



Campus Master Plan Amendment 2020-2030

October 2020

UF UNIVERSITY of
FLORIDA

Business Affairs
PLANNING, DESIGN &
CONSTRUCTION



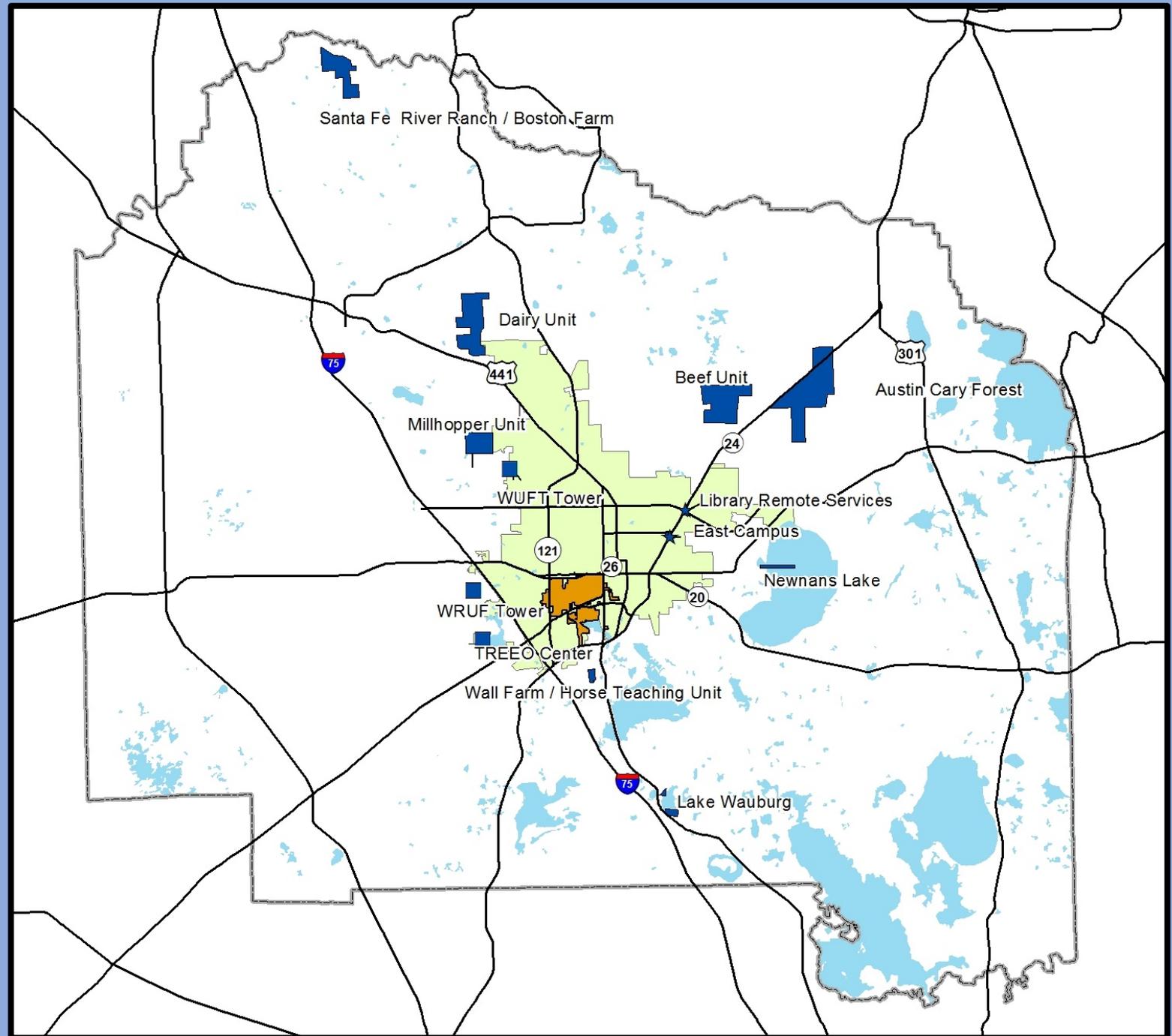
CMP Process

Campus Master Plan, 2020-2030 – What is it?

- Regulatory and Communication Document
- 10-Year Planning Horizon with 5-Year Updates
- Update Incorporates All Recent UF Planning Projects
 - Housing, Transportation, Landscape, Framework, etc.
- Results in a Campus Development Agreement (CDA)
 - CDA expires Dec. 31, 2025
- Process
 - Florida Statutes, Chapter 1013.30
 - FBOG Regulations, Chapter 21

Jurisdiction – Where does it apply?

Main Campus and
13 Alachua County
Satellite Properties



How is it used?

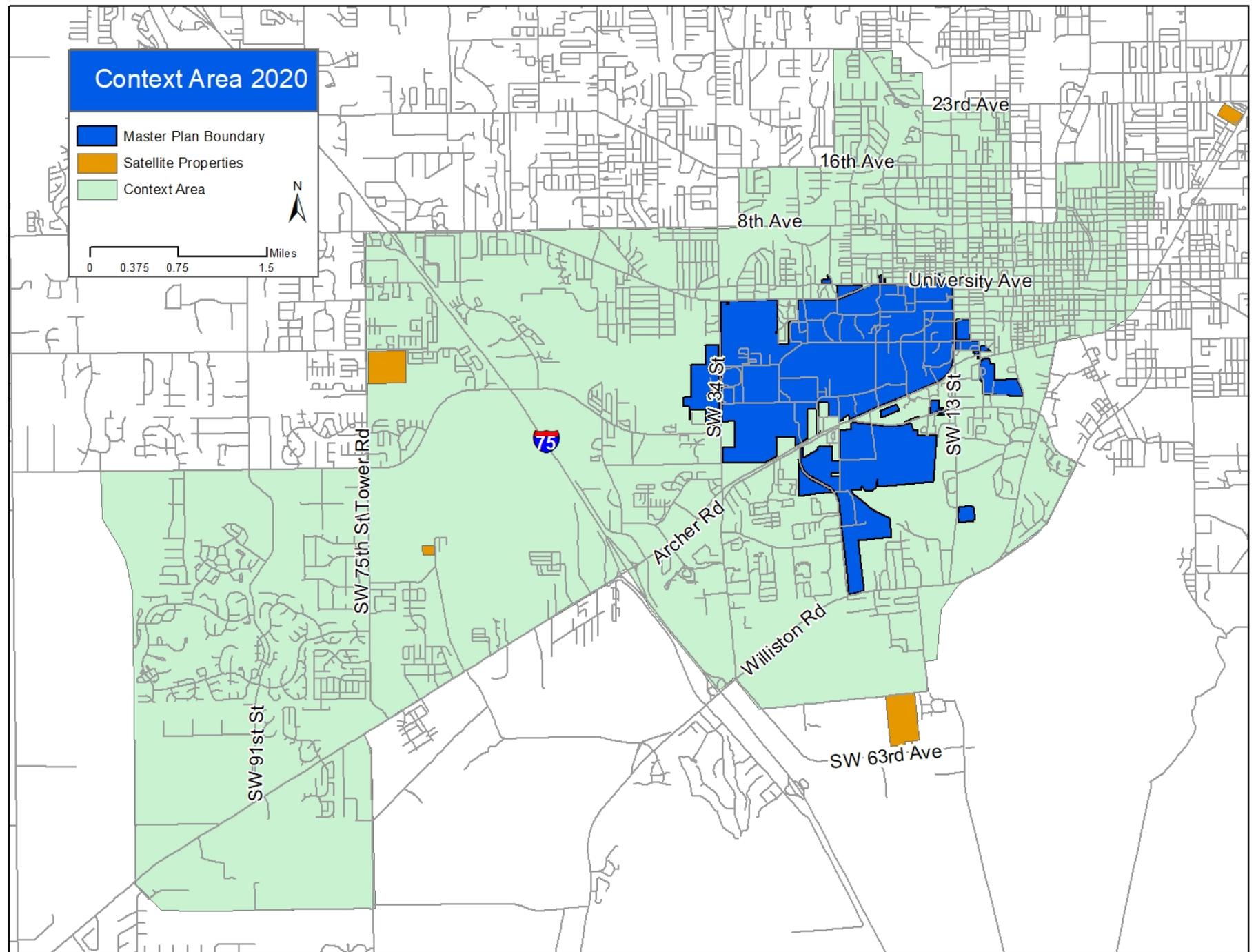
- **Communicate** with City, County and community
- Jurisdiction impacts **project review authority** and process
- **Future building site** decisions
- **State review** of debt financing and PECO submissions
- Policies affecting day-to-day **decision-making** and **operations** regarding
 - facilities
 - grounds
 - shared governance
 - intergovernmental coordination
- Results in a **Campus Development Agreement**

How is it Organized?

