



# 2005 CAMPUS MASTER PLAN

## GOALS, OBJECTIVES AND POLICIES

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#### INTRODUCTION

Florida Gulf Coast University will celebrate its tenth year of operation during the planning horizon of this master plan update. As one of the youngest institutions in the State University System of Florida, FGCU faces an exceptional opportunity to embody in its campus the best contemporary approaches to academic teaching, research, and service to society. This master plan seeks to build upon the thoughtful planning that set the initial physical patterns of the campus, and provides guidance for the facility development challenges that lie ahead.

Over the next decade, Florida Gulf Coast will increase its student enrollment at an exceptional pace, with the number of full-time-equivalent students expected to triple. Ensuring that the physical facilities continue to meet the ever-expanding needs of the institution requires careful forethought, some of which is reflected in this master plan update.

Growth at FGCU will affect not only the campus community, but the areas adjacent to the campus, the local host community, the region, and the state of Florida. A major purpose of this master plan update is to project the impacts of future growth of the FGCU campus on the host community, as the basis for an updated Campus Development Agreement that serves the needs of both the University and its host community.

This master plan has been developed in conformance with Section 1013.30, Florida Statutes, and rules adopted by the Board of Governors of the State University System of Florida. In accordance with those mandates, this volume of the 2005 Campus Master Plan contains the Goals, Objectives, and Policies intended to guide development of the campus over the coming decade.



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#### 1.0 ACADEMIC MISSION OF THE UNIVERSITY

##### 1.1 Introduction

The mission statement is the cornerstone of the University's philosophy, guiding its approach to programs, operations, and development. Since its adoption in 1992, FGCU's mission statement has undergone some significant changes to reflect the evolution of the institution with regard to its scope and direction. Specifically, the changes reflect recommendations made to the University during the accreditation process (1996-1998). In its current form, the academic mission comprises three intrinsically interrelated components: a vision statement, an institutional purpose statement, and an institutional commitment statement. The text of these three components is transcribed below:

##### Guiding Principles

As a complement to the Founding Mission Statement, in 1996 the University developed the following guiding principles to affirm its academic ideals and establish quality goals.

- Student success is at the center of all University endeavors. The University is dedicated to the highest quality education that develops the whole person for success in life and work. Learner needs, rather than institutional preferences, determine priorities for academic planning, policies, and programs. Acceleration methods and assessment of prior and current learning are used to reduce the time it takes to earn a degree. Quality teaching is demanded, recognized, and awarded.
- Academic freedom is the foundation for the transmission and advancement of knowledge. The University vigorously protects freedom of inquiry and expression and categorically expects civility and mutual respect to be practiced in all deliberations.
- Diversity is a source of renewal and vitality. The University is committed to developing capacities for living together in a democracy



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whose hallmark is individual, social, cultural, and intellectual diversity. It fosters a climate and models a condition of openness in which students, faculty, and staff engage multiplicity and difference with tolerance and equity.

- **Informed and engaged citizens** are essential to the creation of a civil and sustainable society. The University values the development of the responsible self, grounded in honesty, courage, and compassion, and committed to advancing democratic ideals. Through service learning requirements, the University engages students in community involvement with time for formal reflection on their experiences. Integral to the University's philosophy is instilling in students an environmental consciousness that balances their economic and social aspirations with the imperative for ecological sustainability.
- **Service to Southwest Florida**, including access to the University, is a public trust. The University is committed to forging partnerships and being responsive to its region. It strives to make available its knowledge resources, services, and educational offerings at times, places, in forms and by methods that will meet the needs of all its constituents. Access means not only admittance to buildings and programs, but also entrance into the spirit of intellectual and cultural community that the University creates and nourishes.
- **Technology** is a fundamental tool in achieving educational quality, efficiency, and distribution. The University employs information technology in creative, experimental, and practical ways for delivery of instruction, for administrative and information management, and for student access and support. It promotes and provides distance and time-free learning. It requires and cultivates technological literacy in its students and employees.
- **Connected knowing and collaborative learning** are basic to being well-educated. The University structures inter-disciplinary learning experiences throughout the curriculum to endow students with the ability to think in whole systems and to understand the interrelatedness of knowledge across disciplines. Emphasis is placed



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on the development of teamwork skills through collaborative opportunities. Overall, the University practices the art of collective learning and collaboration in governance, operations, and planning.

- Assessment of all functions is necessary for improvement and continual renewal. The University is committed to accounting for its effectiveness through the use of comprehensive and systematic assessment. Tradition is challenged; the status quo is questioned; change is implemented.

In 2001, FGCU President William Merwin appointed a Long-Range Planning and Institutional Effectiveness Committee, with representation from all University constituencies. The Committee's first task was to refine the University's vision and mission statements to reflect changes in conditions of American higher education in general and the school's emerging role in the Florida educational system. These statements were approved by the FGCU Board of Trustees on Dec. 2, 2002, which also reaffirmed the "Guiding Principles."

#### **Vision**

Florida Gulf Coast University will achieve national prominence in undergraduate education with expanding recognition for selected graduate programs.

#### **Mission**

Established on the verge of the 21st century, Florida Gulf Coast University infuses the strengths of the traditional public university with innovation and learning-centered spirit, its chief aim being to fulfill the academic, cultural, social, and career expectations of its constituents.

Outstanding faculty uphold challenging academic standards and balance research, scholarly activities, and service expectations with their central responsibilities of teaching and mentoring. Through these efforts, the faculty and University transform students' lives and the southwest Florida region.



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Florida Gulf Coast University continuously pursues academic excellence, practices and promotes environmental sustainability, embraces diversity, nurtures community partnerships, values public service, encourages civic responsibility, cultivates habits of lifelong learning, and keeps the advancement of knowledge and the pursuit of trust as noble ideals at the heart of the University's purpose.

#### **Vision**

Florida Gulf Coast University is dedicated to providing a learning-centered environment that offers the highest quality educational opportunities for the development of the knowledge, insights, competencies, and skills necessary for success in life and work. To maintain this learning-centered environment, the university as a whole and its units and individuals will actively practice continuous planning and assessment leading to improvements and renewal.

#### **Institutional Purpose**

Florida Gulf Coast University is a comprehensive public university created to address the educational needs of the rapidly growing Southwest Florida population and the increasing number of students who are seeking admittance into the State University System. The university's primary service area consists of Charlotte, Collier, Glades, Hendry, and Lee counties, with specialized programs drawing students from the state and beyond.

The university offers a broad range of undergraduate and graduate areas of study including arts and sciences, business, technology, education, environmental science, nursing/allied health, and public and social services. Professional development and continuing education programs are offered based on need and availability of resources. On-campus offerings along with distance education and partnerships with public and private organizations, agencies, and educational institutions enable the university to extend a rich diversity of higher education opportunities to Southwest Florida and beyond.

The university seeks to employ innovative ideas and technologies in the development and delivery of programs and services. The university also

pursues regional and community-based public service activities and projects. To support the roles of teaching and public service, faculty and students are encouraged to engage in a wide array of creative inquiry and scholarship, including applied scholarship that focuses on the unique Southwest Florida environment and other issues of importance to the region and state. The library, which utilizes information technology in the delivery of instruction and information resources, actively promotes student learning and supports the information needs of the university.

#### **Institutional Commitment**

Florida Gulf Coast University promotes an institutional culture that:

- Fosters the pursuit of truth and knowledge.
- Affirms academic freedom as the foundation for the transmission and advancement of knowledge.
- Seeks excellence in both educational offerings and services.
- Asserts that learner needs, rather than institutional preferences, should guide decisions concerning academic planning, policies, and programs.
- Provides academic, student, and administrative support services designed to meet the needs of the university community.
- Recognizes, encourages, and rewards quality teaching.
- Enhances the growth of faculty by supporting teaching, scholarship, service, and professional development.
- Encourages collaborations in learning, governance, operations, and planning.
- Establishes mentor/advisor programs, particularly programs for undergraduates that include senior capstone projects or papers.
- Recognizes that informed and engaged citizens are essential to the creation of a civil and sustainable society.
- Affirms that diversity is a source of renewal and vitality.

## 1.2 Goals, Objectives and Policies

A long-range Strategic Plan was adopted in January 2005. The Long-Range Planning and Institutional Effectiveness Committee outlined eight goals. Each goal has a clear strategy, indicator, and benchmarks



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#### **GOAL 101: High Quality Education.**

Pursue academic excellence to achieve national prominence in undergraduate education and expanding recognition for selected graduate school programs. Strategies will focus on acquisition, maintenance, and improvement of high-quality facilities and equipment; faculty knowledge and innovation; an academically competitive and supported student body; enhanced academic support services; improved educational resources, and high-demand academic programs.

#### **GOAL 102: The Student Community.**

Provide quality educational opportunities serving the region, underrepresented populations, the State of Florida, and beyond. To achieve this, FGCU will ensure that all who can benefit from its programs and services will have access to the University through initiatives focused on student recruitment, student retention, student diversity, student aid, and expanded educational choices at all degree levels.

#### **Goal 103: Co-Curricular and Athletic Programming.**

Offer quality co-curricular and athletic programming that promotes and enhances student development and community engagement. FGCU will maximize student potential and success through initiatives to enhance student leadership, broaden faculty and staff participation in the co-curriculum; offer a comprehensive athletics program, and provide expanded career development and advisement services.

#### **Goal 104: A Talented and Dedicated Faculty and Staff.**

Build a diverse team of exceptional faculty and staff who support the mission and guiding principles of the University. FGCU will aggressively recruit a diverse team of exceptional faculty and staff; offer competitive compensation, support faculty and staff development; and implement strategies to retain quality faculty and staff.



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#### **Goal 105: State-of-the-Art Infrastructure.**

Maintain a state-of-the-art campus that harmonizes with the environment and includes high-quality facilities, furnishings, technology, equipment and support services. FGCU recognizes that top facilities are critical to success and that it must provide a superior, reliable and flexible infrastructure that accommodates expanding numbers of students and multiple centers at off-campus locations.

#### **Goal 106: Research and Sponsored Programs.**

Foster research and sponsored programs that engage faculty, challenge students and promote public/private academic collaboration. Strategies include expanding research capacity, increasing scholarly contributions of faculty, fostering multidisciplinary research, adding new research space and technological support, and provide greater regional outreach.

#### **Goal 107: Community Leadership.**

Position FGCU in a leadership role to address the educational, cultural, social and economic interests of Southwest Florida. FGCU plans to strengthen faculty service to external constituencies; ensure that its centers and institutes are geared toward engagement with regard to the region's economic, environmental, social, and health offerings and expand its visibility and cultural offerings.

#### **Goal 108: Ongoing Quality Improvement.**

Implement and sustain an institutional effectiveness model for the University that is based on a culture of assessment, results in continuous improvement, and supports the University in effectively accomplishing its mission. The Long-Range Planning and Institutional Effectiveness Committee will implement and sustain an institutional effectiveness model for the University that is based on a culture of assessment, results in continuous improvement, and supports the University in accomplishing its mission.



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#### **GOAL 101**

Develop Florida Gulf Coast University as a comprehensive public university, offering a broad range of undergraduate and graduate programs in arts and sciences, business, education, ~~engineering,~~ environmental science, computer science, ~~health professions,~~ nursing/allied health, and ~~professional studies~~ public and social services.

#### **Objective 101.1— Maintenance or Modification of the Mission(s) of the University, Colleges and Schools**

Refine and/or modify the mission of the University in response to the continuing development and refinement of academic programs.

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#### **Policy 101.1.1**

A broad range of undergraduate and graduate programs in arts and sciences, business, ~~engineering,~~ environmental science, technology, education, ~~health professions,~~ nursing/allied health, and ~~professional studies~~ public and social sciences shall primarily serve the educational needs of the rapidly growing Southwest Florida population and the increasing numbers of students who are seeking admittance into the State University System.

#### **Policy 101.1.3**

Programs focused on professional development and continuing education shall be offered based on need and availability of resources.

#### **Policy 101.1.4**

Establish and implement a process to review and refine the mission statements of the University, Colleges, and Schools, on 2 1/2 year intervals, to coordinate with the campus Master Planning process. The review of the mission statements should also be coordinated with and informed by periodic reviews of the University's Guiding Principles and Student Learning Goals and Outcomes.



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#### **Objective 101.2 – Learner-Centered Environment**

Provide a learning-centered environment where priorities for academic planning, policies, and programs are determined based on learner needs.

##### **Policy 101.2.1**

Design on-campus offerings, along with distance education and partnerships with public and private organizations, agencies, and educational institutions with the intent of extending a rich diversity of higher education opportunities to Southwest Florida and beyond.

##### **Policy 101.2.2**

Provide opportunities for reducing the time it takes to earn a degree by such means as acceleration methods and assessment of prior and current learning.

##### **Policy 101.2.3**

Employ innovative ideas and technologies in the development and delivery of programs and services, including the provision of distance and time-free learning opportunities; the promotion of technological literacy in both students and employees; and the improvement of administrative and management efficiency.

##### **Policy 101.2.4**

Structure interdisciplinary learning experiences throughout the curriculum to promote and provide opportunities for connected knowing and collaborative learning.

##### **Policy 101.2.5**

Establish mentor/advisor programs, particularly focusing on programs for undergraduates that include senior capstone projects or papers.

##### **Policy 101.2.6**

Review and refine the University's Strategic Plan for the Use of



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Technology and the Distance Learning Strategic Plan at appropriate intervals to coordinate with the Campus Master Planning process.

#### **Policy 101.2.7**

When possible and appropriate establish and implement a strategic plan and evaluation process to assess and improve the adequacy of the Library's resources and services for students, faculty, and the university community at large.

#### **Policy 101.2.8**

Incorporate relevant modifications or refinements of the University's various strategic plans into amendments of the University Vision, Institutional Purpose and Guiding Principles Institutional Commitment statement and Campus Master Plan, pursuant to Policy Policies 101.1.4 and 101.1.5

#### **Objective 101.3 – Service to Southwest Florida**

Make available the University's knowledge resources, services, and educational offerings at times, places, in forms, and by methods that are responsive to and meet the needs of the region and all of its constituents.

#### **Policy 101.3.1**

Foster the pursue of regional and community-based public service activities and projects through community partnerships, the formation of institutes and centers, and initiatives such as the Service Learning Program. The relative need and opportunity for such activities and projects will be assessed with input from regional community organizations.

#### **Policy 101.3.2**

Encourage faculty and students to engage in a wide array of creative inquiry and scholarship, including applied scholarship that focuses on the unique Southwest Florida environment and other issues of importance to the region and state.



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### GOALS, OBJECTIVES AND POLICIES

## 2.0 ACADEMIC PROGRAM ELEMENT

### 2.1 Introduction

Initial recommendations for FGCU's academic program were developed by the Board of Regents and defined in the "Ten-Year Development Plan for a New University in Southwest Florida. Implementation of the academic program since opening has been largely consistent with these recommendations. However, some significant changes have taken place as a result of additional information compiled on program demand and unexpected availability of resources, particularly at the graduate level. Subsequent revisions to the adopted academic program were made by the University administration with input from the academic deans, based on a 1994-1996 assessment of regional academic needs.

With the inauguration of President William C. Merwin in September 1999, steps were put in motion to begin a comprehensive strategic planning process.

In June 2000, the University released the findings of an "Area Educational Program Needs Assessment". The report, based on interviews with community leaders in southwest Florida, considered academic offerings of other area public institutions and educational needs of the coastal corridor from Sarasota to Naples. The list of immediate opportunities for new or expanded programs at FGCU included: counselor education; criminal justice; e-commerce; environmental studies; gerontology; health information management; health services administration; music education; nurse practitioner; special education; speech pathology; teacher education. Long-term programming opportunities were identified as well. These included: agriculture production management; construction management; education administration (doctorate); engineering; golf course management; international business; language studies; library science; technology information transfer, and theater/performance.

In January 2003, a second evaluation, called the Koch Report, was released. This study, based on interviews with citizens, elected officials, business leaders and others, identified needs in engineering, nursing,



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construction management, graphic information systems, and an MBA track in real estate development.

The strategic planning process resulted in the development of an updated mission statement (see Element 1.0) in 2002, and a list of Strategic Directives in 2003.

In 2004, the University conducted its own “Environmental Scan” to evaluate baseline demographics, economic and competitive indicators, needs assessment and impediments. The “Enrollment and Degree Planning Committee,” headed by Interim Provost Jack Crocker, released its recommendations in June 2004, six months ahead of the board-approved Florida Gulf Coast Strategic Plan for 2005-2010 in January 2005. This Campus Master Plan 2005-2015 complements the Strategic Plan and vision for the university.

Additional revisions are being considered based on changed conditions and factors, which include the following:

- ~~(a) a recent amendment of the University’s academic mission statement;~~
- ~~(b) the completion of an evaluation of undergraduate and graduate programs by the University’s Curricula Teams;~~
- ~~(c) the development of specific learning outcomes for undergraduate and graduate student levels;~~
- ~~(d) a continued, vigorous enrollment growth trend;~~
- ~~(e) an update of the Area Educational Program Needs Assessment; and~~
- ~~(f) the launching of a University enrollment management program, combined with the implementation of an aggressive marketing plan.~~

## 2.2 Goals, Objectives and Policies

### GOAL 201

Develop and maintain academic programs for Florida Gulf Coast University which reflect, support, and implement the mission statement of the University and of the individual colleges and schools.



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### Objective 201.1 – Timing of Enrollment Growth

Support University enrollment at levels that are coordinated with the development of the University's facilities, and can be adequately accommodated by those facilities.

#### Policy 201.1.1

Increase student enrollment at the University according to the rates and levels shown in Table 2-1 below:

**Table 2-1: Projected Student Enrollment**

Year	FTE <sup>9</sup>	HC (Fall Term) <sup>10</sup>		
		Under-graduate	Graduate	TOTAL
2005-06	3,935	6,495	760	7,255
2006-07	4,384	7,304	933	8,237
2007-08	4,920	8,383	1,206	9,589
2008-09	5,487	9,664	1,322	10,986
2009-10	6,145	10,716	1,469	12,185
2010-11	6,853	11,671	1,603	13,274
2011-12	7,408	12,530	1,695	14,225
2012-13	8,010	13,325	1,797	15,122
2013-2014	8,363	14,673	2,188	16,861
2014-15	8,865	15,263	2,246	17,509
2015-16 (10-year)	9,309	15,724	2,293	18,017
2026-2026 (25-Year) <sup>11</sup>	18,618	31,448	4,586	36,034

Source: Projections to 2015-16 were provided by the FGCU Office of Institutional Research and Analysis. The 25 year projection is 2 times the 10 year target.

Year	FTE <sup>†</sup>	HC (Fall Term) <sup>2</sup>		
		Under-graduate	Graduate	TOTAL
2001-02	2,202	3,121	622	3,743
2002-03	2,343	3,334	649	3,983
2003-04	2,576	3,697	682	4,379



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2004-05	2,840	<b>4,117</b>	<b>711</b>	4,828
2005-06	3,111	<b>4,548</b>	<b>741</b>	5,289
2006-07	3,410	<b>5,024</b>	<b>773</b>	5,797
2007-08	3,751	<b>5,526</b>	<b>850</b>	6,376
2008-09	4,126	<b>6,079</b>	<b>935</b>	7,014
2009-10 (10-year)	4,539	<b>6,686</b>	<b>1,029</b>	7,715
2024-2025 (25-Year) <sup>3</sup>	9,077	<b>13,373</b>	<b>2,057</b>	15,430

**Source:** Projection to 2006-2007 per BOR's 5-Year Enrollment Plan for FGCU (4/2001). Projections from 2007-2025 by WRT.

<sup>1</sup> Represents fundable hours.

<sup>2</sup> HC projected on the basis of a 1.7 HC/FTE ratio.

<sup>3</sup> 25-Year enrollment is two times the 10-year enrollment figures.

### Policy 201.1.2

Provide and maintain academic programs in the following colleges and schools through 2015-16 ~~2009-10~~, as appropriate:

- College of Arts and Sciences
- College of Business
- School (or College) of Engineering
- College of Health Professions
- College of Education
- College of Professional Studies
- ~~School of Public and Social Services~~

### Policy 201.1.3

Distribute projected student enrollment pursuant to the individual colleges' and schools' enrollment goals, as reflected in Table 2-2.



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**Table 2-2: Projected Enrollment by College (Headcount)**

Year								TOTAL
	A&S	B	HP	Ed	PS	U	ND	
2005-06	1,690	1,792	912	836	963	513	538	7,254
2006-07	1,919	2,035	1,036	949	1,093	583	611	8,237
2007-08	2,234	2,369	1,206	1,105	1,273	678	711	9,589
2008-09	2,559	2,714	1,381	1,266	1,458	777	815	10,986
2009-10	2,839	3,010	1,532	1,404	1,618	862	904	12,185
2010-11	3,093	3,279	1,669	1,530	1,762	939	984	13,274
2011-12	3,314	3,514	1,788	1,639	1,888	1,006	1,055	14,225
2012-13	3,523	3,736	1,901	1,743	2,008	1,069	1,122	15,122
2013-12	3,928	4,165	2,120	1,943	2,238	1,192	1,251	16,861
2014-15	4,079	4,325	2,201	2,018	2,324	1,238	1,299	17,509
2015-16 (10-year)	4,198	4,451	2,265	2,076	2,392	1,274	1,336	18,017
2025-2026 (25-Year) <sup>13</sup>	8,395	8,902	4,530	4,153	4,784	2,548	2,672	36,034

Source: Projected/extrapolated from figures provided by FGCU, based on each college's proportion of total FTE in the 2005-06 academic year.

A&S = Arts & Sciences; B = Business, including the School of Engineering; HP = Health Professions; Ed = Education; PS = Professional Studies; U = Undeclared; ND = Non-Degree Seeking.

<sup>13</sup> 25-Year enrollment is two times the 10-year enrollment figures.

Year	College <sup>1,2</sup>								TOTAL
	A&S	B	HP	PS <sup>1,3</sup>	E	PS	U	ND	
2001-02	596	931	389	-	663	320	258	586	3,743
2002-03	633	988	414	-	716	340	267	625	3,983
2003-04	696	1,086	455	-	775	386	293	688	4,379
2004-05	768	1,197	515	-	855	412	323	758	4,828
2005-06	841	1,312	550	-	943	459	354	830	5,289
2006-07	922	1,453	603	-	1,026	495	388	910	5,797
2007-08	1,014	1,581	663	=	1,129	561	427	1,001	6,376
2008-09	1,115	1,739	749	=	1,241	599	470	1,101	7,014
2009-10 (10-year)	1,227	1,913	802	=	1,377	670	517	1,211	7,715
2024-2025 (25-Year) <sup>1,4</sup>	2,453	3,827	1,605	=	2,741	1,318	1,034	2,423	15,430

Source: Projected/extrapolated from figures provided by FGCU, Updated Enrollment Plan,



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9/2000 and BOR "5-year Approved Enrollment Plan" (4/2001).

<sup>4</sup> A&S = Arts & Sciences; B = Business; HP = Health Professions; PS = Professional Studies; E = Education; PSS = Public and Social Services; U = Undeclared; ND = Non-Degree Seeking.

<sup>5</sup> In Fall 1999, the College of Professional Studies was split into the College of Education and School of Public and Social Services. Students have gradually transferred into the new units.

<sup>6</sup> 25-Year enrollment is two times the 10-year enrollment figures.

### Objective 201.2 – Planned and Proposed Academic Programs

Develop, locate, and support academic programs for the University in accordance with projected levels of enrollment, the mission statement, and established student learning goals and outcomes.

#### Policy 201.2.1

Provide and maintain academic programs within each of the University's colleges and schools, pursuant to Table 2-3.

