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ABSTRACT

This document is a guideline for institutions in the Florida State University System to use as they comply with state mandates requiring them to develop campus master plans and land management plans. It supplements the minimum criteria in the state's Administrative Code. For each element the guide offers description of its purpose, data requirements, analysis requirements, and requirements for goals, objectives and policies. Master Plan Elements treated here include the academic mission of the university, academic program, urban design, future land use, academic facilities, support faculties, housing, recreation and open space, general infrastructure, utilities, transportation, intergovernmental coordination, conservation, capital improvements, architectural design, landscape architectural design, facilities maintenance, and coastal management. A section on administrative requirements covers general requirements for master plans and format requirements for documents and computerized data. Definitions for key terms are included. (JB)

Guideline for the Comprehensive Campus Master Plan System

State University System of Florida

STATE UNIVERSITY SYSTEM OF FLORIDA
GUIDELINE FOR THE COMPREHENSIVE CAMPUS MASTER PLAN SYSTEM

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1.0 INTRODUCTION

1.0 INTRODUCTION

Florida's rapid population growth over the past several decades has generated tremendous pressure on the State University System to expand existing educational facilities and build new facilities to meet the increased demand for educational services. University campuses, like other forms of development, generate significant impacts on local public services, infrastructure and natural resources. Unlike other forms of development, however, university campuses provide substantial educational, research, cultural and economic benefits to the surrounding communities.

In recognition of this unique relationship, the 1993 Florida Legislature created Section 240.155, Florida Statutes, which establishes special campus planning and development authorization processes for the State's public universities. The Board of Regents is required to adopt campus master plans for each institution within the State University System before July 1, 1995. The campus master plans provide predictability for future university development and expansion, and ensure intergovernmental coordination and compatibility between plans for future growth and development of the university and surrounding communities. The result will be a clearer description of the physical relationship between the university and host community and a firm basis upon which to appropriately assess and mitigate the impacts of future growth and development.

Section 253.034, Florida Statutes, requires each state agency managing lands owned by the Board of Trustees of the Internal Improvements Trust Fund to submit five year land management plans to the Division of State Lands. These plans must address, among other provisions, the identification, location, protection, preservation, and use of fragile non-renewable resources, such as historical and archaeological sites and certain plant and animal species.

The enclosed Guideline has been prepared to assist in the development and adoption of campus master plans that comply with the requirements of both Sections 240.155 and 253.034, Florida Statutes. The Guideline is intended to supplement the minimum criteria for campus master plans contained in Chapter 6C-21, Part II, Florida Administrative Code and to facilitate uniform master plan development for the State University System. As minimum requirements, the Guideline is not intended to prohibit universities from proposing, considering, adopting, enforcing, or in any other way administering a master plan which is more specific, detailed or strict, or which covers additional subject areas as long as the master plan conforms to the requirements of the Guideline.

2.0 GUIDELINE FOR THE PREPARATION OF MASTER PLAN ELEMENTS

2.1 ACADEMIC MISSION OF THE UNIVERSITY ELEMENT

PURPOSE

The purpose of this element is to describe the present and future academic mission of the University, which provides the basis for the physical recommendations of the campus master plan.

(1) DATA REQUIREMENTS. This element shall be based on the following data or information:

a) University mission statement as described in the most recent edition of the State University System of Florida Master Plan.

b) Description of University service area(s).

c) Supplemental policies of the President or Board of Regents defining the University's mission.

(2) ANALYSIS REQUIREMENTS. This element shall provide at a minimum the following analyses:

a) A description of how the University's mission has changed (or not) since its inception.

b) A description of how the University's mission has changed since the last master plan was prepared.

c) A description of how the University fulfills or accomplishes the roles established by the Board of Regents for the State University System.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) The element shall contain one or more goals defining the future academic mission of the University.

b) The element shall contain one or more objectives which address:

1. Maintenance or modification of the missions of individual colleges or schools within the University over the planning time frame.

2. Maintenance or modification of the mission of the University over the planning time frame.

c) The element shall contain one or more policies for each objective which address:

1. Establishment of new or modification of existing academic programs and degrees offered.

2. Establishment of priorities among the development of new or modified academic programs.

d) The Academic Mission of the University Element shall be described in narrative text form.

2.2 ACADEMIC PROGRAM ELEMENT

PURPOSE

The purpose of this element is to describe the existing and planned future development of academic programs at the University and among its various colleges and schools.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) Headcount enrollment, undergraduate and graduate, for last available Fall term, by campus.

b) FTE enrollment, undergraduate and graduate, for each college and by campus.

c) Headcount enrollment, by major, for each college and campus.

d) Headcount in non-fundable programs (e.g., continuing education).

e) Headcount enrollment of all other activities which generate facility usage, by campus and by college.

f) Inventory of all degree programs, by campus and by college.

g) Distribution of FTE faculty and staff, by campus and by college.

(2) ANALYSIS REQUIREMENTS. The element shall provide, at a minimum, the following analyses for the planning time frame:

a) Excluding major new professional or doctoral programs, and within the constraints of the projected enrollment, provide projections of anticipated academic degree programs for Year 5 and Year 10. Identify existing and proposed new programs.

b) Distribution of projected FTE enrollment by college, undergraduate and graduate, for Year 5 and Year 10 of the planning time frame.

c) Based on projected FTE enrollment, distribute anticipated student headcount by campus for Year 5 and Year 10 of the planning time frame.

d) From this projected headcount enrollment in Year 5 and Year 10, estimate the proportion of enrollment represented by:

1. On-campus resident students;

2. Off-campus students residing within one mile of campus; and

3. All other off-campus students.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) The element shall contain one or more goals for the development of the academic programs of the University.

b) The element shall contain one or more objectives for the goal(s) which address at a minimum:

1. Define the timing or phasing of student enrollment growth;

2. Define the future distribution and locations of the planned and proposed academic programs; and

3. Define the future distribution and locations of the planned student population, both in terms of FTE and headcount.

c) The element shall contain one or more policies which address at a minimum:

1. Distribution of funding among academic programs;

2. Priorities for development of new or modified academic programs; and

3. Administrative procedures that address how grants and "wild card", or unforeseen program elements, will be dealt with in the framework of the overall academic program.

d) The Academic Program Element shall be described in narrative and tabular form and shall include a list and description of University facilities for which separate master plans will be prepared.

2.3 URBAN DESIGN ELEMENT

PURPOSE

The purpose of this element is to develop an understanding of the overall physical form of the development within the University and its relationship to the surrounding community, and based on this understanding, provide conceptual principles for the organization of future development on the campus.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data and/or information:

a) A description of the spatial form of existing development on the campus and in the context area. This description shall consist of one or more diagrammatic analysis maps and companion narrative describing the following.

1. Campus open spaces character - a qualitative description of the existing spatial organization, enclosure, activity, and symbolic associations (graphic and companion narrative); and

2. Campus visual structure - a qualitative identification of existing visual landmarks, edge conditions, entrances, building location and orientation, mass and scale, landscape character, ground level functional character, etc. (graphic and companion narrative).

b) An inventory of existing building service areas, service entrances, trash collection points, etc. (graphic and companion narrative).

c) An identification of existing high activity buildings and spaces (graphic and companion narrative).

d) An identification of existing functional linkages - i.e., major pedestrian, auto or other linkages (graphic and companion narrative).

e) A description of the character of existing buildings and open spaces within the context area. This description shall include one or more diagrammatic analysis maps and companion narrative describing the visual structure and open space character of the area.

(2) ANALYSIS REQUIREMENTS. This element shall provide, at a minimum, the following analyses:

a) An analysis of the evolution of the development pattern of University buildings and open spaces.

b) An identification of and assessment of the advantages and disadvantages of alternative spatial configurations by which future development on the campus may be organized. This analysis shall include consideration of methods to improve energy efficiency and alternatives for coordinating the pattern of buildings and spaces along the University/community boundary (graphic and companion narrative).

c) An identification and assessment of alternative future activity location and linkage concepts for the campus and the context area (graphic and companion narrative).

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) The element shall contain one or more goals for the future organization of buildings and open spaces on the University campus.

b) The element shall contain one or more objectives for each goal which address at a minimum:

1. Protection and enhancement of symbolic campus open spaces;

2. Development of future open spaces;

3. Organization and placement of service and loading functions and facilities;

4. Compatibility of the University/ host community boundary and the context area, with respect to:

a. Building location and orientation;

b. Building mass and scale;

c. Landscape character; and

d. Ground level functional character.

5. Maintenance and enhancement of functional linkages between major campus activity centers; and

6. Provision of energy efficient campus buildings and facilities.

c) The element shall contain one or more policy statements for each objective which address:

1. The timing or priorities for development of the campus spatial environment, as determined by the placement of buildings and open spaces;

2. Management and review procedures within the University's administrative structure for design of new campus facilities to ensure compliance with other master plan goals, objectives and policies;

3. Funding and budgeting procedures for development of campus spaces and linkages in conjunction with future building construction;

4. Coordination with the host community regarding issues related to the urban design character of the University/host community context area;

5. Ensuring compatibility among land uses on the campus and in the context area; and

6. Establishing energy efficiency and conservation standards for campus buildings and facilities.

d) The Urban Design Element shall be described, at a minimum, in the Urban Design Element Map and explanatory text. This map and companion narrative shall identify the proposed principles for organizing buildings and open spaces within which future development on the University campus should occur. The element shall also include a graphic and narrative description of the principles for organizing buildings and open spaces in the context area.

2.4 FUTURE LAND USE ELEMENT

PURPOSE

The purpose of this element is to describe the existing and future land use pattern to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) A description of the location(s) of University facilities within the State (graphic and narrative).

b) A description of the location of University facilities within the host community (graphic and narrative) including an identification of all facilities on University lands not under the jurisdiction or operation of the State University System.

c) Student enrollment projections as prescribed in the General Requirements section of this Guideline.

d) A legal description of the property within the University's jurisdiction and a description of the land acquisition program under which the property was obtained.

e) A discussion of title interest held by the Board of Trustees of the Internal Improvements Trust Fund (including reservations and encumbrances such as leases).

f) Designated single use or multiple use management, as defined in Chapter 18-4.003, Florida Administrative Code, for the property.

g) A description of alternative (non-educational) uses of the leased premises considered by the University but never adopted, if appropriate.

h) Proximity of University property to other significant local, state, or federal land or water resources, as identified in adopted plans.

i) A statement as to whether the University property is within an aquatic preserve or a designated area of critical state concern or an area under study for such designation.

j) A description of existing land uses and zoning for the context area. Land use categories shall be identified on the existing land use map or map series and described in accordance with categories adopted by the local government in their comprehensive plan.

k) The following generalized land uses on University property shall be shown on the existing land use map or map series:

1. Academic Use;

2. Support Use;

3. Residential Use;

4. Recreational and Open Space Uses;

5. Utilities Use;

6. Parking Use;

7. Vacant or Undeveloped Land;

8. Research Use;

9. Conservation Areas ; and

10. Other public facilities.

l) If the university determines it necessary to utilize other categories of land use, or to combine categories of land use, such categories or combinations of categories shall be shown on the existing land use map or map series and clearly identified in the legend.

m) The approximate acreage and general range of density or intensity of use shall be provided in tabular form for the gross land area included in each existing land use category.

n) The following natural resources shall be shown on the existing land use map or map series:

1. Beaches and shores;

2. Surface waters;

3. Wetlands;

4. Native vegetative areas; and

5. Minerals and soils.

o) Historic and archaeological resources (including all sites listed in the Florida Site File of the National Register of Historic Places) shall be shown on the existing land use map or map series.

