

**New College of Florida
2025 Levels of Service Analysis in
Support of an Updated Campus
Development Agreement**

Prepared for:

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I. Background

New College of Florida is in the process of updating its existing Campus Master Plan (2025 Master Plan Update), last adopted in October 2015, as amended in August 2016. Along with the Master Plan, the college has entered into a Campus Development Agreement with the City of Sarasota, last updated and executed on October 21, 2020. The Development Agreement references a document titled “2016 Levels of Service Analysis In Support of an Updated Campus Development Agreement” that was prepared by Stantec for New College of Florida, dated October 3, 2016, which was an update to an earlier version also prepared by Stantec dated September 2012.

The intention of this Levels of Service Analysis document is to provide an update to the October 2016 Analysis based on information contained in the ongoing Master Plan Update document, including comparisons between this and the 2015 Master Plan for student enrollment and physical buildings. This revision will then be referenced for updated and/or new Development Agreements with local jurisdictions as appropriate. No measurements of existing infrastructure capacity, including potable water and wastewater flow or traffic counts, are a part of the scope of this document.

Student Enrollment

As noted in the 2016 Analysis by Stantec, New College shared the campus with the students, faculty, and staff of the University of South Florida, Sarasota-Manatee (USF S/M) until the early 2000’s. In 2001, New College became a separate independent university in the State University System of Florida. As a part of this process, the University of South Florida moved operations to a separate campus in 2006.

The 2016 Analysis provided an ongoing update from previous Analysis Documents and Campus Development Agreement from June 2005. Between the 2005 and 2012 documents, there was a major change in the student population on the New College of Florida campus. At the time of the adoption of the 2005 Agreement, New College shared the campus with students, faculty, and staff of USF S/M. In Fall 2006, USF S/M relocated to a separate, nearby campus. Prior to this relocation, the combined student population was approximately 2,400 students. Following the relocation, approximately 1,700 students moved to the new USF S/M campus, with just over 750 students remaining on the New College Campus.

The separation of the two campuses and the resulting reduction in the student population remaining on the New College campus created a significant drop in the Level of Service across the entire 2016 Analysis. This Analysis concluded that these changes significantly reduced the vested Level of Service impacts, first established based on the larger student population, for the duration of the previous Development Agreement and even beyond a 20-year long-range scenario

associated with the 2015/2016 Campus Master Plan Update. Student enrollment is summarized in Table A below.

Table A New College Enrollment

NEW COLLEGE OF FLORIDA ENROLLEMENT	
YEAR	FALL TERM ENROLLMENT
2004-2005*	2,300
2005-2006*	2,432
2006-2007	767
2007-2008	783
2008-2009	785
2009-2010	801
2010-2011	845
2011-2012	832
2012-2013	793
2013-2014	834
2014-2015	861
2015-2016	875
2016-2017	859
2017-2018	837
2018-2019	726
2019-2020	675
2020-2021	660
2021-2022	660
2022-2023	732
CURRENT**	861
PROJECTED**	1,200
<p>NOTES</p> <p>* Total includes the combined enrollment of New College and University of South Florida students</p> <p>** Approximate total from 2025 Master Plan Update</p> <p>Sources: Annual New College Fact Book and previous Analysis documents</p>	

The result of the physical separation of the two institutions in 2006 was that the student population for the New College campus was reduced by more than two-thirds. Further, as of the Fall 2023 semester, 87% of first year students live on campus, with 74% of all degree seeking undergraduates in that category.

Per the 2016 Analysis, 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. The current 2025 Master Plan Update projects student enrollment growth up to 1,200 with some discussion of contemplating growth to 1,500 students over a longer term. These long-term enrollment projections are still well below the student population with the combined campuses, representing roughly two-thirds of the overall student body accounted for in previous Development Agreements.

Campus Building Information

In order to maintain a record for comparison purposes, in addition to student enrollment, a summary of the building area from the 2025 Master Plan Update including the total projected build-out in the previous analysis is provided in Table B below.

