

REPORT TO THE PRESERVATION OF HISTORIC BUILDINGS & SITES COMMITTEE

To:	The PHBS Committee	For:	19 April 2022 PHBSC meeting.
Via:	Carlos Dougnac, Assistant Vice President, PDC	From:	Cydney McGlothlin, University Architect
Requestor:	PDC	Presenters:	Cydney McGlothlin

PHASE:	Committee Responsibilities:	STATUS AND PRIOR COMMENTS:	DATE:
X PROGRAMMING	<i>The committee will evaluate general site suitability in relation to Federal & State obligations and University policies for historic and archeological preservation.</i>	Approved	
SCHEMATIC DESIGN	<i>The committee will assess conformance with Federal, State and University standards for siting within historic sites, and addition to and renovation of historic building.</i>		
DESIGN DEVELOPMENT	<i>The committee will evaluate of appropriateness of design features and details.</i>		

BACKGROUND INFORMATION:

PROJECT:
UF-626, New Conference Center at the University House

SITE:
. See attached location map.

STATUS:
Programming and Site selection

OBJECTIVES:

- Approval for site selection

PROJECT PHASE AND PRESENTATION NARRATIVE:
 Programming

ENCLOSURES:
 1. Presentation
 2. CMP Checklist

Campus Master Plan Checklist

To: ULUFPC, LVLC, PHBSC, P&TC

DATE:

PROJECT: UF-626

Prepared by: Rachel Mandell, Senior Planner

FROM: UF Project Manager

This form is to be completed for the applicable phase at the time that the project is reviewed by committees. Do not mark shaded cells in the columns because they do not apply to the review at the specified phase. Checklists should be cumulative so that projects presented at Design Development have all phase columns completed. Design-build projects may omit the Schematic Design phase column. These checklist criteria apply to development on the main campus and, as applicable, on Satellite Properties in Alachua County.

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE (ULUFPC)									
1) The project appears in the Capital Improvements Element, Table 13-1 (Ten-Year Capital Projects List) and Figure 13-1 (Future Building Sites) <input checked="" type="checkbox"/> As presented in the adopted Campus Master Plan <input type="checkbox"/> With edits to Table 13-1 to modify the project GSF or description <input type="checkbox"/> With edits to Figure 13-1 to modify or assign the project site	X						-	-	-
a) If "no" or with edits: The addition or modification of the project in the CMP can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement			X				-	-	-
2) The project is consistent with the Future Land Use designation and definition (Figure 2-1, Future Land Use and Policies 1.1.2 and 1.1.8)	X						-	-	-
a) If "no", the necessary modification to Figure 2-1 (Future Land Use) can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement			X				-	-	-
3) The project location is consistent with policies that direct the location of specific uses (i.e. academic facilities, support/clinical facilities, housing, recreation/open space & parking) (Academic Facilities, Policy 1.2.3; Support/Clinical, Policies 1.1.3, 1.1.4 and 1.1.6; Housing, Policy 1.3.1; Recreation/Open Space, Policies 1.3.1 and 1.3.3; Transportation Policy 2.5.4 and 2.5.6)	X						-	-	-
4) <input checked="" type="checkbox"/> The project is not a temporary building; OR <input type="checkbox"/> The temporary building is located in the Surge Area, Energy Park, Physical Plant Division complex, Academic/Research-Outdoor Future Land Use, or the temporary building supports construction activity (Capital Improvements, Policy 1.1.15)	X			-	-	-	-	-	-
5) The project considers life-cycle costing, pursues principles of sustainable design and/or seeks LEED certification (Capital Improvements, Policy 1.1.14)	X								
6) The building footprint, orientation and setback comply with Policy 1.3.1, Urban Design Element because the project is located with road frontage along Stadium Rd (Gale Lemerand Dr to Buckman Dr), University Ave (Gale Lemerand Dr to SW 13 th St), SW 13 th St, Center Drive, Museum Rd (west of Center Dr. to SW 13 th St), Archer Rd/SW 16 th Ave, or Radio Rd; or within new centers of development (i.e. near Orthopaedics & Sports Med, Cultural Plaza, Southwest Recreation, and near Fifield Hall)	X								

