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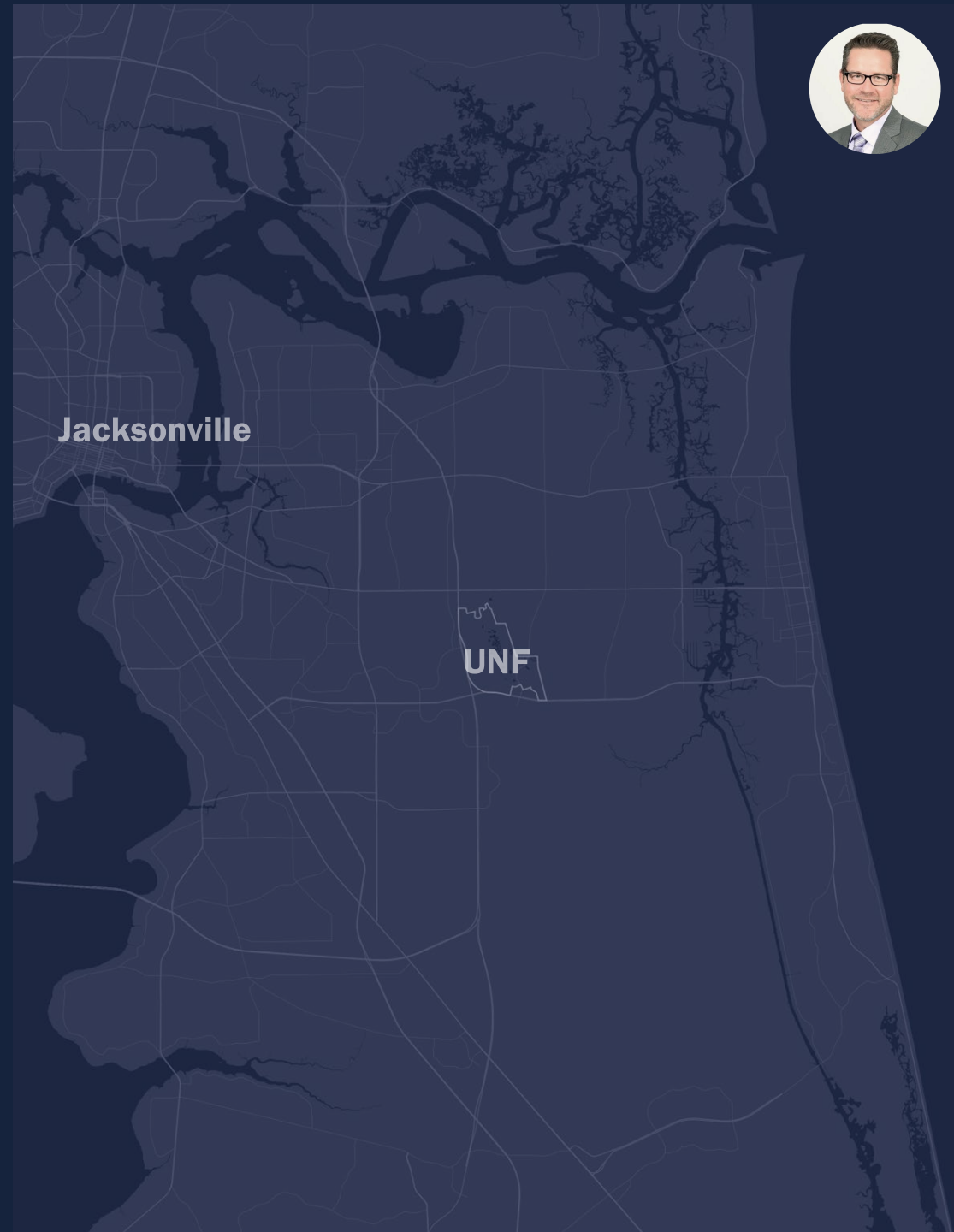
Smarter Space, Stronger Campus: Leveraging Space Analysis for Strategic Facilities Implementation

June 30, 2026



SMARTER SPACE, STRONGER CAMPUS

University of North Florida Campus Context





Institutional Mission

At the University of North Florida, we ignite a passion for learning and discovery through transformational education in a supportive environment that leads students to rewarding careers and lifelong success. Our beautiful campus is a hub for talent development, relevant research and community engagement, where we enrich lives and fuel the economic and overall prosperity of Northeast Florida and beyond.





UNF Key Institutional Aspirations

- Become a **Top 100 Public University** by 2028
- Strategically grow to an enrollment of **25,000 students by 2028**





2023-28 Strategic Plan Priority Areas



**#1: Ensure Student
Success from
Enrollment to
Employment and
Beyond**



**#2: Inspire Relevant
Research and
Impactful Innovation**



**#3: Expand Mutually
Beneficial
Partnerships with
the Community**

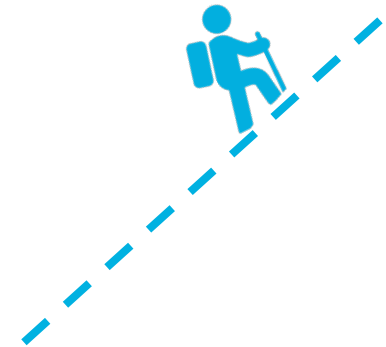


**#4: Accelerate the
Success of Faculty
and Staff**



UNF Growth Aspirations & Correlated Questions

- Enrollment
 - *25,000 target*
- Staff & Faculty
 - *Grow at same rate as student body?*
 - *Assume all employees are on campus rather than hybrid?*
- Research Expenditures
 - *\$50M target to reach R-1*
 - *\$20M target within 10-year plan timeline (additional \$1M per year)*
 - *Use 5-year trends as basis for future growth? Or assume higher growth in certain disciplines?*





UNF Timeline

Space Analysis &
Data-Gathering
Kick-off

June 2023



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Approval of
Strategic Plan

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Completion of
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November 2023



Campus Plan
RFP Process

Nov 2023-Jan 2024



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2025-2035 Campus Planning Process (April 2024 – July 2025)

Phase 1: Analysis

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Phase 4: Final Plan

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Survey (EPS) Approved

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BOT Campus
Plan
Presentation #1

