



Business Affairs
Office of the Vice President

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September 22, 2020

Gail Hansen De Chapman, Chair
University Lakes, Vegetation and Landscape Committee
PO Box 110675
Gainesville, FL 32601

Dear Ms. Hansen:

After reviewing the minutes of the University Lakes, Vegetation and Landscape Committee (LVLC) meeting held August 13, 2020, please note the following:

1. The LVLC recommends approving the UF – 638 – Student Health Care Center project as presented with standard mitigation.

I approve the committee's recommendation.

2. The LVLC recommends approving the Campus Master Plan with presented changes.

I approve the committee's recommendation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Curtis A. Reynolds".

Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Erik Lewis

MINUTES
University Lakes, Vegetation and Landscape Committee
August 13, 2020, at 9:00 AM
Facilities, Planning & Construction
ZOOM MEETING

The University Lakes, Vegetation and Landscape Committee (ULVLC) met Thursday, August 13, 2020 for a zoom meeting online.

Members attending:

William Barber – Assistant Director, UF Police Department
Gregg Clarke – Director of Operations, Facility Services
Adam Dale – Assistant Professor, Entomology and Nematology Department
Linda Dixon – Director, Planning, Design & Construction
Brian Keith – Associate Dean, Library Administration
Ryan O' Hern - Student
Matt Williams – Director, Sustainability

Members not attending:

Gail Hansen De Chapman – Environmental Horticulture - Chair
Donna Bloomfield – Grounds, Facility Services
Carlos Dougnac – Assistant Vice President, Planning, Design & Construction
Craig Hill – Assistant Vice President, Business Affairs
Alpa Nawre – Assistant Professor, Landscape Architecture
Francisco Oquendo – Assistant Director, Planning, Design & Construction
Brett Scheffers – Assistant Professor, Wildlife Ecology and Conservation
Tom Schlick – Assistant Director of Grounds, Facility Services
Joe Wu – Assistant University Librarian, HSC Library

Visitors attending:

Melissa Thomas – Administrative, Planning, Design & Construction
Erik Lewis – Sr. Planner, Planning, Design & Construction
Derrick Lafontaine - Student
Keith Humphreys – Project Manager, Planning, Design & Construction
Frank Javaheri – Director of Construction, Planning, Design & Construction
Tim Williams – Walker Architects
Laurie Hall – CHW
Basil Lannone – Office of Sustainability
Caeli Tolar – Unknown
Shaimaa El Balki - Unknown

I. Adoption of Agenda and June 2020 Minutes

Motion: Adam Dale moved to adopt the agenda and approving the June 09, minutes and approving with adding the chat comment from him onto the July 30th meeting minutes.

Second: Brian Keith

Motion Carried Unanimously

II. MAJOR PROJECTS

UF – 638 – Student Health Care Center

Keith Humphreys/Laurie Hall/Tim Williams

Keith introduced himself and Tim Williams from Walker Architects. Tim stated that they were before the committee seeking Advanced Schematic Design approval. When they were before the committee before there were no tree impacts because the impacts were handled on a prior project. However, today there will be a request for removal of one slash pine tree. He introduced Laurie and she showed the proposed location of the new 3-story Health Center (50,000 GSF) on the southeast corner of the existing baseball stadium. She also stated that they were seeking approval to remove one slash pine tree at 2:1 standard mitigation. She stated that they were proposing to plant 12 trees more than meeting the mitigation. Laurie showed the preliminary landscape plan for the site and the tree to be removed. She made note to the committee; the design team has saved and protected the Heritage Live Oaks in the front of the site as requested.

There was discussion about adding street trees along Stadium Road as recommended in the Landscape Master Plan. Laurie spoke about the streetscape and stated, it was hoped, to add the trees along the streetscape per the Landscape Master plan, but that utilities and a gas line will make siting additional trees difficult.

Motion: Adam Dale made the motion to approve the project as presented with standard mitigation

Second: Brian Keith

Motion Carried Unanimously

Campus Master Plan Update

Linda Dixon

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

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

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

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

committee's approval of that project, with some recreation fields and an area along Lake Alice Creek being converted to Conservation for a net gain in overall Conservation land.

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

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

Motion: **Brian Keith made the motion to approve the CMP with presented changes.**

Second: **Adam Dale**

Motion Carried Unanimously

III. OTHER BUSINESS

There being no further business for discussion, the meeting adjourned at 10:31 AM.