Campus Master Plan Checklist

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				YES	NO	NA	YES	NO	NA
7) The project is a minimum of 3-stories; <u>OR</u> the project demonstrates unique programmatic, functional or code requirements that dictate a variance from the 3-story minimum; <u>OR</u> the project meets alternate building height and design characteristic requirements based on its location in unique areas of campus for which more specific building design requirements apply (i.e. near Orthopaedic & Sports Med, SW Research Circle/Cancer-Genetics area, Fifield Hall area, Cultural Plaza, Radio Road Commuter Lot area, Archer Road Corridor/Planning Sector "G", Historic Impact Area, PKY Developmental Research School and Eastside Campus) (<i>Urban Design, Policy 1.3.4 through 1.3.10</i>); <u>OR</u> the project meets guidance for building height and design of housing facilities (<i>Housing, Policy 1.3.2</i>)	X								
8) The project provides community design integration along campus perimeters as described in Policies 1.2.1 and 1.4.3, Urban Design Element, with respect to landscaping, hardscaping, views, signage, and bicycle/pedestrian accommodation as applicable because the project is located along Gateway Roads identified in Figure 1-6, Urban Design Element (i.e. University Ave, SW 2 nd Ave, SW 13 th St, Archer Rd, and SW 34 th St)	-	-	-						
9) <input type="checkbox"/> The project includes exterior public art; - Note: LVLC and PHBSC (if applicable) approval recommendation required <u>OR</u> <input type="checkbox"/> The project demonstrates that exterior installation of public art is infeasible or undesirable (<i>Urban Design, Policies 1.6.2, 1.6.3 and 1.6.4</i>)	-	-	-						
10) Utilities and associated support structures are installed underground or are appropriately screened from view by decorative architectural walls or landscaping (<i>Electric Power and Other Fuels Sub-Element, Policy 2.1.7 and 2.1.8</i>)	-	-	-						
PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE (PHBSC) – Note: see also #9 above									
11) The project meets the requirements of the University's Memorandum of Agreement with the State Division of Historical Resources because <input type="checkbox"/> The site is located adjacent to an Archaeological Site or within an Archaeological Sensitivity Zone (<i>Urban Design, Policy 1.7.1</i>); <u>AND/OR</u> <input type="checkbox"/> The project is new construction or a building addition located within the Historic District or Historic Impact Area depicted on Figure 1-2, Urban Design Element; <u>AND/OR</u> <input checked="" type="checkbox"/> The project includes renovation, rehabilitation, restoration or demolition of an existing structure that meets the definition of "historic property" described in Policy 1.5.4 of the Urban Element		X							
a) If "yes" for new construction or building additions, the project design is sensitive to the orientation and character defining features of existing structures in the Historic Impact Area (<i>Urban Design, Policy 1.7.2</i>); with a building height between 2 and 5 stories not to exceed the height of existing historically significant buildings in close proximity (<i>Urban Design, Policy 1.3.7</i>)			X						