(2) ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus master plan:

a) An analysis of the amount of land that will be required to accommodate the projected future enrollment of the University, including:

1. The categories of land use and their densities or intensities of use;

2. The estimated gross acreage for each category; and

3. A description of the methodology used. The methodology should be based on floor area ratio (F.A.R.) or other acceptable means of establishing the relationship between land requirements and building areas.

b) An analysis of projected future space and building needs for academic facilities, developed in the "Analysis Requirements" of the Academic Facilities Element (tabular).

c) An analysis of projected future space and building needs for support facilities, developed in the "Analysis Requirements" of the Support Facilities Element (tabular).

d) An analysis of existing vacant and undeveloped land on the University campus to determine its suitability for use, including where available:

1. Gross vacant or undeveloped land area;

2. Soils;

3. Topography;

4. Natural resources; and

5. Historic and archaeological resources.

e) An analysis of opportunities for redevelopment and for elimination of uses that are inconsistent with the University's character and proposed future land uses.

f) A finding as to whether each planned use of University property is consistent with the adopted conceptual State Lands Management Plan.

g) If the analyses in 2 (a) - (e) indicate that the existing University campus will not provide sufficient capacity to accommodate the future needs of the University, an analysis shall be undertaken identifying how much additional land would be required to meet future needs including:

1. The categories of land use and their densities or intensities of use;

2. The estimated gross acreage for each category; and

3. A description of the methodology used. The methodology should be based on floor area ratio (F.A.R.) or other acceptable means of establishing the relationship between land requirements and building areas.

h) An assessment as to whether any portion of the University property should be declared surplus for release by the University for use or disposal by the State.

i) In the event additional land is determined to be necessary for the future development of the University, an analysis of the context area shall be undertaken to identify potential land areas for such expansion. This analysis shall consider, at a minimum, the following:

1. Existing land use;

2. Property values;

3. Constraints that may limit future development;

4. Future proposed land use;

5. Building conditions (if appropriate);

6. Property ownership; and

7. Potential acquisition and relocation costs.

j) In conjunction with the analysis conducted in 2 (i), an analysis shall be undertaken identifying and evaluating alternatives to additional land acquisition. At a minimum this analysis should address (narrative, graphic if appropriate):

1. Potentials for increasing development height, intensity or density on the campus;

2. Potentials for increasing the utilization of existing and future academic spaces to reduce future facility needs in order to fit within existing land resources;

3. Potentials for reducing the planned future student enrollment;

4. Potentials for transfer of programs to existing University satellite sites; and

5. Transfer of programs to other existing institutions (community colleges, etc.) which may have excess land development capacity.

k) An analysis of constraints that may limit the amount or location of future land use development on the University campus, including:

1. Areas of vegetation, surface waters, wetlands, or wildlife habitat protected by State or Federal regulations;

2. Areas encumbered by Federal land use development restrictions related to airports or other Federally regulated facilities in the vicinity of the University;

3. Areas encumbered by flood hazard areas as defined by the Federal Emergency Management Agency;

4. Areas encumbered by stormwater management or other utility requirements or easements;

5. Areas on the University campus identified by the host community in its comprehensive plan to be developed for a particular land use or uses;

6. Areas encumbered by electromagnetic radiation, nuclear radiation, explosion or other catastrophic hazards; and

7. Areas encumbered by existing buildings or other facilities considered likely to remain for the planning period.

l) An analysis of off-campus constraints that may limit the amount or location of future land use development on the University campus, including:

1. The availability of public facilities and services to serve new development (electricity, potable water, sanitary sewer, stormwater management, etc.);

2. Traffic capacity on roadways within the context area. Traffic counts and origin/destination studies will be used to generate data; and

3. Other constraints.

m) An analysis of the goals, objectives and policies adopted by the host community in their comprehensive plan related to development of land uses in the context area.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals which address the long-range development of land use on the campus and the coordination of future land use development on the campus with future land use development in the host community.

b) The element shall contain one or more objectives for each goal which address, at a minimum:

1. Protection of natural resources (including existing surface waters and wetlands) and historic and archaeological resources;

2. Eliminating or minimizing land use compatibility problems between the University and host community;

3. Correcting land use compatibility problems on the University campus;

4. Coordinating future land uses with the appropriate topography and soil conditions;

5. Coordinating future land uses with the availability of facilities and services;

6. Ensuring the availability of suitable land on campus for utility facilities required to support proposed on-campus development; and

7. Minimizing off campus constraints to limit future development on campus (i.e., traffic, utilities) and minimizing on campus conflicts with land uses within the context area.

c) The element shall contain one or more policy statements for each objective which address at a minimum:

1. Establishment of standards for densities or intensities of use for each land use category;

2. Provisions for stormwater management, open space, and safe and convenient on-campus traffic flow, considering needed vehicle parking;

3. Provisions for the identification, designation, and protection of historically and archaeologically significant properties;

4. Provisions for the compatibility with adjacent land uses;

5. Coordination of land use and development decisions with a schedule of capital improvements;

6. Administrative procedures to amend the campus master plan to incorporate unforeseen land uses that may arise from grant awards or other circumstances.

7. Establishment of land use management procedures within the University's administrative structure which will encourage careful use of the University's existing land resources and minimize deviations from the land use plan;

7. Establishment of a process, timetable and funding sources for future land acquisition (if applicable).

d) The Future Land Use Element shall be described, at a minimum, in the Future Land Use Map and explanatory text. Land uses on the map shall be the same as those categories with which existing land uses are described in (1) (k) above. In addition, land use categories for on-campus uses shall be coordinated, as possible, with land use categories used by the host community in its comprehensive plan to facilitate coordination of planning efforts. The Future Land Use Map and text shall be accompanied by explanatory tabular information as required.

2.5 ACADEMIC FACILITIES ELEMENT

PURPOSE

The purpose of the element is to ensure provision of academic facilities to meet University needs during the planning period.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) Projections of future student enrollment developed in the analysis requirements of the Academic Program Element (tabular).

b) An inventory of existing building spaces used for academic functions. The inventory shall identify net and gross square feet and shall identify at a minimum the following academic uses (map and tabular):

1. Classroom space;

2. Teaching laboratory space;

3. Research laboratory space; and

4. Library space.

c) Existing space utilization (room and station) (tabular).

d) Space use standards of the State University System for the above-listed space types. (ASF - Assignable Square Footage) (tabular).

e) Existing total credit hours for each campus or satellite facility (tabular).

f) Existing space utilization for space types listed in (1) b) above (tabular).

(2) ANALYSIS REQUIREMENTS. This element shall be based, at a minimum, on the following analyses:

a) A projection of future student credit hours distributed by campus or satellite facility (tabular).

b) A projection of future WSCH (Weekly Student Contact Hours) distributed by campus or satellite facility (tabular).

c) A projection or assumptions about the future space utilization for the space types identified in the DATA REQUIREMENTS section of this element (tabular).

d) A projection of future net academic space need based on the future WSCH and ASF distributed by campus or satellite facility. Future academic space needs shall be calculated at a minimum for the space types identified in the DATA REQUIREMENTS section of this element (tabular).

e) A projection of future academic gross building area needs (tabular).

f) An analysis translating the future net and gross building area requirements into building "increments". The basis for this analysis shall be fully described and shall be based on considerations of funding, prototypical building sizes, or other logical and replicable method of calculation. The analysis should also consider whether future new space needs would be best accomplished through renovations or additions to existing facilities.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) The element shall contain one or more goals for the development of academic facilities required to meet the needs of the projected student enrollment.

b) The element shall contain one or more objectives for each goal which:

1. Define the timing or phasing requirements for development of future academic space; and

2. Define appropriate locations for future academic buildings.

c) The element shall contain one or more policy statements for each objective which address:

1. Priorities for development of future academic facilities;

2. Allocation of funds for development of future academic facilities;

3. Establishment of administrative procedures for the integration into the master plan of unforeseen academic facilities that may arise from grant awards, accelerated funding or other circumstances; and

4. Encouraging energy efficiency and conservation techniques in all future facilities.

d) The Academic Facilities Element shall be described, at a minimum, in the Academic Facilities Map and explanatory text which shall identify the proposed location and function of academic facilities on the campus. The map and text shall be accompanied by explanatory tabular information as required.

2.6 SUPPORT FACILITIES ELEMENT

PURPOSE

The purpose of this element is to ensure the provision of support facilities to meet University needs during the planning period.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) An inventory of existing building spaces used for support facilities. The inventory shall identify net and gross square feet and shall identify at a minimum the following support uses (map and tabular):

1. Administrative offices of the University;

2. Physical plant facilities;

3. General auxiliary facilities (day care, service, etc.); and

4. Student support services and activities.

b) An inventory of all University owned or managed intercollegiate athletic facilities and intramural athletic facilities identifying (map, tabular and narrative):

1. The number of ballfields, courts, etc.;

2. The estimated usage of each site (frequency and number of people - both University and non-University users).; and

3. The total acreage or each site or facility.

c) Projections of future student enrollment developed in the analysis requirements of the Academic Program Element (tabular).

d) Space use standards of the State University System for the above-listed space types (tabular).

e) Existing space utilization for the space-types listed in (1) a) above.

(2) ANALYSIS REQUIREMENTS. This element shall be based, at a minimum, on the following analyses:

a) A projection of future support service activities, identifying new or expanded activity requirements, distributed to the campus or satellite facility where the future activities are planned to occur.

b) An analysis of the future needs of the athletic department for intercollegiate athletic facilities, intramural and casual-use athletic facilities.

c) A projection or assumption about the future space utilization, for the space types identified in the DATA REQUIREMENTS section of this element (narrative, tabular).

d) A projection of future net support space needs (or land area requirements for athletic facilities), distributed to the campus or satellite facility at which the future needs are planned to occur.

e) A projection of future support facility gross building area needs (tabular).

f) An analysis translating the future net and gross building area requirements into building "increments". The basis for this analysis shall be fully described and shall be based on considerations of funding, prototypical building sizes or other logical and replicable method of calculations. The analysis should also include consideration of whether future new space needs would be best accomplished through renovations or additions to existing facilities.

g) An assessment of the adequacy of the existing intercollegiate, intramural and casual-use athletic facilities to meet the future needs for athletic facilities.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) The element shall contain one or more goals for the development of support facilities required to meet the needs of the projected future student enroilment.

b) The element shall contain one or more objectives for each goal which:

1. Define the appropriate locations for future support facilities (buildings and/or intercollegiate athletic facilities); and

2. Define the timing or phasing requirements for development of future support facilities, including intercollegiate, intramural and casual-use athletic facilities.

c) The element shall contain one or more policy statements for each objective which address:

1. Priorities for development of future support facility space; and

2. Allocation of funds for development of future support facilities.

d) The Support Facilities Element shall be described, at a minimum, in the Support Facilities Map and explanatory text which shall identify the proposed location and function of future academic support facilities. The map shall be accompanied by explanatory tabular information as required.

