UF-400, Single Student Housing 2015

Exhibit “A”

Committee Review Notes:

- Transportation & parking Committee
- Preservation of Historic Buildings and Sites Committee
- Lakes, Vegetation and Landscaping Committee
- Land Use and Facilities Planning Committee
The University Lakes, Vegetation and Landscape Committee (ULVLC) met at the University of Florida Facilities Planning and Construction Division Conference Room 226 Stadium West.

Members attending:
Linda Dixon – Facilities, Planning and Construction
Linda Hayward – Physiological Sciences
Jeff Holcomb – University Police Department
Bob Miller – Business Affairs
Stephanie Sims - Sustainability
Jason Smith – Forest Resources and Conservation - Chair
Emma Weeks – Entomology and Nematology
Marty Werts – Physical Plant

Members not attending:
Thomas Conlon – Pediatrics
Fred Gratto – Physical Plant
Greg MacDonald – Agronomy
Mark Siburt – City of Gainesville
Carol Walker – Facilities, Planning and Construction
Steve Walton - Student

Also attending:
Erik Lewis – Facilities, Planning and Construction
Frank Javaheri - Facilities, Planning and Construction
Scott Whiddon - Facilities, Planning and Construction

I. Adoption of Agenda & Minutes

Motion: Bob Miller moved to approve the agenda and minutes.

Second: Emma Weeks

Motion Carried Unanimously

II. MAJOR PROJECTS

UF-400 Student Housing (Site Selection) Frank Javaheri
Frank introduced himself and went over a new dormitory project that is proposed to be located on the east side of Yulee and Reid Halls, along SW 13th Street. He said the proposed building would be 60,000 square feet & 4 to 5 stories, due to the slope on the site (4 stories to the north and 5 on the south). He noted that both adjacent dorms are on the Historic Register and located within the Historic District Impact Zone. Frank went over the trees on site that will need to be removed (5 loblolly pines, 1 live oak and potentially 1 pecan) and said that they may have to trim a heritage live oak on the western edge of the site.
Marty Werts talked about the live oaks and parking adjacent to 13th Street and the need for some pedestrian solution along this stretch. There was discussion of the ADA path next to Reid Hall that FDOT had funded, due to its obligation to provide ADA accessibility along 13th Street (US 441). Frank said that the area along SW 13th St. would not be impacted by the project, so it was outside of the scope of the project to solve. Marty said that Grounds may be willing to help if a solution can be found and Linda Dixon said that FDOT, who owns the ROW, may also be of assistance. Marty suggested that the project should look at moving the building northward to avoid some of the tree impacts. Frank said that they are not in design yet, so that they do not have a precise footprint. Frank continued that they hope to start design in February, begin construction over the summer of 2013 and be finished by 2015. Bob Miller asked about the occupants to the building. Frank said that it would be for unmarried students and that some rooms would be ADA accessible. Emma Weeks asked about the potential impact to the heritage live oak. Frank said that he did not know at this time, but that they would try to avoid it.

**Motion:** Emma Weeks made the motion to approve the site location with the proposed impacts to 5 pine trees and 1 oak tree.

**Second:** Bob Miller

**Motion Carried Unanimously**

There being no further business for discussion, the meeting adjourned at 9:30 AM.
ATTENDEES:
Members: Ray G. Thomas, Bob Miller, Sheri Munn, Allen Masters, Pamela Gilbert
Ex-Officio Members: Chandler E. Rozear, Linda Dixon, Scott Fox
Non-members: Ron Fuller, Frank Javaheri, Chip Howard, Jack Pfaff, Nina Shubert (recording)

FACILITATOR: Scott Fox

CALL TO ORDER: Meeting was called to order at 2:02 p.m.

APPROVAL OF MINUTES:
Ray G. Thomas asked for a review of the previous meeting’s October 2012 minutes and presented the motion for approval. Allen Masters moved that the minutes be approved. Meeting minutes were approved by the committee.

UF-400 SINGLE STUDENT HOUSING
PRESENTING: Frank Javaheri
DISCUSSION:
Frank Javaheri presented to the committee for approval the start date, site map and footprint building information for UF-400 Single Student Housing project. The project is to start between August and September, 2013. The building is projected to be 60,000 square feet, 5 stories and house 250 beds. The parking affected will be approximately 14 orange decal spaces on the east side, 6-8 motorcycle/scooter spaces and one disability space. During construction the east side of the lot will be closed. Facilities Planning and Construction will be working closely with TAPS to reconfigure and restripe the lot after construction to recover as many lost spaces as possible. Other things affected will be the ADA sidewalk and some trees in the area. The dumpster site might be reconfigured. There was a question about how the project is to be funded and Mr. Javaheri indicated that the project is bond funded.

There was extended discussion by the committee regarding the affected parking areas, the type of parking affected and the effect on student parking, if any, in that area. The affected lot is currently Orange and Carpool. The carpool parking will most likely be moved to the Mallory area off Inner Road. The Orange parking will be absorbed in the Norman garage. There should be no impact to student parking.

ACTION: Mr. Javaheri asked that the committee approve the initial site plan and the relocation of parking for this project. Ray Thomas requested a motion for approval, Robert Miller motioned to approve, Allen Masters seconded. The site plan was approved by the committee.

OTHER BUSINESS:
No other business was discussed

ADJOURNMENT:
Committee adjourned at 3:10pm.
Outline

- Building Information
- Aerial Map
- Other Committees Information
- Site Photos
- Approval Request
Building Information

- Approximately 65,000 GSF
- Five Level building
- East elevation facing 13th street.
- Programming for 250 beds.
- Including 18 suites for students with profound disability
- Gathering in all levels and Common areas
- Kitchen, Vending areas
- Laundry room
- Gator Wellness
- Offices for Area Government, RLC, Maintenance, Building Services
- Simple and low maintenance landscape around the building.
LVL Committee Meeting

Approved as noted:

- Plan to relocate Existing ADA sidewalk.
- Hardscape connections from the new building to the adjacent buildings and sidewalks.

- Site work will include several tree mitigation including five Pine trees & one smaller oak tree.
- 34” Live Oak on SW corner will be protected, but branches might need to be trimmed. Pecan tree on west will remain.
Aerial Photo of the site
Affected parking spaces during construction:

- 14 spaces on the east
- 12 spaces on the south**
- 40 spaces adjacent to 13th St. side*
- 6–8 scooter on east side
- Possible loss of several spaces

- Approved as presented.

*2 private reserve  **1 ADA
2 DOH reserve      2 reserve
15 carpool         9 Orange
20 Orange
Historic Preservation Committee

Comments:
- Adjacent to dormitory Complex being listed in the National Register of Historic Places.
- Design should be sensitive to the orientation and character defining features of the existing nearby buildings.
- Design in compliance with the Campus Preservation Plan and Guidelines

Motion:
- Approve the site in accordance with the Campus Master plan with special design emphasis placed on compatibility to the Historic Buildings of Yulee, Reid and Mallory in architecture and massing.
At This Time:

- Request approval of the site
- Provide any other pre-design recommendations to be added to the Program.