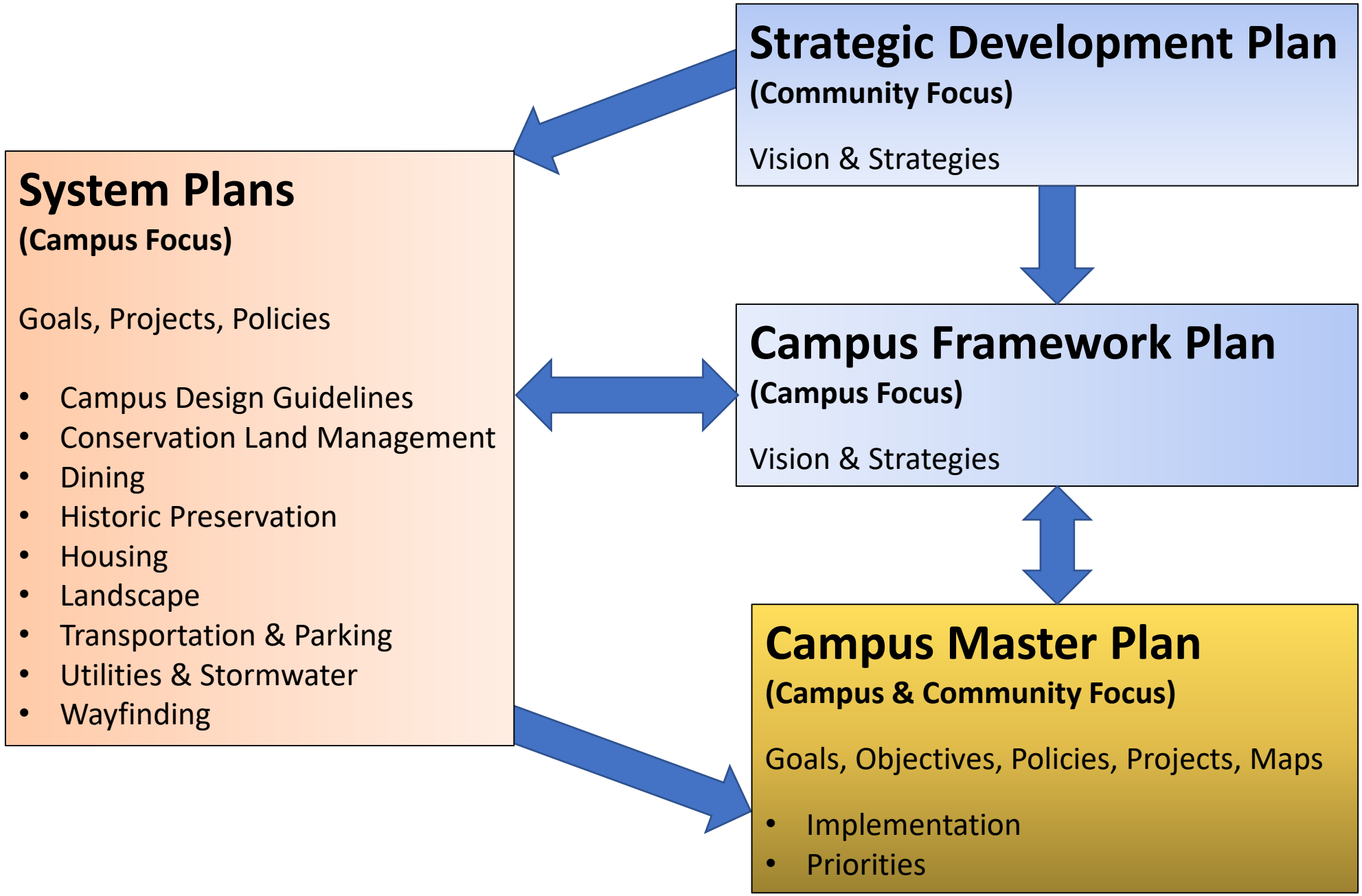
Campus Master Plan

Update 2020-2030

DRAFT June 2020

UF UNIVERSITY of FLORIDA

Business Affairs
PLANNING, DESIGN & CONSTRUCTION


Strategic Development Plan
(Community Focus)
Vision & Strategies
System Plans
(Campus Focus)
Goals, Projects, Policies
• Campus Design Guidelines
• Conservation Land Management
• Dining
• Historic Preservation
• Housing
• Landscape
• Transportation & Parking
• Utilities & Stormwater
• Wayfinding
Campus Framework Plan
(Campus Focus)
Vision & Strategies
Campus Master Plan
(Campus & Community Focus)
Goals, Objectives, Policies, Projects, Maps
• Implementation
• Priorities

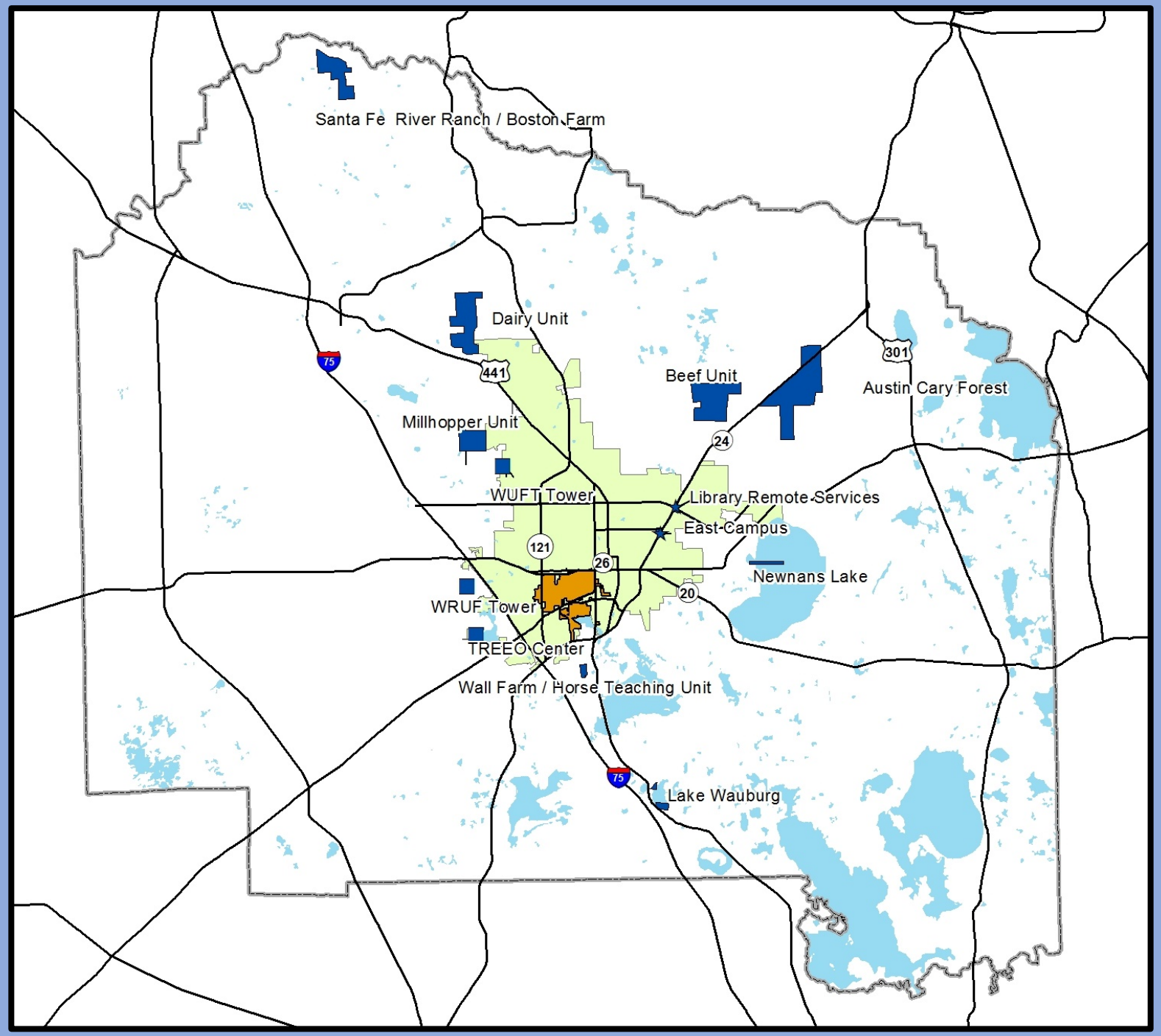
Process

- Florida Statutes, Chapter 1013.30
- FBOG Regulations, Chapter 21
- Campus Development Agreement, expires Dec. 31, 2025

What is the Campus Master Plan?

- Comparable to Local Government Comprehensive Plan
  - Aspects of Local Development Regulations
- Comparable to Developer Approval Process (DRI)
- Legal Status
- 10-Year Development Plan

Jurisdiction



How is it used?

- **Communicate** with City, County and community
- Jurisdiction impacts **project review authority** and process
- **Future building site** decisions
- **State review** of debt financing and PECO submissions
- Policies affecting day-to-day **decision-making** and **operations** regarding
    - facilities
    - grounds
    - shared governance
    - intergovernmental coordination

Campus Development Agreement

- Expires December 31, 2025
- $34.8m since 1998
  - CDA 2015 extended authorizations from 2006
  - CDA 2006 provided impact mitigation of $21.1m
    - $2,137,880 to Alachua County
    - $18,987,500 to City of Gainesville
  - CDA 2004 provided $3.5m continuing funds for RTS
  - CDA 1998 provided $10.2m for roads, transit & bike/ped
- As of 2011, Concurrency Trust Fund no longer exists for payments on CDAs

Campus Master Plan 2015-2025 Status

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Amendments 2015-2020

- Adopted June 2015
- Three Minor Amendments in 5 Years
- Main Campus Cumulative Change:
  Modified FLU on only 25.8 acres out of 1,955 (1%)
- Capital Improvement Element Updates to 10-Yr Capital Projects List
  - Amendments did not meet the criteria that required a public hearing and agency reviews
- **We Stayed The Course!**

Campus Development Agreement Status

- **Main Campus** – 1,060,887 GSF remain authorized
- **Satellite Properties** - GSF remains authorized at all sites
- **Parking**
  - 2015 CDA Authorized 25,831 Net New Spaces
  - Temporarily Exceeded Authorization by 343 Spaces in July 2020
  - These will be removed in 2020 for Building Construction
  - Additional 1,000 Net New Parking Spaces to be Authorized in 2020-2030 CDA

CDA Building Balance

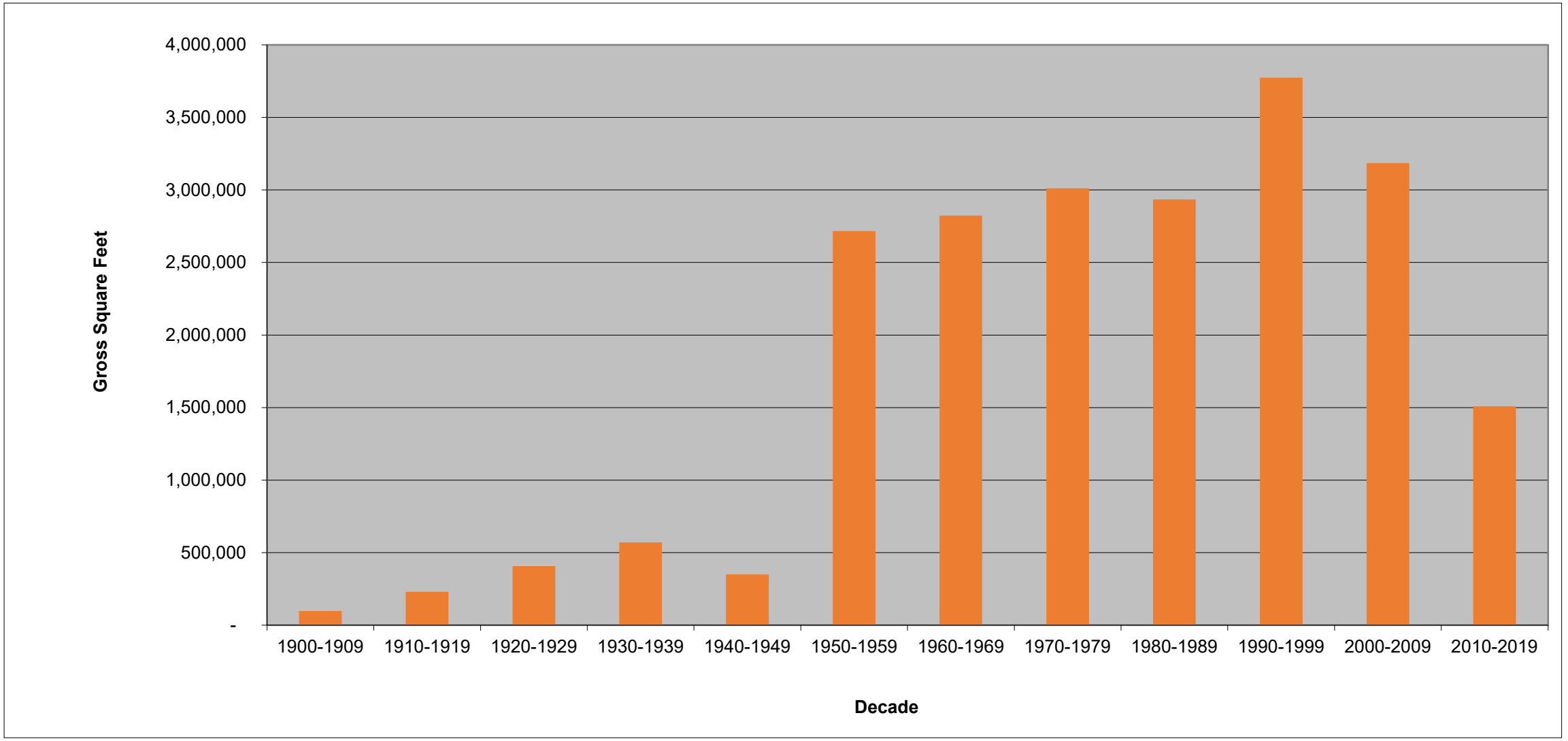
UF Main Campus Space Type	Planned Net New GSF 2015 - 2025	Authorized In CDA	Completed June 2020	Balance June 2020
Academic/ Academic-Outdoor	1,227,353	891,838	437,609	454,229
Support / Clinical and Cultural	709,519	753,758	242,914	510,844
Housing	127,336	164,186	59,744	104,442
Active Recreation/ Active Recreation-Outdoor	295,586	212,193	220,821	(8,628)
TOTAL	**2,359,794**	**2,021,975**	**961,088**	**1,060,887**
Alachua County Satellite Properties				
Austin Cary	8,000	12,000	430	11,570
Beef Research Unit	-	7,000	-	7,000
Dairy Research Unit	5,000	15,000	612	14,388
Millhopper Unit	10,000	10,000	3,458	6,542
Wall Farm Horse Teaching Unit	5,000	10,000	-	10,000
Santa Fe Ranch Beef Research	16,000	18,000	(1,848)	19,848
Lake Wauburg	39,649	40,000	1,800	38,200
East Campus	100,000	110,000	-	110,000
Libraries Remote Services	42,000	140,000	-	140,000

Status of CDA-Funded City & County Projects (2006)

- Alachua County $2,137,888 + Interest
  - Toward SW 8th Ave/SW 61st St Connection – under construction

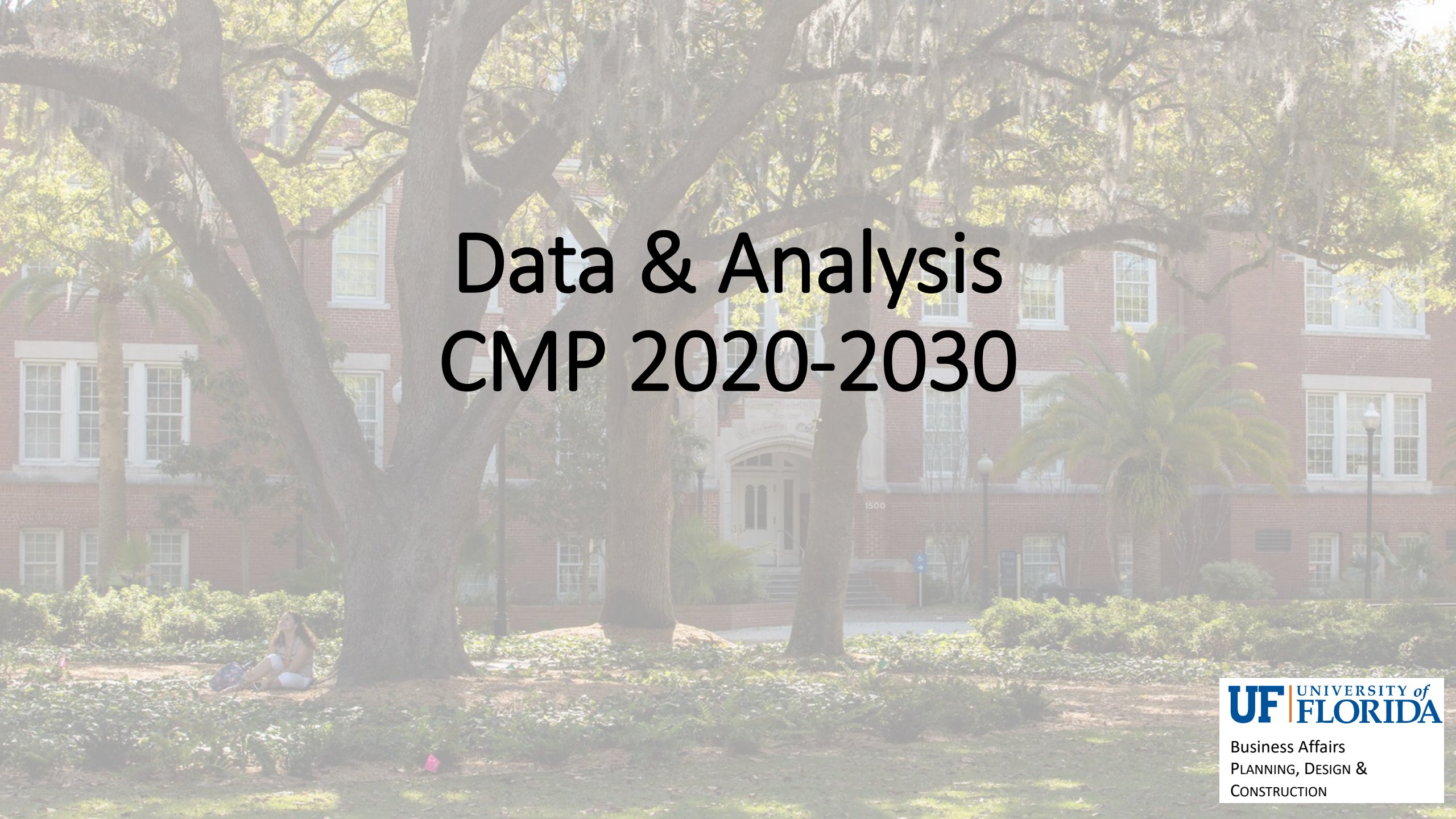
- City of Gainesville $18,987,500 + Interest
  - Archer Road – complete 2019
  - Traffic Management System – complete
  - Transit Rolling Stock – complete
  - Bicycle/Pedestrian Facilities – complete
  - SW 2nd Ave/SW 13 Street – complete
  - Emergency Capital Equipment – complete
  - City Partnership (Internship Program) – complete
  - Depot Park Contribution - complete

Construction Trends



Highlights – Looking Back

- Enrollment Projections – “On-Campus”
  - 5% above 2015 projected level
    - Somewhat due to change in methodology
  - Does not exceed our 2005 projections
- Employment Projections
  - Tracking below 2015 projected level



Data & Analysis
CMP 2020-2030

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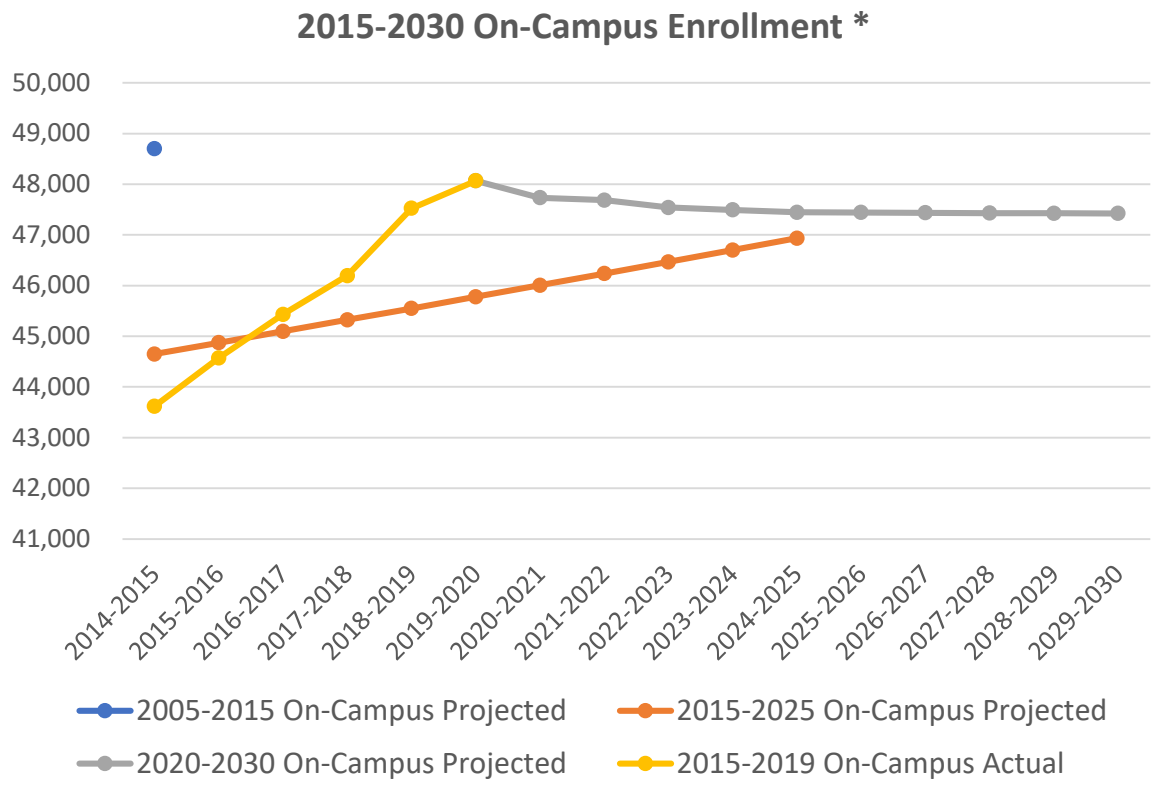
Highlights – Looking Forward

- Enrollment Projections – “On-Campus” Headcount
  - Projected to decrease
- Employment Projections
  - Projected to flatten
- Future Land Use
  - Strategic 10-year changes
  - Completed *Campus Framework Plan*
- Transportation
  - Traffic counts declining or flat
  - RTS ridership generally stable with some decline
  - Completed *Transportation & Parking Strategic Plan*

Projected enrollment

Projected On-Campus Headcount Enrollment, Fall Semester

Year	On-Campus Projected	Projected Increase
2019-2020	48,068	
2020-2021	47,732	(336)
2021-2022	47,684	(48)
2022-2023	47,541	(143)
2023-2024	47,493	(48)
2024-2025	47,446	(47)
2025-2026	47,441	(5)
2026-2027	47,436	(5)
2027-2028	47,431	(5)
2028-2029	47,427	(5)
2029-2030	47,422	(5)



* *On-Campus* Definition Changed in 2018

Total On-Campus Employment

	ACTUAL					PROJECTED	
	2015-2016	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2024-2025 (5-yr)**	**2029-2030 (10-yr)**
UF MAIN CAMPUS + PKY	18,171	18,268	18,364	18,337	18,310	18,380	18,426
OTHER UF EMPLOYMENT	7,354	7,142	6,930	7,152	7,088	7,223	7,311
TOTAL	**25,525**	**25,410**	**25,294**	**25,489**	**25,398**	**25,603**	**25,737**

* Other non-UF employees on the UF main campus include Shands Healthcare, University Athletic Association, and Aramark

On-Campus Housing

CMP Policy to maintain housing capacity for a minimum of 22% of the main campus headcount enrollment

	Capacity of UF Housing	UF On-Campus Headcount Enrollment	Percent of On-Campus Students Housed at Full Capacity
2004-2005	10,647	45,126	24%
2009-2010	10,550	46,438	23%
2019-2020	11,009	48,068	23%
2029-2030	12,017	47,422	25%

- Includes Infinity Hall, but not The Continuum
- Includes On-Campus Fraternities and Sororities
- In 2018, On-Campus Enrollment methodology changed
- In 2015, UF Opened Cypress Hall and Infinity Hall

