
June 4, 2024

LAND USE COMMITTEE MEETING - SCHEMATIC DESIGN



UF-681 Flavet Outdoor Recreation Complex

Andrew Meeker, UF PDC Project Manager

Project Overview

- The site is located to the east of Flavet Field, north of Museum Road.
- The project site features a surface parking lot, 6 tennis courts, restroom building, and 4 pickleball courts.
- The project aims to meet the current and future needs of the UF community with modern recreational facilities.
- The project team just completed the CSD package in March.



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Project Overview





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Committees

- The project went to LVL Committee in May for CSD review.
- It was approved with the following stipulations:
 - Any tree to be removed / downgraded in mitigation because of condition needs to have documentation from an external arborist with a report to justify.
 - The trees noted as “potential” to be removed were not approved. If they need to be removed, we need to come back to the Committee for approval.
 - The Design Team shall consider saving trees as discussed by adjusting grading/site plan as needed.
- The project went to PTAC Committee in May for CSD review.
- It was approved. Discussion included the following:
 - Bike racks will be provided as deemed reasonable by UF Rec Sports. If more need to be added in the future, Rec Sports will address.

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Project Overview

- In 2018, UF converted the existing tennis courts on the east side of Flavet Field into a temporary parking lot.
- Recently, a portion of the parking lot was demolished, and six (6) new tennis courts have been constructed.
- The plan has always been for the parking lot to be removed and restored to recreational use.



2018



2019



2024

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Project History

- Project is the previous site of Florida Veterans (Flavet) Village, from 1945 until the 1970's.
- Built to house veterans and their families.
- Bandshell was built in 1978.



Site Conditions

- The existing storage building and bleachers, pickleball courts, and parking lot are to be demolished. The existing tennis courts will remain.
- The existing sport courts and parking lot are relatively flat. However, the areas to the north, south, and east have some significant fall. Currently the existing courts and temporary parking lot slope to Graham Woods to the north and down to the existing parking lot to the south of the site, Museum Road, and eventually Lake Alice.
- There is a small stormwater retention area located on the site just to the southwest corner of the existing pickleball courts which will be removed.



Site Conditions

- The project is located directly adjacent to Graham Woods to the north and maintains the minimum 50 feet from the wetland. Required wetland buffers have been provided consistent with the Conservation Element of the Campus Master Plan.
- There are minimal impacts to existing utilities with this project scope.
- There is not a significant increase in impervious areas and may even be a decrease.
- No additional parking will be added, but existing parking will be adjusted to provide more accessible spaces adjacent to the site. Bike parking will also be provided (none currently existing on site).





UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Campus Master Plan & Future Land Use

- The facility is consistent with policies of the *Recreation and Open Space Element* of the Campus Master Plan (CMP).
- The project is consistent with the terms of the associated campus development agreement.
- An amendment to the *Capital Improvement Element* of the CMP will be required to program the scope and siting of the project. Although the Capital Improvement Element of the CMP does not identify the project as currently described, this element of the CMP is updated annually, and the project will be added during this current amendment cycle.
- The project will be added to the Ten-Year Capital Projects List. Presently, the site is not identified as a recommended future building site. The Future Building Sites Map will be amended to add this project.
- An amendment to the CMP Future Land Use map and/or other policies will be required. The Future Land Use Element of the CMP identifies the project site within the **Housing** area in the Future Land Use Map. As a recreation facility for the general student population, the project is not consistent with the Future Land Use Element of the CMP. The project requires that the site be identified as **Active Recreation - Outdoor** in the Future Land Use Map.
- These amendments will be part of a future amendments package that UF Planning is currently working on.



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Project Vision & Guiding Principles

VISION:

CREATE AN **INCLUSIVE OUTDOOR RECREATION COMPLEX** THAT PROMOTES **PHYSICAL AND MENTAL WELLNESS** THROUGH A VARIETY OF **PASSIVE AND ACTIVE** RECREATIONAL OPPORTUNITIES.

GUIDING PRINCIPLES:

PROVIDE **UNIQUE RECREATIONAL OPPORTUNITIES** ON CAMPUS THAT SUPPORT THE **DIVERSE NEEDS OF THE CAMPUS COMMUNITY**

DECREASE BARRIERS TO PARTICIPATION + **ENGAGE USERS** THAT ARE NOT CURRENTLY UTILIZING RECSPTS FACILITIES

CREATE **FLEXIBLE SPACES** THAT CAN BE USED 24/7 AND YEAR ROUND

PROVIDE CONNECTIONS TO THE SURROUNDING CONTEXT AND THOUGHTFULLY INTEGRATE ACTIVITIES WHERE STUDENTS CAN GATHER, PLAY, RELAX, INTERACT, AND CELEBRATE

