Current Campus Overview and Recommendations

Much of the University of West Florida campus grounds are unimproved woodlands, with the roadways, campus core, and parking lots essentially carved out of the existing vegetation. The open areas and introduced landscape is comprised predominantly of lawns and trees with the dominant tree species being oaks and pines in drifts and woodland masses, with ornamental trees such as Magnolia and Crepe Myrtle.

Throughout the history of the University, development of campus facilities was intended to be concentrated in a small portion of the campus area, to allow as much land as possible to remain undisturbed or as preserve or nature trail areas.

Campus Organization

Currently the campus is a scattered collection of small buildings with adjacent parking lots. The central green space called the ‘propeller’ is a large treed area with pathways used for service and pedestrians. There is a noticeable lack of open space structure and hierarchy of spaces on campus. The ‘propeller’ is so large and wooded that it fails to be read or to work as a campus-organizing element, especially at the pedestrian scale. Pathways on campus also lack hierarchy. Several areas of the campus such as the Campus Green and the Magnolia Walk have organizing elements such as plantings, walkways or building alignments, but many other areas do not. This master plan proposes elements, which will be reinforced by landscape to give the campus structure and organization. Elements include the development of the ‘Campus Green’ surrounding the Library and Student Center, enhanced connector pathways linking important spaces within the core campus and the informal campus connector pathway throughout the main Campus and across Thompson Bayou to the west campus expansion. (Refer to Landscape Elements, Figure 16.1).

Site Context

As described in the 1994 Master Plan Update, The University of West Florida campus is located in the Southern Mixed Hardwood forest, the vegetation composition results from the Florida Subtropical climate and the presence of deep, protected riverine systems. The dominant tree species of the area previous to disturbance were Quercus hemisphaerica, Pinus glabra, and Fagus grandifolia, and the dominant understory species were Ilex vomitoria and Illicium floridanum. Gentle, upper slopes that had been previously logged were dominated by Pinus palustris, Quercus hemisphaerica, and Ilex vomitoria in the understory. Steep, lower slope areas were relatively undisturbed Fagus grandifolia with Illicium floridanum in the understory.
Four major vegetation types predominate on campus. Sandhill on high, well-drained areas; Hammock on moderate to steep slopes; Swamp forest on the Escambia River and Thompson's Bayou floodplain; and Fresh water marsh adjacent to the riverine swamp forest. There are 9 tree species on campus that account for 75% of the total importance percentage of species on campus: Quercus hemisphaerica, Pinus glabra, Fagus grandifolia, Vaccinium arboreum, Pinus palustris, Magnolia grandiflora, Oxydendrum arboreum, Carpinus caroliniana, and Carya tomentosa. Ilex vomitoria is the most abundant woody understory species, with Illicium floridanum, Magnolia grandiflora, Hamamelis virginiana, Vaccinium arboreum, Asimina parviflora, Quercus hemisphaerica, Vaccinium corymbosum, and Ilex opaca comprising 76% of total understory plants. (Refer to Section 13, Conservation for a description of the four major vegetation types).

**Historic Landscape Features**

As described in the 1994 Master Plan Update, archaeological evidence shows the presence of extensive Native American activity in the local area, and several archaeological sites are known on the campus including a 40 x 30 meter Aboriginal site found in the southeast corner of campus. Many of the sites are located along the Thompson's Bayou, on both sides of the banks of the waterway. (Refer to Section 13, Conservation for more detailed information on historical and archaeological sites on campus).

**Reforestation**

The campus image is that of an academic village in a forest. Large tree masses cover a majority of the campus. Proposed development is focused in the campus core to preserve the surrounding environment. (Refer to Existing Tree Massing, Figure 16.2).

Existing buildings are relatively small and generally placed away from the roadways. Parking lots are used to buffer buildings from the roadway and provide areas for landscape screening. In most areas this is very effective. Landscaping associated with the parking lots is essentially the existing woodland vegetation. Most parking lots have been terraced in to or designed to work with the existing terrain. Most parking lots do not have shrubs to screen cars from view, and much of the woodland understory in the medians and along parking lot edges has recently been removed for safety reasons. Dense planting along parts of Campus Drive reinforces the campus image by screening parking lots and buildings. However some developments have occurred too close to roadways and vegetation has not been replanted to restore the character of the campus.

Several areas along Campus Drive and along the boundary of the campus need to be reforested to restore the woodland character of the campus including: Lot 25 (near the Fine Arts Building), Lot 91 (near the Martin Hall Residence Dorms), and the Parking Lots for the Village East Residence.
The campus perimeter is bounded by the Escambia River on its central north boundary, Gulf Power at the upper northwest corner, and mixed residential uses around most of the remaining boundary zones to the west, south, east, and northeast corner, with a small area of commercial at the southeast campus boundary. Visibility into the campus from the bordering uses is limited due to the dense woodland vegetation and that most of the campus complex is deep within the boundary. Several developments have occurred close to the campus boundaries. There is visibility into the sports fields complex from the neighboring senior care facility. The sports complex and associated parking should be screened with a vegetative buffer. (Refer to Landscape Reforestation, Figure 16.3).

Planted Areas

Most of the campus core is lawn area containing large trees. Areas around buildings have groundcovers and some deciduous, ornamental and flowering trees and shrubs for demarking entrances and to celebrate the change of seasons. The concept of the campus complex being carved out of the natural woodland is an excellent way to keep much of the campus maintenance low in areas. Reductions of lawn area is also consistent with this theme. Landscape development of different areas of the campus requires different levels of maintenance.

