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**UF**

# UF Architecture Building Renovation and DCP Collaboratory

## UF-653

Design Development - Land Use & Facilities Planning Committee  
August 1, 2023

David Wood



## Presentations to Date

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### Lakes, Vegetation and Landscaping Committee

- August 2021 Site/Programming Phase. Approved with the anticipated tree removals and standard mitigation.
- July 2022 Advanced Schematic Design Phase. Approved as presented.
- April 2023 Design Development Phase. Board declined to make a motion to vote. Requested a formally documented report (arborist evaluation and risk assessment) about impacts to and justification for removal of 41" Magnolia.
- May 2023 Design Development Phase. Approved as presented: site plan, tree removals, the use of any native plantings in LID areas, the recommendation to use mitigation funds for tree canopy study along Stadium Road.

### Parking and Transportation Committee

- September 2021 Site/Programming Phase. Approved with the inclusion of pedestrian pathways through proposed area, as well as attention to the service drive and loading needs.
- July 2022 Advanced Schematic Design Phase. Approved with recommendation to provide a sidewalk for pedestrians on Murphree Way and to limit vehicles on sidewalks with bollards.
- May 2023 Design Development Phase. Approved with bike rack mitigation (in the form of provided bike racks for future use) and with the addition of bollards at the north and south ends of Murphree Way and at the south end of the ramp at Inner Road.

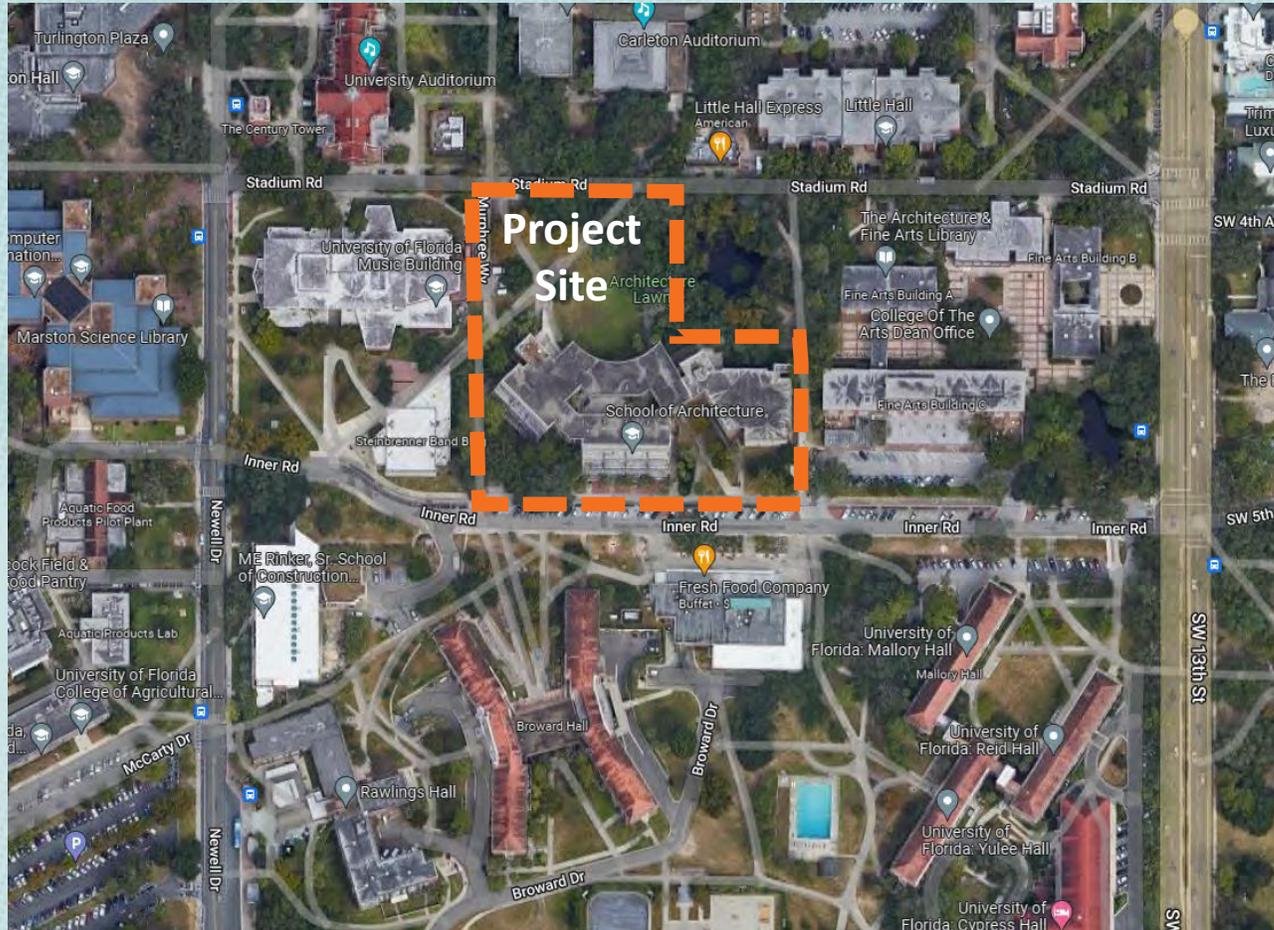
### Preservation of Historic Buildings and Sites Committee

- August 2021 Site/Programming Phase. Approved as presented.
- July 2022 Advanced Schematic Design Phase. Approved as presented.
- April 2023 Design Development phase. Approved as presented.

### Land Use Committee

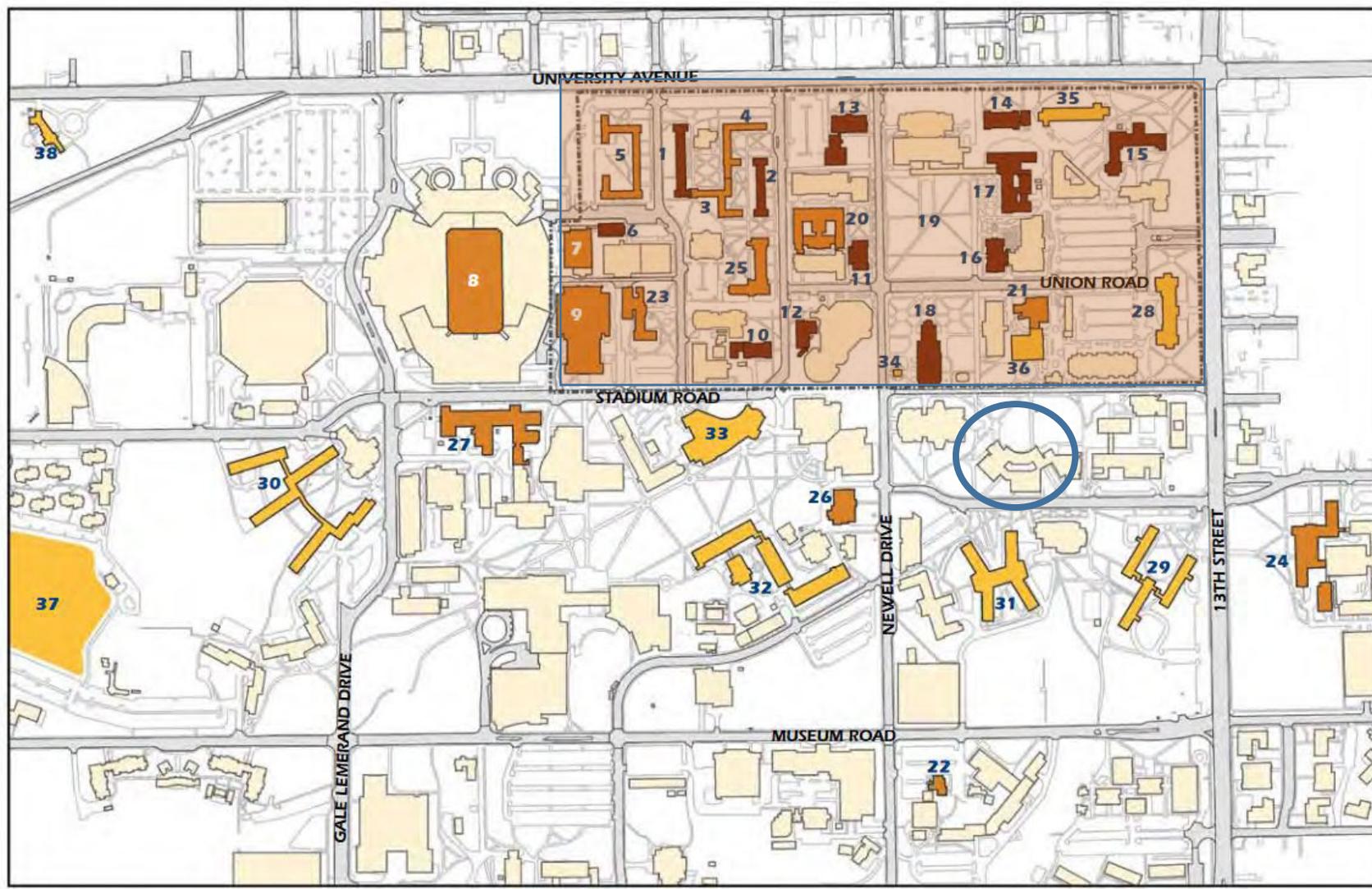
- October 2021 Site/Programming Phase. Approved as presented.
- August 2022 Advanced Schematic Design Phase. Approved as presented.
- August 2023 Design Development Phase.

## Project Overview



- Project includes the renovation of the existing Architecture Building and construction of a new DCP Collaboratory Building
- Renovations include bringing existing building into compliance with FL Building Code, ADA, and other architectural finishes/modernization.
- The site is currently used for pedestrian travel, although it has been closed for periods of time for renovation to repair envelope/roof/water intrusion issues, as well as renovation to the Music Building next door.
- The DCP Collaboratory will be a new 3-Story, ~46,486 GSF facility including functional Creative Collisions Commons space, Research Hub, Digital Modeling/Fabrication Space, Educational Space, and a Multi-Purpose Hall
- The project:
  - Is included in the Ten-Year Capital Projects List
  - Is consistent with the Future Land Use Designation and definition
  - Is consistent with policies that direct the location of specific uses
  - Will not reduce the area of conservation for Future Land Use

## Project Site South of Historic District



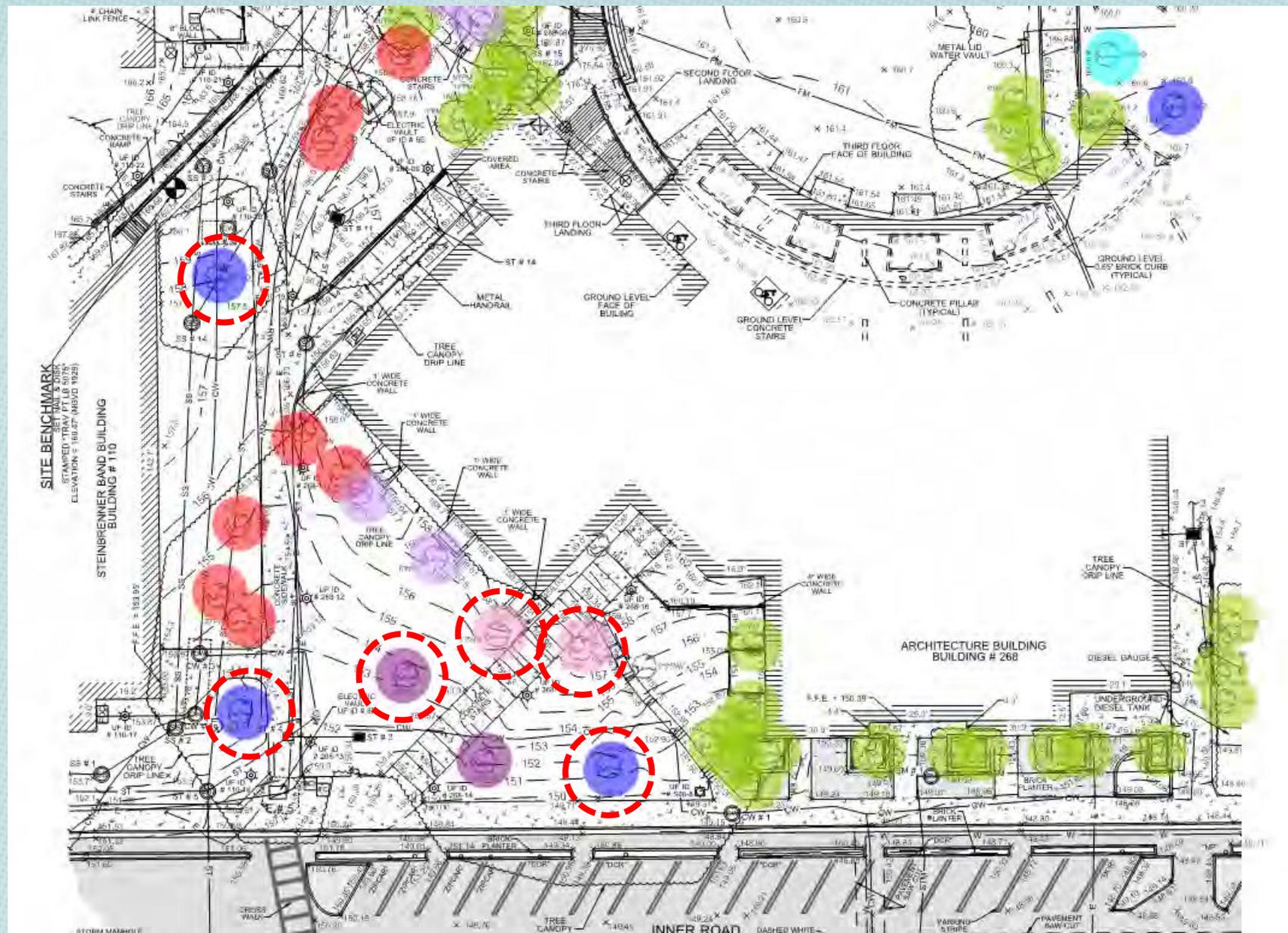
- The project site extends from Stadium Road to the north to Inner Road to the south. It also includes the Architecture Lawn and anticipated improvements to Murphree Way to the west.
- Gator Pond is not included in the project boundary and no work is anticipated to impact Gator Pond.
- There are multiple trees onsite and significant grade change from north to south.
- The use of brick and exposed concrete will be consistent with other buildings in the vicinity. The upper two floors will have brick or brick-like materials that blend with historic buildings north of the project site.