2.7 HOUSING ELEMENT

PURPOSE

The purpose of this element is to ensure provision of public and private housing facilities on the University campus and within the host community adequate to meet the needs of the projected University enrollment.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) An inventory of the total number of existing beds provided by the University on-campus for undergraduate student use, identifying if appropriate optimum and maximum capacities, distributed by building and location (satellite campuses or facilities).

b) An inventory of the total number of existing beds, by type, provided on-campus for graduate students.

c) An inventory of the total number of existing housing units, by type, provided on-campus for married students.

d) An inventory of other existing student housing provided on-campus (i.e., fraternities and sororities, etc.), identifying numbers of beds provided in each such facility.

e) An inventory of historically significant housing on campus.

f) A description of the existing types of housing provided on campus (apartment, dormitory, suites, etc.) (narrative and tabular).

g) An inventory of any University provided housing located off-campus, identifying number of beds, types of units and whether the facilities are rented or owned by the University.

h) Estimates of the number of undergraduate, graduate and married students housed on-campus, and in University facilities located off-campus.

i) Estimates of the number of full-time students housed off-campus in non-University provided rental housing and the number of rental housing units occupied.

j) An inventory of the host community's rental housing supply by rental range as described in the host community's comprehensive plan or other best available data.

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum, on the following analyses:

a) An analysis of existing University policies regarding the percentage of students for which on-campus housing is provided.

b) A projection of the number of students to be housed on-campus in University-provided facilities based on the existing policies for provision of on-campus housing. This projection shall include a description of handicap-accessible beds/units.

c) A projection of the numbers of students to be housed in non-University provided facilities on-campus (fraternities, sororities, etc.).

d) An analysis of the existing housing provided on campus, including:

1. Age of buildings that house students and programs to retrofit or replace aged structures;

2. Physical condition of those buildings; and

3. The existing rate structure charged for on-campus housing.

e) An estimate of the number of additional on-campus housing units, by type, necessary to meet the needs described in (2) a) (apartment, suite, dormitory, etc.).

f) An analysis of potential on-campus sites and of the capacity of these sites (beds). This analysis shall describe the method used to translate total beds required into building and site requirements.

g) A projection of the number of students that will be housed off-campus in facilities provided by others (private market housing).

h) An assessment of the student impacts on the occupancy of the host community's rental stock.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals for the provision of student housing on and off-campus during the planning period.

b) The element shall contain one or more objectives for each goal which address:

1. Ensuring the availability of an adequate supply (both on-campus and off-campus) of affordable housing units and suport facilities in close proximity to the campus to meet the projected need for student housing; and

2. The elimination of substandard student housing and the structural (electrical, mechanical, plumbing, etc.) and aesthetic improvement of existing student housing.

c) The element shall contain one or more policies for each objective which:

1. Define the number and type (graduate, undergraduate, married, etc.) of students to be housed on-campus and off-campus;

2. Identify the appropriate locations for the various types of on-campus housing to be provided in the future;

3. Describe the timing or phasing requirements for renovation, repair and/or demolition of existing University provided housing facilities;

4. Establish procedures and priorities for the allocation of funding for on-campus housing facilities;

5. Establish procedures for provision of privately developed housing on the University campus;

6. Establish procedures for coordination with the host community regarding issues related to off-campus student housing (may include security, traffic, transit, etc.);

7. Establish procedures for the provision of support facilities required in conjunction with future housing (may include parking, student activities and recreation, etc.); and

8. Preserve and protect historically significant housing.

d) The Housing Element shall be described, at a minimum, in the Housing Element Map and explanatory text. This map along with companion text shall define the location, size/capacity and character of proposed future housing facilities on the campus and in the context area adjacent to the University. The map and text shall be accompanied by explanatory tabular information as required.

2.8 RECREATION AND OPEN SPACE ELEMENT

PURPOSE

The purpose of this element is to ensure the provision of adequate and accessible recreation facilities and open space to meet the future needs of the University.

(1) DATA REQUIREMENTS. The element shall be based, at a minimum, on the following data:

a) An inventory of all existing privately-owned, state owned, or local government-owned recreational facilities and open spaces within the context area. The following shall be identified for each site:

1. The types of uses provided (activity based or resource-based);

2. The types of recreation facilities (ballfields, courts, etc.) provided;

3. The estimated usage at each site (frequency and number of people); and

4. The total acreage at each site.

b) An inventory of all University-owned or managed recreation sites, open spaces, incidental recreation facilities, parks, lakes, forests, reservations, freshwater or saltwater beaches (map, narrative and tabular) identifying:

1. The estimated usage of each site (frequency and number of people); and

2. The total acreage of each site or facility.

c) A description of the level of service standard(s) established by the host community for each type of recreation facility described in the comprehensive plan of the jurisdiction (narrative, tabular);

d) A description of any University-owned recreational facilities or open spaces that have been incorporated in the Recreation and Open Space Element of the host community's comprehensive plan.

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum, on the following analyses:

a) An analysis of the projected needs for recreation and open space facilities required to meet the needs of the future University population (students, faculty and staff) based on University standards and calculations or established level of service standards.

b) An assessment of the adequacy of the existing recreational facilities and open spaces to meet the projected needs of the University (on-campus, and off-campus), including a description of the extent to which off-campus facilities may meet some or all of the University projected needs.

c) An assessment of opportunities for alternative future facility siting in order to conserve the supply and character of campus open space.

d) An analysis of planned future recreation and open space facilities, as adopted by the host community in their comprehensive plan or other best available data.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals for recreation and open space facilities.

b) The element shall contain one or more objectives for each goal which:

1. Coordinate public and private resources to meet the projected demand for recreational facilities and open space; and

2. Ensure that parks, recreational facilities and open space are adequately and efficiently provided.

c) The element shall contain one or more policy statements which:

1. Establish priorities for development of future recreation and open space facilities;

2. Establish the timing or phasing requirements for development of future athletic, recreation and open space facilities;

3. Select sites for infrastructure and buildings designed to maximize the retention of campus open space;

4. Coordinate provision of recreation and open space facilities on-campus with those provided off-campus by the host facility;

5. Correct or improve existing deficiencies in parks and recreation facilities; and

6. Designate or acquire open space and natural reservations.

d) The Recreation and Open Space Element shall be described at a minimum in the Recreation and Open Space Element Map and explanatory text. This map and companion text and tabular data shall define the location, size and function of proposed future recreation and open space facilities on the campus. The map and text shall be accompanied by explanatory tabular information as required.

2.9 GENERAL INFRASTRUCTURE ELEMENT

PURPOSE

The purpose of this element is to ensure adequate provision of public facilities and services required to meet the future needs of the University, including the following:

a) Ensure provision of adequate stormwater management capacity to protect the welfare of both the University's and host community's residents and prevent water damage to public and private property;

b) Ensure provision of sufficient potable water to meet anticipated University needs;

c) Ensure provision of adequate sanitary sewer and treatment capacity to meet anticipated University needs; and

d) Ensure provision of adequate solid waste handling and disposal capacity to meet anticipated University needs.

Stormwater Management Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of all public and private facilities and natural features which provide stormwater management for the campus, including detention and retention structures, storm drainage pipe systems, natural stream channels, rivers, lakes, wetlands, etc., (map, narrative).

b) For facilities shared with the host community, a description of the proportional capacity of the facility required to meet existing University needs, including a description of any capacity that may have been previously allocated to the University by the host community.

c) The following data shall be included for the stormwater management facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

d) Major natural stormwater management and hydrological features shall be identified and included on a map.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing stormwater management facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An analysis of the problems and opportunities for stormwater management facility expansion or replacement to meet projected needs of the University.

d) Existing regulations and programs which govern land use and development of natural stormwater management features shall be analyzed, including the strengths and deficiencies of those programs and regulations in maintaining the functions of natural stormwater management features.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University stormwater management requirements;

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing stormwater management facility deficiencies;

2. Coordinating the provision of increased facility capacity to meet future needs of the university; and

3. Protecting the functions of natural stormwater management and hydrological areas.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing stormwater management standards for stormwater quantity and quality;

2. Establish priorities for replacement, correcting existing stormwater management facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus stormwater management facilities required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future stormwater management facility service capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements;

5. Establish administrative, operational and other procedures to mitigate impacts of University-generated stormwater; and

6. Establish the timing or phasing requirements for stormwater management facility improvements to meet future University needs.

d) The Stormwater Management Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the

proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Potable Water Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of existing potable water facilities on the campus (map, narrative) indicating location and sizes of main distribution lines.

b) For facilities shared with the host community, a description of the proportional capacity of the facility required to meet existing University needs, including a description of any capacity that may have been previously allocated to the University by the host community.

c) The following data shall be included for the potable water facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

d) Major potable water and hydrological features shall be identified and included on a map.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing potable water facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An analysis of the problems and opportunities for potable water facility expansion or replacement to meet projected needs of the University.

d) A description of the campus underground hydrology, including its potential for use as a potable water source.

e) An analysis of existing local, state and federal regulations governing potable water systems.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University potable water requirements.

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing potable water facility deficiencies;

2. Coordinating the provision of increased facility capacity to meet future needs of the university; and

3. Protecting and conserving potable water sources.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing potable water supply requirements;

2. Establish priorities for replacement, correcting existing potable water facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus potable water facilities required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future potable water facility service capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements;

5. Establish administrative, operational and other procedures to conserve water and thereby minimize future potable water requirements of the University; and

6. Establish the timing or phasing requirements for potable water facility improvements to meet future University needs.

d) The Potable Water Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Sanitary Sewer Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of the existing sanitary sewer systems on the campus (map, narrative) indicating location and sizes of main collection lines.

b) For facilities shared with the host community, a description of the proportional capacity of the facility required to meet existing University needs, including a description of any capacity that may have been previously allocated to the University by the host community.

c) The following data shall be included for the sanitary sewer facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

d) Major sanitary sewer facilities shall be identified and included on a map.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing sanitary sewer facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An analysis of the problems and opportunities for sanitary sewer facility expansion or replacement to meet projected needs of the University.

d) An analysis of existing local, state and federal regulations governing sanitary sewer collection and treatment systems.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University sanitary sewer requirements.

b) The sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing sanitary sewer facility deficiencies; and

2. Coordinating the provision of increased facility capacity to meet future needs of the university.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing sanitary sewage collection and treatment facility requirements;

2. Establish priorities for replacement, correcting existing sanitary sewer facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus sanitary sewer facilities required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future sanitary sewer facility service capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements; and

5. Establish the timing or phasing requirements for sanitary sewer facility improvements to meet future University needs.

d) The Sanitary Sewer Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Solid Waste Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of the existing solid waste collection and disposal systems on the campus (map, narrative) including facilities for the storage and/or disposal of hazardous and medical wastes.

b) The amount of solid waste generated by the University.

c) For facilities shared with the host community, a description of the proportional capacity of the facility required to meet existing University needs, including a description of any capacity that may have been previously allocated to the University by the host community.

d) The following data shall be included for the solid waste collection and disposal facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

e) Major solid waste collection and disposal facilities shall be identified and included on a map.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing solid waste collection and disposal facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An analysis of the problems and opportunities for solid waste collection and disposal facility expansion or replacement to meet projected needs of the University.

d) An analysis of existing local, state and federal regulations governing solid waste collection and disposal systems.

e) An assessment of opportunities or available and practical technologies for the reduction, recycling and re-use of solid waste generated by the University. Investigation of emerging technologies to address this issue is encouraged.

f) An analysis of the terms of any agreements for the collection and/or disposal of University-generated solid waste, including allocated capacity and duration of service. Identify any future limitations on University development resulting from these factors.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University solid waste collection and disposal requirements.