Campus Master Plan 2020-2030 Highlights

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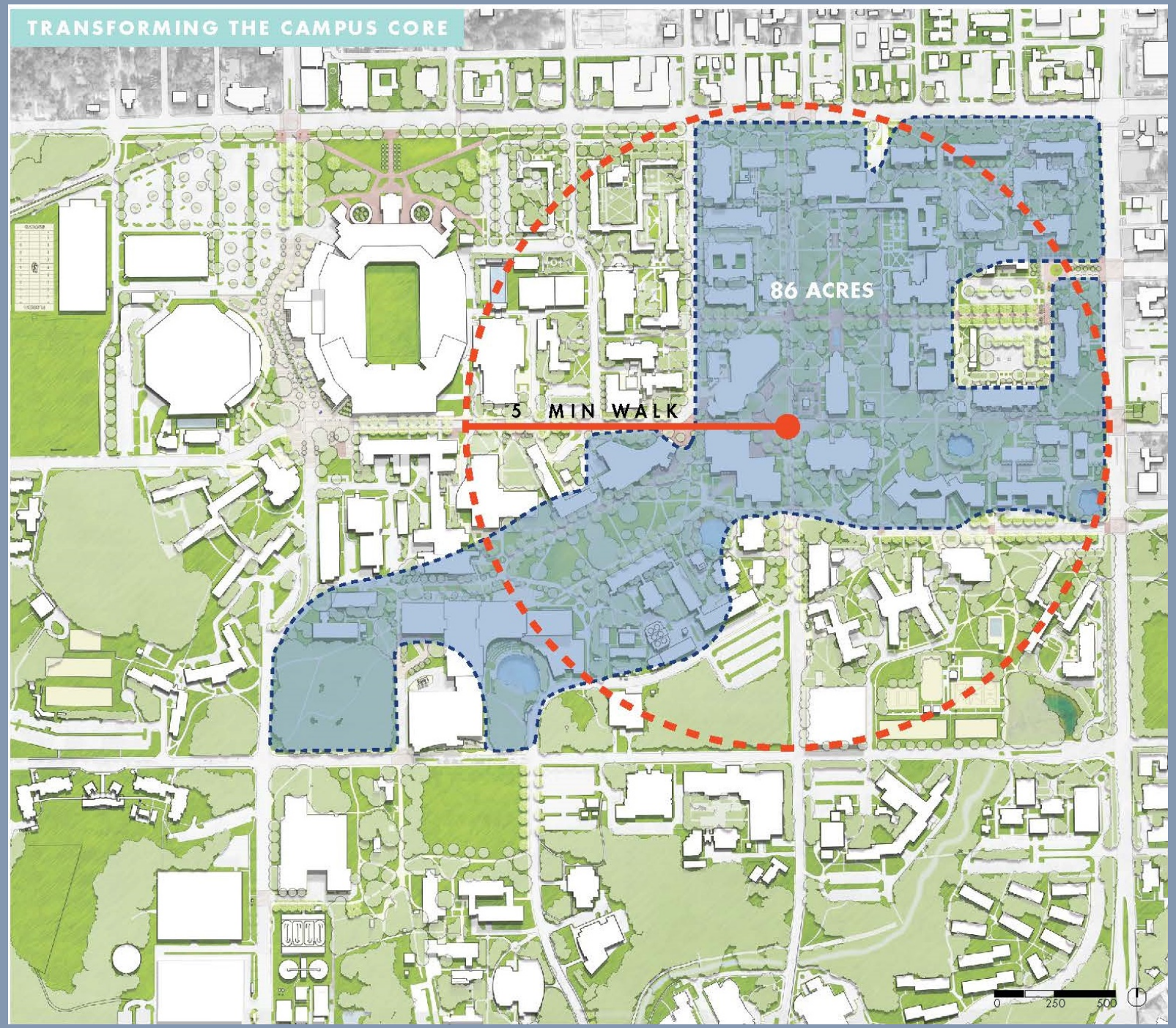
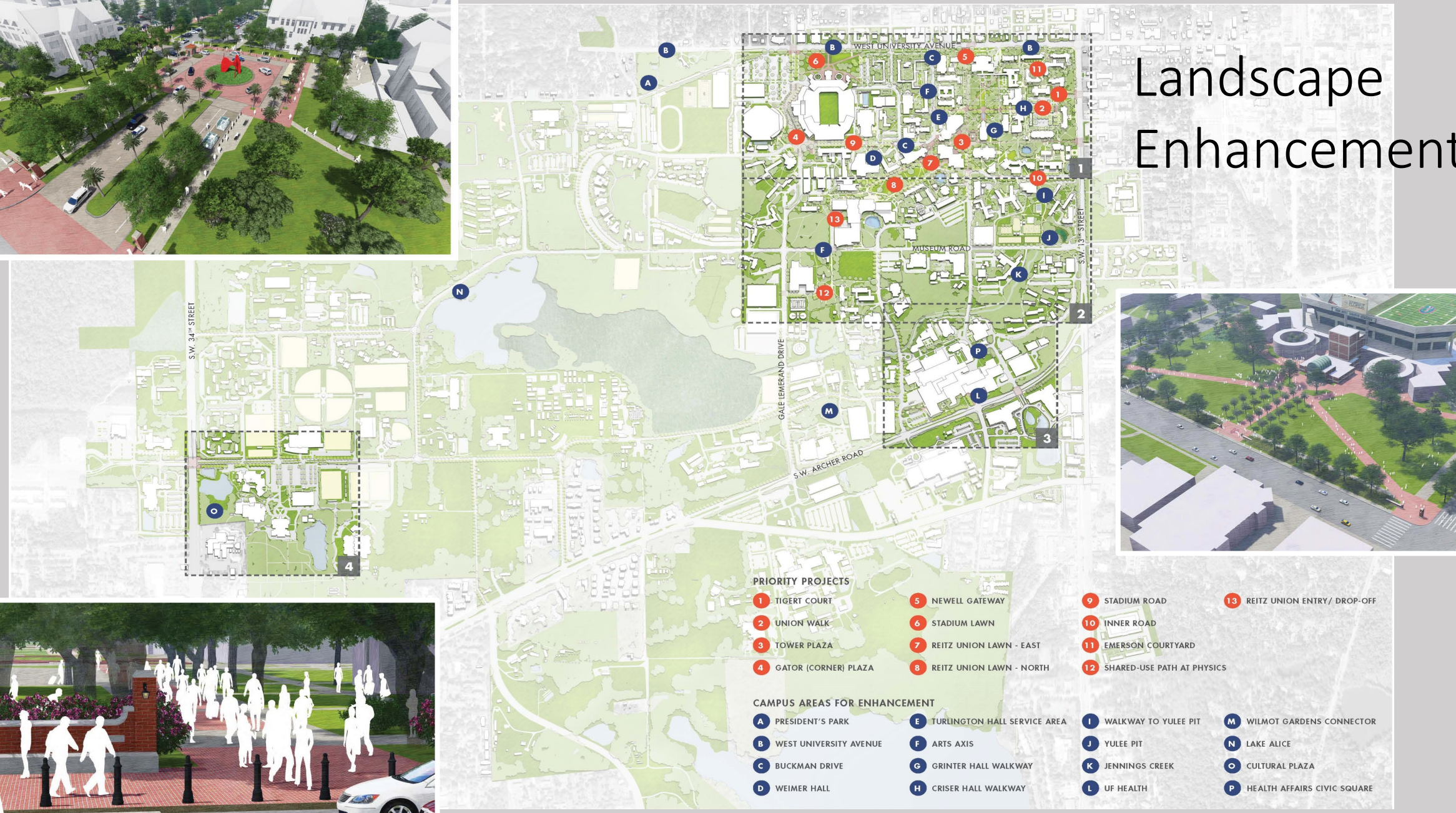


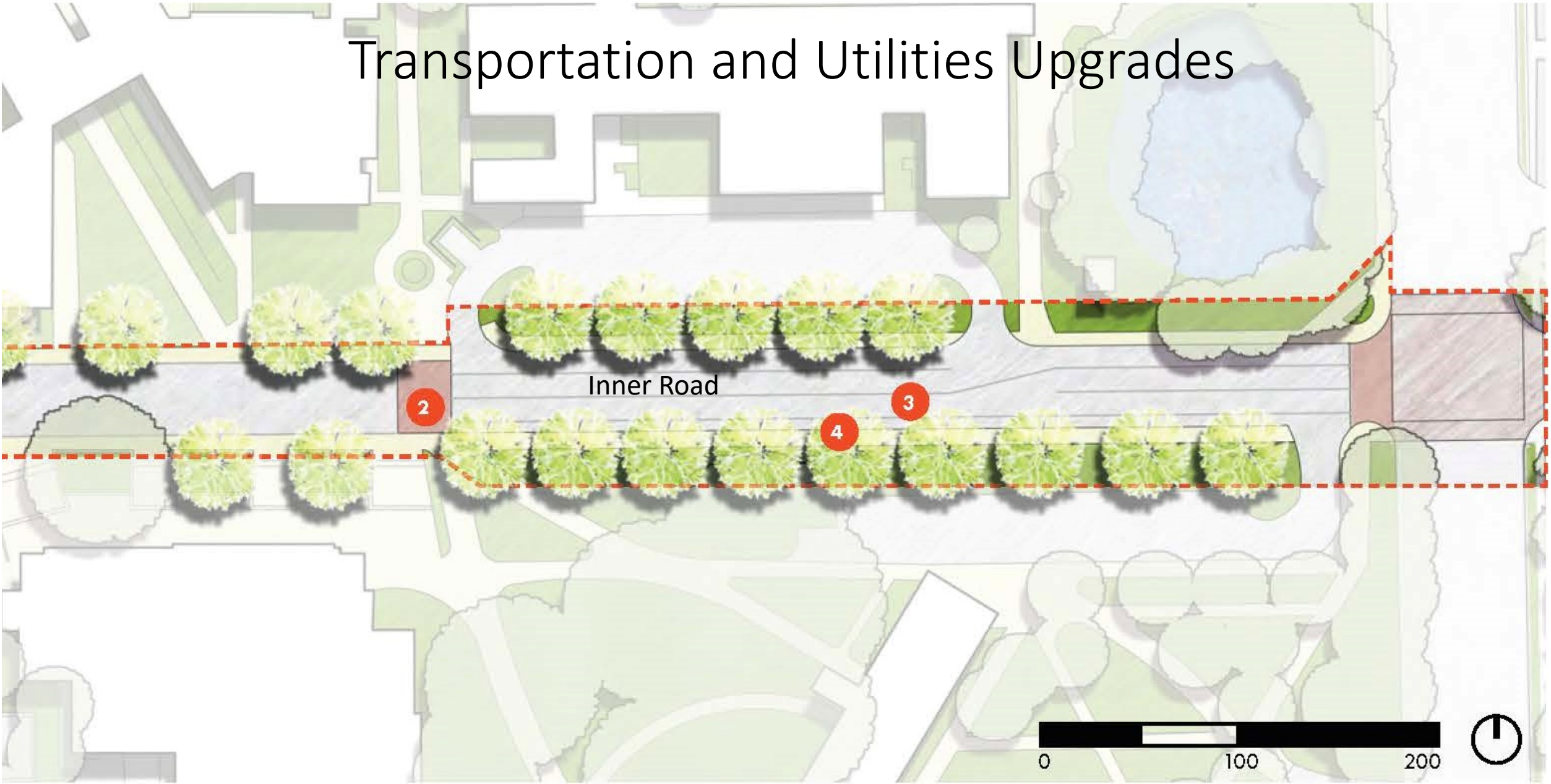
Bicycle-Pedestrian Zone

Landscape Enhancements

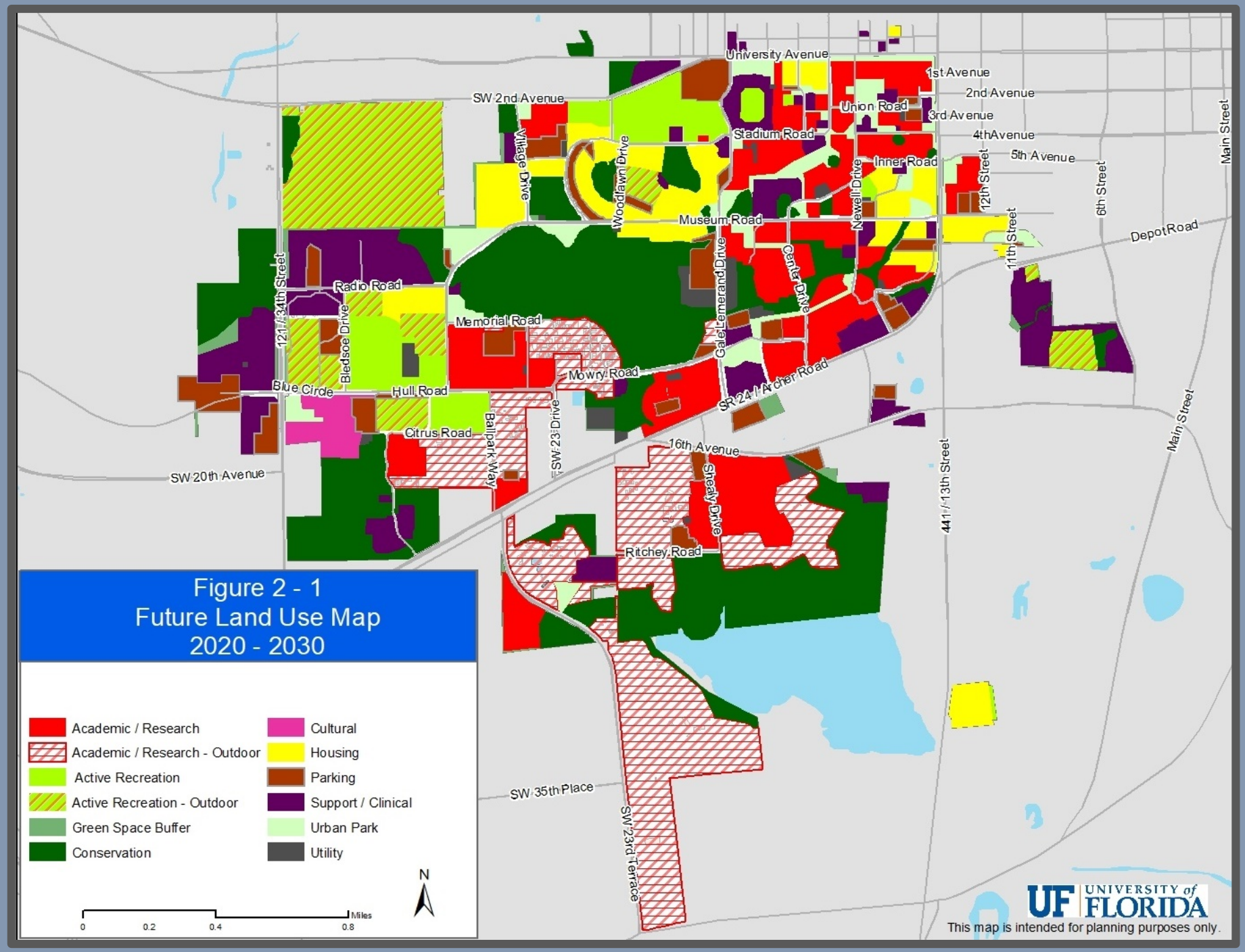



Expand and
Upgrade Student
Housing

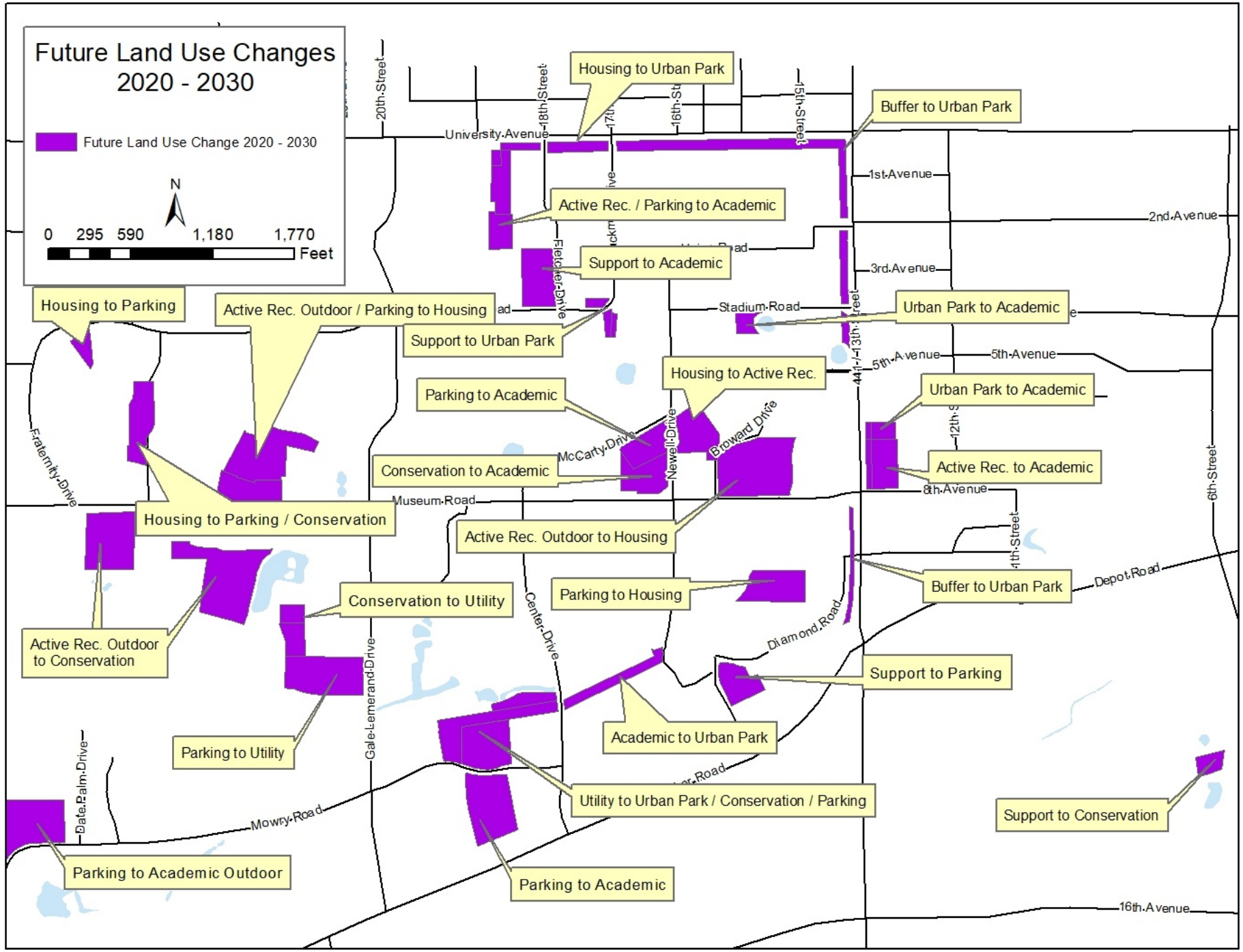
Transportation and Utilities Upgrades



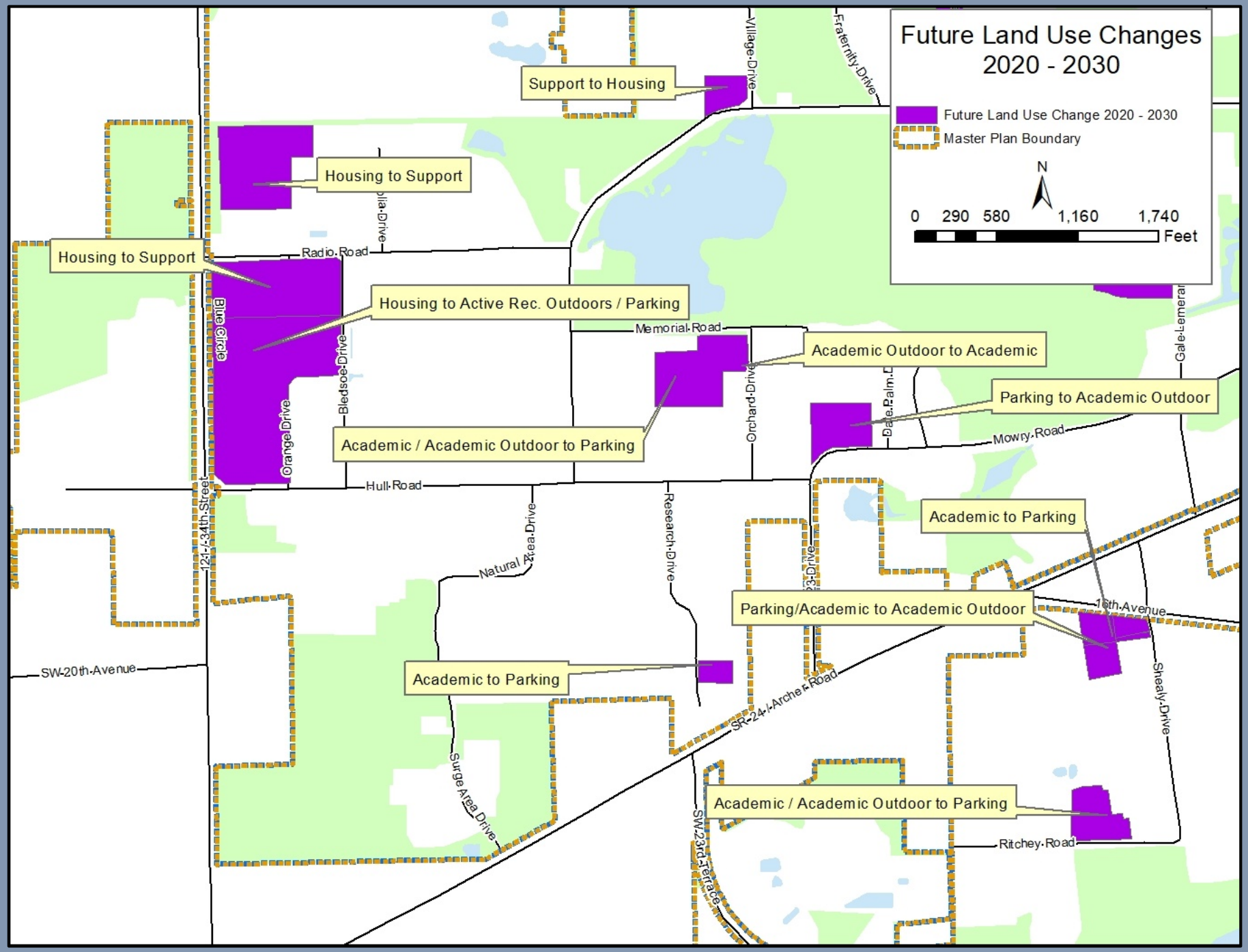
2020-2030 Future Land Use



East Inset


Future Land Use Changes
2020 - 2030
Future Land Use Change 2020 - 2030
N
0 295 590 1,180 1,770
Feet
Housing to Urban Park
Buffer to Urban Park
Active Rec. / Parking to Academic
Support to Academic
Housing to Parking
Active Rec. Outdoor / Parking to Housing
Support to Urban Park
Urban Park to Academic
Housing to Active Rec.
Parking to Academic
Urban Park to Academic
Conservation to Academic
Active Rec. to Academic
Housing to Parking / Conservation
Active Rec. Outdoor to Housing
Buffer to Urban Park
Conservation to Utility
Parking to Housing
Active Rec. Outdoor
to Conservation
Support to Parking
Parking to Utility
Academic to Urban Park
Utility to Urban Park / Conservation / Parking
Support to Conservation
Parking to Academic Outdoor
Parking to Academic
University Avenue
1st Avenue
2nd Avenue
3rd Avenue
5th Avenue
8th Avenue
16th Avenue
Stadium Road
Museum Road
Depot Road
Diamond Road
Mowry Road
McCarty Drive
Broward Drive
Newell Drive
Center Drive
Gale Lemerand Drive
Fraternity Drive
Date Palm Drive
6th Street
11th Street
12th Street
13th Street
15th Street
16th Street
17th Street
18th Street
20th Street

