

4

**DATA +
ANALYSIS**

DATA AND ANALYSIS

Chapter four of the plan provides the data and analysis of existing conditions for roads, parking, public transportation, potable water, sanitary sewer, and several other elements that informs the needs and development pattern of the Main Campus and the impacts on and off campus. The goal of this chapter is to provide a comprehensive inventory and analysis of existing conditions to fully inform the goals, objectives, policies, and future plans in Chapter 5.

Following adoption of the plan, the Campus Development Agreement between UNF and the City of Jacksonville will articulate approved projects as well as requirements for coordination with the city and its agencies to furnish more detailed data and analysis in each of the areas included.

EXISTING LAND USE

Existing land uses on UNF's Main Campus are shown in Figure 4.1. The campus is characterized by a compact core with a mix of uses, mostly academic, administrative, and student services. To the north is an athletics and recreation district, and housing is located to the south and east. A scattering of administrative and support functions are located in the south and east of campus.

The primary land use on campus is open space and natural areas. Many of these areas are wetlands or land that is otherwise undevelopable (see Conservation Element), but natural areas are also interspersed throughout the core of campus and make nature accessible for students. These natural areas were frequently mentioned by students and are an important part of UNF's identity.

The 1,381-acre campus is located just off of I-295 in east central Duval County and within the Jacksonville city limits. The campus is located about 10 miles southeast of Downtown Jacksonville and about 8 miles from the coast. Florida State College at Jacksonville's South Campus, one of their two major campuses, is located immediately north of UNF's campus.

EXISTING LAND USES

- Academic. Buildings that house primarily classrooms and/or labs, as well as faculty offices, support space, and some research labs.
- Library/Study. While this space is distributed throughout campus, its only concentration is in the Library.
- Admin + Student Services. These buildings provide student services and house the staff that support them. While the Student Union has a wide mix of uses, its primary function is to serve students, so it is included in this category.
- Athletics + Recreation. This category includes indoor and outdoor facilities for varsity and intramural athletics, as well as recreation fields and the Wellness Complex.



Natural areas are the largest single land use on campus and are an important amenity for students



The core of campus is a compact mix of uses, with some housing not in walking distance

- Housing. This category includes student housing as well as related amenities associated with each complex.
- Maintenance + Operations. These areas support all campus facilities.

BUILDING SUITABILITY

UNF's most recent facilities condition inventory was completed in 2018 and will soon be updated. Conversations with University representatives helped identify broader maintenance needs. Figure 4.2 shows each building according to the decade in which it was constructed. While this does not account for the detailed building condition, it gives an idea of which buildings may have major building systems that are in need of upgrades or replacement, and indicates buildings that are 40-50 years old and may have been designed in ways that are no longer conducive to modern needs, or which are not suitable for renovation or conversion to other uses.

There are currently no facilities on University-controlled lands that are not under the jurisdiction or operation of the State University System. Existing land ownership is shown in Figure 4.3.

FIGURE 4.1: EXISTING LAND USES



VACANT + UNDEVELOPED LAND, PROPERTIES TO MEET FUTURE NEEDS

The majority of land on campus is vacant or undeveloped, but most land is either not developable (see Conservation Element) or not desirable to develop given the need and desire to preserve natural areas. There are, however, areas in and near the core that could be developed or re-developed, as well as some areas on higher ground in the south and east portions of campus that should also be considered for redevelopment.

ENCUMBRANCES

There are a number of conservation easements and utility easements on campus that limit development. Other than these, there are no major known reservations, encumbrances, subleases, or similar elements that would prevent development. Some wetlands are permanently preserved through the use of mitigation banks, as noted in the Conservation Element. No known properties are owned as part of a trust fund.

NATURAL, ARCHAEOLOGICAL, + HISTORIC RESOURCES

The campus is home to a wide variety of significant natural resources; these are detailed in the Conservation Element. No known archaeological or historic resources are present on campus.

LAND USE POLICIES + ZONING

The entire Main Campus is located within the City of Jacksonville. According to the City's 2045 Comprehensive Plan, the campus is in a suburban development area. Most of the campus is in the Public Buildings & Facilities (PBF) future land use zone, but the portion north of North Entrance Road is in a Business Park zone. The PBF zone "is a broad land use category that is intended to accommodate major public use or community service activities" and is consistent with a higher education use. The Main Campus also falls within Citizen Planning Advisory Committee District 3.

The campus is zoned a mix of Public Buildings + Facilities (PBF-1) (including the core) and Industrial Business Park (IBP). The PBF-1 zoning is appropriate for a university, but IBP may not allow for appropriate campus development. No zoning overlays apply. The Flats at UNF and the area immediately south of that are zoned PUD.

SUSTAINABLE BUILDING PRACTICES

LEED (leadership in Energy & Environmental Design) is a green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, buildings satisfy prerequisites and



A number of key buildings on campus are new or have been newly renovated



A number of older buildings on campus have maintenance issues or would be difficult to renovate to meet modern needs

earn points to achieve different levels of certification. Prerequisites and credits differ for each rating system, and teams choose the best fit for their project. The U.S. Green Building Council (USGBC) provides further detail on LEED construction requirements.

A number of UNF facilities, shown in the table below, are LEED certified. The scale includes certified, silver, gold, and platinum in order from lower to higher designation.

BUILDING	YEAR DESIGNATED	STATUS
Social Sciences Building	2006	Certified
Parking & Transportation Svs	2008	Silver
J. Brooks Brown Hall Addition	2009	Certified
Osprey Fountains	2009	Certified
Tom & Betty Petway Hall	2010	Gold
Student Union	2011	Gold
Founders Hall Renovation	2011	Silver
Biological Sciences	2012	Gold
Student Wellness Complex	2014	Gold
Fieldhouse Renovation	2016	Silver
Skinner-Jones Hall	2018	Silver

FIGURE 4.2: BUILDING AGE



FIGURE 4.3: EXISTING LAND OWNERSHIP

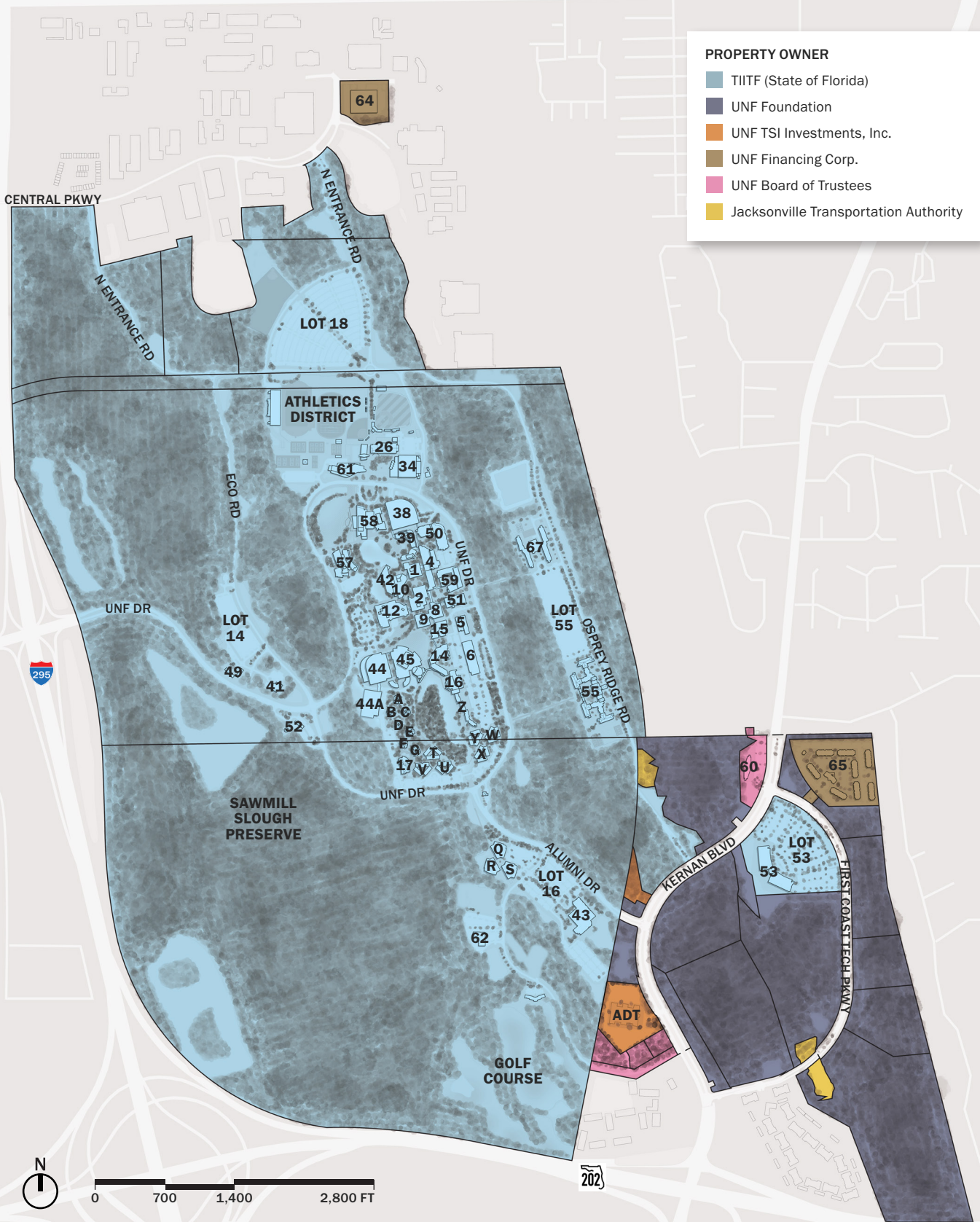
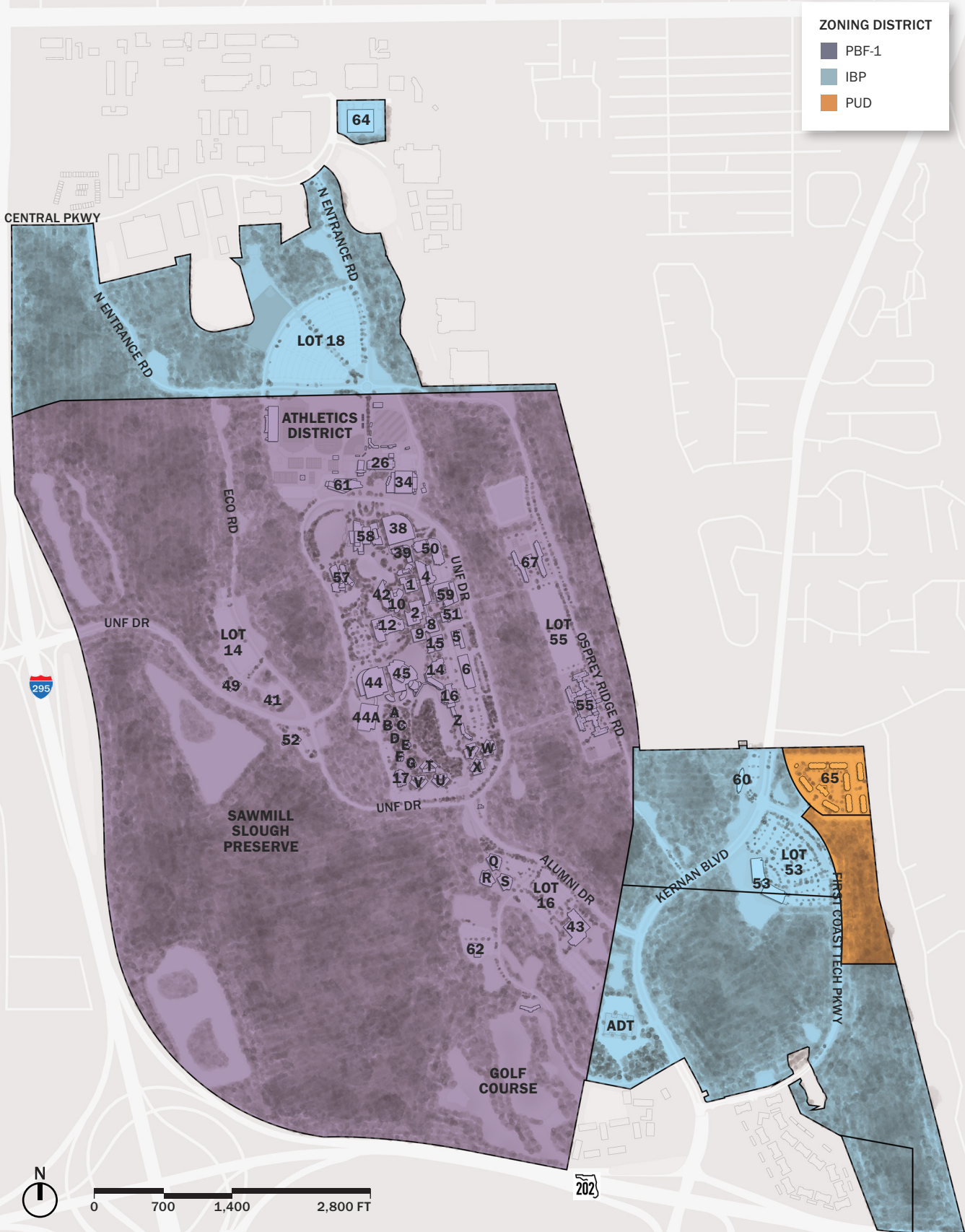


FIGURE 4.4: EXISTING ZONING



SPACE UTILIZATION

CURRENT ENROLLMENT

Recent enrollment numbers are shown in the table to the right. The percentage of in-person students has recovered in recent years, but has not reached pre-pandemic levels. Currently, about 43% of undergraduate students are online. The goal according to the 2025 Accountability Plan is 28%.

SPACE UTILIZATION

The graphs below show classroom and lab utilization by time of day. At peak times, some classrooms are still unscheduled, especially during the break in the schedule on Tuesday and Thursday afternoons between 2:30-3:30. This indicates the possibility to schedule additional classes in current rooms, especially in department-scheduled classrooms, which have lower utilization. Nearly a third of classrooms are scheduled more than the 40 hour SREF target.

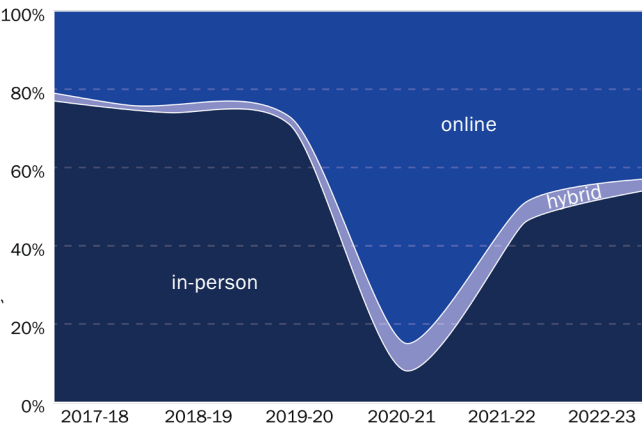
Lab utilization is lower, as is expected for more specialized spaces, but shows the potential in some disciplines to increase utilization by scheduling additional lab sections in existing rooms.

RECENT ENROLLMENT

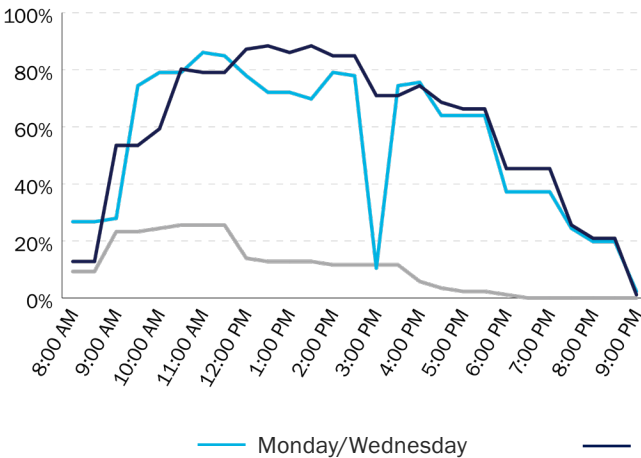
ENROLLMENT	FTE (2023-24)	HEADCOUNT (FALL 2024)
Undergraduate	13,320	13,338
Graduate	1,748	2,394
Total	15,068	15,732

source: UNF 2025 Accountability Plan

PERCENT OF FTE ENROLLMENT BY METHOD OF INSTRUCTION



CLASSROOM UTILIZATION BY TIME OF DAY (FALL 2023)



LAB UTILIZATION BY TIME OF DAY (FALL 2023)

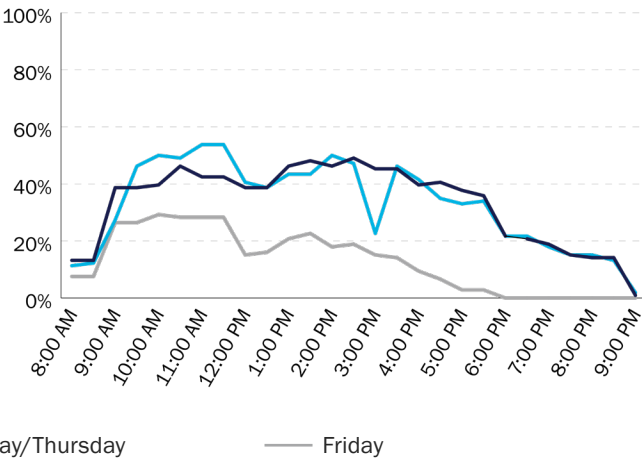
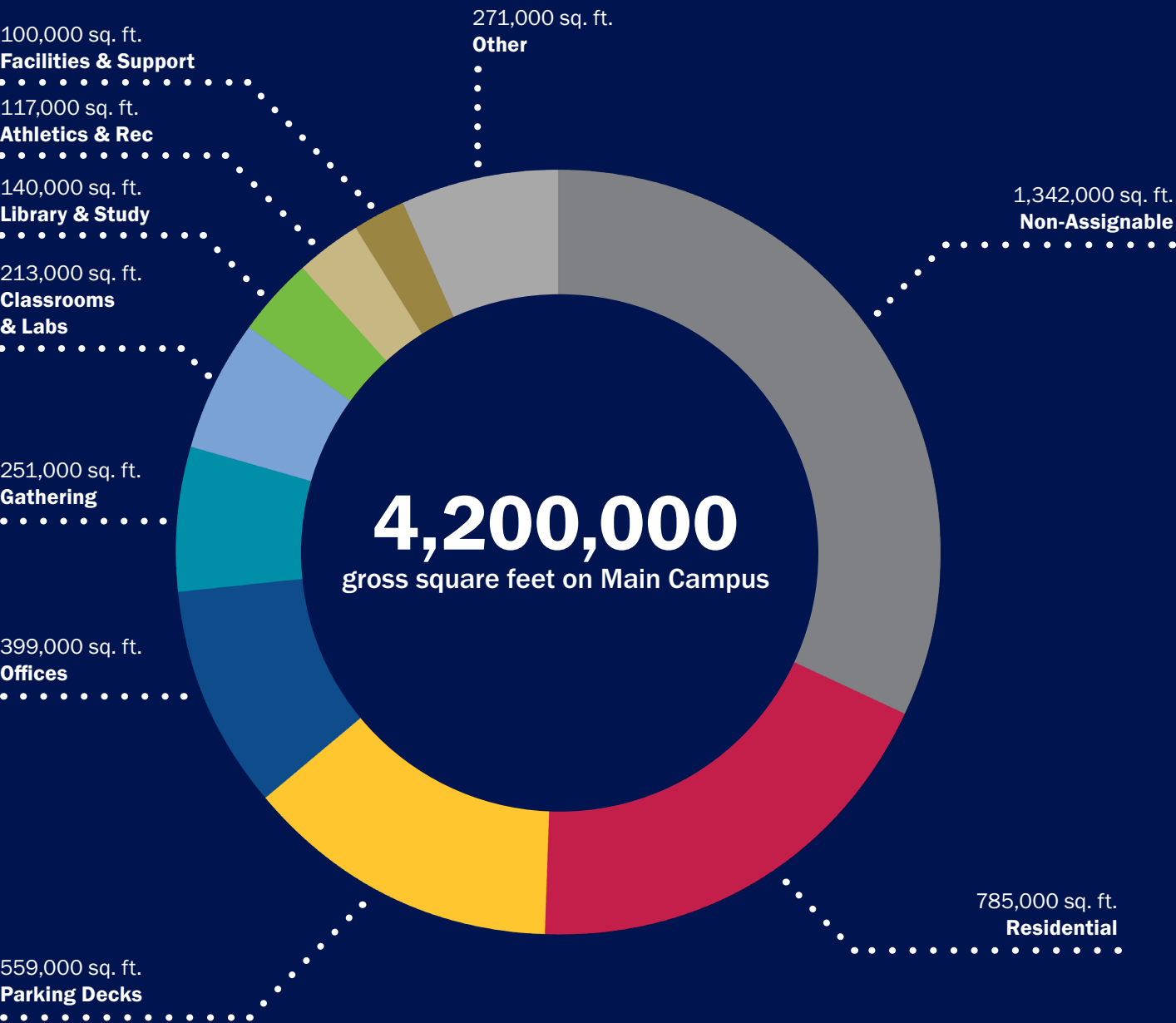


FIGURE 4.5: EXISTING SPACE PORTFOLIO

Approximately one third of all space on the Main Campus is non-assignable, and includes space for hallways, restrooms, and mechanical spaces. This amount is typical. The significant amount of office space (this category includes related support spaces such as office storage and conference rooms) is a focus of the space analysis. The proportion of athletics and recreation space is lower than expected for a Division I institution.

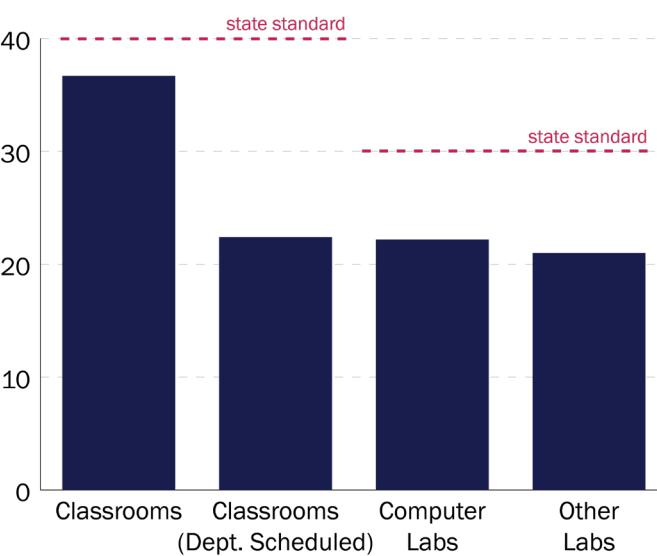


All data in this element is based on the space inventory provided by UNF, which does not include all non-housing uses in residential buildings, and was not field verified in all buildings.

