



New College of Florida
The Honors College

CAMPUS MASTER PLAN

ADOPTED BY THE BOARD OF TRUSTEES
ON DECEMBER 17, 2025



Richard Corcoran - New College of Florida President

MESSAGE & VISION

Letter from the President on Campus Master Plan Mission & Vision

The New College Campus Master Plan serves as both a snapshot of our current state and a vision of our future aspirations. The Florida Legislature instituted campus master plan requirements to ensure university accountability and responsible stewardship of our communities and natural resources. To that end, I am proud to put forth this latest update to the New College Campus Master Plan. This update is essential as we experience unprecedented growth in our student body and must adapt and expand our campus to meet the needs of students, faculty, and staff.

Our campus is made up of four distinct smaller campuses, and this plan will develop the character and utility of each. The result will be a campus befitting a world-class small liberal arts college, furthering our goal to establish New College as the preeminent liberal arts college in America. This update to the campus master plan leverages the advantages of New College's uniquely gorgeous location on Sarasota Bay and the presence of rapidly growing communities in Sarasota and Manatee counties, which will benefit from a thriving public liberal arts college.

Here's how the plan will be put into action:

- **West Campus:** Maximize as a center of residential life and academics. Add student housing to increase waterfront access. Transform Dort Promenade into a vibrant artery of living and learning.
- **East Campus:** Open the campus wider to the community with athletic facilities and mixed-use property. Re-imagine the iconic architecture of I.M. Pei and the Palm Court to connect New College's history with its future. Continue to support Mighty Banyans sporting events to foster camaraderie and pride.
- **South Campus:** Improve functional use with a new boathouse, beach enhancements for recreation, and better pedestrian routes along the shoreline. Restore the historic Caples Mansion aesthetically and house the new Marine Mammal Science master's degree program.
- **North Campus:** Establish the Freedom Institute on a previously unused portion of the Powel Crosley Estate. Create a destination for scholarly debate and intellectual exploration, serving as a beacon for those who value freedom of speech, the robust exchange of ideas, and vigorous debate.

The result of this campus master plan will be a liberal arts college that is more desirable to students, more appreciative of its natural treasures, and better fortified for the challenges of 21st-century higher education.

Richard Corcoran

President, New College of Florida



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The Honors College

EDUCATIONAL PHILOSOPHY

Throughout the history of New College, four principles have defined the College's educational philosophy. The principles are as follows:

1. **Student-Driven Learning:** Placing the onus on students to actively shape their education and pursue their intellectual curiosity.
2. **Collaborative Inquiry:** Viewing education as a dynamic partnership between engaged students and faculty in the pursuit of knowledge.
3. **Demonstrated Mastery:** Recognizes and values genuine skill acquisition and understanding as the primary measure of progress.
4. **In-Depth Exploration:** Encouraging students to delve deeply into their chosen fields and conduct significant independent work.



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SECTION 1

CAMPUS MASTER PLAN OVERVIEW

2025 UPDATE



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SECTION 01

CAMPUS MASTER PLAN OVERVIEW



HISTORY OF NEW COLLEGE & CAMPUS MASTER PLANNING

In 1993, the Florida Legislature instructed the Florida Board of Regents, which oversees the operation of the State University System, to prepare and adopt campus master plans for each institution within the State University System. The rationale was that, while these institutions contribute substantially to their host communities, campus activities create demands on community services, infrastructure, and natural resources, that should be addressed through proper planning.

The resulting campus master plans clearly defined the physical growth projected by the institutions, ensured governmental coordination between the institution and the host communities, and provided a basis upon which to appropriately assess and mitigate the impacts of future growth and development.

The first New College of Florida (NCF) campus master plan adopted in 1995 addressed the facilities and land needs of what was then a single institution made of two academic entities – the USF program and New College. Goals, objectives and policies for campus development applied to both institutions collectively when they were constituent parts of the USF system. Concurrency agreements with the host communities were based on the development of the entire campus holdings.

The plan update adopted June 23, 2000, encompassed the entire holdings of the USF regional campus at the time, including some 140 acres in four areas (the main east and west campuses, the South Campus, and the Crosley property to the north). With the change of governance, it was determined that the core academic and support functions of USF Sarasota/Manatee (S/M) campus would best be located in a freestanding configuration on the Crosley site, in close proximity to the existing campus.

As part of a major reorganization of Florida's public education system in 2001, New College severed its ties with USF, became the eleventh independent school in the Florida State University System, and adopted its current name, New College of Florida. The next plan update adopted on June 22, 2005, addressed the effects of developing the Crosley Campus for USF S/M core facilities and provides the framework for concurrency negotiations with Manatee County. In 2005, the campus "footprint" issues were reconciled and USF S/M and New College continued to jointly occupy academic and common spaces on the campus.

Plans adopted in 1995, 2000 and 2005 followed the specific rules dealing with Campus Master Plans found in Florida Administrative Code (FAC) Chapter 6C-21. The plans contained 18 elements, each with data and analysis, map figures, and Goals, Objectives and Policies, as required.

In 2010, the Florida Legislature repealed Chapter 6C-21 FAC, leaving Florida Statute Chapter 1013.30 governing Campus Master Plans. In 2011, the State University System of Florida Board of Governors (previously known as the Board of Regents) adopted a Regulation Development Procedure and all rules previously adopted by the Board were readopted as regulations. At this time, Florida Statutes 1013.30 and the Board of Governors regulations Chapter 21 govern Campus Master Plans.

"WE CREATE STUDENTS WHO WILL MOVE THE EARTH."

**OUR MISSION:
TO BE THE BEST CLASSICAL LIBERAL ARTS COLLEGE IN AMERICA.**

CHAPTER 01

INTRODUCTION

INTRODUCTION

MASTER PLAN PROCESS 2005 - 2008

The Campus Master Plan adopted in 2005 only partly addressed New College's recent separation from USF. During the summer and fall of 2005, New College engaged in a collaborative planning effort that considers the challenges that come with this independence, and allows New College to meet its long-range needs. Overall, this plan was intended to establish a future form for the College that first and foremost furthers its academic mission. The master plan that emerged is responsive to the communities that the college serves, and will guide its orderly growth over the next 20 years.

There are few documents which are more comprehensive or informative than an effective master plan. The process of framing such a plan places a premium on gauging needs of various kinds, including assessment of existing facilities and the demand for new ones, response to experienced growth and anticipation of future changes. It also facilitates the adjustment of existing and often outdated plans.

The creation of a useful master plan requires understanding the nature of an institution, projecting its future needs, and setting out a method of satisfying them. For New College, the master planning effort required a balancing of its traditions with an informed inquiry into its future. The College has operated its campus over the course of the last five decades and has absorbed successive generations of academic and physical change. This experience gives the plan an appropriate context, reflective character and historical perspective.

The six month-long effort conducted by the Folsom Group and Moule-Polyzoides Architects was designed to seek comments from all parties with an interest in the College's future. This process allowed the College and the design team to consider a variety of points of view, understand special needs and attempt to reconcile distinct interests.

It was determined the Campus Master Plan would:

- Guide the physical development of New College for the next 20 years, integrating the fiscal planning already being done with future capital campaigns;
- Prioritize the construction of projects;
- Enhance the campus's physical identity both within the campus and to the outside community;
- Provide illustrative visions for the plan, in recognition that the plan is a development tool rather than a set of architectural designs.

The 2005-2008 amendment addressed the needs of New College and provided the framework for concurrency negotiations with the City of Sarasota. It re-evaluated the recommendations of the 2005 plan to reflect current issues and concerns. The New College Board of Trustees adopted that Campus Master Plan on June 14, 2008.

Florida Statutes require all state universities to enter into a campus development agreement with the local government where they are situated. The prior campus development agreement with the City of Sarasota, which had been adopted on June 23, 2000, needed to be updated. A Level of Service Analysis was conducted in 2010 and finalized in 2012. The updated campus development agreement was signed on January 18, 2013.

PLAN UPDATE 2015

In 2015, an update to the Master Plan was conducted under the direction of New College staff. The Evaluation and Appraisal Report conducted in 2013 identified focus areas for this Campus Master Plan update.

In accordance with Board of Trustees and with direction of College staff, the following revisions were included in the 2015 plan:

► “PLAN TO PLAN” TASKS (2015)

The “Plan to Plan” tasks were incorporated into this 2015 Plan Update. The Campus Landscape Plan that was recommended in the 2008 and adopted on January 11, 2011 Plan was integrated.

► PLAN AGREEMENT (2020)

A new Campus Development Agreement was executed on October 21, 2020, establishing updated terms between New College and local government to guide future campus growth and planning efforts.

PLAN UPDATE 2025

Hall Darling Design Studio, PA with the assistance of BGE, Inc. and support from Genesis Engineering Group, LLC updated the plan in 2025.

“PLAN TO PLAN TASKS”

All tasks have been addressed in Section 2: Goals, Objectives and Policies of this plan. Additionally, topics relating to the West Campus, Mixed-use areas, and Foundation Architecture are described in Chapter 4 of this plan. Energy Policy is described in Chapter 5, and Future Growth Objectives are described in Chapter 6.



The appendix in this 2025 Plan has been restructured to address future land use, low impact development, housing, capital improvements, and intergovernmental coordination.

DATA & ANALYSIS

Campus base map and current aerial image of the campus have been updated, including recent boundary adjustments, incorporation of the Car Museum site, new buildings shown and Viking Complex removed.

Options for locating new campus housing were investigated. Future plans were revisited to reconsider the Village Center based on the Sarasota-Bradenton Airport (SRQ) Runway Protection Zone. The Campus Design Control section was updated, including plan alignments and axial terminations, and analysis of significant college vistas. Known or anticipated capital improvement projects are included in Utilities/Civil Plan Component.

► Discrepancies between Section 1 and Section 2 of the Master Plan have been reconciled.

► POLICY INITIATIVES

The implementation section in Chapter 6 has been reviewed and reworked to create a manageable system to make continuous progress in plan implementation. A methodology to implement the master plan and comply with 21.202 (1) c.4 (procedures for monitoring and evaluation of the campus master plan) has been included.

► CONTEXT AREA

The New College of Florida campus is located south of the Sarasota-Manatee County line, between Sarasota Bay and the Sarasota-Bradenton International Airport. Tamiami Trail divides the campus along a north-south axis. The area west of Tamiami Trail is further divided by Bay Shore Road. The College is comprised of three campuses, known as East, West, South, and North.

In late 2012, 13 acres of land that are leased to New College by the SRQ Airport was annexed into the City of Sarasota. That land brought the entire New College campus area in the City limits. New College's planning context area includes both nearby areas the college is likely to affect as well as neighboring areas that are likely to affect the college. Neighboring educational institutions, the airport, nearby motels, the Shell gas station, and neighborhoods to the north and south are all part of the context area.

The Context Map shows the New College campus boundary, the City of Sarasota, and Manatee County boundaries, adjacent institutions and neighborhoods, existing building footprints, and the SRQ Runway Protection Zone. Additional information about leased lands can be found in the Appendix under Future Land Use.





SOURCE: SARASOTA AND MANATEE COUNTY GIS

BOUNDARY MAP



CHAPTER 02

HISTORY





- Campus buildings completed during phased noted in text
- Campus buildings in-place as of start of phase noted in text



EMERGENCE: 1960

At the time of New College's incorporation on October 11, 1960, the campus was more of an idea than a place. Although a conceptual framework of the institution had been defined, its physical framework was still a work-in-progress. The focus of land acquisition was a series of parcels abutting the Sarasota-Bradenton Airport, along U.S. Route 41, and reaching to Sarasota Bay. The assembly of the principal campus lands took place during most of the decade of the 1960s and in some cases, well beyond. Considering this process, it is not surprising that the character of the College's parcels differ in significant ways.

Three major areas came to characterize New College as it exists today. Among the most dramatic and earliest parcels acquired by New College was the 21 acre former Charles Ringling Estate, located west of the Airport and fronting Sarasota Bay. The Charles Ringling Estate and another waterfront parcel adjacent to the Uplands neighborhood eventually came to define the heart of the 'West Campus.' On the eastern edge, the boundary of the 'East Campus' was defined by the Airport. This situated the campus so that it was bisected by both U.S. 41 and Bay Shore Road. A separate parcel created a smaller, detached campus fragment at the Caples house to the south.

The diverse collection of land holdings and existing buildings offered few of the well-defined places and buildings which might be expected on a college campus. The most coherent set of buildings, the Charles Ringling Estate, provided memorable and scenic views of the Sarasota Bay. The conversion of the Charles Ringling house to College Hall and the Hester Ringling Sanford house to Cook Hall allowed these buildings to remain facing the Bay in a dramatic manner, and to serve long-term College uses.

Other historic buildings which later became part of the West Campus included a Carriage House (later renamed Robertson Hall), the Social Sciences building, the Barn (later Four Winds Café), Parkview House, and Bon Seigneur Hall all are used today, following conversion to College uses. On the area which later became the South Campus, structures which predated New College were Caples Mansion and the Carriage House.

On the East Campus, a parcel leased for 99 years from the Airport was home to former World War II Air Force buildings which had served as space for small businesses and affordable housing prior to the College's arrival. The small wooden buildings would be demolished in the first years of the campus's building efforts.

Overall, due to the wide variety of land configurations and built structures, the College's newly acquired properties offered much promise but little coherence as a setting for an educational institution.

FOUNDATION:**1960 - 1974**

By 1963, the College's land acquisitions and funding allowed its first serious planning efforts. As Classes began in the Charles Ringling house in 1964, I.M. Pei began master planning for the East Campus.

It was originally envisioned that when the West Campus was completed, all student dormitories and classes would be moved there. The East Campus would then be converted to a college-oriented inn, a conference center for continuing education, and limited college related service businesses.

The Pei master plan's first phase included three student dormitories, completed in 1965, which the architect described as a "Grecian or Mediterranean village." The buildings created the Palm Court, a gathering area protected from the noise and traffic of U.S. 41.

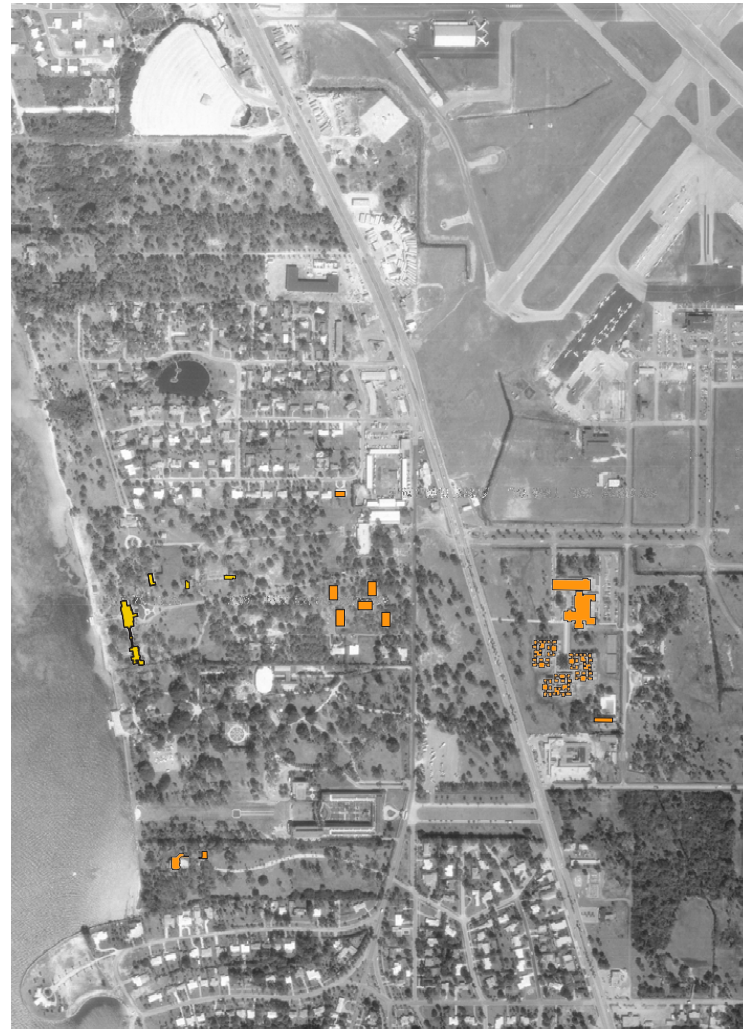
The Hamilton Center and Classrooms followed in a second phase, opening in 1967. Pei's poured-in-place concrete architectural vocabulary reflected his strong commitment to modern design, despite the campus's existing historic structures on the West Campus. The nature of Pei's buildings offer a number of lessons. Although the Pei plan created common space between the new dormitory buildings, their concrete construction emphasized aesthetic qualities over comfort. From the outside, they appeared as objects in space, with their principal rooms internalized. Pei himself complained that there was little appreciation for the buildings from the students; the buildings ultimately seemed severe compared to the informality of student life.

Although Pei discussed a West Campus master plan, that portion of work was never completed. Initially, he proposed three radical ideas for the West Campus:

- 1) to fill in 30 acres of the shallow bay in front of the Uplands to create new buildable land for two eighteen story towers; 2) to purchase the Crosley estate, the Edith Ringling Sanford House, and the Caples estate; and 3) to demolish the Charles Ringling estate (College Hall), and replace it with a much taller building.

By 1969 five new West Campus buildings, the Palmer dormitory 'letter' buildings, were completed by other architects. Without a master plan the West Campus faced its own challenges. Ultimately, the low budget Palmer buildings posed long-term maintenance problems. Following completion of the Palmer buildings, construction efforts were curtailed during the austere years of the early 1970s as the College struggled to achieve financial stability.

For a small institution, the construction of over 150,000 sf during the 1960s was both significant and financially challenging. During the course of a decade, the College was able to obtain land, build new dormitories and classrooms, graduate its first students, and establish a record of excellence. Despite these significant steps forward, a comprehensive master plan for the campus remained unaddressed.



- Campus buildings completed during phased noted in text
- Campus buildings in-place as of start of phase noted in text



TRANSITION:**1976 - 1990**

The 1975 merger of New College and the University of South Florida, brought on by financial necessities, commenced a period of difficulty for the College and its changing leadership.

During most of this time the College's building efforts subsided. By the mid-1980s, however, a new flurry of building activity was underway, indicating both a greater sense of direction and financial capacity.

Significant projects were completed for both the Pei and West Campus areas, including the largest campus building, the 75,000 sf Jane Bancroft Cook Library and a pedestrian bridge over US 41 (1985), the Sudakoff Lecture and Conference Center (1985), the Physical Plant (1989), and the Fitness Center (1989). Despite a slow start, by the end of the decade, the College had completed over 100,000 sf of new facilities.

During this phase, Robert Barylski, Associate Dean and Director of the campus, contributed a number of practical ideas to address the need for more comprehensive planning. Barylski spoke of the need to unify and equally develop the Pei and West Campuses, seeking to avoid isolation of the East Campus.



- Campus buildings completed during phased noted in text
- Campus buildings in-place as of start of phase noted in text

He also favored the preservation of historic buildings, use of the South Campus for fine arts activity, protection of the bay-front, and completion of a pedestrian bridge to link the Pei and West Campus. Overall, he sought to “guarantee that the [campus] will forever remain a place of outstanding natural beauty.”

Despite such ideas, the administrative changes which accompanied New College's merger with USF ultimately did not result in coherent planning. This was partly based upon the significant differences between two distinct institutional approaches. USF's approach catered to more mature commuter students; the institution was controlled by the State of Florida, and its main focus was thousands of students on multiple campuses. In contrast, New College catered to its idiosyncratic, self-directed, honors and residential college model; its far more intimate approach simply addressed far different needs.

Unfortunately, site planning during this phase tended to treat buildings as isolated and often uncoordinated objects. Low building budgets continued to reflect financial limitations, resulting in shortened building life-spans. Another serious issue persisted: a comprehensive master plan had never emerged which could insure the College's future as a coherent and unified place. Incremental development continued to be the rule, rather than the exception. While discussions of environmental and historical sensitivity, inter-campus linkages, and overall place-making offered hope, the need for a more comprehensive approach remained unaddressed.

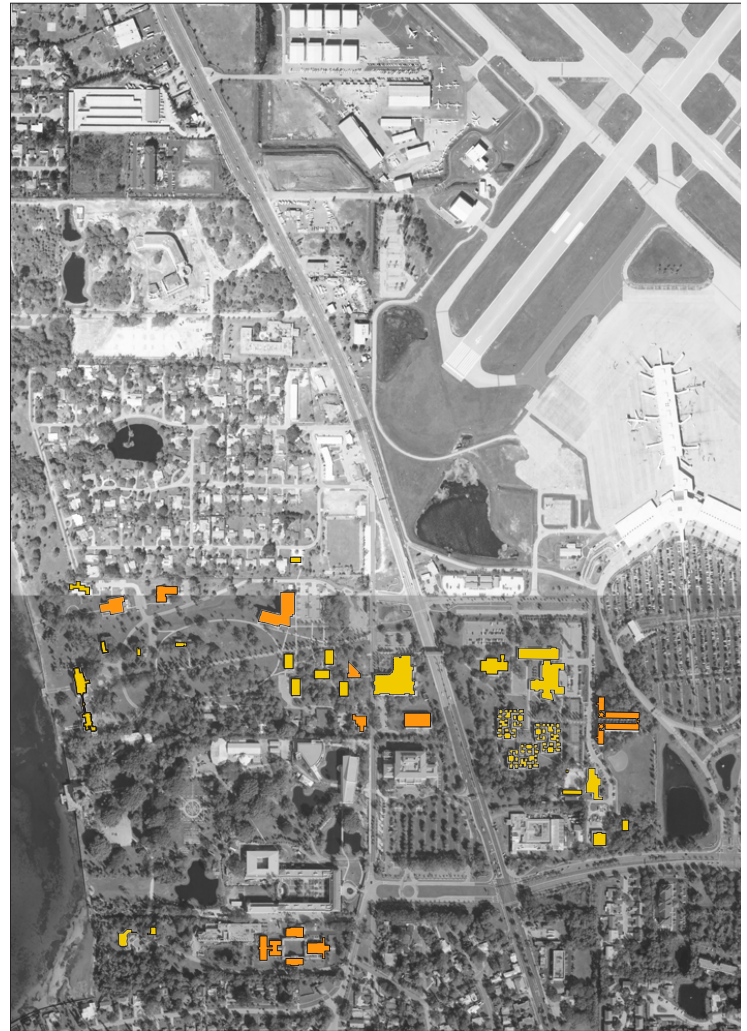
CONSOLIDATION:**1991 - 2006**

By the 1990s, the campus owned a substantial number of land parcels and buildings, celebrated its thirtieth birthday and enjoyed increased stability. A number of significant projects were completed during this phase, including the Dort and Goldstein Residence Halls (1997-98), Wellness Center (1996), Rolland V. Heiser Natural Sciences Complex (1999), Pritzker Marine Biology Laboratory (2000) and the Keating Center (2004); on the South Campus, the Fine Arts Complex (1992). New student residence halls were in design during this phase (2006-07).

Despite this progress, disparities in educational philosophy had never been resolved between New College's intimate educational approach and USF's large institutional model. Not surprisingly, these differences in culture precipitated a separation between the two institutions.

While New College continued to share the Sudakoff Center, Jane Bancroft Cook Library, book store, and special administrative and funding arrangements with USF, it largely resumed an independent existence. New College was re-energized by this independence.

The state of New College's campus during this phase reflected a series of unresolved physical challenges. Fortunately, during the decade from 1990 to 2000, over 130,000 sf of new construction was completed to serve various needs.



- Campus buildings completed during phased noted in text
- Campus buildings in-place as of start of phase noted in text



Greater density now characterizes the East Campus, and there is potential for significant added West Campus development. Unfortunately, recent building activity continued to address localized conditions rather than campus-wide place-making or comprehensive planning. Some new buildings are now sited in sensitive, natural zones on the West Campus.

In 2001, New College achieved independence as the 11th member of the State University System and is designated by the Florida Legislature as the "Honors College for the State of Florida." Relocation of the USF S/M campus to a new site gave expression to a bold new master plan in 2005. The College faces a series of significant challenges for the future; including the needs to address place-making as a primary objective, to develop plans for growth, to develop linkages between distinct campus areas, to focus on high quality and efficient resource management in construction, to address a myriad of landscape issues, and to reinforce a pedestrian environment.

The College's remarkable record of academic excellence, extraordinary natural beauty, and commitment to social interaction and environmental responsibility are significant foundations for campus place-making. The College must embrace these strengths if it is to fulfill its substantial ambitions for building a campus of lasting character and quality.

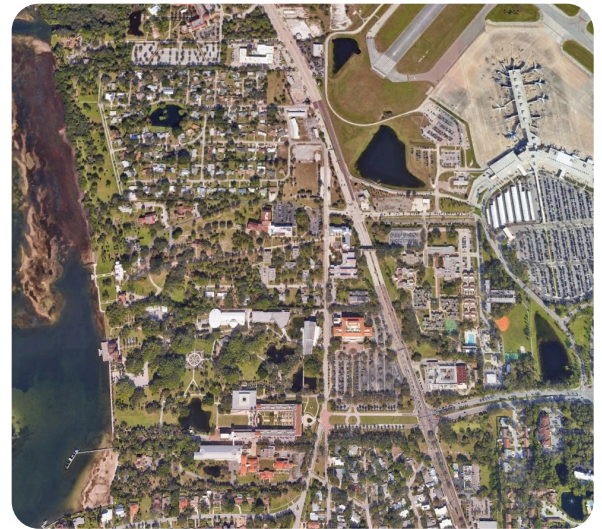
CHAPTER 03

GUIDING PRINCIPLES

GUIDING PRINCIPLES

This chapter identifies college-wide principles that constitute the framework and continued vision to complete the 2035 plan. Subjects such as the approach to resiliency, growth, conservation, and off-campus development are addressed here.

These principles reflect both master plan analysis completed in the early stages of the process as well as extensive campus and public comments received during the 2008 and 2023 charrettes. The strategies are noted as follows:



CAMPUS AERIAL - 2025

01 | **SUPPORT THE PHYSICAL WELL-BEING OF THE CAMPUS COMMUNITY**

The College's role as a place of education includes the opportunity to create a cohesive, close-knit community. The College's physical environment should offer safe, appealing, attractive and open places which encourage people to engage in study, debate, and meaningful interaction.

02 | **INCREASE INTERACTION BETWEEN FACULTY AND STUDENTS**

The mainstay of New College's success has been a liberal arts education which offers regular contact between faculty and students. As the campus grows and changes, its character should respect and enhance this quality, which represents one of New College's deepest traditions and strengths.

03 | **DESIGN SMALL SCALE FACILITIES FOR A SMALL COLLEGE**

The individually-directed style of academic activity at New College works best when the opportunity for informal exchange exists. Architecture should embrace that scale of interaction, and effectively serve the educational needs of small, intimate groups of students and faculty. For this reason, smaller buildings and varied spaces will best serve New College in the future.

04 | **INCREASE WALKABILITY AND REDUCE PARKING**

This principle promotes the enhancement of a pedestrian-friendly environment by new or strengthened pedestrian connections between the North, South, West, and East campuses, and by the limiting of vehicular traffic and parking in the most central and prominent campus areas.

05 | **INCREASE THE DIVERSITY OF THE LANDSCAPE**

The New College campus enjoys an abundance of open space and scenic vistas. An opportunity exists to diversify the palette of landscape for both resiliency and botanical variety. This approach allows both formal and informal landscapes to contribute to the beauty of the campus and define outdoor living spaces at multiple scales.

06 | **COMPREHENSIVELY MANAGE CAMPUS RESOURCES - HISTORIC, NATURAL, AND BUILT**

As the College grows, the need to alter the existing campus will become more and more evident. For this reason, the College must find ways to address the many kinds of challenges it faces, including the need to preserve, remodel, reconfigure, remove or replace dysfunctional buildings or buildings with limited horizons. Natural resources and the existing landscape must also be conserved and designed to provide outdoor settings for instruction, recreation, and social interaction.

07 | **DESIGN BUILDINGS AND LANDSCAPE FOR ENVIRONMENTAL PERFORMANCE AND EFFICIENCY**

The notion of “greening” the campus includes both the enhancement of existing landscape as well as implementation of prudent conservation measures through facility design. This principle acknowledges the importance of a robust environmental program and the adoption of efficient resource management building standards that can be flexibly applied to campus buildings and maintenance.

08 | **MIX HOUSING AND RECREATIONAL USES**

On a small educational campus, there are tremendous opportunities to encourage interaction by either closely locating uses or mixing uses. Buildings can be designed that vertically incorporate more than one use in them, such as housing and places of instruction. Horizontal mixed-use is also a desirable campus ingredient. Uses in buildings can be brought together next to each other, with often very desirable results, as in the adjacency between housing, social and recreational facilities. Sources of funding for new structures may determine if mixing uses is appropriate.

09 | **ENCOURAGE REGULAR COMMUNICATION WITH NEIGHBORS**

This principle seeks means to better physically integrate the College with the surrounding community and to enhance contact with neighbors on issues of mutual interest. This may include, but is not limited to, encouraging and cooperating with neighborhood-compatible development approaches.

10 | **MINIMIZE LONG-TERM MAINTENANCE REQUIREMENTS**

Colleges and universities are some of the longest-lived institutions in the U.S. Given this long-term view, building and planning for minimal long-term maintenance is an essential survival strategy which can yield significant financial benefits. This principle anticipates building high-quality resilient buildings and landscapes which endure for the long-term.

11 | **ESTABLISH AN IMPLEMENTATION PROTOCOL FOR THE PLAN**

A key outcome of the master plan process is that new program requirements will require new, specific projects. A primary means of undertaking new projects should be a project protocol, which identifies the issues which every project should address, to ensure it is well-coordinated with the master plan's goals and with the existing campus context. The Board of Trustees will serve as the principal means for the College's approval, implementation and stewardship of the Master Plan.

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- C. WEST CAMPUS WATERFRONT AREA
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- T. SHORELINE BEACH LINKAGE
- U. RECREATION / OPEN SPACE

4.3.4 | NORTH CAMPUS

- V. FUTURE FREEDOM INSTITUTE

4.3.5 | RUNWAY PROTECTION ZONE & BAY SHORE ROAD

W. RUNWAY PROTECTION ZONE (RPZ)

X. BAY SHORE ROAD

4.4 | CAMPUS DESIGN CONTROLS

4.4.1. PLAN ALIGNMENTS & FRONTAGES

4.4.2. AXIAL TERMINATIONS

4.4.3. CAMPUS VISTAS

4.4.4. MASSING CONFIGURATIONS

4.4.5. A FOUNDATION ARCHITECTURE

4.4.6. ARCHITECTURAL TYPES

CHAPTER 04

THE PLAN

7 BIG IDEAS

The Campus Master Plan describes an approach to the long-term physical configuration of New College. This will be carried out through many kinds of projects; each project will contribute to the incremental completion of the campus. This section of the Master Plan describes the seven big ideas that will prioritize the execution and guide the design of each project, big or small, through 2035.

01

DESIGN FOR INTERACTIVE LEARNING

A fundamental aspect of New College's approach is the embrace of a highly interactive and independently directed education. This emphasizes many kinds of learning approaches and educational sharing. In support of this goal, the campus should facilitate mixing, particularly in non-scheduled, less structured contexts so that informal interaction leads to integrating learning from various sources.

Inviting indoor and outdoor spaces in a variety of sizes and configurations should serve the needs of students, faculty, administrators and community members. Spaces should be provided throughout the campus and beyond it which can allow interaction with the surrounding community.

03

MULTIFACETED AND BEAUTIFUL LANDSCAPE

The natural setting of New College is one of its most valuable long-term assets, and demands design sensitivity and long-term stewardship. The campus landscape is a social amenity, an aesthetic presence and a source of potential regeneration. The object of the plan is to provide a level of design that strengthens native landscape, establishes the places for social interaction, and heightens the presence and beauty of nature on campus.

A more in depth review of the landscape was completed in 2009 and this review produced a separate detailed landscape master plan dated January 11, 2011. The ideas of the landscape master plan were incorporated into this document under the 2015 master plan update. These ideas were further reviewed and modified under the 2025 master plan update.

02

ARCHITECTURE APPROPRIATE TO PLACE

Sarasota's pleasant climate, the region's rich architectural traditions, and the College's scenic bay front location offer a tremendous opportunity to practice a cohesive and regionally appropriate architectural expression. Since the College is relatively young and has developed incrementally, it does not currently have a fully developed architectural vocabulary.

The next stage of the College's development will add significant density, emphasize place-making, include buildings of greater permanence and efficiency, and create greater physical cohesiveness for the campus. New College's future buildings should embrace a Florida architectural aesthetic which reflects the College's location and values.

04

MOBILITY BEYOND THE CAR

New College's educational approach includes on-campus housing for a majority of its students, to create a highly interactive community. The transportation plan will 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.

Cars which remain on campus will be carefully managed to insure they do not intrude on pedestrian activity, and incrementally should be relocated to the perimeter of the campus. Overall, pedestrian and bicycle links can efficiently service New College's internal campus zones and connect it to all of its neighbors, USF, the Ringling Museum, the Airport, etc.

05

STEWARDSHIP OF HISTORIC PLACES AND NATURAL PROCESSES

The New College campus includes a number of historic landscapes and buildings. Prominent among the West Campus's historic buildings is the Charles Ringling house, which offers a ceremonial place of gathering and recalls the beginnings of development on this site. In recognition of the status of this and other historic structures, New College should establish a long-term management strategy for their preservation.

The plan should include a survey for each structure and identification of appropriate strategies to insure protection. Similarly, a variety of landscapes have been identified as sensitive, historic or worthy of protection. A historic tree and landscape survey should be undertaken and integrated into future planning and maintenance procedures.

07

ENERGY EFFICIENCY

New College places a high importance on Leadership in Energy and Environmental Design (LEED), the college's five new residence halls adhere to LEED requirements, and the Academic Center and Heiser building addition both have achieved LEED Gold certification by the U.S. Green Building Council.

New College has continued removal exotic invasive grasses and replaced them with native Florida ground covers that reduce the expense of mowing and create a more multifaceted and natural landscape in the center of campus.

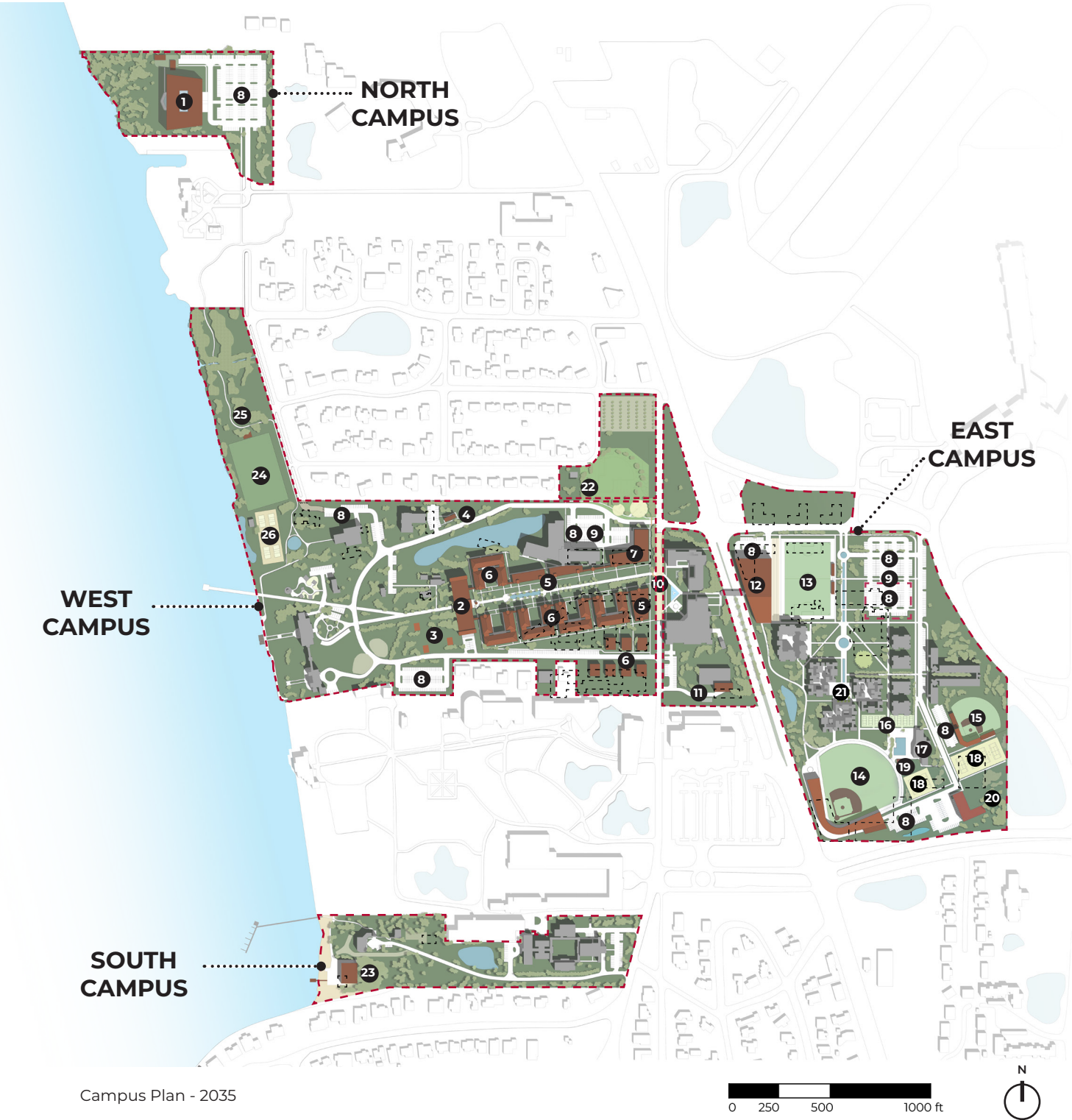
06

CATALYST FOR A NEW ACADEMIC ECONOMY

Many historic colleges and universities have developed in conjunction with surrounding commercial districts and cultural institutions. The University of Virginia and Princeton University each embrace commercial areas that contribute significantly to the collegiate experience.

The New College planning effort offers an opportunity to take a proactive approach to transforming the surrounding commercial areas. These areas include sites along US 41 and the Ringling/Asolo property. These sites offer unique opportunities and such projects can also make a significant contribution to the success of the New College plan and provide ongoing financial resources that can support the long-term stability of the institution.





PROGRAM ELEMENTS

The projects listed in the table are not listed in terms of importance; they are listed solely to make their identification on the accompanying campus map easy

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN

PROGRAM ELEMENTS			
NO.	FACILITY	RENOV.	NEW
1	FREEDOM INSTITUTE & EDUCATIONAL CONTEMPLATIVE CENTER		X
2	ADMIN / STUDENT SERVICES BUILDING		X
3	FUTURE OUTDOOR CLASSROOMS		X
4	GREENHOUSE		X
5	ACADEMIC BUILDINGS		X
6	STUDENT HOUSING		X
7	STUDENT SERVICES BUILDING		X
8	PARKING / FUTURE PARKING		X
9	PARKING STRUCTURE		X
10	BAY SHORE ROAD TRAFFIC IMPROVEMENTS	X	
11	CHILLER PLANT ADDITION	X	
12	GYMNASIUM / MIXED-USE		X
13	SOCCER / LACROSSE FIELD		X
14	BASEBALL STADIUM COMPLEX		X
15	SOFTBALL COMPLEX		X
16	PICKLEBALL COURTS		X
17	FITNESS CENTER ADDITION	X	
18	TENNIS COURTS		X
19	MAINTENANCE / BOILER FACILITY	X	
20	NEW FACILITY BUILDING		X
21	PEI DORM ADAPTIVE REUSE	X	
22	POLICE BUILDING IMPROVEMENTS	X	
23	FUTURE BOATHOUSE		X
24	RECREATION / OPEN SPACE		X
25	PERFORMANCE PLATFORM		X
26	BEACH VOLLEYBALL COURTS		X

FOCUS ON SPECIFIC AREAS

WEST CAMPUS

This section, Plan Focus, describes design improvements in the form of discreet, yet coordinated clusters of projects. These are concentrated in particular areas of the campus to establish place-making as a fundamental strategy in campus design. The future overall improvement in the appearance and livability of the campus depends on the successful execution of these multi-faceted projects.

Since the West Campus remains mostly undeveloped, it is critically important that future plans consider ways of preserving its best qualities. The desire to preserve this portion of the campus must be balanced with the fact that parts of the West Campus are located at the physical center of New College's land holdings. This is particularly true of the areas located between the Cook Library and the Heiser Natural Sciences Center.

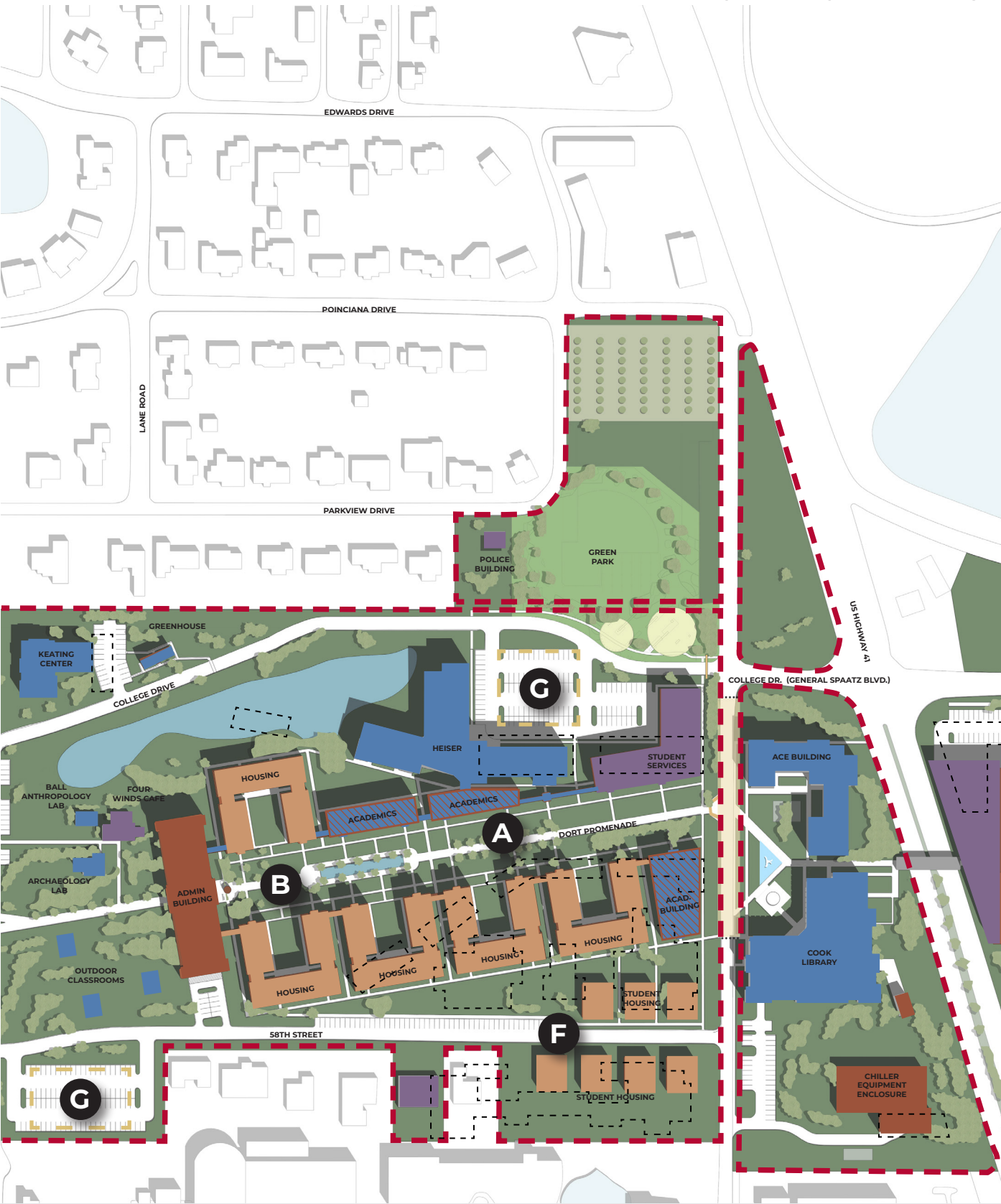
For practical reasons, it makes sense to seek a balance between the desire to develop such areas, and the need to respect the compelling natural landscapes near the bay front.

AREAS OF FOCUS










In the following pages, these areas on the campus are highlighted and described more in detail:

- A** WEST CAMPUS ACADEMIC AREA
- B** DORT PROMENADE
- C** WEST CAMPUS WATERFRONT AREA
- D** UPLANDS BAYFRONT AREA (NATURAL PRESERVE AREA)
- E** RECREATION / OPEN SPACE
- F** HOUSING
- G** NEW PARKING STRUCTURE / PARKING AREA





ILLUSTRATIVE CAMPUS PLAN - WEST CAMPUS

- | | | |
|--|--|---|
|  ACADEMICS |  RESIDENTIAL |  ACADEMICS / MIXED-USE |
|  ADMINISTRATIVE / STUDENT SERVICES / FACILITIES |  MIXED - USE |  NCF PROPERTY BOUNDARY |
|  PARKING STRUCTURE |  RECREATION / ATHLETICS |  PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |



FOCUS ON SPECIFIC AREAS

WEST CAMPUS



WEST CAMPUS ACADEMIC AREA

This place is envisioned as the heart of the New College campus. The site offers a number of compelling characteristics:

- It offers ample space for future growth, including significant new academic buildings and outdoor spaces
- It is located at the center of New College's variety of land parcels, equally accessible from the South Campus, existing East Campus, and water front areas of the West Campus
- It enjoys scenic vistas toward the West Campus landscape and Sarasota Bay
- It is located at a higher elevation, out of reach of critical storm surge areas.

