

1.
URBAN DESIGN
ELEMENT

Introduction

This Urban Design Element includes Goals, Objectives and Policies (GOP) that apply to the main campus. Unless specifically noted, these policies do not affect the other thirteen Alachua County Satellite Properties since many urban design considerations for main campus such as pedestrian access, gateway features and streetscaping do not apply on remote satellite sites. These policies supplement the University of Florida Design and Construction Standards, Campus Design Guidelines, and Landscape Master Plan and address design considerations for buildings and the open spaces between buildings. The University of Florida strives to maintain a coherent and pleasant campus that is conducive to learning. It must be both functional and attractive. Due to its central location in the larger community, the University of Florida main campus is also an integral part of the City of Gainesville and Alachua County. As such, the community gateways, campus entry features, perimeter appearance and overall urban form of the campus is of vital community importance.

The University of Florida campus in Gainesville was established in 1905 with a consistent architectural character under the leadership of architect William Augustus Edwards. The campus was originally conceived with a master plan based on symmetrical ellipses and functional open spaces framed by significant buildings. Over the following decades, the campus architects who followed Mr. Edwards worked to maintain a coherent architectural language while responding to changing times and building construction standards. Campus master plans also evolved with time to incorporate grid layouts and, later, sweeping open space connections.

The end result of this evolution is a campus with visual unity that is noteworthy among large public universities. The campus buildings and campus plans have expressed national and international developments of each era, while preserving compatibility and harmony. This consistency is not only in individual buildings, but in visual linkages of built and natural environments. The original campus core is protected as a Historic District on the National Register of Historic Places along with thirty-two individually registered historic buildings and the Plaza of the Americas as a registered historic place. A Historic Impact Area (Figure 1-2) has been defined around the Historic District to include significant buildings that are now turning fifty years old and becoming eligible for national registration.

Campus growth continued to expand to the south and west away from the historic core with the addition of facilities such as the Holland Hall (College of Law), Health Science Center / Shands Teaching Hospital, and various facilities of the Institute for Food and Agricultural Sciences. New student residential complexes, recreation facilities, cultural centers and parking services also added to the landscape of campus expansion.

The Urban Design plan presented in this element envisions refocused growth in the eastern third of campus primarily east of Gale Lemerand Drive with clusters of development around existing facilities at the Genetics/Cancer Institute, Orthopedic and Sports Medicine Institute, Veterinary Medicine and Cultural Plaza. These clusters should create walkable centers with multiple buildings of related functions that achieve a critical mass to support transit and protect open spaces between centers. Infill sites in the Historic Impact Area, particularly within the National Register Historic District, must be sensitive to the campus' historic resources. Some future development concepts presented in this Campus Master Plan may not materialize

in the ten-year horizon of the plan although policies will facilitate the planned growth pattern.

Constraints to development (e.g. wetlands, floodplains, archaeological sites, etc.) guide potential building sites and areas that should be protected from development. Assessment of these natural and man-made constraints was a critical step in formulating the urban design plan for campus. The results of the composite constraints analysis are presented in Figure 2-3 of the Future Land Use Element. Figure 1-3 of this element depicts the land uses of Conservation, Urban Park and Green Space Buffer that were identified for preservation as open space. Other analyses identified important open space linkages that serve environmental, visual, bicycle and/or pedestrian connectivity. These are presented in Figures 1- 4 and 1-6 to depict corridors that should be preserved as open space although they may cross multiple land use classifications. Figure 1-5, Open Space Enhancement Priorities, presents significant open spaces on campus that are recommended for landscaping and pedestrian amenity improvements. Lastly, a roadway hierarchy and campus gateways are developed in the Landscape Master Plan and presented Figure 1-6 of this element. The roadway hierarchy is used to define typical cross sections and streetscape standards appropriate to the different types of roadways present on campus. Similarly, the gateways are conceived as entry features that provide access, orientation and amenities through design features such as signage and intersection treatments. Other figures in this Element include Planning Sector Boundaries on Figure 1-1 that identify contiguous areas with similar urban form or function. Finally, urban design plans are presented for the P. K. Yonge Developmental Research School and Lake Alice Trails in Figures 1-7, and 1-8 respectively. While the plans are conceptual in nature, they are consistent with the future building sites, future land use, open space connections, gateways and road hierarchies presented in the campus master plan.