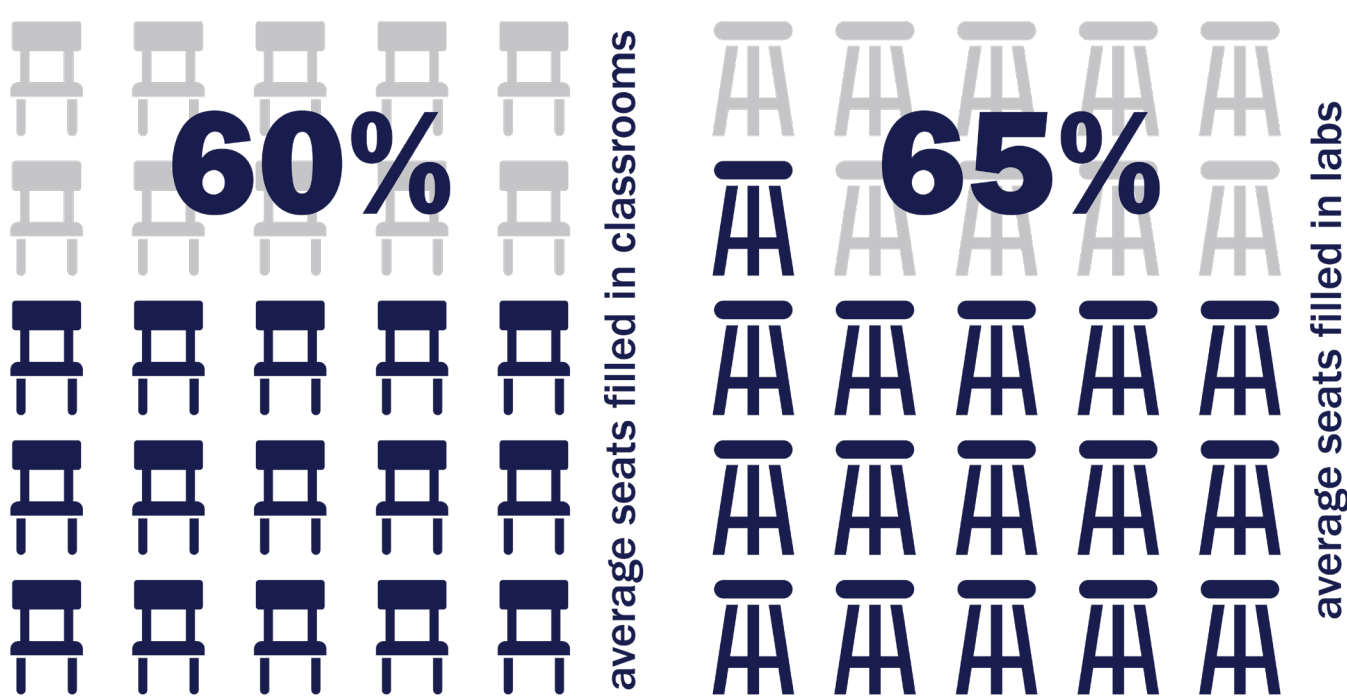
The average number of course hours scheduled per week is shown in the chart to the right. This shows that centrally scheduled classrooms are near the SREF standard, but that department-scheduled classrooms are not as fully utilized. The standard for labs is lower given their specialized nature, but existing utilization falls short of the standard in many disciplines and buildings, although labs in some buildings such as the Fine Arts Building are well utilized.

The graphics below show the average percentage of seats or stations occupied in all courses in Fall 2023. (This data is based on enrollment, so actual attendance is lower.) Classroom seats are filled at 60% on average, which is the minimum standard established by SREF. Lab stations across all types of labs are filled at 65% on average, which is significantly lower than the SREF standard of 80%. Both of these numbers indicate that rooms may be larger than current section sizes.

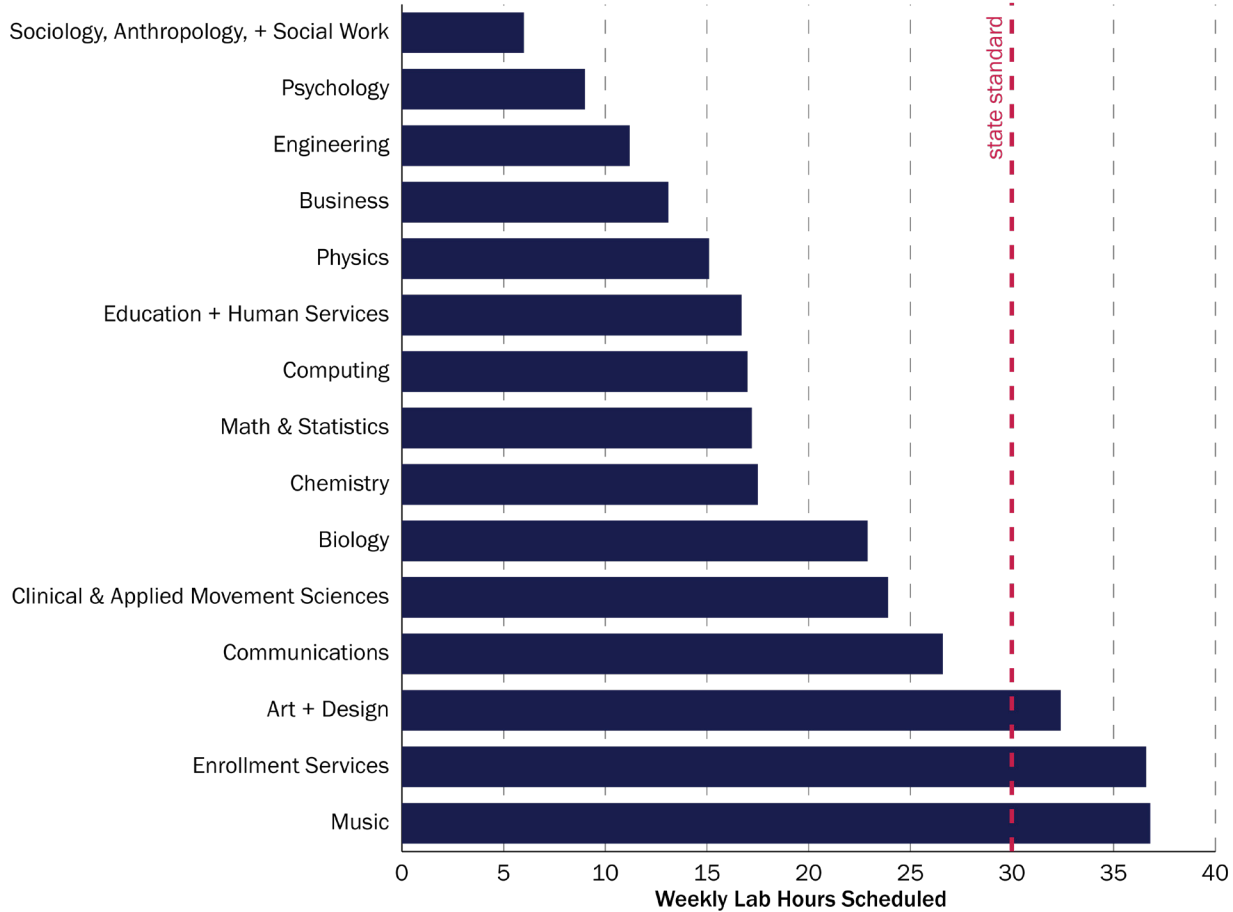
AVERAGE COURSE HOURS SCHEDULED PER ROOM (FALL 2023)



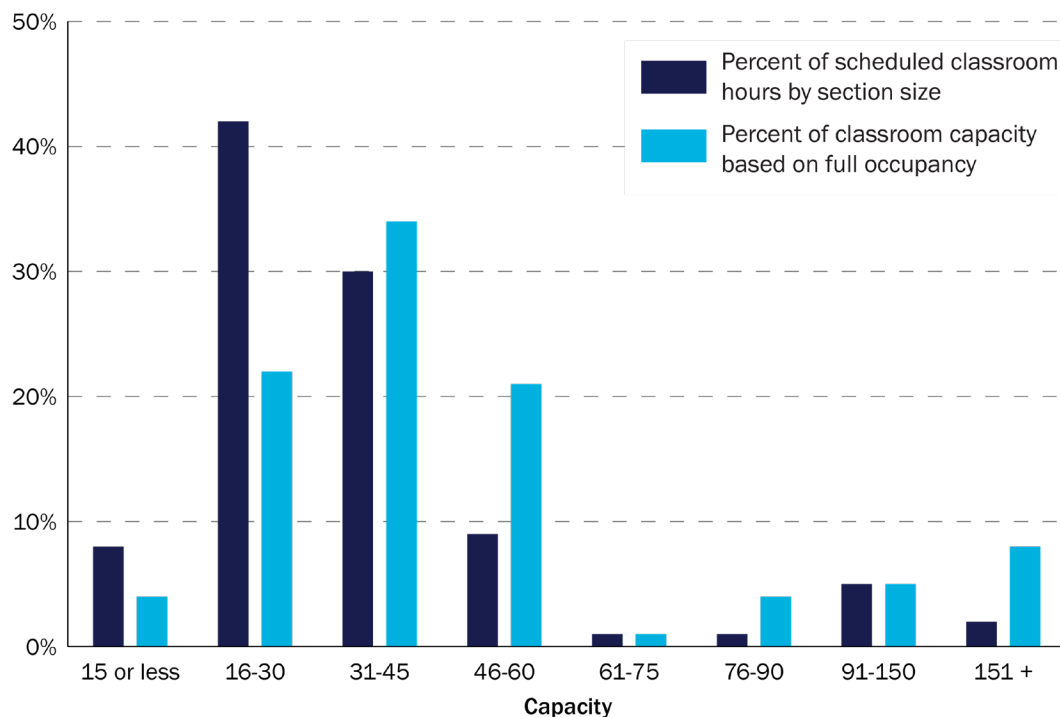
AVERAGE SEATS FILLED (FALL 2023)



AVERAGE WEEKLY HOURS SCHEDULED PER LAB BY DEPARTMENT (FALL 2023)



CLASSROOM CAPACITY TO CLASS SECTION SIZE COMPARISON (FALL 2023)



EXISTING ACADEMIC PROGRAMS

The following tables list all degree programs offered by UNF in the 2023-24 academic year, not including certificate programs. UNF is organized into the following colleges:

- Brooks College of Health
- Coggin College of Business
- College of Arts and Sciences
- College of Computing, Engineering and Construction
- College of Education and Human Services
- Hicks Honors College

EXISTING UNDERGRADUATE DEGREE PROGRAMS

PROGRAM	TYPE
Accounting	BAE
Advanced Manufacturing Engineering	BS
African American Studies/Diaspora	Minor
Africana Studies	BA
American Sign Language/Deaf Studies	Minor
Ancient Studies	Minor
Anthropology	BA/Minor
Applied Statistics	Minor
Art History	BA/Minor
Asian Studies	Minor
ASL/English Interpreting	BS
Behavioral Neuroscience	BS
Biochemistry	BS
Biology	BS/Minor
Biomedical Engineering for Electrical Engineers	Minor
Biomedical Sciences	BS
Building Construction	BS
Business Administration	Minor
Business Intelligence	Minor
Business Management	BBA/Minor
Ceramics	Minor
Chemistry	BS/Minor
Child Welfare	Minor
Chinese	Minor
Civil Engineering	BS
Communication	BS
Communication Studies	BA/Minor
Community Sport & Tourism	Minor
Computer & Info Sciences: Data Science	BS
Computer Science	BS
Computing	Minor
Construction Management	Minor
Creative Writing	Minor

PROGRAM	TYPE
Criminal Justice	BA/Minor
Deaf Education	BAE/Minor
Digital Humanities	Minor
Digital Marketing	Minor
Digital Marketing & Analytics	Minor
Disability Services	Minor
Early Childhood Education	BAE
Early Childhood Service Leadership	Minor
Economics	BA/BBA/Minor
Electrical Engineering	BSEE
Elementary Education	BAE
English	BA
English Education	BAE
Entrepreneurship	Minor
Environmental Studies	Minor
Film	Minor
Finance	BBA/Minor
Financial Planning	BAE
Fine Art	BFA
FinTech	Minor
Fitness Management	Minor
Food Systems & Sustainability	Minor
French	Minor
French and Francophone Studies	BA
Gender Studies	Minor
GIS and Economic Geography	Minor
Global Health	Minor
Graphic Design & Digital Media	BFA
Health Administration	Minor
Health Science	BSH
Healthcare Management	BHM
History	BA/Minor
Human Resource Management	Minor

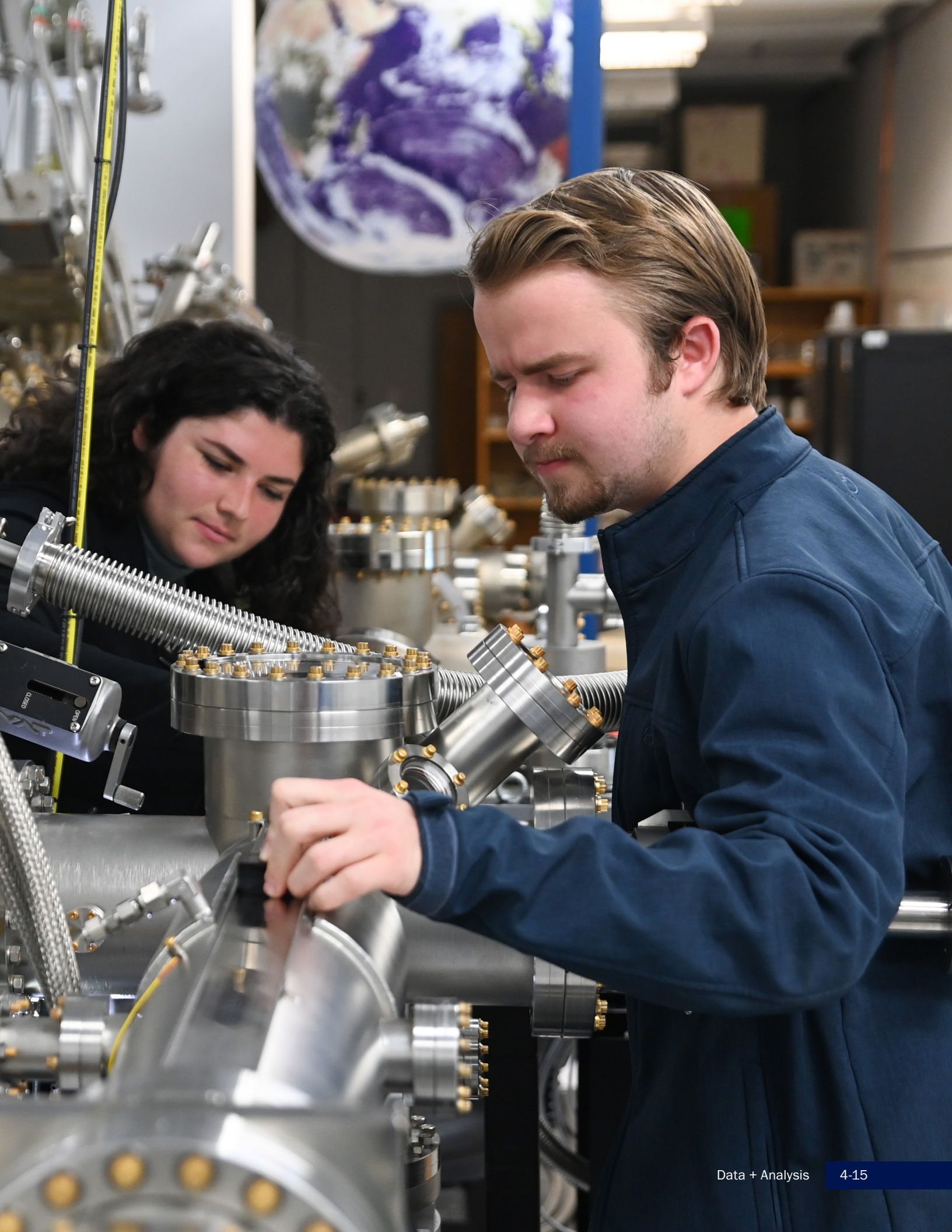
PROGRAM	TYPE
Information Science	BS
Information Systems	BS
Information Technology	BS
Integrative General Studies	BGS
Interdisciplinary Studies	BA/Minor
International Business	BBA/Minor
International Studies	BA/Minor
Jewish Studies	Minor
Law, Politics and Ethics	Minor
Leadership	Minor
Learning Design and Technology	BS/Minor
Literature	Minor
Marketing	BBA/Minor
Mass Communication	Minor
Math Education	BAE
Mathematics	BA/Minor
Mechanical Engineering	BS
Middle School Education	BAE
Music Education	BME
Music Jazz Studies	BM
Music Performance	BM
Nursing	BSN
Nutrition & Dietetics	BS
Painting, Drawing, Printmaking	Minor
Philosophy	BA/Minor
Photography	Minor
Physics	BS/Minor
Political Campaigns	Minor
Political Science	BA/Minor
Professional & Public Writing	Minor
Professional Education	Minor
Psychology	BA/Minor
Public Administration	Minor
Public Health	Minor

PROGRAM	TYPE
Religious Studies	BA/Minor
Science Education	BAE
Sculpture	Minor
Social Media	Minor
Social Studies Education	BAE
Social Welfare	Minor
Social Work	BSW
Sociology	BA/Minor
Spanish	BA/Minor
Special Education	BAE/BS/ Minor
Statistics	BA/BS/ Minor
TESOL	Minor
Transportation and Logistics	BAE

EXISTING GRADUATE DEGREE PROGRAMS

PROGRAM	TYPE
Accounting	MACC
ASL/English Interpreting	MS
Athletic Training	MS
Biology	MA/MS
Business Administration	MBA
Business Analytics	MS
Civil Engineering	MSCE
Clinical Mental Health Counseling	MS
Clinical Nutrition	DCN
Coastal and Port Engineering	MSCE
Communication Management	MS
Computing - Cybersecurity	PHD
Computing & Info Sciences	MS
Computing: Intelligent Systems	PHD
Construction Management	MS
Counselor Education: School Counseling	MED
Criminal Justice	MSCJ
Curriculum and Instruction	MED/EDD
Educational Leadership	MED/EDD
Electrical Engineering	MSEE
Elementary Education	MED/MAT
English	MA
Exceptional Student Education	MAT
Executive Health Administration	MHA
FinTech	MS
GlobalMBA	MBA

PROGRAM	TYPE
Health Administration	MHA/DHA
Health Informatics	MS
Health Science: Kinesiology and Lifestyle Medicine	MSH
Higher Education Administration	MS
History	MA
Instructional Technology Training & Devt.	MS
International Affairs	MA
Logistics & Supply Chain Management	MS
Management	MS
Material Science and Engineering	MS
Mathematical Science	MS
Mechanical Engineering	MSME
Music Education	MME
Music Performance	MM
Nurse Practitioner (Family)	DNP
Nursing: Anesthesiology	DNP/MSN
Nutrition & Dietetics	MS
Physical Therapy	DPT
Psychological Science	MS
Public Administration	MPA
Public Health	MPH
Secondary Education	MAT
Social Work	MSW
Special Education	MED



CONSERVATION

The University of North Florida campus contains significant natural resource areas and embraces these resources as the setting for the campus. Natural areas not only provide substantial habitat for diverse and abundant plant and wildlife populations, but also offer attractive campus assets for connection with nature and recreational opportunities. The preservation of both the quantity and quality of these resources is vital to the continued ecological function of these resources as well as the quality and character of campus.

As the University continues to develop and expand the infrastructure, there is a need to understand and mitigate the effects that this continued growth will have on the adjacent ecosystems.

The University works closely with environmental agencies and other partners to ensure all new development is built according to code, and that the environmental footprint is managed responsibly. The following information provides an inventory and description of the ecosystems, plant communities, and related native wildlife as it relates to areas in and around the campus. These are the natural elements that must be considered as the campus continues to grow.

WETLANDS

Wetlands have been identified by the U.S. Department of Fish and Wildlife Service under the National Wetlands Inventory Program. Most wetlands on property are freshwater, forested palustrine systems with a mix of sub-types such as broad-leaved deciduous, broad-leaved evergreen, needle-leaved evergreen, among others. All wetlands on the UNF property are either seasonally or semi-permanently flooded. It is critical to consider the importance of the freshwater hydrologic cycle within these wetland areas and their large diversity in flora and fauna.

While the actual extent of the wetlands identified on the inventory map may vary in the field, it is crucial to consider the impacts that adjacent development can have on the integrity and health of the wetlands. These wetland areas are important elements of the freshwater hydrologic cycle, and they typically contain a large diversity of flora and fauna. The wetlands should be conserved and protected while providing for at least some limited recreation and educational uses.

EASEMENTS AND PRESERVES

While it is best practice to preserve existing wetland systems and habitats, there are permitting practices in place to allow impacts for development and infrastructure where it is deemed necessary. However, the conservation easement areas, shown in Figure 4.16, are areas that have been preserved as wetland mitigation banks or have been identified for future mitigation banks. Because of this, these wetland areas are permanently preserved and should not be considered for any future development or infrastructure opportunities.

The environmental systems east and west of the campus core include areas vital to the regional water management district. The Sawmill Slough to the west includes the Sawmill Slough Preserve which is managed by the University and is incorporated into academic and research programs on campus. The Ryals Swamp to the east of campus flows through the southeast drainage easements shown on the map, crossing Kernan Boulevard and First Coast Tech Parkway.

ANIMAL COMMUNITIES

The University has not conducted a recent survey of threatened and endangered species. In lieu of a physical survey, certain studies will need to be conducted to obtain permitting prior to clearing properties for development.

According to The Center for Biological Diversity, 13 threatened and endangered species have been recorded in Duval County. Due to the natural setting of the UNF campus and the continuous development pressures of surrounding Duval County, it is likely that one or more of these species will be found on campus.

SPECIES	STATUS
Eastern Black rail	Threatened
Eastern indigo snake	Threatened
Florida scrub-jay	Threatened
Green sea turtle	Threatened
Hawksbill sea turtle	Endangered
Leatherback sea turtle	Endangered
Loggerhead sea turtle	Threatened
Piping Plover	Threatened
Red knot	Threatened
Red-cockaded woodpecker	Endangered
Tricolored bat	Proposed Endangered
West Indian Manatee	Threatened
Wood stork	Threatened

FIGURE 4.6: EXISTING NATURAL RESOURCES



Note: This map was compiled from a variety of digital and non-digital sources and represents only a generalized picture of where environmental constraints may exist.

