

Business Affairs  
Office of the Vice President

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September 3, 2020

Timothy Young, Chair  
Land Use and Facilities Planning Committee  
2570 Hull Rd, Bldg. 1291  
Campus

Dear Mr. Young:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on August 4, 2020, please note the following:

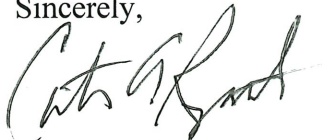
1. Land Use and Facilities Planning Committee recommends approval of the UAA – 60 – Soccer & Lacrosse New Facility project as presented.

I approve the committee's recommendation as presented.

2. Land Use and Facilities Planning Committee recommends approval of the UF – 644 – Reitz Union Lawn Inner Road Improvements project as presented.

I approve the committee's recommendation as presented.

Sincerely,



Curtis A. Reynolds  
Vice President for Business Affairs

cc: Committee Members  
Erik Lewis

## LAND USE AND FACILITIES PLANNING COMMITTEE MINUTES

August 04, 2020

Planning, Design & Construction

ZOOM Meeting

### **ATTENDEES:**

#### **MEMBERS PRESENT:**

James Austin, Associate Professor, Wildlife Ecology  
David Bowles, Director of Rec Sports  
Mike Castine, Growth Management, Alachua County  
Paul Davenport, Physiological Sciences  
Linda Dixon, Planning, Design & Construction  
Rhuanito Ferrarezi, Assistant Professor  
Margaret Fields, Associate Dean of Liberal Arts and Sciences  
Megan Forbes, Chair, English Language Institute  
Scott Fox, Transportation & Parking  
Carrie Harmon, Sr. Associate, Plant Pathology  
Kevin Heinicka, IFAS Facilities Planning & Operations  
Mark Helms, AVP, Facility Services Division  
Brian Keith, Associate Dean, Office of Library Administration  
Mark Leeps, Assistant, Telecommunications  
Frank Lomonte, Director and Professor, Journalism  
Graciela Lorca, Associate Professor, Microbiology & Cell Science  
Timothy Martin, Student  
Keith Rambo, Engineer, Electrical & Computer Engineering  
William (Bill) Smith, Assistant Director, Operations, University Athletics Association  
Amy Stein, Associate Professor  
Jay Watkins, University Bands, School of Music  
Matt Williams, Director, Office of Sustainability  
Samantha Wisely, Associate Professor, Wildlife Ecology  
Timothy Young, Sr. Associate, Academic Advising Center

#### **MEMBERS ABSENT:**

Missy Daniels, Growth Management, Alachua County  
Carlos Dougnac, AVP, Planning, Design & Construction  
Timothy Garrett, Associate Professor, Pathology, Immunology and Laboratory Medicine  
Creed Greer, Program Director, University Writing Program  
Gail Hansen De Chapman, Chair, Lakes, Vegetation & Landscaping Committee  
Craig Hill, VP's Office – Business Affairs  
Marty Hylton, Chair of PHB&S, Libraries  
Mary Lusk, Extension Agent – IFAS Extension  
Carol McAuliffe, Assistant University Librarian  
Cydney McGlothlin, University Architect, PDC  
Jamieson McMahon, Building Code Inspector, EH&S  
Andrew Persons, Director, Department of Doing, City of Gainesville  
Caroline Salvatore, Student  
Katherine Saylor, Research Assistant Professor, Wildlife Ecology and Conservation  
Amy Kerry Thomas, Student

#### **VISITORS:**

Melissa Thomas, Planning, Design & Construction  
Erik Lewis, Sr. Planner, Planning, Design & Construction  
Frank Javaheri, Director of Construction, Planning, Design & Construction  
Stuart Cullen, Project Manager, Planning, Design & Construction

Tom Feather, Project Manager, Planning, Design & Construction  
Chris Jones, IBI Engineering Firm  
Elizabeth Nolder, RMF Engineering Firm  
John Williams, RMF Engineering Firm  
Frank Bellomo, Unknown  
Kavindri Ranasinghe, Mayor Council Office

**CHAIR:** Timothy Young, Sr. Associate, Academic Advising Center, Chair

**CALL TO ORDER:**

Timothy called the meeting to order at 2:00pm.

**APPROVAL OF AGENDA AND MINUTES:**

Paul Davenport moved to approve the agenda and the July minutes; Keith Rambo seconded; motion passed unanimously.

**UAA- 60 – Soccer & Lacrosse New Facility**

**PRESENTING: Stuart Cullen**

**DISCUSSION:** Stuart introduced himself and stated he was before the committee seeking approval for the Design Development Phase. He went over the project location, background, and status. He said there was an existing maintenance facility. Stuart said that the offices for the coaches were in another building and this project renovation/addition will provide offices for the Soccer and Lacrosse coaches. He said there will also be team meeting areas. He said the existing building and the new building will join in the center and both will share the common areas of the two buildings.