Goal 1: Create and Maintain a Campus that is Welcoming, Easily Navigated, and Attractive.

Objective 1.1: Utilize design standards to create a unified campus appearance with clear connections between different campus regions, disciplines, and partners that welcome and orient campus users and assist them in navigating the campus through coherent visual cues.

Policy 1.1.1: Continue to implement and update as necessary the University of Florida Design and Construction Standards, Landscape Master Plan, and Campus Design Guidelines. These documents apply to all university construction projects including those performed or managed by Facility Services Division, Planning, Design, and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Life, University Athletic Association and on-campus Sororities and Fraternities. These documents include guidelines and standards for architecture, landscaping, hardscaping, lighting, roads, parking, bicycle and pedestrian facilities, interior/exterior signage, irrigation, earthwork, stormwater, utilities and American with Disabilities Act (ADA) Compliance.

Policy 1.1.2: Implement gateway features as depicted on Figure 1-6 according to the Landscape Master Plan standards.

Policy 1.1.3: Implement and refine the roadway and streetscape design standards and guidelines of the Landscape Master Plan.

Policy 1.1.4: The University shall work with the City of Gainesville, Alachua County and the Florida Department of Transportation to improve access and aesthetics on Gateway Roads identified on Figure 1-6 through university participation on the Metropolitan Transportation Planning Organization and its committees, and any special interest groups or local government committees as may be created to address such issues.

Policy 1.1.5: Open space connections as identified on Figure 1-4 and 1-8 (Lake Alice Trails System), shall be maintained and enhanced to provide bicycle and pedestrian access.

Policy 1.1.6: Finalize and implement the Wayfinding Plan for main campus and its environs in coordination with the City of Gainesville and Florida Department of Transportation.

Policy 1.1.7: Ensure equal access to university facilities, services and resources for individuals regardless of physical ability through application of universal design concepts.

Policy 1.1.8: Project limits for new building projects should ensure that new projects are fully integrated into all existing conditions.

Policy 1.1.9: Service areas and mechanical equipment are to be located out of or screened from pedestrian view utilizing techniques prescribe in the Campus Design Guidelines.

Objective 1.2.: Ensure that buildings define the campus civic realm, preserve campus character, and promote design innovation.

Policy 1.2.1: New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages as described in the Landscape Master Plan and Campus Design Guidelines that enhances consistency of campus fabric with facades that address streets and important open spaces.

Policy 1.2.2: New buildings or building additions shall preserve or satisfactorily realign pedestrian connections and future shared use path alignments that are identified on Figures 1-4 and 1-6 in accordance with the design principles in the Landscape Master Plan.

Policy 1.2.3: New buildings or building additions shall be shaped to create well defined functional open spaces, provide clearly defined entrances, and enhance and expand campus circulation patterns consistent with principles of the Campus Design Guidelines and Landscape Master Plan.

Policy 1.2.4: New buildings or building additions shall be developed as infill primarily in Planning Sectors C and G of Figure 1-1 in addition to other locations infilling around existing housing, cultural or medical facilities and consistent with Figure 11-1.

Policy 1.2.5: New buildings or building additions shall have massing that enhances consistency of the campus fabric and relates to neighboring buildings consistent with the Campus Design Guidelines. Within this context, building heights shall be as follows (based on Planning Sectors in Figure 1-1) unless unique building programs dictate lower height structures and recommendation for approval is obtained from the Land Use and Facilities Planning Committee.

- In Planning Sectors B, C, and D, a minimum of 5-stories
- Within Sector C, the Historic Impact Area (Figure 1-2) functions as an overlay recommending building heights between two and five stories tall, not to exceed the height of existing historically significant buildings in close proximity to the development with recommendation for approval by the Preservation of Historic Buildings and Sites Committee, and the Land Use and Facilities Planning Committee
- In Planning Sector G, minimum 5-stories while multi-story and high-rise buildings may be appropriate projecting the character of a major urban medical complex along Gateway Roads where buildings are to address the roadway; at the south end of Sector G abutting Sector I, buildings shall transition to one- and two-story structures before ultimately giving way to pasture, agricultural and conservation uses in Sector I
- In Planning Sector "F", including the P. K. Yonge Laboratory School, building height shall be evaluated on a case-by case basis in consultation with the Land Use and Facilities Planning Committee
- In Planning Sectors A, E, H and I, a minimum 3-stories