A hierarchy of maintenance should be established that addresses maintenance cost and level of treatment. Appropriate budgets should be established. (Refer to Hierarchy of Maintenance, Figure 16.4 and Irrigation Use Map, Figure 16.5).

Campus Image Zone

The core of the campus and entrances, the Campus Image Zone, should receive the highest level of maintenance. This area should be characterized by manicured lawn and well maintained shrub and seasonal color beds and matched trees. This area of campus is most visible to the new students and visitors. It is the 'front door' of the campus.

Arboretum Zone

This zone of the campus is adjacent to the Campus Image Zone and is contrasting in character. The level of maintenance should be high but lower than the campus image zone. The planting in this area is less
formal and requires less maintenance. Ground plane areas should not be highly manicured grasses. They should have ground covers or mulched areas. Plantings should be in large masses informally arranged.

Typical Section Through Arboretum

General Campus Zone

The design of this area is currently manicured landscape with lawns and shrub beds. The level of maintenance of these areas should be lower than the Campus Image Zone and the Arboretum Zone. Entrance to the buildings and other significant features should be emphasized and well maintained but the entire area should not require intensive maintenance. Parking lots should be planted with trees at the perimeter and in the medians.

Woodland Zone

Existing vegetation in these areas is dense. These areas of campus should rely on native vegetation or plantings designed to replace the native vegetation lost to development. Lawn areas and shrub beds should be reserved for areas adjacent to building entrances. Maintenance of these areas needs to concentrate on clearing for visibility and safety.

Roadway Zone

Campus Drive should maintain its existing character of an informal woodland setting. The edges of the tree masses should be enhanced with scattered plantings of flowering trees such as dogwood, red bud or crape myrtle to add seasonal interest and color. Maintenance of these areas should be lowered. Using a native naturalized approach will reduce maintenance along Campus Drive. To reduce maintenance costs and change the effect of the landscape, the ground plane should remain turf, however, the edges of the roadway should be mowed for 20' from back of curb. The remaining distance to the edge of the tree line as well as the median should be left natural to be mowed at intervals. This will allow for an area adjacent to the roadway for visibility and safety for joggers. The mowing interval for these areas should be studied by the Maintenance Department to determine the maximum interval for safety and ease of mowing.

Maintenance Costs

A cost opinion of probable square foot maintenance costs per month for the areas defined in the hierarchy of maintenance descriptions are as follows:
16 – LANDSCAPE DESIGN GUIDELINES

<table>
<thead>
<tr>
<th>Zone</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Image Zone</td>
<td>$.04- $.05</td>
</tr>
<tr>
<td>Arboretum Zone</td>
<td>$.03- $.04</td>
</tr>
<tr>
<td>Woodland Zone</td>
<td>$.0025- $.01</td>
</tr>
<tr>
<td>General Campus Zone</td>
<td>$.02-$.03</td>
</tr>
<tr>
<td>Roadway Zone</td>
<td>$.01-$.02</td>
</tr>
</tbody>
</table>

Pruning and Clearing

Pruning for campus trees should follow the guidelines defined by the National Arborist Association for Class A Ornamental Tree Pruning. Clearing of under story in dense woodland areas should be for safety to a distance set by the Maintenance Department from the tree line.

Significant Landscape Features

Specimens

Specimen trees are not specifically inventoried on campus although there are numerous specimen-quality or trees of specimen-size, mostly large Live Oaks and many large Southern Magnolias. There are several areas on campus deemed to be sensitive plant areas, containing mostly undisturbed stands of native species. Groups of large live oaks with hanging moss and large beds of azaleas characterize the landscape surrounding Building 10.

Tree Preservation

Although there has not been a tree survey and inventory done for the campus specimen trees, there is a Tree Protection Policy (Prepared by Campus Beautification Committee, March 2000), which requires an application process for construction activity, tree protection during construction and mitigation or financial penalties for damage or removal of trees on campus. The policy places a value on trees based on a formula developed by the Council of Tree and Landscape Appraisers and proposes financial payment for damage to trees. Mitigation for removed trees requires replacement with three-inch caliper minimum trees. The Sparkelberry tree located at the north end of the Campus has been identified by the University for preservation. (Refer to Figure 16.1.)
Fountains

There are a few fountains on campus, one on the south side of the College of Education building is intended to be a rushing stream. There is a smaller version of the same theme in the breezeway of the Administrative Services Complex, but is contained in one basin. There is also a large water basin at the Fine Arts complex, which wraps around part of the building. This fountain needs maintenance and perhaps should be simplified. So that it can be kept running more easily.

A fountain is proposed at the base of the bell tower in the center of the roundabout feature of this master plan as a focal point and entry statement for the campus.
Requirements for retention and detention of storm water on campus should be used as an opportunity to create water features on campus such as the proposed reflecting pond at the Oakwood Lawn. Wet ponds with shallow side slopes create a wonderful opportunity for campus beautification.

Memorials

There is one memorial on campus, a wrought iron bench placed in memory of student Susan Morris. Dedications such as these add history and richness to campus spaces and convey the campus heritage.

Sculpture

Sculpture occurs in several locations on campus. Sculpture can add culture to campus space and create focal points and/or landmarks. Careful selection and placement on campus of high quality pieces of sculpture should be encouraged.

Refer to Landscape Monuments, Figure 16.6 for existing and proposed locations for fountains, memorials and sculptures.

Pedestrian Circulation Routes

Pedestrian walks currently extend throughout campus. Virtually all walks and pedestrian areas are concrete, a few walkways leading to Thompson’s Bayou and Edward Ball Nature Walk, and existing roadways along the ‘propeller’ are asphalt. Special pavements such as exposed aggregate and brick-edged concrete, and flagstone paving occur in lower level building courtyards.