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing solid waste collection and disposal facility deficiencies; and

2. Coordinating the provision of increased facility capacity to meet future needs of the university.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing solid waste collection and disposal facility requirements;

2. Establish priorities for replacement, correcting existing solid waste collection and disposal facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus solid waste collection and disposal facilities required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future solid waste collection and disposal facility service capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements; and

5. Establish the timing or phasing requirements for solid waste collection and disposal facility improvements to meet future University needs.

d) The Solid Waste Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

2.10 UTILITIES ELEMENT

PURPOSE

The purpose of this element is to ensure adequate provision of utility services required to meet the future needs of the University including the following:

a) Ensure provision of adequate steam and chilled water supply to meet future University needs;

b) Ensure provision of adequate electric power supply and other fuels to meet future University needs;

c) Ensure provision of adequate supplies of natural gas or other fuels to meet future University needs; and

d) Ensure provision of adequate supply and distribution facilities for telecommunication systems required to meet future University needs.

Steam and Chilled Water Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of the existing steam and chilled water distribution systems on the campus indicating locations and sizes of main distribution lines (map, narrative, tabular).

b) The following data shall be included for the steam and chilled water facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing steam and chilled water facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An assessment of opportunities or available and practical technologies to reduce University energy consumption. Investigation of emerging technologies to address this issue is encouraged.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University steam and chilled water requirements.

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing steam and chilled water facility deficiencies; and

2. Ensuring the provision of adequate facility capacity to meet future needs of the university.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing steam and chilled water facility requirements;

2. Establish priorities for replacement, correcting existing steam and chilled water facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus steam and chilled water facilities required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future steam and chilled water facility service capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements;

5. Establish administrative, operational and other procedures to reduce University energy consumption; and

6. Establish the timing or phasing requirements for steam and chilled water facility improvements to meet future University needs.

d) The Steam and Chilled Water Sub-Element shall be described, at a minimum, in the Utility Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Electrical Power and Other Fuels Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of the existing electrical power supply distribution system on the campus indicating locations and sizes of main distribution lines (map, narrative, tabular).

b) An inventory of any other fuel storage or distribution facilities on the campus indicating their location, size and sizes of main distribution lines (if applicable) (map, narrative, tabular).

c) The following data shall be included for the electrical power distribution system facilities identified in (1) a):

1. The entity having operational responsibility for the facility;

2. The geographic service area of the facility and the predominant types of land uses served by the facility;

3. The design capacity of the facility;

4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing electrical power and other fuel facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An assessment of opportunities or available and practical technologies to reduce University energy consumption. Investigation of emerging technologies to address this issue is encouraged.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University electric power and other fuels requirements;

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing electric power and other fuel deficiencies; and

2. Ensuring the provision of adequate facility capacity to meet future needs of the University.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the University in establishing electric power supply and other fuel requirements;

2. Establish priorities for replacement, correcting existing electric power supply deficiencies, and providing for future needs;

3. Coordinate the provision of on and off-campus electric power supply required to meet future University needs with the local government or appropriate service provider;

4. Ensure that future electric power supply capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements;

5. Establish administrative, operational and other procedures to reduce University energy consumption; and

6. Establish the timing or phasing requirements for electric power supply improvements to meet future University needs.

d) The Electric Power and Other Fuels Sub-Element shall be described, at a minimum, in the Utility Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Telecommunications Systems Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of the existing telecommunications system(s) serving the campus, including but not limited to:

1. Telephone;

2. Computer network(s);

3. Radio;

4. Microwave; and

5. Satellite transmission/reception.

b) An inventory of electromagnetic fields (if any) emanating from any telecommunications transmitter that pose a hazard to persons or equipment.

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and deficiencies for:

1. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

2. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

b) The general performance of existing telecommunications systems and facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

c) An assessment of potential electromagnetic hazards resulting from facilities required to meet future telecommunications needs of the University, and an analysis of practical ways to mitigate such hazards.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall contain one or more goal statements for accommodating future University telecommunications system requirements.

b) This sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing telecommunications systems deficiencies; and

2. Ensuring the provision of adequate facility capacity to meet future needs of the University.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish priorities for replacement, correcting existing telecommunications systems deficiencies, and providing for future needs;

2. Coordinate the provision of on and off-campus telecommunications systems required to meet future University needs with the local government or appropriate service provider;

3. Ensure that future telecommunications system capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements; and

4. Establish the timing or phasing requirements for telecommunications system improvements to meet future University needs.

d) The Telecommunications Systems Sub-Element shall be described, at a minimum, in the Utility Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

2.11 TRANSPORTATION ELEMENT

PURPOSE

The purpose of this element is to plan for future motorized and non-motorized traffic circulation systems to ensure provision of adequate transit, circulation and parking facilities to meet future University needs; to ensure the provision of adequate pedestrian and non-vehicular circulation facilities to meet the future needs of the University; and to coordinate the location of these facilities planned in the host community in the context area.

Transit, Circulation and Parking Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data requirements:

a) An inventory of existing on-campus parking facilities which identifies:

1. Spaces allocated to students, faculty staff and visitors (map, narrative and tabular);

2. Spaces available for special event parking (football, basketball, baseball, swimming, auditoriums, performing arts facilities, concert halls, conference centers, etc.) (map, narrative); and

3. Existing surface (including on-street parking) and multi-level parking facilities which identifies their location and capacity (map, tabular, narrative).

b) An inventory or estimate of the amount of student, faculty and staff parking off-campus, and a description of parking locations.

c) An inventory of accident locations and number of accident occurrences on campus and in the context area.

d) The existing classification of roadways on the campus, utilizing definitions used by the host community in its local comprehensive plan, or a classification determined by the University which is correlated to the classification system of the host community (map, narrative).

e) Existing roadway classifications in the context area (map, narrative), including designated fire lanes and fire routes on-campus.

f) The current levels of service of the roadways on-campus and within the context area (map, narrative, tabular).

g) Traffic counts at all major University entrances/exits (tabular, narrative).

h) Existing University trip generation based on original survey data prepared for the campus master plan. Traffic counts and origin/destination studies will be used to generate data.

i) Existing traffic analysis zones (TAZs) of the host local government within which University facilities are located.

j) Established public transit or University-provided transit routes (including inter-campus routes) on campus and in the context area indicating location of stops, frequency of service and capacity of the vehicles (map, narrative).

(2) ANALYSIS REQUIREMENTS. This sub-element shall be based, at a minimum, on the following analyses:

a) An analysis of the future parking needs for students, faculty and staff and types of special events for the planning period. This analysis shall consider both the present parking ratios and utilization rates and modified parking ratios that may be considered appropriate or optimum.

b) An analysis of the amount of land required to provide the amount of parking calculated in (2) a).

c) An assessment of the capacity of University lands to accommodate the amount of parking calculated in (2) a), including a determination of how much of the parking would have to be provided in structures.

d) An analysis of practical methods to accommodate the amount of parking calculated in (2) a) on the University campus, including at a minimum:

1. Reducing the number of permits issued;

2. Increasing utilization; and

3. Increasing use of public or University-provided transit.

e) An analysis of off-campus lands in the context area that may be available for University parking and the parking capacity of those sites.

f) An analysis of the impacts of off-campus University parking on the context area and alternatives for minimizing these impacts.

g) An analysis of the projected traffic volumes/capacities and levels of service on University roads and roads in the context area, including an analysis of the traffic circulation model used by the host community in projecting traffic circulation in the context area.

h) An analysis of improvements that would be required to on-campus roadways to meet the future traffic circulation needs of the University.

i) An analysis of improvements that would be required to off-campus roads in the context area, based on the additional traffic projected to be generated by the University.

j) An analysis of additional public or University-provided transit that will be required to meet the future needs of the University for the planning period.

k) An analysis of the opportunities to implement transportation system management and transportation demand management techniques and strategies to minimize off-site impacts on roadways within the context area, including:

1. Operational modifications;

2. Improved utilization of public or University-provided transit;

3. Improvement of pedestrian and non-vehicular circulation facilities;

4. Increasing the number of students living on-campus;

5. Academic scheduling modifications;

6. Traffic management system approaches; and

7. Jobs - housing balance concepts.

l) The planned location of future facilities identified in the Academic Facilities, Support Facilities and Utilities elements, with accompanying parking to serve these facilities.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This sub-element shall include one or more goals for the provision of future transit, auto circulation, and parking facilities.

b) This sub-element shall contain one or more objectives for each goal which address:

1. The provision of parking facilities on or off the campus to meet future University needs;

2. The provision of future traffic circulation improvements both on the campus and in the context area to meet future University needs;

3. Improvements (including scheduling) to public or University-provided transit service and facilities required to meet future University needs; and

4. Coordination of transportation system improvements with the future land uses shown on the future land use map or map series, and with those improvements identified in the host community's comprehensive plan.

c) This sub-element shall contain one or more policy statements for each objective which:

1. Establish programs or administrative procedures to accommodate future parking and auto circulation requirements on-campus and minimize off-site impacts within the context area;

2. Establish programs to maximize utilization of public or University provided transit;

3. Establish administrative procedures for coordinating on-going traffic circulation, transit and parking facility improvements, with similar improvements being undertaken by the host community;

4. Establish the timing or priorities for development of traffic circulation, transit, and parking facilities on-campus; and

5. Establish level of service standards for roadways within the University's jurisdiction.

d) The Transit, Circulation and Parking Sub-Element shall be described, at a minimum, in the Transportation Element Map and explanatory text. This map along with companion narrative shall identify the location and size of proposed transit,

circulation and parking facilities on the University campus. The map and text shall be accompanied by explanatory tabular information as required.

Pedestrian and Non-Vehicular Circulation Sub-Element

(1) DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data:

a) An inventory of existing pedestrian and non-vehicular circulation facilities on the University campus(es) illustrating the location, size and surface material of the facilities (map, narrative).

b) The planned location of future facilities identified in the Academic Facilities, Support Facilities and Utilities elements.

c) An inventory of existing pedestrian and non-vehicular circulation facilities located within the context area.

d) An inventory of the planned pedestrian and non-vehicular circulation facilities located in the host community in the context area, illustrating the location, size and function planned for each facility (map, narrative), as identified in the host community Bicycle Plans or other related documents.

e) An inventory of existing problem areas on-campus related to pedestrian and non-vehicular circulation. Data must include statistics on accidents involving, and violent crimes committed against pedestrians and bicyclists on-campus and in the context area. Statistics must include type of crime or accident, location and time of occurrence. Data on violent crimes must indicate gender of victim and suspect(s).