## Existing Conditions



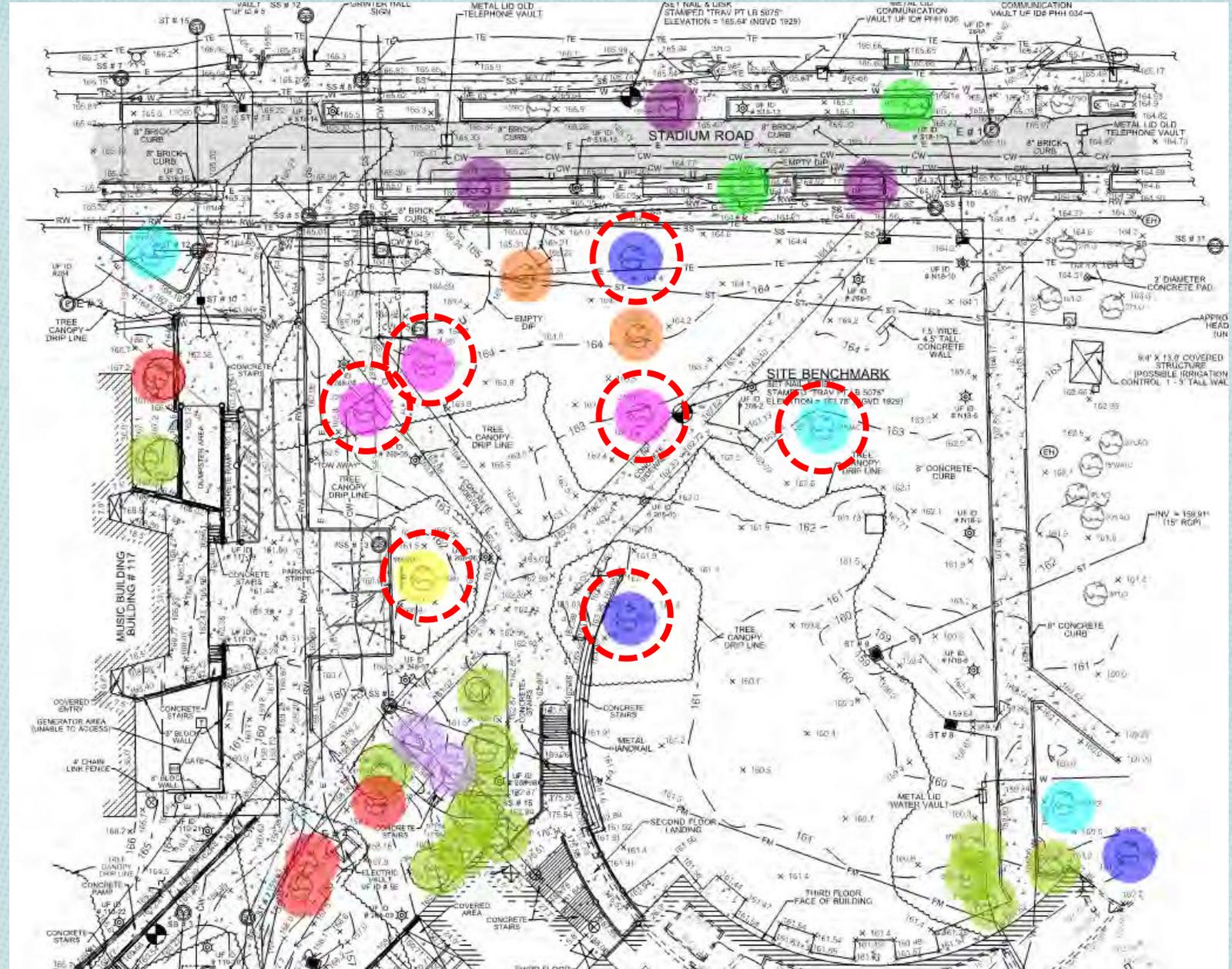
# Site Survey

-  BLUFF OAK
-  MULBERRY
-  PALM (PINDO, SABAL)
-  PINE
-  LIVE OAK
-  SYCAMORE
-  MAGNOLIA
-  ASH
-  SHUMARD OAK
-  HOLLY
-  SPRUCE PINE
-  HERITAGE TREE



# Site Survey

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## Compliance with the Landscape Master Plan

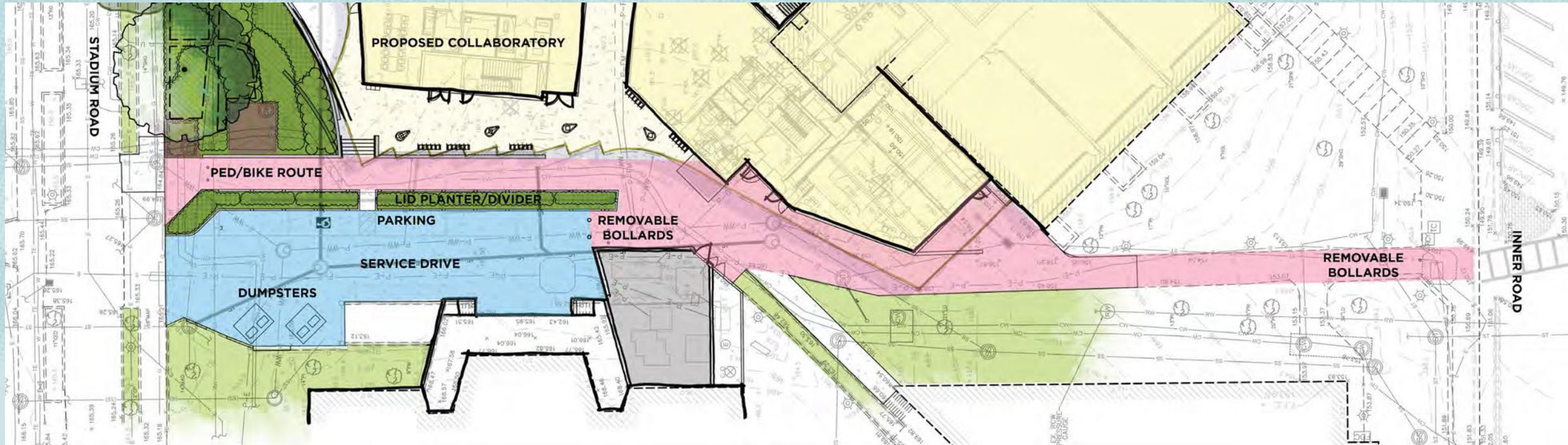
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- Priority Projects:
  - Inner Road outside of the limits of the project site to the south
- Campus Areas for Enhancement:
  - Arts Axis – Runs along Inner Road to the south of the project boundary
  - Grinter Hall Walkway – Extends along Murphree Way to the west of project boundary; Murphree Way will be a major N/S utility corridor with service/loading functions needing to remain; project will look for opportunities to enhance the walk and screen utilities/service areas
- Street Frontages:
  - Inner Road to the south, Stadium Road to the north
- Building Setbacks:
  - Inner Road: 30' Standard, No change to building setback proposed
  - Stadium Road: 30' Standard, **DCP Collaboratory will meet setback and preserve existing heritage trees (~36' proposed)**
- Service Areas:
  - Proposed Service areas will be along Murphree Way
- Project is located within Precinct 1 – Core Campus

# Site Plan



## Murphree Way Circulation



- Separated pedestrian/vehicular circulation along Murphree Way
- Removable bollards to allow service vehicle only access to Inner Road

## Sustainability and Site Impact Analysis

- Project pursuing LEED Gold + WELL Certification
- Project proposes LID/Rain Garden for Architecture Lawn



# Architectural Renderings



## Architectural Renderings



## Architectural Renderings



## Architectural Renderings



Request to approve the project as presented.



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# Florida Museum of Natural History Earth Systems Addition

## UF-396

Schematic Design

Land Use Committee  
August 2023

Project Manager: Keith Humphreys



## Presentations to Date

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- **Lakes, Vegetation & Landscaping Committee**

- July 2023 – Approved as presented

- **Parking and Transportation Committee**

- July 2023 – Approved as presented
- Chuck Kammin (Electric/Water) requested a meeting to discuss project with him and Linda Dixon.

## Project Overview

- The project is located within the UF Cultural Plaza south of Hull Road.
- The new **TESI Earth Systems Addition at the Florida Museum of Natural History** will provide new and improved spaces for both public and administrative functions. It will expand the Museums footprint, and will provide a home for the Thompson Earth Science Institute.
- The project is split between two new additions, one at the front of the building (3,300 S.F.) and one at the northwest corner (7,400 S.F. over two levels for office and conference room space). **Net S.F. of Improvements: 10,700 S.F.**
- The existing roadway location will not be moved. However, it will be replaced/raised to bring the site up to A.D.A. Compliance. Utility and site work will be minimized, as will new mechanical equipment.
- Future Land Use Designation: **Cultural**



## Existing Conditions



## Landscape Master Plan

- The project is located within the Cultural Plaza and at the terminus of the Arts Axis identified within the Landscape Master Plan.

