

REPORT TO THE LAND USE AND FACILITIES PLANNING COMMITTEE

TO:	The LUFP Committee	FOR:	January 5, 2021 LUFP meeting.
VIA:	Carlos Dougnac, Assistant Vice President, PDC	FROM:	Melanie Heflin, Project Manager
REQUESTOR:	Frank Javaheri, Director of Construction, PD&C	PRESENTERS:	Melanie Heflin and GAI

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, and recommend approval/denial of these options.</i>	N/A	N/A
X SCHEMATIC DESIGN	<i>The committee will review and recommend approval/denial of building footprints and initial development of the site plan and exterior building design.</i>	Seeking Phase Approval	1/5/21
DESIGN DEVELOPMENT	<i>The committee will review and recommend approval/denial of final architectural design, including landscaping of buildings, building additions/renovations, and utility projects.</i>		

BACKGROUND INFORMATION:

PROJECT:
UF-656, Campus Master Plan Implementation - Court Campus Gateway (Tigert)/Newell Gateway

SITE:
See attached location map.

STATUS:

- Project is at the Advanced Schematic Design Stage
- CM Selection Notice 12/4/20
- Design Complete on or about March/April 2021
- Construction begin approximately May 2021

OBJECTIVES:

- Redesign of Court Campus Gateway Tigert/Newell Entrances and proposed Landscaping for both areas
- Compliance with the Landscape Master Plan
- ASD Approval

PROJECT PHASE AND PRESENTATION NARRATIVE:

- Advanced Schematic Design
- Presentation will show proposed revisions to Court Campus Gateway Tigert/Newell gateway intersections at US Hwy 441 and Newell Drive.

ENCLOSURES:

1. Committee report
2. Presentation
3. CMP Checklist
4. Location Map

Campus Master Plan Checklist

TO: ULUFPC, LVLC, PHBSC, P&TC

DATE: 2/20/20

PROJECT: UF-656, Campus Master Plan Implementation -
Court Campus Gateway (Tigert)/Newell Gateway

Prepared by: Erik Lewis

FROM:

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

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
				☐ Concept					
	YES	NO	NA	YES	NO	NA	YES	NO	NA
UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE (ULUFPC)									
1) The project appears in the Capital Improvements Element, Table 13-1 (Ten-Year Capital Projects List) and Figure 13-1 (Future Building Sites) ☐ As presented in the adopted Campus Master Plan ☐ With edits to Table 13-1 to modify the project GSF or description ☐ 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				-	-	-
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) ☒ The project is not a temporary building; OR ☐ 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					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
				YES	NO	NA	YES	NO	NA
6) The building footprint, orientation and setback comply with Policy 1.3.1, Urban Design Element because the project is located with road frontage along Stadium Rd (Gale Lemerand Dr to Buckman Dr), University Ave (Gale Lemerand Dr to SW 13 th St), SW 13 th St, Center Drive, Museum Rd (west of Center Dr. to SW 13 th St), Archer Rd/SW 16 th Ave, or Radio Rd; or within new centers of development (i.e. near Orthopaedics & Sports Med, Cultural Plaza, Southwest Recreation, and near Fifield Hall)			X			X			
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 nd Ave, SW 13 th St, Archer Rd, and SW 34 th St)	-	-	-	X					
9) ☐ The project includes exterior public art; - Note: LVLC and PHBSC (if applicable) approval recommendation required <u>OR</u> ☐ 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			
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 ☐ 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> ☒ 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> ☐ 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					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
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			X					

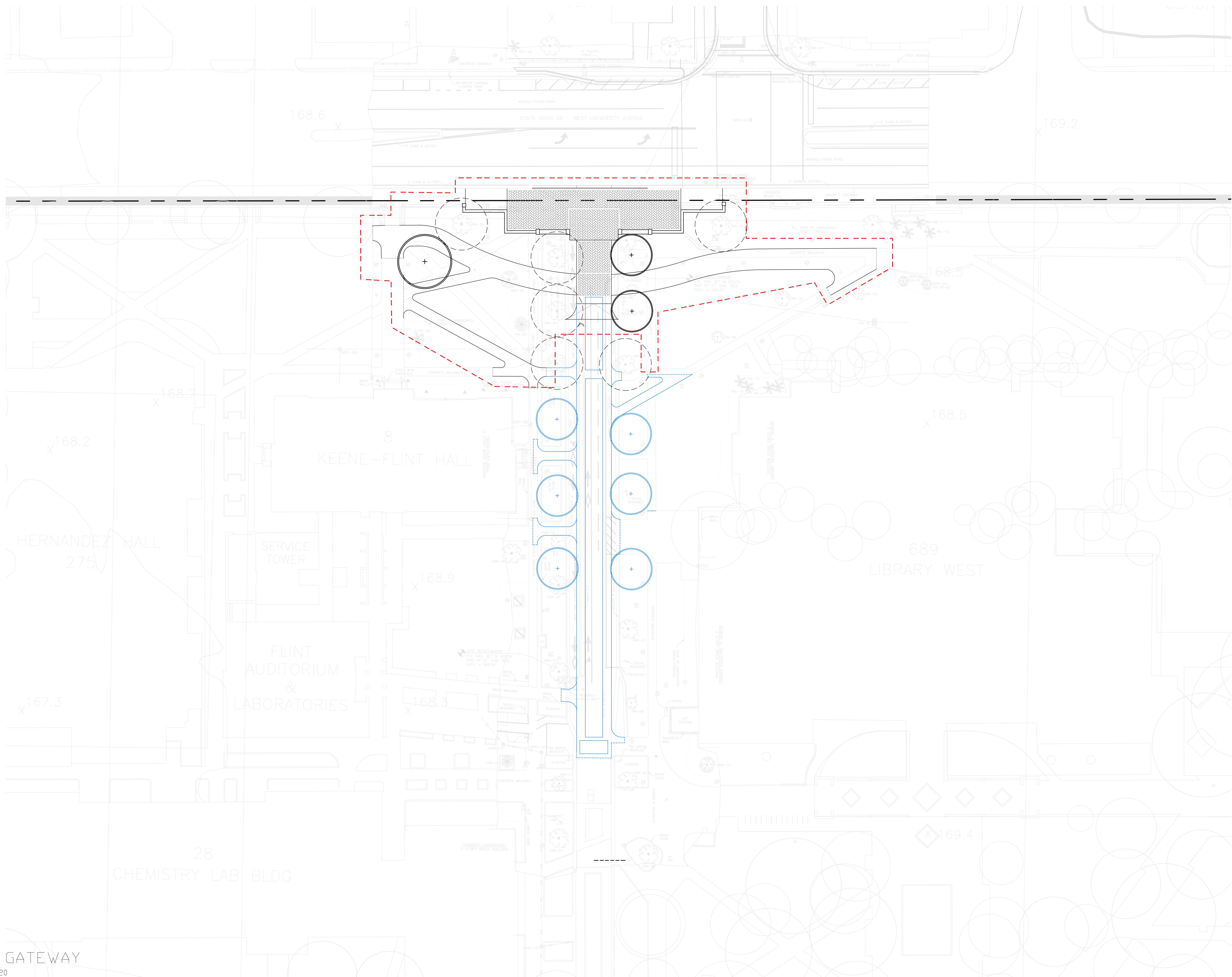
LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above									
12) ☒ The project does not reduce the size of an area in the Conservation Future Land Use (Figure 2-1, Future Land Use); <u>OR</u> ☐ The project mitigates the Conservation Future Land Use change per Conservation, Policy 1.4.11	X			☒					
13) ☐ The project (or any associated utilities or infrastructure) is not adjacent to or within a Conservation Future Land Use; <u>OR</u> ☒ 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>) – Note: LVLC approval recommendation required			X			X			
15) ☒ The project is not within 50-feet of a wetland; <u>OR</u> ☐ 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) ☒ The project is not within the 100-year floodplain; <u>OR</u> ☐ 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) ☒ 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> ☐ 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) ☐ The project site does not impact an Open Space Connection identified in Figure 1-4, Urban Design Element ; <u>OR</u> ☒ The project maintains, enhances or satisfactorily realigns the open space connection (<i>Urban Design, Policies 1.2.4 and 1.3.2; and Transportation, Policy 2.2.5</i>)	X			X					

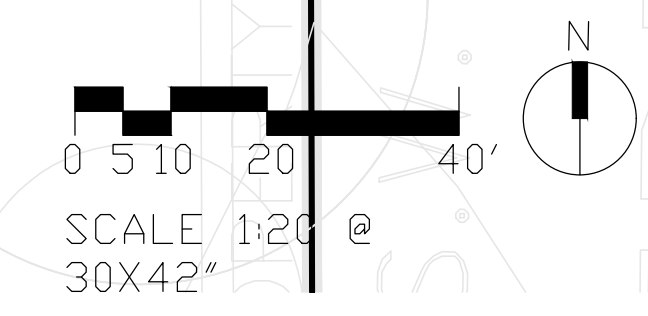
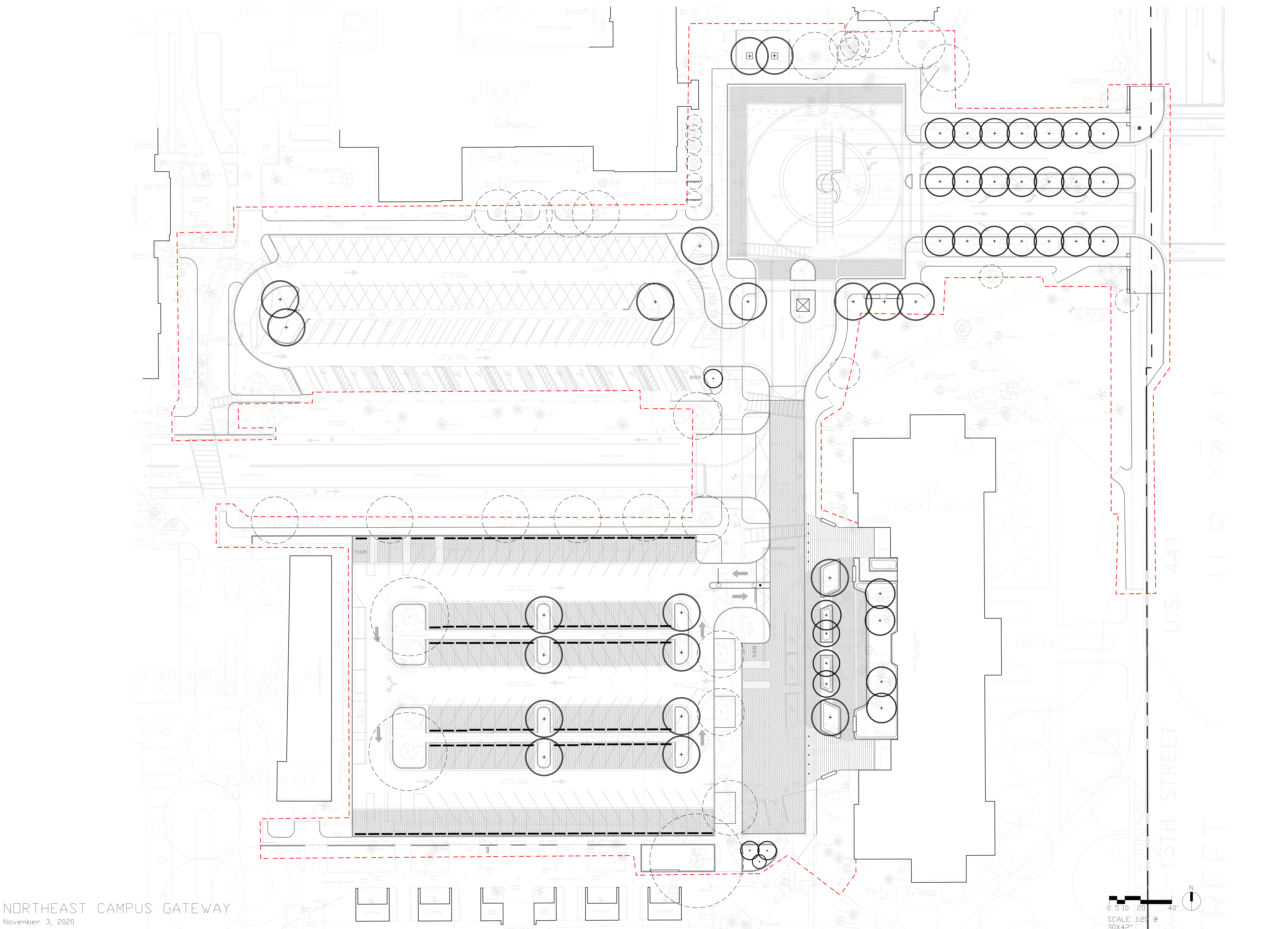
Campus Master Plan Checklist