West Inset

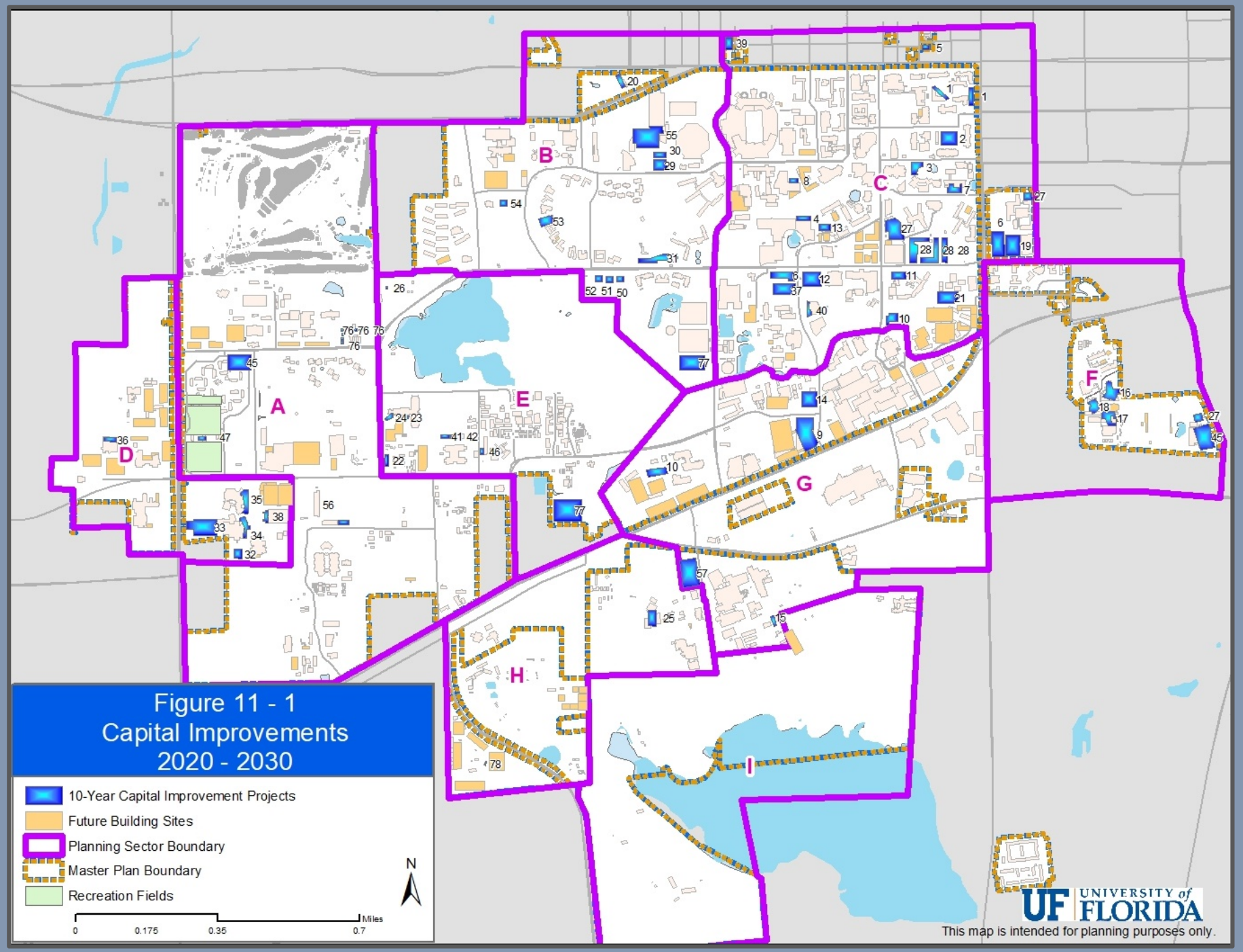

Future Land Use Changes
2020 - 2030
Future Land Use Change 2020 - 2030
Master Plan Boundary
N
0 290 580 1,160 1,740
Feet
Support to Housing
Housing to Support
Housing to Support
Housing to Active Rec. Outdoors / Parking
Academic Outdoor to Academic
Parking to Academic Outdoor
Academic / Academic Outdoor to Parking
Academic to Parking
Parking/Academic to Academic Outdoor
Academic to Parking
Academic / Academic Outdoor to Parking
Village Drive
Fraternity Drive
Radio Road
Blue Circle
Orange Drive
Bledsoe Drive
Memorial Road
Orchard Drive
Mowry Road
Hull Road
121st/34th Street
Natural Area Drive
Research Drive
16th Avenue
Shealy Drive
SW 20th Avenue
SR 24/Archer Road
Surge Area Drive
SW 23rd Terrace
Ritchey Road

Future Land Use Changes (DRAFT)

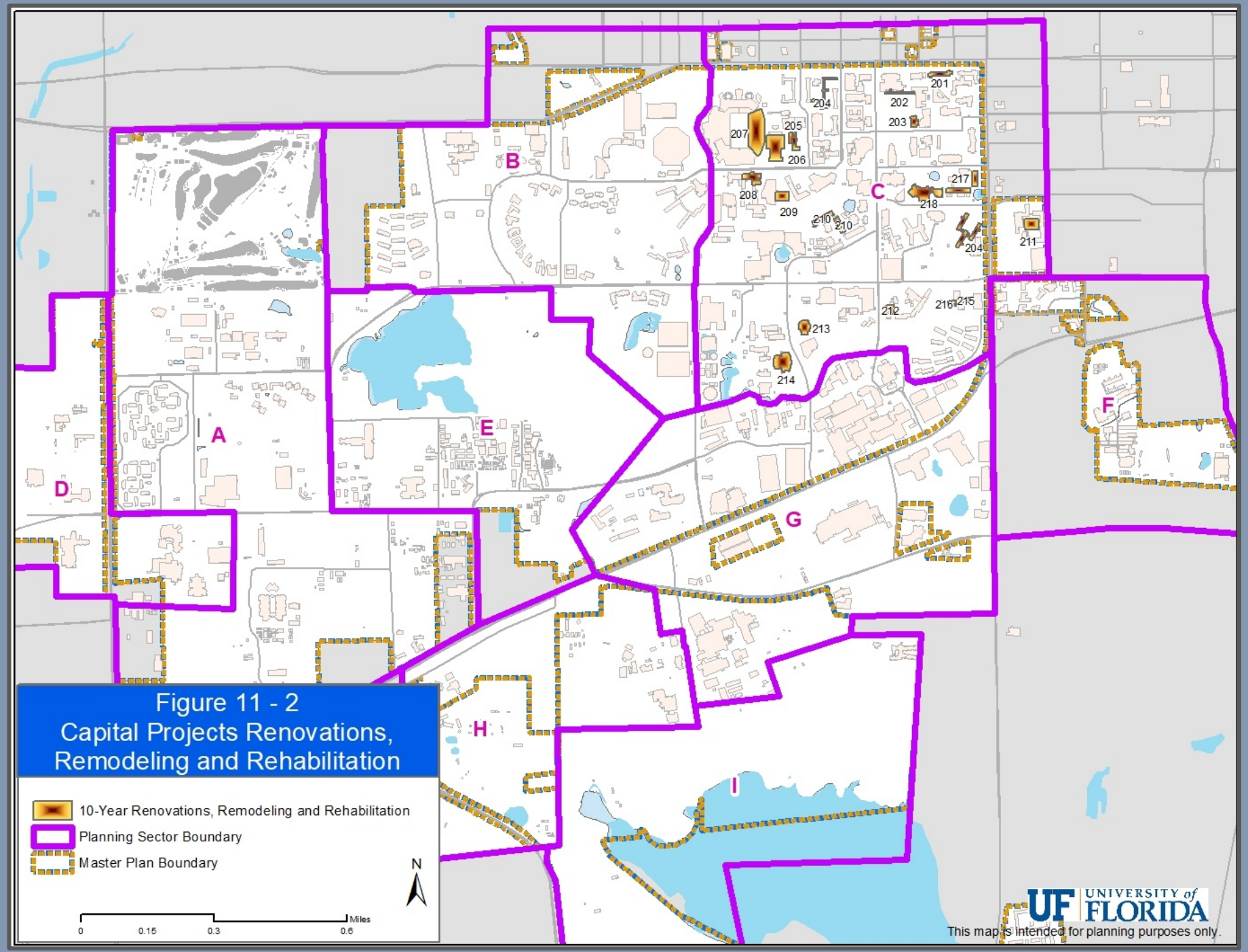
Land Use Classification	As Adopted 2015-2025 (Acres)	As Amended 2018 (Acres)	Proposed 2020-2030 (Acres)	Change (Acres)
Academic	270.1	274.1	278.4	4.3
Academic - Outdoor	319.0	301.8	302.9	1.1
Active Recreation	78.3	92.5	89.3	-3.2
Active Recreation - Outdoor	175.3	175.3	172.1	-3.2
Buffer	24.6	24.6	19.6	-5.0
Conservation	448.0	448.0	456.2	8.2
Cultural	19.5	19.5	19.5	0.0
Housing	156.5	156.5	129.4	-27.1
Parking	101.8	101.8	105.5	3.7
Road	83.6	83.6	82.4	-1.2
Support	187.2	184.8	194.2	9.4
Urban Park	64.3	63.8	79.4	15.6
Utility	27.0	28.9	26.1	-2.8
Total *	1955.2	1955.2	1955.1	-0.1

UF Main Campus Space Type	Planned Net New GSF 2020-2030
Academic / Academic-Outdoor	1,254,950
Active Recreation / Active Recreation-Outdoor	227,841
Support/Clinical and Cultural	571,157
Housing	541,983
Urban Park	2,160
Utilities	131,766
TOTAL	2,729,857

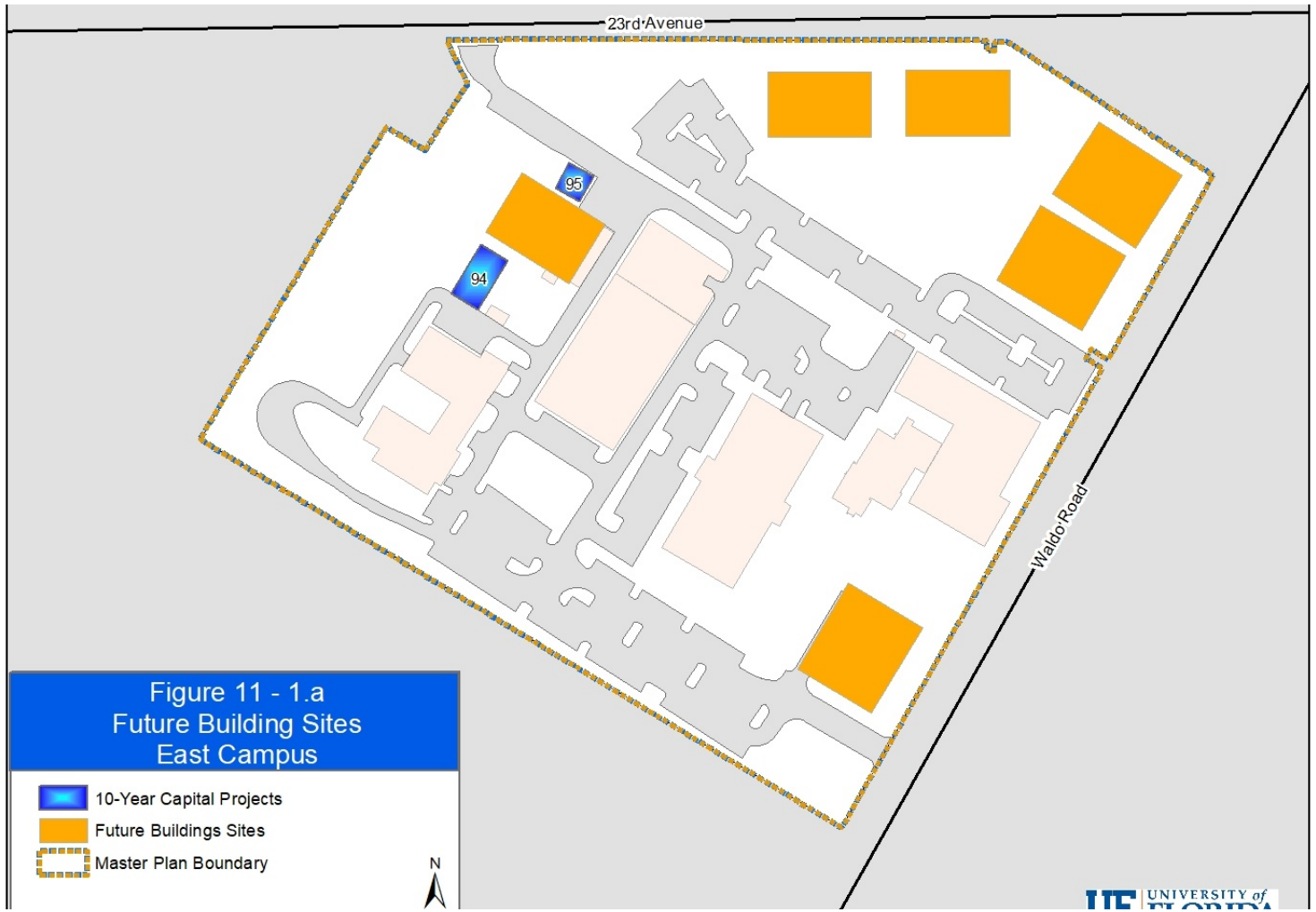
10-Year Capital Projects List (July 1, 2020 – June 30, 2030)



2020-2030 Capital Projects and Future Building Sites

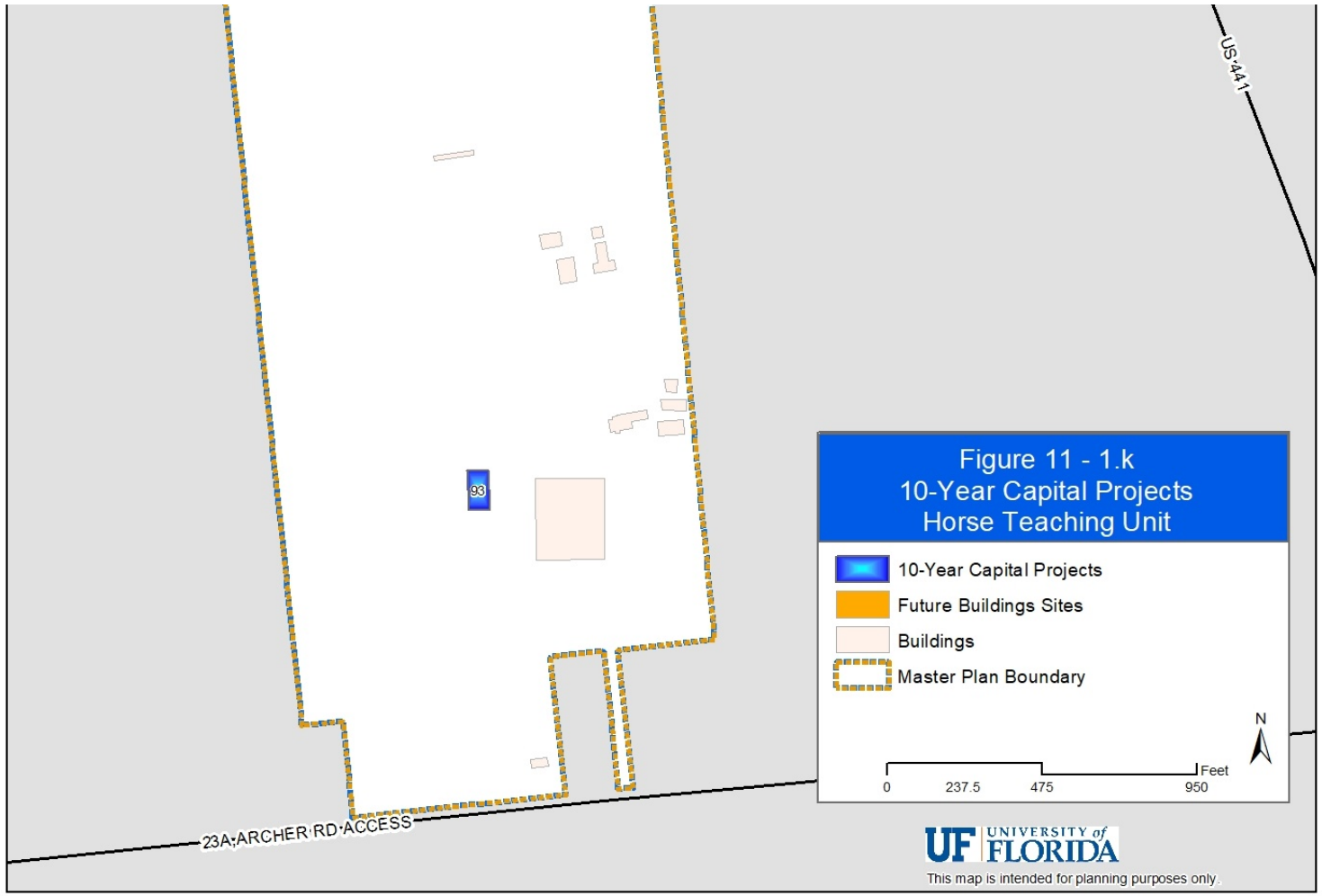


2020-2030 Capital Projects - Renovations

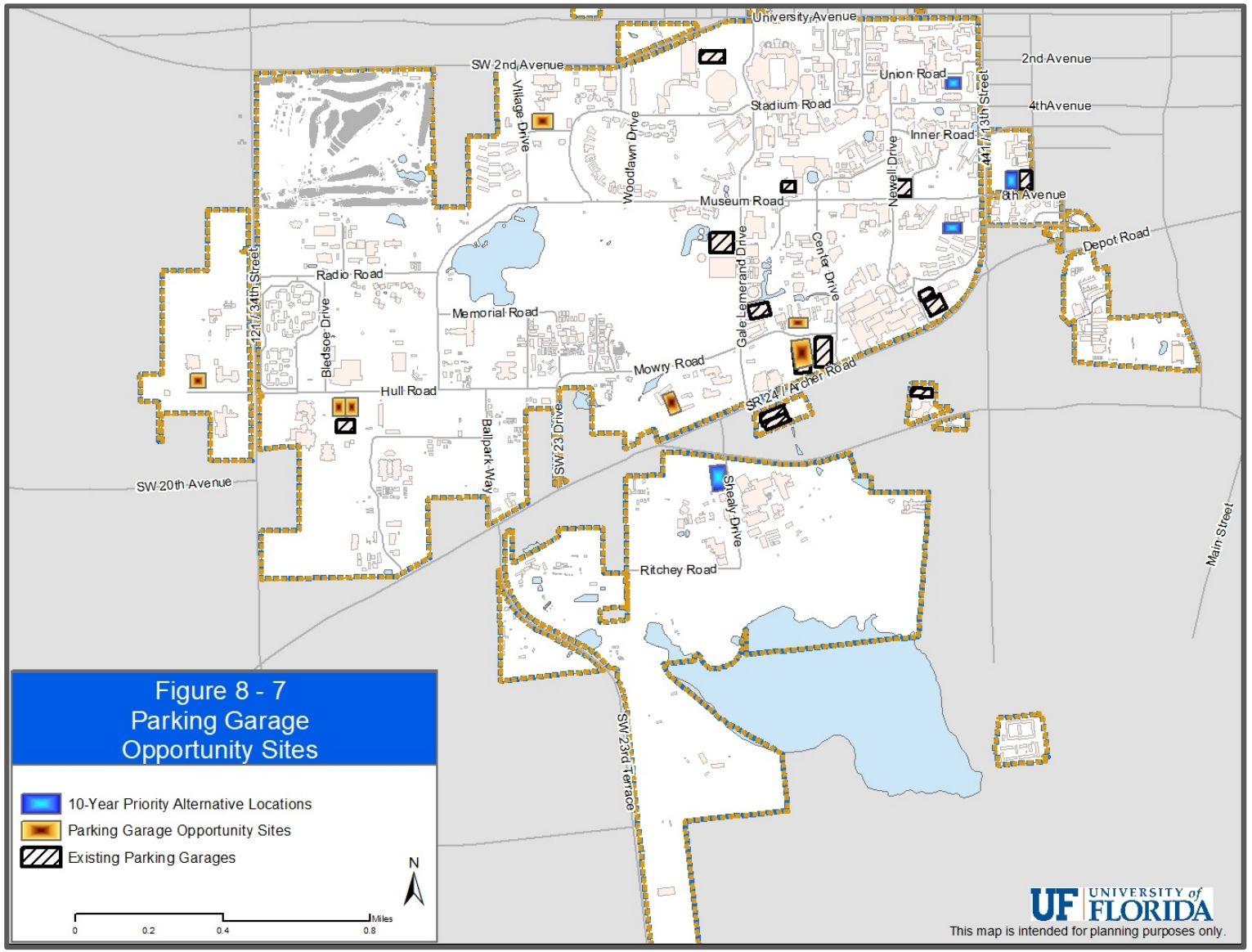


Future Buildings – East Campus

Future Buildings – WRUF Tower Road



Future Buildings – Wall Farm/ HTU



Future Parking Facilities

CDA Parking Balance

Date	Project	Change	Parking Inventory	Balance Remaining
Jun. 2015	CDA Authorized		23,634	1,715
Jan. 2020	Multiple	531	24,165	1,184
Feb. 2020	Garage 14 & Re-inventory	2,009	26,174	(825)
	Data Science & Information Tech.	(321)	25,853	(504)
	UF Police Department	(56)	25,797	(448)
	Inner Road Reconstruction	(66)	25,731	(382)
	Ritchey Road	60	25,791	(442)
	Animal Science	86	25,877	(528)
	Garage 4 (Scooter Zone)	(45)	25,832	(483)
Dec. 2020	Garage 7 (Scooter Zone)	(15)	25,817	(468)
Dec. 2030	Multiple	396	26,213	(864)

Campus Development Agreement 2020-2030

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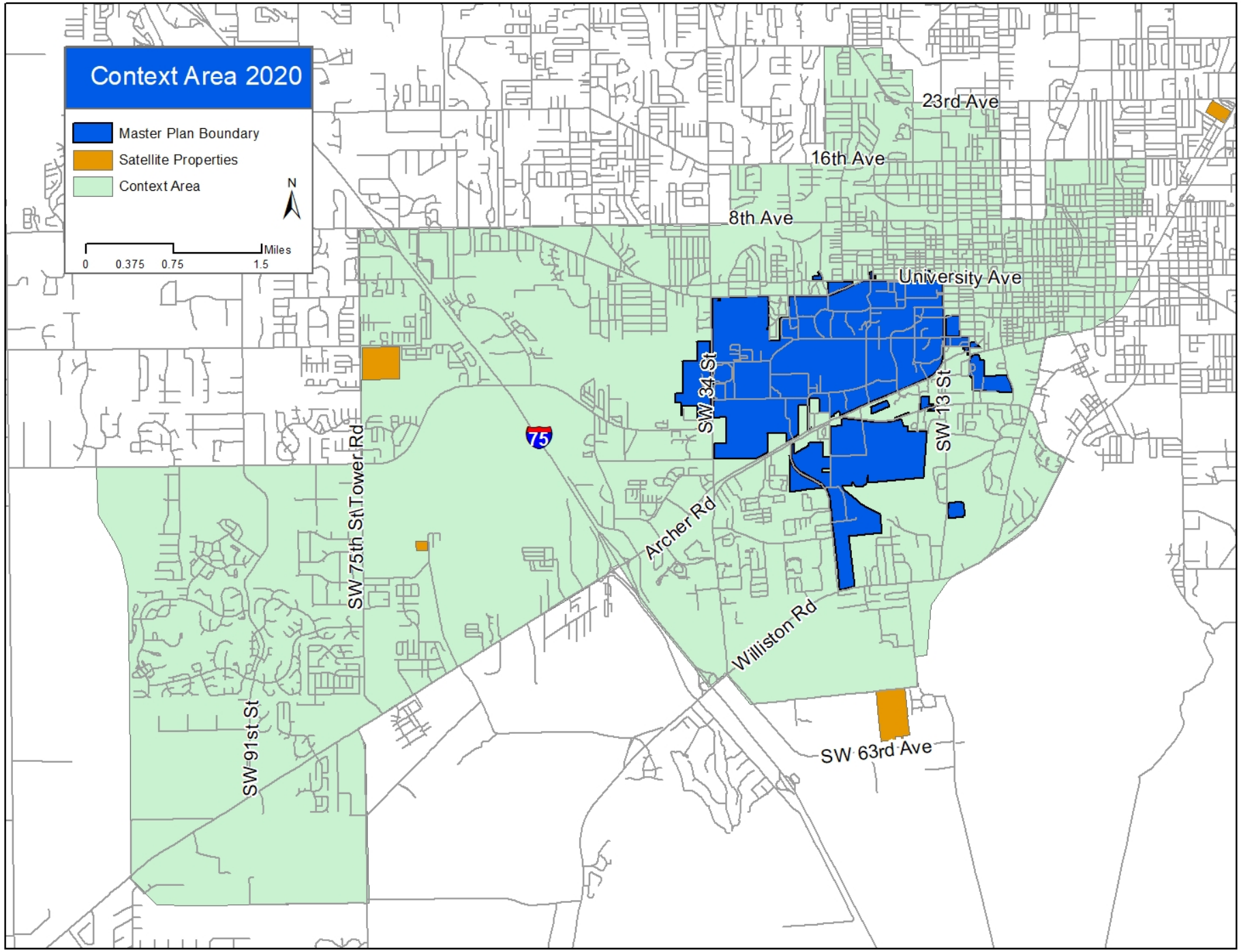
Context Area

- Florida Board of Governors Regulation 21.201
- (4) “Context area for Campus Development Agreements” means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features. To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