"Desire lines" are the prime indicator of inadequate walk distribution or width and an important way to learn of unanticipated routes. Desire lines should be dealt with in a permanent manner, as they can seldom be
abolished. Temporary solutions can be a safety issue, and should be replaced with a permanent hard surface such as concrete.

Circulation on campus is good, although a few building complexes and the Sports Complex are some distance from the campus core and have no prominent direct route. Some buildings require a circuitous route in order to be accessed by wheelchairs or service carts, because of the building’s siting, adjacent topography, and need for stairs. Many "desire lines" exist which reflect the unimpeded straight-line pedestrian routes between classroom buildings, dormitories, major student activity centers, and parking lots.

Steps found within walks on campus are constructed of concrete, although there are some steps made of brick located at the new Commons cafeteria building. Handrails are painted steel pipe or wood planks bolted to metal posts, and a few buildings have stainless steel exterior handrails; however the style and extension length beyond the top and bottom risers vary from stair to stair.

A major design element of the urban design is the clear identification of an Informal Campus Collector that runs throughout the main campus. This pathway will extend from the northernmost portion of the campus to the existing sports complex at the southeast corner of the campus. Additionally, this path will wind through the Arboretum in the campus core and extend through the Ed Ball Natural Trail to the west campus. It is proposed that the path be constructed of a material unique to the existing pedestrian circulation routes that will be easily identified as the central wayfinding path. A material such as integrally colored, stamped concrete would give the durability and low maintenance required for a university walkway while providing an easily recognized element that can blend with the desired campus image.

The pedestrian circulation system should be simplified where possible. New standard walks should be concrete with a medium broom finish, which is easy to match with subsequent phase of development. Areas of brick paving for special engraved donor brick should be limited to formal areas of the campus such as the Administrative Mall or the Canon Lawn and should be used as decorative panels or borders to concrete paving to match the rest of the campus paving. Exterior stairs should be constructed of concrete and be uniform in appearance throughout the campus. Accommodation should be made to disabled persons on campus where possible, through the use of ramping and less severe changes in grade. Handrails should
be constructed of metal tubing with radiused corners, should be simple in design and should meet the ADA code requirements. The color of all handrails should be kept consistent throughout campus.

Walls should be constructed of a durable material, such as concrete, and be uniform in appearance and characteristics throughout the campus. Walls should not be constructed of railroad ties or other materials that deteriorate or need continual maintenance. Finishes or construction materials such as brick, stucco, or patterned concrete should conform to adjacent buildings' finishes and colors.

Site Furnishings

The campus has a wide variety of furnishings. For each furniture element there are several styles on campus. This should be simplified and a ‘family’ of furniture should be selected to be used throughout the campus.

Bicycle Parking Facilities

Bicycle parking facilities are distributed throughout campus. There are two different types of racks on campus, and both styles are constructed of galvanized steel pipe. All are adjacent to pedestrian circulation systems and residence halls, but some are placed in treed areas away from building entries. Most are installed on paved surfaces, with some on bare dirt or pine needles or in potentially muddy situations and haphazardly placed.

The Ribbon Rack type is the better of the two existing rack types because they are permanently mounted on a paved surface and are more aesthetically pleasing in the landscape. The freestanding rack type is durable but they are usually not permanently anchored or placed on a hard surface so they can become displaced and the area around them can become muddy and the rack unusable. Some of these are also placed in treed areas away from building entrances and become dislocated from the landscape.

Benches

Benches are located throughout campus. The predominant bench is made of wood on concrete legs, some of which are painted with fraternity markings. There are also concrete benches with decorative relief found near the Pace Library and in many of the lower building courtyards. There are also wood slat benches on galvanized pipe bases. Several other bench types found consist of custom designs installed with building construction and others built as special projects. This master plan proposes bench selections, which could be easily matched and repaired. Two benches are recommended for campus. One is a metal park bench. The other is a metal backless bench with a wooden seating surface. The backless benches should be used in plazas and areas where the bench could be used from either side. The park bench should be used in informal areas and along the Informal Campus Collector. (Refer to Figure 16.1.)
Finish for the wood surfaces of the benches should remain natural and wood should be treated to reduce weathering and promote longevity. The color of the benches should be black. Black is easily matched for repair and touch-ups. The University should consider plaques which could be added to benches dedicated as memorials or given as gifts to the University.

**Picnic Tables**

Several types of picnic tables exist on campus. The majority are picnic tables of wood slats on galvanized steel pipe bases. Other table sets consist of all wood construction. There are also a few precast concrete table and bench sets. The tables are well used by students for studying and light congregating.

The tables made of wood slats on galvanized pipes bases should be the standard picnic table. They should be moveable and placed in informal areas of the campus such as along the informal campus connector pathway and in informal wooded gathering areas such as the arboretum and the Oak Grove. Picnic tables should not be placed in the formal 'image zones' of the campus.

**Bollards**

Bollards are used primarily to direct foot traffic or create a psychological edge for parking zones or other uses. Bollards used on the UWF campus are typically used as walkway lighting, not for vehicle restriction from walkways. The use of bollards is appropriate to minimize vehicle access or to suggest an edge to the traveled way.

Bollards for traffic control are proposed at the end of the Oakwood Lawn area. These should be simple concrete cylinders with a light sandblast finish. Removable bollards for emergency vehicle access should be 8" x 8" wood posts with a bevel cut top.

