

# UF-652, Biomedical Research Building

## Programming Phase

Presentation for the  
Land Use and Facilities Planning Committee  
April 7, 2020

# UF-652, Biomedical Research Building

- General Project Description
- A/E & CM Selection
- Parking Impact
- Trees Impact
- Requesting Approval of the site and Recommendations for the Programming Phase
- Q&A



Newell Drive

Site

## Proposed Biomedical Research Building



Site Street View Facing  
South

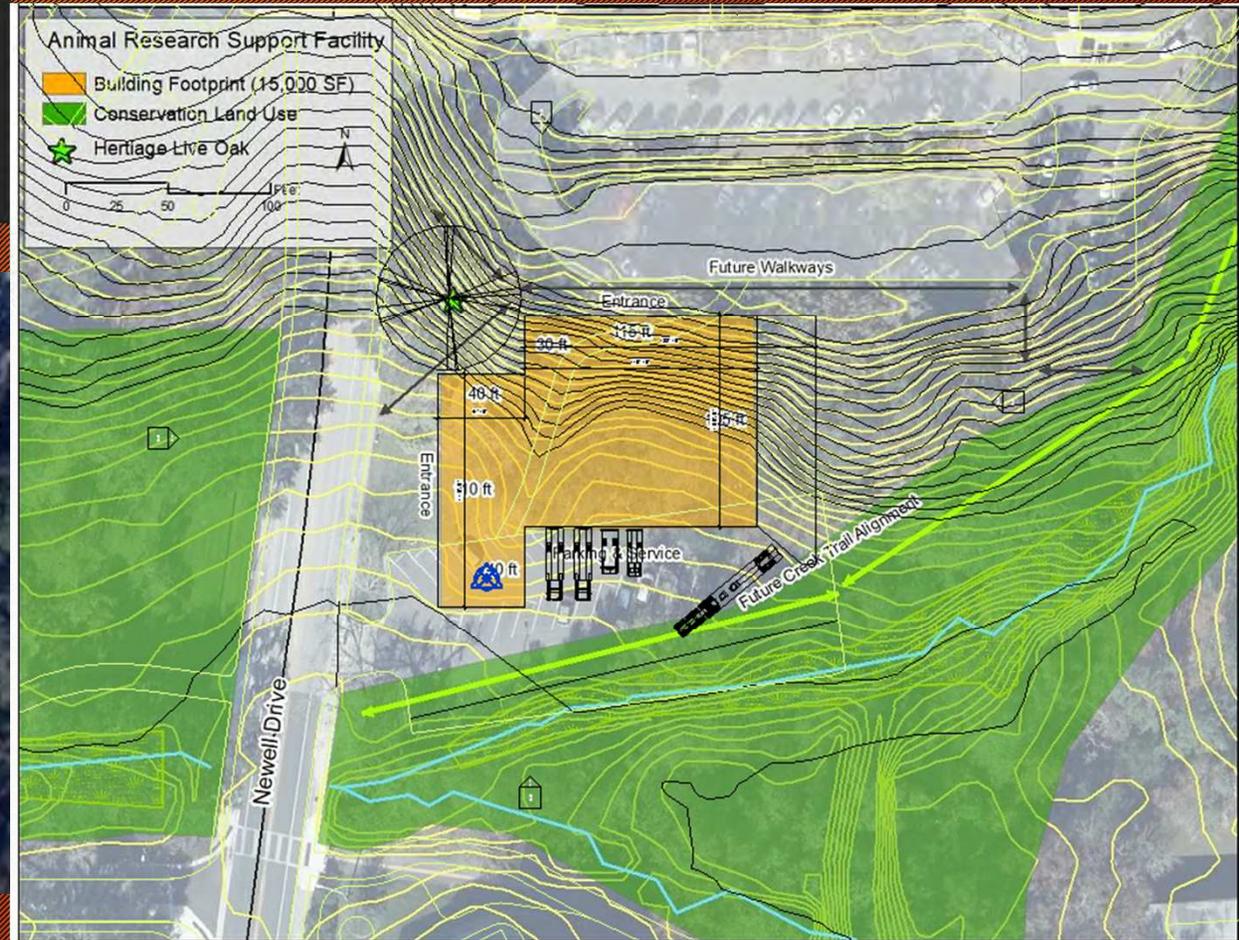
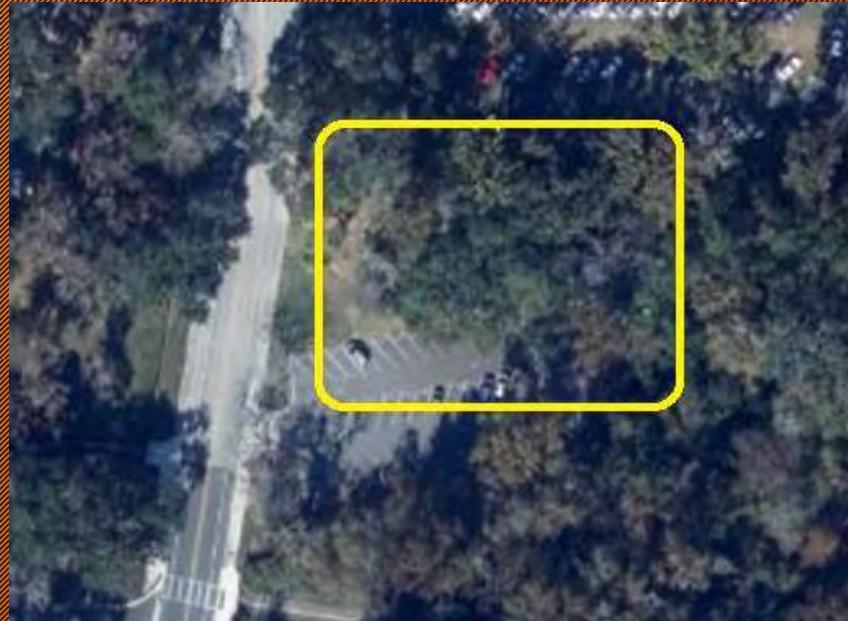


## Proposed Biomedical Research Building

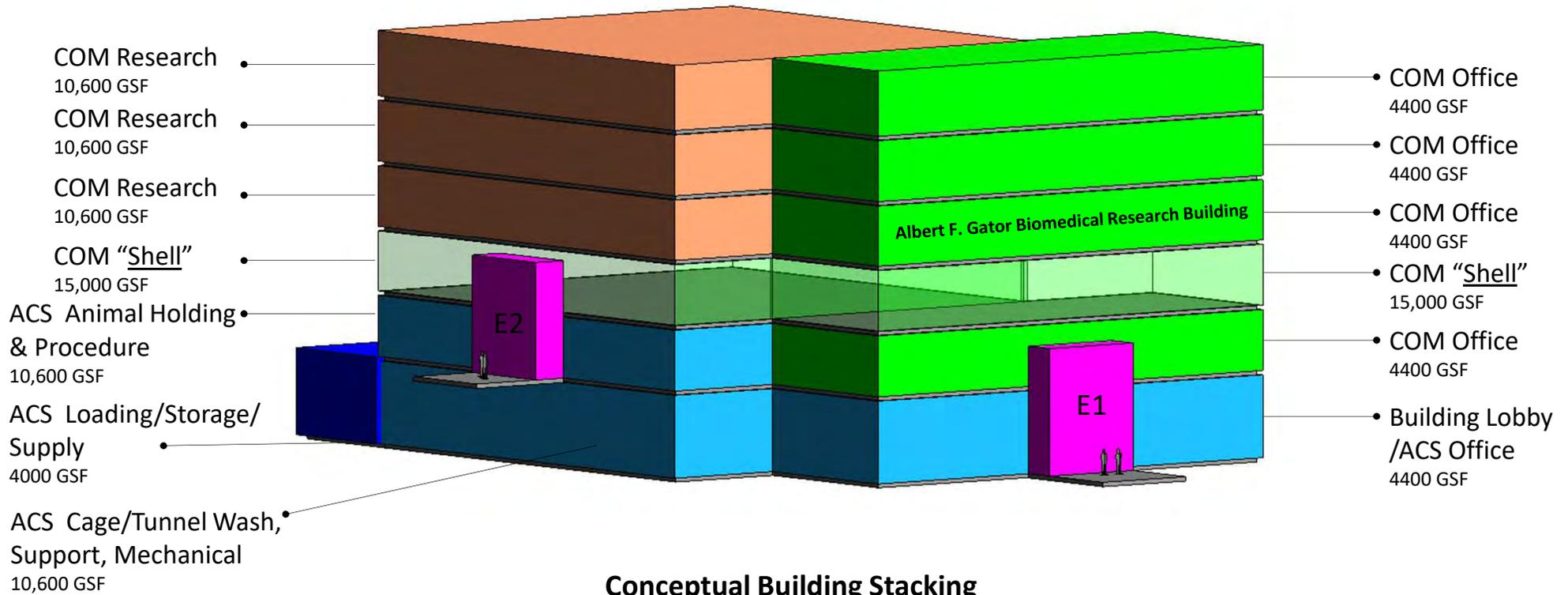


Site Street View Facing North

# Proposed Biomedical Research Building



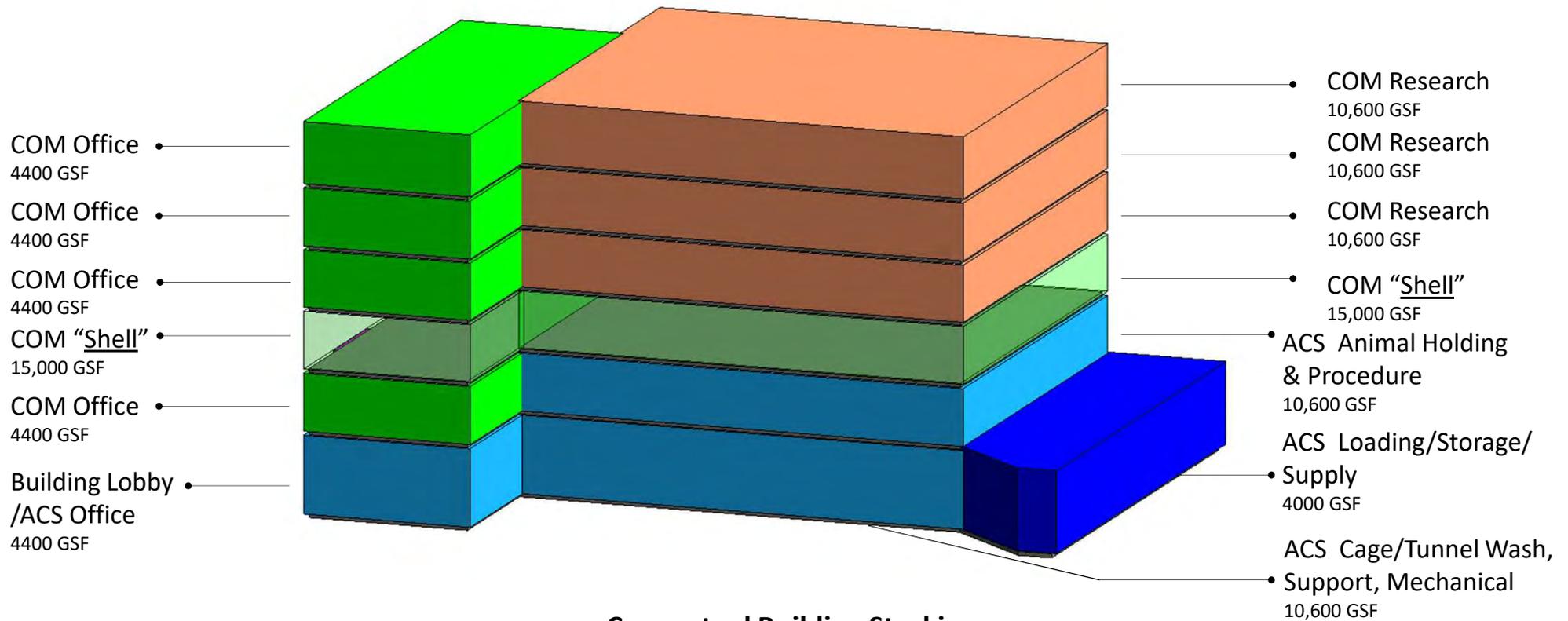
# Proposed Biomedical Research Building



## Conceptual Building Stacking

(NW Perspective)