- Plan Elements – Goals, Objectives, Policies, Maps
- Data and Analysis Report
- Evaluation and Appraisal Report
- FBOG Required:
 - Future Land Use
 - Transportation
 - Housing
 - General Infrastructure
 - Conservation
 - Recreation & Open Space
 - Intergovernmental
 - Capital Improvements
- Optional:
 - Urban Design
 - Academic Facilities
 - Support/Clinical/Cultural
 - Public Safety
 - Implementation

Context Area 2020-2030

- Area in which potential impacts to public facilities and services is evaluated



Context Area

- Florida Board of Governors Regulation 21.201
- (4) “Context area for Campus Development Agreements” means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features. To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

1013.30 FS Thresholds for Adoption Process

(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8) if such amendment, alone or in conjunction with other amendments, would:

(a) Increase density or intensity of use of land on the campus by more than 10 percent;

(b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent; or

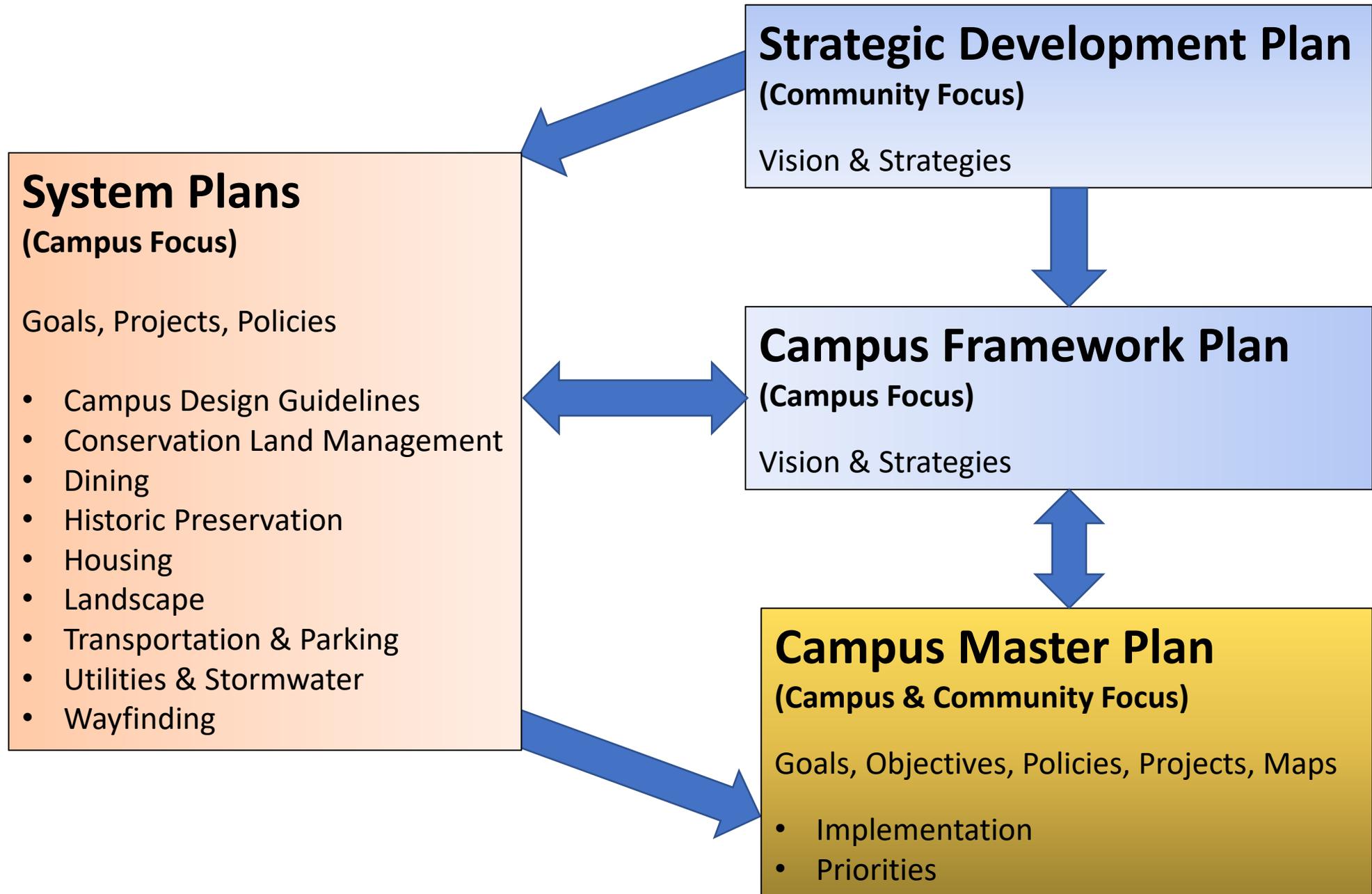
(c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by **more than 10 percent** on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.



CMP 2020-2030

Campus Growth, 2020-2030

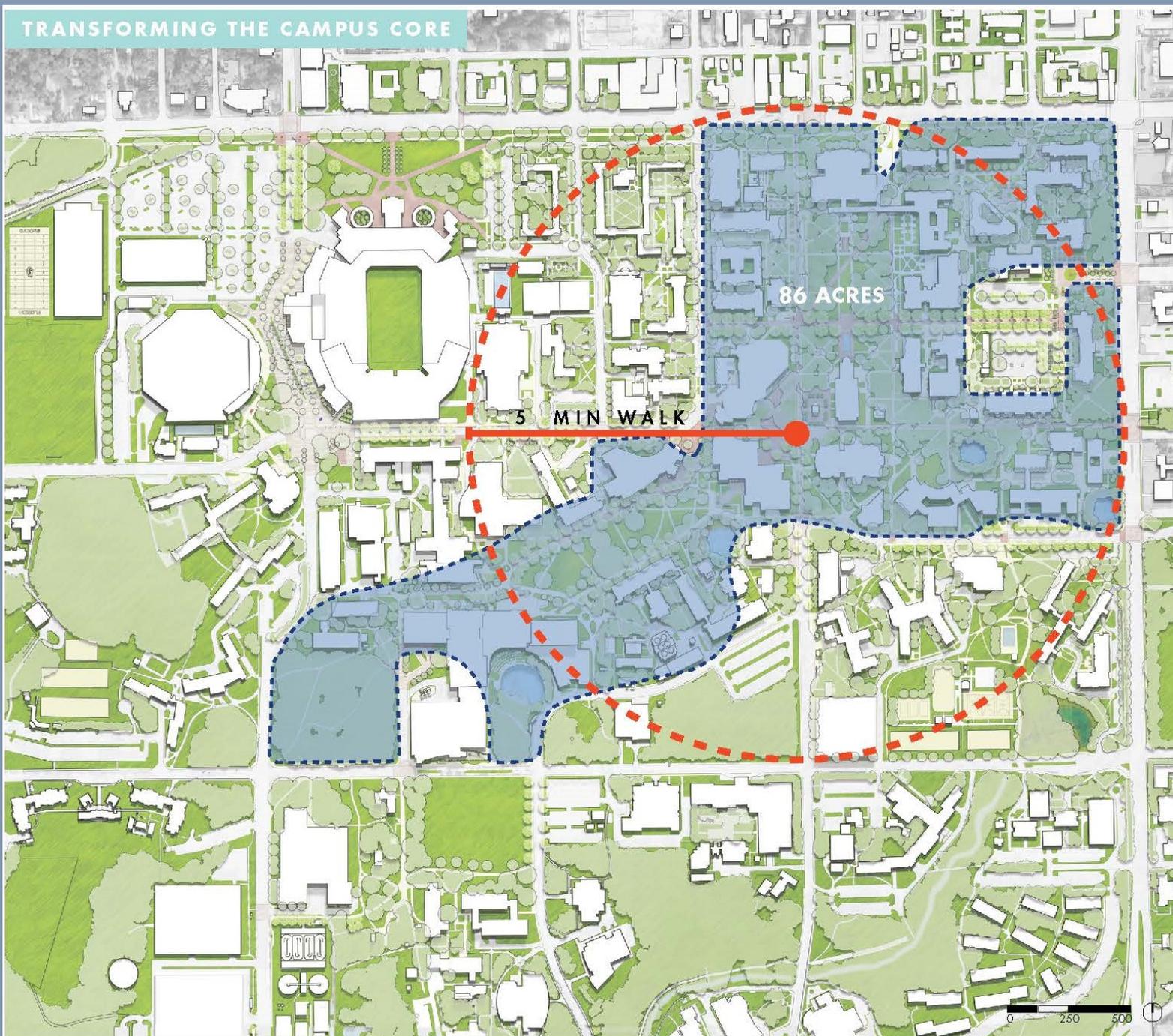
- On-Campus Headcount Employment – remain flat
- On-Campus Headcount Enrollment - decrease
- Building Development
 - Add approx. 2.3m net new GSF (estimated 7/1/2020 – 6/30/2030)
 - Add 870 net new parking spaces (currently exceeding CDA authorization)
- NO impacts to public facilities and services
- NO growth that triggers required public hearing adoption process
 - 1013.30 (9)(a)(b)(c) F.S.