**Table 2-3: Existing and Proposed Degree Programs**

#### COLLEGE OF ARTS & SCIENCES

<b>Bachelor of Arts</b>	<b>Existing</b>	<b>Proposed</b>
	Anthropology	Philosophy
	Art	Music
	Biology	Chinese Studies
	Chemistry	Sociology
	Communication	Geography
	Earth Systems Science	
	English	
	Environmental Studies	
	History	
	Liberal Studies (Individual Program with options in pre-law & pre-med)	
	Marine Science	
	Mathematics	
	Psychology	
	Social Sciences (to be replaced by Sociology)	
	Spanish	
	Theatre	



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**Table 2-3: Existing and Proposed Degree Programs (continued)**

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Biotechnology	Clinical Laboratory Science
		Biology
		Chemistry
		Mathematics
<b>Master's Degrees</b>	<b>Existing</b>	<b>Proposed</b>
	English MA	Environmental Studies
	Environmental Science MS	History
		Sports Psychology
		Exercise Science

### **COLLEGE OF BUSINESS**

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Accounting	Advertising
	Computer Information Systems	
	Computer Science	
	Finance	
	Management	
	Marketing	
<b>Master's Degrees</b>	<b>Existing</b>	<b>Proposed</b>
	Accounting & Taxation MS	
	Computer Information Systems MS	
	Business Administration MBA	
	Executive MBA	

### **SCHOOL/COLLEGE OF ENGINEERING**

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Bioengineering	Engineering Management
	Civil Engineering	Software Engineering
	Environmental Engineering	



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

**Table 2-3: Existing and Proposed Degree Programs (continued)**

#### **COLLEGE OF EDUCATION**

<b>Bachelor of Arts</b>	<b>Existing</b>	<b>Proposed</b>
	Early Childhood Education	
	Elementary Education	
	Special Education	
	Secondary Education	
<b>Master's Degrees</b>	<b>Existing</b>	<b>Proposed</b>
	Counseling MA/Med	Educ. Technology MA
	Curriculum + Instruction MA/MEd	
	Elementary Education MA/MEd	
	Special Education MA/MEd	
	Educational Leadership MEd/MA	
	Reading MEd	
	Secondary Education MAT	
<b>Doctoral Degrees</b>	<b>Existing</b>	<b>Proposed</b>
		Curriculum & Instruction
		Education Admin/Leadership

#### **COLLEGE OF HEALTH PROFESSIONS**

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Clinical Laboratory Science	Dietetics
	Health Science	Long Term Care Admin.
	Nursing (BSN)	
	Occupational Therapy (to transition to graduate level)	
	Human Performance	
	Community Health	
	Athletic Training (will transition to grad level 2011)	



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

**Table 2-3: Existing and Proposed Degree Programs (continued)**

<b>Master's of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Health Science	Athletic Training
	Physical Therapy	
	Nursing (MSN)	
	Geriatric Recreational Therapy	
	Occupational Therapy	

<b>Doctoral Degrees</b>	<b>Existing</b>	<b>Proposed</b>
		Physical Therapy DPT
		Health Science
		Nursing

#### COLLEGE OF PROFESSIONAL STUDIES

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
	Criminal Justice	
	Human Services	
	Legal Studies	
	Political Science	
	Resort and Hospitality Management	
	Criminal Forensic Studies	
	Social Work (BSW)	

<b>Master's Degrees</b>	<b>Existing</b>	<b>Proposed</b>
	Public Administration MPA	Destination Management
	Social Work MSW	Criminal Forensic Studies

#### UNIVERSITY

<b>Bachelor of Science</b>	<b>Existing</b>	<b>Proposed</b>
		Applied Science – Child Dev.

**Table 2-3: 2000-2010 Current and Proposed Programs & Degrees<sup>7</sup>**

College/Division	Undergraduate Level Programs	Graduate Level/Certificate Programs
<b>College of Arts &amp; Sciences</b>	<ul style="list-style-type: none"> <li>• BA in Liberal Studies with majors in:               <ul style="list-style-type: none"> <li>-Anthropology/Archaeology (P)</li> <li>-Art (C)</li> <li>-Biology (C)</li> <li>-Biotechnology (P)</li> <li>-Communications (P)</li> <li>-Dance (P)</li> <li>-Earth Systems Science (C)</li> <li>-Economics (P)</li> <li>-English (C)</li> <li>-Environmental Studies (C)</li> <li>-German (P)</li> <li>-History (C)</li> <li>-Marine Biology (P)</li> <li>-Mathematics (C)</li> <li>-Music (P)</li> <li>-Philosophy and Religion (P)</li> <li>-Political Science (P)</li> <li>-Psychology (C)</li> <li>-Social Sciences (C)</li> <li>-Spanish (C)</li> <li>-Theater (C)</li> </ul> </li> <li>• Bachelor in Independent Studies (P)</li> <li>• BS in Geography (P)</li> <li>• BS in Parks, Recreation and Tourism (P)</li> </ul>	<ul style="list-style-type: none"> <li>• MA in Environmental Studies (P)</li> <li>• MA in Humanities (P)</li> <li>• MS in Applied Geography (P)</li> </ul>
<b>College of Business</b>	<ul style="list-style-type: none"> <li>• BS in Accounting (C)</li> <li>• BS in Computer Information Systems (C)</li> <li>• BS in E-Commerce/Business (P)</li> <li>• BS in Engineering (C)<sup>8</sup></li> <li>• BS in Finance (C)</li> <li>• BS in Management (C)</li> <li>• BS in Marketing (C)</li> </ul>	<ul style="list-style-type: none"> <li>• MS in Accounting and Taxation (C)</li> <li>• Master of Business Administration (C)</li> <li>• Executive MBA (C)</li> <li>• MS in Computer Information Systems (C)</li> <li>• MS in E-Commerce/Business (P)</li> <li>• MS in Human Resources Management (P)</li> <li>• Certificate in Accounting, 5<sup>th</sup> Year (C)</li> </ul>

(Continues...)

Source: FGCU, Office Planning and Evaluation, 7/2000.

<sup>2</sup>(C) = Current program offering; (P) = Proposed program offering.

\* Offered by UCF at FGCU.

**Table 2-3: 2000-2010 Current and Proposed Programs & Degrees (Cont'd.)<sup>7</sup>**

College/Division	Undergraduate Level Programs	Graduate Level/Certificate Programs
<b>College of Education</b>	<ul style="list-style-type: none"> <li>• BS in Early Childhood Education (C)</li> <li>• BA in Elementary Education (C)</li> <li>• BA in Special Education (C)</li> <li>• BA in Secondary Education (C)<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• MA/MEd in Counselor Education (C)</li> <li>• MA/MEd in Curriculum &amp; Instruction (Educational Technology) (C)</li> <li>• MA/MEd in Early Child Education (P)</li> <li>• MA/MEd in Educational Leadership (C)</li> <li>• MA/MEd in Elementary Education (C)</li> <li>• MA/MEd in Instructional Technology and Distance Learning (P)</li> <li>• MEd in Reading Education (P)</li> <li>• MAT in Secondary Education (Biology, English, Mathematics, Social Science) (C)</li> <li>• MA/MEd in Special Education (C)</li> <li>• EdD in Education (P)</li> <li>• EdD in Educational Leadership (C)<sup>8</sup></li> <li>• EdS in Counselor Education (P)</li> </ul>
<b>College of Health Professions and Related Sciences</b>	<ul style="list-style-type: none"> <li>• BS in Athletic Training (P)</li> <li>• BS in Clinical Laboratory Science (C)</li> <li>• BS in Environmental Health (P)</li> <li>• BS in Forensics (P)</li> <li>• BS in Health Information Administration (P)</li> <li>• BS in Health Science (C)</li> <li>• BS in Nursing (C)</li> <li>• BS in Nutrition (P)</li> <li>• BS in Health Education and Human Performance (P)</li> <li>• BS in Occupational Therapy (C)</li> </ul>	<ul style="list-style-type: none"> <li>• MS in Health Care Administration (P)</li> <li>• MS in Health Care Informatics (P)</li> <li>• MS in Health Science (C)</li> <li>• MS in Microbiology/Molecular Biology (P)</li> <li>• MS in Forensics (P)</li> <li>• MS in Nursing</li> <li>• MS in Nutrition/Dietetics (P)</li> <li>• MS in Health Education &amp; Human Performance (P)</li> <li>• MS in Physical Therapy (C)</li> <li>• MS in Sports Administration (P)</li> <li>• MS in Rehabilitation Counseling (P)</li> <li>• MS in Public Health (P)</li> <li>• MS in Genetics Counseling (P)</li> <li>• MS in Addictions Counseling (P)</li> <li>• MS in Speech Pathology (P)</li> <li>• PhD in Nursing (P)</li> <li>• Certificate in Molecular Biology (C)</li> <li>• Certificate in Laboratory Technology (C)</li> </ul>



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College/Division	Undergraduate Level Programs	Graduate Level/Certificate Programs
		<ul style="list-style-type: none"> <li>• Certificate in Health Services Administration (C)</li> </ul>

(Continues...)

Source: FGCU, Office Planning and Evaluation, 7/2000.

<sup>7</sup>(C) = Current program offering; (P) = Proposed program offering.

<sup>8</sup>Offered by UCF at FGCU.

<sup>9</sup>No students will be admitted into the BS Secondary Education program after Spring 2000. A program leading to an MFA in Secondary Education will be launched in Summer 2000 to eventually replace the BS program.

**Table 2-3: 2000-2010 Current and Proposed Programs & Degrees (Cont'd.)<sup>7</sup>**

College/Division	Undergraduate Level Programs	Graduate Level/Certificate Programs
<b>College of Public Services</b>	<ul style="list-style-type: none"> <li>• BS in Criminal Justice (C)</li> <li>• BS in Human Services (C)</li> <li>• Bachelor in Social Work (P)</li> <li>• BS in Legal Studies (P)</li> </ul>	<ul style="list-style-type: none"> <li>• Master of Public Administration (C)</li> <li>• Master of Social Work (C)</li> </ul>

Source: FGCU, Office Planning and Evaluation, 7/2000.

<sup>7</sup>(C) = Current program offering; (P) = Proposed program offering.

### Policy 201.2.2

Consider the proposed degree programs indicated in Table 2-3 for priority implementation through 2014-15.

Consider the following degree programs for priority implementation through 2004-05:

#### ***Undergraduate Programs***

- ~~Bachelor of Independent Studies (BIS)~~
- ~~BS in Health Information Administration~~
- ~~Liberal Studies Majors (BA):~~
  - Communications
  - Dance
  - German
  - Marine Biology
  - Music



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

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~~Philosophy and Religion~~

#### ***Graduate Programs and Specialist Degrees***

- ~~MA/MEd in Early Childhood Education~~
- ~~MA in Environmental Studies~~
- ~~MA in Humanities~~
- ~~MA/MEd in Instructional Technology and Distance Learning~~
- ~~MS in Nursing (Nurse Anesthetist /Nurse Practitioner)~~
- ~~MEd in Reading Education~~
- ~~MS in Speech Pathology~~
- ~~EdS in Counselor Education~~

#### **Policy 201.2.3**

Evaluate, on a case-by-case basis, the need to transform liberal studies concentrations into stand-alone bachelor's degree programs.

#### **Policy 201.2.4**

Distribute funding to current and proposed programs on a pro-rata basis based on current and projected student enrollments.

#### **Policy 201.2.5**

Review, evaluate, and modify the academic program, as necessary, to address changing needs and unforeseen program opportunities at 2-1/2 year intervals to coincide with the Master Planning process. The review, to be performed by undergraduate and graduate curricula teams, shall consider the potential impacts of changes on funding and facility needs.

#### **Policy 201.2.6**

Review and evaluate unforeseen/potential grant opportunities through established policies and procedures of the FGCU Office of Contracts and Grants to ensure (a) compliance with State and Federal regulations and the University's stated mission; (b) adequacy of administrative and physical infrastructure; and (c) an appropriate balance between grant activity and instruction.



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

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#### **Policy 201.2.7**

Base future priorities for new academic programs on the following criteria:

- Local and regional needs, as established through periodic updates of the academic need assessment.
- Potential enrollment.
- Maturity of and/or changes to current programs based on periodic program evaluations.
- Changes to the University's, colleges' and schools' mission statements.
- Changes to the University's undergraduate and graduate learning outcomes and goals.
- Board of ~~Regents~~ Governors policies regarding State needs.

#### **Policy 201.2.8**

Develop professional development and continuing education programs on the basis of need and availability of resources.

#### **Policy 201.2.9**

Develop and implement ongoing management processes for reviewing, evaluating, and prioritizing market opportunities to implement distance learning courses and programs, congruent with academic needs and strengths.

#### **Policy 201.2.10**

Amend the Campus Master Plan as needed to include changes resulting from curriculum reviews and unforeseen program elements.

#### **Objective 201.3 – Location of Planned and Proposed Academic Programs**

Locate currently programmed and future academic programs in facilities identified in the Academic Facilities Element.



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

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#### **Policy 201.3 1**

Locate new academic programs, in order of priority pursuant to ~~Policy 102.2.5~~, according to the phasing plan incorporated in the Capital Improvements ~~Plan~~ Element.

#### **Objective 201.4 – Location of Planned Student Population**

Concentrate ~~academic student~~ facilities and activities within the academic core of the campus.

#### **Policy 201.4.1**

Locate major new academic and academic support facilities within the campus core area (within the campus loop road), and locate facilities serving FGCU's student life, student support and outreach needs in the southeast, northwest, southwest and North Lake Village precincts of campus.

~~projected student population, and facilities to house them for the 10-year planning period (4,539 FTE/7,715 Headcount) within the Academic Core and Lakefront Mixed Use development areas as indicated in the Future Land Use Element Map, in order to create a concentrated activity center and minimize costs of infrastructure expansion.~~

#### **Objective 201.5 – Partnership and Collaborations**

Continue to seek, develop, and expand partnerships with other educational institutions and community organizations to efficiently articulate programs in response to current and future needs, as well as to fulfill the community service goal of the University mission.

#### **Policy 201.3.1**

Increase partnerships with Edison Community College and other institutions to support specific seamless full-degree program areas.

#### **Policy 201.3.2**

~~Develop an "Institute on Aging" to serve as an interdisciplinary research, information, and resource center for collaboration with the various service delivery agencies and organizations within the~~



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region.

#### **Policy 201.3.3**

~~Develop and Promote the University's proposed "Renaissance Academy" as a vehicle to address the cultural, social, and education needs and interest of the sizable retired community in the local region.~~

#### **Objective 201.6 — Special Academic Facility Master Plans**

~~Provide separate Master Plan Elements for specialized academic facilities.~~

#### **Policy 201.5.1**

~~If specialized academic programs (e.g., School of Engineering, etc.) are added at a future date, the University will prepare a special Master Plan element(s) to address the needs of these programs.~~

### 3.0 URBAN DESIGN ELEMENT

#### 3.1 Introduction

The 1995 Campus Master Plan focused on the definition of a spatial organization for the new, undeveloped campus. Through implementation of the policies of that Master Plan, the foundation of this spatial definition, as well as a unique campus character, have begun to be established.

The following goals, objectives, and policies are intended to further refine and implement the concept developed in the 1995 Campus Master Plan through the application of principles for building placement, open space definition, and the establishment of strong pedestrian and visual linkages among the various buildings and functional areas of the campus. It is the intent of the urban design policies to create a clear and strong development framework, while allowing the campus to expand in concert with existing buildings and open spaces.

This 2005 master plan update also establishes urban design principles to guide development of the as-yet-unbuilt southeast and northwest districts of the campus.

#### 3.2 Goals, Objectives and Policies

##### GOAL 301

Develop the campus of Florida Gulf Coast University in a manner that creates a memorable composition of buildings and open spaces. (see Figures 3-1 and 3-2 ~~1-a~~ Urban Design Framework Element ~~Campus Character~~).

##### Objective 301.1 – Symbolic Campus Open Spaces

Develop linked campus open spaces which provide a variety of visual experiences, scales, and functions.



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#### **Policy 301.1.1**

Enhance the visual character, quality, and functionality of the central campus “great space” through the addition of covered walkways, improved access across the lake edge, and construction of a covered gazebo or pavilion for outdoor events.

#### **Policy 301.1.2**

Develop symbolic entrance treatments (building and landscape compositions) at four locations-along the core area loop road:

- a. Western, or main Academic Core entrance
- b. Eastern, or secondary Academic Core entrance
- c. Northern entrance (Student Services)
- d. Southeastern entrance (Performing and Visual Arts Complex).

#### **Policy 301.1.3**

Develop buildings within the academic core that extend the primary east-west pedestrian axis further westward toward the campus loop road/campus entry and further eastward across the lakes, around four main pedestrian ways that connect the four symbolic entrances with the central open space.

#### **Policy 301.1.4**

Include in C.I.P. submissions a separate section documenting projects and associated costs that are required to develop features described in the Urban Design element.

#### **Policy 301.1.5**

As new buildings are added to the campus core, extend the network of covered walkways and boardwalks within the core of campus to organize major pedestrian traffic flow, provide shelter from the elements, and create a distinctive campus visual amenity.

#### **Policy 301.1.6**

Through landscape treatment and the provision of site furniture, enhance the character of the green spine that runs east-west from Griffin Hall to Academic V as it is extended westward, and retain the dimensions and character of this spine as it is extended eastward

across the lakes.

#### **Objective 301.2 – Development of Future Open Spaces**

Develop strong pedestrian, visual, and spatial open space linkages between the academic core and future expansion areas on campus.

##### **Policy 301.2.1**

Develop pedestrian, visual, and spatial corridors linking the campus core with future student residence development on the parcel southeast of the Academic Core, the existing residential area to the north of the Academic Core, the Athletics and Recreation Complex, and future development sites beyond the loop road to the west of the Academic Core.

##### **Policy 301.2.2**

Maintain the spatial/visual landscape corridor along the main entrance drive, defined by existing and created wetlands and upland preservation areas.

##### **Policy 301.2.3**

In future development of the east-west internal pedestrian movement corridor, maintain the existing pattern of covered walkway connections while expanding the width of the corridor with outdoor courtyards, or quadrangles of a variety of sizes and shapes.

##### **~~Policy 301.2.4~~**

~~Develop a second campus “great space” on the eastern side of the campus lake at the center of the Academic Core.~~

##### **Policy 301.2.45**

Develop additional pedestrian linkage corridors in the north-south direction, connecting the outer perimeter of the Academic Core to the central pedestrian movement corridors.

##### **Policy 301.2.56**

Organize development on the outparcels to the west and southeast

of the Academic Core with well-defined, pedestrian-oriented linked open spaces that create "distinctive" satellite activity centers.

**Policy 301.2.6**

Create a central plaza area or greenspace that organizes the southeast housing district of campus, and site major activity nodes such as a residential dining center to enliven the central plaza.

**Objective 301.3 – Organization and Placement of Buildings**

Organize future buildings in compact arrangements around existing and proposed major open spaces and pedestrian corridors. Where practical, buildings shall be arranged to reinforce the established east-west and north-south pedestrian route orientation of the Academic Core.

**Policies 301.3.1**

Interconnect, to the extent practicable and appropriate, all academic buildings with covered walkways.

**Policy 301.3.2**

Design buildings in close proximity to one another within a common architectural vocabulary, but incorporating distinctive features that will distinguish one building from another and enliven the pedestrian environment.

**Policy 301.3.3**

Use architectural or landscape structural elements such as pergolas, arbors, or loggias to interconnect all Academic Core open spaces and pedestrian corridors and define access points.

**Objective 301.4 – Organization and Placement of Service and Loading Functions and Facilities**

Locate and design loading and building service areas so as not to interfere or intrude upon the visual quality of the campus. (See Figure 1-~~b~~ ~~Urban Design Element Service and Loading~~)

**Policy 301.4.1**

Design service and loading nodes that service multiple buildings.

Locate such nodes on the sides of buildings or within the building envelope, facing away from pedestrian corridors.

#### **Policy 301.4.2**

Design building service areas, where visible from pedestrian routes, to be enclosed by gates that shall be kept shut when not in use.

#### **Policy 301.4.3**

Design and build service access corridors behind buildings to also function as pedestrian corridors linking the core academic buildings to other parts of the campus.

#### **Policy 301.4.3**

Develop operational policies as described in Chapter 11 that prohibit the driving of golf carts in the central pedestrian spaces of the campus, and from parking in these areas or any other areas adjacent to main building entrances.

#### **Policy 301.4.4**

In the design of new facilities, incorporate appropriately located (out of main pedestrian views, outside the central pedestrian spaces, away from main building entrances) parking areas for golf carts. These parking areas should be designed to appear as expanded sidewalk areas when not used for golf cart parking.

### **Objective 301.5 – Compatibility of the University/Host Community Boundary and Context Area**

When lands ~~along the lakefront and~~ in the southeast, northwest, and southwest outparcels are developed, consider the land use plans for adjacent private development.

#### **Policy 301.5.1**

Consider developing, as may be appropriate in each circumstance, university/community linkages (pedestrian, vehicular, visual and, functional) at the following locations:

- ~~The lakefront~~
- The southeast outparcel, in conjunction with linkages that may

be developed in the future on adjacent private properties. Such linkages may include a future southern entrance along Ben Hill Griffin Parkway, subject to coordination and agreement with adjacent property owners.

- The northwest and southwest outparcels, to provide coordinated development of safe, convenient linkages to future development of private properties across Ben Hill Griffin III Parkway.

#### **Policy 301.5.2**

~~Develop the portions of the lakefront areas which abut private properties on the northeast and northwest sides of the campus with on-campus housing and athletic and recreation facilities as shown in the Future Land Use Element that:~~

- ~~Provide low-rise, low-intensity land uses along this campus edge.~~
- ~~Provide landscape buffers where appropriate and possible within land availability constraints adjacent to immediately contiguous private development site~~
- ~~Discourage development of surface parking along the lakefront edge.~~

#### **Policy 301.5.3**

~~Develop the athletic and recreation fields in the northeast portion of the lakefront area as a landscaped amenity for adjacent development by:~~

- ~~Locating parking for these functions away from the campus property line (internal to the development).~~
- ~~Providing perimeter landscaping around play fields where space allows to enhance the landscape character of this area of the campus.~~
- ~~Locate service and trash collection activities away from and screened from adjacent private properties.~~

#### **Policy 301.5.24**

Develop the southeastern parcel with housing, recreation, and support services as described in the Future Land Use Element that:



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### GOALS, OBJECTIVES AND POLICIES

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- a. Consider in their design any specific plans for adjacent private development if and when it occurs, to avoid any undesirable impacts of private development on the proposed University housing.

#### **Policy 301.5.35**

Develop buildings in the southeast parcel ~~that~~

- a. Providing, where appropriate, adequate landscaped buffer zones between the campus edge and adjacent parcels.
- b. Providing perimeter open space buffers as shown in the conservation element map to maintain a landscaped campus edge.

#### **Policy 301.5.46**

Participate as required and permitted by the Lee County Land Use Plan (as amended) in the review of development within the "University window" overlay district to assure compatibility of future private development with the character and quality of the University development.

#### **Objective 301.6 – Maintenance and enhancement of functional linkages between major campus activity centers.**

Locate future University functions to enhance functional linkages between the academic core and outlying campus areas.

#### **Policy 301.6.1**

Develop functions in the south, east and westernmost sectors of the academic core in a manner that will enhance future functional linkages to the lakefront, southeast, northwest, and southwest outparcels.

#### **Objective 301.7 – Energy Efficiency**

Develop, where feasible and cost-effective, buildings on campus that incorporate passive energy efficiency design practices, ~~to supplement the requirements of Chapter 6A-2, the FLEET analysis and OEF 254.~~



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#### **Policy 301.7.1**

Make experience with passive energy efficiency design practices one of the considerations used in selecting architects to design University buildings.

