

REPORT TO THE PARKING AND TRANSPORTATION ADVISORY COMMITTEE

To:	The Preservation of Historic Buildings and Sites Committee	FOR:	July 6, 2023 Programming
VIA:	Carlos Dougnac, Assistant Vice President, PDC	FROM:	Tamera Baughman, Project Manager
REQUESTOR:	Jenna Gonzalez / Disability Resource Center	PRESENTERS	PDC Project Manager and User Group

PHASE:	Committee Responsibilities:	STATUS AND PRIOR COMMENTS:	DATE:
X PROGRAMMING	<i>The committee will provide preliminary review of the proposed land use and siting options as they impact parking and circulation (vehicular, bicycle and pedestrian), and recommend approval/denial of these options.</i>		
SCHEMATIC DESIGN	<i>The committee will review and recommend approval/denial of initial development of the site plan and exterior building design as they impact parking and circulation (vehicular, bicycle and pedestrian).</i>		
DESIGN DEVELOPMENT	<i>The committee will review and recommend approval/denial of final architectural and site design for parking and circulation (vehicular, bicycle and pedestrian) elements.</i>		

BACKGROUND INFORMATION:
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PROJECT:
UF-675, Disability Resource Center

SITE:
To the east of Florida Gym:
1864 STADIUM RD
GAINESVILLE, FL 32611
Bldg #: 0021

STATUS:
Project is currently in Programming. Dates for committee presentations are as follows:

- July 11, 2023 Programming Presentation to P&TC
- July 6, 2023 Programming Presentation to LVLC
- July 18, 2023 Programming Presentation to PHBSC
- August 1, 2023 Programming Presentation to ULUFPC
- Subsequent presentations for Schematic Design and Design Development will follow.

OBJECTIVES:

- Landscape and sidewalk design will strive to conform with both UF Landscape Masterplan standards and those of the City of Gainesville.

PROJECT PHASE AND PRESENTATION NARRATIVE:
Programming

The project will be located to the east of Florida Gym, along Stadium Road. It will have two floors, totaling approximately 12,000 GSF.

Sidewalk, parking, and bus transportation plan will be available at the Advanced Schematic Design phase.

ENCLOSURES: PRESENTATION, MASTER PLAN CHECKLIST

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD						
	YES	NO	NA	SCHEMATIC DESIGN			DESIGN DEVELOPMENT			
				YES	NO	NA	YES	NO	NA	
9) <input type="checkbox"/> The project includes exterior public art; - Note: LVLC and PHBSC (if applicable) approval recommendation required OR <input type="checkbox"/> The project demonstrates that exterior installation of public art is infeasible or undesirable (Urban Design, Policies 1.4.2, 1.4.3 and 1.4.4)	-	-	-							
10) Utilities and associated support structures are installed underground or are appropriately screened from view by decorative architectural walls or landscaping (Electric Power and Other Fuels Sub-Element, Policy 2.1.7 and 2.1.8)	-	-	-							
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 (Urban Design, Policy 1.5.1); AND/OR <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; AND/OR <input type="checkbox"/> The project includes renovation, rehabilitation or restoration of an existing structure that meets the definition of “historic property” described in Policy 1.5.4 of the Facilities Maintenance Element										
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 (Urban Design, Policy 1.5.2); with a building height in compliance with Urban Design Element 1.2.5.										
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); OR <input type="checkbox"/> The project mitigates the Conservation Future Land Use change per Conservation, Policy 1.4.14	X									
13) <input checked="" type="checkbox"/> The project (or any associated utilities or infrastructure) is not adjacent to or within a Conservation Future Land Use; OR <input 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 (Conservation Element, 1.1.4)	X									
14) If the project is for new utilities or infrastructure (including exterior lighting and stormwater facilities) and is within a Conservation Future Land Use, the project will minimize impacts and conform to the intent of the Conservation Area. (Conservation, Policies 1.4.8, 1.4.9 and 1.4.10) – Note: LVLC approval recommendation required										