Highlights

- Create **Bicycle/Pedestrian Zone**
- Implement **Landscape Master Plan Priority Projects**
- Construct **New Honors College** and undergraduate housing
- Remove **Graduate/Family Housing** along SW 34th St.
- Convert portion of **McCarty Woods Conservation Area** to academic/research building site consistent with the **Campus Framework Plan, 2019**
- Expand **Lake Alice Conservation Area** and construct **Trail System**
- Expand **Structured Parking** and densify by building on surface lots
- Focus **Development** on the eastern 1/3 of campus – “the Red Box strategy” consistent with the **Campus Framework Plan, 2019**
- Add State Lease Land at **Newnans Lake**
- Remove **Collegiate Living Organization and City Roundabout** property

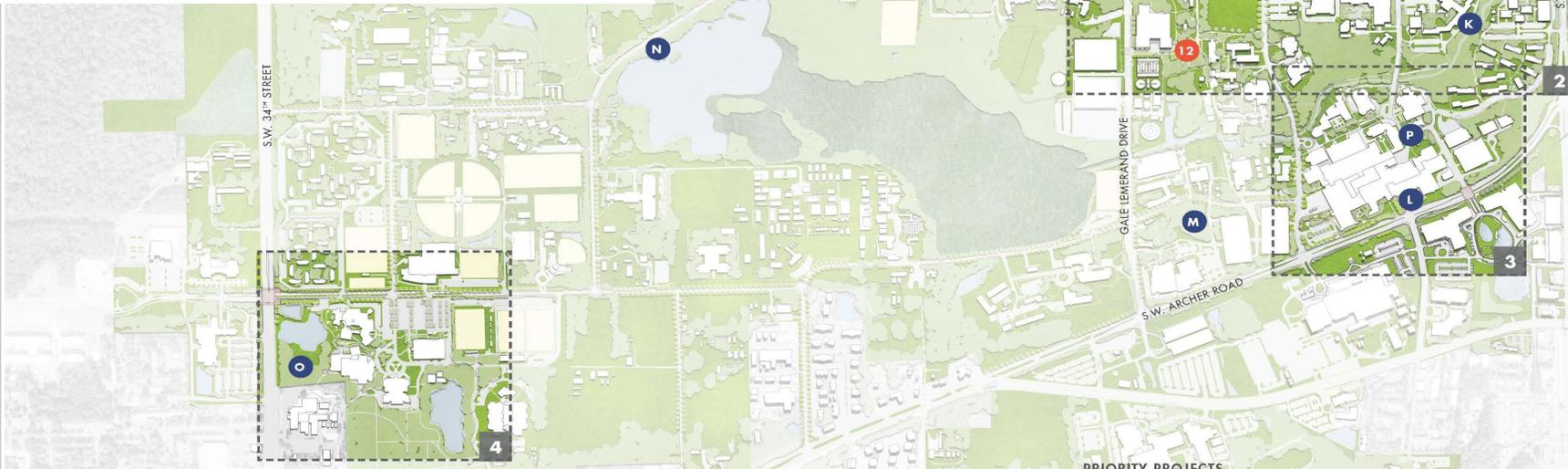
TRANSFORMING THE CAMPUS CORE



Bicycle-Pedestrian Zone



Landscape Enhancements



PRIORITY PROJECTS

- | | | | |
|------------------------|----------------------------|-------------------------------|---------------------------------|
| 1 TIGERT COURT | 5 NEWELL GATEWAY | 9 STADIUM ROAD | 13 REITZ UNION ENTRY / DROP-OFF |
| 2 UNION WALK | 6 STADIUM LAWN | 10 INNER ROAD | |
| 3 TOWER PLAZA | 7 REITZ UNION LAWN - EAST | 11 EMERSON COURTYARD | |
| 4 GATOR (CORNER) PLAZA | 8 REITZ UNION LAWN - NORTH | 12 SHARED-USE PATH AT PHYSICS | |

CAMPUS AREAS FOR ENHANCEMENT

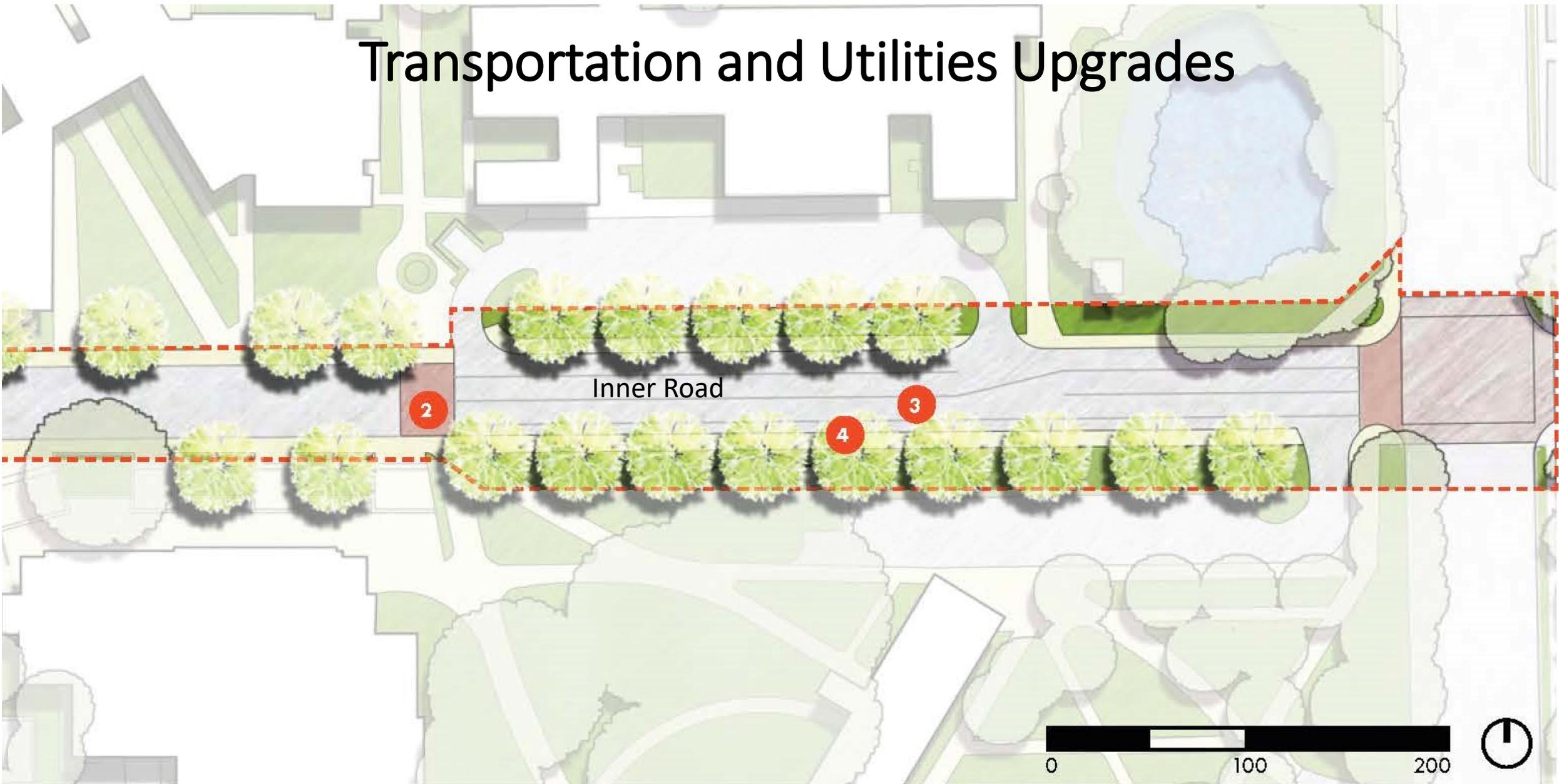
- | | | | |
|--------------------------|--------------------------------|------------------------|-------------------------------|
| A PRESIDENT'S PARK | E TURLINGTON HALL SERVICE AREA | I WALKWAY TO YULEE PIT | M WILMOT GARDENS CONNECTOR |
| B WEST UNIVERSITY AVENUE | F ARTS AXIS | J YULEE PIT | N LAKE ALICE |
| C BUCKMAN DRIVE | G GRINTER HALL WALKWAY | K JENNINGS CREEK | O CULTURAL PLAZA |
| D WEIMER HALL | H CRISER HALL WALKWAY | L UF HEALTH | P HEALTH AFFAIRS CIVIC SQUARE |