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				YES	NO	NA	YES	NO	NA
LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above									
12) <input checked="" type="checkbox"/> The project does not reduce the size of an area in the Conservation Future Land Use (Figure 2-1, Future Land Use); <u>OR</u> <input type="checkbox"/> The project mitigates the Conservation Future Land Use change per Conservation, Policy 1.4.11	X								
13) <input type="checkbox"/> The project (or any associated utilities or infrastructure) is not adjacent to or within a Conservation Future Land Use; <u>OR</u> <input checked="" type="checkbox"/> The project siting, orientation and landscaping minimize visual impact on the Conservation Area, preserve native vegetation and allow a graduated transition from developed areas to Conservation Areas (<i>Conservation Element, 1.1.4</i>)	X								
14) The project minimizes impacts <u>and</u> conforms to the intent of the Conservation Area because the project is for new utilities or infrastructure (including exterior lighting and stormwater facilities) within a Conservation Future Land Use (<i>Conservation, Policies 1.4.8, 1.4.9 and 1.4.10</i>) – <i>Note: LVLC approval recommendation required</i>			X						
15) <input type="checkbox"/> The project is not within 50-feet of a wetland; <u>OR</u> <input checked="" type="checkbox"/> The project within 50-feet of a wetland minimizes impacts to wetlands and the required wetland buffers; <u>and</u> provides a minimum 35-foot setback and average 50-foot setback; <u>and</u> uses only native plants in a naturalistic landscape design within wetland buffers (<i>Conservation, Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, and 1.2.5</i>)	X								
16) <input type="checkbox"/> The project is not within the 100-year floodplain; <u>OR</u> <input checked="" type="checkbox"/> The project within the 100-year floodplain addresses building elevation, compensating storage and off-site mitigation (<i>Conservation, Policy 1.2.6</i>)	X								
17) <input checked="" type="checkbox"/> The project does not disturb any plants or animals identified as threatened and endangered species or species of special concern by federal and state agencies; <u>OR</u> <input type="checkbox"/> The project inventories such species and develops protection or relocation plans in coordination with appropriate local, state and federal agencies (<i>Conservation, Policies 1.3.2 and 1.3.3</i>)	X								
18) <input checked="" type="checkbox"/> The project site does not impact an Open Space Connection identified in Figure 1-4, Urban Design Element ; <u>OR</u> <input type="checkbox"/> The project maintains, enhances or satisfactorily realigns the open space connection (<i>Urban Design, Policies 1.2.4 and 1.3.2; and Transportation, Policy 2.2.5</i>)	X								
19) <input type="checkbox"/> The project site is not within or adjacent to an Open Space Enhancement Priority area identified in Figure 1-5, Urban Design Element; <u>OR</u> <input checked="" type="checkbox"/> The project provides appropriate landscaping, hardscaping, and bicycle/pedestrian open space enhancement for the related Open Space Enhancement Priority area (<i>Urban Design, Policy 1.4.2</i>)	X								
20) The project integrates with existing topography and natural features (<i>Urban Design, Policy 1.2.7</i>)	X								

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	YES	NO	NA	YES	NO	NA	YES	NO	NA
21) The project identifies any potential adverse affects, accommodates any increase in volume of runoff over the pre-development volume for a 72-hour period from the 100-year storm event, and provides a courtesy review to the City of Gainesville because the project is within the Hogtown Creek drainage basin (<i>General Infrastructure Stormwater Sub-Element, Policy 1.3.5</i>)	X								
22) The project use trees, plant materials, exterior furniture, paving materials and walls to reinforce spatial organization and create "outdoor rooms" in functional open space adjacent to buildings, within the Urban Park Future Land Use, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4 (<i>Urban Design, Policies 1.3.3 and 1.4.1</i>)	-	-	-						
23) Stormwater retention facilities associated with the project (if any) are designed to be natural and curvilinear in outline with variable side slopes, smooth transitions to existing grade and planted with native vegetation (<i>General Infrastructure Stormwater Sub-Element, Policies 1.2.4 and 1.2.5</i>)	-	-	-						
24) The project incorporates Best Management Practices and Low Impact Development design to address stormwater quality and quantity including pollutants, erosion and sedimentation (<i>General Infrastructure Stormwater Sub-Element Policies 1.3.2, 1.3.3, 1.3.4 and 1.4.1</i>)	-	-	-						
25) The project satisfies UF Design & Construction Standards for tree protection, removal, relocation and mitigation (<i>Urban Design, Policies 1.4.9, 1.4.10 and 1.4.12</i>) – Note: LVLC approval recommendation required	-	-	-						
26) The project satisfies UF Design & Construction Standards for landscaping in parking lots and around buildings, and installation is concurrent with the appropriate building construction phase (<i>Urban Design, Policies 1.4.13, 1.4.14 and 1.4.15</i>) – Note: LVLC approval recommendation required	-	-	-						
PARKING AND TRANSPORTATION COMMITTEE (P&TC) – Note: see also #18 and #19 above									
27) The project provides a traffic engineering study with a courtesy review by UF's host local governments because the project includes a parking structure or surface with at least 300 parking spaces located in Alachua County (<i>Transportation, Policy 1.2.2 and 1.2.3</i>)			X						
28) <input checked="" type="checkbox"/> The project does not result in any significant loss of existing parking; <u>OR</u> <input type="checkbox"/> The loss of significant existing parking is mitigated - Note: Parking loss mitigation to be negotiated in consultation with the P&TC (<i>Transportation, Policy 2.6.5</i>)	X								
29) The project satisfies UF Design & Construction Standards for bicycle parking including quantity, location and lighting with covering as feasible (<i>Transportation, Policy 2.2.6</i>)	-	-	-						
30) <input type="checkbox"/> The project provides hot water showers and lockers for use by bicycle commuters; <u>OR</u> <input type="checkbox"/> The project demonstrates that hot water showers and lockers are infeasible (<i>Transportation, Policy 2.2.13</i>)	-	-	-						
31) The project provides adequate parking to meet the needs of disabled persons, service and delivery vehicles necessitated by the building construction project (<i>Transportation, Policy 2.6.5</i>)	-	-	-						