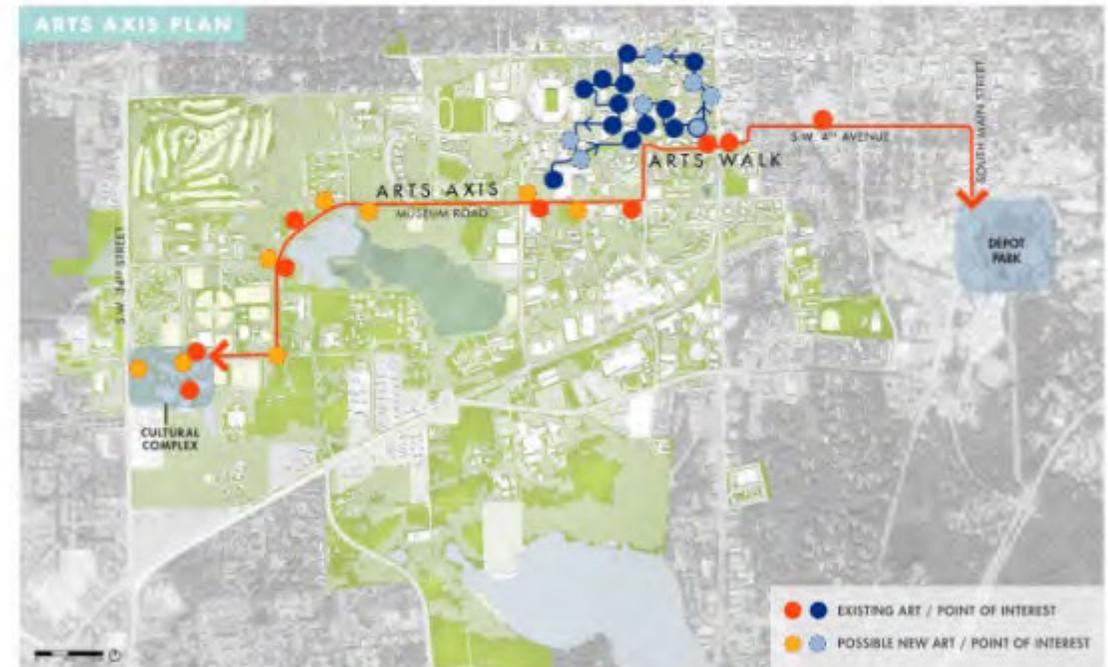
**PRINCIPLE 1**

### Greet Gainesville with a More Welcoming and Integrated Urban Experience

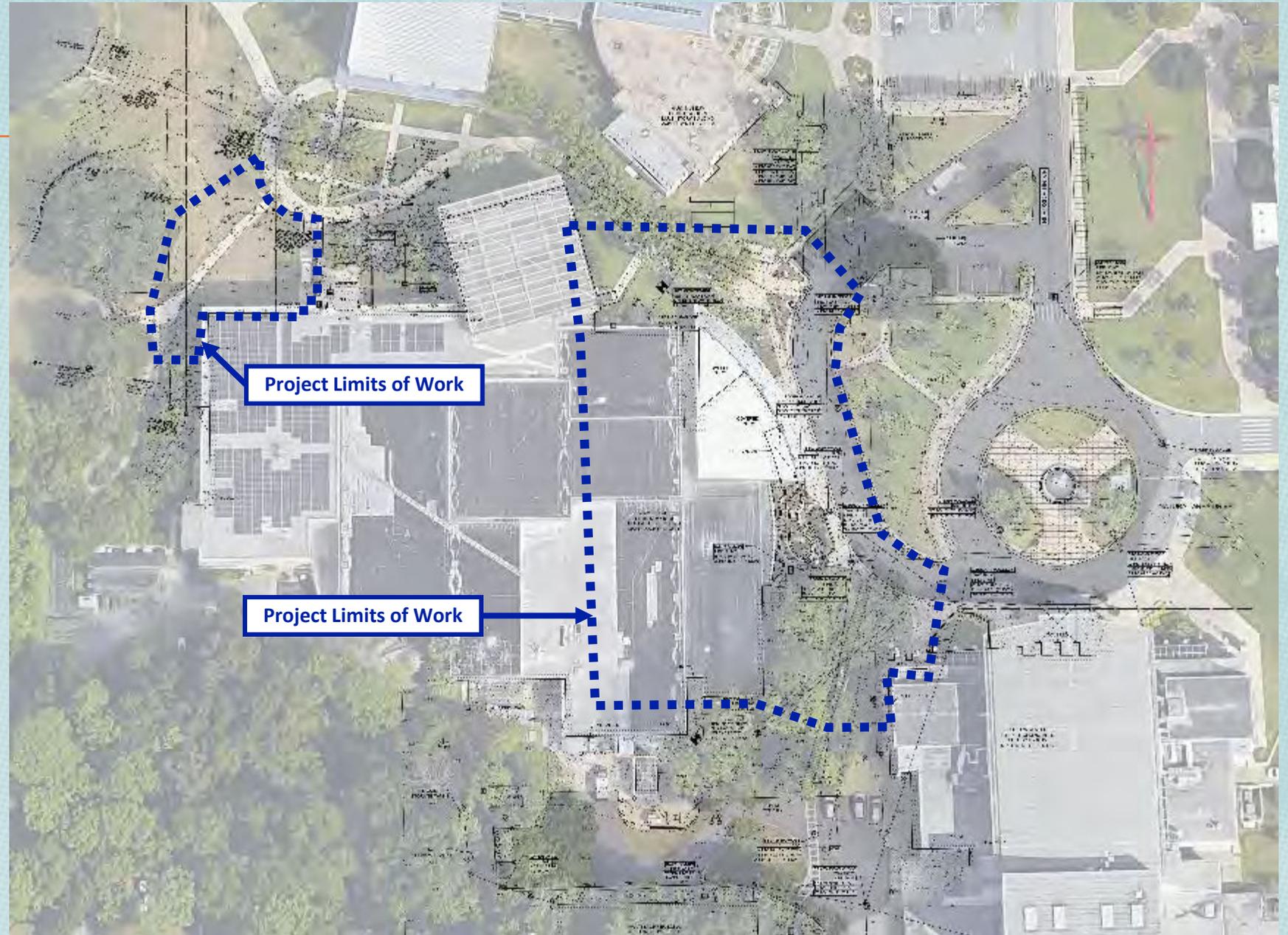
The 2016 Strategic Development Plan (SDP) outlines a path to preeminence for UF through the transformation of its relationship with its host city, Gainesville. A key finding of the SDP was that the University's growth should be concentrated within the eastern third of the campus where new development would spark Downtown collaboration and development and benefit adjoining neighborhoods. The Landscape Master Plan seeks to support this effort through the enhancement of the spaces and connections within the eastern third of the campus and its campus edges, as well as the improvement of all of the University's edges.

### ARTS AXIS

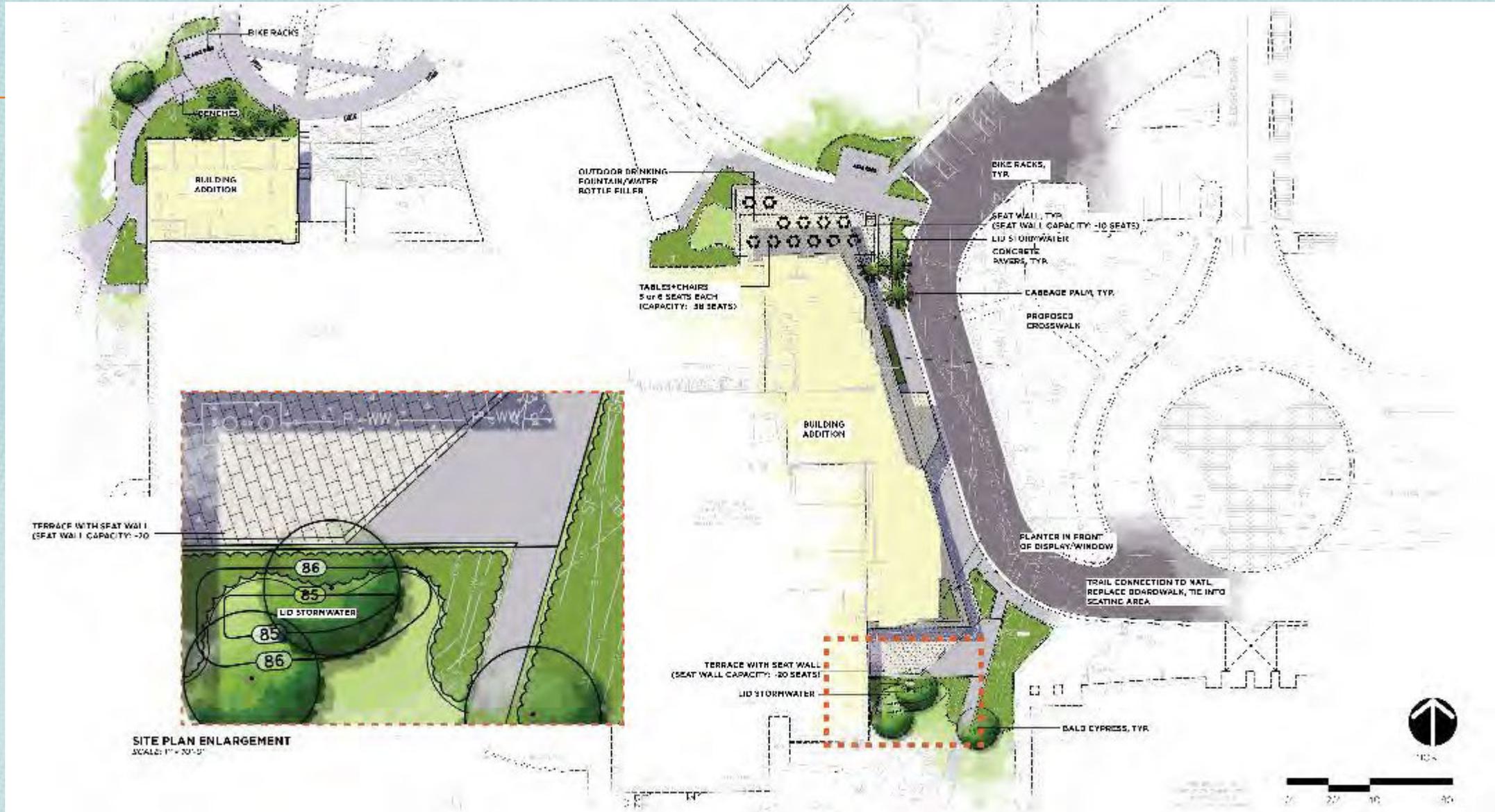
Reinforce the connection between UF and the City with the celebration of the campus's art and cultural features through the creation of the Art Axis. *(See Section 4, Principle 1)* Look for opportunities to enhance the vehicular portion of the route as well as the walking portion in the campus core through the thoughtful addition of art to campus spaces and buildings.



## Project Limits of Work



Site Plan



## Front Addition

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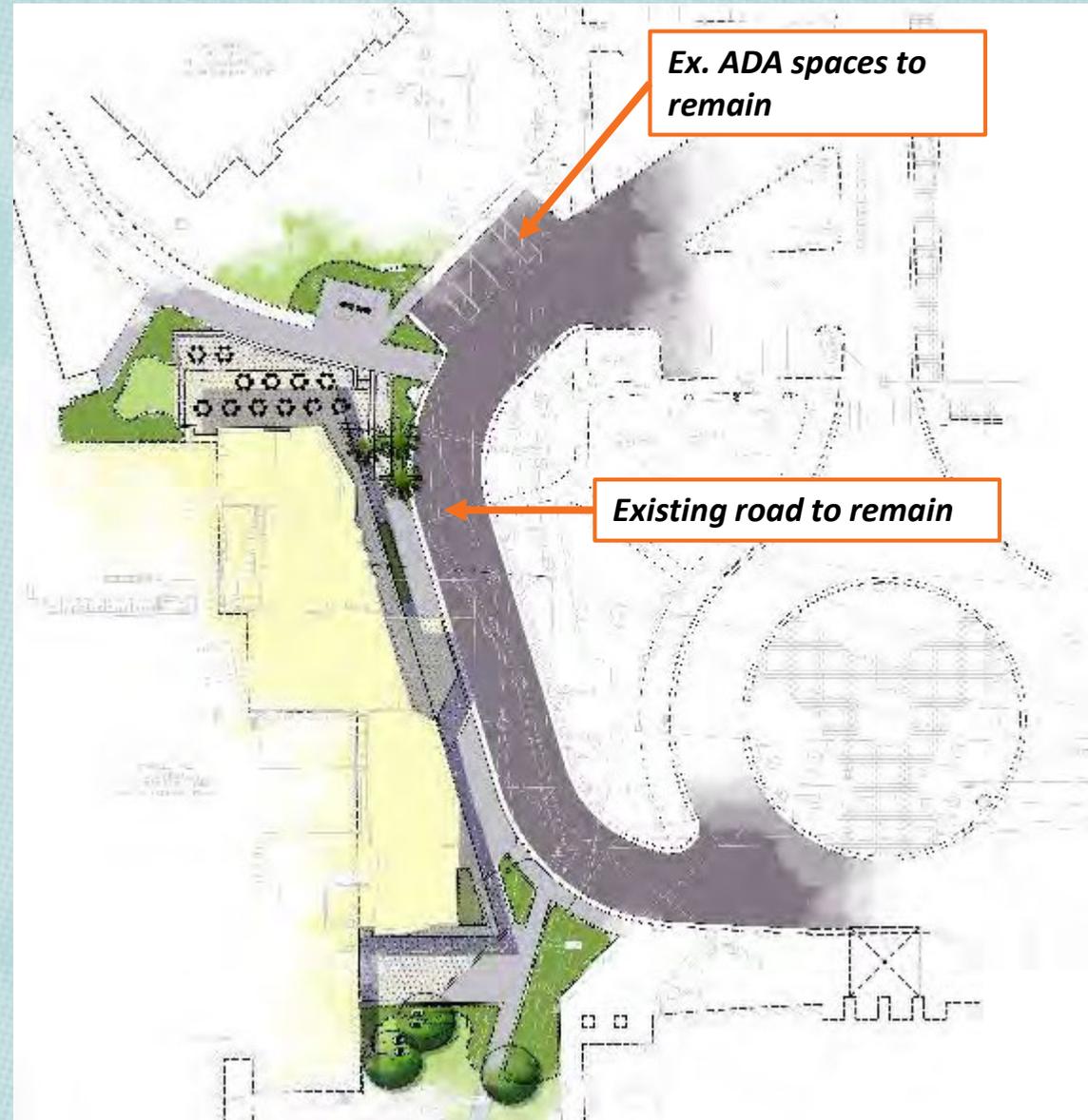
## West Addition