Table B Building area summary

		BUILDING AREA (SF) PER CAMPUS MASTER PLAN (YEAR NOTED)			
CAMPUS AREA	YEAR	EXISTING	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
WEST	2025	259,469	46,127	537,322	750,664
	2015	271,365	51,675	315,153	534,843
EAST	2025	324,282	119,524	145,986	350,744
	2015	326,342	61,741	343,400	608,001
SOUTH	2025	38,399	0	16,246	54,645
	2015	38,519	0	6,120	44,639
NORTH	2025	0	0	125,850	125,850
	2015	0	0	0	0
TOTAL	2025	622,150	165,651	825,404	1,281,903
	2015	636,226	113,416	664,673	1,187,483

This represents an increase of approximately 98,000 sf total, a change of 8.25% from the total building area reflected in the 2015 Master Plan.

Land Transfers and Acquisitions

The Master Plan identifies the priority acquisitions as the 58th Street residential properties located in the City of Sarasota and gas station parcel currently owned by the airport, located in Sarasota County, at the northeast corner of Tamiami Trail and General Spaatz Boulevard. New College may pursue purchase of these properties through the New College Foundation.

As noted in Chapter 4 of the 2025 Master Plan Update, New College may also pursue a land transfer agreement with SRQ Airport for College-owned properties that are affected by the Runway Protection Zone, which includes significant portions of the Circus Hall of Fame property, the former Zinn's property and the parcel at the corner of Poinciana Drive and Parkview Drive.

Additionally, the College should begin to consider a plan for how to address the ownership arrangement of the East Campus property over a long-term period. This property is currently leased from SRQ Airport under a long-term lease arrangement. A portion of the property may be available for acquisition as part of a land swap with SRQ Airport. A plan for acquisition or lease extension for the remainder of the property would need to be developed.

The College also needs to participate in planning efforts along US 41 with USF to ensure that the potential for future joint institutional use facilities can be located between the USF S/M and New College campuses.

The Car Museum, acquired many years ago, has been demolished with plans for redevelopment for New College use. Vesting of the regional tourist use's approximately 62,000 sf is accounted for in this analysis.

II. Transportation Impact Analysis Review

Overview

This analysis document provides an accounting of both historical enrollment and physical building space summarized in both the 2015 Campus Master Plan and the 2025 Master Plan Update. As documented in previous Level of Service Analysis documents, the historical student enrollment for the New College Campus has been dramatically reduced since the separation of the New College and adjacent University of South Florida campuses. The vested enrollment prior to this separation was well above the current New College enrollment and roughly 200% above the long-range enrollment projections in the 2025 Master Plan Update.

Transportation Demand Management Emphasis

As noted above, approximately 87% of all incoming students and 74% of the overall student body live on campus. This is in sharp contrast to two decades prior, 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 75% overall on-campus student housing ratio.

One of the 7 “Big Ideas” in the 2025 Master Plan Update is to “provide a high-quality, pedestrian-friendly environment. The improvement of pedestrian and bicycle paths, encouragement of transit alternatives, reduction of parking, removal of cars from central campus areas, and use of on-street parking (to promote street safety) will serve this end.

Additional measures codified in the 2025 Master Plan Update 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 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 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.
- 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.

Conclusion

From the 2012 Stantec report and reiterated in the subsequent 2016 analysis: *“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.”*

This review finds that this conclusion is still valid based on the current and projected student enrollment levels contained in the 2025 Master Plan Update.

III. Potable Water and Wastewater Impact Analysis Review

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 USF S/M 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 20-year long-range scenario of the New College Campus Master Plan.

For the north campus, it is anticipated that potable water and wastewater for any new buildings will be provided by Manatee County. Evaluation of specific water and wastewater system components for future classroom and student residences may be warranted on a case-by-case basis.

Overview

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 (2020) and accounting for the current 2025 Master Plan Update. In addition, this 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 above, the physical relocation in the Fall of 2006 of approximately 1700 students and associated staff and faculty to the new USF S/M campus in Manatee County, has dramatically reduced the impacts on the existing potable water distribution and wastewater collection/conveyance systems. This reassignment 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

For the 2025 Master Plan Update, the New College of Florida Campus is divided into four distinct geographical areas, the East, West, South and North 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 South Campus lies south of the West Campus and

the John Ringling Museum between Bayshore Road and Sarasota Bay. The North campus is located to the north of the Crosley Estate and west of the USF Sarasota-Manatee Campus along Sarasota Bay. These four campus areas are served with potable water and wastewater provided by the City of Sarasota and Manatee County, described in further detail below.