Context Area 2020-2030



1013.30 FS Thresholds for Adoption Process

(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8) if such amendment, alone or in conjunction with other amendments, would:

(a) Increase density or intensity of use of land on the campus by more than 10 percent;

(b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent; or

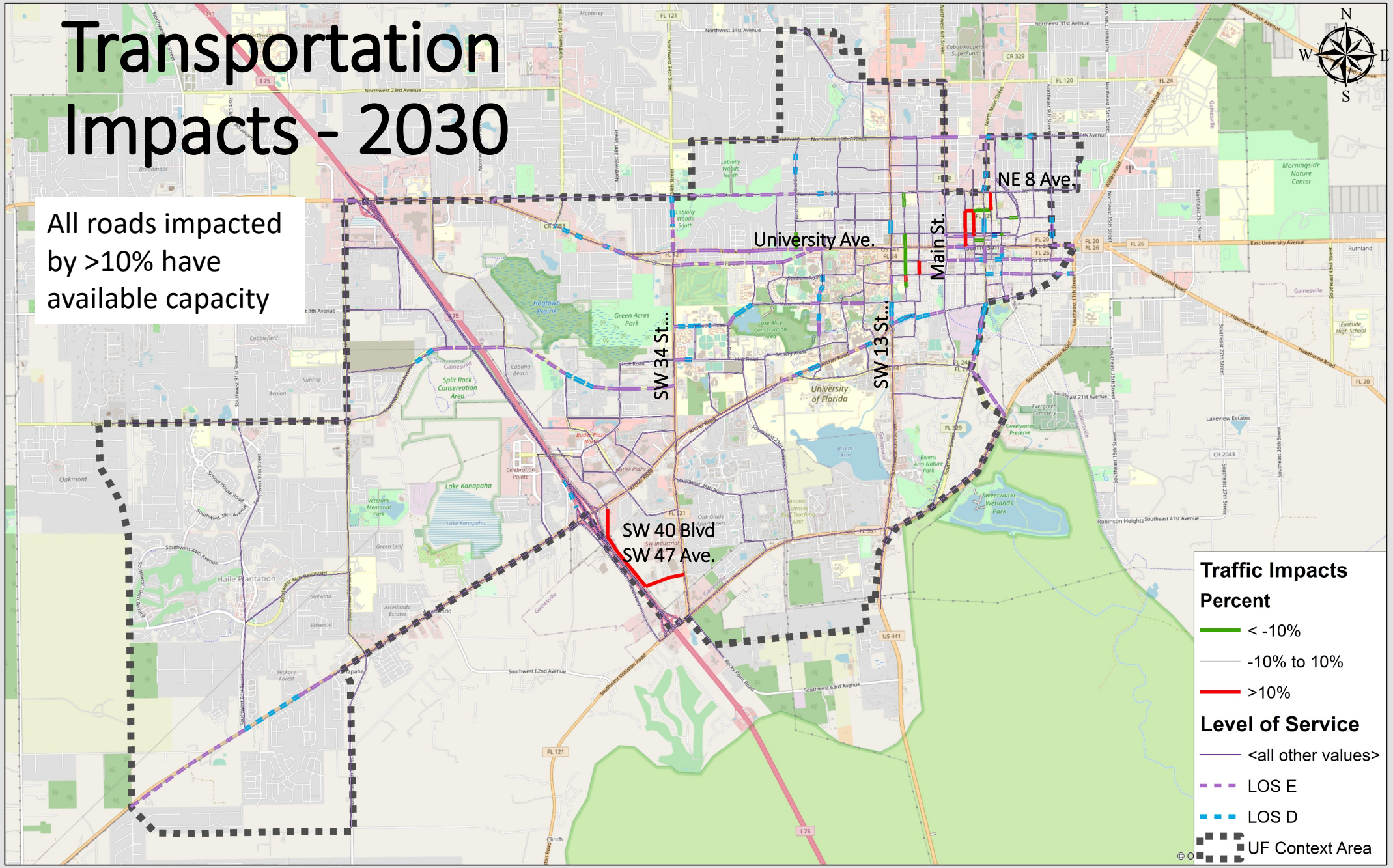
(c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by **more than 10 percent** on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

1013.30 FS Campus Development Agreements

- Must address public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation.
- (d) Must, for each of the facilities and services listed in paragraph (c), identify the level-of-service standard established by the applicable local government, identify the entity that will provide the service to the campus, and describe any financial arrangements between the Board of Governors and other entities relating to the provision of the facility or service.
- (e) Must, for each of the facilities and services listed in paragraph (c), determine the impact of existing and proposed campus development reasonably expected over the term of the campus development agreement on each service or facility and any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute.

Transportation Impacts - 2030

All roads impacted by >10% have available capacity



Other UF Partnerships & Contributions: $675,000 (2015-2020)

- City of Gainesville
  - Street Lighting
  - Fire/Rescue Facilities
  - Gainesville Regional Airport
  - Hull Road (west) – Public Through Access
  - RTS - $9M+ Annually (non-CDA)
- Alachua County
  - Resource Recover Center/Eco-Industrial Park
  - County Waste Collaborative Projects
- Community
  - Florida Community Design Center
  - Community Weatherization Coalition
  - SDP Collaborative Research Projects
  - MTPO Countywide Bicycle Master Plan

Schedule

- December 6, 2019 – BOT Meeting, Introduction
- August 2020 – Required Public Information Session
- August 28, 2020 – BOT Meeting, Transmittal Public Hearing
- November 26, 2020 - End of 90-day agency/public review period
- December 3, 2020 – BOT Retreat
  - Adoption Public Hearing
  - Campus Development Agreement Adoption

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Questions?

Masterplan.ufl.edu

Campus Master Plan, 2020-2030
Capital Projects, DRAFT 6/30/2020

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Norman Hall Renovation, Phase 2	UF-221	4,456		4,456	83,489	The project consists of the exterior rehabilitation and interior renovation of historic Norman Hall for the University of Florida, College of Education. The program includes the rehabilitation of the 80,000 GSF Norman Hall, plus the addition of a new 6,800 GSF (approximate) stand- alone College of Education Center. The rehabilitation and renovation will include upgrades to the building MEPF systems, the building envelope and glazing systems, ADA and other code compliance.	C-211	EDU	2020
Aggregate Storage for Civil Engineering		1,200	200	1,000		Construct a metal building at the Solar Park to relocate this function from the Civil and Coastal Engineering site on SW 6th St. Project includes demolition of the mobile trailer (Bldg # 1024) located at Solar Park.	H-78	ENG	2020
Veterinary Medicine and FWC Pathology Lab Building	MP-04093	2,900		2,900		This project is part of a collaboration with FWC (Florida Wildlife Commission) and moving their pathology lab for sea turtles to UF CVM to provide better collaboration/synergy with existing UF CVM pathology resources.	G-15	HA-VM	2021
Horticulture Science Lab Addition		3,200				Addition to UF Bldg #771 near Fifield Hall to include adding two new research labs and support rooms	E-46	IFAS	2021
IFAS Blueberry & Horticultural Science Building	UF-640	9,600		9,600		The proposed new 1-story building will provide a blueberry research lab to support an expanding research & breeding projectm as well as teaching space for the plant science students and faculty.	E-41	IFAS	2021
IFAS Outdoor Teaching Pavilion		3,600		3,600		Construct an outdoor teaching pavilion north of Fifield Hall.	E-42	IFAS	2021
Mehrhoff Hall Demolition			7,743	(7,743)		Mehrhoff Hall will be demolished and its occupants will be moved to existing space to be renovated. The building was constructed in 1958 but does not meet criteria for historic designation.	A-44	IFAS	2020
Data Science & Information Technology (DSIT)	UF-632	260,000		260,000		Interdisciplinary data research facility housing Engineering, Pharmacy, Informatics and School of Medicine.	C-37	MULTI (HA & ENG)	2021
Biomedical Research Building	UF-652	94,000		94,000		Construct a new stand-alone biomedical research building proximate to health science research facilities.	C-10/G-10	HA-CM	2022
Agricultural and Biological Engineering Teaching Lab Building		7,000	3,562	3,438		This building will replace the existing ABE building number 616. The existing building was built in 1973 and is no longer functional for today's technology and programs taught by the department. Proposed building will be a pre-engineered metal building with a 3' brick veneer front similar ton concept to the new IFAS Beef Teaching Building.	E-22	IFAS	2021
Microbiology/Cell Science Teaching Lab Addition, Phase 1		7,755		7,755		Addition of teaching labs to the Microbiology/Cell Science Building #981.	E-23	IFAS	2022
Architecture Building Renovation and Addition	UF-653	50,000		50,000		The project will renovate the existing building and construct an addition or annex building. Renovations will address ADA compliance, health & safety, occupant wellbeing & productivity, water intrusion, and architectural finishes. The new building will provide space for new programs, gallery, and learning commons, and will enable the college to move out of space in the Fine Arts C building (#0599)	C-3	CDCP	2023
Weimer Hall North Addition and Renovation		15,000		15,000	10,000	This project will construct a 2-3 story addition on the north side of Weimer Hall and renovate interior spaces including the atrium. The project will creat a new entrance for the college.	C-8	CJC	2023

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Matherly Hall Renovation				-	58,458	Complete interior & exterior rehabilitation and renovation of historic Matherly Hall.	C-201	COB	2024
New Dentistry Building		385,000		385,000		Construct a new building to house the College of Dentistry. The project will incorporate parking levels for up to 1,000 parking spaces to replace the existing Garage 2.	G-9	HA-CD	2024
Microbiology/Cell Science Teaching Lab Addition, Phase 2		5,100		5,100		Addition of classrooms to the Microbiology/Cell Science Building #981.	E-24	IFAS	2024
Infirmary Renovation				-	30,000	Rehabilitate portions of the Infirmary vacated by Student Health to accommodate academic functions. The project will be sensitive to this historic 1931 Rudolph Weaver building. Exterior stabilization and restoration may also be part of the project.	C-205	MULTI	2024
Animal Science Discovery Center		50,000	40,219	9,781		Replacement of multiple buildings in the animal sciences area. Project anticipates demolition of UF Bldgs #0466, 0743, 0628, 0942 and possibly others in the area.	H-25	IFAS	2026
Psychology Building Remodeling and Addition		30,000		30,000	70,000	This project will provide for the construction of a new addition and renovation to the existing building to accommodate wet labs, dry labs, vivarium spaces, and faculty offices. The addition will be constructed in front of the existing building on the west side in order preserve the conservation area east and north of the building.	C-40/213	CLAS	TBD
School of Business Administration Building		38,000		38,000		The proposed new building, located between Heavener and Gerson Halls, will be home to the School of Business administrative functions and will enable renovation and repurposing of the space currently used for this function in Bryan Hall.	C-1	COB	TBD
Constans Theatre Addition, Phase II		12,654		12,654	11,500	This project proposes an addition the north elevation of the existing Constans Theatre to include: a Green Room, Script library, faculty offices, studios, conference room and support space. The addition will open out to the Union North Lawn, creating a new lobby/entry focal point accessible from the lawn. The floor slab will connect to the existing second floor level at north and south ends of the Constans Theatre. Need for visitor and ADA parking in close proximity should be addressed in this project.	C-4	CTA	TBD
Fine Arts Complex Renovations/Additions		10,000		10,000	16,000	Fine Arts buildings C and D are in need of renovation while the College also needs additional space to accommodate Graphic Design, Ceramics, and Sculpture Studios with related support space, storage, and offices. Options will be explored for appropriate and efficient building additions or new building footprints within FAC and FAD that also improve the visual and functional connection between the buildings and improves the central courtyard. The project may be phased.	C-7	CTA	TBD
Early Childhood Center of Excellence		7,300		7,300		The Early Childhood Center of Excellence will function as a model training and demonstration site, where a diverse, interdisciplinary faculty works in collaboration with community partners to develop, implement and evaluate initiatives designed to improve services and systems for infants, young children and their families. The Center will generate and share knowledge that supports families and communities, enhances the development of quality care and early education, generates research across disciplines and supports professional development. Space will include learning clusters or “collaborators;" offices and work areas; and an early learning “laboratory” with classrooms, observation rooms, play rooms and clinical space for work with children and families. The location is to be confirmed but could be sited at PKY or a new Baby Gator facility.	F-27	EDU	TBD

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Engineering Building Renovation					100,000	Renovate the Engineering Building (#0033) to accommodate Mechanical and Aeronautical Engineering.	C-214	ENG	TBD
Weil Hall Remodeling, Phase II				-	82,734	Major renovations to the west half of Weil Hall have been accomplished, but the east half has a number of major deficiencies requiring corrective action. This project will upgrade electrical, HVAC and other building systems to improve energy efficiency and extend the life of the building which primarily serves as classrooms, teaching labs, research labs, computer terminal labs, offices, and related support space.	C-208	ENG	TBD
Diabetes Research Building		160,000	13,451	146,549	-	Construct a multidisciplinary research facility including diabetes programs. The project demolishes UF Bldg #0462.	G-14	HA-CM	TBD
IFAS Natural Resources		92,060	15,500	76,560		The UF/ IFAS Natural Resources Building will assemble many of the research, teaching and extension programs most closely associated with conservation and management of Florida's unique and valuable aquatic and terrestrial resources in a single location. The building will be located between the McCarty complex and Newins-Ziegler to encourage multidisciplinary collaboration. The building will foster synergy by creating a common physical place for the existing intellectual community engaged in programs related to wildlife, fisheries, ecology, coastal/marine and sustainable management of natural ecosystems. The building will be developed using currently available standards for environmentally friendly construction and design to demonstrate how to achieve benchmarks of environmental sustainability. The building will house the (1) Department of Fisheries and Aquatic Sciences (FAS), (2) Department of Wildlife Ecology and Conservation (WEC), (3) School of Natural Resources and Environment (SNRE) and (4) Florida Sea Grant College Program (FSG). The project will enable demolition of several small buildings in the vicinity of McCarty Hall.	C-13	IFAS	TBD
McCarty Hall Renovation					108,555	This project consists of the renovation of McCarty A & B (Bldgs. #495 and 496) to upgrade spaces, correct deficiencies and improve the functionality of the building and provide new energy efficient building systems.	C-210	IFAS	TBD
Library Colonnade Replacement					10,150	The colonnade/covered walkways at Smathers Libraries (UF Bldg #1103) will be replaced with a new structure with 296 seats (most with power), improved lighting, and large ceiling fans. Solar panels on the roof will provide electricity and wireless access to the Internet will be available. The design integrates beautifully with the façade of Library West and the improved Plaza of the Americas.	C-202	LIB	TBD
Future of Learning - Building One		25,000				In accordance with the Campus Framework Plan, a shared classroom building of approx. 5 stories will be constructed to consolidate and replace older obsolete classrooms in existing buildings. This will increase classroom efficiency, provide a positive learning environment for students, and enable older classrooms to be repurposed in other buildings.	C-12	MULTI (CLAS, ENG, ALL)	TBD
Artificial Intelligence and Learning Science Building		40,000		40,000		The building will house collaborative interdisciplinary teams working on all aspects of artifical intelligence.	C-6	MULTI (EDU, ENG, ALL)	TBD

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Academic Regeneration					TBD	To implement recommendations of the Campus Framework Plan, a study will evaluate nearly 2 million GSF of buildings to determine priorities for renovation or replacement of campus academic buildings. Buildings on the National Register of Historic Places, such as Weil Hall, Rolfs Hall, Peabody Hall and Smathers Library (East) will be prioritized and addressed with sensitivity to the historic components of the buildings. Other buildings, of the mid-century modern era such as the Fine Arts Complex, Bartram/Carr and Little Hall, will also be evaluated. The regeneration of these buildings, combined with construction of the Future of Learning building, will enable older classrooms to be remodeled into labs and other needed space types. Once the study is completed, an implementation plan and funding will be identified.		ALL	TBD
Main Campus Greenhouses		50,000		50,000		Greenhouses will be added or replaced in and around existing greenhouses as need arises. Additions include a new multi-bay greenhouse of 9,920 GSF is planned north of Mowry Rd and south of Bldg #0967.	A-76	IFAS	2021
SUBTOTAL ACADEMIC				**1,254,950**					
UAA - Football Training Center	UAA-53	145,000	32,159	112,841		New Football Training Complex consolidates all football support activities under one roof, including coaching, nutrition(dining), physical conditioning, and medical care. Some functions are "all-sport" and not limited to football	B-55	UAA	2021
UAA - Soccer Facility and Lacrosse Improvements	UAA-60	25,000		25,000	750	The project will provide facilities to permanently relocate UF Soccer to the UF Lacrosse site. The existing Lacrosse building would be expanded to add administrative space and a soccer facility would be constructed over the service area at the south end of the current practice field. A shared multi-purpose room would be added at the southern end of the existing competition field grand stand. It would serve as a team meeting area and fulfill recruiting need and be easily accessible to either sport.	A-56	UAA	2021
UAA - Ben Hill Griffin Stadium Renovations	UAA-62			-	TBD	The football stadium will be renovated with upgrades to the seating bowl, scoreboard, sound system, East and South concourses, South Endzone Club, and Upper South Lodge boxes.	C-207	UAA	2024
Student Recreation Center		90,000		90,000		New student recreation center constructed on the Rawlings Hall site after its demolition to serve the eastern side of campus.	C-43	VP-SA	2025
Student Recreation Fields		-	-	-	-	Construct new student recreation fields with parking, restrooms, and support facilities along SW 34th Street after the demolition of University Village South and Maguire Village. Existing recreation fields adjacent to Lake Alice will be phased out after these fields open in order to increase natural habitat for passive recreation near the lake.	A-47	VP-SA	2026
SUBTOTAL RECREATION				**227,841**					
FLM Special Collections	UF-373	30,000		30,000		New building to house Florida Museum's special collections including wet storage.	D-32	FLM	2021

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
FLM Collection and Research Expansion		124,000		124,000	40,000	The FLM has experienced rapid growth in recent decades and occupies a unique position on campus as a research museum. The expansion of the museum to the west will relocate all FLM activities from Dickinson Hall. The expansion will house and display additional collections in new visitor galleries.	D-33	FLM	TBD
Harn Museum Northeast Addition		20,000		20,000		This project proposes to expand the Harn Museum of Art to add exhibition galleries, art storage, study center, and print study room in an addition on the northeast corner of the existing building. An updated main entrance with covered walkway, new catering kitchen, and sculpture gallery may be incorporated into this project.	D-35	HARN	TBD
Cultural Plaza Auditorium		20,000		20,000		Phillips Center for the Performing Arts and the Florida Museum of Natural History propose to jointly develop plans for construction of a new multipurpose 600+ seat auditorium/performing arts venue equipped for music and theatrical performances, large-format cinema presentations, welcome and conference events, and presentations by UF student or community organizations.	D-38	MULTI (PCPA & FLM)	TBD
Peabody Renovation	UF-657				9,423	Interior remodel of building 0004 Peabody Hall for the entire second floor and the north half of the third floor. Project will reconfigure space with an emphasis on creating a more accessible space, address safety concerns and allow for better utilization of existing interior space for program functions.	C-203	VP-SA	2021
Student Health Care Center, Phase II	UF-638	53,000		53,000		Replacement building for current outdated infirmary facility to better serve student wellness	B-29	VP-SA	2021
SW Recreation Center Weight Room Expansion	UF-664	7,000		7,000		Expand the existing weight room that currently experiences overcrowding.	A-48	VP-SA	2021
Powell University House	UF-626	15,500	10,262	5,238		Facility to replace the existing University House (UF Bldg #0127) that serves as an event center in the former President's House.	B-20	SRVP-COO	2022
University Public Safety Building & Renovation of Centrex	UF-200	56,000	4,320	51,680	5,000	New facility to consolidate existing UPD functions into a single, modern facility for 100+ officers and support staff. The project will demolish and replace the existing police station located in the1930 former radio station building.	C-11	VP-BA	2022
SUS Press Building Replacement	MP-04843	6,000	4,485	1,515		Demolish UF Bldg #0036 and replace with a new building for student support services.	C-5	VP-SA	2022
FLM Expansion and Renovation with Earth Systems Institute	UF-396	39,920		39,920		A 50,000 GSF addition to existing Powell and McGuire Halls. Includes a multi-use learning theater/auditorium, classrooms, flex space, interactive learning, online learning, broadcasting studios, and other uses including a new home for the Thompson Earth Systems Institute.	D-34	FLM	2024
Florida Surgery Center Addition		24,000		24,000		Expansion of the existing surgery center to provide expanded patient services.	D-36	SHANDS	TBD
University Foundation Academy Center		90,000	48,069	41,931		The Academy Center is a dedicated collision space to inspire cross-campus collaboration & grow multidisciplinary Ideas, recognize faculty excellence on a national level and a workspace for operational fundraising activities and programs that help move UF into the Top 5 national rankings. Buildings to be demolished include #0253 (22,846 GSF), #0153 (23,324 GSF), #1032 (1,609 GSF) and #1033 (290 GSF). Current discussions are for a program with 65,000-120,000 new GSF	C-39	VP-ADV	TBD

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Baby Gator Replacement Facility		60,000	2,830	57,170		The project proposes to construct a new Baby Gator childcare facility to meet the growing enrollment demand at existing Baby Gator facilities and to better accommodate associated teaching and research support facilities.	A-45/F-45	VP-HR	TBD
Student Health Care Center, Phase III		25,000		25,000		Relocate Counseling and Wellness Services from Radio to be co-located with the new Student Health Care Center, Phase II.	B-30	VP-SA	TBD
PK Yonge Phase II	UF-394	74,000	21,441	52,559		This new 3-story buiding will provide classrooms and support space to house grades 6-12 consistent with the PKY Master Plan. The project demolishes PKY's Library Bldg #0513 (6,545 GSF), and classroom Bldg #0517 (7,448 GSF) and Bldg #0518 (7,448 GSF). Completion planned Dec. 2020.	F-16	PKY	2020
PK Yonge Gymnasium		25,000	19,279	5,721		This project will replace the existing gym (UF Bldg #09523) with a state-of-the-art high school gymnasium.	F-17	PKY	2023
PK Yonge Cafeteria and Library		20,000	7,577	12,423		This project will replace the library that was demolished recently for the Phase II classroom project. A new cafeteria will also be provided in this building to replace the existing under-sized cafeteria (UF Bldg #0512, 7,577 GSF).	F-18	PKY	TBD
SUBTOTAL SUPPORT/CLINICAL & CULTURAL				**571,157**					
Gamma Rho Fraternity House	MP-04590	25,843	-	25,843		New house on subleased lot at Museum Road to accommodate 50 beds.	B-52	GREEK	2021
Alpha Phi Sorority House	UF-637	25,000		25,000		New house on subleased lot at W. Fraternity Drive	B-54	GREEK	2021
Sigma Chi Fraternity House	MP-057777	23,500	20,996	2,504		Demolish and replace existing fraternity house with a new house increasing the number of beds from 50 to 54. The existing house (UF Bldg #0425) was constructed in 1963 with additions made in 1988.	B-53	GREEK	2022
Honors College Residential Complex	UF-654	468,800	2,957	465,843		1,400 bed undergraduate residence hall for Honors Program students. The project will demolish the Broward Outdoor Recreation Complex.	C-28	VP-SA	2023
Undergraduate/Student Athlete Residence Hall	UF-654	148,150		145,193		500 bed residence hall for student athletes and general population undergraduates. At the culmination of this project and the Honors College Residence Hall, Rawlings Residence Hall will be demolished (82,930 GSF; 352 beds).	B-31	VP-SA	2023
Student Housing Renovations, Phase 1			82,930	(82,930)	80,000	This project will significantly renovate Beaty East (77,000 GSF) and demolish Rawlings Hall to improve undergraduate housing. It will also demolish graduate housing at Maguire Village and University Village South while renovating units in the Lakeside Complex for graduate student occupancy.	C-215	VP-SA	2024
Student Housing Renovations, Phase 2			40,540	(40,540)	82,000	This project will significantly renovate Beaty West and demolish Trusler Hall to improve undergraduate housing.	C-216	VP-SA	2025
Student Housing Renovations, Phase 3			38,930	(38,930)	200,000	This project will significantly renovate Yulee, Mallory, Reid, Fletcher and Sledd halls.	C-204	VP-SA	2030
Fraternity/Sorority Houses		40,000		40,000		Two new houses on Museum Rd lots to be subleased. 50-60 beds each.	B-50, 51	GREEK	TBD
SUBTOTAL HOUSING				**541,983**					
Field and Fork Greenhouse		960		960		Construct a new greenhouse at the Student Gardens.	E-26	IFAS	2020