OPEN SPACE + RECREATION

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

VEHICULAR CIRCULATION ROUTES

The layout of campus is primarily defined by its arterial roads. While there is no established cadence of tree plantings on either side of the loop road, a select few patches on the interior have a dense stand of unmaintained canopy and underplantings. Other interior sections along UNF Drive have maintained plantings of trees and shrubs, especially near parking areas and the new entrance to the campus on the north side.

On the outside edge, the loop road is flanked by mostly undeveloped native Florida ecosystems, including many wetlands. The parts of campus that are not associated with the core are connected by a series of connector roads that stitch the outskirts of campus together like a web. Landscape treatments along these are not maintained to the same degree as those in the campus core and are more directly carved through local forest. Some of the connector roads do have landscape elements in the medians and/or on the sides. Shrub plantings and sometimes understory trees are used to line the in-between spaces on campus roads.

PARKING

There are a number of easily accessible parking facilities in the core of campus which vary in landscape treatments. For example, lot 9 lacks shade trees but has an assortment of potted succulents. Lot 11 has the highest level of shade of any lot, with large canopy trees providing coverage to over half of the parking lot.

Parking garages lack plantings, both within the parking areas themselves and in associated stairways and pedestrian entrances. The hardscape consists of mostly concrete with the occasional brick or paver accent on the walkways or vegetated walls. Outside the Arena Parking Garage, there are some established landscape treatments, with more ornamental elements near pedestrian thoroughfares and constructed wetland vegetation near the stormwater basin.

Parking facilities function as a transitional zone between vehicular circulation and pedestrian circulation. This was intended in the 1972 Campus Master Plan and is considered a historical design factor. In many cases, this is the first pedestrian experience a student or employee will see as they go about their daily routines.



Limited plantings on Loop Road – UNF Drive



Landscaping on side of road - First Coast Tech Parkway



Shade Trees in Parking Lot 11

PEDESTRIAN CIRCULATION

Pedestrian circulation routes vary across the UNF campus. Navigated through a hierarchy of macro and micro circulation routes throughout campus, there are clear indicators of this structure. Path width, structure, and landscape treatments are done to help declare the purpose of a pathway. For example, there are some winding paths with 12-foot width and overarching shade trees on both sides that create a protected highway for pedestrians to take towards any of the splintering paths they might take to reach their destination.

In the original core, there is an intent to have urban layouts that are easily walkable and compact with a sense of spatial enclosure. Historically speaking, this is not reflected in many of the expansions. Much of the newer development is more structured around having a connecting main path and smaller access paths. The 1972 Master Plan referred to the antithesis of this design to be known as “village streets.” This design is located within the original center of campus but is missing in newer expansions.

The landscape treatments take a different place in both. As mentioned earlier, the highway approach has more consistency and clean layout of plantings, with the village streets featuring a much more chaotic but personal landscape treatment.

For the campus as a whole, pedestrian spaces feature landscape treatments that have no consistency outside of some greenspaces featuring various themed gardens. These themed gardens are meant to reflect the overall theme of its associated area. For example, the Potager Garden, which is also known as the “snack trail,” is located just outside the Osprey Commons dining hall.

In the academic sections of campus, there is a large emphasis on interconnected pathways that establish a network of plazas. This design is remnant of the original 1972 Master Plan pedestrian circulation strategy. These spaces are almost always planted but lack a consistent overarching theme in the hierarchy of their horticultural design. Many of these paths are interwoven with the facades of buildings and share landscape treatments with the buildings they are designed to access.

In this portion of campus, there is an added circulation layer of covered and partially enclosed outdoor walkways. These walkways function as a separate network of paths that take people between buildings. They are mostly elevated and sheltered to protect from the natural elements during storms or on sunny days. Inside the walkways there is not a defined planting cadence; however, the outside facing edges are often draped with a vine capable of cascading down a wall.



Potager Garden – Osprey Commons



Covered walkways

Around the Boathouse Lake, walkways are much wider and less rigid in their design. Planted areas in this section of campus include the well-maintained Rose Garden and other manicured exhibits along the frontage of the lake. These paths have a slight curve and are commonly lined with shade trees on both sides.

On the south end of the core, boardwalks and decks are common and a part of the footpaths for navigation between residential areas and the rest of campus. These pathways are often naturally vegetated by the surrounding landscape contexts, which are normally forested wetlands.

Many of the outlying areas are not connected to the core by a walking path except for a few residence halls like Osprey Fountains and Osprey Crossings. Both boardwalk access paths are surrounded by native forested wetland vegetation, like maples and pines, with inundation present at some times.

An element of pedestrian circulation related to emergency services are the blue light emergency stations. Some were in positions in which one station was visible from another. The blue light emergency stations are less frequent outside the core of campus. An additional observation was the overall lack of code blue emergency buttons in the parking lots and garages.

BICYCLE FACILITIES

There are an abundance of bike racks across campus, with some even doubling as art sculptures. There is a lack of consistency between standard bike racks. Sculptural bike racks are located in more visible places and serve as landmarks in addition to bike parking. The purpose of having a surplus of bike racks is to provide additional means of travel between different parts of campus.

There is a moderate level of bicycle usage on campus, indicated by many bike racks always having a parked bicycle. Some of the less used bike racks are in areas where there is less daily traffic altogether. Sculptural bike racks sometimes serve as a focal point or a transition piece, while standard racks are placed more out of the way and sometimes serve to fill unused space.

Bike tire pumping stations are located near the south and central portions of campus, mostly adjacent to bike racks. The style of the pumping stations is consistent throughout campus. Some are located near common spaces like dining halls.

Less common than traditional bike racks, but still present, are the hybrid skateboard and scooter racks. These are also largely consistent throughout campus,



Wide winding path with shade trees



Boardwalk



Artful bike rack

with some deviation from the standard bike rack. These were located more commonly outside of student gathering places like the Osprey Clubhouse. Unlike the bike racks, the usage of this amenity was much lower. Skateboards and scooters are used by some students, but not as commonly as bicycles.

OSPREY CONNECTOR STOPS

Typical Osprey Connector stops have a standard covered structure with ADA compliant seating, but there is a clear lack of landscape treatments at shuttle stops. Landscape is not standardized, but the shade structure takes priority and provides covered seating.

The only stop that uses a different cover and has unique architectural elements is the stop for the St. Johns Town Center Route located in Parking Lot 2 near the Library. This is the only stop that serves connections off campus. Landscaping in this area is manicured and maintained to frame a welcoming entrance for shuttle riders. The structure itself also mimics a gateway to signify the importance of an arrival or departure.

EMERGENCY ACCESS

Per these observations, access to emergency facilities was not impeded by any landscape treatments. Parking facilities located near buildings and around the loop road allow for open access for emergency service vehicles.

PLANTED AREAS

Planting areas on different parts of campus are generally unique and have their own character and feel. These landscape treatments contribute to the overall experience of campus, with the core of campus containing the largest variety of plant species. Native and non-native plantings have a purpose of creating an outdoor educational space for students and visitors to enjoy. The typical plantings present throughout campus are mature shade and ornamental trees accompanied by dense shrub plantings and scattered perennial areas.

The northern and central sections of the campus core are comprised of large shade trees and dense shrub plantings, as well as multiple small, themed gardens that make up the UNF Botanical Garden. These niche gardens each have an identifiable theme, such as the Native Garden. This garden showcases plants native to Florida in front of the Biological Sciences Building. Each garden has its own informational sign describing the intent of the garden. Flowering trees and perennials can be found easily in these areas and create interest in this section of campus.

The highlighted landscape features within campus are within the various gardens of the UNF Botanical Garden.



Standard Osprey Connector shuttle stop



Typical mass plantings along the foundation of Tom and Betty Petway Hall



North Florida dune planting with the purpose of giving UNF Coastal Biology students an on-campus opportunity to learn more about dune vegetation

Each niche area has its own identity and purpose that does not tie into the overall theme of the campus; however, they do encourage contemplation and serves as an educational resource.

The southern section of the campus core is made up of foundational shrubs that have been sheared, open green spaces with large deciduous and conifer trees, and sporadic perennial and palm plantings. Some buildings in this area are bordered by a natural buffer separating them from UNF Drive.

Building landscaping located outside the campus loop generally has its own identity and is not cohesive with the plantings of the northern and central core. Pond banks generally do not have a formally groomed appearance and have been allowed to grow naturally to reduce weekly landscape maintenance efforts, and to follow Florida friendly landscape practices.

Overall, the campus plantings do not contribute to one identifiable theme, but create an immersive and unique experience. Mature shade trees and palms are identified throughout the site, but the supporting underplantings vary in form and selection from area to area. Non-native plantings tend to be centralized in courtyards and raised beds in an effort to contain them from spreading towards the naturalized areas that makeup the perimeter of the developed campus area. Native plantings are used on the perimeter of the developed boundaries and along Eco Road.

SITE FURNISHINGS

Site furnishings are located throughout campus, concentrated mostly adjacent to buildings, courtyards, and along pedestrian circulation routes. They can also be found around Boathouse Lake, Candy Cane Lake, and the hiking paths at Lake Oneida.

Site furnishings include sculptures, trash/recycling bins, bollards, benches, tables, seat walls, bike racks & service stations, skateboard/scooter racks, planters, shade structures, leaning and handrails, fences, signage, active recreation amenities, drinking fountains, maintenance fixtures, water features, shuttle stops, vending machines, and emergency service buttons.

The condition of these furnishings varies, with some appearing to need service or replacement in the older sections of campus. Surrounding the newer buildings, the furnishings appear to be in better condition. There is no notable vocabulary between furnishings on campus, with most pieces not matching each other or complimenting the adjacent architectural vernacular.



Bamboo Garden creates an immersive and unique experience with various textures and vertical elements



Florida friendly retention pond maintenance practices along UNF Drive



Standard trash/recycling bin and overhead pedestrian lighting fixture

LIGHTING

There are three different overhead lighting types. These were originally established in the 1972 Master Plan and have followed that hierarchy to the present day. Road lighting is largely consistent, with more focus on lighting along the sidewalk than the street. Pedestrian walkways that are away from roads generally have lower clearance overhead light fixtures with a more focused lighting pattern. Lighting in parking lots and garages is more broad than road lighting to provide visibility at night. In addition to overhead lighting, bollards and other ground level fixtures offer some lighting across campus. In general, the campus core, roads, and walkways are consistently and well lit.

TRASH COLLECTION

Dumpsters are well screened by masonry columns, fences, and gate structures.

MAINTENANCE FACILITY AND SERVICES

There is a central maintenance area located behind the Physical Facilities building. This area has a sufficient landscape buffer consisting of trees and shrubs. The north Campus Maintenance Facility is not directly screened, but it is not in a highly visible part of campus.

CAMPUS EDGES

The campus edges are defined by the circulation routes of the campus. Described in the 1972 Master Plan, there is a certain intention to decrease development outward from the core. As a somewhat fragmented layout connected by single routes of travel, campus edges are visible to those traveling through campus. Where the road stops, forested wetlands begin, resulting in a well-defined campus edge.

NATURAL LANDSCAPE CONTEXT

Prior to development of campus, there was a mixture of five different ecological plant zones: Oak Ridge, Pine/Palmetto Association, Cypress Pond, Transitional Swamp, and Swamp. The distinctions between these communities were based upon elevation, inundation status, and relationship to plant adaptations.

According to the National Wetlands Inventory, the surrounding swamps are classified as palustrine forested/shrub wetlands that range in inundation from seasonally flooded to permanently flooded. Vegetation in these areas is mostly broad-leaved deciduous and evergreen trees with some scrub-shrub vegetation throughout. Some needle-leaved evergreens are present on the south side of campus. Plant species in the different communities are shown in the table at right.



A pedestrian boardwalk showcasing a clear edge condition between the built environment and nature



Forested wetland ecology near Candy Cane Lake

EXISTING LANDSCAPE TYPOLOGIES

TYOLOGY	PLANT SPECIES
Oak Ridge	Turkey Oak, Wire Grass, Lichens
Pine/Palmetto	Longleaf Pine, Saw Palmetto, Ericaceous Shrubs
Transitional Swamp	Sphagnum Moss, Pitcher Plants, Gordonia, Swamp Fetterbush, Ferns
Swamp	Red Maple, Tupelo Gum, Ash
Cypress Pond	Bald Cypress, Emergent Grasses

These plant communities still occupy much of the undeveloped land on the UNF campus, serving as wildlife habitat and a natural landscape for students to enjoy. Much of the UNF Nature Trail network winds through these distinct ecological zones.

HISTORIC LANDSCAPE FEATURES

The Robert W. Loftin nature trails, located at the west side of campus, have both historical value and ecological purpose. These trails, recognized as a National Recreation Trail by the U.S. Department of the Interior, were designated in 1978, five years after the opening of campus. Winding through the Sawmill Slough Nature Preserve, the trails serve as a protected area for plants and wildlife. Dense canopies of pines and hardwoods cast shade over the walking paths, with dense native understory plants and ground cover along the forest floor.

The Osprey Village housing is located near Lot 12 and the Fine Arts Center Parking Garage. The construction of this dorm in 1985 signifies a shift from being a commuter institution to a residential campus. The landscape consists mostly of large pines, oaks, and sheared hedges. Most buildings lack foundation plantings and mulch. Sodded areas are mostly compacted from foot traffic and are thinning in places.

The Osprey Fountain, located outside the UNF Arena, was constructed in 1994 and serves as a significant landmark on campus. The sculpture is framed by a hedge and a dense background of Sabal Palms and canopy trees, providing an attractive vertical element to the hardscape outside the arena. Students can be found taking pictures in front of the fountain during graduation.

SPECIMEN OR SIGNIFICANT LANDSCAPE FEATURES

The Peace Plaza offers students a quiet and serene place for studying or meditation. It contains a variety of lush foliage and textures including mostly drought tolerant Mediterranean species. The garden also features plants symbolic of peace in many cultures, including an olive tree, Nelson Mandela Gold bird-of-paradise, bleeding heart, peace lily, sedum, and rosemary. Statues of Martin Luther King, Jr. and Mahatma Gandhi rise out of the landscape, and their beliefs frame the theme of the garden. A large Live Oak accompanies this space and provides shade to the solid granite picnic table.

The JB Coxwell Amphitheater provides an open space for gatherings and events, but is seldom used due to limitations placed by UNF on impact to the lawn. It is surrounded by native wetlands to the rear, and rows of



UNF Nature Trails provide a recreation amenity and getaway for students and community members



The Osprey Fountain is a campus landmark and popular spot for graduation photos



Peace Plaza is a popular student gathering spot

FIGURE 4.7: BOTANICAL GARDENS + PUBLIC ART LOCATIONS



LEGEND

- Public Art
- Botanical Gardens
- Veterans Plaza
- Amphitheater
- Food Forest
- Butterfly Garden
- Healing Garden
- Cycad Garden
- Bioswale Garden
- Peace Garden
- Subtropical Woodland Hammock
- Peace Plaza
- Native Garden
- Hummingbird Lane
- The Globe
- Florida Garden
- Literary Garden
- River of Knowledge
- The Green
- Woodland
- Climate Change
- Palm Garden
- Roy Lassiter, Arthur Bloomer & Jack Funkhouser Leaders and Legends Garden
- Brazilian Garden
- The Edge Native Garden
- Waterwise Residential Demonstration Garden
- Potager Permaculture Guild



0 225 450 900 FT

crape myrtles and other understory trees to the sides of the stage. This area is mostly void of plant material.

The UNF Green is an open turf area in the center of campus that is commonly used as an informal gathering place for students, or for outdoor classes when weather permits. The Fine Arts Center provides a backdrop to this area due to its eye-catching lines and architectural elements. The Green is surrounded by a curved concrete sidewalk that serves as a main artery on campus connecting the academic buildings to the north with the dormitories to the south. Stands of large live oaks form a dense canopy that provides shade to the well-defined perimeter of the green.

IRRIGATION

UNF's policy is that newly installed landscapes be irrigated unless otherwise stated by the Physical Facilities Department. Irrigation systems must adhere to rules developed by the St. Johns River Water Management District. These rules include mandatory restrictions specifying the days and times when watering may occur, and the amount of water that may be applied. UNF also subscribes to the nine principles of Florida-Friendly Landscaping which include watering efficiently, reducing stormwater runoff and protecting the waterfront.

For construction of irrigation systems, availability of a water source, flow, and pressure rates are required. Following construction of the system, as-built drawings for any updates to existing irrigation systems must be submitted to the Physical Facilities Department. Smart technologies including rain sensors are used to limit irrigation during periods of significant rainfall.

Currently, the University uses various on-site water wells and reclaimed water for irrigation through a 16-inch main running through campus. Two small surface wells at the University Police Department serve as a source of irrigation water. The Athletics District, University Center, and Golf Complex are irrigated from surface water ponds.

Two reclaimed water connections, served by JEA, are located at the Golf Complex and in the core of campus. The core connection is delivered from the 16-inch main to a cistern that feeds the irrigation system throughout campus. This main is not always pressurized, so JEA requires the University to construct surface ponds or install cisterns.



The Amphitheater is located immediately adjacent to the Student Union but is used infrequently



The UNF Green is a popular informal gathering place



STORMWATER FACILITIES

Stormwater management facilities on campus serve multiple purposes. They not only functionally manage stormwater, but also play a crucial role in shaping the arrangement of buildings, blending the built environment with the natural surroundings, and providing opportunities for learning and recreation.

In the core of the campus, Candy Cane and Boathouse Lakes act as natural boundaries, defining the spatial organization of buildings. The buildings are strategically arranged around these lakes, creating a cohesive and harmonious layout that establishes a sense of place. Additionally, features like boardwalks, seating areas, botanical gardens, and other social spaces enhance the connection between the buildings and the water.

The landscape treatment of these stormwater management facilities varies. Candy Cane Lake, for example, incorporates a boardwalk to frame views of the preserved hardwood cypress dome. Boathouse Lake combines manicured lawn edges with naturalized landscapes. Stormwater management facilities adjacent to UNF Drive utilize varying degrees of landscape buffering. Facilities are screened from view with native plant material, use native plant material as a backdrop to frame the stormwater management facility, or are devoid of any landscape.

SITE FURNISHINGS

Light Standards

Lighting is consistent throughout campus. Two types of overhead walkway and area lights, one bollard light, and one roadway and parking light, have been identified. All lighting is black in color.

Trash and Recycling Containers

Waste receptacles for trash and recycling are provided throughout campus. The standard UNF receptacles are rectangular and brown.

Benches and Seat Walls

The core of campus is made up of an eclectic mix of benches. Benches vary in all aspects including shape, backing, seat perforations and slatting, arm rests, and color. Colors are typically brown, silver, or black. Materials are stone, brick, concrete, aluminum, or wood. Swing benches and woven hammocks are also present on the north side of campus.

Several sculptures are functional benches. Benches along the recreational trail system are made of wood. There were 23 varieties of benches identified.

Tables/Picnic Tables

The campus core has tables with freestanding seating and picnic tables. The former are unique to the campus core and are typically found in patios and courtyards. The latter are typically found in patios and courtyards. Both are made of aluminum, concrete, or wood, and seats and colors range from blue, silver, black, and brown. The perforations and stamps on table tops and seats range in complexity. There were 13 varieties of tables and picnic tables identified in the recreation area.

Paving Materials and Handrails

Primary walkways are made up of concrete, sometimes with red brick banding, and smaller pathways are made up of red bricks or gray and red pavers. Patios and courtyards are made up of pavers or concrete.

Concrete patios and walkways typically consist of concrete. Railings are aluminum welded tubes, seen with and without a wire mesh barrier. Some areas that could be hazardous, such as stairs or tactile mats on street crossings, are painted red, yellow, or blue to warn users of hazards.

Bollards

Bollard designs vary. Colors include silver, white, and black. Shapes vary from decorative to simple, and some are retractable. Most bollards are not lighted. The size of bollards does not appear to be uniform. There were seven different bollard models identified.

Signage

The campus is adorned with various signs that serve different purposes. These include entrance signage, wayfinding signs, informational signs, parking signs, and transportation signs. When it comes to design, signs that are meant to grab attention and assist users in navigating the campus, such as wayfinding signs, tend to be more elaborate and bold. These signs are designed to draw more attention and guide individuals effectively. On the other hand, signs that provide additional campus information, like those for botanical gardens, are more passive in nature. They are more plain and blend in more with the background, allowing them to be less obtrusive.

All signs adhere to the University's color scheme, which primarily consists of shades of blue and white. To achieve their desired aesthetics, the signs are made using a variety of materials, including brick, metal, concrete, and wood. There are thirteen different types of signs identified.

CAMPUS SAFETY

No major safety or security issues were reported on campus, but students noted that they don’t always feel safe walking alone at night, especially in areas with less lighting or no cell service.

All buildings on campus can be locked down in an emergency. All classrooms can be internally secured via thumb latch or switch. Most spaces use either intellikey or prox card for access control. All remaining office hard key locks are being updated to prox card access.

UNF hosts a number of safety awareness programs, including classes on sexual violence prevention, bystander intervention, and drug + alcohol use. A variety of awareness programs also highlight safety related topics throughout the year.

The table below shows the low rates of crime on campus.



Blue emergency phones are located throughout the campus to provide a quick connection to the UNF Police Department

ON-CAMPUS CRIME STATISTICS (2023)

OFFENSE	ALL LOCATIONS	RESIDENTIAL FACILITIES ONLY
Murder/Manslaughter	0	0
Rape	6	6
Fondling	1	1
Incest	0	0
Statutory Rape	0	0
Robbery	2	0
Aggravated Assault	1	1
Burglary	3	2
Motor Vehicle Theft	10	0
Arson	0	0
Domestic Violence	0	0
Dating Violence	3	3
Stalking	1	0
Unfounded	1	0

Source: 2023 Annual Security and Fire Safety Report

STUDENT SERVICES + AMENITIES

Figure 4.3 on the following page shows most existing student services, including function that fall under student services as well as food service and other spaces that provide a service or amenity for students. Recreation and housing amenities are covered under separate elements.

ONE-STOP STUDENT SERVICES

The existing One Stop was recently relocated to Building 10 and includes Admissions, Financial Aid, Registration, and other functions. These functions are conveniently co-located.

STUDENT UNION

The Student Union provides a wide variety of amenities, including the Game Room, the bookstore, prayer/meditation space, meeting rooms, Student Government offices, an art gallery, WSKR radio station studio, study areas, the “Lend-A-Wing” food pantry, and multiple food service options.

FOOD SERVICE

A wide variety of food service venues are provided on campus, and are supplemented by vending machines (including a Pizza ATM) in various locations. Venues in the Student Union and other locations close on Friday evenings and weekends, creating a lack of activity and food options for students who live on campus.