East Campus:

This campus contains the vast majority of on-campus student housing along with the community pool, fitness center, two instructional classroom buildings, the college's maintenance facility, and a boiler plant. The East Campus is serviced with potable water through a 10-inch water main on University Parkway with a 6-inch, 8-inch and 10-inch water main crossing US 41 north of the pedestrian bridge into the East Campus and connecting to an existing 8-inch water line on Bayshore Road. The classroom buildings and student residences have individual master water meters that provide monitoring of usage on a monthly basis.

The wastewater from each building is collected through a central gravity main collection system to the City of Sarasota Lift Station No. 51. This 200-gpm lift station pumps and discharges the wastewater flow through a 6-inch force main crossing University Parkway and into a gravity collection system that flows to the City of Sarasota Lift Station No. 21. Currently the existing system provides the required capacity. Further evaluation of the lift stations may be required as additional facilities are anticipated.

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 an 8-inch water line on Bayshore Road that also connects to a 6-inch, 8-inch and 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 8-inch water lines internal to the campus and along 58th Street, creating an internal water distribution loop.

Per the Master Plan, 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. As has been noted in previous Level of Service review documents, a 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 College, while retaining the water meter as a back-up supply source. Historical data through several revisions of the Level of

Service Analysis reviews have consistently allocated almost 150,000 gpd for this single use. The current 2025 Master Plan Update recommends maintains the recommendation for this conversion and this review document takes that into account. This change brings the potable water projections for the full build-out of the updated Master Plan down to meet the City of Sarasota Level of Service requirements (See Table C).

Wastewater service is provided through collection of on-campus gravity sewer mains to three 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 to the 8-inch force main. Currently the existing system provides the required capacity.

It should be noted that, with the proposed reconfiguration of buildings on the West campus and the addition of student housing, the projected wastewater discharge for this portion of campus does increase significantly. Further evaluation of the lift stations and the overall sanitary sewer network on this portion of the campus will be required as these additional facilities are constructed.

South 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 Mansion and garage structures providing classroom and faculty offices are on a separate meter, connected to an internal 8-inch water distribution line with fire protection. This water line is connected to the 6-inch water line on Bayshore Road.

Wastewater service is provided by an internal gravity collection system to two New College-maintained lift stations including Lift Station No. 4, which discharges into the City of Sarasota's 8-inch gravity system and wastewater system, and a second un-numbered lift station. Further evaluation of the lift stations may be required as additional facilities are anticipated.

North Campus

Per the Manatee County GIS System, utility infrastructure for both potable water and wastewater are located on or adjacent to the North Campus parcel. There is an existing gravity sanitary sewer main located along Longbay Boulevard to the north of the campus property, with an existing manhole located near the intersection of Longbay and Eagles Nest Lane. A force main extending from the south to this manhole connects two existing lift stations to the gravity sewer from both the Crosley Estate facility and The Uplands neighborhood. Per record drawings on file with Manatee County, there is an existing 6" PVC potable water line that extends through the middle of the North Campus parcel, running in a generally north-south direction from Seagate Drive to

Longbay Boulevard. Analysis of specific capacities of the adjacent infrastructure and flow requirements will need to be made once plans for the North Campus facilities are developed.

Conclusion

Collectively, the wastewater flows generated by the combination of privately-owned and City-maintained lift stations on the New College Campus. Flow discharge into the City of Sarasota wastewater system and potable water projections were deemed in the 2016 Analysis to be a significant net flow rate reduction from the amount previously generated with the combined USF/New College campus, with water demand reduced by just over 23,000 gallons per day and wastewater demand reduced by over 17,600 gpd due to reductions in the New College Facilities.

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. Removing the amount of water allocated in this analysis for the chiller plant, the 2025 Master Plan Update reflects a significant decrease in the potable water projections. This along with the wastewater projections are both below the City of Sarasota Level of Service requirement (See Table C below).