July 2025

BOG Plan
Review Process

90 days



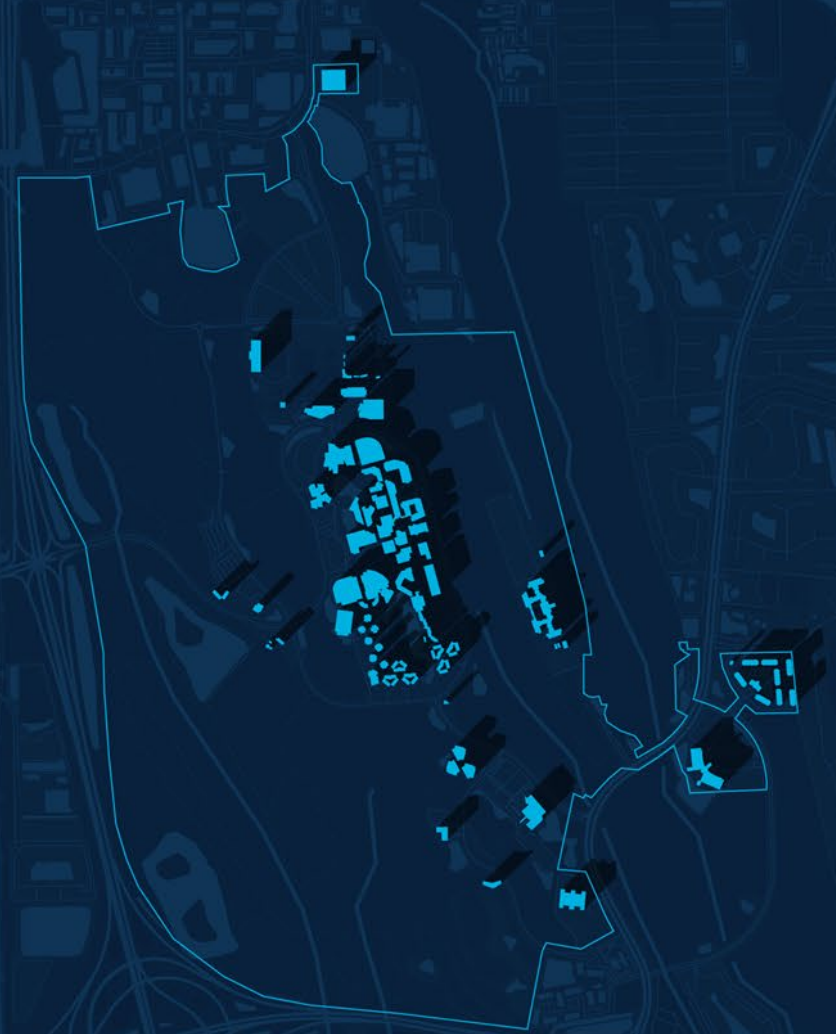
BOT Campus Plan
Presentation #2
Final Approval

November 2025



*Are we using what we
have efficiently?*

*How can we effectively
plan for the future?*



Space Analysis





Data Collected



Review of room data showing use, square feet, and station count for all space types included in study



Data confirmed during a walk-through and via data verification request



Fall 2022 course schedule indicating course type, day, time, enrollment, and location tied to space records and compared to SREF standards



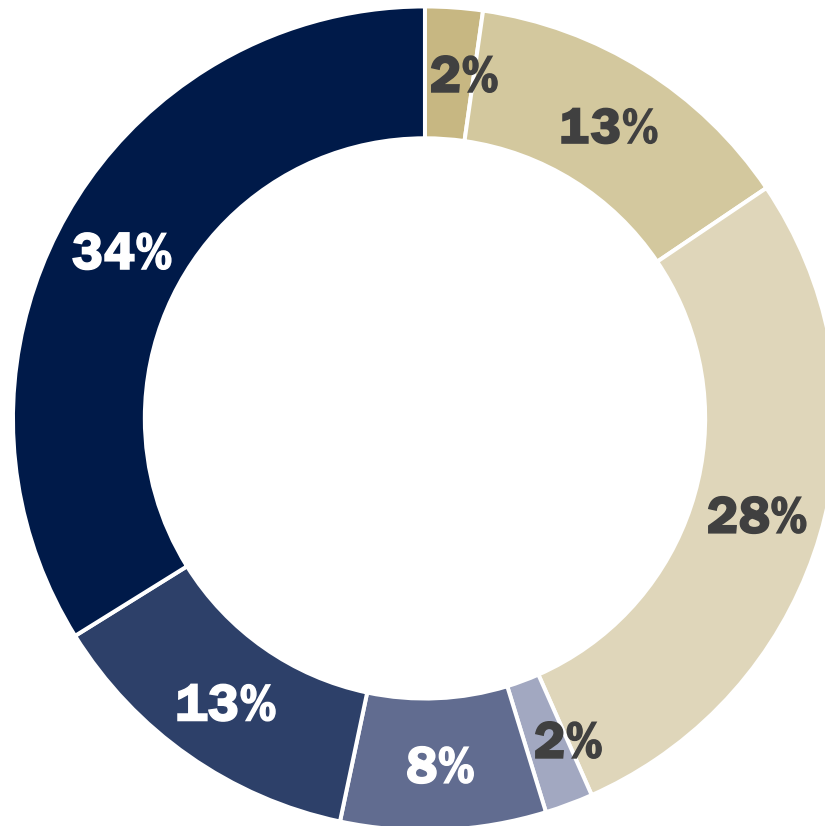
Employee roster showing titles, department, FTE status, and occupancy for all UNF employees tied to room data



Context provided during focus groups, workshops, and by Steering Committee Review