Policy 1.2.6: New buildings, building additions or building renovations on the East Campus shall be consistent with the overall site layout depicted in Figure 11-1a, and shall incorporate landscaping, pedestrian circulation, transit and bicycle access, and functional open space. New structures shall be two to five stories in height except where unique building programs dictate lower heights and approval is obtained from the Land Use and Facilities Planning Committee. Building design shall be consistent with the Campus Design Guidelines and project the image of a satellite campus comparable to the main campus.

Policy 1.2.7: New buildings and building additions shall integrate with natural topographic and other physical features in order to develop University property in harmony with its natural environment.

Policy 1.2.8: New buildings and building additions shall be located in comparable location as the building sites identified in Figure 11-1 of the Capital Improvements Element. The exact building footprint extent and orientation in relation to natural features, utility corridor, pedestrian connections, shared-use paths, historic structure compatibility and other constraints will be developed during project programming and design with a review by the Land Use and Facilities Planning Committee.

Objective 1.3: Utilize landscaping and tree canopy to enhance the campus environment and reflect the University's ecological setting.

Policy 1.3.1: Use trees and other plant materials, exterior furniture, and paving materials to reinforce the spatial organization, create well defined functional open spaces, reinforce clearly defined entrances, enhance existing corridors and campus spaces particularly adjacent to buildings, within the Urban Park future land use classification, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4 consistent with principles of the Campus Design Guidelines and Landscape Master Plan.

Policy 1.3.2: Implement appropriate landscape, hardscape, pedestrian, and/or bicycle improvements in areas identified as Open Space Enhancement Priorities in Figure 1-5. These improvements may be implemented as part of a building construction project or as independent projects funded through the Facilities Services Division, other administrative sources, grants or private donors. Such projects shall also reinforce the pedestrian connections and shared-use path corridors identified in Figure 1-4. These high-visibility open space enhancements shall be recommended for approval by the Lakes, Vegetation and Landscaping Committee.

Policy 1.3.3: Maintain campus edges that are attractive and welcoming by implementing Landscape Master Plan priority projects (Figure 1-5), gateway treatments (Figure 1-6), wayfinding signage, and intersection improvements (Figure 8-10) compatible with Landscape Master Plan standards and the urban design goals of the adjacent local government jurisdiction.

Policy 1.3.4: Consider the reduction of excessive hardscape areas across campus and the possibility of incorporating porous materials in areas of heavy pedestrian use.

Policy 1.3.5: Continue to maintain and expand University inventories of trees (particularly National Champion and Heritage Specimens) and rare plants (both ornamental and naturally occurring) on

the main campus. These inventories are maintained by Business Affairs Technical Services in collaboration with the Planning, Design and Construction Division, Facilities Services Division, School of Forest Resources and Conservation, and the Department of Biology.

Policy 1.3.6: The University shall employ a certified arborist on staff and/or as an annual services contractor to evaluate, recommend and oversee tree inventories, management, removals and planting.

Policy 1.3.7: Maintain and implement the tree and shrub planting plan as specified in the Landscape Master Plan include streetscape standards.

Policy 1.3.8: The University of Florida Design and Construction Standards, Division 329000 shall continue to specify procedures for the protection and replacement of existing trees and vegetation and provide these standards online.

Policy 1.3.9: Development projects that impact or necessitate the removal of existing trees and vegetation shall be addressed according to the University of Florida Design and Construction Standards. Required tree mitigation or relocation shall be approved by the Lakes, Vegetation and Landscaping Committee.

Policy 1.3.10: Consistent with the University of Florida Design and Construction Standards, special protection is afforded to national Champion and Heritage Specimen trees that are numbered and tagged as part of the University's "Tree Walk" maintained by the UF School of Forest Resources and Conservation. These tagged trees are for teaching purposes and require special protection during any construction activity that may disturb soil near these trees.

Policy 1.3.11: Campus utilities shall be placed where the planting and growth of trees is not compromised, and underground placement is preferred.

