

Business Affairs  
Office of the Vice President

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July 27, 2022

Gail Hansen De Chapman, Chair  
University Lakes, Vegetation and Landscape Committee  
PO Box 110675  
Gainesville, FL 32601

Dear Ms. Hansen:

After reviewing the minutes of the University Lakes, Vegetation and Landscape Committee (LVLC) meeting held April 14, 2022, please note the following:

1. The LVLC recommends approving the UF – 626 – New Conference Center at the University House project as presented with adding into account enhancing the Presidents Park and put this in as an amenity of the project.

I approve the committee's recommendation.

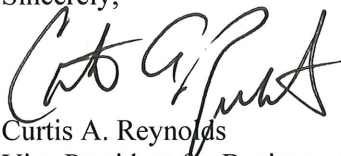
2. The LVLC recommends approving the MP0634 – LMP Shared Use Path at Physics project as presented.

I approve the committee's recommendation.

3. The LVLC recommends approving the landscape plan for the MP06867 – Baby Gator Addition project contingent on the consideration of the stormwater issues and the proximity of Lake Alice with pre- and post-construction. Also, consider the understory ground cover plants to have more native plantings even at the expense of planting small.

I approve the committee's recommendation.

Sincerely,



Curtis A. Reynolds  
Vice President for Business Affairs

cc: Committee Members

**MINUTES**  
**University Lakes, Vegetation and Landscape Committee**  
**April 14, 2022, at 9:00 AM**  
**Facilities, Planning & Construction**  
**ZOOM MEETING**

The University Lakes, Vegetation and Landscape Committee (ULVLC) met Thursday, April 14, 2022 for a Zoom meeting online.

**Members attending:**

Gregg Clarke – Director of Operations, Facilities Services  
Linda Dixon – Director, Planning, Design & Construction  
Gail Hansen De Chapman – Environmental Horticulture - Chair  
Basil Iannone – Assistant Professor, Forest Resources and Conservation  
Brian Keith – Associate Dean, Library Administration  
Melanie Nelson – Associate Professor, Medicine  
Tom Schlick – Assistant Director of Grounds, Facilities Services  
Matt Williams – Director, Office of Sustainability

**Members not attending:**

William Barber – Assistant Director, UF Police Department  
Donna Bloomfield – Grounds, Facilities Services  
David Conser – City of Gainesville – City Arborist  
Adam Dale – Assistant Professor, Entomology and Nematology Department  
Carlos Dougnac – Assistant Vice President, Planning, Design & Construction  
Tim Martin – Associate Professor, School of Forest Resources and Conservation  
Andrew Smiarowski - Student

**Visitors attending:**

Rachel Mandell – Sr. Planner, Planning, Design & Construction  
Melissa Thomas – Administrative, Planning, Design & Construction  
Sam Schatz – City of Gainesville – Urban Forestry, City of Gainesville  
Tom Feather – Project Manager, Planning, Design & Construction  
Milo Zapata – Project Manager, Planning, Design & Construction  
Frank Javaheri – Director of Construction, Planning, Design & Construction  
Cydney McGlothlin – University Architect, Planning, Design & Construction  
Jim Vignola – Project Manager, Planning, Design & Construction  
Chad Doering – Director, Housing Facilities Management  
Latrell Simmons – UPD – Sitting in for William Barber  
Laurie Hall – Director, Landscape Design, CHW  
Caeli Tolar – Landscape Design, CHW  
Carolina Schultz - Unknown  
Kaylee August – Office of Sustainability  
Elizabeth (Izzy) McAlister – Project Manager, Facility Services  
Jason Hall – ETM  
Andrew Castanheira – Marquis Latimer +Halback

## **I. Adoption of Agenda and Minutes**

**Motion:** Basil Iannone made a motion to approve the Agenda adding the Baby Gator Landscaping Plan and the March Minutes.