Existing Space Portfolio

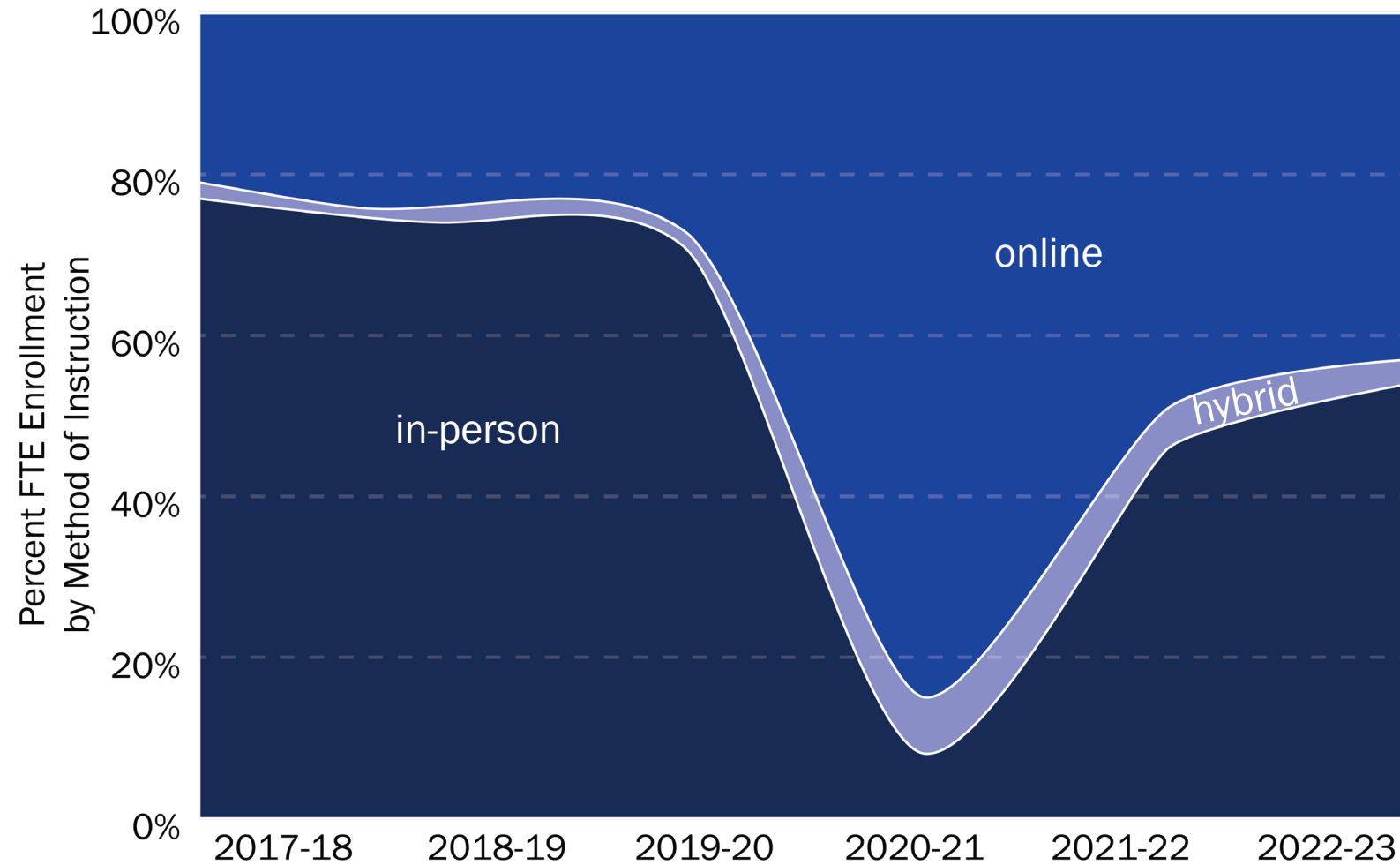


Campus Space Types included in Study

- Central Storage (23,782 sq ft)
- General Use (140,315 sq ft)
- Instructional (293,522 sq ft)
- Media Production (19,922 sq ft)
- Research (84,961 sq ft)
- Study (135,513 sq ft)
- Workspace (357,198 sq ft)

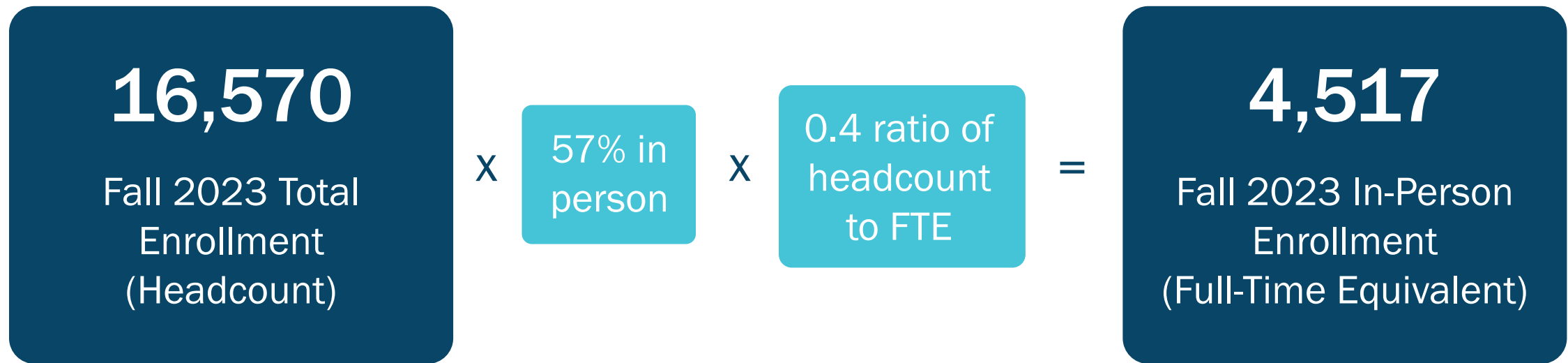


Enrollment Modality Trends





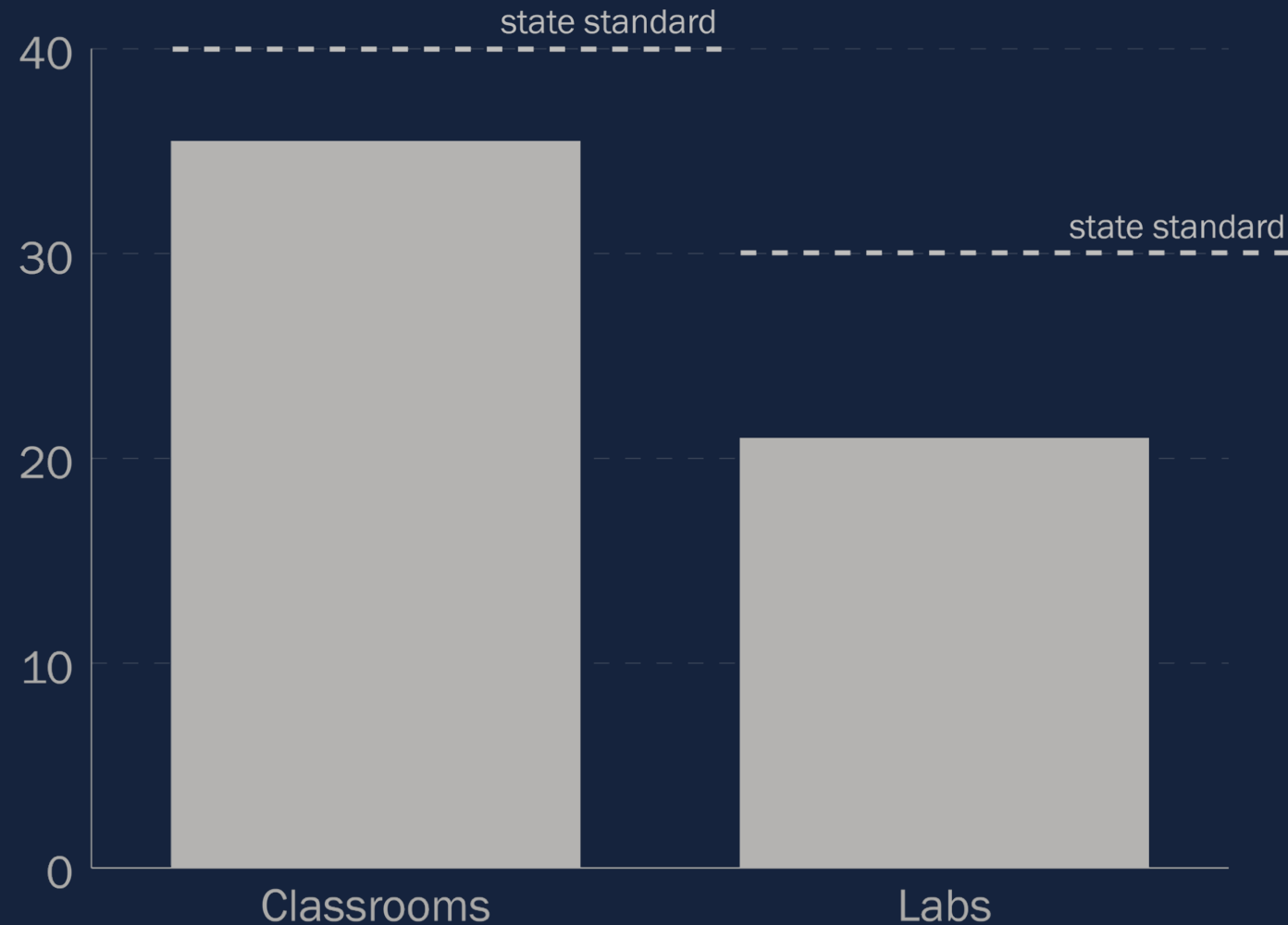
In-Person FTE Enrollment Calculations



Sources: UNF Institutional Research, UNF Enrollment Management, SUS Accountability Plan