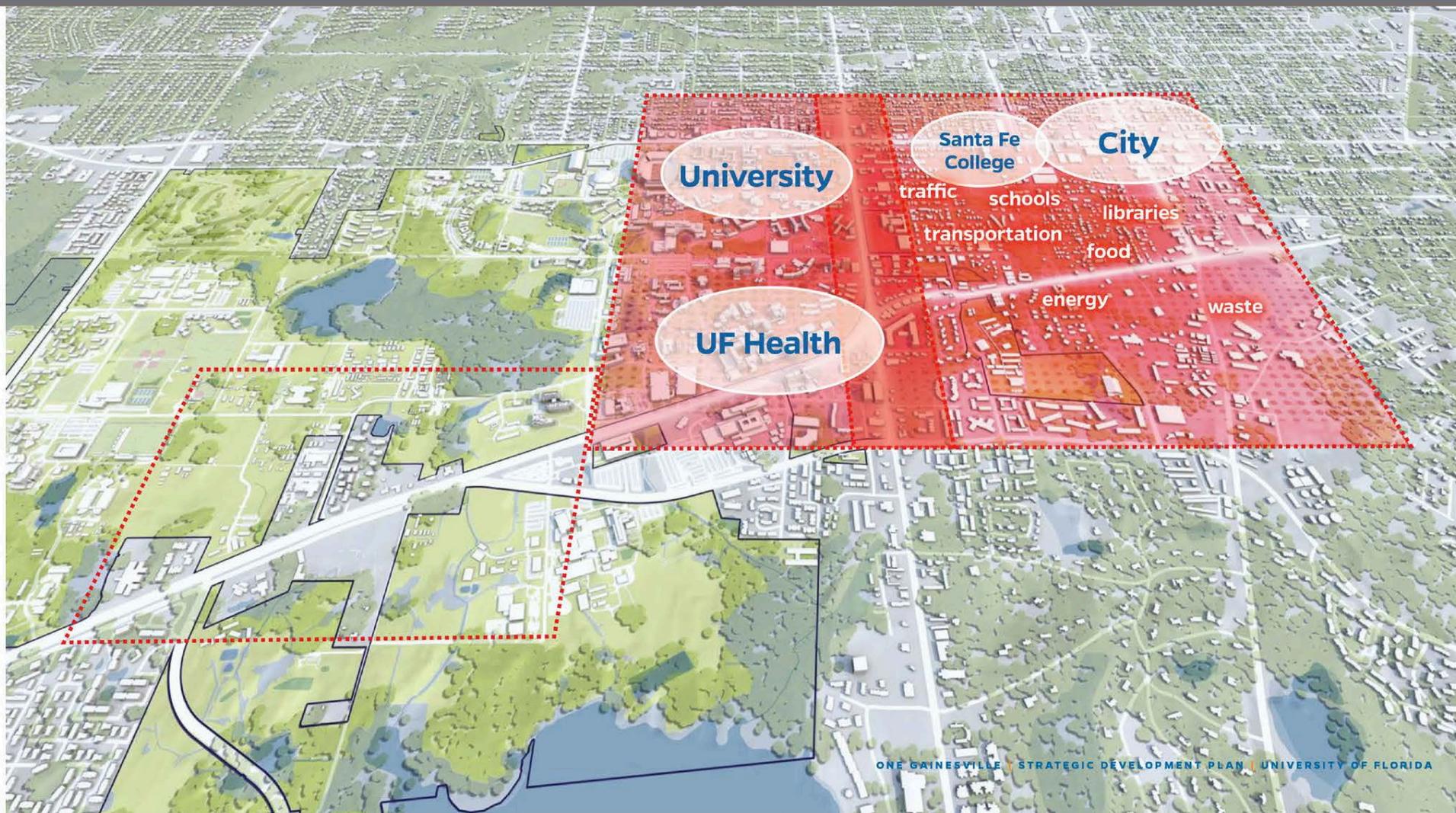




Expand and
Upgrade Student
Housing – New
Honors College

Transportation and Utilities Upgrades





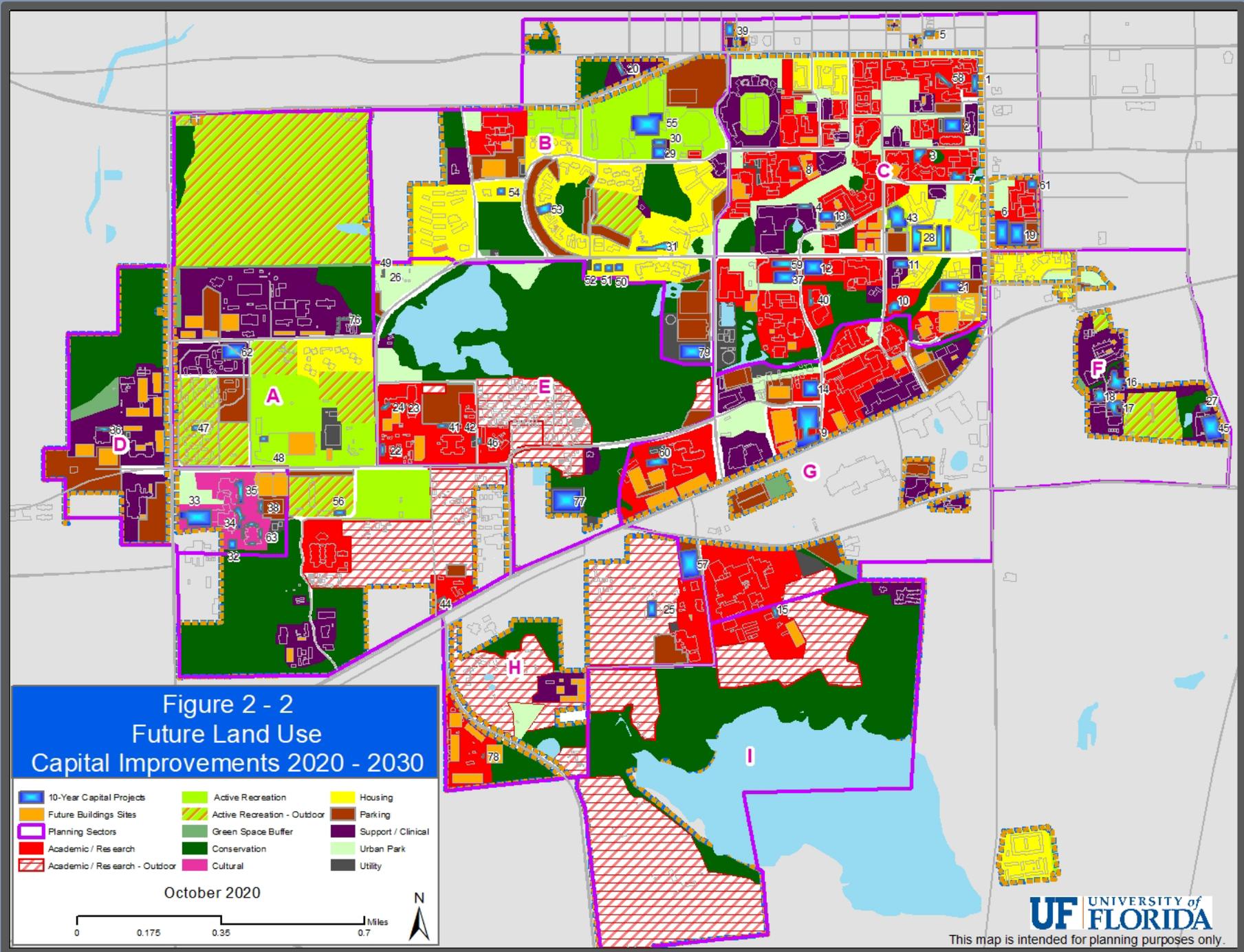
Focus Development

- Walkable
- Collaboration
- Synergy
- The “Red Box” Strategy

New American City

The Strategic Development Plan calls for anchor institutions to join forces to address challenges of mobility, education, health, housing, and livability, and to collaborate on creating inclusive solutions. Institutionalizing this cooperation is one of the key game-changing ideas of the plan. In an economy driven by talent, the goal is to provide infrastructure, resources, and the environment needed for companies and institutions to attract, retain, and nurture talent.

2020-2030 Future Land Use and Capital Projects



Future Land Use Changes

| Land Use Classification | As Adopted 2015-2025 (Acres) | As Amended 2018 (Acres) | Proposed 2020-2030 (Acres) | Change (Acres) |
|-----------------------------|------------------------------------|----------------------------|-------------------------------|----------------|
| Academic | 270.1 | 274.1 | 278.4 | 4.3 |
| Academic - Outdoor | 319.0 | 301.8 | 302.9 | 1.1 |
| Active Recreation | 78.3 | 92.5 | 89.3 | -3.2 |
| Active Recreation - Outdoor | 175.3 | 175.3 | 172.1 | -3.2 |
| Buffer | 24.6 | 24.6 | 19.6 | -5.0 |
| Conservation | 448.0 | 448.0 | 455.3 | 7.3 |
| Cultural | 19.5 | 19.5 | 19.5 | 0.0 |
| Housing | 156.5 | 156.5 | 128.7 | -27.8 |
| Parking | 101.8 | 101.8 | 105.6 | 3.8 |
| Road | 83.6 | 83.6 | 82.4 | -1.2 |
| Support | 187.2 | 184.8 | 194.2 | 9.4 |
| Urban Park | 64.3 | 63.8 | 79.4 | 15.6 |
| Utility | 27.0 | 28.9 | 26.9 | -2.0 |
| Total * | 1955.2 | 1955.2 | 1954.3 | -0.9 |