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Field and Fork Support Building		1,200		1,200		Construct new support structure at the Student Gardens.	E-49	IFAS	2022
SUBTOTAL URBAN PARK				**2,160**					
Electrical Utilities Infrastructure	UF-623C			-		69KVA electrical substation to serve main southern district campus including substations south of Mowry Rd and west of the new Central Energy Plant	E-77	VP-BA	2021
Thermal Infrastructure Improvements (Museum Rd)	UF-623B			-		Steam and Chilled Water underground piping for campus - southern district thermal infrastructure		VP-BA	2023
Thermal Infrastructure Improvements (Reitz Lawn & Inner Rd)	UF-644			-		Steam and Chilled Water underground piping for campus plus electrical and stormwater infrastructure in the Reitz Lawn area.		VP-BA	2021
Central Energy Plant	UF-623D	131,766		131,766		Project will include the construction of a new central energy plant and electrical substation. The project is needed in order to address end of contract requirements with Duke Energy as well as addressing deferred maintenance issues with the existing utility systems.	B-77	VP-BA	2024
SUBTOTAL UTILITIES				**131,766**					
Animal Science Area Parking	MP-05009			-		Construct on-street parking and new surface parking lot on Ritchie Road behind Animal Science Building		VP-BA	2020
Shealy Drive Parking Deck	UF-645			-		Construct one-level parking deck over surface parking lot west of Veterinary Medicine (approx. 237 net new spaces)	G-57	VP-BA	2022
Beaty Towers Parking Garage				-		Construct parking garage on existing parking lot south of Beaty Towers (approx. 400 net new spaces)	C-21	VP-BA	2022
Norman Hall Parking Garage				-		Construct parking garage on existing parking lot (approx. 328 net new spaces)	C-19	VP-BA	2024
Tigert Hall Parking Deck				-		Construct one-level parking deck over surface parking lot west of Tigert Hall (approx. 200 net new spaces)	C-2	VP-BA	2026
Landscapes: Inner Road	UF-656			-		Reconstruct Inner Road for 2-way traffic operation with enhanced landscape, bicycle and pedestrian facilities at the completion of the utilities project, UF-644.		VP-BA	2021
Landscapes: NE Gateway	UF-656			-		Construct new landscape corridor per the Landscape Master Plan.		VP-BA	2021

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Landscapes: Newell Gateway	UF-656			-		Pedestrian gateway landscape and walkway enhancements per the Landscape Master Plan.		VP-BA	2020
SW Campus Roadway Improvements	UF-642			-		Construct new or revised transporation infrastructure in the SW portion of campus to include turn lanes on Hull Rd, roundabout at Hull/Mowry and Radio/Museum, realignment of Natural Area Drive, and a new road connection to Archer Rd at SW 23 Terrace.		VP-BA	2021
Landscapes: Reitz Lawn	UF-656			-		Landscape and walkway/bikeway enhancements per the Landscape Master Plan		VP-BA	2021
Landscapes: Tower Plaza	UF-656			-		Landscape and walkway/bikeway enhancements per the Landscape Master Plan		VP-BA	2021
Landscapes: Union Walk	UF-656			-		Construct new landscape and pedestrian-only corridor per the Landscape Master Plan.		VP-BA	2021
Landscaping: Lake Alice Trail and Amenities				-		Construct the roughly 8-mile trail system with overlooks around Lake Alice and its creek tributaries. Construction will be phased over multiple years.		VP-BA	2025
Wayfinding Signage				-		Fabricate and installation a system of wayfinding signs on main campus and the Innovation District (marquee, kiosk, large & small directional, parking, large & small building ID). Construction will be phased over multiple years.		VP-BA	2025
Landscapes: Shared-Use Path at Physics	UF-656			-		Shared-Use Path at Physics per the Landscape Master Plan		VP-BA	2022
Landscapes: Stadium Lawn with Gale Lemerand Dr. Realignment	UF-656			-		Create new even lawn on the north end of the Ben Hill Griffin Stadium. The project includes reconstructing a portion of Gale Lemerand and its intersection with University Avenue to shift the roadway westward.		VP-BA	2022
TOTAL MAIN CAMPUS				**2,729,857**					
ALACHUA COUNTY SATELLITE PROPERTIES									
WRUF Tower Relocation		3,360	3,360	-	-	Consolidate four existing towers in one new tower. Demolish the existing transmitter buiding (Bldg. #0174) and replace it with a new one.	96	CJC	2022

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
WRUF Tower Road Park & Ride						Construct new Park & Ride facility (approx. 100 new spaces)		VP-BA	2021
Boat Storage Building		2,800		2,800		Construct a covered boat storage building at East Campus for Environmental Engineering. This function will be relocated from the Civil and Coastal Engineering site on SW 6th St.	97	ENG	2020
East Campus Data Center Utility Upgrades	UF-641			-		Utility upgrades to support Data Center equipment upgrades including cooling, electrical systems, emergency power, and mechanical yard.	95	VP-BA	2021
Auxiliary Library Facility Expansion		42,000		42,000	40,000	The project will expand and partially renovate UF Bldg #1630 located at the Remote Libraries site on NE 39th Ave. The Smathers Libraries are seeking to build a new high-density shared storage facility adjacent to the current Auxiliary Library Facility (ALF) and renovate ALF. The estimated capacity of the new facility would be five million volumes. This includes on-site processing and shelving of the 2.2 million volumes already in storage at ALF and the Interim Library Facility (ILF) on the far side of the airport (which is leased by UF). Once built, the lease on ILF will be cancelled and the collections in ILF will be relocated to the High Density Storage Facility and the employees in the ILF building will be relocated to the renovated ALF building.	92	LIB	TBD
Newnans Lake - Restroom and Pavilion Replacement		2,000	2,000	-		Demolish and replace existing restrooms and picnic pavilion to support student recreation and academic activities.	90	VP-SA	2025
Austin Cary Forest - Field Support Buildings		5,000		5,000		This project will construct structures for equipment storage and use in field operations.		IFAS	2030
Dairy Unit - Field Support Buildings		20,000	4,000	20,000		Demolish digester buildings and construct new Heifer Rearing Facility		IFAS	2030
Wall Farm/Horse Teaching Unit - Field Support Buildings		6,000		6,000		This project will construct structures for equipment storage and use in field operations.		IFAS	2030
Training Barn - Wall Farm/HTU		7,200		7,200		Construct a new training barn at the Horse Teaching Unit. It will be an open barn to cover existing training circles.	93	IFAS	2021
Millhopper Unit - Field Support Buildings		20,000	6,000	20,000		This project will construct structures for equipment storage and use in field operations. Replacement facilities will also be constrtucted as the current facilities have exceeded in many cases their useful life. Specific projects will be identified upon further examination and programming.		IFAS	2030

Campus Master Plan, 2020-2030
Capital Projects, DRAFT 6/30/2020

Project Name	Project Number	Total New GSF	Demolish GSF	Net New GSF	Renovated / Relocated GSF	Project Description	Project Map Location (ID)	College/ Division/ Unit	Completion/ Occupancy
Lake Wauburg, North Park - Cypress Lodge Renovation and Addition		12,838	3,725	9,113		The existing Cypress Lodge (Bldg 0144; 3,725 GSF) at Lake Wauburg North Park will be demolished and replaced with a new building of approximately 13,600 GSF to better serve groups that hold events at the recreation area.	91	VP-SA	2022
Boston Farm/Santa Fe River Ranch - Field Support Buildings		12,000		12,000		New Hay Storage Facility and other agricultural support buildings for equipment storage and use in field operations.		IFAS	2030

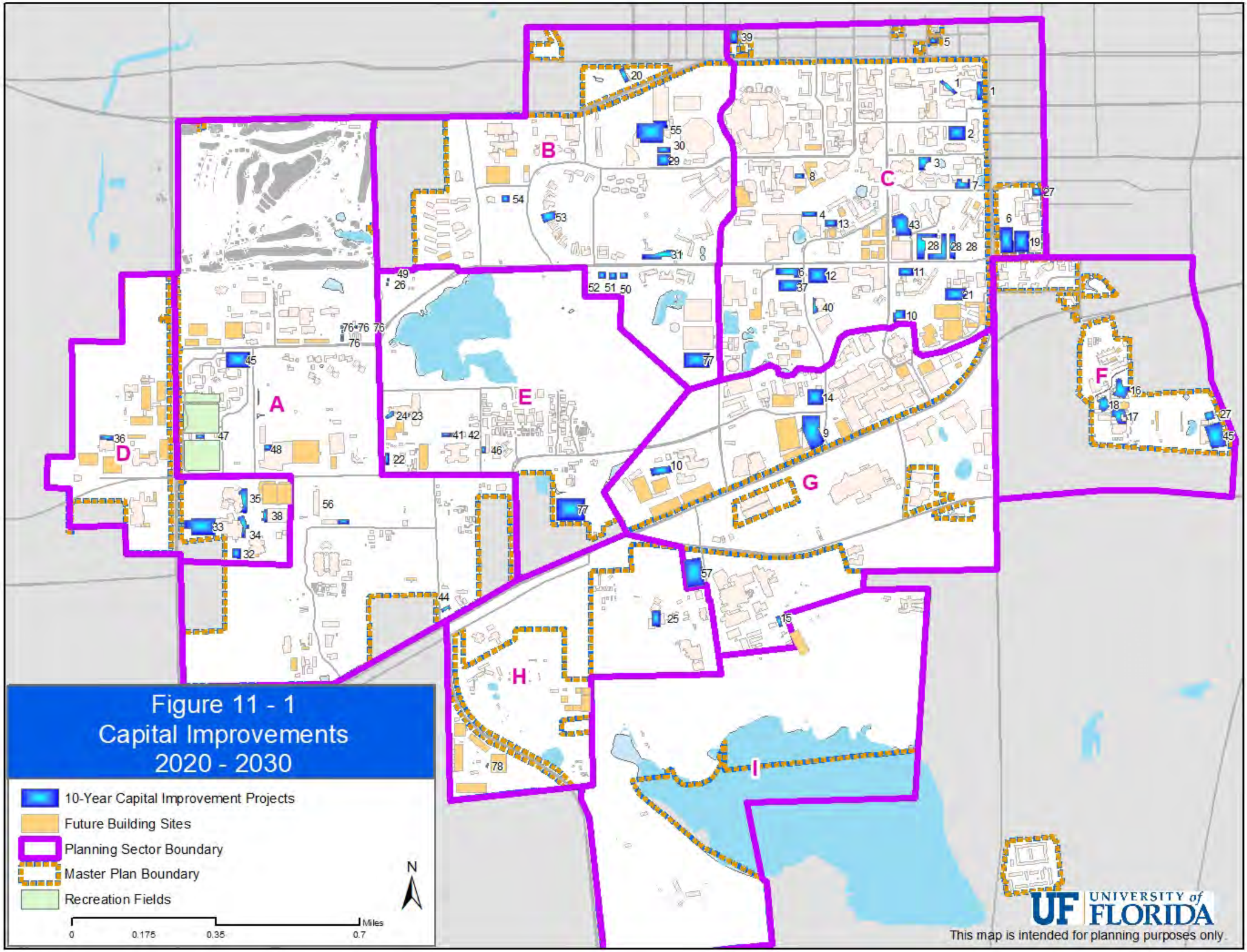
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Figure 11 - 1
Capital Improvements
2020 - 2030
10-Year Capital Improvement Projects
Future Building Sites
Planning Sector Boundary
Master Plan Boundary
Recreation Fields
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UF UNIVERSITY of FLORIDA
This map is intended for planning purposes only.

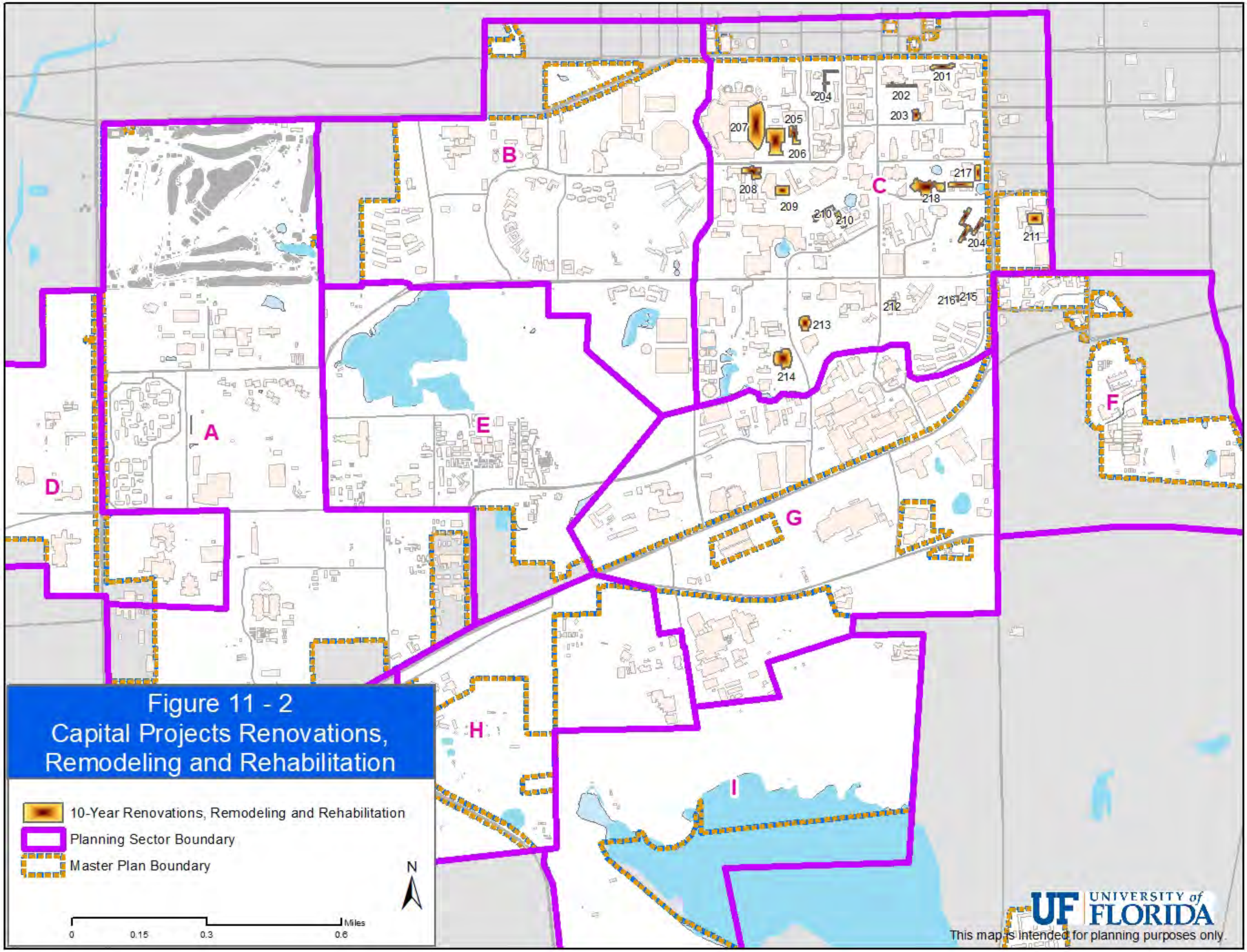
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Figure 11 - 2
Capital Projects Renovations, Remodeling and Rehabilitation
10-Year Renovations, Remodeling and Rehabilitation
Planning Sector Boundary
Master Plan Boundary
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Miles
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7.0 Conservation

Goal	Status	Recommendations
Goal 1: To Preserve, Enhance, Manage and Appropriately Use Wetlands, Water Bodies, Wildlife Habitat, and Other Natural Resources.	The 2018 Landscape Master Plan (LMP) elevates the importance of the campus natural resources and provides additional policies, guidelines, and standards for campus management.	Modify the goal to reflect LMP goals. **Goal 1: Celebrate the Ecological Setting of the Campus by Preserving, Enhancing, Managing, and Appropriately Using its Natural Resources.**

Objective 1.1: ***To preserve and enhance native vegetation communities and wildlife habitat on or adjacent to the main campus or satellite properties.***

Policies	Status	Benchmarks	Recommendations
Policy 1.1.1: Where feasible the University shall remove non-native invasive plants (whether grasses, shrubs or trees) which are identified on any of the following lists: The IFAS Assessment of Non-Native Plants in Florida's Natural Areas, the Department of Agriculture and Consumer Services' "Noxious Weed List" (Rule 5B-57.007, F.A.C) and 'Prohibited Aquatic Plant List' (Chapter SB-64.011, F.A.C.), the and the Florida Exotic Pest Plant Council's " List of Invasive Plant Species " from the campus grounds. As these species are located on campus, the University shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species. Exceptions to this policy (e.g., use of invasive non-native plants in academic research) must be approved and conditioned by the Lakes, Vegetation and Landscaping Committee. Current known locations of invasive plants in campus Conservation Areas is depicted in Figure 7-5.	Ongoing	The University continues to prohibit non-native invasive plants and selectively removes existing ones is the Natural Area Teaching Lab and other areas on campus.	No Change

Policies	Status	Benchmarks	Recommendations
Policy 1.1.2: University faculty and student groups with the necessary expertise shall be encouraged to assist in prioritizing exotic invasive plant removal and developing revegetation plans to reduce the possibility of reinvasion by exotic non-native species.	Ongoing	Faculty and students were involved in development of the Conservation Area Land Management Plan for campus conservation areas. Subsequently, several student groups including the Wetlands Club, Environmental Engineering Society, Student Planners Association, and some fraternities and sororities have been involved in invasive exotic plant removal either as stand-alone initiatives or as participation in the City of Gainesville's Greater Raider Invader. However, there is no single UF unit charged with organizing, prioritizing or long-term commitment to these efforts outside of the Natural Areas Teaching Lab.	No Change
Policy 1.1.3: It is the intent of the University to remove non-native, nuisance animals where feasible.	Ongoing	The Division of Environmental Health and Safety is responsible for removing non-native, nuisance animals.	No Change
Policy 1.1.4: Any proposed development adjacent to a designated Conservation Area shall be carefully sited and integrated into the existing landscape to have a minimal visual impact on the area. Landscape treatments shall preserve significant existing native vegetation, e.g. listed species and heritage trees, to allow a graduated transition from developed areas to Conservation Areas. The existing native vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.	Ongoing	The Vet Med ESCO plant is an example of a recent project constructed adjacent to conservation areas. In this case, the project's design included erosion controls and native replanting to buffer and enhance the adjacent area.	No Change

Objective 1.2: ***To protect and conserve the natural functions of creeks, lakes, ponds, sinkholes, floodplains and wetlands on or adjacent to the main campus or satellite properties.***

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.1: Encroachments into jurisdictional wetlands shall be required to receive prior permit approval from federal and state regulatory agencies. Wetlands, as defined in subsection 373.019(17) of the Florida Statutes and Chapter 62-340.200(19) of the Florida Administrative Code (FAC) include those areas that are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support vegetation typically adapted for life in hydric or alluvial soils. The wetland limits shall be delineated utilizing the methodology described in Chapter 62-340.300, FAC. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands. All mitigation shall be in conformance with an approved permit from the appropriate Federal and State agencies (including agencies of the State).	Ongoing	Construction projects comply with this policy.	Update to reflect Statutory references. **Policy 1.2.1:** Encroachments into jurisdictional wetlands shall be required to receive prior permit approval from federal and state regulatory agencies. Wetlands, as defined in subsection 373.019**(27)** of the Florida Statutes and Chapter 62-340.200(19) of the Florida Administrative Code (FAC) include those areas that are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support vegetation typically adapted for life in hydric or alluvial soils. The wetland limits shall be delineated utilizing the methodology described in Chapter 62-340.300, FAC. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands. All mitigation shall be in conformance with an approved permit from the appropriate Federal and State agencies (including agencies of the State).

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.2: An average of 50 feet and minimum of 35 feet upland buffer shall be identified and protected around all wetlands/water bodies that are not within a Conservation Area prior to construction of any new buildings. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.	Ongoing	Construction projects comply with this policy. These standards are slightly higher than what would be required by the Water Management Districts but equivalent to that required by the City of Gainesville.	Add policies for Satellite properties to match wetland protection polices for unincorporated Alachua County. **Policy 1.2.7:** An average of 75 feet and minimum of 50 feet upland buffer shall be identified and protected around all wetlands/water bodies prior to construction of any new buildings for all Satellite properties in unincorporated Alachua County. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location. **Policy 1.2.8**: An average of 100 feet and minimum of 75 feet upland buffer shall be identified and protected around all wetlands/water bodies prior to construction of any new buildings for all Satellite properties in unincorporated Alachua County that have a documented federally and/or state regulated vertebrate wetland/aquatic dependent animal species within 300 feet of the surface water or wetland . Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.3: No development shall be permitted within the required upland buffer, unless appropriate minimization of impact and mitigation is approved by the Lakes, Vegetation and Landscaping Committee.	Ongoing	Construction projects comply with this policy.	No Change
Policy 1.2.4: All ornamental landscaping improvements within required upland buffers shall use only native plants in a naturalistic way and shall be approved by Lakes, Vegetation and Landscaping Committee.	Ongoing	Construction projects comply with this policy.	No Change
Policy 1.2.5: All proposed development projects within 50 feet of a wetland shall be submitted to the appropriate Water Management District for review in the design phase of the project.	Ongoing	Construction projects comply with this policy, which is consistent with the University's master stormwater permit.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.6: New Development within the 100-year floodplain, as mapped for the University's current Master Stormwater Permit is discouraged and shall be prohibited unless it can be demonstrated that such development has elevated base floor elevations at least 1 foot above the 100-year floodplain, preferably two feet, and has provided for compensating storage elsewhere on the proposed building area site. If compensating storage is not necessary to protect other structures, the development may mitigate by funding stormwater enhancements that help address problems within the floodplain. Examples include, in-stream erosion control measures and low impact development techniques as addressed in the Stormwater Element of this Master Plan. For 100-year floodplains not mapped in the University's current Master Stormwater permit, the Federal Emergency Management Agency's (FEMA) 100-year floodplain mapping shall be used as best available data.	Ongoing	Construction projects comply with this policy. While the Harrell Education Building did not impact the 100-year floodplain, its building site was immediately adjacent. As a result, the project included passive swales along the creek bank as an erosion control measure. No project has been required to provide compensating storage.	No Change

Objective 1.3: ***To restrict University activities known to threaten the habitat and survival of endangered and threatened species on or adjacent to the main campus or satellite properties.***

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.1: The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 372, F.S., Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.	Ongoing	Federal and state laws and management policies have been followed.	Update to reflect Statutory references. **Policy 1.3.1:** The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter **379.2291, F.S.,** Chapter **68A-27, F.A.C**., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.
Policy 1.3.2: During the initial planning phase of any physical changes to the campus, the University shall perform an analysis of wildlife and plants in the area to be affected. All plants (Chapter 5B-40, F.A.C.) and animals (Rule Chapter 68A-27 F.A.C.) identified as threatened and endangered species and species of special concern by Federal and State agencies shall be noted. Protection plans for these listed species, if documented on site, shall be formulated that are consistent with those of the appropriate local, state and federal agencies.	Ongoing	Since most construction projects are located in already impacted urban areas, the presence of threatened and endangered species is low. All projects with new footprints conduct a tree inventory during the early planning phase so that any unique species would be identified.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.3: University personnel shall follow procedures and seek consultation with the appropriate agencies as identified in the Florida Fish and Wildlife Conservation Commission's Wildlife Conservation Guide when any land alterations are proposed for a site where a listed species is likely or known to occur	Ongoing	University personnel follow these procedures and seek consultation as required.	No Change

Objective 1. 4: ***To preserve, enhance, manage and appropriately use wetlands and uplands, wildlife habitat, and water resources, while also enabling outdoor teaching and research opportunities on all of the University's designated Conservation Areas (the following policies under this Objective are only applicable within Conservation Areas, as identified on the Future Land Use Map, unless otherwise stated within the policy).***