Average Course Hours Scheduled Per Room (Fall 2023)





Key Findings



Classroom scheduling practices should be reevaluated for highest and best use of space



Developing additional research space is needed to support UNF'S R2 classification and continue growth in the research enterprise



Office space is underutilized across colleges and administrative units with large sections of vacant office space available on the edge of campus



Collaborative and flexible workspaces should be established throughout campus for the use of faculty, staff, and students



Campus Master Plan





RFP Process for Campus Master Plan



Goal of the Campus Master Plan

- Create a visionary yet feasible vision for UNF's physical campus, aligned with the institution's strategic direction
- Develop a **10-year guide for capital planning** and campus improvements
- Establish consensus around decision-making and future direction
- Provide a roadmap and tools for flexible phasing and funding
- Meet **SUS BOG requirements** and address all state-required elements



Integrated Campus Planning

- Align existing campuses with Strategic Plan
 - Improve student success
 - Research and creative activities
 - Become a Top 50 public university
- Expand on-campus housing
- Address aging facilities
- Scenarios for athletics and recreation improvements





Integrated Planning

- Integrated planning with Kimley Horn and AEI
- Focus on:
 - Student retention and graduation
 - Increasing research
 - Strengthening partnerships
- Creates a comprehensive plan that:
 - Links mission, vision, and values with buildings, grounds, and infrastructure
 - Provides place-based, student-focused recommendations





Engagement Strategy



Personal
Conversations



Focus and
User Groups



Interactive
Workshops



Digital
Outreach



Community
Engagement



Trustees
Meetings

Engagement should be both a **getting** and **giving** process.
Engagement should be **fun** and **fulfilling** for everyone.



Engagement at a Glance

- Online survey (1,571 responses)
- Focus groups (76 participants)
- Steering Committee (4 meetings)
- Student engagement (82 sticky notes)
- Student focus group (7 students)
- Workshop 01: Visioning & Analysis (79 attendees)
- Workshop 02: Big Ideas (84 attendees)
- Workshop 03: Concepts (69 attendees)
- Workshop 04: Draft Plan (87 attendees)
- Microsite (1,500+ hits)
- Public Open House





Project Microsite





University of North Florida
Campus Master Plan

HomeSteering CommitteeDraft PlansGet InvolvedContact

Campus Master Plan

UNF is embarking on a year-long process to create a Campus Master Plan. This exciting effort will provide a roadmap for physical improvements across the campus over the next decade. The plan will explore the enhancements and expansions necessary to implement our Soaring Higher Together Strategic Plan and position the University for future success.