Currently, on-site campus potable water and wastewater system capacity (See Table C) 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, further analysis will be needed to evaluate the localized impact to the affected portion of campus and to identify if specific improvements are necessary.

Table C Potable Water and Wastewater Projections

POTABLE WATER AND WASTEWATER PROJECTIONS PER CAMPUS MASTER PLAN (YEAR NOTED)			
CAMPUS AREA	YEAR	POTABLE WATER (GPD)	WASTEWATER (GPD)
WEST	2025	96,832	70,584
	2015	192,769	38,524
EAST	2025	99,077	86,670
	2015	113,751	92,978
SOUTH	2025	5,624	4,399
	2015	5,249	4,199
City of Sarasota Subtotals			
	2025	201,533	161,653
	2015	311,770	135,701
NET CHANGE (2015 - 2025 Master Plans)		-35.36%	19.12%
NORTH	2025	18,878	15,102
	2015	0	0
TOTAL	2025	220,410	176,755
	2015	311,770	135,701

NOTE: Potable Water Projections include conversion of the water source for the chiller from the current potable water connection to an existing, adjacent well.

IV. Stormwater Analysis Review

Overview

This analysis will provide an accounting of the stormwater permitting activity that has occurred since the prior Amendment to the Campus Development Agreement on October 21, 2020.

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. Similarly, Manatee County has minimal stormwater management Level of Service standards that are based on the 25-year/24-hour duration storm event.

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 reviewed and noted in the Table below.

Stormwater Analysis

The SWFWMD permits for the New College Campus are summarized in Table D. There are three permits which are considered ongoing and have not yet expired. New College of Florida will pursue the transfer to maintenance and operation phase at the completion of the projects, as applicable. 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 open surface water ponds, swales and closed underground storm drains.

The existing stormwater system also includes open drainage features/watercourses along the north and south side of the campus. Enhancement of the existing, open drainage basins along the north and south side of the system would allow it to function more sustainably with minimal modification. In addition, a stormwater pond and saltwater marsh area have been constructed in the northwest portion of this 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, curb-less parking islands and cisterns be considered to address stormwater runoff close to its source in the built areas of the campus.

East Campus - Currently, drainage from the central campus area outfalls to the U.S. 41 storm sewer system. The existing drainage infrastructure consists of open surface water ponds, drainage ditches and closed underground storm drains. The 2025 Master Plan Update 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 inter-connected to the FDOT drainage system possibly provide for additional regional benefits which could be credited to the College. Such improvements may help address any shortfall in on-site stormwater for the East Campus. Low Impact Development strategies similar to those shown for West Campus are proposed.

Under existing conditions, drainage from the East Campus area outfalls to a large stormwater pond north of the campus within the Sarasota-Bradenton Airport property. The existing drainage infrastructure consists of open drainage ditches and closed 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 stormwater 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 2025 Master Plan Update 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.

South 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 2025 Master Plan Update calls for a detailed review of possible improvements to increase the stormwater capacity of this facility.

North Campus – Similar to the West Campus, this area’s location adjacent to Sarasota Bay requires an approach to stormwater management that utilizes the existing landscape. Incorporating Low Impact Development strategies will be important to the design of the stormwater system on the North Campus to accommodate any improvements.

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 D: Active SWFWMD Permits for New College of Florida

Permit Number	Project Name	Issued Date	Expiration Date
866.022	58 th Street Connector	12/15/2023	12/15/2028
Exempt Application	Palmer Complex & 58 th Street Demo	01/11/2024	N/A
Exempt Application	NCF Event Lawn	11/26/2024	N/A

V. 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 (Breeze) which is to maintain its current level of services, as measured by vehicle revenue hours, at 1995 levels. Manatee County Area Transit (MCAT) provides a fixed route mass transit system designed to operate at a projected level of 9.81 Annual Passenger Miles per Capita.