**Second:** Brian Keith

### **Motion Carried Unanimously**

There was a discussion about adding the Baby Gator Landscape Plan project to the agenda. Basil mentioned that a few students contacted him about a large water oak that he wanted to discuss. Tom stated he responded to the students about the tree being rotten. The students were not happy with the answer that was given to them by Grounds so they asked Basil to bring it to the committee to discuss. It was suggested there could be a policy or protocol for this kind of situation so Grounds could follow the procedure and protocol when taking down trees on campus. The committee suggested an inspection and documentation from an arborist would help with these calls from students. The committee stated there is a need to have an arborist on staff who would handle the care of the trees on campus and inspect trees prior to their removal. The committee asked about what the protocol should be if a tree proposed such a threat that Grounds had to remove it prior to coming to the committee. If there is a threat of property damage or if a tree acts as a threat to pedestrians, it should be common that Grounds would contact Gail and let her know of the situation.

## **II. MAJOR PROJECTS**

### **UF – 626 New Conference at the University House – Programming & Site Selection Cydney McGlothlin**

Cydney introduced herself and stated this project had previously come before the committee as an addition but there have been some changes to the plan. The existing building is multilevel and not ADA compliant. This was originally built in 1953 and has been used as an event space since 2006. She showed the existing building and stated this building will now be demolished and a one story 20K square feet building with a small pavilion in the back. There was a tree survey done in 2017 and we will be doing a new one and coming back to the committee once the impacts are determined. One of the goals of the project is to connect to the traffic light to handle the traffic flow in and out of the site. There will be a primary entrance at the stop light and on 2<sup>nd</sup> avenue as well for catering. The committee asked about the pool and Cydney stated it will be demolished as well. The committee asked if there will be gardening growing eatables or raised beds in the back area for teaching and catering. The committee asked if there could be a consideration of the Presidents Park behind the back yard area. Linda Dixon mentioned that this area is in conservation and is very wet. It could have trails and boardwalks and we should integrate this into the project as an amenity. This project is aiming to create a park-like setting and we can have the design team investigate that. The committee suggested that more trees could be planted on the end of the property coming off University and 2<sup>nd</sup> Avenue.

**Motion:** Brian Keith made a motion to approve the project as presented with adding into account enhancing the Presidents Park and put this in as an amenity of the project.

**Second:** Basil Iannone

### **Motion Carried Unanimously**

## **III. MINOR PROJECTS**

Jim stated the Physics Shared Use Path project was a Landscape Master Plan priority project and that he was presenting to the committee for the Design Development phase approval. The construction should start this fall and finish in correlation with the DSIT path. Andrew was available from Marquis Latimer + Halback to go over the plans. He gave an overview of the project site and location. Andrew spoke about coordination with the stakeholders as follows:

1. Physics wanted to keep the helium tank area clear.
2. Astronomy was concerned about the potential lighting pollution. They preferred the bollard lights and requested the existing downlights be relocated.
3. Astronomy also asked if the views to the north could remain clear of tall trees.
4. The wastewater treatment plant staff agreed to realignments of circulation routes at the plant. There will be a southern turnaround that should permit a 50' truck to back in
5. Forestry will provide 6 moon trees (Sycamores) for the project
6. Forestry will also provide 8 Sweetgum "Slender Silhouette" trees for the project and the existing Ogeechee Lime tree will not be impacted.

The team will be working with Ajax Construction for the spading and relocation of the Magnolia trees on site.

**Motion:** Basil Iannone made a motion to approve as presented.

**Second:** Melanie Nelson

**Motion Carried Unanimously**

Caeli stated that at a previous meeting, the committee requested the Baby Gator project return to LVL to go over the landscape plan. She displayed the project site and provided an overview of the existing site conditions.

The projects goals are to better use and organize all spaces and to increase the playground and outdoor spaces. The project will be improving building systems and materials while also increasing communication among families and staff. This will provide a clean, safe environment that promotes infection control and prevents injury while supporting the Universities mission of fostering learning and research at all ages. The expansion will be about 5,500 square feet and the renovation will include about 8,860 square feet.

The lot has 29 existing parking spaces that would be removed due to the expansion, and the Transportation and Parking Committee asked that the site be reconfigured to replace those spaces. The project proposes 30 spaces when completed. The volleyball court will be relocated to the west to accommodate the new parking lot. Also, sidewalks will be provided to get pedestrians from the parking lot to the Baby Gator and Cory Village.