Check out the Strategic Plan here: <https://www.unf.edu/strategic-plan/>

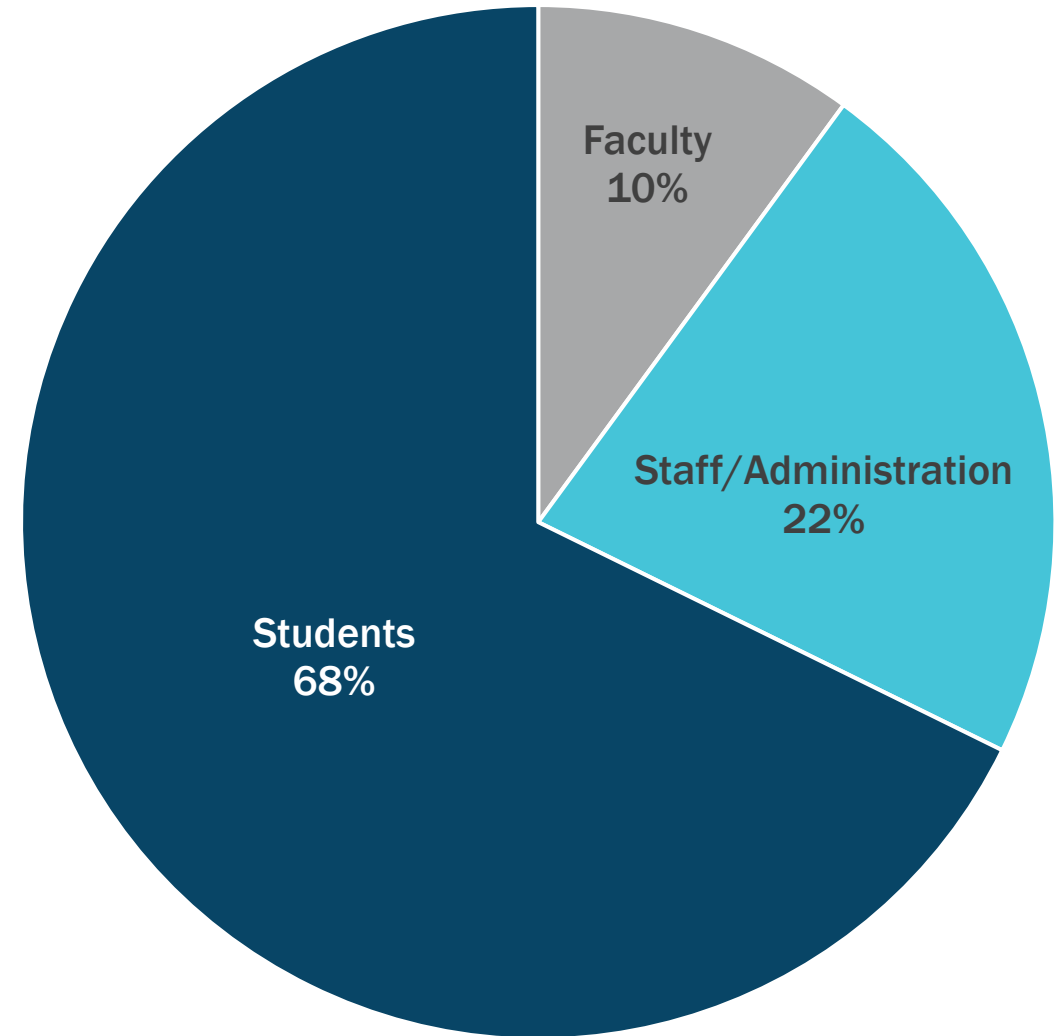




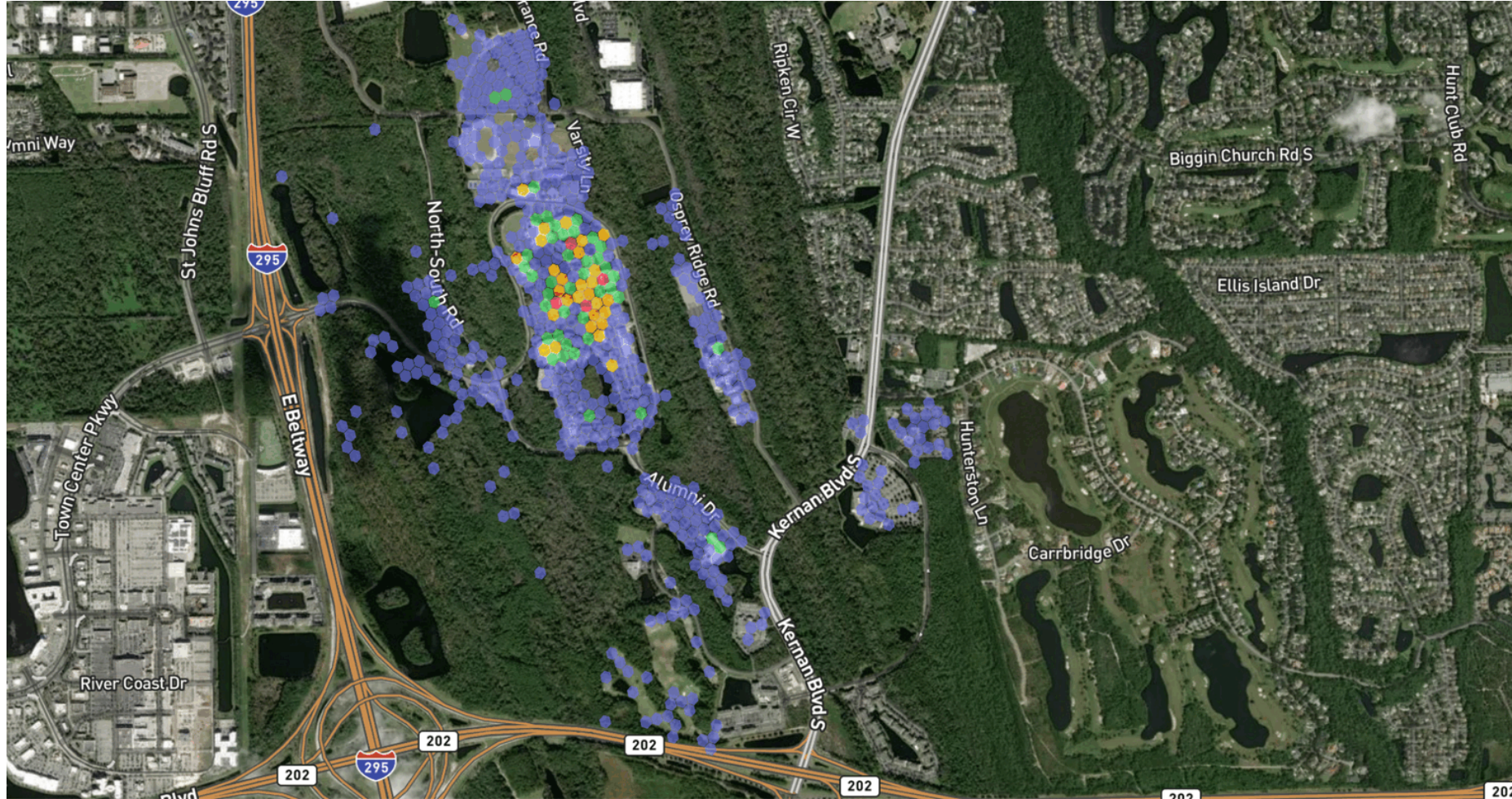
Survey Results



- Distributed by email to all faculty, staff, and students
- Available September 11 – October 2
- Respondents from a wide variety of majors and departments
- Mix of resident and commuter students



Population Density by Time of Day (Average for 2023-24 Academic Year)



Audience: Visitors / Day of Week: Mon - Fri / Time of Day: 10:00AM- 11:00AM



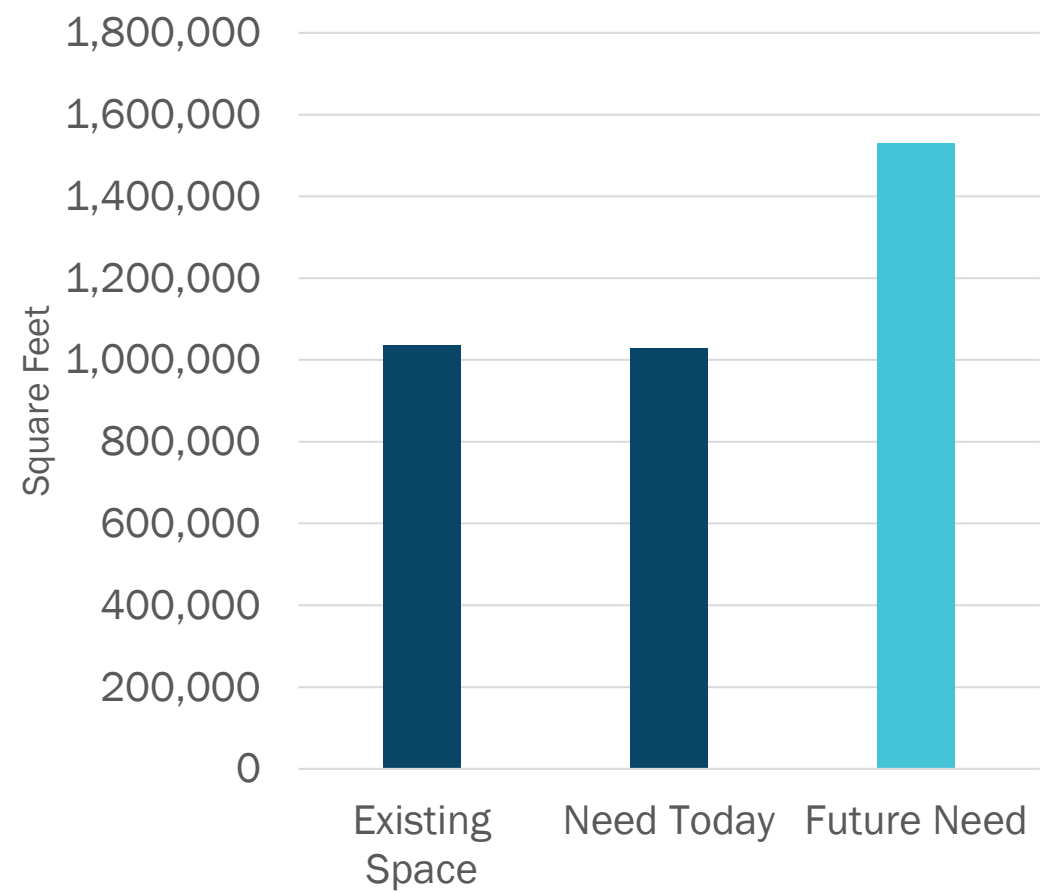
Open Space & Landscape Highlights

- Uphold the UNF tradition of conservation
- Provide collaborative and open outdoor spaces
- Highlight the Botanical Gardens and their vital role in campus beautification and student success
- Ensure that new development integrates seamlessly into the campus fabric
- Integrate learning and research within the natural environment
- Solidify UNF's reputation as one of Florida's most picturesque campuses





Housing Space Needs





Housing Highlights

- Maintain the highest quality facilities
- House 20% of the residential population
- Plan for a growing residential student population while providing exceptional student success experiences
- Ensure that new housing gives a comparable experience for all students
- Explore new service methods when appropriate
- Update aged facilities to meet modern needs
- Evaluate all opportunities for expansion