This area is conceived as a highly walkable, vibrant outdoor place, whose resilient buildings, landscape and interactive spaces are the foundation of New College's academic community. It is also recommended that no new campus development be permitted within the storm surge (velocity) zone, and that all West Campus building proposals be reviewed for their relationship to the surge zone.

A variety of improvements are proposed:

- A formal quadrangle serves as the center of a grouping of new West Campus academic pavilions which line both sides; it aligns with an axis which is shared by the Dort Arch and the front court of Cook library;
- Improvements to Bay Shore Road include traffic calming, improved landscape and pedestrian amenities, encouraging bicycle and pedestrian linkage to areas north and south;
- Improvements to the campus entry from U.S. 41 include a general enhancement of the College's entry image.
- A visually screened parking lot is located at the south edge, accessible from the completed 58th Street loop road, serving the campus and events at College Hall.
- N. Bay Shore Road - The Bay Shore Road Improvements are developed so the pedestrian experience is amplified between the academic quad and the Cook Library/ACE Plaza. The design slows traffic and maximizes the connection to all areas of campus. (Cont'd on 4:13)



DORT PROMENADE

The plan preserves a significant portion of adjacent, inland areas as a native landscape, place of resiliency and storm-water management, and useful pedestrian amenity. Currently a limited number of buildings exist in this area, and further development of this area will be moderated due to the potential for storm surges and the desire to preserve this compelling landscape.

A series of meandering trails serve to differentiate the edge of the regenerative landscape from traditional turf areas. The tree canopy will include both preserved and new specimens. Shaped swales and other storm- water system adjustments will help direct and control water movement.

C

WEST CAMPUS WATERFRONT AREA

This is one of the most unique and desirable features of the campus. The plan preserves the bay front and links directly to the adjacent regenerative area. Also similar to the regenerative gardens, further development of this area will be moderated due to the potential for storm surges. Currently a limited number of buildings exist in this area, including College Hall/Cook Hall, the Pritzker Laboratory, and other smaller buildings. An expansive open space and view areas to the Sarasota Bay will remain a significant amenity for students and visitors. A new view point or “kissing spot” is located at the water’s edge, North of College Hall and West of Robertson Hall. This entire area will be integrated into a much longer water’s edge trail which connects the Caples and Ringling Museum lands (to the south) with the College’s Uplands parcels (to the north).

D

UPLANDS BAYFRONT AREA (NATURAL PRESERVE AREA)

New College’s bay shore land (situated on the west side of the Uplands neighborhood and north of College Hall) is a substantial natural preserve resource that offers potential as an amenity and study area. It also serves as one of the links in the envisioned north-south pedestrian way, which connects the South Campus to the Uplands. Similar to the West Campus restoration areas, the Uplands Bayfront area features a meandering path, a lush tree canopy, and native plant varieties, creating a flexible natural green space that supports both ecological value and recreational use.

E

RECREATION / OPEN SPACE

The waterfront, currently underutilized for recreation, is slated for significant improvements to become a vibrant community and campus asset. Proposed additions include a new dock/pier, the creation of multi-use trails connecting to South Campus, and recreational fields. Furthermore, the design incorporates flexible and adaptable elements that can be easily arranged to support various activities, such as providing open space for major waterfront events near College Hall, establishing a dedicated waterfront outdoor classroom, and facilitating a performance platform north of the College Hall recreation area. This entire area will be open and accessible to meet both recreational and broader community space needs.



FOCUS ON SPECIFIC AREAS

WEST CAMPUS

For illustrative purposes, key areas are described with the following illustrative renderings/photos and descriptions.

MAIN ENTRY

Campuses are usually differentiated from their surroundings by monumental and symbolic structures at the point of entry. Campus buildings also help reinforce the idea that academic institutions reflect a society's highest educational aspirations. New College's current entry will benefit from such an approach, creating a strong identity which reinforces the College's location on US 41.

A new campanile is highly visible from US 41 and establishes a clear point of entry for the West Campus. A corner plaza serves as a meeting place to welcome and direct visitors. Each of these elements helps distinguish New College's role as an academic institution and creates a memorable public impression.



Campus Entry



Existing Gateway Arch

DORT ARCH

Some of the richest campus spaces are created by the careful framing of outdoor spaces as formal quadrangles and elegant academic yards. A frame helps establish prominent destinations and gathering spaces, highlights axes, and differentiates formal and informal spaces. This also establishes a hierarchy of campus structure and memorable experiences.

At New College, there is an opportunity to artfully integrate an existing frame (and symbol of the College), the West Campus's Dort Arch into the new design. The plan incorporates the arch into a prominent grouping of new and existing West Campus buildings. The arch's planned role is consistent with its traditional function as a symbol of the College.

MAIN QUADRANGLE

In a traditional campus plan, the careful assemblage of spaces builds expectations, stimulates curiosity, and helps direct users. People tend to characterize outdoor spaces as completely unconstrained, nearly all memorable public spaces utilize defined edges to constrain activity and establish character. In sympathy with this convention, the plan for the West Campus quadrangle clearly defines a series of edges with a series of new buildings.

A large quadrangle is enclosed at the east edge by the arch, and on the north and south sides by formal building facades and arcades. These elements both guide pedestrian activity and provide shelter. Looking from west to east, one will see the opening "arms" of the West Campus buildings and the main quadrangle.

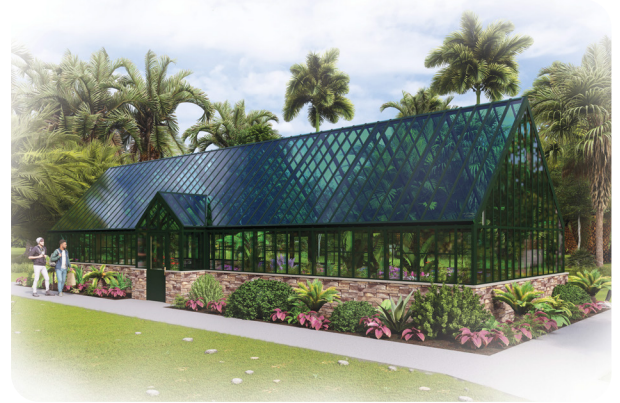


Vision of Main Quad

GREENHOUSE

The construction of the new greenhouse is a significant development for the college. The location of the greenhouse is located on the North property line of the West Campus to the East of the Keating Center. The design prioritizes energy efficiency, resiliency, and functionality.

Split into two sections, the greenhouse will accommodate a variety of plant species, experiments, and educational activities. Students will have hands-on opportunities to study plant growth, conduct experiments, and explore ecological interactions. The greenhouse will enhance New College's commitment to experiential learning and interdisciplinary research.



Greenhouse



Vision of Student Housing

STUDENT HOUSING

As part of its ongoing development, the college is embarking on a project to construct new student housing facilities. The new housing facilities aim to address the growing student population and provide comfortable living spaces. These facilities will enhance the overall campus experience for students by offering modern amenities and fostering a sense of community.

The design will blend functionality with aesthetics, reflecting the college's commitment to excellence. Architectural elements should harmonize with the existing campus landscape. Apartment-style living arrangements could be a strategy used to provide privacy and comfort. The use of Common areas, lounges, and study spaces will encourage interaction and collaboration.

HOUSING COURTYARD

The new student housing development will feature multiple small courtyards, each serving as a shared outdoor space for relaxation, social connection, and community building. Located within each housing cluster, these courtyards will include shaded seating, native landscaping, and walkable pathways to foster comfort and interaction.

Designed to complement the campus aesthetic, the courtyards balance privacy with a sense of community. They will enhance residential life by supporting vibrancy, informal gatherings, and a strong sense of belonging.



Small Courtyard Visualization

FOCUS ON SPECIFIC AREAS

EAST CAMPUS

The East Campus includes the most mature and urban portions of New College. Age and incremental development have contributed to the evolution of a series of unresolved conditions both inside and outside campus boundaries which the master plan can help mitigate.

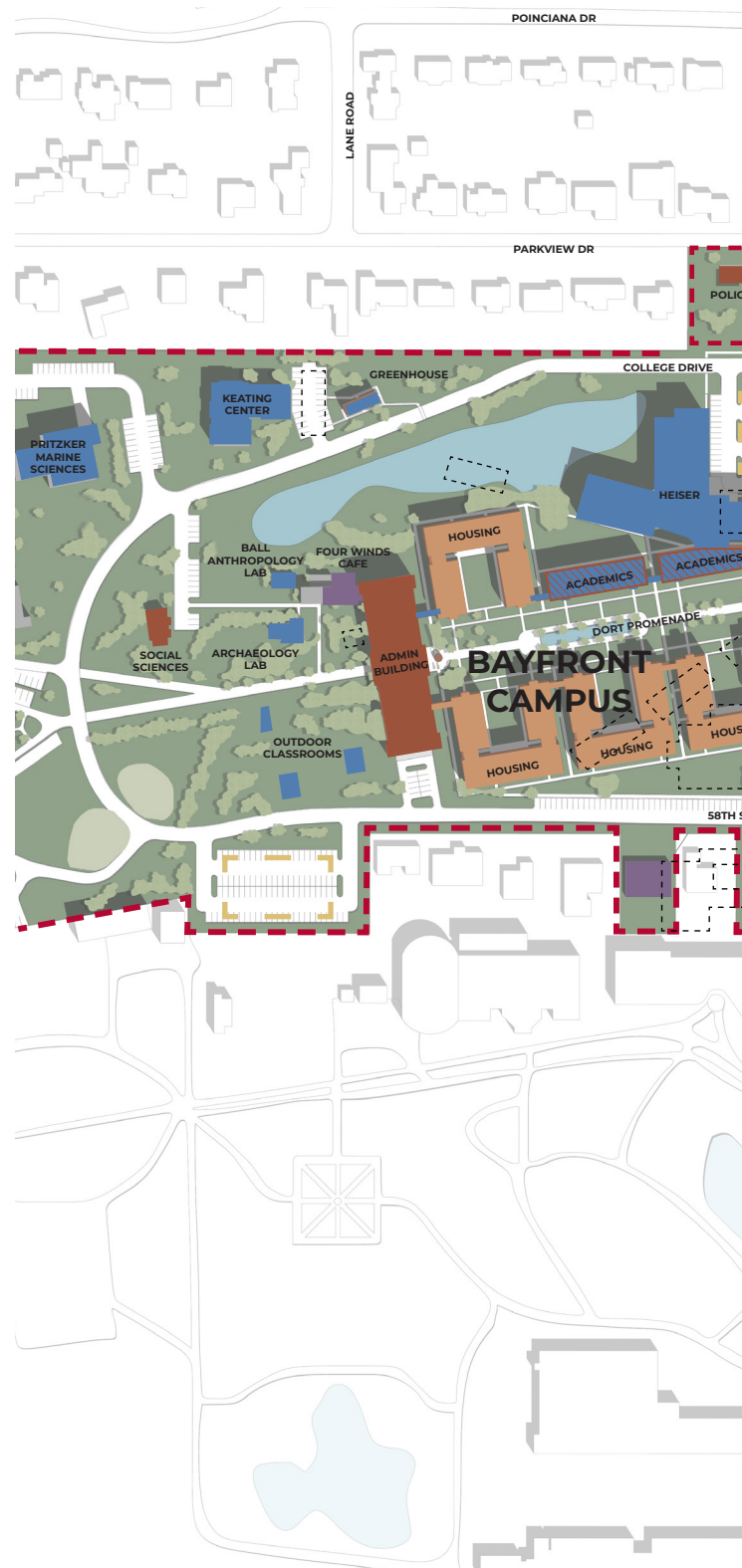
Among these issues are the College's entry at General Spaatz Drive, which currently is an unattractive, dead-end, former airport access road; unresolved campus spaces which blend parking and gathering activities; lack of clarity of pedestrian circulation; underdeveloped campus landscape; a general lack of coherence of campus space due to incremental development; and, the need for a stronger sense of connection between the East and West Campuses.

As designated in the accompanying plan graphic, the East Campus property occupies land that is part of a long term lease agreement with SRQ airport. The College should continue to pursue acquisition of this property from SRQ Airport.

AREAS OF FOCUS








In the following pages, these areas on the campus are highlighted and described more in detail:

- H** NEW GYMNASIUM / MIXED-USE DEVELOPMENT
- I** PEI ACADEMIC / RESIDENTIAL AREA / PALM COURT
- J** ATHLETIC / RECREATION AREA
- K** US 41 / TAMiami TRAIL CORRIDOR
- L** NEW BASEBALL STADIUM COMPLEX
- M** NEW PICKLEBALL COURTS
- N** EXISTING POOL & FITNESS CENTER
- O** NEW SOFTBALL FIELD AND STANDS
- P** NEW TENNIS COURT AREA
- Q** PARKING STRUCTURE & OUTDOOR PARKING AREA
- R** STUDENT HOUSING





ILLUSTRATIVE CAMPUS PLAN - EAST CAMPUS

- | | | |
|--|--|---|
|  ACADEMICS |  RESIDENTIAL |  ACADEMICS / MIXED-USE |
|  ADMINISTRATIVE / STUDENT SERVICES / FACILITIES |  MIXED - USE |  NCF PROPERTY BOUNDARY |
|  PARKING STRUCTURE |  RECREATION / ATHLETICS |  PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |

EAST CAMPUS ENTRY AREA

The East Campus plan offers the opportunity to significantly improve a variety of conditions. The planned upgrade of General Spaatz Drive will dovetail with the master plan's strategy to beautify and upgrade New College's east entry. General Spaatz Drive can be transformed into an attractive pedestrian access to the airport from campus, which is useful to the College community.

In terms of built fabric, this master plan proposes buildings facing General Spaatz. Such fabric would supplement the landscape and roadway improvements noted above, reestablishing a strong sense of entry for the College.



PEI ACADEMIC / RESIDENTIAL AREA / PALM COURT

East Campus Residential area - The East Campus serves an important function as the current center of social activity for New College, and is the primary location of student residence halls. Its future development must be carefully integrated into the master plan. This area includes a number of aging buildings, including the oldest buildings constructed for the College, which are now fifty years old. Due to their high density, significant landscape improvements offer great opportunities for positive change and overall beautification. The plan includes the following improvements:

- Conversion of selected hardscape areas to green quadrangles to enhance social interaction and appeal
- Reorganization of internal paths to improve walking and bicycling within the East Campus
- Improvement of pathways which link the edges of the East Campus, and other paths linking the airport and other destinations
- Renewal, repair, and reconfiguration of a wide variety of formal and informal landscapes to transform the hardscape now dominating in many parts of the east campus
- Continuation and reinforcement of the practice of landscape screening east campus edges
- Further development of stormwater retention ponds



ATHLETIC / RECREATION AREA

This area of the campus serves as a place for competitive sports and recreation for students and a transition edge to the Airport/University Parkway, and US 41. A new gymnasium, baseball stadium, softball stadium, soccer stadium are proposed for this site. An addition to the current fitness center which serves the pool will also serve the adjacent tennis courts. As with other areas of the east campus the reorganization of the primary and secondary pathways, added courtyards and fountains, internal and peripheral landscape and hardscape, and storm-water management can provide significant improvement.

Recreation areas are located east of the facilities management complex in a drainage area with widely varying topography. Improvements could include planting shade trees in the open space plazas and creating bicycle enclosures with landscape screening to focus the view on other more attractive site amenities such as seating.



US 41 / TAMiami TRAIL CORRIDOR / UNIVERSITY

New College's east and west campuses both have significant exposure to this primary roadway. Despite the length of this exposure, New College's presence is relatively shielded from view, and its location is not obvious. In addition, automotive speeds on US 41 are not conducive to pedestrian or bicycle crossings. There is significant potential to improve New College's relationship to this corridor, through the following means:

- Creation of an additional, safe and well-lit pedestrian way which connects east and west campus. This is envisioned as an improvements to the existing pedestrian bridge, and a possible elevated walkway to the East of 41 along the East Campus connecting the bridge access to the proposed new baseball stadium. These improvements would provide a separated and safe route for pedestrians and bicycles.
- Reconfiguration of stairs and rampways which serve the existing pedestrian bridge for greater operational safety for both the existing and attached new bridge structures
- Improvement of pedestrian sidewalks and screening landscape along US 41
- Addition of College signage at the southeast corner of US 41, visible from both sides
- Coordination with FDOT, City of Sarasota and Manatee County on Corridor Improvements to ensure compatibility with architectural styles and landscape. Reduction of speed limit to 45mph to accommodate complete streets improvements and further connect the campus and community.



RECREATION / OPEN SPACE

The active recreation complex is located on East Campus. It includes two tennis courts, one basketball court, a softball diamond, swimming pool, and a multi-purpose sports field.



Recent recreation-oriented additions to the campus include student housing with interior courtyards, a new basketball court and relocation of tennis courts. Recreation areas are not developed with amenities and are largely under used. The multi-purpose field could be used to host venues requiring large open areas.



Recreation areas are located east of the facilities management complex in a drainage area with widely varying topography. Improvements could include planting shade trees in the open space plazas and creating bicycle enclosures with landscape screening to focus the view on other more attractive site amenities such as seating.

For illustrative purposes, key areas are described with the following illustrative renderings/photos and descriptions.

PEI STUDENT RESIDENCE HALLS

The Pei dormitories, the original structures built by the College, continue to serve as a vital center for student life. Part of this vitality is related to continuation of long-standing traditions, which emphasize the adjacent Palm Court's use for social activity.

In addition to retaining the Palm Court, the plan enhances and expands the surrounding network of East Campus pedestrian paths. The plan also included a thorough renovation and/or alteration of the Pei buildings in order to bring them up to the standards or adaptively re-use the structures into a new program. This will ensure the continued use and enjoyment of this area of campus.



Existing Pei Buildings

EAST CAMPUS QUADRANGLE

The heart of the East Campus is an existing, paved pedestrian plaza whose edges are set by the Hamilton Center, Sudakoff Center, and Pei dormitories. The plan envisions enhancement of this court by converting it to a landscaped quadrangle. This will create a significant new gathering place, which will link with existing major pedestrian circulation paths and visual axes. A network of other upgraded pedestrian paths and landscape projects will serve the pedestrian environment of the East Campus, and offer a variety of sizes and configurations



Existing Hamilton Center

PEDESTRIAN WALKS & PUBLIC SPACES

Due to the maturity and density of the East Campus along with the new Athletic Complex, renewal and reconfiguration of existing paths and landscape are important measures. An important focus will be to provide direct and attractive routes of varying sizes, redesign and/or renewal of existing landscape, and replacement of hardscape areas with previous surfaces and plants.

These measures are intended to insure:

1. An appealing pedestrian network forms the primary means of movement
2. Effective resource management is fully integrated.
3. Automobiles are accommodated at campus perimeters and treated as an alternative to the primary pedestrian and bicycle network.



Existing East Campus Pedestrian Walk

EXISTING “LETTER DORMS” V, W, X, Y AND Z

These dormitories are located along the existing path from the Pei dormitories to the Dort/Goldstein dormitories. By improving the adjacent pathways and renewing landscape, the dormitory buildings reinforce the master plan’s fundamental emphasis on pedestrian-oriented character.



INTEGRATION OF NEW ATHLETICS PROGRAM

The master plan for the addition of athletics programs at New College of Florida’s East Campus represents an exciting expansion that embraces the institution’s commitment to holistic student development and community engagement. With the introduction of baseball, basketball, soccer, lacrosse, and softball, the campus will transform into a dynamic hub of athletic excellence while maintaining the esteemed academic traditions for which New College is known.

The plan envisions the thoughtful integration of athletic facilities within the campus landscape, ensuring seamless harmony between academic and extracurricular pursuits. Located strategically across the campus, state-of-the-art athletic venues will provide dedicated spaces for each sport.

The Baseball Stadium will be a focal point at the corner of 41 and University Parkway, designed to meet National Association of Intercollegiate Athletics standards and equipped with modern amenities including seating for spectators, team dugouts, press box, concessions, and a scoreboard. At the North end of the East Campus the combined Soccer and Lacrosse Field will feature top-quality turf, ample seating, and lighting for evening games, creating a vibrant atmosphere for competitive matches and community events.

The Softball Complex will offer a similar level of excellence, with well-maintained fields, dugouts, and spectator areas designed to accommodate the unique requirements of softball games and tournaments. Each facility will prioritize accessibility and resiliency, incorporating eco-friendly materials and energy-efficient systems wherever possible.

In addition to the athletic venues, the master plan includes support facilities such as locker rooms, training rooms, classrooms and administrative offices to ensure the smooth operation of the athletics program. These facilities will be strategically located near the respective fields, promoting convenience and efficiency for athletes and staff. The adaptive re-use of the Pei Dorm structures will continue to be studied for the best fit of program and student life on campus.

FOCUS ON SPECIFIC AREAS

SOUTH CAMPUS

The South Campus is unique among New College's landholdings. Since it is not physically connected to the rest of the campus, it faces the challenge of separation from the East and West campuses. Despite this arrangement, the South Campus function as an arts and cultural center is well suited to its institutional neighbors, the Ringling Museum and the Asolo Performing Arts Center.

The potential for sharing cultural assets can be a distinct advantage for college arts programs. The South Campus is virtually complete in its capacity to accommodate future academic buildings and activities. Recommendations for its future development will focus, therefore, on enhancements and completion of existing conditions, facilities, landscapes and infrastructure.

One key strategy for the future of the South campus will be to strengthen existing pedestrian and bicycle links to other campus areas via University Parkway, Bay Shore Road and bayfront trails. A second strategy will be to enrich landscapes and resilient features within the South Campus. A third strategy will be to enhance waterfront areas for the enjoyment of sailing and other activities.

AREAS OF FOCUS

In the following pages, these areas on the campus are highlighted and described more in detail:

- S** SOUTH CAMPUS
- T** SHORELINE BEACH LINKAGE
- U** RECREATION / OPEN SPACE



Caples Mansion



Caples Fine Arts Complex



Caples Bay Front Complex



Vision of Future Boathouse



ILLUSTRATIVE CAMPUS PLAN - SOUTH CAMPUS

- | | |
|--|--|
| ACADEMICS | RESIDENTIAL |
| ADMINISTRATIVE / STUDENT SERVICES / FACILITIES | MIXED - USE |
| PARKING STRUCTURE | RECREATION / ATHLETICS |

- | |
|--|
| ACADEMICS / MIXED-USE |
| NCF PROPERTY BOUNDARY |
| PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |



SOUTH CAMPUS

The long dimension of the South Campus extends from Bay Shore Road to Sarasota Bay, nearly matching that of the West Campus. The existing configuration of the Sainer Pavilion and its grouping of buildings will remain in place as an arts complex with the existing stormwater pond.

A new Boat House / Academic Structure is proposed in the location South of the Caples Mansion. New stormwater retention areas will accommodate the future building.



SHORELINE BEACH LINKAGE

New College's extensive bay shore access includes three major parcels at the bayfront, including the South Campus, the West Campus, and the Uplands areas. New College can provide continuous access to the waterfront and between these parcels by encouraging development of pedestrian trails along the Ringling Museum and Ca D'zan properties.

This will connect north and south areas of the campus and create a shared amenity for the College, the Ringling Museum, and local residents. New pedestrian trails are currently planned along the Bay from Caples to the USF Campus. Providing a new beach access to the Caples waterfront is also planned in from of the Caples Mansion from the Research Dock to the new Boathouse Building location.



RECREATION / OPEN SPACE

The sailing club and boat yard is located on South Campus. Improvements would include adding a direct roadway to the boatyard and launch access, and recapturing the bayfront lawn space that may include an outdoor classroom.

A trail along the bay would connect through Ringling to the West Campus. Open space in the arts complex courtyard needs improvement that would include planting trees and repairing the uneven ground. The existing stormwater pond would be improved to become a pedestrian amenity.



FOCUS ON SPECIFIC AREAS

NORTH CAMPUS

The North Campus will be home to the new Freedom Institute for New College of Florida. Situated along the Bay Front, the building boasts stunning views of the surrounding nature, with a serene green shoreline area that offers a peaceful and inspiring environment.

In addition to its academic spaces, the new North Campus will feature ample support parking to accommodate future lectures, events, and other activities held at the facility.



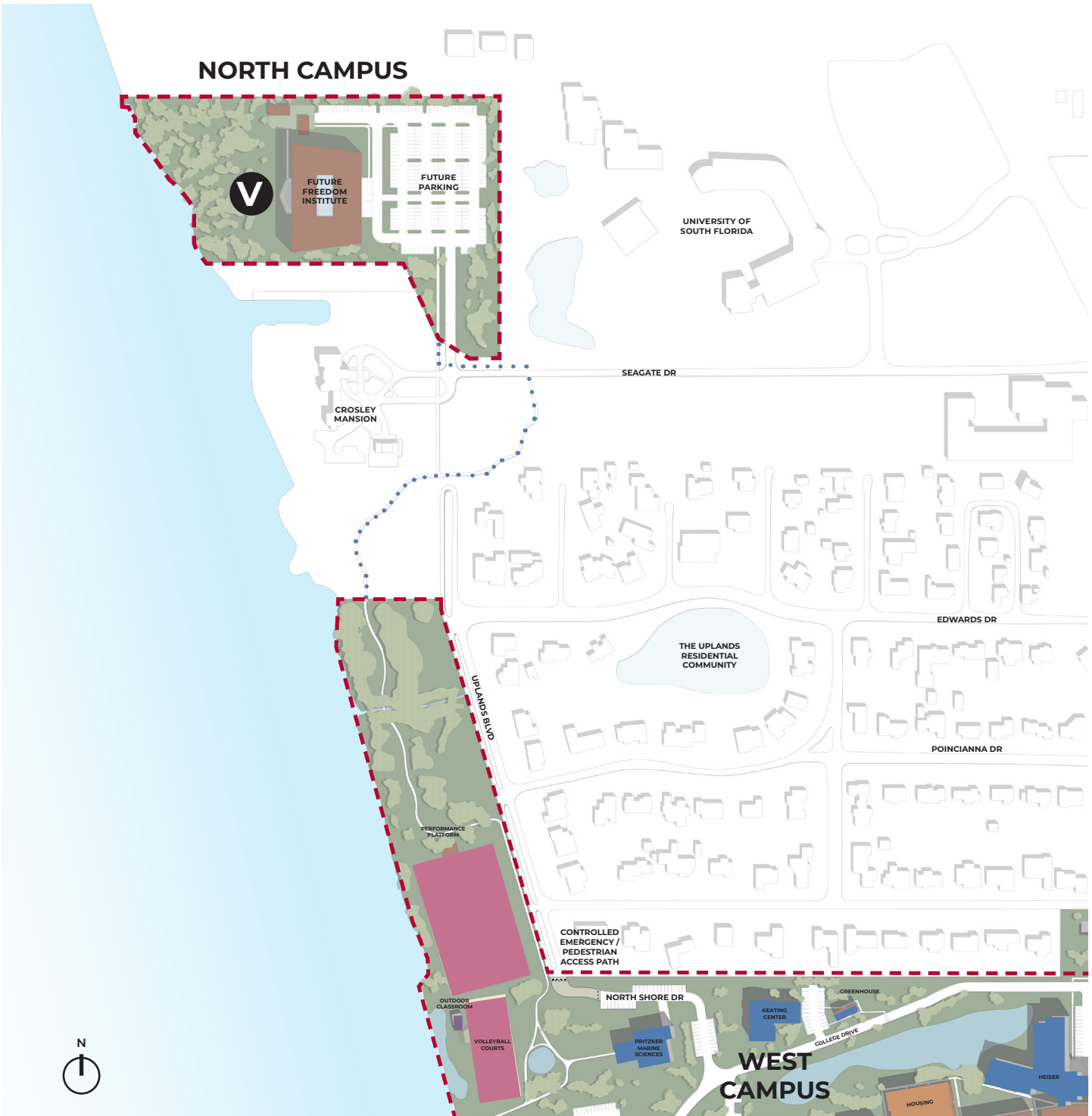
FREEDOM INSTITUTE

The Freedom Institute will stand as a beacon of intellectual discovery and community collaboration, a space where ideas can flourish and innovation can take root. With its forward-thinking design, the building will house a variety of dynamic spaces, including classrooms, seminar rooms, and expansive conference halls. These versatile environments will be the setting for academic lectures, workshops, and public events that invite open dialogue, reflection, and the exchange of knowledge. Whether hosting a small seminar or a large-scale conference, the Freedom Institute will be a vibrant hub where learning and exploration thrive.

Beyond its physical presence, the Freedom Institute will stand as a testament to the core mission of New College's dedication to advancing academic freedom, fostering educational innovation, and nurturing collaborative, student-guided learning. As it takes shape, the institute will become a vital cornerstone of the college's unwavering commitment to cultivating an intellectual community rooted in respect, intellectual challenge, and the shared pursuit of knowledge. It will be a dynamic space where ideas come alive and where the spirit of exploration thrives.

EDUCATIONAL CONTEMPLATIVE CENTER

The Educational Contemplative Center will provide students a place to worship and hold faith or spiritual events, as well as act as a venue for graduates and the local community to host weddings, ceremonies, pertinent student club meetings, and contemplative and prayer services.



ILLUSTRATIVE CAMPUS PLAN - SOUTH CAMPUS

..... EXISTING PATH TO FREEDOM INSTITUTE

- ACADEMICS
- ADMINISTRATIVE / STUDENT SERVICES / FACILITIES
- PARKING STRUCTURE
- RESIDENTIAL
- MIXED - USE
- RECREATION / ATHLETICS

- ACADEMICS / MIXED-USE
- NCF PROPERTY BOUNDARY
- PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN

FOCUS ON SPECIFIC AREAS

RUNWAY PROTECTION ZONE & BAY SHORE ROAD



RUNWAY PROTECTION ZONE (RPZ)

A Runway Protection Zone (RPZ) is a three-dimensional trapezoidal area off the end of the runway that serves to enhance the protection of people and property on the ground in the event an aircraft lands or crashes beyond the runway end. For this reason, an RPZ has limitations on obstructions below the approach surface in order to provide safety areas and obstacle free areas.

A small portion of the campus is located in the Sarasota-Bradenton International Airport (SRQ) RPZ for the approach to Runway 4/22. This Campus Master Plan Update 2025 proposes no new buildings in the RPZ.

The Sarasota Manatee Aviation Authority (SMAA) governing board airport zoning regulations adopted pursuant to Ch. 333, Florida Statutes, Section 5.8., prohibit: "Any new incompatible uses, activities, or construction within SRQ's RPZ's, including uses, activities, or construction within said zones which are incompatible with normal airport operations or endanger public health, safety, and welfare by resulting in congregations of people, emissions of light or smoke, or attraction of birds, as determined by standards and recommendations contained in Federal Advisory Administration (FAA) Advisory Circular 150/5300-13." Any future construction near SRQ will require close coordination with SMAA.

AREAS OF FOCUS

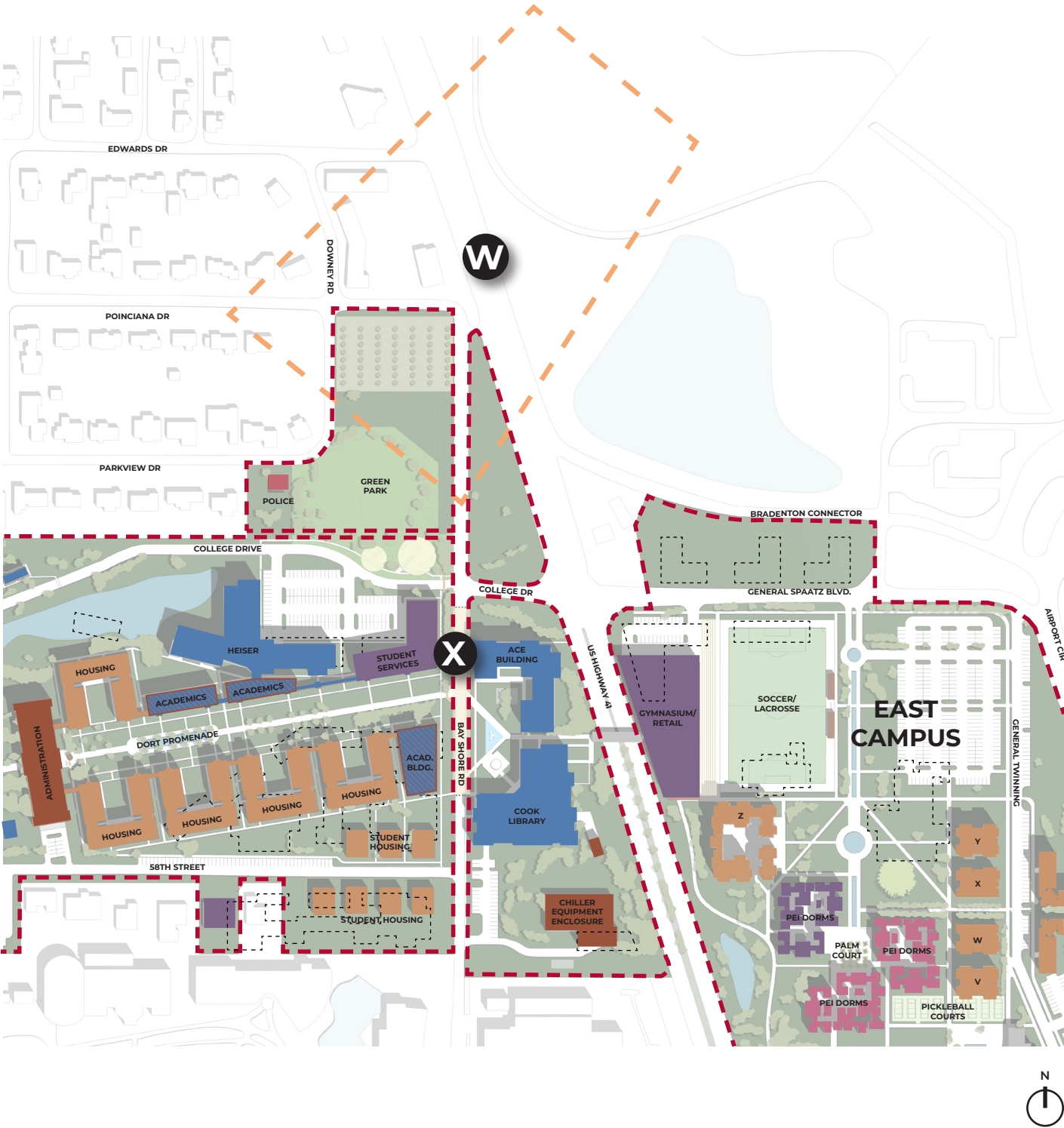
In the following pages, these areas on the campus are highlighted and described more in detail:



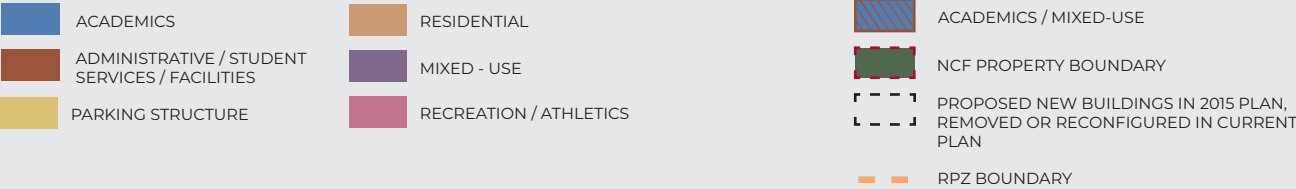
RUNWAY PROTECTION ZONE



BAY SHORE ROAD



ILLUSTRATIVE CAMPUS PLAN - RPZ AND BAY SHORE ROAD



FOCUS ON SPECIFIC AREAS

BAY SHORE ROAD



BAY SHORE ROAD

New College and the City of Sarasota have mutually settled on the dimensions for the Bay Shore Road right-of-way. An exhaustive title search and field investigation has established a 40-foot wide right-of-way between General Spaatz Boulevard and Ringling Plaza. Currently, the west side of Bay Shore Road remains unimproved, with a narrow strip between the edge of pavement and the campus wall. The narrow strip has several overhead utility poles. Paved vehicle lanes are 11-feet wide and there are no designated bicycle lanes. The existing condition is shown in the top figure.

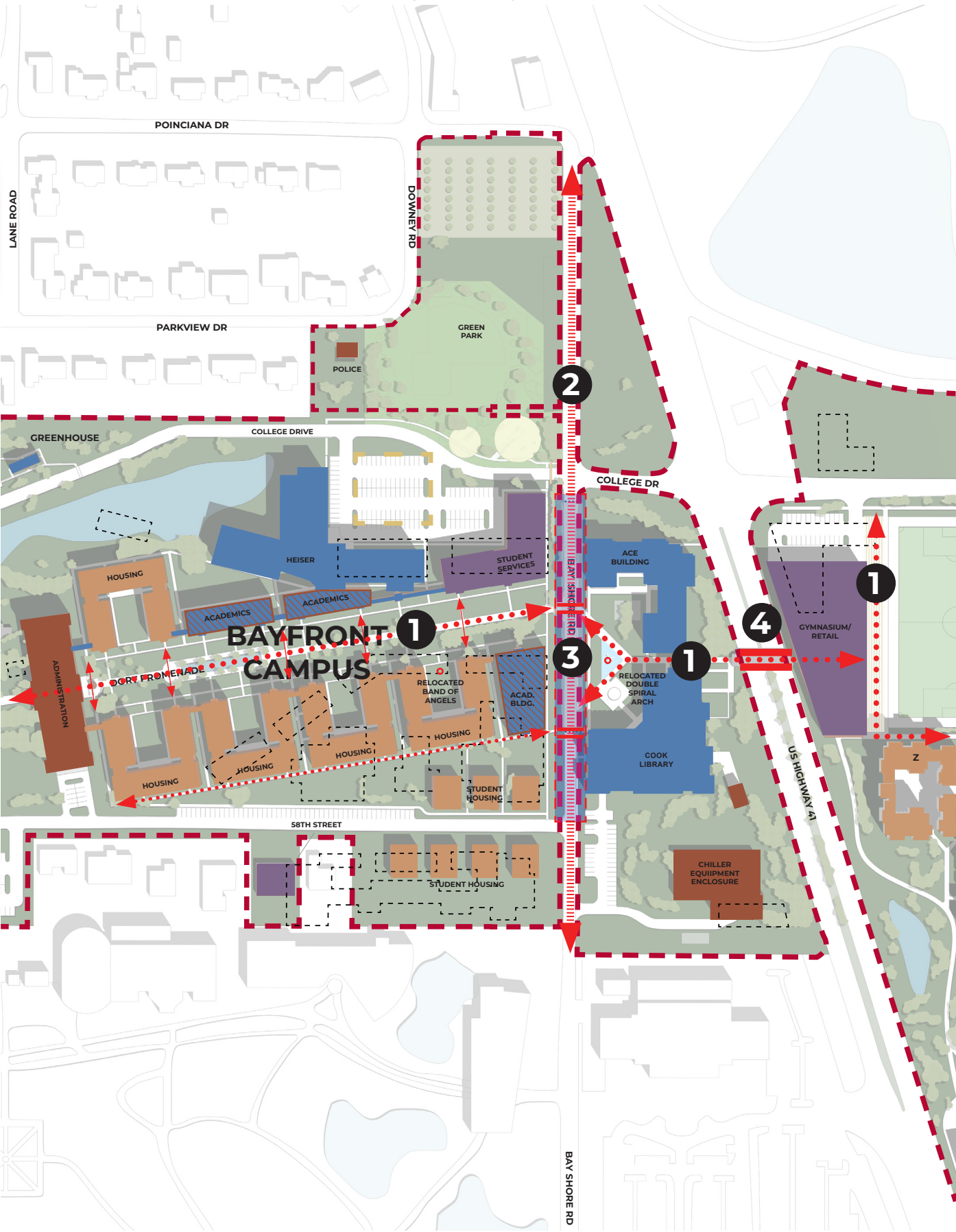
As discussed in greater detail in a later section, New College intends to study several options for improving the Bay Shore Road corridor. These options will include creating a multi-modal approach to the corridor to consider pedestrian, bicycle/scooter, as well as automobiles.

For auto traffic, the focus will be on creating traffic calming measures to slow overall vehicular speeds, including narrower travel lanes, raised speed tables or crosswalks, medians, on-street parking and other physical measures to create visual clues for drivers to reduce speed. This will help enhance the safety and overall experience for all users of the corridor, promoting a more pedestrian-friendly environment that aligns with New College's commitment to resiliency and creating a cohesive connection between the campus and surrounding community."

Combined with changes to the vehicle travel lanes, improvements to the pedestrian space along the corridor will be included. Improvements for movement parallel to the street with sidewalks and bike lanes will be studied along with options for creating safe crossing points at appropriate locations. One of these is at the existing arch location. The plan is for the arch to be maintained with repairs as needed. Any improvements along the street will maintain space around the arch and will recognize its importance as the symbolic center of campus.

AREAS OF FOCUS

- 1 PEDESTRIAN CIRCULATION
- 2 VEHICULAR CIRCULATION
- 3 TRAFFIC CALMING AREA
- 4 PEDESTRIAN BRIDGE



THE PLAN

CAMPUS DESIGN CONTROLS

One of the most important assets of urban design is the relationship among buildings. In recent generations, architects have often designed buildings exclusively as singular, isolated objects.

On college campuses, including New College's, this has often meant the arraying of new buildings with no visible formal relationship to their surroundings. For this reason, many buildings at New College look disconnected from each other. It is critical that the master plan identify key building relationships as a guide for the future development of the campus.

Prior to 1950, campus buildings were built in a manner that maximized their expressive power as individual objects and fully integrated them into a harmonious overall campus form. This is a model to which the New College campus must return. There are five particular criteria that, when properly controlled and integrated into a design, encourage compatibility between individual campus buildings. Every new or remodeled building on the campus should be subject to review based on these criteria:

- 01 Plan Alignments & Frontages
- 02 Axial Terminations
- 03 Campus Vistas
- 04 Massing Configurations
- 05 A Foundation Architecture
- 06 Architectural Types

01

PLAN ALIGNMENTS & FRONTAGES

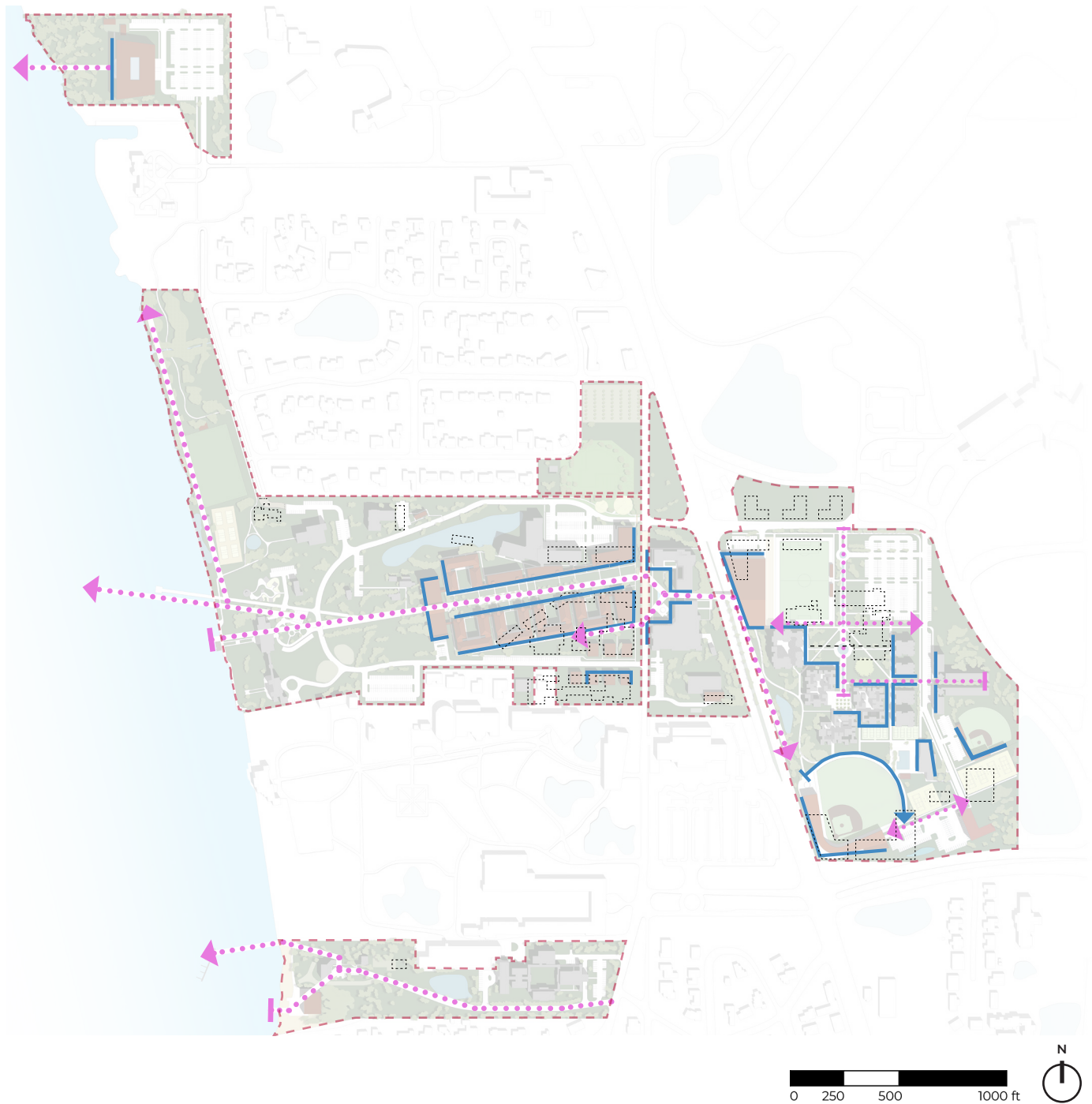
The alignment of buildings, paths, and landscape elements are vital because they reflect the fundamental order of a campus plan. They define the character of public space, which is the space between buildings. This public space is the most important physical dimension of a campus.