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD						
	YES	NO	NA	SCHEMATIC DESIGN			DESIGN DEVELOPMENT			
				YES	NO	NA	YES	NO	NA	
15) <input checked="" type="checkbox"/> The project is not within 50-feet of a wetland; <u>OR</u> <input 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, 1.2.5, 1.2.7 and 1.2.8</i>)	X									
16) <input checked="" type="checkbox"/> The project is not within the 100-year floodplain; <u>OR</u> <input 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 1.1.5 and 1.2.2; and Transportation, Policy 2.2.5</i>)	X									
19) <input checked="" 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 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 1.3.2</i>)	X									
20) The project integrates with existing topography and natural features (<i>Urban Design, Policy 1.2.7</i>)	X									
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/Bivens Arm 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 1.2.3 and 1.3.1</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 and those in densely developed areas are a structured part of the pedestrian hardscape features (<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>)	-	-	-							

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD						
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT			
	YES	NO	NA	<input type="checkbox"/> Concept <input type="checkbox"/> Advanced	YES	NO	NA	YES	NO	NA
25) The project satisfies UF Design & Construction Standards for tree protection, removal, relocation and mitigation (<i>Urban Design, Policies 1.3.9, 1.3.10 and 1.3.12</i>) – <i>Note: LVLC approval recommendation required</i>	-	-	-							
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 1.3.13 and 1.3.14</i>) – <i>Note: LVLC approval recommendation required</i>	-	-	-							
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>)										
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 2.5.5</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 2.5.5</i>)	-	-	-							

The logo for the University of Florida, consisting of the letters 'UF' in white on an orange square background.