Housing Highlights

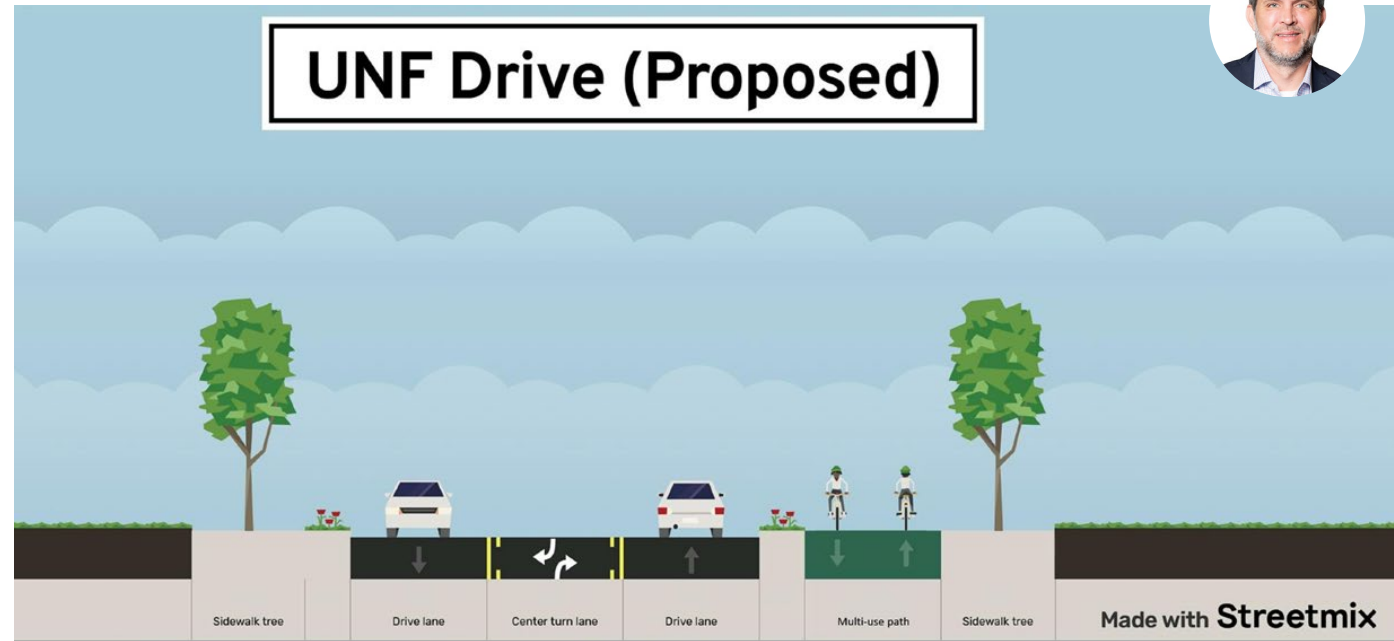
- Demolish Osprey Hall
- Demolish Osprey Village
- Add 4 new residential complexes
- Maintain continuity of service throughout the plan
- Net-neutral bed count to maintain 20% of students living on campus
- Apartment style preferences





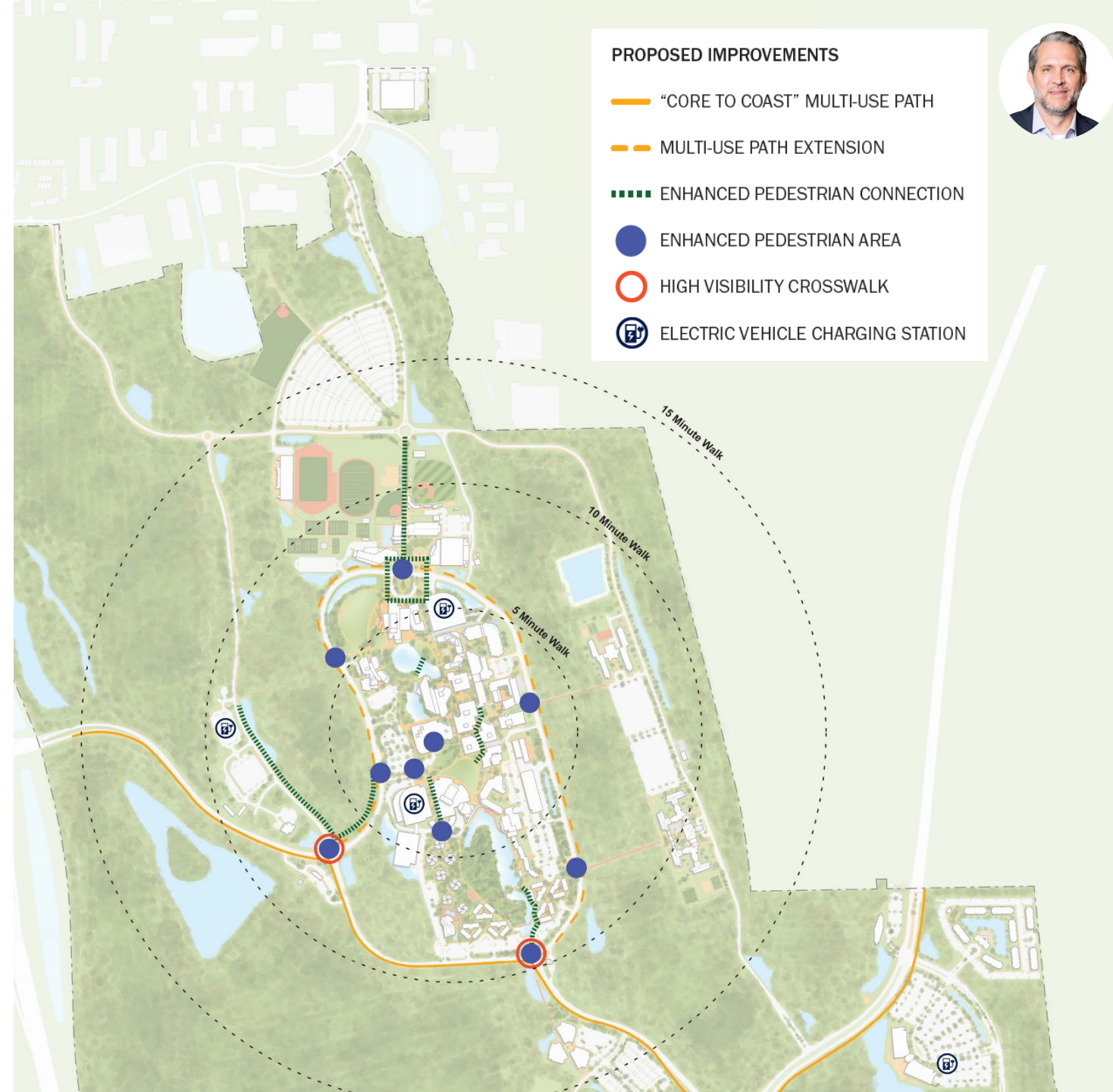
Transportation Highlights

- Provide transportation options beyond driving
- Provide ample shuttle service for a growing campus
- Provide adequate parking for a growing campus
- Ensure safe pedestrian crossings and bicycle facilities



Transportation Highlights

- Focus on enhanced pedestrian connections
- Plan a more complete multi-use path network around the core of campus
- Enhance campus wayfinding to prioritize pedestrian and bicyclist circulation
- Increase EV charging opportunities
- Provide 4,600 more parking spaces to meet future demand





