

Business Affairs
Office of the Vice President

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January 17, 2023

Timothy Young, Chair
Land Use and Facilities Planning Committee
2570 Hull Rd, Bldg. 1291
Campus

Dear Mr. Young:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on August 2, 2022, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the UF – 652 – Biomedical & Life Sciences Research Building project as presented.

I approve the committee's recommendation.

2. Land Use and Facilities Planning Committee recommends approval of the UF – 682 – Parking Garage IV project as presented.

I approve the committee's recommendation.

3. Land Use and Facilities Planning Committee recommends approval of the UF – 653 – Architecture Building Renovation & DCP Collaboratory project as presented.

I approve the committee's recommendation.

Sincerely,



Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Rachel Mandell

Land Use and Facilities Planning Committee
August 02, 2022 at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Mike Castine, Planner, Growth Management for Alachua County
Nancy Chrystal-Green, AVP – Division of Student Affairs
Paul Davenport, Distinguished Professor, Physiological Sciences
Linda Dixon, Planning, Design & Construction
Noah Fineberg, Student
Megan Forbes, Chair, English Language Institute
Scott Fox, Transportation & Parking
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Mark Helms, AVP, Facility Services Division
Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Mark Leeps, Assistant, Journalism
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Cydney McGlothlin, University Architect, Planning, Design & Construction
Jacqueline Miller, Curator/Adjunct Professor
Keith Rambo, Engineer, Electrical & Computer Engineering
Matt Williams, Director, Office of Sustainability
Timothy Young, Sr. Associate, Academic Advising Center

MEMBERS ABSENT:

Ann Baird, Librarian, UF AFA Library
Prabir Barooah, Professor, Mechanical and Aerospace Engineering
Meredith Beaupre, Academic Advisor, Honors Program
Nancy Clark, Associate Professor, School of Architecture
Missy Daniels, Growth Management, Alachua County
Daniel Dickrell, Associate Director, Student Programs
Carlos Dougnac, AVP, Planning, Design & Construction
Kyle Garner, Student
Creed Greer, Program Director, University Writing Program
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Kevin Heinicka, IFAS Facilities Planning & Operations
Danny Indelicato, Professor, Radiation Oncology
Brian Keith, Associate Dean, Office of Library Administration
Lauren Lemasters, Student
Frank Lomonte, Director & Professor, College of Journalism
Jamieson McMahon, Building Code Inspector, EH&S

Andrew Persons, Director, Department of Doing, City of Gainesville
Brandi Renton, Assistant Vice President, Business Affairs
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Richard Stepp, Associate Professor, Anthropology/Latin American Studies
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX
Jay Watkins, Associate Director and Associate Professor, School of Music
Hannah Vander Zanden, Assistant Professor, Biology

VISITORS:

Rachel Mandell, Sr. Planner, Planning, Design & Construction
Melissa Thomas, Planning, Design & Construction
Tamera Baughman, Project Manager, Planning, Design & Construction
David Wood, Project Manager, Planning, Design & Construction
Tom Feather, Project Manager, Planning Design & Construction
Milo Zapata, Project Manager, Planning Design & Construction
Jim Vignola, Project Manager, Planning Design & Construction
Stuart Cullen, Project Manager, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Kaylee August, Office of Sustainability
Hillary Laskey, Intern, Planning, Design & Construction
Laurie Hall, CHW
Chris, Brooks & Scarpa Architects
Jeffrey Huber, Brooks & Scarpa Architects

CHAIR: Tim Young chaired this meeting.

CALL TO ORDER:

Tim called the meeting to order at 2:00pm.

Tim wanted to address a concern of one of the members that was not able to attend. She asked if the committee would rewrite the motion concerning the kitchen program at Baby Gator. She said that if parents were aware of the program, they would have said something about it. The committee discussed that at the last meeting, the committee was told by another committee member that the parents were notified by email and if they had any concerns they could have responded. The committee felt the motion should stand as it was.

APPROVAL OF AGENDA AND MINUTES:

Paul Davenport moved to approve the June minutes and the agenda with adding the discussion of the email; Racheal Levings seconded; motion passed unanimously.

UF – 652 – Biomedical & Life Sciences Research Building (Programming & Site Selection)

PRESENTING: Cydney McGlothlin

DISCUSSION: Cydney introduced herself and stated she was here today for the Programming and Site Selection of the project. The new building will be approximately 150K gross square feet and does

comply with the Campus Master Plan. She gave an overview of the site location and explained the future growth of the complex. In this phase of the project, there will be three buildings demolished. The LVL committee has approved the tree removals for the site and Parking and Transportation also approved the site. There is overflow parking in nearby areas to cover the proposed 115 spaces being removed. The design team will be looking at the stormwater run-off to make sure that there will be a plan and not just running off into Lake Alice. The project will be coming back to the committee two more times when the design is more established.