UF

Disability Resource Center

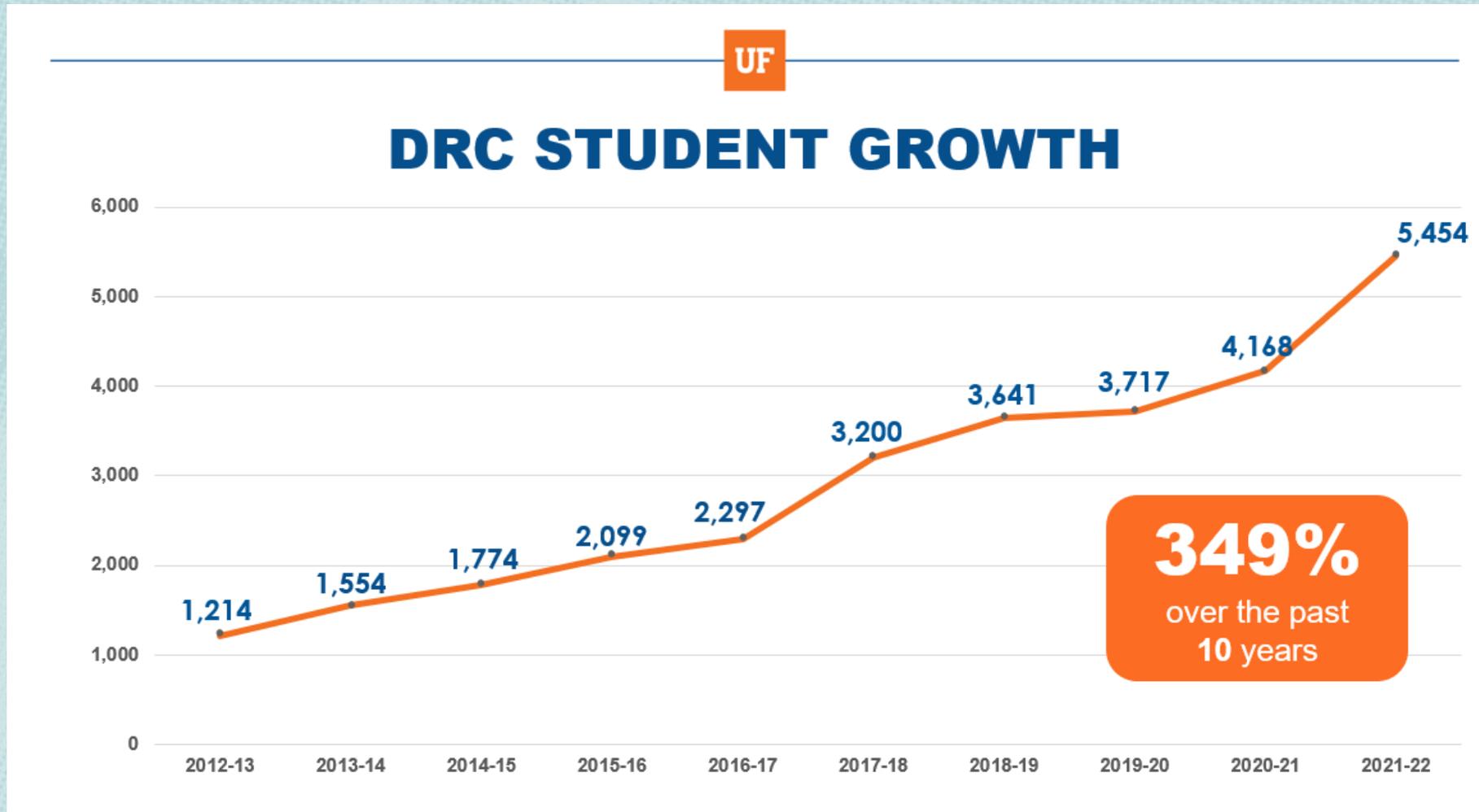
UF-675

Programming
Preservation of Historic Buildings and Sites, July 18, 2023

Tamera Baughman, Project Manager



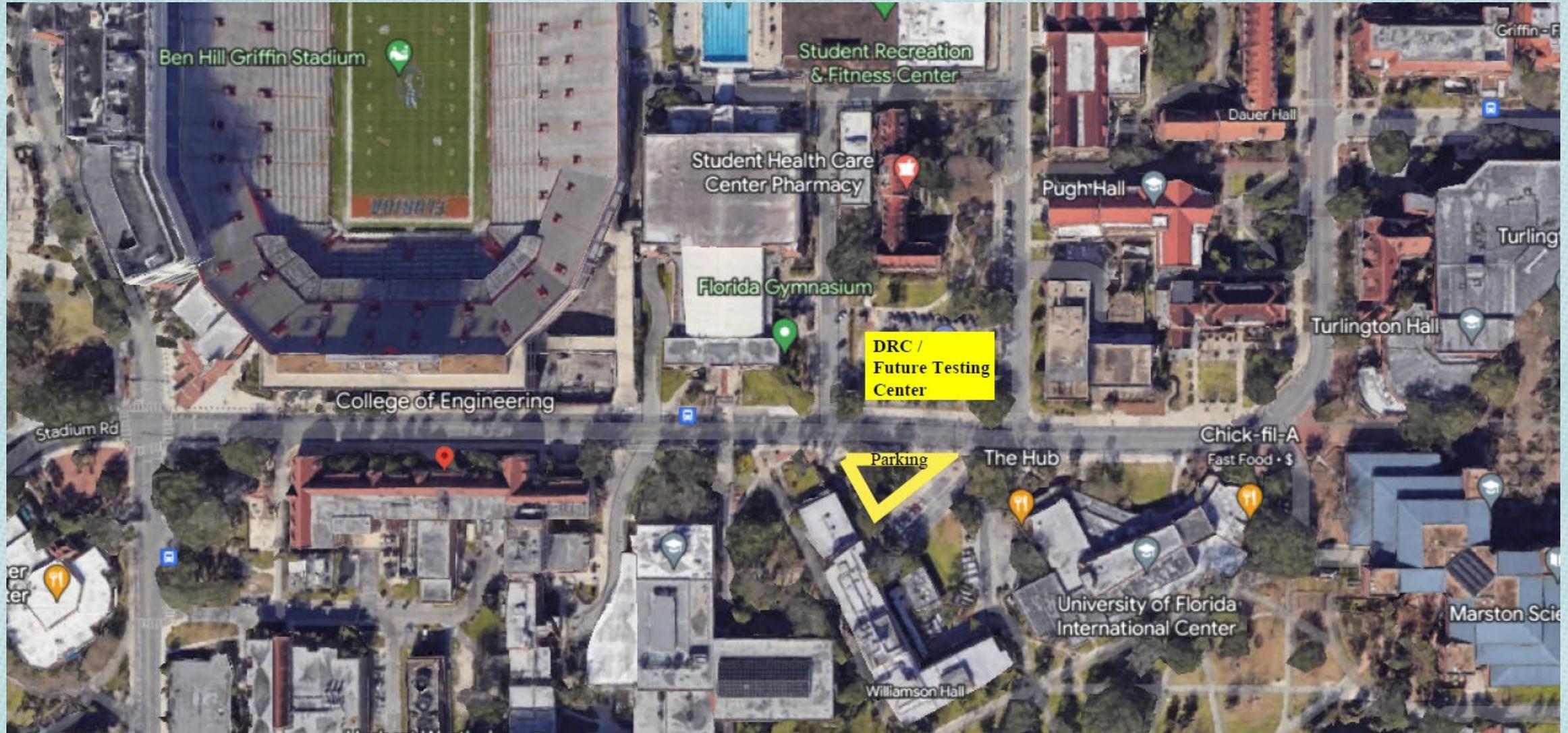
Project Overview – Now Over 6000 Students!