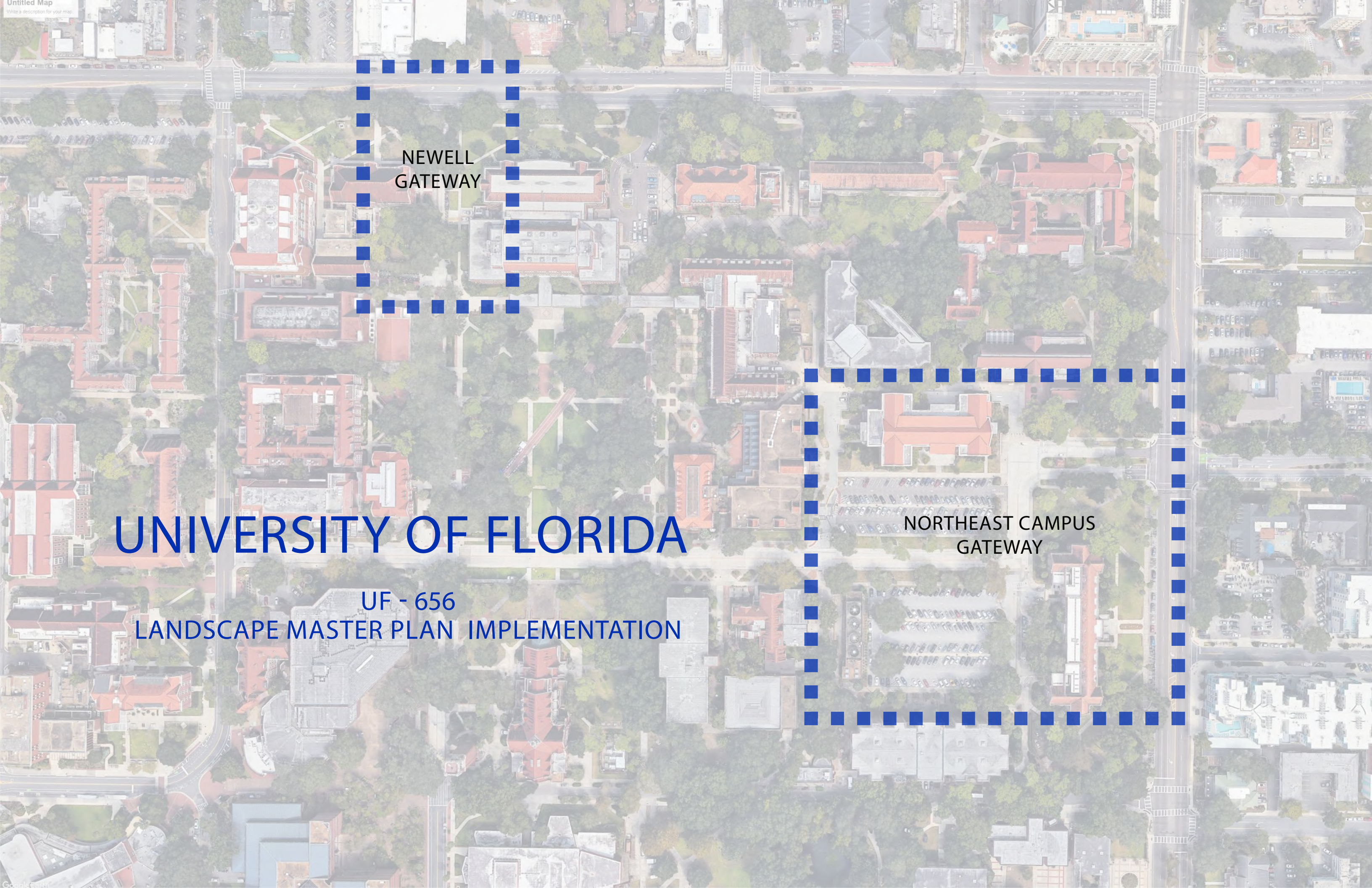
EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
				YES	NO	NA	YES	NO	NA
19) ☐ The project site is not within or adjacent to an Open Space Enhancement Priority area identified in Figure 1-5, Urban Design Element; <u>OR</u> ☒ 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			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 drainage basin (<i>General Infrastructure Stormwater Sub-Element, Policy 1.3.5</i>)			X			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>)	-	-	-	X					
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					
PARKING AND TRANSPORTATION COMMITTEE (P&TC) – Note: see also #18 and #19 above									
27) The project provides a traffic engineering study with a courtesy review by UF's host local governments because the project includes a parking structure or surface with at least 300 parking spaces located in Alachua County (<i>Transportation, Policy 1.2.2 and 1.2.3</i>)			X			X			
28) ☐ The project does not result in any significant loss of existing parking; <u>OR</u> ☒ 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					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD					
				SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
				☐ Concept ☒ Advanced					
	YES	NO	NA	YES	NO	NA	YES	NO	NA
30) ☐ The project provides hot water showers and lockers for use by bicycle commuters; <u>OR</u> ☒ 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					