Alignments are typically organized equidistant to the centerline of a thoroughfare or public space. As a consequence, alignments determine locational order of buildings next to or along each other by keeping them properly set back from that centerline. Also, (and most importantly) alignments relate buildings located across from each other by holding them to common dimensions or mutually reinforcing formal inflections, such as coordinated massing in height and width, repeating building wings, etc.

One of the plan's strategies is to reinforce, and in some cases reconfigure existing campus features. These include both existing and defined walkways and view corridors. Special care must be exercised with the placement of new buildings so that they reinforce the best of existing alignments and repair or establish others where they should exist. Each future project will contribute to the form of each of these places by repairing or defining a new the proper location of buildings and landscape. Each individual project can contribute to the long-term strengthening of the form of the campus.

On the New College campus, there are seven principal places defined by the alignment of buildings (east or west location noted), as described in the accompanying drawing:

- Main campus entrance at US 41 (E/W)
- Main quadrangle and regenerative landscape alignment (W)
- Palmer Court (N)
- 58th Street corridor (N/S)
- General Dougher Place to lawn corridor (E)
- Palm Court (E)
- East Campus south lawn - Dort/Goldstein corridor (E)



ALIGNMENTS & FRONTAGES PLAN

- AXIS
- AXIAL TERMINATION
- FRONTAGE / ALIGNMENT
- PROPOSED NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS
- - - - PROPOSED NEW BUILDINGS IN 2015
- - - - PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN

02 AXIAL TERMINATIONS

There is no more emphatic way to illustrate the importance of a building than to place it at the end of an important compositional axis. On a campus, the lining up of regular buildings prepares the important places at the termination of such axes for receiving buildings of unique programs and unusual forms, such as libraries, gymnasiums, student centers, etc. In most cases, axial terminations occur at monumental buildings. Other axes extend to open on urban spaces.

The axial organization of New College's plan begins with its east and west campus entrances, both of which require significant reinforcement. An axis at the west campus quadrangle passes through the gateway arch and terminates at the Cook Library. Major north-south cross axes exist at Bay shore Drive, and General Dougher Place.

A variety of other important axes exist. The pedestrian bridge axis forms a critical pedestrian linkage, like General Spaatz Drive, and terminates on the Gymnasium Complex. The existing Dort/Goldstein axis establishes a strong east-west alignment, and the "Letter Dorms" V, W, X, Y have been arranged to reinforce this pattern. The Pei dormitories receive the Dort/Goldstein and General Dougher axes.

There are many other smaller-scale, localized axial terminations. In each case, it is critical that the way in which buildings address major spaces, receive axes, and relate to the scale of surrounding buildings reinforces the fabric of the campus and its public space so that they are both modulated, experienced, understood and used.

The plan proposes preserving all existing terminations and adds three more. These are illustrated in the adjacent diagram:

- The bridge axis which terminates into a sculpture
- A new building terminating the General Dougher Drive north axis
- The eastern terminus of 58th street at new focal point

03 CAMPUS VISTAS

Significant campus vistas are preserved and/or enhanced by the master plan. On the West Campus the new proposed buildings west of the Heiser building are positioned carefully in relation to College Drive. This allows the long view towards the Bay to be preserved as one enters the campus. The new buildings proposed west of the Palmer Court are angled to the southwest to open and enhance the broad view of the Dort Promenade and main quadrangle.

04 MASSING CONFIGURATIONS

The following criteria aim to direct attention to aspects of design that move buildings away from self-centeredness and autonomy and toward dependence on a formal structure of the existing and envisioned campus.

The first objective of each future building project should be the ongoing construction of the New College campus as a whole. This can be accomplished by addressing the following questions:

- Is the building designed with respect to the footprint, height, profile and mass of its neighbors and the campus?
- Is the building properly oriented to the natural conditions of its campus site, sun exposure, topography, water runoff, etc.?
- Is the building designed to contribute to the space figure of the campus and to the differences among its various places?
- Is the building entered and serviced based on the patterns of entry and service prevalent in its surroundings?
- Is the building designed with a ground floor and appropriate frontages that direct its interior space to adjacent courtyards, quads and gardens?
- Is the building designed so that the scale of its facades generate the character of adjacent courtyards, quads and gardens?

The massing model shown on the following pages illustrates a first basic form for all projects anticipated on the campus to 2035. Although the final architectural designs for these projects will not be configured entirely as shown, this model should be treated as a living tool. It should be used by future architects at New College to illustrate the reasons for the massing of their buildings in response to the master plan controls outlined above.

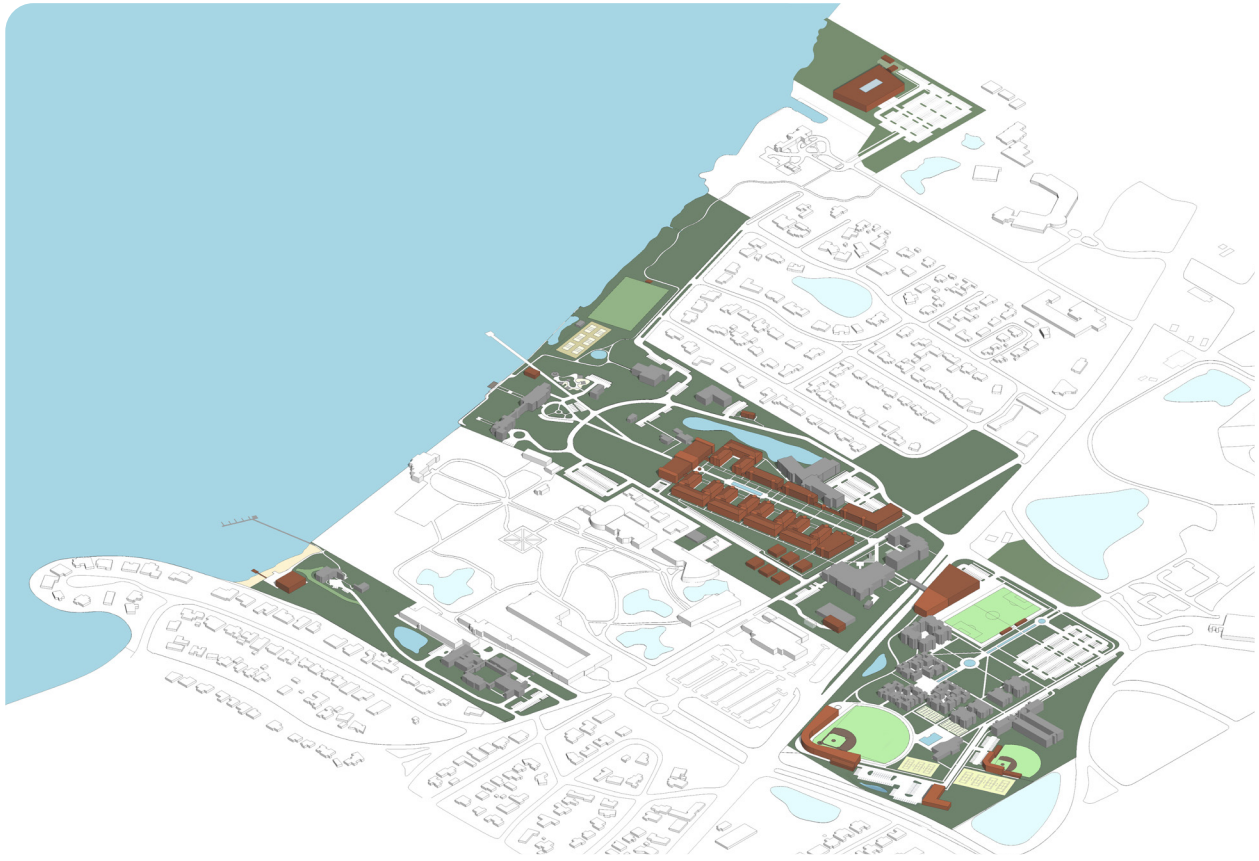
MASSING CONFIGURATIONS



EXISTING CAMPUS - 2025

The massing of the existing campus includes a variety of building sizes, shapes and sites. A series of principles summarize the development of these components:

- Buildings on the campus reflect a limitation of height, no taller than two floors
- Buildings have articulation of form which is not consistent with a prescribed pattern
- Buildings have sloped and flat roofs of varying types
- Buildings tend to be grouped most densely in the East Campus; axial relationships are incidental and not consistently applied; buildings in the West Campus reflect incremental development pattern which have little or no relation to each other
- Building volumes are consistently oriented to serve hardscape areas in the Pei designed spaces; coordination with natural landscape and pedestrian landscapes is less resolved



CAMPUS VISION - 2035

The massing of the proposed campus includes buildings whose sizes, shapes, and sites are consistent with the scale and organization of the existing campus. The characteristics of these components are as follows:

- Buildings on the campus reflect a limitation of height, no taller than two to three floors, except where vertical elements reach 4 floors
- New buildings form the main quadrangle (East Campus); there should be no violation of heights indicated
- Buildings have articulation of form and are intended to be sensitive to local context and provide appropriate height variation
- Buildings will respect the major axes as view corridors.

Three related projects address the vision:

1. Buildings surrounding the main quadrangle offering massing which forms aligned edges and frames views to the regenerative landscape
2. Buildings surrounding the south quadrangle offering massing which forms aligned edges and frames views to the east and west
3. Buildings at the campus entry offer massing which forms aligned edges and frames the entries to the West / East Campus on General Spaatz Drive

A FOUNDATION ARCHITECTURE

THE NEED FOR A FOUNDATION ARCHITECTURE

Similar to other institutions, New College's physical assets must serve it for many generations to come. Since the College is a relatively young institution, it possesses fewer buildings which are built specifically for the campus and created as long-term assets. As the College has matured, it continues to enjoy substantial academic strength. Its challenge and opportunity will be to establish an architectural legacy which can match and enhance its outstanding academic record. This legacy can be thought of as the foundation of its campus, and its foundation architecture.

Colleges and universities hold a public trust, similar to governments, museums, or libraries. Their physical campuses are vital reflections of their missions, with foundational architecture expressing their unique purpose and integrity. To effectively fulfill their promise, each institution must strategically define its architectural direction well in advance of new building efforts, a crucial step even if construction occurs only every few years.

New College's architecture needs to reflect such a long term commitment to both place- making and high quality buildings. The College's approach must emphasize long-lived buildings and spaces which will serve as its most important physical assets. This fabric must be carefully crafted, then protected and preserved; it will become the essence of the College. The quality of New College's architecture must reflect the highest aspirations of the institution. Care in execution must differentiate it from strictly functional, common, and everyday building.

A DEFINITION OF FOUNDATION ARCHITECTURE

In order to further refine the use of the term foundation architecture, one can refer to a key historic source. Vitruvius, the Roman writer, architect, and engineer of the first century BC wrote of three important attributes of architecture - *firmitas*, *utilitas*, *venustas*. Architectural historians define these terms as strength, usefulness, and delight.

The reference to strength reflects the need for substantial and durable construction; the reference to usefulness underlines the importance of the building serving the needs of its users; the reference to delight recognizes that great design must display beauty and charm. Vitruvius' definition encourages one to think of architecture as both functional and as an extension of the human spirit. In addition to Vitruvius' three characteristics, one can add two others, namely that architecture must reinforce the "whole" of the institution as a place (such as a campus), and reflect the institution's mission. The extension of these qualities can be summarized in five elements of foundation architecture, as follows:

- It is built of substantial materials and reflects a commitment to permanence
- It offers utility and security to its users
- It is an extension of the human spirit and a source of delight for its users
- It contributes to the whole of the campus as a place
- It reflects the long-term mission and goals of the institution

These characteristics must guide the philosophy of New College's efforts so that each new building contributes to the body of a well-designed campus.

KEY ACTIONS

Four approaches should be reflected in all design efforts going forward, as follows:

01 | A COMMITMENT TO FOUNDATION ARCHITECTURE

As an institution, a College is by its nature an institution which is established for the long term. In order for foundation architecture to take root, building programs must focus on coherence rather than incidental development. It is critical that each new building be considered for its contribution to foundation architecture and its respect for the overall master plan context, including scale, form, material and character.

New College must establish a strong commitment in the short term and pursue that commitment in the long term in order to reinforce the meaningful characteristics of the current campus and further develop the new places which are proposed in this master plan.

02 | BUILDING FOR THE LONG TERM

As long-term institutional assets, college and university buildings must be seen as fundamentally different from market-rate building fabric. The economic models for New College's buildings should be seen as distinct from commercial development, which use short-term depreciation schedules to justify short- and medium-term life spans. In contrast, college and university buildings are required to function for the long term.

New College's buildings should be planned and budgeted for a minimum 50-year life span. This requires that buildings are both stout in construction quality and flexible in configuration. Similar to older, well constructed building fabric in cities, new buildings can and must be flexibly designed to encourage mixed uses and allow future adaptability. This ensures continued utility and contributes to long-term economic viability and resiliency.

03 | ARTICULATION OF ARCHITECTURAL CHARACTER

The most powerful image of a campus is established by a coordinated approach to the character of its buildings. Although there is no desire to duplicate building designs, all new buildings must respect a common set of architectural sensibilities regarding massing, form, material and detail.

This principle requires the College to monitor the relationship between the master plan and proposed buildings. The College must continue in the development of a long-term architectural vision and help explain why the vision creates substantial value for the campus and is vital and well-suited to New College's interests.

04 | INTEGRATION OF REGIONAL TRADITIONS AND MATERIALS

Buildings which acknowledge their own place, time and local traditions tend to become valued cultural objects. A key strategy to create legacy buildings must be to establish a connection with these traditions by utilizing forms and materials which are familiar, high quality, and regionally-available. Shaded overhangs, breezeways, operable windows where appropriate, and pedestrian- scale arcades are architectural forms which can be key components of such a vocabulary. Integration of resilient design must also be critical parts of this approach.

Each of these actions must be at the heart of New College's building programs as a part of a long-term commitment to architectural excellence.

CAMPUS DESIGN CONTROLS

ARCHITECTURAL TYPES

Architectural form is generated by a variety of different building types and uses within and adjacent to the New College campus. This section describes each of these types and provides guidance for future development.

► CIVIC

Buildings which serve social, governmental, and other public functions are considered civic. Given the campus's highly visible entry, a new civic building has been built at the General Spaatz entry as a memorable place. This class of architectural form is monumental in scale and reflects the pride of its community. As the focus of social activity, this building helps frame the terminus of the college's entry axis. It embraces a major plaza, and otherwise strongly relates to important public spaces.

Examples of civic buildings often incorporate permanent, regionally-available materials and regionally-inspired ornament, and have important entries and fenestration. Sections may include generous, taller than normal ceilings which allow transoms and large windows. When such buildings are located adjacent to New College, heights should be limited to two to three floors, tower elements not to exceed four floors.

► ACADEMIC

The nature of a campus is substantially related to the quality and form of its academic buildings. Academic buildings reflect an institution's commitment to its mission and serve a symbolic role. This building type carries a substantial burden on most campuses by providing classrooms, faculty offices, and major internal gathering spaces.

The form of academic buildings is often monumental; academic buildings are analogous to civic buildings for campuses. In section ground floors tend to be tall to accommodate lecture halls and large classroom windows. In elevation they often incorporate large windows to allow natural light in classrooms. They tend to be monumental, permanent, and are often based upon regional traditions. In terms of construction, they are typically built for long life and feature substantial and finely detailed materials; quality of construction is a primary issue.

On New College's campus this class of building will ideally be small to medium scale, two to three floors, and incorporate generous amounts of natural light.

► RESIDENTIAL

Residential buildings are often distinguished by features which balance the need for independence with the social advantages of living in a community. In elevation, this balance is often expressed by exterior features such as porches and balconies which maintain separation from, yet allow communication with, those in public spaces.

Other usual design features are generous-sized fenestration for air and natural light and more intimate scales than other building types. Pedestrian linkages to major paths serve successful residential fabric. Variations in residential housing designs emphasize different attitudes towards informality, convenience, privacy and family needs. Student residential buildings tend to incorporate centralized entries which serve internal corridors and over-scaled living rooms for group-use. Faculty housing models tend to incorporate individual entries, small yards or common spaces, and are organized as condominiums.

These characteristics reflect the preference for autonomy and privacy. Similar to other building types on the New College's campus, two to three floor buildings are appropriate. Variations of massing and sloping rooflines can add interest and identity.

► **COMMERCIAL**

Mixed-use complexes adjacent to campus will include commercial buildings which can serve neighboring residential and campus communities. In section, these structures are distinguished by a minimal or no-setback from ample public sidewalks, and often incorporate arcades to provide shelter for shoppers. They tend to be two to three floors and may have street-facing attached balconies above the first floor. In elevation they often utilize brick construction with a parapet and exposed trusses.

In dense areas commercial buildings are arranged in a contiguous fashion (only a demising wall separates one address from the next) creating a continuous building face over the length of a city block. They also offer the opportunity for mixing uses with retail below and living spaces above. Parking is accommodated by centralized “park-once” garages and on-street parallel or angled parking. In each case a consolidated point of auto entry and near-universal street parking minimize the need for multiple separate driveways. Service is typically provided from a rear alley, leaving the sidewalk free for continuous safe flow of pedestrian traffic.

► **SPORTS & RECREATIONAL BUILDINGS**

Sports and Recreation complexes are to be provided on the East Campus. These buildings will serve the campus community with a possibility of mixed public use. The athletic buildings and support structures for the campus epitomize a holistic approach to sports facilities, catering to a variety of athletic pursuits including basketball, soccer, baseball, softball, tennis and other recreational activities.

The architecture is to embody both functionality and aesthetic appeal, seamlessly integrating with the campus landscape while providing state-of-the-art amenities for athletes and spectators. Each athletic facility should feature distinct structures for each sport, designed to meet the specific requirements of their respective activities. Indoor facilities for basketball boast spacious courts equipped with modern lighting, sound systems, and spectator seating, fostering an atmosphere conducive to competition and camaraderie.

Outdoor fields for soccer, baseball, and softball are meticulously designed with high-quality turf, well-maintained dugouts, and spectator stands, ensuring optimal playing conditions and an enjoyable viewing experience. Support structures including locker rooms, equipment storage facilities, and concession stands are strategically positioned on the East Campus to enhance accessibility and convenience for athletes and visitors. The architectural design should emphasize resiliency through the use of eco-friendly materials and energy-efficient systems.

► **PARKING STRUCTURES**

Parking structures for the college campus embodies a strategic design that harmonizes functionality with resiliency and aesthetic appeal. Its architecture integrates multiple levels of parking decks, efficiently utilizing vertical space while minimizing its footprint on the campus grounds. The structures should feature a blend of durable materials, such as reinforced concrete and steel, ensuring longevity and structural integrity. Emphasizing accessibility, the design incorporates wide aisles, clearly marked pedestrian walkways, and designated areas for disabled parking.

Natural light and ventilation are optimized through strategically placed openings and architectural features, reducing the reliance on artificial lighting and ventilation systems. The facade may incorporate elements of the campus's architectural style, fostering a cohesive visual identity. Moreover, the parking structure may integrate green spaces and landscaping, promoting resiliency and providing a welcoming atmosphere for students, faculty, and visitors alike. Through thoughtful planning and design, the parking structure serves as more than a utilitarian space but as an integral component of the campus environment, reflecting the institution's values and commitment to excellence in design and functionality.

PLAN COMPONENTS CONTENTS

CHAPTER 05

PLAN COMPONENTS

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5.3 ARCHITECTURE

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The Campus Master Plan has been described in previous chapters as a comprehensive undertaking with implementation strategies, engaging the plan in a variety of technical disciplines simultaneously. In this chapter it will be presented as a series of strategies phrased in the particular terms of each individual discipline. Overall coordination and internal consistency of the actions within each discipline are necessary for a coherent and effective campus development process.

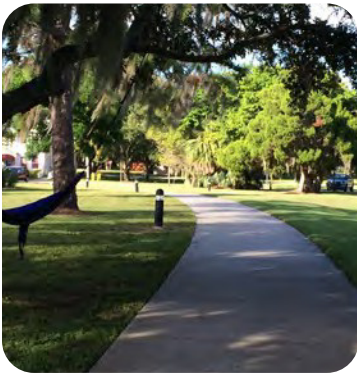
Plan Components are explored in this chapter. Each are framed as tasks and/or strategies. For example, a landscape strategy could become part of a building-centered project, or be implemented as a single landscape-driven project. The following is an introduction into the strategies for the six key plan components.



01 PLAN COMPONENT CONSERVATION/PRESERVATION

The protection of campus resources requires a series of policies which address both valued landscapes and historic buildings. This section recognizes the significant role of existing natural places and their value as investments already made. It seeks to conserve them and to ensure their continued use by students, faculty, staff and alumni. This section also presents a list of preservation measures and directs attention to standards for historic building rehabilitation as a management resource.

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02 PLAN COMPONENT LANDSCAPE

The New College campus is a precious natural resource. The 2011 Landscape Master Plan, which is incorporated by reference into this plan, embraces a wide variety of projects which will enhance the landscape and pedestrian character and experience of the campus. Strategies and projects aim to capitalize on natural resources and to both create new outdoor spaces as well as to enhance the space between existing buildings. This strategy recognizes landscape as an active ingredient in the academic and social mission of the College.

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03 PLAN COMPONENT ARCHITECTURE

A master plan is to a great extent driven by its architectural components. The construction and maintenance of facilities of all kinds is the development engine of a campus. This section identifies new and renovation projects and establishes the standards for their completion. It does so by introducing a protocol for project initiation that includes all disciplines necessary to raise architecture to the challenge of building a coherent and harmonious campus one project at a time.

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04 PLAN COMPONENT TRANSPORTATION

This section describes an effort to balance automobile usage and pedestrian activity as part of a campus enhancement approach. Strategies and projects aim to expand the pedestrian network to the entire campus by enhancing connectivity between campuses and adjacent institutions. The principal design changes will be to minimize roads and parking areas in pedestrian areas of the campus and encourage bicycling, walking and using public transportation.

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05 PLAN COMPONENT RESILIENCY

The nature of New College as a long-term institution creates the opportunity to integrate efficiency and ecological responsibility into the operation of the campus for both buildings and grounds. This section outlines means of achieving both financial and resource benefits of campus-wide resiliency approaches. Four simple implementation steps are proposed that can improve the resiliency of the campus.

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06 PLAN COMPONENT UTILITIES / CIVIL

The utility and civil infrastructure has been typically constructed in a piecemeal fashion as part of individual building projects over the last five decades. This section proposes the completion of a new, comprehensive, technical master plan to fully update other systems. It focuses on adjustments to the existing stormwater, potable water and sanitary sewer systems to serve new and existing buildings. It includes a list of capital improvement projects planned along with solid waste services.

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PLAN COMPONENTS

CONSERVATION & PRESERVATION

One of the most recognizable parts of the College is dominated by I.M. Pei's original East Campus buildings, the first constructed by New College. Another very different but key part of the College on the West Campus is the Charles Ringling Mansion, now College Hall and related support buildings and extensive landscape areas which frame its dramatic waterfront location.

The West Campus was built much earlier, includes some traditional design and is sited along the waterfront. A third part of the College is the south location of the South Campus, that also enjoys a waterfront site. The East Campus is located immediately adjacent to the existing airport and urban fabric and is modern in its design vocabulary. Each location offers very different natural and man-made resources.



 **FOUR KEY STRATEGIES**
Considering the variation in these environments and resources the plan recommends four key strategies, as follows:

01

PRESERVE HISTORIC STRUCTURES

Although New College is not primarily known for its historic fabric, the preservation of key historic buildings is an important step in solidifying the character of the College. In order to properly maintain and move forward with master planning activities, there must be recognition of historic resources. College Hall, for instance, maintains a highly visible relationship to the Ringling Museum, the Cà d'Zan, waterfront and plays a ceremonial role in campus life; it serves a vital part in establishing the character of the West Campus.

Historic structures associated with the Caples and Ringling families were listed in the National Register of Historic Places in 1982 as the Caples'-Ringlings' Estates Historic District (site file #82001039). Historic preservation efforts should focus on the sensitive maintenance, renovation and restoration of these properties. The 1994 Caples-Ringling Estates Preservation Plan Project for the West Campus of New College prepared by Carl Abbott FAIA Architects/Planners in association with Stevenson Architects should be reviewed and updated as part of an ongoing effort to preserve the historic resources of the College.

CAPLES'-RINGLINGS' ESTATES NATIONAL HISTORIC DISTRICT

Contributing structures within the Caples'-Ringlings' Estates Historic District on the campus of New College include the following:

- College Hall (1926)
- Cook Hall (1926)
- Robertson Hall (1925)
- Barn / Four Winds Café (1925)
- Social Sciences Building (1925)
- Caples Mansion and the Carriage House (1930)

02

CONSERVE VALUED NATURAL LANDSCAPES

A significant contributor to the appeal of the campus is the landscape on the West Campus. A topic of great significance to the future of the physical campus is the careful treatment, management, and conservation of this natural landscape. In recognition of this issue, the plan seeks to use buildings to frame, and retain a portion of the West Campus open space as a regenerative landscape.

Any new development should include a survey of mature/historic trees and significant view corridors, sensitive integration of storm water and other resilient systems, and management of landscape to favor native and drought tolerant plants. The emphasis on this effort should be to protect existing landscape while integrating sensitive new designs which are noted in great detail in the College's 2011 Landscape Master Plan as incorporated into this plan.

To ensure compliance with F.A.C. 1013.30(9)(b), New College will document the total acreage and percentage of designated natural areas, open space, and landscape buffers within the campus. These values will serve as a baseline for tracking any future modifications to open space, and any reduction exceeding ten percent (10%) of the established total will require a formal Master Plan amendment. This tracking approach strengthens transparency and ensures ongoing protection of existing natural and conservation areas across all campus zones, including the North Campus.

► LANDSCAPE RESTORATION AREA

The Central Lawn on the West Campus is designated as a Landscape Restoration Area. This is an open space for recreation and for promoting a regenerative landscape. Native plantings, pedestrian amenities, and utilities may occur in this space.

► UPLANDS BAYFRONT

Generally, the College campus is characterized as a pine flatwood area biological community and wildlife. The Uplands Bayfront is open space for recreational and potentially providing opportunities for research. Trails and outdoor classroom activities may occur in this space.

03

RESPECT STORM VELOCITY ZONE AND BUILD STORM-COMPATIBLE BUILDINGS

The College's location on the bayfront offers a vast resource for enjoyment of a natural place.

The preservation of areas on the westerly portions of the West Campus and South Campus will guarantee that this is used in the long-term. It is also critical to avoid building in the coastal velocity zone to avoid the threat of storm surges.

Although New College may choose, at its own discretion to continue using westerly and low-lying buildings for appropriate purposes, it is recommended that special emergency procedures be integrated into the operation of these buildings. This plan envisions that areas within the coastal velocity zone be used as primarily appropriate for open spaces, to including native coastal vegetation, existing trees, and other natural features. New West Campus buildings beyond the bayfront and low-lying areas should be limited to storm-hardened structures. Ideally, all campus buildings should be storm hardened and suitable as shelters to avoid the need for evacuation during major storm events.

► EVACUATION SHELTERS

The May 2022 New College Emergency Operations Plan (EOP) was prepared to integrate the responses of all available College resources and increase the level of emergency preparedness on campus. The EOP describes the roles and responsibilities of departments and employees in protecting life and property, in responding to the needs of those affected, and in disseminating accurate and timely information to the campus and the public.

When sheltering is required, the College will evacuate students to designated off-campus shelters. For post storm and non-wind events, other space may be considered.

The coastal high hazard area (CHHA) is defined as those areas seaward of the Coastal Construction Control Line and Federal Emergency Management Agency (FEMA) designated V Zones, whichever is more restrictive. Lands within the CHHA have experienced or are predicted to experience damage from storm surge, waves or erosion from storm driven water. The City's Coastal Construction Code and Zoning Code regulate development and addresses flood hazard concerns in the coastal area.

In 2001, College Hall, Cook Hall, Robertson Hall, and Caples Mansion, located within Flood Zone V, were connected to the City's sanitary sewer system to eliminate any potential exposure of septic tanks during a tidal surge. Due to the waterfront location of portions of Campus, more restrictive guidelines will be required to be met during future planning efforts. New facilities on the West Campus may not be located within the designated CHHA.

► FEMA VELOCITY ZONE

Where buildings are constructed on the West Campus, there is a storm requirement to respect minimum finished floor elevations. This includes required elevations provided by the updated FEMA maps that become effective in March 2027. These elevations are shown on FEMA maps for 100-year flood zones as well as velocity zones.

Three zones (with progressive sub areas) are identified: VE (velocity zones with base flood elevations), AE (100-year flood zones with base flood elevations) and X (above the 500-year flood zone). The zones identify the greatest threat at the western edge at the Sarasota Bayfront; this threat diminishes as ground elevations reach higher levels near US 41. All future construction should include careful review of updated FEMA flood zone and velocity maps.



04

INTEGRATE RESILIENT SYSTEMS INTO CAMPUS

A significant focus of the plan is the integration of comprehensive resource conservation strategies relating to site design, stormwater, buildings, and landscapes. This commitment will affect many areas of campus operation, protection of natural features, construction of adaptable buildings, and building for the long term (minimum 50 year life).

All new buildings and landscapes should be conceived as highly resource efficient and resilient. New construction should also recognize the enormous benefit of daylighting, protecting water quality and wildlife habitat.

► NATURAL COASTAL FEATURES

Due to the unique location and historical characteristics of the campus, a number of natural features are identified within the campus property. Sarasota Bay forms the western boundary of the campus. The Florida Department of Environmental Protection has designated the Sarasota Bay as Outstanding Florida Water, and is therefore afforded the highest degree of protection by the State. In addition, the Bay has been recognized as meriting special attention under the Estuary Management Provision of the 1987 amendment to the Clean Water Act. The region is home to a wide variety of marine life, including manatees, mullet, dolphins, spotted sea trout, snook, redfish, stone crab, blue crab and bait shrimp. The area features outstanding fishing, boating and wildlife viewing. Stormwater improvements for the West Campus will be needed to improve the quality of runoff before it is discharged into Sarasota Bay.

On the north end of campus, a large grass flat is located seaward of the Uplands residential subdivision. Some of the seagrass flat is under the control of the College. A creek bisects the Uplands residential subdivision on the north side of campus, flowing from a lake into Sarasota Bay. Saltmarsh cordgrass, scattered mangroves, and a mixed hammock exist along the creek. In this area is the Uplands Preserve open space area and beach along the bayfront. There is another beach on the South Campus.

The Campus Master Plan envisions providing stormwater facilities to improve the quality of the existing system on the West Campus. These alterations should improve the stormwater runoff into Sarasota Bay in keeping with City and the Southwest Florida Water Management District (SWFWMD) requirements regarding on-site attenuation and correction of older systems. As the marine sciences research program uses the bayfront consideration should be given to protecting the identified seagrass area to the north of the campus and native estuarine beach plants at the South Campus from the impacts of vessels and research.

► ESTUARY CONDITIONS

The western boundary of the College is Sarasota Bay which is a subtropical estuary. The largest grass flat or seagrass bed on the mainland shore in Sarasota Bay exists to the west of the campus. Some of the grass flat is under the control of the College. It is the only grass flat on the mainland shore of the bay, and at least three species of seagrass are found there: turtle grass, shoal grass and widgeon grass. The grass flat and mangrove area is an important foraging zone for wading birds such as the great blue heron, snowy egret, brown pelican, wood stork, roseate spoonbill and white ibis. Ecology and biology classes use the grass flat for research.

These seagrass beds trap sediments, absorb nutrients and provide a diverse habitat and food source for marine species. The life of the beds depends on the impact of development and their associated activities. Physical impacts and reduced light level have the greatest effect on the survival of the seagrass beds. Non-point pollution from stormwater drainage can increase water turbidity due to suspended particles contained in the runoff. The campus drainage system does include outfalls into Sarasota Bay. Any

future development on-campus should follow City requirements regarding the on-site attenuation with consideration of correcting older drainage systems.

The campus community participates in the Sarasota Bay Estuary Program to develop strategies to protect and improve the Bay. In 1992, the Program provided funding for a seawall removal project located at the shoreline of the South Campus. The project was the removal of a 325-foot-long crumbling seawall to stabilize the shoreline, resulting in the restoration of a natural estuarine beach with exotics and native vegetation. Students from the Environmental Studies Program monitored the project. The Uplands Preserve, located west of Uplands Boulevard, contains another campus beach that is part of an open space area.

The Charles Ringling mansion and its gravity seawall, constructed in 1925-26, weathered tides and storms for 85 years until the seawall was on the verge of collapse. With funding from the State of Florida, the old seawall was replaced in 2012 to restore the aesthetic of the Ringling Historic District but with more modern materials. In addition to the beautiful balustrade along Sarasota Bay, the restoration includes an intertidal lagoon with a sloping shoreline and additional intertidal habitat, providing New College students better access to study the natural environment.

► COASTAL RESILIENCE

Cummins | Cederberg, Inc. performed a Coastal Resilience Analysis specific to coastal hazards in support of this Master Plan Update. The Recommendations from that Analysis concluded that the New College of Florida's campus location along the Sarasota Bay presents some degree of flood risks and vulnerabilities to the upland assets within the coastal zone associated with seasonal high tides, and storm surge. The following considerations and recommendations are identified for use in updating the 2025 Master Plan in support of smart growth and development with preserving sensitive areas to improve resiliency:

- Seasonal high tides generally refer to exceptionally high tides. Four of the five seasonal high tides observed over the Project's 25-year water level history were found to have occurred since 2017.
- The Master Plan should continue to emphasize importance of appropriate siting and design associated with future development with respect to existing and future flood risks and vulnerabilities associated with seasonal high tides, rainfall, storm surge and their combined effects.

PLAN COMPONENTS

LANDSCAPE

The conceptual landscape plan for the campus was adopted into the Campus Master Plan in 2015. The Landscape Master Plan documents existing campus conditions and provided direction for future projects that will enhance and provide reuse of existing places within the campus. The Campus Master Plan should assist future capital improvement project designers by referencing important features and establishing prototypical treatments for landscape elements on the campus.

Notably, the Campus Master Plan describes its intention as to “more accurately define New College’s relationship with the campus landscape.” This Plan seeks to establish the framework for implementing new and maintaining existing landscapes in the context of “a continuously evolving understanding of resiliency and stewardship”.

A component of the Plan includes results from a previous survey of both students and alumni, with some common themes emerging, including:

- A need for a shade canopy along walkways and in gathering spaces
- Oak and pine trees should be the primary tree species
- Preference for a natural, undisturbed “old Florida” landscape over manicured settings, while also recognizing that aesthetics in general is important
- Native plants requiring limited irrigation are preferred
- Exotic Palms are perceived as offering little value to wildlife with limited shade and high costs
- Lack of an overall sense of design across the campus
- Open spaces lacking character

THE LANDSCAPE MASTER PLAN DESIGNATES SEVERAL CORE STRATEGIES, INCLUDING:

- Benefits in campus aesthetics and user comfort
- Appropriate circulation enhancements
- A reduction of landscape maintenance in specific areas
- The encouragement of wildlife in targeted areas
- Upholding the resilient mission of the college
- An increase in donors and student recruitment
- Implementations that carry a long-term growth curve



VIEW TOWARDS BAYFRONT



CAMPUS SHADE TREES



PLAZA LANDSCAPING

- Greater merchandising and identity opportunities
- Preserve specific elements within the campus landscape
- A more diverse use of various landscape elements

The goal of the New College Campus is to create a unified spatial environment that blends with and complements the campus setting. The approved plan identifies a systematic approach for landscape improvements that consider both short- and long-term implications at a macro level. Any of the recommendations must be balanced with the annually adopted Capital Improvement Program funding allocations. In accordance with New College's desire to leverage outdoor learning opportunities and properly manage all areas of the landscape throughout the campus, smaller short-range landscape improvement projects that can be implemented in the short term will contribute greatly to overarching aesthetic, educational and operational goals.

The New College Campus benefits from a substantial mixed forested upland tree canopy over most of the campus. The tree canopy adds to the user's sense of place, improves biological variety occurring on the campus and requires protection in order to ensure its long-term survival. Recognizing that this living resource will change over time means that the College needs to plan for its maintenance and development. to improve existing vegetative communities through the removal of ecologically undesirable vegetation.

It is the intent of New College to remove all non-native invasive plants, whether grasses, shrubs or trees, which are identified on the most recent Florida Exotic Pest Plant Council Invasive Plant List (online at www.fleppc.org/list/list.htm) from the campus grounds. As these species are located on the campus, coordination with the Florida Department of Environmental Protection and other appropriate governmental entities is needed to ensure the proper removal and disposal of these exotic species.

A campus wide tree survey and tree management strategy will guide the extent of the tree work required to assure the long-term health and safety of existing campus trees. These will continue to serve as a basis for the development of a long-term tree maintenance program which will include planned new tree planting and maintenance of mixed-age plantings.

The University of Florida (IFAS Extension Service) has developed the Florida-Friendly Landscaping™ Program that is supported by and sponsored in part by the Florida Department of Environmental Protection. This program is described as matching the right plant with the right place and providing the right care at the right time; covering the range from site analysis, plant selection, proper installation, and long-term maintenance practices.

9 PRINCIPLES

The program is based on 9 principles, including:

- | | | |
|-----------------------------|---------------------------------|-----------------------------|
| 1. Right Plant, Right Place | 4. Mulch | 7. Recycle Yard Waste |
| 2. Water Efficiently | 5. Attract Wildlife | 8. Reduce Stormwater Runoff |
| 3. Fertilize Appropriately | 6. Manage Yard Pest Responsibly | 9. Protect the Waterfront |

This program should be implemented across all campus properties to ensure a resilient landscape that will continue to add to the overall campus aesthetics and contribute to preserving the natural environment to the extent possible. This program should be used in each future project to evaluate the landscape proposed and should also be balanced with preserving historic resources across the campus and their historic context.

PLAN COMPONENTS

ARCHITECTURE

BACKGROUND

The existing New College campus offers compelling and multifunctioned design possibilities for both natural beauty and a vibrant, urban character. It is unique due to the unusual qualities of its land parcels, each of which offers striking physical differences.

The most compelling natural influence is the west campus's Sarasota Bayfront location. This portion of the campus offers quiet, contemplative spaces, the beauty of natural landscapes and waterfront vistas, and lower elevation areas which must respect the potential for storm surges. The buildings along the bayfront are distinguished and historic. They constitute the formal heart and current public image of the campus.

Closer to Bay Shore Road are located the bulk of the academic buildings. These are randomly sited and their incremental character results in a confusing array of objects in need of a unifying theme. It is this theme, a consistent fabric and a readable figure of public space and landscape that this plan needs to establish. This will become over time the identity and the place that is the New College. The emphasis on placing a majority of new buildings in this area allows them to reside in a central, easily accessible location, as well as to avoid exposure to potential storm surges near the bayfront.

The South Campus, located a short walk to the south on Bay Shore Road, is physically separated from the west campus. Its length equals that of the west campus although the campus is much narrower. Due to the separation of the two west campus areas, Bay Shore Road serves a vital role as a connector. New College shares Bay Shore Road with its gracious neighbor, the Ringling Museum. Given the separation of New College's parcels, it is natural to explore the potential for added beachfront and inland pedestrian pathways and other mutually beneficial arrangements with the Ringling Museum.

Similar to the way in which natural features define the west campus, man-made features define the mature and dense east campus. Among these features are U.S. Route 41 which bisects the campus; University Parkway which defines the southern edge; and the Sarasota- Bradenton Airport which defines the northern and eastern campus edges. Each of these influences tend to create hard edges and reinforce the notion of a separated campus area. The east campus currently includes New College's major residential and academic buildings, which are connected to the west campus by a single pedestrian/service bridge and two at-grade crosswalks on U.S. 41.

Due to such geographic separations and "hard edges," an important goal for the master plan is unification of New College's "three campuses." Strategies such as facilitation of pedestrian movement and creation of centrally located destinations can substantially address this challenge. Although the campus geography will likely remain intact, architecture can play a key role in transforming New College's balkanized character.



STRATEGIES

New buildings should be centrally located relative to the “three campuses” Although campus density is highest in the east campus, the physical center of New College’s land parcels exists in the lower density west campus, near Bay Shore Road and Cook Library.

The establishment of this location as the focus of future development will provide both the capacity and central location to serve long-term College needs. As the east campus approaches its maximum capacity, the west campus can provide new building locations which are adjacent to the most scenic and central portions of campus.

► CREATE COMPELLING ACADEMIC SPACES

Using this strategy, the master plan proposes a new grouping of buildings to form a central quadrangle and supporting facilities.

► REINFORCE THE PEDESTRIAN NETWORK

The new buildings could be conveniently accessed from a secondary, lightweight pedestrian bridge which could connect the existing east campus, as well as enhanced pedestrian and bicycle paths at Bay Shore Road, to connect the South Campus, and to internally access all three campus areas.

► RESPECT SURGE ZONES FOR SAFETY

Due to safety concerns, west campus development will respect the surge velocity zone and feature attractive, highly resilient regenerative landscapes at lower elevations and exposed waterfront areas.

► ADDRESS PROGRAMMATIC GOALS

The master plan’s architectural strategies address six overarching concerns: creation of significant capacity for future growth; linkage of disparate campus parcels to emphasize the primacy of academic community; creation of pedestrian- and bicycle-friendly amenities for safety, convenience and enjoyment; integration of resiliency measures for buildings and infrastructure; and use of design strategies which respect the risks of coastal surges.

► ARCHITECTURAL APPROACH

Architecture is the central ingredient of a campus plan, and this plan is no exception. The magnitude, location, and capital expense of building facilities drive the campus planning process. Chapter 4 described the principal ingredients of the Plan as Seven Big Ideas, Focus on Specific Areas, Design Controls, and Standards. For all practical purposes, these are also the key architectural strategies that the College will pursue over the next 20 years.



KEY ARCHITECTURAL STRATEGIES

01

SEVEN BIG IDEAS

This strategy suggests that there are seven priority issues that will drive architectural projects at New College.

03

DESIGN CONTROLS

These are the architectural code items that will steer the architects of future buildings on campus to work constructively at New College, ensuring that new buildings will be sympathetic to the existing campus and incrementally contribute to the coherence of the campus as a whole.

Plan Alignments, Axial Terminations, Architectural Frontages, Compositional & Material Patterns and Massing Configurations are devices formulated to address key existing conditions and newly proposed plan.

If used imaginatively, they can generate campus buildings which will strengthen the campus and create compelling new spaces.

02

FOCUS ON SPECIFIC AREAS

This strategy aims to take advantage of future investments of time and money to put into place the most concentrated, visible physical change to the campus. It directs development to particular places on campus, to finish incomplete precincts, to repair malformed ones and to begin new ones.

04

STANDARDS

At the completion of the master plan process, the College will need to coordinate the plan with regulatory agencies at the state and local levels. This strategy outlines the regulations that will guide and control campus development and how they should be implemented.

ESTABLISHMENT OF A PROJECT INITIATIVE PROTOCOL

To take advantage of the campus building opportunities inherent in every project small or large, there will be a standard format for initiating all projects on campus.

Projects are intended to accomplish the following goals:

- ✓ Incorporate needed program space
- ✓ Identify program goals
- ✓ Respect the role of valued buildings and landscapes
- ✓ Integrate related master plan projects connected to the project site and immediate surroundings

The project protocol should be applied to professional disciplines (or neighborhood interests) as noted in the following section.