(2) ANALYSIS REQUIREMENTS. This sub-element shall provide, at a minimum, the following analyses for the planning period:

a) An analysis of the amount and type of pedestrian and non-vehicular circulation facilities that will be required to meet the needs of projected University enrollment, including the basis for this analysis.

b) An analysis assessing the need for pedestrian and non-vehicular circulation facilities in the context area with reference to those facilities serving areas of off-campus student housing, or other off-campus student activities.

c) An analysis of lighting conditions along pedestrian and non-vehicular circulation routes to identify areas where lighting is inadequate.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES

a) This sub-element shall contain one or more goals for the development of pedestrian and non-vehicular circulation facilities on campus.

b) This sub-element shall contain one or more objectives for each goal which address at a minimum:

1. The coordination of pedestrian and non-vehicular circulation facilities to be developed on-campus, with those to be developed off-campus by the host community in its local comprehensive plan, bicycle plans or traffic circulation plans;

2. Coordinating the locations for future pedestrian and non-vehicular circulation facilities to be developed on and off the campus with recommendations contained in the Campus Safety Plan;

3. Coordinating the locations for additional lighting along pedestrian and non-vehicular circulation routes with recommendations contained in the Campus Safety Plan; and

4. The provision of pedestrian and non-vehicular circulation facilities required to meet future University needs.

c) This sub-element shall contain one or more policy statements for each objective which address:

1. The timing or priorities for development of pedestrian and non-vehicular circulation facilities on-campus;

2. Ensuring coordination with the host community regarding issues related to the provision of pedestrian and non-vehicular circulation facilities;

3. The timing or priorities for additional lighting placement along pedestrian and non-vehicular circulation routes, as indicated by (1) f) and (2) d) of this sub-element.

4. Establishing programs to increase utilization of pedestrian and non-vehicular facilities; and

5. Establishing programs or procedures to improve the safety of persons using pedestrian and non-vehicular facilities.

d) The Pedestrian and Non-Vehicular Circulation Sub-Element shall be described, at a minimum, in the Transportation Element Map and explanatory text. This map along with companion narrative shall identify the location, size and character of the proposed pedestrian and non-vehicular circulation facilities on campus and in the context area. The map and text shall be accompanied by explanatory tabular information as required.

2.12 INTERGOVERNMENTAL COORDINATION ELEMENT

PURPOSE

The purpose of this element is to identify and resolve incompatible goals, objectives, policies and development proposed in campus master plans and to determine and respond to the need for coordination with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this Guideline.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data:

a) An inventory of all host and affected governments and other units of local government providing services but not having regulatory authority over the use of land, independent special districts, water management districts, regional planning councils, and state agencies with which the University coordinates or which provides services to the University. This inventory shall also include regional or state agencies with land use or environmental regulatory authority, and authorities, independent special districts, and utility companies, which provide services to the University.

b) For each entity listed in (1) a), the element shall briefly describe the existing coordination mechanisms indicating the subject, the nature of the relationship and the office with primary responsibility for coordination.

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum, on the following analyses:

a) The effectiveness of existing coordination mechanisms described in (1) b), such as intergovernmental agreements, joint planning and service agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination.

b) Specific problems and needs within each of the campus master plan elements which would benefit from improved or additional intergovernmental coordination and means for resolving those problems and needs.

c) Growth and development proposed in comprehensive plans in the area of concern and a comparison with the appropriate regional policy plan in order to evaluate the needs for additional planning coordination.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES, AND POLICIES.

a) The element shall contain one or more goal statements which establish the long-term end toward which intergovernmental coordination activities are ultimately directed.

b) The element shall contain one or more specific objectives for each goal statement, which address the requirements of Subsection 240.155 (3), Florida Statutes, and which:

1. Coordinate the campus master plan with the plans of other units of local government providing services but not having regulatory authority over the use of land, and the comprehensive plans of host and affected local governments;

2. Ensure that the University addresses through coordination mechanisms, the impacts of development proposed in the campus master plan upon development in the context area; and

3. Ensure coordination in establishing level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

c) The element shall contain one or more policies for each objective which shall address programs, activities, or procedures for:

1. The coordination of planning activities mandated by the various elements of the campus master plan with host and affected local governments and other units of local government providing services but not having regulatory authority over the use of land, the region and the state;

2. Resolving conflicts with host and affected local governments through informal mediation processes;

3. The provision of services and information; and

4. Reviewing the relationship of proposed campus development to the existing comprehensive plans of adjacent host and affected local governments.

(4) INTERGOVERNMENTAL COORDINATION PROCESS.

a) The Intergovernmental Coordination Element shall establish a development review process, to be implemented in conjunction with host and affected local governments, to assess the impacts of proposed development on significant local, regional and state resources and facilities. This shall be a reciprocal process whereby local officials are given an opportunity to review proposed campus development in order to assess its potential impacts on local, regional and state resources and facilities, and whereby university officials are given an opportunity to review proposed development within the context area in order to assess its potential impacts on university resources and facilities. This development review process shall include the following provisions:

1. Except when otherwise stated in Section 240.155, F.S., the provisions of the campus master plan and associated campus development agreement supersede the requirements of Part II of Chapter 163, F.S.;

2. Once the campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the adopted campus master plan and associated campus development agreement;

3. University officials shall participate and cooperate with local officials in the review of proposed development within the context area to assess potential impacts on university resources and facilities; and

4. University officials shall participate and cooperate with local officials in the review of proposed campus development to assess potential impacts on local, regional and state resources and facilities until execution of the campus development agreement.

b) The Intergovernmental Coordination Element shall establish a process for mitigating impacts identified during the development review process. This mitigation process shall include provisions that university officials shall participate and cooperate with local officials in the identification of appropriate strategies to mitigate the impacts of campus development on local, regional and state resources and facilities, and to mitigate the impacts of proposed development within the context area on university resources and facilities.

c) The Intergovernmental Coordination Element shall include a provisioin that any dispute between the university and a host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in Subsection 240.155 (8), F.S.

2.13 CONSERVATION ELEMENT

PURPOSE

The purpose of this element is to ensure the conservation, protection and wise use of all natural ecosystems and natural resources on the University campus and in the context area.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data:

a) An inventory of the following existing natural and environmental resources, where present on the University campus and within the context area:

1. Rivers, lakes, bays, wetlands (including estuarine marshes), and bottom lands;

2. Floodplains;

3. Known unique geological features (springs, sink holes, etc.);

4. Existing mitigation sites;

5. Fisheries, wildlife marine habitats and vegetative communities, indicating dominant species present and species listed by Federal, State or local agencies as endangered, threatened or species of special concern;

6. Wellfield cones of influence;

7. Aquifers and aquifer recharge areas;

8. Air quality, including but not limited to the pollutants subject to National Ambient Air Quality Standards (SO_x, NO_x, ozone, CO, HC, and particulates);

9. Surface Water quality, including the water quality for each lake, river and other surface water, and the identification of any such water body designated as an Outstanding Florida Water;

10. Known septic tanks, grease traps, storage sites of hazardous, toxic, or medical waste;

11. Chemical and hazardous waste disposal systems; and

12. Surface and groundwater hydrology.

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum on the following analyses:

a) For each of the resources identified in (1) a) identify existing commercial, recreational, or conservation uses.

b) For each of the resources identified in (1) a), assess the available and practical opportunities and methods for protection or restoration of those resources on University property.

c) For each of the resources identified in (1) a), identify known sources and rates of discharge or generation of pollution.

d) For each of the resources identified in (1) a), assess opportunities or available and practical technologies to reduce pollution or its impacts generated by University activities. Investigation of emerging technologies to address these impacts is encouraged.

e) An analysis of current and projected water needs and sources, based on the demand for industrial, agricultural and potable water use and the quantity and quality available to meet those demands. The analysis should consider existing levels of water conservation, use and protection, and applicable policies of the water management district.

f) An assessment of opportunities or available and practical technologies to reduce university energy consumption. Investigation of emerging technologies (i.e., solar) to address this issue is encouraged.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals establishing the long-term end toward which conservation programs are directed.

b) The element shall contain one or more objectives for each goal which:

1. Protect or improve air quality;

2. Conserve, appropriately use, and protect the quantity and quality of current and projected water sources;

3. Conserve, appropriately use, and protect native vegetative communities and wildlife habitat; and

4. Conserve and appropriately use energy.

c) The element shall contain one or more policies for each objective which address implementation activities that:

1. Protect water quality and quantity by restricting University activities which contaminate groundwater sources such as wellfields, cones of influence or recharge areas;

2. Protect native vegetative communities from destruction by University development activities;

3. Restrict University activities known to threaten the habitat and survival of endangered and threatened plant and wildlife species and species of special concern;

4. Improve control of, or restrict or minimize University activities which generate air pollution;

5. Minimize stormwater - borne pollutants generated as a result of University operations and maintenance practices;

6. Protect and conserve the natural functions of soils, rivers, floodplains and wetlands;

7. Encourage recycling;

8. Designate environmentally sensitive lands for protection based on State and locally determined criteria;

9. Manage hazardous wastes to protect natural resources; and

10. Establish administrative, operational, and other procedures to conserve energy and minimize future demand.

d) The Conservation Element shall be described, at a minimum, in the Conservation Element Map and explanatory text. This map along with companion text shall describe the natural resource conservation and protection areas planned on the University campus. The map and text shall be accompanied by explanatory tabular information as required.

2.14 CAPITAL IMPROVEMENTS ELEMENT

PURPOSE

The purpose of this element is to evaluate the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the University has fiscal responsibility; to analyze the fiscal capability of the University to finance and construct improvements; to adopt financial policies to guide the funding of improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data requirements:

a) The element shall be based on the facility needs as identified in the other elements and shall support the future needs as identified in the future land use element.

b) An inventory of existing and anticipated revenue sources and funding mechanisms available for capital improvement financing, such as ad valorem funds, state funds, federal funds, bonds, impact fees, gas tax, etc.

c) An inventory of operations and maintenance costs for existing facilities.