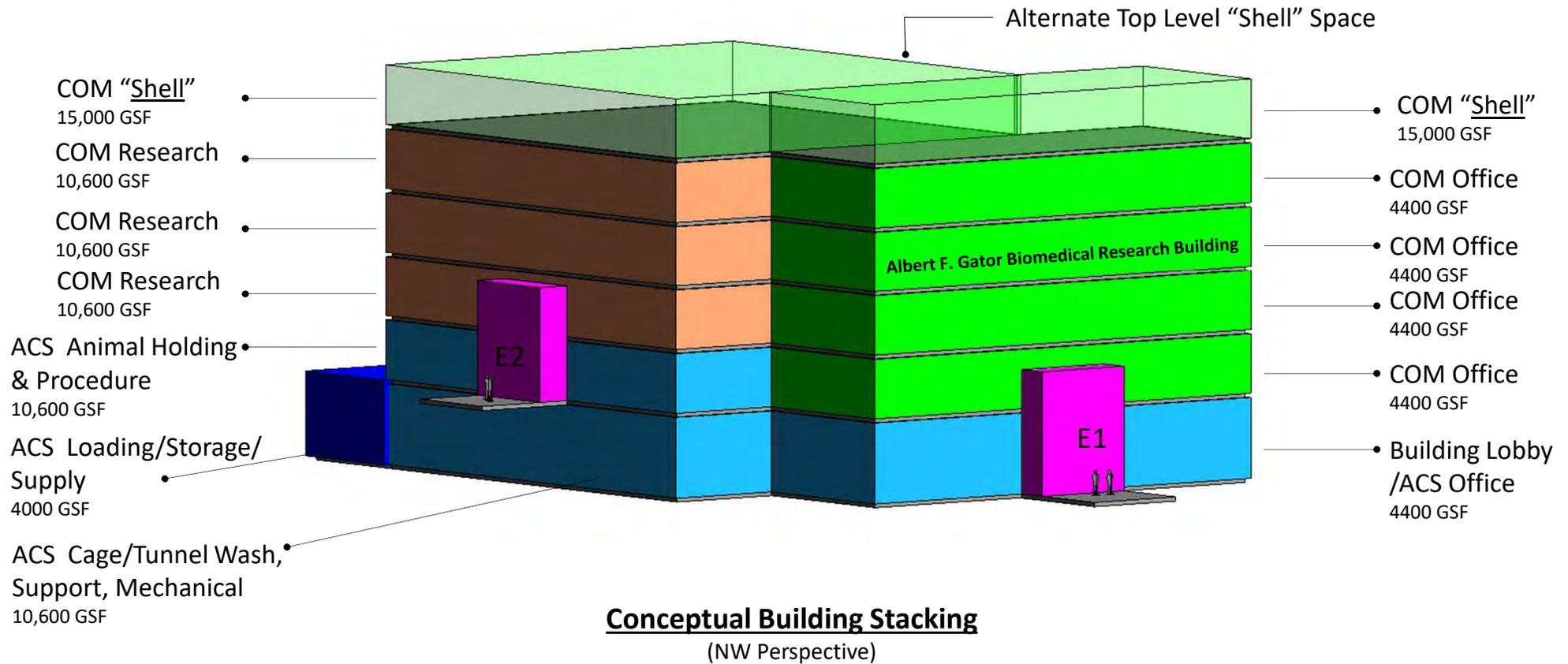
# Proposed Biomedical Research Building



## Conceptual Building Stacking

(SE Perspective)

# Proposed Biomedical Research Building

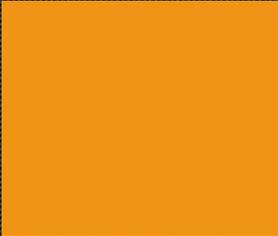


## Parking and Vehicular Impact:

- 46 parking spaces will be impacted. Plan is to mitigate with funds or assist financially and manage to build a replacement on a location selected by Transportation & Parking Division.
- Gated receiving /loading will be built on the south portion of this facility, primarily for the ACS one end, but also on a separate entrance for the research part of the building.

# Tree Impacts

- There will be a complete survey of this land with any trees to be impacted and will be presented during the ASD phase.
- Preliminary indication reveals that there are up to 15 trees which might be affected and might be mitigated. Large 80” Live Oak and 33” Shumard Oak will be saved.
- LVL committee motioned to find an alternate location for this building.
- This building must stay in the vicinity of the HSC, specifically to MBI, ARB and associated buildings where researchers have needs to access this facility.



80" Live Oak tree will be saved















*UNIVERSITY OF FLORIDA*

# SIGMA CHI FRATERNITY HOUSE

Land Use Committee Review

*APRIL 7, 2020*



# SIGMA CHI FRATERNITY

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## Location:

611 Fraternity Drive, Gainesville, FL 32603

## Project:

New Construction - Fraternity House

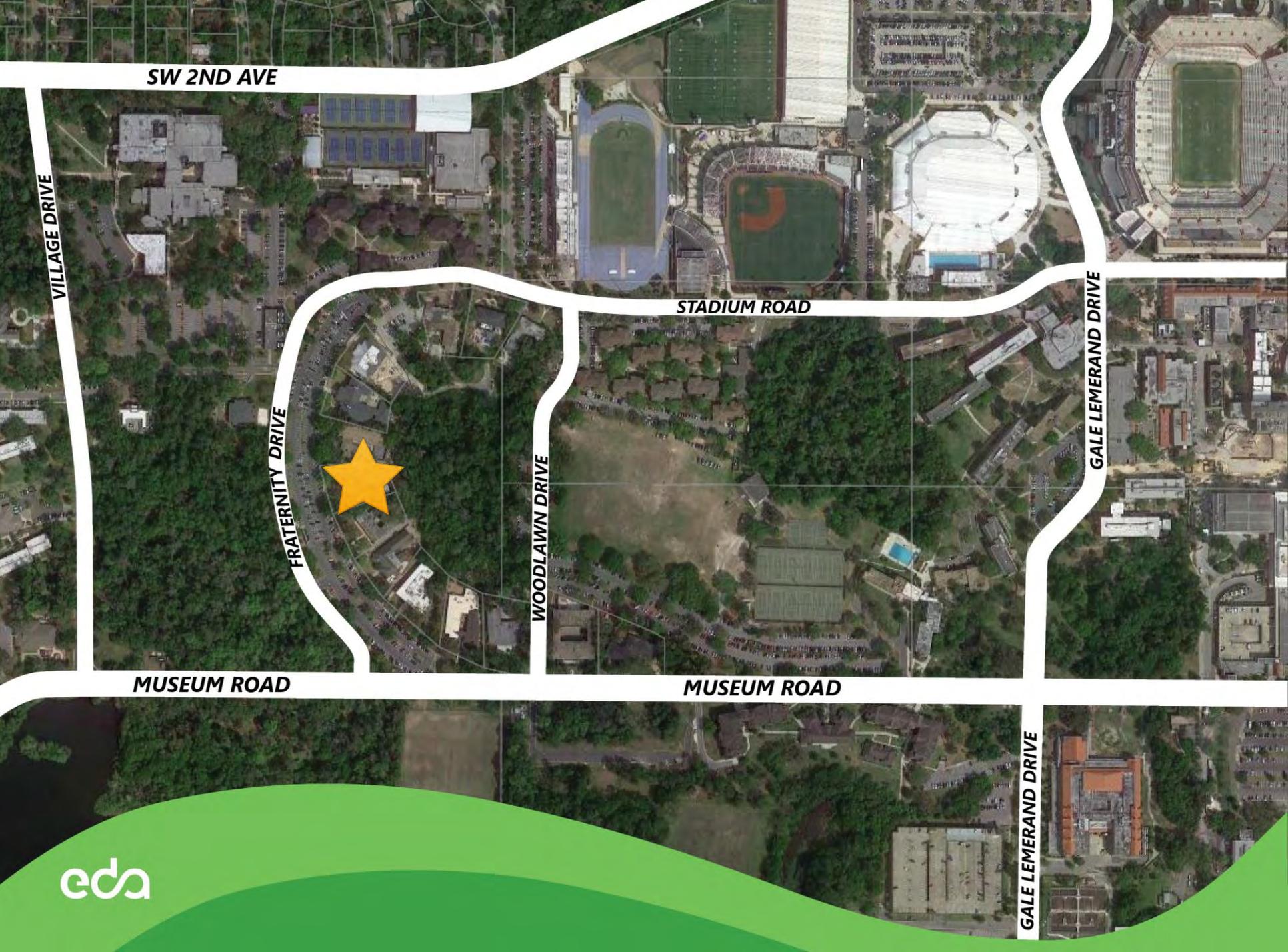
- 2 Stories with Basement
- 23,400 Square Feet
- Brick with Limestone exterior on metal studs