EXEMPLIFY UF'S **COMMITMENT TO SUSTAINABILITY** WHILE CREATING A SPACE THAT IS UNIQUELY UF

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Stakeholder Engagement

- **Online Student Survey** – Open December 5 through January 14, over 1100 responses
- **January 10** - Tabling (Reitz Union)
- **January 11** - Tabling (SW Recreation)
- **March 20** - UF RecSports Advisory Board
- **April 1** - UF Planning, Solid Waste, Grounds, Utilities, & EH&S
- **April 3** - UF RecSports Staff
- **April 4** - Special Events Review On-Site meeting



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan

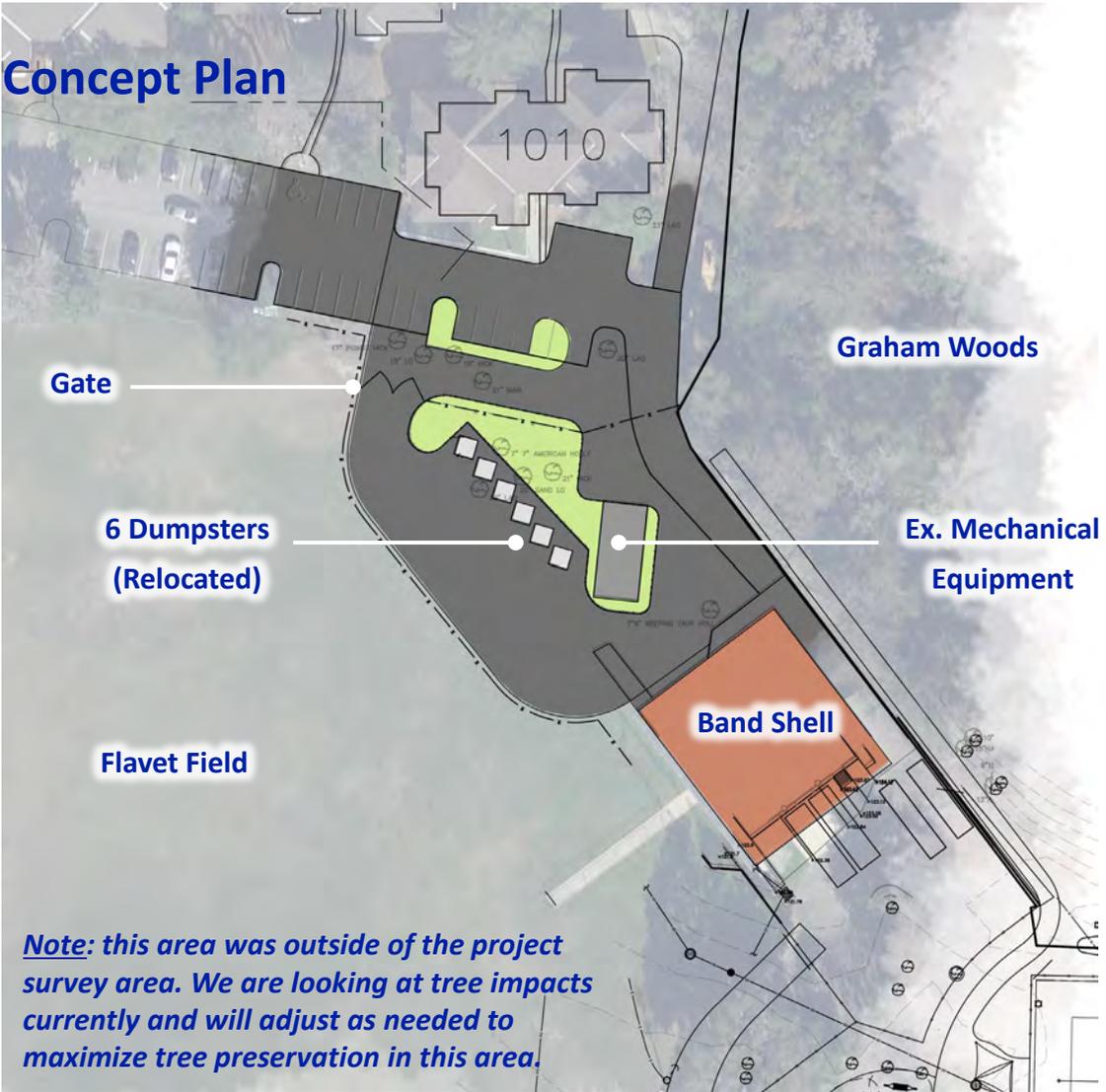


SITE KEY

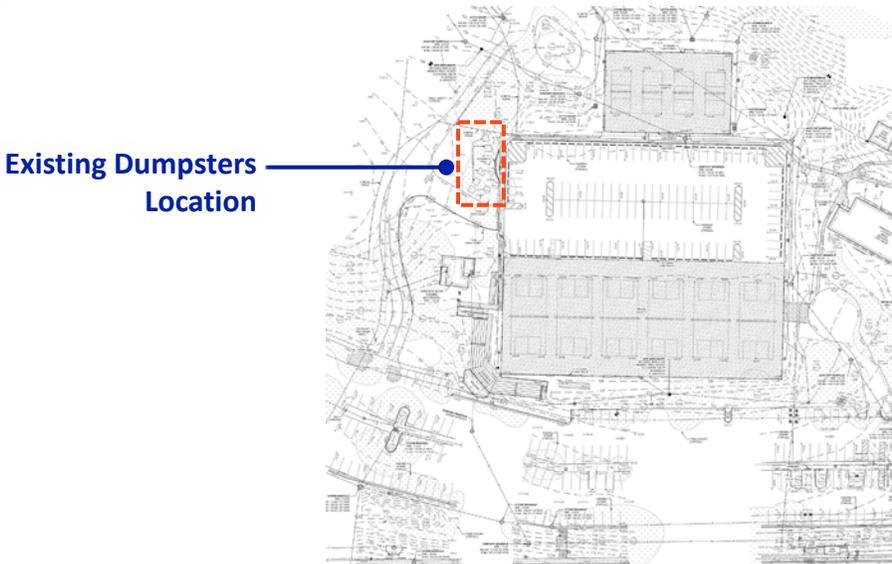