CONSERVATION/PRESERVATION

(Applies to buildings which are identified as contributing historic structures)

- Before any construction takes place, conduct a detailed survey of the original building's interior and exterior to determine the character-defining features and catalog any existing historic fabric
- Removal of character-defining features and historic fabric should be avoided
- Utilize Secretary of Interior Standards for treatment of both existing structure rehabilitation efforts and design of new additions
- Provide design of an addition which is compatible in terms of massing, scale and placement while remaining differentiated
- Consider connection points and reversibility for any addition where new construction is proposed to directly adjoin the historic structure
- Avoid damaging points of connection to the historic building or covering character-defining features



ARCHITECTURE

- Complete a needs survey and program confirmation with users and administration
- Clarify and organize internal circulation of existing building with addition
- Organize footprint according to master plan diagram
- Survey ADA status of the existing building; confirm that existing/planned facilities will conform to requirements
- Where appropriate integrate mixed uses into buildings, horizontally or vertically



LANDSCAPE

- Provide outdoor areas for interaction and discussion
- Improve pathways and provide pedestrian-friendly amenities
- Confirm integration of master plan landscape improvements and paths systems with new designs
- Where landscape or hardscape modifications are contemplated, incorporate measures for maximum permeability/infiltration
- Integrate a native plants program and use of non-invasive plant species, within appropriate areas



TRANSPORTATION

- Provide bicycle racks and bike pathways well integrated into design
- Provide functional transit connections both on and off campus
- Confirm existing parking quantity will support intended uses
- Remove existing parking and roads per incremental traffic/landscape/pedestrian improvements plans; integrate appropriate landscape improvements



CIVIL & UTILITY INFRASTRUCTURE

- Undertake pending subsurface utility upgrades which may be appropriate to coincide with project
- Upgrade pending electrical upgrades which may be appropriate to coincide with project










RESILIENCY

- Establish resiliency goals for the project, using the Scope of Resilient Design and Project Performance guidelines in the resiliency section of the plan
- Review and incorporate resilient work by other disciplines which can be accomplished as part of the project. Engage other disciplines early in the process



PROPOSED ARCHITECTURAL PROJECTS & USES

The above figure illustrates the extent of architectural development and the various uses over the next twenty years of the master plan.

- | | | |
|--|--|--|
|  ACADEMICS |  RESIDENTIAL |  NCF PROPERTY BOUNDARY |
|  ADMINISTRATIVE / FACILITIES |  MIXED - USE |  PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |
|  PARKING STRUCTURE |  RECREATION / ATHLETICS | |

PLAN COMPONENTS

TRANSPORTATION

Approximately 87% of all incoming students and 74% 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 Sarasota/Manatee (USF S/M) 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 a 75% overall on-campus student housing ratio.



TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

New College is committed to continued reductions in vehicle use. Transportation Demand Management strategies are to be implemented, including:

- 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
- 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 S/M students to walk to New College and leave cars on the USF S/M 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

CIRCULATION

The system of existing campus roadways, paths and walkways within the West, East, North and South Campuses is generally effective and well developed. This system allows safe and free movement and enhances major public spaces and buildings. The campus master plan identifies enhancements as new buildings and common spaces are developed.

However, since the last Master Plan update, there have been some recent, emerging modes of transportation that did not exist, or were at least in widespread use just a few years ago and have become more popular with the rise of smart phones and related apps. Most of these revolve around the concept of ridesharing, with one-way rides arranged through mobile phone apps. For vehicle transportation, services such as Uber and Lyft have emerged as commonly used substitutes for traditional taxicab services.

Similarly, shared services for bicycles and scooters have been rapidly expanding as additional alternatives.

Given the increasing availability of rideshare, the campus Master Plan is updated to incorporate these new modes of transportation.

This is based on the following:

- Defining corridors within the campus to separate modes of transportation
- Preserve a central core that is restricted to pedestrians only
- Provide an outer “ring” of vehicular circulation, connected directly to parking facilities
- Provide a multi-use path network that is separate from both the vehicular circulation and the pedestrian corridors (10' minimum width)
- Designate specific pickup and drop-off locations for vehicular rideshare services
- Provide facilities for personal bike racks and corrals or defined parking areas for shared bikes and scooters
- Interconnect the transportation corridors with appropriate facilities.



PLAZA LANDSCAPING



PLAZA LANDSCAPING

PEDESTRIAN AND MULTIMODAL TRANSPORTATION OPTIONS

► SUCCESSFUL QUALITIES OF CAMPUS PATHS

On East Campus, the primary focus of student life, pedestrian movement mainly depends upon promenades and large open spaces, with minimal emphasis on paths. On the West Campus, the Dort Promenade walkway and Bay Shore Road serve as primary routes. The pedestrian bridge connects east and west campus areas.


Two important aspects of this system are worth highlighting:

- 1. First, in many cases existing paths and walkways guide pedestrians to buildings directly, addressing the utilitarian aspect of pedestrian travel.
- 2. Second, the system is at its best when it visually enhances pedestrian journeys.

► CHALLENGES RELATED TO CAMPUS PATHS

Three significant challenges face the existing pedestrian system:

- 1. The system sometimes fails to establish a balance between automobile and pedestrian uses by clearly separating the two.
- 2. The path network needs to better connect the separated campuses. An improvement of these aspects of the system would encourage unencumbered, safe pedestrian movement and discourage the internal use of motor vehicles. In general, enhancement of the system of paths should also address the need for amenities to facilitate use.
- 3. A variety of other paths require attention, including routes to new buildings on campus, and those which can address smaller, localized unresolved conditions.

**STRATEGIES**

The plan significantly upgrades the pedestrian system by providing linkages establishing new paths. This includes a coherent system of paths, walks, and trails, as well as amenities such as seating, bicycle facilities, lighting, graphic signage and removal/relocation/ screening of intrusive utilities.

.....

KEY IMPROVEMENTS

The objective of this section is the completion of a comprehensive, safe and visually attractive system for pedestrian movement. All of these improvements should be carried out to the Americans with Disabilities Act (ADA) standards, as necessary:

► MAJOR ENHANCEMENT OF GENERAL SPAATZ BOULEVARD

The exterior face of the College, its linkage to surrounding neighborhoods, and the walking route along General Spaatz Boulevard to the Airport are highly visible pedestrian components of the campus. The renewal of these, including new sidewalks, a median, small scale landscape, and large trees are important enhancements to the image of the College.

► IMPROVEMENT OF LINKS BETWEEN COLLEGE CAMPUSES

A significant need exists for improvement of the bridge which connects West and East Campuses. Fundamental to this is the proposal to attach an additional structure to the existing bridge in order to separate pedestrian, golf cart and bicycle movement. In addition, the bridge will be improved by realignment of the east side ramp, upgrading walking surfaces and landscapes, and providing New College signage visible from both sides of US 41. Additionally, upgraded pavers at the pedestrian crosswalks and re-timed signals will add safety and convenience to on-grade pedestrian crossings across US 41.

► PROVIDE WELL-INTEGRATED PEDESTRIAN WALKWAYS TO SERVE NEW BUILDINGS

The master plan design includes new buildings in a variety of contexts. A critical issue will be the integration of existing and new pedestrian paths to the buildings. Pedestrian amenities to serve a variety of local conditions - Pedestrian improvement projects will be undertaken to upgrade a broad range of existing conditions. The plan highlights the potential for pedestrian links to both specific building projects and in some cases independent of them. This will include seating areas, safety lighting, covered walks, tree canopies to reinforce existing and proposed promenades and similar enhancements.

► PEDESTRIAN AMENITIES TO SERVE A VARIETY OF LOCAL CONDITIONS

Pedestrian improvement projects will be undertaken to upgrade a broad range of existing conditions. The plan highlights the potential for pedestrian links to both specific building projects and in some cases independent of them. This will include seating areas, safety lighting, covered walks, tree canopies to reinforce existing and proposed promenades and similar enhancements.

► ESTABLISH A HIERARCHY OF PATHS

A coherent network of pedestrian paths will ensure the availability of safe, efficient and scenic routes through the campus. To this end, a system of two path types is provided as follows:

TYPE 1 WALKWAY

Large scale paths connecting primary campus destinations, have upgraded pedestrian finishes, serve principal buildings and destinations, require coordination with service/emergency access, and have major landscape features and elements

TYPE 2 WALKWAY

Small scale, informal, meandering and reflective paths which offer greatest sense of separation from busy areas of campus.

► ENCOURAGE BICYCLE USE

The relatively compact size of New College makes the use of bicycles a natural choice and one which has been an important means of transportation for past students. The use of bicycles also helps ensure pedestrian safety by reducing the presence of automobiles. The design of low speed, limited width streets with on-street parking will also allow sharing between bicycles and automobiles. Bicycle amenities such as racks for locking bicycles, commuter showers, and well-lit paths will promote convenience and safety.

Several pedestrian and bicycle projects are shown in the Proposed Bicycle and Pedestrian Plan.



PUBLIC TRANSPORTATION

Recently rebranded as Breeze, the Sarasota County 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 Spaatz Blvd. 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.

SPECIFIC MEASURES TO BE IMPLEMENTED AS FOLLOWS:

- Focus on the development of a multimodal transportation network that will support a variety of mobility options in a logical and safe manner.
- Enhance landscape and pedestrian amenities where parking and roads are removed.
- Selectively remove or reconfigure remaining roads to function as an effective circulation network, and emphasize “park-once” strategies.
- Restrict the building of roads and parking to areas outside the central campus pedestrian zones.
- Restrict the speed of cars within campus, on thoroughfares adjacent to campus, and provide pedestrian and alternative mobility amenities.
- Coordinate all improvements with landscape plans (shown elsewhere in this document).
- Reorganize stormwater collection systems at vacated parking and hardscape areas to improve stormwater infiltration and diversion to landscape irrigation uses.



PROPOSED TRANSPORTATION & PARKING PLAN

Future conditions are conceptual. Detailed technical analysis will be required to identify specific improvements.

- 1 Reconfigure Bay Shore Road with wider sidewalks, bike lanes, landscaping, street trees, street lights and underground electric. On-street parking north and south of Dort Promenade crossing may be considered at time of design
- 2 Limit speeds on all internal campus roads to 20mph or less
- 3 Proposed Connection (completed)
- 4 Provide new pervious surface parking with tree preservation as appropriate
- 5 Walkable street & traffic roundabout at US 41/University Pkwy intersection
- 6 Bus stop shelters (coordinate with BREEZE & MCAT)
- 7 Provide new parking
- 8 Future Parking Structure

- NCF PROPERTY BOUNDARIES
- PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- PROPOSED FUTURE PARKING STRUCTURE
- FUTURE PARKING
- EXISTING PARKING TO REMAIN
- B BUS STOP
- NEW CONTROLLED EMERGENCY / PEDESTRIAN ACCESS PATH

► **AUTOMOBILE CIRCULATION**

Traffic strategies related to resiliency 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.

The College 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.

As described in Chapter 4, 58th Street is proposed to connect with College Drive, and Bay Shore Road is proposed to be widened to add on-street parking, bicycle lanes and pedestrian improvements within the right-of-way.

► **BAY SHORE ROAD**

To improve pedestrian safety and provide better connectivity across the eastern section of the West Campus, the College intends to evaluate several options for Bay Shore Road. This evaluation will study the interaction between vehicle traffic, pedestrians, and other modes of transportation with the goal to create a safe environment for students moving throughout this area of campus.

These options could include a redesign of the current pavement section to accommodate vehicular traffic while introducing traffic efficiency measures to slow vehicle speeds through this corridor. Beyond just speed bumps, there are many devices that have been successfully introduced across the United States that can slow traffic while providing a pleasant pedestrian experience.

Various states and metropolitan planning organizations across the US have developed “Complete Streets” policies to accommodate multi-modal users within the transportation infrastructure. These policies have been shown to improve safety, provide better access, and improve the interconnection of various modes of movement. In addition to addressing safety concerns, the Complete Street approach has been demonstrated to provide the further benefit of improving the aesthetic value and “feel” of the linear space.

Some cities in the US have taken this a step further and started to incorporate ideas for traffic calming based on the ‘Woonerf’ or “living street” in specific, targeted areas, often connected to a new development project. Originally developed in the Netherlands, this approach creates a common, shared corridor for pedestrians, low speed vehicles, and other modes for movement (bicycles, scooters, etc.) There are ranges of techniques that can be used one of the main goals is to eliminate the segregated travel lanes and are most commonly used on streets with relatively low traffic volumes.

The future, detailed study of Bay Shore Road will look to these examples for creating an improved corridor in this section of campus. De-emphasizing the vehicular travel corridor in favor of implementing measures to reduce vehicle speeds and improve safety for other modes of transportation will be the goal. Some ideas that will be studied will include:

SPECIFIC MEASURES TO BE IMPLEMENTED AS FOLLOWS:

- Narrowing vehicle travel lanes, especially at pedestrian crossing locations
- Incorporating dedicated bicycle lanes
- Adding on-street parking
- Traffic efficiency measures such as speed tables, raised medians, or other physical measures
- Changes in surface texture and other visual devices
- Incorporating landscape plantings to reinforce the physical form of the street and to improve the overall appearance of the area
- Incorporating street geometry changes to emphasize the existing arch and maintaining this feature as the symbolic center of the campus

ACKNOWLEDGE THE RELATIONSHIP BETWEEN PARKING AND RESILIENCY

It is critical to reduce parking and roadways as a fundamental campus resiliency strategy, with the following benefits:

- Reduction of pervious surfaces, minimizing stormwater runoff
- Reduction of vehicle use and associated emissions
- Reduction of heat-sink effects caused by pavement
- Encouragement of pedestrian and bicycle commuting

► PARKING

From the previous Master Plan update in 2015, there were approximately 1200 semester and annual parking permits issued by New College. Of these, roughly 400 were for faculty and staff, 550 for students, and 250 others. Utilizing these numbers and projecting for student enrollment growth from 700 to 1200, the number of permits issued will increase through the future. From the previous ratios, there would need to be approximately 2,000 parking spaces on campus; around 650 for faculty/staff, 950 for students, and 400 others.

Parking issues on the South Campus are understood to be minor; the only issue relates to events held at the Sainer Pavilion performance hall, which seats 250-300 but only provides 47 parking spaces. Patrons park where they can utilize Ringling Museum overflow parking lot as needed. Parking appears to be adequate on the East Campus currently, but this could change based on the addition of athletic facilities and the need to host on-campus games. This will be mitigated by the addition of a structured parking deck in the northwest corner of the East Campus. This parking deck would also replace some surface parking lost to the development of new buildings.

► FIRE DEPARTMENT ACCESS

Proposed campus building developments shall provide Fire Department Access and Water Supply as required by the current edition of the Florida Fire Prevention Code, applicable local and state ordinances, and in consultation with the local Fire Marshall and Authority Having Jurisdiction (AHJ).

RESILIENCY

Colleges and universities are among the oldest institutions in the United States, and academic institutions at the highest level emphasize methods of operation which will insure their permanence. New College's academic standing and attitude toward the future reflects an intention to follow this model as an ongoing and permanent institution. Although the growth of web-based learning indicates a new alternative to "bricks and mortar" educational institutions, there is little indication that this will significantly alter the role of the campus as a teaching instrument for high quality, well-established institutions such as New College.

Campuses are traditional places of academic exchange and interaction and home to the long-standing traditions associated with college and university life. For established institutions this approach has required and will continue to demand a long-term outlook on architecture and campus planning. The implication of this approach is that New College will continue to be well served by an emphasis on high-quality buildings and infrastructure, which offer long life spans of 50 years at a minimum.

Resiliency is the power to endure and recover. It involves sustaining oneself long-term by efficiently using current resources and proactively preparing for an unpredictable future. Fundamentally, it signifies a mindful and integrated approach to resource utilization for lasting resiliency.

For an existing campus, resiliency must be seen as a long-term commitment which will be incrementally accomplished and involve a variety of disciplines. This chapter summarizes both the potential benefits of a campus resiliency effort and the specific, multidisciplinary projects which are anticipated.

BENEFITS OF RESILIENT DESIGN

In addition to providing the sense of stability which is appropriate for an educational institution, high quality, long-life-span buildings and infrastructure ultimately can yield significant benefits. There are at least three major benefits of such an approach:



CAPITAL COST SAVINGS OVER THE LONG TERM

The College's status, as an institution with a long-term vision requires that it build and operate buildings to last many decades. In practice, New College has done an outstanding job of establishing high academic standards and tremendous long-term prospects. In terms of buildings, however, the challenges of New College's first decades have limited construction to buildings, which have predominantly short-term life spans.

Given this history (and future), it is strongly recommended that fundraising focus on far more substantial buildings. These buildings should be consistent with a construction standard of 50 years. Policy directives and financial commitments will be required in order to seize this opportunity.



OPERATIONAL COST SAVINGS OVER THE LONG TERM

Operations will be one of the most significant costs to the College in the coming century. When the operational costs of buildings, landscape and utilities are considered, resource efficiency becomes a critically important issue. The decision to invest in resource efficiency for building, landscape, utility/civil systems, and transportation operational strategies will give the College a long-term financial advantage.

This offers the significant opportunity to limit the College's exposure to unpredictable increases in energy, water and other resource costs. It also offers the opportunity to minimize staff costs associated with maintenance of heating and cooling machinery which utilizes such resources and to harness free resources such as solar orientation and capture of stormwater runoff for landscape irrigation.



ENHANCEMENT OF CAMPUS APPEAL AND USABILITY

A third benefit is related to the nature of the campus as a place of gathering and interaction. As noted in other areas of this document, the quality of academic life is closely associated with opportunities for interaction. Outdoor gathering spaces serve an important function in this mission. This will encourage outdoor student and faculty activity and minimize the role of automobiles, contributing to a more pleasant campus environment. Ultimately, the strategy significantly contributes to the campus' desirability as a place for learning in a low-energy consuming environment.

PLAN COMPONENTS

RESILIENCY

SCOPE OF RESILIENT DESIGN

The following is a list of measures to be considered by every designer and incorporated into their work on an “as possible” basis by the College.

SITE

- ✓ Erosion and sedimentation control
- ✓ Landscape
- ✓ Access to public transportation
- ✓ Reduced heat island impacts
- ✓ Minimizing light pollution
- ✓ Storage and collection of recyclables

ENERGY EMISSIONS

- ✓ Energy demand reduction
- ✓ High performance envelope design
- ✓ Solar shading
- ✓ Daylighting, lighting and lighting controls
- ✓ Natural ventilation with A/C system
- ✓ High performance HVAC systems
- ✓ Direct digital controls and energy management systems
- ✓ Building commissioning
- ✓ Energy supply opportunities
- ✓ Building integrated photovoltaics
- ✓ On site cogeneration
- ✓ Additional chilled water plant
- ✓ Emissions controls
- ✓ Non-ozone depleting refrigerants
- ✓ Ultra-low NOx boilers

WATER EFFICIENCY

- ✓ Landscape irrigation
- ✓ Storm water reduction control & infiltration
- ✓ Low-and no-flow plumbing fixtures

MATERIALS & CONSTRUCTION

- ✓ Construction waste management program
- ✓ Recycled content materials and products
- ✓ Local and regional materials and products
- ✓ Salvaged materials and products
- ✓ Certified wood products
- ✓ Storage and collection of recyclables

INDOOR QUALITY

- ✓ Indoor pollutant source control
- ✓ Low V.O.C. emitting materials
- ✓ Location of outside air intakes
- ✓ HVAC system measures
- ✓ Daylighting and views
- ✓ Thermal Comfort
- ✓ Operable windows

OPERATIONS & MAINTENANCE

- ✓ Site & exterior management
- ✓ Existing building commissioning
- ✓ Additional monitoring of building systems
- ✓ Green housekeeping and cleaning programs
- ✓ Operational waste management program

PROJECT PERFORMANCE

New and renovated high performance buildings will normally incorporate as many of into their design the following resiliency measures as is feasible:

- ✓ Permanence in construction
- ✓ Passive heating and cooling
- ✓ Water and sewage recycling
- ✓ Natural ventilation
- ✓ Natural lighting
- ✓ Rainwater harvesting and/or green roofs
- ✓ Use of materials of low embodied energy
- ✓ Highly insulated shell
- ✓ Limited resource consumption (50% of testing)
- ✓ Florida-Friendly landscape design
- ✓ On-site power generation



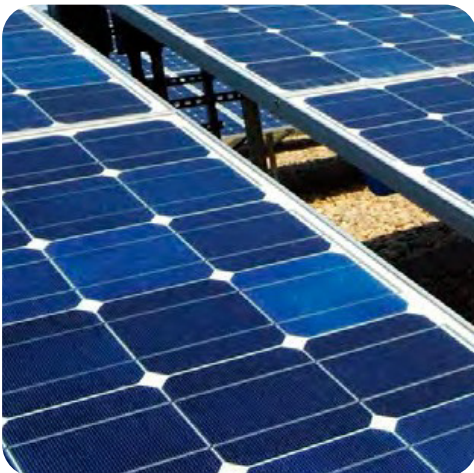
Regenerative Landscaping



Stormwater Management



Landscape-based Stormwater Management



On-Site Power Generation



Recycling Programs



Infrastructure Efficiency

01

PROJECT-BASED APPROACH

Each project should incorporate a listing of possible design measures specific to its site, program and budget. In the effort to discern which of these measures to implement, priority should be given to items that require a low initial capital outlay for significant short- and middle-term financial benefits. The budgeting process should begin far enough in advance so as to facilitate additional revenue searches (i.e. grants, fundraising) for the purpose of increasing the quality and hence the longevity of project, also including added design features that produce long term payback but require higher upfront investment.

02

EMPHASIS ON INTERDISCIPLINARY COOPERATION

Engineers should be responsible for introducing active design measures at a project appropriate level. Architects should be responsible for incorporating into their projects passive design measures and coordinating the active systems suggested by collaborating engineers. Consultant design teams should be working together with the College to assess the efficacy of proposed resiliency measures. All of these efforts will assist in editing out measures of excessive cost or marginal benefit.

03

LEED TRAINING FOR KEY FACILITIES STAFF

As more projects begin to be implemented on the New College campus, facilities management staff members should be trained to be able to engage and direct consultants on design questions regarding sustainability.

04

MONITORING OF RESOURCE EXPENDITURES AND OPERATIONS

Over time, the incorporation of resiliency measures into maintenance work and new construction at the College should result in a significant reduction of utility bills and maintenance expenditures. The best way to assess the impact of resiliency practices on campus would be to organize an annual audit of energy, water expenditures and to monitor their volume based on established benchmarks.

05

IMPROVE WASTE REDUCTION AND RECOVERY PROGRAM

It is critical that New College improve systems to manage, reduce and recover waste.

06

RESILIENT DEMONSTRATION PROJECTS

As a public institution, New College understands the necessity to produce a place the public is proud of, as well as a place that is socially responsible. To this end, New College strives to be a leader in advocating for resiliency by serving as a vibrant model to the larger community, in such a way that the New College community will be able to point out “showcase” examples of efficient resource management designs on their campus.

The most recent addition to campus is the Academic Center (ACE) and the adjacent Robert and Beverly Koski Academic Plaza. ACE was awarded Gold LEED certification in the fall of 2011 for a number of resilient features:

- Toilets flush using residual rainwater from the roof and A/C condensate
- Specially designed tanks built-in under the adjoining Koski Plaza collect storm water
- Special CO2 room sensors measure air quality and adjust the A/C system accordingly
- High-efficiency windows let in natural light
- Pavers and high reflective roofing materials reflect sunshine
- More than 85 percent of construction site debris was recycled

Five residence halls (Letter Dorms “V, W, X, Y, and Z”) opened in 2007 also adhere to LEED requirements. They feature flat and gabled roofs and floor-to-ceiling windows in their common areas to make good use of Florida’s abundant year-round sunshine.

PLAN COMPONENTS

UTILITIES / CIVIL

Utilities and civil infrastructure projects respond to the need to both enhance and expand the campus infrastructure over time. Although this master plan principally addresses highly visible elements such as buildings and landscape, infrastructure improvements are a critical part of the performance of the campus.

 **FOUR KEY STRATEGIES**
Four strategies can summarize the recommendation for utilities and civil measures, as follows:

01 TECHNICAL MASTER PLAN

Since the emphasis of a Campus Master Plan is to provide an overall vision of the proposed capital improvements rather than specific detailed engineering design plans, it is recommended that a phased technical master plan be created in order to support the long-term civil and utility infrastructure of the campus. This should occur in those campus sub-areas where future capital improvement project funding is programmed. The Campus Master Plan includes conceptual stormwater accommodation and utility system exhibits that depict the current mainline locations that provide service to the campus.

These conceptual basins and mainline locations should be protected in future capital improvement project decision-making. It is recommended that the technical plan assess grading and storm drainage, domestic water and sanitary sewer systems in greater detail to confirm their capacities and operating needs as they directly relate to a planned capital improvement project, as well as the sub-area of campus affected by the planned improvement. In this way the detailed funded capital improvement project impacts can be identified as part of an area wide condition.

02 INTERDISCIPLINARY COORDINATION

To ensure efficiency and cost effectiveness, infrastructure work should be coordinated with other master plan disciplines. In this way, infrastructure improvements can be incrementally completed and coincide with other focused master plan efforts.

03 FACILITIES RECOMMENDATIONS

Infrastructure and maintenance strategies require significant coordination with existing conditions and facilities management analysis. The list of current infrastructure recommendations was obtained from facilities management, which should be both prioritized and coordinated with new master plan projects listed in the annual capital improvement program update approved by the Board of Trustees.

04

STORMWATER SYSTEM

As new buildings and landscapes are created, there is an extraordinary opportunity to integrate resiliency measures into the stormwater system. The plan includes a conceptual stormwater system within distinct campus areas, which will be executed incrementally to coordinate with new building and landscape projects.

The City of Sarasota and Manatee County each have regulations that govern stormwater management for new site development within their respective jurisdictions. The overarching design criteria for this is established by the Southwest Florida Water Management District (SWFWMD) provided by the District's Permit Information Manual. Stormwater design for individual projects are evaluated at the time of permit application relative to site specific requirements. The stormwater system characteristics are detailed in the accompanying diagram, with each campus described below.

**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 efficiently 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. More information on LID is available in the Appendix.

► **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 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 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. 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.

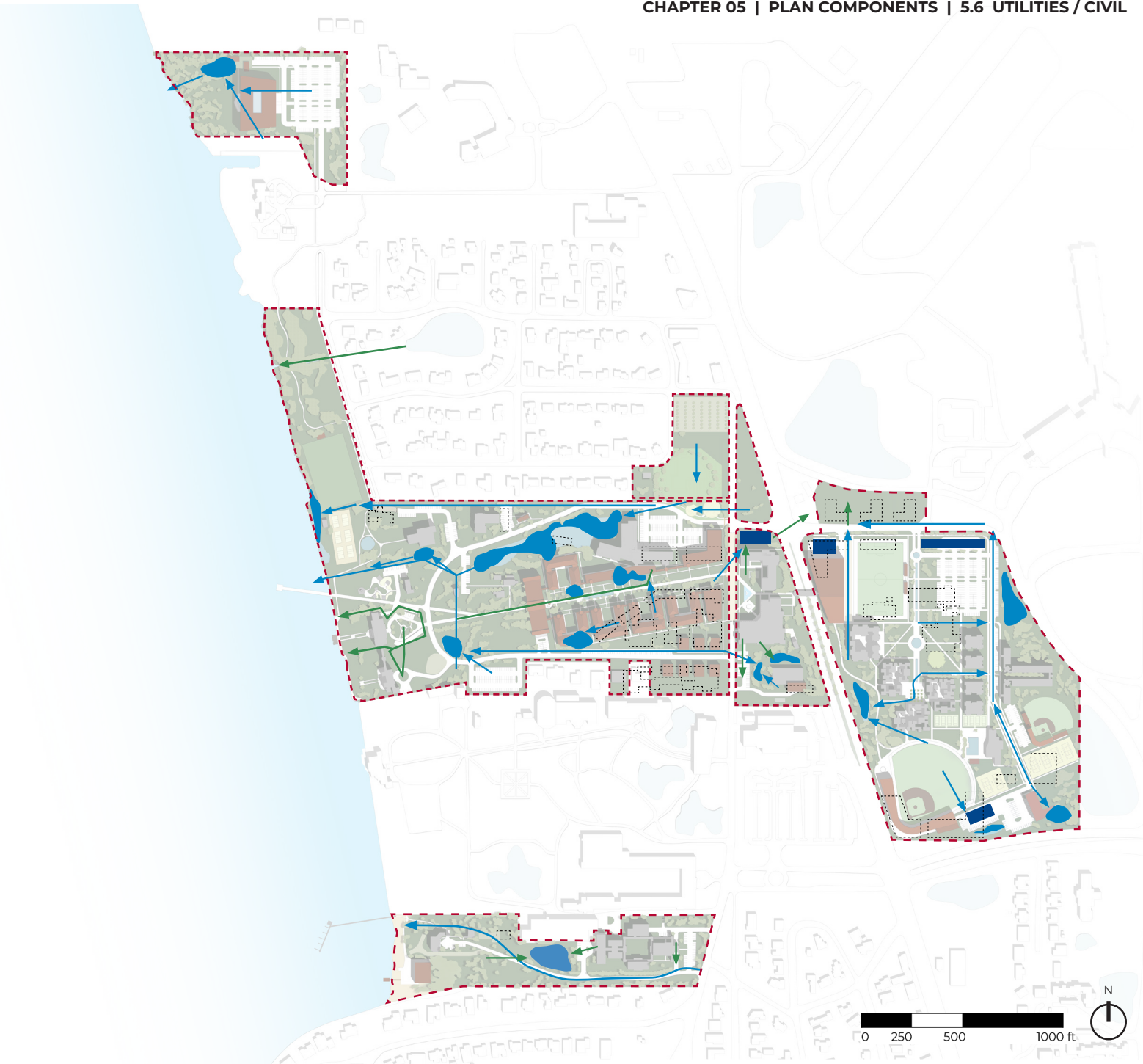
It is recommended that to improve the system in this area, a water level and overflow structure be constructed to enhance the wetland area and provide a more direct outfall to the north during major storm events. The plan anticipates that the east-west ditch located along the north side of the East Campus 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.

► **NORTH CAMPUS**

Similar to the West Campus, this area's location adjacent to Sarasota Bay requires an approach to stormwater management that is incorporated with 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.

► **SOUTH CAMPUS**

Currently, drainage from the South Campus area outfalls to Sarasota Bay. The existing drainage infrastructure consists of an open surface water ponds and closed underground storm drains. Stormwater from the South Campus is presently served by a small but unsightly pond. Improvements to increase the amount of stormwater capacity should be reviewed in further detail.



PROPOSED STORMWATER SYSTEM

Future conditions are conceptual. Detailed technical analysis will be required to identify specific improvements.

- EXISTING STORMWATER CORRIDOR
- FUTURE STORMWATER CORRIDOR
- FUTURE RETENTION AREA
- NCF PROPERTY BOUNDARIES
- PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN

PLAN COMPONENTS

POTABLE WATER & SANITARY SYSTEMS

POTABLE WATER & SANITARY SYSTEMS

The College is served with potable water and wastewater provided by the City of Sarasota and Manatee County. These systems are detailed in the accompanying figures and described below.

As additional facilities are anticipated, additional analysis will be needed to evaluate the localized impact to the affected portion of campus and to identify if specific improvements are necessary. This analysis as part of a technical plan will assess long-term infrastructure and utility needs in greater detail, to confirm capacities and operating requirements.



POTABLE WATER

The existing potable water distribution and wastewater collection-conveyance systems serving the College were previously evaluated for 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 the College for the duration of the Campus Development Agreement and even beyond the 20-year long-range scenario of the 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.

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.



SANITARY SEWER

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.

The 8-inch force main on Bay Shore 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. Campus Systems.

CAMPUS SYSTEMS

The College is served with potable water and wastewater provided by the City of Sarasota. These systems are detailed in the accompanying figures, and described below.

► WEST CAMPUS

The majority of the 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 Bay Shore 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 Bay Shore 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.

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 College, while retaining the water meter as a back-up supply source.

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 Bay Shore Road. Further evaluation of the lift stations may be required as additional facilities are anticipated.

For potential new construction on parcels to the north of the West Campus, sanitary sewer and potable water is available from Manatee County. For potable water, a 6" main line extends to the south from Longbay Blvd and into the Uplands neighborhood. Similarly, sanitary sewer is available via existing Manatee County infrastructure. The Uplands neighborhood is currently served by an existing lift station at the north end of Uplands Blvd. Further north, an existing gravity sewer line is located along Eagle's Nest Lane. The existing lift station in the Uplands neighborhood connects to the gravity sewer on Eagle's Nest Lane via a 6" force main. Existing sewer service for the Crosley Estate connects into this force main from the Uplands pump station. For the purposes of this document, the plan assumes that a future technical study will be needed to evaluate the details of sanitary sewer capacity for development on the parcels extending to the north from the West Campus.

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.

► EAST CAMPUS

The East 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 provided with potable water through a 12-inch water main on University Parkway with a 10-inch water main crossing US 41 north of the pedestrian bridge into the East Campus and connecting to an existing 6-inch water line on Bay Shore 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. Additional evaluation of the lift station and pumps will be necessary when additional facility construction is anticipated.

► **SOUTH CAMPUS**

The South Campus comprises the Fine Arts Complex and faculty offices located between Bay Shore Road and Sarasota Bay, immediately south of the John Ringling Museum. The new classroom 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 Bay Shore Road. Chilled water was recently supplied to South Campus following completion of the chiller plant addition by FSU for construction of the FSU Ringling Education Building.

Wastewater service is provided by an internal gravity collection system to New College-maintained Lift Station No. 4, which discharges 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.

► **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 Blvd. 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 Blvd. 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.

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PLANNED IMPROVEMENTS

Among the first priorities of the technical master plan should be integration of key improvements recommended by the Facilities Department. These are summarized as follows:



POTABLE WATER

- Complete planned trunk line for West Campus, Pritzker, College Hall, Cook Hall, and 58th Street
- Complete upgraded trunk line for Pritzker to Utility building, via north & East Campus edges



SANITARY SEWER

- Complete new sewer line to Caples Carriage House
- Replace sewer lines north of Pei Court #2
- Replace Hamilton Center sewer grinder pump
- Complete trunk line along north border of West Campus



CHILLED & STEAM WATER

- Complete planned trunk line - Pritzker to 58th St.
- College Hall – chilled water system
- Cook Hall – chilled water system



TELECOMMUNICATIONS

- Complete planned trunk line - Pritzker to 58th St.



STRUCTURAL

- Dort Arch repair/reinforcement
- Caples historic buildings - repair structure
- Carriage House - engineering study (cracks)/structural repair
- Sudakoff - roof inspection study
- Utilities building - east of Cook - replace roof



ARCHITECTURAL

- Cook Hall - repair/replace doors/windows
- Social Science - outside walls, windows & doors



PLUMBING

- Social Science - replace built-in systems
- Social Science - repair plumbing systems



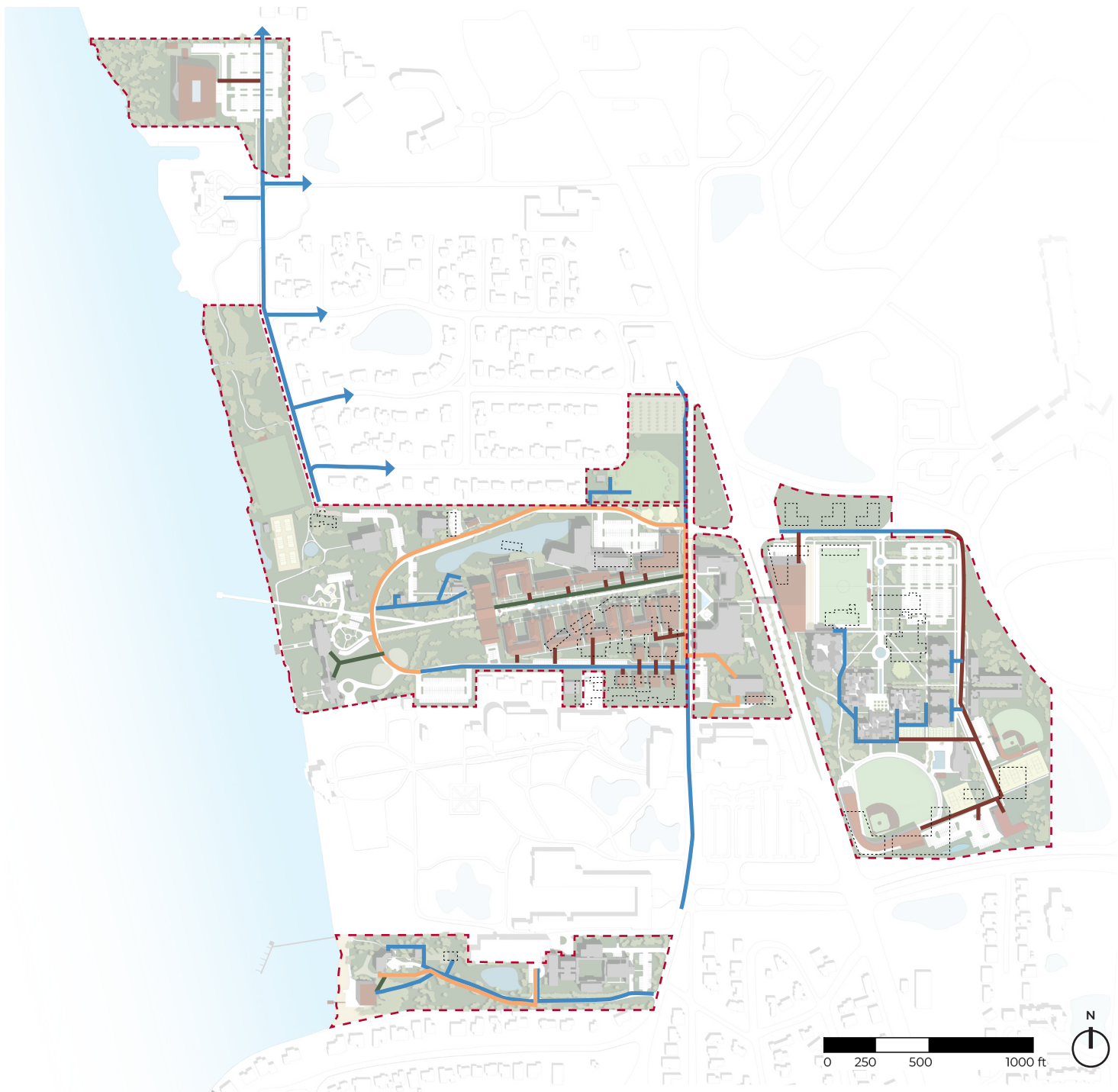
MECHANICAL

- Boiler room - fire alarm dialer/protect
- Library - HVAC controls
- Bon Seigneur - minor HVAC renovation
- Social Science - replace built-in systems











ELECTRICAL

- Complete planned trunk line - Bay Shore Road to E. campus utility bldg.
- Caples all buildings - fire alarm dialer/protect
- Carriage House - fire alarm dialer/protect
- College Hall - electrical system
- Library - parking lot lighting
- Social Science - replace built-in systems



PROPOSED POTABLE WATER SYSTEM

Future conditions are conceptual. Detailed technical analysis will be required to identify specific improvements.

- | | | | |
|---|--|---|--|
|  | PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |  | EXISTING POTABLE WATER LINE |
|  | PROPOSED NEW NCF DEVELOPMENTS |  | EXISTING CHILLER LINE |
|  | EXISTING NCF BUILDINGS TO REMAIN |  | POSSIBLE CORRIDOR FOR FUTURE LOOP CONNECTION |
|  | FUTURE NEW / UPGRADED POTABLE WATER LINE |  | FUTURE CHILLER LINE |

SOLID WASTE

The City of Sarasota has an LOS 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 to 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 STRIVES TO:

1. Lessen 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 resiliency

The City does not own or operate any disposal facilities. The City has entered into an agreement with Waste Management, 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 inter-local agreement between the City and Sarasota County that provides for the disposal at the County's Central Sarasota Landfill.

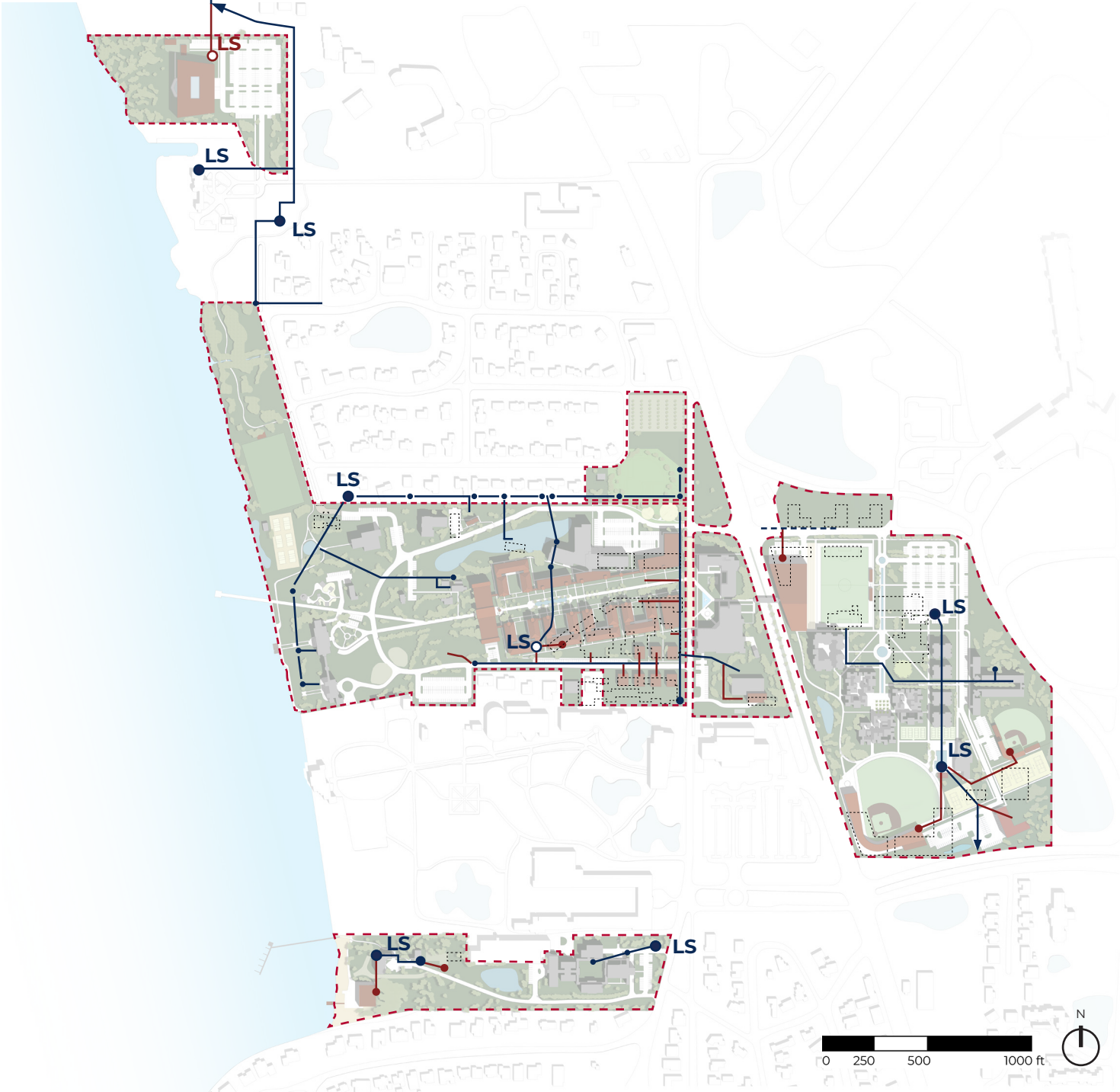
In June 1998, the Central County Solid Waste Disposal Complex was opened. This facility consists of approximately 550 acres of landfill area. It is projected in Sarasota County's Comprehensive plan to serve the County's needs through 2038.

There has been a significant reduction in the prior vested LOS impacts related to the reduction in the number of students with the physical separation of New College and USF. This will effectively provide 50 years or more of solid waste capacity to New College.

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.


The North Campus will be served by Manatee County for solid waste and recycling services. The County is required to ensure safe and accessible locations for both recycling and solid waste receptacles. Coordination with Manatee County will ensure adequate allocation of landfill space to meet the projected needs of the North Campus, including continued exploration of alternative disposal methods such as resource recovery and recycling.





PROPOSED SANITARY SEWER SYSTEMS


Future conditions are conceptual. Detailed technical analysis will be required to identify specific improvements.