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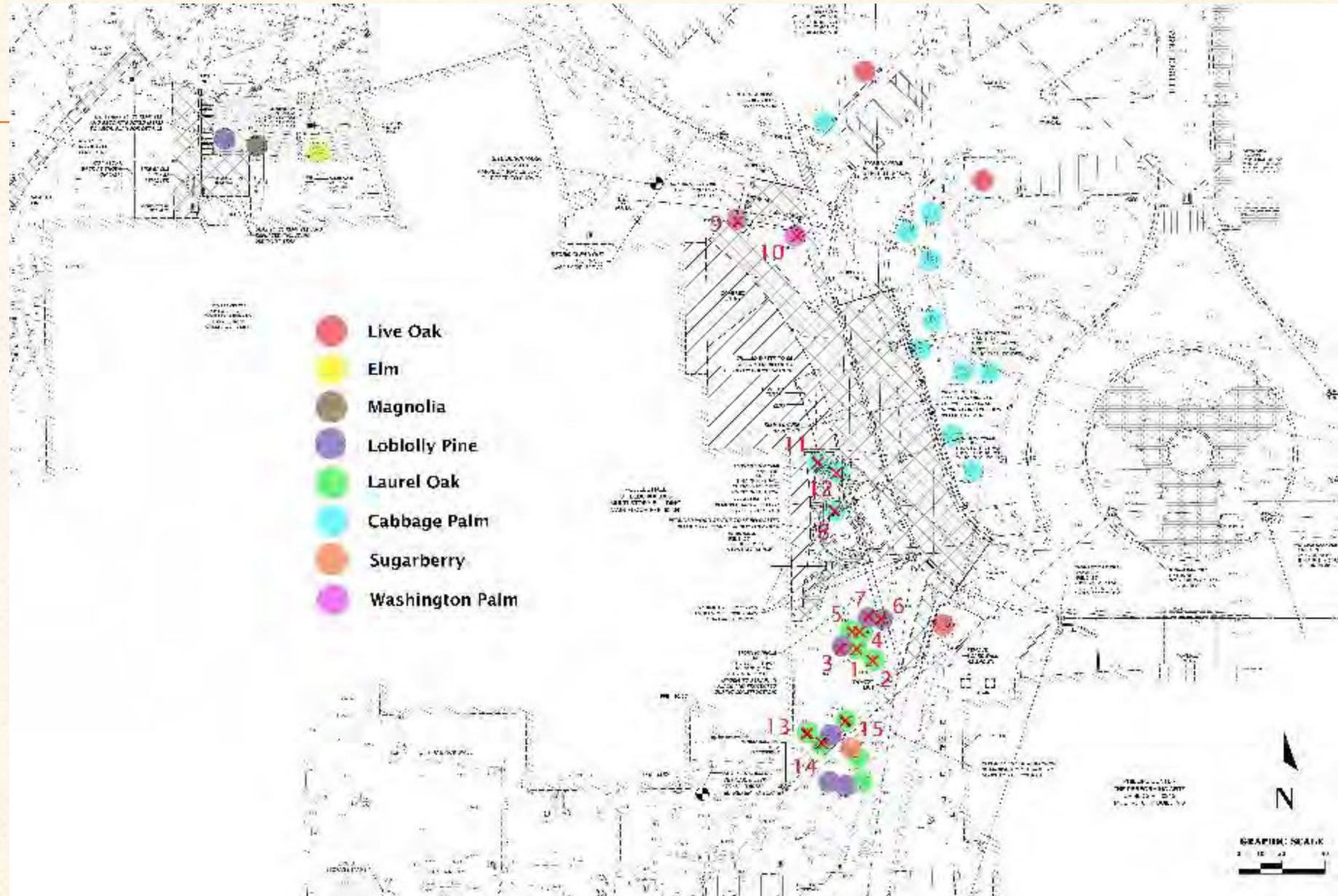
## Parking/Vehicular Circulation

- There will be no changes to the existing road layout, parking or A.D.A. parking spots. We will be elevating and repaving the roadway for A.D.A. compliance.
- We are not anticipating more staff or visitors as a result of the expansion: therefore, no additional parking/A.D.A. parking is anticipated to be required.



## Tree Impact Summary

#	Size/Species
1	15" Laurel Oak
2	22" Laurel Oak
3	22" Loblolly Pine
4	26" Laurel Oak
5	11" Laurel Oak
6	19" Loblolly Pine
7	17" Loblolly Pine
8	10" Cabbage Palm
9	14" Washington Palm
10	14" Washington Palm
11	9" Cabbage Palm
12	9" Cabbage Palm
13	18" Laurel Oak
14	10" Laurel Oak
15	15"10" Laurel Oak



## Sustainability and Site Impact Analysis

- The project will pursue FGBC Gold certification.
- Our goal is to minimize site impact and improve existing site conditions.
- The project is in the Hogtown Creek Basin but is still within the UF Master Stormwater Permit. The intent is to utilize the existing stormwater pond (Northwest of the site) and will require modification to the existing control structure.
- We have also provided several L.I.D. areas for additional stormwater treatment.



## Sustainability and Site Impact Analysis



Request a motion to approve the project as presented.



**REPORT TO THE LAND USE AND FACILITIES COMMITTEE**

<b>To:</b>	The Land Use and Facilities Committee	<b>For:</b>	August 01, 2023 meeting.
<b>Via:</b>	Carlos Dougnac, Assistant Vice President, PDC	<b>From:</b>	Keith Humphreys Project Manager
<b>Requestor:</b>	FLMNH - TESI	<b>Presenters:</b>	Keith Humphreys / Julia Chapman / Laurie Hall

PHASE:	Committee Responsibilities:	STATUS AND PRIOR COMMENTS:	DATE:
X PROGRAMMING	<i>The committee will review and recommend approval/denial of general site suitability - having evaluated impacts to trees, landscape, natural areas, and lakes.</i>	Approved as presented	4-05-2022
X SCHEMATIC DESIGN	<i>The committee will review and recommend approval/denial of tree removal - plans for transplants, replacements and/or mitigation, based on the building footprint, utility corridors, and other construction activities.</i>		8- 01-2023
DESIGN DEVELOPMENT	<i>The committee will review and recommend approval/denial of final landscaping - appropriateness and inclusion of any mitigation for tree removal.</i>		

**BACKGROUND INFORMATION:**

**PROJECT:**  
UF-396, Florida Museum of Natural History (FLMNH) Thompson Earth Systems Institute Addition

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**SITE:**  
Addition to Powell Hall (FLMNH). See attached location map.

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**STATUS:**  
ASD Approval

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**OBJECTIVES:**

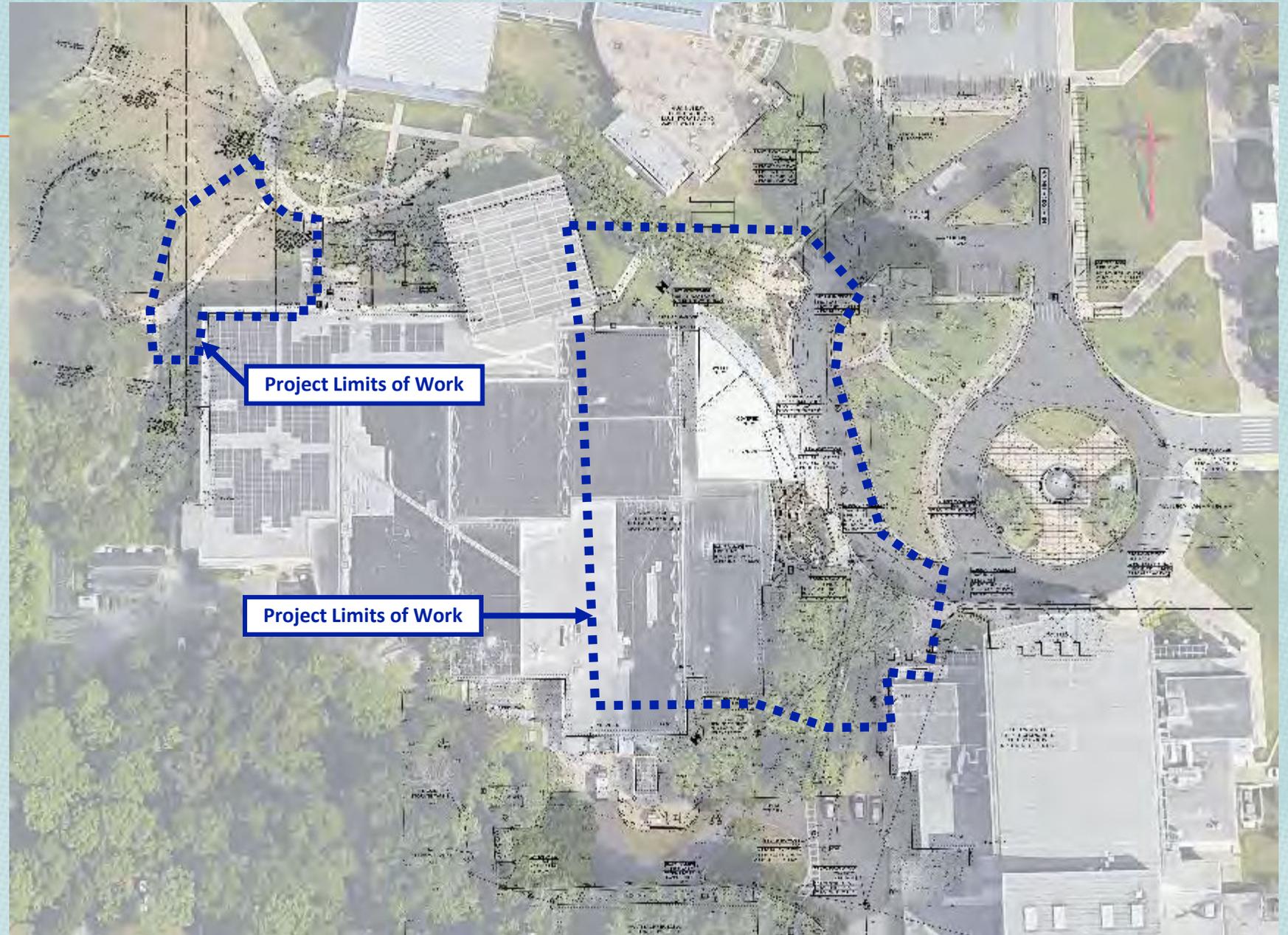
- Review addition in rear of building
- Review tree impact
- Request ASD approval

**PROJECT PHASE AND PRESENTATION NARRATIVE:**  
Programming

- ENCLOSURES:**
1. Presentation
  2. Map



## Project Limits of Work



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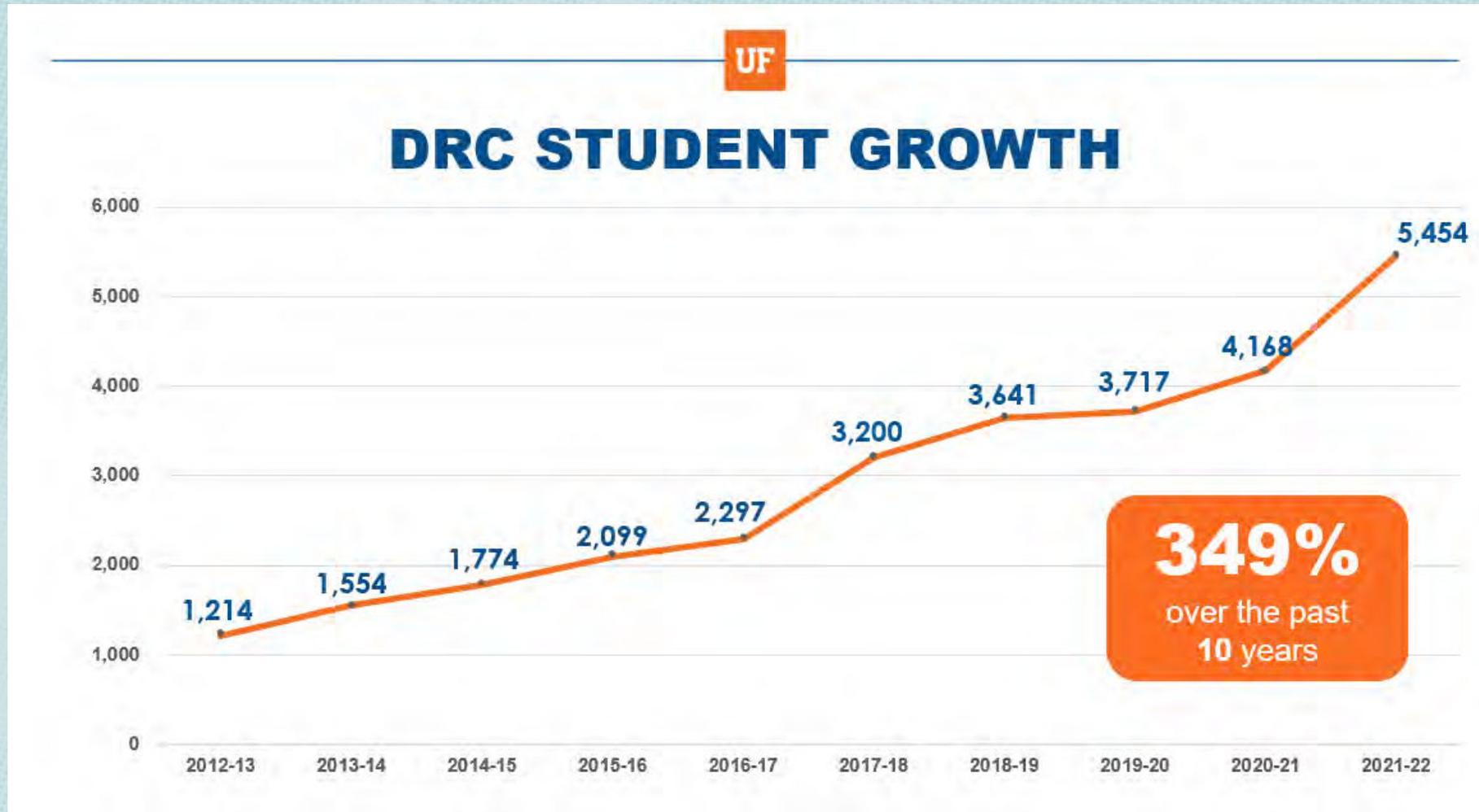
# Disability Resource Center