TUTORING

Tutoring on campus is offered in a variety of locations. The Writing Program + Center is located in Skinner-Jones Hall, and the SMART Center (which offers math and statistics tutoring) is located in the Mathews Building, with satellite locations in the Library and Osprey Fountains. Other departmental-specific tutoring areas are located across campus. Many services are also available online.

STUDENT HEALTH SERVICES + COUNSELING

The existing Student Health Services is located in the Brooks Brown addition, central to campus, but in a location that is not immediately visible or easy to find. The Counseling Center is located in Founders Hall.



Many student services are concentrated in the Student Union, including the popular Boathouse restaurant



Student Health Services is located centrally in the Brooks Brown addition, but can be difficult to locate

DINING VENUES

VENUE	LOCATION	OPEN EVENINGS + WEEKENDS?
Ace Sushi	Founders Hall	No
Boathouse	Student Union	M-F evenings only
Chick-Fil-A	Lassiter Hall	M-R evenings only
Einstein Bagels	Student Union	No
Jamba	Wellness Complex	M-R evenings only
Market	Shultz Hall	M-R evenings only
Market	Student Union	No
Osprey Cafe	Osprey Commons	Yes
Ozzie's	Osprey Fountains	Yes
Panda Express	Student Union	M-R evenings only
Pita Pit	Osprey Clubhouse	Yes
Qdoba	Student Union	Yes
Starbucks	Library	Yes

FIGURE 4.8: STUDENT SERVICES



LEGEND

- FOOD SERVICE
- BOOKSTORE
- HEALTH SERVICES
- WRITING CENTER
- SMART CENTER
- ONE STOP
- ADMISSIONS
- POLICE

HOUSING

Each building within the UNF Housing portfolio is adequately maintained and there are no adverse living conditions. Housing & Residence Life routinely updates the rooms so students can access support networks, laundry, and diverse recreation/wellness options.

Housing & Residence Life maintains good working relationships with other entities on campus, including Physical Facilities, who works to keep facility policies consistent across campus.

Students enter into a semester contract, as is typical with other universities. UNF offers a diverse set of housing options for single, double, and triple residents. Furthermore, they offer dormitory, suite, and apartment-style options. With the lottery pool (driven by tenure on campus), students with seniority typically secure the apartment and suite-style options.

UNF's goal is to house approximately 20% of the student body. Traditionally, students are more successful in college if they spend at least their first year on campus. The transition from high school is more seamless when there is programmed support for study skills, time management, and learning support interventions. UNF data shows higher retention rates for first-year students who live in residence halls. It is therefore imperative to have adequate housing to support student success.

UNF offers a diverse range of housing styles and options. The table below shows that there are traditional, suite, and apartment styles available. These configurations range from 1-bedroom units to 6-bedroom suites (found



Older residential building such as Osprey Landing lack the amenities of newer complexes

only in Osprey Fountains). The age of the facilities ranges from nearly 40 years old to the Honors Residence which is currently under construction. While older buildings may be well maintained, they lack more modern amenities found in the newer complexes.

Staff reports higher demand for both suite and apartment-style housing with the lowest demand in Osprey Hall. Data was not provided to support the preference, but occupancy remains high for all housing types. UNF discounts the lower-demand configurations. These include both aging and higher occupancy facilities.

Residence Life staff works with the Campus Recreation staff to best ensure continual access to campus amenities such as the pools, fitness facilities, and recreation areas. Staff also assists with mail and parcel delivery, as well as any other reasonable resident needs.

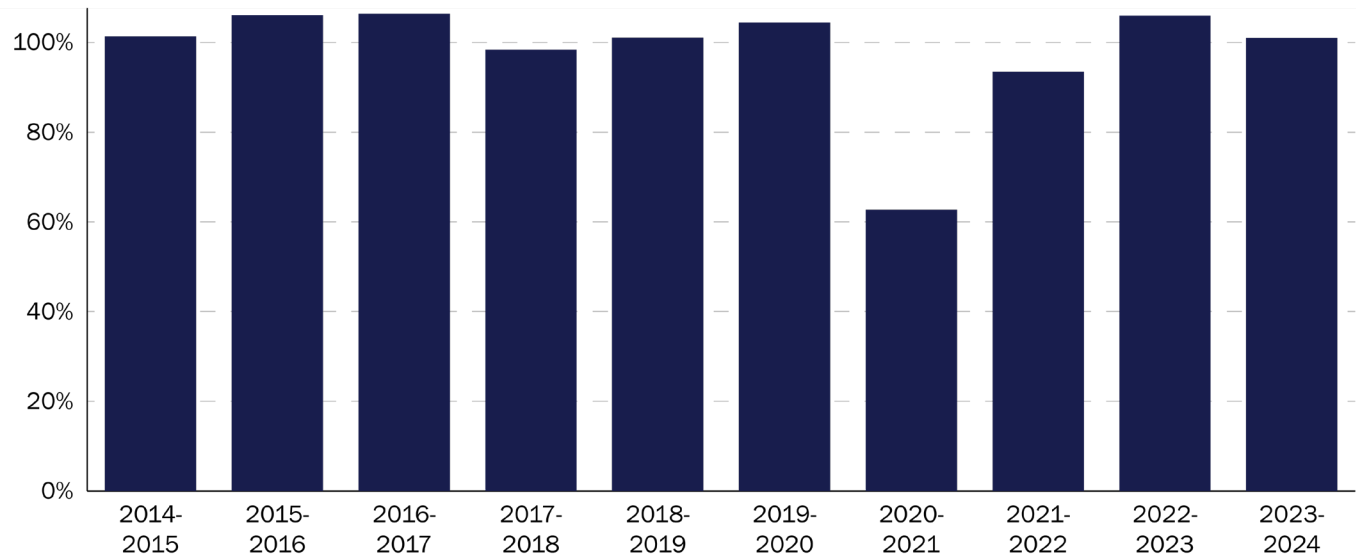
EXISTING HOUSING INVENTORY

	YEAR BUILT	RESIDENT TYPE	STYLE	NO. OF ROOMS BY TYPE	NO. OF STUDENT BEDS	NO. OF STAFF, RA & LCA BEDS	TOTAL BEDS
Osprey Hall	1989	First-year students	Traditional	123 Doubles	246	6	252
Osprey Landing	1994		Suite	203 Doubles	424	18	442
Osprey Cove	1997		Suite	204 Doubles	428	20	448
Osprey Crossings	2001		Suite	223 Doubles	466	20	486
Osprey Fountains	2009	Sophomores, Juniors, & Seniors	Suite	820 Singles 80 Doubles	980	20	1,000
Osprey Village	1985		Apartment	103 Two-Bedroom 56 Two-Bedroom	439	9	448
The Flats at UNF	2008		Apartment	95 Two-Bedroom 91 Two-Bedroom	463	12	475
Honors Residence	2025*		Suite/ Apartment	160 Singles 184 Doubles 160 One-Bedroom	504	17	521
Total					3,950	122	4,072

*Currently under construction



HISTORIC HOUSING OCCUPANCY RATES



Occupancy above 100% reflects years when double occupancy rooms are temporarily converted to triple occupancy

OCCUPANCY

Historically, UNF has maintained a near 100% occupancy. The chart above shows the year-over-year Fall occupancy rate. The data shown for 2020-21 reflects a disruption due to the COVID-19 pandemic. This data does not statistically impact the strong historic occupancy.

A 2021 Brailsford & Dunlavey market analysis validates the strong occupancy statistics. While most private sector developments expect a 90% occupancy rate in Jacksonville, UNF continues to outperform that rate, with some years exceeding 100% occupancy. The high occupancy indicates student preference for these facilities. Further analysis would help understand if rental rates, amenities, support systems, and/or program offerings are contributing to this success.

Staff reports that off-campus housing options are not viewed as accessible for students. There are no apartment complexes within walking distance. As a result, staff works with the transportation office to ensure off-campus students can get to campus. Additionally, staff works with private sector developments to identify safe and accessible housing.

CHALLENGES

Students perceive the available housing to be somewhat limiting. Finding parking near residence halls can be a challenge in the evening after finishing work,



Students complained of longer walking distances from on-campus housing to the core of campus

internships, or other off-campus activities. In addition, the walking distance from some housing to main campus destinations can be significant. Finally, on-campus activities, food, and other amenities are limited on evenings and weekends, creating limited options for resident students, especially those that do not have access to a vehicle.

Some students experience weekend isolation and opt to return home on the weekends. Residents of The Flats at UNF use their clubhouse on weekends rather than engage on the central part of campus.

LIVING LEARNING COMMUNITIES

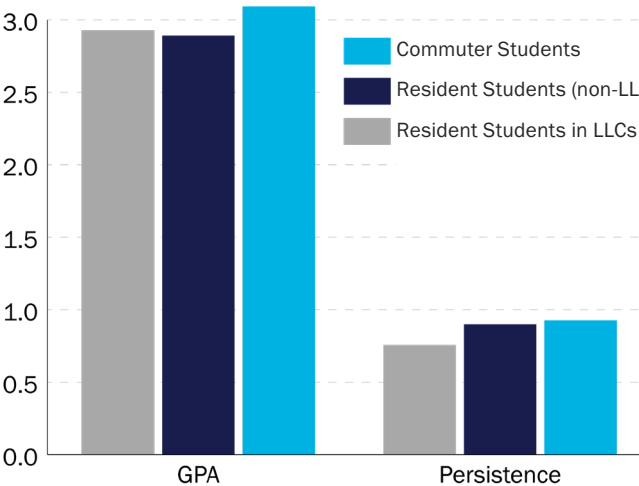
Many of the residence halls have Living Learning Communities (LLCs) that provide cohort networks for student affinity and success. In the 2022-23 academic year, there were 345 students enrolled in an LLC. (Students can participate in more than one.) The LLCs are diverse offerings designed to serve student affinities that support their academic success and retention. The participation breakdown is shown in the table below.

These students were more persistent, better retained, and performed better academically as compared to UNF students otherwise not participating in the LLC programs. The chart to the right shows how well the LLC students performed as compared to their peers.

LIVING LEARNING COMMUNITIES

NAME	PARTICIPANTS
ASL Zone	21
Coggin	35
Environmental Sustainability	19
Global Honors	41
Healthy Osprey	28
Honors	170
MADE	24
Music	21
PreMed	20
STEM	38
Stonewall	32
THRIVE	23
Transfer	8

STUDENT SUCCESS METRICS FOR LLC PARTICIPANTS



On average, students are more likely to be retained when living on campus. UNF retains more than 90% of students who are housed on campus, while less than 76% of students who live off campus persist. Students who participate in LLCs have a persistence rate of nearly 93% as shown in the chart above.

While the 345 LLC participants represent a small, self-selected group, it has been a successful intervention with statistically significant success.

OSPREY HALL

Osprey Hall is the sole traditional-style residence hall on campus. It is typically occupied by incoming students, since upperclassmen do not often opt for this location. However, it is the most centrally located residence hall, so residents have the shortest walking time to most classes and amenities. With the current configuration, there is little that can be done to modify it to resemble the suite or apartment styles in the other on-campus facilities. Furthermore, there is not a location where UNF could start a Living Learning Community.

OSPREY LANDING

Osprey Landing is similar to its counterpart Osprey Cove. For this three-building complex, each room has a private bathroom. Each of the rooms exits directly outside and so there are some temperature and humidity regulation issues. However, these efficient suites remain functional and serviceable. They have regular amenities such as laundry and open recreation space within the courtyards.

OSPREY COVE

Osprey Cove is similar to its counterpart Osprey Landing. In this three-building complex, each room has a private bathroom. This complex is directly adjacent to the Osprey Clubhouse. Students appreciate the proximity to the recreation amenities. Staff reports that these are desirable units and maintain good occupancy rates.

OSPREY CROSSINGS

Osprey Crossings are popular with students, especially those engaged with Living Learning Communities. These facilities feature well-appointed learning spaces and study spaces. They are popular for group projects and living with those with similar affinities.



Newer housing complexes such as Osprey Fountains have more amenities for residents

The high-ceiling atriums allow for both conditioned space and natural light. Like Osprey Landing, they have centralized gathering spaces that give students active space within a central courtyard without having to go too far from their rooms. These facilities are a little more than 20 years old and are very well maintained.

OSPREY FOUNTAINS

This is the newest housing complex on campus. It is known for its rich amenities including a swimming pool and lazy river. It also features the most diverse room type options.

OSPREY VILLAGE

These on-campus apartment-style residence halls remain desirable. These residences are equipped with in-unit kitchens. The complex is located near the Osprey Clubhouse, giving students easy access to those amenities. Furthermore, they are relatively centrally

EXISTING HOUSING AMENITIES

	PRIVATE BATHROOM	IN-ROOM VANITY	LOUNGE/ STUDY AREA	FITNESS CENTER	ON-SITE FOOD SERVICE	IN-UNIT KITCHEN	SWIMMING POOL
Osprey Hall							
Osprey Landing	✓	✓					
Osprey Cove	✓			✓	✓		✓
Osprey Crossings	✓	✓	✓				
Osprey Fountains	✓		✓	✓	✓		✓
Osprey Village	✓					✓	
The Flats at UNF	✓		✓	✓		✓	✓
Honors Housing	✓		✓	✓	✓	✓	

Note: All housing facilities have Internet, satellite TV, and on-site laundry facilities

EXISTING HOUSING RENTAL RATES

	RENTAL RATE (2024-25)				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	6 BEDROOM
Osprey Hall	\$3,750	\$2,446	n/a	n/a	n/a
Osprey Landing	\$5,379	\$3,151	\$2,717	n/a	n/a
Osprey Cove	\$5,760	\$3,424	\$2,717	n/a	n/a
Osprey Crossings	\$5,760	\$3,424	\$2,717	n/a	n/a
Osprey Fountains	\$5,435	n/a	n/a	\$3,686	\$3,353 (private) \$3,075 (double)
Osprey Village	\$3,586	\$2,646	n/a	n/a	n/a
The Flats at UNF	n/a	\$4,560	\$4,236	n/a	n/a
Honors Residence*	TBD	TBD	TBD	n/a	n/a

*Under construction

located so students have convenient easy access to other campus areas.

This complex serves as transitional housing so students can have the independence of apartment living without leaving the residence hall support network.

Because these units are among the oldest on campus, there is a backlog of deferred maintenance. Staff is well aware of the facility needs and balances that with the affinity the students have for these spaces.

THE FLATS AT UNF

UNF acquired the Flats in 2014 and invested significantly to make the spaces match the standards of the existing housing inventory. This work included roofs, drainage, HVAC, and cosmetic repairs. This complex, while very popular with the students, also received a disproportionate amount of work orders for the 2023-24 school year (nearly 40%). This may be a result of its wooden construction, high occupancy volume, and added amenities.

Unlike other residential facilities, The Flats units feature private bedrooms and bathrooms. Furthermore, each unit has a full kitchen. The dedicated clubhouse further makes the Flats at UNF a desirable location.

HONORS COLLEGE RESIDENTIAL HALL

Currently under construction, this complex will increase the number of beds on campus by about 15%. This project will relieve the growing housing demand and provide a formalized LLC for honors students. This housing is scheduled to open to students in Fall 2025.

PRIVATE SECTOR HOUSING

The 2021 Brailsford & Dunlavy Student Housing Advisory Service Report indicates that students generally prefer on-campus housing, a conclusion supported by persistence data. While 63% of UNF commuter students live with their families, the remaining 39% of commuter students either live alone or with roommates.

The study focused on comparing the rental rates UNF charges against what a comparable bed would cost in the private sector. In the 2023-24 academic year, students who lived on campus paid about 25% less than they would have paid for private housing off campus.

Students living on campus enter into 10-month contracts, while a 10-month contract can be challenging to find with private sector housing. Furthermore, students living off campus have less access to residence life support services such the resident advisors, Wi-Fi, tutoring, and recreation options. Students may choose to live off campus to help with life transitions, access to employment, or general preferences, but given market rates, there is a financial and student service incentive for students to live on campus.

The table above shows the current rental rates for each of the on-campus housing complexes.

As the University continues its strategic growth, its housing needs can also be considered either for an effective proportional growth or enhanced to continue current successes. Overwhelmingly, the Brailsford & Dunlavy study reports that students feel safer in on-campus housing as compared to living in private-sector housing. Presently, there are no existing Public/Private Partnerships (P3) for housing.

A new 700-bed private development is proposed to be built south of The Flats, with a Fall 2027 opening.

CONCLUSION

Many of the housing buildings are reaching the 35-40 age where major systems need to be replaced. Buildings should be recorded with the Florida Master Site File and evaluated for eligibility for listing in the National Register of Historic Places as they turn 50 years of age. In addition, in accordance with Chapter 267, Florida Statutes, the Department of State Division of Historical Resources will need to be consulted ahead of any proposed alterations, renovations, or demolitions of historic resources. Also, the traditional dormitory-style rooms are less desirable even if they are functional. Occupancy rates remain strong for on-campus housing and have bounced back since the COVID-19 pandemic. The goal of housing 20% of students on campus has recently been exceeded.

UNF housing remains both a preferred place for students to live as well as a resource to ensure their persistence as students. Housing helps retain students by offering proximity to campus activities at rents lower than the private sector.

The LLC program adds to the retention rates of on-campus housed students and while a strong minority of students, it remains an effective program. When the Honors Housing project is occupied, staff can monitor this program for success with retention and degree attainment as well.

Students living in on-campus housing are asking for better connectivity to campus events and improved transit and walk/bicycle options.



Amenities vary between different housing complexes, but many are aging and in need of improvements

FIGURE 4.9: CORE-CAMPUS STUDENT HOUSING LOCATIONS



ATHLETICS

INTRODUCTION

The University of North Florida Ospreys began intercollegiate athletic participation in 1983 as a member of the National Association of Intercollegiate Athletics (NAIA). In 1993, the Ospreys began NCAA Division II competition when they joined the Sunshine State Conference and subsequently the Peach Belt Conference in 1997. Since 2005, UNF has been a participating school in the Atlantic Sun Conference (ASUN). Athletic venues have been added accordingly as the program has risen in competitive difficulty.

The purpose of this element is to establish guidelines to assist the University in establishing and maintaining a high level of quality of athletic facilities. The considerations of this element are qualitative in nature and are in addition to the quantitative requirements of other Campus Master Plan elements.



Harmon Stadium is the largest outdoor athletic facility on campus and was constructed in 2000

INVENTORY

The University supports 19 NCAA Division-I athletic programs and is a member of the ASUN. Existing sports and facilities are shown in the table below. Except for the men's and women's golf teams that play at nearby Deerwood Country Club (approximately 6 miles from campus), individual sports exclusively use existing University-owned facilities.

EXISTING ATHLETIC VENUES

SPORT	FACILITY	SEASON
Baseball	Harmon Stadium Dusty Rhodes Field	Spring
Men's Basketball	UNF Arena	Winter
Women's Basketball	UNF Arena	Winter
Beach Volleyball	The Cooper Beach Volleyball Complex	Spring
Men's Cross Country	Hodges Stadium	Fall
Women's Cross Country	Hodges Stadium	Fall
Men's Golf	UNF Golfplex / Deerwood Country Club	Fall and Spring
Women's Golf	UNF Golfplex / Deerwood Country Club	Fall and Spring
Men's Soccer	Hodges Stadium	Fall
Women's Soccer	Hodges Stadium	Fall
Softball	UNF Softball Complex	Spring
Swimming	UNF Competition Pool Complex	Winter
Men's Tennis	UNF Tennis Complex	Spring
Women's Tennis	UNF Tennis Complex	Spring
Men's Track and Field	Visit Jax Trak at Hodges Stadium	Spring
Women's Track and Field	Visit Jax Trak at Hodges Stadium	Spring
Volleyball	UNF Arena	Fall
Cheerleading	UNF Arena / Campus	All Year

FIGURE 4.10: EXISTING ATHLETIC FACILITIES



Location + Arrangement

The most significant athletic facilities (Hodges Stadium, Soccer Field, Softball Complex, and Harmon Stadium) lie at the north end of campus between UNF Drive and North Entrance Road. This area also contains the Tennis Center, Field House, UNF Arena, and Student Wellness Complex (which students refer to as “the Gym”). Although the most significant activities are centralized in this area as a hub, supporting administrative space for athletics is housed throughout the campus.

Tennis Center. The Tennis Center features 10 full-size plus four pickleball courts. The main court accommodates approximately 500 spectators on bench seating. Six courts share bench/bleacher seating that also serves the main court. All courts have high-mast lighting that was installed in 2022. The Tennis Center supports both intramural and Division-I athletes.

UNF Arena. The Arena serves as a multi-use facility for not only several sports, but also for large events. Osprey Men’s and Women’s Basketball use it as their home venue, as do Volleyball and Cheerleading. While it can be configured to accommodate several floor layouts, its maximum capacity is for more than 5,000 spectators. It is more than 30 years old, and the major systems appear to be well maintained. It is mold-free and conditioned space. Racquetball courts have been converted into weight rooms and a premium hospitality space. Throughout the UNF Arena, it was observed that storage is an issue. For example, concession carts were stored in the hall, broadcast equipment was stored in the broadcast booth, and storage is occurring in a handball court. The area under the Hayt Osprey Outlook was recently converted to a storage area.

Hodges Stadium. This facility accommodates approximately 9,400 spectators on bench seating and a press box that contains track (9-lane) and field event venues. The internal rectangular field serves multiple

programs including Soccer. Hodges Stadium also hosts field events including hammer, discus, shot put, long/triple-jump, pole vault, and high jump. It features high mast lighting.

Turf Field and Three-Lane Track. This facility flanks the stadium and serves Soccer, Lacrosse, and Rugby. It is a rectangular field and track renovated in 2021 and surfaced like the main stadium. It features a 1,200 bench seating capacity and high-mast lighting. Surrounding field event venues do not have lighting.

Softball Complex. The UNF Softball complex supports Women’s Softball and accommodates approximately 300 spectators on a combination of bench and chairback seating. Like the Tennis Center, the UNF Softball Complex had its mast lighting upgraded in 2022.

Harmon Stadium. This stadium supports the University’s Baseball program and accommodates more than 1,000 spectators on a combination of bench and chairback seating. The immediate surroundings contain batting cages and field operations support. Both the visitor and home bullpens are exposed and located along the left and right field lines in foul territory.

Beach Volleyball Complex. Beach Volleyball has a dedicated facility, Cooper Beach Volleyball Complex, with five courts. This facility is new and well maintained. The roughly 300 spectators enjoy a shaded bench seating.

Pool Complex. The UNF Competition Pool Complex houses the Women’s Swimming program and is also open to the broader campus community as a recreation facility. It is in good condition but does not accommodate diving. No fixed seating is provided but modular bench seating can be installed when needed.

The table below summarizes the age and capacity of each athletic venue.