- 


NCF PROPERTY BOUNDARIES
- 


PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
- 


PROPOSED NEW NCF DEVELOPMENTS
- 


EXISTING NCF BUILDINGS TO REMAIN
- 

EXISTING LIFT STATION
- 

EXISTING MANHOLE
- 

NEW LIFT STATION
- 

NEW MANHOLE
- 

EXISTING SANITARY SEWER LINE
- 

FUTURE NEW/UPGRADED SANITARY SEWER LINE



CAMPUS PROGRAM

6.1 CAMPUS MASTER PLAN PROPOSED BUILDING LAYOUT

6.2 SQUARE FOOTAGE CALCULATIONS ON CAMPUS

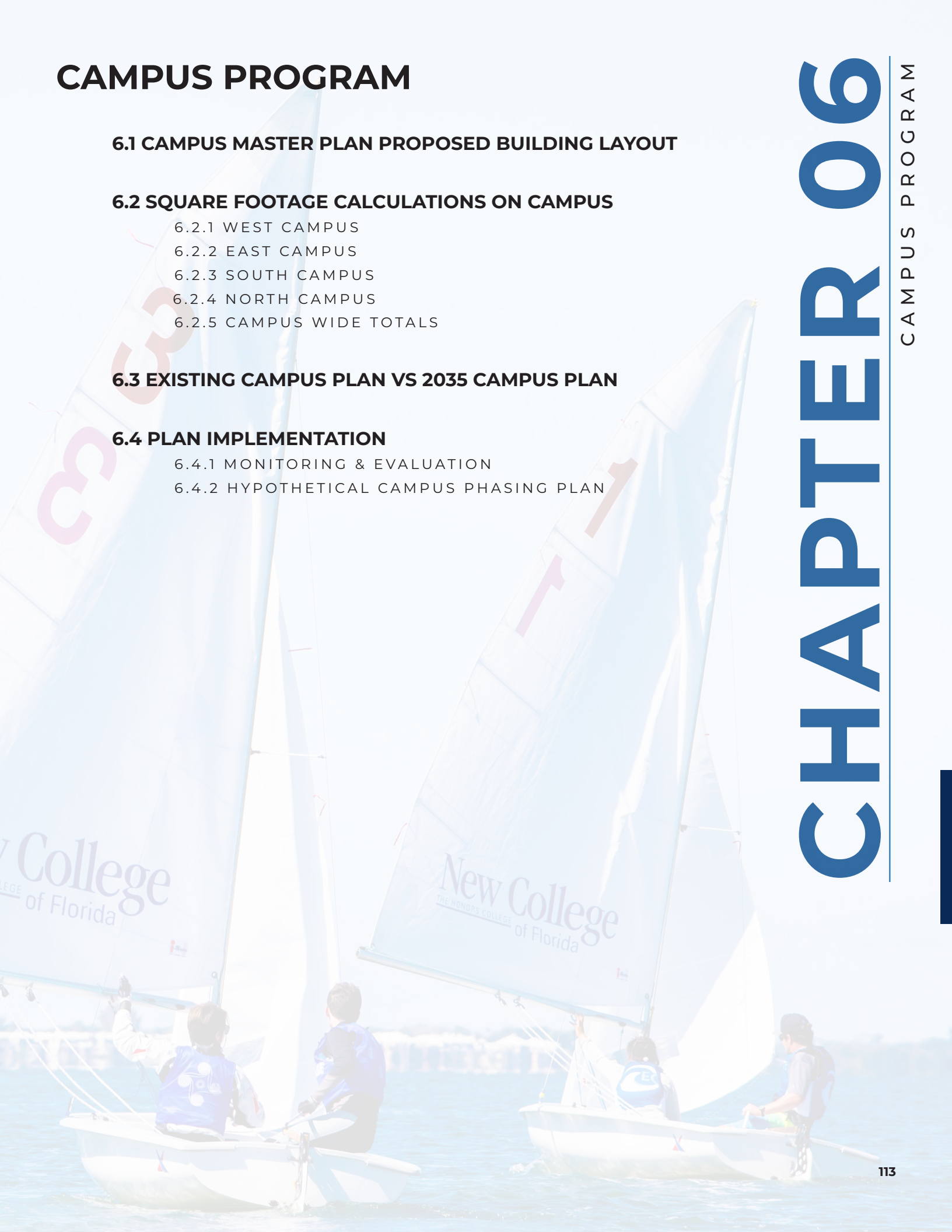
- 6.2.1 WEST CAMPUS
- 6.2.2 EAST CAMPUS
- 6.2.3 SOUTH CAMPUS
- 6.2.4 NORTH CAMPUS
- 6.2.5 CAMPUS WIDE TOTALS

6.3 EXISTING CAMPUS PLAN VS 2035 CAMPUS PLAN

6.4 PLAN IMPLEMENTATION

- 6.4.1 MONITORING & EVALUATION
- 6.4.2 HYPOTHETICAL CAMPUS PHASING PLAN

CHAPTER 06

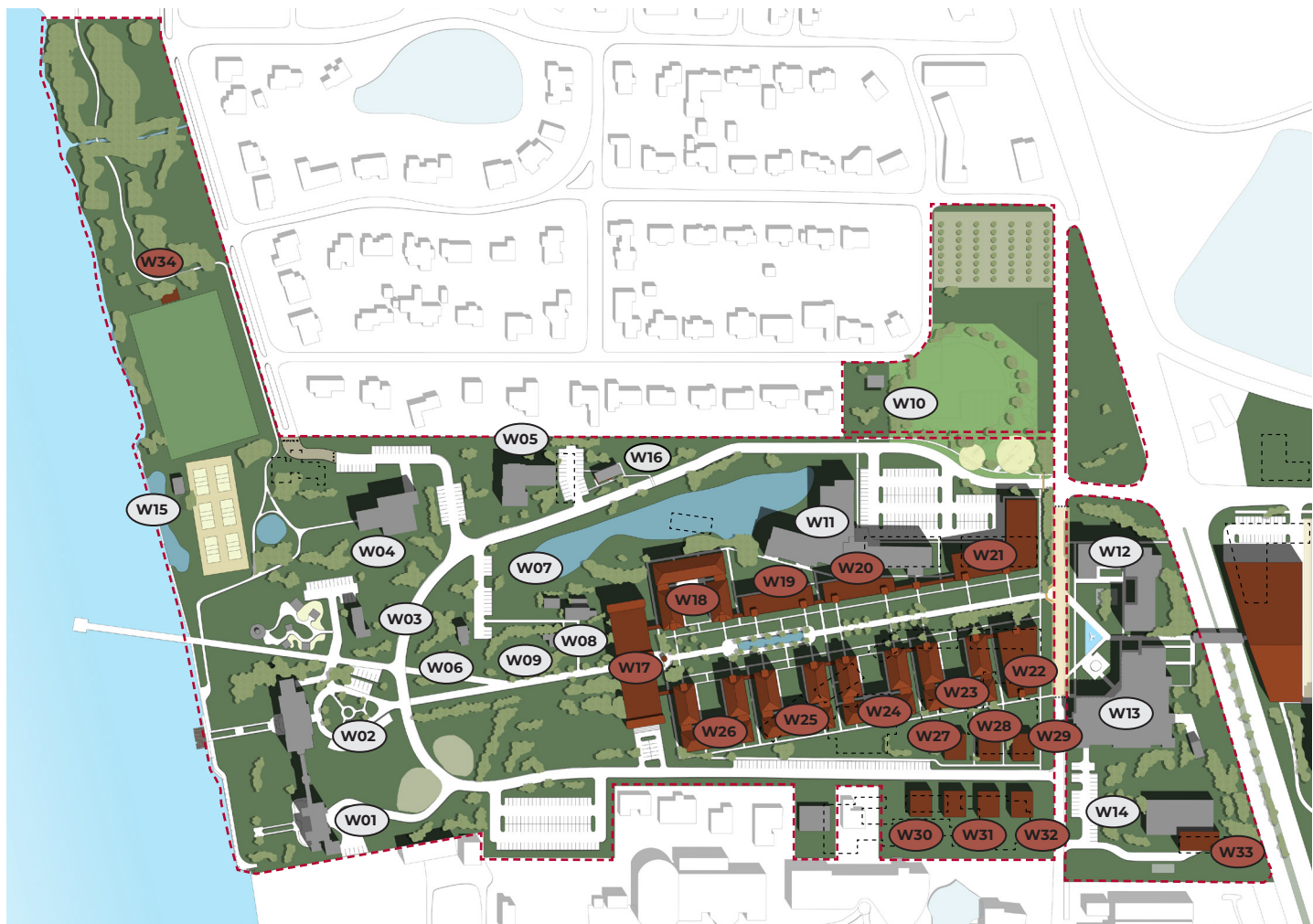


CAMPUS PROGRAM

WEST CAMPUS PROGRAM

PROJECT-BASED APPROACH

Each project should incorporate a listing of possible design measures specific to its site, program and budget. In the effort to discern which of these measures to implement, priority should be given to items that require a low initial capital outlay for significant short- and middle-term financial benefits. The budgeting process should begin far enough in advance so as to facilitate additional revenue searches (i.e. grants, fundraising) for the purpose of increasing the quality and hence the longevity of project, also including added design features that produce long term payback but require higher upfront investment.



CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- NUMBER CORRESPONDS TO TABLE
- BUILDING IN 2015 MASTER PLAN, REMOVED FROM CURRENT PLAN
- NCF PROPERTY BOUNDARIES

ZONE 1 | WEST CAMPUS BUILDINGS

#	BUILDING NAME	2025 STATUS	EXISTING BLDG SF	BLDG RENO SF	BLDG DEMO SF	NEW BLDG SF	TOTAL @ BUILD-OUT SQ FT	# FLOORS
W01	COOK HALL	EXISTING TO REMAIN	12,047	0	0	0	12,047	EXISTING
W02	COLLEGE HALL	EXISTING TO REMAIN	21,441	0	0	0	21,441	EXISTING
W03	ROBERTSON HALL	EXISTING TO REMAIN	3,681	0	0	0	3,681	EXISTING
W04	PRITZKER LABORATORY	EXISTING TO REMAIN	8,920	0	0	0	8,920	EXISTING
W05	KEATING CENTER	EXISTING TO REMAIN	7,000	0	0	0	7,000	EXISTING
W06	SOCIAL SCIENCE	EXISTING TO REMAIN	1,794	0	0	0	1,794	EXISTING
W07	SARASOTA ANTHROPOLOGY LAB	EXISTING TO REMAIN	652	0	0	0	652	EXISTING
W08	FOUR WINDS CAFE	EXISTING TO REMAIN	1,402	0	0	0	1,402	EXISTING
W09	ARCHAEOLOGY LAB	EXISTING TO REMAIN	1,771	0	0	0	1,771	EXISTING
W10	POLICE BUILDING	EXISTING TO RENOVATE	2,033	2,033	0	0	2,033	EXISTING
W11	HEISER NATURAL SCIENCES BUILDING	EXISTING TO REMAIN	36,214	0	0	0	36,214	EXISTING
W12	ACADEMIC CENTER BUILDING (ACE)	EXISTING TO REMAIN	35,787	0	0	0	35,787	EXISTING
W13	COOK LIBRARY	EXISTING TO REMAIN	74,731	0	0	0	74,731	EXISTING
W14	CHILLER EQUIPMENT ENCLOSURE	EXISTING TO REMAIN	3,535	0	0	0	3,535	EXISTING
W15	CHICKEE OUTDOOR CLASSROOM	EXISTING TO REMAIN	1,296	0	0	0	1,296	EXISTING
W16	GREENHOUSE	NEW	1,038	0	0	0	1,038	1
W17	FUTURE ADMINISTRATION / STUDENT SERVICES BUILDING	NEW	0	0	0	75,936	75,936	3
W18	FUTURE HOUSING 01	NEW	0	0	0	54,075	54,075	3
W19	FUTURE ACADEMIC / ADMIN BUILDING 01	NEW	0	0	0	22,623	22,623	3
W20	FUTURE ACADEMIC / ADMIN BUILDING 02	NEW	0	0	0	15,318	15,318	3
W21	FUTURE STUDENT SERVICES BUILDING	NEW	0	0	0	55,260	55,260	3
W22	FUTURE ACADEMIC BUILDING 03	NEW	0	0	0	39,000	39,000	3
W23	FUTURE HOUSING 02	NEW	0	0	0	54,075	54,075	3
W24	FUTURE HOUSING 03	NEW	0	0	0	54,075	54,075	3
W25	FUTURE HOUSING 04	NEW	0	0	0	54,075	54,075	3
W26	FUTURE HOUSING 05	NEW	0	0	0	54,075	54,075	3
W27	FUTURE HOUSING 06	NEW	0	0	0	9,000	9,000	3
W28	FUTURE HOUSING 07	NEW	0	0	0	9,000	9,000	3
W29	FUTURE HOUSING 08	NEW	0	0	0	9,000	9,000	3
W30	FUTURE HOUSING 09	NEW	0	0	0	9,000	9,000	3
W31	FUTURE HOUSING 10	NEW	0	0	0	9,000	9,000	3
W32	FUTURE HOUSING 11	NEW	0	0	0	9,000	9,000	3
W33	FUTURE CHILLER ADDITION	NEW	0	0	0	4,010	4,010	1
W34	FUTURE PERFORMANCE PLATFORM	NEW	0	0	0	800	800	1
DEMO	PALMER BUILDINGS	EXISTING TO DEMO (PHASE I)	41,939	0	41,939	0	0	EXISTING
DEMO	BON SEIGNEUR	EXISTING TO DEMO (PHASE I)	4,188	0	4,188	0	0	EXISTING
2025 SUBTOTAL WEST CAMPUS			259,469	2,033	46,127	537,322	750,664	
2015 SUBTOTAL WEST CAMPUS			271,365	0	51,675	315,153	534,843	

CAMPUS PROGRAM

EAST CAMPUS PROGRAM



CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- NUMBER CORRESPONDS TO TABLE
- BUILDING IN 2015 MASTER PLAN, REMOVED FROM CURRENT PLAN
- NCF PROPERTY BOUNDARIES

ZONE 2 | EAST CAMPUS BUILDINGS

#	BUILDING / DESCRIPTION	2025 STATUS	EXISTING BLDG SF	BLDG RENOV SF	BLDG DEMO SF	NEW BLDG SF	TOTAL AT BUILD-OUT SF	# FLOORS
E01	Z RESIDENCE HALL	EXISTING TO REMAIN	25,407	0	0	0	25,407	EXISTING
E02	PEI 1 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,482	24,482	0	0	24,482	2
E03	PEI 2 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,482	24,482	0	0	24,482	2
E04	PEI 3 - UNDISCLOSED USE	EXISTING TO RENOVATE	24,213	24,213	0	0	24,213	2
E05	"Y" RESIDENCE HALL	EXISTING TO REMAIN	11,448	0	0	0	11,448	EXISTING
E06	"X" (SEARING) RESIDENCE HALL	EXISTING TO REMAIN	11,447	0	0	0	11,447	EXISTING
E07	"W" (PETERSON) RESIDENCE HALL	EXISTING TO REMAIN	11,448	0	0	0	11,448	EXISTING
E08	"V" RESIDENCE HALL	EXISTING TO REMAIN	11,447	0	0	0	11,447	EXISTING
E09	GOLDSTEIN RESIDENCE HALL	EXISTING TO REMAIN	24,396	0	0	0	24,396	EXISTING
E10	DORT RESIDENCE HALL	EXISTING TO REMAIN	24,396	0	0	0	24,396	EXISTING
E11	FITNESS CENTER	EXISTING TO RENOVATE	8,390	8,390	0	0	8,390	EXISTING
E12	FITNESS CENTER POOL HOUSE	EXISTING TO REMAIN	298	298	0	0	298	EXISTING
E13	HAMILTON BOILER PLANT	EXISTING TO REMAIN	2,904	0	0	0	2,904	EXISTING
E15	FUTURE ATHLETIC COMPLEX / RETAIL	NEW	0	0	0	56,918	56,918	2
E15.1	FUTURE ATHLETIC COMPLEX / TERRACE	NEW	0	0	0	25,450	25,450	2
E16	FUTURE BASEBALL BUILDING	NEW	0	0	0	47,342	47,342	2
E17	FUTURE SOFTBALL BUILDING	NEW	0	0	0	7,720	7,720	2
E18	FUTURE MAINTENANCE BUILDING	NEW	0	0	0	8,556	8,556	2
DEMO	PHYSICAL PLANT PPD	EXISTING TO DEMO (PHASE II)	5,390	0	5,390	0	0	EXISTING
DEMO	HAMILTON CENTER	EXISTING TO DEMO (PHASE II)	24,778	0	24,778	0	0	EXISTING
DEMO	HAMILTON CLASSROOM	EXISTING TO DEMO (PHASE II)	15,399	0	15,399	0	0	EXISTING
DEMO	SUDAKOFF LECTURE & CONFERENCE CTR	EXISTING TO DEMO (PHASE II)	12,216	0	12,216	0	0	EXISTING
DEMO	CAR MUSEUM	EXISTING TO DEMO (CURRENT)	58,454	0	58,454	0	0	EXISTING
DEMO	CAR MUSEUM SHOP	EXISTING TO DEMO (CURRENT)	3,287	0	3,287	0	0	EXISTING
2025 SUBTOTAL EAST CAMPUS			324,282	81,865	119,524	145,986	350,744	
2015 SUBTOTAL EAST CAMPUS			326,342	73,177	61,741	343,400	608,001	

EAST CAMPUS - RECREATION / ATHLETICS

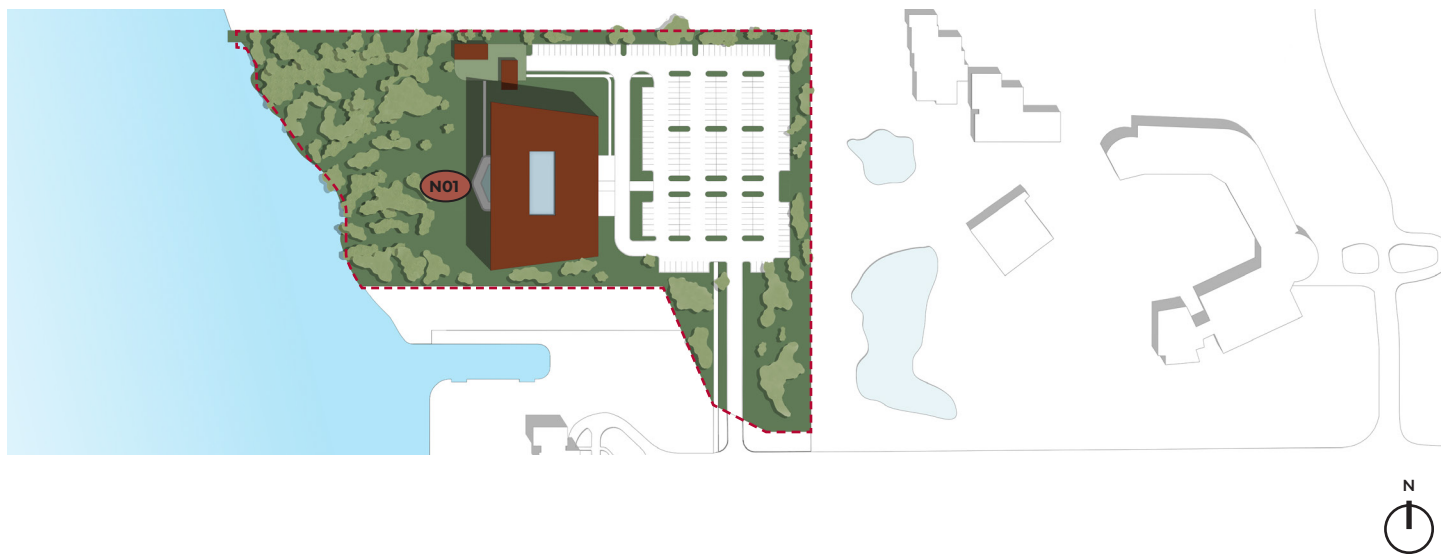
#	BUILDING / DESCRIPTION	STATUS
ER01	FUTURE SOCCER / LACROSSE FIELD	NEW
ER02	FUTURE PICKLEBALL COURTS	NEW
ER03	FUTURE BASEBALL FIELD	NEW
ER04	FUTURE ATHLETICS OR PARKING OR DRAINAGE	NEW
ER05	FUTURE TENNIS COURTS	NEW
ER06	FUTURE SOFTBALL FIELD	NEW

CAMPUS PROGRAM

SOUTH CAMPUS PROGRAM



FUTURE NORTH CAMPUS PROGRAM



CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- NUMBER CORRESPONDS TO TABLE
- BUILDING IN 2015 MASTER PLAN, REMOVED FROM CURRENT PLAN
- NCF PROPERTY BOUNDARIES

ZONE 3 | SOUTH CAMPUS

#	BUILDING / DESCRIPTION	2025 STATUS	EXISTING BLDG SF	BLDG RENOV SF	BLDG DEMO SF	NEW BLDG SF	TOTAL AT BUILD-OUT	# FLOORS
S01	CAPLES MANSION	EXISTING TO REMAIN	5,804	0	0	0	5,804	EXISTING
S02	CAPLES GARAGE (CARRIAGE HOUSE)	EXISTING TO REMAIN	2,350	0	0	0	2,350	EXISTING
S03	ISERMANN / FELSMANN BUILDING	EXISTING TO REMAIN	11,262	0	0	0	11,262	EXISTING
S04	SCULPTURE STUDIO	EXISTING TO REMAIN	5,975	0	0	0	5,975	EXISTING
S05	SAINER AUDITORIUM	EXISTING TO REMAIN	8,493	0	0	0	8,493	EXISTING
S06	LOTA MUNDY MUSIC BUILDING	EXISTING TO REMAIN	4,515	0	0	0	4,515	EXISTING
S07	FUTURE BOATHOUSE	NEW	0	0	0	16,246	16,246	2
SUBTOTAL SOUTH CAMPUS			38,399	0	0	16,246	54,645	
2015 SOUTH (CAPLES) CAMPUS TOTALS			38,519	0	0	6,000	44,519	

ZONE 4 | NORTH CAMPUS

#	BUILDING / DESCRIPTION	2025 STATUS	EXISTING BLDG SF	BLDG RENOV SF	BLDG DEMO SF	NEW BLDG SF	TOTAL AT BUILD-OUT	# FLOORS
N01	FUTURE FREEDOM INSTITUTE & EDUCATIONAL CONTEMPLATIVE CENTER	NEW	0	0	0	125,850	125,850	2
2025 SUBTOTAL NORTH CAMPUS			0	0	0	125,850	125,850	
2015 SUBTOTAL NORTH CAMPUS			0	0	0	0	0	

TOTAL CAMPUS BUILD-OUT

ZONE CAMPUS AREA		EXISTING BLDG SF	BLDG RENOV SF	BLDG DEMO SF	NEW BLDG SF	TOTAL AT BUILD-OUT	% CHANGE BUILD-OUT
ZONE 1	2025 SUBTOTAL WEST CAMPUS	259,469	2,033	46,127	537,322	750,664	+ 40.3%
	2015 SUBTOTAL WEST CAMPUS	271,365	0	51,675	315,153	534,843	
ZONE 2	2025 SUBTOTAL EAST CAMPUS	324,282	81,865	119,524	145,986	350,744	- 57.6%
	2015 SUBTOTAL EAST CAMPUS	326,342	73,177	61,741	343,400	608,001	
ZONE 3	2025 SUBTOTAL SOUTH (CAPLES) CAMPUS	38,399	0	0	16,246	54,645	+ 22.7%
	2015 SOUTH (CAPLES) CAMPUS	38,519	0	0	6,000	44,519	
ZONE 4	2025 SUBTOTAL NORTH CAMPUS	0	0	0	125,850	125,850	N/A
	2015 SUBTOTAL NORTH CAMPUS	0	0	0	0	0	
2025 COLLEGE-OWNED LAND - CAMPUS USES		622,150	83,901	165,651	824,690	1,281,189	+ 7.9%
2015 COLLEGE-OWNED LAND - CAMPUS USES		636,226	73,177	113,416	664,553	1,187,363	

CAMPUS PROGRAM & IMPLEMENTATION

COMPARISON OF EXISTING & 2035 BUILD OUT



EXISTING CAMPUS PLAN





CAMPUS 2035 PLAN

0 250 500 1000 ft



PLAN IMPLEMENTATION

Section 2 of the Campus Master Plan contains goals, objectives, and policies describing how the College's programs and activities will be initiated, modified or continued to implement the master plan in a consistent manner.

MONITORING AND EVALUATION

Monitoring and evaluation procedures are followed to update the adopted campus master plan every five years. The College will submit to the Board of Trustees, within four years from the date of plan adoption and every five years thereafter, or in accordance to Florida laws and regulations an evaluation and appraisal report which:

1. Lists which goals, objectives and policies have been successfully reached;
2. Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the campus master plan; and
3. Identifies proposed and anticipated plan amendments necessary to address problems and opportunities.

The College will submit to the Board of Trustees within five years from the date of plan adoption and every five years thereafter, a proposed plan amendment which incorporates the findings and recommendations contained in the evaluation and appraisal report, and which also contains updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the remainder of the overall planning period.

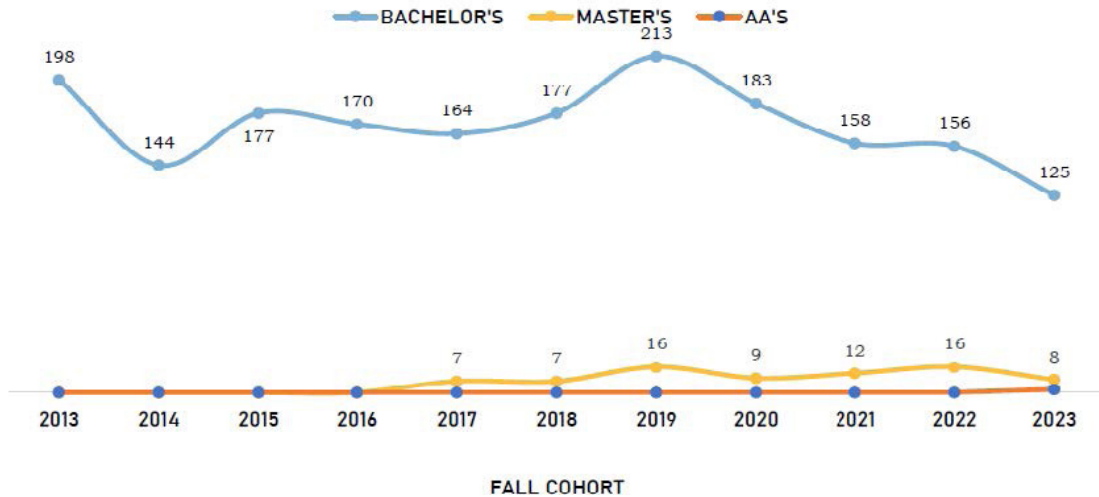
As the steward of the Campus Master Plan, New College will coordinate the monitoring and evaluation process to implement the master plan in a consistent manner. The process will accomplish the following:

- Clarify the role of the Board of Trustees in the master planning process
- Establish thresholds to identify projects needing broader review
- Develop an approach to ensure discrete projects must meet multiple master plan goals
- Provide training to improve resiliency
- Perform an annual review of progress
- Utilize a phased approach to campus development

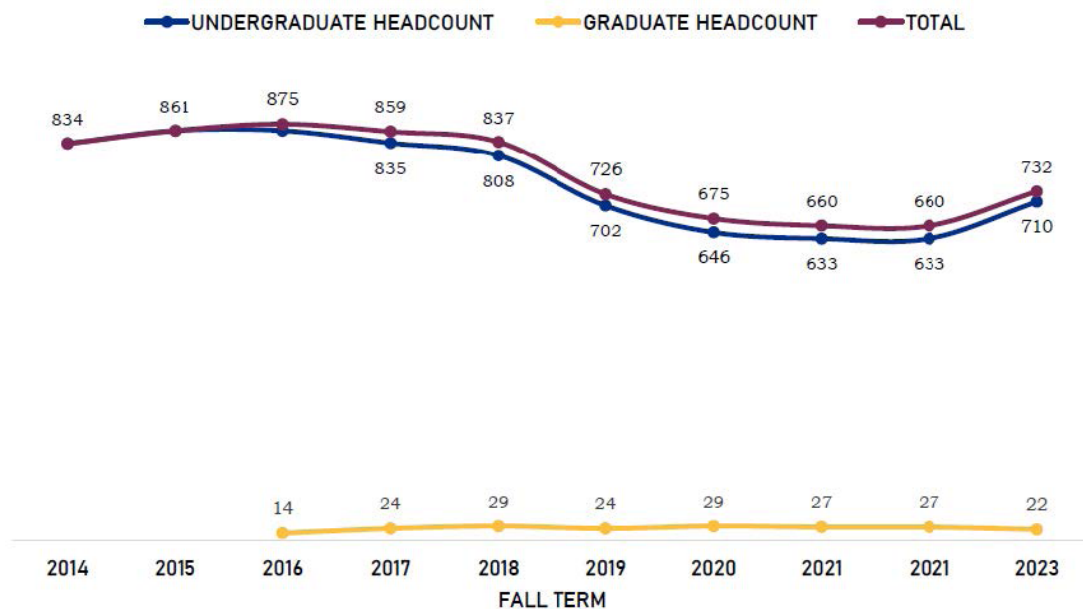
Currently, a growth target to 1800 students over the course of the planning period is being considered. This student body growth target would permit increased adjustment to the current enrollment which as of 2025 is approximately 861 students and that is anticipated to reach 900 students in the near future.

According to the most current New College of Florida 2023-2024 Fact Book, the number of graduates from 2013 to 2022 has varied from year to year, partly due to the practice of degrees being awarded only in the Spring term. The number of graduates was at a record high of 213 in 2019, as shown in the following chart.

NUMBER OF GRADUATES, 2013- 2023



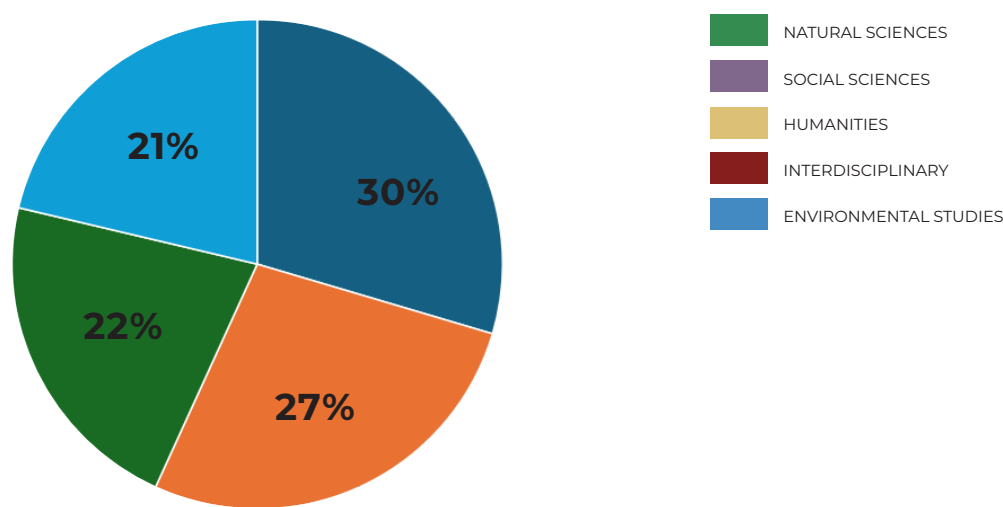
According to the most current New College of Florida 2023-2024 Fact Book, the enrollment headcounts from 2013 to 2022 reach the highest numbers in 2015 and 2016, at 861 and 875 students respectively. These are measured in the Fall term, as shown in the following chart.



New College offers many Areas of Concentration (AOC) in the divisions of Social Sciences, Humanities, Natural Sciences, Environmental Studies, and Interdisciplinary Studies. Students enrolled in the Fifth Contract and above are required to declare their AOC.

The following chart shows the percentage of declared students in 2023-24 in each AOC division. This information is from the 2023 Enrollment Headcount by AOC report from the Office of Institutional Research and Assessment at New College of Florida.

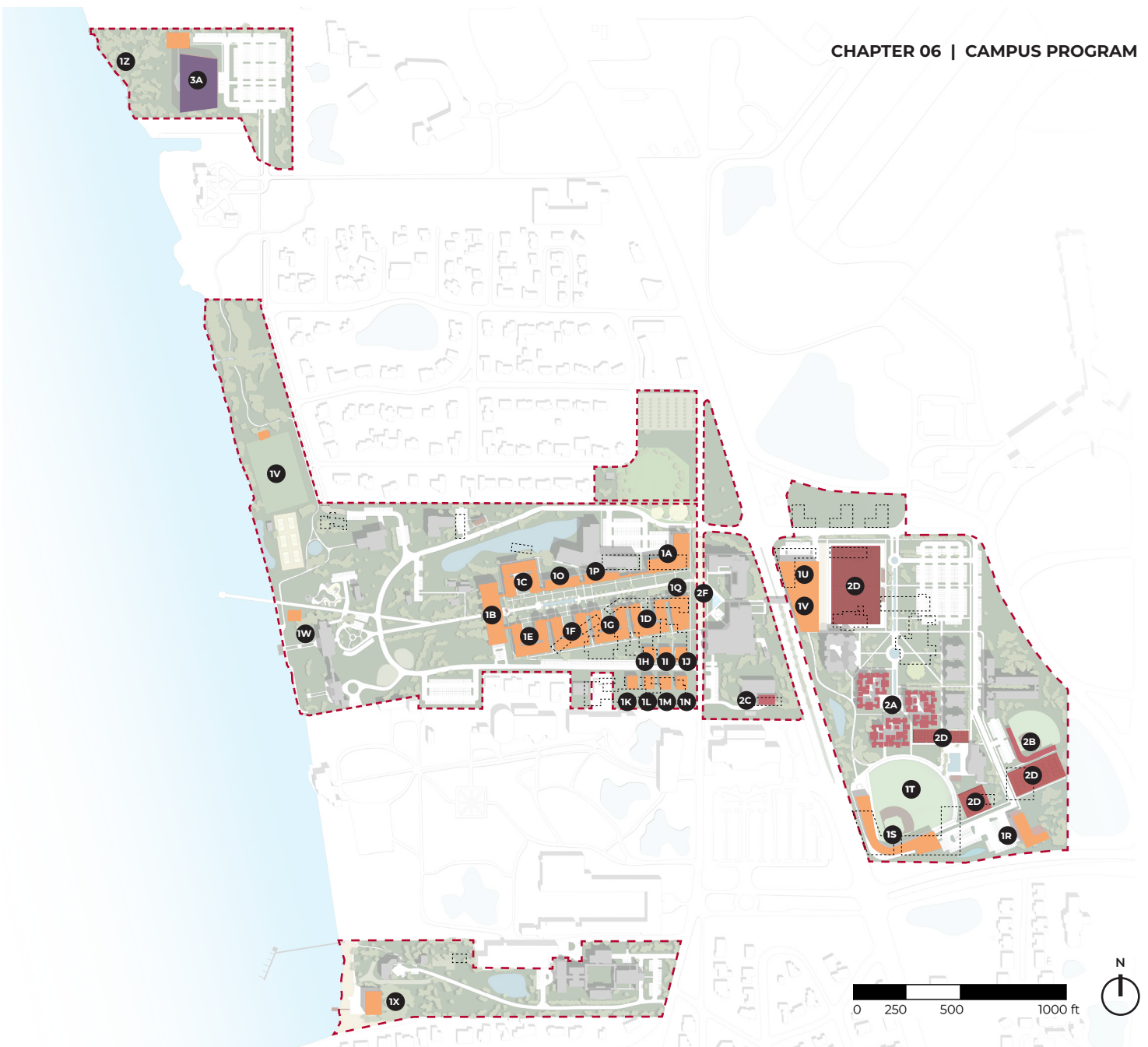
PERCENTAGE OF HEADCOUNT BY DIVISION OF AREA OF CONCENTRATION, 2023-2024



HYPOTHETICAL PHASING PLAN

The hypothetical phasing plan shown above, and summarized in the table below, is intended to provide a possible strategy for expansion over a ten year span, which is associated with specific student population (861, 1200, 1400, 1400, 1600 and 1800 students).

TIME FRAME	STUDENT POPULATION	SF TOTAL REMOVED	BLDG SF TOTAL ADDED	SF TOTAL QUANTITY
CURRENT (2025)	861	- 61,741 *	1,038	560,409
PHASE 1 (2029)	1,200	- 46,127 **	687,110	1,201,392
PHASE 2 (2031)	1,400	- 57,783 ***	11,730	1,155,339
PHASE 3 (2035)	1,800	-	125,850	1,281,189
TOTAL SF DESIRED:				
* DEMOLITION OF CAR MUSEUM & CAR MUSEUM SHOP (2024)				
** DEMOLITION OF PALMER BUILDINGS AND SAILING EQUIPMENT SHED				
*** DEMOLITION OF HAMILTON CENTER, HAMILTON CLASSROOMS, SUDAKOFF, HAMILTON BOILER ROOM, PHYSICAL PLANT PPD				



BUILD-OUT HYPOTHETICAL PHASING PLAN

PHASE 1

- | | |
|--------------------------------------|-------------------------------------|
| 1A STUDENT SERVICES | 1N HOUSING 12 (58TH ST) |
| 1B ADMIN / STUDENT SERVICES BUILDING | 1O ACADEMIC BUILDING 01 |
| 1C HOUSING 01 (QUAD) | 1P ACADEMIC BUILDING 02 |
| 1D HOUSING 02 (QUAD) | 1Q ACADEMIC BUILDING 03 |
| 1E HOUSING 03 (QUAD) | 1R FACILITIES BUILDING |
| 1F HOUSING 04 (QUAD) | 1S BASEBALL STADIUM COMPLEX |
| 1G HOUSING 05 (QUAD) | 1T BASEBALL FIELD |
| 1H HOUSING 06 (58TH ST) | 1U ATHLETIC COMPLEX / RETAIL |
| 1I HOUSING 07 (58TH ST) | 1V RECREATIONAL / OPEN AREA |
| 1J HOUSING 08 (58TH ST) | 1W PERFORMANCE PLATFORM |
| 1K HOUSING 09 (58TH ST) | 1X CAPLES BOATHOUSE |
| 1L HOUSING 10 (58TH ST) | 1Z EDUCATIONAL CONTEMPLATIVE CENTER |
| 1M HOUSING 11 (58TH ST) | |

PHASE 2

- | |
|-------------------------------|
| 2A PEI ADAPTIVE RE-USE |
| 2B SOFTBALL STADIUM COMPLEX |
| 2C CHILLER PLANT ADDITION |
| 2D ATHLETIC FIELDS AND COURTS |

PHASE 3

- | |
|----------------------|
| 3A FREEDOM INSTITUTE |
|----------------------|

- | | |
|--|--|
| | PHASE 1 (YEARS 1 - 4) |
| | PHASE 2 (YEARS 4 - 6) |
| | PHASE 3 (YEARS 6 - 10) |
| | NCF PROPERTY BOUNDARIES |
| | PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN |
| | PROPOSED NEW NCF DEVELOPMENTS |
| | EXISTING NCF BUILDINGS TO REMAIN |

APPENDIX 01 | FUTURE LAND USE

LEASED LANDS PLAN
CITY OF SARASOTA FUTURE LAND USE

APPENDIX 02 | LOW IMPACT DEVELOPMENT

LID TECHNOLOGY

APPENDIX 03 | HOUSING

ON-CAMPUS HOUSING INVENTORY

APPENDIX 04 | CAPITAL IMPROVEMENTS

PECO ELIGIBLE PROJECT REQUESTS
PECO ELIGIBLE PROJECTS SPREADSHEET
FIVE YEAR CAPITAL IMPROVEMENT PLAN

APPENDIX 05 | INTERGOVERNMENTAL COORDINATION

- A5.1. COMPATIBILITY OF CAMPUS & AREA DEVELOPMENT
- A5.2. LAND TRANSFERS & ACQUISITIONS
- A5.3. COORDINATION OF COMPREHENSIVE PLANS
- A5.4. OFF-CAMPUS HOUSING
- A5.5. RECREATION & OPEN SPACE
- A5.6. PEDESTRIAN & NON-VEHICULAR CIRCULATION
- A5.7. TRANSIT USE, VEHICULAR CIRCULATION & PARKING
- A5.8. WATER SUPPLY CAPACITY & INFRASTRUCTURE
- A5.9. SANITARY SEWER CAPACITY & INFRASTRUCTURE
- A5.10. SOLID WASTE
- A5.11. DRAINAGE & FLOODING
- A5.12. CONSERVATION & HABITAT
- A5.13. FIRE, RESCUE, SAFETY AND EMERGENCY MEDICAL SERVICES
- A5.14. EMERGENCY OPERATIONS

APPENDIX 01

FUTURE LAND USE

FUTURE LAND USE

A mix of residential, commercial, cultural and airport uses surround the New College campus. Adjacent residential uses include the Uplands subdivision north of the West Campus and a small residential block (the Pine Park subdivision) along 58th Street. South of the College is the Indian Beach/Sapphire Shores neighborhood. Cultural facilities including the Asolo Performing Arts Center, and the Florida State University-owned Ringling Museum are the predominant land uses to the south of the West Campus.

Sarasota-Bradenton International (SRQ) Airport is located north of General Spaatz Boulevard.

The campus is encumbered by its proximity to the SRQ Airport, including a Runway Protection Zone (RPZ) on a southwest/northeast axis that traverses the northeast side of the West Campus. Tamiami Trail (US 41) bisects the campus, and contains a wide variety of uses including retail, motel/hotel, cultural, and residential uses.

PROPERTY STATUS

In late 2012, 13 acres of land that are leased to New College by the SRQ Airport was annexed into the City of Sarasota. That land brought the entire New College campus area in the City limits. New College's planning context area includes both nearby areas the college is likely to affect as well as neighboring areas that are likely to affect the college. Neighboring educational institutions, the airport, nearby motels, the Shell gas station, and neighborhoods to the north and south are all part of the context area. The Classic Car Museum site was acquired by New College in 2008; the building is set to be demolished in 2024.

Surrounding land uses, City boundary, leased lands and the RPZ are identified on the Leased Lands map.

In February 2024, the New College of Florida Board of Trustees voted on the agreement for donated land from Manatee County. The Board approved the agreement for 9 acres North of the Powel Crosley Estate.

New College plans to pursue and assess land acquisition opportunities as they arise, strategically contributing to the campus's enduring future.

VACANT CAMPUS LANDS

The City of Sarasota's Comprehensive Plan (2005), also known as the Sarasota City Plan 2030, is a broad policy document intended to guide development in the City over a long-term planning period. Future Land Use is one of many elements of the City's plan, which is updated and amended as needed. The purpose of designating Future Land Uses is to achieve a high quality living environment through:

- Encouraging compatible land uses,
- Restoring and protecting the natural environment, and
- Providing facilities and services which meet the social and economic needs of the community.

Future Land Use classifications typically set maximum density and intensity allowances. Density is for residential uses, described as dwelling units per acre. Intensity is for non-residential uses, described as Floor Area Ratio (FAR), or the amount of developed square footage in relation to the total land area.

The City of Sarasota's Comprehensive Plan (Sarasota City Plan 2030, December 2008) identifies the majority of the New College campus as Metropolitan/Regional #2 Future Land Use. The purpose and intent of this land use classification is to identify areas in the City that draw visitors from great distances and have distinct and identifiable centers or campuses. This classification #2 is Institution of higher learning, Museum, Entertainment (University of South Florida / Ringling Museum of Art / Asolo Theatre).

For Metropolitan/Regional #2 Future Land Use, the maximum density and intensity are determined by the existing zoning district. However, any increase in density or intensity exceeding the amount permitted by existing zoning must be based, in part, upon a finding that the proposed change is compatible with the existing use, density, intensity and scale of development in the surrounding area. Up to 25 dwelling units per acre and 1.0 FAR may be consistent with the intent of the Metropolitan/Regional #2 Future Land Use classification.

The ten single-family lots on the south side of 58th Street are designated in the Sarasota City Plan as Single-Family Very Low Density Future Land Use, which allows development at 4.5 units per acre or less. If New College is able to acquire the entirety of the single-family houses, it is anticipated that a Future Land Use Map Amendment for Metropolitan/Regional #2 will be needed for redevelopment as shown in the Campus Master Plan.

There are two implementing City of Sarasota zoning districts for Metropolitan/Regional #2: Office Regional District (ORD) and Governmental (G). A small area between Bay Shore Road and Tamiami Trail is already zoned G, however most of the campus is zoned Medical/ Charitable/ Institutional (MCI). Governmental zoning should be established for the entire campus at the time city zoning is applied to the recently annexed area. Specific zoning requirements are contained in the City of Sarasota's Zoning Code.

The Manatee County Comprehensive Plan (September 2023) identifies the 9 acre parcel which has being donated to New College of Florida by Manatee County as Major Recreation / Open Space Future Land Use with an overlay district of Historical / Archaeological. The purpose and intent of this land use classification is to identify areas in the County of significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.

The Sarasota – Bradenton International (SRQ) Airport Impact (AI) Height Overlay is also in affect for this property will need to be discussed for any future developments especially with elevations over 40 feet or more.

APPENDIX 01

FUTURE LAND USE

LEASED LANDS CITY OF SARASOTA FUTURE LAND USE



APPENDIX 02

LOW IMPACT DEVELOPMENT

Sarasota County has developed a Low Impact Development Guidance Document that can be accessed via the County's website, at the time of this writing, the web address is:

<https://www.scgov.net/home/showpublisheddocument/33258/636634497001730000>

This section draws heavily from that guidance document and is an attempt to summarize the key points.

Conventional stormwater design typically consists of a single stormwater collection pond located in the lowest topographic portion of a drainage area, commonly in the form of retention or detention ponds.

Instead, Low Impact Development (LID) principles and practices incorporate a series of stormwater management devices which are located closer to the source of stormwater runoff as opposed to a centralized stormwater treatment device. LID strategies work together to improve the effectiveness and efficiency of the overall system, reducing the quantity of runoff volume and, at the same time, improving the water quality of water discharged from the site.

The County's Guidance Document establishes the following site planning and design objectives, taken from the County's Public Works web site:

- Preserve or conserve existing site features and assets that facilitate predevelopment hydrologic function.
- Minimize generation of runoff from impervious surfaces and contamination as close to the source as possible.
- Promote distributed retention, detention, treatment, and infiltration of runoff.
- Capture and reuse stormwater on site.
- Minimize site disturbance and compaction of soils through low impact clearing, grading, and construction measures.

Projects and sites which implement LID practices must still meet the criteria established by the Southwest Florida Water Management District (SWFWMD) and also the Land Development Regulations from Sarasota County, with reasonable assurances that the proposed designs will not adversely impact the water quality and/or surface or groundwater flows on adjacent properties or receiving waters downstream.