## UF-675

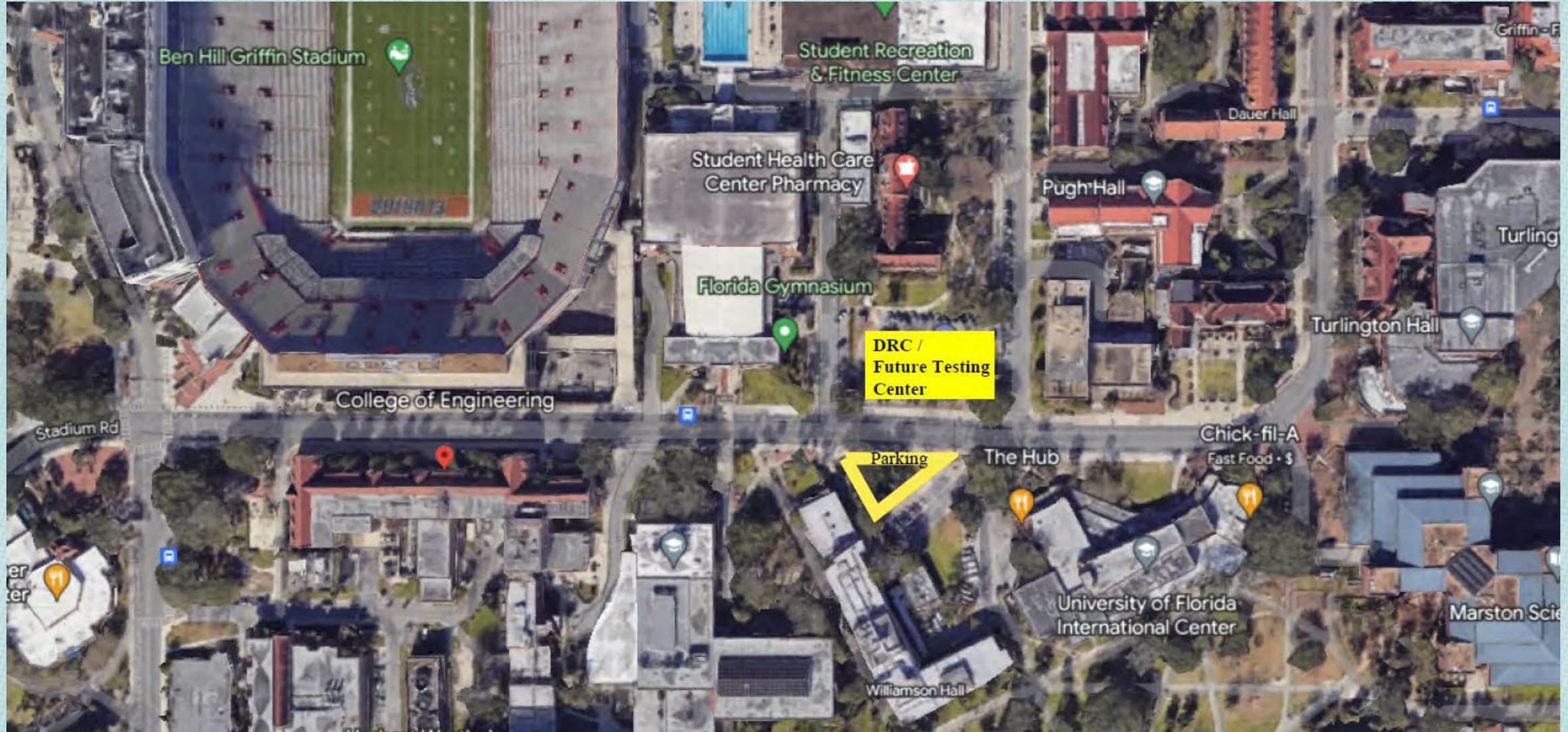
Programming  
Land Use and Facility Planning Committee Meeting, August 1, 2023

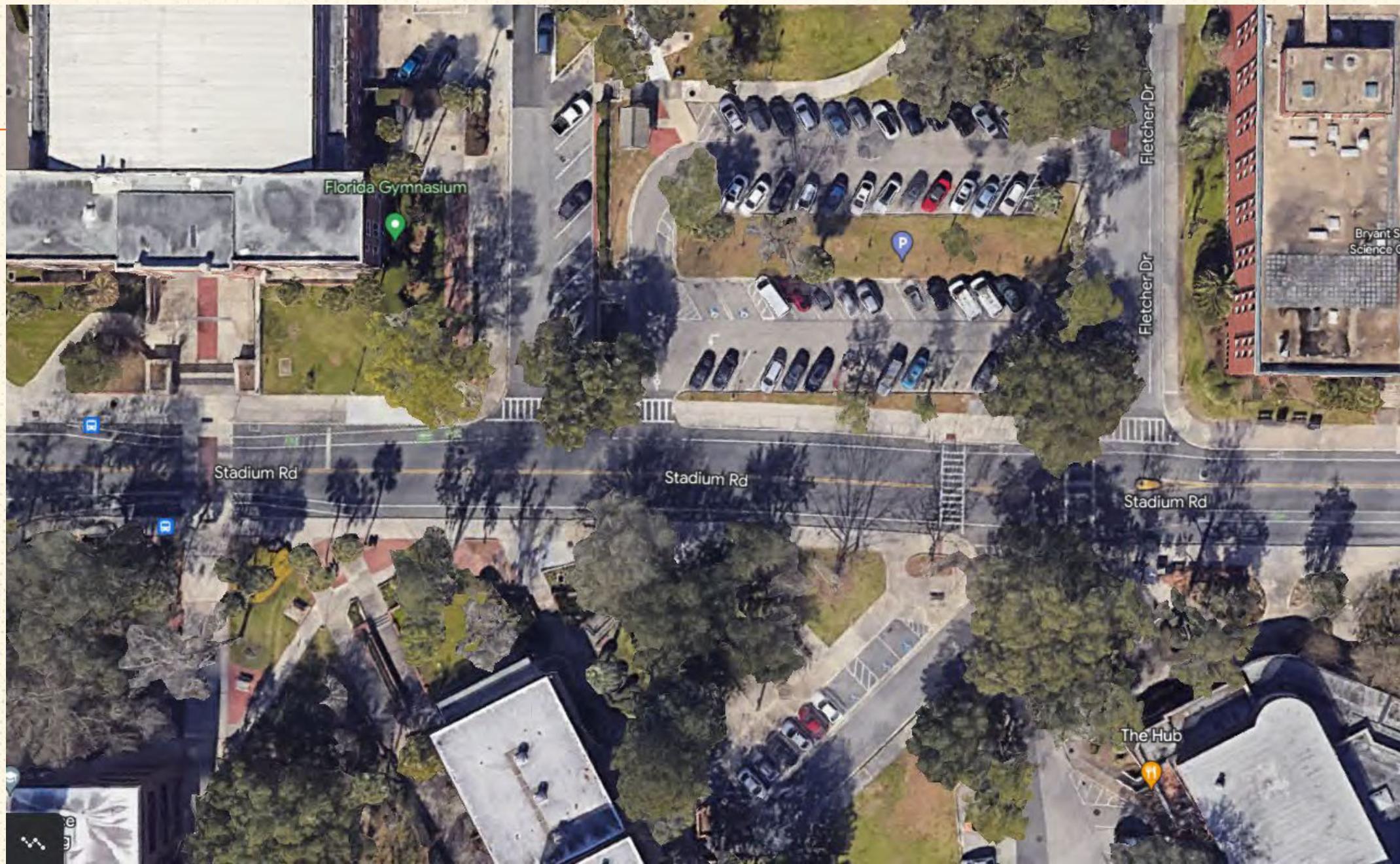
Tamera Baughman, Project Manager

## Project Overview – Now Over 6000 Students!



## Project Overview





## Project Overview

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- 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.
- The Florida Gym is on the west side of the site, the Infirmary building to the north, Williamson Hall to the south, and the intersection of Fletcher Drive and Stadium Road is to the east.
- Potential for future UF Testing Center addition.

## Site Overview, Existing Conditions & Sustainability



## Site Overview, Existing Conditions & Sustainability



## Site Overview, Existing Conditions & Sustainability

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## Site Overview, Existing Conditions & Sustainability



## Landscape Master Plan

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- 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  
TBD



Requesting: Motion to approve the project as presented.



**REPORT TO THE PARKING AND TRANSPORTATION ADVISORY COMMITTEE**

To:	The Land Use and Facilities Planning Committee	FOR:	August 1, 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:  
BACKGROUND INFORMATION:

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 LUFPC
- Subsequent presentations for Schematic Design and Design Development will follow.

OBJECTIVES:

- Project design will follow UF Landscape Masterplan standards, while complimenting the aesthetics of neighboring buildings in the southwest corner of the Historic District.

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)	-	-	-							
<b>PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE (PHBSC) – Note: see also #9 above</b>										
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.										
<b>LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above</b>										
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>	-	-	-							
<b>PARKING AND TRANSPORTATION COMMITTEE (P&amp;TC) – Note: see also #18 and #19 above</b>										
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> )	-	-	-							

# Presentation to Land Use and Facilities Planning Committee Meeting

**UF-687 Broward Dining Hall Renovation & Expansion**

**Advanced Schematic Design  
August 1, 2023**

Robert Hatker, Project Manager



## Project Overview:

- **Location:**
  - Main Campus.
  - Across Inner Road from the Architecture Building.
  - Near Broward, Mallory, Reid, Yulee, Cypress & Rawlings Hall (UF Housing).
  - North of the new Honors Village housing complex.
  - The project is immediately south of Priority Project #10 Inner Road which is currently under construction.
  - The project is immediately northwest of Campus Landscape Area of Enhancement "I" - Walkway to Yulee Pit
- **Timeline:**
  - This project site was presented in January 2023 at the Programming Phase.
  - Will return to the committee after Design Development deliverable.



## Project Overview:

- **Project Brief:**

- Campus Dining intends 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.
- This plan aligns with the University’s new contract terms with Chartwells.
- As a part of the agreement, several dining services will be upgraded to accommodate for the rising number of student in the areas.
- **Include the renovation of ~18,500 GSF**
- **Expansion of ~10,000 GSF**
- **700-800 interior seats**

- **Construction Sequence:**

- December 2023 – August 2024

- **Current Use:**

- Campus Dining Facility



## Project Overview:

- **Project Brief:**

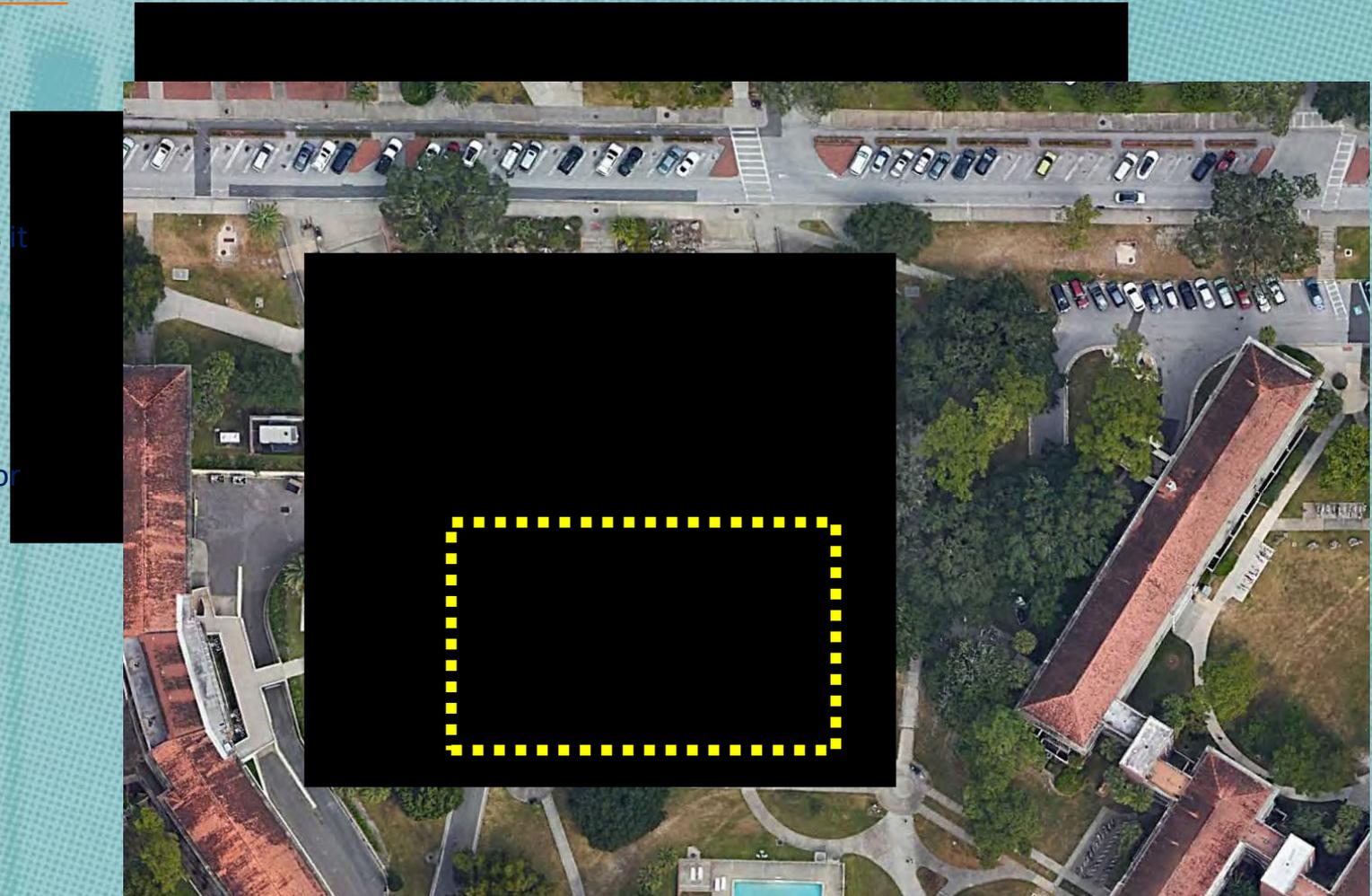
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- **Construction Sequence:**