**Trash receptacles**

Trash receptacles are located throughout the campus. Pedestrian-type receptacles are of two different styles. The most prevalent is the round plastic barrel inside a wood slat housing mounted on a metal post base, intended to keep the container off the ground. There are also concrete bollard style containers with a single hole side opening on some of the building plazas and courtyards. Recycling receptacles for student or any pedestrian use to collect cans, glass, or plastic, are not used on campus. Office paper is collected separately.
for recycling, and there are large recycling bins for use by the Maintenance Department. Most of the trash receptacles on campus are the wooden stake housing type with a plastic barrel inside.

A new campus standard for trash receptacles has been established by Facilities Maintenance. All new receptacles should be coordinated with Facilities Maintenance for location and style to ensure compliance with University standards. Mounting should be a permanent installation with concrete embeds or expansion bolts. Aesthetic considerations should be addressed when specifying the numbers of trash and recycling bins to be placed on the campus in any one area. Recycling receptacles should be similar to trash receptacles. Trash receptacles should be placed off of, but aligned with, the regular walkways, and screened by placing within planting areas and kept outside of long open sightlines.

Refuse Holding Boxes

These are wood boxes, stained or painted dark brown, that are placed outside of buildings for the cleaning crews to deposit office refuse into each night. A refuse pickup crew collects the bags from the boxes, and also collects bags containing office paper to be recycled. The recycle bags are placed outside of the boxes.

Fencing

Fencing is used in few locations on campus, and nearly all is a ranch-style wood post with two horizontal rails. The wood rail fencing is used to demark pedestrian edges, grade changes and hazardous culverts. Chain link fencing is used to enclose maintenance areas. Tubular steel fencing painted black could be used as a more durable replacement in these situations. Chain link fencing next to Building 36, in the central walking zone of campus is a detraction. This should be replaced with tubular steel fencing or relocated. Security fencing should be of chain link type, preferably vinyl coated in a dark color to lessen the visual impact. The level of security needed should determine height of fencing.

Signage

Signage on campus consists of building signs, roadway parking, wayfinding signs, and standard traffic signs. The parking lot wayfinding signs are small blue metal signs with white lettering. They are placed along Campus Drive at the driveway entries to the various parking lots.

Graphics and signage on campus is consistent and fairly comprehensive. Street signs are visible and well placed.
Building identification signs are located at main building entrances. The signs are blue metal with white lettering. Signs show the building number and the departments within the buildings as shown on the Campus maps. Signs should be well illuminated at night. Shrubs or other foliage should not obstruct visibility or lighting of signs.

Perimeter campus signage consists of highway signage at the off-ramps to Davis Highway from I-10; directional signage from Davis Highway onto University Parkway; and small highway-type signs on Nine Mile Road and Highway 90 a pre-entry sign at the intersection of University Parkway and Nine Mile Road, stating the entry to the University is one-half mile beyond. The formal campus entry sign on Campus Drive is located in the median leading from Davis Highway. It is constructed of brick and concrete with wooden sign panels. This sign is nice and appropriate for this entry. Currently signage is being designed for the south entrance to the University. Signage for the proposed entrance from Ten Mile Road and ‘front door’ signage for the proposed roundabout will need to be developed as these projects occur. The entrances from the south and west should be simple and understated similar to the entrance from the east.

**Lighting Locations and Types**

Inventory mapping exists for most site lighting. The lighting on campus primarily consists of two basic types:

**Street and parking lot lighting:** Roadways and parking lots are lighted at night for security and increased visibility of turns, corners, crosswalks, and parking lots. Lighting of parking lots and roadways is being increased for security reasons as needed.

1. **Cobrahead:** A High Pressure Sodium lighting element on a metal arm, attached to a metal pole. These are used along the parkway and for most larger parking lots, in either a single, double, or four-way fixture.

2. **Shoe box fixture:** A High Pressure Sodium lighting element attached with a short arm to the side of an anodized aluminum pole. These are used in smaller parking lots and at walkway outlets to the lots, and incorporated recently as the need for security lighting has increased.

**Pedestrian/Walk lighting:** Lamping is either High Pressure Sodium, incandescent, or Metal Halide, and therefore produce differing light colors. New cylinder fixtures have a more efficient light distribution and less glare than the original fixture type.

1. **Original Fixture:** Aluminum top and pole with an Metal Halide element. The original campus fixture, they are being replace with the fixture described in #2, to increase efficiency and decrease glare.

2. The contemporary cylinder fixture is of clear plastic, with a High Pressure Sodium fixture, mounted on an aluminum pole. It is being installed to replace the older walkway fixtures and in areas in need of upgraded security lighting.
3. Bollard-type lighting occurs in several cases, and exists in differing styles and with different lighting elements. In most cases bollard lighting installation was associated with individual building construction projects.

Pole mounted walkway lighting is being incrementally replaced with High Pressure Sodium light fixtures for better overall lighting and less glare. Aesthetically, it will be more desirable to have a more indirect light source fixture than the clear cylinder style. Finish on all light fixtures should be a dark anodized bronze color and all fixtures should be consistently of one style. Parking Lot Lighting should remain the single or double mounted "Cobra Head" style fixture with the High Pressure Sodium lighting element. Color and finish should be consistent with all other fixtures. Black should be used to match other campus furnishings and because it is easily matched and repaired.

**Trash Collection Facility**

Trash Collection Facilities (Dumpsters) occur throughout the campus. A significant majority are highly visible to the public with the dumpsters, in most cases, immediately adjacent to walkways and pedestrian corridors. Most dumpster placement is made to allow easiest access for the collection truck while maintaining best adjacency to the buildings that the dumpster serves, although some are found well away from buildings and along the curb among the street parking near the dorms. Their distribution and visibility is prevalent.