#### **Policy 301.7.12**

Encourage architects to utilize the following specific passive energy efficiency design principle for campus buildings:

- a. Overhangs and recesses to shade southern-facing glass areas.
- b. Maximize shaded/protected outdoor corridors for circulation.
- c. Maximize shading of buildings through plant placement and selection.
- d. Design outdoor courtyards, arcades, etc., to maximize natural ventilation and air movement.
- e. Generally select roof materials and building colors to minimize heat gain.
- f. Exceed, where practicable, minimum insulation requirements for ceilings and walls.

#### **Objective 301.8 – Management and Review Procedures**

Ensure that future buildings are designed in compliance with master plan goals, objectives, and policies for urban design.

#### **Policy 301.8.1**

Require that architects working on the campus include as part of their schematic and design development submissions, a statement of how the proposed design(s) conforms to the urban design goals, objectives and policies of the Master Plan.

#### **Objective 301.9 – Priorities for development of campus spatial environment**

#### **Policy 301.9.1**

Develop the campus spatial environment in the following descending priority order.

Priority 1: Development of the western gateway/entrance feature on the west side of the Academic Core



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Priority 2: Ongoing development of the east-west pedestrian-way in concert with buildings constructed in years 1-5 of the planning timeframe.

Priority 3: Ongoing development of the north-south pedestrian-way in concert with buildings constructed in years 1-5 of the planning timeframe.

Priority 4: Development of pedestrian linkages to the southeast housing district, ~~the lakefront and other peripheral parcels~~.

Priority 5: Extend the east-west pedestrian-way in concert with academic core expansion.



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#### 4.0 FUTURE LAND USE ELEMENT

##### 4.1 Introduction

The FGCU campus consists of 760 acres of land. The 1995 Campus Master Plan proposed a land use concept organized around a centrally located academic “core” area of approximately 150 acres bounded by a perimeter road. A series of “outparcels” surround and are to be physically and functionally linked to the academic core from the northeast, southeast, and west.

Since inception, FGCU has conscientiously and effectively adhered to this land use plan concept. Therefore, the intent of the ~~updated 2005 Future Land Use Element Plan concept~~ for Florida Gulf Coast University is to extend established development patterns in the academic core and to develop frameworks for the physical development of the southeast and northwest districts of campus. ~~to continue to develop the central portion of the campus as the "academic core" of the University.~~

~~The campus core will continue to include~~ This central area includes academic functions, the library, and student services and other support functions. ~~The southeast district will contain student housing and dining, recreation and parking facilities. The northwest district will contain research or other mixed-use facilities and associated parking. The north lakefront parcel is considered to be largely built-out, so development of this area in the next 10 years is likely to be limited to expanded athletic facilities. The southwest district will continue to be developed with small facilities largely serving outreach functions of the University. See Figure 4-1 Future Land Use.~~

~~Parcels outside the academic core are planned to be developed with supporting functions which include housing support, and recreation and athletic facilities. These parcels are also designated as sites for future specialized academic functions. (See Figure 2 Future Land Use Element)~~

In addition to academic functions, ~~one of the most significant land areas~~ uses on campus are the jurisdictional wetlands ~~areas~~ that are being restored

and preserved as open space. The goals, objectives, and policies pertaining to the preservation and restoration of these wetlands ~~are~~ **is** further described in the Conservation Element of this Master Plan.

#### 4.2 Goals, Objectives and Policies

##### **GOAL 401**

Develop future land uses on the University campus in a manner that: is space- and function-efficient and considers the University's future academic needs; conserves natural, historic and archaeological resources; and is coordinated with future land uses in the host community.

##### **Objective 401.1 – Protection of Natural Resources**

Ensure that future campus development is consistent with environmental regulations and permits that establish limitations on development of the University campus.

##### **Policy 401.1.1**

As appropriate to match the pace of future construction, develop, adopt, and implement a "Land Management and Development Review Process" to ensure the compliance of future site development plans and proposals with:

- Current environmental permits for site development;
- Current Campus Master Plan Goals, Objectives, and Policies, as applicable; and
- Current Facilities Master Plan or Specialized Academic Facilities Master Plan(s), as applicable.

The Land Management and Development Review Process maybe implemented through an advisory committee or other process deemed appropriate by the University, which shall include, at a minimum, participation from FGCU's Facilities Planning staff and faculty representatives from each of the academic units. The functions of the review committee may include, but shall not be limited to:

- Reviewing on- and off-campus facility usage assessments;



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- Providing input into the planning of specific facilities;
- Providing input into the review of the Facilities Master Plan; and
- Providing input into the development of the University's Capital Improvement Plan.

#### **Policy 401.1.2**

Maintain as part of the land management and development review function, an up-to-date file documenting, in graphic and narrative form, site development limitations stipulated in the Army Corps of Engineers dredge and fill permit, and the South Florida Water Management District Conceptual Permit, when they are received.

#### **Policy 401.1.3**

Include in C.I.P. submissions a statement documenting that the project complies with the environmental permits for site development.

#### **Policy 401.1.4**

Future development that would require modification of the environmental permit requirements should be considered to be plan amendments subject to the guidelines for review and approval of such amendments.

### **Objective 401.2 – Protection of Historic and Archaeological Resources**

Ensure that future campus development is consistent with regulations governing development in areas where historic and/or archaeological resources may be present.

#### **Policy 401.2.1**

Maintain an information file documenting, in graphic and narrative form, those portions of the University campus identified by county and/or state agencies as being possible locations of historic/archaeological resources. Include documentation of State regulations governing development in areas where such resources may be present.



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#### **Policy 401.2.2**

Undertake site investigations prior to development to determine whether historic/archaeological resources are present, as required by state regulations. Document the findings as part of the overall information database to be maintained as part of the land management review process.

#### **Policy 401.2.3**

Undertake mitigation actions as required by State regulations in the event historic and archaeological resources are found to be present.

#### **Objective 401.3 – Land Use Compatibility/Off-Campus**

Ensure that development of land uses on the University Campus is coordinated with land uses and development in the host community.

#### **Policy 401.3.1**

Coordinate with Lee County land use planning staff to maintain up-to-date information on proposed comprehensive plan modifications that may affect the University.

#### **Policy 401.3.2**

~~Assist Lee County in creating, if and when appropriate, a "University Community Coordination Association" composed of the University and major private property owners in the vicinity of the University as a mechanism to assist in coordinating development of on- and off-campus land uses.~~

#### **Policy 401.3.23**

Coordinate with Lee County Land Use planning staff to ensure that the University receives updated comprehensive plan maps, data, goals, objectives and policies, etc., resulting from comprehensive plan amendments affecting land areas adjacent to the University.

#### **Policy 401.3.34**

Closely review land uses east of the University campus to identify potential coordination problems before they arise.

#### **Objective 401.4 – Land Use Compatibility/On-Campus**

Develop the University campus in accordance with ~~the~~ Figure 4-1: Future Land Use Plan map included as part of this element.

##### **Policy 401.4.1**

Develop the academic core of the campus with uses that are directly supportive of, and functionally linked to, the academic programs of the University.

##### **Policy 401.4.2**

Develop the ~~lakefront and~~ southeastern, southwestern and northwestern parcels with a mix of uses appropriate to their locations with respect to the academic core and adjacent properties, as follows:

###### A. Southeastern District

1. Student housing and residential dining facilities
2. Indoor and outdoor student recreation facilities
3. Parking facilities supporting the housing, dining and recreation uses in the district

###### B. Northwestern District

1. Research-related facilities
2. Other mixed-use facilities that support the core teaching, research and service missions of the University

###### C. Southwestern District

1. Outreach functions of the University

###### ~~A. Lakefront Mixed-Use area:~~

- ~~1. Student Housing~~
- ~~2. Specialized Conference Center (share common areas with student housing).~~
- ~~3. Athletics and Recreation Facilities~~

###### ~~B. Candidate uses for the southeastern parcel include:~~

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- ~~1. Student Housing~~
- ~~2. Recreation~~
- ~~3. Campus Support Services.~~

#### **Policy 401.4.3**

~~Develop the parcels abutting Ben Hill Griffin Parkway and Lake Parkway East with uses appropriate to their size and location with respect to the academic core, other campus areas, and adjacent properties. Candidate uses for these parcels include:~~

- ~~1. Specialized Academic Functions~~
- ~~2. Campus Support Services~~
- ~~3. Housing~~

#### **Policy 401.4.34**

As part of the land management and development review process, undertake the following steps to minimize inappropriate deviations from the campus land use and facilities master plan and address unforeseen land uses:

- A. Review and assess future proposed building and site development programs proposed within the academic core, to confirm they are directly supportive of the academic programs of the University. Find alternative sites outside the academic core for facilities that do not meet these criteria.
- B. Review and assess future proposed building and site development programs proposed on parcels outside the academic core, to confirm they meet the land use plan guidelines and are consistent with the mission of the University. Seek alternative off-campus sites for facilities that do not meet these criteria.
- C. Review and assess proposed building and site development programs to confirm that they are consistent with the long range plans for stormwater management, open space retention, and the campus traffic circulation plan.
- D. Prepare recommendations for Master Plan amendments resulting from the land management and development review process.

- E. Process amendments to the Master Plan as required by Sec 1013.30, F.S. Sec. 240.155(9), F.S.
- F. Modifications to the Campus Master Plan that do not exceed the thresholds established in Sec 1013.30, F.S. Sec. 240.155(9), F.S. shall be documented in the University's annual C.I.P. submission. ~~to the Office of Facilities Planning for review and approval by the Board of Regents.~~

#### **Policy 401.4.5**

Develop the University campus to the following maximum density/intensities through the 10-year planning horizon:

- (A) Develop the Academic Core land use area to a maximum intensity of ~~1,700,000~~ 4,500,000 GSF of buildings.
- (B) Limit future development on the north lakefront district to the completion of athletic facilities only. ~~Develop the remaining 12.44 acres of uncommitted vacant land in the Lakefront Mixed-Use land use area to a maximum intensity of 450,000 GSF of buildings.~~
- (C) Develop the southwest and northwest districts along Ben Hill Griffin Parkway Ancillary Use land use areas (along Ben Hill Griffin III Parkway and Lake Parkway East) to maximum combined intensity of 450,000 GSF of buildings.
- (D) Develop the Southeast housing and student life Mixed-Use land use area to a maximum intensity of 1,000,000 GSF of buildings.
- (E) Wetland restoration/preservation, creation and conservation areas are not to be developed for academic or support facilities of the University.

#### **Objective 401.5 – Coordination with Topographic and Soil Conditions**

Ensure that future construction on the University campus is undertaken with consideration of topographic and soil conditions particular to the site.



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#### **Policy 401.5.1**

Maintain information files of existing topographic and soil conditions on the University campus. Update these files with as-built/survey information as it becomes available from construction projects.

#### **Policy 401.5.2**

Provide relevant topographic, soil, and hydrologic information to architects and engineers working on the University campus. (relevant portions of DEP/COE permit applications)

#### **Objective 401.6 – Coordination with Off-Campus Facilities and Services**

Ensure, to the extent possible, that off-campus providers of utility services to the University coordinate their facility development timetable with the projected development timetable of University facilities.

#### **Policy 401.6.1**

As part of the internal University land management and development review process, establish an on-going process of regular meetings with off-campus utility providers, to update them about University short- and long-range plans.

#### **Policy 401.6.2**

Annually review the pace of private development activities outside the University campus as a means to identify potential problems with provision of infrastructure to the University campus. Request that utility providers and the Lee County Community Development department provide the University with annual updates of service capacities for roads and water and sewer services.

#### **Objective 401.7 – Coordination of On-Campus Utility Facilities**

Ensure that phased development on campus is coordinated with and designed to provide for long-range future infrastructure expansion needs.



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#### **Policy 401.7.1**

As part of the University's land management and development review process, review and evaluate proposed construction projects to ensure that long-range infrastructure needs have been provided for by:

- A. Provision of necessary utility corridors, easements and/or points of connection.
- B. Provision of adequate supply line sizes to accommodate future development and facility expansion.

#### **Policy 401.7.2**

Maintain an up-to-date computerized file of on-campus utility systems as they are developed. To the extent possible, use as-built survey information as the basis for this data. As part of the file, maintain (in map and narrative form as appropriate) information locating on-campus easements dedicated to off-campus utility provides, and the use restrictions (if any) associated with them.

#### **Policy 401.7.3**

Provide to architects and engineers working on the campus a copy of the long-range master plan as part of facility program documents to make them aware of long-range plan intentions.

#### **Policy 401.7.4**

Include a separate section in University C.I.P. submissions to the ~~State University System Board of Governors~~ Board of Regents identifying infrastructure projects and associated costs that are necessary to support long-range facility needs. Identify as part of the submission all "critical path" infrastructure improvement projects that must be undertaken to support long-range development plans.

#### **Policy 401.7.5**

~~Coordinate with and assist the Office of Facilities Planning to modify Board of Regents/State Legislature funding practices to provide for long-range infrastructure construction, replacement and maintenance projects that are adequately funded to meet long term~~



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needs:

#### **Objective 401.8 – Minimize Off-Campus Constraints to Future Development On-Campus**

Deter actions off-campus that would constrain or limit future development on the University Campus.

##### **Policy 401.8.1**

Participate, as provided for in the Lee County Comprehensive Plan, as amended, in the review of development within the "University Window" overlay district to ensure that such development does not impose service limitations (traffic, utilities, etc.) on future University development.

##### **Policy 401.8.2**

Coordinate with the University's public utility providers Gulf Environmental Services to ensure potable water availability for the University as described in Policy 902.1.5.

##### **Policy 401.8.3**

Coordinate with the University's public utility providers Gulf Environmental Services to ensure sanitary sewer availability for the University as described in Policy 904.1.5.

##### **Policy 401.8.4**

Coordinate with the managers of Lee County's solid waste disposal facilities to ensure solid waste disposal capacity to meet future University development needs as described in Policy 905.2.2.

##### **Policy 401.8.5**

Develop University functions on the perimeter of the campus, as described in Policies 301.5.1-301.5.4~~6~~, to ensure compatibility of on-campus development with future off-campus development.

##### **Policy 401.8.6**

Utilize the land management and development review process described in Policy 401.1.1 to evaluate future land use changes that



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may occur outside the University, and make recommendations for modifying the Master Plan to ensure comparability of on- and-off campus development. Process Master Plan amendments resulting from these recommendations as required by Sec 1013.30, F.S. ~~Sec. 240.155(9), F.S.~~

#### **Policy 401.8.7**

As considered necessary to protect the development capability and capacity of the campus, acquire off-site properties when and if other means prove insufficient.

#### **Objective 401.9– Acquisition of Off-Campus Lands**

Acquire off-campus lands when and if necessary.

#### **Policy 401.9.1**

The University shall seek to acquire off-campus lands when necessary to meet the needs of academic, housing, recreation, support or other functions ancillary to the mission of the University.

#### 5.0 ACADEMIC FACILITIES ELEMENT

##### 5.1 Introduction

It is projected that academic space will have to more than triple over the planning timeframe in order to adequately serve the needs of the projected student enrollment. ~~Although the University, through adherence to its approved 5-year C.I.P., should be maintain a satisfactory availability of academic space through the year 2005,~~ FGCU should monitor the pace of enrollment and maintain rigorous control over its funding, planning, design, and development cycles in order to keep up with future needs.

The intent of the Master Plan is that the future academic facilities required to support the University continue to be developed following the established, compact arrangement that allows for covered walkway connections between facilities and encourages pedestrian rather than vehicular movement around the campus. One key purpose of this approach is to ensure optimal academic usage. However, given the limited buildable land supply on the University campus, it is also critical to maximize land-use efficiency in order to reserve enough land to serve future academic needs. It is planned that the next phase of development will continue along the present east/west axis, terminating at the western-most point of the Academic Core. Subsequent phases of construction provide for the expansion of the academic facilities east of the central "great space" across the lake.

Parcels outside the academic core are reserved for specialized and independent academic facilities ~~and functions~~ along with housing, recreation and other support activities. (See Figure 5-1 Future Academic Facilities & ~~Academic Facilities Element~~)

##### 5.2 Goals, Objectives and Policies

###### GOAL 501

Provide academic space on- and off-campus to support and be consistent with the academic mission and program of the University and the individual colleges and schools, as well as with the goals, objectives, and policies

contained in this Campus Master Plan.

#### **Objective 501.1 – Location of Future Academic Buildings**

Reserve the remaining vacant land in the "Academic Core" as identified in Figure 5-1 the Academic Facilities Element Map, for development of academic facilities and directly related functions.

##### **Policy 501.1.1**

Undertake the review steps identified in the Future Land Use Element policies for future buildings and activities proposed to be developed in the Academic Core, to confirm they are directly related to, and supportive of the academic mission and programs of the University and of the individual colleges and schools.

##### **Policy 501.1.2**

Find alternative sites outside the Academic Core for facilities that do not meet the criteria of the land management and development review process for inclusion within the Academic Core.

##### **Policy 501.1.3**

Develop the campus parcels outside the academic core for academic/academic related facilities as follows:

###### A. Lakefront Mixed-Use parcel:

No major new facilities are envisioned to be constructed in the lakefront mixed-use parcel over the 10-year planning period, with the potential exception of athletic-related facilities such as a softball clubhouse or soccer facilities.

- ~~1. Physical Education and related facilities and programs.~~
- ~~2. Continuing education, specialized non-traditional programs developed in conjunction with a conference center facility.~~

###### B. Southeast Mixed-Use parcel:

1. Undergraduate student housing, a dining center serving the residents of this district, a student recreation facility, intramural play fields, and parking structures to support the residential population.



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~~Specialized independent facilities which may include residential as well as academic functions.~~

- C. Parcels abutting Ben Hill Griffin III Parkway and Lake Parkway East :
  - 1. Specialized academic facilities and programs, such as research-related or continuing education, specialized non-traditional program functions that do not require close proximity to the academic core of the campus.

### Policy 501.1.3

Unanticipated academic facility opportunities, which are determined to be consistent with the University’s academic mission and current/planned programs, shall be accommodated as follows:

- A. In planned but unassigned future academic buildings.
- B. In specialized academic facilities in the parcels outside the Academic Core, per Policy 501.1.2.
- C. At off-campus locations.

### Objective 501.2 – Priorities for Development of Future Academic Facilities

Develop future academic facilities according to the phasing sequence defined in the following policies, and further detailed in the Capital Improvements Element of this Plan.

### Policy 501.2.1

Phase the development of future academic facilities in the following increments to adequately serve projected enrollment:

**Table 5-1: Timing and Phasing of Development**

Year	Projected FTE Enrollment	Total Academic Space Need (NASF)	Increment (NASF)
2006-2007	4,384	348,634	=
2011-2012	7,408	652,233	303,599
2015-2016	10,079	886,952	234,719



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Source: Projection based on FGCU's C.I.P. Form B, "Analysis of Space Needs by Category," September 2005.

Year	Projected FTE Enrollment	Total Academic Space Need (NASF)	Increment (NASF)
2000-2004	2,246	206,632	-
2004-2005	3,928	364,376	154,744
2009-2010	7,901	726,892	365,516
2024-2025	15,802	1,453,784	726,892

Source: Projection based on FGCU's C.I.P. Form B, "Analysis of Space Needs by Category," September 2000.

### Policy 501.2.2

Continue to develop academic facilities on the south and west sides of the Academic Core, prior to developing the eastern portion of the campus core. ~~reserving the eastern portion of the core as the final portion to be developed.~~

### Policy 501.2.3

To the maximum extent possible, develop proposed academic facilities within the core area before moving to the outparcels, in order to make use of existing infrastructure and to minimize future infrastructure costs. Explore the future relocation of some support uses currently located within the Academic Core to the outparcels in order to increase long-range (25-year) land availability for academic facilities.

### Policy 501.2.4

C.I.P. submissions should reflect the sequence for developing academic facilities defined in Policy 501.2.1 above and detailed in the phasing plan included in the Capital Improvements Element.

### Objective 501.3 – Management and Review Procedures

Manage the process of campus development in order to avoid deviation from the academic facilities element of the Master Plan.

#### **Policy 501.3.1**

Establish and implement an internal University process to review and assess proposed academic facilities not specifically addressed in the Master Plan to confirm their appropriate location on the campus, within the parameters defined by other policies of this element.

#### **Policy 501.3.2**

As part of University's annual C.I.P. submission, document the review process of Policy 501.3.1 and conclusions as the basis for demonstrating compliance with the Master Plan when addressing facilities not specifically identified in the Academic Facilities Element.

#### **Policy 501.3.3**

Recommend modifications or amendments to the Master Plan based on the implementation of Policies 501.3.1 and 501.3.2.

#### **Policy 501.3.4**

Amend the Master Plan to incorporate modifications as required by Sec. 1013.30, F.S. Sec. 240.155(9), F.S.

#### **Objective 501.4 – Energy Conservation**

Develop academic facilities that consider and incorporate passive energy efficiency design practices as practicable and economical advantages, ~~to supplement the requirements of Chapter 6A-2, the FLEET analysis and OEF 254.~~

#### **Policy 501.4.1**

Follow Objective 301.7 ~~policies 301.7.1, 301.7.2, 301.7.3~~ for encouraging energy efficient design of academic facilities.

#### **Objective 501.5 – Allocation of Funds, Priorities and Phasing of Academic Facilities**

Allocate funding in a priority sequence to best fulfill the academic mission and meet academic programs and other needs. Develop



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facilities in a priority/phasing sequence to meet the needs of the University.

**Policy 501.5.1**

Allocate funding to future academic facilities consistent with the facility construction sequence defined in the Capital Improvements Element.

**Policy 501.5.2**

As part of annual University C.I.P. submissions, incorporate a consolidated statement of University funding priorities.

**Policy 501.5.3**

Prevent facility deficits by submitting requests at least 3 years prior to the projected need, to accommodate lag time in planning, funding, designing, and construction times.

**Policy 501.5.3**

Amend the Master Plan to incorporate modified funding priorities, as required by Sec. 1013.30, F.S. ~~Sec. 240.155(9), F.S.~~

## 6.0 SUPPORT FACILITIES ELEMENT

### 6.1 Introduction

The Master Plan incorporates a wide variety of University support functions, including general support activities (maintenance), student services, specialized support (auditorium), and the central energy plant and athletic facilities. Some of these, including the central energy plant, Family Resource Center, Student Services, etc., have been completed and are operational. Others, such as the University's Athletics and Recreation complex, a multi-purpose building which will house student support functions, and Academic Building 5 are under construction or in the planning stages. While these support functions are important to the operation of the University, they have been located in the Master Plan so as to reserve land for academic facilities, and to provide the optimum relationship between the specific support functions and other University activities. As a result, many the general support facilities are located within the academic core, but outside the central cluster of academic buildings. The Student Service Center, however, is centrally located to create a concentrated focus of student activity in the north side of the Academic Core. Similarly, other support functions have been designated for sites both within and outside the academic core, according to the functional and land area requirements.

Because athletic and recreation functions are co-mingled in several existing campus facilities, the need for future athletic facilities is discussed in the Recreation and Open Space Element of this campus master plan.

~~Based on the existing supply of support space on the campus, as well as the inventory of projects planned or committed through the current 5-year Capital Improvements Program, it is projected that no additional support facilities will be needed until after 2005. The majority of the deficit at the end of the planning period will be found in physical support space. However, FGCU is aware of its limited land availability for additional athletics and recreation facilities on campus. (See Figure 4 Support Facilities Element).~~

#### 6.2 Goals, Objectives and Policies

##### GOAL 601

Develop support facilities for Florida Gulf Coast University that meet the needs of future University students, faculty and staff.