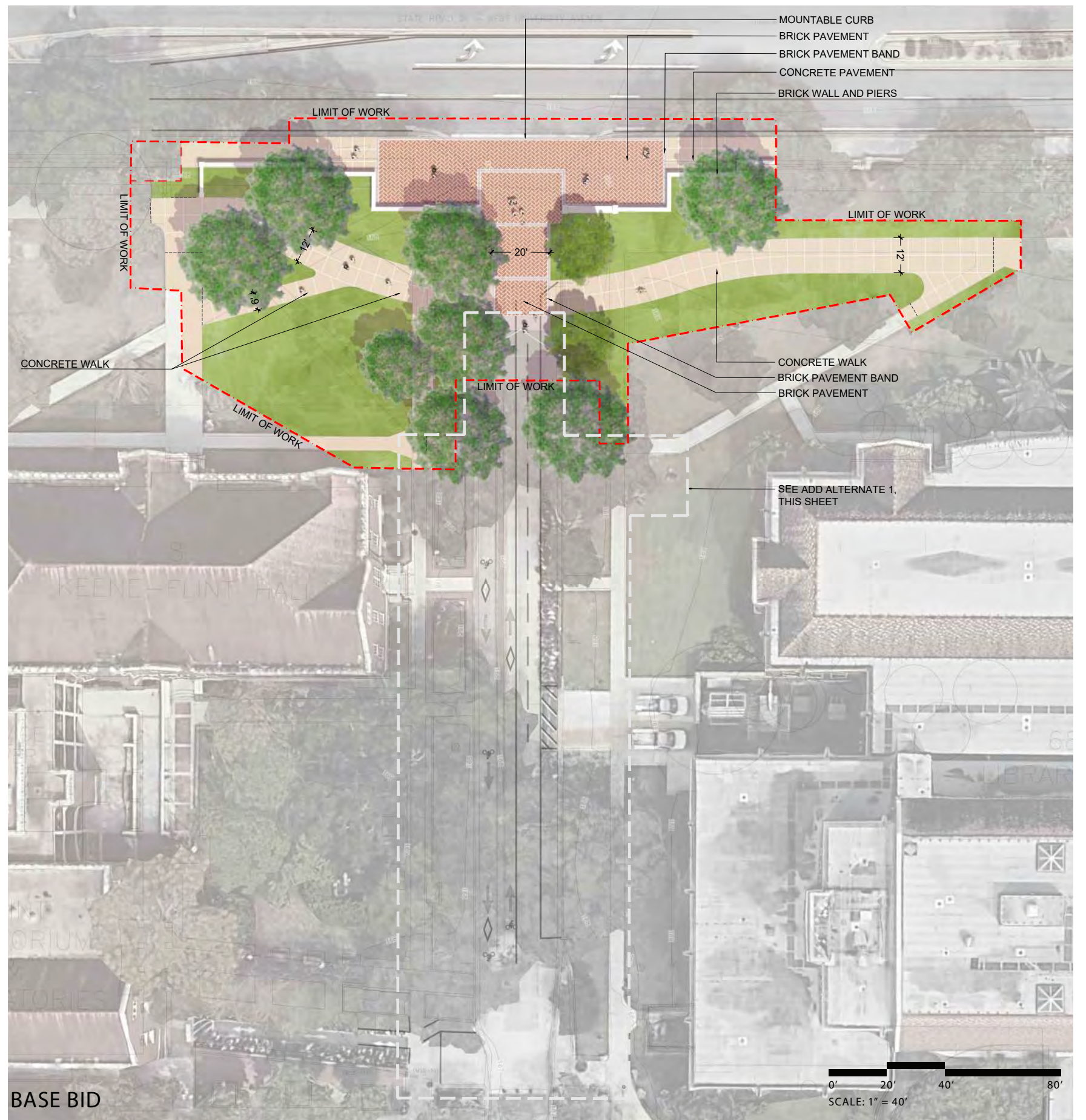


NEWELL
GATEWAY

NORTHEAST CAMPUS
GATEWAY

UNIVERSITY OF FLORIDA

UF - 656
LANDSCAPE MASTER PLAN IMPLEMENTATION



NEWELL GATEWAY



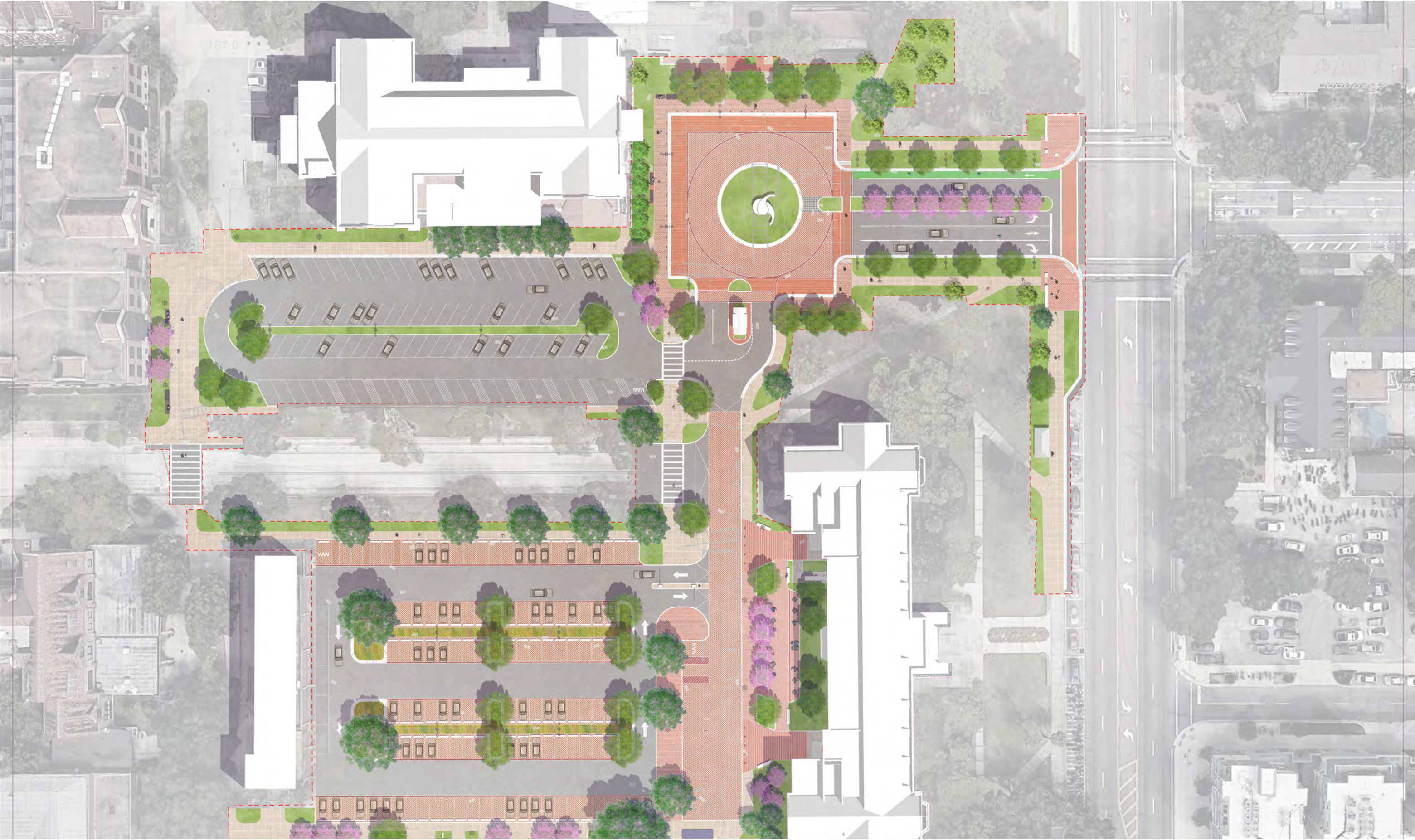
CAMPUS STANDARD LIGHT

NEW SHRUB PLANTING

CONCRETE PAVEMENT

BRICK ENTRY WALL AND PIER

BRICK PAVEMENT AND
BANDING



NORTHEAST GATEWAY



NORTHEAST GATEWAY ENTRANCE

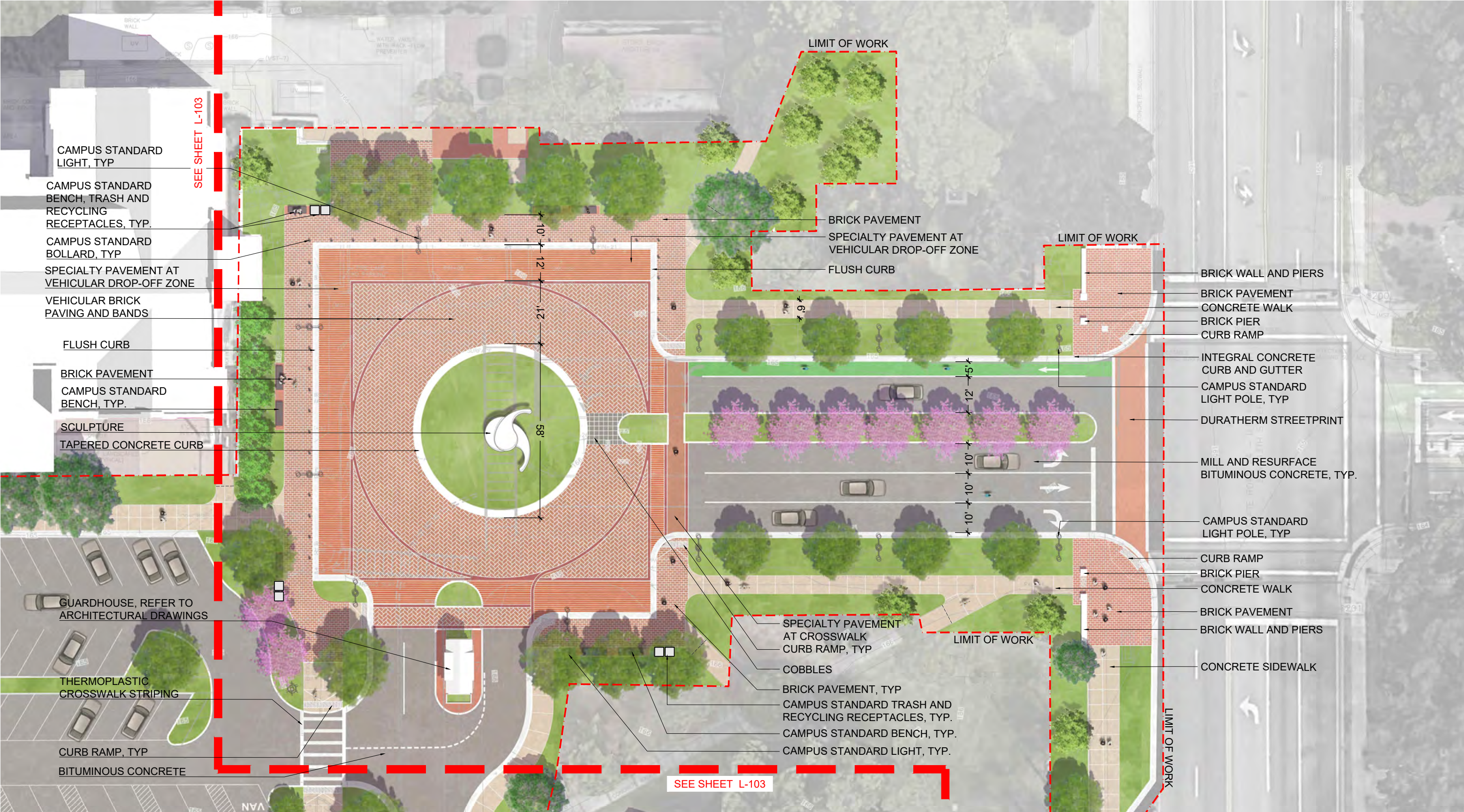
AUTOCOURT

NEW GUARDHOUSE

TIGERT HALL GATHERING SPACE

RECONFIGURED PARKING LOT

RECONFIGURED PARKING LOT
WITH RAIN GARDEN



NORTHEAST GATEWAY





- CAMPUS
STANDARD
LIGHT
- BRICK ENTRY
WALL & PIER
- BRICK
PAVEMENT
- FLOWERING
TREES & ISLAND
PLANTING
- PROPOSED
TREE PLANTING

NORTHEAST GATEWAY - ENTRANCE



- NEW GUARDHOUSE
- CAMPUS STANDARD LIGHT
- PLANTED ISLAND WITH SCULPTURE
- CAMPUS STANDARD BOLLARDS
- VEHICULAR BRICK PAVEMENT AND BANDING
- BRICK PAVEMENT



NORTHEAST GATEWAY





VEHICULAR BRICK
PAVEMENT

CAMPUS STANDARD
TABLES AND CHAIRS

PROPOSED TREE
PLANTING

NEW SHRUB PLANTING

BRICK PLANTER CURB

CAMPUS STANDARD
BRICK, TYPE 1

CAMPUS STANDARD
BRICK, TYPE 2

NORTHEAST GATEWAY - GATHERING SPACE AT TIGERT HALL



NEW GUARDHOUSE

CAMPUS STANDARD LIGHT

BRICK PAVEMENT

VEHICULAR BRICK PAVEMENT
AND BANDING

NORTHEAST GATEWAY - GUARDHOUSE

A detailed architectural rendering of the University of Florida Honors Residential College. The building is a large, multi-story structure with a prominent, cantilevered upper section. The facade is composed of light-colored, geometric panels, possibly terracotta or stone, with large glass windows and balconies. The building is surrounded by lush greenery, including palm trees and flowering trees. In the foreground, a busy street scene is depicted with a blue and white bus, a black car, and several people walking, cycling, and riding a scooter. The sky is blue with scattered white clouds.