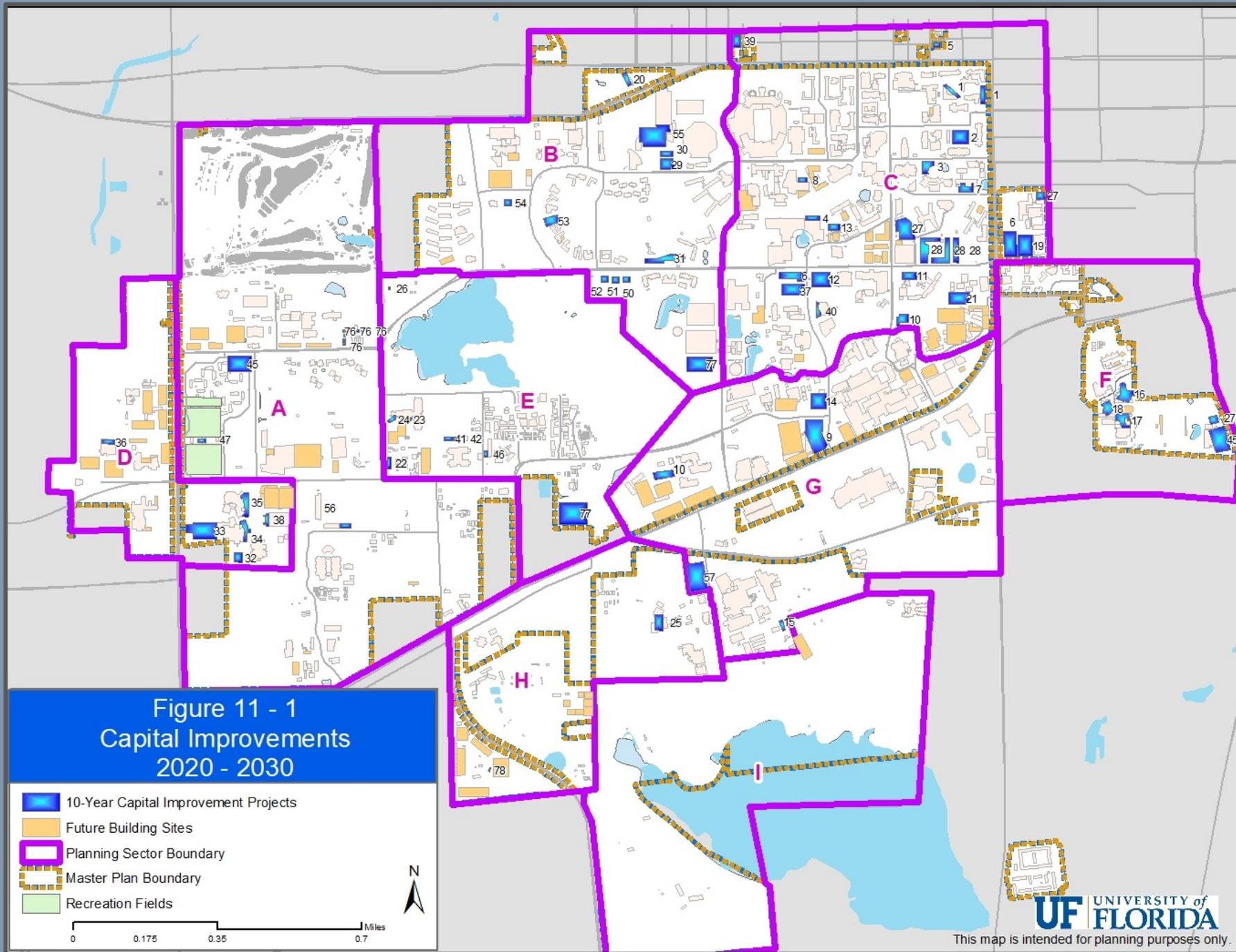
Loss of acreage due to removing Collegiate Living Organization and City roundabout property

| UF Main Campus Space Type | Planned Net New GSF 2020-2030 |
|---|-------------------------------|
| Academic / Academic-Outdoor | 1,254,950 |
| Active Recreation / Active Recreation-Outdoor | 227,841 |
| Support/Clinical and Cultural | 577,157 |
| Housing | 178,570 |
| Urban Park | 2,160 |
| Utilities | 57,900 |
| TOTAL | 2,298,578 |

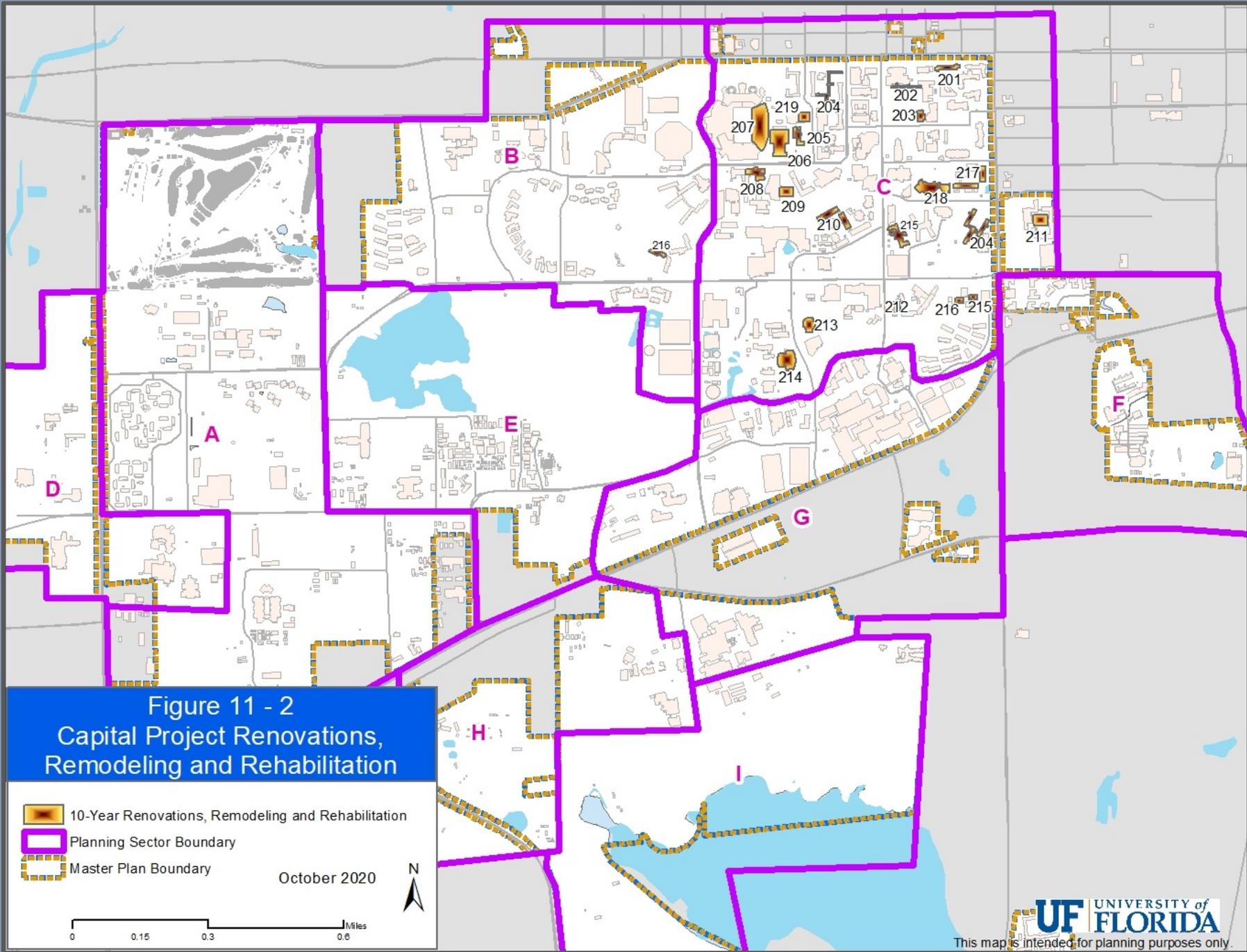
10-Year Capital
Projects List
(July 1, 2020 –
June 30, 2030)