- 1** Sand Volleyball
- 2** Pickleball Courts
- 3** Central Green (35' x 70')
- 4** Flex Recreation Space
- 5** Existing Tennis
- 6** Walking Trail Loop
- 7** Primary Circulation Trail
- 8** Sidewalk Connection to Museum Road
- 9** New Accessible Parking
- 10** Accessible Sidewalk Route
- 11** Passive Park / Plaza Space
- 12** Office Kiosk / Storage / Locker Structures
- 13** Flex Plaza Space (Table Tennis)
- 14** Hammock Area
- 15** Bike Racks
- 16** Shade Umbrellas / Sails / Structures
- 17** Seat Wall
- 18** Retaining Wall
- 19** Existing Restroom
- 20** Expanded Band Shell Back of House Operation Area

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Solid Waste Concept Plan



Note: this area was outside of the project survey area. We are looking at tree impacts currently and will adjust as needed to maximize tree preservation in this area.



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Solid Waste Concept Plan



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Access – Solid Waste



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Access – Maintenance



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Access – Special Events



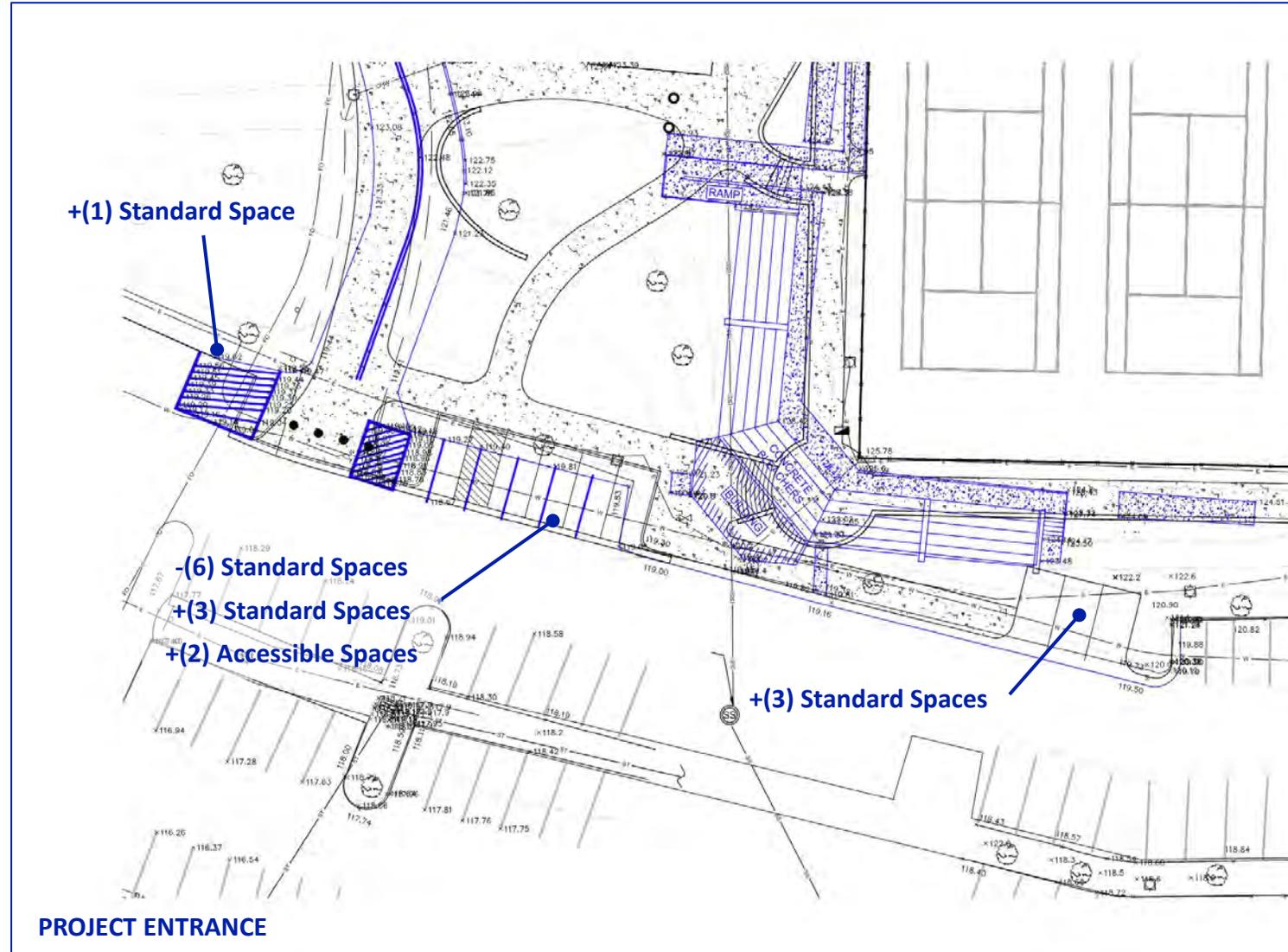
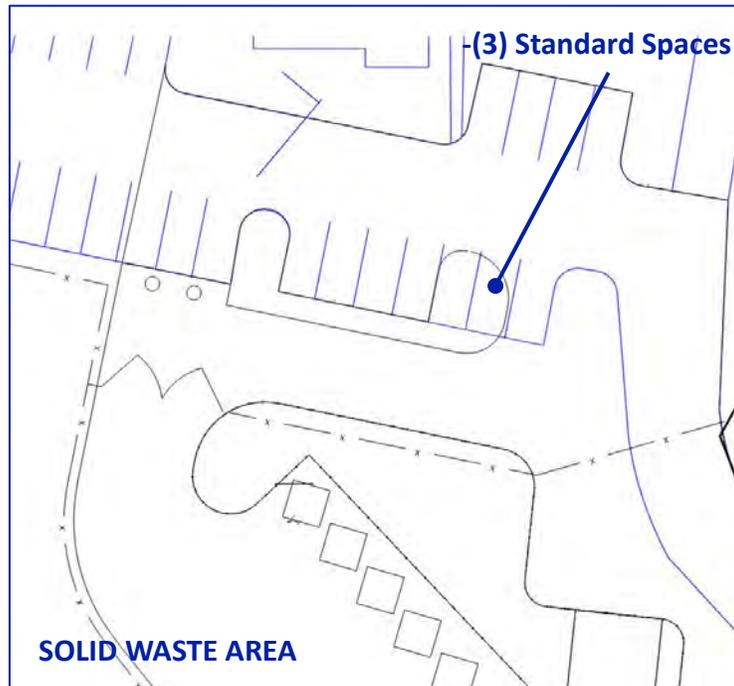
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Removable Bollards To Control Access