Stuart went over the LVL approved tree removal of 20 palms and 4 Live Oak trees to make way for the building and associated. Stuart went over a rendering for the project, showing the size of the proposal building, the sidewalks, and the landscape plan. He said that the design team will look for opportunities for replanting and relocating that try to mimic the palms in front of the existing building. The committee discussed the project, trees, and utilities.

**MOTION:** Keith Rambo moved to approve as presented. Paul Davenport seconded motion. motion passed unanimously.

**UF – 644 – Reitz Union Lawn Inner Road Improvements**

**PRESENTING: Tom Feather**

**DISCUSSION:** Tom introduced himself and stated he was presenting for Advanced Schematic Design approval. He said that the project has now become three separate sub UF projects, which are as follows:

1. UF – 644 – Utility Infrastructure Improvements
2. UF – 644A – Reitz Union Lawn Utility Improvements
3. UF – 644B – Inner Road Improvements

These projects will have improvements to NW 13<sup>th</sup> Street coming out of Inner Road and will have a left-hand turn added at the light as well as, signaling changes. The road modifications are required to have 2-way traffic. The reconfiguration will widen the road on the south side and there will be tree impacts along this road as well. There are plans to replant this roadway area back once the project is completed following the design concepts in the Landscape Master Plan. There was also discussion about relocating the palms on the site, in order to minimize the tree

mitigation. Reconfiguring this road will allow the vehicles, including buses, to go both ways on Inner Road and remove them from the new Bike/Ped zone as shown in the Landscape Master plan. The zone will create an 86-acre continuous auto/bus free zone in the core of campus. The committee asked about event drop-offs for the Auditorium, which the design team said would be handled by having service provided along the service access portion of Stadium Road. Jay Watkins expressed concern about access to the pedestrian walkway on the westside of Steinbrenner Hall that serves as their instrument loading area. The design team said that they would look in more detail at that section to come up with a better solution to maintain access.

**MOTION:** Paul Davenport made a motion to approve the project as presented; Megan Forbes seconded motion. Motion Carried - 1 opposing – Jay Watkins

### **UF – Campus Master Plan Update 2020-2030**

**PRESENTING: Linda Dixon**

**DISCUSSION:** Linda introduced herself and stated she was before the committee to talk about the Campus Master Plan update for 2020-2030. She said she would also give an overview of the Campus Development Agreement (CDA). Linda went through the various plans that have been undertaken on campus for the last several years, including the Strategic Development, Framework, Transportation and Landscape plans. She discussed each plan and how the Campus Master Plan (CMP) was where all of these plans are tied together. She said the Campus Master Plan and the Campus Development Agreement are statutorily required, with the CDA being an agreement between the City of Gainesville, Alachua County and UF and the CMP telling the University's host governments and local population the University's growth plans for the next 10 years (updated every 5 years).

The Campus Development Agreement has been in existence since 1998 and has led to the University contributing funding of up to \$34.8 million towards infrastructure related projects in the host governments' jurisdictions. Over the last 5 years the CMP has been amended three times with land use changes accounting for only a 1% change in overall acreage reconfiguration. Both measures show that the University is following its plans.

Linda went over the amount of building GSF the University has undertaken, discussed the projections for enrollment and employment. She spoke of the parking caps and that the University has exceeded its cap, but that in the near future, ongoing and future projects will be built on lots. The net new parking spaces will be added to an update of the CDA. The caps on new GSF have not been exceeded on main campus or the Alachua County Satellite Properties.

She went over the proposed land use changes that were being recommended, focusing on ones that impact open space. Committee members discussed these maps. Committee members discussed McCarty Woods and whether plant and animal surveys were done to study what was in the woods. Linda stated that surveys may be done when actual development was proposed for the site on developing this site, but at this point there were no planned projects. She said that the Campus Framework Plan had identified the woods as a good infill site. Erik Lewis noted that these woods had been surveyed for plants and animals for the 2005 update to the CMP. Linda went over the changes on the campus perimeter, noting the plan was changing the Buffer Land Use to Urban Park. She said that the new energy plant site will be changed to Utility from Parking and Conservation per the committee's approval of that project, with some recreation fields and an area along Lake Alice Creek being converted to Conservation for a net gain in overall Conservation land.

Linda went over the bicycle-pedestrian zone that will take motor vehicle traffic out of the core of campus. Committee members asked about the change from Housing to Active Recreation where Maguire and University Village South currently sit. Linda stated that the housing was in very bad shape and UF would have other housing renovated and updated as needed to address the impact of losing that housing and balancing supply and demand.

Linda went over the Capital Improvements table, which projected building 2.7 Million GSF within the next 10 years. Linda went over the associated map to show the future growth areas, primarily in the eastern core of campus. She showed a map for renovation projects and another of satellite properties and their associated future projects. She showed additional maps and went over the documents that had been included as attachments to the committee.

**MOTION:** The Chair has decided to table this discussion to the next meeting in September. The Committee agreed. Motion Carried Unanimously.

**INFORMATION:**

The Chair stated that the next meeting will be time to select a new Chair.

**ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at 3:58pm.