SARASOTA COUNTY LID PRACTICES:

The County has established minimum specifications for the design, construction, operation, and on-going maintenance of several categories of LID practices, including:

- Shallow Bioretention
- Pervious Pavement Systems
- Stormwater Harvesting
- Green Roof Stormwater Treatment
- Rainwater Harvesting
- Detention with Biofiltration

Any single practice is typically not implemented in isolation and would likely not meet the full requirements for stormwater management for either SWFWMD or Sarasota County. The concept of using multiple devices in a series across a larger drainage basin area is a key component for a successful LID implementation.

SUMMARY OF LID PRACTICES

SHALLOW BIORETENTION

Bioretention devices are primarily used for water quality treatment through infiltration and are best suited for smaller drainage areas of 2 acres or less. These devices can provide some stormwater detention, but commonly do not provide sufficient storage capacity to meet the regulations of agencies having jurisdiction (See Detention with Biofiltration below). There is a great amount of flexibility in the shape and size of treatment area, allowing these systems to be integrated into the landscape as an aesthetically pleasing feature. Surface water is directed into these bioretention areas from impervious surfaces by curbing or other fine grading techniques.

These systems do require an organic mulch layer and a specific soil media with a minimum depth in order to function properly. This soil profile does provide a high pollutant removal potential for total suspended solids and also for phosphorus and nitrogen.

Bioretention areas do require regular inspections and maintenance to ensure that the soil media is not contaminated by sediment or other debris and that the plant material within/around the device is healthy and supporting the function of the treatment device. Testing of the soil media is also required every three years.

PERVIOUS PAVEMENT SYSTEMS

Asphalt and concrete paving are the most common materials used for parking lots, streets, and sidewalks. These materials provide a durable surface but virtually all rainfall across them becomes runoff. Pervious systems, by contrast, allow for rainfall to infiltrate through the surface and provide temporary storage beneath the pavement systems. These permeable systems are best suited for low-traffic volumes and are susceptible to failure when subjected to frequent vehicle turning and braking. While not strictly applicable for New College, as a reference, Sarasota County does not allow parking above the 100% required amount unless all excessive parking is constructed with pervious pavement.

These pavement systems have a high potential for removal of suspended solids and metals in stormwater. There is also some potential for phosphorus and nitrogen removal with the additional of a nutrient removal layer.

Similar to bioretention areas, pervious pavement does require a specific profile of materials that allow for infiltration, filtering, temporary water storage and nutrient removal in layers above the native subsoil. These systems are best suited for flatter areas, with a recommended maximum slope of 0.5% across parking areas and 5.0% maximum for walkways and paths. Maintenance of the pervious pavement is an absolute must to prevent the system from becoming clogged with foreign debris. These pavement systems also require ongoing inspections at regular intervals to ensure that infiltration is being provided.

STORMWATER HARVESTING

A Stormwater Harvesting System consists of a surface detention pond or underground storage device to capture and store runoff prior to it being discharged from the site. Runoff water is directed into these storage devices through a network of underground piping and surface swales. This water is then reused on the site for irrigation of other allowable non-potable uses. This method of stormwater management does reduce quantity of runoff through the bulk capture of water and also has the benefit of capturing the mass of pollutants, including suspended solids and nutrients, before discharge into surface waters.

The added benefit of reducing potential demand on potable water for irrigation can this a valuable component of a series of treatment systems. There does need to be a receiving area for the irrigation and a pumping and distribution system must be installed and maintained. Uses of stormwater harvesting can

be limited in urban areas and property with a high percentage of impervious areas. In these cases, land area for surface ponds can be limited creating the need for more expensive underground storage options combined with limited lawn and landscape areas needed for irrigation application.

GREEN ROOF SYSTEMS

A green roof captures and stores rainfall on the roof of a building across an area of vegetation planted in a specialized soil media. This can also be combined with a cistern or other storage device (Rainwater Harvesting) to provide stormwater treatment. Rainwater infiltrates into the soil media and is available for plant uptake. Excess water flows through the media, is collected by internal piping and routed to a storage device. This captured runoff can be reused as irrigation or connected into another device in a series of LID facilities. This system does provide high levels of pollutant removal potential, has a relatively low level of maintenance as compared to other systems, and can create an aesthetic feature.

These systems are well suited for sites with a high impervious area and reduced space on the ground. However, there are some limitations to green roof systems, particularly related to initial capital costs, structural limitations of the building, and requirements for waterproofing and other barriers to create a watertight membrane with overflow drains.

RAINWATER HARVESTING

This practice is intended as a component of a stormwater system used to capture direct roof runoff from gutters, downspouts, or other means, effectively reducing the volume of water that is discharged off of the site and creating a source for irrigation or other exterior non-potable water uses. This technique has a main distinction that rainwater is collected before it comes into contact with the ground, at which point it begins to contact various potential contaminants and becomes stormwater.

Rainwater harvesting is common for small-scale residential properties to offset irrigation needs in the landscape, but these small devices are not meant to be utilized as part of a stormwater treatment system. However, larger commercial-scale systems can be used as part of an LID stormwater management system.

Ongoing inspection and maintenance of the storage device and any irrigation pump and spray system used for applying collected water should be part of a normal facilities plan.

DETENTION WITH BIOFILTRATION

This system is very similar to the Shallow Bioretention device discussed above. The key differences are that some detention of stormwater runoff is incorporated into the design along with an underdrainage system to remove excess infiltration through a series of pipe and then to a discharge point.

FLORIDA FRIENDLY LANDSCAPING™ PROGRAM

The Florida Friendly program was developed by the University of Florida to provide information to “match the right plant with the right place and providing the right care at the right time”. Incorporating the elements of this program should be considered as a component of LID facilities that utilize landscape plantings as a part of the treatment device.

LOW IMPACT DEVELOPMENT PLANNING AND EVALUATION GUIDANCE CHART							
LOW IMPACT DEVELOPMENT PLANNING CONSIDERATIONS	PROJECT APPLICABILITY (Y OR N)	LOW IMPACT DEVELOPMENT ALTERNATIVES AVAILABLE TO MEET STORMWATER MANAGEMENT NEEDS IN SARASOTA COUNTY					
		SHALLOW BIORETENTION	PERVIOUS PAVEMENTS	STORMWATER HARVESTING	GREENROOF TREATMENT	RAINWATER HARVESTING	DETENTION WITH BIOFILTRATION
A. GENERAL SITE CONSIDERATIONS							
A.1 - THE PROJECT IS PLANNED TO BE CONSTRUCTED ON UNDEVELOPED LAND WITH FLEXIBLE LOCATIONS FOR STORMWATER MANAGEMENT							
A.2 - THE PROJECT IS A REDEVELOPMENT AREA OR RETROFIT PROJECT WHERE NO STORMWATER PONDS EXIST							
A.3 - THE PROJECT IS A PROPOSED LINEAR PROJECT (I.E. NEW ROADWAY)							
A.4 - THE PROJECT IS COMPRISED OF A LARGE MIXED USE OR PLANNED DEVELOPMENT (RESIDENTIAL/COMMERCIAL DEVELOPMENT)							
A.5 - THE SITE IS PLANNED FOR A COMMERCIAL LARGE "BIG BOX" BUILDINGS AND LARGE PARKING AREAS							
A.6 - THE PROJECT IS PLANNED AS A CLUSTERED, HIGH INTENSITY MULTI-FAMILY RESIDENTIAL OR "NEW URBANISM" PROJECT.							
B. ENVIRONMENTAL SITE CONSIDERATIONS							
B.1 - THE SEASONAL HIGH GROUNDWATER TABLE IS LESS THAN 1.5 FEET BELOW THE LAND SURFACE							
B.2 - THE SOILS ON THE SITE ARE POORLY DRAINED WITH LESS THAN 2 INCHES/HR INFILTRATION (I.E. SCS TYPE B/D OR D)							
B.3 - THE SITE LIES WITHIN THE 100-YEAR FLOODPLAIN							
B.4 - THE PROJECT AREA INCLUDES SPECIAL HABITATS OF CONCERN OR REQUIRES SPECIAL PROTECTION MEASURES							
B.5 - THE PROJECT IMPACTS WETLANDS OR THERE ARE EXISTING IMPACTED WETLANDS THAT MAY BENEFIT FROM STORMWATER							
B.6 - THE SITE REQUIRES FILL MATERIALS FOR DEVELOPMENT							
B.7 - THERE ARE OPPORTUNITIES TO PRESERVE FORESTED AREAS FOR NON-PRESUMPTIVE STORMWATER TREATMENT BENEFITS							
B.8 - THE PROJECT SITE HAS NO POSITIVE OUTFALL							
C. SPECIAL WATERSHED SITE CONSIDERATIONS							
C.1 - THE PROJECT LIES WITHIN A WATERSHED OF SPECIAL CONCERN (I.E. WITHIN A PEAK SENSITIVE OR VOLUME SENSITIVE AREA)							
C.2 - THE WATERSHED RECEIVING STREAM IS IN AN OUTSTANDING FLORIDA WATER (OFW)							
C.3 - THE WATERSHED LIES WITHIN AN IMPAIRED WATER BODY AND MAY HAVE SPECIFIC TMDL'S IDENTIFIED FOR NUTRIENTS							
Source: Sarasota County LID Manual							

LOW IMPACT DEVELOPMENT PLANNING AND EVALUATION GUIDANCE LEGEND	
THE LID PRACTICE IS BOTH FEASIBLE AND PRACTICAL AND IS RECOMMENDED FOR CONSIDERATION	
THE LID PRACTICE MAY BE FEASIBLE BUT MAY REQUIRE SPECIAL MEASURES FOR PRACTICAL IMPLEMENTATION	
THE LID PRACTICE POSES PRACTICAL CHALLENGES FOR IMPLEMENTATION THAT MAY LIMIT THE APPLICATION	
NOTE: THE LID EVALUATION AND GUIDANCE TOOL IS PROVIDED TO AID STORMWATER PROFESSIONALS IN PLANNING FOR SUCCESSFUL LID PROJECTS. THE STORMWATER PROFESSIONAL IS ADVISED TO EVALUATE LID OPTIONS FOR EACH CATEGORY APPLICABLE FOR THE PROPOSED PROJECT AS SHOWN IN THE GUIDANCE CHART AND THEN FOLLOW DESIGN RECOMMENDATIONS IN THE RESPECTIVE LID SECTIONS. IT IS THE SOLE RESPONSIBILITY OF THE STORMWATER PROFESSIONAL TO DESIGN THE PROJECT TO EFFECTIVELY MEET BOTH SARASOTA COUNTY AND SWFWMD PERMITTING REQUIREMENTS FOR STORMWATER MANAGEMENT.	
<i>Source: Sarasota County LID Manual</i>	

APPENDIX 03

HOUSING

The College currently houses approximately 80 percent of students on/off campus, in several buildings, offering suite and dormitory style housing, containing a total of 629 beds. The stated policy of New College is to house 80 percent of students (headcount) on campus. If enrollment grows as projected to 1800, the College will need a minimum of 1440 beds. Freshman and sophomores are required to live on campus. The College does not own or operate any student housing off campus.

ON-CAMPUS STUDENT HOUSING INVENTORY		
NAME	TYPE	BEDS
PEI DORM: GORDON E. MICHELSON CENTER, HALL PEGGY BATES HALL , ELAINE & HARVEY ROTHENBERG HALL*	SUITE	306
PALMER “B” DORM	DORMITORY	43
DORT / GOLDSTEIN	SUITE	151
LETTER DORMS “V, W, X, Y, AND Z”	DORMITORY	208

* CURRENTLY REMOVED FROM OPERATIONS AS OF FALL 2023 WITH NO PLANS TO REINSTATE THE DORM ROOMS; APPROXIMATE 355 OFF-SITE TOTAL BED COUNT AS OF FALL 2025

OFF-CAMPUS STUDENT HOUSING INVENTORY		
NAME	TYPE	BEDS
OFF-SITE LEASED HOUSING	SUITE	227

SOURCE: NEW COLLEGE FACILITIES PLANNING, 2025

In 2007, NCF constructed five new student residence halls, called the letter dorms “V, W, X, Y and Z” totaling 70,197 square feet on East Campus. These residence halls house 208 students

In 2009 the Pei Dormitory 2nd Court underwent an extensive renovation/updating.

In 2014 the Pei Dormitory 3rd Court underwent significant remodeling. During this project new bathroom cabinetry and fixtures, flooring, paint, new concrete pavers in the interior courtyard area, new exterior IT cabinets, building waterproofing and drainage, new Cat5 wiring and interior and exterior lighting fixtures were done. New furniture throughout the dorm was also included.

In 2014 Palmer “B” also underwent a remodeling which included new kitchens and appliances, new flooring throughout, new bathroom counters and fixtures, roofing repairs, interior and exterior painting, new lighting, a new concrete patio with sidewalk and an ADA parking space. New furniture was purchased for this dorm as well.

In 2021 Palmer “B” also underwent a bathroom remodeling which included new bathroom counters, new stalls, new showers, new fixtures and sinks, painting, new lighting, new water and sewer lines.

In 2023, the exteriors of the Letter dorms (X, Y, V, and W) were repaired and painted, and the kitchen cabinets were also replaced. That same year, interior renovations were completed in the Dort and Goldstein dormitories, along with exterior renovations to the Letter dorms and PMB.

In 2024, the HVAC systems in Dort and Goldstein dormitories were replaced.

APPENDIX 04

CAPITAL IMPROVEMENTS

The Capital Improvement Plan (CIP) for 2025-2030 is a rolling 5-year planning document that is updated annually. Annual updates provide the opportunity to make changes as new information becomes available regarding College needs and funding resources. Site improvements can be funded by infrastructure dollars not contained within the CIP. Campus space utilization was considered in establishing the CIP priorities. Site improvements can be done with infrastructure funds and are not reliant on the CIP.

All the projects requested are in accordance with recommendations contained in the College's Educational Plant Survey conducted in November 2024. Proposed priorities for the 2025-30 plan include:

PECO ELIGIBLE PROJECT REQUESTS

► PRIORITY 1: MULTI-PURPOSE BUILDING SUPPORTING ENROLLMENT GROWTH

This project will be completed in phases. This request was the highest-ranked project on the College's 2020-21 PECO priority list and the second-highest-ranked project on the Board of Governors' 2020-21 SUS PECO priority list. If the planning funds are appropriated in FY 2025-26, and the remainder of the funds in 2026-27 and 2027-2028, the project will be well-positioned to support the timing of the planned growth. The project includes multi-use space supporting the academic program (classrooms, auditorium, study, and offices), administrative support (campus safety, records & registration, financial affairs, employee support services) and various site improvements.

The \$10 million in planning funds will guide decisions on how best to configure the new multi-use facility in accordance with future growth of the student body and with the principles of the campus master plan. Total all-in project costs are estimated at \$68.5 million.

► PRIORITY 2: OLD CAPLES HOUSE & CARRIAGE HOUSE EXTERIOR RENOVATIONS

This project will focus on two buildings constructed in 1930. Work will include roofing and exterior stucco repairs to align them with current regulations as well as preserve them historically. This project will facilitate growth in existing academic programs that will result in improved 4-year graduation rates and subsequent enrollment growth.

► PRIORITY 3: SHARED USE FACILITY – NCF/FSU RINGLING CHILLER PLANT EXPANSION

The chiller plant serving both institutions allows for more efficient use of existing equipment/chiller capacity and provides an increased level of chiller back up support. A management agreement has been developed to govern the operation of the joint use plant. The existing facility services a total of approx. 789,489 sf of space for both colleges, but there are several buildings on NCF's campus that are not connected to the plant. With NCF's future growth it is more efficient to add existing and future buildings to the chiller plant. The chiller plant is at capacity and several of the chillers are nearing their end of useful life and therefore requires an expansion.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

The following table is the Five-Year Capital Improvement Plan (CIP-2) for Fiscal Years 2025 through 2030. This was approved by the Board of Trustees on June 13, 2024.

State University System
 5-Year Capital Improvement Plan (CIP)
 FY 2025-26 through 2029-30
Summary of Projects
 (PECO-Eligible Project Requests)

University: New College of Florida Contact: Christie FitzPatrick cfitzpatrick@ncf.edu
 (name) (email)

Priority No.	Project Title	Total Supplemental (Non PECO) funding	Total Prior PECO Funding	Projected Annual PECO Funding Requested			Programs to Benefit from Project	Net Assignable Sq. Ft. (NASF)	Gross Sq. Ft. (GSF)	Total Project Cost	Project Cost Per GSF	EPS Recommendation Date & Rec. # ⁽¹⁾
				FY24-25	FY25-26	FY26-27						
1	Multi-Purpose Building Supporting Enrollment Growth			\$ 10,103,569	\$ 24,504,437	\$ 33,917,271	All	75,936	106,310	\$ 68,525,277	\$ 644.58	BOT EPS Approved date 06/13/2024
2	Old Caples House & Carriage House Exterior Renovations			\$ 7,734,447			All	5,071	8,154	\$ 7,734,447	\$ 948.55	
3	Shared Use Facility - NCF/FSU Ringling Chiller Plant Expansion			\$ 6,927,820			All	4,993	6,990	\$ 6,927,820	\$ 991.10	BOT EPS Approved date 06/13/2024

1) Pursuant to s. 1001.706(12)c., F.S., new projects that have not already been partially appropriated funding must be Recommended in the latest Educational Plant Survey (EPS) in order to be included in the final prioritized list of projects (for the FCO LBR). If a project was partially appropriated funding without an EPS Recommendation, please cite the General Appropriations Act year and (\$) amount(s) appropriated, for reference.

*It is requested that the funds received in the General Appropriation Act Chapter 2023-239, Laws of Florida line 18 Hamilton Classroom Building Remodeling for \$5,882,388 be reverted and re-appropriated for this purpose. The difference of \$5,617,612 is requested to be funded on the PECO list.

APPENDIX 05

INTERGOVERNMENTAL COORDINATION

The Campus Development Agreement between the New College Board of Trustees and the host community, the City of Sarasota, executed on October 21, 2020, will remain in effect for five years, unless otherwise extended or terminated by mutual consent of New College and the City of Sarasota. The concurrency analysis completed in 2016 and referenced by the current Development Agreement updated in 2025 indicated that there was adequate potable water, sanitary sewer, solid waste, drainage/stormwater management, parks and recreation, roads, and public transportation facilities and services to serve new development on the New College campus consistent with the most recent Campus Master Plan, and consistent with the Level of Service standards for these facilities as adopted in the Sarasota City Plan.

For the duration of the Campus Development Agreement, the City of Sarasota agreed to vest from its concurrency requirements, the development identified in the New College Master Plan adopted in October 2015 and amended in August 2016, and in the Concurrency Analysis dated October 2016. This 2025 amendment to the plan does not increase development that is shown in the 2016 Plan and 2016 Concurrency Analysis. In 2020, New College and the City agreed that no off-campus improvements are needed to maintain the City's Level of Service (LOS) standards. Any development identified in the Campus Master Plan which has not been built will remain vested from the City's concurrency requirements.

The College is undertaking a new Levels of Service Concurrency Analysis dated April 2025. As discussed in that 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 updated Campus Development Agreement and will even extend beyond the long-range scenario of the New College Campus Master Plan Update. In the event those conditions change in the future, the College will update the Master Plan to incorporate them and will negotiate new campus development agreement(s) with the City of Sarasota and/or Manatee County.

Therefore, as demonstrated in the 2025 Concurrency Analysis, new development consistent with the Campus Master Plan will not degrade the existing LOS for:

► TRANSIT OR ADJACENT OR IMPACTED ROADWAYS

Due to the separation of the University of South Florida, New College's projected build out over the term of the Campus Development Agreement remains under the number of previously vested trips.

► SANITARY SEWER/WASTEWATER

There is sufficient capacity in the existing collection system to continue service to New College for the long range scenario of the Campus Master Plan. The City and New College will review sanitary sewer/wastewater infrastructure in connection with new building design and construction.

► SOLID WASTE

New College will pursue additional agreements understanding with the City as necessary to ensure there is adequate solid waste collection and disposal to serve the campus and meet the 6.9 pounds of waste per day per capita LOS.

► STORMWATER

The anticipated growth will be accommodated by the available vacant land on campus to provide stormwater treatment and retention at the current standards and LOS requirements provided that any impacts of stormwater drainage to off-campus public stormwater management facilities are mitigated in accordance with the City's Engineering Design Manual and Southwest Florida Water Management District permitting requirements.

► POTABLE WATER

There is sufficient capacity in the current distribution system to continue service to New College for the 50-year long range scenario of the Campus Master Plan. The City and New College will review potable water infrastructure in connection with new building design and construction.

► PARKS AND RECREATION

New College will continue to provide on-campus active and passive recreation support to meet the needs of the campus.

THE FOLLOWING LISTS ALL THE COORDINATING ENTITIES REFERENCED IN THIS SECTION:

- New College Facilities Planning
- New College Campus Police (Serving both New College and USF S/M)
- New College Division of Student Affairs
- American Red Cross
- Asolo Center for the Performing Arts
- Board of Trustees of Internal Improvement Trust Fund
- City of Sarasota Planning Department
- City of Sarasota Development Services Department
- City of Sarasota Police Department
- City of Sarasota Public Works Department
- City of Sarasota Utilities Department
- Contract Service Suppliers for Recycling and Hazardous Wastes
- Federal Emergency Management Agency (FEMA)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- FDEP Division of State Lands and Land Management Advisory Council (LMAC)
- Florida Fish and Wildlife Conservation Commission
- Indian Beach/Sapphire Shores Neighborhood Association
- John and Mable Ringling Museum of Art
- Manatee County Area Transit (MCAT)
- Manatee County Public Works
- Cedar Hammock Fire Control District
- Manatee County Development Services Department
- Manatee County Sheriff's Department
- Sarasota Bay Estuary Program
- Sarasota County Area Transit (BREEZE)
- Sarasota County Department of Emergency Management
- Sarasota County Health Department
- Sarasota County Natural Resources Department
- Sarasota County Parks and Recreation
- Sarasota County Planning Department
- Sarasota County Sheriff's Department
- Sarasota County Fire Department
- Sarasota County Public Works Department
- Sarasota/Manatee Airport Authority
- Sarasota/Manatee Metropolitan Planning Organization (S/M MPO)
- Southwest Florida Regional Planning Council
- Southwest Florida Water Management District (SWFWMD)
- State of Florida Division of Historical Resources
- State of Florida
- Office of the State Fire Marshal Uplands Neighborhood Association
- USF Sarasota/Manatee (USF S/M)

THE FOLLOWING IS A LIST OF THE TOPICS COVERED IN THIS SECTION:

- 1. COMPATIBILITY OF CAMPUS AND AREA DEVELOPMENT
- 2. LAND TRANSFERS AND ACQUISITIONS
- 3. COORDINATION OF COMPREHENSIVE PLANS
- 4. OFF-CAMPUS HOUSING
- 5. RECREATION AND OPEN SPACE
- 6. PEDESTRIAN AND NON-VEHICULAR CIRCULATION
- 7. TRANSIT USE, VEHICULAR CIRCULATION, AND PARKING
- 8. WATER SUPPLY CAPACITY AND INFRASTRUCTURE
- 9. SANITARY SEWER CAPACITY AND INFRASTRUCTURE
- 10. SOLID WASTE
- 11. DRAINAGE AND FLOODING
- 12. CONSERVATION AND HABITAT
- 13. FIRE, RESCUE, SAFETY, AND EMERGENCY MEDICAL SERVICES
- 14. EMERGENCY OPERATIONS

► TOPIC 1: COMPATIBILITY OF CAMPUS AND AREA DEVELOPMENT

DESCRIPTION

Proposed campus development should be compatible with development in the adjacent context area. Aspects of this relationship include building location, orientation, mass and scale, landscape character and functional character at ground level.

The master plan recommends new development be compatible with the surrounding area. Residential neighborhoods abut the north and south edges of the West Campus and lie to the east and southeast of the campus. Institutional and residential uses are located between the different zones of the west campus. The Sarasota/Bradenton International Airport is located north of the campus, on the east side of US 41. The East Campus lands are leased from the Airport.

A portion of the campus including College Hall, Cook Hall, Robertson Hall, and Caples Mansion and Carriage House are listed on the National Register and State of Florida Division of Historical Resources as the Caples'-Ringlings' Estates Historic District.

Efforts are ongoing in Sarasota and Manatee Counties to improve the US 41 corridor as it serves as a gateway to both jurisdictions. This master plan and the College should support ongoing efforts to beautify and improve the overall environment along the US 41 corridor.

New College will endeavor to work with other institutions in the area to create a University/ Institutional district.

COORDINATING ENTITIES:

- New College Facilities Planning
- City of Sarasota Development Services Department
- City of Sarasota Planning Department
- City of Sarasota Public Works Department
- Department Sarasota County Planning Department
- Sarasota/Manatee Airport Authority
- State of Florida Division of Historical Resources
- Florida Department of Transportation
- Sarasota County Planning Department
- Manatee County Development Services Department

COORDINATION MECHANISMS

In the past, organized planning efforts between New College and local governmental agencies have been sporadic and reactive to circumstances rather than looking toward mutually agreeable planning goals. While this is improving, there is still some room for improvement.

The College solicits review and assistance from the State for the development and improvement of facilities on the national register. Given the need for improvements along Bay Shore Road and the institutional district that is emerging in the context area, New College will seek to establish cooperative relationships with the local government and surrounding institutions.

NATURE OF RELATIONSHIP

The nature of the relationship between New College and local governmental agencies has been one by which development occurred within each entity with minimal coordination with the other. The College maintains the right and responsibility to establish and regulate land uses within the campus boundaries, just as the county has similar rights and responsibilities within their jurisdiction.

The county agencies have been responsive and interested in the development of the campus master plan. The College enjoys a mutually beneficial and informative relationship with the state historical agencies.

RECOMMENDATIONS

College officials should continue to develop relationships with city and county agencies to establish a cooperative and reciprocal process by which applications for development permits within the context area of the campus are reviewed. Again, the College should work with adjacent institutions and the local government to enhance the emerging institutional district in the context area.

► TOPIC 2: LAND TRANSFERS AND ACQUISITIONS

DESCRIPTION

The master plan and the growth projections of the College are understood to be compatible with all local governmental and institutional master plans.

New College plans to pursue and assess land acquisition opportunities as they arise, strategically contributing to the campus's enduring future.

Additionally, New 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.

COORDINATING ENTITIES

- New College Facilities Planning
- Board of Trustees of the Internal Improvement Trust Fund
- City of Sarasota Development Services Department
- City of Sarasota Planning Department
- Florida Department of Environmental Protection (FDEP)
- Land Management Advisory Council (LMAC)
- Sarasota County Planning Department
- Manatee County Development Services Department

COORDINATION MECHANISMS

There is no mechanism at this time to coordinate land acquisition and transfer with local government agencies.

NATURE OF RELATIONSHIP

The city and county governments recognize the College as a valuable asset to the community and support continued growth. As New College acquires new properties, City of Sarasota Future Land Use designations will be needed.

RECOMMENDATIONS

The College and the city and county agencies should establish a cooperative and reciprocal process to notify one another of proposed land acquisitions.

► TOPIC 3: COORDINATION OF COMPREHENSIVE PLANS

DESCRIPTION

The future growth of the New College of Florida campus should be coordinated with planned growth in the context area to reduce traffic and stormwater impacts, share opportunities for open space and recreation/trails, minimize impacts on surrounding neighborhoods, and encourage compatible land uses. If a comprehensive plan amendment is required, it will be submitted at the appropriate time.

- Coordinating Entities
- New College Facilities Planning
- Asolo Center for the Performing Arts
- City of Sarasota Development Services Department
- City of Sarasota Planning Department

- Indian Beach/Sapphire Shores Neighborhood Association
- John and Mable Ringling Museum of Art
- Manatee County Development Services Department
- Sarasota County Planning Department
- Sarasota/Manatee Airport Authority
- Sarasota/Manatee Metropolitan Planning Organization (S/M MPO)
- Uplands Neighborhood Association
- University of South Florida Sarasota-Manatee Campus (USF S/M)

COORDINATION MECHANISMS

The College will provide copies of its campus master plan amendments to the host local government, the City of Sarasota, and other coordinating entities so that they will be aware of changes that have occurred. A copy of the campus master plan will be maintained on the College's website. Any amendment to the adopted plan that exceeds the thresholds established in 1013.30 (9), Florida Statutes, will be sent to the City of Sarasota for review prior to adoption by the Board of Trustees and two public hearings will be held prior to the adoption of the plan amendment. The College will revise and update its campus development agreement with the affected local government as needed.

NATURE OF RELATIONSHIP

Enrollment growth is projected for New College, which will result in the need for new housing on campus. Growth and development in the city and counties in the campus context area should be coordinated for the mutual benefit of all.

RECOMMENDATIONS

New College officials should work closely with planning officials from the coordinating entities to establish a process for the reciprocal review and development of comprehensive plans and plan amendments.

► TOPIC 4: OFF-CAMPUS HOUSING

DESCRIPTION

New College will continue to provide approximately 80 percent on-campus housing facilities. The College should coordinate with the City of Sarasota and Manatee County on issues regarding security and traffic in areas where students live off- campus, especially along the Bay Shore Road and US 41 pedestrian routes.

COORDINATING ENTITIES

- New College Facilities Planning
- New College Campus Police (Serving both New College and USF Sarasota/Manatee)
- City of Sarasota Planning Department
- City of Sarasota Police Department
- Manatee County Development Services Department
- Manatee County Sheriff
- Sarasota County Planning Department
- Sarasota County Sheriff

COORDINATION MECHANISMS

There is no formal intergovernmental coordination system regarding off-campus housing.

NATURE OF RELATIONSHIP

Entities involved with off-campus housing have worked independently of the College.

RECOMMENDATIONS

The College should track the residential location of its commuting population and coordinate with local law enforcement, local planning agencies, and off-campus student housing providers to assess quality of life and ensure student health and safety in areas where students may be concentrated in the immediate context area.

► TOPIC 5: RECREATION AND OPEN SPACE

DESCRIPTION

The proposed open space improvements on campus should be coordinated with the City of Sarasota and other local open space plans. Along Bay Shore Road, a widened tree-lined sidewalk is proposed, which will improve the pedestrian environment and provide a more defined edge for the campus. This will ideally link to the Ringling Museum and the South Campus to the south and north to the USF S/M campus.

COORDINATING ENTITIES

- New College Facilities Planning
- Florida Department of Environmental Protection (FDEP)
- Florida Fish and Wildlife Conservation Commission
- Southwest Florida Water Management District (SWFWMD)
- City of Sarasota Planning Department
- City of Sarasota Public Works

COORDINATION MECHANISMS

No organized or periodic system of collaborative planning of recreation and open space exists between the College and local governmental agencies.

NATURE OF RELATIONSHIP

The nature of the relationship between New College and the government entities has been one by which development of recreation and open space occurred with minimal coordination. The College allows the campus grounds to be utilized by the general public for recreation and solitude.

RECOMMENDATIONS

College officials should work together with the city to establish a cooperative and reciprocal process to review recreation and open space goals. The College should also seek to work with the adjacent institutions to ensure that an institutional district emerges that serves the objectives of all parties.

► TOPIC 6: PEDESTRIAN AND NON-VEHICULAR CIRCULATION

DESCRIPTION

Currently, the major area of pedestrian-vehicular conflict occurs along Bay Shore Road from the Library to College Drive. The US 41 and Bay Shore Road corridors continue to be a concern especially with regard to safety and security especially at night.

COORDINATING ENTITIES

- New College Facilities Planning
- Asolo Center for the Performing Arts
- City of Sarasota Planning Department
- City of Sarasota Public Works Department
- Florida Department of Transportation (FDOT)
- Indian Beach/Sapphire Shores Neighborhood Association
- John and Mable Ringling Museum of Art
- Sarasota/Manatee Metropolitan Planning Organization (S/M MPO)
- Uplands Neighborhood Association
- University of South Florida Sarasota-Manatee Campus (USF S/M)

COORDINATION MECHANISMS

While no formal mechanism exists for the coordination of on and off-campus pedestrian and bicycle paths, the campus administration should engage in routine discussions with city and state officials on this matter.

NATURE OF RELATIONSHIP

New College has established good relationships with its neighbors and government agencies. There are acknowledged pedestrian and non-vehicular circulation and safety issues.

RECOMMENDATIONS

The College should strengthen its intergovernmental relationships and establish a process for reciprocal review of non-vehicular improvements. The College should also coordinate with city and county officials to facilitate improvements to the pedestrian environment and the safe use of bicycles and reduce automobile impacts on the area. Coordination and cooperation should also be sought with other institutions in the context area such as the Ringling and USF S/M.

► TOPIC 7: TRANSIT USE, VEHICULAR CIRCULATION, AND PARKING

DESCRIPTION

The future roadway capacity and level of service for portions of US 41 near the campus should be reviewed.

There are buses from both Manatee County and Sarasota County that serve the New College campus and the airport area.

Opportunities for off-campus or remote parking lots should be identified for the longer term, including commercial developments along US 41.

COORDINATING ENTITIES

- New College Facilities Planning
- New College Campus Police (Serving both New College and USF S/M)
- City of Sarasota Planning Department

- City of Sarasota Public Works Department
- Florida Department of Transportation (FDOT)
- Manatee County Area Transit (MCAT)
- Manatee County Department of Public Works
- Manatee County Development Services Department
- South/Manatee Metropolitan Planning Organization (S/M MPO)
- Sarasota County Area Transit (BREEZE)
- Sarasota County Planning Department
- Sarasota County Public Works Department
- Sarasota/Manatee Airport Authority

COORDINATION MECHANISMS

Coordination between New College and the local authorities historically has occurred on an as-need basis.

NATURE OF RELATIONSHIP

The nature of the relationships has been cooperative.

RECOMMENDATIONS

New College should develop an independent relationship with local and state governmental agencies and seek to reduce and improve traffic impacts on neighborhood roadways.

► TOPIC 8: WATER SUPPLY CAPACITY AND INFRASTRUCTURE

DESCRIPTION

There is adequate capacity in the water supply system to serve the needs identified in the current campus master plan.

As specific development projects are being designed, the details related to water service connections and capacity will be evaluated. Potable water capacity is coordinated with the local jurisdiction to the extent necessary during the Concurrency Review and Development Agreement discussions, with ongoing coordination as needed based on specific project details. In certain circumstances, the State of Florida has some applicable regulations. The Southwest Florida Water Management District (SWFWMD) regulates the withdrawal of groundwater.

COORDINATING ENTITIES

- New College Facilities Planning
- City of Sarasota Utility Department
- Florida Department of Environmental Protection (FDEP)
- Southwest Florida Water Management District (SWFWMD)

COORDINATION MECHANISMS

Coordination between the New College and city and county agencies has occurred on an as-needed basis when infrastructure improvements and/or new capital improvement projects are planned or

implemented. Coordination with state agencies occurs periodically for water quality monitoring.

NATURE OF RELATIONSHIP

The nature of the relationships has been cooperative.

RECOMMENDATIONS

New College should coordinate with state and local governmental agencies to improve and upgrade the existing water supply system on and off-campus.

► TOPIC 9: SANITARY SEWER CAPACITY AND INFRASTRUCTURE

DESCRIPTION

There is adequate capacity in the sanitary sewer system to serve the needs identified in the current campus master plan. For specific projects on the campus, anticipated wastewater requirements will be evaluated during the design phase. Coordination with the local jurisdiction occurs during the Concurrency Review and Development Agreement discussions, with ongoing coordination as needed based on specific project details. New sewer connections or infrastructure may require review by the State of Florida.

COORDINATING ENTITIES

- New College Facilities Planning
- City of Sarasota Utility Department
- Florida Department of Environmental Protection (FDEP)
- Sarasota County Health Department
- Manatee County Public Works

COORDINATION MECHANISMS

Coordination between the College and city and county agencies occurs on an as-needed basis when infrastructure improvements and/or capital improvement projects are planned or implemented. Sanitary sewer infrastructure projects are permitted by the FDEP and reviewed with the City of Sarasota.

NATURE OF RELATIONSHIP

The nature of the relationship is cooperative.

RECOMMENDATIONS

The College should coordinate with state and local governmental agencies to improve and upgrade the existing sanitary sewer system on and off-campus. The College should support efforts to eliminate existing on-site septic systems and extend the sanitary service to all campus facilities.

► TOPIC 10: SOLID WASTE

DESCRIPTION

The City of Sarasota and Manatee County provides garbage collection services on the campus. The City and County are coordinating with the College to serve the campus solid waste demand. The City and County are also coordinating to reduce landfill demand in accordance with the Florida Waste Management Act. The College collects its own recycling materials, which are then removed by a private contractor. The College should continue to reduce its solid waste generation by expanding the recycling program.

The College will meet all state and federal regulations in the collection and transportation of its own hazardous wastes and material.

COORDINATING ENTITIES

- New College Facilities Planning
- City of Sarasota Public Works Department
- Contract Service Suppliers for Recycling and Hazardous Wastes
- Manatee County Public Works Department

COORDINATION MECHANISMS

The College currently coordinates its solid waste management with the city on an as-needed basis when changes in solid waste policies are adopted.

NATURE OF RELATIONSHIP

The nature of the relationship with city and county agencies is cooperative. The College maintains an employer-vendor relationship with the contract service provider.

RECOMMENDATIONS

The College should continue to maintain a cooperative relationship with city and county agencies for disposal of solid waste.

► TOPIC 11: DRAINAGE AND FLOODING

DESCRIPTION

Stormwater management plans will be reviewed and permitted by the Southwest Florida Waste Management District (SWFWMD). An FDOT drainage permit may be required if detention and drainage affect US 41, and when improvements are adjacent to FDOT right-of-way. The stormwater management system should be coordinated with the National Pollutant Discharge Elimination System (NPDES) for improvements disturbing one (1) acre or more. Detention areas are proposed in the master plan to provide water quality treatment for the stormwater runoff from the ten-year program. The need for stormwater attenuation is not anticipated since the system has a direct outfall into Sarasota Bay.

Portions of the West Campus, South Campus and Uplands property fall within Flood Zones VE, AE, and X. Zone AE is subject to 100-year floods and Zone VE is subject to 100-year floods and associated wave action. Portions of the West Campus fall within the Coastal High Hazard Area, which is defined as those areas seaward of the Coastal Construction Control Line and FEMA designated VE-Zones. The City's Coastal Construction Code and Zoning Code regulate development and address flood hazard concerns in the coastal area.

The entire city is defined as a Coastal Area in the City Plan. The Sarasota County Department of Emergency Management is responsible for developing and administering hurricane preparedness planning for the Sarasota area through the Sarasota County Peacetime Emergency Plan. The City of Sarasota coordinates its hurricane emergency effort with that plan. New College has identified evacuation shelters on campus in its Emergency Operation Plan. US 41 and the University Parkway are designated as total evacuation routes for the City. US 41 is recognized as the "Ultimate Constricting Route" as it serves all of the barrier islands.

COORDINATING ENTITIES

- New College Facilities Planning
- New College Police Department

- City of Sarasota Police Department
- City of Sarasota Public Works Department
- Florida Department of Environmental Protection (FDEP)
- Federal Emergency Management Agency (FEMA)
- Manatee County Department of Public Safety
- Sarasota County Department of Emergency Management
- Southwest Florida Waste Management District (SWFWMD)
- Florida Department of Transportation (FDOT)

COORDINATION MECHANISMS

Several programs and mechanisms exist by which the College and federal, county, and city agencies coordinate efforts. These mechanisms include the Sarasota County Peacetime Emergency Plan, SWFWMD review and permitting of stormwater management improvements proposed by the College, FEMA coastal construction requirements and the National Pollutant Discharge Elimination System program.

NATURE OF RELATIONSHIP

The nature of the relationships historically has been cooperative.

RECOMMENDATIONS

The College and the governmental agencies listed should continue to coordinate efforts in support of improving the quality of stormwater and coastal management, emergency plans and evacuation procedures. College officials should continue to attend educational seminars offered by the above listed agencies.

► TOPIC 12: CONSERVATION AND HABITAT

DESCRIPTION

Sarasota Bay is designated an Outstanding Florida Water by the State of Florida and is afforded the highest degree of protection by the State. The Bay also has been recognized as meriting special attention under the Estuary Management Provision of the 1987 Amendment to the Clean Water Act. A variety of marine life including dolphins and manatees and upland and shore birds, frequent the bay.

There is a seagrass bed in Sarasota Bay, west of the campus. These beds trap sediments, absorb nutrients and provide a variety of habitat and food source for marine species. Non-point pollution from stormwater runoff should be minimized, as well as adverse impacts from turbidity, reduced light levels, and other physical impacts.

COORDINATING ENTITIES

- New College Facilities Planning
- Florida Department of Environmental Protection (FDEP)
- Florida Fish and Wildlife Conservation Commission
- Sarasota Bay Estuary Program
- Sarasota County Parks and Recreation Department
- Sarasota County Natural Resources Department
- Southwest Florida Water Management District (SWFWMD)

COORDINATION MECHANISMS

While no formal mechanism exists currently for the coordination of conservation and habitat programs, alumni of the New College Environmental Studies Program actively serve on community committees and governmental commissions. Information and data gathered is shared with College officials and the campus community.

NATURE OF RELATIONSHIP

No formal relationships currently exist.

RECOMMENDATIONS

The College should continue to support active participation in resiliency issues by members of the campus community. The College should work to develop a cooperative and reciprocal formal exchange of information.

► TOPIC 13: FIRE, RESCUE, SAFETY AND EMERGENCY MEDICAL SERVICES

DESCRIPTION

The New College Campus Police Department officers are certified by the Florida Department of Law Enforcement. They are responsible for all law enforcement and emergency response coordination on the campus. Their services are divided between the New College and USF S/M campuses. The police department includes sworn officers who are trained in first aid, CPR, criminal investigation, traffic enforcement and accident investigation. As a property within the city limit, the College is also served by city fire, rescue and emergency medical services for the students, faculty and staff.

COORDINATING ENTITIES

- New College Facilities Planning
- New College Campus Police (911 Primary service answering point)
- New College Division of Student Affairs
- Sarasota County Fire Department
- Manatee County Department of Public Safety
- Manatee County Sheriff's Department
- Manatee County Fire District
- Sarasota County Sheriff's Department
- State of Florida Office of the State Fire Marshal
- City of Sarasota Police Department
- Sarasota County Fire Department

COORDINATION MECHANISMS

The College is currently served by the City of Sarasota for the provision of fire, rescue, and emergency medical services. All fire/rescue response is coordinated through the New College Police Department via a direct ring-down 911 system.

NATURE OF RELATIONSHIP

The College enjoys a good working relationship with the City in the provision of fire, rescue, and emergency services.

RECOMMENDATIONS

The College is within the city service area and has experienced effective and efficient provision of fire, rescue, and emergency medical services. Existing systems should remain in effect.

► TOPIC 14: EMERGENCY OPERATIONS

DESCRIPTION

The College maintains a current detailed Emergency Operations Plan for the operation of campus facilities as an evacuation center in the event of hurricanes or other natural disasters. Regular training sessions are held for personnel involved in the emergency management operations.

COORDINATING ENTITIES

- New College Facilities Planning
- New College Police Department
- American Red Cross Sarasota/Suncoast Chapter
- City of Sarasota Police Department
- Manatee County Sheriff
- Sarasota County Sheriff
- Manatee County Department of Public Safety
- Sarasota County Department of Emergency Management
- Southwest Florida Regional Planning Council

COORDINATION MECHANISMS

Extensive coordination and documentation is in effect for the planning and implementation of emergency operations and for the use of College facilities and resources to support local evacuation and shelter efforts. The emergency operations plan is updated annually based upon meetings with the above listed entities. A continuation of operations plan is in place for returning the campus to normal function after a hurricane evacuation.

NATURE OF RELATIONSHIP

There has been a consistently strong ongoing relationship between New College, Sarasota County, City of Sarasota, and the American Red Cross on issues related to hurricane evacuation, sheltering and other natural disaster preparedness needs. As future development happens on the proposed Manatee County property, coordination with Manatee County will need to take place.

RECOMMENDATIONS

The College and the above-listed entities will continue to coordinate and provide the necessary training and updated information.



SECTION 2

GOALS & POLICIES

GOAL 1.0 **ACADEMIC MISSION**

New College of Florida: A Bold Vision for the Future

New College of Florida stands at the forefront of transformative liberal arts education, shaping intellectually fearless students into principled leaders. Our commitment to excellence and curiosity drives everything we do, equipping students with the skills to think critically, adapt swiftly, and lead bravely in an ever-changing world.

A Mission of Excellence and Purpose

New College has always been dedicated to knowledge and the pursuit of wisdom. As Florida's premier public liberal arts honors college, we challenge the status quo, fostering innovation, leadership, and a passion for discovery. Our students are empowered to take ownership of their education, pushing the boundaries of knowledge and forging their own paths to success.

GOALS

To maintain this mission, New College of Florida has the following goals:

- Provides a haven for the intellectually adventurous who love playing with ideas.
- Combines educational innovation with educational excellence.
- Recruits top-flight students who crave a demanding, stimulating college experience.
- Honors each student's individuality with a personalized course of study.
- Immerses students in rich, experiential learning opportunities.
- Forges a learning community through a unique core curriculum wedding enduring human questions to the challenges of the information age.
- Balances critical thinking skills with the tools of applied knowledge.
- Integrates research into the curriculum, giving each student the opportunity to expand the collective human body of knowledge and experience.
- Upholds free expression, embracing a vast array of backgrounds and beliefs.
- Elevates the skills needed to frame the right questions before looking for answers.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 1.1

Monitor College's academic units' progress towards fulfilling its Academic Mission goals.