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum, on the following analyses:

a) An analysis of current University practices that guide the timing and location of construction, extensions or increases in the capacity of University facilities.

b) An estimate of the cost of each of the on-campus capital improvements identified in the other plan elements, including consideration of inflation factors and the relative priority of need ranking .

c) An estimate of the cost of future capital improvements that may be required off the University campus to support the future infrastructure and traffic functions of the University.

d) A description of the basis of the cost estimates.

e) An assessment of the University's ability to finance capital improvements including:

1. Forecasting of revenue and expenditures for the planning period;

a. 3-year committed

b. 10-year projected

2. Projection of operating costs for existing and future facilities; and

3. Projections of other tax bases and revenue sources, such as impact and user fees.

f) An analysis comparing the host community's and the University's cost estimates for future improvements generated by University infrastructure impacts.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goal statements which establish the long-term end for the timely and efficient provision of capital facilities through the use of sound fiscal policies.

b) The element shall contain one or more objectives for each goal and shall address:

1. The coordination of land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains level of service standards as adopted in the campus master plan and meets existing and projected facility needs;

2. The demonstration of the University's ability to provide or require provision of the needed improvements identified in the other elements and to manage the expansion or improvement process so that facility needs do not exceed the ability of the University to fund and provide provision of the needed capital improvements; and

3. The use of the capital improvements element as a means to meet the needs of the University for the construction of capital facilities to correct existing deficiencies, to accommodate desired future growth, and to replace worn-out or obsolete facilities.

c) The element shall contain one or more policies for each objective which address programs and activities for:

1. The establishment of criteria used to evaluate and prioritize capital improvements projects. Such criteria shall be directly related to the individual elements of the master plan and shall include consideration of:

a. University budget impact and financial feasibility;

b. The elimination of existing capacity deficits;

c. Locational needs based on projected student enrollment increases;

d. The accommodation of expansion and improvement demands; and

e. Plans of colleges, other entities or organizations, or agencies that provide facilities on the University campus.

2. Provisions for the replacement and renewal of capital facilities;

3. Provisions for the availability of facilities and services needed to support facility construction, expansion or improvement concurrent with the impacts of such construction, expansion or improvement subsequent to the adoption of the master plan. Public facility and service availability shall be deemed sufficient if the facilities or services are phased, or the development is phased, such that facilities and services which are deemed necessary by the local government to operate the facilities necessitated by that development are available concurrent with the impacts of that development;

4. Provisions for the adoption of the capital budget as part of the annual budgeting process, to include provisions which are consistent with campus development agreements; and

5. Provisions for programming the future facility costs to include the cost of the site improvements, utility extensions and associated easements, parking, traffic circulation improvements etc., necessary for the proper function of the individual facility and to include the cost of facilities necessary to support future capacity requirements.

(4) CAPITAL IMPROVEMENTS IMPLEMENTATION.

a) The campus master plan shall contain:

1. The schedule of capital improvements for which the University has fiscal responsibility, by year, for the 3-year committed and 10-year projected improvements, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demand, including:

a. Project description and location

b. Determination of consistency with individual campus master plan elements; and

2. A list of projected costs and revenues by type of facility for the planning time frame, by year.

2.15 ARCHITECTURAL DESIGN GUIDELINES ELEMENT

PURPOSE

The purpose of this element is to establish guidelines to assist in achieving a high level of quality in architectural design throughout the State University System.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data:

a) A general description of the existing campus/community architectural character including building style, scale, form, etc. (graphic, narrative).

b) A description of architecturally significant historic buildings including style, age, etc. (map, narrative).

c) A detailed inventory of existing material use, proportion, color, etc. for the following architectural elements (graphic, narrative):

1. Materials;
2. Color;
3. Detailing;
4. Style;
5. Scale;
6. Siting; and
7. Image.

(2) ANALYSIS REQUIREMENTS. This element shall be based, at a minimum, on the following analyses:

a) An assessment of the degree to which existing building designs are coordinated, and the degree to which they contribute to or detract from the present visual or functional quality of the University.

b) An assessment of the accessibility of University buildings to disabled persons.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals for establishing excellence in architectural design.

b) The element shall contain one or more objectives for each goal which address, at a minimum:

1. The creation of standards for the selection of materials based, at a minimum, on the following:

a. Quality

b. Energy efficiency

c. Life cycle cost

d. Color/texture

e. Scale/proportion/massing

f. Graphics and signage

g. Safety statements

h. Context

2. The creation of standards for the preservation of architecturally significant historical structures, including:

a. Renovation/rehabilitation

b. Current code standards

c. Energy conservation

3. The creation of standards for building siting and linkages, including consideration of campus safety issues;

4. The creation of standards or guidelines for architectural treatments along the campus edges - both on and off-campus; and

5. In (3) g) 1,2, and 3 above, the master plan should incorporate and include reference to standards mandated by State legislation and/or standards for the State University System developed by the Office of Capital Programs.

c) The element shall contain one or more policy statements for each objective which address:

1. Establishment of an initial design review process to coordinate and implement the architectural design guidelines and which would allow for the inclusion of unique and innovative design solutions which may not follow the established design guidelines;

2. Establishment of a major review of newly constructed, renovated or remodeled facilities after a designated period of time for the purpose of making adjustments in the architectural guidelines;

3. Coordination with other institutions regarding the design of satellite University facilities occupying sites on campuses that are not part of the State University System; and

4. Establish priorities for funding accessibility improvements for disabled persons.

d) The Architectural Design Guidelines Element shall be described, at a minimum, in a narrative with companion graphics illustrating the content of the text.

2.16 LANDSCAPE DESIGN GUIDELINES ELEMENT

PURPOSE

The purpose of this element is to establish guidelines to assist the University in establishing and maintaining a high level of quality in the design of landscape treatments on the University campus. The considerations of this element are qualitative in nature and are in addition to the quantitative requirements of other master plan elements.

(1) DATA REQUIREMENTS. This element shall be based, at a minimum, on the following data:

a) An inventory of the existing character, quality and location of landscape treatments on the campus identifying the existing character and quality of landscape treatments for the following (map, narrative):

1. Vehicular circulation routes;
2. Parking facilities;
3. Pedestrian circulation routes;
4. Bicycle facilities;
5. Public transportation facilities;
6. Emergency access facilities;
7. Planted areas;
8. Site furnishings;
9. Lighting location and type;
10. Trash collection facility;
11. Maintenance facility; and
12. Campus edges (including as appropriate all/part of items 1-11).

b) A description of the natural landscape context within which the University campus exists, including a description of important native plant species (narrative).

c) An identification and inventory of existing historic landscape features on the campus (map and narrative).

d) An identification and inventory of specimen or significant landscape features on the campus (map and inventory).

e) An inventory of the existing types of outdoor furnishings and graphics used on campus, including identification of model numbers, materials, etc. (seating, trash receptacles, paving materials, light poles and fixtures, signage, etc.).

(2) ANALYSIS REQUIREMENTS. The element shall be based, at a minimum, on the following analyses:

a) An assessment of the degree to which existing landscape features (plants, materials, furnishings, graphics, etc.) are coordinated and the degree to which they contribute to or detract from the present visual and functional quality of the campus.

b) An assessment of the existing design treatments for the items identified in (1) a) with regard to their impacts on campus safety.

c) An assessment of the ease or difficulty of maintaining the existing landscape features.

d) An assessment of the physical condition of the existing landscape features.

e) An assessment of the accessibility of the campus to disabled persons.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals which address the development and enhancement of the landscape design character and quality of the campus.

b) The element shall contain one or more objectives for each goal which address:

1. The overall conceptual framework for development of landscape elements on the campus (a landscape concept plan). This concept shall address treatment concepts for the items listed in a) of the DATA REQUIREMENTS section of this element;

2. The creation of standards for selection of plant materials for use on the campus, for the items listed in a) of the DATA REQUIREMENTS section of this element. These standards shall include consideration of xeriscape as required by state statute;

3. The creation of standards for the selection of furnishings, lighting, and graphics for use on the campus;

4. The creation of standards for landscape treatments of the campus edge, including preferences for off-campus treatments of open space, site design, etc.;

5. The creation of standards for landscape treatments of required retention and other stormwater management elements; and

6. The timing or phasing of landscape improvements.

c) The element shall contain one or more policies for each objective which address:

1. Priorities for funding landscape improvements;

2. Administrative procedures within the University's administrative structure such as a design review process, to ensure the coordination of the landscape, furnishings and graphics on the campus in accordance with the guidelines;

3. Administrative and budgeting procedures to ensure the inclusion of landscape features identified in the objectives in the project budgets developed for future campus construction; and

4. Priorities for funding accessibility improvements for disabled persons.

d) The Landscape Design Guidelines Element shall be described, at a minimum, in narrative form, with companion graphics which illustrate the content of the text.

2.17 FACILITIES MAINTENANCE ELEMENT

PURPOSE

The purpose of this element is to assess the existing conditions and required improvements of all existing buildings on the University campus.

(1) DATA REQUIREMENTS. This element shall be based upon all University-owned or managed facilities:

a) The building survey shall include the following:

1. General

    a. Building/facility name

    b. Location (address, key maps, numerical identification)

    c. Gross area/net area

    d. Stories

    e. Existing use(s)

    f. Statement of historic significance

2. Exterior

    a. Material

    b. Condition

    c. Configuration, with comments on the following:

        1. Walls

        2. Doors/windows

        3. Envelope

        4. Roof

3. Interior

    a. Material

    b. Condition

    c. Configuration, with comments on the following:

        1. Floors

        2. Walls

        3. Ceilings

        4. Doors, windows and frames

        5. Stairs

4. Systems

    a. Material

    b. Condition

    c. Configuration, with comments on the following:

        1. HVAC

        2. Structural

        3. Plumbing

        4. Electrical (power/lighting)

        5. Conformance to current standards:

            a. Life safety

            b. Handicap accessibility

            c. Hazardous materials including asbestos

            d. Energy efficiency

e. 6A-2

f. Roof management

g. Americans with Disabilities Act (ADA) deficiencies

h. Fire code violations

i. Building code violations and deficiencies

j. Asbestos

k. Lead based paint

l. Other environmental or hazardous materials.

(2) ANALYSIS REQUIREMENTS. This element shall be based, at a minimum, on the following analyses:

a) A description of the current improvement needs for each facility:

1. General;

2. Exterior;

3. Interior;

4. Systems;

5. Conformance to 6A-2; and

6. Major problems and possibilities associated with current required improvements.

b) The projected improvement needs for each facility during the planning period:

1. General;

2. Exterior;

3. Interior;

4. Systems;

5. Conformance to 6A-2; and

6. Major problems and possibilities associated with current required improvements.

c) The projected level and frequency of building maintenance by facility including:

1. Exterior;

2. Interior; and

3. Systems.

d) An assessment of the possibility of adaptive use (by facility).

e) An assessment of the major problems and opportunities for replacement/expansion/repair of existing facilities.

f) An assessment (survey) of the existing University facilities for each of the conditions listed in item (1), a), 5 "Conformance to Current Standards" indicating the status of University facilities for each item.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) This element shall contain at least one goal statement which establishes the guidelines for providing properly functioning facilities.

b) This element shall contain one or more specific objectives for each goal statement which addresses:

1. The desired level of performance for the following building elements:

   a. Exterior

   b. Interior

   c. Systems

2. The acceptable use and capacity of each facility.

c) This element shall contain one or more policies for each objective which addresses implementation activities that:

1. Establish standards for the review of existing systems;

2. Prioritize maintenance and improvement projects;

3. Establish a scheduled maintenance program;

4. Establish a schedule for eliminating deficiencies identified in (2) f.) related to conformance of University facilities with current standards; and

5. Establish a review process for the use and capacity of buildings.

d) The Facilities Maintenance Element shall be described, at a minimum, in narrative form. Use of graphics supplementing the narrative is encouraged.