Main Campus

2020-2030 Capital Projects and Future Building Sites



2020-2030 Capital Projects - Renovations

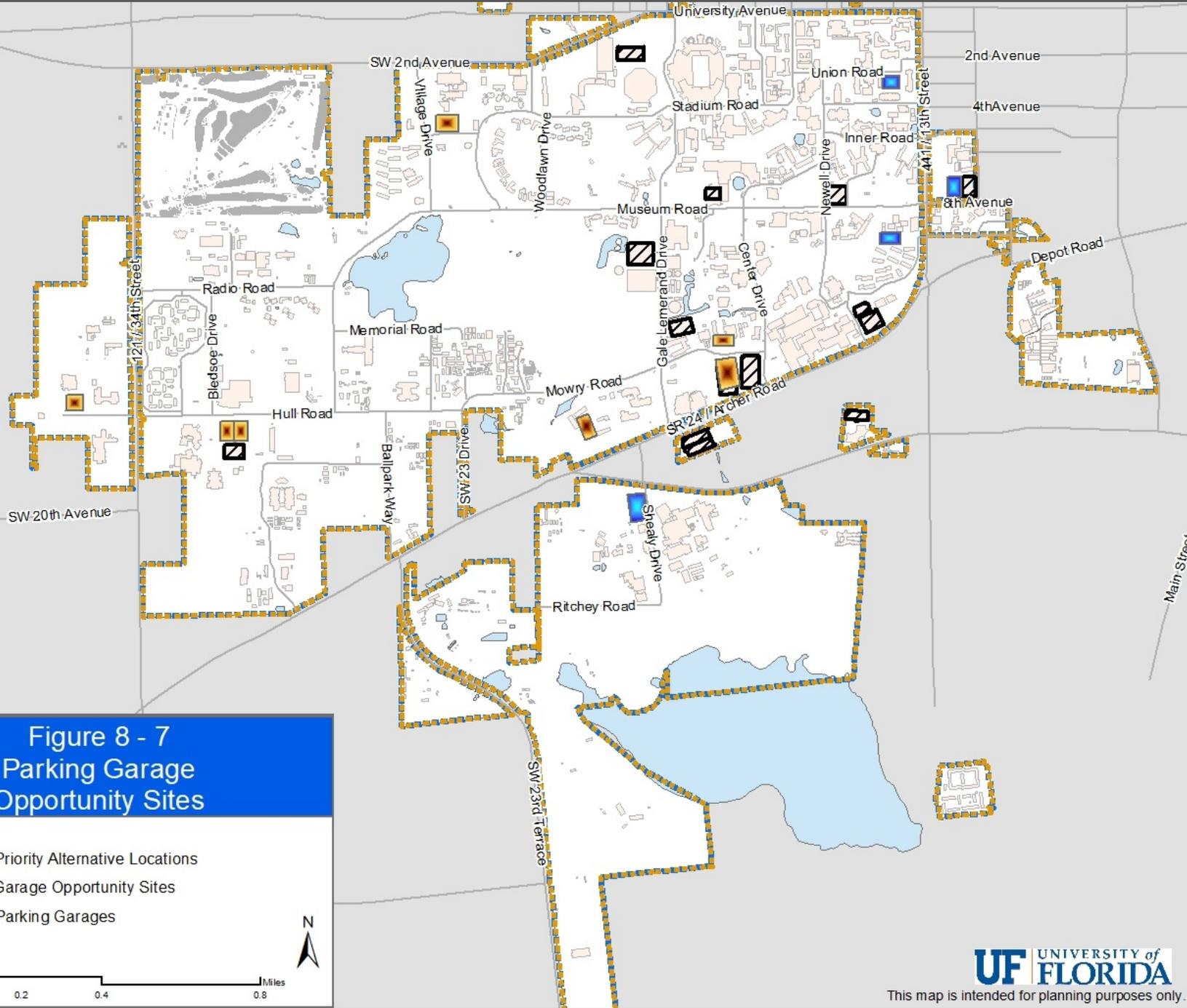


Future Parking Facilities

Figure 8 - 7
Parking Garage Opportunity Sites

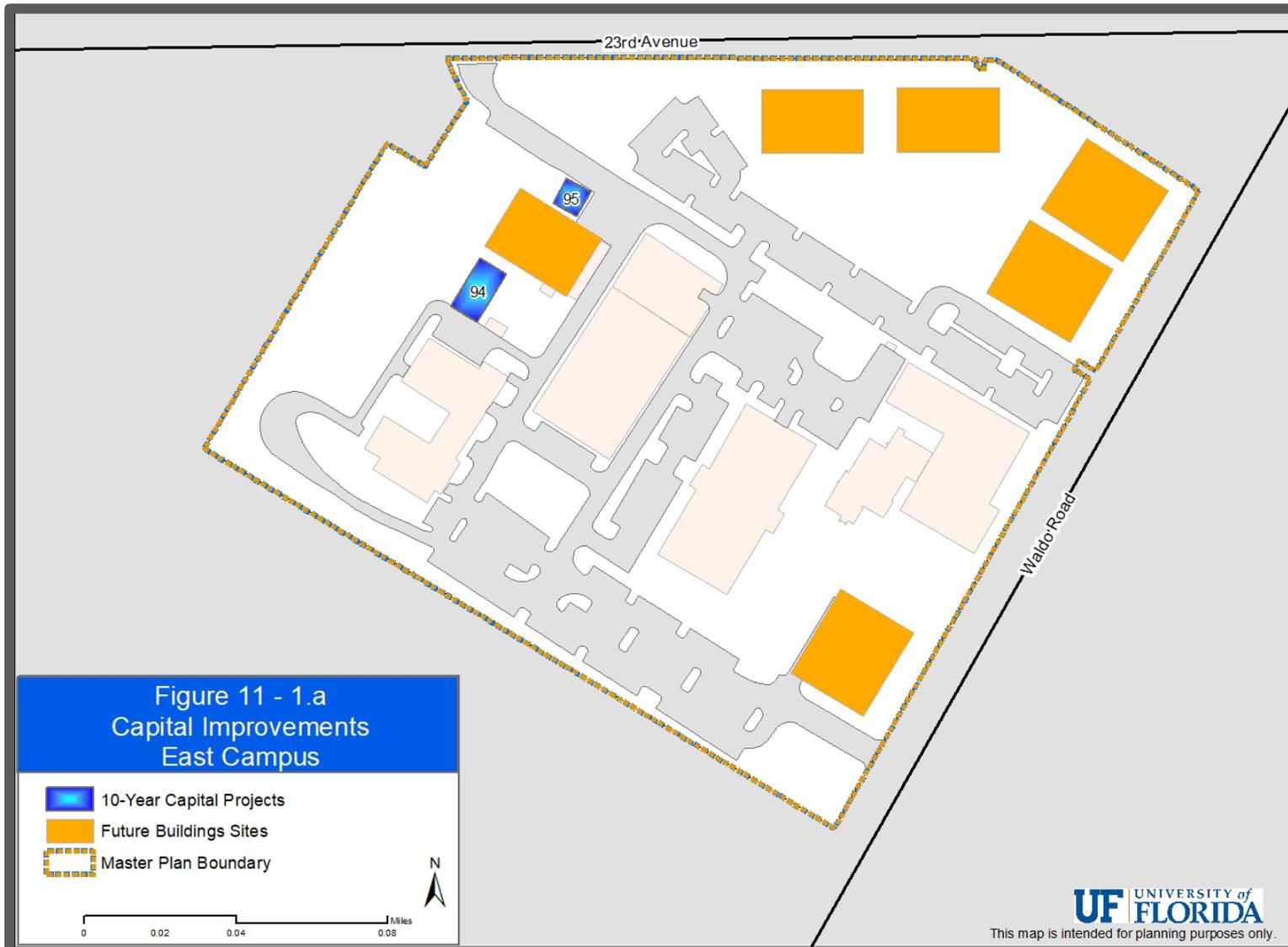
-  10-Year Priority Alternative Locations
-  Parking Garage Opportunity Sites
-  Existing Parking Garages

0 0.2 0.4 0.8 Miles



Future Buildings – East Campus

Storage and Utility Upgrades



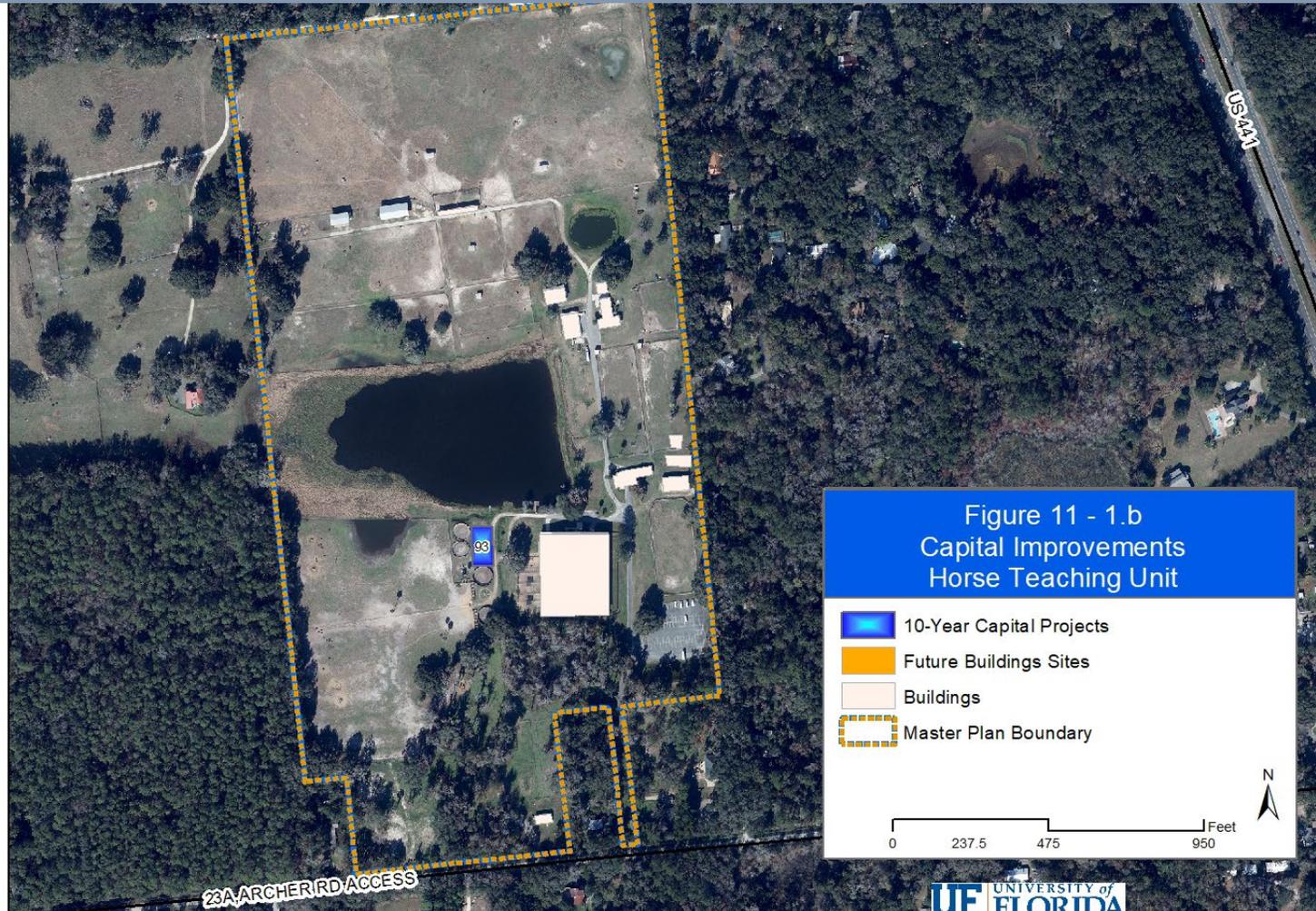
Future Buildings – Remote Library Services