POLICY 1.1.1

Decisions regarding establishment and/or modification of academic programs and degrees will be based on a careful assessment of need and demand for the program, enrollment targets, and availability of resources. Such decisions will be reached through a consultative process involving the faculty, President, and Provost, and other appropriate groups.

OBJECTIVE 1.2

Evaluate the continuing consistency of stated academic units' missions with the overall mission of the College.

POLICY 1.2.1

Modification of existing programs will be based on a careful assessment of the extent to which the program reflects College priorities and contributes to the achievement of College mission and program goals and enrollment targets.

OBJECTIVE 1.3

Maintain constancy of College mission over the planning time frame.

POLICY 1.3.1

Changes to the overall mission of the College that are of sufficient magnitude to affect the campus master plan are not expected to occur during the planning period.

OBJECTIVE 1.4

Maintain constancy of academic unit missions over the planning time frame.

POLICY 1.4.1

Changes to the mission of any individual academic unit that are of sufficient magnitude to affect the campus master plan are not expected to occur during the planning period.

OBJECTIVE 1.5

Maintain constancy of academic unit missions over the planning time frame.

POLICY 1.5.1

New College shall continue its practice of developing a Campus Master Plan, updated at five-year or shorter intervals.

The report will:

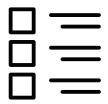
- List accomplishments during the implementation of the campus master plan, degree to describing major problems associated with development and land uses, and the which the goals, objectives and policies have been successfully reached;
- Identify obstacles or problems which resulted in underachievement of goals, objectives, or policies;
- Identify the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the campus master plan;
- Address local government and public participation in the process;
- Address the effects of changes to the State Comprehensive Plan and to the comprehensive plans of the host local government and any affected local governments;
- Identify proposed and anticipated plan amendments necessary to address identified problems and opportunities; and
- Identify a means of ensuring continuous monitoring and evaluation of the plan during the remainder of the overall planning period.

POLICY 1.5.2:

New College shall, within five years from the date of plan adoption and every five years thereafter, adopt plan amendments which incorporate the findings and recommendations contained in the evaluation and appraisal report, and which contain updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the remainder of the planning period.

POLICY 1.5.3:

New College shall undertake an annual review of the goals, objectives and policies and programmed improvements identified in the most recently approved Master Plan to determine if amendments modifying the plan are necessary. Should revisions to this Master Plan, either alone or in conjunction with other amendments, exceed the thresholds established in s. 1013.30(9), Florida Statutes (F.S.), said amendments shall be reviewed and adopted under the provisions of s. 1013.30(6)–(8), F.S.



GOAL 2.0

ACADEMIC PROGRAM

GOAL

Academics: A Launchpad for the Future

New College students are independent thinkers and innovators. Our rigorous curriculum blends the classics with logos and techne, ensuring every graduate emerges with unparalleled analytical, reasoning, and applied knowledge skills. Through our Contract System, students design their own academic journey, working one-on-one with faculty mentors to pursue groundbreaking research and interdisciplinary exploration.

Our narrative evaluation system cultivates mastery, fostering a mindset that prepares students for graduate study, entrepreneurship, and leadership across industries. As one of the top producers of Fulbright scholars and Ph.D. candidates, we launch students into the highest echelons of academia and professional success.

Unrivaled Research and Intellectual Inquiry

New College fuels bold exploration. From state-of-the-art STEM facilities to world-class marine biology research on Sarasota Bay, our students engage in hands-on learning that prepares them for real-world impact. Every student completes a capstone thesis, a masterwork of scholarship that proves their expertise and analytical acumen, setting them apart in competitive fields.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 2.1

Phase planning and implementation of new programs in such a way as to meet projected incremental growth in student enrollment.

POLICY 2.1.1

Priorities for development of new or modified academic programs and their locations will be established through a consultative process involving the faculty, President, and Provost, and other appropriate groups.

POLICY 2.1.2

Decisions regarding the development of new programs will be based on a careful assessment of need and demand for the program, enrollment projections, locations, and availability of resources.

POLICY 2.1.3

Distribution and location of planned programs will be determined based on enrollment projections and resource availability. Full Time Equivalent (FTE) and headcount projections are listed in Section 1, Chapter 6.

OBJECTIVE 2.2

Use the program planning and implementation process to help meet planned student population growth over the next ten years.

POLICY 2.2.1

The campus master plan will be amended as needed in accordance with the requirements of s. 1013.3, F.S. to reflect the integration of unanticipated future facilities program improvements into existing academic program plans.

Integration of such improvements will be accomplished through the normal program approval procedures. Proposals for such programs will be developed by academic unit heads in consultation with the President and the Provost. Opportunities for unanticipated and unplanned program develop-

ment will be addressed as part of the College's established budget request and resource allocation procedures.

POLICY 2.2.2

Campus master plan amendments that, either alone or in conjunction with other amendments, exceed the thresholds established in s. 1013.30(9), F.S. shall be reviewed and adopted under the provisions of s. 1013.30(6)–(8), F.S. Amendments to the master plan that do not exceed these thresholds shall be consolidated into an annual, or as needed, submission and submitted to the New College Board of Trustees for review and approval.



GOAL 3.0

URBAN DESIGN

GOAL

The Campus Master Plan describes an approach to the long-term physical configuration of the New College campus. This vision will be carried out through a variety of projects with each project contributing to the incremental completion of the campus.

The key goals from the College's master plan process are:

- To guide the physical development of New College for the next 20 years, integrating the fiscal planning already under way with future capital campaigns;
- To unify existing campus elements into a functioning campus system supporting long term academic excellence and quality of life;
- To prioritize the construction of projects;
- To enhance the campus's physical identity both within the campus and to the outside community; and
- To provide illustrative visions for the plan, in recognition that this plan is a development tool rather than a set of architectural designs.

The ultimate goal of this master plan is to create an adaptable document which can serve as a foundation for New College's future. Consistent with the College's enduring vision of itself as a highly competitive, small liberal arts institution, the master plan is intended to enhance programs and facilities as well as to allow the growth of the student population towards an ideal sized learning environment.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 3.1

Protect and enhance the Caples-Ringling Estate area and Ringling Estate entrance arch and wall.

POLICY 3.1.1

The College has established the Caples'-Ringlings' Estates Historic District listing with the National Register of Historic Places. Any and all modifications to the structures shall be done in accordance with the guidelines set forth by the State of Florida Division of Historical Resources.

OBJECTIVE 3.2

Establish building frontages and perimeter walks to frame the following series of spaces on the West Campus (from east to west): An "Academic Quadrangle" between the Palmer complex on the south and the academic building cluster on the north (with south facade of the proposed academic buildings establishing the north edge line). The Oval Lawn Restoration Area, defining the broad park-like estate zone between the Academic Quadrangle and College Hall area, the north and south edges of which are proposed to be lined with New College academic buildings. This park-like zone will be an open tree canopied lawn west of the academic quadrangle with a portion to the western zone allowed to grow up with native plants and ground cover.

POLICY 3.2.1

The College shall continue with the development of the Academic Quadrangle and Oval Lawn perimeter walk system and related landscaping, creating shade and protection from the elements where practical.

OBJECTIVE 3.3

Continue the vocabulary of residential courtyards or quadrangles on the East Campus by positioning future residential buildings to create courtyards interconnected with one another by shared public quadrangle and plaza space.

POLICY 3.3.1

The College shall program semi-private courtyard space as part of new dormitory design and construction on the East Campus.

OBJECTIVE 3.4

The College shall provide service access to campus buildings via campus drives which are separated from campus open spaces. Service and pedestrian functions will be separated to the greatest extent possible.

POLICY 3.4.1

The College will connect College Drive with 58th street to provide improved circulation and parking access.

OBJECTIVE 3.5

Locate future parking at the edges of the campus.

POLICY 3.5.1

The College shall replace existing parking areas located within proposed open space with increased parking facilities at the campus edges as shown on the Campus Plan - 2035.

OBJECTIVE 3.6

The College shall enhance functional linkages between the North, East, West, and South Campuses and future development on the Car Museum parcel, cooperating with neighboring institutions to complete internal links to their campuses.

POLICY 3.6.1

The College, in coordination with the City of Sarasota and Florida State University (FSU), shall work toward the establishment of bicycle lanes and sidewalks within the Bay Shore Road right-of-way from Parkview Drive to Caples Drive in accordance with procedures outlined in the Intergovernmental Coordination process.

OBJECTIVE 3.7

Decrease energy consumption on campus as measured per capita and per building.

POLICY 3.7.1

The College shall require new building design to respond to the particular climatic conditions of South Florida and shall require energy best practices with regard to building orientation and siting, massing, and shape to be addressed during the design. The College shall encourage walkways, breezeways, shaded courts, screens and operable windows where appropriate.

POLICY 3.7.2

The College shall require materials, openings, lighting systems, and HVAC to be designed to meet contemporary energy efficient standards. The State University System Professional Services Guide specifies that an energy analysis design submission in compliance with the Professional Services Guide be submitted for all subject projects at the advanced schematic design stage of development.

POLICY 3.7.3

The College shall review and evaluate all existing buildings relative to their energy consumption and role in campus wide energy costs and demand patterns and shall continue expanding its energy management system which allows campus-wide intelligence regarding energy use and opportunities for energy savings.

OBJECTIVE 3.8

Conserve the limited land resources of the campus.

POLICY 3.8.1

The College shall encourage compactness in the development of the campus land holdings including consolidation of areas of development, e.g., core campus, and establishment of two to three stories as standard campus building practice, unless not approved by the Federal Aviation Authority (FAA), in order to decrease the need for extended utility line services, to encourage pedestrian movement, to discourage on vehicular movement campus, and to preserve land resources and open spaces.



GOAL 4.0

FUTURE LAND USE

GOAL

The Land Use goal of the New College campus plan is to unify and consolidate established use zones and maintain a density that is compatible with the adjacent land uses.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 4.1

Protect existing natural resources and identify and protect historic and archaeological resources on the campus.

POLICY 4.1.1

The College shall protect existing natural resources by limiting development to the density levels as described and illustrated in the Future Land Use map, by designating open space areas as defined in the master plan and by specifying that stormwater management shall locate and configure retention/ detention facilities in such a way that the natural vegetation characteristics of the campus will be maintained and enhanced.

POLICY 4.1.2

The College shall permit development in the Upland Bayfront Preserve or Landscape Restoration Area as designated on the Conservation and Coastal Management map in Section 1, Chapter 5, is in the College's interest and if the impacts to the surrounding communities can be mitigated.

POLICY 4.1.3

The College shall maintain an inventory and evaluation of all archaeological and historic properties under College ownership that appear to qualify for the National Register of Historic Places.

OBJECTIVE 4.2

Ensure that land use and development occurs such as not to exceed the recommended maximum build-out and floor area ratio (FAR) limits for the density districts illustrated in the Future Land Use map, and that land use patterns are consistent with those illustrated in Section 1, Appendix 1.

POLICY 4.2.1

The College shall abide by the land use and density districts as described and illustrated in the Future Land Use map in locating facilities, to maintain compatibility of uses, to maintain efficient use of the land resource, and to limit excessive walking distance between functions. The College shall not exceed the recommended build-out and floor area ratios (FAR) for each of the density districts of the campus as described and illustrated in Section 1, Appendix 1.

POLICY 4.2.2

The College shall participate with the City of Sarasota in the reciprocal review of plans and development proposals, consistent with the provisions established in the Intergovernmental Coordination process in Section 1, Appendix 5.

OBJECTIVE 4.3

Preserve the historic bayfront estate buildings and continue their integration into the fabric of the campus.

POLICY 4.3.1

The College shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

POLICY 4.3.2

The College shall consider the effects of such an undertaking identified in Policy 4.3.1 above on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places. The College shall afford the Department of State's Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

POLICY 4.3.3

Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form, integrity or archaeological or historical value, the College shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage, excavation or recovery action.

OBJECTIVE 4.4

Maintain a scale of development on the campus properties that is compatible with the adjacent off-campus residential and institutional uses.

POLICY 4.4.1

The College shall ensure that the land use and development at the edges of the campus properties will be compatible with or buffered from adjacent off-campus residential and institutional uses by:

- Maintaining the use and density levels indicated for use and density districts described and illustrated in the Future Land Use map in Section 1, Appendix 1.
- Specifying that the design of building masses and heights, setbacks, screening, site lighting, parking, and landscape is undertaken with specific regard to adjacent off-campus uses (including the airport).

OBJECTIVE 4.5

Maintain a land use pattern along the bayfront portion of West Campus that complements and sustains the estate-like character of the bayfront portion of West Campus.

POLICY 4.5.1

The College shall specify that architectural and landscape architectural design guidelines, conservation policies, open space policies, and land use and density policies be followed in the design and development along the bayfront to ensure that the estate character is sustained and complemented during the plan period.

OBJECTIVE 4.6

Ensure adequate area and locations for utility requirements to serve development during the plan period, and that utility extensions are accomplished in cost-effective increments.

POLICY 4.6.1

The College shall coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in s. 1013.30, F.S. The College shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:

- The provision and maintenance of necessary utility easements, corridors, and points of connection.
- The provision of adequate supply lines to accommodate future development and facility expansion.
- The provision of open space and safe and convenient traffic flow and parking at established levels of service.

OBJECTIVE 4.7

Ensure that future land uses are compatible with and appropriate to the topographic and soil conditions on campus.

POLICY 4.7.1

The College shall assess the suitability of development sites relative to topography, soils conditions, drainage, utilities and infrastructure connections, and vehicular and service access and program affinities as part of the initial pre-planning and siting studies for individual projects as those projects are brought into implementation. The College shall require the integration of natural topographic and other features in project designs in order to develop the campus in harmony with its natural environment.

POLICY 4.7.2

The College shall ensure that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources shall be used during site development and use. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare soil is exposed to rainfall;
- Use of temporary ground cover and siltation control on cleared areas if construction is not imminent; and
- Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep or long slopes, banks of streams, stormwater conveyances, etc.).

OBJECTIVE 4.8

Ensure that the development of future land uses takes place in a way that is coordinated with the availability of adequate facilities and services to support the uses.

POLICY 4.8.1

The Campus Facilities Associate Vice President or his/her designee shall periodically review the status of land use and facilities program development on the campus, including currently unforeseen future facility and grant award opportunities. The charge will be to identify trends or needs for change in use patterns, density, program affinities and relationships to open space, circulation and utility patterns that might affect the land use plan, and to determine whether such circumstances should be corrected to maintain the integrity of the land use plan and constraining factors, or cause the plan to be altered or amended to reflect valid needs. Findings reported to the New College President shall include recommendations regarding circumstances when and by which amendment of the adopted campus master plan may be merited, or where projects should be limited or amended.

POLICY 4.8.2

In pursuit of Policy 4.8.1 above, the College shall monitor the status of property acquisitions identified in Section 1, Appendix 1 and the circumstances by which other acquisition opportunities may be presented to the College, or by which the subleasing of College land to others may be necessary. The adopted campus master plan update will be amended as needed to incorporate the timetable, funding and development coordination measures.

OBJECTIVE 4.9

Ensure that measures can be undertaken to minimize or avoid off-campus constraints to campus development within the context area.

POLICY 4.9.1

Through interlocal agreements and memoranda of understanding, the College shall work with the host community to minimize both campus conflicts with host community land uses within the context area and also off-campus constraints that may limit future development on campus.

POLICY 4.9.2

Where the acquisition of additional lands is necessary for continued growth and expansion, the College shall coordinate with the appropriate local government on any required amendment to the local government's Comprehensive Plan.

POLICY 4.9.3

The College shall include in its project and site suitability assessments, an evaluation of the relationship of the project to on-campus and off-campus development constraints, conflicts, or limits vis-a-vis traffic, infrastructure, and drainage.

OBJECTIVE 4.10

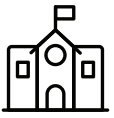
Ensure that incompatible use relationships are eliminated or mitigated in the event that such incompatibilities exist or arise.

POLICY 4.10.1

The College shall assess unforeseen land uses that may arise from grant awards or other unanticipated circumstances by comparing those unforeseen uses with the uses and guidelines set forth for land use districts in Section 1, Appendix 1. Upon the determination of appropriate location and consistency with guidelines, the College will undertake pre-planning and site planning studies. In the event that the appropriateness is in question, the subject use will be submitted for review under the procedures of Policy 4.6.1.

POLICY 4.10.2

The College shall undertake an annual review of the schedule of capital improvements to ensure that the capital improvements are consistent with the land use and development factors as described in Section 1, Appendix 1, and such improvements are acknowledged in the periodic review set forth in Policy 4.8.1.



GOAL 5.0

ACADEMIC FACILITIES

GOAL

The Academic Facilities goal of the New College campus plan is to establish a compact academic core that serves the mission of the institution and provides for the projected student enrollment.

SUMMARY OF OBJECTIVES & POLICIES

OBJECTIVE 5.1

Establish the zones of academic development related to the West Campus Academic Quadrangle and Oval Lawn (refer to descriptions in Objective 3.2) as the long-range framework for academic facilities.

POLICY 5.1.1

The College shall, notwithstanding unforeseen changes in facilities locations, endeavor to locate future academic facilities in the academic use areas indicated in the land use plan.

OBJECTIVE 5.2

Establish the zones of academic development as delineated on the plan providing long-range capacity for New College academic facilities.

POLICY 5.2.1

The College shall provide academic facilities as described in Section 1, Chapters 4 and 6.

OBJECTIVE 5.3

Identify sites for academic facilities for New College for the planning period positioned to frame the Academic Quadrangle and Oval Lawn.

POLICY 5.3.1

The College shall recommend appropriate locations for future Academic Facilities as described and delineated in the Campus Plan 2035, based on currently known factors such as program requirements, affinities and relationships with other academic uses, and sequencing. However, the College may, due to changes or reconsideration of any factors affecting location, recommend sites other than those currently identified, provided that such alternative sites are consistent with general land use and density provisions set forth in Section 1, Appendix 1. Should a new site be inconsistent with land use and density provisions set forth in Section 1, Appendix 1, a plan amendment will be required.

OBJECTIVE 5.4

Phase the academic facilities to accomplish the above objectives as a priority.

POLICY 5.4.1

The adopted campus master plan update shall be amended as needed to incorporate unforeseen academic facilities that may arise from grant awards, private donor funding, accelerated funding or other circumstances.

POLICY 5.4.2

The College shall take into consideration comparative analysis for academic space formulas and shall reassess methods used to calculate space projections.



GOAL 6.0

SUPPORT FACILITIES

GOAL

The Support Facilities goal of the New College campus plan is to provide a full complement of support functions in close proximity but peripheral to the academic core.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 6.1

Provide support facilities as needs arise during the planning horizon of this update. Expansion of the Physical Plant building will be considered in the next planning update.

POLICY 6.1.1

The College shall identify and work diligently to secure funds for future support facilities as described in Section 1, Chapters 4 and 6.

POLICY 6.1.2

The College shall recommend appropriate locations for future support facilities as described and delineated in Section 1, Chapters 4 and 6, based on currently known factors such as program requirements, affinities and relationships with other uses, and sequencing. However, the College may, due to changes or reconsideration of any factors affecting location, choose to recommend sites other than those currently identified, provided that such alternative sites are consistent with general land use and density provisions set forth in the Future Land Use map.

Should a new site be inconsistent with land use and density provisions set forth in Section 1, Appendix 1, a plan amendment will be required.

POLICY 6.1.3

The College shall, notwithstanding unforeseen changes in support facilities locations, endeavor as much as possible to locate support facilities in appropriate locations where proximity of such support facilities to other uses will enhance those uses and not otherwise diminish the integrity of future land use patterns. The College will undertake a comparative study of alternatives in any instance where a location other than designated herein must be considered.



GOAL 7.0

HOUSING

GOAL

The Housing goal for New College is to provide adequate, affordable on-campus housing, to maintain the residential character of the College, and to encourage adequate off-campus housing for projected student enrollments.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 7.1

Provide student housing for New College that maintains a ratio between 85 and 95 percent of the student enrollment being housed in on-campus residences.

POLICY 7.1.1

The College shall strive to provide and maintain student housing for 85 to 95 percent of the undergraduate student enrollment.

OBJECTIVE 7.2

Provide necessary support facilities for expanded future student housing.

POLICY 7.2.1

The College shall assess support facilities in conjunction with the development of future housing. Pre-planning of related support facilities shall be initiated during the programming and preliminary design of the next phase of housing development.

POLICY 7.2.2

The College shall review all programmed housing improvements to ensure that adequate stormwater management, potable water, sanitary sewer, and solid waste facilities are in place and operational at established levels of service prior to occupancy.

OBJECTIVE 7.3

Encourage and support improved and expanded housing opportunities off-campus in close proximity to the campus.

POLICY 7.3.1

The College shall, in conjunction with the City of Sarasota and Sarasota and Manatee Counties:

- Promote the location of new off-campus student-oriented housing;
- Promote housing opportunities within walking or bicycling distance to the campus; and
- Promote the location of convenient service and shopping opportunities for students near off-campus student oriented housing units.

OBJECTIVE 7.4

Eliminate substandard housing and improve structural mechanical, aesthetic and safety deficiencies.

POLICY 7.4.1

The College shall monitor the existing housing stock on-campus and establish a capital upgrading plan to eliminate or upgrade substandard units, and improve, where necessary, structural, mechanical, aesthetic and safety deficiencies. Plumbing and HVAC systems shall be inspected on a periodic basis and kept in good repair. Routine maintenance shall be conducted on campus housing facilities exterior walls, windows and doors, roofs, and interiors.

POLICY 7.4.2

The College shall analyze various options for funding new residence halls contingent on findings of market and financial evaluation, including private sector development through turn-key or lease agreements.

POLICY 7.4.3

It shall be the policy of the College that all ADA compliant housing units will be on the ground floor. The College shall identify ground floor housing units that may be adapted to be accessible for students with disabilities. The adopted campus master plan shall be amended as needed to establish the timing and phasing requirements and priorities for adapting these units.

POLICY 7.4.4

The timing and phasing requirements and priorities for future housing facilities are established in Section 1, Appendix 4.

POLICY 7.4.5

The College shall seek-funding support from private sources or state- supported bond initiatives to initiate design, construction and financing of any or all of the additional or replacement housing in order to provide such housing in an affordable and competitive way.



GOAL 8.0

RECREATION, OPEN SPACE, AND ATHLETICS

GOAL

Located on the stunning Sarasota Bay, New College is a vibrant intellectual community where students thrive through robust debate, free expression, and groundbreaking research. Our campus cultivates creativity and collaboration, offering spaces purpose-built for Socratic dialogue, interdisciplinary innovation, and social engagement.

Athletics: Cultivating Uncommon Leaders

New College is ushering in a new era of athletic excellence, extending our impact beyond academics. Our Mighty Banyans compete in the NAIA Sun Conference, demonstrating that intellectual brilliance and athletic achievement are mutually reinforcing. With 20 varsity teams planned, our mission is to build authentic relationships and cultivate uncommon leaders. Our vision is to create the nation's best coaching and playing experience, measuring success by individual clarity and excellence, fostering competition beyond the scoreboard, and building a transparent culture that both challenges and celebrates. Our core principles guide this pursuit: Energy Elevates (strength in unity, iron sharpens iron), Humility (excellence in small details, full accountability), and Good (an adaptable, resilient, and unrelenting mindset). This isn't just a plan; it's a pursuit of purpose, leadership, and lasting impact.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 8.1

Provide recreational facilities to meet campus community demand through the coordinated use of public and private resources.

POLICY 8.1.1

The College shall maintain the current provisions for recreation facilities including tennis/pickleball courts, one swimming pool, one basketball court, one whirlpool spa, indoor recreational facilities, bay front water sports facility and softball/recreation field.

OBJECTIVE 8.2

Provide increased opportunities for on-campus access to varied, high quality outdoor spaces.

POLICY 8.2.1

The Recreation/Open Space areas the Landscape Master Plan's Vegetation, Land Use and Zone Map shall be considered as priority projects for continued enhancements and improvements.

POLICY 8.2.2

The College shall require adherence to adopted build-to-lines as described in the Architectural Design Guidelines and shall encourage building heights of two to three stories, unless not approved by the by the FAA, in order to establish and preserve a meaningful integrated system of contiguous campus open spaces.

POLICY 8.2.3

The College shall affirm a belief that natural/native landscapes are necessary to the quality of urban life and that the institution seeks continuity with the natural communities and processes that support human life.

POLICY 8.2.4

The College shall maintain densities and intensities for the development of the campus landholdings (established in the Future Land Use map) which facilitate the retention of open space.

POLICY 8.2.5

The College shall select sites for infrastructure and academic and support facilities which are designed to facilitate the retention of campus open space.

OBJECTIVE 8.3

Coordinate with entities in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5, to promote provision of adequate recreation and open space off-campus to serve the campus community living in the context area and to ensure continuity of open space resources within the larger regional open space system.

POLICY 8.3.1

The College shall establish a procedure and assign responsibility for regularly scheduled coordination meetings with City of Sarasota parks and recreation officials relative to the provision of adequate parks and recreational facilities. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that parks and recreational facilities will be available to meet the future needs of the College.

OBJECTIVE 8.4

Establish and maintain the standards of high-level collegiate athletics to attract and retain the best scholar-athletes to Sarasota, supporting the growth and vibrancy of New College's student experience.

POLICY 8.4.1

COMMITMENT TO TRANSFORMATIONAL ATHLETIC DEVELOPMENT

The National Association of Intercollegiate Athletics (NAIA) is experiencing significant growth as the collegiate athletic landscape shifts. As larger Division I programs trend toward a transactional model — prioritizing short-term success, commercialization, and individual promotion — the NAIA offers a renewed vision of transformational, holistic scholar-athlete development.

New College of Florida embraces this moment to stand as a beacon of the true collegiate model: one that emphasizes academic excellence, character formation, leadership growth, and athletic achievement in balance.

We recognize that the Sarasota community is uniquely positioned to be the home for this new era of collegiate athletics, and New College is committed to leading this movement. Our scholar-athletes will be known not just for their talents on the field, court, or course, but for their academic performance, citizenship, and future leadership.

POLICY 8.4.2

COMPLIANCE WITH NAIA AND SUN CONFERENCE STANDARDS

New College of Florida commits to full compliance with all NAIA and Sun Conference standards related to scholar-athlete experience, eligibility, conduct, and academic performance.

This includes but is not limited to:

- Maintaining scholar-athlete eligibility through strict academic monitoring and support services.
- Ensuring athletic competition is conducted with the highest standards of fairness, integrity, and sportsmanship.
- Providing appropriate training, health, and wellness support services for scholar-athletes.

- Aligning recruiting, admissions, and scholarship processes with NAIA and Sun Conference guidelines to ensure the right fit for our campus culture. Our scholar-athlete model is not an exception to the academic rigor of New College — it enhances it — and we view athletic participation as an extension of the institution's educational mission.

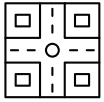
POLICY 8.4.3

DEVELOPMENT OF ON-CAMPUS FACILITIES FOR COMPREHENSIVE STUDENT LIFE

To successfully support the holistic development of our scholar-athletes and the broader student body, New College of Florida must continue investing in on-campus athletic, wellness, and recreational facilities.

Future growth will focus on:

- Establishing practice and competition facilities that enhance the daily experience for scholar-athletes.
- Creating multi-use fields, courts, and aquatic spaces that serve both athletics and general student recreation.
- Building gathering spaces that foster team camaraderie, mentorship, and leadership development outside of competition.
- Ensuring that athletic facilities are integrated into the broader student life plan, strengthening campus pride, vibrancy, and residential engagement. These enhancements are vital to creating a comprehensive student life environment that attracts top scholar-athletes and contributes to the transformational experience New College champions.



GOAL 9.0

INFRASTRUCTURE

A. STORMWATER MANAGEMENT

GOAL

The Stormwater Management goal for the New College campus is to provide a stormwater management system that accommodates the future College stormwater needs while protecting Sarasota Bay. The master plan includes the redesign and realignment of existing stormwater infrastructure, to increase capacity, improve environmental performance and create a more attractive landscape.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 9A.1

Provide a sufficient stormwater management system in a design that is integrated with the natural and built systems and enhances the overall master plan.

POLICY 9A.1.1

The College shall coordinate its site improvements projects and building program so that existing stormwater pipes that are to be relocated or replaced be consistent with the approved five (5)-year Capital Improvements Plan (CIP) that is updated annually, as described in Section 1, Appendix 4.

POLICY 9A.1.2

The College shall ensure that future stormwater management facilities will be identified in an appropriate phasing program for construction in a logical and coordinated manner in accordance with the approved CIP as described in Section 1, Appendix 4.

POLICY 9A.1.3

The College shall ensure that the stormwater pipes that are replaced or relocated will be coordinated with other utilities and the Landscape Master Plan to avoid potential conflicts.

POLICY 9A.1.4

The College, prior to the design and construction of any ponds within the stormwater system, shall thoroughly investigate issues including geotechnical information, regulations, and existing utilities. It should also coordinate with the Campus Facilities Associate Vice President or his/her designee to assure optimum locations.

POLICY 9A.1.5

New College shall review all proposed construction and development on campus to ensure that any proposed increase in campus impervious surfaces shall be implemented only upon a finding that existing facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the time of need.

POLICY 9A.1.6

The College shall ensure proper coordination between the construction of retention ponds and the underground stormwater system.

POLICY 9A.1.7

The College shall mitigate College-generated stormwater and minimize stormwater-borne pollutants through the implementation of a system of Best Management Practices (BMPs), which includes, but is not limited to:

- Incorporating stormwater management retention and detention features into the design of parks, trails, commons, and open spaces, where such features do not detract from the recreational or aesthetic value of a site.
- Use of slow release fertilizers and/or carefully managed fertilizer applications timed to ensure maximum root uptake and minimal surface water runoff or leaching to groundwater.
- Educating maintenance personnel about the need to maintain motor vehicles to prevent the accumulation of grease, oil and other fluids on impervious surfaces, where they might be conveyed to surface and ground waters by runoff, and the need to regularly collect and dispose of yard debris.
- Avoid the widespread application of broad spectrum pesticides by involving only purposeful and minimal application of pesticides, aimed at identified target species.
- Coordinating pesticide application with irrigation practices to reduce runoff and leaching into groundwater.
- Use of turf blocks and non-impervious surface treatments to minimize impervious surface area and reduce the flow of runoff pollutants.
- Incorporating features into the design of fertilizer and pesticide storage, mixing and loading areas that are designed to prevent spillage.
- Pursue licensing for grounds superintendents and staff to use restricted pesticides and to ensure that fertilizers will be selected and applied to minimize surface water runoff and leaching to ground water.

POLICY 9A.1.8

It shall be the policy of the College that no stormwater discharges may cause a violation of water quality standards in waters of the State. Post- development rates of discharge shall not exceed pre-development rates.

OBJECTIVE 9A.2

Provide increased facility capacity to correct existing deficiencies and to meet future needs of the College.

POLICY 9A.2.1

The College shall ensure that stormwater management will comply with the host community's levels of service of "C," Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), and Florida Department of Transportation (FDOT) regulations in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5. In addition, the College shall adopt a level of service standard for stormwater quality and quantity as established in Chapters 62-43 (stormwater quality), 62-25 (stormwater discharge), and FAC 62-303 (Outstanding Florida Water), F.A.C.

POLICY 9A.2.2

Stormwater facility improvements shall be constructed to be consistent with Section 1, Chapter 5.

POLICY 9A.2.3

The College shall take appropriate action in correcting any existing stormwater management facility.

POLICY 9A.2.4

The College shall review future stormwater construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

OBJECTIVE 9A.3

The College shall complete a stormwater study which identifies stormwater management facility improvements necessary to accommodate projected stormwater run-off from proposed facilities and shall define and implement an engineering study to survey, document and assess the existing and future system needs, as a result of proposed land redevelopment, transportation system improvements, reconfiguration of existing drainage conveyances, and improvements within the floodplain. This study shall address the requirements of Chapter 1013, Florida Statutes, and shall also:

- Establish priorities for replacement, correcting stormwater management facility deficiencies, and providing for future facility needs.
- Stormwater management facilities shall comply with the design criteria established in the Cost Containment Guidelines for the State University System of Florida, and shall be in place and operational, at established levels of service, prior to occupancy of any New College building.
- Establish the timing and phasing requirements and identify the projected funding sources for stormwater management facility improvements to meet future New College needs.

POLICY 9A.3.1

Following the completion of the engineering study described above, the College shall prioritize and correct identified stormwater system deficiencies. The adopted Campus Master Plan will be amended as needed to reflect the survey results and priorities assigned to them.

OBJECTIVE 9A.4

Maintain and protect the natural drainage patterns and hydrological patterns of the New College campus.

POLICY 9A.4.1

The college shall consider the use of underground cisterns for collection of storm water and subsequent use for landscape irrigation.

POLICY 9A.4.2

It shall be the policy of the College that no storm water discharges may cause or contribute to a violation of water quality standards in waters of the State. Post-development rates of discharge shall not exceed pre-development rates.

OBJECTIVE 9A.5

Prevent any further degradation and improve the quality of receiving water.

POLICY 9A.5.1

The College shall identify the stormwater detention system as “no build” zones, except as modified to allow for the construction of new buildings or site features. In that case the detention system will be improved from both a functional and aesthetic standpoint.

POLICY 9A.5.2

The College shall consider the use of underground cisterns for collection of storm water and subsequent use for landscaping.

POLICY 9A.5.3

The College shall take appropriate action in correcting any existing stormwater management facility deficiencies identified in the stormwater master plan.

POLICY 9A.5.4

The College shall coordinate, as appropriate, with entities in accordance with procedures outlined in the Intergovernmental Coordination process, regarding the National Pollutant Discharge Elimination System (NPDES) program.

B. POTABLE WATER

GOAL

The Potable Water goal for the New College campus plan is to provide an adequate potable water system that accommodates the future College potable water needs.

OBJECTIVE 9B.1:

Provide at a minimum a level of service of 0.25 gallons per minute (GPM) per 1,000 gross square feet of building area and an operating pressure of 40 pounds per square inch (psi) throughout the system.

POLICY 9B.1.1:

Improve, expand, and upgrade the potable water system. The timing and phasing requirements and priorities for these improvements shall be addressed as projects are developed.

POLICY 9B.1.2:

The College shall establish and adopt the following level of service standards for potable water and fire flow:

- A minimum level of service of 0.25 GPM per 1,000 gross square feet of building area;
- Provide adequate fire protection with a goal of 1,500 GPM for four hours; and
- Maintain an operating pressure range of a minimum of 40 psi throughout the system.
- System improvements are to be designed to achieve and maintain these standards.

POLICY 9B.1.3:

Proposed increases in consumptive uses, whether residential or non-residential, shall be approved only upon a finding that existing potable water treatment and distribution facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line when needed.

OBJECTIVE 9B.2:

Provide adequate fire protection with a goal of 1,500 GPM for four hours.

POLICY 9B.2.1:

The College shall provide sufficient fire protection and fire hydrants with the construction of new facilities and installation of distribution lines.

POLICY 9B.2.2:

The College shall conduct on-site fire flow tests at least annually to verify adequacy of fire protection or identify deficiencies. The tests shall be conducted in accordance with the methodology described in the American Water Works Association Manual Number 31, entitled "Distribution System Requirements for Fire Protection." The results of such tests shall be provided to the Sarasota County Fire Department and Manatee County Fire District. The college utilizes licensed contractor to perform certification of the fire protection system.

OBJECTIVE 9B.3:

Develop and promote a water conservation program.

POLICY 9B.3.1:

The College shall prepare and promote a water conservation program as follows:

- Use Florida-Friendly landscaping techniques, including the maintenance or installation of selected vegetative species, and low flow irrigation and compact hydrazone concepts, for all new building and ancillary facility construction.
- Upgrade irrigation system to be controlled by a computerized, rain sensitive system.
- Coordinate with the host community in providing a reclaimed water irrigation system if ever extended to the College.
- Explore the use collected stormwater or building “gray” water for landscape irrigation purposes.
- Use efficient low water volume plumbing fixtures in new and renovated College buildings.

OBJECTIVE 9B.4:

Correct any existing potable water facility deficiencies.

POLICY 9B.4.1:

The College shall, through its CIP, ensure that when a project requires the relocation of utilities, that those utilities be appropriately upgraded and replaced as necessary in accordance with the approved CIP.

POLICY 9B.4.2:

The College shall ensure capacity is available at the time of College development including replacing and correcting existing deficiencies.

POLICY 9B.4.3:

The College shall prepare, as appropriate, a technical design standards manual to ensure the compatibility of future potable lines for ease of ongoing maintenance.

POLICY 9B.4.4:

Review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure that potable water facility improvements required to meet future College needs are in place and operational, at the adopted levels of service, prior to occupancy of any new College building.

OBJECTIVE 9B.5:

Protect and conserve potable water sources.

POLICY 9B.5.1:

The College shall identify the new potable water corridors as “no build” zones.

POLICY 9B.5.2:

The College shall coordinate with the host community and other entities in accordance with procedures outlined in the Intergovernmental Coordination process, to ensure that off-campus potable water facilities that may be affected by the implementation of this campus master plan are improved as appropriate.

POLICY 9B.5.3:

The College shall investigate if any existing lines (installed prior to 1980) that are to be relocated,

replaced or removed have the potential to contain asbestos or are also known as “transite.” Appropriate action will occur including allowing the pipes to remain and install separate lines or remove, remediate, and replace these lines by a certified contractor.

C. SANITARY SEWER

GOAL

The Sanitary Sewer goal for the New College campus plan is to provide an adequate sanitary sewer system that accommodates the future College sanitary sewer needs.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 9C.1:

Provide for reliable and efficient collection and transmission of all wastewater generated by the College in an environmentally safe manner.

POLICY 9C.1.1:

The College shall evaluate and consider improvements to the expansion of the sanitary sewer system to connect to the historic structures along the bayfront. This will simplify maintenance and reduce any potential environmental exposure during natural flooding conditions.

POLICY 9C.1.2:

The College shall evaluate and consider improvements to this campus master plan for the implementation to extend service lines and improve the lift station capacity, if required, to be available at the time of individual building construction.

POLICY 9C.1.3:

The College shall coordinate with appropriate City of Sarasota and Manatee County officials relative to College sanitary sewer needs. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that sanitary sewer will be supplied to the campus to meet the future needs of the College.

POLICY 9C.1.4:

Annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure that sanitary sewer facility improvements required to meet future College needs are in place and operational, at the adopted levels of service, prior to occupancy of any new College building.

POLICY 9C.1.5:

Proposed increases in sewer flows, whether residential or nonresidential, shall be approved only upon a finding that existing sanitary sewer treatment and distribution facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line when needed.

OBJECTIVE 9C.2:

Continue to maintain at a minimum the wastewater collection service at its present level of service or at 0.25 GPM per 1,000 square feet of building area on an average daily basis with the implementation of this campus master plan.

POLICY 9C.2.1:

The College shall maintain a minimum level of service standard for wastewater collection of 0.25 GPM per 1,000 square feet of building area on an average daily basis.

OBJECTIVE 9C.3:

Coordinate the sanitary sewer relocation and improvement program with the implementation of the CIP and this campus master plan.

POLICY 9C.3.1:

The College shall continue to identify the main utility trunk lines as “no build” zones.

POLICY 9C.3.2:

The College shall annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

POLICY 9C.3.3:

The College shall through its CIP, ensure that these utilities be appropriately upgraded and replaced as necessary to meet the future College needs as described in Section 1, Appendix 4.

POLICY 9C.3.4:

Improve, expand, and upgrade the sanitary sewer system. The timing and phasing requirements and priorities for these improvements are identified in the Section 1, Appendix 4.

OBJECTIVE 9C.4:

Correct any existing sanitary sewer deficiencies.

POLICY 9C.4.1:

The College shall investigate increased flows in the existing lines and repair any infiltration or inflow to maintain the level of service. Appropriate action will be taken by the College to have these lines or structures removed, remediated, or replaced by a certified contractor.

OBJECTIVE 9C.5:

To reduce the impacts of sewage generation.

POLICY 9C.5.1: The College shall implement, where practical, the following techniques for reducing the impacts of sewage generated on the campus:

- Utilizing low volume plumbing fixtures. Implementing a leak detection and repair program.
- Eliminating stormwater, swimming pool and other illegal connections.
- Using holding tanks to reduce peak flows.
- Using pump stations and force mains to by-pass bottlenecked gravity mains.

D. SOLID WASTE

GOAL

The Solid Waste goal for the New College campus plan is to provide for future College solid waste collection and disposal requirements in a safe, cost-effective, environmentally sound and aesthetically satisfactory manner.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 9D.1:

Coordinate with the City of Sarasota, Sarasota County, and Manatee County in establishing an appropriate level of service for solid waste collection.

POLICY 9D.1.1:

The College shall continue to assist providing solid waste collection services for the residential and academic uses on campus.

POLICY 9D.1.2:

The College shall establish a level of service for solid waste collection consistent with the City of Sarasota level of service of 6.9 pounds per day per capita

POLICY 9D.1.3:

The College shall coordinate the provision of on and off-campus solid waste collection and disposal facilities required to meet future College needs with the host community or appropriate service provider as outlined in Intergovernmental Coordination process. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that solid waste collection and disposal services will be supplied to the campus to meet the future needs of the College.

POLICY 9D.1.4:

The College shall establish that the timing and phasing of disposal facility improvements shall be coordinated with the approved CIP.

POLICY 9D.1.5:

The College shall annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

OBJECTIVE 9D.2:

Procedures to reduce College-generated solid waste and increasing recycling and reuse programs shall be defined.

POLICY 9D.2.1:

The College shall continue to take steps to reduce the quantity of solid waste generated by expanding its recycling program to include additional drop-off locations. These drop-off facilities shall be installed in the individual buildings, and residential areas. Awareness programs directed toward students, faculty and staff shall also be included in this recycling program.

POLICY 9D.2.2:

Specific training shall be developed and administered to all employees who handle solid waste.

OBJECTIVE 9D.3:

Establish a program to modify existing solid waste collection locations for convenient service while avoiding potential pedestrian conflicts.

POLICY 9D.3.1:

The College shall screen solid waste collection locations from pedestrian corridors

POLICY 9D.3.2:

The College shall, during the design of new buildings, evaluate the relationship of the proposed buildings with the existing buildings and identify opportunities to consolidate solid waste collection facilities and locate them away from pedestrian corridors.

OBJECTIVE 9D.4:

Encourage and support proper management in the disposal of hazardous and other special wastes.

POLICY 9D.4.1:

The College shall meet all State and Federal regulations in the collection and transportation of its hazardous wastes and materials.

POLICY 9D.4.2:

The College shall monitor the volume and type of hazardous waste collection and temporary storage on site to determine feasibility of constructing and operating the next higher level of storage facility on campus. If such a determination is made to proceed, the College shall amend the adopted campus master plan to reflect the timing, location, and scope of such a facility.

OBJECTIVE 9D.5:

Procedures to correct any existing solid waste facility deficiencies shall be established.

POLICY 9D.5.1:

The College shall continue to ensure that solid waste collection and disposal facilities are appropriately provided and phased accordingly to meet the future College needs while correcting any disposal facility deficiencies.

OBJECTIVE 9D.6:

The College shall prepare an on-going evaluation of monitoring and disposing of chemical and research wastes. Opportunities for new technologies to assist in transporting and disposing of such wastes shall be continuously evaluated.



GOAL 10

UTILITIES**A. STEAM / HOT WATER****GOAL**

The Steam/Hot Water goal of the New College campus is to manage, maintain and expand the steam/hot water distribution system to support current facilities and future expansion.

SUMMARY OF OBJECTIVES AND POLICIES**OBJECTIVE 10A.1:**

To correct existing deficiencies in the steam/hot water distribution system.

POLICY 10A.1.1:

The College shall implement hot water improvements as identified. The timing and phasing requirements for these improvements are established in the approved 5-year CIP that is updated annually.

POLICY 10A.1.2:

The College shall continue to maintain a level of service standard for hot water which provides and maintains a range of 140-180 degrees (F) hot water supply temperature to meet building heating demands.

POLICY 10A.1.3:

Steam and hot water facility improvements shall be implemented based on the following priorities:

- Elimination of existing system deficiencies;
- Maintaining the existing system; and
- Expanding the system to accommodate new hot water needs.

POLICY 10A.1.4: The College shall consider methods to use waste heat recovery to reduce fuel consumption for the production of hot water. If any of these are demonstrated to be cost effective or otherwise feasible, the adopted campus master plan shall be amended as needed to reflect their implementation.

OBJECTIVE 10A.2:

To provide sufficient steam/hot water to meet the future needs of the College.

POLICY 10A.2.1:

The College's Facilities Department will be responsible for reviewing all proposed development projects to ensure that adequate hot water capacity exists.

POLICY 10A.2.2:

Proposed increases in hot water use, whether residential or nonresidential, shall be approved only after a finding that existing hot water distribution capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecasted future time of need.

POLICY 10A.2.3:

Installation of boilers and redundant backup system(s) as needed, to provide for a minimal level of firm capacity should the main boiler fail, will be considered.