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.1: Conservation Area Land Management (CALM) Plan, including specific plans for each designated Conservation Area(s), shall be reviewed, updated and approved on an **annual basis** by the Lakes, Vegetation and Landscaping Committee.	Ongoing	The CALM Plan and specific plans for each designated Conservation Area are maintained, however; annual reporting to the LVLC has not been provided consistently. Responsibility for CALM Plan implementations is not assigned to any single UF unit.	Change policy regarding frequency of LVL reviews **Policy 1.4.1:** Conservation Area Land Management (CALM) Plan, including specific plans for each designated Conservation Area(s), shall be reviewed and approved by the Lakes, Vegetation and Landscaping Committee as changes are necessitated.
Policy 1.4.2: CALM plans developed for each Campus Master Plan Alachua County Satellite Property that contains Conservation land use designations shall be implemented and monitored. Such management plans shall address measures to reduce the potential for or impacts of wildfires as applicable	Complete	CALM Plans were developed for CMP Alachua County Satellite Properties with conservation areas: Beef Research Unit, Dairy Research Unit and Lake Wauburg. Ongoing implementation and monitoring need to be coordinated with the property management units.	No Change
Policy 1.4.3: Preserve and restore natural habitat functions on all campus Conservation Areas as identified in each area's management plan.	Ongoing	The Conservation Land Management Plan identifies restoration activities for each conservation area. Invasive exotic plant removal and native plant revegetation has taken place in several of these areas.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.4: The University shall seek funding to implement the recommendations contained in the Conservation Area Land Management Plan.	Ongoing	Grants from the Florida Department of Environmental Protection in 2004/05, 2005/06, 2007/08 and 2009/10 together with Capital Improvement Trust Funds in 2005/06 for environmental stewardship projects were used to implement recommendations of the CALM Plan.	No Change
Policy 1.4.5: Maintain hydrologic function and improve water quality, utilizing innovative best management practices (BMPs) in line with the University's teaching mission.	Ongoing	Low impact development (LID) techniques have been employed in several construction projects including Farrior Hall Addition and Harrell Medical Education Building included new LID features. Water quality monitoring is conducted through the UF Clean Water Campaign and National Pollutant Discharge Elimination System (NPDES) program.	No Change
Policy 1.4.6: Support the University's teaching and research mission by coordinating with departments involved in ecological research.	Ongoing	University operations collaborate with the academic departments in a variety of ecological areas, particularly for the UF Clean Water Campaign and National Pollutant Discharge Elimination System (NPDES) program. Campus conservation areas, including Lake Alice and the Natural Area Teaching Lab (NATL) have been used for a variety of research and teaching including topics such as water quality, turtles, geomatics, and fire management.	No Change
Policy 1.4.7: Improve appearance, security and controlled access in all campus Conservation Areas.	Ongoing	The Capital Improvement Trust Funds in 2005/06 for environmental stewardship projects included fencing, signage, information kiosks, and planting of native flowering trees throughout the conservation areas.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.8: New exterior lighting installations within Conservation Areas shall be discouraged. Exceptions must be evaluated and approved by the University's Lakes, Vegetation, and Landscaping Committee.	Ongoing	No new lighting has been installed in Conservation Areas. Limited lighting will be installed in sections of a new bicycle/pedestrian path along the edge of several conservation areas. The concept has been approved by LVLC.	No Change
Policy 1.4.9: All new utilities in Conservation Areas shall evaluate alternatives, demonstrate necessity, minimize impacts and be placed underground, unless it is deemed that underground placement will create undue hardship or disturb habitat for listed species. A utility installation plan must be submitted to and approved by the University's Lakes, Vegetation and Landscaping Committee for any utility installation in a Conservation Area.	Ongoing	LVLC has reviewed and approved the limited number of utility projects impacting conservation areas	No Change
Policy 1.4.10: All Stormwater improvement projects within Conservation Areas shall conform to the intent of being in a conservation area. This means that these improvements will emphasize wildlife habitat, use native vegetation and be designed to blend in with the natural environment. All new or expanded stormwater improvements that do not relate to on-going maintenance shall be reviewed by the Lakes, Vegetation and Landscaping Committee for approval	Ongoing	Several stormwater projects including erosion control and pond dredging have enhanced habitat areas and been reviewed by the LVLC as required.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.11: Development activity that necessitates a land use change reducing the size of a designated Conservation Area and that is inconsistent with that area's management plan is strongly discouraged. Such development activity must meet the requirements of State and Federal agencies, and provide the evaluation of alternatives and impact minimization strategies as specified in the Future Land Use Element. However, if such development is deemed necessary following these evaluations, then mitigation for Conservation Areas shall be required. The mitigation shall be approved by the Lakes Vegetation and Landscaping Committee, and may be in the form of either: 1) designation of land in the Conservation land use classification with similar function and value; 2) acquisition and preservation of property in Alachua County with similar function and value at a 10:1 (acquired land: impacted land) ratio with preference for acquisition of conservation land adjacent to other Preservation Areas (as identified in the Alachua County Comprehensive Plan); and/or 3) fund the enhancement and restoration of designated Conservation Areas equal to the monetary value of land acquisition described in the previous option.	Ongoing	The university has maintained zero net loss of Conservation lands. No construction project has contemplated Conservation land mitigation per this policy. The 2015-2025 campus master plan update made some modifications to Conservation Future Land Use designations but upheld the no net loss policy.	No Change

1.0 Urban Design

Goal	Status	Recommendations
Goal 1: Maintain a Coherent, Compatible and Aesthetically Pleasing Campus Environment that is Conducive to Learning.	The Campus Framework Plan and Landscape Master Plan emphasize campus design that is welcoming, attractive, integrated, unified and easily navigated.	Modify – **Goal 1: Create and Maintain a Campus that is Welcoming, Easily Navigated, and Attractive**

Objective	Status	Recommendations
Objective 1.1: Utilize design standards for the construction, renovation and rehabilitation of campus buildings and landscaping.	The Landscape Master Plan provides design principles and standards along with policies and tools for implementation. The Campus Framework Plan also provides high-level themes for campus design. The Campus Design Guidelines provide further instruction on compatible and functional architecture design.	Modify – **Objective 1.1: Utilize design standards to create a unified campus appearance with clear connections between different campus regions, disciplines, and partners that welcome and orient campus users and assist them in navigating the campus through coherent visual cues.**
Objective 1.2: Utilize urban design features to welcome and orient campus users, and assist them in navigating the campus through coherent visual cues.	See above	Combine as new Objective 1.1

Policies	Status	Benchmarks	Recommendations
Policy 1.1.1: Continue to implement and update as necessary the *University of Florida Design and Construction Standards*. This document applies to all university construction projects including those performed or managed by Physical Plant Division, Facilities Planning and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Education, and on-campus Sororities and Fraternities. It includes standards for landscaping, lighting, roads, parking, bicycle and pedestrian facilities, interior/exterior signage, irrigation, earthwork, stormwater, utilities and building construction components. A procedure for revising the *UF Design and Construction Standards* is incorporated into the document.	Ongoing	The UF Design and Construction Standards are updated regularly with the last update being finalized in March 2013.	Modify to incorporate reference to LMP and CDG; cite ADA is w/in DC Standards; update Facilities Services name **Policy 1.1.1:** Continue to implement and update as necessary the *University of Florida Design and Construction Standards, Landscape Master Plan, and Campus Design Guidelines*. These documents apply to all university construction projects including those performed or managed by Facility Services Division, Planning, Design and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Education, University Athletic Association and on-campus Sororities and Fraternities. These documents include guidelines and standards for architecture, landscaping, hardscaping, lighting, roads, parking, bicycle and pedestrian facilities, interior/exterior signage, irrigation, earthwork, stormwater, utilities, and American with Disabilities Act (ADA) compliance ~~and building construction components~~. ~~Procedure for revising the *UF Design and Construction Standards* is incorporated into the document.~~

Policies	Status	Benchmarks	Recommendations
Policy 1.1.2: The University shall develop a campus design guideline document that supplements the *University of Florida Design and Construction Standards* to provide detailed guidance about such issues as plant selection, functional open space, street furniture, building orientation, stormwater low-impact development, LEED considerations, and compatibility with historic and natural resources.	Complete	Campus Design Guidelines and a Landscape Master Plan are complete. They will be implemented and updated per Policy 1.1.1.	Delete
Policy 1.2.1: Continue to improve campus gateways as identified in Figures 1-6 and 1-7. Major gateways shall be designed to enhance access for motor vehicles, pedestrians and bicyclists and include significant entry features and signage. Minor access gateways shall be designed to enhance access for motor vehicles, pedestrians and bicycles with specific, adjacent destinations rather than as a primary entry point for the entire campus. Signage and entry features at minor access gateways should be less dramatic than for major gateways and may indicate the specific destinations that are accessed from this point. Bicycle-pedestrian gateways shall emphasize safe and convenient non-auto access. Emerging gateways shall be enhanced as proximate building development occurs.	Ongoing	The gateway entrance at W. Univ. Ave/W. 13th St. was improved in 2015. The Landscape Master Plan developed standards for a hierarchy of gateway treatments. Some of these gateway designs are currently funded for construction. A wayfinding plan will provide further guidance to signs that can used to direct visitors and gateways and throughout campus.	Replace – Implement gateways in accordance with Landscape Master Plan and update figure numbers. New **Policy 1.1.2:** Implement gateway features as depicted on Figure 1-6 according to the Landscape Master Plan standards.

Policies	Status	Benchmarks	Recommendations
Policy 1.2.2: Roadway design and streetscaping standards should be developed and implemented to correspond to the roadway hierarchy identified on Figures 1-6 and 1-7, and discussed in the Transportation Element. In this hierarchy, Primary Connector Roads should provide the highest levels of access and guide campus visitors.	Complete	The Landscape Master Plan includes hierarchical roadway and streetscaping standards.	Replace – New **Policy 1.1.3:** Implement and refine the roadway and streetscape design standards and guidelines of the Landscape Master Plan.
Policy 1.2.3: The University shall work with the City of Gainesville, Alachua County and the Florida Department of Transportation to improve access and aesthetics on Gateway Roads identified on Figures 1-6 and 1-7 through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights Advisory Board, and any special interest groups or local government committees as may be created to address such issues.	Ongoing	Through the MTPO and other agencies, the university encourages and participates in joint-planning activities for these roadways. The College Park/University Heights Advisory Board of the Gainesville Community Redevelopment Agency no longer exists as the CRA has been dissolved and its roll assigned as a new City department.	Modify – Delete CPUH reference and update Figure number. Renumber as **Policy 1.1.4** "... on Figure~~s~~ 1-6 ~~and 1-7 t~~through university participation on the Metropolitan Transportation Planning Organization and its committees, ~~the College Park/University Heights Advisory Board,~~ and any special interest groups or local government committees as may be created to address such issues.

Policies	Status	Benchmarks	Recommendations
Policy 1.2.4: Open space connections as identified on Figure 1-4, shall be maintained and enhanced to provide bicycle and pedestrian access.	Ongoing	Recent projects, including Wertheim Laboratory for Engineering Excellence, Norman Hall Renovation, and Reitz Union Expansion/Renovation, have protected and/or enhanced designated open space connections. Other projects did not impact primary pedestrian connections. The Lake Alice Trails Plan identified a specific trail network and design standard to be implemented in the Lake Alice drainage system.	Modify and renumber as **Policy 1.1.5** "….as identified on Figure 1-4 and 1-8 (Lake Alice Trails System), shall be maintained…"
Policy 1.2.5: Explore the development of wayfinding signage to assist visitors on the main campus, including Shands Teaching Hospital and associated on-campus clinics. Such a signage program should be developed to minimize sign clutter, provide consistent and unified communication, reduce on-campus travel, and be aesthetically pleasing.	In Progress	A Wayfinding Sign plan will be completed in 2020.	Replace – New **Policy 1.1.6:** Finalize and implement the Wayfinding Plan for main campus and its environs in coordination with the City of Gainesville and Florida Department of Transportation.
		Moved from Objective 1.8	New **Policy 1.1.7:** Ensure equal access to university facilities, services and resources for individuals regardless of physical ability through application of universal design concepts.

Policies	Status	Benchmarks	Recommendations
		Incorporated from the Landscape Master Plan	New **Policy 1.1.8:** Project limits for new building projects should ensure that new projects are fully integrated into all existing conditions.
		Incorporated from the Campus Design Guidelines	New **Policy 1.1.9:** Service areas and mechanical equipment are to be located out of or screened from pedestrian view utilizing techniques prescribe in the Campus Design Guidelines.

Objective 1.3.: Utilize building construction, renovation and rehabilitation to enhance the campus environment.	The Campus Design Guidelines provides design principles and recommendations for compatible and functional architecture design.	Modify and renumber – **Objective 1.2: Ensure that buildings define the campus civic realm, preserve campus character, and promote design innovation.**

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.1: New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages as follows and shall not exceed historic building set-backs where applicable: • Stadium Road from Gale Lemerand Drive to Buckman Drive shall conform to historic set-backs of Weil Hall, the Hub	Ongoing	This policy has been used to inform building projects along road corridors including Hernandez Hall. The Campus Design Guidelines, Principle 2, address building placement.	Modify and renumber - **Policy 1.2.1:** New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages <u>as described in the Landscape Master Plan and Campus Design Guidelines that enhances consistency of campus fabric with facades that address streets and important open spaces.</u>

Policies	Status	Benchmark Data	Recommendations
and Florida Gym. • University Avenue from Gale Lemerand to SW 13th Street shall conform to historic set-backs of Keene-Flint, Anderson and Matherly Halls. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward the street, and surface parking areas fronting University Avenue shall be minimized in order to create an enhanced pedestrian environment and a more seamless interface with the surrounding city mixed-use areas. • The west side of SW 13th Street from Archer Road to University Avenue shall conform to the setback of Tigert Hall and the Fine Arts Complex. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward			

Policies	Status	Benchmark Data	Recommendations
the street. • Center Drive from Archer Road to Museum Road shall conform to the setback of the New Engineering Buildings and begin to create an urban orientation of building facades addressing the roadway. • Museum Road from west of Center Drive to SW 13th Street shall conform to the setback of Frazier-Rogers and Dickinson Halls, and reinforce an urban orientation of building facades addressing the roadway. • New development on Archer Road and SW 16th Avenue shall create an urban orientation of building facades addressing the roadway. • New clusters of development at the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Southwest Recreation and Fifield Hall areas shall create an urban orientation of building facades addressing			

Policies	Status	Benchmark Data	Recommendations
the roadway. • New development on the north side of Radio Road shall create an urban orientation of building facades that address the roadway, and screen existing warehouses and other utilitarian facilities. • All other development shall be evaluated on a case-by-case basis within the context of adjacent or proximate existing structures.			
Policy 1.3.2: New buildings or building additions shall preserve or satisfactorily realign pedestrian connections and future shared use path alignments that are identified on Figures 1-4 and 1-6.	Ongoing	Recent projects, including Hernandez Hall and the Reitz Union expansion have protected and/or enhanced designated open space connections.	Modify and renumber - **Policy 1.2.2:** New buildings or building additions shall preserve or satisfactorily realign pedestrian connections and future shared use path alignments that are identified on Figures 1-4 and 1-6 in accordance with the design principles in the Landscape Master Plan.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.3: New buildings or building additions shall be oriented to create functional open spaces (e.g. plazas and courtyards) and, where applicable, frame areas identified in the Urban Park land use classification.	Ongoing	New buildings typically achieve this policy. Notable examples include the Wertheim and Harrell buildings. The Campus Design Guidelines address this policy in Principles 4, 5 and 6. The Landscape Master Plan addresses this in Principle 3.	Modify and renumber - **Policy 1.2.3:** New buildings or building additions shall <u>be shaped to create well defined functional open spaces, provide clearly defined entrances, and enhance and expand campus circulation patterns consistent with principles of the Campus Design Guidelines and Landscape Master Plan</u>.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.4: New buildings or building additions shall be developed as infill in currently developed areas or in transitioning centers of development around the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Fifield Hall, Genetics/Cancer Institute and at the Radio Road commuter parking lot. Such transitioning centers of development shall strive to achieve a critical mass of functionally-related facilities that can support transit. Site designs shall incorporate pedestrian circulation, bicycle access and functional open space. Buildings shall be a minimum of three stories in height in these transitioning centers of development, except where otherwise specified in this Element or where unique building programs dictate lower height structures and recommended for approval is obtained from the Land Use and Facilities Planning Committee.	Ongoing	New buildings have conformed to this policy. The Campus Framework Plan confirmed the infill strategy for campus development but recommends emphasizing areas east of Gale Lemerand Drive and minimizing new development along Radio Road and around Fifield Hall. Pedestrian, bicycle and open space requirements are addressed in other polices of this element. Building heights to be addressed in a new single policy.	Modify and renumber - **Policy 1.2.4:** New buildings or building additions shall be developed <u>as infill primarily in Planning Sectors C and G of Figure 1-1 in addition to other locations infilling around existing housing, cultural or medical facilities and consistent with Figure 11-1.</u>

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.5: New buildings or building additions along Archer Road and SW 16th Avenue between the convergence of these roads and SW 13th Street shall define a new urban character reflecting the strategic significance of the Health Science Center and related interdisciplinary programs along with the community's economic development vision for this gateway to downtown and SW 13th Street. This character shall project the image of a major, urban medical complex and health research park including multi-story and high-rise buildings with an orientation toward the street emphasizing transit, bicycle and pedestrian circulation.	Ongoing	New building locations in this area were not located along the roadways as applicable to this policy. Pedestrian, bicycle and open space requirements are addressed in other polices of this element. Building orientation and build-to lines addressed in Policy 1.3.1. Building heights to be addressed in a new single policy.	Renumber and replace with consolidated building height policy – **Policy 1.2.5:** New buildings or building additions shall have massing that enhances consistency of the campus fabric and relates to neighboring buildings consistent with the Campus Design Guidelines. Within this context, building heights shall be as follows (based on Planning Sectors in Figure 1-1) unless unique building programs dictate lower height structures and recommendation for approval is obtained from the Land Use and Facilities Planning Committee. • In Planning Sectors B, C, and D, a minimum of 5-stories • Within Sector C, the Historic Impact Area (Figure 1-2) functions as an overlay recommending building heights between two and five stories tall, not to exceed the height of existing historically significant buildings in close proximity to the development with recommendation for approval by the Preservation of Historic Buildings and Sites Committee, and the Land Use and Facilities Planning Committee • In Planning Sector G, minimum 5-stories while multi-story and high-rise buildings may be appropriate projecting the character of a major, urban medical complex along Gateway Roads where buildings are to address the roadway; at the south end of Sector G abutting Sector I, buildings shall transition to one- and two-story structures before ultimately giving way to pasture, agricultural and conservation uses in Sector I • In Planning Sector "F", including the P. K. Yonge Laboratory School, building height shall be evaluated on a case-by case basis in consultation with the Land Use and Facilities Planning Committee • In Planning Sectors A, E, H and I, a minimum 3-stories

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.6: New buildings or building additions in Planning Sector "G" (depicted on Figure 1-1) shall project an urban character as described in Policy 3.5, with a minimum of five-story building height except where unique building programs dictate lower height structures and recommendation for approval is obtained from the Land Use and Facilities Planning Committee and in areas adjacent to or south of the Veterinary Medicine Hospital which shall transition to one- and two-story structures as existing in Planning Sector "K" before ultimately giving way to pasture, agricultural and conservation uses. Utility uses within Planning Sector "G" are also exempt from this minimum building height requirement.	Ongoing	The only projects within these sectors have followed the guidelines of this policy, including the 3rd floor addition at the Veterinary Hospital and the VETMED ESCO utility plant.	Delete – incorporate into new Policy 1.2.5

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.7: New buildings or building additions in the Historic Impact Area shall be between two and five stories tall, not to exceed the height of existing historically significant buildings in close proximity to the development site. (The Historic Impact Area and historically significant buildings are depicted in Figure 1-2.) Building heights in the Historic Impact Area shall be approved by the Preservation of Historic Buildings and Sites Committee, and the Land Use and Facilities Planning Committee.	Ongoing	New buildings in the Historic Impact Area, including Hernandez Hall, Wertheim and the addition to Farrior Hall complied with this policy.	Delete – incorporate into new Policy 1.2.5
Policy 1.3.8: Building heights for new buildings or building additions in Planning Sector "H", depicted on Figure 1-1 and including the P. K. Yonge Laboratory School shall be evaluated on a case-by case basis in consultation with the Land Use and Facilities Planning Committee.	Ongoing	New building construction at PKY complied with this policy.	Delete – incorporate into new Policy 1.2.5

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.9: In the remaining parts of campus not addressed in Policies 3.4, 3.5, 3.6, 3.7 and 3.8, new buildings or building additions shall be a minimum of three stories in height, except where unique building programs dictate lower heights and recommended for approval is obtained from the Land Use and Facilities Planning Committee.	Ongoing	The LUFPC reviewed all new buildings and building additions, including consideration of building height.	Delete – incorporate into new Policy 1.2.5
Policy 1.3.10: New buildings, building additions or building renovations on the Eastside Campus shall be consistent with the overall site layout depicted in Figure 1-12, and shall incorporate landscaping, pedestrian circulation, transit and bicycle access, and functional open space. New structures shall be two to five stories in height except where unique building programs dictate lower heights and approval is obtained from the Land Use and Facilities Planning Committee. Building skin materials shall include Gainesville-range brick and project the image of a satellite campus comparable to the main campus	Ongoing	There have been no new major construction projects completed within the last 5 years, with the only an addition to the Powell Structures and Materials Lab.	Modify and Renumber as **Policy 1.2.6:** New buildings, building additions or building renovations on the Eastside Campus shall be consistent with the overall site layout depicted in Figure 11-1a ~~1-12~~, and shall incorporate landscaping, pedestrian circulation, transit and bicycle access, and functional open space. New structures shall be two to five stories in height except where unique building programs dictate lower heights and approval is obtained from the Land Use and Facilities Planning Committee. Building design shall be consistent with the Campus Design Guidelines ~~skin materials shall include Gainesville-range brick~~ and project the image of a satellite campus comparable to the main campus.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.11: New buildings and building additions shall integrate with natural topographic and other physical features in order to develop University property in harmony with its natural environment.	Ongoing	New buildings comply with this policy; however, very few have been constructed on sites with significant naturalized settings or variable topography.	No Change. Renumber as **Policy 1.2.7**
Policy 1.3.12: New buildings and building additions shall be located in comparable location as the building sites identified in Figure 13-1 of the Capital Improvements Element. The exact building footprint extent and orientation in relation to natural features, utility corridors, pedestrian connections, shared-use paths, historic structure compatibility and other constraints will be developed during project programming and design with a review by the Land Use and Facilities Planning Committee.	Ongoing	New buildings have complied with the identified CMP building sites. Amendments to the CMP were processed to add building sites for the Reclaimed Water Storage Tank, Reitz Union addition, and small food service additions to Rawlings, Turlington and Broward Dining.	No Change. Renumber as **Policy 1.2.8**

Objective 1.4: Utilize landscaping and tree preservation to enhance the campus environment.	The Landscape Master Plan provides design principles and recommendations for compatible and functional architecture design.	Modify and renumber – **Objective 1.3: Utilize landscaping and tree canopy to enhance the campus environment and reflect the University's ecological setting.**

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.1: Use trees and other plant materials, exterior furniture, paving materials and walls to help reinforce the spatial organization of the campus creating "outdoor rooms" in functional open space (e.g. plazas and courtyards) adjacent to buildings, within the Urban Park future land use classification, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4.	Ongoing	New buildings typically achieve this policy. The Landscape Master Plan and Campus Design Guidelines address these issues.	Modify and renumber as **Policy 1.3.1:** Use trees and other plant materials, exterior furniture, and paving materials ~~and walls~~ to reinforce spatial organization, create well defined functional open spaces, reinforce clearly defined entrances, enhance existing corridors and campus spaces particularly adjacent to buildings, within the Urban Park future land use classification, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4 consistent with principles of the Campus Design Guidelines and Landscape Master Plan.

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.2: Implement appropriate landscape, hardscape, pedestrian, and/or bicycle improvements in areas identified as Open Space Enhancement Priorities in Figure 1-5. These improvements may be implemented as part of a building construction project or as independent projects funded through the Physical Plant Division, other administrative sources, grants or private donors. Such projects shall also reinforce the pedestrian connections and shared-use path corridors identified in Figure 1-4. These high-visibility open space enhancements shall be recommended for approval by the Lakes, Vegetation and Landscaping Committee.	Ongoing	Identified Open Space Enhancements were implemented in the residence hall courtyard areas, Hub-Turlington area, Wilmot Gardens, and portions of the historic dormitory area. The Landscape Master Plan redefined the priority open space enhancements.	Renumber as **Policy 1.3.2**
Policy 1.4.3: Continue to improve the appearance of campus perimeters along Gateway Roads identified on Figure 1-6. Landscaping, pedestrian amenities and other features shall be compatible with the urban design goals of the adjacent local government jurisdiction. All perimeter landscaping or beautification projects shall be reviewed by the Lakes, Vegetation and Landscaping Committee, Transportation and Parking Committee, Preservation of Historic Buildings and Sites Committee (when applicable), and Land Use and Facilities Planning Committee, thereby affording an opportunity for review by the local government representatives on the committee. General design approaches for each	Ongoing	Projects such as Heavener Hall and Cypress Hall have addressed and enhanced perimeter road corridors consistent with this policy. The Landscape Master Plan addresses campus edge treatments and gateways. The Campus Design Guidelines address	Replace and renumber as **Policy 1.3.3:** Maintain campus edges that are attractive and welcoming by implementing Landscape Master Plan priority projects (Figure 1-5), gateway treatments (Figure 1-6), wayfinding signage, and intersection improvements (Figure 8-10) compatible with Landscape Master Plan standards and the urban design goals of the adjacent local government jurisdiction.

Policies	Status	Benchmark Data	Recommendations
Gateway Road are as follows: • Northeastern edge: W. University Avenue (SW 2nd Avenue to SW 13th Street) - Enhance the collegiate/urban character of the University along West University Avenue by incrementally reducing existing surface parking areas as replacement facilities become available in the vicinity. The enhancements should also open up views of historic buildings, and add appropriate new buildings of a similar height and scale to present development. Landscaping, hardscaping, entry signage and pedestrian facilities are appropriate features for this street frontage. • Northwestern edge: SW 2nd Avenue (SW 34th Street to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians while respecting the single-family residential scale of this boundary.		building entries, shapes, massing and orientation. Move reference to review authority to Policy 1.1.2 of the Implementation Element.	