Educational Plant Survey

SPACE NEEDS ANALYSIS

University of North Florida

		E&G Space Categories [Shown as Net Assignable Square Feet (NASF)]									
		Classroom	Teaching Lab	Study	Research Lab	Office	Auditorium/ Exhibition	Instructional Media	Gymnasium	Campus Support Services	TOTAL
Preliminary Assessment of Projected Needs											
Calculated Space Needs based on 5-yr Projected FTE's	Appx. A	157,064	196,331	308,745	428,813	514,575	39,266	68,610	78,532	96,912	1,888,847
Less: Current Inventory	Appx. B	(103,161)	(193,491)	(136,464)	(86,122)	(315,210)	(23,467)	(26,718)	(27,135)	(63,407)	(975,175)
Net Projected Space Needs	[a]	53,903	2,840	172,281	342,691	199,365	15,799	41,892	51,397	33,505	913,672
Preliminary)		66%	99%	44%	20%	61%	60%	39%	35%	65%	52%
Adjustments to Projected Needs											
Ineligible Space	Appx. C	0	0	0	0	0	0	0	0	0	0
Unsatisfactory Space to be Demolished	Appx. D	0	0	0	0	0	0	0	0	0	0
Leased Space to be Terminated	Appx. E	0	0	0	0	0	0	0	0	0	0
New Construction	Appx. F	(34,000)	(2,500)	(21,740)	(52,200)	(46,385)	0	0	0	0	(156,825)
Space to be Remodeled	Appx. G	0	(1,105)	(1,200)	0	(5,070)	0	0	0	0	(7,375)
Other Adjustments to Space	Appx. H	0	0	0	(32,000)	(3,500)	0	0	0	0	(35,500)
Total Adjustments	[b]	(34,000)	(3,605)	(22,940)	(84,200)	(54,955)	0	0	0	0	(199,700)
Final Assessment of Projected Needs											
Adjusted Net Projected Space Needs	[a+b]	19,903	(765)	149,341	258,491	144,410	15,799	41,892	51,397	33,505	713,972
% of Space Needs Met (Final)		87%	100%	52%	40%	72%	60%	39%	35%	65%	62%

For Information Only Reported space with no adjustments to NASF										
	Classroom	Teaching Lab	Study	Research Lab	Office	Auditorium/ Exhibition	Instructional Media	Gymnasium	Campus Support Services	TOTAL
Leased Space in Current Inventory	Appx. I	0	0	0	0	0	0	0	0	0
Space to be Renovated	Appx. J	7,658	15,249	1,200	869	10,778	0	0	0	35,754

The Final Plan & Path Forward

Projects Underway

- Shared Use Path on UNF Drive
- 66,000 sf Student Success Building
- 30 North Complex 700 beds
- 19,000 sf Honors Academic Building
- 72,000 sf Wellness Center Phase II