## Budget:

\$7.3 to \$8.5 million

## Construction Schedule:

May 2021 – Aug. 2022



**SW 2ND AVE**

**VILLAGE DRIVE**

**STADIUM ROAD**

**GALE LEMERAND DRIVE**

**FRATERNITY DRIVE**

**WOODLAWN DRIVE**

**MUSEUM ROAD**

**MUSEUM ROAD**

**GALE LEMERAND DRIVE**



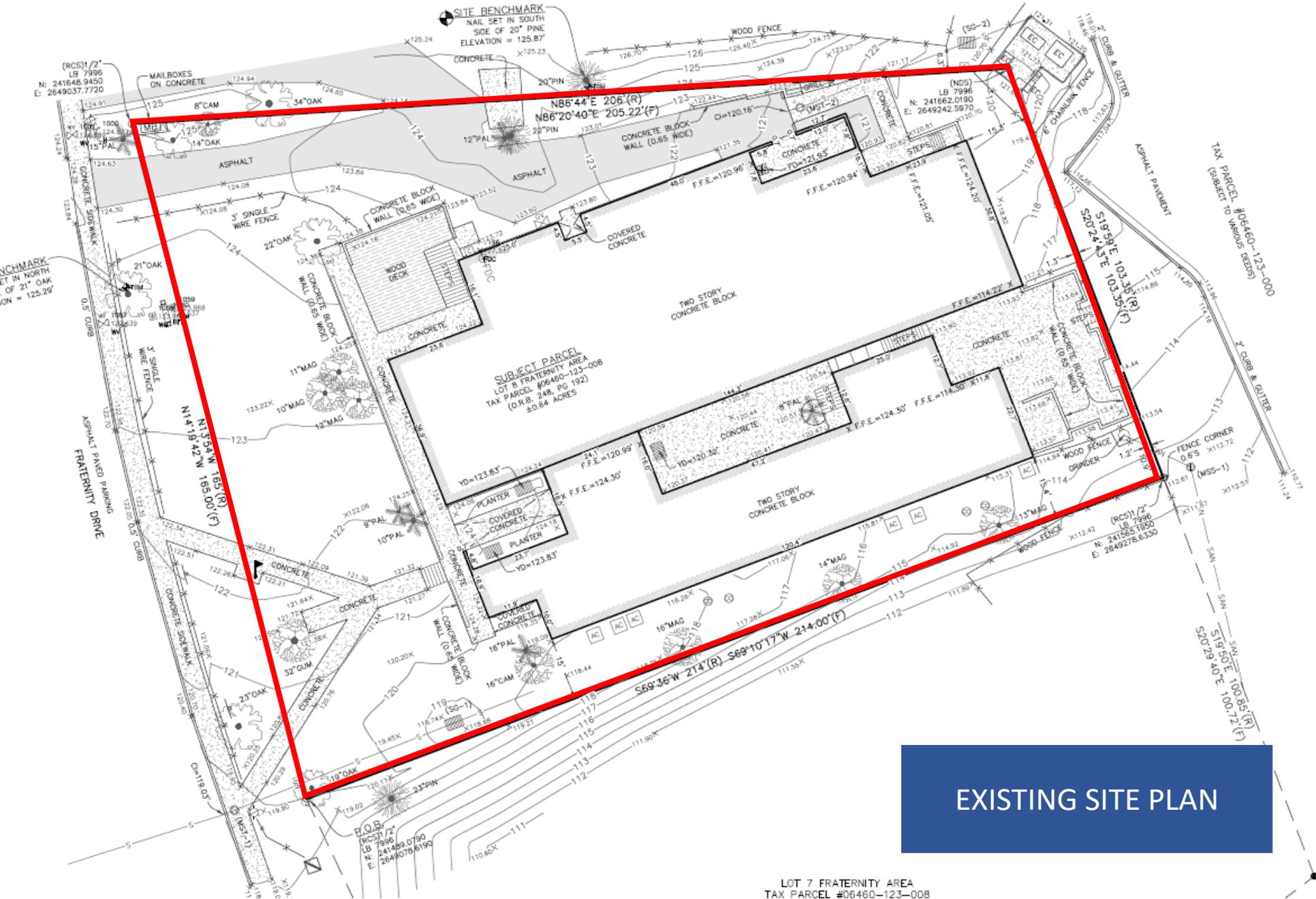


FRATERNITY DRIVE

WOODLAWN DRIVE

EXISTING STRUCTURE

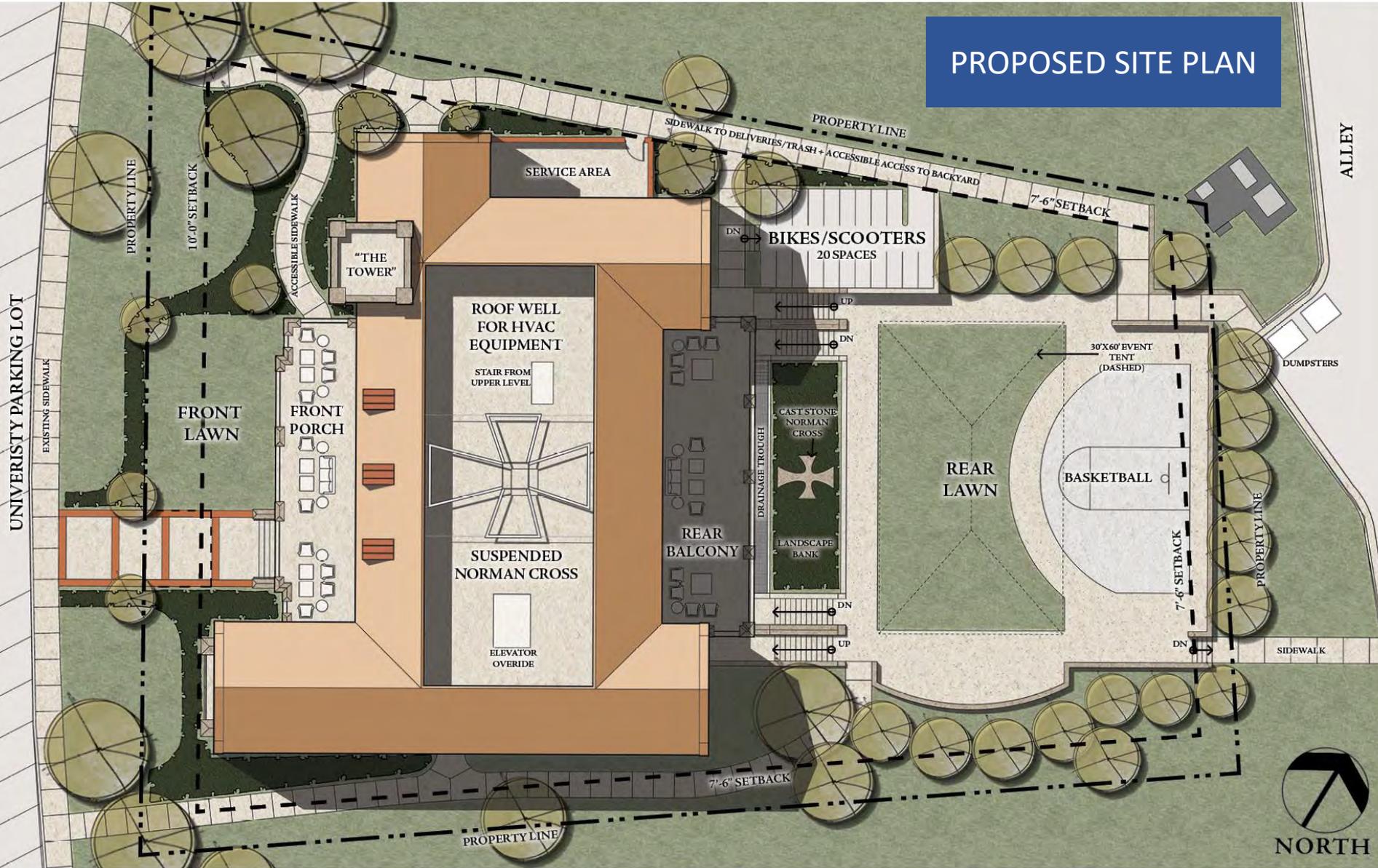




EXISTING SITE PLAN

LOT 7 FRATERNITY AREA  
TAX PARCEL #06460-123-008

# PROPOSED SITE PLAN



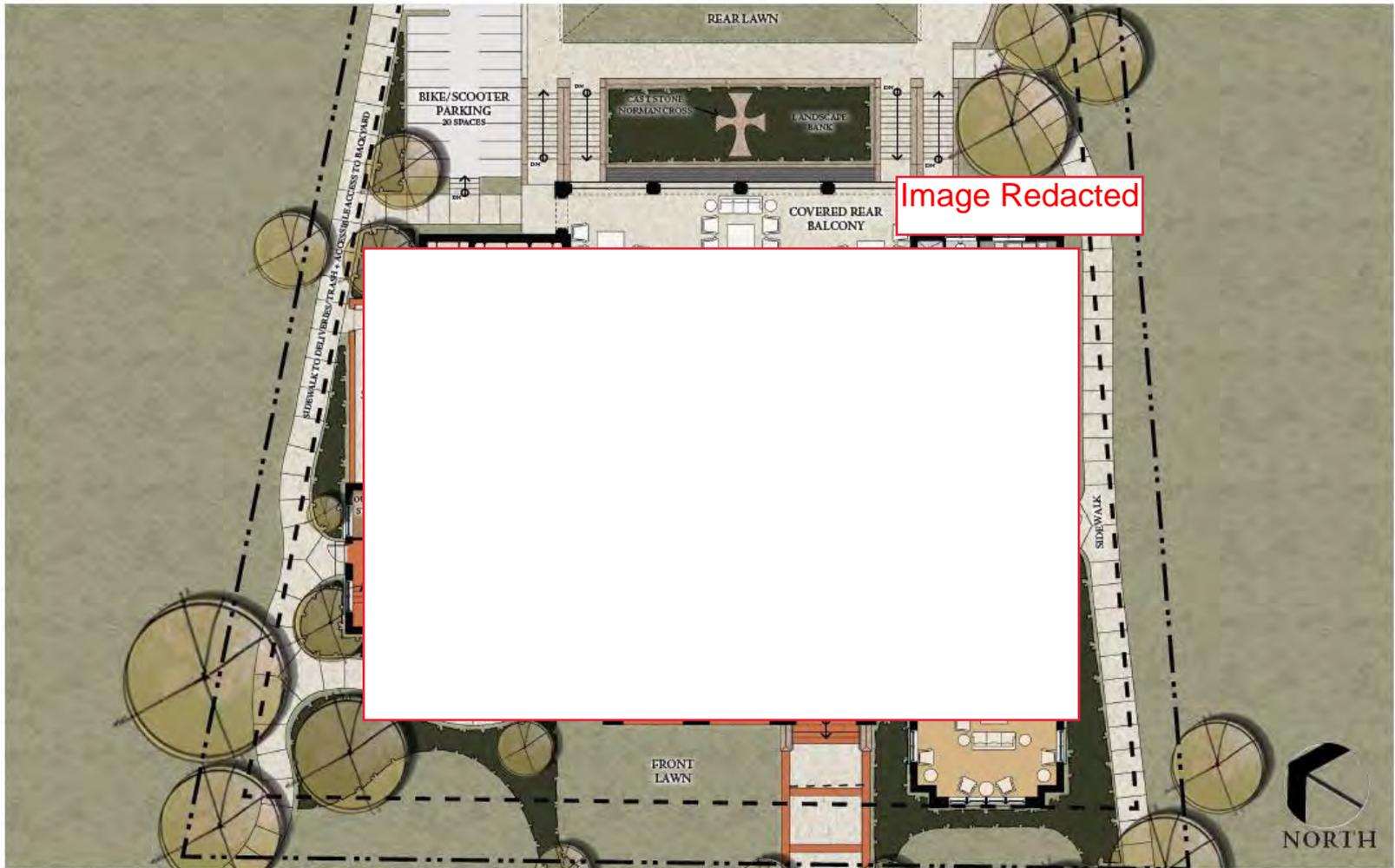


HUG & ASSOCIATES  
ARCHITECTS  
IS NOW  
**TREANORHL**

## SIGMA CHI FRATERNITY

5250 AVALON BOULEVARD | ALPHARETTA, GEORGIA 30009 | 678.297.2929  
[www.TreanorHL.com/Design/Greek-Life](http://www.TreanorHL.com/Design/Greek-Life)

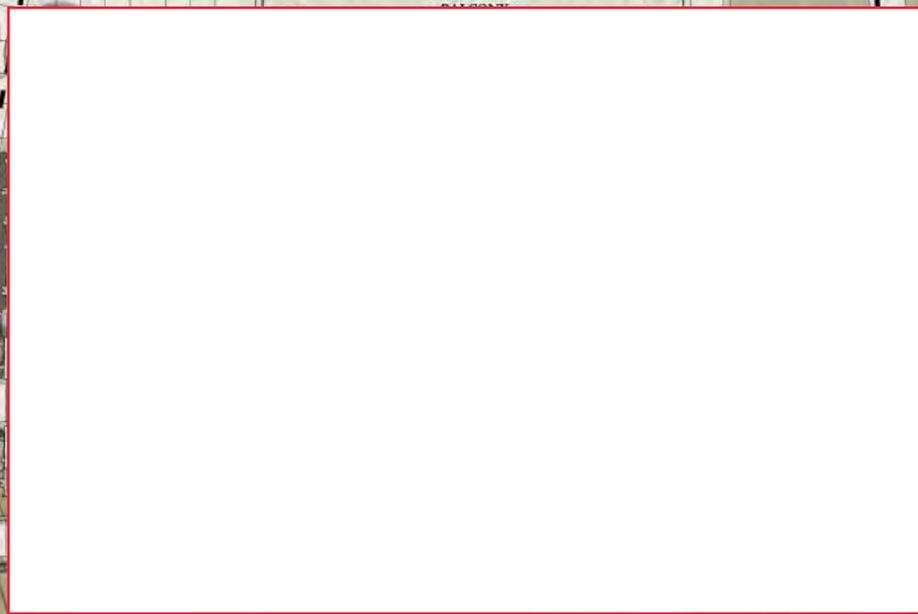




MAIN LEVEL

BED TYPE TABULATIONS				
	SINGLE	DOUBLE	TRIPLE	TOTAL BEDS
LOWER LEVEL	6	0	0	6
UPPER LEVEL	0	36	12	48
TOTAL	6	36	12	54

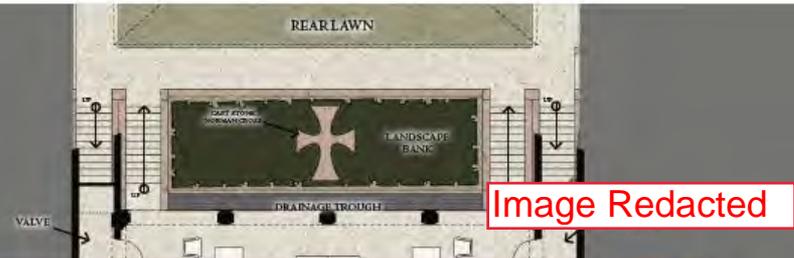
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UPPER LEVEL



BED TYPE TABULATIONS				
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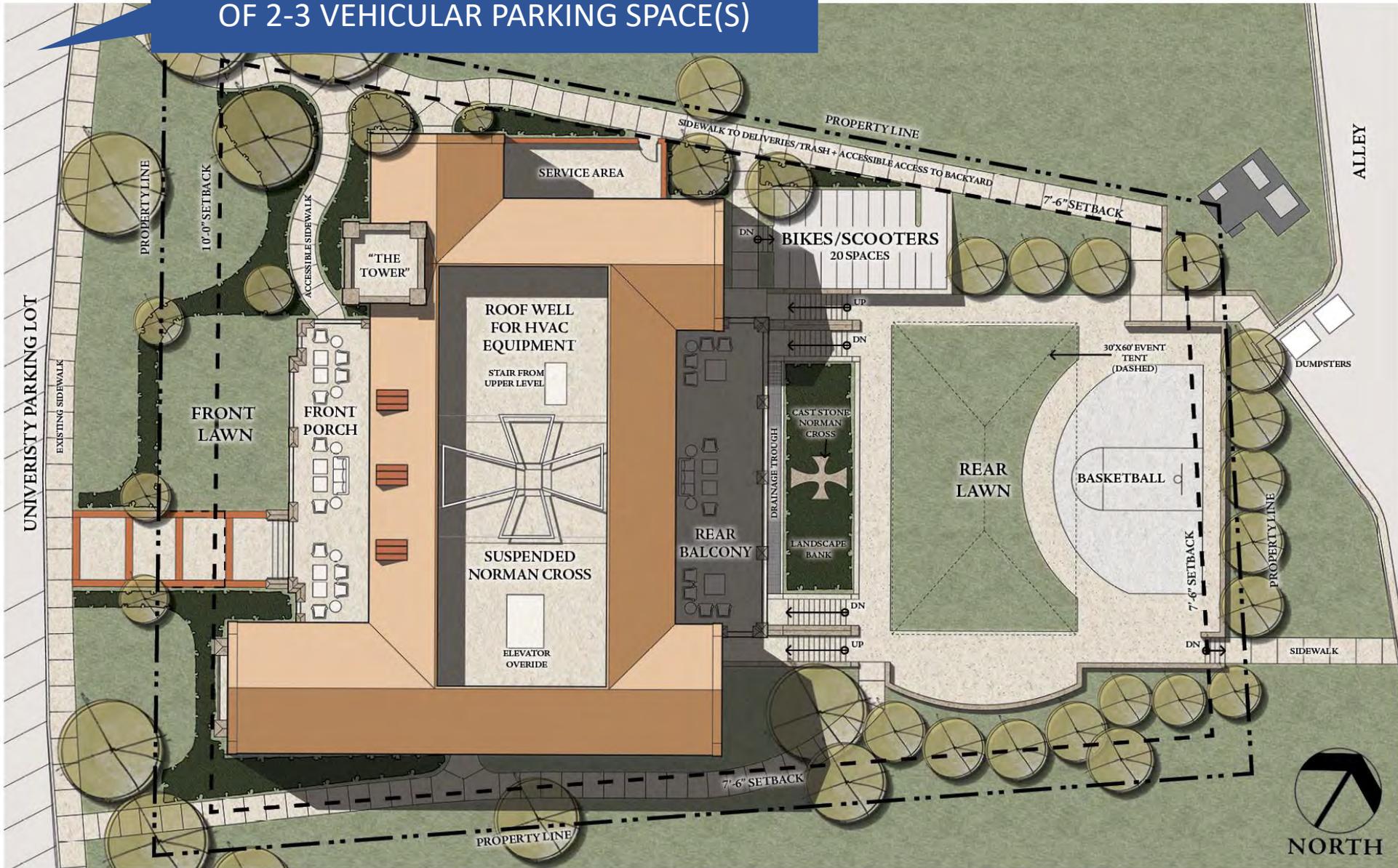
LOWER LEVEL