Project Overview (Previous Location)



Project Overview (New Location)





Florida Gymnasium (Neighbor to the West)



Infirmery / Hamilton Center (Neighbor to the North)



Fletcher Drive & Bryant (Neighbor to the East)



Williamson Hall (Neighbor to the South)



Project Overview

- The **Future Land Use designation** of the project location is Academic/Research, as shown in the Campus Master Plan. The new facility qualifies as Support/Clinical space and will need to be noted as such. This can be accomplished as a Minor Amendment without changing the Campus Development Agreement.
- New DRC facility will be approximately 12,000 GSF.
- Parking Lot 20 has approximately 45 parking spaces. We will add spaces across the street to lessen the impact.
- Potential for future UF Testing Center addition.

Site Overview, Existing Conditions & Sustainability



Site Overview, Existing Conditions & Sustainability



Site Overview, Existing Conditions & Sustainability



Site Overview, Existing Conditions & Sustainability



Landscape Master Plan

- Priority Project 9 will front the DRC along Stadium Road.
- The DRC project does not fall within an area identified as a [campus area for enhancement](#).
- The DRC project does not front the [Arts Axis or Arts Walk](#).
- The DRC project does not front a [campus edge](#).
- The DRC project scope does not require roadway repairs.

Tree Impacts



Requesting: Motion to approve the project as presented.



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Broward Dining Hall

UF-687

Advanced Schematic Design
July 18th, 2023

Robert Hatker



Project Overview: Site Location

- **Location:** Broward Dining on Inner Road, main campus.
 - Near Rawlings Hall, Broward, Mallory, Reid, Yulee & Cypress (housing)
 - Across Inner Road from the Architecture Building
 - Adjacent to the new Honors Village housing complex