Many of the original buildings have no dedicated service area adjacent or attached to the building, which necessitates the placement of dumpsters in parking lots, along roadways, or in the open landscape areas.

![Dumpsters in Parking Lots](image)

Obviously, dumpsters are placed so that their means of approach and exit requires the least effort of maneuvering for the driver. Although their placement may be justified, most of their locations are of poor aesthetic selection. Many of these need to be relocated and screened from pedestrian and vehicular corridors with planting, solid fencing, or masonry walls. Attractive, well-built enclosures should be provided. Where enclosures are not possible or until budgets allow for them, dumpster should be painted dark green to blend in visually with vegetative surroundings. Refer to 17.2 Proposed Service Access for proposed dumpster locations.
Summary

The University of West Florida has a wonderful base of landscape elements to manage and supplement. Through conservation, thoughtful development and enhancement of existing landscape features the character of the campus will continue as a woodland setting for an academic village. Future development projects on campus should allocate a portion of the total construction budget (2% recommended) for landscape design/improvements. Careful selection of landscape features, monuments, furnishings and plant palettes will reinforce and enhance the character and the landscape of the campus will continue to be a memorable place that students, faculty and visitors will enjoy. Refer to Illustrative, Figure 3.6.
Goals, Objectives and Policies

Goal 1: Preserve and enhance the natural environment to promote the campus image and sense of place.

Objective 1.1: To maintain the integrity of the natural woodland setting of the campus through the preservation and enhancement of significant trees and vegetative zones.

Policy 1.1.1: The University should provide a detailed inventory of significant vegetation on campus based on size, age, quality, diversity, uniqueness and location.

Policy 1.1.2: Preserve and protect large trees and significant stands of trees where possible. A survey of existing trees with six-inch caliper and above should be developed. Enforce tree replacement ordinance for campus. The University should enforce procedures and criteria for the protection of the designated significant trees and vegetation zones and should also establish project review procedures, land use review procedures, and resource maintenance programs to ensure their long-term preservation.

Policy 1.1.3: Maintain a portion of all five major native ecosystems that existing on campus for teaching purposes.

Policy 1.1.4: Promote reforestation in all areas on campus. Clearing of underbrush is important for safety but new tree planting is important as well.

Policy 1.1.5: Newly developed parking lots need to be reforested to restore woodland image of the campus. Open manicured lawn should be used only in special formal areas.

Policy 1.1.6: Landscape treatment and development in the Campus should be consistent with the four vegetative zones found on campus the Sandhill, Hammock, Swamp Forest and Marsh Zones. Landscape development in these zones should generally follow their respective plant palettes.

Policy 1.1.7: Certain areas, such as Thompson's Bayou, the marsh areas, and the Escambia River zones because of their ecological sensitivity and the surrounding topography should not be developed. Other special feature preserve areas are the Oak Grove adjacent to the Field House, the Specimen Sparkleberry tree and the Baars-Firestone Nature Trail.

Policy 1.1.8: It is important to minimize access and intrusion of the natural areas to protect them from overuse. Preserving the natural areas is a key component in maintaining the qualities of the campus environment. However, limited access and enjoyment of
these areas is possible, with the use of boardwalks and nature trails, such as the Ed Ball Nature Trail.

**Policy 1.1.9:** There should be an adequate balance between the preserved and the developed areas within the campus core so that the feeling of woodland and a natural environment is maintained. There should be sufficient existing vegetation mass surrounding the core area to alleviate the look of a clear-cut forest or bulldozed area around a new building.

**Policy 1.1.10:** Develop a campus landscape requirement for new buildings and require installation of the landscape with the building construction. Landscape budgets could be projected as a percentage of building construction cost.

**Objective 1.2:** Accentuate existing landscape features and reinforce woodland image.

**Policy 1.2.1:** Frame significant view opportunities along the Campus Drive. Views should include scenic panoramas, significant land forms or natural features, distinctive ecological zones, architectural buildings and landmarks and specific reference features that articulate points of reference and assist in way finding. Landscape treatment should respect and/or reinforce these view corridors.

**Objective 1.3:** To establish standards for the selection of plant materials for use on campus to unify the landscape vocabulary.

**Policy 1.3.1:** The use of flowering shrubs and trees (Magnolias, Live Oaks, Azaleas, Rhododendrons and Crape Myrtle's) should be utilized as a base palette for the entire campus.

**Policy 1.3.2:** Evaluation of plant materials should include security and safety, functional and aesthetic considerations, preservation of existing trees and vegetation, use of xeriscape methods and maintenance.

**Policy 1.3.3:** Refer to the recommended plant list in the Appendix for a list of plants by plant type that is either indigenous or a compatible ornamental. This plant palette should be the basis for all plants used on campus.

**Policy 1.3.4:** Long term maintenance requirements should be a consideration for plant selection. Longevity and permanence should also be a significant factor. Plants that grow quickly, requiring more maintenance, and pruning, should be discouraged. Additionally, plantings should be designed and located in a manner that is conducive to easier maintenance. For instance, a landscape zone that has a multitude of species will required greater maintenance than a simpler mass planting of a single species.
Objective 1.4: Establish hierarchy of maintenance for areas of the campus.

Policy 1.4.1: Establish guidelines for requirements for maintenance zones on campus.

Roadway Zone

Policy 1.4.2: Campus Drive should maintain its existing character with its informal woodland setting. Substantial existing vegetation should continue to be preserved within the right-of-way of the roadway.

Policy 1.4.3: Accentuate entrances with special plantings which reinforce the architectural entrance features.