CLOSURE OF SERVICE DRIVE &  
ADDITION OF 2-3 PARKING SPACES

# ELIMINATION OF SERVICE DRIVE / ADDITION OF 2-3 VEHICULAR PARKING SPACE(S)





## Summary of Recent Proposed Setback Reductions On Fraternity Drive:

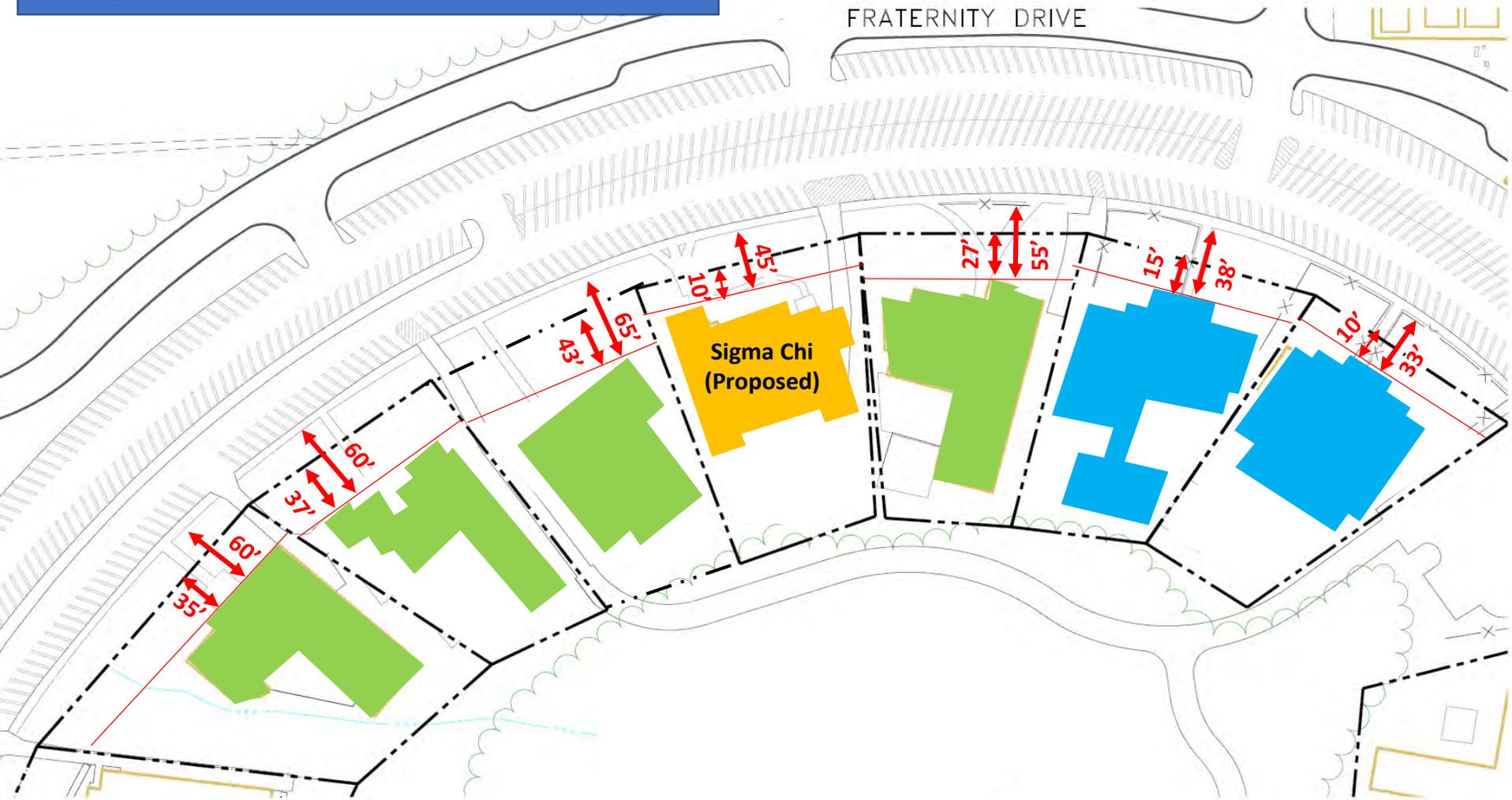
- Theta Chi (2013)
  - Front: 50' to 15'
  - Side: 15' to 5'
  - Rear: 15' to 5'
- Pi Kappa Phi (2018)
  - Front: 40' to 10'
  - Side: 15' to 8'
- Sigma Chi (Proposed - 2020)\*
  - Front: 40' to 10'
  - Side: 15' to 7.5'
  - Rear: 15' to 7.5'

*\*Proposed setbacks above comply with UF On-Campus Fraternity & Sorority Housing Guidelines*

Green = Original Structures (1950's/1960's)

Blue = Rebuilt Structures (2013/2018)

Orange = Proposed Rebuilt Structure





Pi Kappa Phi (2018)  
Front Setback: 10'

Theta Chi (2013)  
Front Setback: 15'

Alpha Gamma Rho  
Front Setback: 27'

Sigma Chi (2020)  
Existing Front: 25'  
Proposed Front: 10''

Phi Gamma Delta  
Front: 43'

Delta Chi  
Front: 37'

Alpha Epsilon Pi  
Pi Lambda Phi

W Fraternity Dr

at the Florida

Sigma Nu

Fraternity Dr.