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- **Current Use:**

- Campus Dining Facility



## Project Overview:

- **Project Brief:**

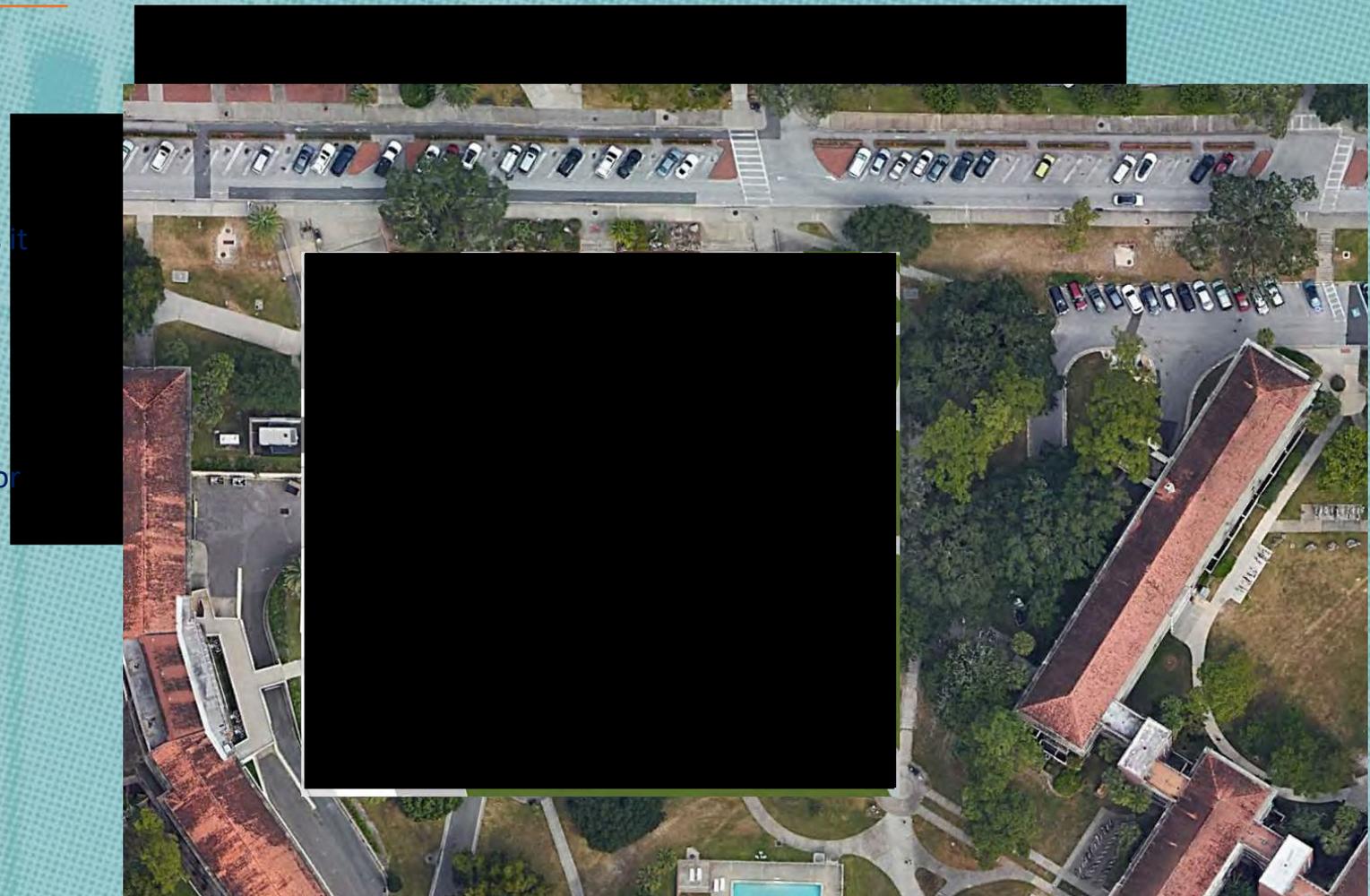
- Campus Dining intends to provide a value-added experience to all campus constituents and support the overall University’s brand as it strives to keep or better the top-5 public institution in the country.
- This plan aligns with the University’s new contract terms with Chartwells.
- As a part of the agreement, several dining services will be upgraded to accommodate for the rising number of student in the areas.
- **Include the renovation of ~18,500 GSF**
- **Expansion of ~10,000 GSF**
- **700-800 interior seats**

- **Construction Sequence:**

- December 2023 – August 2024

- **Current Use:**

- Campus Dining Facility



## Project Overview:

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- **Project Brief:**

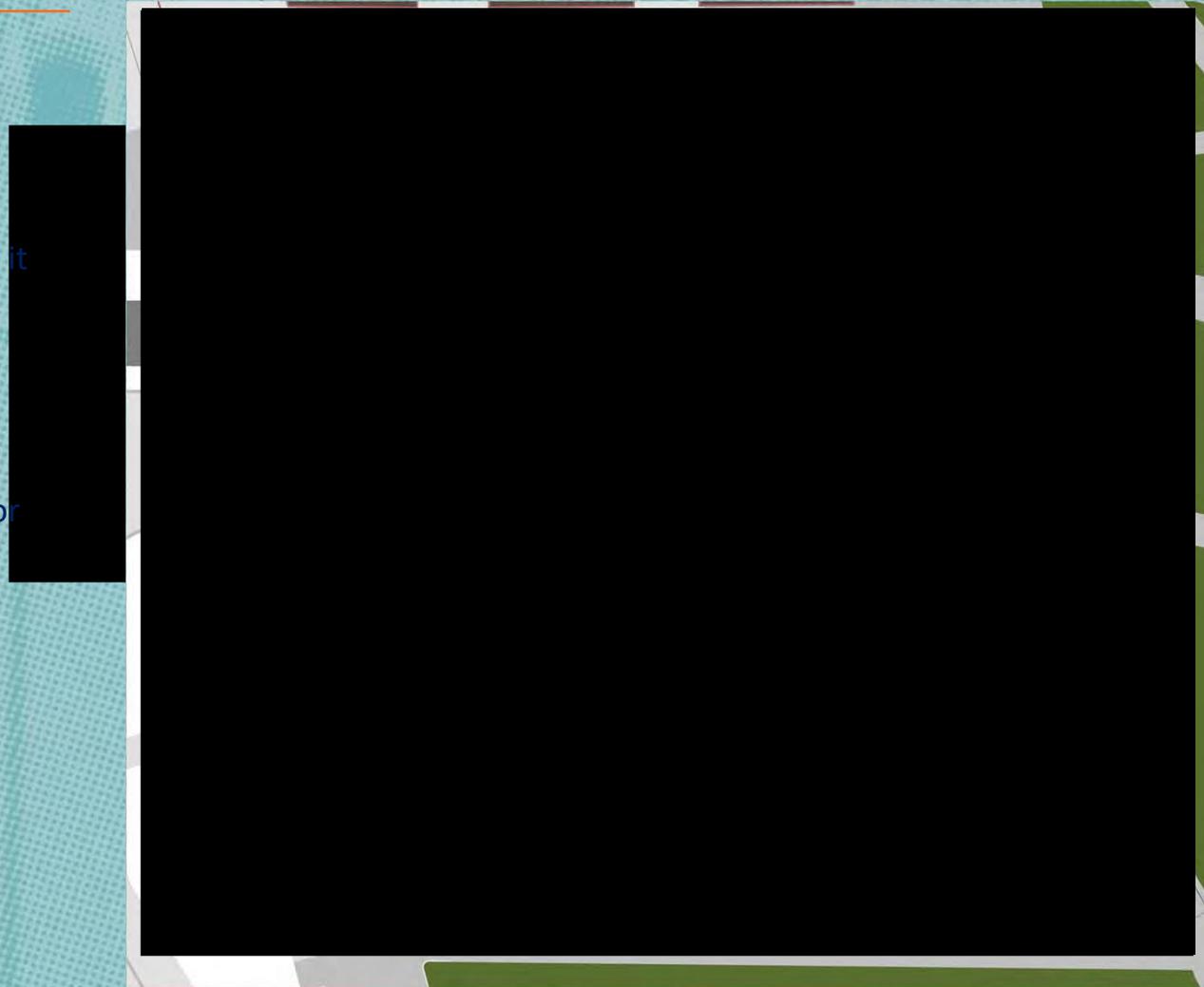
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- **700-800 interior seats**

- **Construction Sequence:**

- December 2023 – August 2024

- **Current Use:**

- Campus Dining Facility



## Project Overview:

- **Archeological Conditions:**
  - The project site does not fall in a designated archeological site.
- **Stormwater:**
  - Project is not within 100-year floodplain.
- **Sustainability:**
  - Project is pursuing LEED Gold.



Existing South View

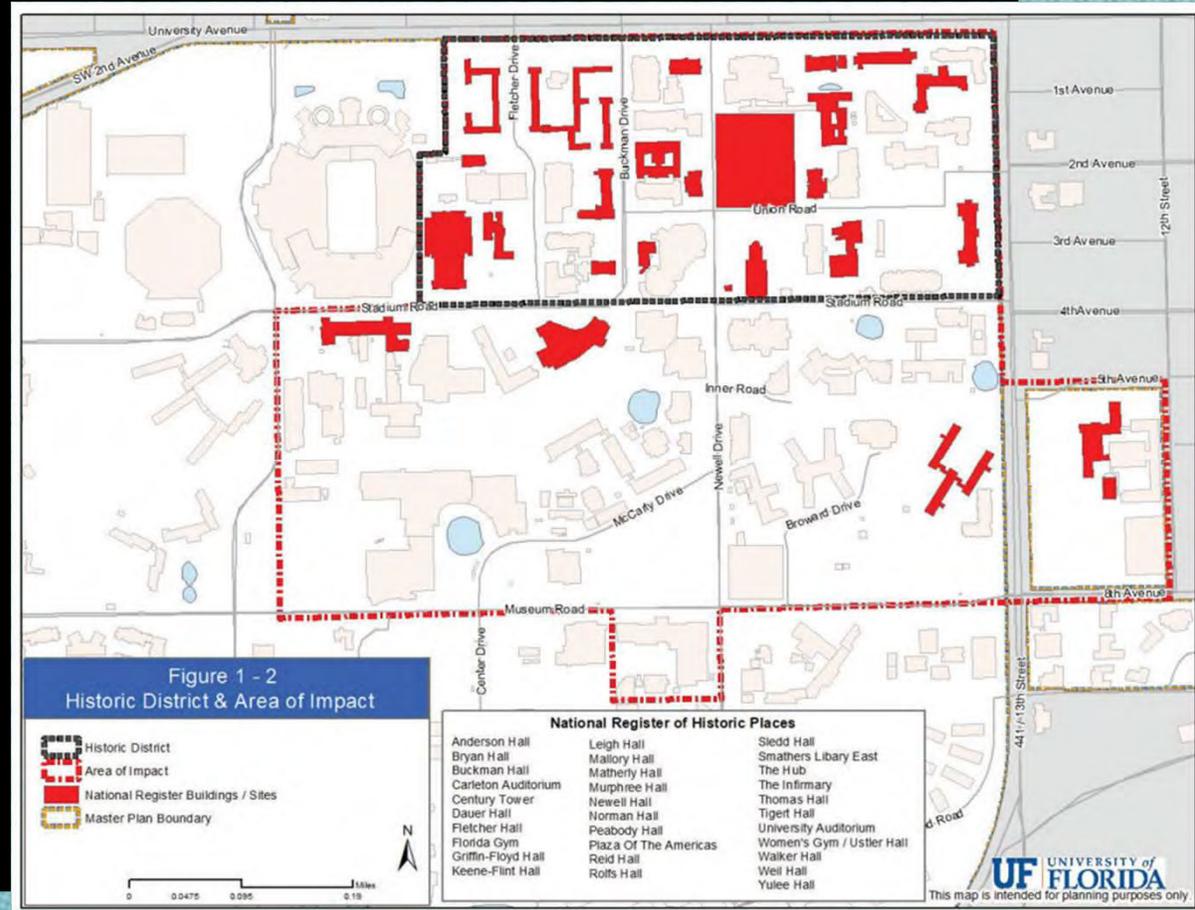
## Project Overview:

- Historic Impact Area:**

- The project is located South of the Historic District.
- Project falls in the S.1. Historic District of the Landscape Master Plan and will comply.

- Context:**

- The project site extends from Inner Road to the north edge of the new Honors Village.
- Significant grade change from North to South.
- The use of brick and precast concrete will be consistent with other buildings in the vicinity.
- The expansion will contain brick or brick-like materials that blend with historic buildings East & West of the project site.
- Brick landscape walls at the pedestrian level.