Policy 1.4.4: Reduced maintenance along remote roadway sections using a native naturalized approach will reduce maintenance costs and change the effect of the landscape. The ground plane should remain turf, however, the edges of the roadway should be mowed for 20' from back of curb. The remaining distance to the edge of the tree line as well as the median should be left natural to be mowed at intervals. The mowing interval for these areas should be studied by the Maintenance Department to determine the maximum interval for safety and ease of mowing.

Policy 1.4.5: Enhance Campus Drive with seasonal flowering trees, such as dogwood and red bud.

Policy 1.4.6: The landscape character of the future parkway connection to Ten Mile Drive should be consistent with the existing Campus Drive.

Parking Lots

Policy 1.4.7: Parking lots should have dominant tree canopy for shade and for a woodland character.

Policy 1.4.8: Parking lots should be nestled or terraced into the topography, accommodating, as much as possible, the existing grades and preserving trees within median islands.

Policy 1.4.9: The alignment of parking bays should be unregimented. Existing trees, topography and function should all serve to vary the layout of the parking lot.

Policy 1.4.10: All parking lots along Campus Drive should be screened by reforestation. Understory should be kept low for security and vehicular visibility.

Objective 1.5: Preserve the overall woodland and estuarine character of edges of the Main campus and the Baroco property.
Policy 1.5.1: A vegetative buffer should be maintained around the entire campus and the Baroco property. Where this has been removed for development of buildings or parking it should be replaced through reforestation.

Policy 1.5.2: Natural features and topography ensure substantial setback limits for development and contain developable areas within the internal uplands. Some of the constraints or imposed buffer/setback zones include the Thompson Bayou, the marsh, and the Escambia River, conservation zones, and steep topographic areas. These areas are not developable and should remain as preserve areas. Additional landscape treatment is not necessary other than ensuring proper stewardship. The preserved landscape is of substantial area and setback to ensure the preservation of the natural contextual landscape.

Goal 2: Establish an area for an arboretum within the campus core.

Objective 2.1: To provide a Botanical Garden and Arboretum within the core campus in the area previously called the 'propeller'.

Policy 2.1.1: Establish a Botanical Garden and Arboretum that showcases the diverse flora of the Panhandle Region and which serves as an educational and aesthetic resource for the University of West Florida and the community.

Policy 2.1.2: The program elements for the Botanical Garden should include education, research, public service and outreach, conservation and preservation.

Policy 2.1.3: Develop a Conceptual Master Plan and a Phasing Plan for the Botanical Garden and Arboretum.

Policy 2.1.4: Affiliate with related Associations; e.g. NABGS (National Arboretum and Botanical Garden Society, AABGA (American Association of Botanical Gardens and Arboreta).

Policy 2.1.5: Establish a funding strategy and program, private and public. Pursue available agency grants and University financial support.

Policy 2.1.6: Align resources with related University disciplines; Botany (including Cellular and Molecular Botany, Ecology and Evolutionary Biology, etc.).

Policy 2.1.7: A network of open spaces, pedestrian walkways and trails should interconnect the Botanical Garden and Arboretum with other areas of the campus, including the Baars-Firestone Nature Trail, the Jogging trails along the Parkway specimen, the
Objective 2.2: To establish standards for landscape treatment of required retention and drainage elements.

Policy 2.2.1: Retention lakes and drainage elements should conform to the requirements of the local water management district regarding side slopes and wetland mitigation areas.

Policy 2.2.2: The configuration of retention lakes should be natural and curvilinear in outline. Rectilinear and pure geometric forms are not permitted. Wherever possible, side slopes should vary and provide smooth transitions to existing grades. Gentle landforms around the lake should reinforce the “natural” context.

Policy 2.2.3: Whenever possible, retention areas should be incorporated into one single basin instead of multiple basins. Larger basins are more efficient relative to space and volumetrics. Single basins also avoid the appearance of the project area surrounded by a depressed “moat”.

Policy 2.2.4: Landscape treatment for retention lakes should respect maintenance and access setbacks but otherwise be set into a natural, existing vegetative context or planted with native material.

Policy 2.2.5: Use retention ponds where possible as landscape features.

Objective 2.3: To prioritize funding for and establish the timing or phasing of landscape improvements including:

a. New landscape installations associated with new facilities
b. Remedial landscape installations associated with additions, renovations, or retrofitting of existing facilities
c. New landscape installations associated with open space improvements, such as Enhanced Walkways.
d. Additive landscape improvements in the common open space areas to incrementally improve the quality of the exterior environment. For example, the additional planting of Oak trees for shade and canopy in open space and parking areas or planting of flowering trees in the Parkway.
e. Incremental hardscape improvements include walkway/bicycleway additions and improvements, replacement benches, trash receptacles, light standards, etc.
f. Specialty developments such as the proposed Botanical Garden and Arboretum, and Nature Trail extensions.
Policy 2.3.1: Improvements that relate to the health and safety (security) of the campus population. (e.g. removal of understory planting for safety; provision of handicap access facilities; provision of adequate lighting, etc.) should be of the first priority.

Policy 2.3.2: Improvements that are associated with new or renovation projects should be of the second priority.

Policy 2.3.3: Improvements that are incremental or additive should be of the third priority.

Objective 2.4: Continue to review all landscape improvements with the Campus Beautification Committee.

Policy 2.4.1: Continue to review all physical improvements through the required submittal and approval of schematic, preliminary, and final drawings to ensure adherence to overall Master Plan intent.