Recently rebranded as Breeze, the Sarasota County Area Transit system provides service to New College through Bus Route 99 "Sarasota/SRW/Bradenton" connecting from downtown Bradenton to a stop near the Sarasota City Hall, generally following along Highway 41. There are two stops adjacent to the New College Campus, one along Highway 41 and the other on General Spatz Boulevard. Standard Breeze routes operate from 5:00 a.m. to 11:00 p.m., Monday through Saturday, with Sunday service from 6:00 a.m. to 10:00 p.m. Fares are waived for New College Staff and Students.

Traffic strategies related to sustainability is a key component of the vision provided in the 2025 Master Plan Update. 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.

Specific measures to be implemented related to mass transit are as follows:

- The College shall evaluate enhanced mass transit opportunities with Sarasota County Area Transit (Breeze), Manatee County Area Transit (MCAT) and the City of Sarasota. Coordination with Breeze and MCAT to provide more convenient drop-off points including on-campus stops should be explored.
- The College shall establish a convenient shuttle system to the campus if needed, should off-campus parking lots be identified.
- The College shall provide to all enrolling students information regarding the availability and scheduling of Breeze and MCAT buses and the restrictive policies of on campus parking and auto transportation.
- The College shall implement transportation demand management (TDM) strategies designed to encourage the use of alternative modes of transportation and reduce the dependence on the single-occupant automobile as a mode of travel.
- Restrict the speed of cars within campus, on thoroughfares adjacent to campus, and provide pedestrian and alternative mobility amenities.

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

VI. 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 does not own or operate any disposal facilities but does provide residential and commercial solid waste trash collection as State mandated. The City contracts with a third-party vendor for collection. 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 August 2014, New College initiated a new trash and recycling program. For the West, East, and South campuses, trash service continues to be handled by the City of Sarasota, and trash compactor service continues to be provided by Republic Services. However, Waste Management will be the new single stream recycling vendor, so that all plastic, metal, paper and light cardboard can be collected together. For the north campus area, solid waste disposal will be provided by Manatee County. The County has established a Level of Service for a landfill disposal rate of four and one-half (4.5) pounds per capita. Collection and disposal are contracted through a private solid waste vendor, with disposal at the Lena Road Landfill. As of 2023, published reports indicate a 15-year anticipated capacity at that landfill, with work ongoing to provide for additional capacity.

Several 96-gallon receptacles clearly labeled for either trash or recycling have been located in the housing areas, accessible, yet hidden from public view. The lids will be interchangeable so that when recycling increases and trash collection decreases, only the receptacle lids will need be replaced. These large receptacles will be transferred to compactors by custodians. It is anticipated that the amount of waste recycled will increase over time due to the ease of the single stream service.

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 noted above, there has been a significant reduction in the prior vested Level of Service impacts due to the reduction in the number of students following the separation of student, faculty, and staff for New College and USF S/M. This reduction in impact will exceed the duration of the pending Campus Development Agreement and is also expected to likely exceed the long-range scenario of the 2025 Master Plan Update (50 years).

VII. Recreation and Open Space Level of Service 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 Level of Service standards for Manatee County are based on the park size and population for the unincorporated areas of the County – one local park per 10,000 residents, one district park per 100,000 residents, and one regional park for 500,000 residents.

New College itself has extensive open space and recreation facilities, including a fitness center, outdoor swimming pool, tennis courts, basketball and beach 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 this document, 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 S/M. This reduction in impact will exceed the duration of the pending Campus Development Agreement and will even extend beyond the long-range scenario of the 2025 Master Plan Update.