### Tree Impacts:

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



FLOOD ZONE:  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS INTERPOLATED FROM FEMA F.I.E.M. PANEL

## Existing Conditions:



Looking East - Existing Mallory Hall

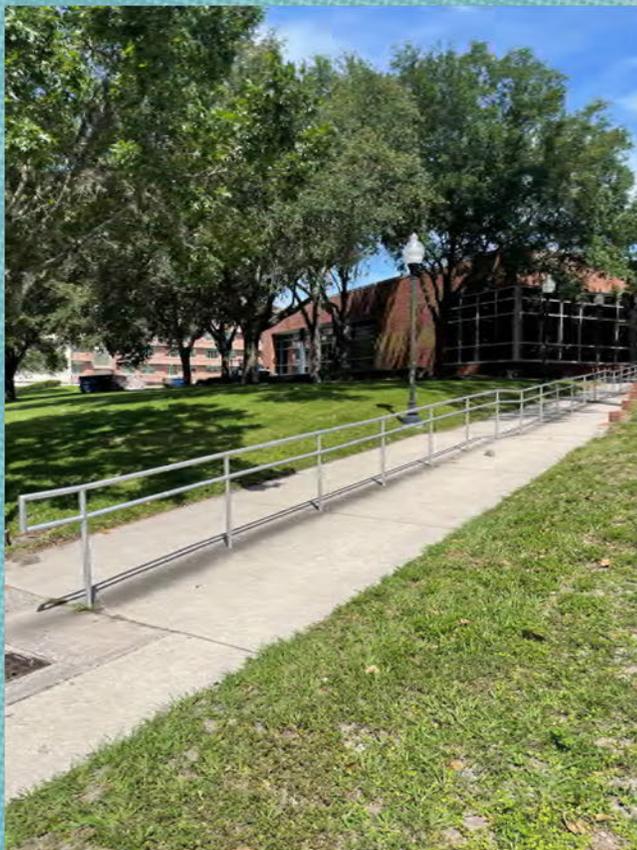


Looking West - Existing Broward Hall

Existing Conditions:



## Perspective Views



Existing Southeast View



Southeast Perspective

## Perspective Views



Existing South View



South Perspective

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

**Questions?**

**Campus Master Plan Checklist**

To: ULUFPC, LVLC, PHBSC, P&TC DATE: \_\_\_\_\_ PROJECT: UF-687 Broward Dining  
 Prepared by: Rachel Mandell, University Planner FROM: Robert Hatker

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	COMBINE FOR DESIGN-BUILD									
	PROGRAMMING AND SITE SELECTION			SCHEMATIC DESIGN			DESIGN DEVELOPMENT			
	YES	NO	NA	<input type="checkbox"/> Concept <input checked="" type="checkbox"/> Advanced	YES	NO	NA	YES	NO	NA
<b>UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE (ULUFPC)</b>										
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 type="checkbox"/> As presented in the adopted Campus Master Plan <input checked="" 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			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			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			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			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			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			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 <sup>th</sup> St), SW 13 <sup>th</sup> St, Center Drive, Museum Rd (west of Center Dr. to SW 13 <sup>th</sup> St), Archer Rd/SW 16 <sup>th</sup> 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**

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD							
	YES	NO	NA	SCHEMATIC DESIGN			DESIGN DEVELOPMENT				
				<input type="checkbox"/> Concept	<input checked="" type="checkbox"/> Advanced	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			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 <sup>nd</sup> Ave, SW 13 <sup>th</sup> St, Archer Rd, and SW 34 <sup>th</sup> St)	-	-	-	X							
9) <input type="checkbox"/> The project includes exterior public art; - Note: LVLC and PHBSC (if applicable) approval recommendation required <u>OR</u> <input checked="" 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> )	-	-	-	X							
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> )	-	-	-	X							
<b>PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE (PHBSC) – Note: see also #9 above</b>											
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 checked="" 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 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	X			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							

**Campus Master Plan Checklist**

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD						
	YES	NO	NA	SCHEMATIC DESIGN			DESIGN DEVELOPMENT			
				<input type="checkbox"/> Concept	<input checked="" type="checkbox"/> Advanced	YES	NO	NA	YES	NO
<b>LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above</b>										
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			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; <u>OR</u> <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 ( <i>Conservation Element, 1.1.4</i> )	X			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 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, and 1.2.5</i> )	X			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			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			X						
18) <input 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> )										
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			X						
20) The project integrates with existing topography and natural features ( <i>Urban Design, Policy 1.3.11</i> )				X						

**Campus Master Plan Checklist**

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD							
	YES	NO	NA	SCHEMATIC DESIGN			DESIGN DEVELOPMENT				
				<input type="checkbox"/> Concept	<input checked="" type="checkbox"/> Advanced	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> )	-	-	-	X							
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> )	-	-	-			X					
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	-	-	-	X							
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	-	-	-	X							
<b>PARKING AND TRANSPORTATION COMMITTEE (P&amp;TC) – Note: see also #18 and #19 above</b>											
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			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> )	-	-	-	X							
30) <input type="checkbox"/> The project provides hot water showers and lockers for use by bicycle commuters; <u>OR</u> <input checked="" type="checkbox"/> The project demonstrates that hot water showers and lockers are infeasible ( <i>Transportation, Policy 2.2.13</i> )	-	-	-	X							
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> )	-	-	-	X							

# Conservation Area Land Management (CALM) Plan

Land Use & Facilities Planning Committee  
8/1/23



PLANNING, DESIGN & CONSTRUCTION  
OFFICE OF SUSTAINABILITY  
BUSINESS AFFAIRS TECHNICAL SERVICES

An Overview of the CALM Update Process &  
Final Deliverables

## HISTORY

- 2004 CALM Process
- **31** conservation areas, totaling **450+** acres
- **Confusion** around conservation area **oversight** within the campus community
- **February 2022** CALM Update process initiated
  - Approximately **30** member steering committee empaneled



## WHY ARE CAMPUS CONSERVATION AREAS IMPORTANT & HOW IS UF UNIQUE?

- Teaching
- Recreation
- Student experience
- Strategic Development Plan
- Research
- Stormwater treatment
- Flood control
- Wildlife corridors
- Biodiversity



*“I love that UF has these spaces on campus...It’s a huge part of what makes UF special and stand apart from other colleges.”*

- User Survey Response at Digital Design Wetlands

# THE PROCESS

## CAMPUS-WIDE ENGAGEMENT

- **30** member Steering Committee
- **22** Site Visits
- **10** Follow-up Fridays
- **11** Working Sessions
- **189** responses to user surveys
- **3** campus tabling events
- **10+** Stakeholder Meetings
- Additional outreach events
- LVL Committee involvement



## MILESTONES

- Presented to and received **approval** from **upper administration** on the CALM Update and boundary verifications.
- Engagement efforts received the 2023 **Champions for Change Award**.
- Collaborating with Business Affairs Strategic Communications to **market and implement** the launch of the plan.
- All campus trails and conservation area amenities have been **collected & mapped**.
- **Lake Alice Watershed** Management Plan

## FUNDING

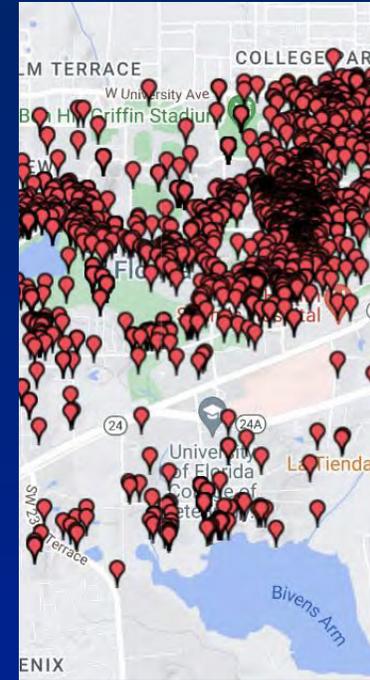
- CITF Committee **awarded funding** for the planning & design of the **Jennings Creek Bridge** Project.
- Explored the use of **Tree Mitigation Funds** for invasive species & restoration projects.



# DELIVERABLES



**INTERACTIVE  
CALM PLAN**



**BIOGATOR  
INVENTORY**



**BOUNDARY  
VERIFICATION**

- The CALM plan will include **1 overall** management plan with **23 site-specific** management plans.
- The updated plan will use a **dynamic platform** with **interactive features**.

## BEFORE - 2004

November 2004

Conservation Area Land Management Plan

**Introduction**

The Conservation Element for the University of Florida Master Plan serves two purposes. The first purpose is the traditional role within comprehensive plans of inventorying current environmental conditions, or data and analysis, on a campus wide basis and then developing Goals, Objectives and Policies that both maintain good conditions and improve upon those identified as not meeting federal, state, and campus environmental standards. The second purpose is to specifically address each Conservation Area on campus and develop management activities that are tailored to the major issues of each. The following document will outline the latter of these two efforts by giving an overview of Campus natural areas and specific details on each designated Conservation Area.

The 2000-2010 Master Plan contained some inconsistencies between what was considered a conservation land use and what was considered a preservation area. In other words, some areas like the creeks adjacent to Sorority Row, P.K. Yonge and Diamond Village were considered Conservation Areas, but not preservation areas. In other cases, areas considered preservation were placed in the passive recreation land use category (examples Wilmot Gardens, DASH - Handicap course). Similarly, some wetlands and water bodies were not designated as a conservation land use. This plan, as well as the updated Master Plan, will strive to eliminate these inconsistencies and identify management strategies for those places designated as conservation.

**Conditions Inventory**

**Water Resources**

The University of Florida's hydrology is unique from much of the State of Florida in that runoff from storm events, irrigation and surficial aquifer seepage all empty into depressions that ultimately recharge the Floridan aquifer. This is in contrast to the more typical view of Florida hydrology, which is generally characterized by surface water that runs into larger bodies of water that in turn flow to the ocean, or by areas of porous soils that allow water to recharge directly to an aquifer. The watersheds of the University are along the Cody Scarp. This scarp marks a geologic transition zone where the clays of the Northern Highlands physiographic province give way to karst prone limestones and sands of the Gulf Coastal Lowlands. Lands to the west of campus (transition area grading to Gulf Coastal Lowlands) are generally characterized as a mixture of sand and unconsolidated clays that allow for the easy downward movement of water to the Floridan aquifer, with very little in the way of surface water drainage features. Meanwhile, lands to the north and east of campus consist of remnants of the Northern Highlands province, which are characterized as poorly drained, low recharge, with significant drainage where water instead of recharging the aquifer makes its way via a series of creeks and rivers into the St. Johns River and ultimately the Atlantic Ocean. The University is in the transition zone between these provinces in a zone called a stream to sink watershed. As the name implies, stream to sink watersheds are where surface water flows down gradient and ultimately ends up in a depression or sinkhole. In the University's case the majority of surface water ends up in one of three depressions or sinkholes - Bivens Arm (Alachua Sink), Surgarfoot Prairie (Halle Sink) or Lake Alice (drainage wells).

**Watersheds**

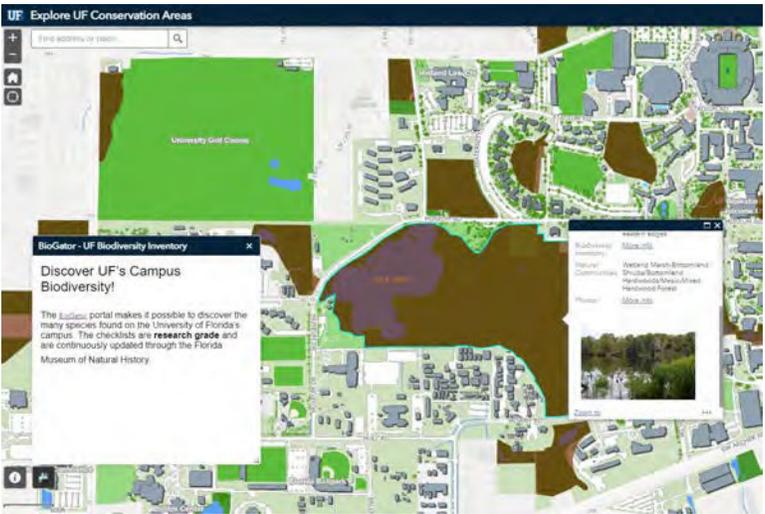
Lake Alice Watershed

The Lake Alice watershed (basin) covers about 80% of campus, with approximately 1,140 acres of the basin on campus and an additional 381 acres contributing from off campus. Stormwater, reclaimed irrigation water and surficial aquifer seepage from creeks are the major contributors to the lake, which is

## AFTER - CURRENT DRAFT



Introduction Conservation Areas Existing Conditions The Update Process Priority Projects Site-Specific Plans Using Conservation Areas