Policy 2.4.2: Establish a checklist for review items for all affected disciplines including landscape implementation. Representative checklist items should include but not be limited to the following:

a. topography
b. existing tree survey
c. site plan
d. set-backs, easements
e. contextual plan showing proposed improvements in context with the overall campus
f. phasing considerations
g. locations of walkways and bicycle paths
h. parking
i. signage details
j. layout and materials plan
k. grading plan
l. drainage
m. planting plan
n. plant details and specifications
o. hardscape details and specifications
p. lighting
q. street furniture
r. irrigation plan
s. colors, etc.

Policy 2.4.3: Assign a representative to work with the appropriate Facilities Project Manager to oversee all landscape and site related issues, to ensure the proper allocation of
landscape budgets for all campus development and adherence to master plan concepts.

Policy 2.4.4: To ensure that proper allocation of funds are distributed for landscape and all open space improvements.

Policy 2.4.5: Landscape budgets should be an integral portion of new construction budgets, and should be based upon a percentage of total construction costs. Funds allocated for landscape improvements should not be redirected to fulfill funding shortages in other areas of the construction.

Policy 2.4.6: Landscape improvements that are independent from new building construction should be considered as stand-alone or independent projects with respect to funding and capital expenditure programs.

Policy 2.5.7: Landscape improvements should be considered as a real asset both aesthetically and financially. Well planned and designed landscape improvements are functional aesthetically pleasing. Well-positioned landscape can serve to reduce heat buildup and create cooler microclimates. Landscape can become the unifying element for a campus and create an overall environment that is pleasing, attractive, and memorable.

Goal 3: Provide a concise pedestrian and vehicular circulation system.

Pedestrian Circulation

Objective 3.1: Establish a system of pathways, open spaces, malls and connections, which have hierarchy and direction, to reinforce the urban design that serves as the organizing structure for the campus development.

General

Policy 3.1.1: Develop a system of paths that is pedestrian friendly, attractive and safe. Use shade and seating to invite more pedestrian traffic.

Policy 3.1.2: Use plantings and site furnishings to reinforce hierarchy.

Policy 3.1.3: For pedestrian circulation, there should be established a hierarchy of dimensions and a common palette of materials should unify the entire campus. As a base material, concrete should be the dominant walkway material. The finish, scoring and connection details should be consistent and uniform. Special materials, patterns, banding, etc. may be used to articulate intersections, or special features.
Policy 3.1.4: Pedestrian circulation path alignments should be smooth and transitional. Heavily articulated, colored, or patterned pavements and different materials are discouraged except for special applications.

Campus Green

Policy 3.1.5: Establish the Campus Green as the center of campus and enhance as a campus image space.

Policy 3.1.6: The landscape treatment of the Campus Green should be a formal space consistent with its function as the most central space for students on campus. The Campus Green will be expanded to include the areas surrounding the student center and the library. The Campus Green is the pivotal space from which other walkways emanate. The expression of the Campus Green should be simple and formal. Formal lines of matched trees should reinforce the building placement shown in the proposed urban design. The ground plane should be simple, lawn with accent planting of shrubs, groundcover, seasonal color to emphasize building entries.

Policy 3.1.7: Walkways should border the Campus Green and intersect other campus walkways. Site furniture should be added to the edges. Pavement in this area should be expressed in concrete consistent with the overall network.

Enhanced Connector Pathway System

Policy 3.1.8: The Enhanced Connector Path System begins at the campus core of the Student Center and the Library. The system extends outward as the existing formally planted Magnolia Walk and Dogwood Lane. The Magnolia Walk is intersected by the Administrative Mall leading from the proposed round about to Building 41, the Psychology Building. These walkways will be formally planted similarly to the Magnolia walk but with Live Oaks. These paths and plantings function to reinforce the proposed urban design and lend hierarchy and structure to the campus.

Informal Campus Pathway System

Policy 3.1.9: Develop pathway leading from the sports fields, fraternity/sorority houses, and student group houses on the east side of campus to the proposed residential on the north side of campus with an additional connection from the Fine Arts Building to the Field House. The pathway connects through the central 'Campus Green'. The pathway should be informal in alignment and allowed to meander. Plantings should be informal and a mix of plant materials appropriate for the west Florida area.
Policy 3.1.10: Develop the proposed Arboretum along the pathway system, near the 'Campus Green'. The plant materials should be used as a teaching tool.

Objective 3.2: Use landscape features and signage to give structure and direction to the campus circulation system.

Entry Signage

Policy 3.2.1: The main vehicular entry signage walls should be appropriately reinforced with landscape treatment to signify campus boundary, entrance and arrival. The character of the entrance features should be simple, and in scale with the natural environment. Groupings and alignments of trees, should reinforce the architectural entrance features. The use of indigenous trees should introduce the overall landscape concept of the campus and complement the woodland setting. Signage should be clear, visible, and distinctive. Understory plant material, grading, view considerations, and accent lighting should be included in the entrance treatment.

Policy 3.2.2: Accentuate proposed roundabout and intersections with special plantings such as seasonal color and flowering trees, such as dogwoods, magnolias or red buds.

Building Zones

Policy 3.2.3: Provide a simple landscape treatment of the foundation planting around the buildings. The landscape treatment around each building zone should consist of a limited palette with an emphasis on native and drought tolerant plant materials. Consideration should be given for seasonal color in the selection of trees and shrubs.

Policy 3.2.4: Each individual building zone landscape should consider and be consistent with the adjacent landscape character. Plantings for buildings adjacent the Campus Green and Enhanced Connector pathways should be formal with rectilinear forms. Plantings for buildings adjacent to the Informal Campus Connector Paths and other informal walkways and parking areas should be informal. The walkways should serve to define areas of grass and shrub planting.