VENUE CAPACITY + AGE

VENUE	SEATING CAPACITY	SEATING TYPE	YEAR BUILT	SPORTS
Visit Jax Track at Hodges Stadium	9,400	Bench	2004	Men's Track and Field, Women's Track and Field, Men's Soccer, and Women's Soccer
Competition Pool Complex	N/A	N/A	2021	Women's Swimming
Softball Complex	300	Bench	1992	Women's Softball
Harmon Stadium/Dusty Rhodes Field	1,000+	Bench	1988	Men's Baseball
Tennis Complex	500	Bench	1986	Men's Tennis and Women's Tennis
Arena	5,000+	Bench	1993	Men's Basketball, Women's Basketball, Cheerleading, and Volleyball
Cooper Beach Volleyball Complex	300	Bench	2020	Beach Volleyball
Hayt Golf Center/Golfplex	N/A	N/A	2002	Men's Golf and Women's Golf

UNF has five facilities that support the overall health and wellness of student-athletes. All indoor training and rehabilitation facilities support the entire athletic program in the absence of dedicated training-support facilities.

The table below lists athletic support facilities.

SUPPORTING ATHLETIC FACILITIES

FACILITY	YEAR BUILT	SPORTS SUPPORTED
Turf Field & Three-Lane Track	1984	Soccer, Rugby, + Lacrosse
The J. Blacker Gym	2022	All
Strength and Conditioning Facility	2008	All
Athletic Training Facilities	2005	All
UNF Arena Athletic Training Room	1993	All

The Turf Field + Three-lane track serves as a practice area for both Men’s and Women’s Soccer. Additionally, the turf field is lined to accommodate Rugby and Lacrosse as well. The surrounding track has a similar coating and permanent lines like the larger Hodges Track. The facility has both high-arm mast lighting and bench seating to accommodate 1,200 spectators.

The J. Blacker Gym was constructed in 1980 and has been added on several times, most recently in 2022. This conditioning gym is part of the UNF Arena and is accessible to all student athletes.

The Strength and Conditioning Facility is housed within Hodges Stadium. This facility was constructed in 2008. While co-located with the Track + Field programs, all student athletes have access to the equipment.

The Arthur “Buster” Browning Athletic Training Facility was dedicated in 2005. Its construction doubled the training capacity for UNF. It serves as a training room for injury prevention as well as for recovery and rehab. It is located within Hodges Stadium.

The UNF Arena Athletic Training Room served as UNF’s primary treatment area until the Arthur “Buster” Browning Athletic Training Facility was opened. This space serves as the primary examination and preseason physical clinic.

There are numerous ancillary facilities intended to support the overall athletics portfolio. These include equipment storage, flammable and hazardous storage, and grounds and maintenance vehicle storage.

ATHLETE HEADCOUNTS

UNF reports a total of 351 athletic participants under the guidance of 67 coaches. The data does not separate

instances where athletes participate in multiple sports or work with more than one coach, nor does it account for any overlaps. However, all participating athletes train and compete in Division-I level facilities.

NUMBER OF COACHES AND STUDENT ATHLETES

SPORT	NO. OF STAFF	NO. OF ATHLETES
Baseball	8	42
Men's Basketball	12	13
Women's Basketball	10	12
Beach Volleyball	6	17
Men's Cross Country	*	25
Women's Cross Country	*	16
Men's Golf	6	13
Women's Golf	4	10
Men's Soccer	8	32
Women's Soccer	6	39
Softball	8	25
Swimming and Diving	4	28
Men's Tennis	6	9
Women's Tennis	8	8
Men's Track (Indoor)	*	30
Men's Track (Outdoor)	*	26
Women's Track (Indoor)	*	25
Women's Track (Outdoor)	*	25
Volleyball	8	19

UNF expects that the number of athletes in each sport will remain relatively constant over the ten-year timeline of this plan. UNF does not have specific standards for student level of service, but a number of facilities are in poor condition or over capacity.

Facility Suitability

Overall, the branding both within and outside the competition facilities is clear and designates the venues as home facilities for the respective Osprey team. Additionally, the facilities, given their age and available staff resources, are well maintained. Outdoor facilities have modern, remotely controlled lighting that provide general area lighting for their assigned facilities.

The UNF arena roof appears to allow some water intrusion perhaps compounded by some operational oversight. All the interior spaces appear to be dry and mold free.

A lack of storage impedes the optimal and intended use of athletic facilities. For example, there is equipment storage within the baseball locker room, vending equipment is stored in the circulation space in the UNF area, control and announcing rooms seem to be crowded

with equipment, and some hazardous and flammable materials do not have appropriate storage.

Furthermore, support facilities are inadequate and expose equipment to the elements, which may shorten equipment lifespans, mix chemicals and fuels, and provide inadequate security. Some grounds equipment is stored under temporary tents. Modern storage needs for advanced and electronic equipment have exceeded the storage capacities of the facilities.

Facility Capacity

Seating capacity at athletic venues is comparable to other ASUN conference institutions and all venues appear to be well-maintained. (There may be some minor water intrusion issues in the Arena related to operational oversights.)

In terms of venue capacities, Basketball, Baseball, and Softball compare well among participating ASUN institutions, while Soccer and Outdoor Track may be oversized. Hodges Stadium was not designed to host these sports exclusively, so UNF does not compare well against peers. However, Hodges Stadium is one of only seven Class 2 outdoor track facilities certified by the International Amateur Athletic Federation in the United States. As discussed below, this facility is appropriate for use beyond UNF's core needs. Athletic facility users beyond UNF Athletics competition needs are not readily quantifiable.

The table below compares the adequacy of existing seating capacities to other ASUN institutions.

The charts on the following pages compare the spectator seating capacity of existing UNF athletic venues to ASUN conference peers.

Previously Planned Facilities

A number of additional athletic facilities were proposed in the previous master plan, including additional athletic fields, a soccer complex, a central Athletics administration facility, and renovations of the Arena and Harmon Stadium.

In 2022, a UNF Athletics Strategic Plan was published to outline the broader vision for Athletics at the institution, including priorities that touch on academics, professional development, competitive excellence, well-being, resources, fan engagement, and integrity + efficiency.

A 2024 report called "Vision for UNF Athletics Facilities" proposed a new soccer complex, Arena locker room renovations, a tennis clubhouse, a high performance center, and a new baseball stadium.

Operations and Deferred Maintenance

UNF Athletics does not currently maintain an operations and maintenance or deferred maintenance plan.

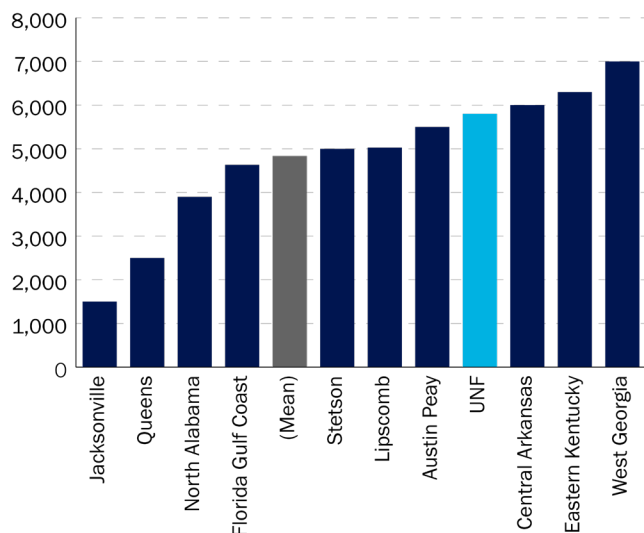
ASUN CONFERENCE INSTITUTIONS: ATHLETIC VENUE SEATING CAPACITIES

INSTITUTION	BASEBALL	BASKETBALL	SOCCER	SOFTBALL	TRACK
Austin Peay	777	5,500	800	200	12,200
Bellarmine	300	18,252	2,000	300	2000
Central Arkansas	1,000	6,000	1,000	1,000	622
Eastern Kentucky	900	6,300	400	400	20,000
Florida Gulf Coast	500	4,633	1,500	361	*
Jacksonville	1,500	1,500	500	1,387	5,000
Lipscomb	1,500	5,028	600	500	1,500
Queens University	no data	2,500	*	150	120
Stetson	2,500	5,000	500	160	*
UNF	1,000	5,800	9,300	300	9,300
University of North Alabama	1,500	3,900	**	1,500	*
West Georgia	500	7,000	250	500	0
Kennesaw State (Outgoing)	900	3,800	600	600	10,200

*Institution does not participate in this sport

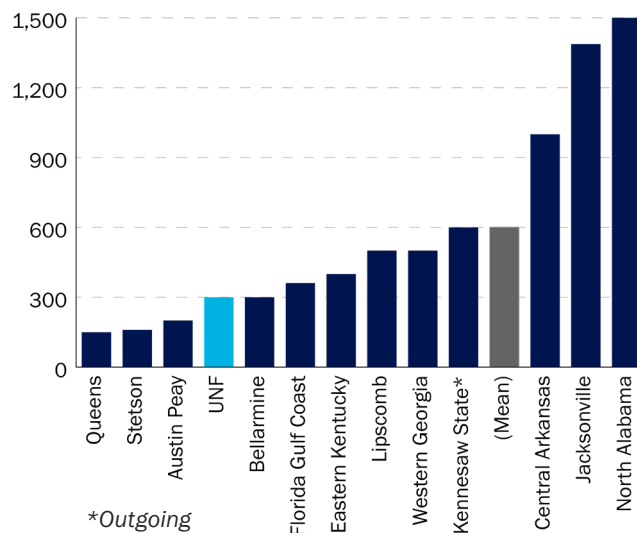
**New stadium under construction

ASUN CONFERENCE INSTITUTIONS: BASKETBALL VENUE SEATING CAPACITIES COMPARISON



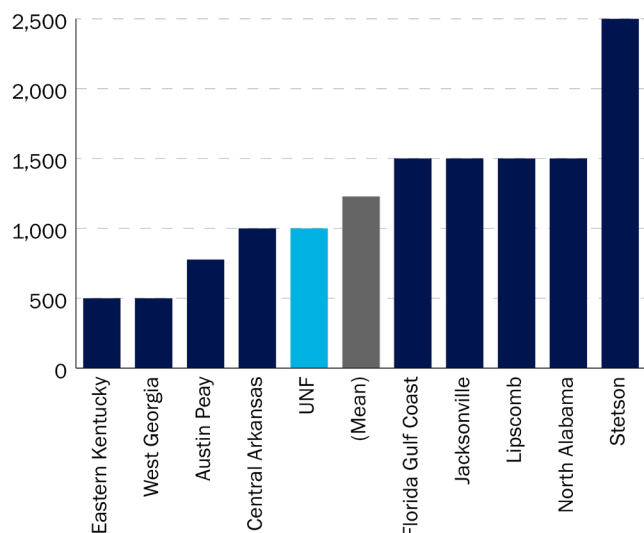
The UNF Arena, UNF's largest athletic facility, has about 100 seats more than the conference average for basketball facilities. This indicates that the facility is appropriately sized. Bellarmine University plays its games in Freedom Hall, which previously housed the Louisville Cardinals and so is a statistical outlier. The UNF Arena is among the larger facilities and is suitable for the events it holds, including the ASUN Championship game, which it hosted in 2015.

ASUN CONFERENCE INSTITUTIONS: SOFTBALL VENUE SEATING CAPACITIES COMPARISON



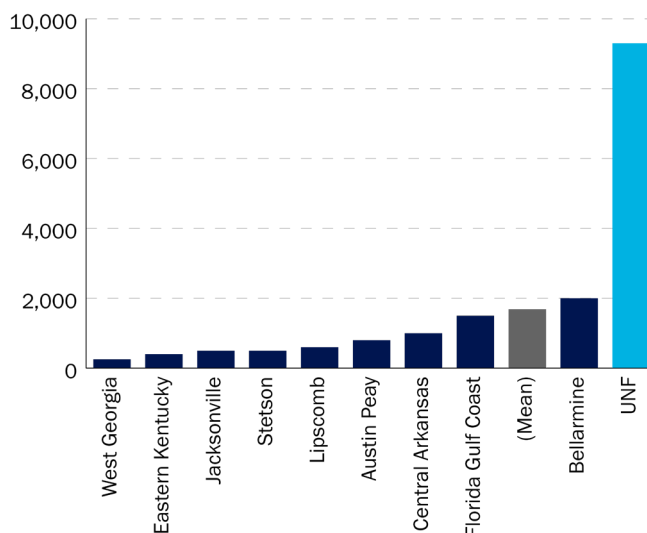
The Softball Complex can seat only 300 spectators, while the mean capacity for conference schools is 601, which is about twice the capacity of UNF's facility.

ASUN CONFERENCE INSTITUTIONS: BASEBALL VENUE SEATING CAPACITIES COMPARISON



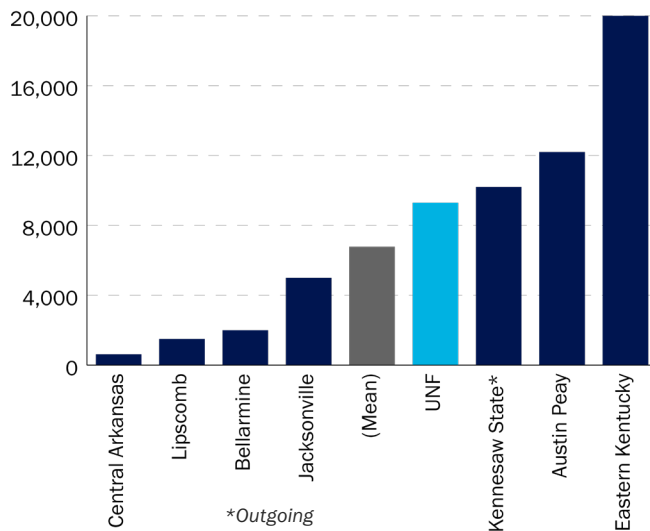
Harmon Stadium ranks near the conference mean for seating capacity in baseball venues. It has approximately 200 seats less than the conference average, indicating that it is appropriately sized.

ASUN CONFERENCE INSTITUTIONS: SOCCER VENUE SEATING CAPACITIES COMPARISON



Hodges Stadium is a statistical outlier in the conference in terms of seating capacity for soccer venues. While the mean is 1,685 seats, UNF stadium's capacity is more than 3 standard deviations above the mean at 9,300 seats. This facility is oversized given that it is not designed for soccer.

ASUN CONFERENCE INSTITUTIONS: TRACK VENUE SEATING CAPACITIES COMPARISON



Outdoor Track seating capacity should not be considered a reliable benchmark since the data disparity is so wide, and since most ASUN institutions use multipurpose facilities for Track + Field. Only Queens University and Central Arkansas University have dedicated Track venues. In this context, Hodges Stadium is oversized for ASUN collegiate Track. Its use as a regional or national facility beyond UNF use may be its highest and best use as evidenced by its IAAF Classification.

However, through discussions with staff anticipated projects such as the resurfacing of Hodges Stadium turf and irrigation system and ongoing repairs to handrails and structural joints have been identified as near-term priorities. It is assumed that other ongoing repairs at other athletic facilities have been contemplated but not formally documented.

Conclusion

Overall, many UNF athletic facilities were designed and built when UNF sports were Division II and are therefore

in need of significant investment to achieve parity with athletic facilities at other Division I institutions. While existing facilities have been well maintained and venue seating capacities may be comparable to ASUN peers, there are a number of significant concerns. Furthermore, facilities have not grown proportionally with the ascension of the athletic programs, and support facilities are not adequate.

The existing Soccer and Track + Field team, administration, and support facilities are currently undersized. While many venues for other sports are in good condition, support facilities (including locker rooms, storage, and offices) are largely in poor condition, undersized, and many have significant needs for reinvestment. These facilities are a daily challenge for the student athletes that use them but also detract from recruitment efforts. Furthermore, the Soccer, Track + Field, and Tennis programs currently share locker rooms. A number of existing locker room facilities are inadequately sized.

In terms of practice facilities, currently several sports share the same practice field, which can create issues from a scheduling and a field wear-and-tear perspective. The lack of indoor facilities can also be a seasonal challenge.

Coach and administrative offices are also currently inadequate in both number and condition, and present challenges to serving student athletes.

Student support services such as the academic support space, training facility, and other support spaces are undersized, located farther from the athletic district, and/or aging.

Athletic venues were also not designed for a modern, multimedia environment and do not incorporate features that allow for more intense television/streaming coverage or a more immersive fan experience.

Event and equipment storage is especially problematic and potentially hazardous. A sustained and intentional maintenance regimen for each facility with supporting annual operating funds was not observed. Materials and equipment were observed located/stored outside and exposed to elements.

UNF maintains a high local and area profile. Florida State University uses UNF's campus for its summer football camp. The Jacksonville Axmen (local professional Rugby team) use Hodges Stadium, along with some international athletics teams.



Existing branding makes facilities visually appealing and promotes school spirit



The existing Baseball locker room is in poor condition and significantly undersized



Storage for all sports is inadequate



Support facilities such as training areas are shared between sports and not adequate

TRANSPORTATION

This element assesses and makes transportation recommendations for integrating all modes of travel, both on campus and in the immediate vicinity off-campus.

PARKING

Parking on campus is categorized into several parking types: Faculty/Staff, Blue, Gray, Housing, and Restricted/Vendor. UNF students are able to park in the Blue, Gray, and Housing lots. Housing lots are generally located adjacent to the residence halls and are restricted to those students who live on campus, while Blue and Gray lots are available to students residing off-campus.

Blue parking lots are considered to be “premium” since they are closer to the core of the campus. Students with a Blue parking pass are also allowed to park in the Gray lots. Gray or “discount” lots are typically located further from the campus core and require additional travel (such as walking, biking, or shuttle) to reach the core. The table to the right lists the type and inventory of parking lots and garages on campus. Of the total 10,302 parking spaces, 238 are considered ADA accessible parking spaces.

UNF collects counts of available and occupied spaces in the parking lots on campus each semester. The table on [page 4-62](#) shows the supply, availability, and percent occupancy for on-campus parking on a typical weekday at peak hour during the Fall 2023 semester. Overall, there is sufficient parking provided on campus (73% occupancy), but it can be difficult to find a space in the core of campus. While the “premium” Blue lots are nearing 100% occupancy during the peak on a typical weekday, the Gray lots average just below 60% occupancy.

Based on the current parking demand, the Fall 2023 headcount enrollment of 16,570 students, and the current 2,298 UNF employees, the parking demand equates to 1.9 users per student space provided (Blue, Gray, and Housing lots) and 3.4 users per faculty/staff space provided (Faculty/Staff lots).

Staff noted that in the northern portion of Parking Lot 12, the narrow driveway makes it difficult for vehicles to pass each other.

The table at lower right shows the cost of each type of parking pass offered. There are also daily “visitor” permits offered for \$5 and \$2. The \$5 permit allows parking in Blue and Gray lots, while the \$2 permit allows parking in Gray lots only.

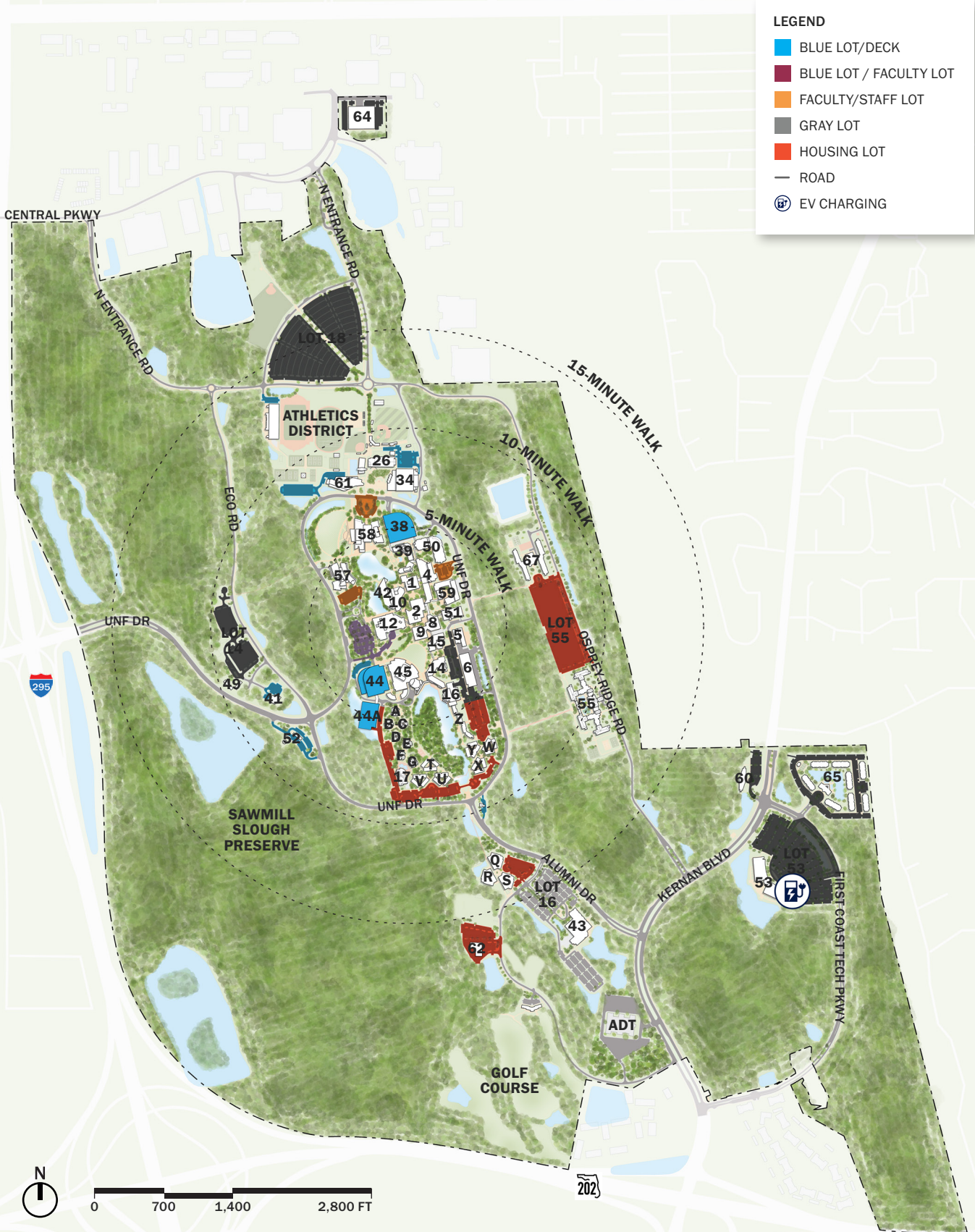
EXISTING PARKING INVENTORY

	PERMITS ALLOWED	SPACES
Garage 38	Faculty/Staff, Blue	988
Garage 44	Faculty/Staff, Blue	948
Garage 44A	Blue, Housing	545
Lot 1	Blue	51
Lot 2	Faculty/Staff, Blue	175
Lot 3	Faculty/Staff, Blue, Vendor	81
Lot 4	Blue, Vendor	21
Lot 5	Blue	142
Lot 7	Blue, Vendor	33
Lot 8	Vendor	10
Lot 9	Faculty/Staff, Blue, Vendor	170
Lot 10	Housing	223
Lot 11	Housing	239
Lot 12	Housing	181
Lot 14	Gray	391
Lot 15	Housing	184
Lot 16	Herbert University Center	653
Lot 17	Blue, Housing	182
Lot 18	Gray	1,987
Lot 34	Blue	102
Lot 41	Blue, Campus Police	45
Lot 46	Blue	21
Lot 47	Blue	7
Lot 48	Golf	32
Lot 53	Gray	1,138
Lot 55	Blue, Housing	1,027
Lot 60	Gray	100
Lot 64	Gray, Vendor	99
Lot 65	Gray	454
Lot 100	Blue	63
Total		10,302

PARKING PERMIT COSTS (2024-25)

PERMIT TYPE	ANNUAL COST	SEMESTER COST
Reserved	\$405	n/a
Faculty/Staff	\$250	n/a
Night Faculty/Staff	\$150	n/a
Blue Lot	\$160	\$95
Night Blue Lot	\$95	\$55
Gray Lot	\$95	\$55
Housing	\$205	\$125
Motorcycle	\$65	n/a

FIGURE 4.11: EXISTING PARKING FACILITIES



The chart below illustrates the parking occupancy rates by time of day and lot type. The peak occupancy for Faculty/Staff and Blue lot parking occurs approximately at 1:00 p.m., while Housing peaks at 9:00 a.m., Vendor peaks at 10:30 a.m., and Gray lot parking peaks at 3:30 p.m.

UNF also provides electric vehicle (EV) charging stations in Lot 53 near Hicks Hall. A valid UNF parking pass must be purchased in order to utilize the EV charging stations. Of the 7,046 vehicles registered for parking permits in the 2023-2024 academic year, 51 vehicles were EVs.



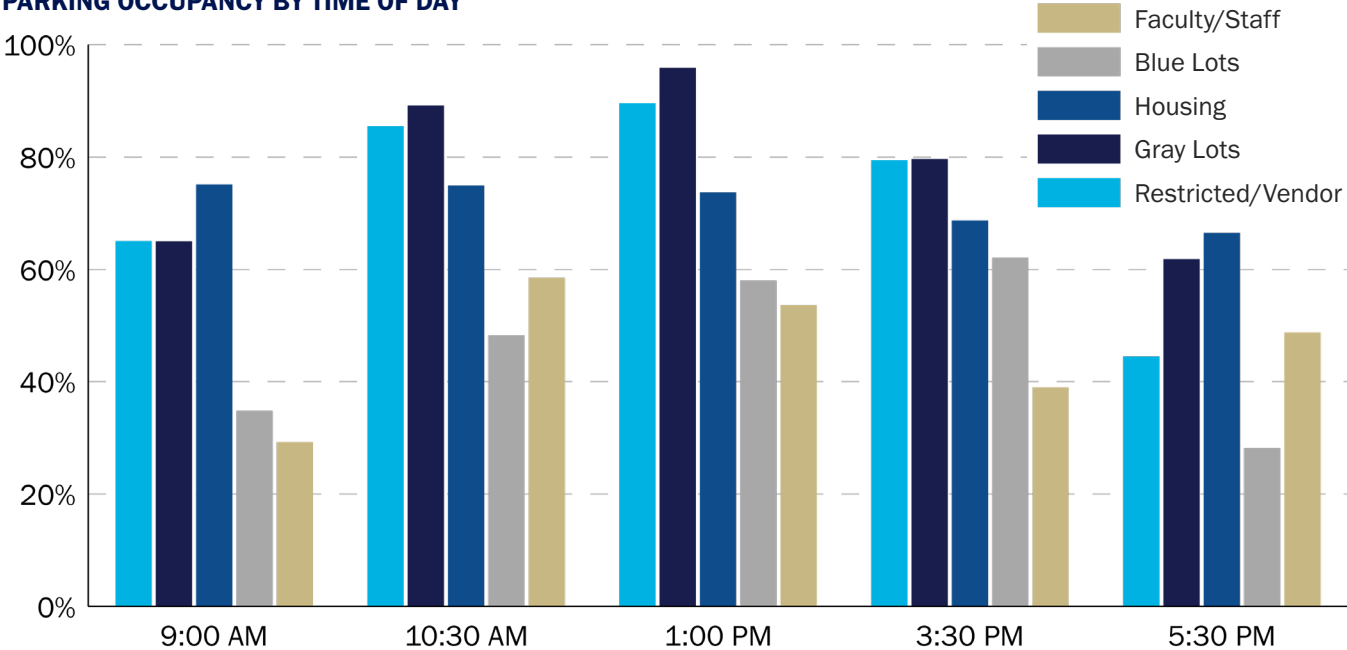
Parking spaces in the core of campus are at a premium and are 100% full during peak times

PARKING OCCUPANCY BY TYPE (FALL 2023)

PARKING TYPE	SUPPLY	AVAILABLE	OCCUPIED	OCCUPANCY
Faculty/Staff	676	72	604	89%
Blue Lots	2,283	100	2,183	96%
Housing	2,287	611	1,676	73%
Gray Lots	4,104	1,742	2,362	58%
Restricted/Vendor	41	19	22	54%
Subtotal	9,391	2,544	6,847	73%
Uncounted	911	-	-	-
Total	10,302	-	-	-

Data is based on counts from Wednesday, September 20,2023 at 1:00 p.m.

PARKING OCCUPANCY BY TIME OF DAY





TRANSIT

Transit service on campus is provided by the Jacksonville Transit Authority (JTA) and the UNF shuttle. The only JTA bus route that serves the UNF campus is route 8, which stops on UNF Drive near the Library as well as at other locations. This route connects to Beach Town Center, Rosa Parks Transit Station, St. Johns Town Center, Tinseltown, and Downtown Jacksonville. It arrives every 40-60 minutes on weekdays and every 60 minutes on weekends. Average daily ridership is shown in the table below. The lack of frequent service makes this an limited transportation option for most at UNF.

At this time there are no publicly available plans for improvements along the routes that serve or are adjacent to UNF campus.

UNF also operates two shuttle routes, the Osprey Connector and the St. Johns Town Center route. The Osprey Connector serves most destinations on campus but the one-way route is confusing for students and first-time riders. The Town Center route has five stops: Blaze Pizza, UNF Library, Maggiano's, Publix, and Target. Campus staff noted that high pedestrian volumes at the UNF Drive crosswalk between the Arena and the Student Union can slow shuttles.

OSPREY CONNECTOR SHUTTLE DATA

ROUTE	DAILY RIDERSHIP	FREQUENCY	SHUTTLE CAPACITY
Osprey Connector	1,831	7-10 mins.	33
Town Center	61	12-15 mins.	33
Total	1,892		

Ridership data is from September 27, 2023



The Osprey Connector campus shuttle provides service to most campus destinations, but its one-way route can be confusing for students to navigate

JTA BUS ROUTE 8 RIDERSHIP

STOP LOCATION	AVG. DAILY TOTAL BOARDINGS + ALIGHTINGS
Alumni Drive Southbound (near University Center)	3
Alumni Drive Northbound (near University Center)	3
UNF Drive (near Osprey Landing)	7
UNF Drive (near Student Union)	11
UNF Drive (near Library)	213
UNF Drive (near Osprey Clubhouse)	5
Total	242

Ridership data is from August 1, 2023 to May 31, 2024

DAILY SHUTTLE RIDERSHIP

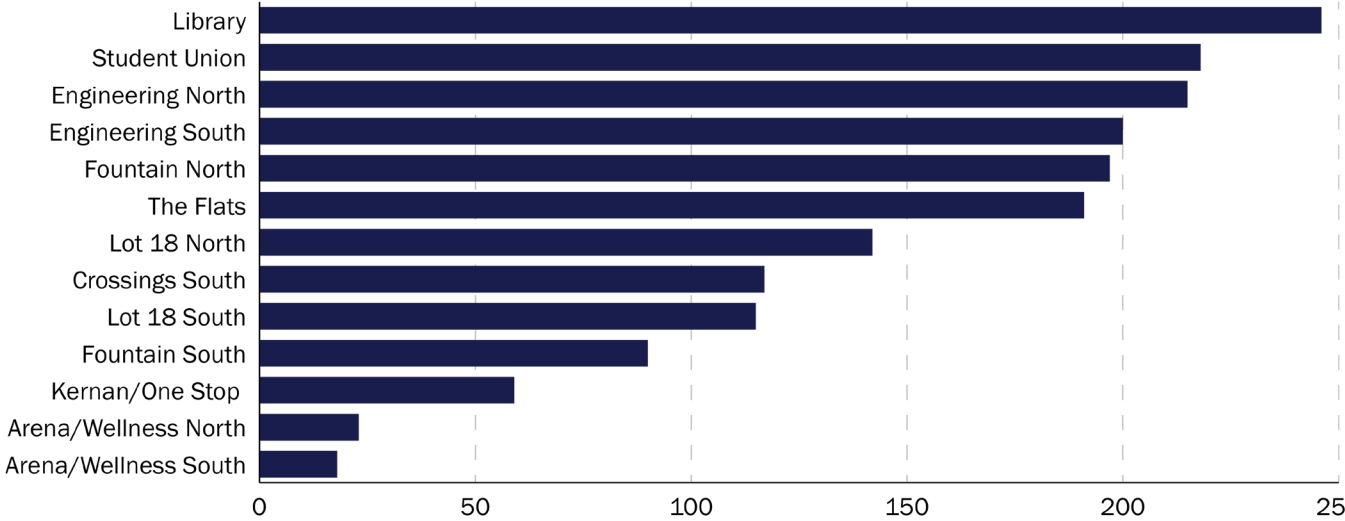


FIGURE 4.12: EXISTING OSPREY CONNECTOR SHUTTLE + PUBLIC TRANSIT



BICYCLE + PEDESTRIAN

In the core of campus, there are sidewalks and walkways of various widths and designs, covered and uncovered, between buildings. This core caters to pedestrian activity with a “no wheels under covered walkways” campus policy, giving priority to pedestrian traffic. Outside the core, walkways tend to follow the main roads without much deviation.

Currently, there are no bicycle lanes in the core of campus, but a series of multi-use paths on the northern portion of campus connect to the boardwalk system on the west side of the campus core. There are also two other boardwalks on the southern side of the core that connect to the Osprey Fountains and Osprey Crossings residential areas.

On the south side of campus, there are bike lanes and sidewalks along First Coast Tech Parkway and Kernan Boulevard which connect Parking Lots 53 and 65 with a sidewalk along Alumni Drive that leads to the core.

Bike racks are present throughout the campus and provide adequate bicycle parking for those who bike to and around campus. Bike racks are often provided in high traffic areas such as the fronts of buildings, but are also provided in areas where the space might go unused such as under stairwells.

UNF also provides a series of nature trails meant for recreational purposes. These trails are located on the non-developed southwest quadrant of campus. The nature trails do not serve as pedestrian circulation facilities.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

UNF has several initiatives and strategies in place for TDM. These measures are designed to reduce the dependency on single-occupant vehicles and enhance the efficiency of transportation options available to students, staff, and visitors. Current TDM strategies include the Osprey Connector shuttle, charging for parking on campus, bike facilities and parking, annual parking demand monitoring, and hybrid and remote schedules for faculty, staff, and students.



Most major walkways on campus are covered to be protected from the elements, with the notable exception of the walkway to Parking Lot 18



Most sidewalks outside the core of campus are narrow and lack shade or amenities

FIGURE 4.13: EXISTING BICYCLE/PEDESTRIAN FACILITIES



TRANSPORTATION SAFETY

Crash data from the past three years (2021-2023) were gathered from the UNF's Signal 4 Analytics. The heat map on the following page shows the location of reported crashes on campus. Most crashes occur in parking facilities. Crashes outside parking facilities are clustered around intersections. Three areas that experience a higher crash concentration include the intersections of UNF Drive with Eco Road, UNF Drive with Alumni Drive, and UNF Drive with the entrance to Garage 44/Lot 2.

Two areas where high-volume pedestrian and vehicular traffic intersect create safety concerns: the pedestrian crossing of UNF Drive between the Arena and the Student Union, and the area southwest of the Library between Parking Garage 44 and Parking Lot 2.

The first table below presents the crashes that occurred on campus from 2021-2023, excluding crashes in parking lots, which accounted for 173 of the 264 crashes. The second table below shows crash data from selected intersections in the vicinity of campus.



Nearly two-thirds of crashes on campus occur in parking lots or parking decks rather than on roads

RECENT TRAFFIC CRASHES ON CAMPUS

CRASH TYPE	2021	2022	2023	TOTAL	% OF TOTAL
Angle	1	0	3	4	4%
Animal	1	1	0	2	2%
Head On	0	1	1	2	2%
Left Turn	3	4	9	16	18%
Off Road	1	1	7	9	10%
Other	5	5	7	17	19%
Pedestrian	1	0	1	2	2%
Rear End	7	14	8	29	32%
Right Turn	1	0	2	3	3%
Sideswipe	1	1	5	7	8%
Total	21	27	43	91	100%

RECENT TRAFFIC CRASHES NEAR CAMPUS

INTERSECTION	NUMBER OF CRASHES (TOTAL-INJURY-FATAL)				ALCOHOL RELATED
	2021	2022	2023	3-YEAR TOTAL	
Kernan Blvd at First Coast Tech Pkwy	2-1-1	1-0-0	9-3-0	12-4-1	1
Kernan Blvd at Beach Blvd	29-8-0	39-10-0	34-5-0	102-23-0	1
Kernan Blvd at Alumni Drive	9-5-0	4-1-0	10-5-1	23-11-1	3
Beach Blvd at Central Pkwy	20-7-0	27-7-0	18-5-0	65-19-0	2
St Johns Bluff Rd at Beach Blvd	50-13-1	54-20-0	45-13-0	149-46-1	7
Kernan Blvd at Butler Blvd (SR 212) WB Ramps	8-2-0	10-3-0	12-4-0	30-9-0	3
Kernan Blvd at Butler Blvd (SR 212) EB Ramps	3-2-0	5-0-0	2-0-0	10-2-0	1
I-295 at Beach Blvd	56-12-0	67-14-0	100-32-0	223-58-0	5
I-295 at Town Center Pkwy	61-11-0	73-17-0	92-23-0	226-51-0	1
Total	238-61-2	280-72-0	322-90-1	840-223-3	24

FIGURE 4.14: CRASH DENSITY



ROADS

The table below presents the functional classification of road segments both on and off campus, in addition to comparing the 2018/2019 peak hour volumes reported in the previous Master Plan to year 2023 peak hour volumes. Existing traffic count data for off-campus roadways was obtained from the FDOT Florida Traffic Online (FTO) application and the City of Jacksonville 2023 Traffic Counts. Existing traffic counts for on-campus roads was collected during the Fall 2024 semester and are noted with the “UNF” label in the “Link ID” column.

EXISTING ROADS + TRAFFIC COUNTS

LINK ID	ROAD NAME	SEGMENT LIMITS	NUMBER OF LANES - FUNCTIONAL CLASSIFICATION	2018/2019 PEAK HOUR VOLUME	EST. 2023 PEAK HOUR VOLUME	PERCENT CHANGE
UNF	Alumni Dr	UNF Dr Loop to Kernan Blvd	4 - Collector	1,200	1,000	-16.70%
93	Beach Blvd (SR 212)	Southside Blvd to I-295	6 - Principal Arterial	5,200	5,220	0.40%
94	Beach Blvd (SR 212)	I-295 to Kernan Blvd	6 - Principal Arterial	5,700	4,815	-15.50%
89	Butler Blvd (SR 202)	I-295 to Kernan Blvd	8 - Freeway	14,000	12,280	-12.30%
660	Butler Blvd (SR 202)	Gate Pkwy to I-295	7 - Freeway	12,000	9,600	-20.00%
661	Butler Blvd (SR 202)	Kernan Blvd to Hodges Blvd	6 - Freeway	12,000	10,040	-16.30%
859	Central Pkwy	N. Entrance to Beach Blvd	4 - Collector	450	682	51.60%
768	Central Pkwy	N. Entrance to St. Johns Bluff Rd	2 - Collector	450	593	31.80%
593	Gate Pkwy	J. Turner Butler Blvd to I-295	4 - Minor Arterial	2,100	2,094	-0.30%
652	Gate Pkwy	Town Center Pkwy to J. Turner Butler Blvd	6 - Collector	3,300	3,264	-1.10%
405	Kernan Blvd	Alden Road to Beach Blvd	6 - Minor Arterial	3,100	3,887	25.40%
406	Kernan Blvd	Beach Blvd to Glen Kernan Blvd	6 - Minor Arterial	2,900	3,361	15.90%
585	Kernan Blvd	Glen Kernan Blvd to Butler Blvd	4 - Minor Arterial	2,700	3,147	16.60%
UNF	Eco Road	UNF Drive West to Roundabout	2 - Collector	400	500	25.00%
UNF	North Entrance Rd	Roundabout to Central Pkwy	2 - Collector	400	350	-12.50%
544	I-295	Butler Blvd to Gate Pkwy	10 - Freeway SIS	11,000	11,360	3.30%
560	I-295	St. Johns Bluff Rd to Beach Blvd	4 - Freeway SIS	10,500	8,000	-23.80%
580	I-295	Beach Blvd to Town Center Pkwy	6 - Freeway SIS	9,200	8,200	-10.90%
643	I-295	Gate Pkwy to Baymeadows Rd	10 - Freeway SIS	10,500	10,640	1.30%
645	I-295	Town Center Pkwy to Butler Blvd	10 - Freeway SIS	11,000	9,240	-16.00%
225	St. Johns Bluff Rd	Beach Blvd to Alden Rd	4 - Minor Arterial	2,000	2,239	12.00%
226	St. Johns Bluff Rd	Beach Blvd to Town Center Pkwy	4 - Minor Arterial	2,000	2,229	11.50%
594	Town Center Pkwy	Gate Pkwy to Big Island Dr	6 - Collector	3,500	3,490	-0.30%
856	Town Center Pkwy	Big Island Dr to St. Johns Bluff Rd S	6 - Minor Arterial	3,500	3,708	5.90%
865	Town Center Pkwy	St. Johns Bluff Rd S to I-295	6 - Minor Arterial	3,500	3,596	2.70%
UNF	UNF Dr West	I-295 to UNF Drive Loop	4 - Collector	1,900	1,700	-10.50%
UNF	UNF Drive N Loop	UNF Drive West to Alumni Dr	2 - Collector	1,200	850	-29.20%
UNF	UNF Drive S Loop	UNF Drive West to Alumni Dr	2 - Collector	1,000	850	-15.00%

The table below presents the context classification, level of service (LOS) standard, peak hour service volume, and estimated 2023 volume-to-capacity (v/c ratio).

ROADWAY SEGMENT CAPACITY

LINK ID	ROAD NAME	SEGMENT LIMITS	EST. 2023 PEAK HOUR VOLUME	CONTEXT CLASSIFICATION	LOS STANDARD	PEAK HOUR SERVICE VOLUME	V/C RATIO
UNF	Alumni Dr	UNF Dr Loop to Kernan Blvd	1,000	C3C	D	2,960	0.34
93	Beach Blvd (SR 212)	Southside Blvd to I-295	5,220	C3C	D	4,870	1.07
94	Beach Blvd (SR 212)	I-295 to Kernan Blvd	4,815	C3C	D	4,870	0.99
89	Butler Blvd (SR 202)	I-295 to Kernan Blvd	12,280	LA	D	14,710	0.83
660	Butler Blvd (SR 202)	Gate Pkwy to I-295	9,600	LA	D	12,880	0.75
661	Butler Blvd (SR 202)	Kernan Blvd to Hodges Blvd	10,040	LA	D	12,880	0.78
859	Central Pkwy	N. Entrance to Beach Blvd	682	C3C	D	3,290	0.21
768	Central Pkwy	N. Entrance to St. Johns Bluff Rd	593	C3C	D	1,950	0.30
593	Gate Pkwy	J. Turner Butler Blvd to I-295	2,094	C3C	D	3,290	0.64
652	Gate Pkwy	Town Center Pkwy to J. Turner Butler Blvd	3,264	C3C	D	4,870	0.67
405	Kernan Blvd	Alden Road to Beach Blvd	3,887	C3R	D	4,960	0.78
406	Kernan Blvd	Beach Blvd to Glen Kernan Blvd	3,361	C3R	D	4,960	0.68
585	Kernan Blvd	Glen Kernan Blvd to Butler Blvd	3,147	C3C	D	3,290	0.96
UNF	North-South Rd (Eco Rd)	UNF Drive West to Roundabout	500	C3C	D	1,200	0.42
UNF	North Entrance Rd	Roundabout to Center Pkwy	350	C3C	D	1,200	0.29
544	I-295	Butler Blvd to Gate Pkwy	11,360	LA	D	18,220	0.62
560	I-295	St. Johns Bluff Rd to Beach Blvd	8,000	LA	D	7,400	1.08
580	I-295	Beach Blvd to Town Center Pkwy	8,200	LA	D	11,050	0.74
643	I-295	Gate Pkwy to Baymeadows Rd	10,640	LA	D	18,220	0.58
645	I-295	Town Center Pkwy to Butler Blvd	9,240	LA	D	18,220	0.51
225	St. Johns Bluff Rd	Beach Blvd to Alden Rd	2,239	C3C	D	3,290	0.68
226	St. Johns Bluff Rd	Beach Blvd to Town Center Pkwy	2,229	C3C	D	3,290	0.68
594	Town Center Pkwy	Gate Pkwy to Big Island Dr	3,490	C3C	D	4,870	0.72
856	Town Center Pkwy	Big Island Dr to St. Johns Bluff Rd S	3,708	C3C	D	4,870	0.76
865	Town Center Pkwy	St. Johns Bluff Rd S to I-295	3,596	C3C	D	4,870	0.74
UNF	UNF Dr West	I-295 to UNF Drive Loop	1,700	C3C	D	2,960	0.57
UNF	UNF Drive N Loop	UNF Drive West to Alumni Dr	850	C3C	D	1,200	0.71
UNF	UNF Drive S Loop	UNF Drive West to Alumni Dr	850	C3C	D	1,200	0.71

PLANNED IMPROVEMENTS

Figure 4.9 and the table below presents the planned and programmed road and intersection improvement projects near campus. All projects in the surrounding area are on Florida Department of Transportation (FDOT) roads. The resurfacing on Beach Boulevard (SR 212) and Butler Boulevard (SR 202) do not provide additional capacity. Projects were found in the FDOT Five Year Work Program and the North Florida Transportation Planning Organization (TPO) 2045 Long Range Transportation Plan.

ROADWAY IMPROVEMENT PROJECTS IN THE VICINITY OF CAMPUS

FACILITY	LOCATION	DESCRIPTION	RESPONSIBLE AGENCY	ESTIMATED COST	PLANNED COMPLETION
I-295	SR 212 (Beach Blvd) to Butler Blvd (SR 202)	Widen to 6 Lanes	FDOT	\$299,707*	Late 2024
I-295 and Town Center Parkway	Southside Connector (SR 113) to Butler Blvd (SR 202)	Widen I-295 to 8 lanes, Create diverging diamond intersection with Town Center Pkwy.	FDOT	\$743,001,794	2030
I-295	Butler Blvd (SR 202) to SR 9B (Managed Lanes)	Widen to 8 lanes	FDOT	\$225,066,465	2030
Butler Blvd (SR 202)	Belfort Rd to Hodges Blvd	Resurfacing	FDOT	\$31,479,364	2028
SR 212	St. Johns Bluff to Gerona Dr	Resurfacing	FDOT	\$16,922,432	2025

*Reflects the remaining project cost rather than total project cost, since the project is in progress

FIGURE 4.15: PLANNED TRANSPORTATION IMPROVEMENTS



INFRASTRUCTURE

This element ensures the provision of adequate capacity for stormwater management, potable water, sanitary sewer and treatment, and solid waste facilities required to meet the future needs of the university.

STORMWATER MANAGEMENT

The map on the following page shows existing stormwater infrastructure on campus as provided by UNF. Using historical permitted project documents available from the St. Johns River Water Management District, approximate drainage basins have been overlaid with the pipe network.

UNF does not have the data required to complete a facility capacity analysis, so any surpluses or deficiencies in stormwater are unknown, as are the condition, performance, and capacity of existing facilities.

EXISTING REGULATIONS + PROGRAMS

Federal Regulations: The Clean Water Act (CWA). The CWA establishes the structure for regulating pollutant discharges into waters of the United States and for standards for surface water quality. Under subsection 303(d), the CWA requires that states develop lists of impaired water bodies, which are described as water bodies that do not meet the water quality standards set for them. States must submit lists of impaired waters every two years and are required to develop total maximum daily loads of pollutants for all water bodies that are listed as impaired. A portion of the UNF campus is located in the Ryals Swamp watershed, which is listed as impaired by the Florida Department of Environmental Protection (DEP) for fecal coliform.

The National Pollution Discharge Elimination System (NPDES) rule is another federal program, which allows the US EPA to regulate the discharge of pollutants into rivers, streams, and lakes through the issuance of permits. Phase I of the NPDES program required municipalities of 100,000 or more, construction activities totaling 5 acres or more, and select industrial activities to obtain an NPDES permit for their stormwater discharges. Phase II of the program, which was implemented in 2003, requires smaller operators of municipal separate storm sewer systems (MS4s) to obtain a permit for their stormwater discharges. Under this rule, UNF was required to obtain an MS4 General Permit, which was issued in 2017 by the Florida DEP. Phase II of the NPDES program also places more stringent requirements on construction activity: all construction activities one acre or more must obtain a permit, a requirement also administered by Florida DEP.



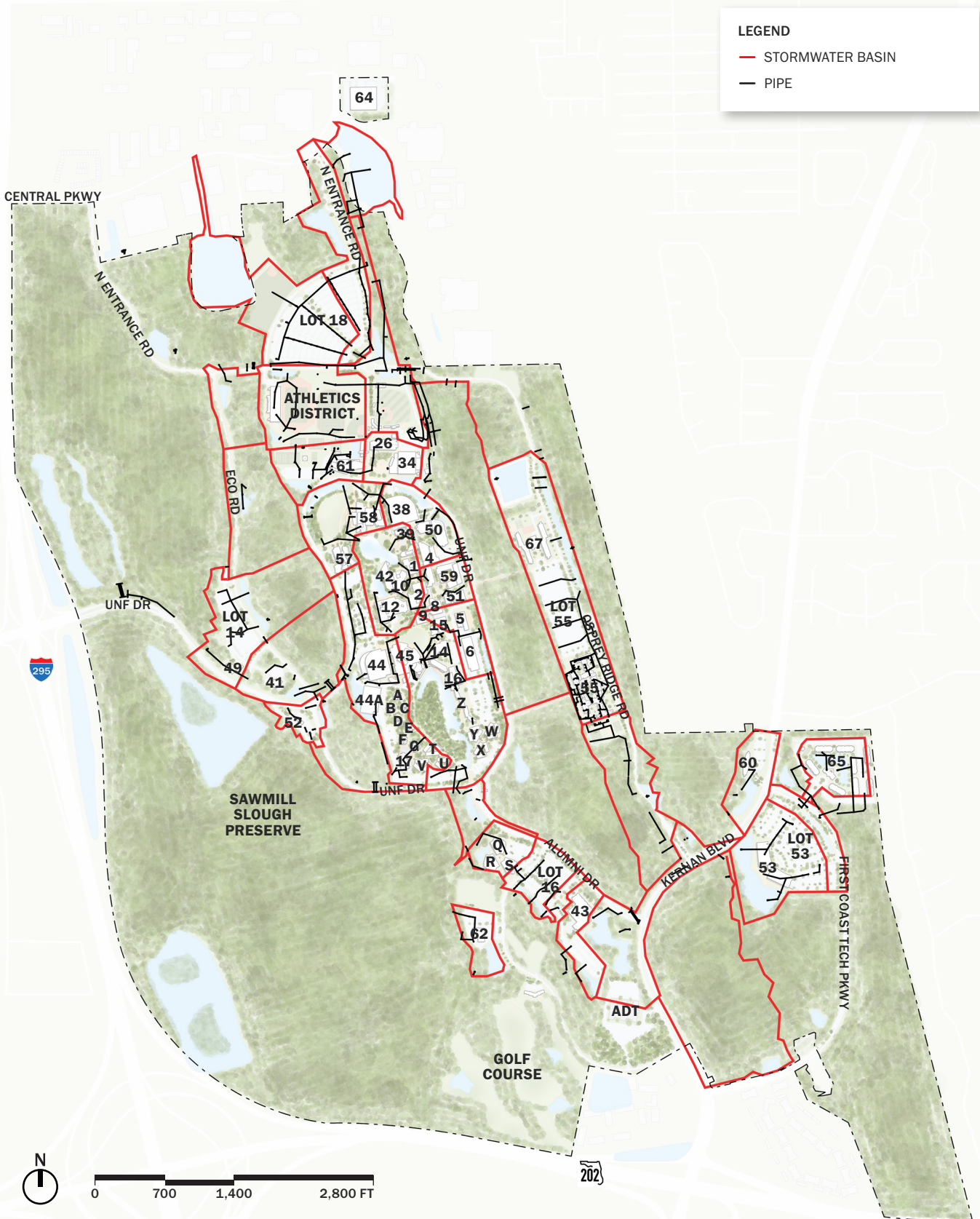
UNF has a number of stormwater ponds across the entire campus, supplemental to existing stormwater infrastructure.

State Regulations: UNF is located within the St. Johns River Water Management District and is subject to the regulations associated with its Environmental Resource Permitting Program and Management. Recently, the state implemented a Rule 62-330, F.A.C. that requires additional nutrient removal and operation and maintenance requirements. The published rule contained the following additional permitting requirements. The rule also proposed changes to the operation and maintenance requirements.

- Modeling or calculations are required, rather than presumptive best management practice design.
- Minimum stormwater treatment performance standards for design are based on a pre/post analysis or a nutrient reduction efficiency, whichever is more protective.
- Treatment designs must provide 80% nutrient reduction for both total phosphorous and total nitrogen.
- Additional removal requirements of 95% for projects discharging within Outstanding Florida Waters.
- Additional provisions for projects discharging to impaired waters to ensure consistent procedures for demonstrating that a project will provide a net improvement to receiving waters.
- For redevelopment, the proposed provisions allow a reduced total nitrogen standard of 45% under limited conditions. This is expected to support redevelopment in areas with little or no stormwater treatment.

Local Regulations: UNF is located within the City of Jacksonville and is subject to the City's Land Development Code stormwater design criteria.

FIGURE 4.16: STORMWATER MANAGEMENT INFRASTRUCTURE



This schematic level map is based on data provided by UNF and may be inaccurate or incomplete.

POTABLE WATER

The map on the following page shows existing potable water infrastructure on campus as provided by UNF. Complete data on these systems is not available.

Inventory + Assessment

UNF does not have the data required to complete a facility capacity analysis, so any surpluses or deficiencies in potable water are unknown, as are the condition, performance, and level of service of existing facilities.

Discussions with the University revealed significant challenges related to inadequate water pressure in the existing system, which has caused UNF to need to install supplementary measures to meet the pressures required by code for fire sprinklers. For buildings taller than one story, UNF requires installation of a booster pump due to a lack of consistent water pressure.

At this time, any agreements in place between the University and JEA were not available beyond the arrangement set forth in the Campus Development Agreement which offers provisions for assuring delivery of service to campus.

The University is within the surficial aquifer system, which provides water for domestic, commercial, and municipality uses. As the University currently received water through JEA, which utilizes the surficial aquifer and Floridan Aquifer systems, it is unnecessary for the University to construct wells to extract groundwater from the surficial aquifer system.

Problems + Opportunities

The previous master plan identified the need for a reclaimed water system as well as the expansion of the potable water system.

Existing Regulations + Programs

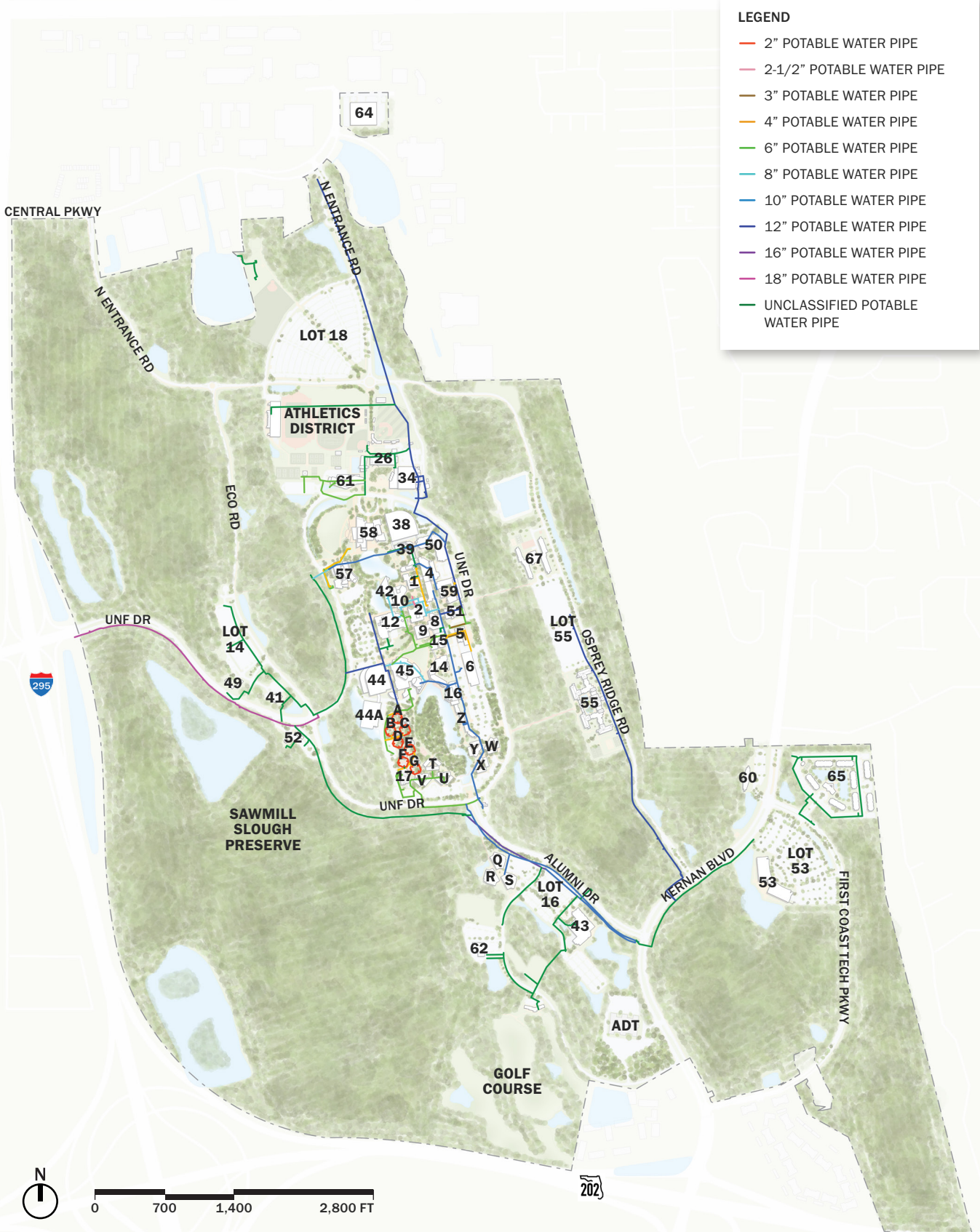
Federal. The Safe Drinking Water Act was passed in 1974 with the purpose of protecting public health by regulating public drinking water supply. The Environmental Protection Agency sets standards for limits of various contaminants found in drinking water through the Safe Drinking Water Act.

State. The Florida Safe Drinking Water Act is a state law that was enacted in accordance with federal guidelines. The Florida Department of Environmental Protection (FDEP) regulates safe drinking water through the Florida Safe Drinking Water Act. The State's drinking water standards follow the federal primary and secondary drinking water standards.

Within the State of Florida there are Water Management Districts which work closely with the FDEP and regulate the use of groundwater. Municipalities are required to have a consumptive use, or water use, permit which sets limits on the amount of groundwater that can be withdrawn.

Local. The University is exempt from local regulations since it is a Public Education Facility.

FIGURE 4.17: POTABLE WATER INFRASTRUCTURE



This schematic level map is based on data provided by UNF and may be inaccurate or incomplete.

SANITARY SEWER

Based on the wastewater infrastructure inventory available through JEA GIS data, it appears that not all infrastructure is accounted for on campus. The map on the following page shows all known wastewater facilities.

Inventory + Assessment

WASTEWATER SYSTEM PIPELINE INVENTORY

OWNER	PIPE DIAMETER (INCHES)	PIPE LENGTH (FEET)	PIPE MATERIAL
JEA	10	123	PVC
JEA	12	1,257	PVC
JEA	16	9	HDPE
JEA	16	2,070	PVC
JEA	18	405	HDPE
JEA	18	1,597	PVC
JEA	21	552	PVC
Private	8	1,070	PVC

A full inventory of the existing wastewater infrastructure and existing wastewater generation is currently unavailable.

UNF does not have data on existing level of service. Therefore, the general performance of existing wastewater facilities cannot be determined and projected wastewater generation cannot be estimated.

Based on the limited GIS data available, the wastewater collection system was installed between 2000 and 2015 and are made of PVC and HDPE. Typically, PVC and HDPE pipelines have a service life of 50 years. The University and JEA will need to consider the rehabilitation and replacement of pipelines within the next 25 years.

At this time, any agreements in place between the University and JEA were not available beyond the arrangement set forth in the Campus Development Agreement, which offers provisions for assuring delivery of service to campus.

Problems + Opportunities

Based on the previous master plan, the University had planned to identify additional metering needs to analyze wastewater flows and determine any irregularities that may be caused by infrastructure deficiencies, as well as provide proactive maintenance to existing pumping facilities to lengthen the infrastructure life cycle.

The University had also planned to provide planning information to JEA to ensure future infrastructure needs could be modeled and areas in need of improvement highlighted.

The previous master plan identified the need for an expanded wastewater collection system. The expanded system would be designed to ensure future sewer capacity is available and the collection system is installed at appropriate intervals to limit disruption and minimize costs. The expanded system would also limit environmental impacts.

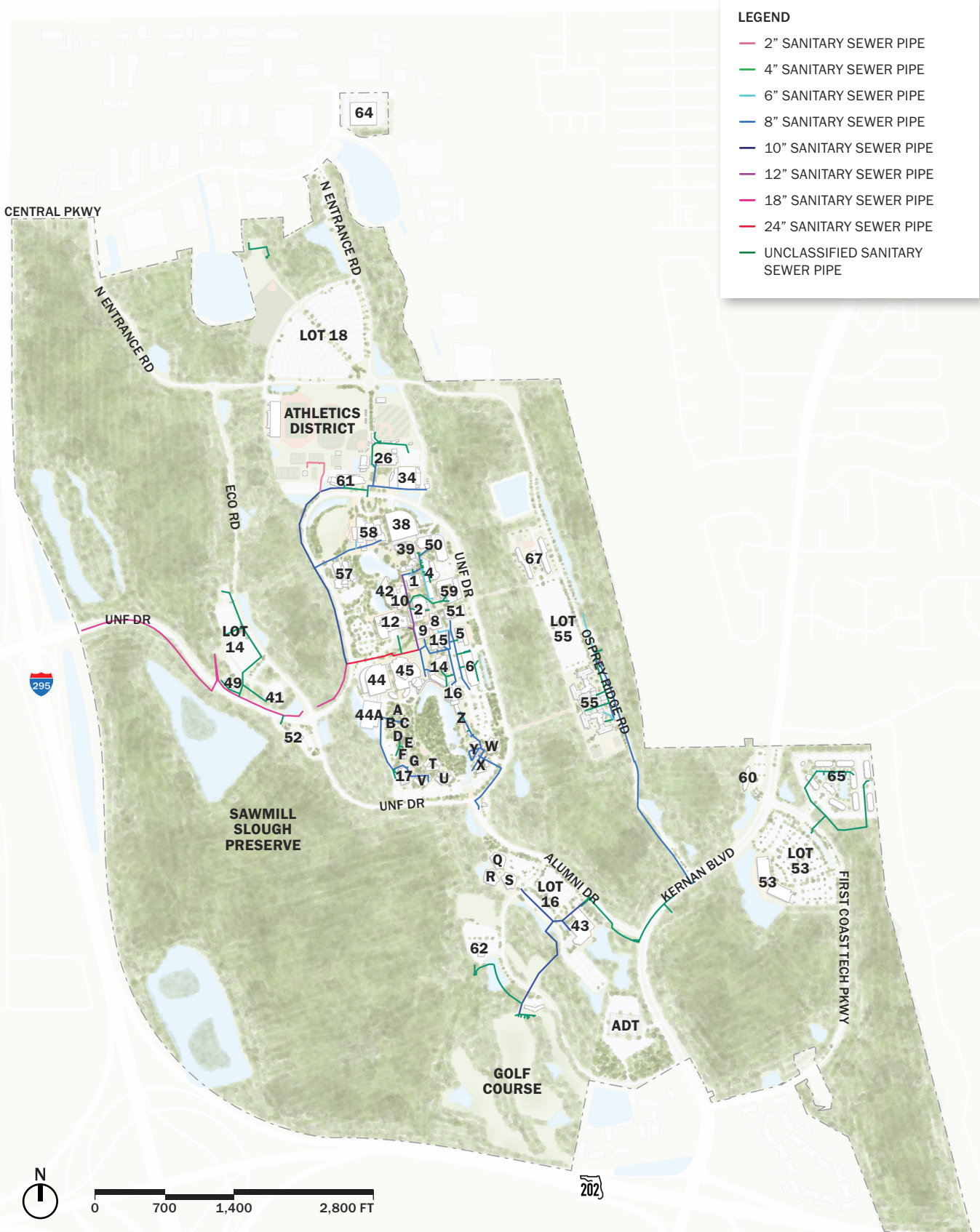
Existing Regulations + Programs

Federal. Clean Water Act. The Clean Water Act (CWA) protects the nation's waters from pollutants such as untreated sewage. The Environmental Protection Agency (EPA) is authorized by the CWA to set wastewater treatment standards.

State. The Florida Department of Environmental Protection (FDEP) regulates wastewater through permitting industrial and domestic wastewater treatment facilities. The Florida Safe Drinking Water Act and the National Pollutant Discharge Elimination System (NPDES) are enforced through the FDEP and focus on the reliability and protection of water throughout the state.

Local. As the University is a Public Education facility, it is exempt from local regulations. The University must follow the State Uniform Building Code for Public Education Facilities.

FIGURE 4.18: SANITARY SEWER INFRASTRUCTURE



HARVESTED WATER

Currently, the University utilizes various on-site water wells as well as reclaimed water and surface water for irrigation through available infrastructure in place via a 16-inch main running through campus. However, no information is available detailing the capacity and demand of this water system to plan for future campus development. Focus group participants suggested that JEA provide the needed reclaimed water when requested by the University.

FIGURE 4.19: HARVESTED WATER INFRASTRUCTURE



This schematic level map is based on data provided by UNF and may be inaccurate or incomplete.

SOLID WASTE

The current Campus Development Agreement between the City and UNF states that the parties agree that sufficient solid waste capacity is available for the current planning period. The City will evaluate the projected solid waste generation and capacity availability during the preparation of the CDA associated with this Campus Master Plan.

Prior year solid waste generation provided by the University is shown in the table below. The CDA notes that the City of Jacksonville 2045 Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 6.7 pounds of solid waste generation per capita per day.

RECYCLING & SOLID WASTE GENERATED (FY 2024)

RECYCLING	SOLID WASTE	COST
18 tons	990 tons	\$118,200

Existing Regulations + Programs

Federal. The federal government regulates solid waste in order to minimize the potential for environmental impacts, and to encourage resource recovery. The U.S. Environmental Protection Agency (EPA) reviews solid waste management facilities for air and water quality impacts. The U. S. Army Corps of Engineers, along with the Florida Department of Environmental Protection (DEP), regulate filling activities in wetlands. The 1976 Federal Resource Conservation and Recovery Act (PL 94 580) removed the regulatory constraints that impeded resource recovery in order to encourage states to conserve materials and energy.

The Resource Conservation and Recovery Act also addresses the regulation of hazardous wastes. Pursuant to this Act, EPA has set forth guidelines and standards for the handling of hazardous wastes, and directs state agencies, including Florida’s DEP, to regulate hazardous waste management. To aid in hazardous waste management financing, the EPA “Superfund” Program was established by the Comprehensive Emergency Response and Compensation Liability Act of 1980. This Act provided EPA with the funds to respond to sites requiring clean-up and emergency mitigation, and allows local governments to apply for funding of their hazardous waste management projects.

The Clean Air Act regulates air pollution from various sources, including solid waste facilities. It sets emissions standards for pollutants and establishes requirements for permits and monitoring.

Clean Water Act regulates the discharge of pollutants into water bodies, including those associated with solid waste management. It sets standards for wastewater treatment and establishes guidelines for stormwater runoff from solid waste facilities.

State. The environmental impacts of solid waste are regulated at the state level by the Florida Department of Environmental Protection (FDEP). The FDEP follows the solid waste management guidelines set forth in Rule 17 701, F.A.C. when permitting solid waste facilities. Specifically, the FDEP has established evaluation criteria for the construction, operation, closure and long term care of landfills. The agency also regulates the handling, classification and disposal of wastes, as well as resource recovery operations.

The 1974 Florida Resource Recovery and Management Act (Chapter 403.701, F.S.) required each county to prepare a Solid Waste Management Plan. In 1988, this Act was amended by the Solid Waste Management Act to establish state goals, regulations, and programs for a host of solid waste activities. It mandated that counties recycle fifty percent of their total municipal solid waste by December 2015, and 75% by December 2020. No more than half of the 30% can be met with yard trash, white goods, construction debris and tires. It requires that, at minimum, a majority of newspaper, aluminum cans, glass and plastic must be separated from the solid waste stream and offered for recycling. The State imposes deadlines for the separate handling of various special wastes, including construction and demolition debris, yard waste, white goods, used batteries, and oil. Composting of other mechanically treated solid waste and yard trash is also encouraged.

Problems + Opportunities

The University does not own or operate a solid waste facility and therefore would not plan for expansion or replacement. The Campus Development Agreement ensures that capacity for the projected needs of the University are met.

Opportunities for Reduction, Recycling, + Re-Use

The UNF Sustainability Committee was established in 2017 to advance the University’s role in practicing, researching, and promoting efforts for resource stewardship and efficiency. Procurement Services is committed to current initiatives associated with recycling initiatives such as providing integrated recycling bins in academic and office buildings.

Future opportunities identified by Procurement Services include maximizing partnerships with vendors to procure post-consumer, salvaged, and renewable materials. Additionally, vendors are asked to consider the competitive role of sustainability in the marketplace.

Solid waste on campus is managed by a third-party service provider. Additional information related to the service providers sustainability and technologies for the reduction, recycling, and re-use of solid waste generated by UNF is not available.

Existing Agreements

A copy of the agreement between the University and its third-party service provider was not furnished for assessment. The Campus Development Agreement ensures the projected needs, capacity, and duration of service are met through the current planning period. During preparation of the CDA for the next planning period, the City of Jacksonville will further evaluate the projected needs, capacity, and duration of service to identify an future limitations on University development.

MECHANICAL + ELECTRICAL

Mechanical

Most buildings on campus are part of the central heating and cooling system, with the exception of those buildings shown on the following page. A 20-inch diameter main chilled water loop runs north and south. The central boiler loop is already at peak capacity and flow in the existing 10-inch mains.

- Chilled water loop
 - 6,800-ton chiller plant, 5,400 ton firm capacity
 - Plant consists of 6 chillers: two 1,400 ton and four 1,000 ton
 - Previous plan allows for replacement of four 1,000-ton chillers with 1,400-ton machines, which will result in a 7,000 ton firm capacity
 - Central plant final buildout has 1,600 tons available for future connection
 - Stadium district has a stand alone 150-ton air cooled chiller at Hodges
 - A loop connector in the “green” is planned to accommodate pumping capacity issues
- Hot water loop
 - Two gas-fired boilers with 8 MMBTU capacity and two gas fired boilers with 4 MMBTU capacity yield a total of 24 MMBTU capacity
 - Design day is at peak for pumping capacity
 - Pre-heat coils energizing is causing problems
 - A 26 MMBTU boiler is proposed to be added on the north end of campus
 - Future heating loads should be evaluated on a case by case basis since the heating plant is at capacity
 - The addition of 12 MMBTU boilers is in design at the time of this plan

Electrical

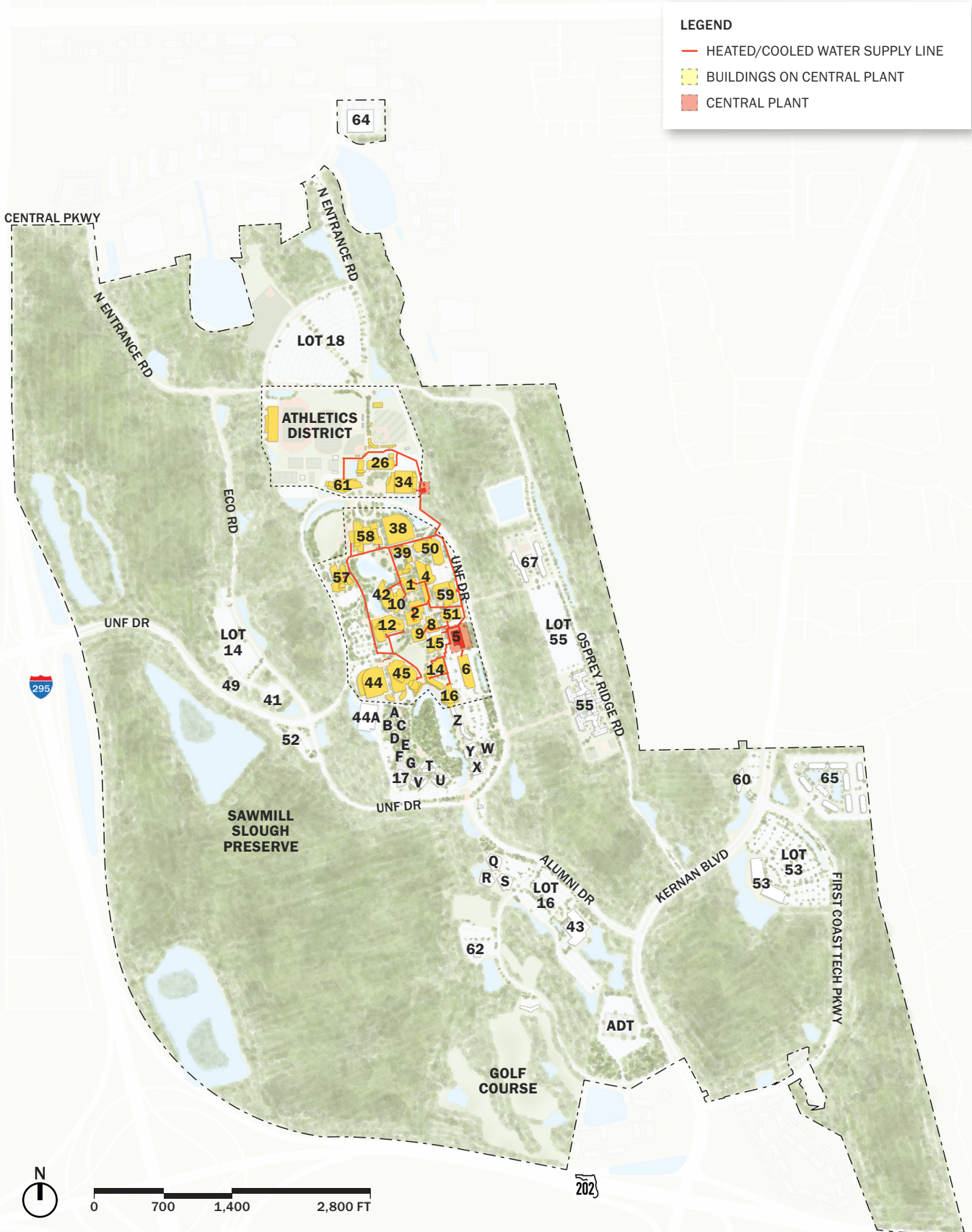
Primary electrical service is fed from JEA. UNF only owns the secondary distribution system downstream of transformers.

Long term design basis / energy conservation measures for new facilities. The campus has not implemented solar power projects because the payback period has not been attractive.

EXISTING HEATING/COOLING PLANT CAPACITY

COOLER PLANT CAPACITY	
Existing Chiller Capacity	6,800 tons (5,400 firm)
Current Peak Load	5,200 tons
Net Available	1,600 tons
HEATING PLANT CAPACITY	
Existing Boiler Capacity	24 MMBTU
Current Peak Load	24 MMBTU
Net Available	0 MMBTU

FIGURE 4.20: CENTRAL HEATING + COOLING INFRASTRUCTURE



This schematic level map is based on data provided by UNF and may be inaccurate or incomplete.

INTERGOVERNMENTAL COORDINATION

The following list provides an inventory of the agencies and regulatory authorities with whom UNF interacts as it carries out its mission. This reflects historical coordination mechanisms and not those required to meet the goals, objectives and policies of this plan. This list is not exhaustive.

City + County Agencies

- City of Jacksonville
- Duval County
- Jacksonville Concurrency and Mobility Management System Office (CMMSO)
- Jacksonville Planning & Development
- Jacksonville Development Services Review
- Jacksonville Public Works
- Jacksonville Utilities Management
- Jacksonville Environmental Quality Division
- Jacksonville Environmental Services and Facilities
- Jacksonville Parks, Recreation, & Community Services
- Jacksonville Police Department
- Jacksonville Fire Department
- Jacksonville Emergency Preparedness Division
- Jacksonville Human Services & Community Partnerships
- JEA (Electric, Water, & Sewer Utility)
- JAX Chamber (Chamber of Commerce)

State Agencies

- Florida Board of Governors
- Florida Department of Education
- Florida Department of Economic Opportunity (DEO)
- Florida Department of Transportation (FDOT) – District 2
- Florida Department of State – Division of Historical Resources
- Florida Department of Agriculture and Consumer Services, Division of Forestry
- Florida Department of Environmental Protection (FDEP)
- Florida Public Service Commission
- State Fire Marshall

Regional Agencies

- St. Johns River Water Management District (SJRWMD)
- Northeast Florida Regional Council (NEFRC)
- North Florida Transportation Planning Organization
- Jacksonville Transportation Authority (JTA)

Federal Agencies

- U.S. Department of Defense
- U.S. Army Corps of Engineers (ACOE)
- U.S. Environmental Protection Agency (USEPA)
- U.S. Geological Survey
- Federal Emergency Management (FEMA)
- National Park Service
- Public Service Commission

The table on the following page describes the relationship and coordination mechanisms between the University and each of the agencies identified above. Agencies are grouped by general area of responsibility with the primary coordinating agencies listed first. UNF offices that have primary responsibility for maintaining existing levels of coordination are provided in the table on page 4-90.

Generally, the Campus Development Agreement between UNF and the City of Jacksonville is the coordination mechanism. Other formal mechanisms were not available at the time this plan was prepared, but may exist. Informal mechanisms are in place and occur with frequency as determined by the entities identified above.

EXISTING UNF / AGENCY AREAS OF COORDINATION + MECHANISMS

AREA OF COORDINATION	COORDINATING AGENCY	COORDINATING MECHANISM
Continuing to Assure the University's Curriculum is Responsive to the Needs of the North-East Florida Business and Economic Ecosystem	Primary Agency: Florida Board of Governors	Informal communications regarding new markets for area's economy and modifications to curriculum supporting these markets
	Secondary Agency: Other Florida Board of Governors Institutions	Informal and formal communications regarding development of joint study and research programs
	Secondary Agency: United States Dept. of Defense, EPA, USDA	Informal and formal communications regarding development of programs and research supported by grants from the various agencies
Maintaining a Learning and Student Living Environment which Conserves the Campus's Natural Features and Resources, Promotes Environmental Awareness and Provides for the Safety of its Students, Faculty and Staff	Primary Agency: Florida Board of Governors	Adherence to soil conservation and water management / quality in the development of campus; siting of facilities to protect existing vegetation, particularly University's trees; and distribution of literature and strategic placement of bins to encourage participation in recycling activities
	Secondary Agency: Florida Dept. of Environmental Protection (FDEP), St. Johns River Water Management District (SJRWMD)	
	Secondary Agency: City of Jacksonville	Informal cooperation with University Police to solve on-campus crime and patrol the campus perimeter and the neighborhoods immediately surrounding the campus
Coordination of Development at UNF with Development Activities for the Community Surrounding the University	Primary Agency: Florida Board of Governors	Informal communications and courtesy reviews of development on campus and in context area; coordination with leaders for neighborhoods surrounding UNF; participation in all development and studies in areas surrounding campus moving forward; continued coordination on Campus Development Agreement, last updated in 2016
	Primary Agency: City of Jacksonville	
	Secondary Agency: FDEP	Identification and protection of designated wetland areas and adherence to agency regulations regarding drainage and stormwater management
	Secondary Agency: SJRWMD	Informal and formal coordination through public meetings and correspondence addressing community concerns on University development
Ensuring Safe and Adequate Housing and Living Environment for UNF Resident Students	Secondary Agency: Neighborhood Groups	
	Primary Agency: Florida Board of Governors	On-going informal communications leading to support for public/private partnerships for development of student, faculty and staff housing in neighborhoods surrounding UNF, including development of fiscally viable support commercial district(s), and coordinating on revision of City's development guidelines which may be required to support such development
	Secondary Agency: City of Jacksonville	

EXISTING UNF / AGENCY AREAS OF COORDINATION + MECHANISMS (CONT.)

AREA OF COORDINATION	COORDINATING AGENCY	COORDINATING MECHANISM
Providing Adequate Infrastructure to Meet University Needs	Primary Agency: FDEP	Compliance with Campus Development Agreement for new facilities
	Primary Agency: SJRWMD	Formal coordination/communication on permitting of new storm water management services to meet University growth needs
	Primary Agency: City of Jacksonville	Voluntary adherence to concurrency assessment procedures for new facilities established between the City of Jacksonville and UNF
		Informal coordination/communication on extension of new solid waste management services to meet University and context area's growth needs
	Primary Agency: JEA	Formal coordination regarding adequacy of potable and reclaimed water pressure for new and renovated campus facilities
		Formal coordination/communication on extension of water and sewer services to meet University and context area's growth needs
		Coordination for addition of substations as new facilities are added to the campus
		Informal communication regarding the continued natural gas distribution for the system operated and maintained by the City
	Secondary Agency: USEPA	Compliance with requirements for development of hazardous materials handling guidelines
	Secondary Agency: Comcast TV Cablevision, Sprint - Centel	Informal and formal coordination for development of campus-wide data / telecommunication services
Provision of a Safe and Adequate Transportation System Supporting All Travel Modes within, to, and from UNF	Primary Agency: FDOT	Coordination to help identify transportation improvements for access to UNF
	Primary Agency: City of Jacksonville	Coordination to help identify transportation improvements for access to UNF
	Primary Agency: North Florida Transportation Planning Organization (NFTPO)	Coordination to help identify transportation improvements for access to UNF
	Primary Agency: Jacksonville Transportation Authority (JTA)	Coordination of transportation services throughout Jacksonville urban area, including UNF and its context area

EXISTING UNF / AGENCY AREAS OF COORDINATION + MECHANISMS (CONT.)

AREA OF COORDINATION	COORDINATING AGENCY	COORDINATING MECHANISM
Conserve and Protect the University's Natural Resources	Primary Agency: USEPA	Compliance with hazardous waste/ hazardous materials handling directives
	Primary Agency: Army Corps of Engineers (ACOE) / FDEP	Continued protection of wetland and other environmentally sensitive areas
	Secondary Agency: Federal Emergency Management Association (FEMA)	Adherence to regulations regarding development in floodplain areas and designation of emergency staging areas in the event of natural disasters
	Secondary Agency: Florida Dept. of Agriculture & Consumer Services, Division of Forestry	Continued protection of trees throughout campus with particular emphasis on species indigenous to Florida
	Secondary Agency: SJRWMD	Continued protection of wetland areas; compliance with permitting requirements for new facilities
Construction and Maintenance of Structurally Sound, Efficient and Aesthetically Pleasing Facilities Complementary to and Supportive of the University's Learning Environment	Primary Agency: Florida Board of Governors	Adherence to standards in the design and construction of new facilities
	Primary Agency: Florida Dept. of Education	Adherence to standards in the design of new facilities
	Primary Agency: State Fire Marshall	Adherence to standards in the construction of new facilities
	Primary Agency: Jacksonville Building Inspection Department	Adherence to standards in the construction of new facilities
	Primary Agency: Jacksonville Concurrency and Mobility Management System Office (CMMSO)	Adherence to local levels of service standards in design of new facilities
	Secondary Agency: Construction Trades Qualifying Board	Adherence to building materials standards in development of specifications for new facilities
	Secondary Agency: Public Service Commission	Complying with requirements for placements of public facilities, i.e. restrooms, telephone booths, water fountains, etc.
Adherence to City of Jacksonville Landscaping and Tree Protection Regulations	Primary Agency: Jacksonville Planning and Development Department	Protection of trees (meeting certain minimum qualifications) and maintenance and expansion of landscaping throughout campus

EXISTING UNF / OFFICES COORDINATING WITH PUBLIC AGENCIES

AREA OF COORDINATION	PUBLIC AGENCIES	UNF COORDINATING OFFICE
Continuing to Assure the University's Curriculum is Responsive to the Needs of the North-Eastern Florida Business and Economic Ecosystem	Other Florida Board of Governors Institutions	Office of Research and Sponsored Programs; Office of Academic and Student Affairs
Maintaining a Learning and Student Living Environment which Conserves the Campus's Natural Features and Resources, Promotes Environmental Awareness and Provides for the Safety of its Students, Faculty and Staff	U.S. Department of Defense, EPA, USDA Florida Department of Environmental Protection (FDEP), Jacksonville Police Department	Office of Research and Sponsored Programs Campus Planning, Design, & Construction Office
Coordination of Development at UNF with Development Activities for the Community Surrounding the University	Florida Board of Governors, Jacksonville Planning and Development Department, FDEP, SJRWMD, Neighborhood Groups	Campus Planning, Design, & Construction Office
Ensuring safe and adequate housing and living environment for UNF resident students	Florida Board of Governors, Jacksonville Planning and Development Department	Office of the President; Office of Academic and Student Affairs; Office of Administration and Finance; Campus Planning, Design, & Construction Office
Providing Adequate Infrastructure to Meet University Needs	FDEP, SJRWMD, CMMSO, Jacksonville Fire Department, Jacksonville Public Works, JEA, USEPA	Campus Planning, Design, & Construction Office; Office of Environmental Health and Safety
Provision of Adequate Utilities and Utility System Ties to Meet University Needs	JEA, Comcast Xfinity, T-Mobile	Campus Planning, Design, & Construction Office; Physical Facilities
Provision of a Safe and Adequate Transportation System Supporting All Travel Modes within, to and from UNF	FDOT, City of Jacksonville, North Florida Transportation Planning Organization (NFRTPO) JTA	Coordination to help identify transportation improvements for access to UNF Coordination of transportation services throughout Jacksonville urban area, including UNF and its context area
Conserve and Protect the University's Natural Resources, including Coastal Areas	FDEP, USEPA Florida Department of State - Division of Historical Resources FEMA; Florida Department of Agriculture and Consumer Services, Division of Forestry; SJRWMD; U.S. Geological Survey	Campus Planning, Design, & Construction Office; Physical Facilities Campus Planning, Design, & Construction Office; Physical Facilities Office of Environmental Health and Safety; University Police Department; Vice President of Administration and Finance; Vice President of Academic Affairs and Student Affairs
Construction and Maintenance of Structurally Sound, Efficient and Aesthetically Pleasing Facilities Complementary to and Supportive of the University's Learning Environment	Florida Board of Governors, Florida Department of Education, State Fire Marshall, Jacksonville Development Management Group. Construction Trades Qualifying Board, Public Service Commission	Campus Planning, Design, & Construction Office; Physical Facilities
Adherence to City of Jacksonville Landscaping and Tree Protection Regulations	Jacksonville Development Support and Environment Management	Physical Facilities

IMPROVED COORDINATION

Through the comprehensive planning process, UNF is moving towards a more formal relationship with the many agencies historically involved in the campus development process. In addition, it is expanding the number of agencies with whom it routinely communicates during campus development.

A review was conducted of all elements in the UNF 2020-2030 Master Plan (goals, objectives, and policies). A table in the Appendix shows plan items that will require new or expanded coordination with another government or significant private-sector agency or interest.

Specifically, the table shows policies requiring expansion of existing intergovernmental coordination or establishment of new policies, describes internal coordinating actions the University should take to make intergovernmental coordination more effective, and names affected parties. All inter-agency coordination listed in this element and not specifically shown in the Appendix should continue as is.

CAMPUS DEVELOPMENT AGREEMENT

The Campus Development Agreement between the University of North Florida Board of Trustees and the City of Jacksonville spells out Financial Arrangements between the Board and Service Providers for providing the public facilities and services necessary to support the continued growth and development of the UNF campus, including the following:

- No financial arrangements for the provision of drainage facilities or service to the campus.

- Monthly charge to the City for the provision of potable water and sanitary sewer facilities or services to the campus (no amount provided).
- Contract with a private firm responsible for providing trash collection and removal services (no amount provided).
- No financial arrangements for the provision of parks and recreation facilities or service to the campus.
- No financial arrangements for provision of transportation facilities or services to the campus.

The transportation facilities identified for improvement in 2016 and shown in Exhibit E within the CDA include planned road improvements and served as the basis for the deposit by the Board in the amount of \$3,050,940 into the City's Fair Share Specific Project Subfund-16. The funds were to be used to reimburse the Board for road improvements outlined in the agreement.

A summary of the transportation projects, the Fair Share assessment, and status is provided in the table below. The Fair Share assessments the Board paid were used to reserve prior capacity (circa 2006) as set forth in Exhibit E of the CDA. The use of the funds was effective in the sense that the Board was only responsible for paying for a proportionate fair share of impacts to the local roadway network for vehicle trips generated by the University. No other Fair Share assessments were identified in the agreement requiring the Board to pay funds to the City.

ROAD IMPROVEMENT PROJECTS, FAIR SHARE ASSESSMENT AND STATUS

LINK NUMBER	FAIR SHARE ASSESSMENT	STATUS
226 – St. Johns Bluff Road (Beach Blvd to J. Turner Butler Blvd)	\$396,531	Complete
405 – Kerman Blvd (Atlantic Blvd to Beach Blvd)	\$441,967	Complete
406 – Kerman Blvd (Beach Blvd to J. Turner Butler Blvd)	\$929,370	Complete
515 – Beach Blvd (Central Pkwy / FSCJ Entrance to Hodges Blvd)	\$345,379	Complete
Total Uninflated Fair Share Assessment	\$2,113,247	Complete
Total Fair Share Assessment (with inflation)	\$3,050,940	Complete

Authority: Section 7(d), Art. IX, Fla. Const., History – Formerly 6C-21.210, 2-15- 94, Amended and Renumbered 6-18-09.