##### Objective 601.1 – Locations for Support Facilities

Locate support facilities in areas of the campus appropriate to their functional relationships to the academic and other facilities of the University. (See Figure 6-1 Future Support Facilities)

##### Policy 601.1.1

Locate future support facilities as shown on Figure 6-1, and as listed below:

- A. Fine Arts Phase II – Auditorium: Adjacent to the existing fine arts complex on the southern end of the academic core, and close to existing and proposed parking facilities.
  - B. Central Energy Plan Expansion: Expand the existing Central Energy Plant located in the south central portion of the academic core
  - C. Student Center Expansion: To accommodate growing student activity needs as a result of increasing enrollments, expand the existing student center to the north or west.
  - D. Central Energy Plant – Southeast District: To provide chilled water in a cost-effective and energy-efficient manner to the housing, dining, and student recreation facilities planned for the southeast district of campus, create a central energy plant co-located with the proposed residential dining center.
- 
- ~~A. Student Services: North side of the central campus "great space" as part of the proposed "student services plaza", and west side of the Academic Core.~~
  - ~~B. Specialized Academic support: (auditorium/exhibition, general meeting facilities); South side of the academic core or on one of the western outparcels, abutting Ben Hill Griffin Parkway.~~
  - ~~C. Central Energy Plant Expansion: South central section of the Academic Core, at the present location of the existing Central~~
-



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#### ~~Energy Plant:~~

~~D. Athletic & Recreation Facilities: Northeast quadrant of the campus. Plan for separate recreation facilities to serve the proposed new student housing complex in the southeast quadrant of the campus.~~

#### **Policy 601.1.2**

Provide pedestrian linkages between all support facilities and the other facilities developed within the Academic Core, as shown in the Transportation element.

#### **Policy 601.1.3**

Develop and locate satellite support facilities as necessary to support long-range development outside the academic core.

#### ~~Policy 601.1.4~~

~~Investigate options and opportunities to provide future athletic facilities, as may be required by changes in enrollment levels and correlated increases in recreational needs, at nearby, off-campus locations, or through joint use agreements.~~

#### **Objective 601.2 – Phasing of Support Facilities**

Construct and/or expand support facilities concurrent with academic facilities to ensure that support needs are met at each stage of the University's development.

#### ~~Policy 601.2.1~~

~~Include the library addition, Academic Building 5, multi-purpose building and teaching gym in the first phase of Campus Master Plan implementation, as shown on the phasing plan included in the Capital Improvements Element.~~

#### **Policy 601.2.12**

Unanticipated support facility development opportunities deemed to be consistent with the University's mission and current/planned programs shall be accommodated in:

- A. Planned but unassigned future support buildings.



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- B. Support land use areas identified in the Future Land Use Element and Future Land Use map.
- C. Off-campus.

Unanticipated support facilities shall be incorporated into the Campus Master Plan through future updates.

#### **Objective 601.3 Funding**

Secure and allocate funding for support facilities as required to allow construction to be concurrent with identified space needs.

#### **Policy 601.3.1**

Identify in C.I.P. submissions all support facility needs that are critical to support the long-range development of the University.



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#### 7.0 HOUSING ELEMENT

##### 7.1 Introduction

The 1995 Campus Master Plan indicated that the early priorities of FGCU would not include the provision of on-campus housing, focusing instead on a commuter population and distance learning. However, since FGCU began operation, demand for campus housing has been strong, and 1,958 beds of apartment-style housing have been constructed in the North Lake Village area. focusing instead on coordination efforts with Lee County to provide adequate, affordable off-campus housing and transportation links to and from nearby areas. This approach was supported by the founding mission's definition of the University's intended service area, as well as its emphasis on distance learning and continuing education opportunities.

In practice, higher than projected FTIC student enrollments and present unavailability of affordable rental housing in the area surrounding the University have combined to create an extraordinary demand for on-campus housing, which the University has been compelled to attend to in these early phases of campus development. Accordingly, up to 720 beds may be available on campus by the end of 2001, with more expected in the following year. Ultimately, FGCU expects to provide on-campus housing for between approximately 20% and 25% of the student population, through the addition of 2,400 beds of housing in the southeast district of campus, and to coordinate the provision of adequate off-campus housing for an additional share. Implementation of the off-campus policies will be challenging and will require creative collaborative thinking, since current development trends in the area surrounding the University reflect few opportunities for the provision of affordable off-campus student housing. Although most of the housing communities currently being developed in the immediate vicinity of the campus are not targeted to students, and little rental housing is available within an easy walking distance of campus, several student-oriented rental housing complexes have been developed within a convenient driving distance of campus, and others are likely to emerge as the enrollment at FGCU grows. Housing affordability remains a significant issue for FGCU students, faculty and staff, with a limited supply of affordable housing units in the region.



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#### 7.2 Goals, Objectives and Policies

##### **GOAL 701**

Assist FGCU students in securing safe, convenient, and affordable housing on- or off-campus through the planning period.

##### **Objective 701.1 – Availability of Adequate Off-Campus Housing Supply**

Encourage the creation ~~provision~~ of affordable, student-oriented housing on privately-owned lands in close proximity to the University campus to meet the long-range needs of the student population.

##### **Policy 701.1.1**

Assist those wishing to provide student-oriented off-campus housing by supplying student, faculty and staff demographic information and enrollment projections.

##### **Policy 701.1.2**

Through the Lee County Planning Office, monitor planning activities for areas outside the campus and encourage incorporation of student-oriented affordable housing units in approved development areas near the University campus.

##### **Policy 701.1.3**

Obtain from the Lee County Planning Office information (as available) regarding the location and numbers of existing and committed-to-be-built housing units that may be appropriate and affordable for students of the University.

##### **Policy 701.1.4**

Establish, if and when appropriate, a "University Housing Coordinating Committee" with the participation of Lee County Planning Department staff and representatives of the local development community. The purpose of the committee shall be to:

- A. Coordinate development of housing in areas near the University, focused on meeting the needs of the University for student, faculty and staff housing.
- B. Ensure that the County considers off-campus student housing in plans for future pedestrian, bicycle, and auto circulation, and particularly transit facilities and services linking the University and adjacent communities.

#### **Policy 701.1.5**

In order to ensure consideration of off-campus housing in ~~their~~ local government plans for facilities and services linking the University and adjacent communities, the University shall formally request ~~the following counties – Lee, Charlotte, Glades, Hendry and Collier –~~ counties to that subsequent Comprehensive Plan updates include goals, objectives and policies related to the provision of services to off-campus housing in their respective future Comprehensive Plan updates.

#### **Objective 701.2 – Availability of Adequate On-campus Housing Supply**

Provide housing on campus to meet the needs of ~~at between~~ least 20% and 25% of the student population by the end of ~~2016~~ 2040. (See Figure 7-1 Future Housing Facilities) ~~5-Housing Element~~)

#### **Policy 701.2.1**

~~Periodically~~ Annually undertake a survey of students to document current housing locations and costs, and to gauge student preferences for on/off campus living and type(s) of housing, as the basis for adjusting, as necessary, the on-campus housing development program shown in Policy 701.2.3 .

#### **Policy 701.2.2**

Pursuant to the Future Land Use map (Figure 4-1), future on-campus student housing shall be located in ~~two primary areas:~~

- ~~A. The westernmost section of the lakefront Mixed-Use parcel.~~
- ~~B. The~~ the Mixed-Use parcel located southeast of the academic core.

— However, based on the results of the annual survey described in Policy 701.2.1 above, as well as on any adjustments to the enrollment projections and on-campus housing needs assessments, additional housing may be considered at a future date on the northwest outparcel abutting Ben Hill Griffin Parkway. The type of housing to be developed should also be determined based on information obtained through the annual survey identified in Policy 701.2.1.

**Policy 701.2.3**

Future housing shall be provided to accommodate ~~no less than~~ between 20% and 25% of the projected population of 18,984 headcount / 10,079 FTE through the 2015-16 academic year. Currently, the targeted on-campus housing capacity for the planning period is 4,358 beds, 13,432 headcount/7,901 FTE through the year 2010. This is equivalent to a total of 2,686 housing beds, to be incrementally provided as follows:

**Table 7-1: Projected Housing Need**

Year	Projected Enrollment	Total On-Campus Housing Need	Increment
2006-07	8,237	1,958 existing beds	-
2008-09	10,986	2,637 (1)	678
2010-11 (Year 5)	13,274	3,186 (1)	549
2015-16 (Year 10)	18,017	4,324 (1)	1,138

Source: Planned enrollment are headcounts provided by FGCU Institutional Research and Analysis office

<sup>1</sup> Based on 24 percent of projected headcount enrollment.

Year	Projected Enrollment	Total On-Campus Housing Need <sup>†</sup>	Increment
2000-01	3,666	733	=
2001-02	4,391	873	145
2002-03	5,050	1,010	132
2004-05 (Year 5)	6,678	1,336	326
2009-10 (Year 10)	13,432	2,686	1,350

Source: Projection based on FGCU Student Data Course Files, Updated Enrollment Plan, 9/2000.

<sup>†</sup> Based on 20 percent of projected headcount enrollment.



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#### **Policy 701.2.4**

To diversify the campus housing stock and provide non-apartment options suited to the needs of first- and second-year students, provide suite-type housing (with semi-private bathrooms but no in-unit kitchens) in the southeast district of campus, supported by a residential dining center. Traditional dormitory-style facilities with community bath arrangements are not preferred by contemporary college students, and should not be created at FGCU. Highly-social residential environments (with suite-style living units) that actively support incoming students' adjustment to college life and offer a shared dining experience would contribute positively to campus vitality and student life. Provide an adequate variety of dormitory, suite, and apartment housing types to reflect preferences and student classification needs as shown by the annual survey described in Policy 701.2.1 .

#### **Policy 701.2.5**

To make efficient use of limited developable campus land but still take advantage of cost-competitive construction methodologies, new student housing should be built at height of at least four stories but not more than six stories, with some three- and five-story building elements provided for visual variety. Increase net student housing density to no less than 36 and no more than 60 beds/acre (the maximum consistent with Lee County's Comprehensive Plan for the University Community Future Land Use District), in order to more efficiently utilize available developable land and allow the preservation of natural areas and resources in compliance with current policies and permit requirements.

#### **Policy 701.2.6**

To create attractive, welcoming student living environments and to promote informal student interaction, future housing buildings should be grouped around pedestrian-oriented green spaces that serve as passive recreation areas, rather than around parking lots. Retain an adequate supply of land for future housing development, as indicated in the Future Land Use map.



## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

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#### **Policy 701.2.7**

To provide food service to residents of future campus housing in the southeast district, create a dining commons at the center of the district that also serves as an activity hub for this area of campus. With landscape and hardscape materials, and potentially a water feature, create an outdoor space or plaza adjacent to the dining center that is lively and visually attractive.

#### **Objective 701.3**

Provide on-campus student housing in a cost-effective manner.

#### **Policies 701.3.1**

Priorities for use of state revenue bonds to provide on-campus housing should be established based on the specific housing program developed prior to construction. ~~Priority should be given to funding projects that serve those segments of the student body most in need of housing.~~ The priorities for allocation of funding should be incorporated into the 5-year Master Plan update.

#### **Policy 701.3.2**

Budgeting for future housing construction projects on campus should balance student affordability concerns, construction quality targets, and overall space allocation. The decision to commit areas of the campus for development of privately funded housing should be based on an analysis of the costs and benefits of that approach, with alternative funding options available at the time. The analysis should also consider the non-financial costs and benefits of each approach.

Any adjustments or modifications to the plan for on-campus housing and related support facilities resulting from the annual survey described in Policy 701.2.1 shall be incorporated into the Campus Master Plan pursuant to Sec 1013.30 F.S. Sec. 240.155 (9), F.S.; as part of the 5-year update requirements.



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#### 8.0 RECREATION AND OPEN SPACE ELEMENT

##### 8.1 Introduction

The Master Plan for Florida Gulf Coast University has been prepared with the intent of preserving as much of the existing high quality natural environment of the site as possible. The areas to be retained and restored as natural open space are identified specifically in the Conservation Element of this Master Plan.

The Plan also accommodates lands for development of on-campus recreation spaces and athletic facilities that are required by the State University System Board of Regents. The development of the on-campus recreation and athletic facilities should be coordinated with the growth of the University's enrollment. ~~so that by year 5 (2004-05), the core recreational facilities to serve students, faculty and staff will be in operation.~~

##### 8.2 Goals, Objectives and Policies

###### GOAL 801

Provide recreation and athletic facilities adequate to meet the projected needs of students, faculty and staff of the University

###### Objective 801.1 – Coordinate Public and Private Resources

Ensure that the athletic and recreation facilities to be developed on and off-campus are coordinated to provide maximum benefit to the University and local community.

###### Policy 801.1.1

Coordinate with Lee County and developers of private property in the vicinity of the University the provision of public and privately-funded recreation facilities in the University community area. ~~FGCU shall encourage the creation of the “University Community Coordination Association” described in the Future Land Use Element as the most appropriate mechanism to implement this coordination effort.~~

#### **Objective 801.2 – Provision of Facilities**

Ensure that ~~athletic and~~ recreational facilities and open space amenities are adequately and efficiently provided to serve projected student enrollment. (See Figure ~~8-1 Future Recreation and Open Space~~) ~~6 Recreation and Open Space Element~~)

##### **Policy 801.2.1**

~~Until the University Community Coordination Association is formally established,~~ Coordinate with Lee County and developers of private property in the vicinity of the University the preparation of a strategy for a coordinated system of open space and recreational facilities within the vicinity of the University.

##### **Policy 801.2.3**

Provide on-campus ~~athletic and~~ recreational facilities appropriate to the projected enrollment levels by:

- (A) Continuing to ~~timely~~ implement the Athletics and Recreation Facilities Master Plan ~~through year 10 of the planning timeframe.~~
- (B) ~~Carefully~~ Evaluating current and planned athletic programs and future needs and explore the possibility of entering into agreements for joint use with suitable candidates.
- (C) Investigating options and opportunities to provide future athletic facilities in nearby, off-campus locations, as may be required by changes in enrollment levels and correlated increases in recreational needs.
- (D) ~~Creating facilities on campus for intramural and recreational use that are separate from facilities for inter-collegiate athletics, so that conflicts in scheduling facilities can be better managed as the campus population grows.~~

##### **Policy 801.2.4**

Provide ~~informal~~ indoor and outdoor recreation facilities in conjunction with future on-campus housing. To that end, develop the following facilities in the southeast district of campus:

- (a) Dedicated outdoor play fields for recreational and intramural use that are lighted for night-time play



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### GOALS, OBJECTIVES AND POLICIES

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- (b) As the campus population (and especially the resident population of the southeast district) grows, develop a student recreation and fitness center in two phases in the southeast housing area, and locate the facility for convenient use by all campus constituents.
- (c) Create well-defined green spaces adjacent to future student housing buildings to promote informal recreational activities.

#### **Policy 801.2.5**

Provide appropriate options and opportunities for recreational use of the lakes abutting the northern campus boundary.

#### **Policy 801.2.6**

The Master Plan for the location of academic and other University facilities has been prepared with the intent to create a compact arrangement of buildings, thereby allowing as much as possible of the jurisdictional wetlands on-campus and upland vegetation areas to be retained. Deviations from the layout of facilities shown in the Capital Improvement Element should be reported in annual C.I.P. submissions for approval by the University Board of Trustees ~~Board of Regents~~ and incorporated in Master Plan amendments as required per Sec 1013.30 F.S. Sec. 240.155(9), F.S.

#### **Policy 801.2.7**

Identify ways in which the natural preserve parcel set aside for University use to the east of the campus will be integrated into the academic program. In addition, the University will coordinate the educational use of this property with other institutional entities within the region to maximize the educational use of this property.

#### **Policy 801.2.8**

On an annual basis, review with the Lee County Planning Department, the status of existing planned and proposed recreational facilities on the University campus and adjacent context area. Based on this review, modify University plans and policies for recreational facilities to ensure the efficient and timely provision of these facilities.



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#### **Policy 801.2.9**

The University shall seek to maximize the retention of campus open space by instructing architects and engineers designing campus facilities to identify ways in which facility layouts or site plans can be modified to provide additional open space.

#### **Policy 801.2.10**

Develop “man-made” campus landscape amenities within the sequence of malls, courtyards, plazas, and quadrangles established in the Landscape Design Guidelines Element and the Capital Improvements Element.

#### **Policy 801.2.11**

All campus landscapes shall be developed so that they become an integral part of the overall concept plan, therefore protecting and enhancing natural open space resources and amenities.



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#### 9.0 GENERAL INFRASTRUCTURE ELEMENT

##### 9.1 Introduction

The development of Florida Gulf Coast University required the construction of an entirely new system of general infrastructure to serve the campus. Much of the preliminary work necessary to ensure the provision of services to the University campus was undertaken during the site selection process for the campus. At the conclusion of that process, commitments had been made for Gulf Utilities (subsequently Lee County Utilities) to provide sewer and water service to the campus.

The plans for the stormwater management system for the University campus have been approved by the U.S. Army Corp of Engineers (Permit No. 199400807) and South Florida Water Management District (SFWMD) (Permit No. 36-08881-5). Development in areas outside of the initial conceptual permit are not contemplated as a component of this Master Plan Update. Subsequently, construction permits from the SFWMD have been issued for over 80 percent of the developable area of the campus. ~~Subsequently, construction permits for the SFWMD have been issued for over 65 percent of the developable area of the campus.~~ As a result, many of the issues to be faced with the water management system have been resolved through the permitting process. Consequently, a number of policies in this section reference the provisions of the environmental permits which govern University actions on those matters.

##### 9.2 Goals, Objectives and Policies

#### STORMWATER MANAGEMENT SUB-ELEMENT

##### GOAL 901

Develop a stormwater management system for the Florida Gulf Coast University site through buildout that provides flood protection, water quantity/quality protection and environmental protection/enhancement. (See Figure 9-1 Future Stormwater Management) ~~Figure 7-a Stormwater Management Element~~)



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#### **Objective 901.1 – Protecting the Functions of Normal Stormwater Management and Hydrological Areas**

Protect on-site natural, high quality stormwater management/hydrological areas and their function.

##### **Policy 901.1.1**

Develop the University's stormwater management system in accordance with the surface water management plan map, the conceptual surface water management permit and the following policies.

##### **Policy 901.1.2**

Utilize natural wetland and upland features for detention, storage, and conveyance of stormwater runoff which will allow for:

- a. Groundwater recharge
- b. Sedimentation
- c. Chemical degradation and nutrient uptake
- d. Re-establishment of historic drainage patterns

##### **Policy 901.1.3**

Provide hydrological enhancement of natural on-site wetland features through reestablishment of historic hydro-periods via on-site stormwater control structures.

##### **Policy 901.1.4**

Preserve natural on-site wetland areas that will allow continuation of off-site stormwater conveyance patterns.

##### **Policy 901.1.5**

Restore/enhance natural on-site wetland areas and incorporate into the stormwater management system per the SFWMD conceptual permit.

##### **Policy 901.1.6**

Establish construction procedures for development activity around natural preservation areas, per approved SFWMD/DEP/ACOE permits.



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#### **Policy 901.1.7**

Provide conservation easements over all on-site wetland/upland preserves and mitigation areas, which establishes allowable uses within these areas.

#### **Objective 901.2 – Stormwater Quantity and Quality Standards**

Establish stormwater quantity and quality standards.

#### **Policy 901.2.1**

The level of service standards for stormwater discharge from the University campus shall be equal to or less than the allowable discharge rate of 42 cubic feet/second/square mile (CSM), established in the Lee County Estero River watershed study and as accepted by the South Florida Water Management District during the conceptual permit review and approval process.

#### **Policy 901.2.2**

Implement, where feasible, best management practices such as:

- a. Regular scheduled vacuum sweeping of all streets, sidewalks and parking facilities.
- b. In addition to SFWMD water quality treatment standards, provide water quality pretreatment, where feasible, prior to runoff into on-site wet detention areas.
- c. The University shall, prior to construction of on-site lakes, establish an operation and maintenance plan for water quality which shall address provisions for littoral zones, lake depths, acceptable water quality and aeration.

#### **Policy 901.2.3**

The level of service for stormwater discharge water quality on the University campus was established in the SFWMD conceptual permit. The University shall monitor stormwater discharge water quality as required by the SFWMD conceptual permit. The



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University shall undertake remedial actions as required to maintain water quality standards.

#### **Objective 901.3 – Flood Protection**

Provide necessary stormwater protection for 5, 25, and 100 year storm events.

##### **Policy 901.3.1**

Adhere to minimum perimeter berm, road, and building elevations per the approved SFWMD conceptual surface water permit.

##### **Policy 901.3.2**

Coordinate with SFWMD, Lee County and other appropriate entities responsible for necessary downstream improvements, per approved SFWMD conceptual surface water permit.

#### **Objective 901.4 – Management and Operations**

Ensure long-term maintenance and operation of the University's stormwater management system.

##### **Policy 901.4.1**

Provide regular maintenance of stormwater management system and compliance with all development requirements in accordance with the criteria defined in the SFWMD surface water permit.

##### **Policy 901.4.2**

Conduct annual inspections of the surface water management system, including lakes and wetlands to ensure proper maintenance and function.

#### **Objective 901.5 –Future Permitting**

Secure the proper permits to meet the construction schedule of the University.

##### **Policy 901.5.1**

Prepare a detailed schedule of construction permitting activities for the surface water management facilities required for construction



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buildout of the campus.

#### **Policy 901.5.2**

Prepare construction documents, apply for, and secure the construction permits for the completion of the drainage system to serve the buildout of the campus in coordination with the construction schedule.

#### **Policy 901.5.3**

Upon receipt of the Water Management Permit, immediately proceed to confirm or prepare documents, apply for, and secure consumptive use permits for the applicable phase of construction.

#### **Objective 901.6 – Priorities and Phasing of Stormwater Facilities**

Develop stormwater management facilities in a sequence that meets the development needs of the University and maintains standards for water quality and quantity.

#### **Policy 901.6.1**

Develop on-site stormwater management facilities as part of the priority/ phasing sequence shown in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications of this phasing sequence should be identified in the University's annual C.I.P. submission to the State University System Board of Governors ~~Board of Regents~~, and incorporated as Master Plan amendments per the requirements of Sec 1013.30, F.S. Sec. 240.155(9), F.S.

#### **Policy 901.6.2**

Future development areas shall require SFWMD construction permits and mitigation as specified when those permits are issued.

#### POTABLE WATER SUB-ELEMENT

##### GOAL 902

Provide potable water facilities to meet service demands of FGCU students, faculty, and staff, and provide adequate fire protection for proposed buildings/structures. (See Figure 9-2 Future Potable Water System) ~~7-b Potable Water Element~~

##### **Objective 902.1 – Expansion of Lee County Department of Public Works'~~Gulf Environmental Services~~ Service Area**

Ensure proper expansion and service extensions by the University's potable water service provider, Lee County Department of Public Works (LCDPW). ~~Gulf Environmental Services (GES)~~

##### **Policy 902.1.1**

Coordinate final design of on-site potable water distribution system with ~~LCDPW~~GES based upon projected levels of service for the University's development population and necessary fire flow.

##### **Policy 902.1.2**

Establish easements for installation and maintenance of on-site potable water system, in conjunction with other on-site utilities.

##### **Policy 902.1.3**

Coordinate on-site construction phasing with ~~LCDPW's~~GES's plans for off-site improvements for service to the University site and adjacent properties.

##### **Policy 902.1.4**

Periodically review and update established service agreements to ensure that ~~LCDPW~~GES reserves plant capacity for the University's future growth, ~~throughout 2005, as a minimum, with consideration for renewal of future phases.~~

##### **Policy 902.1.5**

Coordinate with ~~LCDPW~~GES to ensure potable water plant facility capacity and expansion capability relative to future growth of the

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University and LCDPW's GES's service area.