Library Storage Expansion



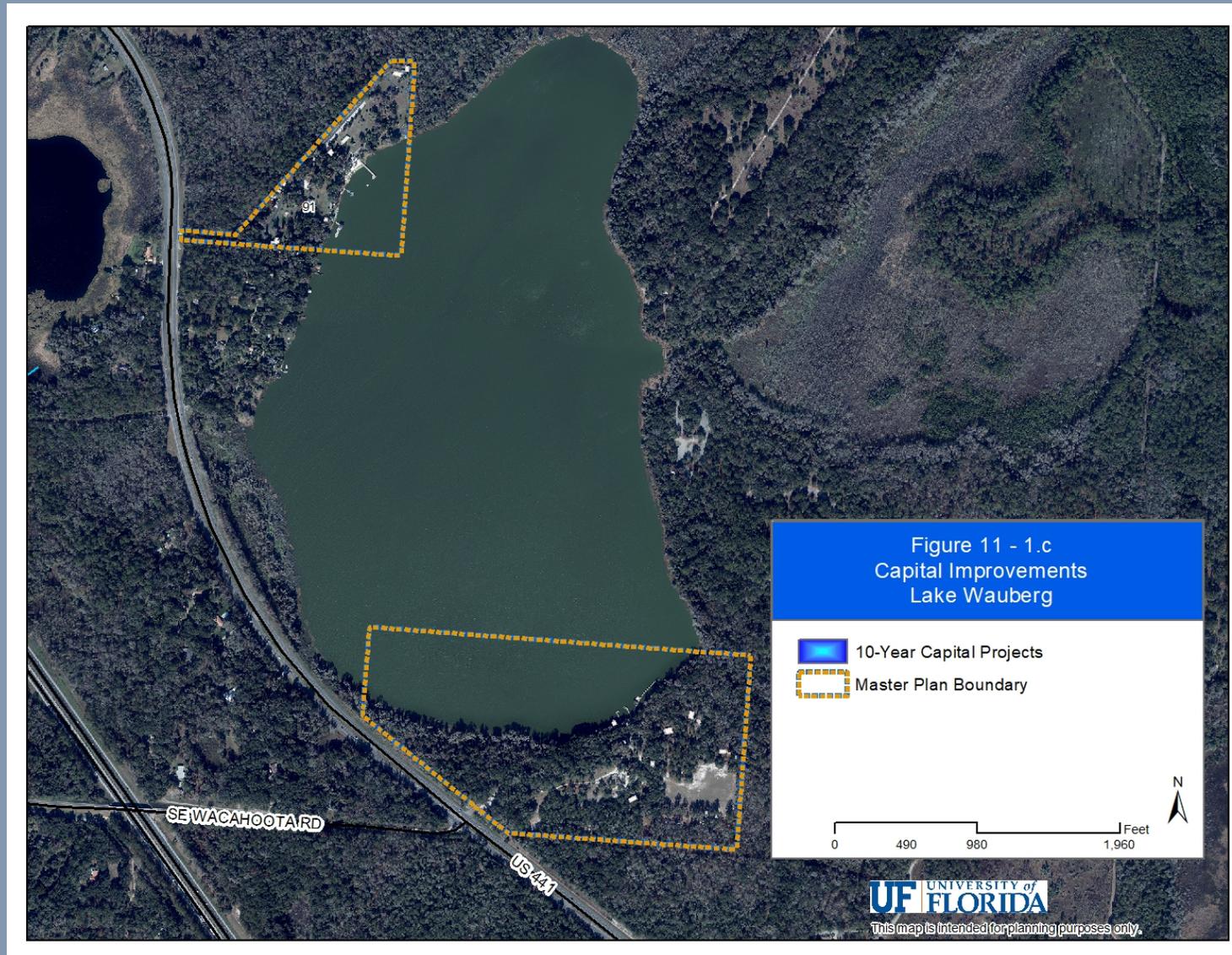
Future Buildings – Wall Farm/HTU

Training Barn and Field Support Buildings



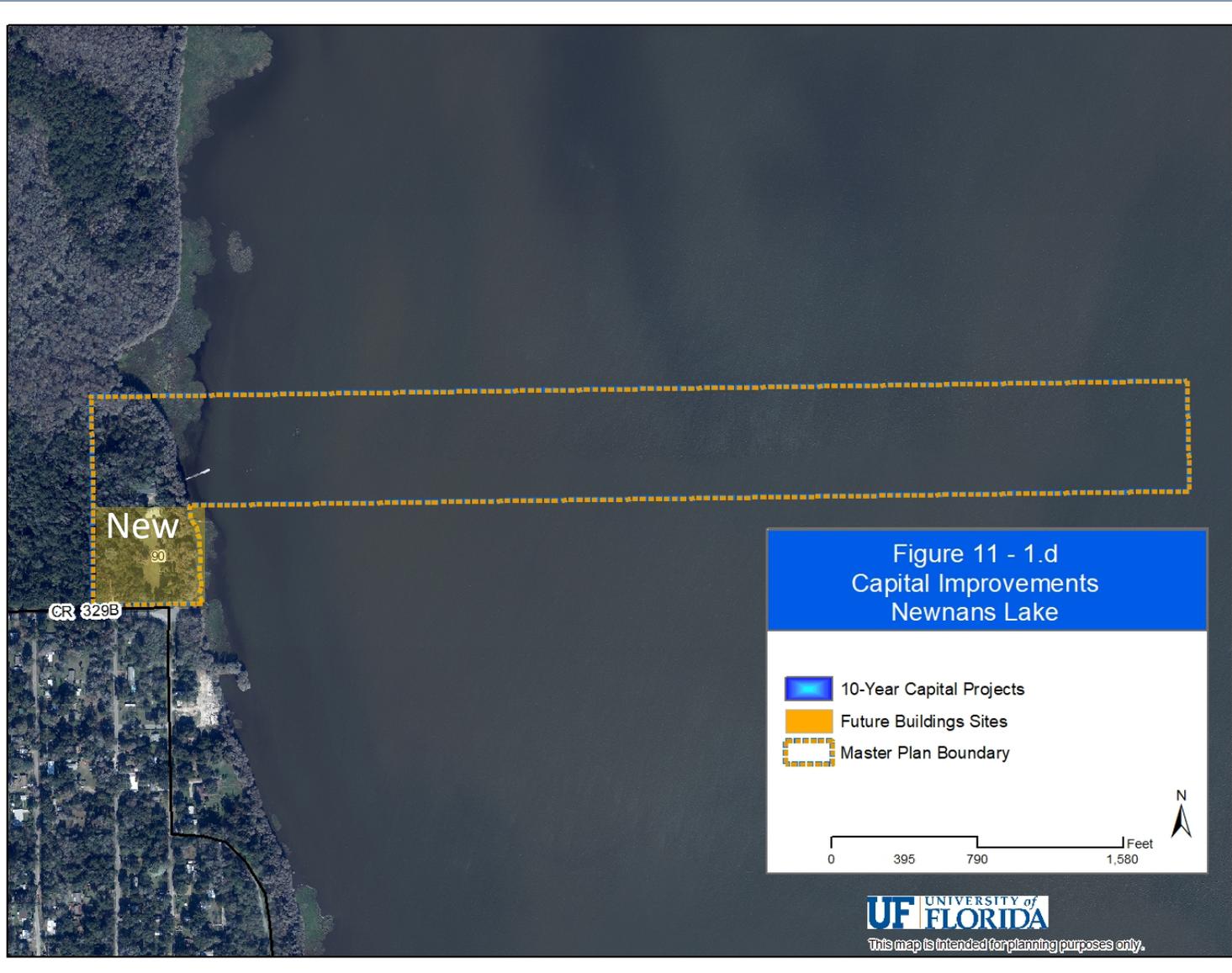
Future Buildings – Lake Wauburg

- Lodge Renovation and Addition
- Residence Demolition



Future Buildings – Newnans Lake

- Add Property
- Restroom and Pavilion Replacement



Future Buildings – WRUF Tower Road

- Communications Tower Consolidation and Relocation
- Park & Ride Lot (RTS)