Parking Impacts

9 total standard spaces are to be removed. 2 accessible spaces and 7 standard spaces will be added back for a net 0.



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Bike Parking

- Non-Residential Projects to provide 25% total occupancy for bike racks.
- **SITES requirements** –Provide parking for at least 6 bicycles within 50 feet of the building. This requirement will be met.
 - 6 pickleball courts x 4 users each = 24 people x 25% = 6 bike spaces
 - 6 tennis courts x 4 users each = 24 people x 25% = 6 bike spaces
 - 2 volleyball courts x 12 users each = 24 people x 25% = 6 bike spaces
 - Flex Spaces = 50 users x 25% = 13 bike spaces
 - **Total bike spaces to be provided (at minimum) = 31 bike spaces**



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan

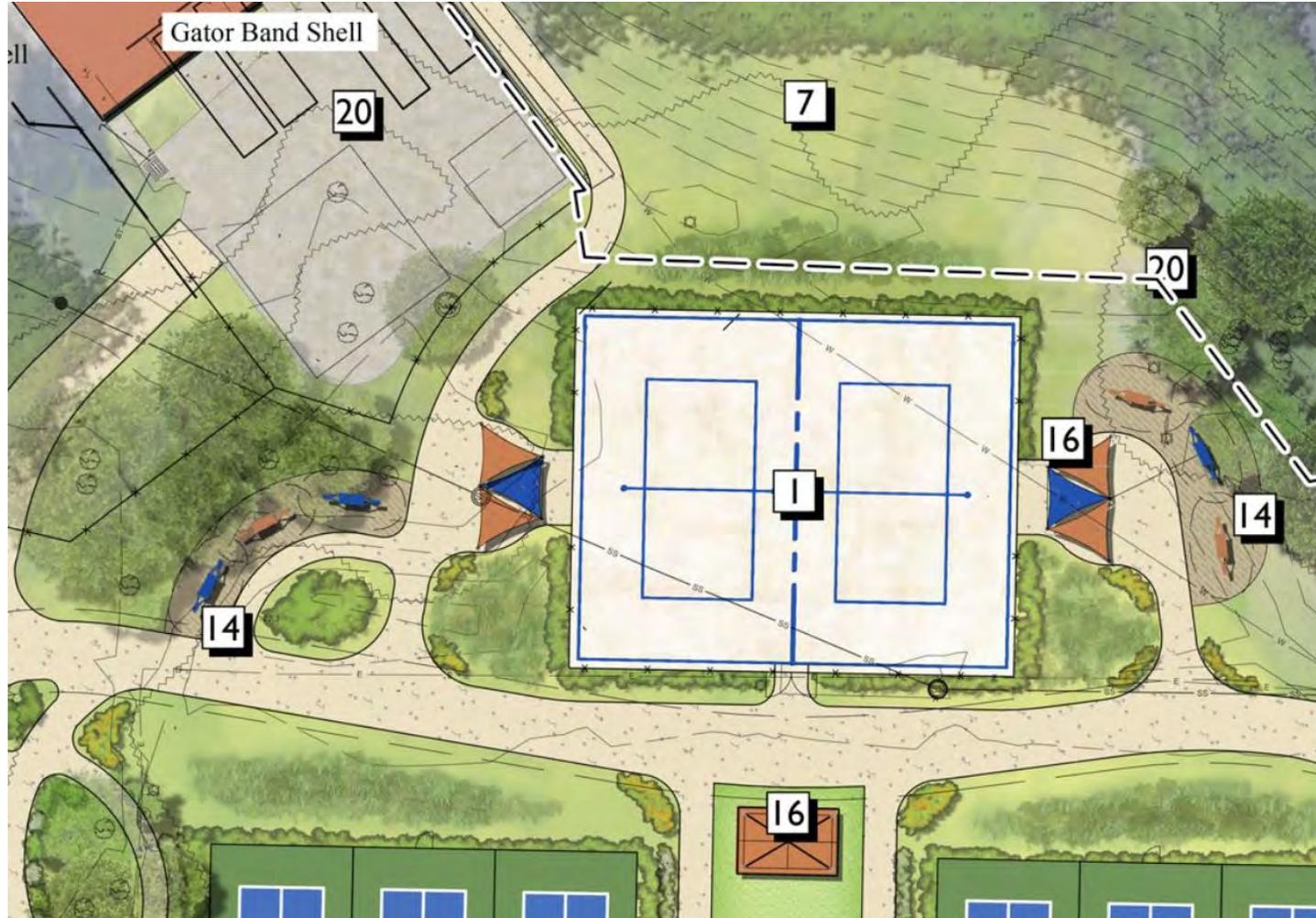


SITE KEY

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UF-681 FLAVET OUTDOOR RECREATION COMPLEX

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Stormwater Management

- Stormwater currently flows to the north, to Graham Woods. The site is located within the Lake Alice Watershed.
- The project team has been coordinating with the Lake Alice Watershed Management Plan. The project will likely be permitted under the new 2024 Master Stormwater Permit. We will need to demonstrate a net improvement to water quality, even if the project does not increase imperviousness.
- Stormwater will be addressed prior to reaching the Graham Woods Conservation Area through LID swales with area drains, planted with native plantings.
- The project will demonstrate that the existing outfalls utilized will provide adequate energy dissipation to prevent erosion of soils on the slopes and into the conservation area.
- We will identify any concerns for the full stormwater run to Graham Woods for this project. If there is a problem with a structure or other infrastructure down stream, we will report to Facilities Services.