#### **Policy 902.1.6**

Maintain the following level of service standards for potable/wastewater flows at the University:

1. Academic
  - 20 GPD/person weekdays (100% FTE students and faculty and staff)
  - 15 GPD/person weekend day (5% FTE students and faculty and staff)
2. Gymnasium
  - 5 GPD/person for all campus FTE students and staff
3. Housing
  - 75 GPD/housed FTE student
4. Day Care
  - 20 GPD/person for children and staff

#### **Objective 902.2 – Management and Operations**

Ensure long-term maintenance, operation and expansion of the University's on-site water distribution system.

##### **Policy 902.2.1**

Periodically review and update, as necessary, the formal service agreement with LCDPWGES which outlines easements, construction, restoration, operation, maintenance and future expansion responsibilities.

##### **Policy 902.2.2**

Develop the University's on-site potable water distribution system as part of the priority/phasing illustrated in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications to the priority/phasing sequence shall be described in the University's annual C.I.P. submission, and incorporated in Master Plan amendments as required by Sec 1013.30, F.S. Sec. 240.155(9), F.S.



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#### **GOAL 903**

Protect and conserve available potable water sources.

##### **Objective 903.1 – Alternative Sources**

Develop alternatives to potable water use for non-potable needs.

###### **Policy 903.1.1**

Investigate use of surface water and/or groundwater for non-potable needs, when acquiring the University's SFWMD consumptive use permit.

###### **Policy 903.1.2**

Utilize reclaimed water at such time as it is available.

###### **Policy 903.1.3**

Coordinate with LCDPWGES for reserving reclaimed water supply to meet University needs.

##### **Objective 903.2 – Water conservation**

Implement potable and non-potable water conservation techniques.

###### **Policy 903.2.1**

Utilize water-conserving devices, such as low-water-use plumbing fixtures.

###### **Policy 903.2.2**

Utilize xeriscaping principles and native vegetation for project landscaping.

###### **Policy 903.2.3**

University's water use shall meet SFWMD criteria at the time of permitting.



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#### SANITARY SEWER SUB-ELEMENT

##### GOAL 904

Provide sanitary sewer facilities to meet service demands of FGCU students, faculty, and staff. (See Figure 9-3 Future Wastewater System)  
Figure 7-c Wastewater Element)

##### **Objective 904.1 – Expansion of ~~Gulf Environmental Services (GES)~~ Lee County Department of Public Works' Service Area**

Ensure proper expansion and service extensions by the University sanitary sewer service provider LCDPW(~~GES~~).

##### **Policy 904.1.1**

Coordinate final design of on-site sanitary sewer systems with LCDPW(~~GES~~) based upon projected levels of service for the University's development population.

##### **Policy 904.1.2**

Establish easements for installation and maintenance of onsite sanitary sewer system, in conjunction with other University onsite utilities.

##### **Policy 904.1.3**

Periodically review and update, as necessary, established service agreement to ensure LCDPW(~~GES~~) reserves plant capacity for the University's future growth throughout 2005, as a minimum, with ~~consideration for renewal of future phases~~.

##### **Policy 904.1.5**

Coordinate with LCDPW(~~GES~~) to ensure sanitary sewer plant facility capacity and expansion planning/construction relative to future growth of the University and LCDPW's(~~GES~~) service area.

##### **Policy 904.1.6**

Establish the following level of service stands for potable/wastewater flows.



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1. Academic
  - 20 GPD/person weekdays (100% FTE students and faculty and staff)
  - 5 GPD/person weekend day (5% FTE students and faculty and staff)
2. Gymnasium
  - 5 GPD/person for all campus FTE students and staff
3. Housing
  - 75 GPD/housed FTE student
4. Day Care
  - 20 GPD/person for children and staff

#### **Policy 904.1.7**

Develop the University's sanitary sewer collection system as part of the project priority/phasing sequence shown in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications of the priority/phasing sequence shall be reported in the University's annual C.I.P. submission, and incorporated as Master Plan amendments as required by Sec 1013.30, F.S. Sec. 240.155(9), F.S.

#### **Objective 904.2 – Management and Operation**

Ensure long-term maintenance, operation and expansion of the University's onsite sanitary sewer system.

#### **Policy 904.2.1**

~~Establish a formal agreement with GES which defines~~ Periodically review and update, as necessary, established service agreement to ensure LCDPW has defined easements, construction, restoration, operation, maintenance, and future expansion responsibilities.

#### **Policy 904.2.2**

Ensure all commercial industrial wastes, if generated by the University, will be treated separately from domestic wastewater and handled in accordance with FDEP criteria.



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#### **Policy 904.2.3**

Permanent septic tanks/drainfields shall not be allowed except as a temporary measure for the purposes of efficient construction phasing of the onsite sanitary sewer system.

### **SOLID WASTE SUB-ELEMENT**

#### **GOAL 905**

To ensure an efficient, innovative, and adequate solid waste collection and disposal system to meet the projected needs of Florida Gulf Coast University through the year ~~2030~~ 2025 and beyond.

#### **Objective 905.1**

Identify and consider cost-effective methods of collection and disposal of solid waste that will meet the specific needs of the University.

#### **Policy 905.1.1**

Maintain the following level of service standard for on-campus solid waste generation:  
One pound per person per day

#### **Policy 905.1.2**

The University shall continue its contract with the Lee County Division of Solid Waste for collection and disposal of on-site solid waste.

#### **Policy 905.1.3**

The University shall maintain contracts for collection of the most in-demand recyclable materials with specialized recycling facilities in order to substantially reduce the cost of solid waste disposal.

#### **Policy 905.1.4**

The building service areas illustrated in Figure 3-1 Urban Design Framework: Service and Loading ~~Figure 1-b Urban Design Element: Service and Loading~~, are the preferred location for on-site solid waste collection facilities. These facilities shall be visually



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screened from adjacent activities and appropriately covered/enclosed.

#### **Objective 905.2**

Develop options and alternatives that ensure adequate collection and disposal capabilities within the geographic area of the University through year 2030 ~~2025~~.

#### **Policy 905.2.1**

Secure a long-term agreement for solid waste with the certificated collection company and with the solid waste disposal facility (Lee County's "Waste to Energy" incinerator facility).

#### **Policy 905.2.2**

Coordinate with the managers of Lee County's solid waste disposal facilities, such as Lee County's "Waste to Energy" facility to identify and avoid potential future limitations on University solid waste disposal.



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#### 9.0 GENERAL INFRASTRUCTURE ELEMENT

##### 9.1 Introduction

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The plans for the stormwater management system for the University campus have been approved by the U.S. Army Corp of Engineers (Permit No. 199400807) and South Florida Water Management District (SFWMD) (Permit No. 36-08881-5). Development in areas outside of the initial conceptual permit are not contemplated as a component of this Master Plan Update. Subsequently, construction permits from the SFWMD have been issued for over 80 percent of the developable area of the campus. Subsequently, construction permits for the SFWMD have been issued for over 65 percent of the developable area of the campus. As a result, many of the issues to be faced with the water management system have been resolved through the permitting process. Consequently, a number of policies in this section reference the provisions of the environmental permits which govern University actions on those matters.

##### 9.2 Goals, Objectives and Policies

#### STORMWATER MANAGEMENT SUB-ELEMENT

##### GOAL 901

Develop a stormwater management system for the Florida Gulf Coast University site through buildout that provides flood protection, water quantity/quality protection and environmental protection/enhancement. (See Figure 9-1 Future Stormwater Management) Figure 7-a Stormwater Management Element)



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#### **Objective 901.1 – Protecting the Functions of Normal Stormwater Management and Hydrological Areas**

Protect on-site natural, high quality stormwater management/hydrological areas and their function.

##### **Policy 901.1.1**

Develop the University's stormwater management system in accordance with the surface water management plan map, the conceptual surface water management permit and the following policies.

##### **Policy 901.1.2**

Utilize natural wetland and upland features for detention, storage, and conveyance of stormwater runoff which will allow for:

- a. Groundwater recharge
- b. Sedimentation
- c. Chemical degradation and nutrient uptake
- d. Re-establishment of historic drainage patterns

##### **Policy 901.1.3**

Provide hydrological enhancement of natural on-site wetland features through reestablishment of historic hydro-periods via on-site stormwater control structures.

##### **Policy 901.1.4**

Preserve natural on-site wetland areas that will allow continuation of off-site stormwater conveyance patterns.

##### **Policy 901.1.5**

Restore/enhance natural on-site wetland areas and incorporate into the stormwater management system per the SFWMD conceptual permit.

##### **Policy 901.1.6**

Establish construction procedures for development activity around natural preservation areas, per approved SFWMD/DEP/ACOE permits.



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#### **Policy 901.1.7**

Provide conservation easements over all on-site wetland/upland preserves and mitigation areas, which establishes allowable uses within these areas.

#### **Objective 901.2 – Stormwater Quantity and Quality Standards**

Establish stormwater quantity and quality standards.

#### **Policy 901.2.1**

The level of service standards for stormwater discharge from the University campus shall be equal to or less than the allowable discharge rate of 42 cubic feet/second/square mile (CSM), established in the Lee County Estero River watershed study and as accepted by the South Florida Water Management District during the conceptual permit review and approval process.

#### **Policy 901.2.2**

Implement, where feasible, best management practices such as:

- a. Regular scheduled vacuum sweeping of all streets, sidewalks and parking facilities.
- b. In addition to SFWMD water quality treatment standards, provide water quality pretreatment, where feasible, prior to runoff into on-site wet detention areas.
- c. The University shall, prior to construction of on-site lakes, establish an operation and maintenance plan for water quality which shall address provisions for littoral zones, lake depths, acceptable water quality and aeration.

#### **Policy 901.2.3**

The level of service for stormwater discharge water quality on the University campus was established in the SFWMD conceptual permit. The University shall monitor stormwater discharge water quality as required by the SFWMD conceptual permit. The



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University shall undertake remedial actions as required to maintain water quality standards.

#### **Objective 901.3 – Flood Protection**

Provide necessary stormwater protection for 5, 25, and 100 year storm events.

##### **Policy 901.3.1**

Adhere to minimum perimeter berm, road, and building elevations per the approved SFWMD conceptual surface water permit.

##### **Policy 901.3.2**

Coordinate with SFWMD, Lee County and other appropriate entities responsible for necessary downstream improvements, per approved SFWMD conceptual surface water permit.

#### **Objective 901.4 – Management and Operations**

Ensure long-term maintenance and operation of the University's stormwater management system.

##### **Policy 901.4.1**

Provide regular maintenance of stormwater management system and compliance with all development requirements in accordance with the criteria defined in the SFWMD surface water permit.

##### **Policy 901.4.2**

Conduct annual inspections of the surface water management system, including lakes and wetlands to ensure proper maintenance and function.

#### **Objective 901.5 –Future Permitting**

Secure the proper permits to meet the construction schedule of the University.

##### **Policy 901.5.1**

Prepare a detailed schedule of construction permitting activities for the surface water management facilities required for construction



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buildout of the campus.

#### **Policy 901.5.2**

Prepare construction documents, apply for, and secure the construction permits for the completion of the drainage system to serve the buildout of the campus in coordination with the construction schedule.

#### **Policy 901.5.3**

Upon receipt of the Water Management Permit, immediately proceed to confirm or prepare documents, apply for, and secure consumptive use permits for the applicable phase of construction.

#### **Objective 901.6 – Priorities and Phasing of Stormwater Facilities**

Develop stormwater management facilities in a sequence that meets the development needs of the University and maintains standards for water quality and quantity.

#### **Policy 901.6.1**

Develop on-site stormwater management facilities as part of the priority/ phasing sequence shown in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications of this phasing sequence should be identified in the University's annual C.I.P. submission to the State University System Board of Governors ~~Board of Regents~~, and incorporated as Master Plan amendments per the requirements of Sec 1013.30, F.S. Sec. 240.155(9), F.S.

#### **Policy 901.6.2**

Future development areas shall require SFWMD construction permits and mitigation as specified when those permits are issued.

#### POTABLE WATER SUB-ELEMENT

##### GOAL 902

Provide potable water facilities to meet service demands of FGCU students, faculty, and staff, and provide adequate fire protection for proposed buildings/structures. (See Figure 9-2 Future Potable Water System) ~~7-b Potable Water Element~~

##### **Objective 902.1 – Expansion of Lee County Department of Public Works'~~Gulf Environmental Services~~ Service Area**

Ensure proper expansion and service extensions by the University's potable water service provider, Lee County Department of Public Works (LCDPW). ~~Gulf Environmental Services (GES)~~

##### **Policy 902.1.1**

Coordinate final design of on-site potable water distribution system with ~~LCDPW~~GES based upon projected levels of service for the University's development population and necessary fire flow.

##### **Policy 902.1.2**

Establish easements for installation and maintenance of on-site potable water system, in conjunction with other on-site utilities.

##### **Policy 902.1.3**

Coordinate on-site construction phasing with ~~LCDPW's~~GES's plans for off-site improvements for service to the University site and adjacent properties.

##### **Policy 902.1.4**

Periodically review and update established service agreements to ensure that ~~LCDPW~~GES reserves plant capacity for the University's future growth. ~~throughout 2005, as a minimum, with consideration for renewal of future phases.~~

##### **Policy 902.1.5**

Coordinate with ~~LCDPW~~GES to ensure potable water plant facility capacity and expansion capability relative to future growth of the

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University and LCDPW's GES's service area.

#### **Policy 902.1.6**

Maintain the following level of service standards for potable/wastewater flows at the University:

1. Academic
  - 20 GPD/person weekdays (100% FTE students and faculty and staff)
  - 15 GPD/person weekend day (5% FTE students and faculty and staff)
2. Gymnasium
  - 5 GPD/person for all campus FTE students and staff
3. Housing
  - 75 GPD/housed FTE student
4. Day Care
  - 20 GPD/person for children and staff

#### **Objective 902.2 – Management and Operations**

Ensure long-term maintenance, operation and expansion of the University's on-site water distribution system.

##### **Policy 902.2.1**

Periodically review and update, as necessary, the formal service agreement with LCDPWGES which outlines easements, construction, restoration, operation, maintenance and future expansion responsibilities.

##### **Policy 902.2.2**

Develop the University's on-site potable water distribution system as part of the priority/phasing illustrated in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications to the priority/phasing sequence shall be described in the University's annual C.I.P. submission, and incorporated in Master Plan amendments as required by Sec 1013.30, F.S. Sec. 240.155(9), F.S.



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#### **GOAL 903**

Protect and conserve available potable water sources.

##### **Objective 903.1 – Alternative Sources**

Develop alternatives to potable water use for non-potable needs.

###### **Policy 903.1.1**

Investigate use of surface water and/or groundwater for non-potable needs, when acquiring the University's SFWMD consumptive use permit.

###### **Policy 903.1.2**

Utilize reclaimed water at such time as it is available.

###### **Policy 903.1.3**

Coordinate with LCDPWGES for reserving reclaimed water supply to meet University needs.

##### **Objective 903.2 – Water conservation**

Implement potable and non-potable water conservation techniques.

###### **Policy 903.2.1**

Utilize water-conserving devices, such as low-water-use plumbing fixtures.

###### **Policy 903.2.2**

Utilize xeriscaping principles and native vegetation for project landscaping.

###### **Policy 903.2.3**

University's water use shall meet SFWMD criteria at the time of permitting.



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#### SANITARY SEWER SUB-ELEMENT

##### GOAL 904

Provide sanitary sewer facilities to meet service demands of FGCU students, faculty, and staff. (See Figure 9-3 Future Wastewater System)  
Figure 7-c Wastewater Element)

##### **Objective 904.1 – Expansion of ~~Gulf Environmental Services (GES)~~ Lee County Department of Public Works' Service Area**

Ensure proper expansion and service extensions by the University sanitary sewer service provider LCDPW(~~GES~~).

##### **Policy 904.1.1**

Coordinate final design of on-site sanitary sewer systems with LCDPW(~~GES~~) based upon projected levels of service for the University's development population.

##### **Policy 904.1.2**

Establish easements for installation and maintenance of onsite sanitary sewer system, in conjunction with other University onsite utilities.

##### **Policy 904.1.3**

Periodically review and update, as necessary, established service agreement to ensure LCDPW(~~GES~~) reserves plant capacity for the University's future growth throughout 2005, as a minimum, with ~~consideration for renewal of future phases~~.

##### **Policy 904.1.5**

Coordinate with LCDPW(~~GES~~) to ensure sanitary sewer plant facility capacity and expansion planning/construction relative to future growth of the University and LCDPW's(~~GES~~)'s service area.

##### **Policy 904.1.6**

Establish the following level of service stands for potable/wastewater flows.



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1. Academic
  - 20 GPD/person weekdays (100% FTE students and faculty and staff)
  - 5 GPD/person weekend day (5% FTE students and faculty and staff)
2. Gymnasium
  - 5 GPD/person for all campus FTE students and staff
3. Housing
  - 75 GPD/housed FTE student
4. Day Care
  - 20 GPD/person for children and staff

#### **Policy 904.1.7**

Develop the University's sanitary sewer collection system as part of the project priority/phasing sequence shown in the Capital Improvements Element (~~Figure 11-a and 11-b~~), and its associated table of costs. Modifications of the priority/phasing sequence shall be reported in the University's annual C.I.P. submission, and incorporated as Master Plan amendments as required by Sec 1013.30, F.S. Sec. 240.155(9), F.S.

#### **Objective 904.2 – Management and Operation**

Ensure long-term maintenance, operation and expansion of the University's onsite sanitary sewer system.

#### **Policy 904.2.1**

~~Establish a formal agreement with GES which defines~~ Periodically review and update, as necessary, established service agreement to ensure LCDPW has defined easements, construction, restoration, operation, maintenance, and future expansion responsibilities.

#### **Policy 904.2.2**

Ensure all commercial industrial wastes, if generated by the University, will be treated separately from domestic wastewater and handled in accordance with FDEP criteria.



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#### **Policy 904.2.3**

Permanent septic tanks/drainfields shall not be allowed except as a temporary measure for the purposes of efficient construction phasing of the onsite sanitary sewer system.

### **SOLID WASTE SUB-ELEMENT**

#### **GOAL 905**

To ensure an efficient, innovative, and adequate solid waste collection and disposal system to meet the projected needs of Florida Gulf Coast University through the year ~~2030~~2025 and beyond.

#### **Objective 905.1**

Identify and consider cost-effective methods of collection and disposal of solid waste that will meet the specific needs of the University.

#### **Policy 905.1.1**

Maintain the following level of service standard for on-campus solid waste generation:  
One pound per person per day

#### **Policy 905.1.2**

The University shall continue its contract with the Lee County Division of Solid Waste for collection and disposal of on-site solid waste.

#### **Policy 905.1.3**

The University shall maintain contracts for collection of the most in-demand recyclable materials with specialized recycling facilities in order to substantially reduce the cost of solid waste disposal.

#### **Policy 905.1.4**

The building service areas illustrated in Figure 3-1 Urban Design Framework: Service and Loading ~~Figure 1-b Urban Design Element: Service and Loading~~ are the preferred location for on-site solid waste collection facilities. These facilities shall be visually



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screened from adjacent activities and appropriately covered/enclosed.

#### **Objective 905.2**

Develop options and alternatives that ensure adequate collection and disposal capabilities within the geographic area of the University through year 2030 ~~2025~~.

#### **Policy 905.2.1**

Secure a long-term agreement for solid waste with the certificated collection company and with the solid waste disposal facility (Lee County's "Waste to Energy" incinerator facility).

#### **Policy 905.2.2**

Coordinate with the managers of Lee County's solid waste disposal facilities, such as Lee County's "Waste to Energy" facility to identify and avoid potential future limitations on University solid waste disposal.



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#### 10.0 UTILITIES ELEMENT

##### 10.1 Introduction

Florida Gulf Coast University will upgrade existing on-campus systems for chilled water, electrical power and telecommunications to reflect the updated Campus Master Plan. The plan for the University does not include provision of steam. Consequently the steam utility is not included in the following goals, policies, and objectives. In addition, the plan provides that the campus needs for chilled water will be met on-campus. Therefore, the plan does not require coordination with off-campus service providers for this utility.

##### 10.2 Goals, Objectives and Policies

#### STEAM AND CHILLED WATER SUB-ELEMENT

##### GOAL 1001

Develop an energy-efficient, environmentally safe central chilled-water production system, sufficient to accommodate long-range growth and development of the chilled-water production system while utilizing energy efficient production options (i.e. ice storage). See Figure 10-1 Future Chilled Water Distribution (See Figure 8-a Steam and Chilled Water Element)

##### Objective 1001.1

Develop the existing chiller plant and future central plant within the central energy plant to meet present capacity requirements with expandability to accommodate long-range growth and development.

##### Policy 1001.1.1

Organize primary piping arrangement and space allocation within the central energy plant to allow for future expansion without interrupting service.



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#### **Policy 1001.1.2**

Develop two (2) economic chiller sizes, one to meet low load conditions during initial phases of construction and one to share large loads during later phases. Size larger chillers with reliability constraint to meet critical cooling loads with one chiller out of service to existing facilities.

#### **Policy 1001.1.3**

Develop a cooling tower arrangement with cells matched for chiller module sizes to provide reliability to meet critical cooling loads with one cooling tower cell out of service.

#### **Policy 1001.1.4**

Develop a chilled and condenser water pumping arrangement with redundant pump available for back-up of each size pump.

#### **Policy 1001.1.5**

Design chillers that utilize the most environmentally safe refrigerants available.

#### **Policy 1001.1.6**

Design energy plant equipment with high efficiency ratings to minimize electrical consumption and qualify for available Florida Power and Light rebates.

#### **Policy 1001.1.7**

Design to consider use of thermal energy storage technology to minimize electricity costs by utilizing lower off-peak rates and qualify for available Florida Power and Light rebates.

#### **Policy 1001.1.8**

Establish an internal project development process that reviews short range central energy plant development in the context of long-range infrastructure requirements.



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#### **GOAL 1002**

Develop a central chilled-water distribution system sufficient to accommodate long-range growth and development.

#### **Objective 1002.1 – Development of Chilled Water Distribution System**

Provide a primary chilled-water distribution system within the central energy plant, a secondary distribution system throughout the campus, and tertiary distribution within each facility.

##### **Policy 1002.1.1**

Size primary and secondary distribution systems to allow for future expansion without interruption of service to existing facilities.

##### **Policy 1002.1.2**

Size tertiary distribution systems to allow for future expansion of each facility without interruption of service to the existing facility.

##### **Policy 1002.1.3**

Establish easements for the installation of an underground secondary distribution system coordinated with other utilities.

##### **Policy 1002.1.4**

Design routing of the underground secondary distribution system to utilize common utility trenches.

##### **Policy 1002.1.5**

Establish an internal project development process that reviews short range primary, secondary, and tertiary distribution systems in the context of long-range infrastructure requirements.

##### **Policy 1002.1.6**

Where possible, secondary chilled water piping shall be looped for distribution efficiency and reliability.



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#### **Objective 1002.2 Priorities and Phasing**

Develop the University's on-campus chilled-water distribution system in a priority/phasing sequence that will meet the needs of the incremental construction of the University.

##### **Policy 1002.2.1**

Develop the University's chilled-water distribution system as part of the priority/phasing sequence shown in the Capital Improvements Element (See ~~Figures 11-a and 11-b~~ Capital Improvements Element) ~~and its associated table of costs.~~ Modifications to this sequence should be documented in the University's annual C.I.P. submission and included in Master Plan amendments as required by Sec. ~~1013.30, 240.155(9)~~, F.S.

### **ELECTRICAL POWER AND OTHER FUELS SUB-ELEMENT**

#### **GOAL 1003**

Provide electrical power source to meet the demand for lighting, heating, and air conditioning, and equipment power to adequately service the buildings and structures. (See Figure 10-2 Future Electrical Power Distribution) ~~8-b, 8-c Electrical Power and Other Fuels / Telecommunications Element~~

#### **Objective 1003.1 Provision of Electrical Power**

Coordinate with Florida Power and Light (FPL) to ensure expansion of the power grid to provide service to the campus and maintain a highly dependable source of power.

##### **Policy 1003.1.1**

Coordinate final design of on-site power distribution with FPL to ensure that they can meet projected service demand consistent with the University's projected population and growth.

##### **Policy 1003.1.2**

Establish easements for installation of FPL underground cables

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coordinated with other utilities.

#### **Policy 1003.1.3**

Coordinate construction phasing with FPL to provide uninterrupted power consistent with the University's plans for growth and development.

#### **Policy 1003.1.4**

Provide second independent power feeders to switch cabinets located throughout the University's campus ~~when the second feeder is installed on Ben Hill Griffin Parkway~~ prior to the campus demand exceeding the available capacity of the current FPL feeder.

#### **Policy 1003.1.5**

Develop the power distribution in continuous loops to achieve higher degree of reliability.

#### **Policy 1003.1.6**

Establish an internal project development process that reviews short-range development in the context of long-range development to assure future expansions will qualify for more favorable large demand power rates.

#### **Policy 1003.1.7**

Coordinate final design with FPL to ensure that primary metering can be incorporated in future phases, when the demand becomes sufficient to qualify for larger user rates.

#### **Policy 1003.1.8**

Coordinate with FPL to provide throw-over capability and dual feeders as projects expand toward build out.

#### **GOAL 1004**

Provide an electrical distribution system sufficient to accommodate long-range growth and development.

#### **Objective 1004.1 Electrical Distribution System**

Provide a high voltage primary service from Florida Power and Light to all buildings on campus, with a secondary distribution feeder from an FPL transformer, sized to accommodate long-range growth.

##### **Policy 1004.1.1**

Size primary and secondary distribution system to meet long-range projected levels of demand.

##### **Policy 1004.1.2**

Provide primary conduit arrangement, secondary feeders, and space allocation within the central energy plant to allow for future expansion without interruption of service. Coordinate with FPL for future provision of dual service to the chiller plant, to accommodate continued expansion.

##### **Policy 1004.1.3**

Establish a policy to use the most economical, pad-mounted transformers of same size and characteristics for ease of maintenance and replacement. Coordinate this policy with FPL-provided transformers.

##### **Policy 1004.1.4**

Protect transformers from weather and vandalism.

##### **Policy 1004.1.5**

Use loop feed switch cabinets, on continuous loops, with radial feeds to transformers, sized to accommodate future growth and development.

##### **Policy 1004.1.6**

Expand utility distribution along roadways and service roads for ease of repair and maintenance.

##### **Policy 1004.1.7**

Establish a policy to provide spare conduits for electrical distribution from switch gear and manholes to buildings and



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structures.

#### **Policy 1004.1.8**

Reduce energy consumption by complying with State standards for construction of new facilities that are energy efficient.

#### **Policy 1004.1.9**

Undertake a review at 3 year intervals of on-campus energy utilization. Based on this review, identify potential ways to reduce energy consumption.

#### **Policy 1004.1.10**

Incorporate energy reduction recommendations from Policy 1004.1.9 in the 5-year Master Plan updates.

### **Objective 1004.2 – Priorities and Phasing of Electrical Service and Distribution Facilities**

Develop the electrical power service and distribution systems of the University in a priority/phasing sequence that meets the needs of the incremental construction of the campus.

#### **Policy 1004.2.1**

Construct the electrical power service and distribution facilities of the campus as part of the priority/phasing sequence shown in the Capital Improvements Element (~~Figures 11-a and 11-b Capital Improvements Element~~), and its associated table of costs.) for the secondary metering arrangement. Modifications to this sequence shall be documented in the University's annual C.I.P. submission and incorporated as Master Plan amendments as required by Sec. ~~1013.30, F.S. 240.155(9), F.S.~~

## **TELECOMMUNICATIONS SYSTEMS SUB-ELEMENT**

### **GOAL 1005**

Provide modern telecommunications to meet the demand for telephone, data, voice, and video to service the buildings and structures. (See Figure ~~10-3 Future Telecommunications Distribution~~) ~~8-b, 8-c Electrical Power and~~



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#### Other Facilities / Telecommunications Element)

##### **Objective 1005.1 – Telecommunications Service**

Convert the existing telephone system from the Sprint switch to a voice-over-data telephone system. Coordinate the expansion of Sprint United Telephone System's (UTS) service to the campus.

##### **Policy 1005.1.1**

Expand the existing data system's capacity to accommodate the conversion from an analog phone system to a digital phone system.

##### **Policy 1005.1.2**

Convert all existing phones to a voice-overdata phone system.

##### **Policy 1005.1.3**

De-commission and remove the existing Sprint switch.

##### **Policy 1005.1.4**

Remove the decommissioned telephone copper-pair distribution from existing ductbanks when additional ductbank capacity is required for other communications wiring needs.

##### **Policy 1005.1.5**

Develop the distribution in continuous loops to achieve higher degree of reliability. Expand the existing NOC in Building 1 to accommodate the projected growth.

Coordinate final design of on-site distribution with UTS to ensure that they have sufficient capacity to meet projected service demand consistent with University's projected population and growth.

##### **Policy 1005.1.2**

Establish easements for installation of UTS's underground cables coordinated with other utilities.

##### **Policy 1005.1.3**

Coordinate construction phasing with UTS to provide

~~uninterrupted service consistent with the University's plans for growth and development.~~

~~**Policy 1005.1.4**~~

~~Provide two independent fiber optic service entrance cables feed from separate central offices to ensure highly dependable service, when available at the University property line on Ben Hill Griffin Parkway.~~

~~**Policy 1005.1.5**~~

~~Develop the distribution in continuous loops to achieve higher degree of reliability.~~

**Policy 1005.1.6**

Establish an internal project development process that reviews short-range development in the context of long-range development to assure future expansions will migrate toward newer emerging technologies.

**Policy 1005.1.7**

Establish remote/ redundant network operating centers in the northeast quadrant, southeast quadrant, and northwest quadrant to accommodate projected growth.

~~Coordinate final design with UTS to ensure that future expansions can incorporate a University operated switch in conjunction with the UTS service.~~

**GOAL 1006**

Develop a telecommunications distribution system sufficient to accommodate long range growth and development.

**Objective 1006.1 – Telecommunications Distribution System**

Develop a telecommunications distribution network to accommodate high-speed voice and data transfer on and off campus.



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#### **Policy 1006.1.1**

Provide a system of high-speed fiber optic backbone with synchronous optical transmission for high speed and low error rate.

#### **Policy 1006.1.2**

Develop a structured cabled network for intra-building and inter-building connectivity consistent with the University's projected population and growth.

#### **Policy 1006.1.3**

Establish an internal project development process that reviews short-range development in the context of long-range development to assure future compatibility with new emerging technologies for distribution networks.

#### **Policy 1006.1.4**

Provide a central head end capable of transmitting multimedia to remote locations to facilitate distant learning.

#### **Policy 1006.1.5**

Provide a distribution network that operates at high data transmission rates and simultaneously interfaces dissimilar topologies.

#### **Policy 1006.1.6**

Develop a campus-wide data highway that provides connectivity to building automation systems.

#### **Objective 1006.2 – Priorities and Phasing of Telecommunication Facilities**

Develop on-campus telecommunications facilities in a priority/phasing sequence to meet the needs of the incremental construction of the University.

#### **Policy 1006.2.1**

Construct the telecommunications service and distribution facilities of the campus as part of the priority/phasing sequence shown in

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the Capital Improvements Element (~~Figures 11-a and 11-b Capital Improvements Element~~), and its associated table of costs.). Modifications to this sequence shall be documented in the University's annual C.I.P. submission and incorporated as Master Plan amendments as required by Sec. 1013.30, F.S. 240.155(9), F.S



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### 11.0 TRANSPORTATION ELEMENT

#### 11.1 Introduction

The traffic circulation and parking plan for the University is designed to provide maximum flexibility for future development of all portions of the campus, while minimizing the impacts of construction of these facilities on the natural environment. The ~~proposed traffic circulation plan~~ includes three access points to the University campus off Ben Hill Griffin Parkway, which connect to the main interior circulation road which circles the academic core. The circular configuration provides maximum flexibility for distribution of traffic between the northern and main entrances.

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Coordination between the University, Lee County, and adjacent developments will be important to ensure that safe, convenient access to the University is provided. The policies defined in the Intergovernmental Element of this Master Plan define how this coordination will be achieved.

#### 11.2 Goals, Objectives and Policies

##### TRANSIT, CIRCULATION AND PARKING SUB-ELEMENT

###### GOAL 1101

Provide sufficient parking on campus to accommodate the needs of the University. (See Figure ~~11-1~~ Future Vehicular Circulation and Parking Campus Access)

###### Objective 1101.1 – Provision of Parking Spaces

Provide parking spaces on campus that are conveniently located to destinations and meet the anticipated needs of faculty, staff, students, and visitors.

###### Policy 1101.1.1

Provide ~~an amount of~~ parking spaces on campus in proportion to the number of faculty and staff and based upon the student headcount enrollment at the University.

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### Policy 1101.1.2

Locate the primary parking spaces serving the University academic functions within the campus roadway encircling the academic core.

### Policy 1101.1.3

Locate parking spaces outside the academic core to support student housing, recreational facilities, support facilities, and other facilities planned within the University property.

### Policy 1101.1.4

Distribute the parking spaces on campus in order to minimize walking time for students, faculty and staff.

### Policy 1101.1.5

Designate visitor parking at locations that can be clearly signed and are easily accessible for visitors.

### Policy 1101.1.6

Monitor the operation and utilization of parking facilities on an annual basis after the start of classes to identify the need for more spaces or changes to parking operations. Based on this analysis, modify operations and plans for future parking to be developed.

### Policy 1101.1.7

Develop parking facilities in the ~~northern, southern and western sections of the academic core as new projects are implemented or as parking demand increases, prior to developing parking in the eastern section,~~ as shown in the Phasing Sequence included in the Capital Improvements Element.

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### Policy 1101.1.8

Ensure that parking spaces for the disabled are provided within close proximity to buildings. Provide such spaces immediately adjacent to high-use facilities such as the library and athletics and recreation ~~facilities complex.~~

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### Policy 1101.1.9

Make use of service access roads and/or loading areas to provide more disabled parking closer to buildings and facilities than can be provided in general parking areas.

### GOAL 1102

Develop a roadway system within the campus that will serve the internal and external access and internal circulation needs of the University.

#### Objective 1102.1 – Provision of Future Traffic Circulation

##### Improvements-External Access

Develop an access system for the campus with sufficient capacity to accommodate the peak traffic movements at acceptable levels of service and to achieve a reasonable distribution of campus traffic on the external roadways.

#### Policy 1102.1.1

Provide three access connections to Ben Hill Griffin Parkway, linking the internal circulation roads with the external roadway system. Maintain a Level of Service “D” conditions for the peak inbound and peak outbound movements at the access points.

#### Policy 1102.1.2

Provide four lanes on the main access roadway, four lanes on the secondary access roadway, and two lanes on the third access roadway to accommodate the peak inbound and peak outbound movements at a reasonable Level of Service.

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#### Policy 1102.1.3

If and when development occurs east of the University campus, work with Lee County and adjacent land owners to develop an access route into the campus from the east.

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Objective 1102.2 – Provision of Future Traffic Circulation Improvements-Internal Access  
Develop and maintain an internal system of roadways to circulate traffic between sub areas within the campus and to discourage use by non-campus traffic.

Policy 1102.2.1

Provide a circular roadway around the academic core area to distribute traffic between access roadways, parking facilities, and service areas.

Policy 1102.2.2

Provide circulation roads that serve each sub area, which link to ~~either the two external access roadways or the main circular roadway,~~ and which provide convenient access for service and emergency vehicle use.

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Policy 1102.2.3

Provide two through-lanes on the internal circulation roadways with provisions for separate turn lanes at key intersections and access driveways.

Policy 1102.2.4

Maintain ~~Level of Service "C"~~ continuous (daily) on all roadways within the campus. Maintain ~~Level of Service "D"~~ conditions (peak hour) on all roadways and signalized intersections within the campus.

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Policy 1102.2.5

At the time of the next Campus Master Plan update – or earlier if warranted, undertake a special on-site traffic study of primary on-campus roadways, primary on-campus intersections and campus access points. Study should obtain daily and peak-hour traffic volumes and evaluate existing and future Level of Service conditions.

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### Objective 1102.3 –Priorities and Phasing of Transit, Circulation and Parking Facilities

Develop on-campus transit, circulation and parking facilities in a sequence that meets the development needs of the University, and maintains ~~Level of Service~~ standards.

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#### Policy 1102.3.1

Develop on-site transit, circulation, and parking facilities in the sequence defined in the Capital Improvements Element (~~Figures~~). Modifications of the phasing sequence shall be identified in the University's annual C.I.P. submission to the State University System Board of Governors ~~Board of Regents~~ and incorporated in Master Plan amendments as required by Sec. ~~1013.30, F.S. 240.155(9), F.S.~~

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### GOAL 1103

Achieve a roadway system within the context area adjacent to the University that will serve the needs of both the University and the community, and is coordinated with the future land uses stipulated in the Lee County Comprehensive Plan.

### Objective 1103.1 –Provision of Traffic Circulation Improvements - Context Area

~~Improve, upgrade, and complete.~~ Maintain sufficient capacity on the primary roadways in the context area to achieve sufficient capacity to support area development.

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#### Policy 1103.1.1

Assist Lee County, the Florida Department of Transportation, and the SWRPC in a University Community Transportation and Traffic Circulation coordinating Committee to coordinate planning activities and to ensure that external roadway improvements identified in Lee County's Long Range Transportation Plan are scheduled to keep pace with development activity at the University and in the community.

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### GOAL 1104

Reduce the need for future roadway capacity and parking at the University



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through the provisions of public transit service to serve the needs of the University and surrounding areas.

### Objective 1104.1 – Provision of Transit Service

Provide public transit service to the campus from major activity centers and system transfer points.

#### Policy 1104.1.1

Coordinate with Lee County Transit to continue and enhance present transit service to the campus.

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#### Policy 1104.1.2

Provide designated bus stops for public transit buses at four main locations (~~minimum~~) around the campus loop road:

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- Western edge of the Academic Core
- Eastern edge of the Academic Core
- Southern edge of the Academic Core
- Northern edge of the Academic Core

Bus stops should provide for shelter from the elements, and act as points of convenient transfer from the county bus system to the campus shuttle system.

#### Policy 1104.1.3

Design the campus roadways to accommodate bus turning movements, bus stops and bus layover areas at locations identified in Policy 1104.1.2.

#### Policy 1104.1.4

Assist in the daily scheduling of bus service to the University by providing Lee County Transit with student enrollment by class with hourly starting and finishing times, along with location of residence, on an annual basis.

#### Policy 1104.1.5

Work with Lee County Transit to establish favorable rate structures, semester-oriented transit passes and other fee options specifically oriented toward increasing transit use by University students,

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faculty, and staff.

**Policy 1104.1.6**

Continue the parking fee program for on-campus parking that encourages the use of public transit service and other non-automobile transportation.

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**Policy 1104.1.7**

As the southeast housing and student life district is developed, extend the campus shuttle service currently serving the North Lake Village Housing area to the new residential zone. This will interconnect the academic core, north lake district and southeast district with convenient intra-campus transit service. Such service should have the effect of reducing vehicular traffic on the campus loop road between the three major districts, reducing vehicle emissions and the use of fossil fuels, and reducing the need for additional parking facilities on the academic core.

**Policy 1104.1.8**

At the time of the next campus master plan update, the University should consider the feasibility of extending campus shuttle service to the northwest and/or southwest districts of campus, to reduce vehicular traffic on the campus loop road and increase the convenience of travel between the various campus districts.

**Policy 1104.1.7**

~~At the time of the next Campus Master Plan update, or earlier if warranted, undertake a special study of on-campus parking and pedestrian movement patterns to determine the viability of an on-campus shuttle system. Incorporate the results of that study in the next Campus Master Plan.~~

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**GOAL 1105**

Organize service vehicle access in and around the campus to minimize intrusion of service vehicles on campus activities. (See Figure 1-b Urban Design Element: Service and Loading, Chapter 3.0 Urban Design Element)

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# 2005 CAMPUS MASTER PLAN

## GOALS, OBJECTIVES AND POLICIES

### Objective 1105.1 – Operational Practices

Develop operational practices that coordinate the access of delivery and service vehicles.

#### Policy 1105.1.1

Establish times and locations for regular service providers to enter and park on campus so as to be least disruptive to campus activities and campus visual character.

#### Policy 1105.1.2

Establish operational practices that prohibit golf cart vehicles from driving and parking within the central campus pedestrian spaces – the central pedestrian corridor, campus “great space,” and their extensions to the north, south, east and west.

### Objective 1105.2 – Physical Accommodation of Service Vehicles

Develop physical designs for new facilities that accommodate appropriate and necessary space for service vehicle access and parking.

#### Policy 1105.2.1

Design new service locations in accordance with policies contained in Chapter 3.0 Urban Design Element.

## PEDESTRIAN AND NON-VEHICULAR CIRCULATION SUB-ELEMENT

### GOAL 1105

Develop the campus of Florida Gulf Coast University with a comprehensive system of pedestrian and non-vehicular circulation facilities. (See Figure 3-2 Urban Design Framework: Pedestrian Paths) 4-a Campus Character, Chapter 3.0 Urban Design Element)

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# 2005 CAMPUS MASTER PLAN

## GOALS, OBJECTIVES AND POLICIES

### Objective 1105.1 – Coordination of On and Off-Campus Circulation Facilities

Coordinate the location and design of on- and off-campus pedestrian and non-vehicular circulation facilities with those planned and proposed to be developed in areas around the University.

#### Policy 1105.1.1

Coordinate with adjacent property owners in the development of concepts and plans for a pedestrian circulation system(s) in the southeast housing/student life district and northwest mixed-use district around the lakes bordering the northern edge of the campus. ~~Develop University connections to these systems as indicated in the Pedestrian and Non-Vehicular Circulation sub-Element Map.~~

### Objective 1105.2 – Provision of On-Campus Pedestrian and Non-Vehicular Circulation Facilities

Develop the academic core as a pedestrian oriented environment that encourages walking and discourages automobile trips.

#### Policy 1105.2.1

Develop the main pedestrian paths of the academic core as shown in ~~Figure 3-2 the Pedestrian and Non-Vehicular Circulation Sub-Element Map~~, and as described conceptually in policies described in the Urban Design Element. These facilities include:

- A. Main pedestrian-ways running generally north-south and east-west.
- B. Loop paths linking parking areas to the academic buildings and generally following along the lakes and wetlands within the academic core.
- C. Pedestrian/Bicycle facilities along the loop road encircling the academic core.
- D. Pedestrian/Bicycle facilities along the main entry road.
- E. Pedestrian/Bicycle facilities linking the academic core and the lakefront and Southeastern parcels.
- F. Pedestrian/bicycle facilities linking the academic core and the northwestern mixed-use parcel

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# 2005 CAMPUS MASTER PLAN

## GOALS, OBJECTIVES AND POLICIES

### Policy 1105.2.2

Develop campus access roadways with 5-foot wide on-road bicycle lanes to accommodate bicycling to and from the campus.

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### Objective 1105.3 – Priority and Phasing of Pedestrian and Non-Vehicular Improvements

Develop pedestrian and non-vehicular circulation facilities in increments along with the construction of academic and support facilities to ensure a "completed" pedestrian circulation system at each stage of University construction.

### Policy 1105.3.1

Continue to promote the pedestrian environment of the central "great space" during future construction and development of the campus core. Provide pedestrian amenities, such as shade and protection from the elements, within this space to encourage activity.

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### Policy 1105.3.2

To the maximum extent possible, build permanent pedestrian facility improvements rather than temporary facilities within the academic core, in accordance with the Master Plan.

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### Policy 1105.3.3

Develop pedestrian and non-vehicular circulation system facilities in the sequence shown in the Capital Improvements Element.

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### Policy 1105.3.4

Permanent lighting of pedestrian and non-vehicular circulation facilities shall be constructed at the time those facilities are constructed to ensure adequate safety for pedestrians on-campus.

### Objective 1105.4 – Programs to increase utilization

Provide programs, information, and physical facilities that will encourage increased utilization of pedestrian and non-vehicular movement systems.

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## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

#### Policy 1105.4.1

Provide maps of bicycle routes within Lee County as part of information packages provided to new students.

#### Policy 1105.4.2

Indicate pedestrian and non-vehicular movement systems as part of the campus-wide system of information graphics.

#### Policy 1105.4.3

Provide attractive service areas and facilities on-campus for storage of bicycles to encourage their use.

#### Policy 1105.4.4

Encourage bicycle use through periodic "bike-to-school" days or other special events promoting awareness of other modes of travel to the University.

#### Policy 1105.4.5

Provide, as part of bicycle route information disseminated on-campus, safety guidelines as defined by Lee County/ FDOT/ Federal DOT etc. in bicycle-related publications.

#### Objective 1105.5 – Safety of Pedestrian and Non-Vehicular Circulation Facilities

Develop and maintain pedestrian and non-vehicular circulation facilities to provide safe routes of travel throughout the campus.

#### Policy 1105.5.1

Maintain records of accidents occurring on pedestrian and non-vehicular circulation facilities.

#### Policy 1105.5.2

The University shall conduct an annual review of the pedestrian and non-vehicular circulation facilities on-campus to assess the safety of existing facilities and identify improvements needed to upgrade safety.

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## 2005 CAMPUS MASTER PLAN

### GOALS, OBJECTIVES AND POLICIES

#### Policy 1105.5.3

Improvements identified in Policy 1105.5.2 shall be incorporated in the University's annual C.I.P. statement submitted to the State University System Board of Governors ~~Board of Regents~~, and incorporated in Master Plan amendments as required by Sec. 1013.30 F.S. ~~240.155(9), F.S.~~

#### Objective 1105.6 – Provision of Lighting along Pedestrian and Non-Vehicular Circulation Routes

Develop a lighting program for pedestrian and non-vehicular routes according to appropriate safety standards.

#### Policy 1105.6.1

Determine appropriate safety standards for each route based on its location with respect to high-activity areas, level of travel, and type of travel.

#### Policy 1105.6.2

Maintain a minimum average horizontal illumination ranging between 0.5 and 1.0 footcandles, depending on the appropriate safety standards (the higher the footcandle, the brighter the light).

#### Policy 1105.6.3

Maintain an average vertical illumination ranging between 0.5 and 2.2 footcandles for routes with special pedestrian needs.

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### GOALS, OBJECTIVES AND POLICIES

#### 12.0 INTERGOVERNMENTAL COORDINATION ELEMENT

##### 12.1 Introduction

This element identifies issues that require intergovernmental coordination and communication between the University, local government, service providers, and other relevant parties. It also recommends mechanisms and procedures to facilitate the coordination necessary to achieve the goals, objectives and policies of the Campus Master Plan.

~~Much of the coordination necessary to develop Florida Gulf Coast University was initiated and defined through efforts of the Board of Regents, Lee County, and those companies committed to provide infrastructure services to the campus. The purpose of the Intergovernmental Coordination Element therefore, is to build on what has already been accomplished by updating and refining, as necessary, the implementation framework so that coordination between the University, Lee County and other agencies and organizations can continue in the most effective manner as development of the campus proceeds. Coordination will become increasingly important as the pace of development continues to accelerate in the University Community and University "window" areas around the University, and campus development levels out in the next decade.~~

##### 12.2 Goals, Objectives and Policies

###### GOAL 1201

As necessary, establish and apply joint processes for collaborative planning, decision-making, monitoring, and integrated development review by appropriate governmental agencies, in order to achieve the goals, objectives and policies of the Campus Master Plan.

###### **Objective 1201.1 – Reciprocal Review**

~~Establish a process and organizational mechanism for reciprocal review by FGCU and local, state, regional government officials, and special districts, of plans, programs and policies.~~



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#### **Policy 1201.1.1**

FGCU shall assist Lee County in establishing a Strategic Planning and Review Committee to ensure reciprocal review and coordination of plans, programs, and policies. Other members of the group may include: SWFRPC, FDOT, Lee DOT, Lee County Long Range Planning Committee, Lee Zoning, Lee Parks and Recreation, Lee Transit, MPO, San Carlos Fire District, Lee Sheriff's Department, Lee County Port Authority, Gulf Environmental Services, DCA, SFWMD, and other relevant entities.

#### **Policy 1201.1.2**

FGCU shall participate in negotiations to establish appropriate standards and procedures for integrated plan reviews and monitoring.

#### **Policy 1201.1.3**

The Strategic Planning and Review Committee shall monitor and evaluate impacts of development within the University Community land use area, including those resulting from campus development, on existing and planned infrastructure, environmental conditions, affordable housing needs, and similar issues.

#### **Objective 1201.12 – Information Exchange**

Ensure that vital information on existing and proposed plans and programs is exchanged on a routine basis among all affected parties and that sufficient opportunities are afforded for comment and review.

#### **Policy ~~1201.1.1~~ 1201.2.1**

FGCU officials shall meet at least on a monthly basis with Lee County members of the Strategic Planning and Review Committee or as needed for the purpose of coordinating planning activities and exchanging information.

#### **Policy ~~1201.1.2~~ 1201.2.2**

FGCU shall participate as required and provided for by the Lee



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### GOALS, OBJECTIVES AND POLICIES

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County Comprehensive Plan on a committee comprised of members of Lee County, other affected property owners, and the State University System Board of Governors BOR, to ensure that the University Window Overlay addresses landscaping, signage, and architectural features within this overlay area with an appropriate common theme.

**~~Policy 1201.2.3~~**

~~FGCU shall seek to execute a memorandum of understanding with Lee County that would require Lee County to transmit to FGCU's Office of Facilities Planning any application for development order or construction permit within the designated context area surrounding the University~~

**Objective 1201.2.3 – Development Review Process**

Establish a reciprocal development review process to assess the impacts of proposed campus development on significant local, regional, and state resources and facilities, and assess the impacts of off-campus development on University resources and facilities.

**~~Policy 1201.2.1 1201.3.1~~**

To ensure that on-campus construction and development activities are consistent with the Lee County Comprehensive Plan and Land Development Regulations, FGCU shall abide by the terms and conditions established in the Campus Development Agreement, as amended.

**~~Policy 1201.2.2 1201.3.2~~**

~~If it is determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, University officials will participate and cooperate with Lee County and other pertinent regional and state agencies in the identification of appropriate strategies to mitigate the impact consistent with the terms and conditions of the interlocal agreement and opportunities afforded through the Strategic Planning and Review Committee.~~



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**Policy ~~1201.2.3~~ ~~1201.3.3~~**

If it is determined that proposed development within the designated context area would have an adverse impact on the University's facilities and resources, FGCU officials will participate and cooperate with local, regional or state officials in the identification of appropriate strategies to mitigate the impacts on FGCU facilities and resources.

**Policy ~~1201.2.4~~ ~~1201.3.4~~**

Any dispute between the University and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in Sec. ~~1013.30, F.S.~~ ~~240.155 (8), F.S.~~

**Policy ~~1201.2.5~~ ~~1201.3.5~~**

As provided for in ~~1013.30, F.S., Sec. 240.155, F.S.~~, within 270 days after adoption of the Campus Master Plan or subsequent amendments by the ~~University Board of Trustees~~ ~~by the Board of Regents~~, a draft of proposed amendments to the Campus Development Agreement shall be transmitted to appropriate host and affected local governments. This Agreement ~~must~~:

- (a) Must identify the geographic area of the campus and local government covered by the campus development agreement.
- (b) Must establish its duration, which must be at least 5 years and not more than 10 years.
- (c) Must address public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation.
- (d) Must, for each of the facilities and services listed in paragraph (c), identify the level-of-service standard established by the applicable local government, identify the entity that will provide the service to the campus, and describe any financial arrangements between the Board of Governors and other entities relating to the

provision of the facility or service.

(e) Must, for each of the facilities and services listed in paragraph (c), determine the impact of existing and proposed campus development reasonably expected over the term of the campus development agreement on each service or facility and any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute.

(f) May, if proposed by the University Board of Trustees, address the issues prescribed in paragraphs (d) and (e) with regard to additional facilities and services, including, but not limited to, electricity, nonpotable water, law enforcement, fire and emergency rescue, gas, and telephone.

(g) Must, to the extent it addresses issues addressed in the campus master plan and host local government comprehensive plan, be consistent with the adopted campus master plan and host local government comprehensive plan.

- ~~Identify the geographic area covered by the Agreement;~~
- ~~Establish the duration of the Agreement (5-10 years);~~
- ~~Identify LOS Standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Regents and the service provider;~~
- ~~Determine the impact of proposed campus development on identified public services and facilities and any deficiencies likely to occur as a result;~~
- ~~Identify facility improvements necessary to correct deficiencies;~~
- ~~Identify the Board of Regents' "fair share" of the costs of needed improvements; and~~
- ~~Be consistent with the adopted Campus Master Plan and host local government comprehensive plan.~~



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**Policy ~~1201.2.7~~ ~~1201.3.7~~**

The ~~University Board of Trustees~~ ~~Board of Regents~~ and host government shall execute the Campus Development Agreement within 180 days after receipt of the proposed draft agreement.

**Policy ~~1201.2.8~~ ~~1201.3.8~~**

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 Campus Development Agreement and the adopted Campus Master Plan.

**Policy ~~1201.2.9~~ ~~1201.3.9~~**

Once the ~~University Board of Trustees~~ ~~Board of Regents~~ pays its "fair share" for capital improvements as identified in the Campus Development Agreement, all concurrency management responsibilities of the University ~~and Board of Regents~~ are deemed to be fulfilled.

**Policy ~~1201.2.10~~ ~~1201.3.10~~**

Any dispute between the University and host local government which arises from the implementation of the Campus Development Agreement shall be resolved in accordance with the process established in 1013.30, F.S. ~~Sec. 240.155 (17), F.S.~~

**Policy ~~1201.2.11~~ ~~1201.3.11~~**

Except when otherwise stated in 1013.30, F.S., Sec. 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. and Sec. 240.155, F.S.

**Policy ~~1201.2.12~~ ~~1201.3.12~~**

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.



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#### **Policy ~~1201.2.13~~ ~~1201.3.13~~**

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.

#### **Objective 1201.3 – Development Agreements**

Enter into specific Development Agreements or memoranda of understanding with appropriate local, state and regional entities, either as part of the Campus Development Agreement, or as free-standing agreements, to further outline mutual responsibilities.

#### **Policy ~~1201.3.1~~ ~~1201.4.1~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with the San Carlos Fire District identifying how the University Board of Trustees BOR and Fire District will meet future needs. In addition, the agreement will clearly identify the University's BOR's “fair share” of the cost for future fire and rescue service that may be necessitated by development on the FGCU campus, or as may otherwise be required by Florida Statutes.

#### **Policy ~~1201.3.2~~ ~~1201.4.2~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with the Florida Department of Transportation identifying how the University Board of Trustees BOR and FDOT will assist each other in meeting future needs. In addition, the agreement will clearly identify the University's BOR's “fair share” of the cost to mitigate the impacts of campus development on State roadways.

#### **Policy ~~1201.3.3~~ ~~1201.4.3~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise as necessary an agreement with its provider of potable water and sanitary sewer services, Gulf Environmental Services identifying how plans for potable water and sanitary sewer service, operation maintenance, and expansion



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### GOALS, OBJECTIVES AND POLICIES

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construction will be implemented.

**Policy ~~1201.3.4~~ ~~1201.4.4~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with the Lee County Department of Parks and Recreation for the purpose of identifying any opportunities for the joint use of recreational or open space areas of mutual benefit to FGCU and Lee County.

**Policy ~~1201.3.5~~ ~~1201.4.5~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with Lee County Transit for the purpose of coordinating the extension of adequate and orderly transit service to FGCU in a timely manner. In addition the agreement shall identify the University's ~~BOR's~~ fair share cost for providing such service.

**Policy ~~1201.3.6~~ ~~1201.4.6~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with Lee County Department of Transportation to identify how the University Board of Trustees ~~BOR~~ and FDOT will assist each other in meeting future needs and to identify the University's ~~BOR's~~ "fair share" of the cost to mitigate the impact of campus development on both State and local roadways.

**Policy ~~1201.3.7~~ ~~1201.4.9~~**

FGCU shall maintain and, in conjunction with the Campus Master Plan update process, periodically revise an agreement with the Lee County Office of Emergency Management to provide for the evacuation of University students, faculty and staff, and for use of specific University facilities, when built, as public hurricane evacuation shelters, as determined to be appropriate by the University in its emergency preparedness plan.



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### GOALS, OBJECTIVES AND POLICIES

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#### **Objective 1201.4 – Not Used**

#### **Objective 1201.5 – Use of University Facilities for Emergency Preparedness**

Operate University facilities and resources as shelters for evacuees and as staging areas for emergency supplies, equipment, etc.

##### **Policy 1201.5.1**

FGCU shall maintain and periodically revise its emergency preparedness plan and integrate it with the Lee County Disaster Preparedness Plan. In coordination with Lee County, the plan will identify the extent to which University buildings can and will be used to provide shelter for the general public.

##### **Policy 1201.5.2**

FGCU shall, as required by its emergency preparedness plan, program and design facilities to be built for use as shelters for students, faculty and staff.

##### **Policy 1201.5.3**

FGCU shall review existing open spaces to determine their suitability for use as staging areas for emergency supplies, equipment, manpower, and other resources. This information shall be updated on an annual basis and incorporated in the University's emergency preparedness plan.

##### **Policy 1201.5.4**

The information prepared through the implementation of Policies 1201.5.1 - 1201.5.3 shall be made available to the Lee County Office of Emergency Management no later than March 1 of each year, for inclusion in local emergency management plans.

#### **Objective 1201.6 – Housing Coordination**

Establish a Housing Coordinating Committee to coordinate the provision of an adequate supply of affordable housing near FGCU.

##### **Policy 1201.6.1**

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### GOALS, OBJECTIVES AND POLICIES

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The Director of the FGCU's Office of Housing and Residence Life Services shall coordinate with the Lee County Long Range Planning Department and the Southwest Florida Regional Planning Council to monitor the supply of affordable housing in and around the University, and to evaluate the feasibility of future public and applicable initiatives to meet affordable housing needs.

#### **Policy 1201.6.2**

The Director of the University Office of Housing and Residence Life Services shall seek to formalize the Housing Coordinating Committee through a local resolution and/or interlocal agreement with the Lee County Planning Department, the SWFRPC, and other pertinent entities.

#### **Policy 1201.6.3**

The FGCU shall support the maintenance and effectiveness of the Housing Coordinating Committee by using the Committee to identify and resolve housing-related issues; by participating in all Committee meetings; and by contributing a fair share of necessary resources (including clerical supplies and support staff, meeting rooms, etc.)

#### **Objective 1201.7 – Level of Service Coordination**

Coordinate with public and other entities having responsibility for establishing levels of service.

#### **Policy 1201.7.1**

FGCU shall participate as a member of the Strategic Planning and Review Committee as defined in Policy 1201.1.1 to coordinate the on-campus levels of service standards for public facilities with those entities having operational and maintenance responsibility for such facilities.

#### 13.0 CONSERVATION ELEMENT

##### 13.1 Introduction

Prior to submittal of the initial conceptual permit, the site of Florida Gulf Coast University ~~previously~~ underwent a ~~rigorous~~, detailed analysis of the existing environmental conditions. This analysis included vegetation mapping using newly flown aerial photography, on-site flagging of jurisdictional wetland boundaries (ACOE, DEP, SFWMD), securing of binding jurisdictional determinations, surveying of jurisdictional lines, and wildlife surveys. All of this information was utilized in the preparation of the 1995 Campus Master Plan, and incorporated in the USACOE dredge and fill permit application and the SFWMD conceptual permit application. These permit applications were filed in February 1994, and permits have since been granted.

As a result of this process, the University's program for environmental conservation is well underway. The USACOE and SFWMD permits define the way in which the campus must be developed and the natural environment maintained. No additional development outside of the initial conceptual permit is proposed or contemplated at this time. Consequently most of the policies in the following section reference the provisions defined in the environmental permits.

##### 13.2 Goals, Objectives and Policies

###### GOAL 1301

Develop the campus of Florida Gulf Coast University in a manner that conserves, protects, restores, and enhances the natural ecosystems and natural resources. (See Figures 13-1 through 13-4 ~~Figure 10 Conservation Element~~)

###### Objective 1301.1 – Protection of Air Quality

Develop facilities that meet National Ambient Air Quality Standards as well as State and local air Quality Standards.

###### Policy 1301.1.1

Design and develop University facilities in accordance with

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### GOALS, OBJECTIVES AND POLICIES

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applicable federal, State and local air pollution, standards and permitting procedures.

#### **Objective 1301.2 – Conservation and Protection of Quantity and Quality of Water Resources.**

Design and develop facilities in a manner that conserves, appropriately uses, and protects the quantity and quality of water resources.

##### **Policy 1301.2.1**

Develop the University campus in accordance with the surface water management plan defined in the SFWMD Conceptual Permit.

##### **Policy 1301.2.2**

Design and develop campus landscape that utilizes native vegetation to the extent practicable and appropriate, retains existing native vegetation and applies xeriscaping principles to conserve water.

##### **Policy 1301.2.3**

Design and develop University facilities in adherence to federal, State and local water use permits.

##### **Policy 1301.2.4**

Project water quality on-campus by following the management practices defined in the General Infrastructure Element.

##### **Policy 1301.2.5**

The University shall not undertake activities on-campus that would contaminate groundwater sources or designated recharge areas, unless provision has been made to prevent contamination or otherwise provide mitigation for such activities so as to maintain water quality and quantity standards.

##### **Policy 1301.2.6**

Minimize stormwater-borne pollutants generated as a result of University operations and maintenance practices of adhering to the management practices identified in the General Infrastructure Element.

#### **Policy 1301.2.7**

Protect and conserve the natural functions of soils, rivers, and floodplains on the campus by:

- a. Adhering to the policies defined in the conservation element.
- b. Adhering to State, local and federal environmental permits, when received.
- c. Instructing architects, engineers, landscape architects, etc., designing facilities for the University to identify modifications to facility programs or site plans that would improve the functions of soils, rivers and floodplains.
- d. Instructing University personnel involved in maintenance activities on the campus in the proper procedures for use and disposal of hazardous and toxic substances.

#### **Objective 1301.3 – Conservation and Protection of Native Vegetative Communities and Wildlife**

Develop the University campus in harmony with the land's natural characteristics by conserving, protecting, restoring and enhancing native vegetative communities and wildlife habitat to the extent practicable and appropriate.

#### **Policy 1301.3.1**

Develop the campus with natural areas that are comprised of a system of interconnected restored, enhanced and created wetlands linked with upland buffers and preserves, as shown in Figures 13-1 through 13-4 the Conservation Element Map and the environmental permits for site development.

#### **Policy 1301.3.2**

Conserve and protect the wetlands that are designated for preservation/restoration on the University campus in a manner that maintains wetland soils, re-establishes wetland hydroperiods, eradicates exotic vegetation, and restores native wetland vegetation and wildlife habitat, as defined in the environmental permits for site development.

**Policy 1301.3.3**

Conserve and protect the native upland vegetation adjacent to wetland restoration areas on the campus, and in accordance with environmental permits for site development.

**Policy 1301.3.4**

Preserve and restore on-campus wetland areas and adjacent upland buffer areas as potential wildlife habitat, by removal of exotic vegetation and maintaining them free of exotic infestation.

**Policy 1301.3.5**

Design roads and other horizontal site improvements crossing wetlands and upland buffer areas in a manner which will facilitate wildlife movement in those areas.

**Policy 1301.3.6**

Plant and wildlife species protected by law will be addressed during site development in accordance with federal, State and local regulations, and the environmental permits for site development.

**Policy 1301.3.8**

The University shall, in its C.I.P. submissions, identify and request funding for actions necessary to implement the Conservation Element of the Master Plan and maintain conformance with the environmental permits for site development.

**Objective 1301.4 – Conservation of Energy**

Develop the University site and facilities in a manner that conserves energy.

**Policy 1301.4.1**

Design University facilities to conserve energy using design principles identified in policies stated in Element 3.0, Urban Design, and Element 15.0, Architectural Design Guidelines.

**Policy 1301.4.2**

Design all University buildings with facilities to accommodate



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collection, storage, and disposal of recycled materials.

#### **Policy 1301.4.3**

Coordinate on-campus recycling programs with those of local government in regard to materials collected, and disposal/collection procedures.

#### **Policy 1301.4.4**

Provide on-campus facilities for collection/storage of hazardous materials used in University operations as required by federal, state and local regulations. Provide for disposal of such materials in accordance with applicable regulations.

#### **Objective 1301.5 – Funding of Conservation Activities**

Provide funding for conservation activities as required to fulfill preceding policies.

#### **Policy 1301.5.1**

Request funding for conservation activities in C.I.P. submissions, separate from other construction projects.

#### **Policy 1301.5.3**

Complete all projected wetland mitigation activities indicated in the Capital Improvements Elements by 2015 ~~2040~~ (ten years), as funding allows.

#### 14.0 CAPITAL IMPROVEMENTS ELEMENT

##### 14.1 Introduction

The Capital Improvements Element includes a schedule that identifies, in current dollars, the capital costs for developing Florida Gulf Coast University over the next ten years. These costs are for planning purposes, and will be updated annually by the University in its C.I.P. submissions, and refined as each facility goes through more detailed design.

In addition, this element describes procedures for the University to use in preparing its capital budget, to ensure that University development occurs in a cost-effective manner that avoids construction of temporary facilities, and accounts for long-range service and expansion needs.

##### 14.2 Goals, Objectives and Policies

###### GOAL 1401

Provide facilities necessary to fulfill the University's mission in an efficient and timely manner.

###### **Objective 1401.1 – Coordination with a Schedule of Capital Improvements.**

Coordinate development activity on the campus and the available and requested fiscal resources of the University with the schedule (planning) of Capital Improvements incorporated as part of the Master Plan, so as to maintain level of service standards and meet existing and projected needs. See Figures 14-1 and 14-2, Capital Improvements Phasing (See Figures 11-a and 11-b Capital Improvements Element)

###### **Policy 1401.1.1**

Identify in C.I.P. submissions those improvements and funding requests necessary to maintain on-campus level of service standards for the following elements:

- Sanitary Sewer
- Potable Water
- Storm Drainage



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- Traffic Circulation
- Solid Waste

#### **Policy 1401.1.3**

Annually, provide updated capital improvement projections for University development to Lee County and off-campus service providers. Based on annual C.I.P. updates, monitor, with the assistance of Lee County and service providers, the capacity of off-campus infrastructure to support University development, in order to avoid limitations on campus construction due to infrastructure capacity problems.

#### **Policy 1401.1.4**

Modifications to the Capital Improvements schedule included with this element shall be described in the University's annual C.I.P. submission submitted to the State University System Board of Governors. ~~Board of Regents~~. Incorporate those modifications in the Master Plan amendments as required by Sec. 1013.30 Florida Statutes. ~~240.155(9), F.S.~~

#### **Objective 1401.2 – Funding Requests**

Request sufficient funding to provide University facilities in accordance with the schedule of Capital Improvements.

#### **Policy 1401.2.1**

Identify in C.I.P submission "critical path" improvements to sanitary sewer, potable water, traffic circulation, parking, and buildings necessary to achieve the long-range Campus Master Plan.

#### **Policy 1401.2.2**

Annually, monitor, ~~on an annual basis~~, the utilization of building spaces, parking, and infrastructure systems. Based on the monitoring process modify utilization practices to maintain optimum use of space and utilities.

#### **Policy 1401.2.3**

Utilize the University Foundation as a means to generate funding to



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supplement State appropriations.

#### **Policy 1401.2.4**

Identify and utilize appropriate alternative sources of revenue to meet University funding requirements such as user fees, facility rentals, etc.

#### **Policy ~~1401.2.5~~**

~~Consider appropriate temporary uses of campus lands not planned for use within the ten-year timeframe of the Master Plan in ways that could provide supplemental income or reduce future capital costs. (on-site plant nursery for example). These uses shall be limited to activities that are consistent with the planned future land uses for the sites being considered.~~

#### **Policy 1401.2.56**

Avoid, whenever possible, installation of temporary facilities as a way to reduce cumulative costs of University development.

#### **Policy 1401.2.67**

The University shall, as part of its annual C.I.P. submission, review the Capital Improvements schedule and budget request to ensure that they are consistent with the provisions of the campus development agreement, and modify the Capital Improvements schedule and budget request as required to maintain compliance with the Agreement.

#### **Policy 1401.2.78**

The University shall adopt the Capital Improvements Program and Budget, as amended annually by other policies of this element, as part of its overall University budget.

#### **Policy 1401.2.89**

The University shall program future capital budget requests to include the costs of site improvements, utility extensions and associated easements, parking, traffic circulation and other improvements.



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#### **Objective 1401.3 – Identification of Priorities**

Prioritize capital improvement projects in order to optimize use of funding and meet future needs of the University.

##### **Policy 1401.3.1**

The University shall, as part of its annual C.I.P. submission, identify priorities for capital improvements. The establishment of these priorities shall be based on the following criteria:

- A. University budget impact and financial feasibility.
- B. Vocational needs based on projected student enrollment increases.
- C. Accommodation of expansion and improvement demands.
- D. Plans of colleges, other entities, organizations, or agencies that provide facilities on the University campus.

**Priority I Items:** Basic infrastructure and buildings required for the University to fulfill its mission statement and meet enrollment goals.

**Priority II Items:** Support services required to adequately meet the needs of students, faculty and staff and maintain academic programs.

**Priority III Items:** Improvements required to meet the University's obligation for environmental restoration and mitigation.

**Priority IV Items:** Accommodation of ancillary functions on the University campus.

**Priority V Items:** Correcting deficiencies in previously constructed facilities.

##### **Policy 1401.3.2**

Incorporate as part of the annual capital budget, verification that the priorities for capital improvements have been followed.

## 15.0 ARCHITECTURAL DESIGN GUIDELINES ELEMENT

### 15.1 Introduction

The intent of the following architectural guidelines is to provide a framework for continuing to develop the architecture of campus buildings in a style that is sensitive to both the campus' environmental setting, regional architectural traditions, and the architectural style and character already established in existing campus buildings.

While the existing buildings have been developed in close adherence to the original guidelines, it is considered important that, as the campus and its facilities mature, the architecture of the campus develop forms that will enrich and enliven the overall ensemble of buildings. It is therefore the intent of the guidelines that future buildings be designed within the context of the architectural ensemble that has been created, while allowing for, and encouraging, creative variations within the established overall style.

### 15.2 Goals, Objectives and Policies

#### GOAL 1501

Develop the architecture of Florida Gulf Coast University in a manner that respects the regional context and character of Southwest Florida. This regional quality evolves as a response to the climate, culture and appropriate technologies within the area.

#### Objective 1501.1 – Climate

Respond to the sub-tropical climate of the region, recognizing that an architecture that embraces nature, while mitigating against solar impact and generating a passive cooling affect, will be energy efficient.

#### Policy 1501.1.1

Provide shade for occupants in or near the buildings by means of the following architectural features:

- A. Loggia and other open but covered walkways and circulation, especially to the south.
  - B. Broad overhangs on all exposures to protect both windows and walls from solar impact and rainfall.
-

- C. Light-colored wall materials to reflect rather than absorb heat.
- D. Well-insulated and ventilated roofs, attics, and ceilings to provide an "umbrella" against solar impact. Use of radiant barriers where appropriate.

#### **Policy 1501.1.2**

Consider in the design of campus buildings opportunities for natural air movement by means of the following architectural features:

- A. Exterior courtyard or interior atrium spaces, which induce air-movement up and out.
- B. Ducted fresh-air ventilation for added air movement during the extensive spring and fall seasons in southwest Florida. Use of ceiling fans where appropriate.
- C. Mechanical air-conditioning to all occupied spaces with individual room or suite control to maximize user-managed energy efficiency and comfort economy.

#### **Objective 1501.2 – Culture**

Respond to the relaxed social tradition of the region, recognizing that open, comfortable informality can be achieved with dignity in an academic setting.

#### **Policy 1501.2.1**

Provide an image of the academic core as a lush "island" surrounded by lakes, lagoons and wetlands.

#### **Policy 1501.2.2**

Provide visual orientation, both outdoors and indoors, for the campus community (faculty, students, staff, and visitors) by the following means:

- A. Clarity of spatial organization and circulation while moving from perimeter drives to parking to individual building entry through internal circulation, and to final room destination.
- B. A campus edge condition that permits landscape rather than architecture to dominate, ~~offering definition to drive and walkways, ample shade to parking, and a dense surrounding~~

~~screen of trees at the perimeter of the academic core, outside the campus loop road.~~

- C. Strategic use of architectural elements (towers, pavilions, boardwalks, gateways, bridges, pergolas) as "navigational" devices.
- D. Strong internal spatial hierarchy related to high-ceiling atriums and/or visual continuity with exterior courtyards.

#### **Policy 1501.2.3**

Provide an extensive network of shaded, open-air places to accommodate academic as well as social activities through the use of:

- A. Loggia, covered walkways and protective arbors, pergolas and gazebos.
- B. Landscape courtyards with ample shade, lawns and water features.
- C. Variety of outdoor seating to suit private study, quiet conversation, or small seminar discussions.

#### **Policy 1501.2.4**

Provide for architectural unity to draw the campus together visually as a whole, while encouraging variety, diversity, and special or unique architectural features. Recommendations for accomplishing this are:

- A. Dominance of ground floor loggia, either arcaded or colonnaded, at the west entry, east oval, and central promenade of the academic core.
- B. Similar but isolated entrance features at out-lying structures and at peripheral entry pavilions from parking into the academic core.
- C. Consistent architectural treatment of connecting walkways between buildings and of pergolas, arbors and free-standing gazebos.
- D. Development of architectural treatments that provide detail, interest, and variety at the ground level, within the overall context of a consistent architectural ensemble.
- E. Use of textured, banded, or rusticated surface treatments at

ground level.

- F. Application of smoother exterior surface treatments at the highest-level walls.
- G. Integration of graphics and signage with architectural features rather than as free-standing placards. ~~Limit "posted" notices to restricted areas in the Student Services building or the commons areas of Housing facilities.~~ Encourage posting of notices in concentrated activity centers such as the Student Center or proposed residential dining center, on designated posting boards, rather than randomly across the campus.

#### **Policy 1501.2.5**

Provide for an architectural quality that has a sense of place within the five county service area.

- A. Recognition that architecture of strong regional quality is consistent in many respects over an extended period of time and need not adhere to any stylistic labeling.
- B. Selection of architects who are attuned to working within and are familiar with environmentally sensitive areas and regional architectural traditions.

#### **Objective 1501.3 – Technology**

Respond to construction traditions in the area and consider appropriate technologies for economy, efficiency and a favorable life-cycle cost analysis.

#### **Policy 1501.3.1**

Provide for the use of locally available materials and skills, such as:

- A. Structural framing essentially of concrete, either entirely cast-in-place, or in conjunction with economical systems that use precast columns, beams and purlins with integrated poured slabs.
- B. Exterior walls of concrete or concrete masonry with local stone, stucco or tile veneer.
- C. Trussed roof construction for lower scaled buildings (one to three stories in height). Main roofs to be hipped (No gabled ends or gabled dormers). Preferred roof pitch is 5:12.



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#### **Policy 1501.3.2**

Durability of end product and economy of maintenance shall be of critical importance to the architecture of Florida Gulf Coast University.

#### **Policy 1501.3.3**

Develop a generous human scale for University buildings.

#### **Policy 1501.3.4**

Provide for the safety of students, staff and visitors.

- A. Assure compliance with ADA requirements
- B. Develop a plan for lighting and unobstructed horizontal vision and landscaping that permits easy visual communication.
- C. Design buildings and landscape settings on the campus in accordance with “Crime Prevention Through Environmental Design” (CPTED) principles.

#### **Policy 1501.3.5**

Comply with all mandated standards of the State of Florida relative to the design and construction of university structures.

#### **Objective 1501.4 – Signature Buildings**

Develop “signature” architectural statements at key buildings on the campus to further develop and enhance the image of the University.

#### **Policy 1501.4.1**

Develop “signature” architectural expressions for the following buildings:

- ~~A. The planned library addition, with views form the campus loop road across the lake.~~
- ~~B. The future multi-purpose building.~~
  - A. The future academic/administrative buildings at the west and east ends of the campus axis.
  - B. The proposed lakeside pavilion.

#### **Objective 1501.5 – Effective Land Use**

Because the University is located on an environmentally significant site and largely contained by adjacent development, the land area available to accommodate future University growth is limited. The environmental conservation areas surrounding the campus act as a natural visual amenity. As such, significant building densities can be achieved in the academic core without making the campus inappropriately “urban” in character. As enrollments and facilities needs grow, the design of buildings should make efficient use of the limited land resources.

#### **Policy 1501.5.1**

Future development on the academic core of campus should result in the creation of three- and four-story buildings rather than two-story structures.

#### **Policy 1501.5.2**

The University should consider the creation of taller building elements (five to eight stories) in limited locations to create “signature” architectural statements, in alignment with Policy 1501.4.1.

#### **Policy 1501.5.3**

Future housing construction in the southeast district of campus should create four-story buildings, with some three- and six-story elements to add architectural variety and scale.

#### **Objective 1501.6 – Guidelines for the Southeast Housing District**

Create in the southeast housing/student life district a distinctive architectural experience that is related to the core campus in color or material palette but more residential in overall character.

#### **Policy 1501.6.1**

Organize placement and configuration of new student housing facilities in the southeast district around green spaces, rather than parking lots, to create green yards that provide residents of each building or complex a sense of ownership. Each green space should provide opportunities for passive recreational activity and

informal social interaction that foster a sense of student community and belonging. Building entries should be easy to visually identify and front on active pedestrian pathways.

#### **Policy 1501.6.2**

Creating a central residential dining center in the southeast district will create a natural locus of student activity. The placement and orientation of the dining facility should capitalize on the role such a facility will serve in the social life of the campus, and should be proximate to major pedestrian routes and outdoor landscape amenities as well as vehicular service access-ways. The dining center should be treated architecturally as a signature building on campus.

#### **Policy 1501.6.3**

The architectural vocabulary for the housing buildings should emphasize economy of construction and residential scale elements rather than attempt monumental design statements. Materials at the ground level should be detailed more carefully, with welcoming tactile and visual qualities, while surfaces higher up the building can be simpler in treatment.

### **Objective 1501.75 – Design Review**

Provide for the appropriate review of building and landscape design.

#### **Policy 1501.75.1**

Establish a planning and design review process to provide internal review of campus construction projects to monitor compliance with the adopted Campus Master Plan and architectural design guidelines.

#### **Policy 1501.75.2**

The planning and design review process should maintain adherence to the guidelines, yet allow for innovative design solutions that may not be addressed by the guidelines.



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#### **Policy 1501.75.3**

The planning and design review process should include, on an annual basis, a review of the design guidelines relative to previous and on-going construction projects and identify potential modifications consistent with the intent of this Element.

#### **Objective 1501.8 – Hurricane Protection**

In coordination with the goals, objectives and policies outlined in the Coastal Management Element of this master plan, FGCU should incorporate architectural features in future buildings and to reduce the impact of severe weather events on building envelope integrity for all campus structures.

#### 16.0 LANDSCAPE DESIGN GUIDELINES ELEMENT

##### 16.1 Introduction

The 2000 update of the campus master plan served to extend the landscape development strategies established in the original 1995 master plan and focus on the creation of signature open spaces. In 2005, those strategies remain highly relevant to the development of the academic core of campus. The following goals, objectives and policies seek continuity with the previous guidelines, while also advancing concepts for the development of the southeastern housing/student life district of campus, reflecting the goals that have been accomplished in the previous five years, and incorporating lessons learned from recent seasons of extreme weather events.

~~The 1995 Campus Master Plan focused on establishing a landscape development framework that promoted environmentally sensitive campus design and the integration of Southwest Florida's visually rich and diverse native plant species. Through implementation of the Master Plan policies, the foundations of this landscape have begun to be established.~~

~~The following goals, objectives and policies are intended to further refine and implement the landscape framework developed in the 1995 Master Plan through the application of principles for the campus's "Great" space, signature open spaces, entrance features and pedestrian, vehicular and service corridor environments. It is the intent of the landscape guidelines to define a clear and strong design framework that can be implemented as the campus expands.~~

##### 16.2 Goals, Objectives and Policies

###### GOAL 1601

Create a distinctive landscape environment that juxtaposes "institutional" landscapes with environmentally sensitive, native plant landscapes. The resulting visually rich environment is meant to exemplify the diversity of Southwest Florida's native and designed landscape environments.

#### **Objective 1601.1 – Landscape Concepts**

Implement landscape concepts for the Florida Gulf Coast University campus in accordance with the principles outlined in Figure ~~16-1~~ ~~43~~.  
(See Figure 13 Landscape Design Guidelines Element)

##### **Policy 1601.1.1**

Develop the campus landscape beyond the perimeter of the loop road and on the peripheral development parcels with plant materials that reflect, in massings and patterns, the existing native upland plant communities. Develop a transition planting zone between these “natural” environments and the institutional-landscape portions of the campus core.

##### **Policy 1601.1.2**

Develop the central, pedestrian-oriented areas of the campus with a distinctive institutional, ornamental landscape, which incorporates contrasting plant materials, including indigenous species, arranged in institutional design patterns.

##### **Policy 1601.1.3**

Develop signature landscape treatments at the following campus entrances:

A. Eastern entrance to the campus, when developed

Main Entrance at Ben Hill Griffin Parkway

~~B. Southern Entrance at Ben Hill Griffin Parkway, and eastern entrance when developed.~~

##### **Policy 1601.1.4**

Develop a signature landscape treatment for the western entrance to the Academic Core (at the intersection of the main entrance road and the loop road). Consideration should be given to incorporating a water feature and turn “ceremonial” lawns as part of the pedestrian/vehicular entrance sequence .

#### **Policy 1601.1.5**

Develop secondary landscape gateways at ~~two~~ **three** locations along the loop road:

~~A. At the intersection of the loop road with the north access road (Student Services Complex entrance).~~

~~B.~~ **A.** At the intersection of the loop road with the access road to the southeastern parcel, when developed (Visual and Performing Arts Complex entrance).

~~C.~~ **B.** At the intersection of the loop road with the east access road, when developed.

Entrance features shall be designed to enhance the arrival sequence with axial views where practicable; entrance areas should not be encroached upon by surface parking.

#### **Policy 1601.1.6**

Develop surface parking lots with landscaped medians (every second bay) and landscaped parking islands a minimum of 400 sf in area every 12 spaces. Additionally, the following standards shall apply:

A. Indigenous canopy tree species shall be used in medians and parking islands, at a rate of one tree per 12 parking spaces.

B. Parking lot perimeters shall be screened with a loose hedge of low indigenous shrub material that provides a safe visibility window into the parking area from outside.

#### **Policy 1601.1.7**

~~Maintain~~ **Develop** the central campus "great space" as a predominantly open, turf lawn with formal plantings of signature palm trees to reinforce and emphasize the ceremonial character of this symbolic space. Palm trees chosen for this area shall be a single-trunk, pinnately-compound leaf species that is majestic in character and scale, such as medjool date or royal palm. ~~This choice is preferable to either a clustering palm or canopy tree species since their dense form would block views to the amphitheater, lake and academic core areas.~~ Periphery areas beyond the formal lawn but part of the "great space" shall be developed with canopy and flowering trees to provide visual diversity and shaded outdoor

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##### **Policy 1601.1.2**

Develop the central, pedestrian-oriented areas of the campus with a distinctive institutional, ornamental landscape, which incorporates contrasting plant materials, including indigenous species, arranged in institutional design patterns.

##### **Policy 1601.1.3**

Develop signature landscape treatments at the following campus entrances:

A. Eastern entrance to the campus, when developed

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Develop surface parking lots with landscaped medians (every second bay) and landscaped parking islands a minimum of 400 sf in area every 12 spaces. Additionally, the following standards shall apply:

A. Indigenous canopy tree species shall be used in medians and parking islands, at a rate of one tree per 12 parking spaces.

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retreat areas. Where practicable and appropriate, pedestrian walkways should be developed which both reinforce the formal lawn and accurately reflect intuitive pedestrian routes. Develop the “great space” with a landscape to hardscape ratio of 85% to 15%.

#### **Policy 1601.1.8**

Develop the central east-west open space axis as a viewshed and pedestrian corridor, emphasizing the use of turf, palms, and ~~low shrubs and low-maintenance~~ groundcover at the periphery of buildings. As the campus expands and matures, this open space will be the Academic Core’s primary pedestrian corridor. Therefore, it should remain visually uncluttered and open for access, pedestrian traffic flow, and safety purposes. Emphasize the singularity and linearity of this space through consistent landscape and hardscape treatment rather than creating unrelated clusters of plantings that appear to clutter the space. Long range, consider the creation of a mature tree canopy that would make the spine a more inviting place to linger during the warm weather months.

#### **Policy 1601.1.9**

Landscape material choices for the FGCU campus should emphasize hardy native species that are tolerant of seasonal drought, hurricanes or other severe weather conditions. Consider landscaping of courtyards within or adjacent to buildings with plant materials that highlight specialized plant collections, native plant associations etc.

#### **Policy 1601.1.10**

The University shall adopt a “campus standard” vocabulary for site furnishings, lighting poles, and fixtures and graphics, which shall be used consistently throughout the campus to maintain a coordinated appearance.

#### **Policy 1601.1.11**

All primary campus open spaces and entrance features shall be irrigated.

#### **Policy 1601.1.12**

Retention/detention areas shall be landscaped in accordance with requirements that may be specified by the SFWMD in conceptual permit for the University and the following principles:

- a. Where possible, provide low maintenance plantings of native grasses, shrubs or other plant materials which do not require mowing and which will tolerate periodic inundation.
- b. Where grass must be used for budget reasons, ensure that retention areas are designed to provide adequate access for mowing and other maintenance equipment.
- c. Where possible, grade retention areas with side slopes that are less steep than is permitted in order to maintain a more naturalistic appearance to these areas.

#### **Policy 1601.1.13**

Develop a major landscape/urban design feature in the new southeast housing/student life istrict of campus, as a distinctive organizing element for this precinct of the campus, incorporating landscape, hardscape, and water elements to create a memorable outdoor “room” that acts as an informal gathering place and promotes a vibrant student life at FGCU.

#### **Policy 1601.1.14**

As parking structures are planned and developed on the FGCU campus, create landscape strategies that assist in mitigating the visual impact of these structures on the campus.

#### **Policy 1601.1.15**

Promote public safety and security on campus through the appropriate placement of landscape elements such as shrubs, trees, fences, pathway lighting, and emergency telephones. Maintain line-of-sight visual connections along primary and secondary pedestrian paths and in parking areas.

#### **Objective 1601.2 – Preservation of Native Plants**

Preserve, to the extent practical and appropriate, existing high quality native plant materials on the University campus.

#### **Policy 1601.2.1**

The location and layout of on-campus roadways, parking areas, and building footprints should be finalized prior to construction, based on post-melaleuca-removal tree surveys, which identify high quality native vegetation. Where possible and practical, layouts should be modified to allow high quality upland and wetland vegetation to remain, augmented with appropriate plant community species to re-establish viable environments.

#### **Policy 1601.2.2**

Provide wetland plantings and native littoral vegetation as required by the environmental permits received for the site development.

#### **Objective 1601.3 – Budgeting for Landscape Improvements.**

Implement the landscape concept plan by allocating proportional campus landscape costs to programmed building and parking structure costs ~~for~~ and by seeking supplemental funding for landscape improvements.

#### **Policy 1601.3.1**

Implement the Landscape Concept Plan by allocating in each future building or parking structure project a proportional share of overall planned landscape improvement cost, including wetland restoration, preservation and creation, road and parking area landscaping, and pedestrian circulation landscaping. Cost allocations should include required plant materials, landscape development and lighting.

#### **Policy 1601.3.2**

Apply the following descending priorities for implementing components of the Landscape Concept Plan.

Priority 1: Campus “Great Space”/Formal Lawn

Priority 2: Internal Pedestrian Corridor/Quadrangle

Priority 3: Major Landscape / Urban Design feature in new southeast housing/student life district, such as a plaza with a water element

Priority 4: Campus Loop Road and Southeast District Access Road

~~Priority 5: Pedestrian Fretted Paths~~

~~Priority 5: Entrance Features (However, this element should coincide with building phasing schedule, and therefore the priority ranking may be adjusted accordingly).~~

#### **Policy 1601.3.3**

Seek separate funding mechanisms and revenue sources specifically targeted for landscape improvements, such as corporate and private donations, grants, horticultural societies, alumni gifts, etc.

#### **Policy 1601.3.4**

~~Work with the Office of Facility Planning to modify Board of Regents funding procedures to allow landscape improvement projects to be identified, evaluated and funded separate from building or infrastructure construction projects. Include in C.I.P. submissions a separate section which identifies campus landscape improvements required to implement the Master Plan and their costs and priorities.~~

#### **Objective 1601.4 – Design Review**

Establish, when appropriate for the pace of development, a planning and design review process to monitor compliance with the landscape architectural guidelines defined by this Element.

#### **Policy 1601.4.1**

Establish a planning and design review committee to provide internal review of campus landscape projects to ensure compliance with the adopted Campus Master Plan and design guidelines.

#### **Policy 1601.4.2**

The planning and design review committee should establish protocols for review of proposed landscape designs that maintain adherence to the guidelines, yet allow for innovative design solutions that may not be addressed by the guidelines.

#### **Policy 1601.4.3**

The planning and design review committee should, on a regular an  
~~annual~~ basis, review the design guidelines relative to previous and



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on-going construction projects in order to identify potential modifications to the guidelines consistent with the intent of this Element.

#### 17.0 FACILITIES MAINTENANCE ELEMENT

##### 17.1 Introduction

When the campus master plan was last updated in 2000, no building was more than three or four years old, and maintenance requirements were relatively minor. At the end of the current 10-year planning horizon, however, many of the buildings on campus will be nearly 20 years old, and maintenance and operations issues will become more pressing. Ensuring continued functionality of campus facilities into the future requires planning today to anticipate the needs and the costs of those facilities.

This element was relatively minor when the 1995 Campus Master Plan was prepared, since no facilities existed on the campus then. Instead, a framework of criteria was developed through the policies contained in the 1995 Goals, Objectives, and Policies report, with the intent to ensure a long useful life and minimize maintenance requirements in future construction. Further, since no facility on campus is older than 3-4 years at this time, no significant maintenance problems have been encountered or documented so far, nor are they anticipated for a few years. However, to prevent and prepare to deal with such problems, the University aims at expanding its facility maintenance program with an emphasis on long term scheduling of preventive and deferred maintenance

##### 17.2 Goals, Objectives and Policies

###### GOAL 1701

Maintain facilities at Florida Gulf Coast University in a timely and cost-effective manner in order to minimize future capital costs for replacement, and retain a high quality image for the campus.

###### Objective 1701.1 – Facility Maintenance Program

Implement By 2003, establish a Comprehensive Facility Maintenance Program outlining all facility maintenance procedures and policies, as well as criteria for prioritization of funding to correct future facility deficiencies, to be incorporated into the Campus Master Plan and the 5-year C.I.P.



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#### **Policy 1701.1.1**

For each existing facility on campus, create and maintain a scheduled maintenance plan, that incorporates a list of executed and projected maintenance, both annual and capital repairs, for each major building system (foundation, structural frame, roof and building envelope, mechanical, electrical, telecommunications, fire protection, and plumbing systems).

#### **Policy 1701.1.2**

For each proposed maintenance item in the scheduled maintenance plan, prepare a budget estimate and projected year of completion, and coordinate these projected needs with annual operating budgets and capital budgets for facility maintenance.

#### **Policy 1701.1.1**

Develop a full facilities maintenance element in the next 5 year Campus Master Plan update.

#### **Policy 1701.1.2**

Until the Comprehensive Facility Maintenance Program is defined, the University should utilize existing policies of 6A-2 standards, and any relevant policies of the Office of Facilities Planning as guides for designing new structures to minimize maintenance requirements.

#### **Policy 1701.3**

Encourage the use of building materials, systems, and finishes that are durable, reliable, and safe in all future construction.

#### **Policy 1701.1.34**

Maximize mechanical and electrical system and component standardization in order to facilitate ease of operation, maintenance and replacement.



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#### **Objective 1701.2 – Facility Use and Capacity**

Manage facility utilization efficiently in order to minimize conflicts and retrofit costs.

##### **Policy 1701.2.1**

Ensure optimum facility utilization for all new facilities and limit existing facility use changes involving significantly different operational or mechanical requirements.

#### **Objective 1701.3 – Maintenance Funding**

Ensure the availability of sufficient funding and other resources to support projected facility maintenance requirements.

##### **Policy 1701.3.1**

Incorporate requests for projected life-cycle maintenance expenses, to be held in a maintenance endowment account, into building construction programs and funding requests.

##### **Policy 1701.3.2**

Establish a maintenance endowment account.



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#### 18.0 COASTAL MANAGEMENT ELEMENT

##### 18.1 Introduction

The campus of Florida Gulf Coast University is not located in the designated Coastal High Hazard area of Lee County. However, as a result of legislative requirements, the State University System must address plans, programs, and procedures for natural disasters. The following policies establish the framework for the University to meet these requirements. The policies of this element are also described in the Intergovernmental Coordination Element to ensure coordination with Lee County and other agencies responsible for disaster planning.

##### 18.2 Goals, Objectives and Policies

###### GOAL 1801

Protect the faculty, students and staff of the University in the event of hurricane or other natural disaster.

###### Objective 1801.1 – Emergency Preparedness

Prepare plans to protect University students, faculty, and staff in the event of natural disasters.

###### Policy 1801.1.1

FGCU shall maintain and, as necessary, periodically update its own emergency preparedness plan and integrate it with the Lee County Disaster Preparedness Plan. In coordination with Lee County, the plan shall identify the extent to which University buildings can and will be used to provide shelter for the general public.

###### Policy 1801.1.2

FGCU shall, as required by its emergency preparedness plan, program and design facilities to be built for use as shelters for students, faculty, staff, and the general public.

###### Policy 1801.1.3

FGCU shall review existing open spaces on-campus to determine



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their suitability for use as staging areas for emergency supplies, equipment, manpower, and other resources. This information shall be updated on a ~~regular~~ ~~an annual~~ basis and incorporated in the University's emergency preparedness plan.

#### **Policy 1801.1.4**

The information prepared through the implementation of Policies 1801.1.1 - 1801.1.3 shall be made available to the Lee County Office of Emergency Management no later than March 1 of each year, for inclusion in local emergency management plans.