The committee stated there are multiple ongoing research projects and it is critical for the faculty and department to not have disruptions. Cydney stated the project team has reached out to Dr. Norton and Dr. Nelson and don't have an answer for that area yet. The committee was concerned about the stormwater and there were suggestions of making it a teaching example at this site.

MOTION: Paul Davenport moved to approve the project as presented. Mark Leeps seconded. The motion passed unanimously.

UF – 682 – Parking Garage IV (Programming & Site Selection)

PRESENTING: Frank Javaheri

DISCUSSION: Frank introduced himself and stated he will be presenting the programming phase for the project, but the project manager moving forward will be Stuart Cullen. Frank gave an overview of the project location. The garage will be used primarily for red decal student parking. The site is located on the south side of the Housing offices and Beaty Towers. There are 204 spaces presently and the garage is proposing 645 spaces, including some surface parking spaces for state and housing vehicles. Frank presented a rendering from a study done about a year ago which showed what type of building footprint might fit in the area. The proposed plan will include a five to six-story parking facility.

The Parking and Transportation Committee made a motion to approve the project and LVL approved with a few requests. First was to ensure proper care are provided to protecting trees that are on the south side of the current parking lot. Also, LVL asked to address the need for the bridge crossing Jennings Creek and conservation buffer to the west of the site. LVL recommended that we keep the project 35' away from the conservation buffer zone. There are a few trees that may be affected as well.

The committee asked since this garage will be primarily for red decals, will there be changes to Norman Hall garage decaling. Scott Fox stated there are no proposed changes in Norman Garage. The committee discussed the number of spaces that will be in the garage. There will be an entry/exit at 13th street because this garage is thought to be more of a parking storage area. Most of the students will be parking and not moving their vehicles a lot for daily traveling.

MOTION: Mark Leeps moved to approve the project as presented. Shannon Holliday seconded. The motion passed unanimously.

UF – 653 – Architecture Building Renovation & DCP Collaboratory (Advanced Schematic Design)

PRESENTING: Tamera Baughman

DISCUSSION: Tamera introduced herself and stated she was here for the Architecture Building renovation and the connection of the DCP Collaboratory building for the advanced schematic design phase. The project came before the committees about a year ago for the programming phase. The committees approved the Programming Phase with some comments that needed to be addressed. Tamera

went over the comments from the committees. LVL approved the anticipated tree removals and standard mitigation. Parking and Transportation approved the program with the inclusion of pedestrian pathways through the proposed area as well as attention to the service drive and loading areas. They also made a recommendation to provide a sidewalk for pedestrians on Murphree Way and to limit vehicles on sidewalks with bollards. The Preservation of Historic Buildings and Sites also approved the project as presented.

The Architecture Building will include ADA updates and life safety items like adding a fire sprinkler system and code compliant stairway handrails. In this building there are several open spaces and Tamera went over the existing conditions and covered walkways. There are a few segments that are connected by stairwells and covered walkways which the design of the Collaboratory will try to mimic on the other side of the building. Jeff Hubber, the architect for the project, went over the landscape and affected trees that will be impacted by the expansion. Most likely, there three sycamores, an ash, and live oak close to the building that will be removed. There may be a budget to relocate a few of the trees. Jeff also went over the proposed design of the DCP building, showing the pedestrian walkways that will remain to allow movement through the site. The design is trying to keep it open and keep the existing bike and pathways the same. He showed the structure of the building with the façade in brick to match the surrounding buildings. There will be shading to allow for outside activities where the building is attached so it will continue the open spaces for outside collaboration.

The project will follow the guidelines of the Landscape Master Plan. There will be some improvement on Inner Road to protect the pedestrian traffic coming through the project site. The project will be seeking WELL certification. It evaluates building design and the wellness of building occupants. The committee asked if the project might qualify for Platinum level LEED certification. Jeff stated that the project is currently very close. The committee asked about the tree removals and Tamera reiterated the discussion of LVL. The committee asked about the ramp areas and if the sabal palm, elm tree and the date palm were approved by LVL. Jeff stated all these were slated for removal and it was approved except for the date palm, which will be relocated. The committee asked about the laydown area. It will be on the front lawn of the Architecture Building. Most deliveries will be done on Stadium Road. The Inner Road project will be starting soon.

MOTION: Mark Leeps made a motion to approve the project as presented. Paul Davenport seconded the motion. Motion passed unanimously.

INFORMATION:

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 2:49pm.