Campus Development
Agreement
2020-2030

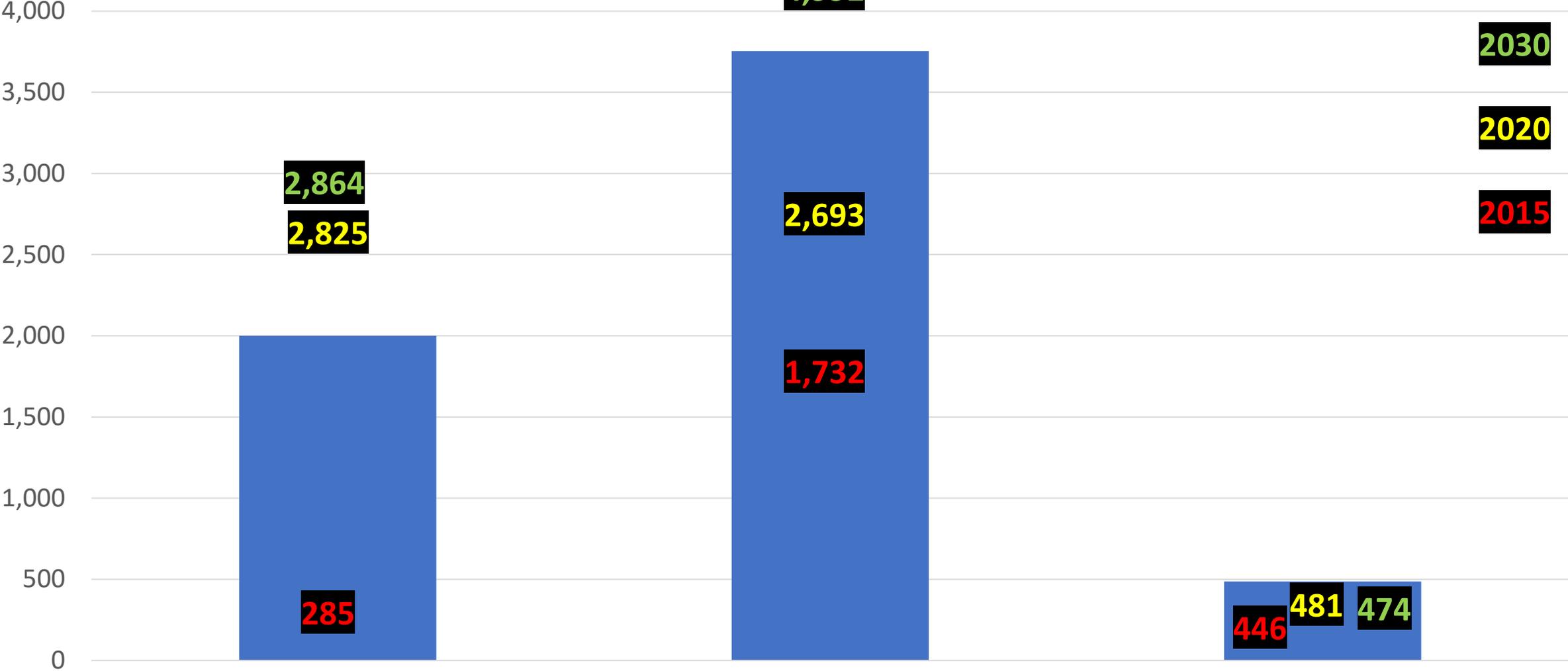
1013.30 FS Campus Development Agreements

- Must address public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation.
- (d) Must, for each of the facilities and services listed in paragraph (c), identify the level-of-service standard established by the applicable local government, identify the entity that will provide the service to the campus, and describe any financial arrangements between the Board of Governors and other entities relating to the provision of the facility or service.
- (e) Must, for each of the facilities and services listed in paragraph (c), determine the impact of existing and proposed campus development reasonably expected over the term of the campus development agreement on each service or facility and any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute.

Campus Development Agreement, 2015-2025 Status

- **Signed Oct. 2015; Expires Dec. 2025**
- **Extended authorizations in the 2005-2015 CDA**
- **Main Campus** – 1,060,887 GSF remain authorized
- **Satellite Properties** - GSF remains authorized at all sites
- **Parking**
 - 2015 CDA Authorized 1,715 Net New Spaces
 - Temporarily Exceeded Authorization in February 2020
 - Many of these will be removed in 2020 for Building Construction
 - Additional 1,000 Net New Parking Spaces to be Authorized in 2020-2030 CDA

2005-2015 CDA Comparison



* Building x 1,000

** Enrollment X 100

2015-2025 CDA Building Balance

| UF Main Campus Space Type | Planned Net New GSF 2015 - 2025 | Authorized In CDA | Completed June 2020 | Balance June 2020 |
|--|------------------------------------|----------------------|------------------------|----------------------|
| Academic/ Academic-Outdoor | 1,227,353 | 891,838 | 437,609 | 454,229 |
| Support / Clinical and Cultural | 709,519 | 753,758 | 242,914 | 510,844 |
| Housing | 127,336 | 164,186 | 59,744 | 104,442 |
| Active Recreation/ Active Recreation-Outdoor | 295,586 | 212,193 | 220,821 | (8,628) |
| | | | | |
| TOTAL | 2,359,794 | 2,021,975 | 961,088 | 1,060,887 |
| | | | | |
| Alachua County Satellite Properties | | | | |
| Austin Cary | 8,000 | 12,000 | 430 | 11,570 |
| Beef Research Unit | - | 7,000 | - | 7,000 |
| Dairy Research Unit | 5,000 | 15,000 | 612 | 14,388 |
| Millhopper Unit | 10,000 | 10,000 | 3,458 | 6,542 |
| Wall Farm Horse Teaching Unit | 5,000 | 10,000 | - | 10,000 |
| Santa Fe Ranch Beef Research | 16,000 | 18,000 | (1,848) | 19,848 |
| Lake Wauburg | 39,649 | 40,000 | 1,800 | 38,200 |
| East Campus | 100,000 | 110,000 | - | 110,000 |
| Libraries Remote Services | 42,000 | 140,000 | - | 140,000 |

2015-2025 CDA Parking Balance

| Date | Project | Change | Parking Inventory | Balance Remaining |
|-----------|----------------------------------|--------|-------------------|-------------------|
| Jun. 2015 | CDA Authorized | | 23,634 | 1,715 |
| Jan. 2020 | Multiple | 531 | 24,165 | 1,184 |
| Feb. 2020 | Garage 14 & Re-inventory | 2,009 | 26,174 | (825) |
| | Data Science & Information Tech. | (321) | 25,853 | (504) |
| | UF Police Department | (56) | 25,797 | (448) |
| | Inner Road Reconstruction | (66) | 25,731 | (382) |
| | Ritchey Road | 60 | 25,791 | (442) |
| | Animal Science | 86 | 25,877 | (528) |
| | Garage 4 (Scooter Zone) | (45) | 25,832 | (483) |
| Dec. 2020 | Garage 7 (Scooter Zone) | (15) | 25,817 | (468) |
| Dec. 2030 | Multiple | 396 | 26,213 | (864) |

Status of CDA-
Funded City &
County
Projects
(Funded 2006)

- Alachua County \$2,137,888 + Interest
 - Toward SW 8th Ave/SW 61st St Connection – under construction
- City of Gainesville \$18,987,500 + Interest
 - Archer Road – complete 2019
 - Countywide Traffic Management System – complete
 - Transit Rolling Stock – complete
 - Bicycle/Pedestrian Facilities – complete
 - SW 2nd Ave/SW 13 Street – complete
 - Emergency Capital Equipment – complete
 - City Partnership (Internship Program) – complete
 - Depot Park Contribution - complete

Other UF
Partnerships &
Contributions:
\$675,000
(2015-2020)

- City of Gainesville
 - Street Lighting
 - Fire/Rescue Facilities
 - Gainesville Regional Airport
 - Hull Road (west) – Public Through Access
 - RTS - \$9M+ Annually (non-CDA)
 - Alachua County
 - Resource Recovery Center/Eco-Industrial Park
 - County Waste Collaborative Projects
 - Community
 - Florida Community Design Center
 - Community Weatherization Coalition
 - SDP Collaborative Research Projects
 - MTPO Countywide Bicycle Master Plan
- 

Schedule

- October – November
 - Public Outreach
 - <https://facilities.ufl.edu/plan/campusplanning.html>
- December
 - BOT Adopt CMP Update
 - BOT Authorize UF to Negotiate CDA with City & County
- March 2021
 - BOT Adopt CDA

Questions?

[Masterplan.ufl.edu](https://masterplan.ufl.edu)