		0,020	24,396
37	3063	GRH	Ann and Alfred Goldstein Res Hall	1998			24,396
38	3064	CPS	Chiller Plant	1999		3,535	24,000
39	3065	HNS	Rolland V. Heiser Nat. Sci. Complex	1999		36,214	
40	3066	MBR	Rhoda and Jack Priztker Marine Bio. Lab.	2000		8,920	
41	3067	SSE	Sarasota Sailing Equipment Shed	2000			120
42	3068	HGN	Heiser Greenhouse North	2001		320	
43	3073	CWC	Counseling and Wellness Center	1996		3,936	
44	3074		Dort Arch			0	
45	3075	KNR	Knight Residence - 5801 Bay Shore Rd.	1955		2,869	
46	3076	RER	Reichert House - 572 58th St.	1954		2,574	
47	3077	SAR	Salvatori Residence - 540 58th St.	1958			2,039
48	3078	VRH	V Residence Hall	2007			11,447
49	3079	WRH	W Residence Hall	2007			11,448
50	3080	XRH	Ulla R. Searing (X) Residence Hall	2007			11,447
51	3081	YRH	Y Residence Hall	2007			11,448
52	3082	ZRH	Z Residence Hall	2007			25,407
53	3083	CMU	Car Museum	1950		58,454	
54	3084	CMS	Car Museum Shop	1950		3,287	
55		PBR	Pedestrian Bridge	1985		0	
56	3085	NAC	New Academic Center	2011		35,622	
57	3086	PAL	Public Archeology Lab	2010		1,771	
58	3087	HGW	Heiser Greenhouse West	2009		800	
				Total		396,063	230,196
						E&G	Auxiliary
				Overall Total		626,259	