B. CHILLED WATER

GOAL

The Chilled Water goal of the New College campus plan is to manage, maintain and expand the joint use chilled water distribution system to support current facilities and future expansion.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 10B.1:

FSU will construct additional chillers and piping infrastructure within the College's joint-use chilled water plant.

POLICY 10B.1.1:

The College will collaborate with FSU to develop a protocol for supplying each other with emergency backup chilled water capacity.

POLICY 10B.1.2:

Chilled water facility improvements shall be implemented based on the following priorities:

- Elimination of existing system deficiencies;
- Maintaining the existing system; and
- Expanding the system to accommodate new chilled water needs.

POLICY 10B.1.3:

Proposed increases in chilled water use, whether residential or non-residential, shall be approved only after a finding that existing chilled water distribution capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecasted future time of need.

OBJECTIVE 10B.2:

The existing chilled water distribution system will be extended to accommodate future buildings and renovated buildings.

POLICY 10B.2.1:

The College shall require design engineers to submit a computerized life cycle cost analysis to establish the most efficient HVAC system configuration for each new and renovated building.

POLICY 10B.2.2:

The College shall require that cooling load data be supplied by the system designers to the College to determine what the impact will be on the chilled water system.

POLICY 10B.2.3:

The College will update its chilled water system configuration based upon cooling load data.

POLICY 10B.2.4:

No outside sources from either private or public facilities will be required for chilled water production because all chilled water originates from within the campus.

POLICY 10B.2.5:

The College shall maintain a level of service standard for chilled water that provides and maintains a maximum of 45 degrees (F) chilled water supply temperature to meet building cooling demands.

POLICY 10B.2.6:

The College's Facilities Associate Vice President or his/her designee will be responsible for reviewing all proposed development projects to ensure that adequate chilled water capacity exists to meet building cooling demands.

POLICY 10B.2.7:

The College shall continue its policy for replacing ozone-depleting refrigerants with environmentally safe refrigerants.

POLICY 10B.2.8:

The College's Facilities Management Department will be responsible for reviewing all proposed development projects to ensure that adequate electrical energy capacity exists.

POLICY 10B.2.9:

Proposed increases in electrical energy use, whether residential or non-residential, shall be approved only after a finding that existing electrical energy distribution capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecasted future time of need.

C. TELECOMMUNICATION

GOAL

The Telecommunications goal of the New College campus plan is to manage, maintain and expand the current telecommunications distribution system to support current facilities and future expansion.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 10C.1:

To plan, design and implement communications infrastructure at the New College campus in order to correct existing deficiencies and meet the voice, data and video communications needs.

POLICY 10C.1.1:

The College shall provide adequate copper connectivity for voice, multi-mode fiber for data, and single mode fiber for video/data to all buildings on the New College campus.

POLICY 10C.1.2:

The College shall develop a phasing schedule to upgrade wiring in all buildings to the current and/or appropriate technical levels to meet future College needs. The adopted campus master plan shall be amended as needed to reflect any changes to the timing and phasing requirements.

POLICY 10C.1.3:

The College shall implement telecommunications system improvements needed to implement this campus master plan. The timing and phasing requirements for these improvements are established in the approved CIP.

POLICY 10C.1.4:

Telecommunications system improvements shall be implemented based on the following priorities:

- Elimination of existing system deficiencies;
- Maintaining the existing system; and
- Expanding the system to accommodate new telecommunications system needs.

POLICY 10C.1.5:

The College's Academic and Administrative Computing IT Department will be responsible for reviewing all proposed development projects to ensure that adequate telecommunications system capacity exists.

POLICY 10C.1.6:

Proposed increases in telecommunications system use, whether residential or non-residential, shall be approved only after a finding that existing telecommunications system capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecasted future time of need.



GOAL 11.0

TRANSPORTATION

GOAL

The Transit, Parking and Circulation goal is to provide and minimize adverse impacts of parking facilities on the environment of the campus and adjacent residential neighborhoods.

SUMMARY OF OBJECTIVES AND POLICIES

A. TRANSIT

OBJECTIVE 11A.1:

Provide a safe, efficient on-campus and off-campus transportation system considering future College need for motorized and non-motorized vehicular parking.

POLICY 11A.1.1:

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.

POLICY 11A.1.2:

The College shall provide for convenient pedestrian and bicycle pathways within the transportation program to greatly reduce the need for driving between on campus destinations and to reduce the impervious surfaces of parking lots and roads.

POLICY 11A.1.3:

The College shall continue to provide alternative transportation on campus for handicapped students and faculty.

OBJECTIVE 11A.2:

Reduce the impacts off-campus of future traffic generated by the Campus Master Plan.

POLICY 11A.2.1:

The College shall establish an a.m. peak hour Level of Service (LOS) standard for campus roads consistent with the city at a LOS of "D".

POLICY 11A.2.2:

Consistent with provisions contained in s. 1013.30, F.S., the College shall negotiate and enter into a campus development agreement with the City of Sarasota and Manatee County for the adequate mitigation of impacts to the surrounding transportation network caused by development on-campus.

OBJECTIVE 11A.3:

Enhance and encourage the utilization of alternative modes of transportation including mass transit, bicycle and pedestrian walkways and reduce the dependence on the single-occupant vehicle as the primary mode of transportation.

POLICY 11A.3.1:

The College shall establish a convenient shuttle system to the campus if needed, should off-campus parking lots be identified.

POLICY 11A.3.2:

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.

POLICY 11A.3.3:

The College shall implement 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. The College shall consider:

- 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.
- 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.
- 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.
- 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.

POLICY 11A.3.4:

The College shall coordinate with the City of Sarasota, Sarasota County and Manatee County to evaluate other options and strategies for reducing the dependence on the personal automobile. If any of these proves to be economically feasible and practical, the College shall amend the adopted campus master plan to incorporate these strategies onto the overall transportation plan.

OBJECTIVE 11A.4:

Coordinate required transportation improvements within the context area with entities in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5.

POLICY 11A.4.1:

The College shall cooperate with BREEZE and MCAT in identifying available funding programs to assist in implementing these transit system improvements and increasing the frequency of bus routes.

POLICY 11A.4.2:

The College shall establish a procedure and assign responsibility for regular coordination with the host and affected local governments and the FDOT to ensure that transportation facility improvements are available when needed to support the growth of the College. The College shall pursue any memoranda of understanding or interlocal agreements necessary to ensure that transportation facilities are available to meet the future needs of the College.

POLICY 11A.4.3:

The College shall continue to negotiate an affordable transit pass system with BREEZE and MCAT to encourage student and faculty use of mass transit.

POLICY 11A.4.4:

The College shall coordinate with surrounding neighborhoods, USF S/M, FSU, the City of Sarasota and Sarasota County transportation planners to evaluate alternative designs to serve the West Campus.

OBJECTIVE 11A.5:

Coordinate transportation system improvements with the College's future land uses.

POLICY 11A.5.1:

The College shall implement parking, traffic circulation and transit improvements as described in Section 1, Chapter 5.

OBJECTIVE 11A.6:

Reduce the impacts on-campus of future traffic generated by the Campus Master Plan.

POLICY 11A.6.1:

The College shall identify opportunities and implement, as appropriate, off-campus or remote parking lots to the north, south or east of the campus.

POLICY 11A.6.2:

The College shall construct additional on-campus housing should the marketing and financial opportunities be available. This housing will reduce both internal and external traffic generation.

B. PARKING**OBJECTIVE 11B.1:**

Provide methods to reduce the impacts and demands of future on-campus parking.

POLICY 11B.1.1:

The College shall evaluate and implement, as appropriate, mitigation techniques to further reduce parking demands. These programs may include the following:

- Utilization of compact parking spaces.
- Revise parking rate fees on-campus to have higher parking rates, thus encouraging the utilization of commuter or remote parking lots and mass transit.
- Create designated parking zones for visitors, faculty and students to discourage driving from the east side to the west side of campus during the same day.

POLICY 11B.1.2:

The College shall evaluate and analyze parking policies for rates and restrictions. With revised parking programs and pricing policies, mass transit opportunities may become more desirable.

POLICY 11B.1.3:

The College shall analyze and implement, as appropriate, parking policies for rates and restrictions to reduce internal traffic.

OBJECTIVE 11B.2:

Locate, program and design on-campus parking facilities, to be accessible to the various land uses and circulation system, and to minimize environmental impacts.

POLICY 11B.2.1:

The College shall utilize existing wayfinding guidelines that will ensure proper signage and traffic circulation to the parking lots to avoid potential confusion and conflicts with pedestrians.

POLICY 11B.2.2:

The College shall, during the design of the parking lots, address concerns regarding landscaping, lighting, security and pedestrian circulation issues.

POLICY 11B.2.3:

The College shall encourage the use of low impact development techniques in the design of parking areas to reduce impervious covering and negative impacts to water quantity and quality.

POLICY 11B.2.4:

The College shall implement parking improvements as described above. The timing and phasing requirements and priorities for these improvements are established in the approved 5-year CIP that is updated annually.

POLICY 11B.2.5:

The College shall evaluate the establishment of parking zones for visitors, faculty and students with the purpose being to discourage driving from class to class.

OBJECTIVE 11B.3:

Reduce parking capacity per capita without significantly impacting the mobility of students and faculty.

POLICY 11B.3.1:

The College shall consider parking fee formulas that reward reduced car use on campus roads.

C. PEDESTRIAN AND NON-VEHICULAR CIRCULATION

GOAL

The Pedestrian and Non-Vehicular Circulation goal of the New College campus plan is to strengthen the functional and aesthetic nature of pedestrian movement between and among the various areas of the campus. Shade should be provided (from canopy trees) for main campus walkways with cover provided where possible through covered walks and arcades along the frontage of major buildings.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 11C.1:

Provide on-campus pedestrian and bicycle paths connecting to off-campus pedestrian and bicycle paths where the campus interfaces with public rights-of-way, including US 41.

POLICY 11C.1.1:

The College shall coordinate with the City of Sarasota, Sarasota County, and Manatee County and Sarasota-Manatee Metropolitan Planning Organization in the systematic implementation of on-campus pedestrian and bicycle facilities to ensure continuity of such facilities within the larger regional system of pedestrian/bicycle facilities in the Intergovernmental Coordination process. The proposed improvements to pedestrian and non-vehicular circulation facilities are described in Section 1, Chapter 5. The timing and phasing requirements and priorities for proposed improvements to pedestrian and non-vehicular circulation facilities are established in the approved CIP.

POLICY 11C.1.2:

The College shall give priority to pedestrian connections as shown in Section 1, Chapter 5, within the planning time frame, including the Bay edge promenade with provision for eventual continuation along the Ringling Museum bayfront to the South Campus and USF S/M campus. This walk connecting along the bayfront shall not be lighted along the Uplands bayfront. There will be lighting muted and directed away from the bayfront along the College property to prevent interfering with sea life.

POLICY 11C.1.3:

The Campus Facilities Associate Vice President or his/her designee shall review all selected development proposals to ensure compliance with the plan in the design of all new pedestrian circulation facilities as described in Section 1, Chapter 5.

POLICY 11C.1.4:

The College shall encourage utilization of pedestrian and non-vehicular facilities and improve the safety of persons using the facilities through implementation of improvements as noted in Section 1, Chapter 5.

POLICY 11C.1.5:

The College shall coordinate with entities in accordance with procedures outlined in the Intergovernmental Coordination process to improve the safety of off-campus routes connecting to the campus.

OBJECTIVE 11C.2:

Coordinate locations for future pedestrian and non-vehicular circulation facilities to be developed on and off the campus with recommendations made by the College Police Department.

POLICY 11C.2.1:

The Campus Police shall make recommendations for enhancing the blue light emergency telephone plan as needed and/or coordinate individual light locations with the Campus Facilities Associate Vice President or his/her designee in accordance with the approved CIP.

POLICY 11C.2.2:

Bicycle storage facilities shall be incorporated into all new construction and major renovation projects.

OBJECTIVE 11C.3:

Coordinate locations for additional lighting and improvements in lighting delivery with recommendations made by the Campus Police Department.

POLICY 11C.3.1:

The College Police Department will be consulted in determining locations for additional lighting along pedestrian and non-vehicular circulation routes. Campus Police acting as crime prevention through environmental design (CPTED) consultants to the Campus Facilities Associate Vice President shall provide input to identify areas in which they feel a risk factor exists. Their input will be based on on-site observation and crime data.

POLICY 11C.3.2:

The College shall provide adequate levels of lighting on all major and secondary pedestrian routes.

OBJECTIVE 11C.4:

Coordinate with the City of Sarasota to provide pedestrian and non-vehicular circulation facilities to meet both the aesthetic and functional needs of the users and to encourage increased pedestrian and bicycle movement on campus.

POLICY 11C.4.1:

The College, in coordination with the City of Sarasota, shall work toward the establishment of sidewalks on both sides within the public right-of-way alongside a realigned Bay Shore Road in accordance with procedures outlined in the Intergovernmental Coordination process.

POLICY 11C.4.2:

The College shall work with the City of Sarasota to establish sidewalks and bicycle lanes within the Bay Shore Road right of way between Parkview Drive and Caples Drive in accordance with procedures described in the Intergovernmental Coordination process.



GOAL 12.0

INTERGOVERNMENTAL COORDINATION

GOAL

To achieve the goals, objectives and policies of the campus master plan through the use of joint processes for collaborative planning, decision making, and coordinating growth and development with local agencies and governmental entities.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 12.1:

New College shall participate in a reciprocal review with USF S/M, FSU and local government officials of growth management plans, campus master plans, and plan amendments.

POLICY 12.1.1:

Upon adoption of the plan update, New College shall arrange a series of meetings with planning officials from the host and affected local governments for the purpose of re-negotiating the appropriate terms and conditions of this reciprocal review process. Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an interlocal agreement or memoranda of understanding.

POLICY 12.1.2:

It shall be the policy of the College that proposed amendments to local government comprehensive plans which have the effect of changing land uses or policies that guide the development of land within the designated context area surrounding the campus, affect the provision of local services, or which otherwise impact on College facilities and resources, should be submitted to the College for review.

POLICY 12.1.3:

Proposed amendments to the adopted campus master plan which exceed the thresholds established in s. 1013.30, F.S., shall be transmitted to the appropriate local, regional and state agencies for review in accordance with the procedures established in s. 1013.30, F.S.

POLICY 12.1.4:

Proposed amendments to the adopted campus master plan update which do not exceed the thresholds established in s. 1013.30, F.S., and which have the effect of changing land use designations or classifications, or impacting public facilities, services or resources, shall be transmitted to the host and affected local governments for a courtesy review.

POLICY 12.1.5:

College planning officials shall meet with officials from the host and affected local governments as required for the purpose of coordinating planning activities. Other local, regional, state and federal agencies shall be invited to participate in these meetings as appropriate.

POLICY 12.1.6:

Any dispute between the College and any host or affected local government regarding the assessment or mitigation of impacts of campus development shall be resolved in accordance with the process established in s. 1013.30, F.S.

OBJECTIVE 12.2:

To establish a reciprocal development review process to assess the impacts of proposed campus development on significant local, regional and state resources and facilities, and to assess the impacts of off-campus development of College resources and facilities.

POLICY 12.2.1:

It shall be the policy of the College that proposed development within the context area which has the potential to impact or affect campus facilities and resources shall be transmitted to the Campus Facilities Associate Vice President or his/her designee for review.

POLICY 12.2.2:

The Campus Facilities Associate Vice President or his/her designee shall meet with City and County officials to establish the criteria and thresholds for development proposals that would be subject to review by the College. It is the intent of this policy to establish in the form of an interlocal agreement or memoranda of understanding mutually agreed upon thresholds for review that would allow both the College and host and affected local governments to review significant development proposals within the context area. Established thresholds for review will allow for exceptions to the review process for development proposals which are mutually agreed to be not significant.

POLICY 12.2.3:

Upon receipt of an application for a development order proposed for the context area, the Campus Facilities Associate Vice President or his/her designee shall assess the potential impacts of the proposed development on campus facilities and resources. Findings shall be remitted in writing to the appropriate local government.

POLICY 12.2.4:

When it has been determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, New College officials will participate and cooperate with City or County officials in the identification of appropriate strategies to mitigate the impacts.

POLICY 12.2.5:

When it has been determined that proposed development within the designated context area would have an adverse impact on campus facilities and resources, New College officials will participate and cooperate with City or county officials in the identification of appropriate strategies to mitigate the impacts on campus facilities and resources.

POLICY 12.2.6:

Any dispute between the College and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in s. 1013.30, F.S.

POLICY 12.2.7:

Once the revised and updated campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the campus development agreement and the adopted campus master plan.

POLICY 12.2.8:

Once New College pays its "fair share" for capital improvements, as identified in the campus development agreement, all concurrency management responsibilities of New College are deemed to be fulfilled.

POLICY 12.9:

Any dispute between the College and host local government which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in s. 1013.30, F.S.

OBJECTIVE 12.3:

To increase on-going coordination between New College and public agencies to create a better community and environment.

POLICY 12.3.1:

To increase on-going coordination between New College and public agencies to create a better community and environment.

POLICY 12.3.2:

It shall be the policy of the College that proposed amendments to local government comprehensive plans which have the effect of changing land uses or policies that guide the development of land within the designated context area surrounding the campus, affect the provision of local services, or which otherwise impact on College facilities and resources, should be submitted to the College for review.

POLICY 12.3.3:

New College shall coordinate with representatives from city and counties planning, the New College Police Department, local law enforcement agencies, and off-campus student housing providers in order to identify and improve safe housing within the campus context area.

POLICY 12.3.4:

New College officials should work together with the city and counties and USF S/M to establish a cooperative and reciprocal process to review recreation and open space goals.

POLICY 12.3.5:

New College should strengthen relationships with city and county officials and establish a process for reciprocal review of non-vehicular improvements. New College shall coordinate with city and county official in support of the use of federal and state funds on campus area projects in order to facilitate the safe use of bicycles and reduce automobile impacts on the area.

POLICY 12.3.6:

New College shall continue to coordinate with local and state governmental agencies to reduce and improve traffic impacts on neighborhood roadways. Efforts should be made to increase utilization of public transit by disseminating information at registration, through target mailings through affordable transit passes, and at appropriate events and locations on and off- campus.

POLICY 12.3.7:

New College shall coordinate with state and local governmental agencies to improve and upgrade the existing water supply system on and off campus. The College shall support efforts to reduce water consumption and promote conservation measures.

POLICY 12.3.8:

New College shall coordinate with state and local governmental agencies to improve and upgrade the existing sanitary sewer system on and off campus. The College should support efforts to eliminate existing on-site septic systems and extend sanitary service to all campus facilities.

POLICY 12.3.9: New College shall continue to maintain a cooperative relationship with city and county agencies for disposal of solid waste. The College shall continue efforts to reduce the generation of solid waste by routinely evaluating processes to improve the recycling program.

POLICY 12.3.10:

New College and the governmental agencies listed should continue to coordinate efforts in support of improving the quality of stormwater retention and runoff and coastal management. New College officials should continue to attend educational seminars offered by the agencies.

POLICY 12.3.11:

New College officials shall continue to support active participation in environmental issues by members of the campus community. The College should work to develop a cooperative and reciprocal formal exchange of information.

POLICY 12.3.12:

New College is within the city service area and has experienced effective and efficient provision of fire, rescue, and emergency medical services. Existing systems should remain in effect.

POLICY 12.3.13:

All plans will continue to be reviewed by the College's Building Code Official and the State Fire Code Official in accordance with the current State University System of Florida Standard Practice, Professional Services Guide.

POLICY 12.3.14:

New College and the coordinating entities will continue to work together and provide the necessary training and update information for the use of College resources and facilities for use as public shelters for evacuees and for staging areas for emergency supplies, equipment and resources.



GOAL 13.0

CONSERVATION

GOAL

The New College Campus Conservation goal aims to serve as a model for conservation policies, enhancing the environment, air, water, and open spaces around the campus and Sarasota Bay area. The plan also supports shoreline resiliency and coastal shoreline preservation enhancements through efficient resource management and the strategic provision of contingencies to navigate future unpredictability.

OBJECTIVE 13.1:

Identify mitigation techniques including traffic and parking to improve or maintain the level of air quality.

POLICY 13.1.1:

The College shall continue to participate in and consider those programs that will maintain or improve existing air quality on campus lands. Such programs include participation in local transportation management associations, transit services and the promotion of bicycle and pedestrian circulation improvements.

POLICY 13.1.2:

The College shall minimize emissions of air pollutants from and within buildings on campus through the installation of appropriate filtering devices on fume hoods and by minimizing the storage and use of volatile and hazardous materials in campus buildings.

POLICY 13.1.3:

The College shall continue planting trees and leafy plant materials and protect existing plant materials to facilitate carbon/oxygen exchange and naturally clean the air.

OBJECTIVE 13.2:

Conserve and protect the quantity and quality of potable water sources.

POLICY 13.2.1:

The College shall not undertake activities on-campus that could contaminate groundwater sources or designated recharge areas unless provisions have been made to prevent such contamination or otherwise provide mitigation for such activities so as to maintain established water quantity and quality standards.

POLICY 13.2.2:

The College shall continue to implement a comprehensive water conservation program, to include, but not be limited to:

- the use of treated wastewater effluent for a campus irrigation system and chilled water system make-up water,
- the use of automated timers and other irrigation flow monitoring mechanisms,
- Florida-Friendly landscape treatments for new building construction and new campus common areas, and
- the use of low flow and low flush fixtures in new building construction.

POLICY 13.2.3:

The College shall supplement the stormwater treatment facilities located within the open spaces of the campus to provide a further reduction of stormwater pollutants prior to the eventual outfall off-site or into Sarasota Bay.

OBJECTIVE 13.3:

Protect native vegetative communities from destruction by new development activities, and encourage use of native vegetation whenever possible.

POLICY 13.3.1:

The College shall protect native vegetative communities from destruction by proposed development activities. These communities will be delineated based upon the most recent FDEP criteria prior to any proposed development.

POLICY 13.3.2:

The College shall use plant species that are indigenous to the natural plant communities of the Southwest Florida area as identified in the Florida-friendly Plant Database (online at www.floridayards.org). In cases where noninvasive exotic plants are used to enhance the landscape, plantings shall be limited to those non-invasive species that are able to resist periods of drought and which require little fertilization and the use of pesticides.

POLICY 13.3.3:

The College shall maintain and improve existing vegetative communities through the removal of ecologically undesirable vegetation. It is the intent of New College to remove all non-native invasive plants (whether grasses, shrubs or trees) which are identified on the most recent Florida Exotic Pest Plant Council Invasive Plant List (online at www.fleppc.org/list/list.htm) from the campus grounds. As these species are located on the campus, New College shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species.

POLICY 13.3.6:

The College shall use native plantings and Florida-Friendly landscaping where possible, incorporate low impact development techniques, and maintain some open planting areas for small gardens (such as butterfly gardens, etc.) around the East Campus dorms and on South Campus for student use.

OBJECTIVE 13.4:

Identify measures to conserve and appropriately use energy.

POLICY 13.4.1:

The College shall explore and implement, as appropriate, alternative fuel vehicles for on-campus utilization.

POLICY 13.4.2:

The College shall evaluate and implement, as appropriate, solar energy as an alternative source of power for irrigation systems, lighting, shuttles, phones, emergency lighting, etc.

OBJECTIVE 13.5:

Expand the use of conservation and energy saving techniques with the construction of new facilities.

POLICY 13.5.1:

Energy conservation fixtures, super insulation, air conditioning and lighting systems and other building specific energy use and management techniques shall continue to be a required component of all new buildings constructed on the campus.

POLICY 13.5.2:

The College shall consider, during development of building programs, the utilization of courtyards, arcades, green roofs and other shade and ventilation techniques to further reduce energy demands, as described in the Architectural Design in Section 1, Chapter 4. Landscaping and building orientation should also be considered (i.e. the long axis of buildings should favor east/west).

OBJECTIVE 13.6:

To designate environmentally sensitive lands for protection based on state and locally determined criteria.

POLICY 13.6.1:

The College shall maintain, in a managed natural state, all of those sites identified as Restoration Areas on the Conservation and Coastal Management map in Section 1, Chapter 5. No construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions.

POLICY 13.6.2:

Any proposed development adjacent to an environmentally sensitive area shall be carefully sited and integrated into the existing landscape to have minimal visual impact on the area. Landscape treatment shall preserve significant existing vegetation to allow a gracious transition from developed areas to undeveloped areas to preserved areas. The existing vegetation shall serve to essentially buffer proposed development in order to maintain the natural character of the area.

POLICY 13.6.3:

The College shall recognize the Outstanding Florida Water designation for Sarasota Bay and restrict any expansion of land area into the bay.

POLICY 13.6.4:

The College shall coordinate with other governmental agencies relative to the conservation, protection and management of the native vegetative communities and marine and aquatic habitats.

POLICY 13.6.5:

During the initial planning phase of any physical changes to the campus, endangered, threatened or otherwise protected plants or animals shall be identified in accordance with requirements of the host community and state and federal agencies. Protection plans for those identified species shall be formulated consistent with those of the host community and appropriate state and federal agencies.

OBJECTIVE 13.7:

To restrict College activities known to threaten the habitat and survival of threatened and endangered species and species of special concern.

POLICY 13.7.1:

The College shall continue to require the use of best management construction practices, including the use of soil stabilizers, silt screens, surface moisture applications and other techniques to reduce the impact of development activities. The College shall develop construction waste management policies to minimize waste, debris and resource consumption. These policies should be included in the specifications of all new and rehab projects.

POLICY 13.7.2:

The College shall minimize stormwater-borne pollutants generated as a result of campus operations and maintenance practices.

POLICY 13.7.3:

The College shall provide on-campus facilities for the collection and storage of hazardous materials used in campus operations as required by federal, state and local regulations.

POLICY 13.7.4:

The College shall continue to protect and conserve threatened and endangered species of plants and animals, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species, and species of special concern.

POLICY 13.7.5:

Prior to any development, land clearing, or construction activities, the College shall require listed species surveys conducted by a qualified Wildlife Biologist. If state or federally protected species are identified, New College will consult with the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS) to determine appropriate avoidance, minimization, or mitigation measures. All required protections shall be incorporated into project design and construction practices..

Policy 13.7.5.1:

Habitat Protection: Development shall be sited and designed to avoid or minimize impacts on native habitat areas, including coastal vegetation, upland preserves, and wildlife corridors. When avoidance is not feasible, mitigation strategies will be implemented to ensure no net loss of ecological function.

Policy 13.7.5.2:

Wildlife Protection: When protected species or sensitive habitat are present within or adjacent to proposed development areas, construction timing, lighting, and operational measures shall be adjusted as necessary to reduce disruption to wildlife behavior and habitat use.

Policy 13.7.5.3

Mitigation & Monitoring: For any unavoidable impacts to natural systems, New College will develop mitigation plans consistent with local, state, and federal requirements. Post-construction monitoring may be required to ensure mitigation success and long-term resource protection.



GOAL 14.0

CAPITAL IMPROVEMENTS

GOALS

Provide educational and support facilities to all enrolled students in a manner that protects the investment and maximizes the use of existing facilities and promotes orderly, planned campus development. The College shall consider life cycle costs and the principles of resiliency in the specifications and budgeting for rehabilitation and new projects. All new buildings should be designed to minimize energy and water consumption and should be planned and budgeted for a minimum 50-year life span.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 14.1:

The College shall, through the coordination of land use decisions and available projected fiscal resources, provide a schedule of capital improvements to maintain the levels of service established in this campus master plan and to address the existing and projected facilities' needs.

POLICY 14.1.1:

The College, in cooperation with the State University System's Office of Capital Programs and in conformance with criteria established in Policy 14.1.3, shall schedule and fund capital improvements identified in the approved 5-year CIP that is updated annually.

POLICY 14.1.2:

The College shall evaluate, rank and revise the order of priority as necessary for facilities and projects identified in the CIP.

POLICY 14.1.3:

The College shall adopt the following criteria to evaluate and prioritize capital improvement projects (which shall be related to the individual components of the campus master plan) and which consider:

- College budget impact and financial feasibility;
- The elimination of existing capacity deficits;
- Locational needs based on projected student enrollment increases;
- The accommodation of expansion and improvement demands; and
- Plans of other entities, organizations, or agencies that provide facilities on the campus.

POLICY 14.1.4:

The College shall make provisions for the adoption of the capital budget as part of the annual budgeting process and will include provisions which are consistent with campus development agreements resulting from the adopted campus master plan.

POLICY 14.1.5:

The College shall continue to adopt a 5-year CIP and annual capital budget as part of its annual budgeting process.

POLICY 14.1.6:

The College shall continue to adhere to existing capital improvement programming procedures adopted by State University System of Florida and shall amend this campus master plan, as needed, to revise the CIP priorities established in the 5-year capital improvements schedule on an annual basis.

OBJECTIVE 14.2:

The College shall provide the needed improvements identified in this campus master plan and to manage the expansion or improvement process so that facility needs do not exceed the ability of the College to fund and provide provision of the needed capital improvements both in terms of initial construction costs, on-going operation and maintenance costs and impact costs.

POLICY 14.2.1:

The College shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of this plan, the development agreements called for by this plan and the availability of necessary facilities needed to support this development at the time needed.

POLICY 14.2.2:

The College shall make provisions for programming the future facility costs to consider the cost of the site improvements, utility extensions and associated easements, parking, traffic circulation improvements, operation and maintenance etc., necessary for the proper function of the individual facility and to include the cost of facilities necessary to support future capacity requirements.

POLICY 14.2.3:

The College shall negotiate and enter into campus development agreements with the City of Sarasota and Manatee County which addresses the requirements and provisions of this plan and those required by s. 1013.3, F.S. At a minimum, the campus development agreements shall:

- Identify the geographic area covered by the agreement;
- Establish the duration of the agreement (5-10 years);
- Identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the College and the service provider;
- Determine impact of proposed campus development on identified public services and facilities, and any deficiencies likely to occur as a result;
- Identify facility improvements to correct deficiencies;
- Identify the College's "fair share" of the costs of needed improvements; and
- Be consistent with adopted Campus Master Plan and host local government comprehensive plan.

POLICY 14.2.4:

The College shall ensure that future facility costs and programming efforts include consideration of the following:

- Site improvements
- Utility extension and easements
- Parking needs and traffic circulation improvements
- Compliance with applicable policies and standards

POLICY 14.2.5:

The College shall adhere to sound fiscal policies in providing the capital improvements of this campus master plan and shall not proceed with new capital improvements, expansions or replacements until adequate funding sources have been identified and committed.

OBJECTIVE 14.3:

The College shall use the approved CIP as a means to meet the needs of the College for the construction of capital facilities to correct existing deficiencies, to accommodate desired future growth and to replace exhausted or obsolete facilities.

POLICY 14.3.1:

The College shall identify and incorporate provisions for the replacement and renewal of capital facilities into the CIP and Educational Plant Survey when it is determined that the facility is nearing the end of its useful life.

POLICY 14.3.2:

The College shall use the level of service standards adopted as part of this plan in implementing the capital improvements identified in the Campus Master Plan.



GOAL 15.0

ARCHITECTURAL DESIGN

GOAL

The Architectural Design goal of the New College campus is to create an architectural vocabulary that enhances the unity of the campus and establishes a Foundation Architecture.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 15.1:

Establish the standards for selection of materials in accordance with the measures documented in Section 1, Chapter 4.

POLICY 15.1.1:

The Campus Facilities Associate Vice President or his/her designee shall review and advise on all selected development proposals in accordance with review procedures and design criteria established in this campus master plan.

POLICY 15.1.2:

The College shall undertake a periodic review of the guidelines to determine whether they are being fulfilled in the actual development of campus facilities. The determination should be based on whether the design as executed satisfies the objectives in this campus master plan. The review should occur after each buildings/ site development project has been developed.

POLICY 15.1.3:

The College shall place priority on quality construction and shall require materials to be cost effective over the life cycle of the building and shall require decisions regarding exterior wall materials and building color to be guided by criteria as outlined in Section 1, Chapter 4 under Architectural Design Controls.

POLICY 15.1.4:

The College shall identify future legacy buildings as such, based on site prominence and adjacency to legacy buildings, and shall direct the architects of these buildings to specify the use of more refined materials and detailing than commonly used in campus facilities.

POLICY 15.1.5:

The College shall require that buildings be designed to conform to the standards of RESILIENCY as outlined on p. 5:5, meeting as a minimum the LEED silver standards. System energy conservation standards are mandated to be in compliance with the Florida Energy Conservation in Building Act of 1974 including all updates and amendments. The State University System Professional Services Guide specifies that an energy analysis design in compliance with the above legislation be submitted for all subjects projects at the advanced schematic design stage of development.

POLICY 15.1.6:

During renovation planning, the College shall review and evaluate all existing buildings relative to their energy consumption and role in campus wide energy costs and demand patterns and identify opportunities for energy savings.

OBJECTIVE 15.2:

Establish standards for the preservation of buildings including renovation/rehabilitation, accommodation of current code standards, and implementation of energy conservation measures in accordance with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

POLICY 15.2.1:

The College shall continue to utilize the program developed to ensure the preservation of historic campus buildings within the Caples'–Ringlings' Estates Historic District including the C. Ringling Residence (College Hall), the H. Sanford Residence (Cook Hall), the Carriage House (Robertson Hall), the Grounds Keeper House (Social Science), the R. Caples Residence (Caples Mansion), and the Caples Carriage House (Caples Carriage House) including renovation/rehabilitation according to standards established by the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

POLICY 15.2.2:

The College shall continue to improve the above historic buildings for the purpose of meeting current code standards. The appearance of future improvements shall be in keeping with the historic character of the buildings and shall not detract from desired integrity of the structures or site.

POLICY 15.2.3:

Archaeologically significant historic structures shall continue to be preserved and protected in accordance with policies identified in the Future Land Use Element.

OBJECTIVE 15.3:

Establish standards for building siting and linkages in accordance with the measures documented in Section 1, Chapter 4.

POLICY 15.3.1:

The College shall require the placement of buildings to be in general conformance with building placement guidelines as identified in Section 1, Chapter 4.

POLICY 15.3.2:

The College shall require that all future buildings are consistent with the image of a small college in a residential setting. Buildings are to be designed with enough building height and mass to frame adjacent open space and to accommodate future expansion when appropriate. The College shall generally require buildings to be two to three stories whenever program allows.

POLICY 15.3.3:

The College shall continue to require future building design to respond in a manner sympathetic to the characteristics of the regional climate and to address points outlined in Section 1, Chapter 4.

POLICY 15.3.4: The College shall require service areas to be designed to efficiently support building functions and to be located away from public open spaces and thoroughfares to the extent possible.

POLICY 15.3.5:

The College has established and will continue to effectuate a priority program for implementing accessibility improvements based on implementation priorities identified in the American Disability Act Accessibility Guidelines study previously undertaken by the University. The following priorities for implementing accessibility improvements have been established by the College: Ensuring accessible

routes from designated parking spaces to facilities; Ensuring accessible classrooms, offices, housing, and restrooms; and Ensuring accessible campus routes between facilities.

OBJECTIVE 15.4:

Establish guidelines for architectural treatments along the campus edges in accordance with measures documented in Section 1, Chapter 4.

POLICY 15.4.1:

The College shall require design of building facades, edges and entries to respond to guidelines as outlined in Section 1, Chapter 4.

POLICY 15.4.2:

Bicycle racks shall be included in all programs for occupied facilities and recreational facilities. Bicycle racks shall be installed in new construction and major renovation projects.

POLICY 15.4.3:

The College shall encourage energy efficiency and conservation techniques in all future academic facilities as set forth in Architectural Design guidance.



GOAL 16.0

LANDSCAPE ARCHITECTURE

GOAL

The Landscape Architecture goal of the New College Campus is to create a unified spatial environment that blends with and complements the campus. In accordance with New College's desire to leverage outdoor learning opportunities and properly manage all areas of the landscape throughout the campus, smaller short-range landscape improvement projects that can be implemented sooner rather than later will contribute greatly to over arching aesthetic, educational and operational goals.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 16.1:

Continue to implement the overall landscape framework.

POLICY 16.1.1:

The College will prioritize planting trees along pedestrian corridors and the edges of open spaces, as well as establishing ground plane treatments (lawn and paving). The landscaping will aim to reduce the heat island effect and enhance the quality of life for students and faculty by creating cool walkways between buildings.

OBJECTIVE 16.2:

Establish the standards for selection of plant materials for use on the campus.

POLICY 16.2.1:

The College shall require site design to be in accordance with established standards for selection of plant materials.

POLICY 16.2.2:

The College shall relocate existing plant materials in conflict with campus improvements when practical.

OBJECTIVE 16.3:

Establish the standards for selection of furnishings, lighting, and graphics.

POLICY 16.3.1:

The College shall require selection and placement of new furnishings to be in conformance with campus standards to be updated for all future site improvement projects. Site seating and bicycle racks shall be required for all new construction and major renovations.

OBJECTIVE 16.4:

Review and establish the standards for campus edge treatment revising as appropriate those based on the Campus Masterplan.

POLICY 16.4.1:

The College shall utilize the campus wide tree location map to guide the extent of the tree work—limbing, root pruning, bracing, cabling, fertilizing, tree removals, and installation/species diversification required to assure the long term health and safety of existing campus trees. The location map will continue to serve as a basis for the development of a long-term tree maintenance program which will include planned new tree planting and maintenance of mixed-age plantings.

POLICY 16.4.2:

The College shall develop a campus tree management strategy.

OBJECTIVE 16.5:

Establish the standards for treatment of retention and stormwater management facilities as described in the Landscape Master Plan.

POLICY 16.5.1: The College shall provide surface drainage retention as outlined in Section 1, Chapter 5.

OBJECTIVE 16.6:

Establish the proposed landscape framework within the planning time frame through a systematic approach to implementation which emphasizes the formation of the larger campus framework over the independent development of building specific landscape treatments.

POLICY 16.6.1: The College shall place highest priority on planting trees along pedestrian corridors and the edges of open spaces, and on establishing ground plane treatments (lawn and paving).

POLICY 16.6.2: The College shall, upon establishing specific furnishing, lighting, and graphic standards, implement a systematic program targeting new projects and the center of campus for the replacement of non-standard furnishings, lighting, and graphics.

POLICY 16.6.3: The College shall continue to review and act on all selected development proposals in accordance with review procedures and design criteria in the Landscape Master Plan. Responsibilities of the Campus Facilities Associate Vice President or his/ her designee shall include monitoring potential impact of specific projects on proposed campus landscape structure and ensuring new project work does not interfere with or prohibit implementation of the desired campus landscape framework.

POLICY 16.6.4: The College shall explore procedures for funding campus landscape framework improvements independent of individual building construction projects, while at the same time monitoring site design funded through new building project budgets for consistency with the overall campus landscape design intent. The intent shall be to implement a campus landscape framework that is visibly composed as a whole rather than as a collection of individual, unrelated small landscape pieces.

POLICY 16.6.5: The College has established and will continue to effectuate a priority program for implementing accessibility improvements based on implementation priorities identified in the American Disability Act Accessibility Guidelines study previously undertaken in accordance with the approved CIP as described in the Section 1, Appendix 4.

POLICY 16.6.6: It is the policy of the College to remove all non-native invasive plants (whether trees, shrubs or grasses) which are identified on the most recent Florida Exotic Pest Plant Council Invasive Plant List (online at www.fleppc.org/list/list.htm) from the campus grounds, excepting legacy species planted by the Ringlings including Camphor and Orchid trees.



GOAL 17.0

FACILITIES MANAGEMENT

GOAL

To provide for properly functioning buildings that are readily maintainable.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 17.1:

The College shall assess buildings annually to determine their general condition and plan for needed repairs and enhancements.

POLICY 17.1.1:

The schedule and timing of maintenance renovation, and code violation projects will continue to be updated and prioritized in the annual 5-year CIP that is updated annually.

OBJECTIVE 17.2:

Building exteriors, interiors and systems shall have established minimum useful lifetimes without the need for major repair or replacement efforts in that period. Buildings shall be designed with adequate ceiling heights and long floor and roof spans to facilitate adaptive reuse and modification of mechanical/ electrical systems in the future.

POLICY 17.2.1:

Building exteriors shall have a minimum useful life of 50 years. Building interior spaces shall have maximum flexibility to accommodate program agility, and building systems shall also have a useful life of at least twenty years.

POLICY 17.2.2:

The College shall establish design and building standards criteria for new construction and renovations. This document shall consist of specifications for materials and fixtures that have proven to be cost effective from both an initial capital and maintenance cost standpoint using life cycle costing to established budgets.

POLICY 17.2.3:

In the creation or renovation of any occupied or visible facility the College shall promote the use of low maintenance, durable materials which contribute to energy efficiency.

POLICY 17.2.4:

The College shall ensure that exterior and interior colors and materials shall be compatible with other colors and materials on the campus and shall be conducive to the functions and users of the facility. The College should develop a base palette of colors and materials.

POLICY 17.2.5:

The College will continue to require the use of materials with integral color to reduce the need for maintenance of painted surfaces, except in special cases.

POLICY 17.2.6: Grant and private funds will continue to be sought to maintain and restore the historical buildings.

POLICY 17.2.7: The College space needs will continue to be surveyed by the Board of Governors / Department of Education survey team every 5 years.



GOAL 18.0

COASTAL MANAGEMENT

GOAL

The Coastal Management goal of the New College of Florida is for campus development to enhance access and improve the environment of the bay front, protect coastal resources and strengthen the emergency preparedness for the campus.

SUMMARY OF OBJECTIVES AND POLICIES

OBJECTIVE 18.1:

Increase the College's resiliency to the impacts of potential flooding by developing and implementing adaption strategies and measures in order to protect human life, natural systems and resources and public infrastructure, services, and public and private property.

POLICY 18.1.1:

The College will develop and implement adaptation strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion. The College will include areas which experience tidal flooding, storm surge, or both as the priority for development and implementation of adaption strategies. Other areas will be included as the second priority for the development and implementation of adaptation strategies.

POLICY 18.1.2:

Adaptation strategies may apply to the following:

1. Public infrastructure planning, siting, construction, replacement, operation and maintenance
2. Emergency management
3. Stormwater management
4. Land Development regulations
5. Building codes
6. Comprehensive planning
7. Other functions

OBJECTIVE 18.2:

Designate potential emergency staging areas in coordination with agencies and the host community.

POLICY 18.2.1:

The College shall revise, as appropriate, its emergency recovery plan to address such issues as "restarting" the campus after a natural disaster. Issues such as road cleaning, facility and utilities start-up, reuse of facilities, operations, etc. should be reviewed, as well as coordination with the host community.

POLICY 18.2.2:

The College shall coordinate with the City and other appropriate emergency response teams to identify additional open tracts of land for use staging areas for emergency personnel, equipment and resources, as well as debris, should the need be required in accordance with procedures described in the Intergovernmental Coordination process in Section 1, Appendix 5. The parking lot north of the Sudakoff Center and adjacent to General Spaatz Blvd would be appropriate for this designation.

POLICY 18.2.3:

The College shall continue its on-going working relationship with the host community, Regional Planning Council, American Red Cross and other appropriate agencies to ensure that evacuation plans are monitored and kept current, as described in the Intergovernmental Coordination process.

POLICY 18.2.4:

Upon adoption of public shelter standards and criteria by the Board of Governors, the College shall survey existing facilities to identify those facilities suitable for use as shelters.

POLICY 18.2.5:

Upon completion of the shelter survey, the College shall identify those facilities that are to be retrofitted to comply with the public shelter standards and criteria adopted by the Board of Governors. These facilities shall then be scheduled for retrofitting for use as shelters as needed.

OBJECTIVE 18.3:

Improve pedestrian access to the bay front.

POLICY 18.3.1:

The College shall maintain the bayfront area for open space, ceremonial occasions and/or recreation, and associated educational and research activities. Enhanced landscaping and pedestrian circulation shall be considered. Native plants such as mangroves and salt marsh cord grass shall be protected.

POLICY 18.3.2:

The College shall evaluate, as appropriate, opportunities for the public to have access to the bayfront.

OBJECTIVE 18.4:

Maintain or improve the environmental quality of Sarasota Bay adjacent to the campus.

POLICY 18.4.1:

The College shall cooperate with the City and Manatee County regarding the National Pollutant Discharge Elimination System (NPDES) program in accordance with procedures described in the Intergovernmental Coordination process.

POLICY 18.4.2:

The College shall implement a program for identifying and reasonably eliminating deficiencies related to conformance of campus facilities with current coastal management standards.

POLICY 18.4.3:

The College shall construct new facilities in accordance with revised adopted building code standards and flood zone regulations.

POLICY 18.4.4:

The College shall construct new facilities in conjunction with appropriate flood zone requirements. The College shall, to the maximum practical extent, locate buildings outside of the Federal Emergency Management Agency's (FEMA) recognized storm velocity zone and the 100 year flood zone. In those locations where encroachment into the floodplain is deemed unavoidable, the College shall abide by all agencies' regulatory requirements to provide compensatory flood storage areas and minimum floor levels above the projected flood plain.

OBJECTIVE 18.5:

Protect, conserve and enhance the Sarasota Bay coastal resource and its importance to New College of Florida.

POLICY 18.5.1: The College shall prepare and provide an awareness information package to enrolling students and faculty as to the evacuation plans including on-campus and off-campus shelter locations and evacuation routes.



New College of Florida
The Honors College

MASTER PLAN

U P D A T E
2025

SARASOTA, FLORIDA