Visit project
site to review
final plan

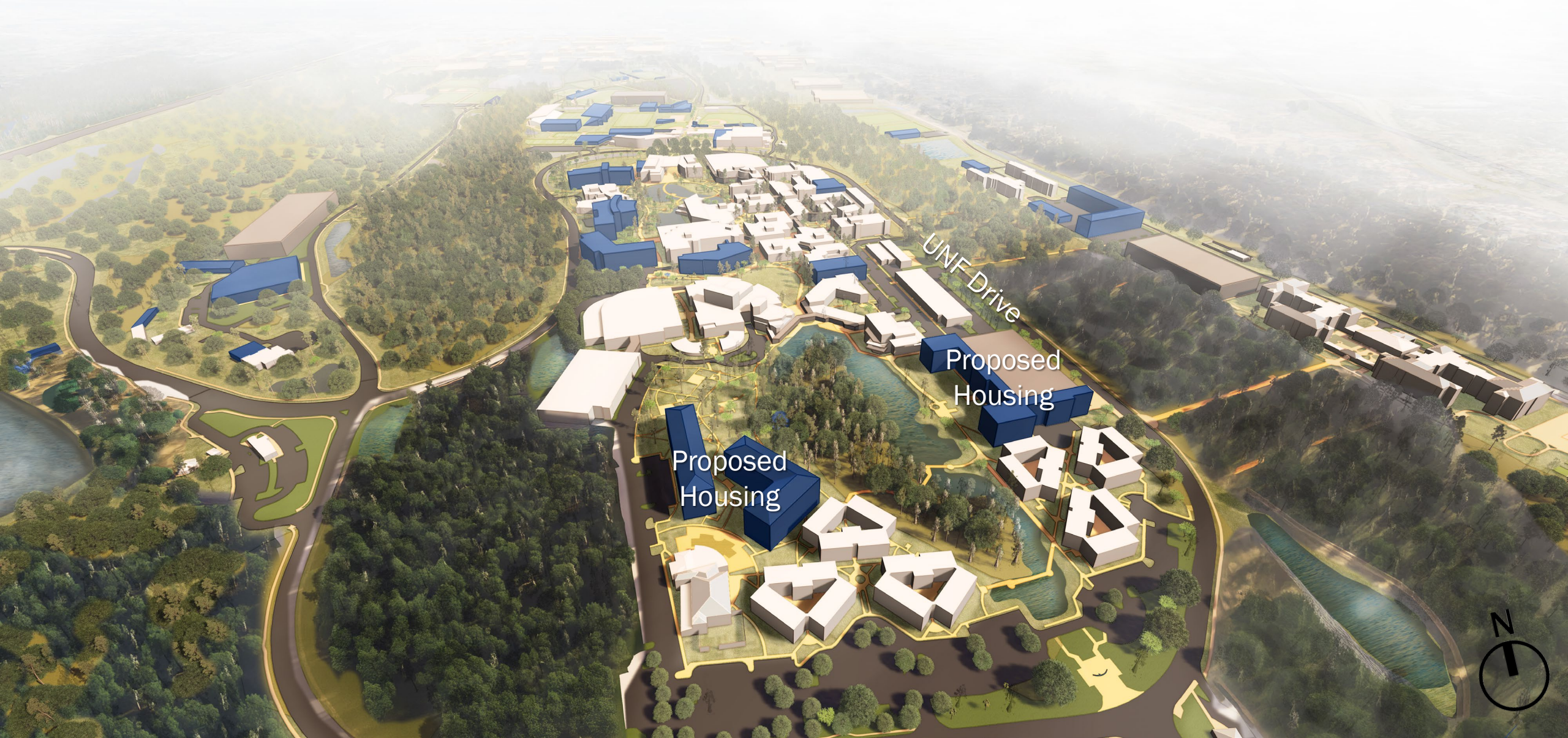


LEGEND

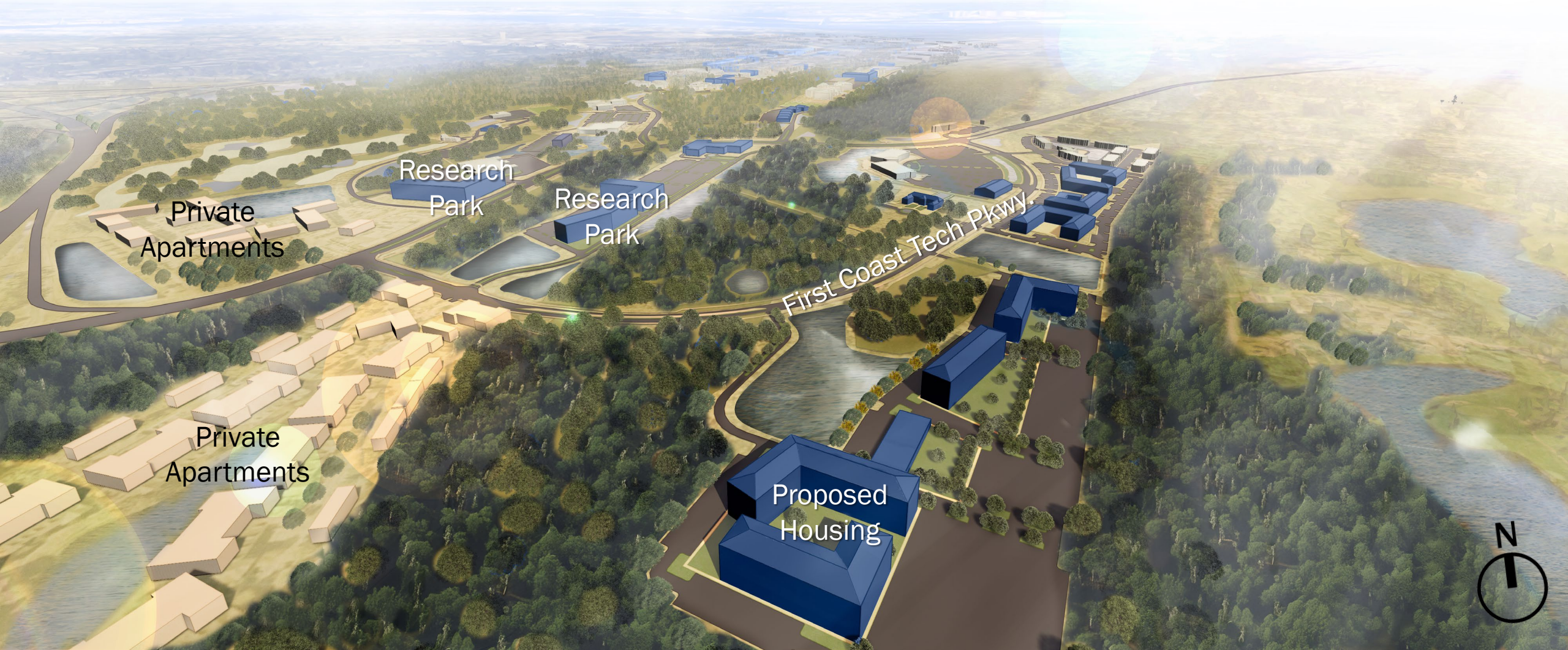
- EXISTING BUILDING
- PROPOSED NEW BUILDING
- PROPOSED MAJOR RENOVATION
- PROPOSED DEMOLITION
- PROPOSED BOARDWALK



Campus Core Looking North



Innovation & Engagement District Looking North



Campus Core Looking South



Athletics District



Wellness
Addition

Stadium

Softball

UNF Arena

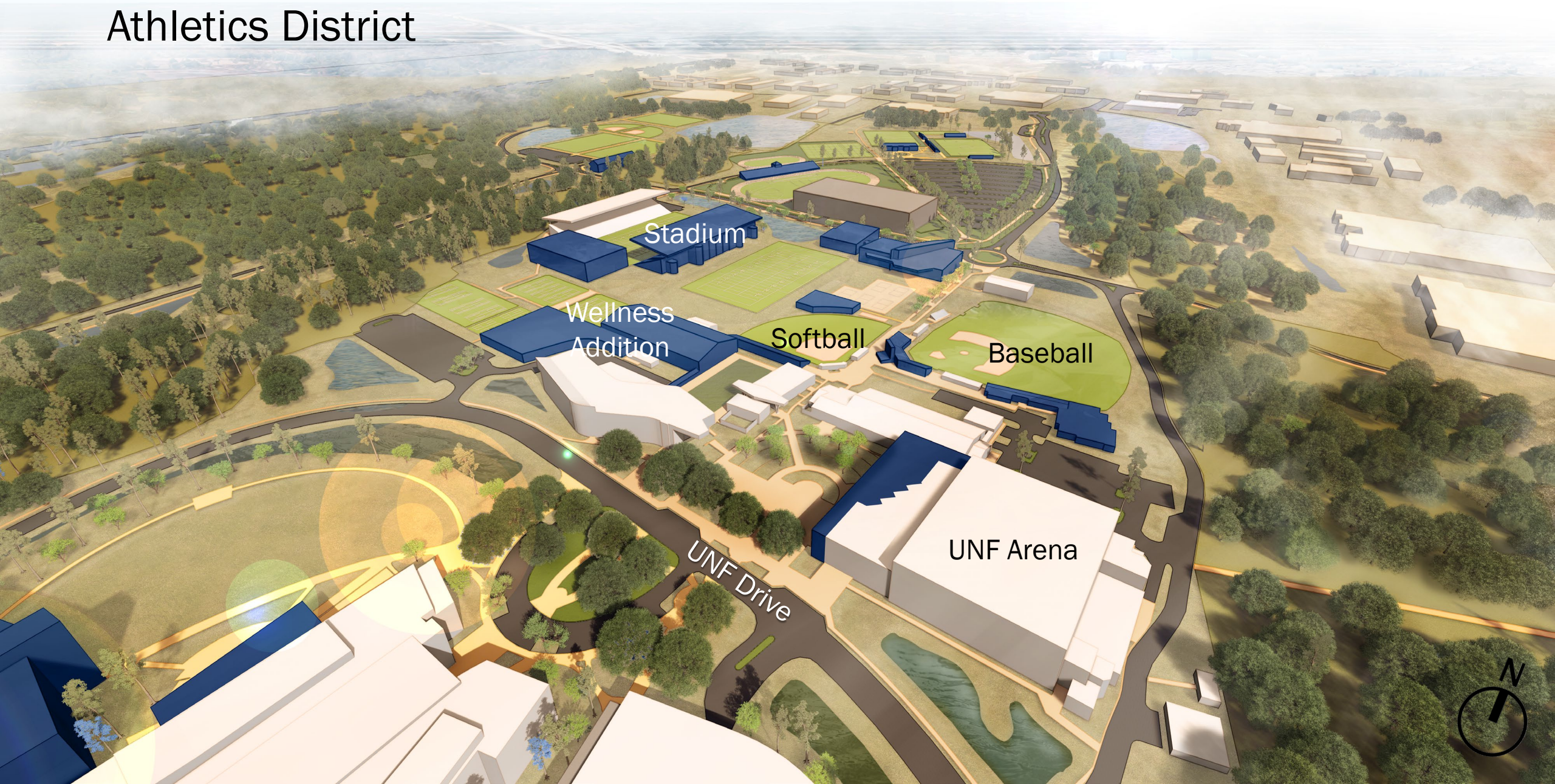
Baseball

Parking
Deck

N Entrance Rd



Athletics District





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THANK YOU!