nic  
S

Pi Kappa Phi UF

Theta Chi Fraternity

Tau Epsilon Phi

Sigma Chi Fraternity

Phi Gamma Delta-  
Upsilon Phi Chapter

Sigma Phi  
Epsilon Fraternity

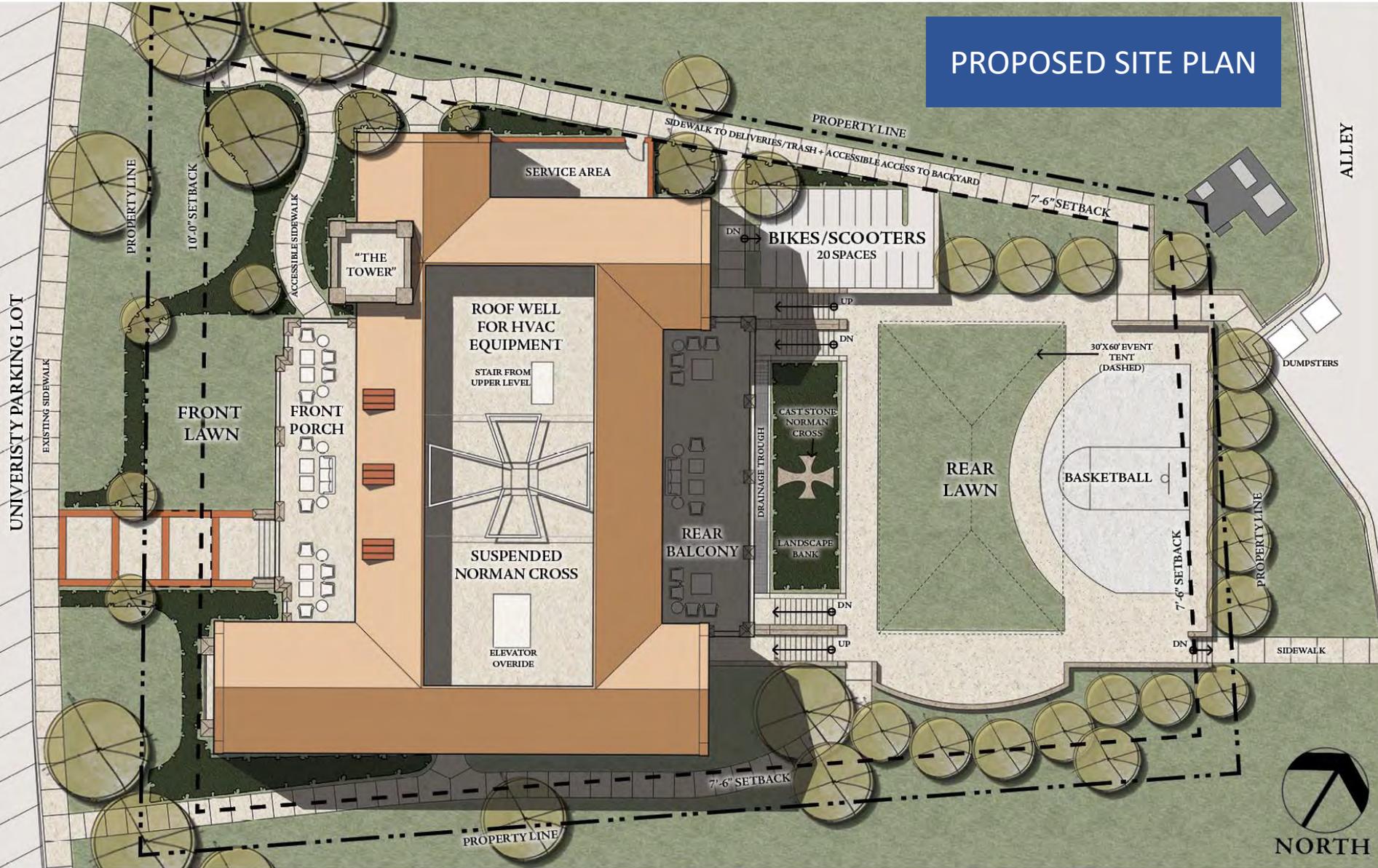
Lambda Chi  
Alpha Fraternity

Woodlawn Dr

Woodlawn Dr

Woodlawn Dr

# PROPOSED SITE PLAN



# UNIVERSITY OF FLORIDA

## Campus Trail Master Plan

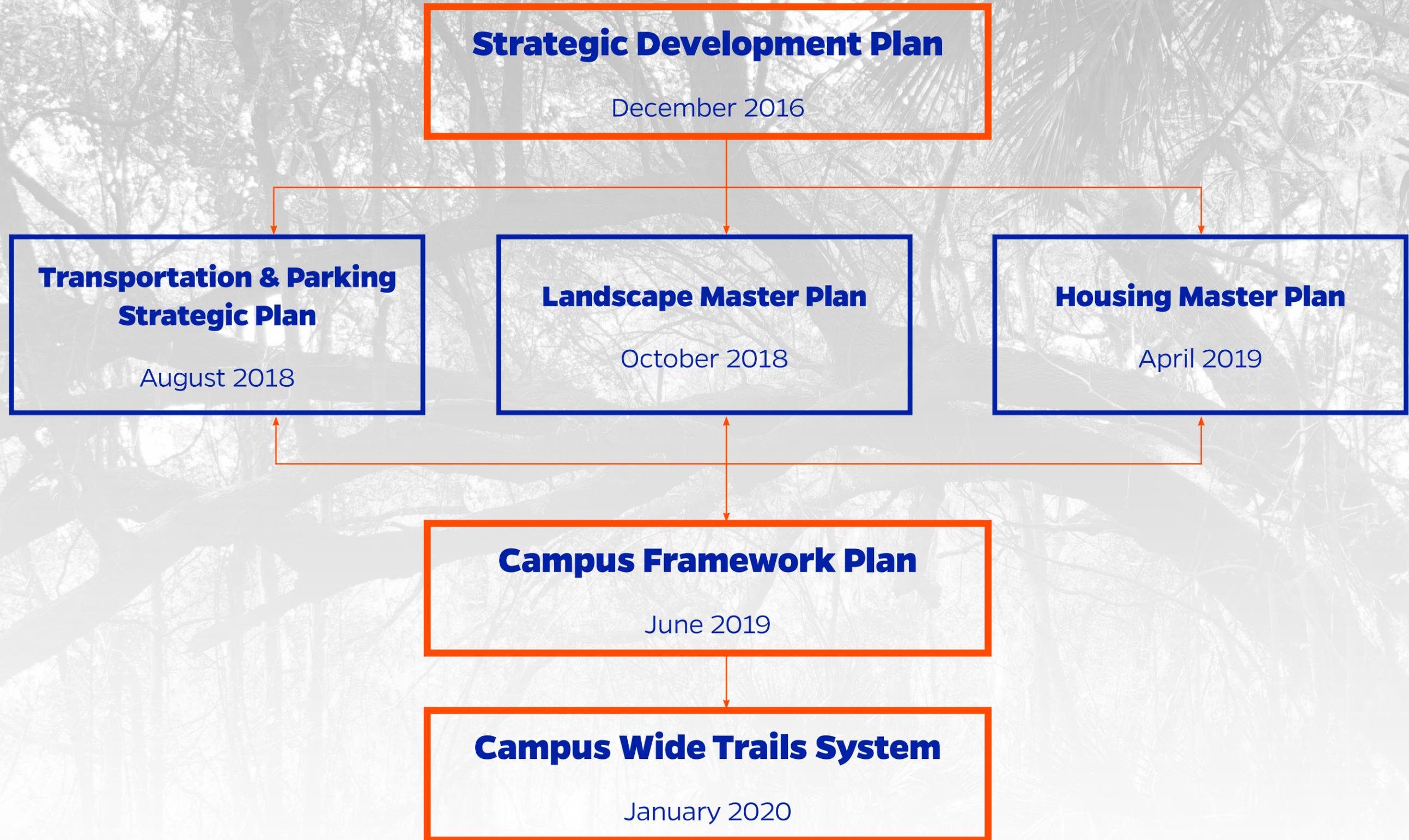
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### Committees Presentation

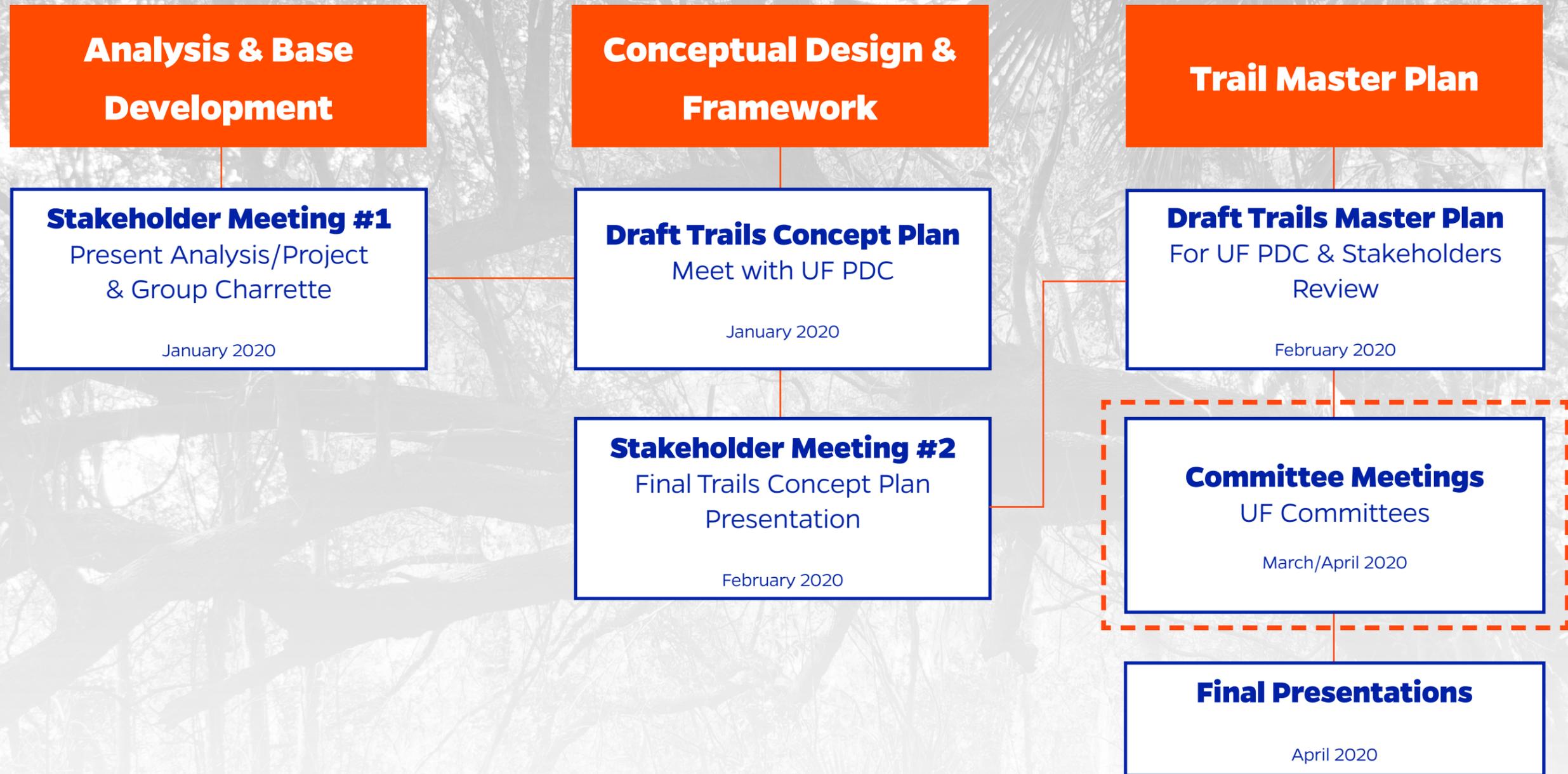


# PROJECT INTRODUCTION & HISTORY

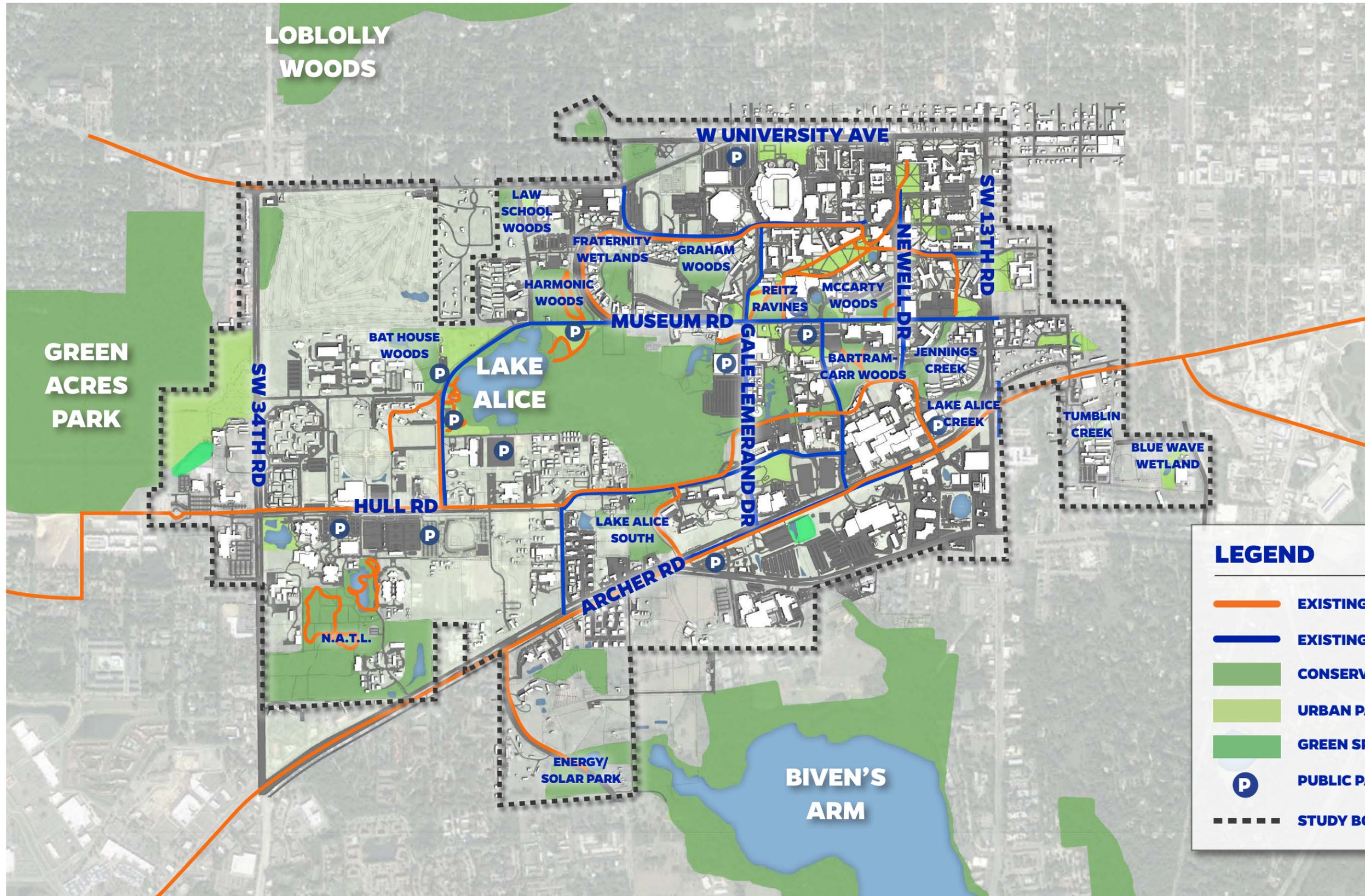
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# PROJECT PROCESS OVERVIEW



# EXISTING CAMPUS TRAILS & OPEN SPACE

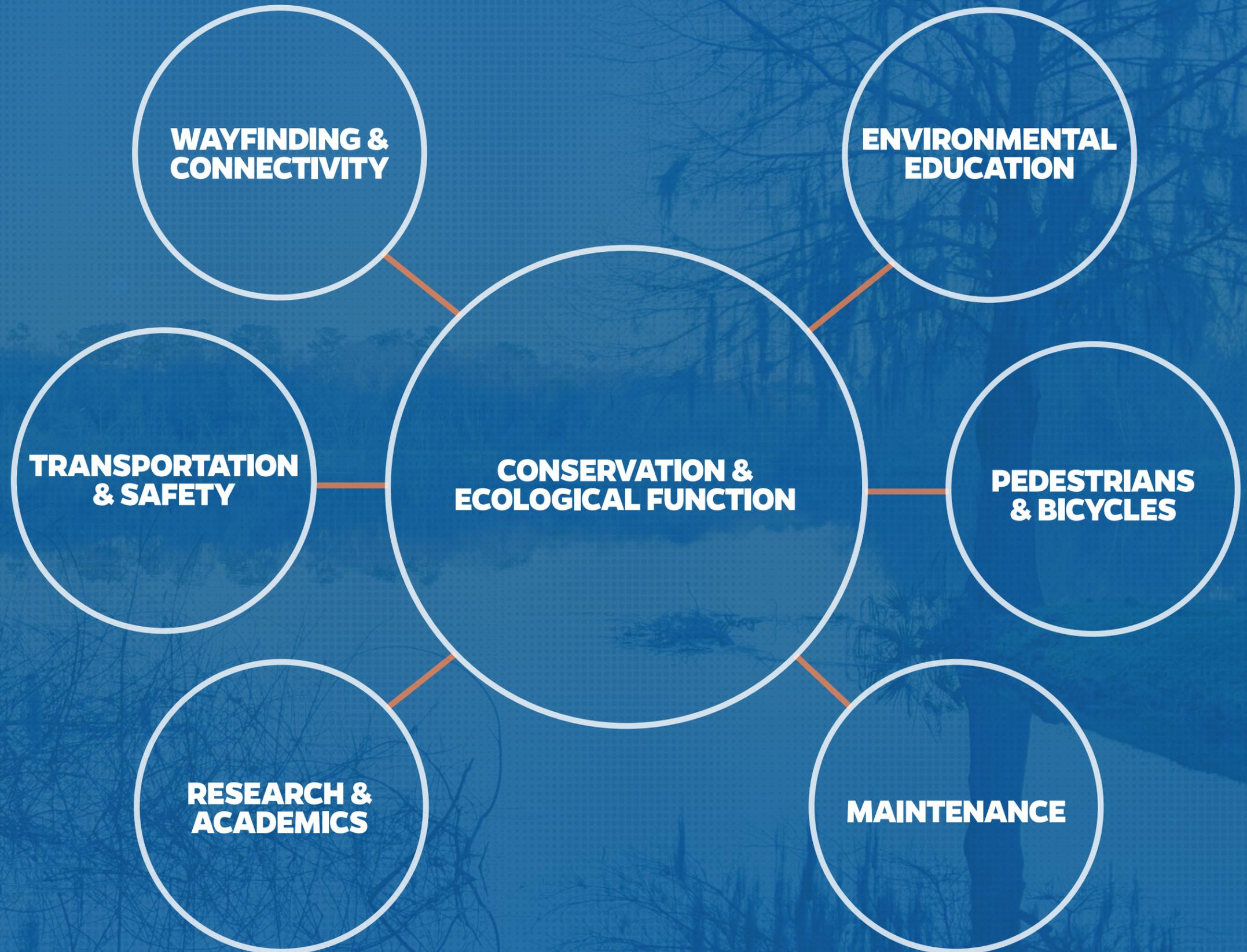


### LEGEND

- EXISTING PATHS
- EXISTING BIKE LANES
- CONSERVATION
- URBAN PARK
- GREEN SPACE BUFFER
- PUBLIC PARKING
- STUDY BOUNDARY