Policy 3.2.5: The building zone landscape should consider reinforcement of the main building entrance and provide landscape to screen or define service areas, trash enclosures, bicycle storage areas, etc. Service areas should be adequately screened from general view with the use of hedges, buffer planting and/or architectural walls.
Policy 3.2.6: The placement of large trees and other plant material should consider important sight lines or visual corridors that are significant for the building and for the campus as a whole.

Policy 3.2.7: The placement of trees should complement the building elevations and should also serve to reinforce spatial qualities of the open spaces with which the buildings help to define.

Policy 3.2.8: Consideration should be given to the placement of trees around buildings to reduce solar radiation and to provide comfortable exterior environments.

Sports Fields

Policy 3.2.9: Active recreation areas, which includes the sports fields, the track, should be landscaped along the perimeter of the facilities with native plant material, associated with the respective vegetation zone, and in the residual areas between the fields. It will serve as a buffer for adjacent uses and as a screen to the road and campus perimeter.

Policy 3.2.10: Consideration should be given for visual or physical obstruction of game-play when locating landscape material.

Policy 3.2.11: Provision should be made for connecting walkways or jogging trail and bikeway as they transverse the playfield areas or as they require connection to other parts of campus.

Vehicular Circulation

Service Access

Objective 3.3: To allow access to service areas for maintenance and trash pick-up without conflict with pedestrian traffic.

Policy 3.3.1: Separate pedestrian circulation routes from service routes as much as possible.

Policy 3.3.2: Establish schedule for maintenance and trash pick-up to occur during low pedestrian traffic hours.

Emergency Access

Objective 3.4: To maintain and improve emergency access corridors and systems as the campus evolves and the density increases.
Policy 3.4.1: Currently emergency access is through internal service and parking lot areas, widened sidewalks, and the campus roadway system. This concept should continue for emergency vehicles.

Policy 3.4.2: Establish, as part of the overall development review process, a criteria for evaluating emergency and service access considerations.

Policy 3.4.3: The design of emergency corridors should consider required clearance (tree canopy and overhang), stabilized pavement/base, and turning radii of equipment. Helicopter landing pad areas should remain clear of obstructions for maximum safety, with adequate clear area surrounding for emergency vehicles.

Goal 4: Establish a family of furniture design styles for entire campus.

Objective 4.1: To select site furniture compatible with the woodland character of the campus, and represent a family of fixtures coordinated accordingly.

Policy 4.1.1: The selection of site furnishings should continue to consider durability, ease of maintenance, and uniformity of materials, styles, and colors.

Policy 4.1.2: Existing furnishings that have become outdated or deteriorated should be replaced with the current and consistent model.

Goal 5: Promote safety and accessibility on campus.

Objective 5.1: Encourage interaction and pedestrian traffic with a particular emphasis on security and safety.

Policy 5.1.1: Clean-up understory for greater visibility for safety. Trees should have significant clear trunks for unobstructed sight visibility. Shrubs and groundcovers should be low on the groundplane for additional security reasons.

Policy 5.1.2: Pedestrian crosswalks should be accentuated by lighting, special pavement, signage, and more open landscape treatment to allow clear views from traffic lanes, due to the amount of vehicular traffic and winding nature of the Parkway, which allows for only short-distance views.

Policy 5.1.3: All parking lots should be adequately serviced by overhead lighting at night for safety. High priority should be given for the adequate illumination of walkways leading from and through parking lots to campus buildings. Walkway connections to and within parking lots should be direct, convenient, and safe.
Policy 5.1.4: Establish major traffic corridors and concentrations of pedestrian traffic through site planning, programming, and timing of educational programs. "Safety in numbers."

Policy 5.1.5: Continue security through the current programs of Police patrol, Student patrol, Bicycle patrol, Escort service, and "Just Two It" campaign.

Policy 5.1.6: Continue awareness program through publications and dissemination of information.

Policy 5.1.7: Continue the policy of replacing old light fixtures with newer units and add lighting to areas that require additional illumination.

Policy 5.1.8: Continue the policy of selectively clearing undergrowth areas to promote further safety. Understory clearing should occur, in all parking lot medians and within 25' of walkways and roadways.

Policy 5.1.9: Safety and security issues are more critical at night. Program night classes, hours and locations to concentrate students into groups at night.

Objective 5.2: To establish priorities for funding accessibility improvements for disabled persons.

Policy 5.2.1: Accessibility for disabled persons, in exterior (non-building) pedestrian access corridors and traffic areas of campus should be incrementally improved on an as-needed basis, and funding should be made available for exterior projects as part of the annual formula funded state appropriation projects.

Policy 5.2.2: Architectural and Engineering Services working with the ADA Committee will prioritize problem areas and the implementation process.

Policy 5.2.3: Architectural and Engineering Services working with the ADA committee will review all comments, recommendations, and suggestions by faculty, staff, and students pertaining to areas on campus that are deemed to be barriers to the safe and secure movement of physically disabled persons. It will be determined whether the area in question is indeed a barrier and then should assign a priority rating, based upon the severity, number of complaints, funding options, and number of problem areas involved, for action to be taken in order to rectify the barrier.
Figure 16.3: Landscape Reforestation

- Green: Reforestation
- Light Green: Existing Tree Massing along Campus Lane
- Yellow: Parking Lot Reforestation
- Orange: Arboretum

Lamba River
Landscape Monuments

- Existing Fountains
- Proposed Water Feature
- Proposed Focal Point
- Existing Memorials

FIGURE 16.6