UF

University of Florida Honors Residential College

LAND USE AND FACILITIES
PLANNING COMMITTEE

FEBRUARY 2021

PROJECT GOALS

Elevate UF Housing Offerings on par with UF's Preeminent Peers

Elevate UF Honors Residential College Experience

- Fulfill Unmet Demand and Expand Honors Beds
- Strengthen Recruiting
- Strengthen Social and Academic Engagement
- Strengthen UF's Standing Overall

Contribute to UF Campus Planning Goals:

- Density
- Place-Making
- Vibrant, Engaged Campus Community
- Sustainability

Maintain Affordability

- Manage Overall Project Costs



UF Honors Residential College

Honors College

Current Honors Population:	3200 Students
Honors Students on Campus:	1000 Beds
Hume (First Year)	580
Hume (Upper Div.)	20
Murphree, Lakeside,	
Keys	400
Target Honors Residential College Pop'n:	
First Years	700 (100% of FY)
Sophomores	350 (50% of SO to return)
Juniors	350 (50% of JR to return)
Total	1400 Beds (44% of Honors)

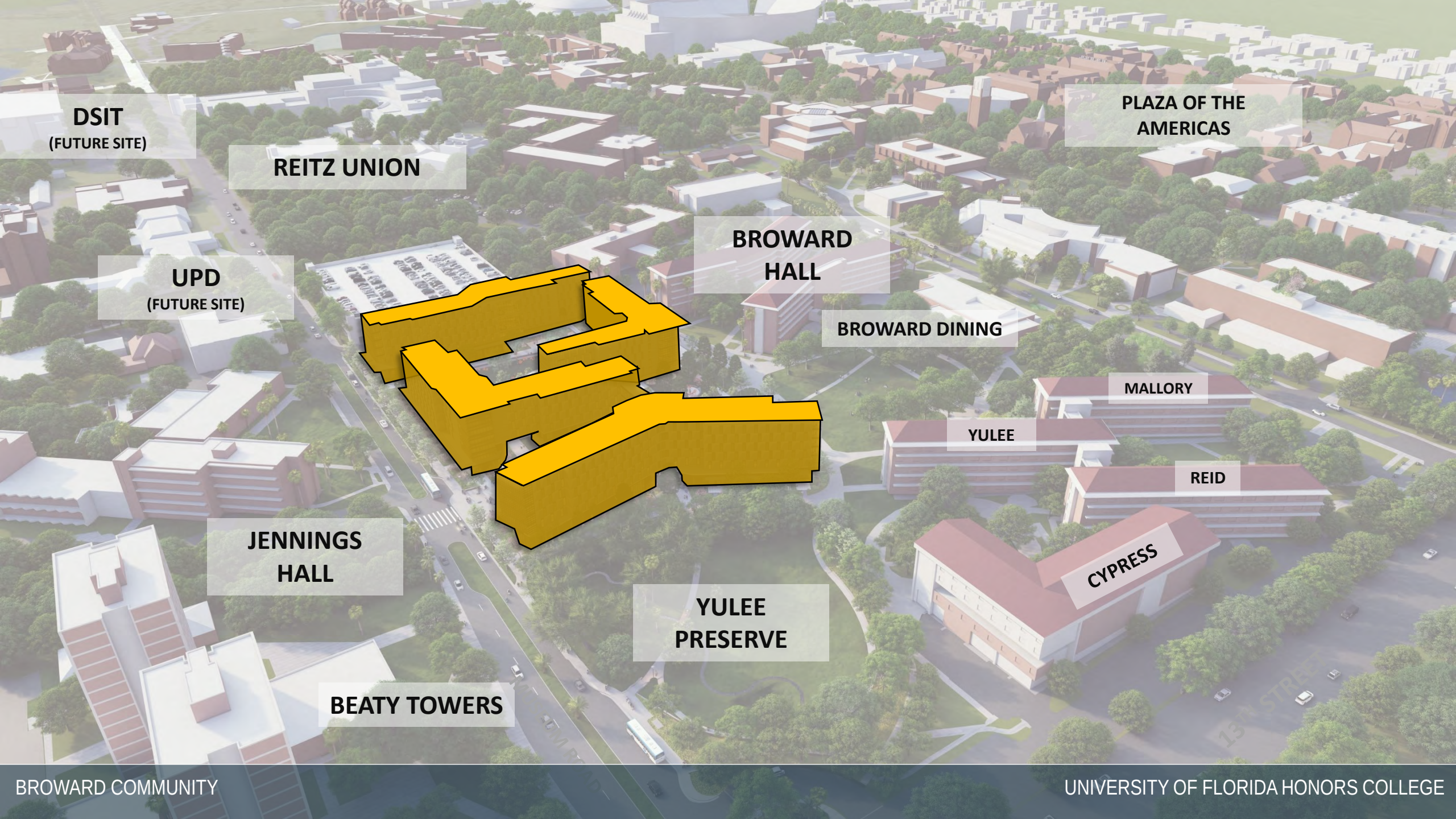
SPACES		NASF
1	Student Housing - Living Units	161,365
2	Common Space - at Residential Floors	39,925
3	Common Space - at Each Residence Hall	20,215
4	Honors - Academic	18,012
5	Honors - Faculty + Staff Offices	4,965
6	HRE Staff Offices	2,460
7	Staff Apartments	6,500
		285,257



Honors Residential College Population

Lakes, Vegetation and Landscape Committee

December 10, 2020



DSIT
(FUTURE SITE)

REITZ UNION

**PLAZA OF THE
AMERICAS**

UPD
(FUTURE SITE)