# STAKEHOLDER MEETING #1 - SUMMARY

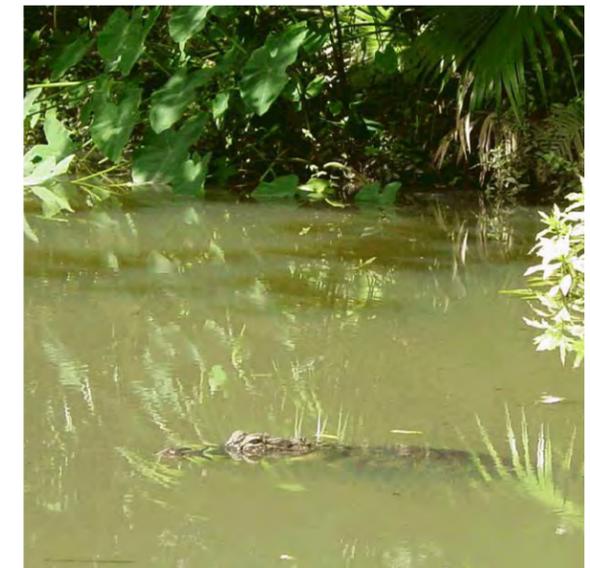
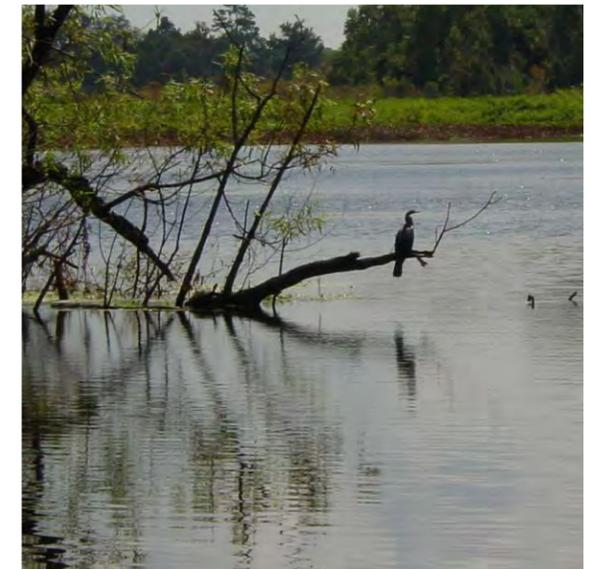


## PROJECT MISSION

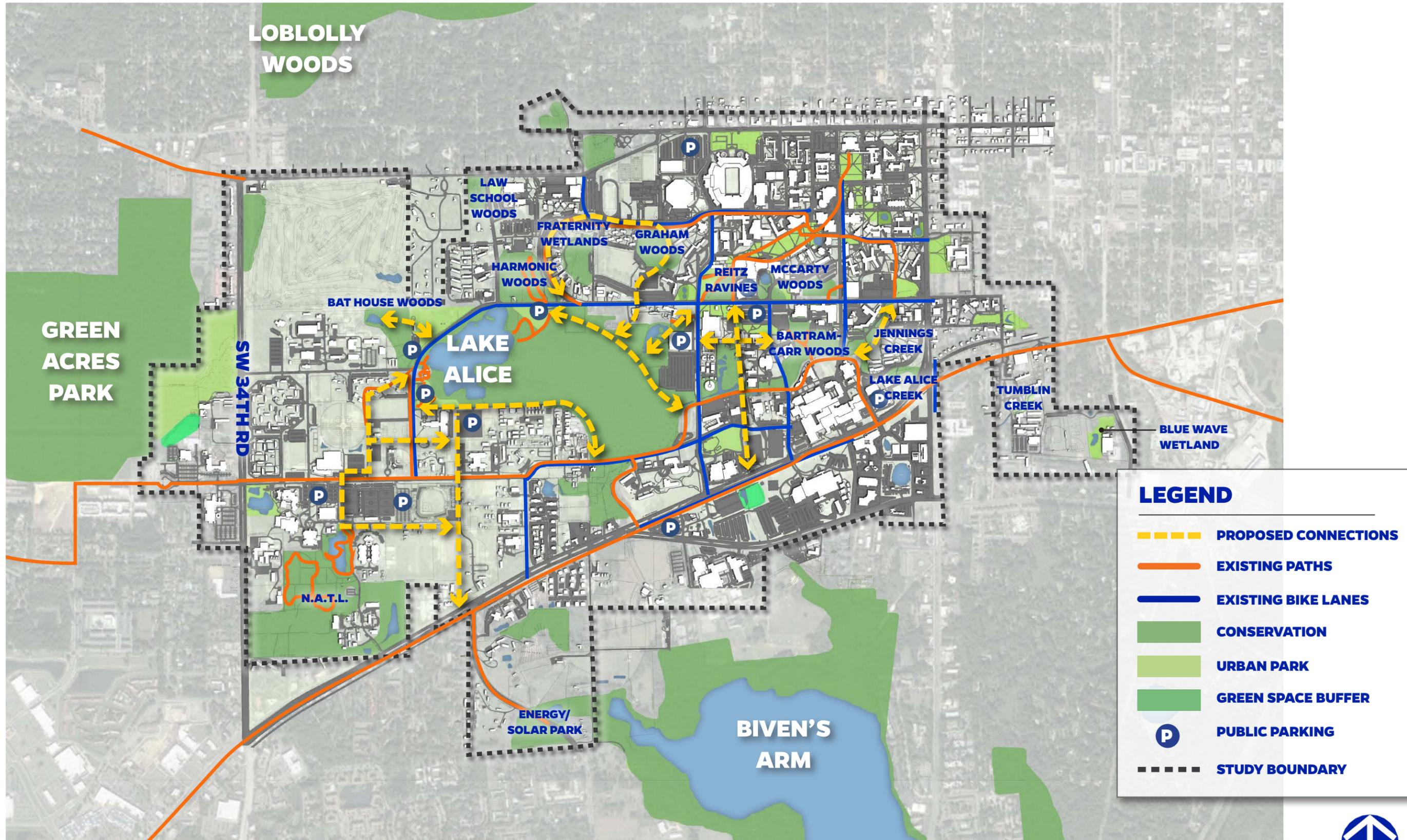
CREATE A **COHESIVE TRAIL SYSTEM** THAT CELEBRATES AND ENCOURAGES USER INTERACTION WITH THE CAMPUS' UNIQUE ECOLOGICAL FEATURES WHILE PRIORITIZING **CONSERVATION MANAGEMENT.**

## PROJECT GOALS

- 1** PROVIDE **PEDESTRIAN AND SHARED-USE CONNECTIONS** WHERE CURRENT GAPS EXIST TO LINK THE EXISTING AND FUTURE **OPEN SPACE AND CONSERVATION AREAS** OF CAMPUS AND THE SURROUNDING CITY OF GAINESVILLE.
- 2** PROVIDE **EDUCATIONAL SIGNAGE AND WAYFINDING DEVICES** TO GUIDE USERS THROUGH THE TRAILS SYSTEM.
- 3** CREATE A SYSTEM WITH **SAFE AND ACCESSIBLE** TRAILS.
- 4** CELEBRATE NATURAL AESTHETICS WHILE BALANCING WITH THE PROTECTION OF EXISTING **ECOLOGICAL FUNCTIONS THROUGH STRATEGIC MAINTENANCE PRACTICES.**
- 5** **MAINTAIN AND ENHANCE** OPPORTUNITIES FOR **LEARNING & RESEARCH** WITHIN THE UNIVERSITY'S NATURAL AREAS.
- 6** ENSURE THE **LONG TERM SUCCESS** OF THE TRAIL SYSTEM THROUGH CONSIDERATION AND SELECTION OF **QUALITY, EASILY MAINTAINABLE MATERIALS** WHICH WILL STAND THE TEST OF TIME.



# OPPORTUNITIES & CONNECTIONS MAP



## LEGEND

- PROPOSED CONNECTIONS
- EXISTING PATHS
- EXISTING BIKE LANES
- CONSERVATION
- URBAN PARK
- GREEN SPACE BUFFER
- P PUBLIC PARKING
- - - - STUDY BOUNDARY



# DRAFT TRAILS MASTER PLAN

SW 2ND AVENUE

UNIVERSITY AVENUE

SW 13TH STREET

SW 34TH STREET

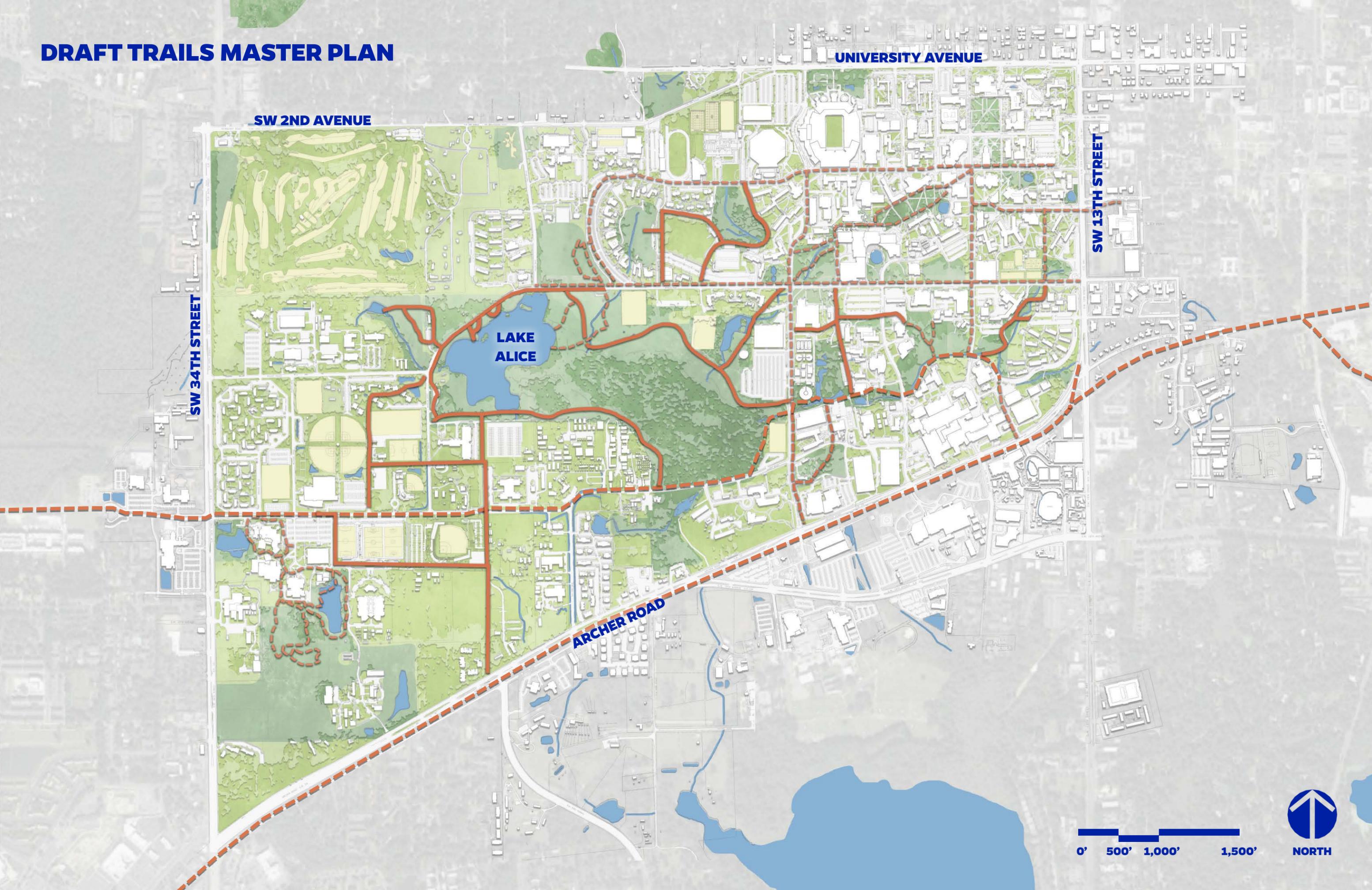
LAKE ALICE

ARCHER ROAD

0' 500' 1,000' 1,500'



NORTH



# DRAFT TRAILS MASTER PLAN

## LAKE ALICE & WEST CAMPUS



HARMONIC WOODS

FUTURE STUDENT HOUSING

DSIT

BAT HOUSES

LAKE ALICE

OVERLOOK, TYP.