VIII. Appendix A | 2025 Master Plan Update Building Inventory

WEST CAMPUS		BUILDING AREA (SF)				
BUILDING NAME	2024 STATUS	EXISTING	PROPOSED RENOVATION	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
COOK HALL	EXISTING TO REMAIN	12,047	0	0	0	12,047
COLLEGE HALL	EXISTING TO REMAIN	21,441	0	0	0	21,441
ROBERTSON HALL	EXISTING TO REMAIN	3,681	0	0	0	3,681
PRITZKER LABORATORY	EXISTING TO REMAIN	8,920	0	0	0	8,920
KEATING CENTER	EXISTING TO REMAIN	7,000	0	0	0	7,000
SOCIAL SCIENCE	EXISTING TO REMAIN	1,794	0	0	0	1,794
SARASOTA ANTHROPOLOGY LAB	EXISTING TO REMAIN	652	0	0	0	652
FOUR WINDS CAFÉ	EXISTING TO REMAIN	1,402	0	0	0	1,402
ARCHAEOLOGY LAB	EXISTING TO REMAIN	1,771	0	0	0	1,771
POLICE BUILDING	EXISTING TO RENOVATE	2,033	2,033	0	0	2,033
HEIRSER NATURAL SCIENCES BUILDING	EXISTING TO REMAIN	36,214	0	0	0	36,214
ACADEMIC CENTER BUILDING (ACE)	EXISTING TO REMAIN	35,787	0	0	0	35,787
COOK LIBRARY	EXISTING TO REMAIN	74,731	0	0	0	74,731
CHILLER EQUIPMENT ENCLOSURE	EXISTING TO REMAIN	3,535	0	0	0	3,535
CHIKEE OUTDOOR CLASSROOM	EXISTING TO REMAIN	1,296	0	0	0	1,296
GREENHOUSE	EXISTING TO REMAIN	1,038	0	0	0	1,038
FUTURE ADMINISTRATION/STUDENT SERVICES	NEW	0	0	0	75,936	75,936
FUTURE HOUSING 01	NEW	0	0	0	54,075	54,075
FUTURE ACADEMIC BUILDING 01	NEW	0	0	0	22,623	22,623
FUTURE ACADEMIC BUILDING 02	NEW	0	0	0	15,318	15,318
FUTURE STUDENT SERVICES BUILDING	NEW	0	0	0	55,260	55,260
FUTURE ACADEMIC BUILDING 03	NEW	0	0	0	39,000	39,000
FUTURE HOUSING 02	NEW	0	0	0	54,075	54,075
FUTURE HOUSING 03	NEW	0	0	0	54,075	54,075
FUTURE HOUSING 04	NEW	0	0	0	54,075	54,075
FUTURE HOUSING 05	NEW	0	0	0	54,075	54,075
FUTURE HOUSING 06	NEW	0	0	0	9,000	9,000
FUTURE HOUSING 07	NEW	0	0	0	9,000	9,000
FUTURE HOUSING 08	NEW	0	0	0	9,000	9,000
FUTURE HOUSING 09	NEW	0	0	0	9,000	9,000
FUTURE HOUSING 10	NEW	0	0	0	9,000	9,000
FUTURE HOUSING 11	NEW	0	0	0	9,000	9,000
FUTURE CHILLER ADDITION	NEW	0	0	0	4,010	4,010
FUTURE PERFORMANCE PLATFORM	NEW	0	0	0	800	800
PALMER BUILDINGS	EXISTING TO DEMO (PHASE 1)	41,939	0	41,939	0	0
BON SEIGNEUR	EXISTING TO DEMO (PHASE 1)	4,188	0	4,188	0	0
2025 SUBTOTAL WEST CAMPUS		259,469	2,033	46,127	537,322	750,664
<i>2015 SUBTOTAL WEST CAMPUS</i>		<i>271,365</i>	<i>0</i>	<i>51,675</i>	<i>315,153</i>	<i>534,843</i>

