

### 3.0 URBAN DESIGN ELEMENT

The University of North Florida (UNF), because of its adoption and adherence to its Master Plan, is a wonderful example of sound planning and design that concentrates facilities around activity centers, thus avoiding inefficient, campus sprawl patterns. The original UNF Master Plan was developed on the "Village Street" concept. This is a set of pedestrian-oriented design principles that scales buildings and open spaces in a manner that is supportive of and hospitable to the human environment. Buildings are situated around open spaces and respect prescribed setback distances between building facades and adjacent pedestrian corridors. The 2005-2015 Master Plan Update will recommend building heights be increased for all new construction to facilitate the densification of the campus core, thus encroaching less on the existing open space adjacent to buildings for the best and highest use of land. The objective is intended to fully utilize the existing campus core's available building space while creation more opportunities for strategically developed pedestrian spaces.

These opportunities for increased pedestrian activity areas and congregation spaces will continue to enhance the original "village" concept while incorporating sensitive building siting principles. Combined with the preservation of existing trees and open areas, additional plazas and gathering areas can be created. Pedestrian promenades and extensively landscaped common areas invite natural groupings of people. In essence, UNF is a village in which the primary activity is learning. UNF now is making a renewed commitment to the concept as it embraces the challenges of growth and expansion that this planning period will bring ([see Figure 3.1: Urban Design Configuration](#)).

This Master Plan Update reflects the University's commitment to the original Urban Design of the campus and to the refinement and extension of the exceptional base earlier efforts have created. UNF proposes mechanisms to assure funding is made available to continue the University's extensive landscape treatments, maintaining consistency of site furnishings and design forms. UNF also proposes enhancements to its urban design character by the creation of "memorable" spaces, identifiable entrances, establishing focal elements within the internal campus and improved way finding; all which contribute greatly in the continuation of the urban design context already established on campus.

Urban Design has played a strong role in the development of the Master Plan and should continue to contribute to the decision-making process that will guide the University.

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**GOAL 1:** The University of North Florida (UNF) shall continue to design, develop and maintain the campus Master Plan in a manner that is compatible with historical precedents and with a determined commitment and dedication to the "Village Street" concept.

**Objective 1.1** UNF shall follow urban design principles that encourage the development, retention and maintenance of open spaces.

Policy 1.1.1 UNF shall continue to uphold the "Village Street" concept as the principles guiding urban design on the campus. The "Village Street" concept shall be characterized by the following general design concepts:

- Person, rather than building or vehicle, focused.
- Pedestrian orientation of building mass and scale.
- Development of open spaces to encourage people interaction.
- Development of a central pedestrian spine or promenade as the primary form of linkage to all current and proposed facilities.
- Siting of buildings with setbacks to create individual "front yards", and groups of buildings to create quadrangles. Specific land use densities and intensities and design guidelines to be followed in achieving the "Village Street" concept are detailed in 4.0 Future Land Use Element, 15.0 Architectural Design Guidelines Element and 16.0 Landscape Design Guidelines Element of the Supporting Inventory and Analysis document.

Policy 1.1.2 UNF's future growth shall adhere to the open space plan illustrated in the 2005-2015 Master Plan Update final graphic and to the schedule of Capital Improvement Program elements (Table 14.1).

Policy 1.1.3 UNF shall adhere to those intensities and densities of development for each land use category prescribed in the 4.0 Future Land Use Element.

Policy 1.1.4 UNF shall provide additional open space consistent with its Management and Storage of Surface Waters (MSSW) permitting process, where appropriate.

Policy 1.1.5 The UNF President and Executive Committee shall determine whether new campus facilities are consistent with and in compliance with all Campus Master Plan Goals, Objectives and Policies. This determination shall be subject to review and approval by the Department of Education, Colleges and Universities.

Policy 1.1.6 UNF shall comply with the updated Campus Landscape Architectural Guidelines prior to the construction of any new campus facilities over the course of the ten (10)-year planning period.

**Objective 1.2** UNF shall continue to develop its Campus Master Plan in a manner that is compatible with the City of Jacksonville. Consideration shall be given, at a minimum, to building location and orientation, building mass and scale and landscape character.

Policy 1.2.1 UNF shall continue its tradition of utilizing native North Florida plant materials consistent with the upland plant ecology and shall avoid the introduction of domesticated and other plants foreign to the campus environment.

Policy 1.2.2 UNF shall adhere to those general building locations and orientations outlined in the [2005-2015 Master Plan Update \(Figure 1\)](#) and shall not deviate from this master plan without amending this plan.

Policy 1.2.3 UNF shall respect the historical precedents established for building mass and scale. New buildings, open spaces, linkages and other facilities shall be consistent with existing and future land uses prescribed in the 4.0 Future Land Use Element.

Policy 1.2.4 UNF shall continue its tradition of creating informal and asymmetrical ground level functional character and shall avoid formal and rigid patterns of ground level development.

Policy 1.2.5 UNF shall ensure compatibility among land uses with the City of Jacksonville by adopting the [Future Land Use Map \(Figure 4.1\)](#). Pursuant to s.1013.30(9), F.S. Proposed amendments to this adopted Campus Master Plan shall be transmitted to the City of Jacksonville and other external review agencies as such amendment, alone or in conjunction with other amendments, meets one or more of the following criteria:

- Increases density or intensity of land uses on campus by more than ten (10) percent.
- Decreases the amount of natural (conservation) areas, open space or buffers on campus by more than ten (10) percent.
- Rearranges land uses in a manner that increases the impact of any proposed campus development by more than ten (10) percent on a road or other public facility or service provided or maintained by the state or the City of Jacksonville.

Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s.1013.30(9), F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, shall be submitted to the City's Department of Planning and Development for a courtesy review.

Policy 1.2.6 UNF shall coordinate with the City of Jacksonville on issues related to urban design character at campus edges through the plan review process described in 12.0 Intergovernmental Coordination Element, as confirmed by the negotiated Interlocal Agreement, Development Agreement, or Memorandum of Understanding between the University, representing the Department of Education, Colleges and Universities and the city.

**Objective 1.3** **UNF shall continue to organize service and loading functions efficiently with attention to their proper screening and location and maintaining spatial distance from other uses and circulation areas.**

Policy 1.3.1 UNF shall adopt the service and loading functions as diagrammed in the 2005-2015 Master Plan Update ([Introduction Figure 1](#)) and shall adhere to the Landscape Design Guidelines

Policy 1.3.2 UNF shall endeavor to initiate a process to review designs for future buildings and facilities plans. This review process shall be performed as part of a Design Review Committee's review procedures as established in the 15.0 Architectural Design Element. As part of this process, UNF shall ensure that plans adhere to the currently adopted Master Plan and that the intensities and densities for development described in the 4.0 Future Land Use Element are complied with.

Policy 1.3.3 UNF shall establish the timing and priority for development of the campus spacial environment, including buildings placement and open spaces, by adherence to the 2005-2015 Master Plan Update (Figure 1), the UNF Capital Improvement Program (Table 14.1) and the intensities and densities established for development in the 4.0 Future Land Use Element.

**Objective 1.4 UNF shall continue to design and develop all new buildings and facilities identified within this plan in accordance with energy-efficient criteria.**

Policy 1.4.1 UNF shall promote and encourage energy-efficient buildings and facilities through adherence to the Energy Efficiency standards recommended the Supporting Inventory and Analysis, 17.0 Facilities Maintenance Element.