UF-626

New Conference Center at the University House

Programming / Site Selection

Cydney McGlothlin

April 2022

UF-626 New Conference Center at the University House Project Overview & Existing site



Purpose: to create meeting space on campus that is welcoming, barrier free, and can be used for multiple events

Size: ~ 20,000 GSF (including a small pavilion)

Adjacent buildings/uses: this site is bounded by University Avenue and SW 2nd Avenue with President's Park behind. Across 2nd are UAA fields and the indoor football training with current parking at the O'Connell parking lot.

UF-626 New Conference Center at the University House
Existing site

The Earl and Christy Powell University House was built in 1953 and is Register eligible.

It was the home to past presidents from 1953 until 2006. Since that time, it has been used as event space.

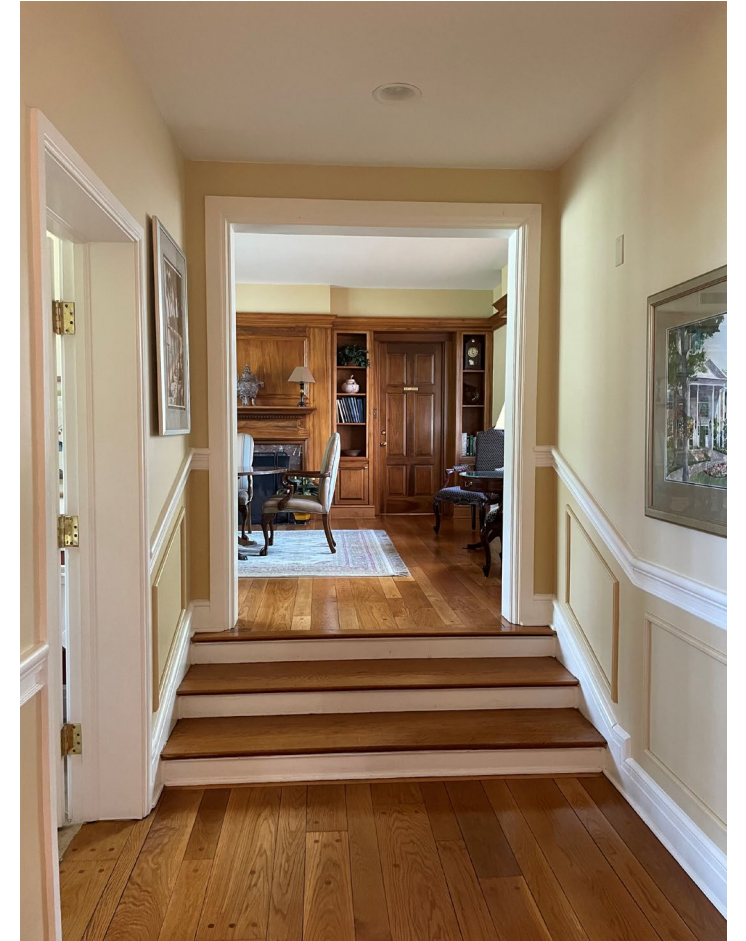


UF-626 New Conference Center at the University House

Existing site: Building challenges

Existing Building Challenges:

- ADA Accessibility
- Adequate indoor meeting space
- Catering kitchen



UF-626 New Conference Center at the University House
Existing site: Site challenges

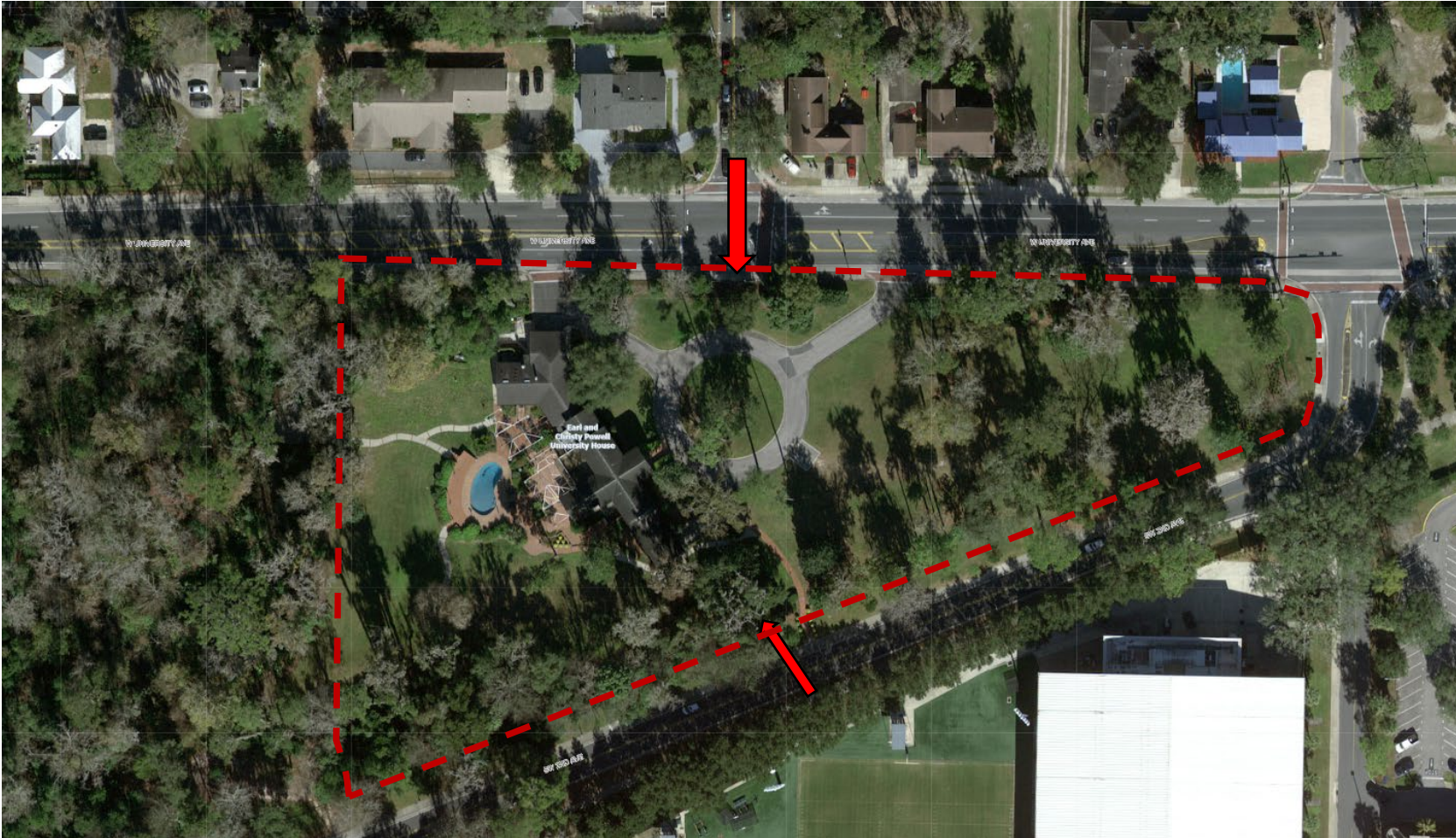


Existing Site Challenges:

- Parking
- Vehicular ingress/egress
- Pedestrian safety accessing building
- ADA Accessibility



UF-626 New Conference Center at the University House
2022 site planning



2022 site intentions:

- Create a new primary access point from the stoplight at NW 22nd Street
- Create a park like setting where people may want to visit
- Create a new service access point from SW 2nd Avenue
- The new building may be at a different location within the boundary– or we may keep the same site setting.

Today's request:

- Site and program approval as presented