**BROWARD
HALL**

BROWARD DINING

MALLORY

YULEE

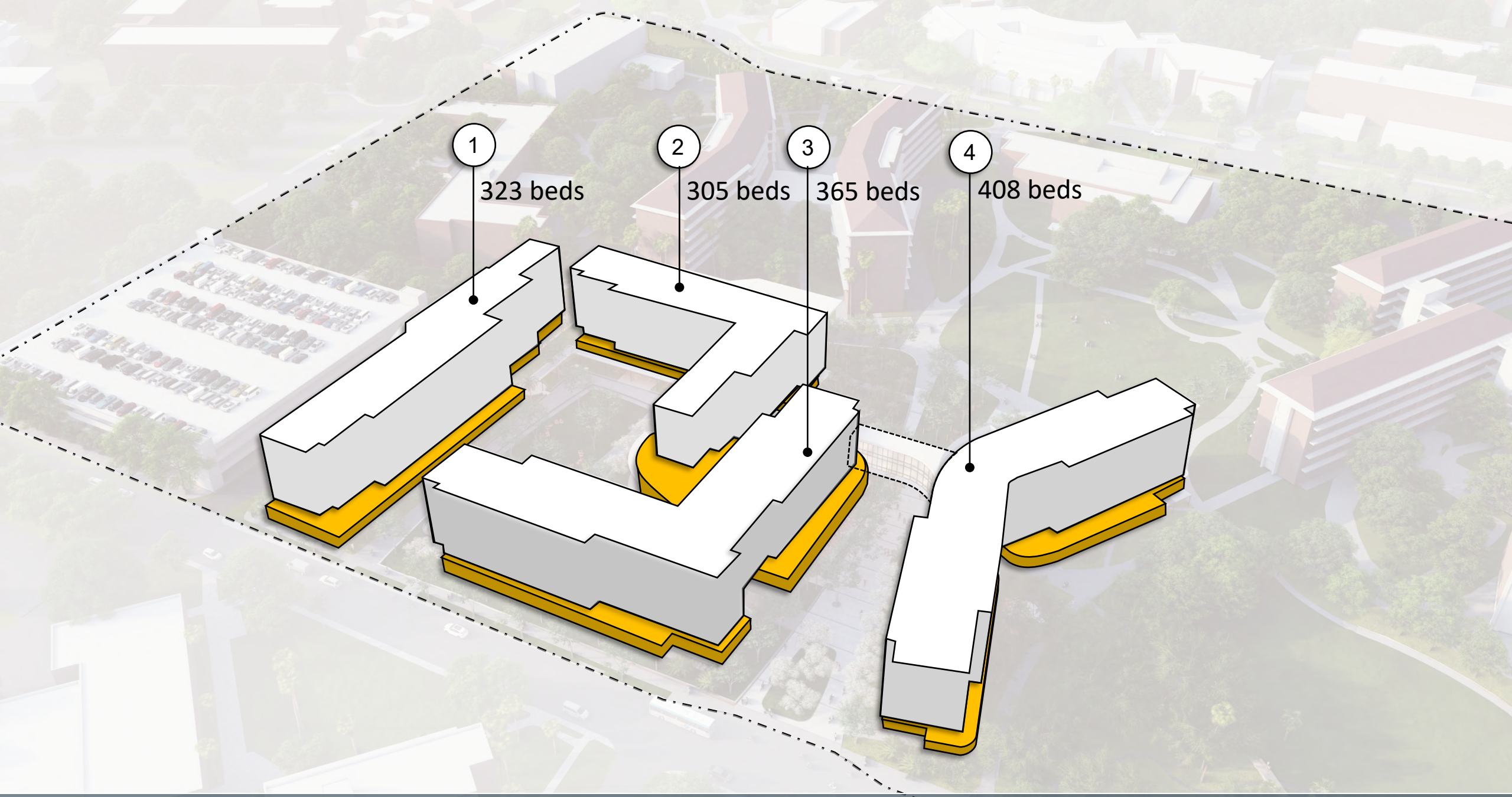
REID

**JENNINGS
HALL**

CYPRESS

**YULEE
PRESERVE**

BEATY TOWERS



1

323 beds

2

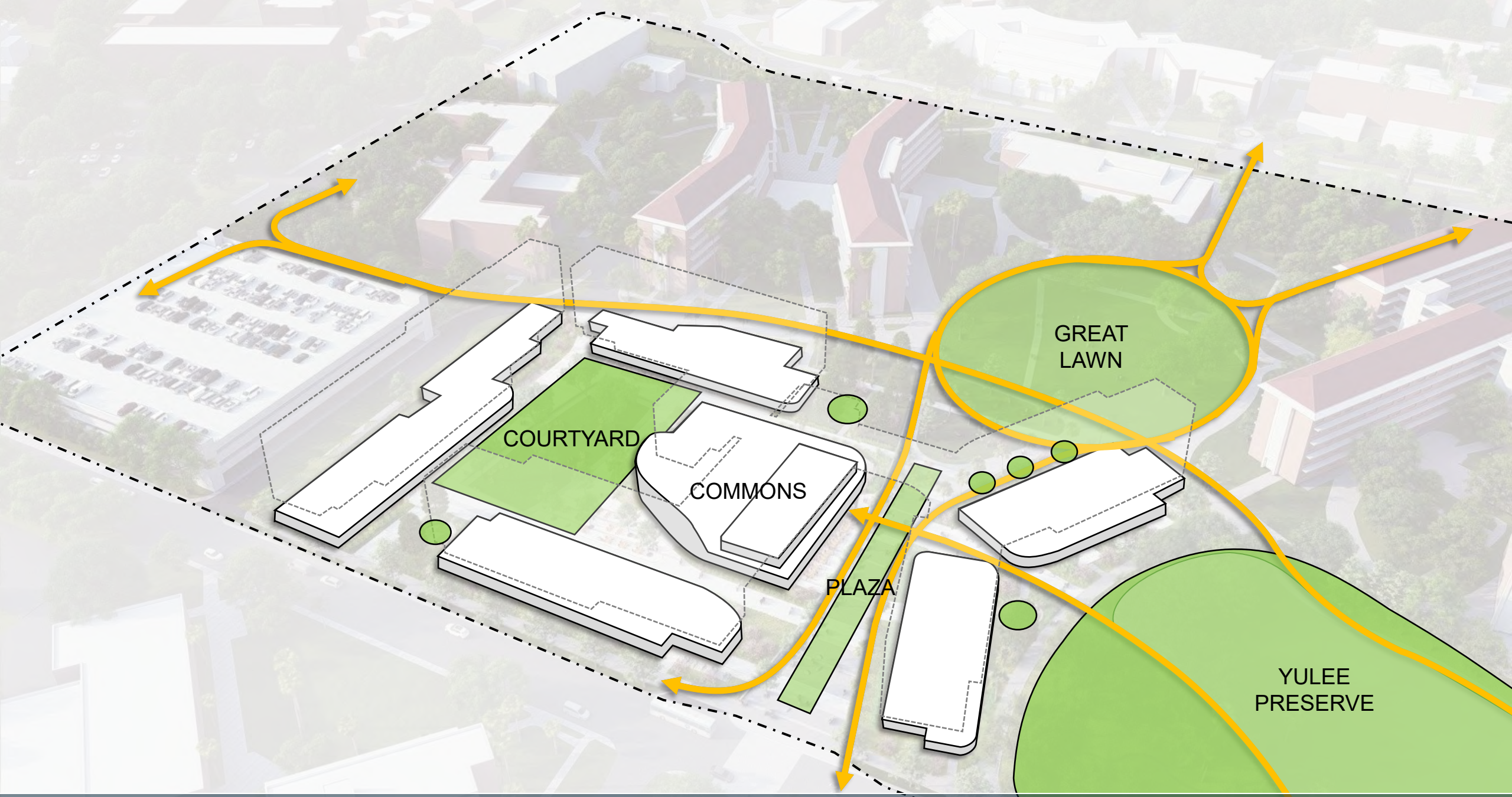
305 beds

3

365 beds

4

408 beds



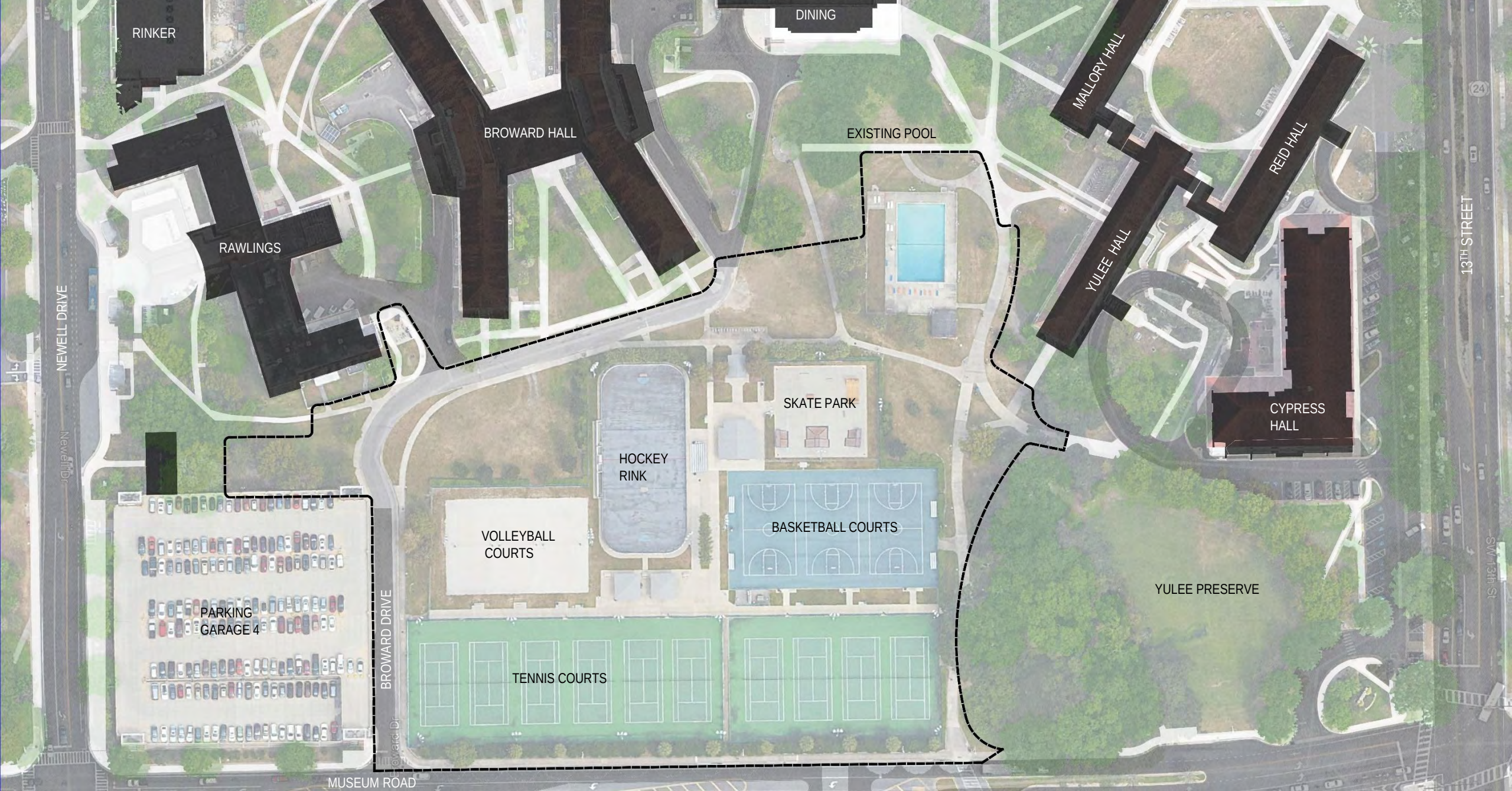
GREAT
LAWN

COURTYARD

COMMONS

PLAZA

YULEE
PRESERVE



EXISTING SITE

UNIVERSITY OF FLORIDA HONORS COLLEGE





PROPOSED TREE PLANTING

Proposed tree planting for the project includes native broadleaf and coniferous canopy trees, flowering native understory and native palms.

The current plan proposes 68 canopy trees, 29 new palms and 33 understory trees along with 29 transplanted palms. This should meet the UF tree mitigation policy for trees to be removed.

All trees proposed for the project will be selected from the University Landscape Master Plan plant lists.

The intention is to create a campus landscape of open groves and forest inspired garden spaces for social gathering, relaxation and learning.

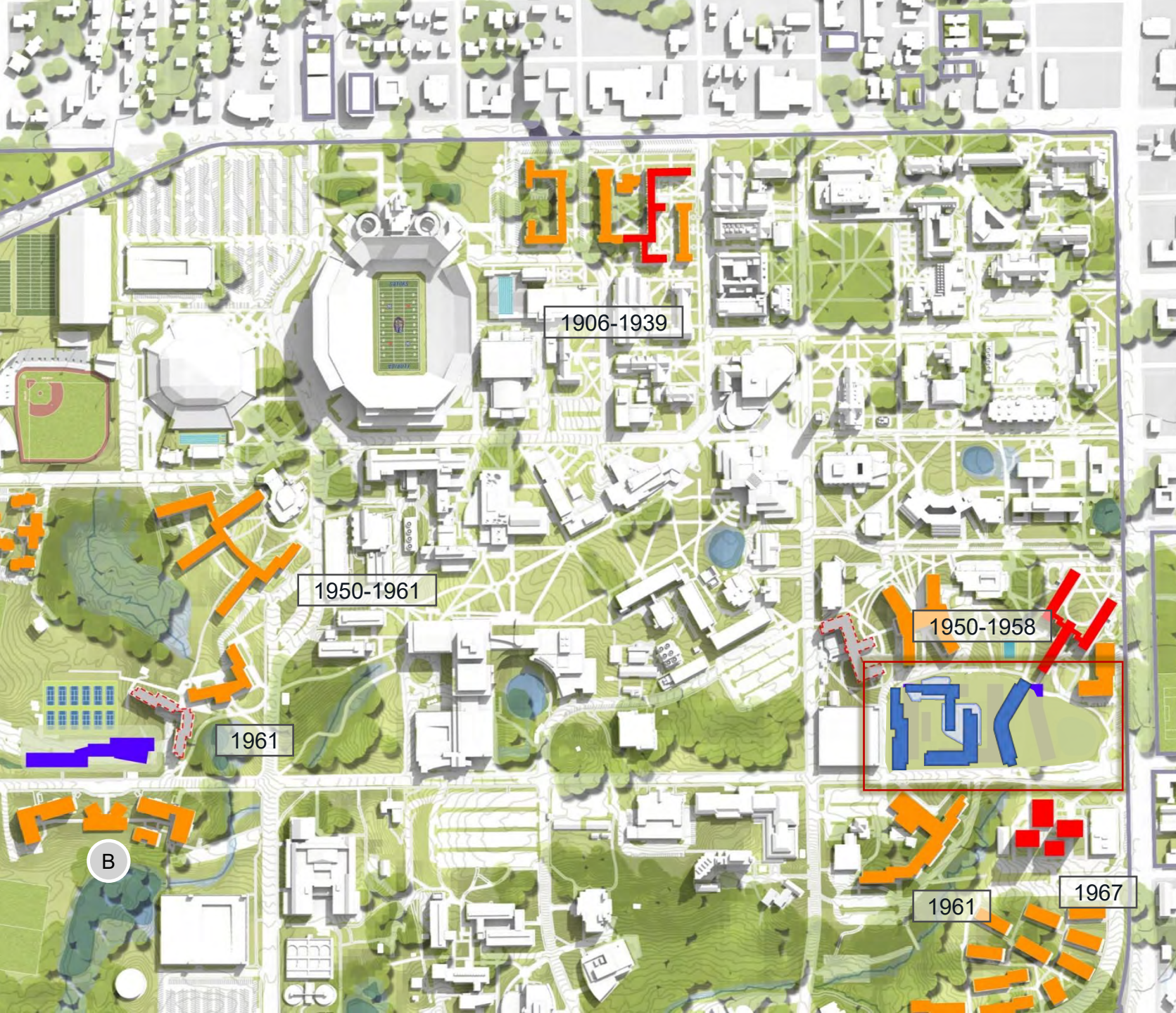


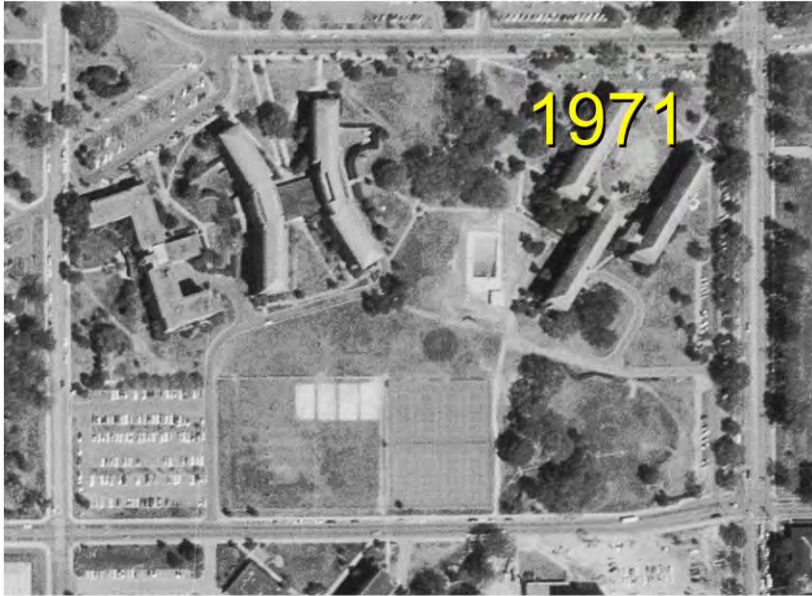
Historic Buildings and Sites Committee

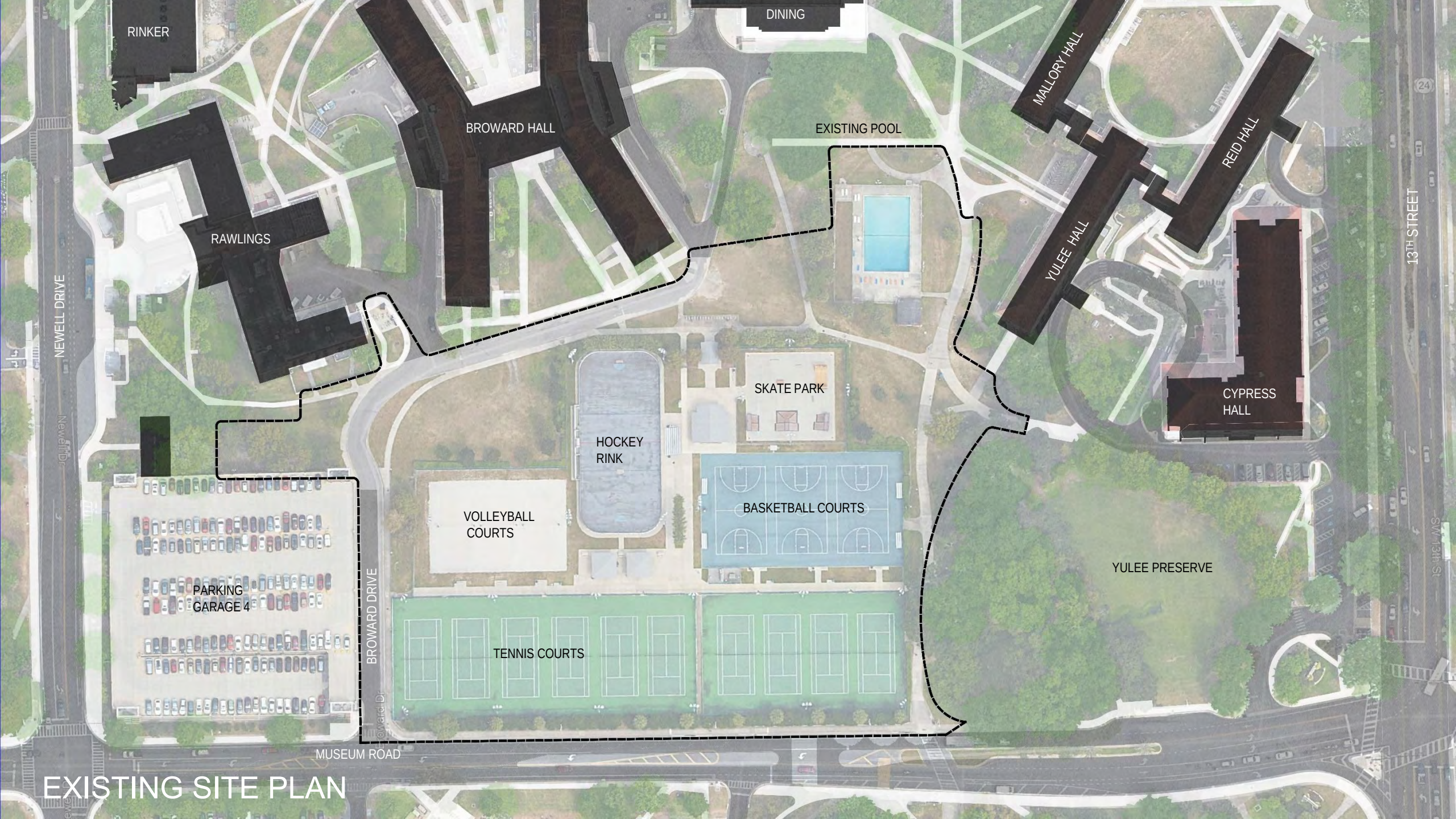
December 15, 2020

Historic and Mid-Century Renovation + Replacement Plan

- | | |
|--|---|
|  Demolish |  Renovate after 2029 |
|  Renovate by 2029 |  New Construction |







RINKER

DINING

BROWARD HALL

EXISTING POOL

MALLORY HALL

REID HALL

RAWLINGS

YULEE HALL

CYPRESS HALL

SKATE PARK

HOCKEY RINK

VOLLEYBALL COURTS

BASKETBALL COURTS

TENNIS COURTS

YULEE PRESERVE

PARKING GARAGE 4

BROWARD DRIVE

MUSEUM ROAD

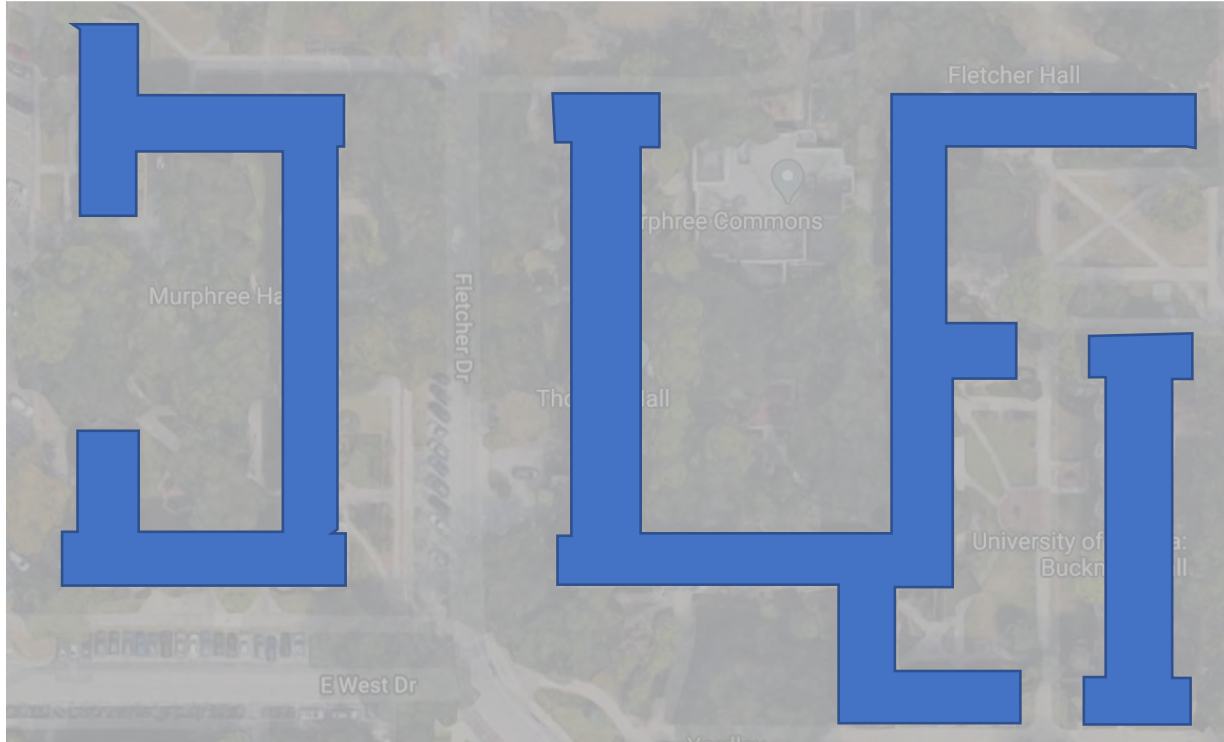
13TH STREET

SW 13th St

EXISTING SITE PLAN

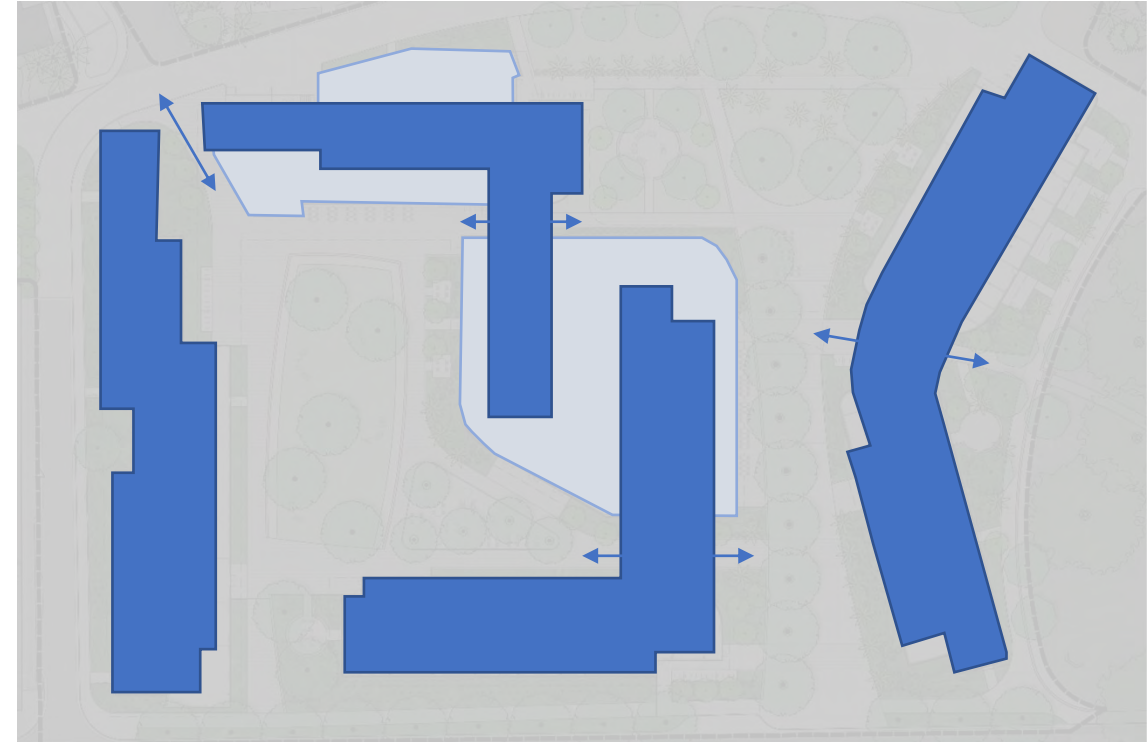


PROPOSED SITE PLAN



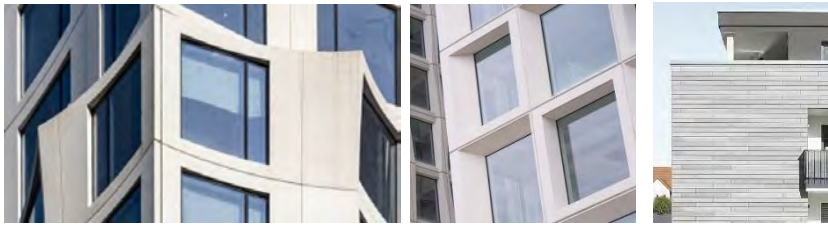
MURPHREE HALL

THOMAS|SLEDD|FLETCHER|BUCKMAN



HONORS RESIDENTIAL COLLEGE

SCALE



Glass Fiber Reinforced Concrete Panels Warm White Color



High performance Glazing Clear + Bird-Friendly Glazing Strategies



Wood: Resin impregnated 'wood-like' panel for resilience



Brick: Smooth red flashed brick

Top

Middle

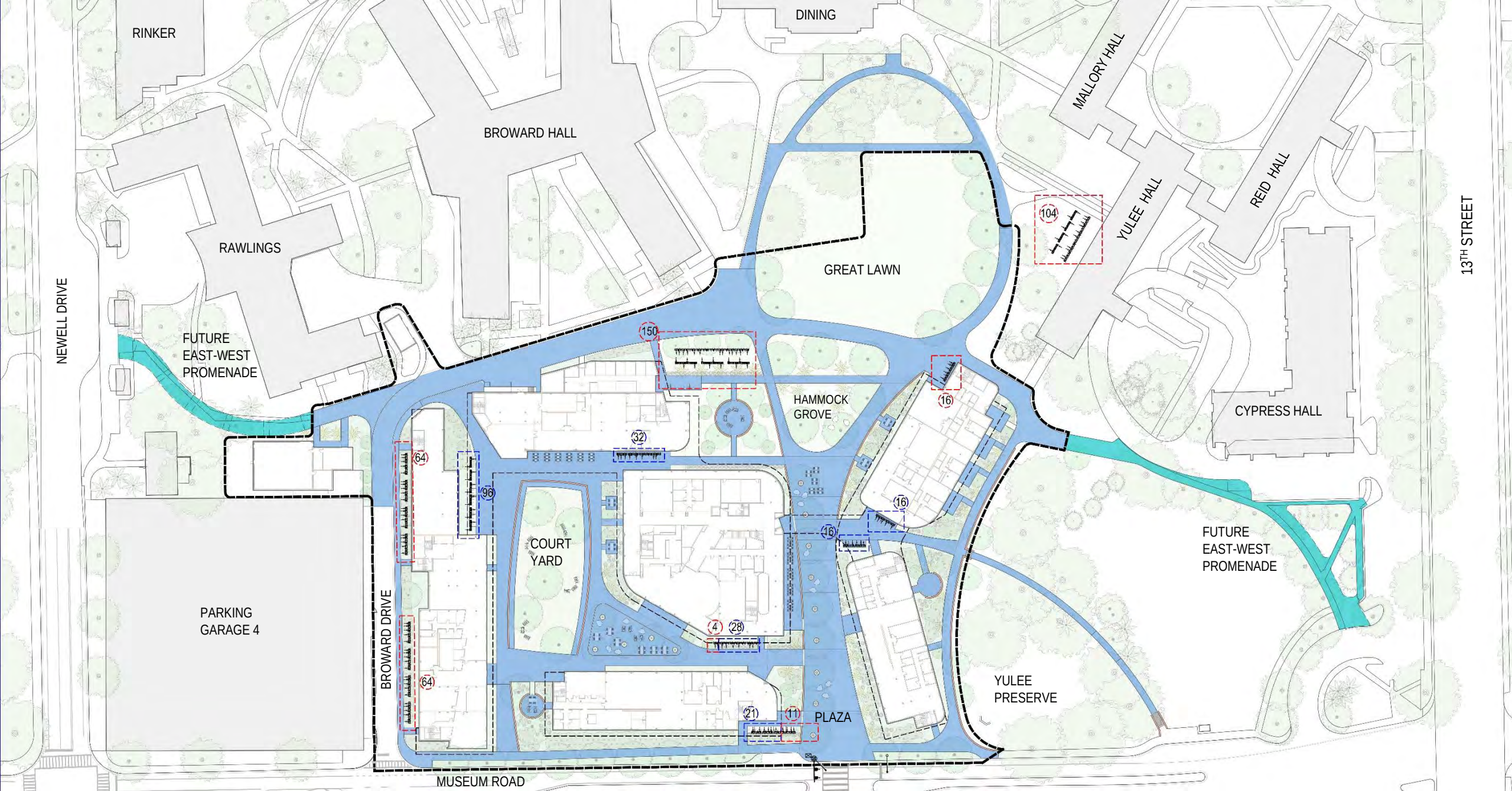
Base

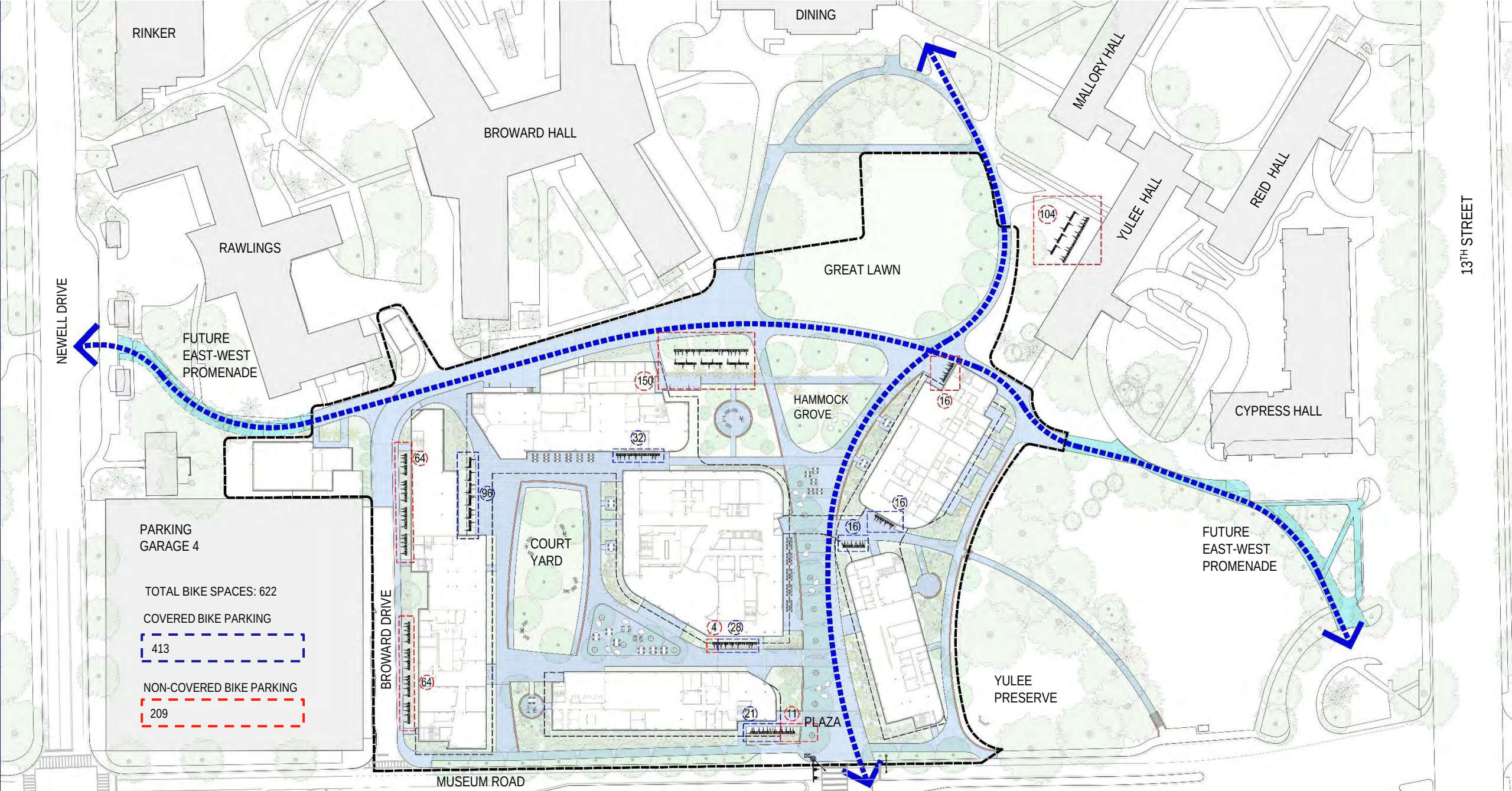


Exterior Material Palette

Parking and Transportation Committee

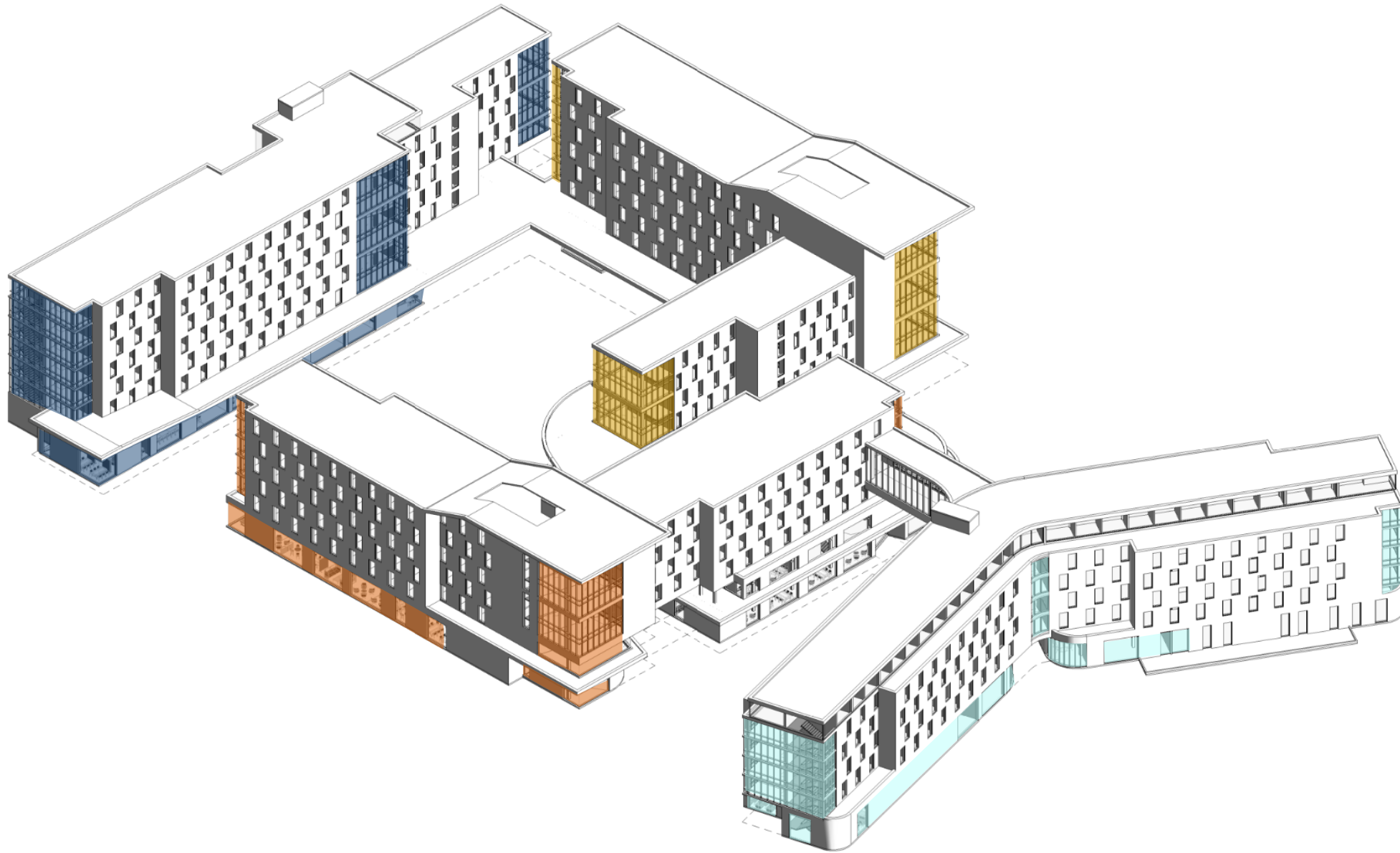
January 12, 2021





PRIMARY BIKE/ PED FLOW THROUGH SITE

Building Interiors



Residential Identity

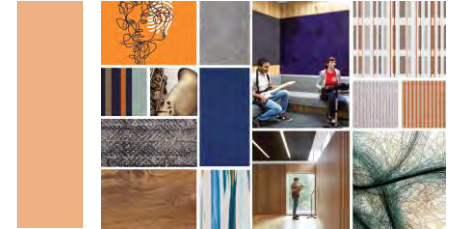
Building 01: Quiet Learning



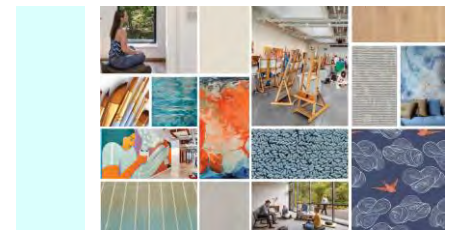
Building 02: Creative Buzz



Building 03: Performance Arts



Building 04: Mindful Connection



Ground Floor





The Great Hall



The Great Hall



The Great Hall



The Smith Reading Room



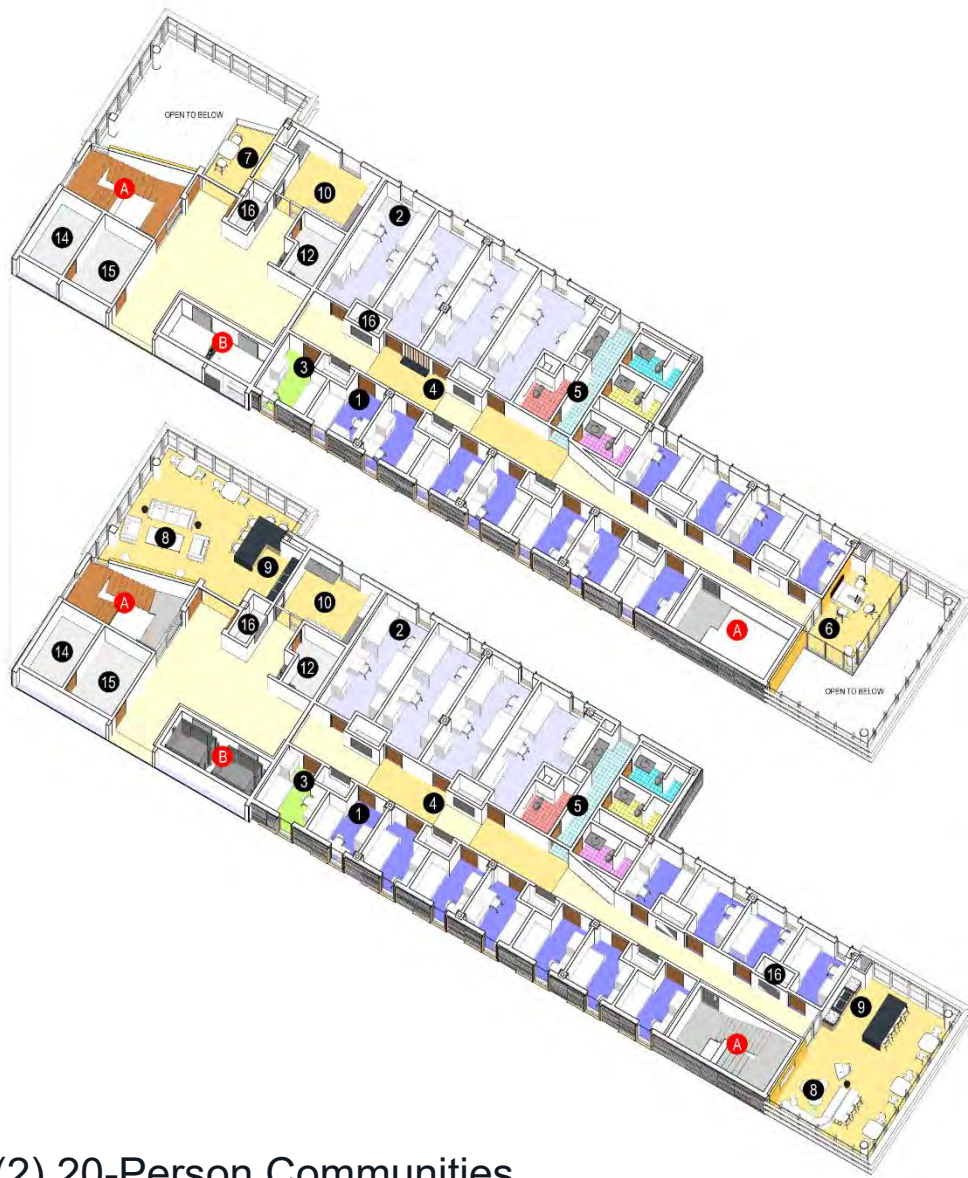








Floor 2



(2) 20-Person Communities

- 1 SINGLE OCCUPANCY UNIT
- 2 DOUBLE OCCUPANCY UNIT
- 3 RA BEDROOM
- 4 HALL "PORCH" WITH BENCH
- 5 "WET CORE" PRIVATE BATHROOMS
- 6 STUDY
- 7 HALL LOUNGE
- 8 LOUNGE
- 9 KITCHEN
- 10 LAUNDRY
- 11 DRY JANITOR CLOSET
- 12 WET JANITOR CLOSET
- 13 FILTER STORAGE
- 14 IDF ROOM
- 15 ELECTRICAL ROOM
- 16 HEAT PUMP CLOSET
- A STAIRS
- B ELEVATORS



(2) 40-Person Communities

Floor Community Structure



- ① SINGLE OCCUPANCY UNIT
- ② DOUBLE OCCUPANCY UNIT
- ③ RA BEDROOM
- ④ HALL "PORCH" WITH BENCH
- ⑤ "WET CORE" PRIVATE BATHROOMS
- ⑥ STUDY
- ⑦ HALL LOUNGE
- ⑧ LOUNGE
- ⑨ KITCHEN
- ⑩ LAUNDRY
- ⑪ DRY JANITOR CLOSET
- ⑫ WET JANITOR CLOSET
- ⑬ FILTER STORAGE
- ⑭ IDF ROOM
- ⑮ ELECTRICAL ROOM
- ⑯ HEAT PUMP CLOSET
- Ⓐ STAIRS
- Ⓑ ELEVATORS

Floor Community Structure



Typical Floor Lounge



Typical Corridor

Exterior Renderings





VIEW FROM MUSEUM ROAD

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VIEW FROM MUSEUM ROAD

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THE COURTYARD

UNIVERSITY OF FLORIDA HONORS COLLEGE



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THE COURTYARD

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THE PLAZA

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THE HAMMOCK GROVE

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THE HAMMOCK GROVE

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THE GREAT LAWN

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YULEE PRESERVE PROMENADE

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YULEE PRESERVE VIEW

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