Policy 1.3.12: No living tree on the University of Florida main campus or Alachua County Satellite properties shall be removed or relocated without the approval of the Lakes, Vegetation and Landscaping Committee except under the following conditions:

- The tree is dead.
- The tree is an immediate safety hazard to people, domestic animals, buildings or other structures, or motor, bicycle or pedestrian traffic, and no responsible correction is available other than tree removal as verified by a certified arborist when feasible.
- The tree is infested with harmful insects or fungi that cannot be controlled, are not normally present on trees of the species, and may reasonably be expected to spread to other trees not so infested as verified by a certified arborist when feasible.
- The tree or trees were planted specifically for purposes of research or other arboriculture/silviculture activities and were intended to be removed upon research completion or harvest.
- A record of such removals is kept and forwarded monthly to the Lakes, Vegetation and Landscaping Committee.
- Trees of up to five inches in diameter (twenty inches in circumference) may be removed when deemed necessary for maintenance or operations.

Policy 1.3.13: Landscaping required as part of any building new construction, renovation,

addition, or remodeling shall be installed during the appropriate phase of construction and shall not be delayed beyond substantial completion of the project.

Policy 1.3.14: The Lakes, Vegetation and Landscaping Committee shall approve landscape plans and plant selection for construction projects subject to committee review as specified in the Landscape Master Plan.

Objective 1.4: Utilize public art to add visual interest and educational opportunity to the campus landscape.

Policy 1.4.1: Continue to implement the Art in State Buildings program specified in Chapter 255.043, Florida Statutes and coordinated through the Planning, Design and Construction Division in collaboration with the College of The Arts.

Policy 1.4.2: Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible, particularly along the Art Walk and Arts Axis as identified in the Landscape Master Plan. These projects may be accomplished through collaborations with the Art in State Buildings program, the College of The Arts, the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.

Policy 1.4.3: All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval through the Capital Projects Planning Executive Committee (CPPEC) process, and as appropriate the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).

Policy 1.4.4: All public art projects within the Historic District Impact Area shown in Figure 1-2 shall be reviewed by the University's Preservation of Historic Buildings and Sites Committee (PHBSC), and at the direction of this committee or the university administration, may be forwarded to the Florida Division of Historical Resources (DHR) for review in accordance with the University's Programmatic Memorandum of Agreement with the DHR.

Policy 1.4.5: The University shall update its processes for implementing the Art in State Buildings Program and including a new process for review and approval of public art and memorials.

Objective 1.5: Identify, designate, protect, and enhance historic and archaeological resources of the University.

Policy 1.5.1: Continue to identify, designate and protect the university's historic and archaeological resources by complying with the provisions set forth in the programmatic memorandum of agreement with the Florida Division of Historical Resources pursuant to Section 267.061(2) Florida Statutes regarding new construction, earthwork and landscaping activities.

Policy 1.5.2: The Planning, Design and Construction Division, Preservation of Historic Buildings and Sites Committee, and Architectural Review Council shall continue to collaborate on historic preservation with best practices for rehabilitation and new construction specific to the University of Florida campus including mid-century modern buildings that are now becoming eligible for inclusion in the National Register of Historic Places.

Policy 1.5.3: Continue to maintain an inventory and evaluation of all archaeological and historic properties under University ownership that are potentially eligible for inclusion in the National Register of Historic Places, and update the programmatic memorandum of agreement with the Florida Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes as needed when or if additional properties are added to the Register. The Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee shall be consulted prior to the addition of any new university properties in the National Register of Historic Places.

Policy 1.5.4: Prior to an historic property being demolished, rehabilitated or substantially altered in a way that may adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee, in addition to any other committee reviews called for through the standard project review process defined in the Implementation Element. For the purpose of this campus master plan, “historic property” shall be any property in the National Register of Historic Places, any building identified on Figure 1-2, or any property deemed eligible for inclusion on the National Register of Historic Places based on its being at least 50-years of age and having received a review from the Florida Division of Historical Resources documenting its historical significance. For property that is in the National Register of Historic Places, the University shall also consult the Florida Division of Historical Resources to avoid or mitigate adverse impacts and undertake any appropriate salvage or recovery action as required by the programmatic memorandum of agreement.