



Business Affairs
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February 3, 2022

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

Dear Mr. Young:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on October 5, 2021, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of design development for the UF – 670 – Southwest Recreation Center Weight Room Expansion project as presented.

I approve the committee's recommendation as presented.

2. Land Use and Facilities Planning Committee recommends approval of programming for the UF – 653 – Architecture Building Reno/Remodel and DCP Collaboratory project as presented.

I approve the committee's recommendation as presented.

Sincerely,

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

Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Rachel Mandell

Land Use and Facilities Planning Committee
October 05, 2021 at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Ann Baird, Librarian, UF AFA Library
Meredith Beaupre, Academic Advisor, Honors Program
Mike Castine, Planner, Growth Management for Alachua County
Nancy Clark, Associate Professor, School of Architecture
Paul Davenport, Distinguished Professor, Physiological Sciences
Linda Dixon, Planning, Design & Construction
Noah Fineberg, Student
Margaret Fields, Associate Dean of Liberal Arts and Sciences
Megan Forbes, Chair, English Language Institute
Kyle Garner, Student
Timothy Garrett, Associate Professor, Pathology, Immunology and Laboratory Medicine
Danny Indelicato, Professor, Radiation Oncology
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Journalism
Lauren Lemasters, Student
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Cydney McGlothlin, University Architect, Planning, Design & Construction
Keith Rambo, Engineer, Electrical & Computer Engineering
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Matt Williams, Director, Office of Sustainability
Hannah Vander Zanden, Assistant Professor, Biology

MEMBERS ABSENT:

Prabir Barooah, Professor, Mechanical and Aerospace Engineering
Nancy Chrystal-Green, AVP – Division of Student Affairs
Missy Daniels, Growth Management, Alachua County
Daniel Dickrell, Associate Director, Student Programs
Carlos Dournac, AVP, Planning, Design & Construction
Scott Fox, Transportation & Parking
Creed Greer, Program Director, University Writing Program
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division
Shannon (Lexie) Holliday, Associate Professor, Orthodontics

Frank Lomonte, Director & Professor, College of Journalism
Jamieson McMahon, Building Code Inspector, EH&S
Jacqueline Miller, Curator/Adjunct Professor
Andrew Persons, Director, Department of Doing, City of Gainesville
Amy Stein, Associate Professor
Richard Stepp, Associate Professor, Anthropology/Latin American Studies
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX
Jay Watkins, Associate Director and Associate Professor, School of Music
Timothy Young, Sr. Associate, Academic Advising Center

VISITORS:

Melissa Thomas, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Stephen Caron, Project Manager, Planning, Design & Construction
Rachel Mandell, Sr. Planner, Planning, Design & Construction
Darcie Burde, Recreational Sports, Guest
Marty Dempsey, Unknown
Caeli Tolar, CHW

CHAIR: Megan Forbes chaired this meeting while Chair Timothy Young, Sr. Associate, Academic Advising Center, was not able to attend.

CALL TO ORDER:

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

APPROVAL OF AGENDA AND MINUTES:

Paul Davenport moved to approve the June minutes and the agenda; Timothy Garrett seconded; motion passed unanimously.

UF – 670 – Southwest Recreation Center Weight Room Expansion (Design Development)

PRESENTING: Stephen Caron

DISCUSSION: Stephen introduced himself and stated he was before the committee for Design Development approval. He showed the location of the project on the corner of Hull Road and Bledsoe Drive toward the northwest corner of the Southwest Recreation Center. The project is for a 7,000 square foot addition. Stephen described some of the site restrictions and challenges. He discussed the slope and elevations of the site and the location of the existing utility infrastructure. The design team and user group have chosen the footprint of the addition to minimize any utility infrastructure interferences. One existing live oak tree will need to be removed but the location of the expansion allows for a second live oak tree to remain. The project will pay into the tree mitigation fund for the tree removal.

Stephen stated that Caeli Tolar was present from CHW to explain the landscaping plan for the project site. She stated that because of the topographic restraints in the area, no new trees will be planted, and the project will implement shrubs and ground cover on the north and west side of the addition. The committee recommended referring to the Landscape Master Plan to determine if trees could be put in the retention pond area. The committee asked about a specific utility line shown on the site plan running

through the project. Stephen responded that he believed it was a stormwater line, but he would need to check the GIS legend.

Stephen added that the building addition will be constructed as one continuous room and not feel like an addition. The project will be reusing the existing windows on the proposed addition and the exterior will be bricked to match the existing building. The Architectural Review Council previously reviewed and approved the project.

The committee again asked about the trees on the site. The slopes are very steep, and it would be difficult to plant trees in the area. Stephen explained that upon meeting with Grounds, it was said that planting trees around the retention pond could make it difficult to mow.

MOTION: Margaret Fields moved to approve the project as presented. Mark Leeps seconded the motion. Motion passed unanimously.

UF – 653 – Architecture Building Reno/Remodel and DCP Collaboratory (Programming)

PRESENTING: Cydney McGlothlin

DISCUSSION: Cydney introduced herself and stated she was before the committee for Programming only at this time. Another Project Manager will take over this project after a design team has been chosen. The project is out for design team selection right now.

The existing building has had water intrusion issues and does not comply with current building codes. The project is two-fold in that it includes a remodel of the existing architecture building and a new building for a Collaboratory. The Collaboratory will most likely be 3 stories and 55,000 square feet. It will have research labs, digital modeling, teaching space and creative commons. Cydney displayed the proposed footprint of where the building could be placed. The project will respect the conservation space in the area.

This project is in the historic impact area but the immediately surrounding buildings are not in the collegiate gothic style as seen on other parts of campus. Also, Stadium Road will be an area of focus for the project and how the proposed building will impact the look and feel of the road. The building will need to enhance Stadium Road and not take away from it or the views out from the building toward Century Tower. There may be an outside space or elevated patio on one of the floors of the new building.

The tree impacts have been approved for removal by the LVL committee. Two trees are to be preserved - one is a Magnolia and the other is a live oak. There may be a loading dock area for this building and UPD has had input to help make this area safe for pedestrians.

The committee was concerned about the views being obstructed from the existing architecture building. Cydney responded that the design team will evaluate what views are there now and ensure the new building is complementary and respectful. The committee was appreciative the project will include the construction of sidewalks for the pedestrians coming through this area.

MOTION: Timothy Garrett made a motion to approve the project as presented. Nancy Clark seconded the motion. Motion passed unanimously.

INFORMATION:

New Member Orientation

PRESENTING: Linda Dixon

DISCUSSION: Linda introduced herself and stated that her presentation was for the new members. She opened the PDC website and showed the members where to find committee information. She explained that all meeting documents are uploaded to the website and can be accessed and reviewed. She also explained that all the committee bylaws were also posted on the website. She discussed the committee structures and how all the committee meetings lead up to the Land Use and Facilities Planning committee. Most projects will come to the committees for the Programming, Advanced Schematic Design, and then Design Development phases so the committees will usually view the projects up to three times before final approval. The committees must comply with the Sunshine Laws, so the meetings are recorded and become public record. The members are required to vote on the projects coming through the committee.

The Campus Master Plan was adopted in December 2020. It has a focus on three documents: The Data & Analysis Reports, Plan Elements, and Evaluation & Appraisal Reports. One of the key parts is the Future Land Use map. The Capital Improvements element also has a key map that shows the location of where future buildings may be located.

The chairs of each committee also attend the Infrastructure Council committee. The committee members also include liaisons across campus who can make recommendations and influence the project but are not able to vote.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 2:49pm.