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Heritage Tree Preservation

40" Live Oak

28" Live Oak

56" Live Oak



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Heritage Tree Preservation



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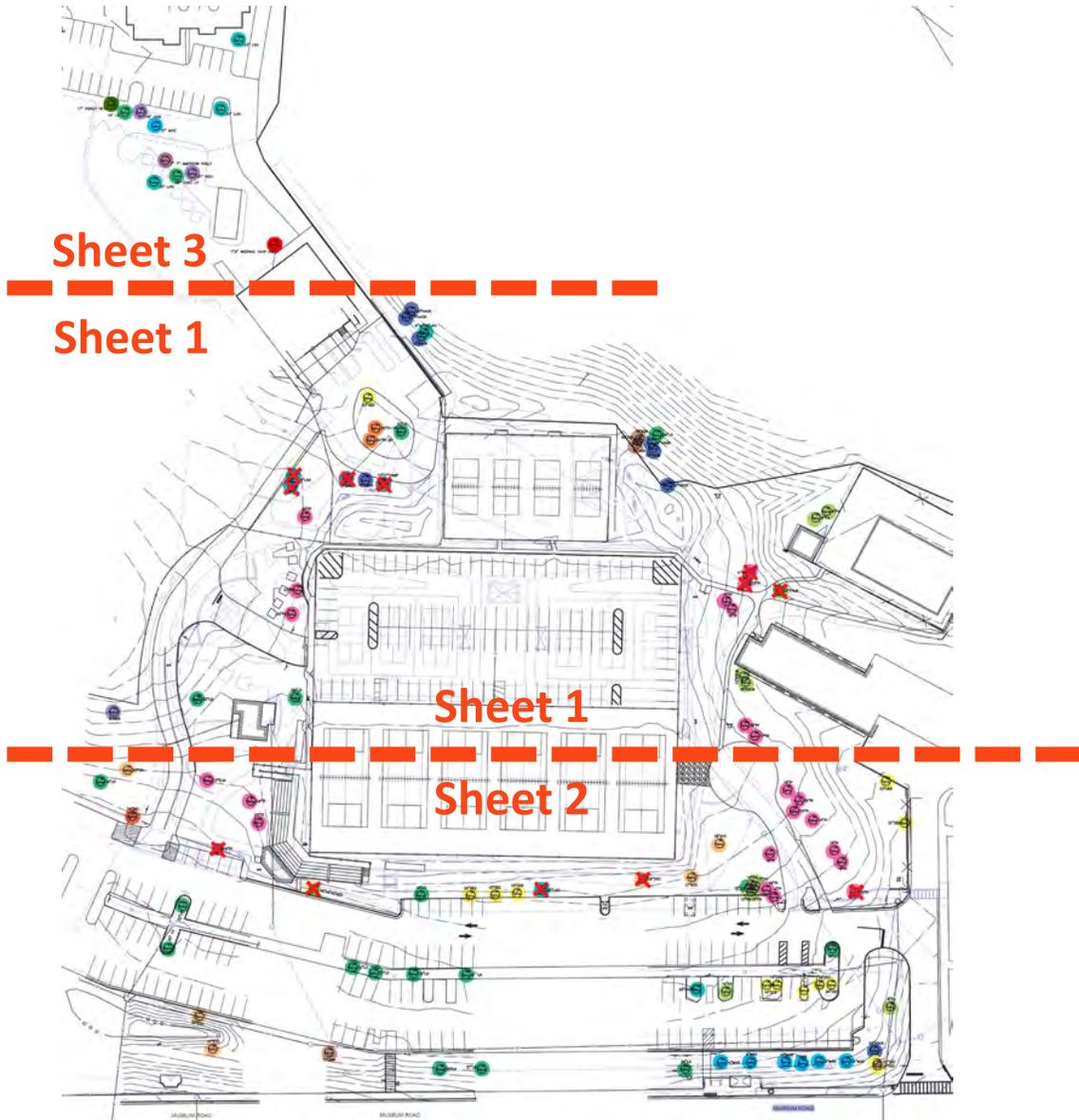
40" Live Oak



Potential Tree Impacts

LEGEND

- | | |
|------------------|--------------|
| Cedar | Spruce Pine |
| Loblolly Pine | Hackberry |
| Live Oak/Sand LO | Cabbage Palm |
| Laurel Oak | Ash |
| Hickory | Magnolia |
| Sycamore | Camphor |
| Shumard | Elm |
| American Holly | Weeping |
| Pignut Hickory | Yaupon Holly |



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

LEGEND

- Cedar
- Spruce Pine
- Loblolly Pine
- Hackberry
- Live Oak/Sand LO
- Cabbage Palm
- Laurel Oak
- Ash
- Hickory
- Magnolia
- Sycamore
- Camphor
- Shumard
- Elm
- American Holly
- Weeping Yaupon Holly
- Pignut Hickory

| TREE # | SPECIES | DBH |
|--------|---------------|-----------|
| 12 | Loblolly Pine | 19" |
| 13 | Cedar | 16"14"12" |
| 14 | Sycamore | 16" |
| 15 | Loblolly Pine | 15" |
| 16 | Laurel | 33" |