Policies	Status	Benchmark Data	Recommendations
• Eastern edge: SW 13th Street (Archer Road to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians. • Southeastern edge: Archer Road (SW 16th Avenue to SW 13th Street) – Develop an urban streetscape character with tall buildings oriented toward the street, street trees, facilities for transit, bicyclists and pedestrians, entry signage and reduced through-traffic. • Western edge: SW 34th Street (SW 19th Avenue to Radio Road) – Develop a landscaped setback including street trees and entry features with views of significant Urban Park land uses and landmark buildings that invite visitors to the University's clinical, conference and cultural resources.			

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.4: Consider the reduction of excessive hardscape areas across campus, and particularly as pavement removal and landscape screening of the existing surface parking at the University's symbolic main entrance at SW 13th Street and SW 2nd Avenue when alternative parking is identified.	Ongoing	No projects have been removed excessive hardscape. The Landscape Master Plan identified a Priority Project to enhance the entrance at SW 13th Street and SW 2nd Ave. without removal of the surface parking lots.	Replace and Renumber as **Policy 1.3.4:** Consider the reduction of excessive hardscape areas across campus and the possibility of incorporating porous materials in areas of heavy pedestrian use.
Policy 1.4.5: Continue to maintain and expand University inventories of trees (particularly National Champion and Heritage Specimens) and rare plants (both ornamental and naturally-occurring) on the main campus. These inventories are maintained by the Planning, Design and Construction Division in collaboration with the Physical Plant Division, School of Forest Resources and Conservation and Department of Botany.	Ongoing	Heritage trees are identified on a case by case basis as issues arrive and certified arborist are brought in to work with projects that have Heritage Trees on site.	Modify and renumber: **Policy 1.3.5:** Continue to maintain and expand University inventories of trees (particularly National Champion and Heritage Specimens) and rare plants (both ornamental and naturally-occurring) on the main campus. These inventories are maintained by Business Affairs Technical Services in collaboration with the Planning, Design and Construction Division, Facilities Services Division, School of Forest Resources and Conservation, and the Department of Biology.
Policy 1.4.6: The University shall employ a certified arborist on staff and/or as an annual services contractor to evaluate, recommend and oversee tree inventories, management, removals and planting.	Complete	Certified arborists are brought in to work with projects that have Heritage Trees on site. The Facilities Services Division Assistant Director for Grounds and Natural Resources is currently a certified arborist.	No change. Renumber as **Policy 1.3.6**

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.7: The University shall develop a tree planting plan for tree and large shrub placement to address screening, streetscape, and specimen trees without overplanting and inhibiting security while recognizing that shade is highly valued as is open landscape that accommodates passive recreation, view sheds, and sun on winter days.	Complete	The Landscape Master Plan includes the planting plan.	Replace and renumber as **Policy 1.3.7:** Maintain and implement the tree and shrub planting plan as specified in the Landscape Master Plan include streetscape standards.
Policy 1.4.8: The *University of Florida Design and Construction Standards*, Division 02900 shall continue to specify procedures for the protection and replacement of existing trees and vegetation and provide them online.	Ongoing	The D&C Standards contain these procedures in addition to a more specific tree mitigation policy of the Lakes, Vegetation and Landscaping Committee. The Division reference has changed.	Modify and renumber as **Policy 1.3.8** - "…Division 329000 shall continue…."
Policy 1.4.9: Development projects that impact or necessitate the removal of existing trees and vegetation shall be addressed according to the University of Florida Design and Construction Standards. Required tree mitigation or relocation shall be approved by the Lakes, Vegetation and Landscaping Committee.	Ongoing	This policy language is directly excerpted from the D&C Standards, which draw from the Faculty Senate Bylaws for the Lakes, Vegetation and Landscaping Committee.	No Change. Renumber as **Policy 1.3.9**

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.10: Consistent with the *University of Florida Design and Construction Standards*, special protection is afforded to national Champion and Heritage Specimen trees that are numbered and tagged as part of the University's "Tree Walk" maintained by the UF School of Forest Resources and Conservation. These tagged trees are for teaching purposes and require special protection during any construction activity that may disturb soil near these trees.	Ongoing	This policy language is directly excerpted from the D&C Standards. Tree mitigation policy was updated in 2019 to emphasize protecting large trees.	No Change. Renumber as **Policy 1.3.10**
Policy 1.4.11: The Physical Plant Division is responsible for planting, maintenance and removal of trees throughout the main campus and Eastside Campus. The Institute of Food and Agricultural Sciences (IFAS) assumes this responsibility in agricultural and range areas within the area of their academic responsibility.	Ongoing	This policy language is directly excerpted from the D&C Standards. This policy is not required by FBOG regulations and these responsibilities are not assigned through the Campus Master Plan process.	Delete
		Incorporated from the Landscape Master Plan	New **Policy 1.3.11:** Campus utilities shall be placed where the planting and growth of trees is not compromised.

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.12: No living tree on the University of Florida main campus or Alachua County Satellite properties shall be removed or relocated without the approval of the Lakes, Vegetation and Landscaping Committee except under the following conditions: • The tree is dead. • The tree is an immediate safety hazard to people, domestic animals, buildings or other structures, or motor, bicycle or pedestrian traffic, and no responsible correction is available other than tree removal. • The tree is infested with harmful insects or fungi that cannot be controlled, are not normally present on trees of the species, and may reasonable be expected to spread to other trees not so infested. • The tree or trees were planted specifically for purposes of research or other arboriculture/silviculture activities and were intended to be removed upon research completion or harvest. • A record of such removals is kept and forwarded monthly to the Lakes, Vegetation and Landscaping Committee. • Trees of less than three inches in diameter (nine inches in circumference) may be removed when deemed necessary for maintenance or operations.	Ongoing	This policy language is directly excerpted from the D&C Standards, which draw from the Faculty Senate Bylaws for the Lakes, Vegetation and Landscaping Committee. Update per the 2019 LVLC Tree Mitigation Policy	Modify and Renumber as **Policy 1.3.12** • Trees of ~~less than three~~ up to five inches in diameter (~~nine~~ twenty inches in circumference) may be removed when deemed necessary for maintenance or operations.

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.13: The *University of Florida Design and Construction Standards*, Division 02900 shall continue to identify appropriate tree, shrub, groundcover and lawn specifications including standards for use of native and drought-tolerant plants. Landscaping requirements for parking lots and building construction projects shall also be maintained in these standards available online.	Ongoing	The Landscape Master Plan and Design & Construction Standards contain these requirements. Other policies reference utilizing these standards.	Delete
Policy 1.4.14: Landscaping required as part of any building new construction, renovation, addition, or remodeling shall be installed during the appropriate phase of construction and shall not be delayed beyond substantial completion of the project.	Ongoing	Construction projects adhere to this policy.	No Change. Renumber as **Policy 1.3.13**
Policy 1.4.15: The Lakes, Vegetation and Landscaping Committee shall approve landscape plans and plant selection for construction projects subject to committee review as specified in Policies 1.1, 1.2 and 1.3 of the Implementation Element.	Ongoing	The LVLC performs this role.	Modify and renumber as **Policy 1.3.14** – "….committee review as specified in the Landscape Master Plan ~~Policies 1.1, 1.2 and 1.3 of the Implementation Element~~."

Objective	Status	Recommendations
Objective 1.5: Utilize urban design concept site planning to evaluate site opportunities, constraints and preferences for distinct campus areas.	The Campus Framework Plan, Landscape Master Plan and Campus Design Guidelines provide campus district plans and typology-based design standards.	Delete. Incorporate this concept into Objective 1.1 and its policies.

Policies	Status	Benchmark Data	Recommendations
Policy 1.5.1: Urban Design Concept Plans, such as those presented in Figures 1-7, 1-8 and 1-9 shall guide future development in distinct campus areas. While these concept plans are not intended to present the exact final implementation, they are a guide for the orientation of future buildings, internal circulation, service areas, parking, landscape features and other site components that must work together to successfully develop the site over the long term. All projects installed on these sites should strive to incrementally implement the urban design concept plan and remain consistent with the overall design intent when new site information may lead to deviations from the specific plan presented.	Ongoing	The Landscape Master Plan provides standards tailored to specific campus precincts. The Landscape Master Plan and Campus Design Guidelines provide design typologies appropriate to various campus conditions. These typologies are incorporated into the Campus Master Plan Elements for Future Land Use, Urban Design, Transportation, Capital Improvements and other elements as appropriate.	Delete

Policies	Status	Benchmark Data	Recommendations
Policy 1.5.2: The Planning, Design and Construction Division shall work with site occupants, future user groups, and other stakeholders to develop additional urban design concept plans for distinct campus areas. These concept plans shall incorporate the best available information regarding future facility needs and building programs.	Ongoing	PDC worked with stakeholder groups in developing the Campus Framework Plan, Landscape Master Plan, and Campus Design Guidelines. Stakeholder and user group input remains an important part of the campus development process and is addressed in the Implementation Element; however, this policy reference to concept plan development is largely supplanted by these now-existing plans.	Delete

Objective 1.6: Utilize public art to add visual interest and educational opportunity to the campus landscape. (Renumber as 1.5)

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.1: Continue to implement the Art in State Buildings program specified in Chapter 255.043, Florida Statutes and coordinated through the School of Art and Art History.	Ongoing	Construction projects adhere to this policy. The role of the School of Art and Art History is evolving.	Modify and renumber as **Policy 1.5.1** – "…through the Planning, Design and Construction Division in collaboration with the College of The Arts."
Policy 1.6.2: Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible. These projects may be accomplished through collaborations with the Art in State Buildings program, the College of Fine Arts, the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.	Ongoing	Independently sponsored public art projects have been implemented through the College of The Arts and other partners. The Landscape Master Plan incorporates concepts for an Art Walk and Arts Axis on campus connecting into downtown Gainesville.	Modify and renumber as **Policy 1.5.2** - **Policy 1.5.2:** Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible particularly along the Art Walk and Arts Axis as identified in the Landscape Master Plan. These projects may be accomplished through collaborations with the Art in State Buildings program, the College of The Arts, the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.3: All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval by the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).	Ongoing	These committees have reviewed such projects. Some consideration has been given to incorporating or replacing this with a review by a committee from the College of The Arts. The Construction Project Planning Executive Committee also has a role in reviewing public art and memorials.	Modify and renumber as **Policy 1.5.3** - **Policy 1.5.3:** All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval <u>through the Capital Projects Planning Executive Committee (CPPEC) process, and as appropriate,</u> the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).
Policy 1.6.4: All public art projects within the Historic District Impact Area shown in Figure 1-2 shall be reviewed by the University's Preservation of Historic Buildings and Sites Committee (PHBSC), and at the direction of this committee or the university administration, may be forwarded to the Florida Division of Historical Resources (DHR) for review in accordance with the University's Programmatic Memorandum of Agreement with the DHR.	Ongoing	PHBSC has reviewed such projects. Some consideration has been given to incorporating or replacing this with a review by a committee from the College of The Arts.	No change. Renumber as **Policy 1.5.4.**
Policy 1.6.5: Public art that also constitutes the memorial of a person or event shall be reviewed and approved by the Chief Operating Officer upon recommendation of the appropriate Faculty Senate standing committee if required.	Ongoing	Memorials have been reviewed per Policy 1.6.3 and 1.6.4 of the existing Campus Master Plan. The new CPPEC process ensures review by the appropriate university leadership. This policy is redundant with the recommended changes in the above policies.	Delete

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.6: The University shall create a public art and memorials committee, including but not limited to representation from the PHBSC, LVLC, LUFPC, and College of Fine Arts, for the purpose of reviewing public art and memorials that are not part of the Art in State Buildings program.	Not complete	The College of the Arts has begun consideration of forming such a committee. The exact structure and authority has not yet been determined.	Replace and renumber as **Policy 1.5.5:** The University shall update its processes for implementing the Art in State Buildings Program and including a new process for review and approval of public art and memorials.
Policy 1.6.7: Public art projects that are part of the Art in State Buildings program per Chapter 255.043 F.S., shall be administered by the College of **Fine** Arts in collaboration with the Facilities Planning and Construction Division.	Ongoing	The ASB program is administered through the College of The Arts. This policy is redundant of Policy 1.6.1 as recommended to be modified as Policy 1.5.1	Delete

Objective	Status	Recommendations
Objective 1.7: Protect and enhance the historic and archaeological resources of the University.	This Objective is met at the University through its Programmatic Memorandum of Agreement with the Florida Division of Historical Resources. The Objective and its policies will be combined with Facilities Management Element, Objective 1.5 in order to delete that optional Element.	Modify and Renumber – **Objective 1.6: Identify, designate, protect, and enhance historic and archaeological resources of the University.**

Facilities Maintenance Element, Objective 1.5: Identify, designate and protect historic and archaeological resources.	As the Facilities Maintenance Element is an option Campus Master Plan Element, relevant components of that Element are being incorporated into other plan elements for streamlining.	Delete and incorporate into Objective 1.6 of this Element.

Policies	Status	Benchmark Data	Recommendations
Policy 1.7.1: Continue to identify, designate and protect the university's historic and archaeological resources by complying with the provisions set forth in the programmatic memorandum of agreement with the State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes regarding new construction, earthwork and landscaping activities.	Ongoing	Construction projects adhere to this policy. (Duplicates Facilities Maintenance Element, Policy 1.5.1)	No Change. Renumber as **Policy 1.6.1.**

Policies	Status	Benchmark Data	Recommendations
Policy 1.7.2: The Physical Plant Division, Planning, Design and Construction Division, and College of Design, Construction and Planning shall continue to collaborate on development of a historic preservation plan for the main campus to include inventories of character-defining features and best practices for rehabilitation and new construction specific to the University of Florida campus including post-modern buildings that are now becoming eligible for inclusion on the National Register of Historic Places.	Complete	A Historic Preservation Plan Report including preservation guidelines and building-specific character-defining features is complete and available on the internet. The Campus Design Guidelines also address historic context and building materials. The University's Architectural Review Council and Preservation of Historic Buildings and Sites Committee are instrumental in overseeing historic preservation and compatibility.	Replace and renumber - **Policy 1.6.2:** The Planning, Design and Construction Division, Preservation of Historic Buildings and Sites Committee, and Architectural Review Council shall continue to collaborate on historic preservation with best practices for rehabilitation and new construction specific to the University of Florida campus including mid-century modern buildings that are now becoming eligible for inclusion on the National Register of Historic Places.

Policies	Status	Benchmark Data	Recommendations
Facilities Maintenance Element, Policy 1.5.3: Continue to maintain an inventory and evaluation of all archaeological and historic properties under University ownership that are potentially eligible for inclusion on the National Register of Historic Places, and update the programmatic memorandum of agreement with the State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes as needed when or if additional properties are added to the Register. The Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee shall be consulted prior to the addition of any new university properties on the National Register of Historic Places.	Not Complete	Analysis of buildings approaching the 50y ears of age was prepared and reviewed by a subcommittee of the PHBSC in 2012. A draft report was transmitted to the FDHR in 2013; however the report has never been finalized. The programmatic memorandum of agreement has not been updated although UF and FDHR staffs have discussed the need. Move this policy from the Facilities Maintenance Element.	Move this policy from the Facilities Maintenance Element and number as **Policy 1.6.3**

Policies	Status	Benchmark Data	Recommendations
Facilities Maintenance Element, Policy 1.5.4: Prior to an historic property being demolished, rehabilitated or substantially altered in a way that may adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee, in addition to any other committee reviews called for through the standard project review process defined in the Implementation Element. For the purpose of this campus master plan, "historic property" shall be any property on the National Register of Historic Places, any building identified on Figure 1-2, or any property deemed eligible for inclusion on the National Register of Historic Places based on its being at least 50-years of age and having received a review from the State Division of Historical Resources documenting its historical significance. For property that is on the National Register of Historic Places, the University shall also consult the Florida Department of State's Division of Historical Resources to avoid or mitigate adverse impacts, and undertake any appropriate salvage or recovery action as required by the programmatic memorandum of agreement.	Ongoing	Construction projects comply with this policy including new construction, renovations, additions, and demolitions. Move this policy from the Facilities Maintenance Element.	Move this policy from the Facilities Maintenance Element and number as **Policy 1.6.4**

Objective 1.8: Ensure equal access to university facilities, services and resources for individuals regardless of physical disabilities. (Move as a Policy under Objective 1.1)

Policies	Status	Benchmark Data	Recommendations
Policy 1.8.1: Continue to require the provision of accessibility improvements for disabled persons as part of all new construction and renovation projects in compliance with the *University of Florida Design and Construction Standards,* the *Florida Building Code, Chapter 11 (Florida Accessibility Code for Building Construction*, the Americans with Disabilities Act, and the Florida Americans with Disability Accessibility Implementation Act.	Ongoing	Construction projects adhere to this policy, which is redundant of Policy 1.1.1.	Delete and incorporate into Policy 1.1.1 and new Policy 1.1.7
Policy 1.8.2: The University's ADA Compliance Office shall provide review and approval of all ADA accessibility features.	Ongoing	The ADA Compliance Office performs this role. The responsibility for this university function is assigned outside of the Campus Master Plan process.	Delete
Policy 1.8.3: The University's ADA Compliance Office shall continue to assess existing facilities for ADA accessibility, and initiate special projects to correct any deficiencies.	Ongoing	The ADA Compliance Office performs this role. The responsibility for this university function is assigned outside of the Campus Master Plan process.	Delete

Sinkhole Ponds / Conservation Areas

At the LVL meeting of July 9, 2020, the committee felt that it needed more policy guidance before evaluating a proposal to install a fountain the Liberty Pond Conservation Area for the purposes of aesthetics as a memorial installation and for water aeriation.

The 2015-2025 Campus Master Plan defines the Conservation Area Future Land Use as follows:

> *Conservation: The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas include natural habitat preservation, water resource protection, teaching and research activities related to the natural resource, and nature parks with limited resource-based recreation. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation land use.*

Existing Policies:

Relevant existing Campus Master Plan, Conservation Element Policies are as follows:

Policy 1.3.1: The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 372, F.S., Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.

Policy 1.4.5: Maintain hydrologic function and improve water quality, utilizing innovative best management practices (BMPs) in line with the University's teaching mission.

Policy 1.4.7: Improve appearance, security and controlled access in all campus Conservation Areas.

Policy 1.4.8: New exterior lighting installations within Conservation Areas shall be discouraged. Exceptions must be evaluated and approved by the University's Lakes, Vegetation, and Landscaping Committee.

Evaluation:

Assessment of compliance with Conservation Future Land Use definition of allowable uses finds the fountain may be compliant only if it is demonstrated to be beneficial to the water resource.

> The proposed memorial fountain is an interpretive element associated with a "teaching activity" but it is not related to the natural resource. The fountain as an aeriation device may be compliant with this definition pending further evaluation based on Policy 1.4.5.

In order to assess compliance with **Policy 1.3.1**, subject matter experts were consulted regarding the presence of endangered, threatened plants and wildlife and species of special concern.

All migratory birds have protection through the Migratory Bird Treaty Act. Several bird species on the Florida State Threatened list or rare sightings could be expected to use water bodies on campus: Little Blue Heron, Tricolored Heron, Woodstork, Rusty Blackbird, Swallow-tail Kite.

Campus sinkhole ponds are noted as overwintering refuges for Hooded Mergansers, and the presence of fountains could negatively affect their use of the small water bodies. Great Egrets, Great Blue Herons, Snowy herons, all use the edges of the sinkhole ponds for foraging.

While none are protected species, amphibians use the campus ponds for annual breeding (Bull frogs, Green treefrogs, Narrowmouth toads are common). In addition to the occasional iconic Alligator, other aquatic reptiles regularly use the campus water bodies. Native snapping turtles, mud turtles, and softshell turtles are also present alongside the more common sliders that are seen basking and floating. Beneficial, non-venomous watersnakes are also seen around the ponds.

Bodies of water with relatively still surfaces are important for bats to drink from by skimming the surface and drinking while in flight.

Campus conservation areas provide habitat for a number of endemic plant species that are not common elsewhere in the county, which has value for educational purposes. Chapman's Sedge (*Carex chapmanii*) is on the list of Florida threatened species.

Andrew Kratter – Collection Manager, FLMNH

Lucas Majure – Asst Curator FLMNH

Matt Williams – Office of Sustainability

In order to assess compliance with **Policy 1.4.5**, subject matter experts were consulted regarding the hydrologic function of sink hole ponds as compared to Lake Alice.

There doesn't appear to be solid research on UF's sinkhole ponds to consider directly. However, UF's network of sinkhole ponds should all exhibit thermal stratification of the water from the surface to depth. This is a natural component of sinkhole ponds across this region of FL, and also results in different natural oxygen levels at these ponds that should give them different considerations for other kinds of water bodies. There is a good chance that the UF sinkhole ponds have a connection through the shallow aquifer, so negative impacts on one pond could have implications for the rest of the ponds and shallow aquifer as well.

If there are concerns about water quality in the sinkhole ponds, fountains are not an effective management tool, and are more likely to be a resource intensive approach than appropriately addressing the cause of any issues like nutrient loading from surrounding landscape management.

Mark Brenner – Geology

Mark Clark – Soil and Water Science

Assessing compliance with **Policy 1.4.7** is a bit more subjective.

A fountain is clearly not a security or access control intervention. It may be an appropriate appearance intervention, but this become highly subjective. The committee may refer to higher-level CMP Goals and Objectives along with guidance contained in the Landscape Master Plan (Principle #4, pages 50-55 and Typology Section 5, #9, pages 96-98). The committee may also evaluate such considerations as maintenance requirements and Landscape Master Plan standards.

In order to assess compliance with **Policy 1.4.8**, subject matter experts were consulted regarding the impact of lighting on habitats in this Conservation Area.

INSERT FINDINGS/RECOMMENDATIONS

Light pollution across all of campus, and spilling into the refuges provided by the campus conservation areas has the potential for negative effects on a range of animals. There's a range of research on effects of lights on birds, mammals, insects.

- Over-lit cities and individual lighted buildings can lead to mortality for migrating birds
- Light spill into conservation areas has the potential to affect nesting birds during breeding season, and roosting birds the rest of the year
- Artificial light can have significant negative impacts on insects as well. Moths are particularly affected, and they play an important role as food for the bats inhabiting the UF bat colonies. Moths are also important pollinator species, so there are downstream effects on local plant populations
- Other insect groups are either attracted or repelled by artificial light, which has effects on food webs and key ecological functions
- Anecdotally, fireflies used to have a stronger presence in the Lake Alice conservation areas, increasing light pollution could be a factor in their present rarity

Jaret Daniels – Entomology

Akito Kawahara – Entomology

Andrea Lucky - Entomology

Katie Sieving – Wildlife Ecology and Conservation

Committee Options:

OPTION 1: Develop a committee recommendation for the Liberty Pond fountain based upon evaluation criteria provided in the existing policies.

OPTION 2: Develop a new policy that provides more flexibility for man-made decorative features in certain Conservation Areas.

1. The committee may desire to identify specific conservation areas that will be specifically named in a new policy. However, the committee will need to agree on specific criteria that puts a Conservation Area into this new class for management.

2. The committee may desire to identify specific interventions that are appropriate. This could be intended as an exhaustive list where, these items are "pre-approved" and any other interventions require approval. Examples of allowed activities may include decorative fountains, public art/memorials, and lighting.
3. The committee will likely want to specify that any man-made interventions in Conservation Areas that are not specifically designed to meet the Goal of the Conservation Area, should come before LVL for approval. However, this could create a situation where future LVL committee members may be in the same position of not have specific policy guidance to make decisions. The nature of policy-making and interpretation is that not all future scenarios can be fully anticipated. The policies, in their totality including Goals and Objectives, should provide sufficient guidance for decision-making.
4. Rather than developing a new policy, the committee may prefer to modify Policy 1.4.7 and Policy 1.4.8 to provide more clarity and caveats, e.g. "when not in conflict with natural habitats and the Conservation Area intent". Such caveats should be as specific as possible and not simply redundant of the overarching objective and goal statements. The committee may also recommend modifying the Conservation Area Future Land Use definition.

General Guidance about Natural Area Management:

The National Park Service provides the gold standard of natural area management in the USA. In this context, the NPS has defined a distinction between "preservation" and "conservation" as follows.

> *"Put simply conservation seeks the **proper use of nature**, while preservation seeks **protection of nature from use**." (*https://www.nps.gov/teachers/classrooms/conservation-preservation-and-the-national-park-service.htm)

The 1995 and 2000 Campus Master Plans included an inconsistent mix of references to preservation and conservation areas on campus. The 2004 Conservation Land Management Plan Introduction described these inconsistencies as follows.