In previous committee meetings there were 4 trees approved for removal, but after further design of the site there will be additional tree impacts. There will be a total of 18 trees removed and the project is proposing to replant all trees on site so there will be no required mitigation for the project.

Caeli went over the plant palette chosen for the site and stated that all species are in the Landscape Master Plan. There will be coordination with Facilities to make sure they are aware of all the plantings. There will be additional understory and shrub species added to enhance the entrance and site of Baby Gator.

The committee asked about the stormwater run-off so close to Lake Alice and how it will impact the area. Caeli stated the project is in early design and the team is looking into the stormwater and run-off. The committee asked about the understory selection and the red buds were thought to be a better choice for this area. The committee asked about getting more native plants in the understory plantings. The planting material is not readily available and the red buds the project could get come in 30-gallon pots. Maybe smaller plantings would allow for more diversity in the understory species. The committee asked about the basketball and volleyball courts and if they are a part of the Baby Gator or if they are associated with Corry Village. The Baby Gator uses them, but the courts are a part of Corry Village. The committee asked about configuring the stormwater to include the basketball court run-off as well.

**Motion:** Basil Iannone made a motion to approve the Landscape Plan contingent on the consideration of the stormwater issues and the proximity of Lake Alice with pre and post construction. Also, consider the understory ground cover plants to have more native plantings even at the expense of planting small.

**Second:** Brian Keith

**Motion Carried Unanimously**

#### **IV. OTHER BUSINESS**

##### **Tree Report**

**Tom Schlick**

Tom stated at the beginning of the meeting there will be no tree report this month.

##### **Creek Sediment Maintenance**

**Elizabeth (Izzy) McAlister**

Izzy introduced herself and explained her frequent collaboration with facilities services for maintenance on campus. There is an upcoming project to do creek maintenance across campus to address the volume decreasing in the creeks. The sediment is the loose sand, clay, silt, and other soil particles that come from the construction sites on campus and travel by way of stormwater to the creeks. After a while the sediment will sink to the bottom of the creeks and gather like sandbars. This is a continued problem on campus and will affect the flow and habitats in the creek. The sediment deposits will alter the flow and depth of the water which could cause erosion or nuisance flooding. The sediment can also transport nutrients that can activate algal blooms downstream. When the sediments are in the water, the water is cloudy, which can prevent natural vegetation from growing in the water, as well as the animals feeding. The sediment disrupts the natural food chain by destroying habitats where the smallest stream organisms and ecosystems live.

This project will utilize a phased approach. The first area will be the creek from the Center Drive bridge to Substation #2 Retention Basin. They will be removing approximately 1,780 cubic yards by only removing the build-up that is already impairing the creek bed ecosystem. The natural areas will be left undisturbed. Izzy showed the water depth loss and the sandbars that are to be removed. They will be using a water based dredging system to minimize disturbance along the creek banks. The waste will be placed in Envirotube geotextile bags for dewatering. The soil will be reclaimed by Grounds and reused in erosion and washout areas on campus during maintenance. The committee asked if there is anything being done to prevent erosion and washout from happening. Izzy responded that they are trying to work with the construction sites to minimize runoff and have a more customized erosion plan during construction. They would like to have permanent sedimentation basins so it is collected in a controlled area where it can be maintained by the Facilities Services Department. The committee agreed that there needs to be a plan ahead of time with the construction sites and Izzy stated she will be working to help come up with a plan. The committee would like to have a more

comprehensive approach on this issue. There could be some overall maintenance approaches and they should look creek system as a whole and think about some significant reconstruction.

**MP03360 – The Baughman Meditation Center**

**Cydney McGlothlin**

Cydney stated this project is at Lake Alice. The building is now painted. The project will be residing the building with cypress siding. This is more of a natural feel and will be placed vertically. The project is on hold right now until July because a hawk is nesting, and it was advised to wait until nesting is over.

**Chair Report**

**Gale Hansen de Chapman**

Gale stated at the beginning of the meeting there will be no Chair report.

**There being no further business for discussion, the meeting adjourned at 10:23 AM.**