Potential Tree Impacts



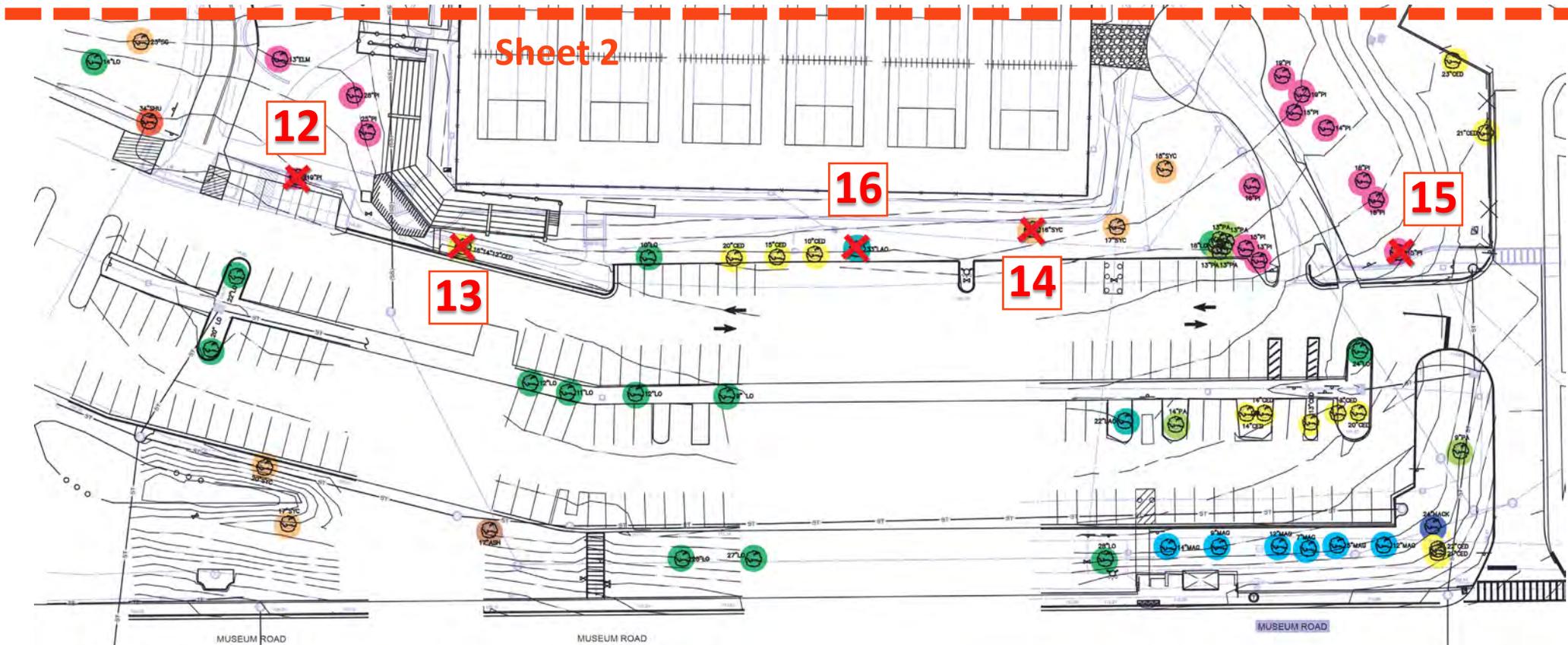
Tree requiring removal



Tree to be potentially impacted

Sheet 1

Sheet 2



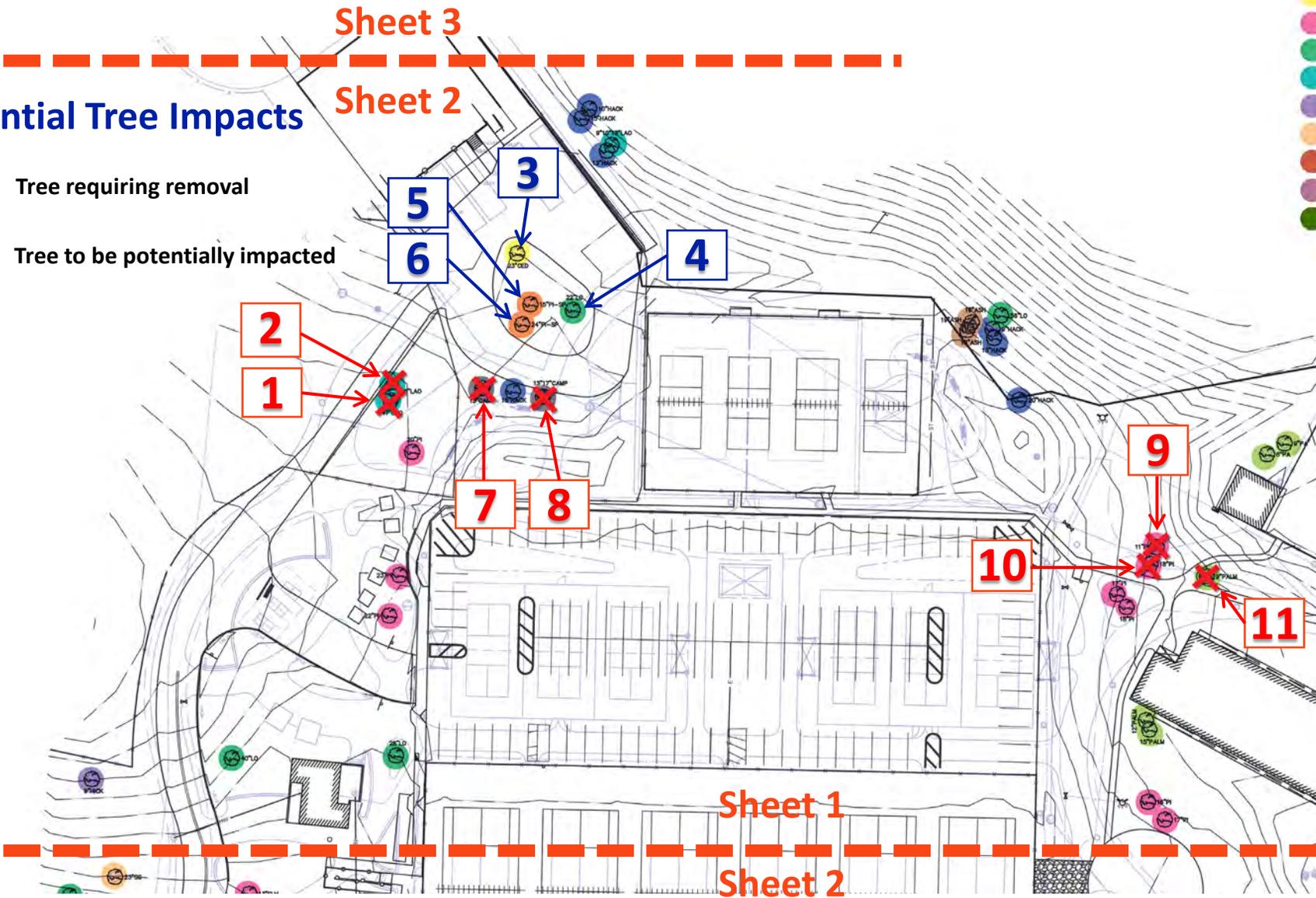
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