Project Overview

- **Project Purpose: Renovation & Expansion**

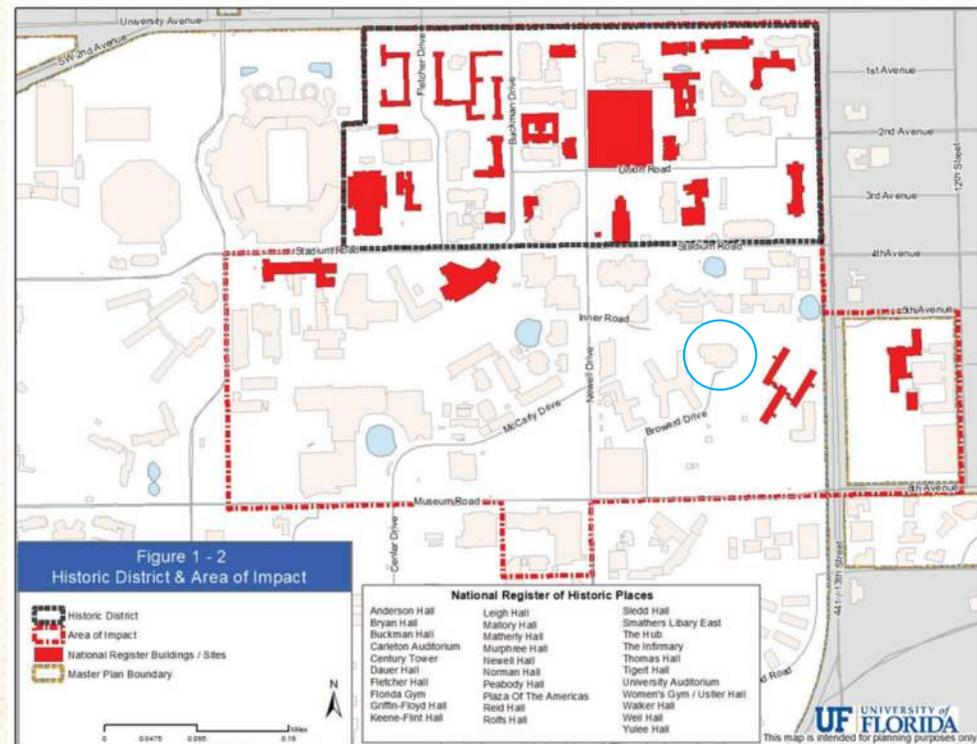
- It is desired for campus dining to provide a value-added experience to all campus constituents and support the overall University's brand as it strives to keep or better the top-5 public institution in the country. The pursuit of this plan aligns with the University's new contract terms which has recently been reached with Chartwells, and as part of the agreement, a few dining services will be upgraded to accommodate for the rising number of the student in the areas as well as being part of the priorities for what must be accomplished through the partnership with Chartwells.

- **Future Land Use:** Support/Clinical
- **Estimated New SF:** 10,000 GSF
- **Current Use:** Campus Dining Facility
- **Construction to start January 2024**
- **Completion:** August 2024



Site Overview, Existing Conditions & Sustainability

- What does the current landscape of the project site look like?
 - 9 Heritage Trees on Site (Live Oaks)
 - Not within an archeologically sensitive area
- What does the surrounding area look like?
 - The project is located within the Historic Impact Area





Looking north toward Architecture





Mallory – Looking East



Broward Hall
Looking West



Current North Exterior







564
 Color: Red
 Concrete Color: Gray
 Finish: Polished
 Texture: Acid Etched
 Description: Fine Aggregate: crushed red granite;
 Coarse Aggregate: 5/8 to 9/32 in. red granite; Pigment:
 red



565
 Color: Red
 Concrete Color: Gray
 Finish: Polished
 Description: Fine Aggregate: crushed red granite;
 Coarse Aggregate: 5/8 to 1/8 in. red granite; Pigment:
 tannish red



566
 Color: Red
 Concrete Color: Gray
 Finish: Polished
 Description: Fine Aggregate: crushed red granite;
 Coarse Aggregate: 5/8 to 1/8 in. red granite; Pigment:
 tannish pink



572
 Color: Grey
 Concrete Color: White
 Finish: 1/2 in. Fin
 Description: Fine Aggregate: crushed gray granite;
 Coarse Aggregate: 1/2 to 1/4 in. gray granite



574
 Color: Red
 Concrete Color: White
 Finish: Fractured Fin
 Description: Fine Aggregate: reddish brown concrete
 sand; Coarse Aggregate: 3/8 to 1/8 in. reddish brown
 river gravel; Pigment: red



UF-687 SE Corner Perspective View



UF-687 South Perspective View

UF-654 Honors Residential College
Completion August 2023



UF-653 Architecture Building Renovation and DCP Collaboratory – Completion August 2024



Requested Action: A motion to approve the project as presented.

Questions?