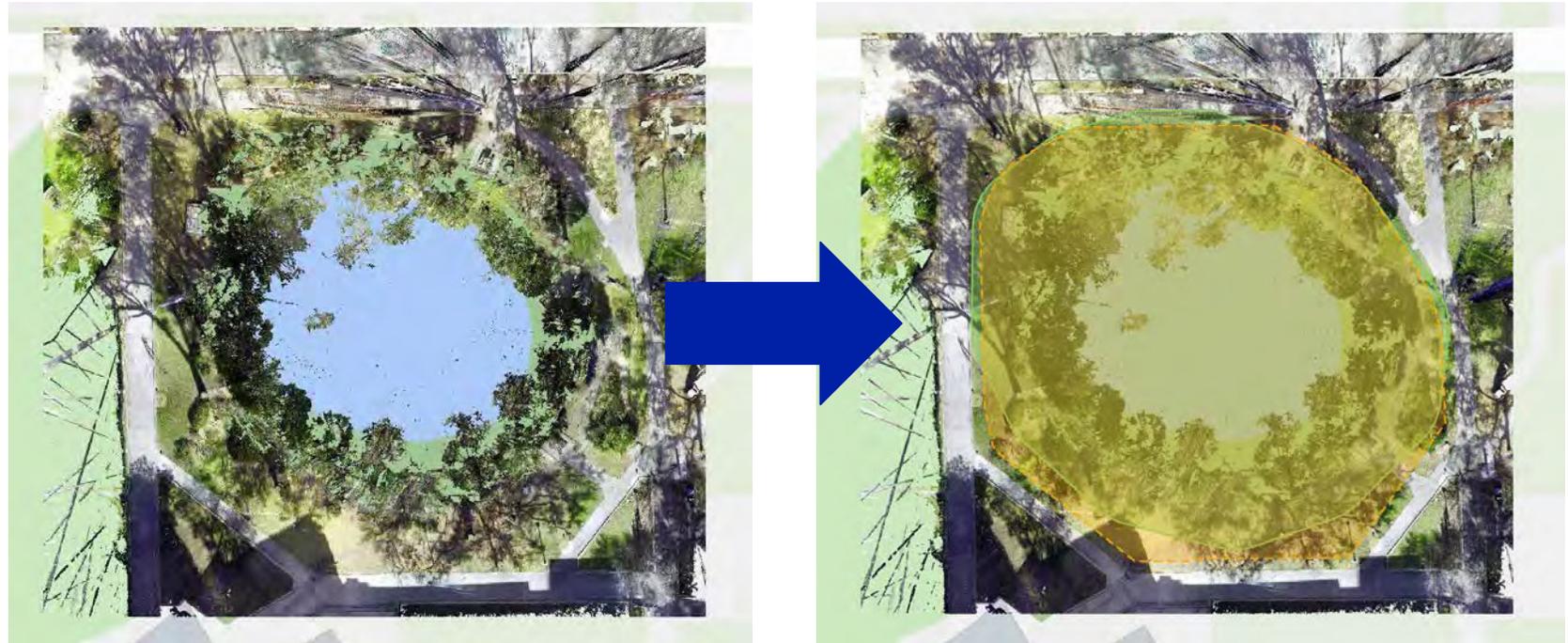


## COMMON THEMES



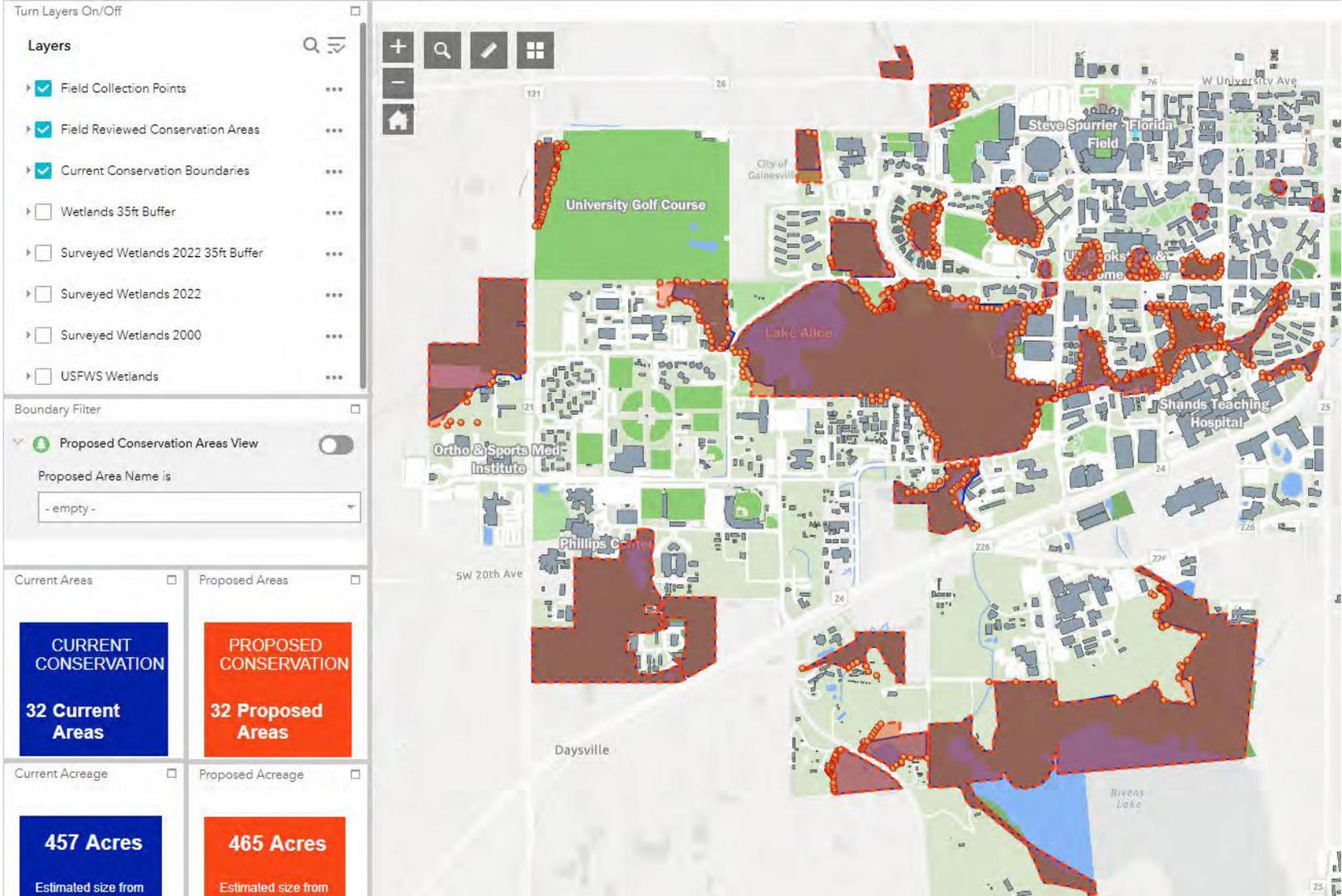
## FIELD VERIFIED BOUNDARIES

- This process provided **clear**, **consistent** and **accurate** boundary delineations.
- Trimble accuracy within **inches**, Lidar accuracy within **millimeters**
- **Data based** points



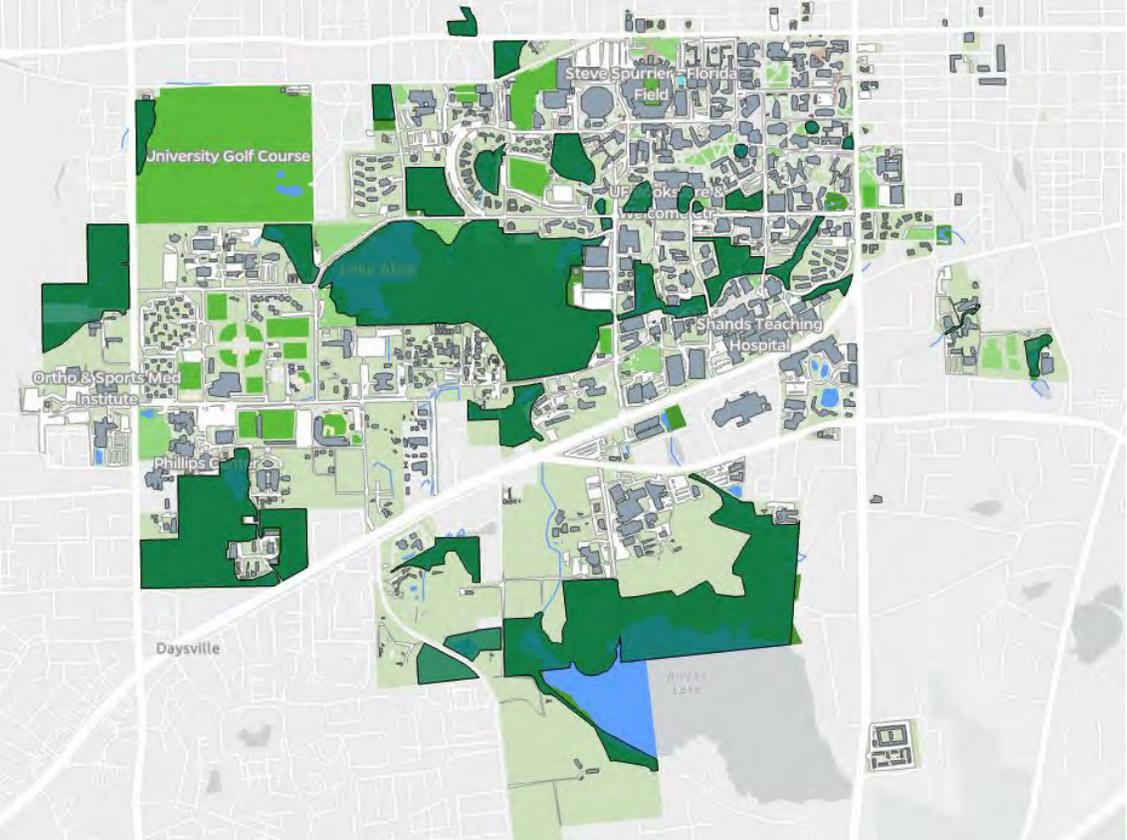
## COMMITTEE INVOLVEMENT IN BOUNDARY WORK

- Live updates in the **App** created by BATS allowed for the committee to **follow along** in the boundary update process

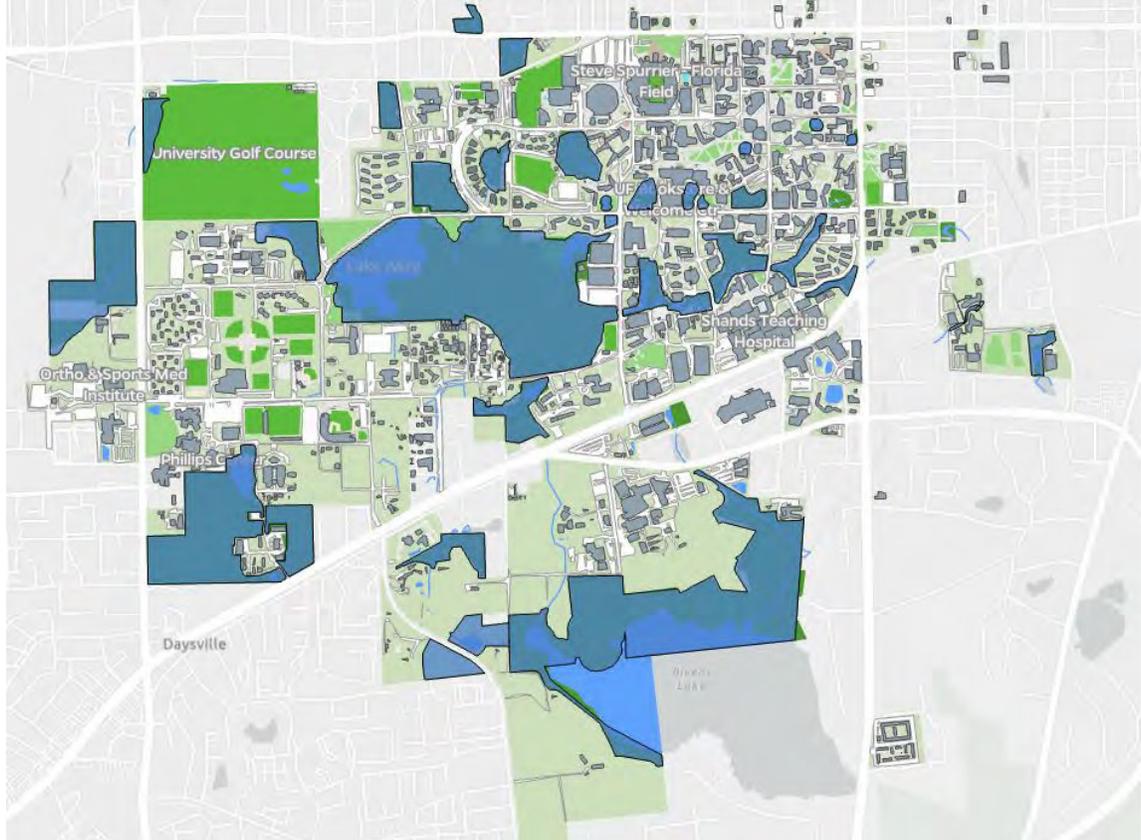


# BOUNDARY VERIFICATION

## Before & After Field Verification



**BEFORE**



**AFTER**

# CONSERVATION AREA LAND MANAGEMENT PLAN

**ANY QUESTIONS?**