LEGEND

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- Magnolia
- Sycamore
- Camphor
- Shumard
- Elm
- American Holly
- Weeping Yaupon Holly
- Pignut Hickory

Potential Tree Impacts

- # Tree requiring removal
- # Tree to be potentially impacted



| TREE # | SPECIES | DBH |
|--------|---------------|--------|
| 1 | Laurel Oak | 47" |
| 2 | Laurel Oak | 16" |
| 3 | Cedar | 23" |
| 4 | Live Oak | 22" |
| 5 | Spruce Pine | 15" |
| 6 | Spruce Pine | 24" |
| 7 | Camphor | 13" |
| 8 | Camphor | 13"17" |
| 9 | Loblolly Pine | 11" |
| 10 | Loblolly Pine | 18" |
| 11 | Cabbage Palm | 9" |

Heritage trees shown in **BOLD**



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Potential Tree Impact Summary

Tree requiring removal

Tree to be potentially impacted

Heritage trees shown in **BOLD**

*Note: Tree is in less than fair condition and may be able to be downgraded in mitigation.

- There are **2 invasive exotics** to be removed which require no mitigation.
- Our goal is to plant back as many trees on site as possible.
- **LVL has reviewed and approved (with conditions).**

| TREE # | SPECIES | DBH | MITIGATION |
|--------|--------------------|------------|------------------|
| 1 | Laurel Oak | 47" | 10.5 TREES* |
| 2 | Laurel Oak | 16" | 2 TREES |
| 3 | Cedar | 23" | 3.5 TREES |
| 4 | Live Oak | 22" | 3 TREES |
| 5 | Spruce Pine | 15" | 2 TREES |
| 6 | Spruce Pine | 24" | 4 TREES |
| 7 | Camphor | 13" | 0 TREES |
| 8 | Camphor | 13"17" | 0 TREES |
| 9 | Loblolly Pine | 11" | 2 TREES |
| 10 | Loblolly Pine | 18" | 2 TREES |
| 11 | Cabbage Palm | 9" | 2 TREES |
| 12 | Loblolly Pine | 19" | 2 TREES |
| 13 | Cedar | 16"14"12" | 2 TREES |

| TREE # | SPECIES | DBH | MITIGATION |
|--------|----------------------|------------|------------------|
| 14 | Sycamore | 16" | 2 TREES |
| 15 | Loblolly Pine | 15" | 2 TREES |
| 16 | Laurel Oak | 33" | 3.5 TREES |
| 17 | Live Oak | 15" | 2 TREES |
| 18 | Hickory | 18" | 2 TREES |
| 19 | Magnolia | 21" | 2.5 TREES |
| 20 | Laurel Oak | 20" | 2 TREES |
| 21 | American Holly | 7"7" | 2 TREES |
| 22 | Hickory | 21" | 2.5 TREES |
| 23 | Sand LO | 20" | 2 TREES |
| 24 | Laurel Oak | 20" | 2 TREES |
| 25 | Weeping Yaupon Holly | 7"8" | 2 TREES |
| 26 | Pignut Hickory | 17" | 2 TREES |

Sustainability

- The project will be pursuing SITES Gold (or better) Certification.
- The site will be implementing LID areas and will be maintaining or reducing the amount of impervious on site.
- We will be using all native plantings adjacent to the conservation area and within LID areas.



SITES Certification Structure

Project is to achieve no lower than a SITES Gold certification or equivalent. The rating system is divided into 10 sections:

- Site Context
- Pre-Design Assessment + Planning
- Site Design (Water)
- Site Design (Soil + Vegetation)
- Site Design (Materials Selection)
- Site Design (Human Health + Well-Being)
- Construction
- Operations + Maintenance
- Education + Performance Monitoring
- Innovation or Exemplary Performance



A motion to approve the project as presented.

**UF-681 FLAVET OUTDOOR
RECREATION COMPLEX**