2.18 COASTAL MANAGEMENT ELEMENT

PURPOSE

The purpose of this element is to provide for the protection of residents and property in those campuses or portions of campuses within the coastal area of the host community, and to limit expenditures, and where appropriate, restrict development, in those areas subject to destruction by natural disaster within the coastal high hazard area.

(1) DATA REQUIREMENTS. This element shall be based upon the following data:

a) Inventory all land uses and facilities on the University property within the coastal area, including buildings, structures and infrastructure facilities such as roadways, bridges, sanitary sewer, potable water and stormwater management facilities, and any shoreline or coastal protection structures. Any conflicts among existing shoreline uses, and methods to minimize such conflicts, shall be identified (map and narrative).

b) Inventory natural features on the University property within the coastal area, including wetlands, vegetative cover, areas subject to coastal flooding, and any wildlife habitats (map and narrative).

c) As applicable, an inventory of on-campus estuarine conditions, including known point and non-point sources of pollution, an identification of local, state and federal regulations and programs governing estuarine environmental quality.

d) Campus facilities designated as public hurricane shelters shall be identified and inventoried, including number of shelter spaces, responsible agencies, population to be served, and the nature of facilities provided. Where no such facilities exist on campus, the number of University-resident students, faculty and staff requiring evacuation from surge-prone coastal high hazard areas, the number of University-resident students, faculty and staff requiring public hurricane shelter, the number of public hurricane shelter spaces available (including any designated reserve for resident students), evacuation routes, transportation and hazard constraints on the evacuation routes, and evacuation times shall be inventoried (narrative and maps, as appropriate).

e) An inventory of existing beach and dune systems on the University property, including erosion and accretion trends, and an identification of existing University programs to protect or restore beaches or dunes (map and narrative).

f) An inventory of public access facilities, including access points to beaches or the shoreline, ramps, docks, or other public use facilities on the University property (map and narrative).

g) The coastal high hazard area shall be identified and the improvements and infrastructure within the coastal high hazard area shall be inventoried.

(2) ANALYSIS REQUIREMENTS. This element shall provide, at a minimum, the following analyses:

a) For those buildings, structures and infrastructure facilities identified, measures that would reduce exposure to hazards shall be analyzed, including relocation, structural modification or "flood-proofing". This analysis shall include consideration of the expected life of the facilities, and an analysis of the future demand for those facilities based upon population and needs projections.

b) An analysis of the impacts of any proposed development on identified natural resources, identifying strategies for avoidance and/or mitigation of impacts to any identified resources.

c) An analysis of the impacts of any proposed development on estuarine environmental quality, including strategies to minimize impacts of development, and a feasibility analysis of mitigating impacts of identified pollution sources.

d) An analysis of the host community's plans and procedures for hurricane evacuation and sheltering, including the requirements for the use of University facilities as public shelters.

e) An analysis of the availability of large tracts of open space that might be suitable for use in staging emergency resources (i.e., helicopters, supplies, personnel, etc.) until their deployment into a disaster area.

f) Based upon future enrollment and facility needs, project the future hurricane shelter needs, an analysis of the ability of the University to meet those needs, and an analysis of evacuation clearance times for this future enrollment.

g) An assessment of the adequacy of existing beach and dune protection and enhancement measures as appropriate.

h) An analysis of the capacity of and need for public access facilities to the beach or shoreline.

(3) REQUIREMENTS FOR GOALS, OBJECTIVES AND POLICIES.

a) The element shall contain one or more goals that would restrict University development activities that would damage or destroy coastal resources, and protect human life and limit University expenditures in coastal areas subject to destruction by natural disasters.

b) The element shall contain one or more objectives for the goal(s) which at a minimum:

1. Protect, conserve, or enhance coastal resources on the University property;

2. Limit University expenditures for development in areas on the campus within the designated coastal high hazard area, except for natural resource enhancement or restoration projects;

3. Maintain or improve estuarine environmental quality on University property;

4. Protect beaches or dunes, establish construction standards which minimize the impacts of development on beach or dune systems, and restore altered systems on the campus;

5. Maintain or reduce hurricane evacuation time;

6. Increase the amount of public access to beach or shoreline areas on the campus consistent with estimated public needs; and

7. Provision of University facilities for use as public shelter spaces for evacuees and resource staging areas for emergency management personnel, equipment and resources.

c) The element shall contain one or more policies for each objective which address, at a minimum:

1. Limit the specific and cumulative impacts of development on natural resources on campus;

2. Restore or enhance disturbed or degraded natural resources on campus;

3. Hazard mitigation techniques such as regulating land uses and building practices in designated hazard areas on campus;

4. Methods of hurricane evacuation and sheltering, and integration of University plans into the host community evacuation and shelter plan;

5. Identify redevelopment areas on campus that would eliminate unsafe conditions and inappropriate development within the coastal high hazard area.

6. Coordinate protection, conservation, restoration, enhancement and management plans of natural resources on campus with the host community;

7. Establish construction standards for new University facilities to serve as public shelters during hurricanes;

8. Establish priorities and timing requirements for the retrofitting of designated University facilities for use as public shelters during hurricanes;

9. Establish level of service standards, areas to be serviced, and phasing of any services within the designated coastal high hazard area on the campus; and

10. Designate large open tracts of land for potential use in staging emergency management personnel, equipment and resources.

d) The Coastal Management Element shall be described, at a minimum, in the Coastal Management Map and explanatory text which shall identify the coastal area and designated coastal high hazard area and those components of the natural and built environment described above. The map and text shall be accompanied by explanatory tabular information as required.

3.0 ADMINISTRATIVE REQUIREMENTS

3.1 GENERAL REQUIREMENTS FOR MASTER PLANS

(1) CONTENT REQUIREMENTS

a) Each master plan shall include the content for all elements as required by law and this Guideline document; however, related elements may be combined.

b) Elements of the master plan may be combined upon approval by the Office of Capital Programs. If the university chooses to combine elements, it shall clearly indicate where in the master plan or support documents the requirements of this Guideline document are met. The campus master plan shall contain an explanation of such combinations.

c) The campus master plan shall consist of those items listed below in this paragraph. All other documentation may be considered as support documents. Support documents do not have to be adopted unless the Board of Regents desires to adopt all or part of the support documents as part of the campus master plan. All background data, studies, surveys, analyses and inventory maps not adopted as part of the campus master plan shall be available for public inspection while the campus master plan is being considered for adoption and while it is in effect. Unless the Board of Regents desires to include more, the campus master plan shall consist of:

1. Goals, objectives, and policies;

2. Requirements for capital improvements implementation;

3. Procedures for monitoring and evaluation of the campus master plan; and

4. Required maps showing future conditions.

(2) DATA AND ANALYSIS REQUIREMENTS

a) All goals, objectives, policies, standards, finding and conclusions within the campus master plan shall be based upon relevant and appropriate data. Data or summaries thereof which are not part of the adopted campus master plan shall not be subject to the compliance review process. All tables, charts, graphs, maps, figures and data sources, and their limitations shall be clearly described.

b) Unless noted otherwise, the Guideline shall not be construed to require original data collection by the university; however, universities are encouraged to use any original data necessary to refine or update the campus master plan as long

as the methodologies are professionally acceptable.

c) Data are to be taken from professionally accepted existing sources, such as the State University System of Florida, State departments, regional planning councils, local county and municipal governments, water management districts, or existing technical studies. Data shall be the best available existing data, unless the university desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary by the university, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies. Additionally, it is encouraged that university faculty and research staff be used in data collection and evaluation when appropriate.

d) The Board of Regents may require submission of more detailed or complete data or analyses during its review.

e) The campus master plan shall be based on projections of student enrollment prepared by the Board of Regents.

(3) PLANNING TIME FRAME. Each campus master plan shall cover a period of at least 10 years and not more than 20 years. Additionally, the capital improvements element shall contain a yearly itemized breakout for three years, and a general framework for the next seven years, for planned and anticipated capital projects, with an update to be submitted to the Board of Regents each year in accordance with the time frame established by the Board of Regents.

(4) INTERNAL CONSISTENCY.

a) The required elements and any optional elements shall be consistent with each other. All elements shall follow the same general format (see "Format Requirements"). Where data are relevant to several elements, the same data shall be used.

b) Each map depicting plan elements must reflect goals, objectives, and policies within all elements and each such map must be contained within the campus master plan.

(5) PLAN IMPLEMENTATION REQUIREMENTS. The sections of the master plan containing goals, objectives, and policies shall describe how the university's programs and activities will be initiated, modified or continued to implement the master plan in a consistent manner. It is not the intent of this Guideline to require

the inclusion of implementing regulations in the campus master plan, but rather to require the identification of those programs, activities and regulations that will be part of the strategy to implement the goals, objectives and policies of the campus master plan.

(6) MONITORING AND EVALUATION REQUIREMENTS. For the purpose of evaluating and appraising the implementation of the campus master plan, each master plan shall contain a section identifying monitoring and evaluation procedures to be followed in updating the adopted campus master plan every five years which address the following:

a) Each University shall submit to the Board of Regents, within four years from the date of plan adoption and every five years thereafter, an evaluation and appraisal report which:

1. Lists accomplishments during the first four years of implementation of the campus master plan, describing major problems associated with development and land uses, and the degree to which the goals, objectives and policies have been successfully reached;

2. Identifies obstacles or problems which resulted in underachievement of goals, objectives, or policies;

3. Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforseen problems and opportunities that have occurred since adoption of the campus master plan;

4. Addresses local government and public participation in the process;

5. Addresses the effects of changes to the State Comprehensive Plan and to the comprehensive plans of the host local government and any affected local government.

6. Identifies proposed and anticipated plan amendments necessary to address identified problems and opportunities; and

7. Identifies a means of ensuring continuous monitoring and evaluation of the plan during the remainder of the overall ten-year planning period.

b) Each University shall submit to the Board of Regents, within five years from the date of plan adoption, a proposed plan amendment which incorporates the findings and recommendations contained in the evaluation and appraisal report, and which contains updated baseline data (as appropriate) and goals, objectives and

policies to be accomplished during the remainder of the overall planning period.

(7) PROCEDURAL REQUIREMENTS. Campus master plans and master plan amendments shall be considered, adopted and amended pursuant to the procedural requirements of Section 240.155, Florida Statutes, including but not limited to the following:

a) The master plan shall be prepared and submitted to the Board of Regents according to the schedule established by the Board of Regents.

b) The campus master plan shall be transmitted to appropriate local, regional and state agencies for review after consideration at a public hearing with due public notice.

c) After review by the appropriate local, regional and state agencies, and after consideration at a second public hearing with due public notice, the Board of Regents will formally adopt the campus master plan.

d) The adopted campus master plan shall not be amended more than once in any calendar year, except that proposed revisions which alone, or in conjunction with other proposed revisions, do not exceed the following thresholds are not to be reviewed under the provisions of Subsections 240.155(6)-(8), Florida Statutes:

1. Increase density or intensity of use of land on the campus by more than 10 percent;

2. Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent; or

3. Rearrange land uses in a manner that will increase the impacts of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

d) Programmatic fiscal or developmental deviations considered to be substantial deviations to the master plan shall necessitate preparation of a master plan update. The basis for declaring substantial deviations shall be determined by the Board of Regents and addressed in the process for annual amendments.

