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The 2001 Master Plan is intended to capture the current condition of the University as well as to provide a direction for the future. This direction is based upon the projections and goals identified during the Master Plan update and subsequent discussions with University staff.

During the time that these goals and projections remain valid the Master Plan should serve as a reference document, a guide to the future. The Master Plan reflects the consensus decisions made and is designed to assist in future decision making. All major aspects of Campus development are covered and as such access to the Plan for review and guidance is critically important. Regular reference and review of this document will help ensure that future actions are coordinated with the overall goals of the University.
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PLANNING PROCESS

This first phase of this Master Plan Update included a review of the previous 1994 Master Plan to determine the applicability of previously stated goals, review of goals achieved, review of proposed changes to Master Plan, and a determination of any new issues to be included. The University of West Florida identified a University contact person/persons for each Section of the Master Plan. Over a 3-week period, STOA/Carlos + Law, Architects, Engineers, met with each contact person to discuss the specific issues of that Master Plan section. The purpose of these meetings was to evaluate the existing plan and to identify issues that need to be addressed in the Master Plan Update.

The evaluation of each Master Plan Section was outlined with the following Categories: Section Reviewed With, Result of Interview, Additional Comments, Needs (where required), and Evaluation of Existing Goals (where required). The “additional comments” section identified issues raised during interviews with UWF Staff on sections of the Master Plan other than the Subject Section of the interview.

A meeting was held with top University administrative staff including Dr. Morris Marx, President, to review the Master Plan Evaluation. Their comments were also incorporated into the Final Master Plan Evaluation (January 2001) which served as the basic scope for the Phase II work - Master Plan Update.

The Master Plan Update process included the verification of issues outlined in the Master Plan Evaluation (January 2000). The Design Team then met with UWF Administrative Staff and Campus Engineering to develop an approach to the University Concept and Urban Design. Several presentations were made to UWF Administration, Campus Engineering, Escambia County Department Representatives, and various UWF Committee Groups and Organizations to review/develop the proposed urban design and University organizational concept. Specific issues were raised and resolved with appropriate University staff.

Once an urban design approach was selected, presentations were again made to reflect the updated information. A scale model of the Master Plan was constructed by the Architects for the University to assist in the presentation and future public hearings. In January 2002, the Master Plan was presented to the UWF Board of Trustees for approval.

PURPOSE

The 1,600 acre main campus of rolling hills and natural woodland along the Escambia River is ten miles north of downtown Pensacola. Its facilities have been designed to complement the natural beauty of this nature preserve. In addition, the University of West Florida has waterfront property on Santa Rosa Island that is available for recreational, academic, and research pursuits. The University operates the Fort Walton Beach Campus, the Eglin Air Force Base Center, and offices at Naval Air Station Pensacola, Hurlburt Field, and Whiting Field.

This Master Plan is the first to be developed since the purchase of the 647 acre “Baroco Property” adjacent the existing Campus. This acquisition effectively ensures the University’s ability to grow and to satisfy the regional needs of the Northwest Florida area. The University’s commitment to continued increase in
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student enrollment, needs, and profiles; changing educational goals and methods; and new visions and goals for the Campus all factor into the decisions noted in the Master Plan.

Historically the approach to physical planning at the University of West Florida has been limited to a 5-year projection and lacked a comprehensive direction for the future. This Master Plan looks to provide an extended vision for the future and locates approximately 2,000,000 square feet of proposed facilities within the existing Campus Core. Zoning guidelines for future site selections are identified.

Through discussion with University staff there was general agreement the Master Plan should be a working tool to guide the planning and development process. The Master Plan has been well received by UWF staff and students and has the commitment of top administration.

The proposed University Schematic Concept (Figure 3.4) breaks the University up into a series of “pods” that will include a research park, a sports center, a town center/retail area, a main “Campus,” and an expanded academic and support facility area. The pods will be located along a roadway spine thus avoiding traffic congestion within each area.

MAJOR PLANNING ASSUMPTIONS

Proposed campus facility needs were identified by interpolating data from the projected student enrollment provided by the University of West Florida. The projected Full-Time Enrollment (FTE) and Student Headcount show a continued increase through the target year of this Master Plan. It is assumed that current efforts to maximize use of Academic facilities will be successful and the rates for square feet per student for Academic and Support Facilities will continue as the standard.

Preliminary reviews of existing survey data and limited field observations were performed on the West Campus (647 acres) by the Engineering Consultants. For the purposes of this Master Plan, findings that will impact development have been identified, however the property is assumed to be suitable for development.

During the acquisition of the 647 acre “Baroco Property”, 105 acres were allocated to the UWF Foundation and are identified as Donation Parcels on the West Campus Survey in Section 4 (Land Use – Figure 4.7). Meetings with University Administration determined that the University and UWF Foundation properties could be located as required to accommodate the goals of this Master Plan, provided the total proposed UWF Foundation property is equal in value to that as identified in the original property survey.

The proposed Sports Complex assumes that the University will be in Division 1 when the complex is constructed. The major Varsity Athletic Programs included in the Sports Complex were identified by the University.