BAUGHMAN CENTER

BOARDWALK, TYP.

FICKE GARDENS

BOAT RAMP

FIFIELD PARKING LOT

ATHLETICS

WILMOT GARDENS

BASEBALL

CULTURAL PLAZA

BEE GARDEN

NATL

0' 250' 500' 1,000' NORTH

**LAKE ALICE PERSPECTIVE - BEFORE**

**HARMONIC WOODS**

**EXISTING CAMPUS GREENWAY**

**MEDICINAL GARDENS**

**LAKE ALICE**

**FIELD & FORK GARDENS**

**BAT HOUSES**

**MUSEUM RD**

**MEMORIAL RD**

**BAUGHMAN CENTER**

**FICKE GARDENS**

**BAT HOUSE WOODS**

**RADIO RD**



**NORTH**

# LAKE ALICE PERSPECTIVE - AFTER

ASPHALT PATH, TYP.

HARMONIC WOODS

EXISTING BOARDWALK TRAIL

WIDENED SIDEWALK

BOARDWALK PATH, TYP.

FIELD & FORK GARDENS

BAT HOUSES

BAUGHMAN CENTER

BAT HOUSE WOODS

EXISTING CAMPUS GREENWAY

MEDICINAL GARDENS

BOAT RAMP & BOARDWALK OVERLOOK

FICKE GARDENS

RADIO RD

MUSEUM RD

MEMORIAL RD

LAKE ALICE



NORTH

**BAT HOUSE PERSPECTIVE - BEFORE**

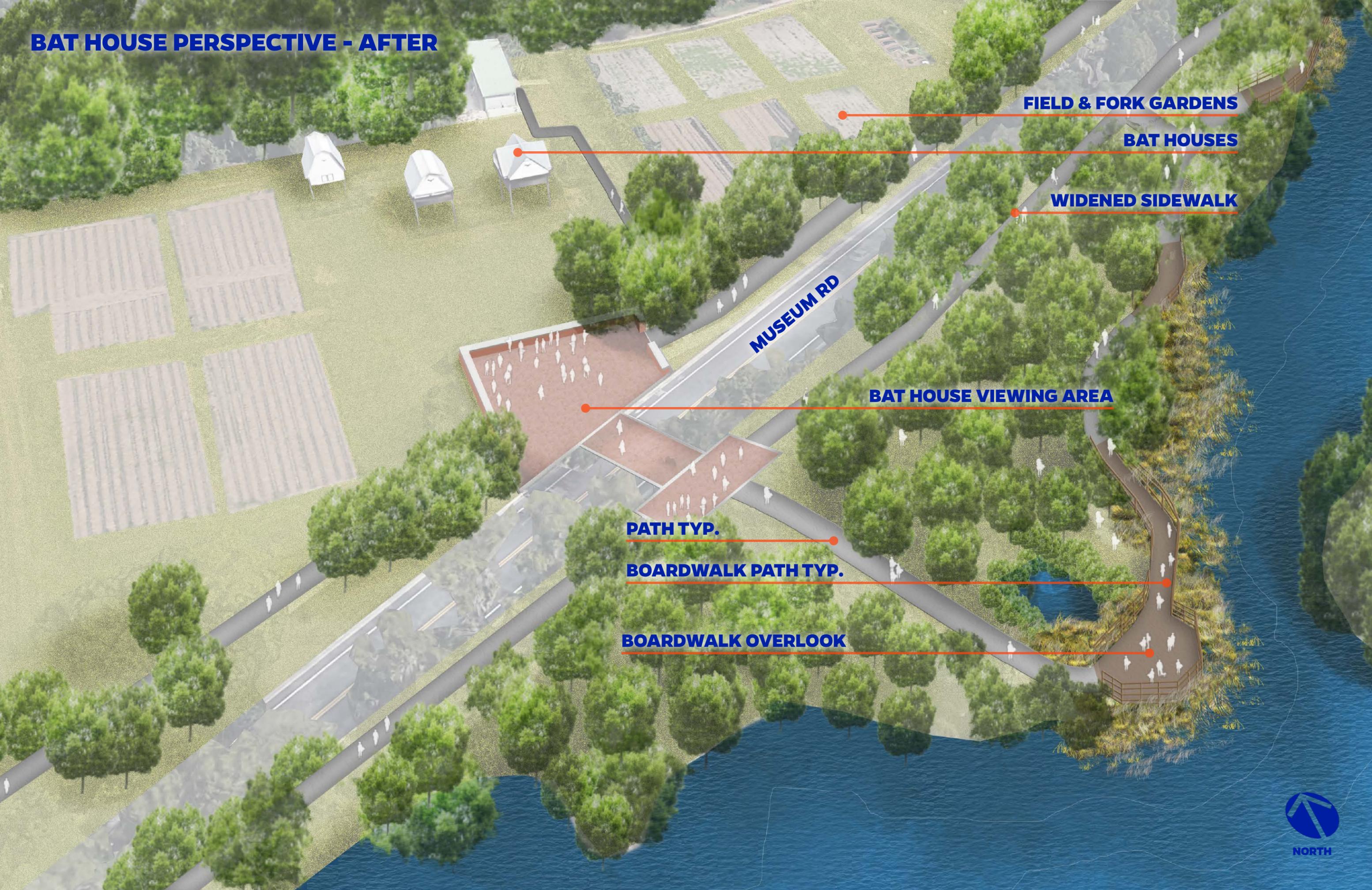
**FIELD & FORK GARDENS**

**BAT HOUSES**

**MUSEUM RD**



# BAT HOUSE PERSPECTIVE - AFTER



**FIELD & FORK GARDENS**

**BAT HOUSES**

**WIDENED SIDEWALK**

**MUSEUM RD**

**BAT HOUSE VIEWING AREA**

**PATH TYP.**

**BOARDWALK PATH TYP.**

**BOARDWALK OVERLOOK**



**NORTH**

**RESEARCH BOAT RAMP PERSPECTIVE - BEFORE**

**MEMORIAL RD**

**RESEARCH BOAT RAMP**

**LAKE ALICE**



**NORTH**

**RESEARCH BOAT RAMP PERSPECTIVE - AFTER**

**MEMORIAL RD**

**RESEARCH BOAT RAMP**

**OVERLOOK, TYP.**

**PROPOSED PATH, TYP.**

**LAKE ALICE**

**NOTE: TRAIL TO BE LOCATED SUCH THAT IMPACT ON EXISTING TREES/ CANOPY IS MINIMIZED**



**NORTH**

**LAKE ALICE - NORTHEAST OVERLOOK - BEFORE**



**LAKE ALICE - NORTHEAST OVERLOOK - AFTER**



**LAKE ALICE - NORTHEAST OVERLOOK - BEFORE**



**LAKE ALICE - NORTHEAST OVERLOOK - AFTER**



**LAKE ALICE - TRAIL NORTH OF IFAS FACILITIES - BEFORE**

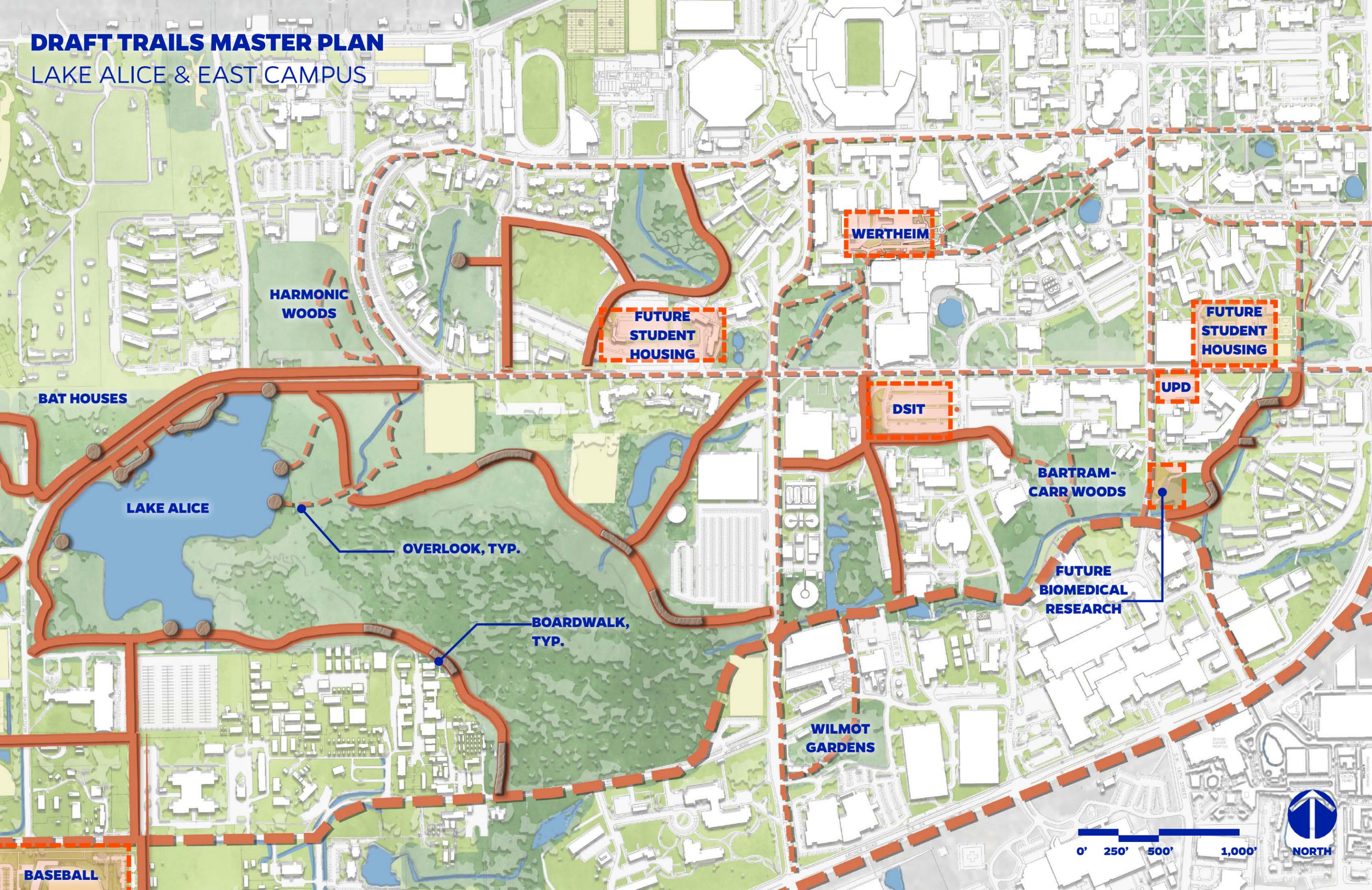


**LAKE ALICE - TRAIL NORTH OF IFAS FACILITIES - AFTER**



# DRAFT TRAILS MASTER PLAN

## LAKE ALICE & EAST CAMPUS



**HARMONIC WOODS**

**FUTURE STUDENT HOUSING**

**WERTHEIM**

**FUTURE STUDENT HOUSING**

**BAT HOUSES**

**DSIT**

**UPD**

**LAKE ALICE**

**BARTRAM-CARR WOODS**

**OVERLOOK, TYP.**

**FUTURE BIOMEDICAL RESEARCH**

**BOARDWALK, TYP.**

**WILMOT GARDENS**

**BASEBALL**

0' 250' 500' 1,000'