> *"The 2000-2010 Master Plan contained some inconsistencies between what was considered a conservation land use and what was considered a preservation area. In other words, some areas like the creeks adjacent to Sorority Row, P.K. Yonge and Diamond Village were considered Conservation Areas, but not preservation areas. In other cases, areas considered preservation were placed in the passive recreation land use category (examples Wilmot Gardens, DASH - Handicap course). Similarly, some wetlands and water bodies were not designated as a conservation land use. This plan, as well as the updated Master Plan, will strive to eliminate these inconsistencies and identify management strategies for those places designated as conservation."*

The 2005-2015 Campus Master Plan eliminated the references to "Preservation Areas" and designated all significant natural areas on campus as "Conservation Areas." Referring to the NPS definitions, this designation implies a certain degree of human intervention that is unlike a pristine wilderness. The distinctions and protocols defining appropriate human interventions are found in the Campus Master Plan policies through multiple Elements including Conservation, Future Land Use, Urban Design and General Infrastructure (Stormwater).

PRINCIPLE 4

Celebrate the Ecological Setting of the Campus, Embracing Sustainable Goals and LID Practices

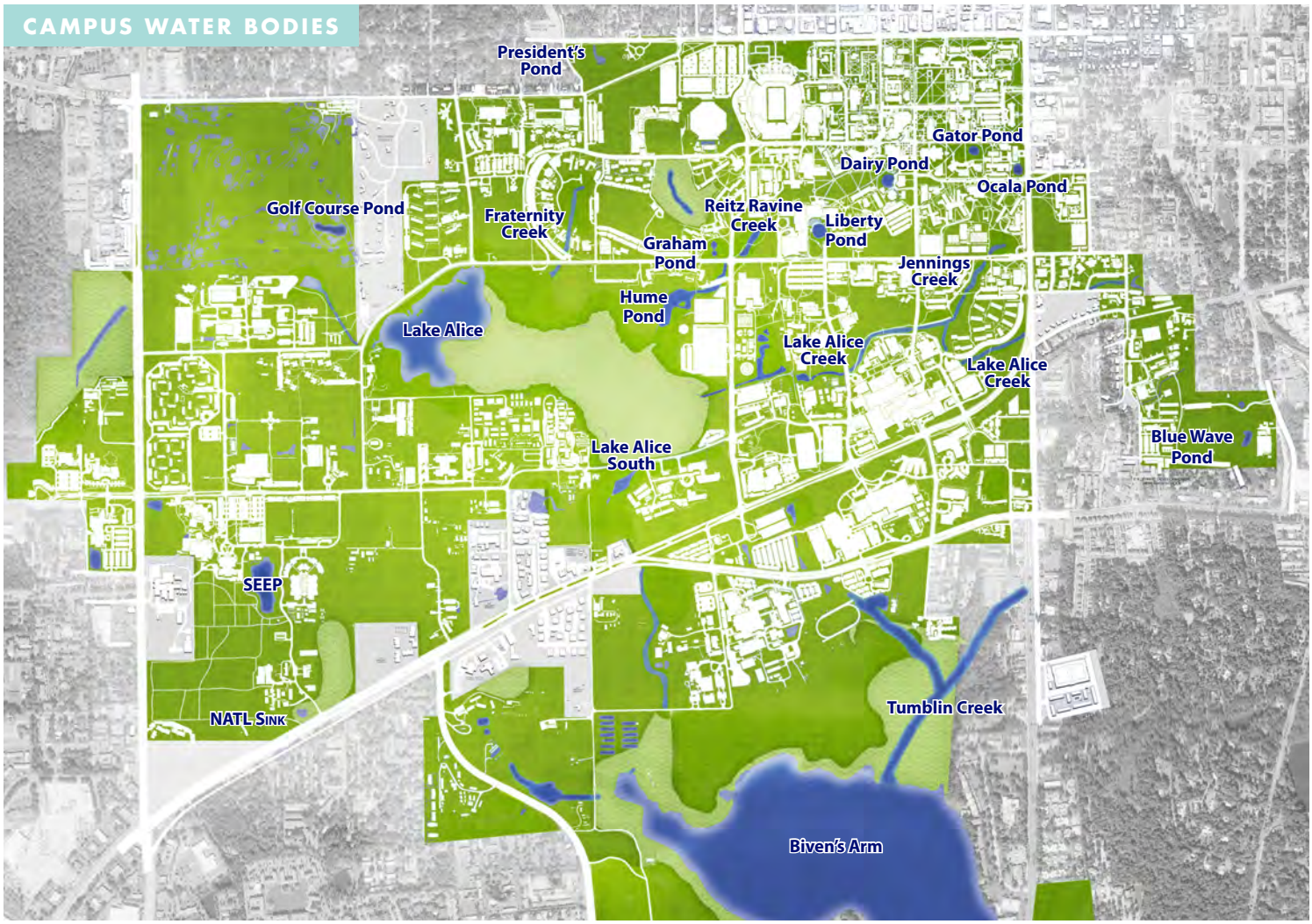
The University of Florida campus is a place of great beauty and ecological diversity. Although some of the natural communities on site have been altered over time, the native landscape ecology is to be admired and should be celebrated. Conservation areas should remain managed and protected and the landscape of the built environment should become a reflection of the native systems of North Central Florida. Embracing the campus ecology must be a part of the University's educational mission, including the stewardship of its own environment, reflected by embracing sustainable principles of design, encouraging access to natural areas of the campus, and restoring UF's native landscape communities.

RECOMMENDATIONS:

The natural areas on campus—woods, creeks, ravines, and ponds—should be protected, stabilized, managed, and enhanced as native habitats for flora and fauna

Remnant natural areas of the campus have been variously affected by clearing and development, erosion and sedimentation, suppression of natural wildfire and colonization of nuisance and exotic species. Ensuring the protection, stabilization, management, and enhancement of the remaining natural areas of the campus will increase their ecological value and encourage the presence of native wildlife. In addition to managing existing natural areas of the campus, the manicured edges of Dairy Pond, Jennings Creek at Yulee Pit, and Lake Alice Creek between Center and Newell Drives should be returned to their natural condition by providing expanded upland planting zones for surface water containment, filtration, and erosion control. Other locations requiring enhancement of impacted natural areas include Jennings Creek near Diamond Village, the Medicinal Gardens from the parking area to the overlook, and President's Park. Eradicating non-native vegetation and improving overall access will add to the inventory of passive recreation spaces and provide additional opportunities for ecological education. It is particularly desirable to cautiously and selectively create targeted view sheds while maintaining the native systems along Jennings and Lake Alice Creeks.

The manicured edge of Dairy Pond should be returned to its natural condition.



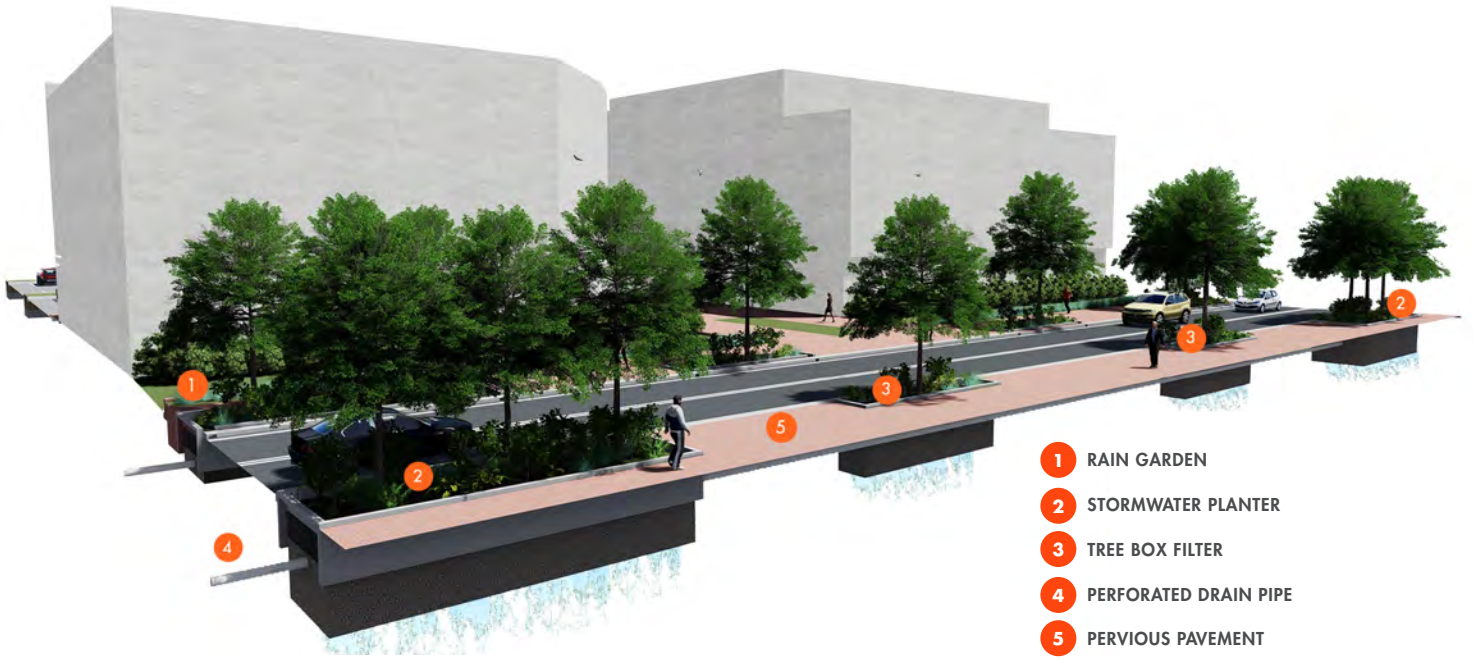
The natural course of Lake Alice Creek should be restored to a natural condition.

All of these areas, whether currently managed in a pristine natural condition or planned as enhancement projects, are assets to be utilized in the teaching and research mission of the University.

The campus landscape should reflect the original campus watersheds and water courses

The water courses, ponds, lakes, and flow ways of the campus have been altered as part of campus development. To the greatest extent practicable, these areas should be restored, enhanced, and preserved for their use by wildlife and the enjoyment of the UF community. Such restoration will provide for managed access for passive recreation and the opportunity to educate the community about the ecology of North Florida, as well as assure that the quality of surface waters entering Lake Alice are improved. Where possible, the daylighting of underground drainage systems should be encouraged. Where the creation of open waterways may now be impractical, the utilization of curbside stormwater planters along Stadium Drive and the creation of bioswales at Weimer Hall will mimic original campus flow ways to allow for the filtration of stormwater runoff.

LID STORMWATER PRACTICES

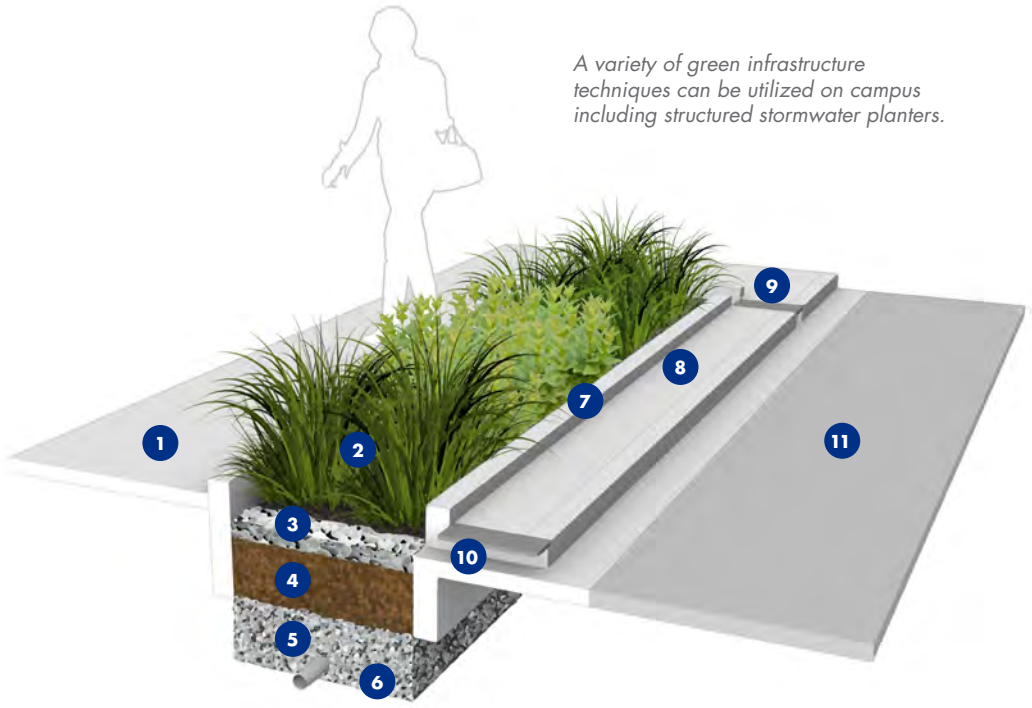


1. RAIN GARDEN
2. STORMWATER PLANTER
3. TREE BOX FILTER
4. PERFORATED DRAIN PIPE
5. PERVIOUS PAVEMENT

STORMWATER PLANTER

1. SIDEWALK
2. NATIVE PLANTS
3. STONE FOR EROSION CONTROL
4. PLANTING SOIL
5. PERFORATED DRAIN PIPE
6. DRAINAGE STONE
7. CONCRETE CURB
8. GUTTER
9. STORMWATER INFLOW
10. STORMWATER OUTFLOW
11. ROAD SURFACE

A variety of green infrastructure techniques can be utilized on campus including structured stormwater planters.



Major open spaces should recall the historic ecology of the campus

Too often the native landscape is overtaken by the built environment and the character of the historic ecology is diluted or lost. Enhancements to campus spaces should utilize the plant species appropriate for their ecological location as provided in the Open Space Tree Master Plan. *(See Principle 5)* These enhancements should consider the natural distribution of plant species within a vegetative community and avoid the planting of numerous species in small areas.

LID principles should be incorporated into all campus projects to improve water quality and demonstrate best stormwater management practices

LID practices play an integral part in incorporating stormwater management and water quality treatment into landscape and pavement design. The integration of green infrastructure techniques into new designs and, where practicable, into retrofit/modifications of existing facilities, will serve to improve the water quality reaching the natural watercourses and wetlands on campus and in the surrounding community. A variety of green infrastructure methods can be instituted from the simplicity of rain gardens and bioswales to increase infiltration of runoff, to more structured techniques including stormwater planters and tree boxes. With the loss of individual street trees within existing curbside planters, consider the addition of a break in the curb and the lowering of the grade within the planter to convert it to a stormwater planter. Selected paved areas can be constructed with pervious brick pavers to match the current campus standard, which will add to the overall impact of these LID practices.

Stormwater planters on south Newell Drive at the Harrell Medical Education Building

The Strawberry Creek Ecological Stabilization Project at UC Berkeley restored a degraded section of the creek through the creation of naturalistic grade control structures; GA Tech's Eco-Commons recalls historic waterways on campus

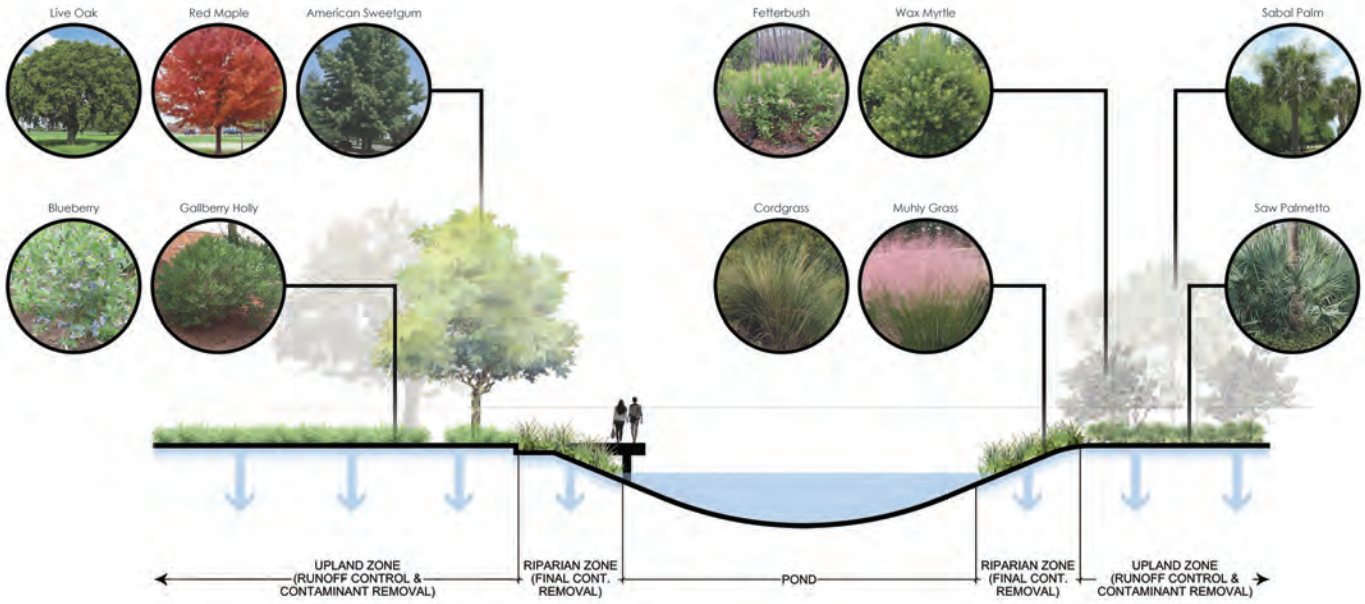
WATER BODIES—PONDS, CREEKS, LAKES AND WETLANDS

Natural features such as ponds, lakes, creeks and wetlands, can serve as areas of respite on a busy campus. While some may be impacted by human intervention, the restoration of these features provides an opportunity to teach about the region's natural systems and their restoration can become part of a campus-wide approach to low impact stormwater management. Natural areas on campus that don't require extensive restoration can continue to be managed to remove and prevent the presence of non-native plant species, repair and prevent erosion, and provide low impact access for passive use.

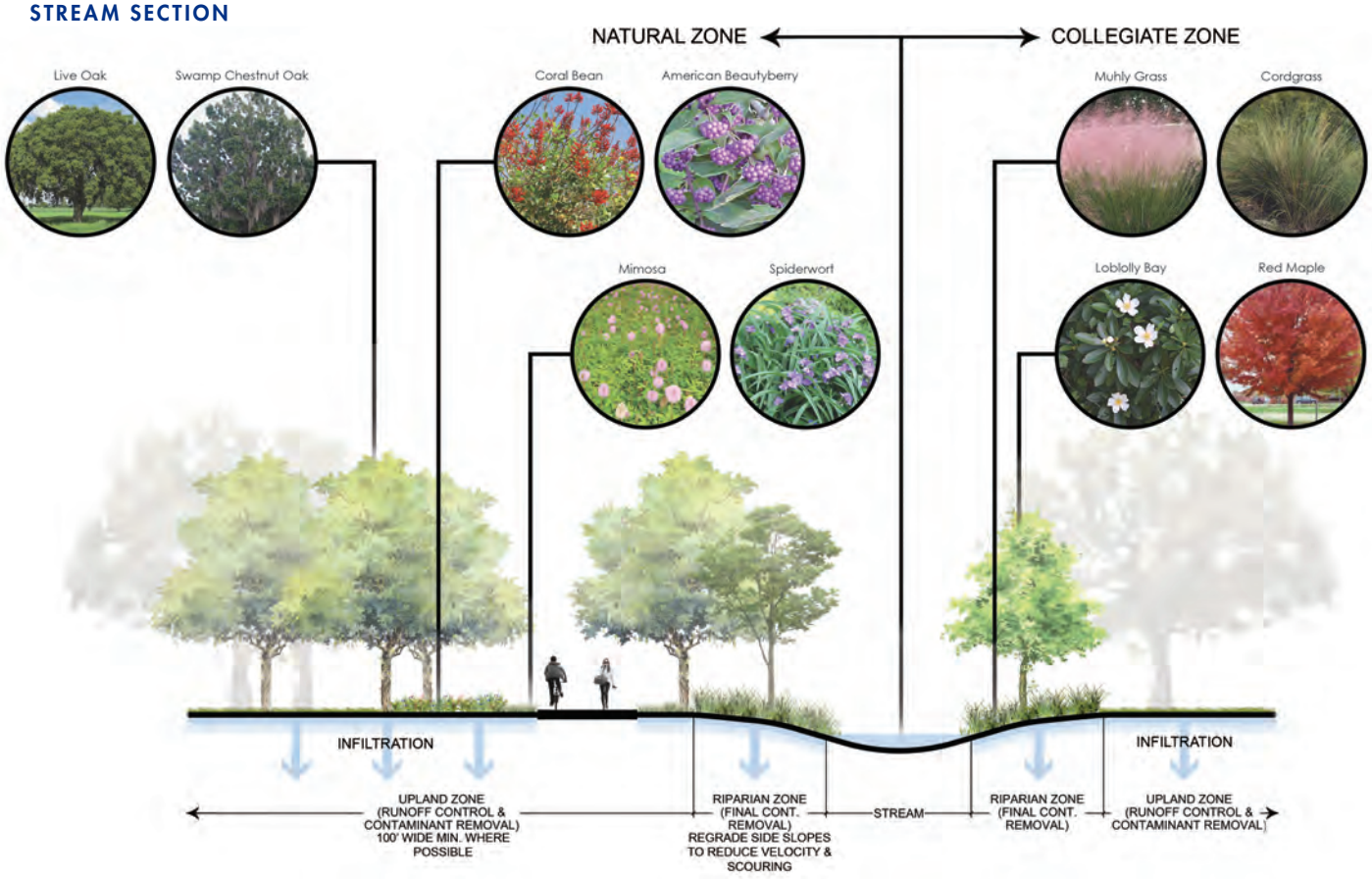
Priority Project 7 Reitz Union Lawn – East illustrates an opportunity to improve access to a pond without impacting its ecosystem.

- Treat the campus water bodies and flow ways as a holistic entity rather than a collection of disparate parts, through the development of a comprehensive stormwater management system
- Discourage direct stormwater runoff from paved areas, roofs, and maintained landscapes into campus water bodies. Intercept runoff through the use of rain gardens, bioswales, tree boxes and stormwater planters. Create a natural edge consisting of a minimum 50 foot wide upland zone of native plants to filter high nitrogen runoff and contaminants from turf areas and other sources prior to this surface water reaching the water body. This is of particular concern in Graham Pond and Reitz Ravine, where fertilizer-rich runoff from athletic fields eventually reaches Lake Alice
- Daylight piped streams to the greatest extent possible to further the development of the campus natural flow ways and to promote infiltration of surface water runoff. Provide planted riparian and upland zones of native plant material to help alleviate possible erosion of the stream banks
- Remove non-native plant species at all water bodies and re-establish native plantings to attract native fauna
- Enhance and stabilize the edge of water bodies by replacing their turf and manicured edges with a riparian zone of native plants. Incorporate tall native plantings to screen undesirable views, but apply CPTED principles to maintain sight lines for pedestrian safety
- Manage the areas surrounding campus water bodies by implementing a program for the regular monitoring of riparian zones, for the control of non-native plant species and edge maintenance. Any non-native plants discovered during these monitoring periods should be immediately eradicated
- Provide interpretive signage where appropriate to educate the community about the natural systems of the campus and, where appropriate, about habitat restoration efforts

POND SECTION



STREAM SECTION

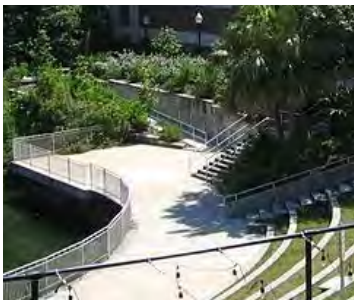


- Correct erosion and sedimentation issues occurring along Lake Alice Creek between Center and Newell Drives, as well as along other campus creek locations by planting the edge with appropriate tree species such as sycamores or red maples, along with riparian plantings of native shrubs and groundcovers. In areas where erosion may be more pronounced, the placement of natural elements such as native boulders or stones can alleviate erosion. Avoid the use of non-native erosion control solutions including concrete rubble or concrete and sand rip rap bags

Examples of extreme erosion alleviated with native materials and native riparian plantings

- Encourage access to these water bodies for restful contemplation and small group socialization. The accommodation of passive uses can include boardwalks with overlooks, cantilevered decks, raised observation platforms, or simply adjacent walks with bench seating. In cases where paved access is provided, assure that surface drainage is directed away from the water body and is captured in a rain garden or bioswale

- Ensure that all edges of campus water bodies are naturally landscaped habitats, devoid of hard edges either immediately adjacent to the water or closely paralleling its edge. Encircling ponds with bulkheads and providing direct paved access to the water edge or other excessive hardscape treatments are prohibited. The area surrounding all campus water bodies must be comprised of native plantings for the maximum width available



The edge condition of Liberty Pond should not be replicated on campus