EAST CAMPUS		BUILDING AREA (SF)				
BUILDING NAME	2024 STATUS	EXISTING	PROPOSED RENOVATION	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
Z RESIDENCE HALL	EXISTING TO REMAIN	25,407	0	0	0	25,407
PEI 1 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,482	24,482	0	0	24,482
PEI 2 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,482	24,482	0	0	24,482
PEI 3 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,213	24,213	0	0	24,213
"Y" RESIDENCE HALL	EXISTING TO REMAIN	11,448	0	0	0	11,448
"X" (SEARINGO) RESIDENCE HALL	EXISTING TO REMAIN	11,447	0	0	0	11,447
"W" (PETERSON) RESIDENCE HALL	EXISTING TO REMAIN	11,448	0	0	0	11,448
"V" RESIDENCE HALL	EXISTING TO REMAIN	11,447	0	0	0	11,447
GOLDSTEIN RESIDENCE HALL	EXISTING TO REMAIN	24,396	0	0	0	24,396
DORT RESIDENCE HALL	EXISTING TO REMAIN	24,396	0	0	0	24,396
HAMILTON BOILER PLANT	EXISTING TO REMAIN	2,904	0	0	0	2,904
FITNESS CENTER	EXISTING TO RENOVATE	8,390	8,390	0	0	8,390
FITNESS CENTER POOL HOUSE	EXISTING TO REMAIN	298	298	0	0	298
FUTURE ATHLETIC COMPLEX/RETAIL	NEW	0	0	0	56,918	56,918
FUTURE ATHLETIC COMPLEX/TERRACE	NEW	0	0	0	25,450	25,450
FUTURE BASEBALL BUILDING	NEW	0	0	0	47,342	47,342
FUTURE SOFTBALL BUILDING	NEW	0	0	0	7,720	7,720
FUTURE MAINTENANCE BUILDING	NEW	0	0	0	3,729	3,729
FUTURE FACILITY BUILDING	NEW	0	0	0	4,827	4,827
PHYSICAL PLANT PPD	EXISTING TO DEMO	5,390	0	5,390	0	0
HAMILTON CENTER	EXISTING TO DEMO (PHASE II)	24,778	0	24,778	0	0
HAMILTON CLASSROOM	EXISTING TO DEMO (PHASE II)	15,399	0	15,399	0	0
SUDAKOFF LECTURE & CONFERENCE CTR	EXISTING TO DEMO (PHASE II)	12,216	0	12,216	0	0
CAR MUSEUM	EXISTING TO DEMO (CURRENT)	58,454	0	58,454	0	0
CAR MUSEUM SHOP	EXISTING TO DEMO (CURRENT)	3,287	0	3,287	0	0
2025 SUBTOTAL EAST CAMPUS		324,282	81,865	119,524	145,986	350,744
<i>2015 SUBTOTAL EAST CAMPUS</i>		<i>326,342</i>	<i>73,177</i>	<i>61,741</i>	<i>343,400</i>	<i>608,001</i>

SOUTH CAMPUS		BUILDING AREA (SF)				
BUILDING NAME	2024 STATUS	EXISTING	PROPOSED RENOVATION	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
CAPLES MANSION	EXISTING TO REMAIN	5,804	0	0	0	5,804
CAPLES GARAGE (CARRIAGE HOUSE)	EXISTING TO REMAIN	2,350	0	0	0	2,350
ISERMANN / FELSMANN BUILDING	EXISTING TO REMAIN	11,262	0	0	0	11,262
SCULPTURE STUDIO	EXISTING TO REMAIN	5,975	0	0	0	5,975
SAINER AUDITORIUM	EXISTING TO REMAIN	8,493	0	0	0	8,493
LOTA MUNDY MUSIC BUILDING	EXISTING TO REMAIN	4,515	0	0	0	4,515
FUTURE BOATHOUSE	NEW	0	0	0	16,246	16,246
2025 SUBTOTAL SOUTH CAMPUS		38,399	0	0	16,246	54,645
<i>2015 SUBTOTAL SOUTH CAMPUS</i>		<i>38,519</i>	<i>0</i>	<i>0</i>	<i>6,120</i>	<i>44,639</i>

NORTH CAMPUS		BUILDING AREA (SF)				
BUILDING NAME	2024 STATUS	EXISTING	PROPOSED RENOVATION	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
FUTURE FREEDOM INSTITUTE & EDUCATIONAL CONTEMPLATIVE CENTER	NEW	0	0	0	125,850	125,850
2025 SUBTOTAL NORTH CAMPUS		0	0	0	125,850	125,850
<i>2015 SUBTOTAL NORTH CAMPUS</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

OVERALL CAMPUS AREA		BUILDING AREA (SF)				
		EXISTING	PROPOSED RENOVATION	PROPOSED DEMO	PROPOSED NEW	BUILD-OUT TOTAL
2025 SUBTOTAL OVERALL		622,150	83,898	165,651	825,404	1,281,903
<i>2015 SUBTOTAL OVERALL</i>		<i>636,226</i>	<i>73,177</i>	<i>113,416</i>	<i>664,673</i>	<i>1,187,483</i>