**HUME CREEK PERSPECTIVE - BEFORE**

**HUME HALL**

**MUSEUM RD**

**GARAGE 14**

**GALE LEMERAND DR**



**HUME CREEK PERSPECTIVE - AFTER**



**HUME HALL**

**GARAGE 14**

**MUSEUM RD**

**CONCRETE PATH, TYP.**

**BOARDWALK PATH, TYP.**

**EXISTING CONCRETE PATH**

**GALE LEMERAND DR**

**JENNINGS CREEK PERSPECTIVE - BEFORE**

**EXISTING MULTI-USE PATH**

**BEATY TOWERS**

**FUTURE  
BIOMEDICAL  
RESEARCH  
BUILDING**

**JENNINGS CREEK**

**JENNINGS HALL**

**MUSEUM RD**



**NORTH**

**JENNINGS CREEK PERSPECTIVE - AFTER**

**EXISTING MULTI-USE PATH**

**BEATY TOWERS**

**FUTURE  
BIOMEDICAL  
RESEARCH  
BUILDING**

**JENNINGS CREEK**

**ASPHALT PATH, TYP.**

**BOARDWALK PATH, TYP.**

**JENNINGS HALL**

**MUSEUM RD**



# DRAFT TRAILS MASTER PLAN

## TRAIL LOOPS

### HARMONIC WOODS LOOP

0.5 MI / 10 MIN

### BAT HOUSE WOODS LOOP

0.5 MI / 10 MIN

### SOUTHWEST LOOP

1.5 MI / 30 MIN

### CULTURAL PLAZA LOOP

1.2 MI / 25 MIN

### FRATERNITY WETLANDS LOOP

1.5 MI / 30 MIN

### CAMPUS CORE LOOP

2.0 MI / 40 MIN

### LAKE ALICE LOOP

2.2 MI / 45 MIN

**NOTE:** ALL DISTANCES  
CALCULATED ASSUMING  
1 MILE = APPROXIMATELY 20 MIN

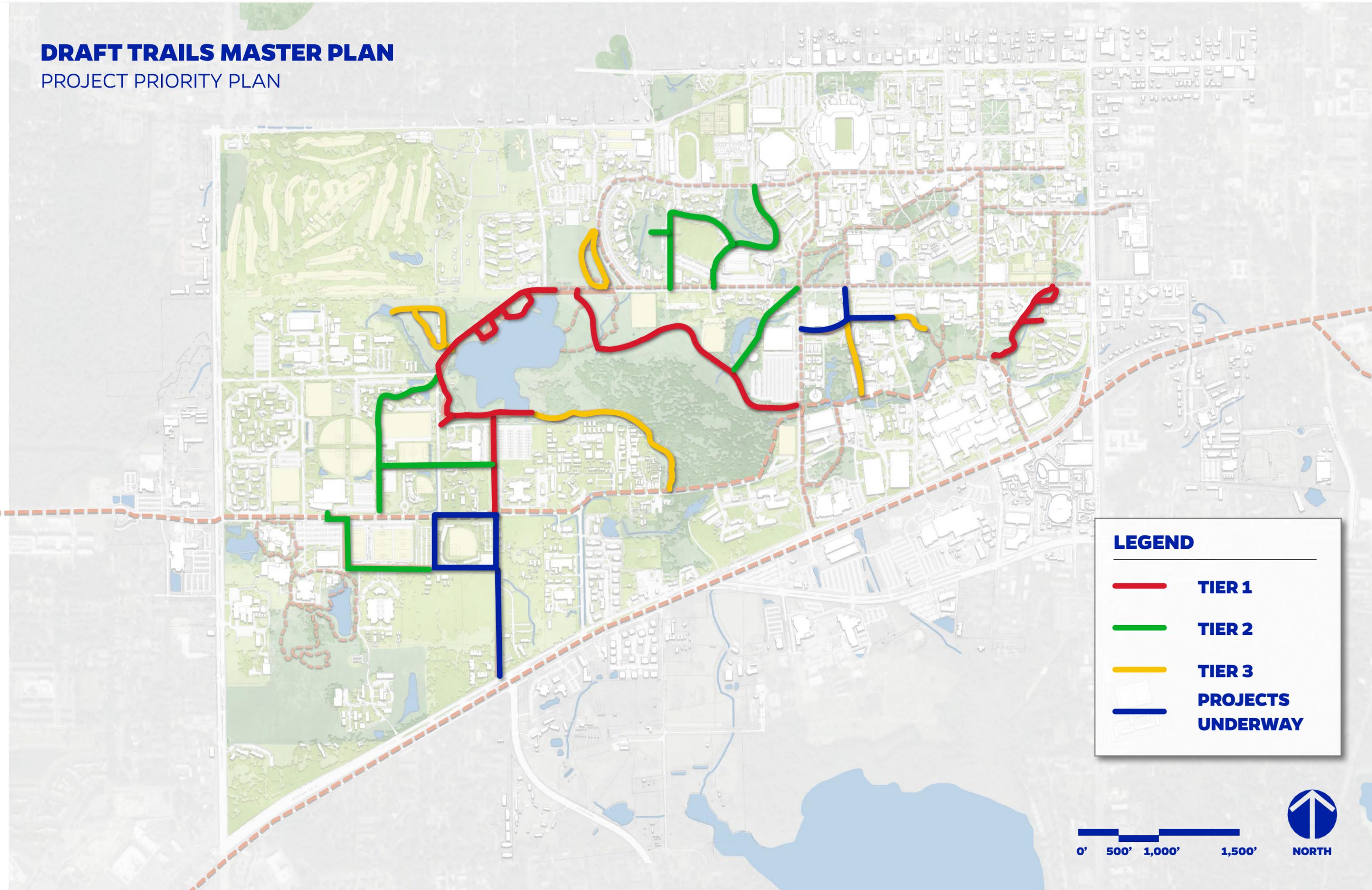
0' 500' 1,000' 1,500'



NORTH

# DRAFT TRAILS MASTER PLAN

## PROJECT PRIORITY PLAN



### LEGEND

-  **TIER 1**
-  **TIER 2**
-  **TIER 3**
-  **PROJECTS UNDERWAY**

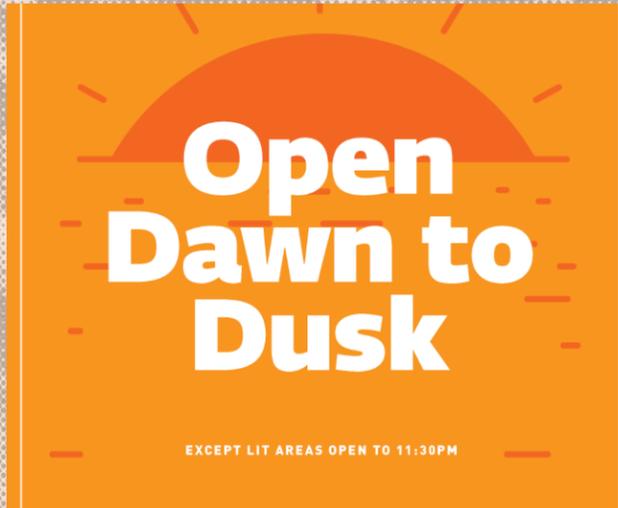
0' 500' 1,000' 1,500'



NORTH

# DESIGN CONSIDERATIONS

## SAFETY



**PLACE OPERATING HOURS SIGNAGE AT TRAILHEADS USING POSITIVE LANGUAGE**



**PLACE BLUE LIGHT PHONES ALONG PROPOSED TRAILS**

## VEGETATIVE MAINTENANCE



**MAINTAIN VIEWS IN CLEARED AREAS AROUND LAKE ALICE & AVOID CLEARING IN VEGETATED AREAS AS MUCH AS NECESSARY**

## ACCESSIBILITY



**PROVIDE FOR ACCESSIBLE PATHS WHERE POSSIBLE**

## EDUCATION



**USE INTERPRETIVE SIGNAGE AT NATURAL FEATURES, WATER BODIES, GARDENS, AND IN VICINITY OF HISTORICAL AND ARCHAEOLOGICAL SITES**

# TRAILS MATERIALS OPTIONS



## SHARED-USE PATH (ASPHALT)

**STYLE** PER LANDSCAPE  
**MASTER PLAN STANDARDS**



## TRAILS (FLEXIPAVE)

**MANUFACTURER** K.B. INDUSTRIES  
**STYLE** PER LANDSCAPE  
**COLOR** MASTER PLAN STANDARDS TO MATCH EXISTING

IMAGE SOURCE: [HTTP://KBIUS.COM/KBI-PRODUCTS/KBI-FLEXI-PAVE/](http://kbius.com/kbi-products/kbi-flexi-pave/)



## TRAILS (CONCRETE FINES/ ASPHALT MILLINGS)

**MANUFACTURER** VARIES  
**STYLE** N/A  
**COLOR** N/A

IMAGE SOURCE: [HTTPS://WWW.AMERICANTRAILS.ORG/PHOTOS/1-IMG-7709-COPY-JPG](https://www.americantrails.org/photos/1-IMG-7709-COPY-JPG)



## BOARDWALK

**STYLE** POLYWOOD RAILINGS WITH METAL MESH, ALUMINUM OR STEEL BAR GRATING DECKING



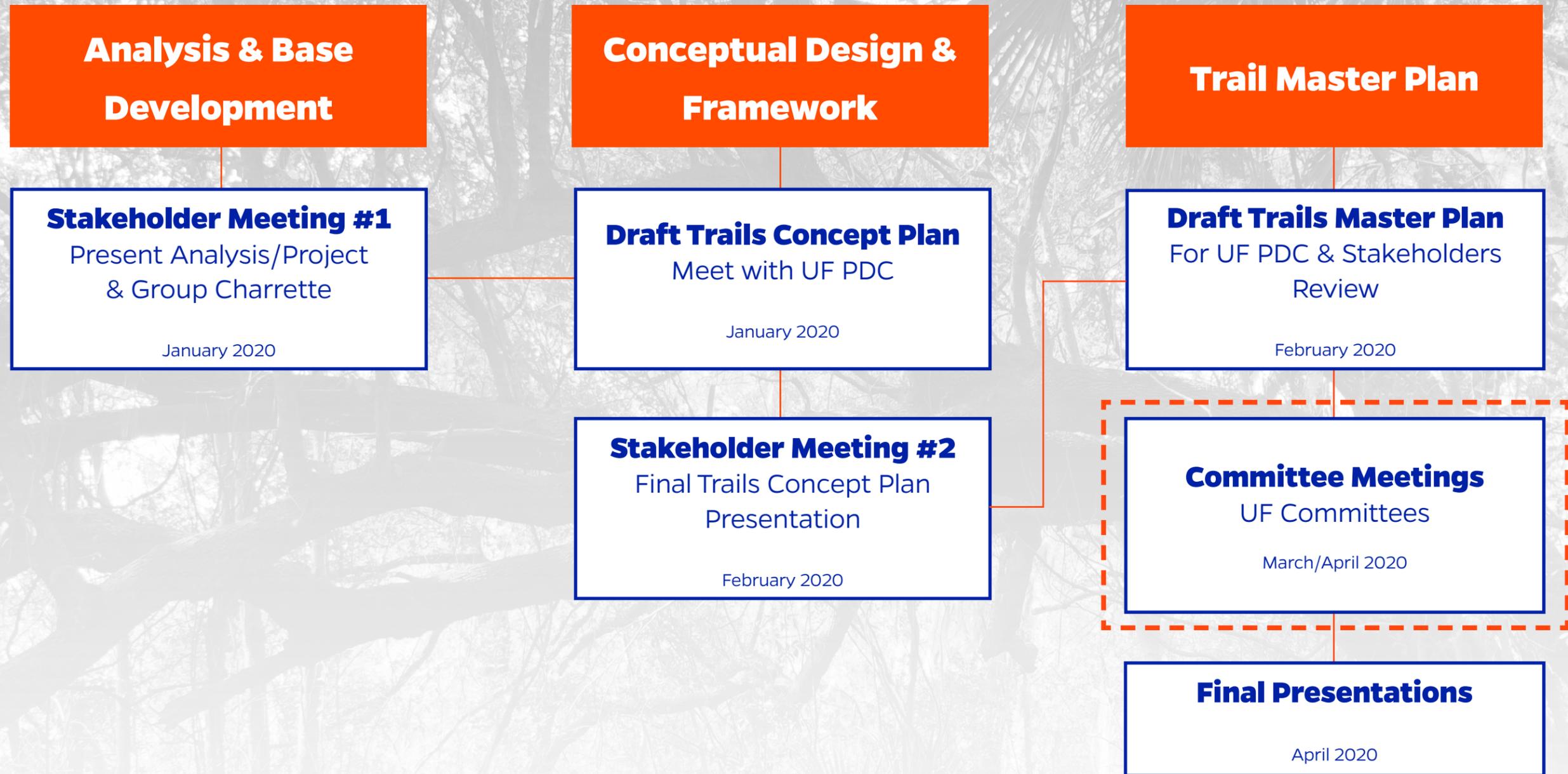
IMAGE SOURCES:

TOP: [HTTP://WWW.LEWES.COM/EVENTS-AND-ACTIVITIES/BIKING-A-HIKING/62-GORDONS-POND-TRAIL.HTML](http://www.lewes.com/events-and-activities/biking-a-hiking/62-gordons-pond-trail.html)

BOTTOM LEFT: IMAGE COURTESY OF LINDA DIXON

BOTTOM RIGHT: [HTTPS://WWW.STRONGWELL.COM/CASE-STUDY-FRP-WALKWAY-CONNECTS-PEOPLE-WITH-NATURE/](https://www.strongwell.com/case-study-frp-walkway-connects-people-with-nature/)

# PROJECT PROCESS OVERVIEW



**UF** | UNIVERSITY *of*  
**FLORIDA**

**CH2M**  
Professional Consultants