3.2 DOCUMENT FORMAT REQUIREMENTS

(1) GENERAL PAGE SET-UP

a) The campus master plan shall be prepared in 8 1/2"x11" vertical page format. All 8 1/2"x11" pages shall have a minimum 1" clear margin on all sides.

b) All pages of the document shall be sequentially numbered throughout the Plan. Appendices shall be designated by a capital "A" preceding the page number.

c) All pages shall contain a University code and date of preparation in the lower right hand corner.

d) The minimum type size for running text shall be 12 point (or equivalent).

e) Each page shall include space for a revision block in the lower right-hand corner. Revision dates shall be shown and shall identify the paragraph or section that has been revised.

(2) GRAPHIC FORMAT

a) All graphics and illustrations incorporated in the campus master plan document shall be either 8 1/2"x11" vertical format or 11"x17" horizontal fold-out format.

b) All maps illustrating recommendations of the campus master plan elements shall be in the 11"x17" format. Plan element maps shall indicate, at a minimum, the University property boundary and existing buildings and roadways. Other existing condition information may be added as necessary to explain or support the plan recommendation. Such information should not obscure plan recommendations.

c) The format for 11"x17" illustrations shall be as shown on the attached format sheet.

d) All illustrations shall be identified with a sequential figure number and shall be referenced in parentheses in the narrative, on the page closest to the figure.

e) All graphic information shall include an identification of the source and date of the information provided.

(3) TABULAR INFORMATION FORMAT

a) All tabular information shall be 8 1/2"x11" vertical format or 11"x17" horizontal fold-out format.

b) All tables shall be given a sequential table number and shall be referenced in parentheses in the narrative, on the page closest to the table.

c) Minimum type size for tabular information shall be 10 point (or equivalent).

d) All tabular information shall include an identification of the source and the date of the information provided.

e) Where called for in individual elements, tabular information shall be provided for the document in specific formats established by the Board of Regents.

(4) PRINTING AND BINDING

a) The campus master plan document shall be printed double-sided on 70 lb. (minimum) weight paper.

b) The campus master plan document shall incorporate tabbed divider pages between elements. The tabs shall be printed with the name of the element which they precede.

c) The campus master plan document shall be inserted in a vinyl-covered three ring binder, as specified by the Office of Capital Programs, of sufficient thickness to accommodate the contents. The spine of the binder shall be printed with the name of the University and the date.

d) The front outer cover of the binder shall be printed with the name of the University and the date. Consultant firm names shall not appear on the outer cover.

(5) ORGANIZATION OF THE DOCUMENT

a) The campus master plan contents shall be organized in the following sequence:

1. Outer cover (three-ring binder);

2. Inner cover page (may include identification of consultants);

3. Executive summary;

4. Table of contents;

5. List of figures;

6. List of tables;

7. Introduction

    a. Purpose - description of the University

    b. Planning process

    c. Major planning assumptions;

8. Master plan elements 1.0, 2.0. 3.0, etc. (typical)

    a. Inventory and analysis of existing conditions

    b. Future needs/requirements

    c. Plan recommendations (goals, objectives and policies); and

9. Appendices (as necessary).

3.3 COMPUTERIZED INFORMATION

(1) FORMAT

a) In addition to the hard copies of the plan document provided to the Board of Regents, the campus master plan shall be transmitted to the Board of Regents in computer disk format.

b) All maps illustrating the recommendations of the plan elements shall be prepared using computer-generated images (CAD). The recommendations of the plan element shall be on a separate layer from other information provided on the graphic.

c) All map information for the plan elements shall be provided on separate disks from the narrative and other illustrations in the campus master plan. For each plan element, graphics shall be established as a separate file in the computer software.

d) The campus master plan computer records shall be provided using the following software:

1. Text to be provided in WordPerfect software (version 5.0 or higher); and

2. Graphics to be in standardized AUTOCADD (version II or higher) as defined by the Office of Capital Programs.

and wetlands.

(29) "Natural reservation" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coasts. Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

(30) "Net academic space needs" means the usable, assignable, building area designated for classroom use, required to meet the University's student enrollment.

(31) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

(32) "Open space" means an undeveloped land suitable for passive recreation or conservation uses.

(33) "Park" means a neighborhood, community or regional park.

(34) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.

(35) "Potable water facility" means a system of structures designed to collect, treat or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

(36) "Present parking ratio" means the ratio between the numb of parking spaces designated for a particular user group, and the number of persons in that user group. Ratios are expressed as ____ spaces per ____ (student, faculty, etc.).

(37) "Public buildings and grounds" means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police and fire stations, and government administration buildings.

(38) "Public facility" means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems and facilities, and public health systems and facilities.

(39) "Public transit" means passenger services provided by public, private or

non-profit entities, such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

(40) "Recreation facility" means a component of a recreation site, such as a trail, court, athletic field or swimming pool.

(41) "Residential use" means activities within land areas used predominantly for housing.

(42) "Roadway functional classification" means the assignment of roads into categories according to the character of the service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads and collector roads, which may be subcategorized into principal, major or minor levels.

(43) "Sanitary sewer facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

(44) "Services" means the programs and employees determined necessary to provide adequate operation and maintenance of public facilities and infrastructure.

(45) "Solid waste facilities" means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

(46) "Species association" means two or more plant species that: a) occur together on a given site (indicating association), and b) occur more frequently than other species on a given site (indicating dominance). Typical examples are "oak-sweet-gum association" and "slash pine-palmetto association".

(47) "Stormwater" means the flow of water which results from a rainfall event.

(48) "Stormwater management facility" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

(49) "Support documents" means any surveys, studies, inventory maps, data, inventories, listings, or analyses used for or in developing the campus master plan.

(50) "TAZ" means traffic analysis zones used by the affected local government to analyze traffic movement within the community.

(51) "Traffic circulation model" means a computer-generated simulation of existing and/or proposed traffic movement.

(52) "Transportation demand management" means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the automobile and altering local peak hour travel demand. These strategies may include, but not be limited to, ridesharing programs, flexible work hours, telecommuting, shuttle services and parking management.

(53) "Transportation system" means a multi-modal system of transportation facilities designed for the movement of people and goods.

(54) "Transportation system management" means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the efficiency of the transportation system.

(55) "University trip generation" means the number of automobile trips generated by activities on the University campus.

(56) "Vegetative communities" means ecological communities, such as coastal strands, oak hammocks and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

(57) "Water wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

(58) "Wellfield cone of influence" mans an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

(59) "WSCH" means weekly student contact hours and are the equivalent of one student using one station during one hour per week.

17"

1/2"

1"

11 1/4"

1"

3 1/4"

1/2"

8 1/2"

4 1/4"

4 1/4"

FOLD

FIGURE NUMBER

SHEET TITLE

LEGEND

- ☐ SUBJECT INFORMATION
- ☐ SUBJECT INFORMATION
- ☐ SUBJECT INFORMATION
- ☐ SUBJECT INFORMATION
- ☐ SUBJECT INFORMATION
- ☐ SUBJECT INFORMATION

(12 PT. MINIMUM)

SOURCE:

BORDER REQUIRED

11"

10"

IMAGE AREA – BORDER OPTIONAL

(9 POINT FONT SIZE MINIMUM FOR TEXT INFORMATION)

KEY MAP AS REQUIRED

FOLD

REVERSE FOLD

COMPREHENSIVE MASTER PLAN

UNIVERSITY NAME

LOCATION OF UNIVERSITY

24 PT. MINIMUM

18 PT. MINIMUM

DATE

1/2"

4.0 DEFINITIONS

4.0 DEFINITIONS

The following definitions are provided to clarify terms used in this Guideline:

(1) "Academic gross building area" means the net area plus circulation, mechanical and other building spaces as defined by the Board of Regents Office of Capital Programs.

(2) "Affected local government" means a unit of local government that provides public services to or is responsible for maintaining facilities within a campus of an institution in the State University System or is directly affected by development that is proposed for a campus.

(3) "Affected person" means a host local government; an affected local government; any state, regional or federal agency; or a person who resides, owns property, or owns or operates a business within the boundaries of a host local government or affected local government.

(4) "Amendment" means any change to an adopted campus master plan except corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan, and corrections, updates or modifications of current costs in other elements.

(5) "Available" or "availability", with regard to the provision of public facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with Subsection 163.3180, Florida Statutes.

(6) "Beach" means oceanic and estuarine shorelines.

(7) "Bottom lands" means a type of forested wetland, occurring at low elevation relative to surrounding areas, and characterized by saturated soils (but not necessarily standing water) on an average of 10 days in any given year. Saturation days may or may not occur consecutively.

(8) "Branch campus" means an instructional and administrative unit of a university that offers students upper-division and graduate programs as well as a wide range of support services.

(9) "Campus" means the main campus of the University and any branch campuses.

(10) "Capital improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purposes of this Guideline, physical assets which have been identified as existing or projected needs in the individual campus master plan elements shall be considered capital improvements.

(11) "Circulation facilities" means roadways, sidewalks or other surfaces designated for pedestrian, non-vehicular, or vehicular movement.

(12) "Cone of influence" means an area around one or more major water wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

(13) "Conservation uses" means activities within land use areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quantity or quality of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.

(14) "Context area" means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features.

(15) "Development Agreement" means an agreement between the particular University campus and each of its affected local governments as defined in F.S. 163.3192.

(16) "Floodplain" means an area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

(17) "Goal" means the long-term end toward which programs or activities are ultimately directed.

(18) "Habitat corridors" means a band of natural vegetation cover that serves to link two patches of habitat. The corridor boundary is defined by virtue of its surroundings, which are assumed to be either inferior habitat or non-habitat for the species in question. The corridor may include one or several habitat types.

(19) "Hazardous waste" means a solid waste or combination of solid wastes which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may cause or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly stored, transported, disposed of, treated, or otherwise managed.

(20) "Historic resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a university as historically, architecturally or archaeologically significant.

(21) "Host local government" means a local government within the jurisdiction of which all or part of a campus of an institution is located, but does not include a county if no part of an institution is located within its unincorporated area;

(22) "Infrastructure" means those man-made structures which serve the common needs of the population, such as roadways, stormwater management facilities, potable water facilities, sanitary sewer facilities, and solid waste facilities.

(23) "Levels of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

(24) "Main campus" means the focal point of university educational and administrative activities, authorized by Section 240.2011, F.S.

(25) "Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

(26) "Mitigation sites" means a dedicated reserve, parcel, property, or area which is set aside for preservation, or where an environmental enhancement project is to occur, to offset environmental impacts associated with a public or private development project.

(27) "Native vegetative communities" means areas where vegetation consists primarily of species indigenous to the Southeastern U.S. and/or Florida or a portion of Florida.

(28) "Natural drainage features" means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes