

REPORT TO THE LAKES VEGETATION AND LANDSCAPING COMMITTEE

To:	The LVL Committee	For:	8-13-2020 LVLC meeting.
Via:	Carlos Dognac, Assistant Vice President, PDC	From:	Keith Humphreys, Project Manager
REQUESTOR:	Keith Humphreys UF PD&C	PRESENTERS:	Keith Humphreys and Design Staff

PHASE:	Committee Responsibilities:	STATUS AND PRIOR COMMENTS:	DATE:
X PROGRAMMING	<i>The committee will review and recommend approval/denial of general site suitability - having evaluated impacts to trees, landscape, natural areas, and lakes.</i>	Approved site as presented. PM stated that there would not be any foreseen tree impacts.	6-13-19
X SCHEMATIC DESIGN	<i>The committee will review and recommend approval/denial of tree removal - plans for transplants, replacements and/or mitigation, based on the building footprint, utility corridors, and other construction activities.</i>		8-13-2020
DESIGN DEVELOPMENT	<i>The committee will review and recommend approval/denial of final landscaping - appropriateness and inclusion of any mitigation for tree removal.</i>		

BACKGROUND INFORMATION:

PROJECT:

UF-638, Student Health Care Center

SITE:

South East Corner of Perry Field. See attached location map.

STATUS:

Site (Perry Field) is currently being demoed.
Schematic Design Phase Complete.

OBJECTIVES:

- Request removal of Pine tree
- Request approval of proposed landscape concept.

PROJECT PHASE AND PRESENTATION NARRATIVE:

Schematic Design Phase Completed - Moving forward with Design Development

Presentation will be a brief discussion of location and scope. Will review plan that does impact one Slash Pine.
Landscape concept will be reviewed.

ENCLOSURES:

1. Presentation
2. LVL report
3. Location picture

UF-638 STUDENT HEALTHCARE CENTER

LAKES, VEGETATION, AND
LANDSCAPING COMMITTEE

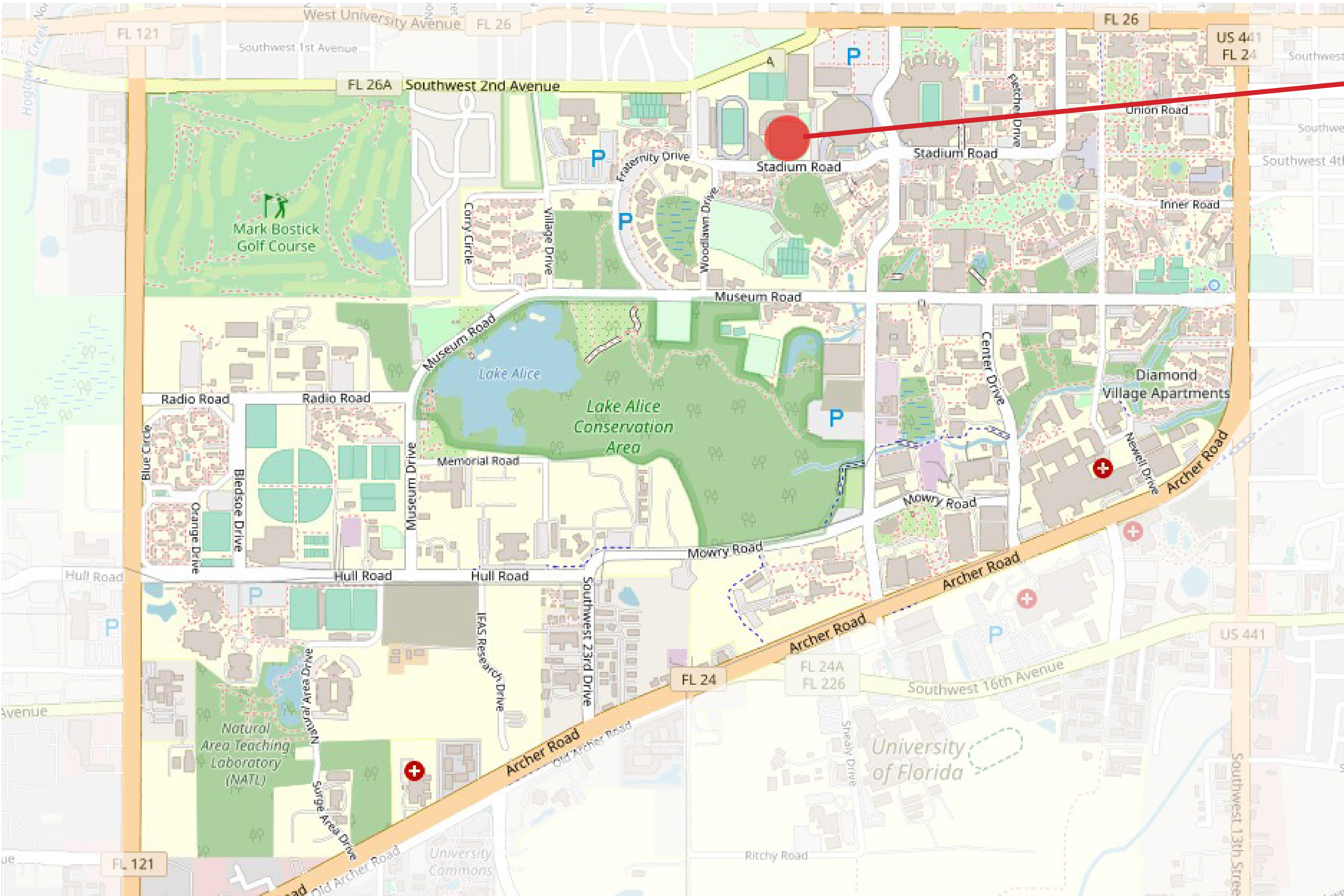
AUGUST 13, 2020

UF-638

STUDENT HEALTHCARE CENTER

- Location/Background/Scope
- Tree Removal & Mitigation
- Landscape Plan
- Committee Recommendation/
Approval

UF-638 STUDENT HEALTHCARE CENTER



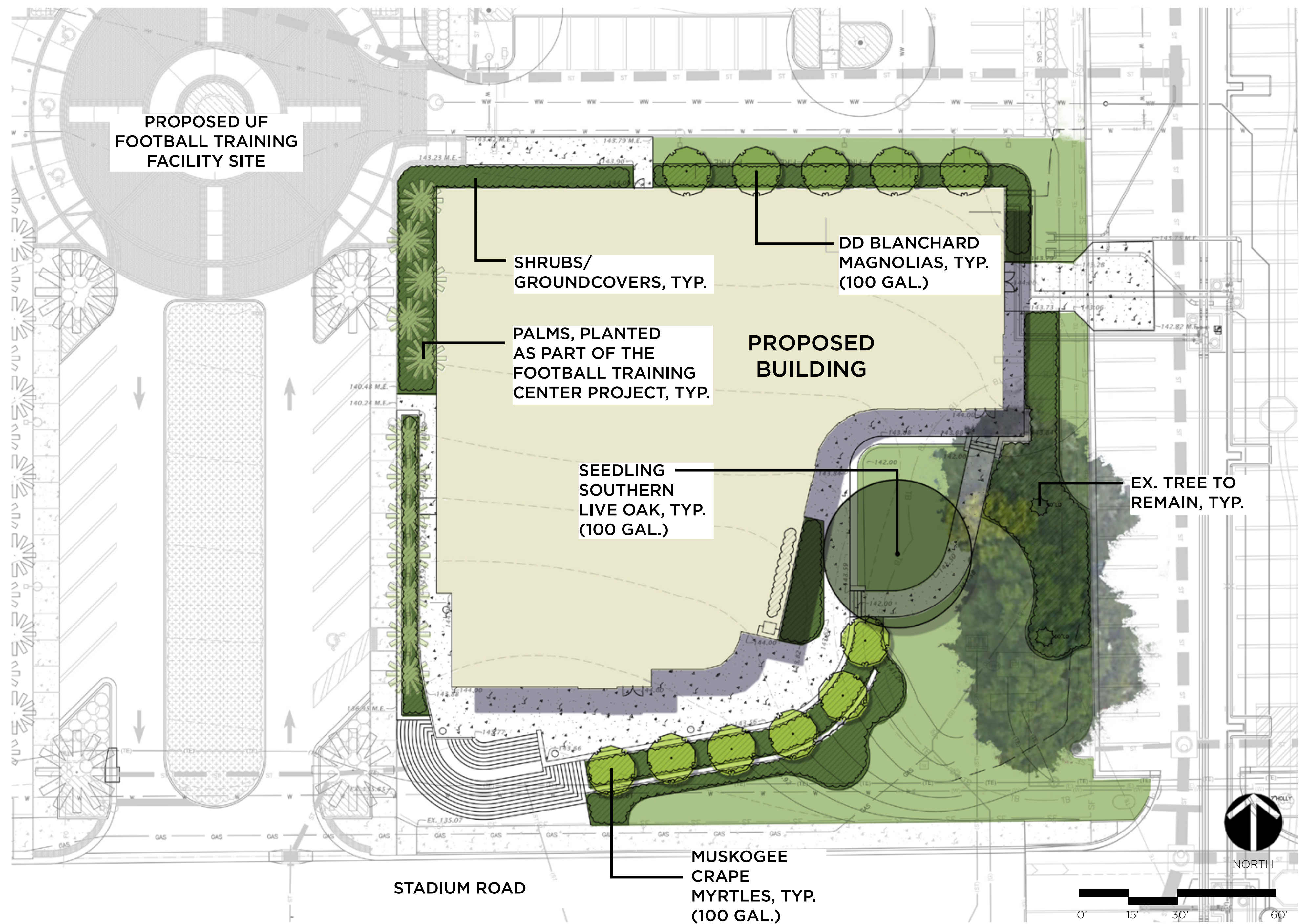
Project Site

UF-638 STUDENT HEALTHCARE CENTER

The site is bordered by

- Stadium Road to the South
- The driveways and parking lot that is under construction serving the UF Football Training Center to the West and North
- The service drive for the O'Connell Center to the East.

The site is currently the site of the UF Baseball Stadium, currently in the process of being demolished and the site created as a pad-ready location with utilities to serve the proposed project.

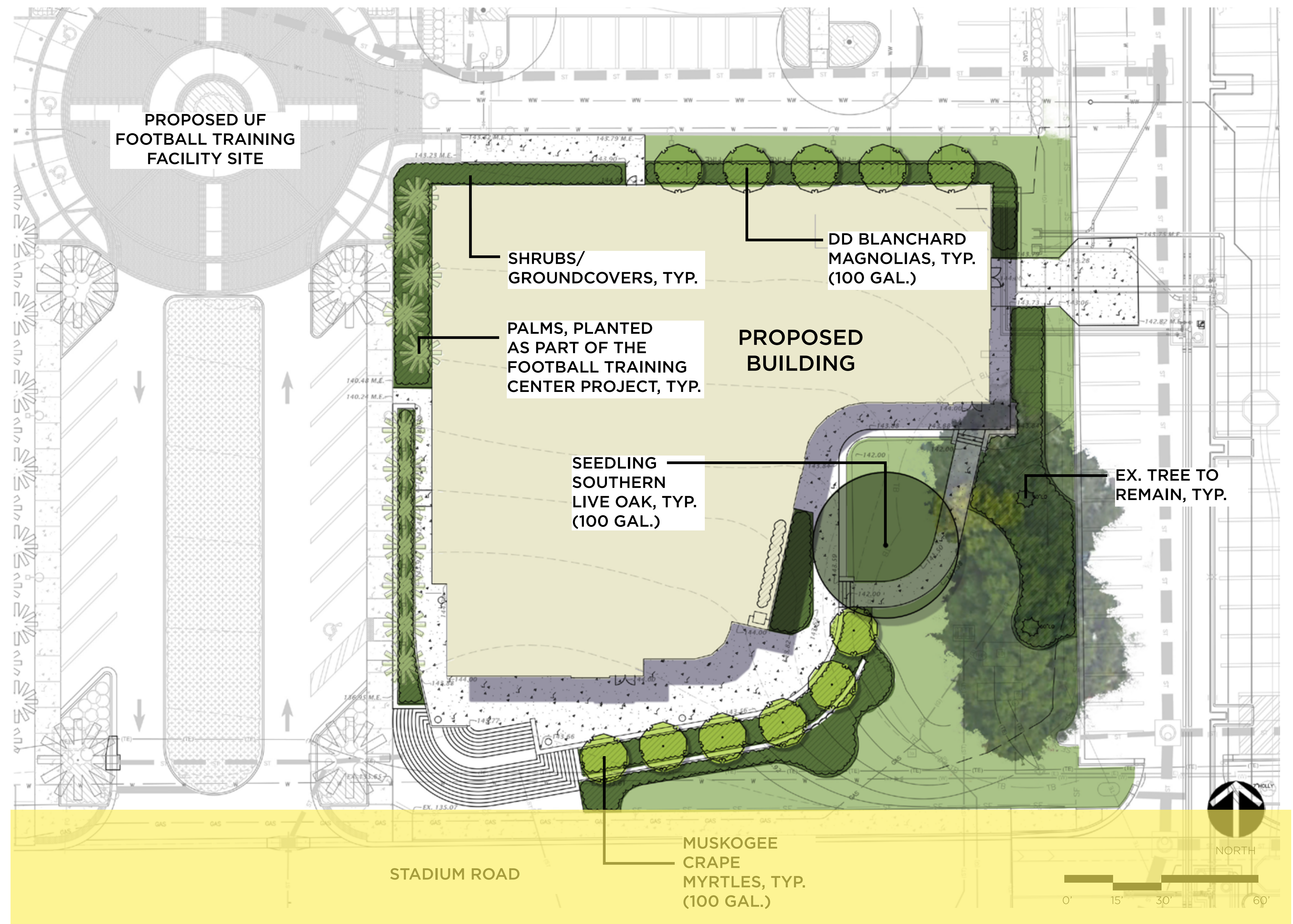


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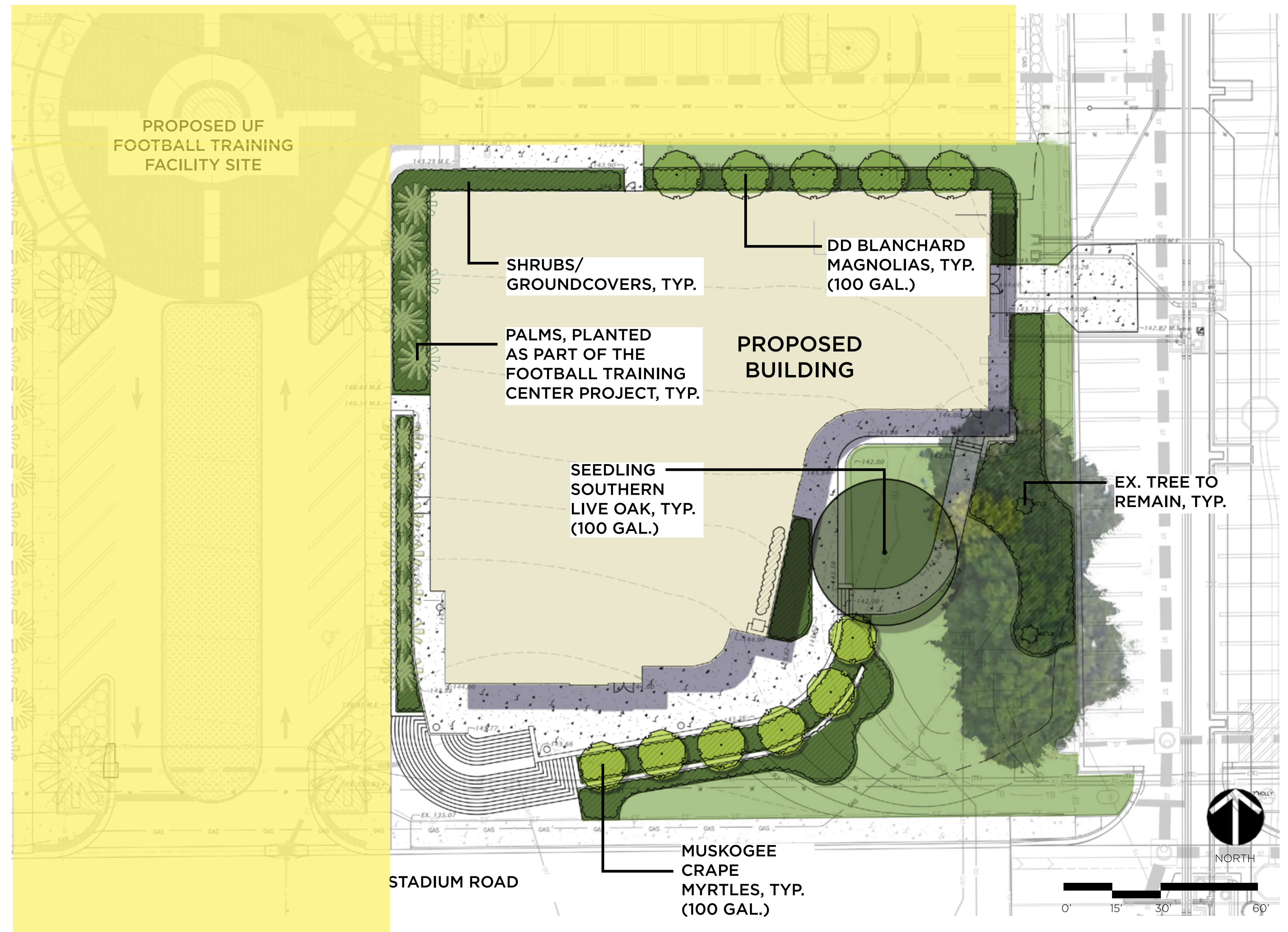


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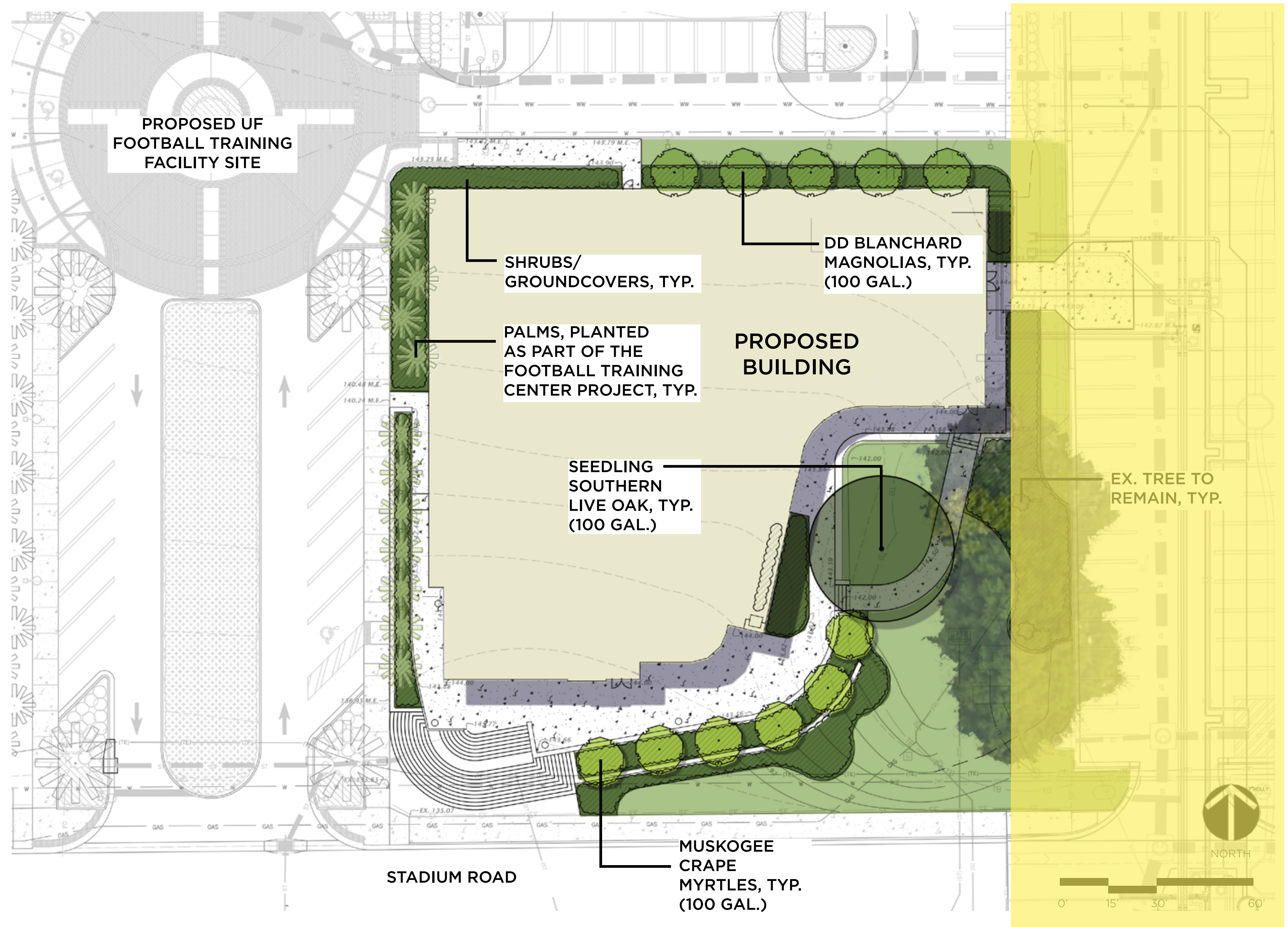


UF-638 STUDENT HEALTHCARE CENTER

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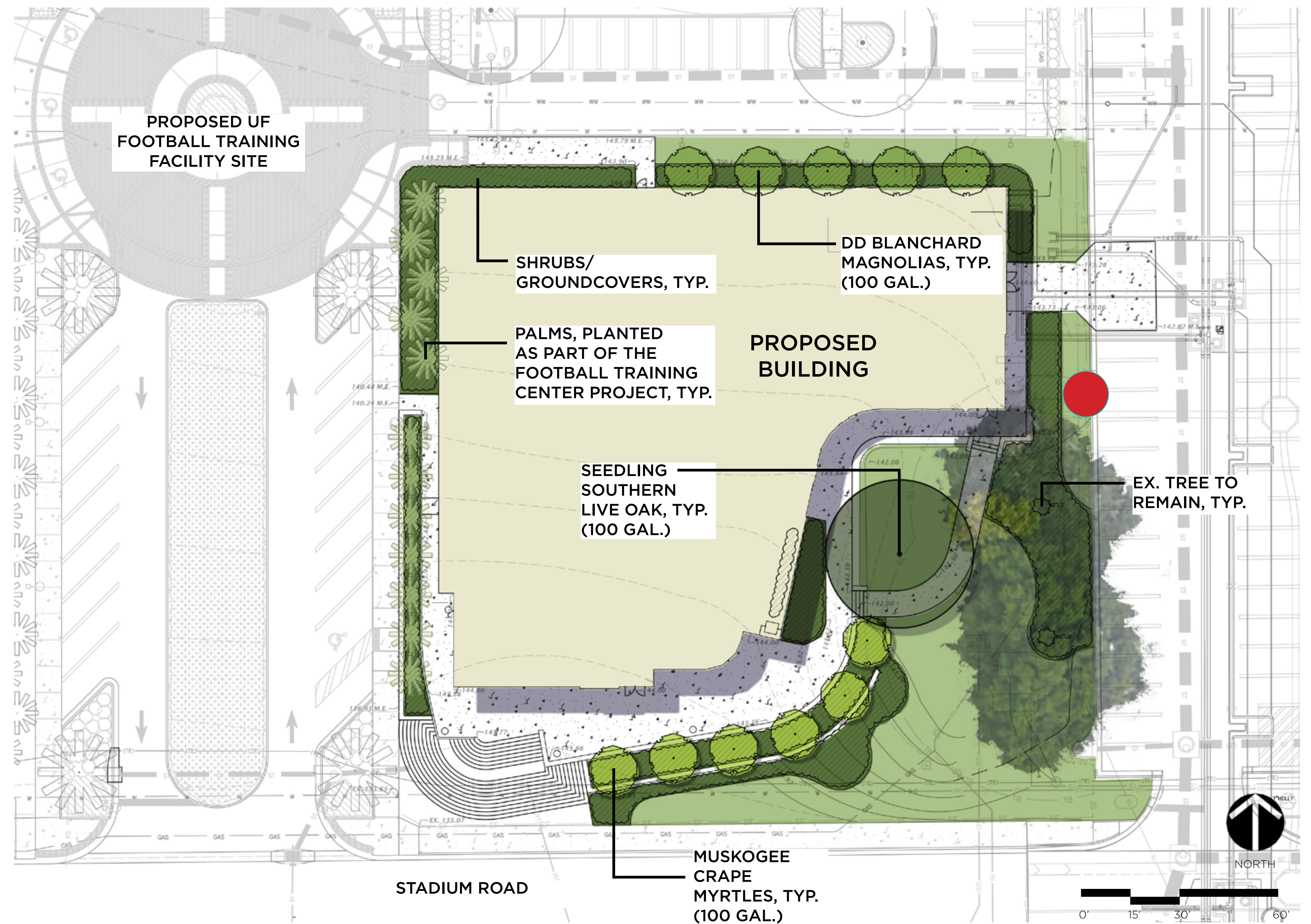
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UF-638 STUDENT HEALTHCARE CENTER

- Tree demolition is limited to a single 19" Slash Pine (<20") on the eastern edge of the site
- 1 Tree removed @ 2:1 mitigation
- 2 trees required
- 12 Trees provided



Campus Master Plan

Update 2020-2030

DRAFT June 2020

UF UNIVERSITY of
FLORIDA

Business Affairs
PLANNING, DESIGN &
CONSTRUCTION

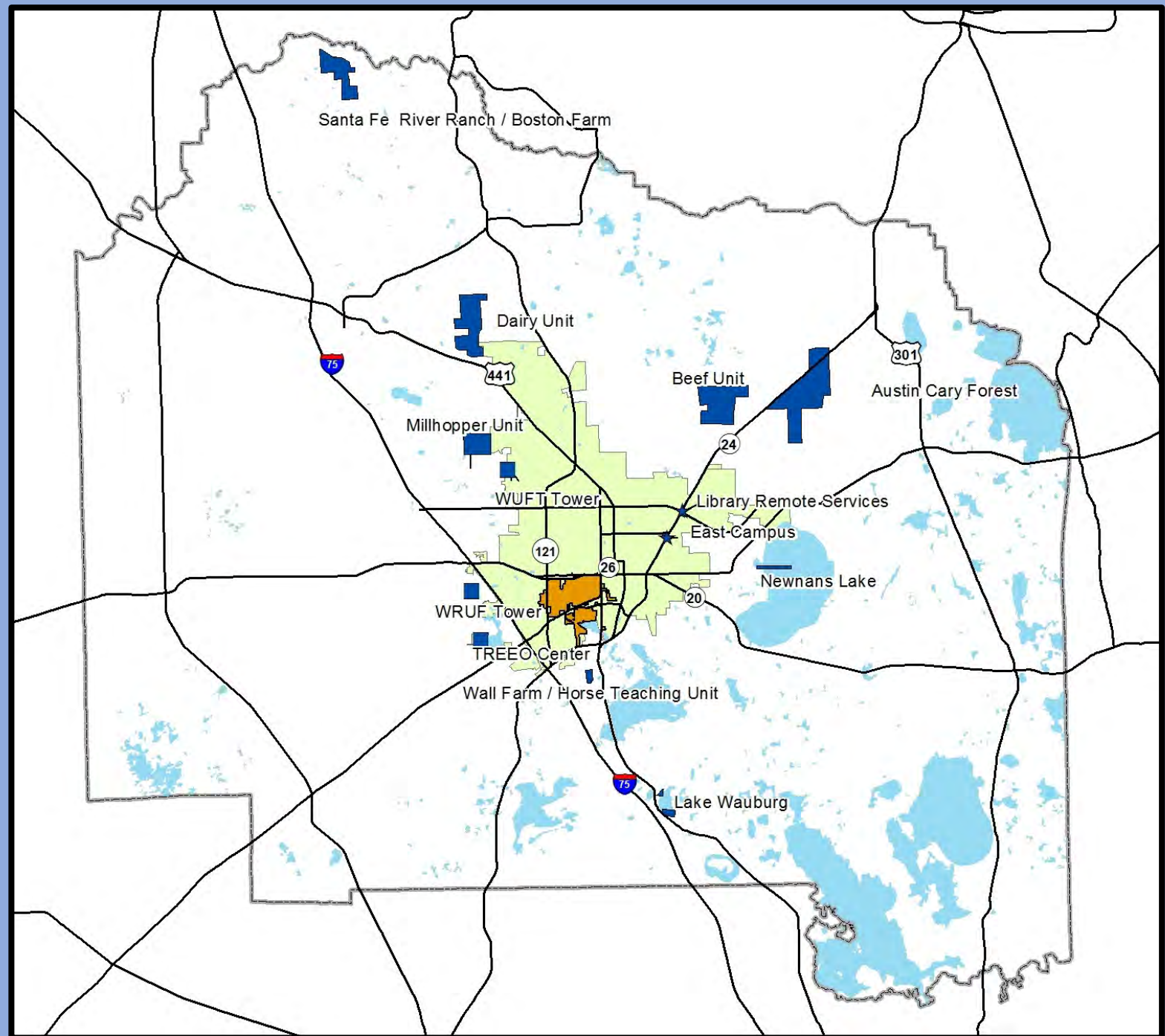
Process

- Florida Statutes, Chapter 1013.30
- FBOG Regulations, Chapter 21
- Campus Development Agreement, expires Dec. 31, 2025

What is the Campus Master Plan?

- Comparable to Local Government Comprehensive Plan
 - Aspects of Local Development Regulations
- Comparable to Developer Approval Process (DRI)
- Legal Status
- 10-Year Development Plan

Jurisdiction



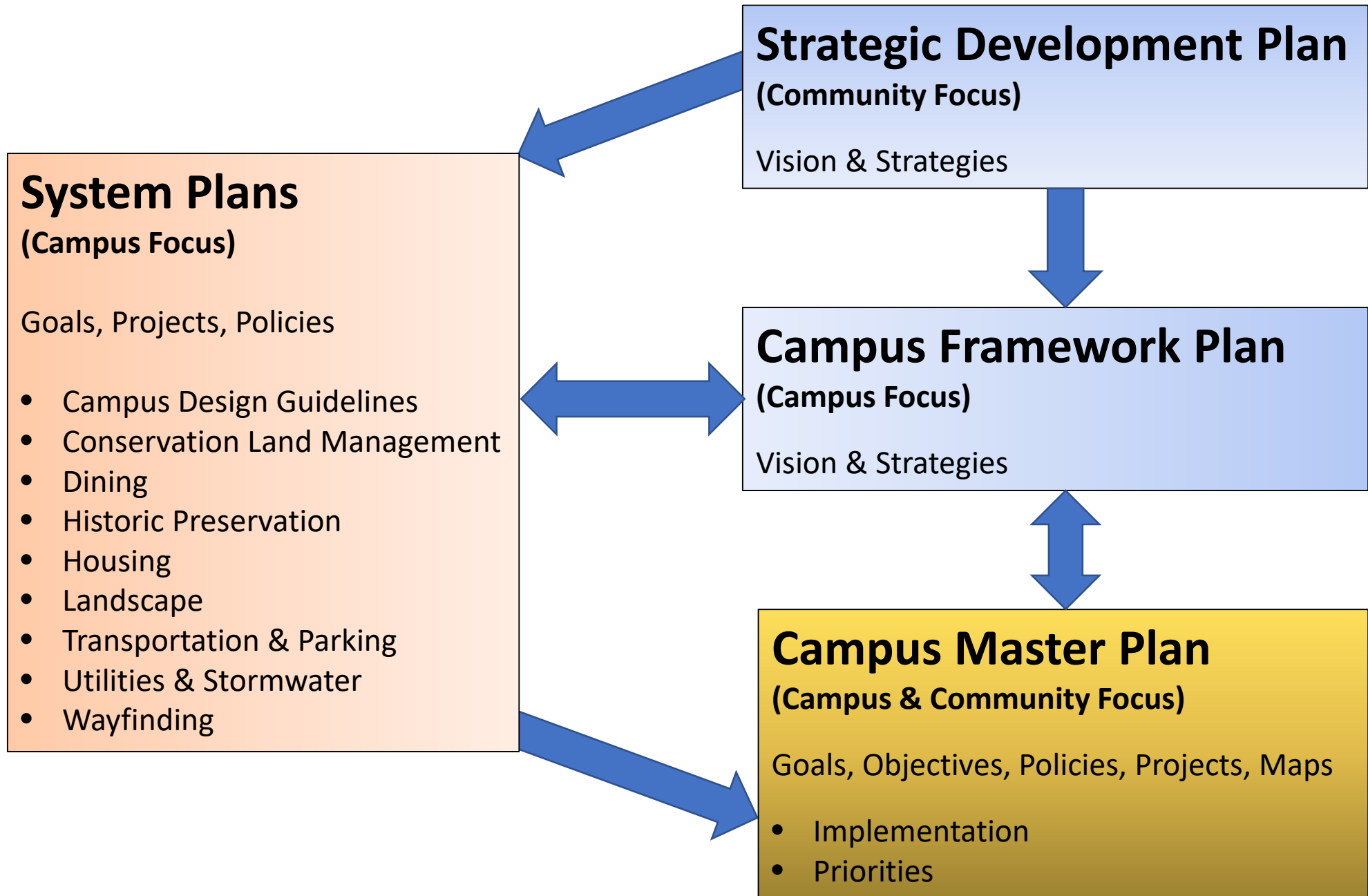
How is it used?

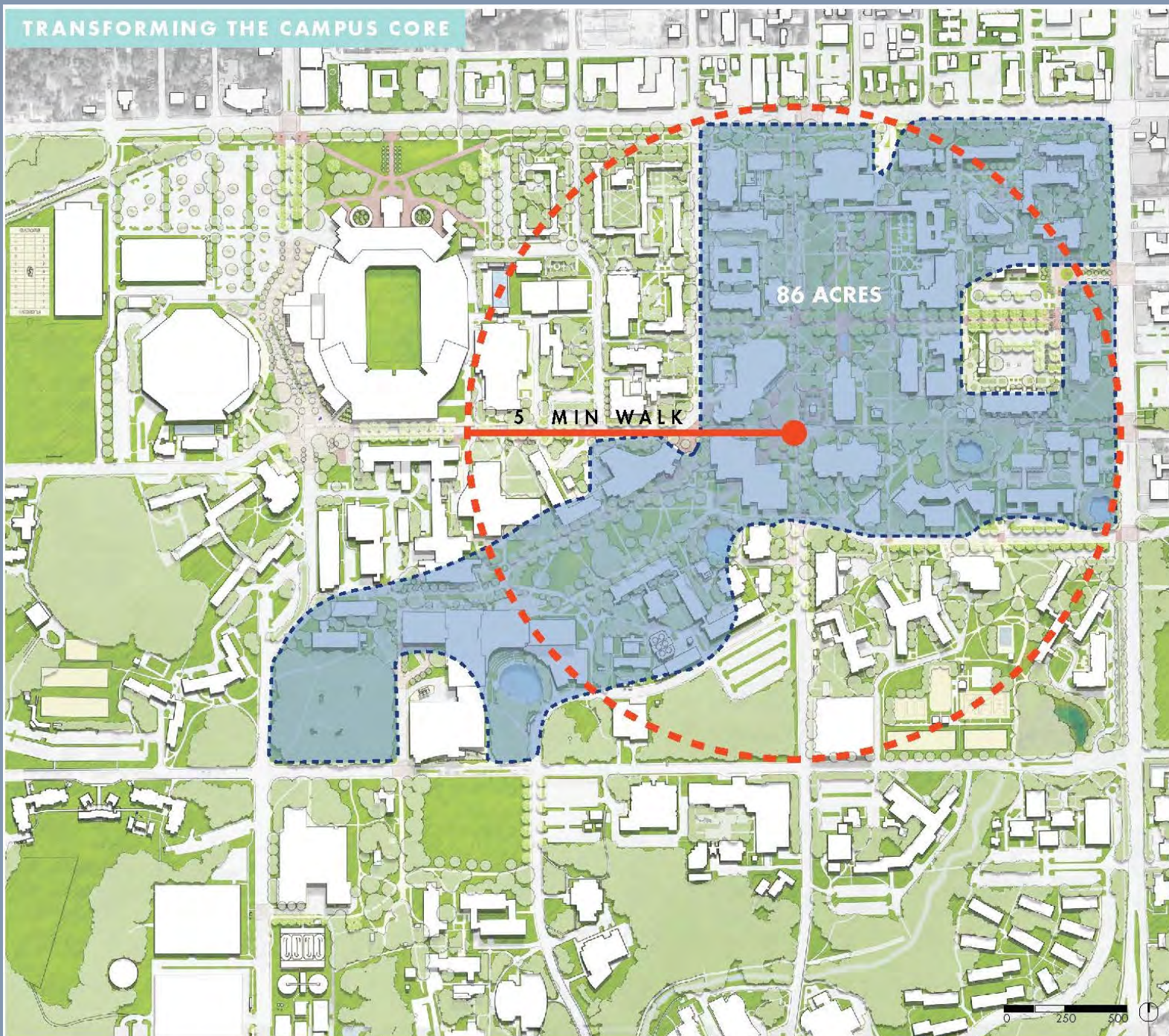
- **Communicate** with City, County and community
- Jurisdiction impacts **project review authority** and process
- **Future building site** decisions
- **State review** of debt financing and PECO submissions
- Policies affecting day-to-day **decision-making** and **operations** regarding
 - facilities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

How is it Organized?

- Plan Elements – Goals, Objectives, Policies, Maps
- Data & Analysis Report
- Evaluation and Appraisal Report



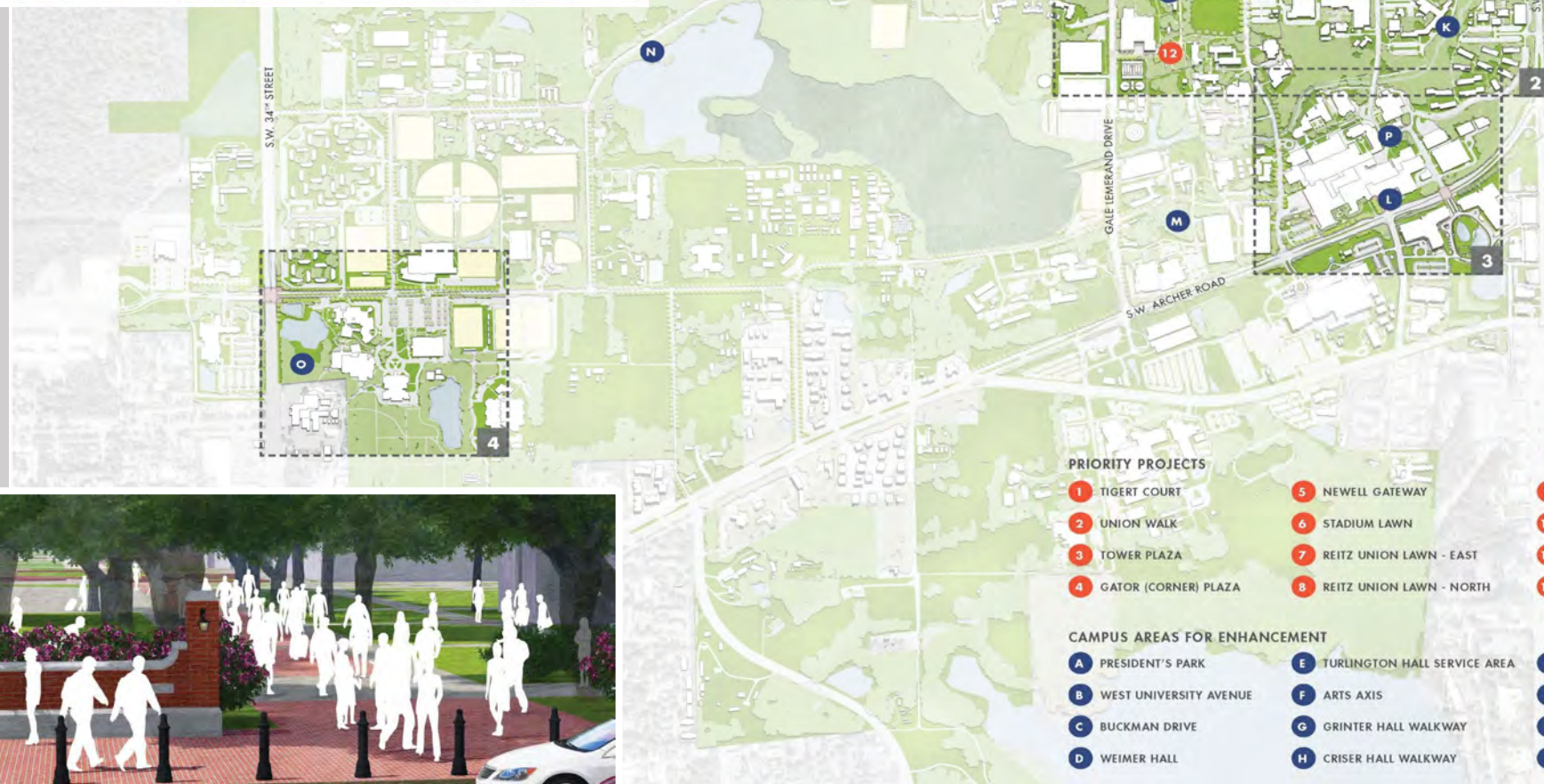




Bicycle-Pedestrian
Zone



Landscape Enhancements





Expand and
Upgrade Student
Housing

Transportation and Utilities Upgrades

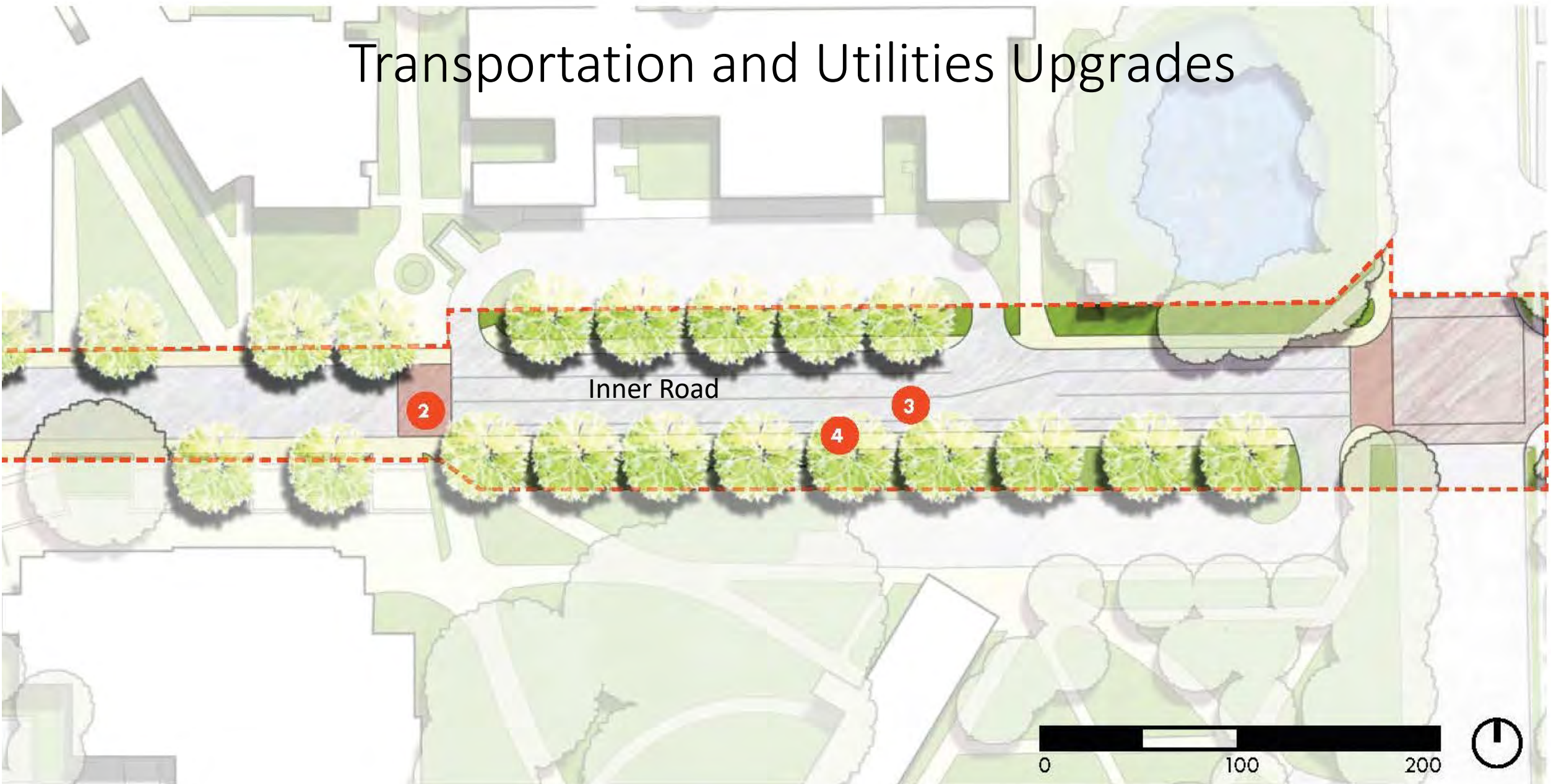
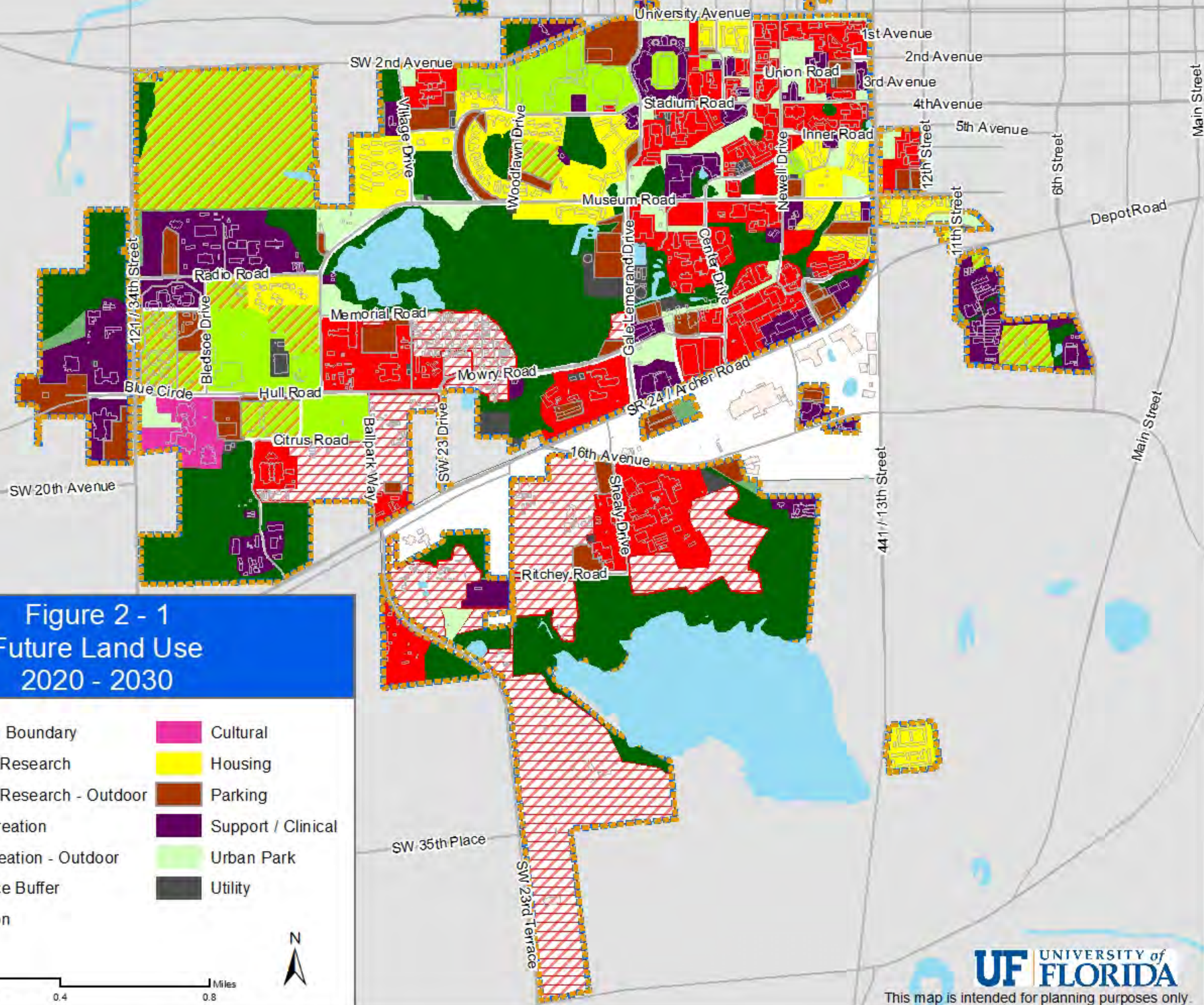


Figure 2 - 1
Future Land Use
2020 - 2030



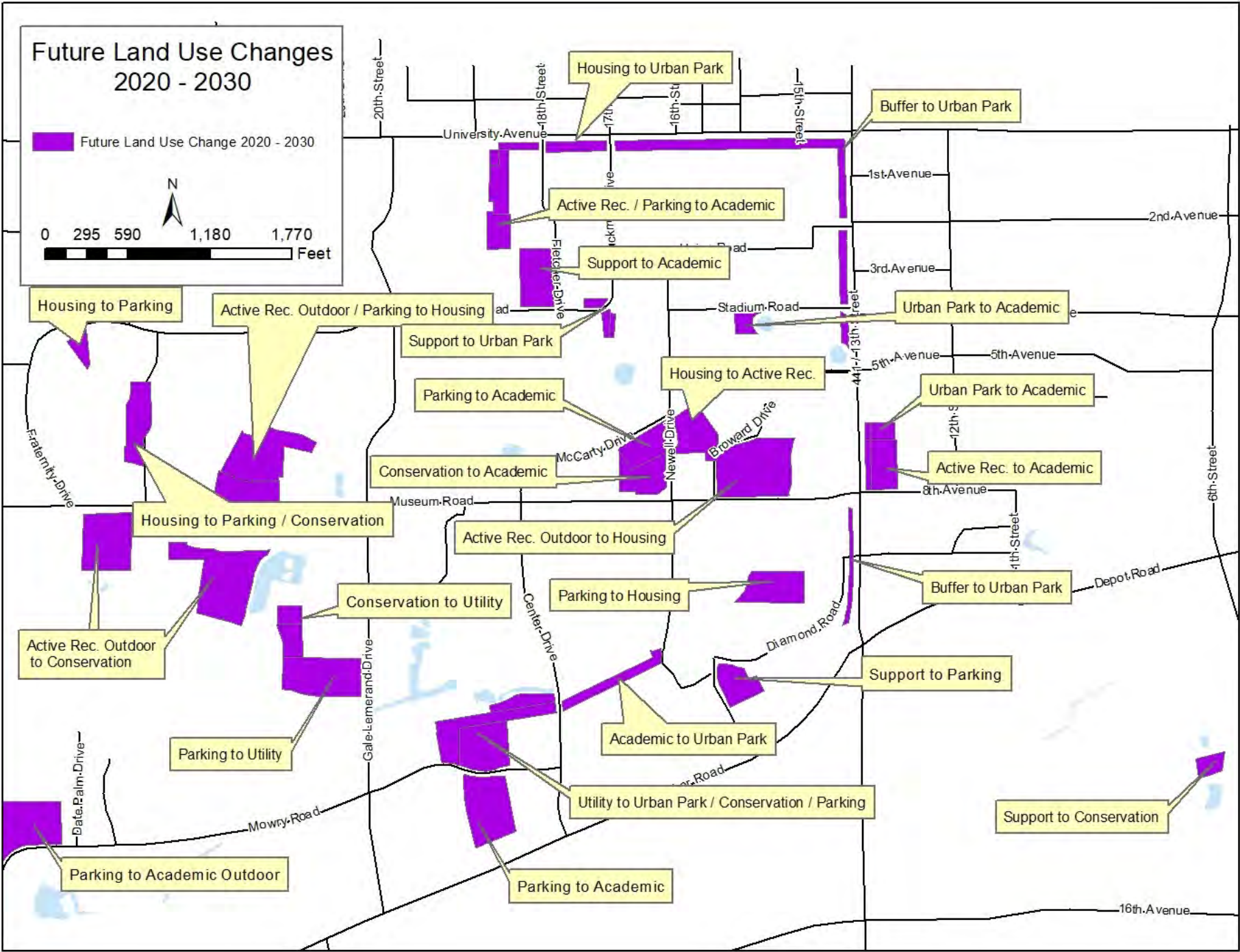
0 0.2 0.4 0.8 Miles



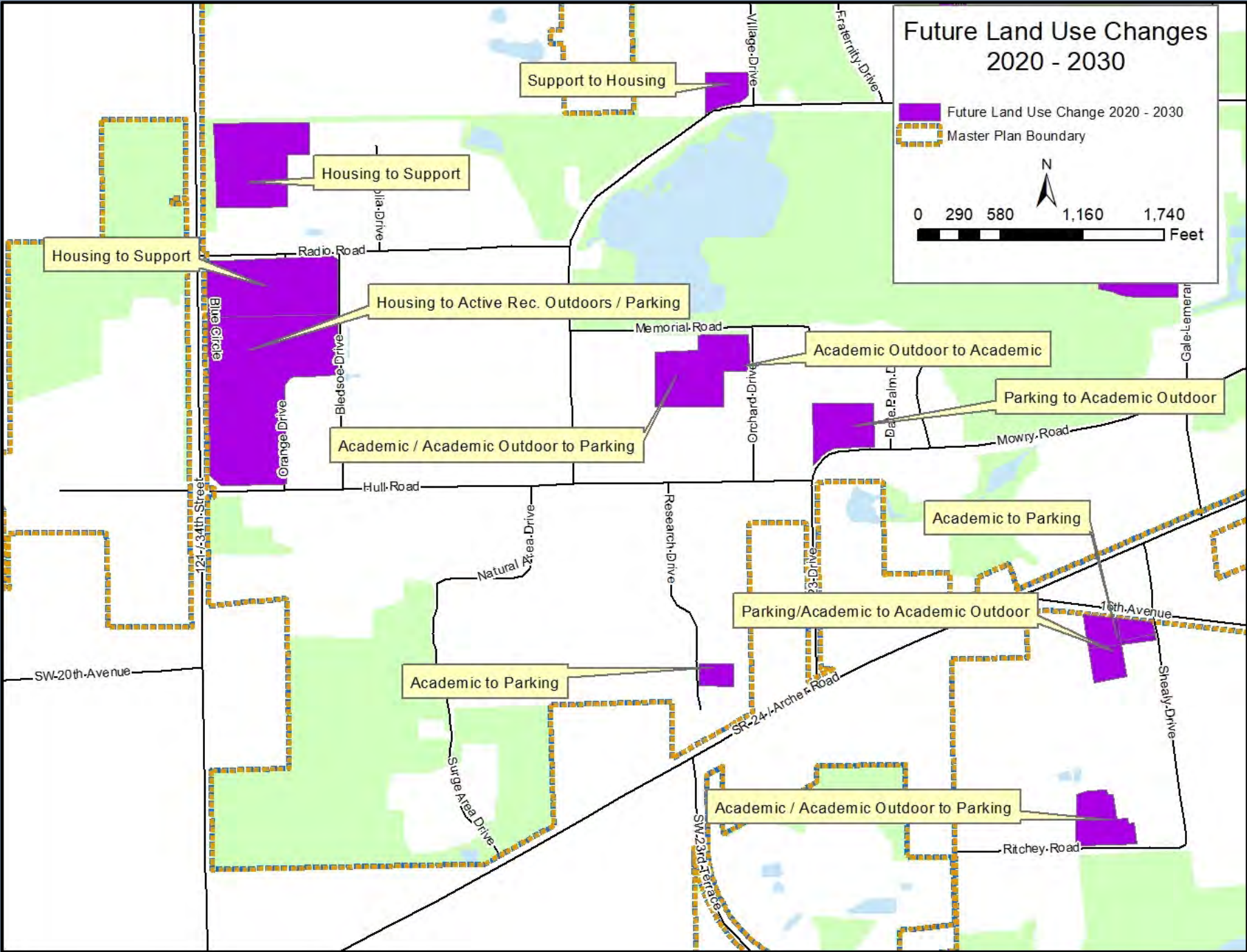
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FLORIDA

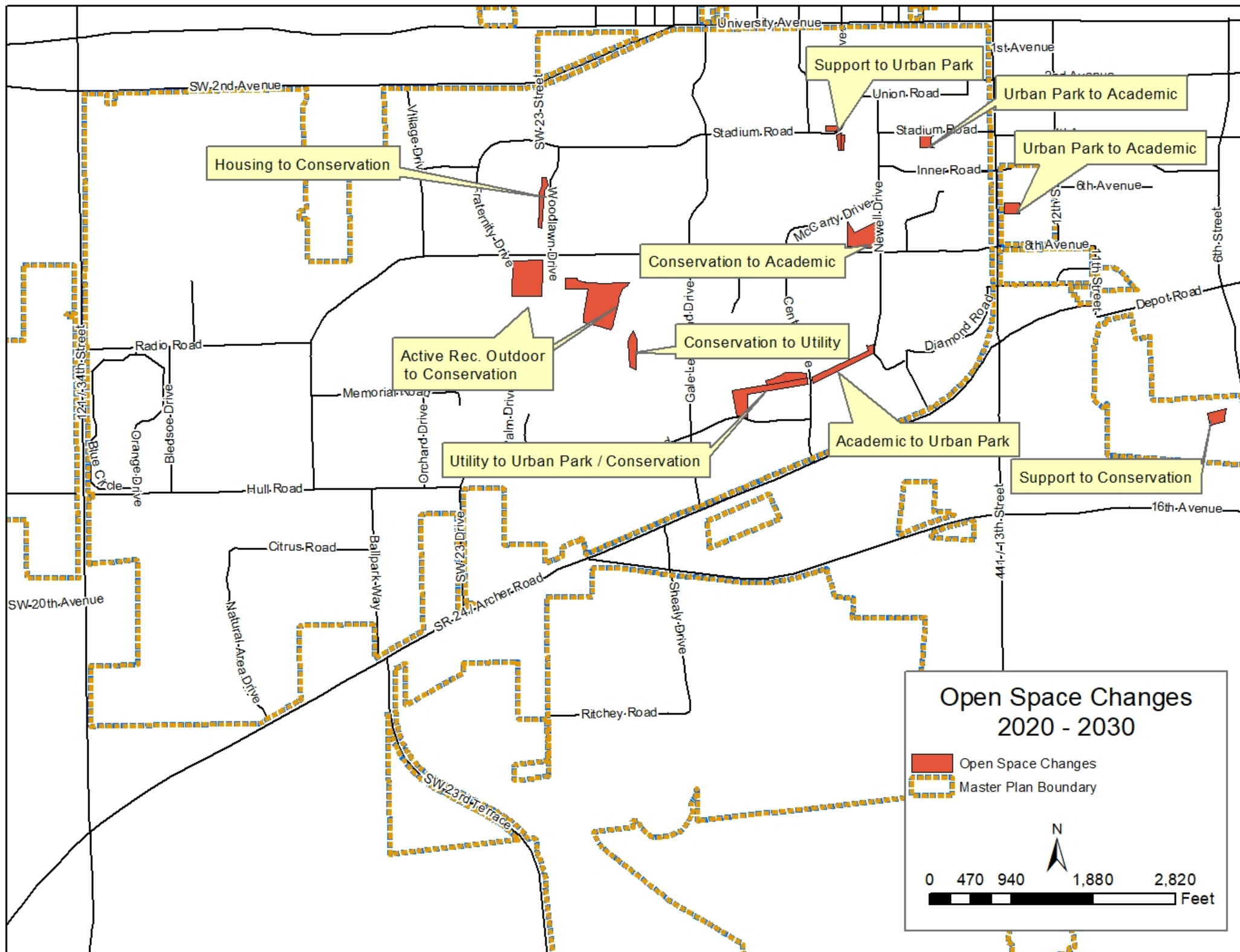
This map is intended for planning purposes only.

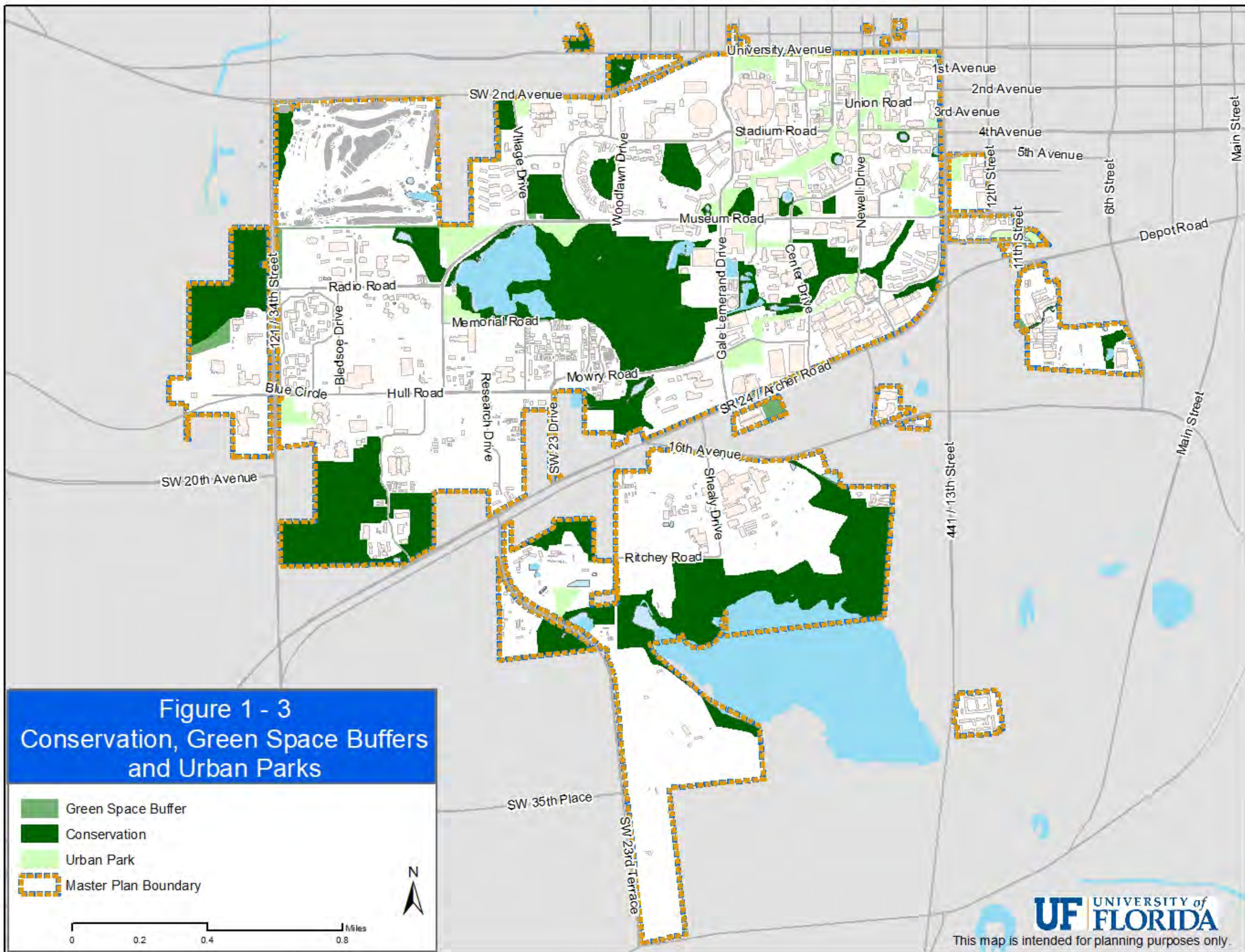
East Inset

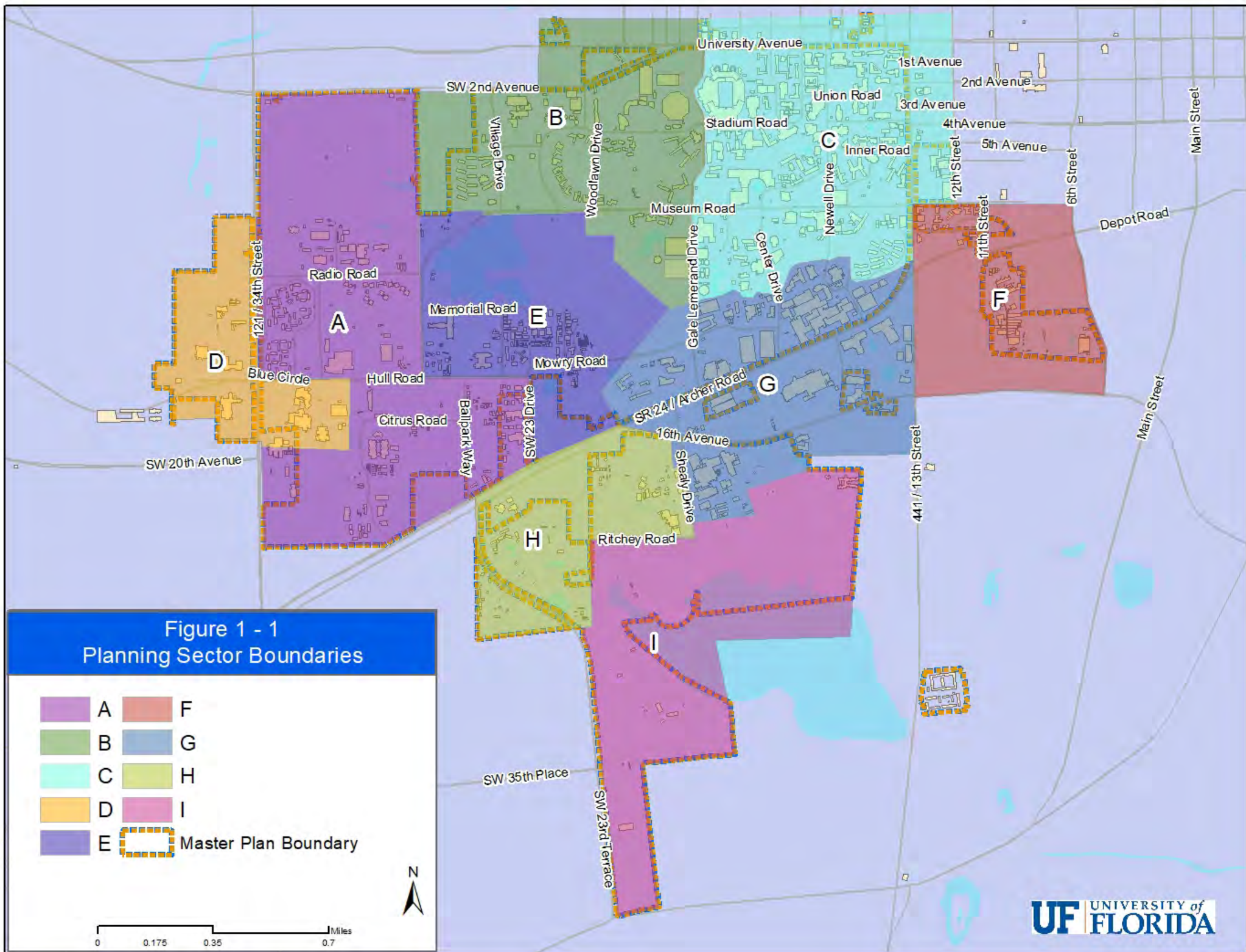


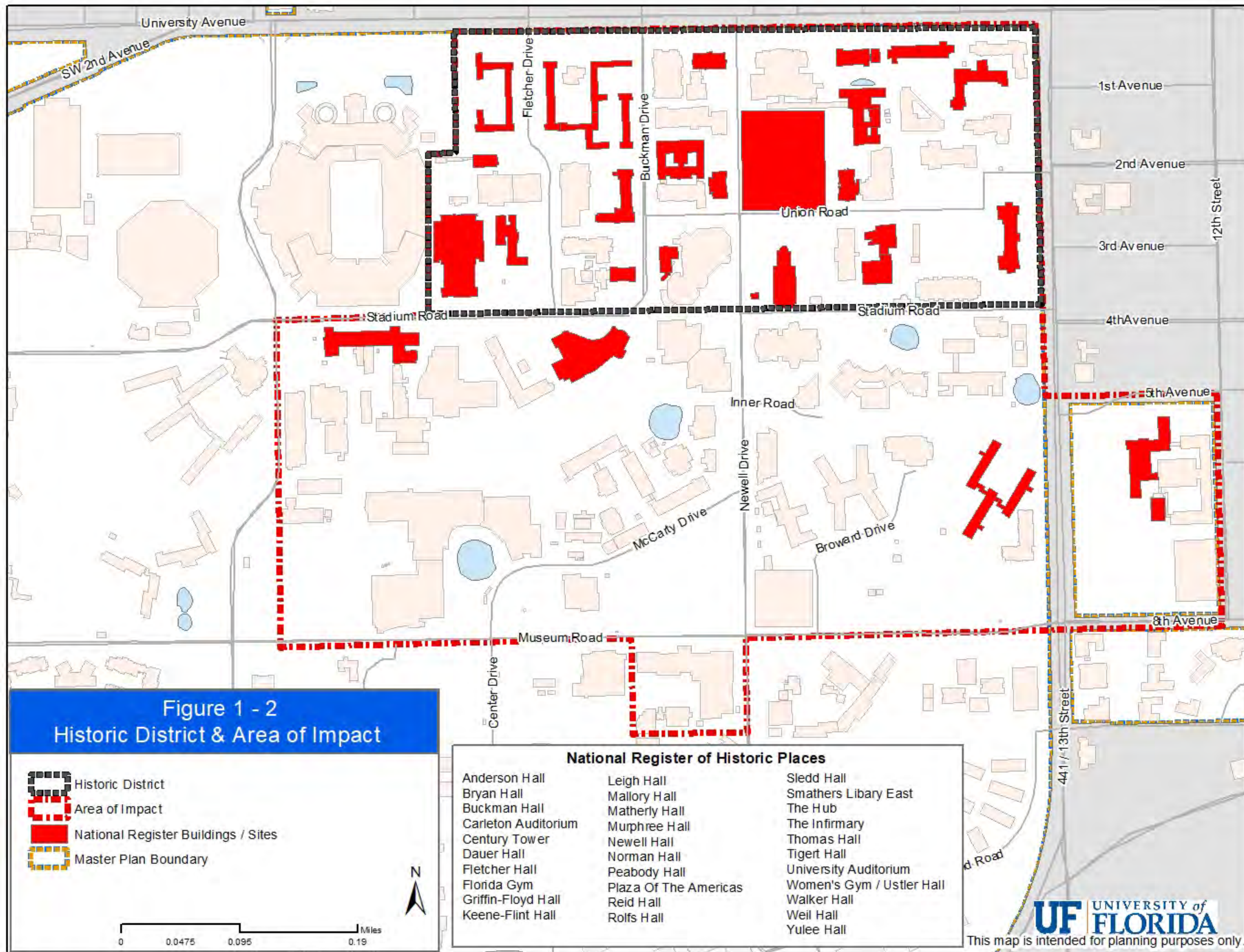
West Inset

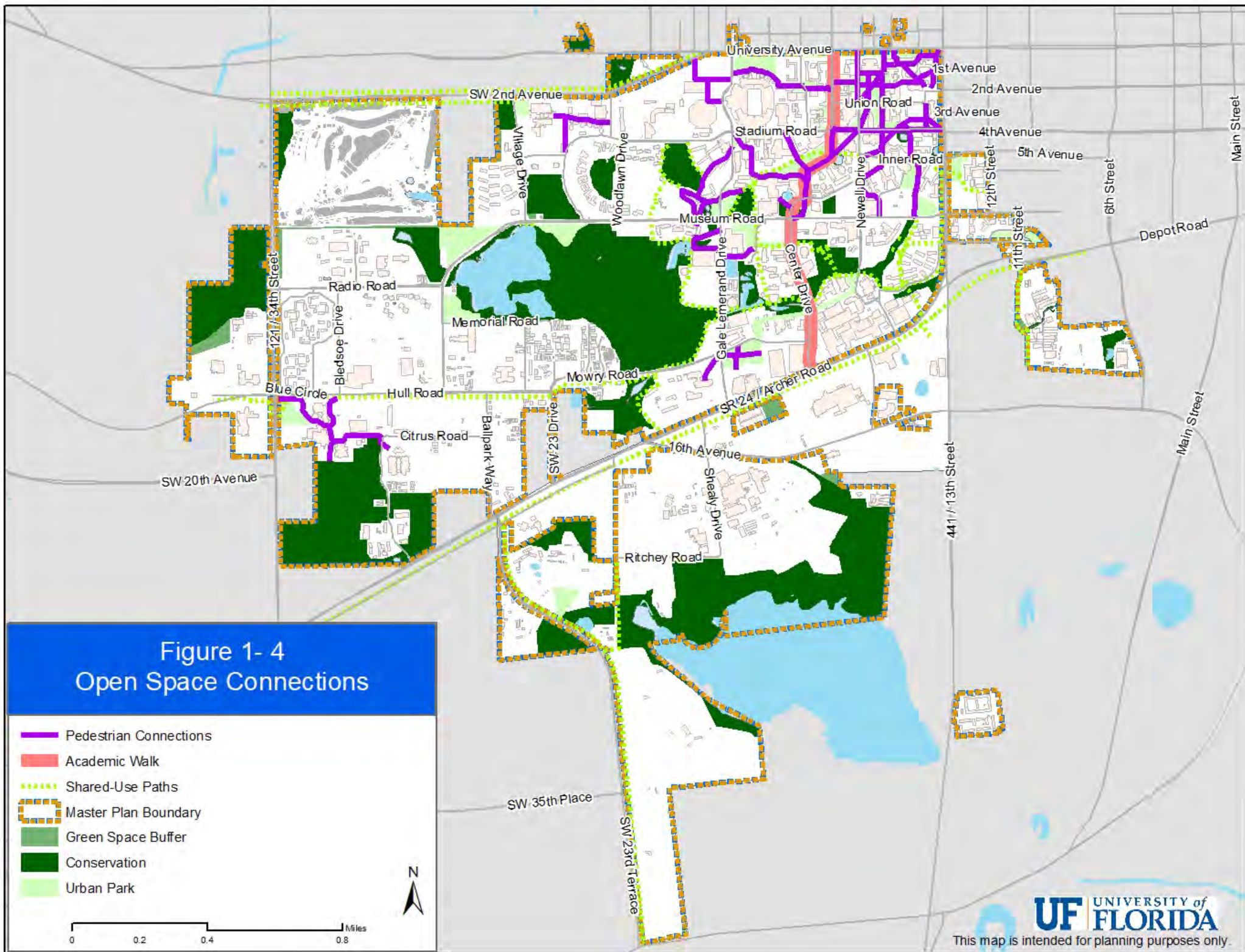


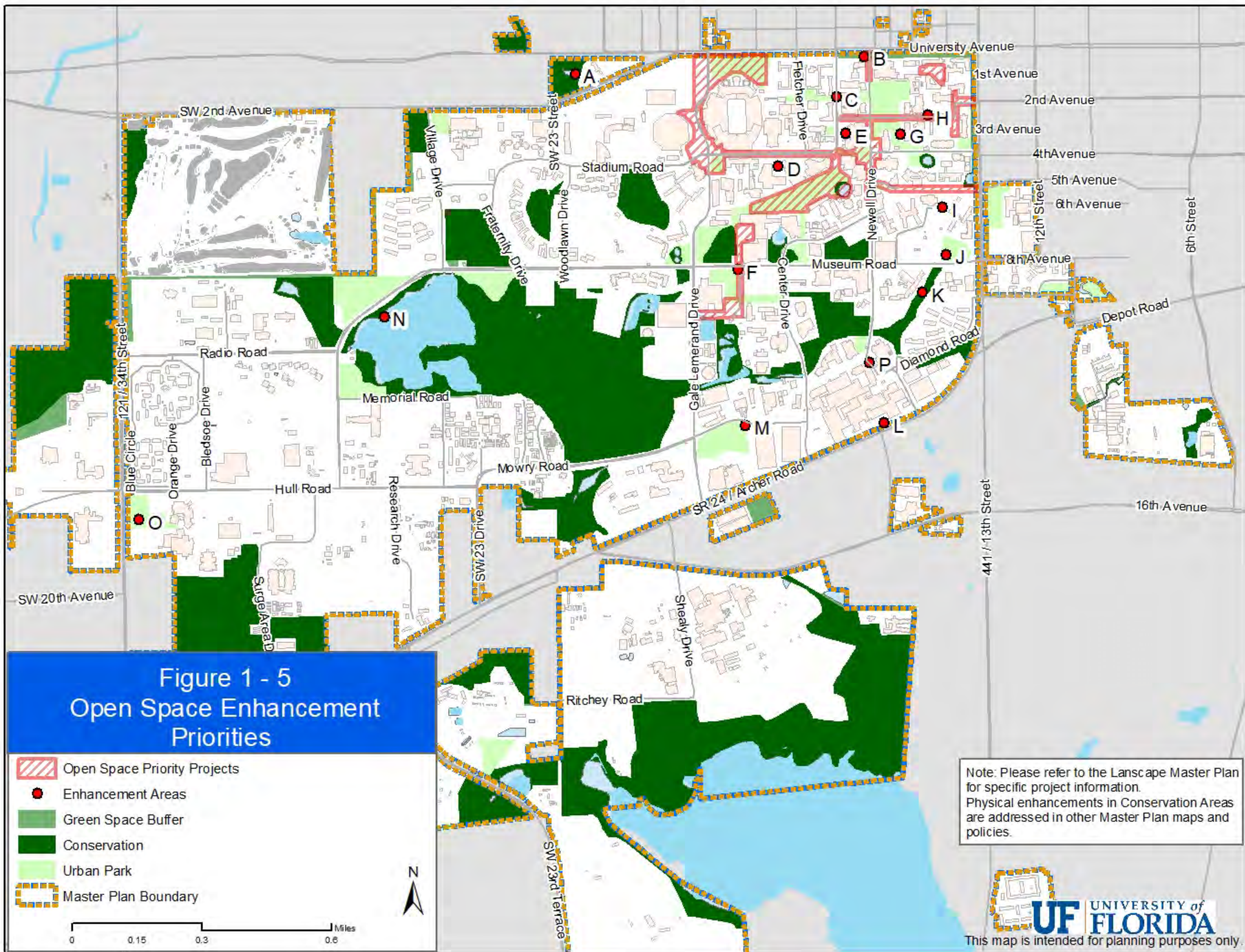












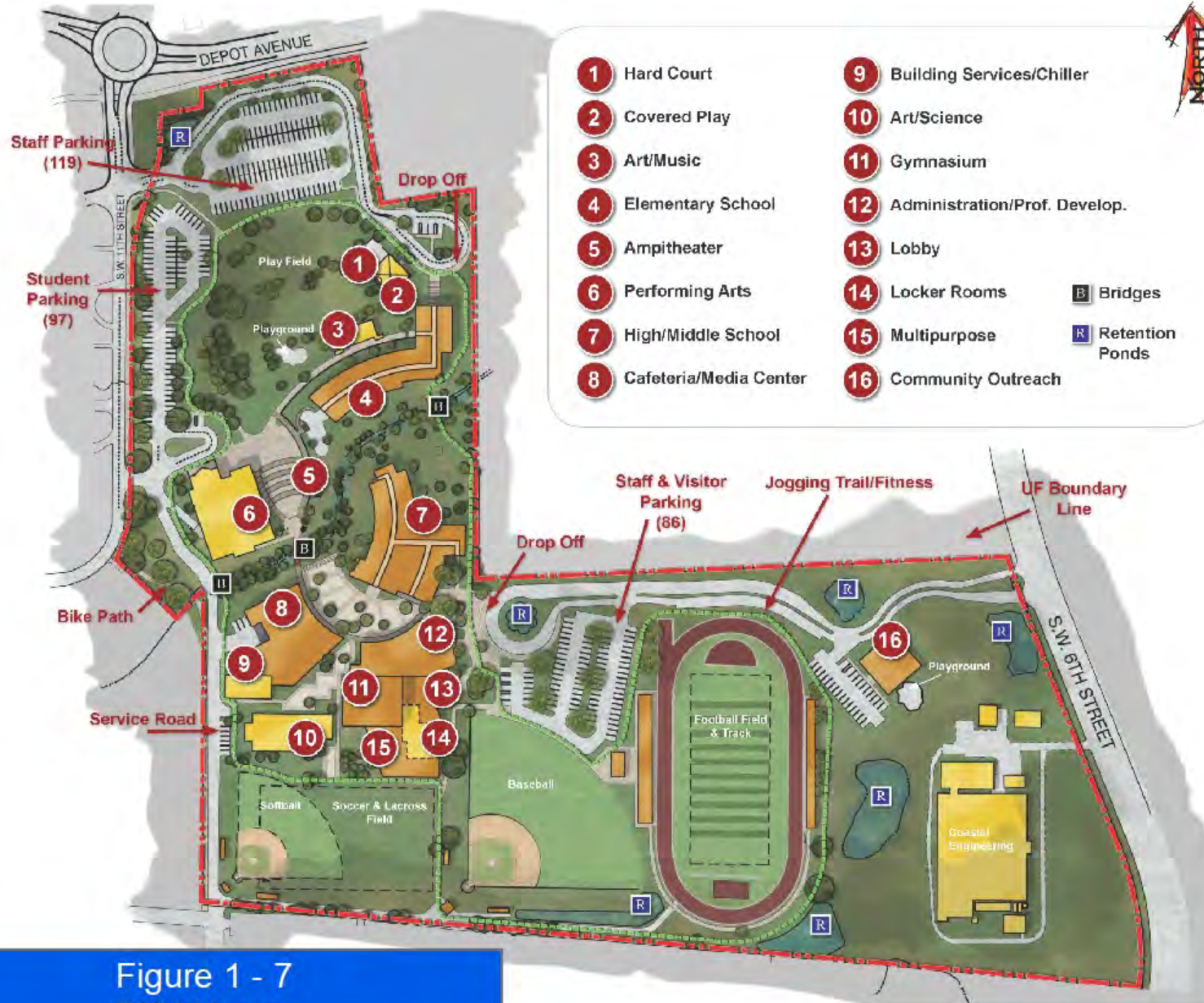


Figure 1 - 7
PKY Yonge

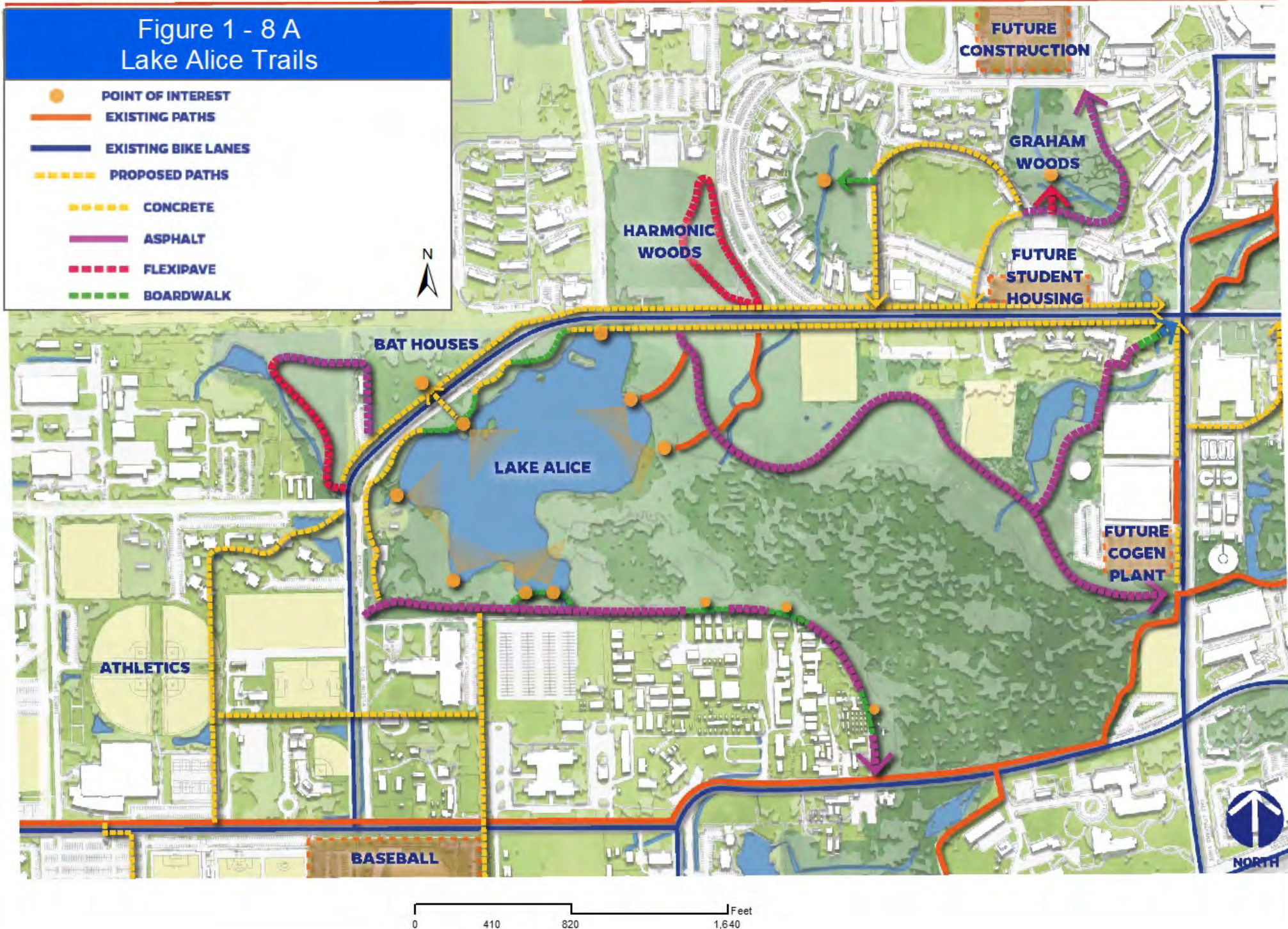


P.K. Yonge Developmental Research School Master Plan



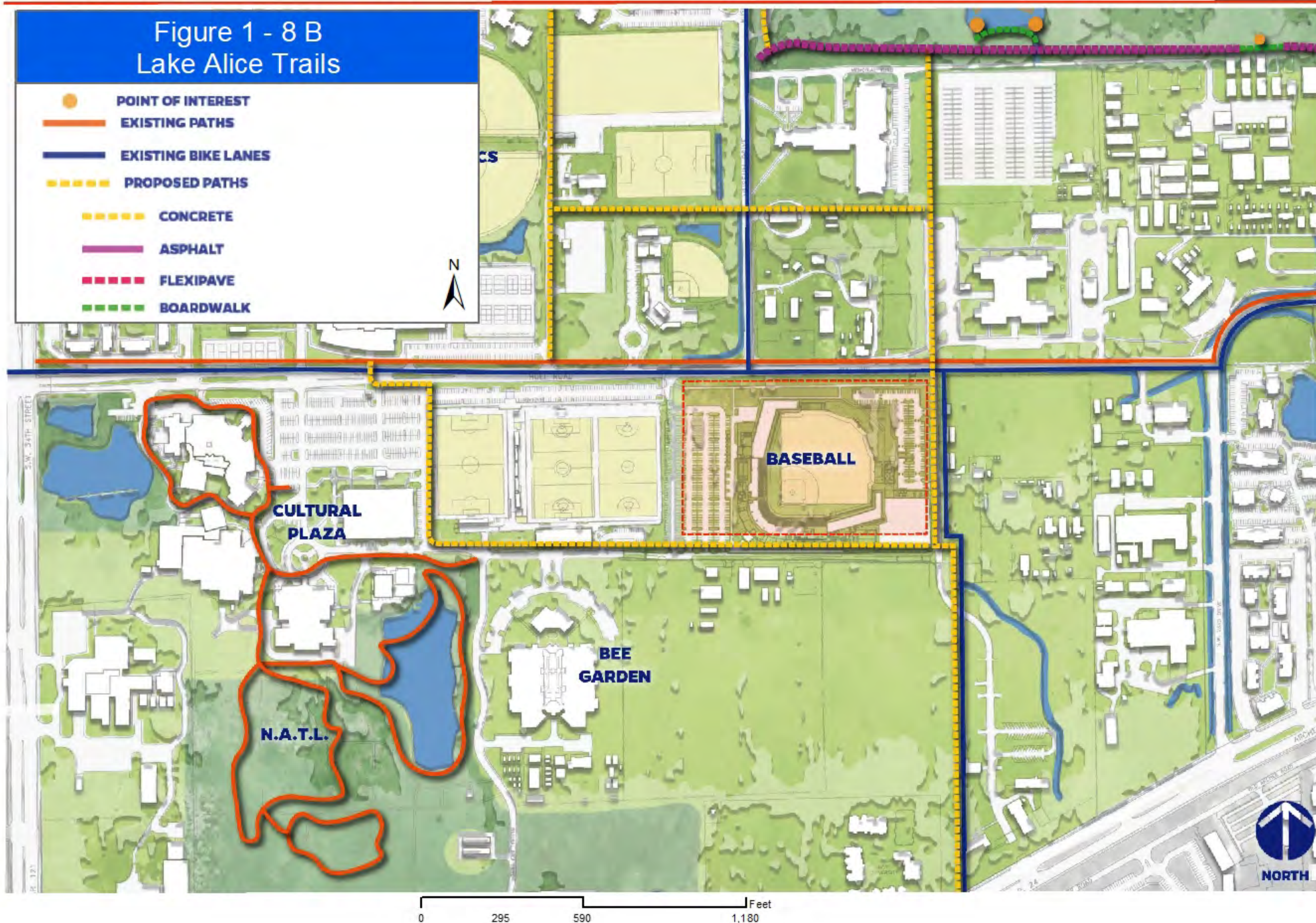
TRAILS MATERIALS - LAKE ALICE

Figure 1 - 8 A
Lake Alice Trails



TRAILS MATERIALS - CULTURAL PLAZA & ATHLETICS

Figure 1 - 8 B
Lake Alice Trails



TRAILS MATERIALS - CAMPUS CORE

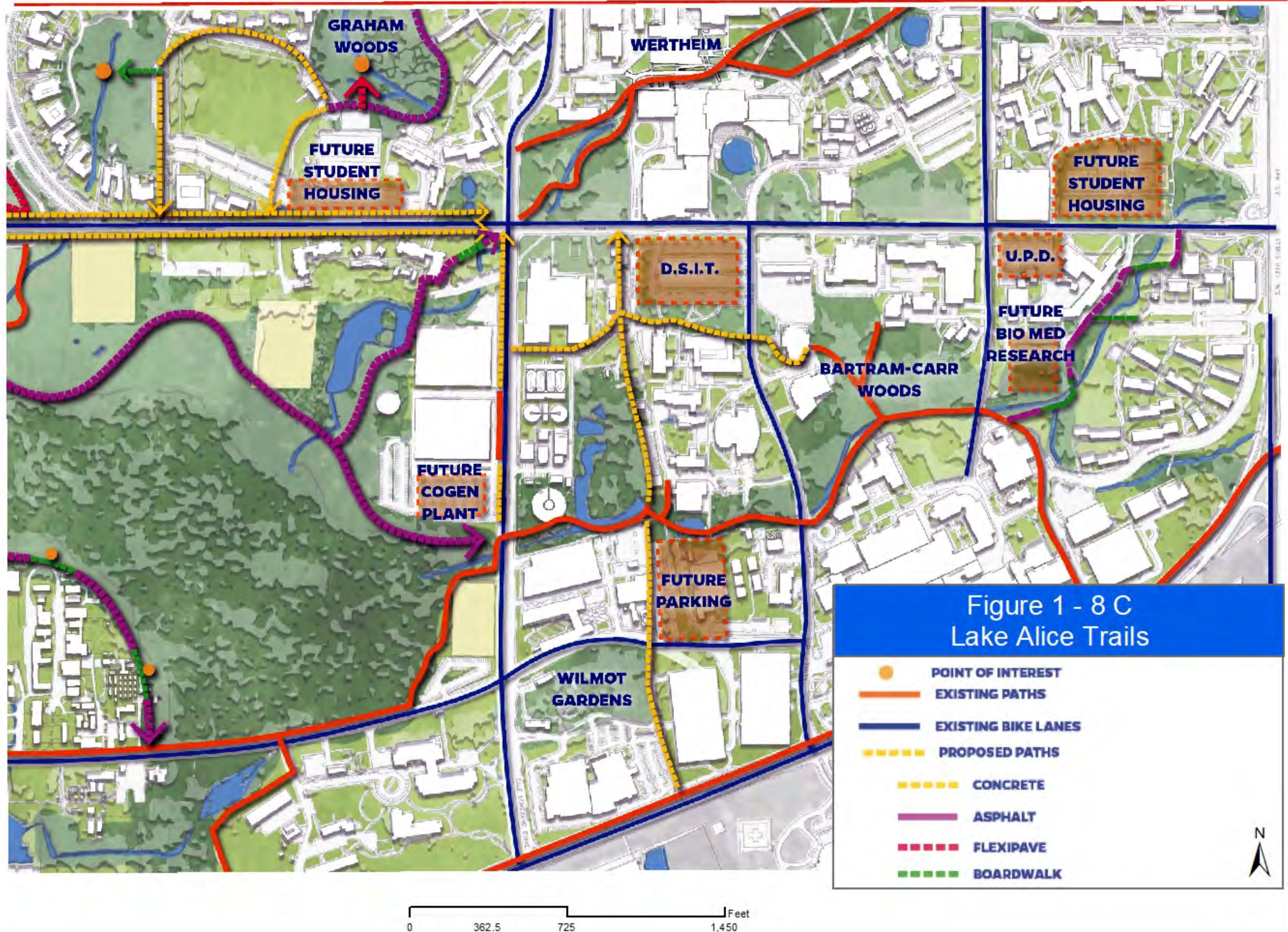


Figure 1 - 8 C
Lake Alice Trails

Questions?

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

7.0 Conservation

Goal	Status	Recommendations
Goal 1: To Preserve, Enhance, Manage and Appropriately Use Wetlands, Water Bodies, Wildlife Habitat, and Other Natural Resources.	The 2018 Landscape Master Plan (LMP) elevates the importance of the campus natural resources and provides additional policies, guidelines, and standards for campus landscape management.	Modify the goal to reflect LMP goals. Goal 1: Celebrate the Ecological Setting of the Campus by Preserving, Enhancing, Managing, and Appropriately Using its Natural Resources as Native Habitats for Flora and Fauna.

Objective 1.1: *To preserve and enhance native vegetation communities and wildlife habitat on or adjacent to the main campus or satellite properties.*

Policies	Status	Benchmarks	Recommendations
<p>Policy 1.1.1: Where feasible the University shall remove non-native invasive plants (whether grasses, shrubs or trees) which are identified on any of the following lists: The IFAS Assessment of Non-Native Plants in Florida's Natural Areas, the Department of Agriculture and Consumer Services' "Noxious Weed List" (Rule 5B-57.007, F.A.C) and 'Prohibited Aquatic Plant List' (Chapter SB-64.011, F.A.C.), the and the Florida Exotic Pest Plant Council's " List of Invasive Plant Species " from the campus grounds. As these species are located on campus, the University shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species. Exceptions to this policy (e.g., use of invasive non-native plants in academic research) must be approved and conditioned by the Lakes, Vegetation and Landscaping Committee. Current known locations of invasive plants in campus Conservation Areas is depicted in Figure 7-5.</p>	Ongoing	<p>The University continues to prohibit non-native invasive plants and selectively removes existing ones is the Natural Area Teaching Lab and other areas on campus.</p> <p>The Landscape Master Plan recommends the University conduct a program of regular monitoring.</p>	<p>Modify –</p> <p>Policy 1.1.1: The University shall <u>implement a program of regular monitoring in Conservation Areas, particularly on riparian zones, for the control of non-native plants and edge maintenance. Non-native invasive plants (whether grasses shrubs or trees) are identified on any...</u></p>

Policies	Status	Benchmarks	Recommendations
Policy 1.1.2: University faculty and student groups with the necessary expertise shall be encouraged to assist in prioritizing exotic invasive plant removal and developing revegetation plans to reduce the possibility of reinvasion by exotic non-native species.	Ongoing	Faculty and students were involved in development of the Conservation Area Land Management Plan for campus conservation areas. Subsequently, several student groups including the Wetlands Club, Environmental Engineering Society, Student Planners Association, and some fraternities and sororities have been involved in invasive exotic plant removal either as stand-alone initiatives or as participation in the City of Gainesville's Greater Raider Invader. However, there is no single UF unit charged with organizing, prioritizing or long-term commitment to these efforts outside of the Natural Areas Teaching Lab.	No Change
Policy 1.1.3: It is the intent of the University to remove non-native, nuisance animals where feasible.	Ongoing	The Division of Environmental Health and Safety is responsible for removing non-native, nuisance animals.	No Change
Policy 1.1.4: Any proposed development adjacent to a designated Conservation Area shall be carefully sited and integrated into the existing landscape to have a minimal visual impact on the area. Landscape treatments shall preserve significant existing native vegetation, e.g. listed species and heritage trees, to allow a graduated transition from developed areas to Conservation Areas. The existing native vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.	Ongoing	The Vet Med ESCO plant is an example of a recent project constructed adjacent to conservation areas. In this case, the project's design included erosion controls and native replanting to buffer and enhance the adjacent area.	No Change

Objective 1.2: *To protect and conserve the natural functions of creeks, lakes, ponds, sinkholes, floodplains and wetlands on or adjacent to the main campus or satellite properties.*

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.1: Encroachments into jurisdictional wetlands shall be required to receive prior permit approval from federal and state regulatory agencies. Wetlands, as defined in subsection 373.019(17) of the Florida Statutes and Chapter 62-340.200(19) of the Florida Administrative Code (FAC) include those areas that are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support vegetation typically adapted for life in hydric or alluvial soils. The wetland limits shall be delineated utilizing the methodology described in Chapter 62-340.300, FAC. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands. All mitigation shall be in conformance with an approved permit from the appropriate Federal and State agencies (including agencies of the State).	Ongoing	Construction projects comply with this policy.	Modify to reflect Statutory references. “....as defined in subsection 373.019(27) of the Florida Statutes....”

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.2: An average of 50 feet and minimum of 35 feet upland buffer shall be identified and protected around all wetlands/water bodies that are not within a Conservation Area prior to construction of any new buildings. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.	Ongoing	Construction projects comply with this policy. These standards are slightly higher than what would be required by the Water Management Districts but equivalent to that required by the City of Gainesville.	Add new policies 1.2.7 and 1.2.8 for Satellite properties to match wetland protection policies for unincorporated Alachua County.
Policy 1.2.3: No development shall be permitted within the required upland buffer, unless appropriate minimization of impact and mitigation is approved by the Lakes, Vegetation and Landscaping Committee.	Ongoing	Construction projects comply with this policy.	No Change
Policy 1.2.4: All ornamental landscaping improvements within required upland buffers shall use only native plants in a naturalistic way and shall be approved by Lakes, Vegetation and Landscaping Committee.	Ongoing	Construction projects comply with this policy.	No Change
Policy 1.2.5: All proposed development projects within 50 feet of a wetland shall be submitted to the appropriate Water Management District for review in the design phase of the project.	Ongoing	Construction projects comply with this policy, which is consistent with the University's master stormwater permit.	No Change

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.2.6: New Development within the 100-year floodplain, as mapped for the University's current Master Stormwater Permit is discouraged and shall be prohibited unless it can be demonstrated that such development has elevated base floor elevations at least 1 foot above the 100-year floodplain, preferably two feet, and has provided for compensating storage elsewhere on the proposed building area site. If compensating storage is not necessary to protect other structures, the development may mitigate by funding stormwater enhancements that help address problems within the floodplain. Examples include, in-stream erosion control measures and low impact development techniques as addressed in the Stormwater Element of this Master Plan. For 100-year floodplains not mapped in the University's current Master Stormwater permit, the Federal Emergency Management Agency's (FEMA) 100-year floodplain mapping shall be used as best available data.</p>	Ongoing	<p>Construction projects comply with this policy. While the Harrell Education Building did not impact the 100-year floodplain, its building site was immediately adjacent. As a result, the project included passive swales along the creek bank as an erosion control measure. No project has been required to provide compensating storage.</p>	No Change

Policies	Status	Benchmark Data	Recommendations
		Add new policies for Satellite properties to match wetland protection policies for unincorporated Alachua County.	New Policy 1.2.7: An average of 75 feet and minimum of 50 feet upland buffer shall be identified and protected around all wetlands/water bodies prior to construction of any new buildings for all Satellite properties in unincorporated Alachua County. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.
		Add new policies for Satellite properties to match wetland protection policies for unincorporated Alachua County.	New Policy 1.2.8: An average of 100 feet and minimum of 75 feet upland buffer shall be identified and protected around all wetlands/water bodies prior to construction of any new buildings for all Satellite properties in unincorporated Alachua County that have a documented federally and/or state regulated vertebrate wetland/aquatic dependent animal species within 300 feet of the surface water or wetland . Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.
		The Landscape Master Plan recommends maintaining planted edges on water bodies.	New Policy 1.2.9: Provide native planted riparian and upland zones, preferably as a minimum 50' buffer zone, to alleviate erosion, filter contaminant run-off, and reduce algae-supportive light in littoral zones. Within these planted zones and while maintaining the natural systems, cautiously and selectively create targeted view sheds with review and approval of the Lakes, Vegetation and Landscaping Committee.

Policies	Status	Benchmark Data	Recommendations
		The Landscape Master Plan recommends reintroducing planted edges along specific water bodies.	New Policy 1.2.10: Return the manicured edges of water bodies, particularly Dairy Pond, Jennings Creek, Yulee Preserve, and Lake Alice Creek, to their natural condition with expanded native planting zones.
		The Landscape Master Plan recommends daylighting piped streams.	New Policy 1.2.11: Daylight piped streams to the greatest extent possible to further the development of the campus natural flow ways and to promote infiltration of surface water runoff while also managing erosion to reduce stream incising and downstream sedimentation build-up.

Objective 1.3: To restrict University activities known to threaten the habitat and survival of endangered and threatened species on or adjacent to the main campus or satellite properties.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.1: The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 372, F.S., Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.	Ongoing	Federal and state laws and management policies have been followed.	Modify to reflect Statutory references. “....Chapter <u>379.2291, F.S.</u> , Chapter <u>68A-27, F.A.C.</u> , and federal...”

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.2: During the initial planning phase of any physical changes to the campus, the University shall perform an analysis of wildlife and plants in the area to be affected. All plants (Chapter 5B-40, F.A.C.) and animals (Rule Chapter 68A-27 F.A.C.) identified as threatened and endangered species and species of special concern by Federal and State agencies shall be noted. Protection plans for these listed species, if documented on site, shall be formulated that are consistent with those of the appropriate local, state and federal agencies.	Ongoing	Since most construction projects are located in already impacted urban areas, the presence of threatened and endangered species is low. All projects with new footprints conduct a tree inventory during the early planning phase so that any unique species would be identified.	No Change
Policy 1.3.3: University personnel shall follow procedures and seek consultation with the appropriate agencies as identified in the Florida Fish and Wildlife Conservation Commission's Wildlife Conservation Guide when any land alterations are proposed for a site where a listed species is likely or known to occur	Ongoing	University personnel follow these procedures and seek consultation as required. The policy currently does not address alterations in water bodies.	Modify - “..._when any <u>alterations to land or water bodies</u> are proposed for a site where a listed species is likely or known to occur.”

Objective 1. 4: To preserve, enhance, manage and appropriately use wetlands and uplands, wildlife habitat, and water resources, while also enabling outdoor teaching and research opportunities on all of the University's designated Conservation Areas (the following policies under this Objective are only applicable within Conservation Areas, as identified on the Future Land Use Map, unless otherwise stated within the policy).

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.1: Conservation Area Land Management (CALM) Plan, including specific plans for each designated Conservation Area(s), shall be reviewed, updated and approved on an annual basis by the Lakes, Vegetation and Landscaping Committee.	Ongoing	The CALM Plan and specific plans for each designated Conservation Area are maintained, however; annual reporting to the LVLC has not been provided consistently. Responsibility for CALM Plan implementations is not assigned to any single UF unit. The Office of Sustainability may assume this responsibility.	Modify policy regarding frequency of LVL reviews Policy 1.4.1: Conservation Area Land Management (CALM) Plan, including specific plans for each designated Conservation Area(s), shall be reviewed and approved by the Lakes, Vegetation and Landscaping Committee <u>as changes are necessitated</u> .
Policy 1.4.2: CALM plans developed for each Campus Master Plan Alachua County Satellite Property that contains Conservation land use designations shall be implemented and monitored. Such management plans shall address measures to reduce the potential for or impacts of wildfires as applicable	Complete	CALM Plans were developed for CMP Alachua County Satellite Properties with conservation areas: Beef Research Unit, Dairy Research Unit and Lake Wauburg. Ongoing implementation and monitoring need to be coordinated with the property management units.	No Change
Policy 1.4.3: Preserve and restore natural habitat functions on all campus Conservation Areas as identified in each area's management plan.	Ongoing	The Conservation Land Management Plan identifies restoration activities for each conservation area. Invasive exotic plant removal and native plant revegetation has taken place in several of these areas.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.4: The University shall seek funding to implement the recommendations contained in the Conservation Area Land Management Plan.	Ongoing	<p>Grants from the Florida Department of Environmental Protection in 2004/05, 2005/06, 2007/08 and 2009/10 together with Capital Improvement Trust Funds in 2005/06 for environmental stewardship projects were used to implement recommendations of the CALM Plan. No specific funding for CALM Plan implementation has been identified since that time.</p> <p>The Landscape Master Plan and Lake Alice Trail Plan include additional recommendations for funding improvements in Conservation Areas.</p>	<p>Modify –</p> <p>“...Conservation Area Land Management Plan, <u>Landscape Master Plan</u>, and <u>Lake Alice Trails Plan</u>.”</p>
Policy 1.4.5: Maintain hydrologic function and improve water quality, utilizing innovative best management practices (BMPs) in line with the University’s teaching mission.	Ongoing	<p>Low impact development (LID) techniques have been employed in several construction projects including Farrior Hall Addition and Harrell Medical Education Building included new LID features. Water quality monitoring is conducted through the UF Clean Water Campaign and National Pollutant Discharge Elimination System (NPDES) program.</p>	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.6: Support the University's teaching and research mission by coordinating with departments involved in ecological research.	Ongoing	University operations collaborate with the academic departments in a variety of ecological areas, particularly for the UF Clean Water Campaign and National Pollutant Discharge Elimination System (NPDES) program. Campus conservation areas, including Lake Alice and the Natural Area Teaching Lab (NATL) have been used for a variety of research and teaching including topics such as water quality, turtles, geomatics, and fire management.	No Change
Policy 1.4.7: Improve appearance, security and controlled access in all campus Conservation Areas.	Ongoing	Minimal management projects have been implemented in Conservation Areas since the Capital Improvement Trust Funds in 2005/06 for environmental stewardship projects provided fencing, signage, information kiosks, and planting of native flowering trees throughout the conservation areas. In 2019/20, Facilities Services rebuilt the damaged boardwalk overlook on Lake Alice accessed from University Gardens. Clarify consistency required with existing plan documents for these modifications.	Modify – “....in all campus Conservation Areas, <u>consistent with the Landscape Master Plan, Lake Alice Trails Plan, Conservation Land Management Plan, and Campus Master Plan.</u> ”
Policy 1.4.8: New exterior lighting installations within Conservation Areas shall be discouraged. Exceptions must be evaluated and approved by the University's Lakes, Vegetation, and Landscaping Committee.	Ongoing	Limited lighting was installed on a boardwalk and bridge in the form of small pack-lights on the structure railing at the Cross Campus Greenway near Lake Alice creek. The concept was approved by LVLC.	No Change

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.9: All new utilities in Conservation Areas shall evaluate alternatives, demonstrate necessity, minimize impacts and be placed underground, unless it is deemed that underground placement will create undue hardship or disturb habitat for listed species. A utility installation plan must be submitted to and approved by the University's Lakes, Vegetation and Landscaping Committee for any utility installation in a Conservation Area.	Ongoing	LVLC has reviewed and approved the limited number of utility projects impacting conservation areas. A distinction is needed to clarify utility distribution systems and stormwater treatment facilities are allowed in Conservation Areas but not other utility infrastructure that would otherwise be identified in the Utility Future Land Use. A corresponding clarification will be made in the FLU definitions Policy 1.1.2.	Modify – “All new <u>utility distribution systems or stormwater treatment facilities</u> in Conservation Areas...”
Policy 1.4.10: All Stormwater improvement projects within Conservation Areas shall conform to the intent of being in a conservation area. This means that these improvements will emphasize wildlife habitat, use native vegetation and be designed to blend in with the natural environment. All new or expanded stormwater improvements that do not relate to on-going maintenance shall be reviewed by the Lakes, Vegetation and Landscaping Committee for approval	Ongoing	Several stormwater projects including erosion control and pond dredging have enhanced habitat areas and been reviewed by the LVLC as required.	No Change
		The Landscape Master Plan and Lake Alice Trails Plan provide guidance on public access for passive recreation in Conservation Areas.	New Policy 1.4.11: Provide passive recreation opportunities for the public to experience natural features of the campus through corridors and spaces including those in the Lake Alice Trail Plan on Figure 1-8.

Policies	Status	Benchmark Data	Recommendations
		The Landscape Master Plan includes recommendations for interpretive signage in Conservation Areas.	New Policy 1.4.12: Provide interpretive signage where appropriate, beyond the NATL, to educate the community about the natural systems of the campus and, where applicable, about habitat restoration efforts.
		The Lakes, Vegetation and Landscape Committee recommends a policy to clarify appropriate manmade interventions in Conservation Area.	New Policy 1.4.13: Human intervention in Conservation Areas not addressed by other Campus Master Plan policies (e.g. lighting, utilities, stormwater treatment and signage) shall be limited to activities that demonstrate the ability to enhance the ecological function of the Area or the ability of people to experience the natural environment through resource-based passive recreation, teaching and research.

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.4.11: Development activity that necessitates a land use change reducing the size of a designated Conservation Area and that is inconsistent with that area's management plan is strongly discouraged. Such development activity must meet the requirements of State and Federal agencies, and provide the evaluation of alternatives and impact minimization strategies as specified in the Future Land Use Element. However, if such development is deemed necessary following these evaluations, then mitigation for Conservation Areas shall be required. The mitigation shall be approved by the Lakes Vegetation and Landscaping Committee, and may be in the form of either: 1) designation of land in the Conservation land use classification with similar function and value; 2) acquisition and preservation of property in Alachua County with similar function and value at a 10:1 (acquired land: impacted land) ratio with preference for acquisition of conservation land adjacent to other Preservation Areas (as identified in the Alachua County Comprehensive Plan); and/or 3) fund the enhancement and restoration of designated Conservation Areas equal to the monetary value of land acquisition described in the previous option.</p>	Ongoing	<p>The university has maintained zero net loss of Conservation lands. No construction project has contemplated Conservation land mitigation per this policy. The 2015-2025 campus master plan update made some modifications to Conservation Future Land Use designations but upheld the no net loss policy.</p>	<p>No Change – Renumber Policy 1.4.14</p>

1.0 Urban Design

Goal	Status	Recommendations
Goal 1: Maintain a Coherent, Compatible and Aesthetically Pleasing Campus Environment that is Conducive to Learning.	The Campus Framework Plan and Landscape Master Plan emphasize campus design that is welcoming, attractive, integrated, unified and easily navigated.	Modify – Goal 1: Create and Maintain a Campus that is Welcoming, Easily Navigated, and Attractive

Objective	Status	Recommendations
Objective 1.1: Utilize design standards for the construction, renovation and rehabilitation of campus buildings and landscaping.	The Landscape Master Plan provides design principles and standards along with policies and tools for implementation. The Campus Framework Plan also provides high-level themes for campus design. The Campus Design Guidelines provide further instruction on compatible and functional architecture design.	Modify – 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.
Objective 1.2: Utilize urban design features to welcome and orient campus users, and assist them in navigating the campus through coherent visual cues.	See above	Combine as new Objective 1.1

Policies	Status	Benchmarks	Recommendations
<p>Policy 1.1.1: Continue to implement and update as necessary the <u>University of Florida Design and Construction Standards</u>. This document applies to all university construction projects including those performed or managed by Physical Plant Division, Facilities Planning and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Education, and on-campus Sororities and Fraternities. It includes standards for landscaping, lighting, roads, parking, bicycle and pedestrian facilities, interior/exterior signage, irrigation, earthwork, stormwater, utilities and building construction components. A procedure for revising the <u>UF Design and Construction Standards</u> is incorporated into the document.</p>	Ongoing	<p>The UF Design and Construction Standards are updated regularly with the last update being finalized in March 2013.</p>	<p>Modify to incorporate reference to LMP and CDG; cite ADA is w/in DC Standards; update Facilities Services name</p> <p>Policy 1.1.1: Continue to implement and update as necessary the <u>University of Florida Design and Construction Standards, Landscape Master Plan, and Campus Design Guidelines</u>. These documents apply to all university construction projects including those performed or managed by <u>Facility Services Division</u>, Planning, Design and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Education, University Athletic Association and on-campus Sororities and Fraternities. <u>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 and building construction components. Procedure for revising the UF Design and Construction Standards is incorporated into the document.</u></p>

Policies	Status	Benchmarks	Recommendations
Policy 1.1.2: The University shall develop a campus design guideline document that supplements the <u>University of Florida Design and Construction Standards</u> to provide detailed guidance about such issues as plant selection, functional open space, street furniture, building orientation, stormwater low-impact development, LEED considerations, and compatibility with historic and natural resources.	Complete	Campus Design Guidelines and a Landscape Master Plan are complete. They will be implemented and updated per Policy 1.1.1.	Delete
Policy 1.2.1: Continue to improve campus gateways as identified in Figures 1-6 and 1-7. Major gateways shall be designed to enhance access for motor vehicles, pedestrians and bicyclists and include significant entry features and signage. Minor access gateways shall be designed to enhance access for motor vehicles, pedestrians and bicycles with specific, adjacent destinations rather than as a primary entry point for the entire campus. Signage and entry features at minor access gateways should be less dramatic than for major gateways and may indicate the specific destinations that are accessed from this point. Bicycle-pedestrian gateways shall emphasize safe and convenient non-auto access. Emerging gateways shall be enhanced as proximate building development occurs.	Ongoing	<p>The gateway entrance at W. Univ. Ave/W. 13th St. was improved in 2015.</p> <p>The Landscape Master Plan developed standards for a hierarchy of gateway treatments. Some of these gateway designs are currently funded for construction.</p> <p>A wayfinding plan will provide further guidance to signs that can used to direct visitors and gateways and throughout campus.</p>	<p>Replace – Implement gateways in accordance with Landscape Master Plan and update figure numbers.</p> <p>New Policy 1.1.2: Implement gateway features as depicted on Figure 1-6 according to the Landscape Master Plan standards.</p>

Policies	Status	Benchmarks	Recommendations
Policy 1.2.2: Roadway design and streetscaping standards should be developed and implemented to correspond to the roadway hierarchy identified on Figures 1-6 and 1-7, and discussed in the Transportation Element. In this hierarchy, Primary Connector Roads should provide the highest levels of access and guide campus visitors.	Complete	The Landscape Master Plan includes hierarchical roadway and streetscaping standards.	Replace – New Policy 1.1.3: Implement and refine the roadway and streetscape design standards and guidelines of the Landscape Master Plan.
Policy 1.2.3: 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 Figures 1-6 and 1-7 through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights Advisory Board, and any special interest groups or local government committees as may be created to address such issues.	Ongoing	Through the MTPO and other agencies, the university encourages and participates in joint-planning activities for these roadways. The College Park/University Heights Advisory Board of the Gainesville Community Redevelopment Agency no longer exists as the CRA has been dissolved and its roll assigned as a new City department.	Modify – Delete CPUH reference and update Figure number. Renumber as Policy 1.1.4 “... on Figures 1-6 and 1-7 through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights Advisory Board , and any special interest groups or local government committees as may be created to address such issues.

Policies	Status	Benchmarks	Recommendations
Policy 1.2.4: Open space connections as identified on Figure 1-4, shall be maintained and enhanced to provide bicycle and pedestrian access.	Ongoing	Recent projects, including Wertheim Laboratory for Engineering Excellence, Norman Hall Renovation, and Reitz Union Expansion/Renovation, have protected and/or enhanced designated open space connections. Other projects did not impact primary pedestrian connections. The Lake Alice Trails Plan identified a specific trail network and design standard to be implemented in the Lake Alice drainage system.	Modify and renumber as Policy 1.1.5 “....as identified on Figure 1-4 and 1-8 (<u>Lake Alice Trails System</u>), shall be maintained...”
Policy 1.2.5: Explore the development of wayfinding signage to assist visitors on the main campus, including Shands Teaching Hospital and associated on-campus clinics. Such a signage program should be developed to minimize sign clutter, provide consistent and unified communication, reduce on-campus travel, and be aesthetically pleasing.	In Progress	A Wayfinding Sign plan will be completed in 2020.	Replace – New 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.
		Moved from Objective 1.8	New 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.

Policies	Status	Benchmarks	Recommendations
		Incorporated from the Landscape Master Plan	New Policy 1.1.8: Project limits for new building projects should ensure that new projects are fully integrated into all existing conditions.
		Incorporated from the Campus Design Guidelines	New 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 1.3.: Utilize building construction, renovation and rehabilitation to enhance the campus environment.	The Campus Design Guidelines provides design principles and recommendations for compatible and functional architecture design.	Modify and renumber – Objective 1.2: Ensure that buildings define the campus civic realm, preserve campus character, and promote design innovation.
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Policies	Status	Benchmark Data	Recommendations
Policy 1.3.1: New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages as follows and shall not exceed historic building set-backs where applicable: <ul style="list-style-type: none"> Stadium Road from Gale Lemerand Drive to Buckman Drive shall conform to historic set-backs of Weil Hall, the Hub 	Ongoing	<p>This policy has been used to inform building projects along road corridors including Hernandez Hall.</p> <p>The Campus Design Guidelines, Principle 2, address building placement.</p>	Modify and renumber - Policy 1.2.1: New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages <u>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.</u>

Policies	Status	Benchmark Data	Recommendations
<p>and Florida Gym.</p> <ul style="list-style-type: none">University Avenue from Gale Lemerand to SW 13th Street shall conform to historic set-backs of Keene-Flint, Anderson and Matherly Halls. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward the street, and surface parking areas fronting University Avenue shall be minimized in order to create an enhanced pedestrian environment and a more seamless interface with the surrounding city mixed-use areas.The west side of SW 13th Street from Archer Road to University Avenue shall conform to the setback of Tigert Hall and the Fine Arts Complex. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward			

Policies	Status	Benchmark Data	Recommendations
<p>the street.</p> <ul style="list-style-type: none">• Center Drive from Archer Road to Museum Road shall conform to the setback of the New Engineering Buildings and begin to create an urban orientation of building facades addressing the roadway.• Museum Road from west of Center Drive to SW 13th Street shall conform to the setback of Frazier-Rogers and Dickinson Halls, and reinforce an urban orientation of building facades addressing the roadway.• New development on Archer Road and SW 16th Avenue shall create an urban orientation of building facades addressing the roadway.• New clusters of development at the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Southwest Recreation and Fifield Hall areas shall create an urban orientation of building facades addressing			

Policies	Status	Benchmark Data	Recommendations
<p>the roadway.</p> <ul style="list-style-type: none"> • New development on the north side of Radio Road shall create an urban orientation of building facades that address the roadway, and screen existing warehouses and other utilitarian facilities. • All other development shall be evaluated on a case-by-case basis within the context of adjacent or proximate existing structures. 			
<p>Policy 1.3.2: 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.</p>	Ongoing	Recent projects, including Hernandez Hall and the Reitz Union expansion have protected and/or enhanced designated open space connections.	Modify and renumber - 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 <u>in accordance with the design principles in the Landscape Master Plan.</u>

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.3: New buildings or building additions shall be oriented to create functional open spaces (e.g. plazas and courtyards) and, where applicable, frame areas identified in the Urban Park land use classification.	Ongoing	<p>New buildings typically achieve this policy. Notable examples include the Wertheim and Harrell buildings.</p> <p>The Campus Design Guidelines address this policy in Principles 4, 5 and 6. The Landscape Master Plan addresses this in Principle 3.</p>	Modify and renumber - Policy 1.2.3: New buildings or building additions shall <u>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.</u>

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.3.4: New buildings or building additions shall be developed as infill in currently developed areas or in transitioning centers of development around the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Fifield Hall, Genetics/Cancer Institute and at the Radio Road commuter parking lot. Such transitioning centers of development shall strive to achieve a critical mass of functionally-related facilities that can support transit. Site designs shall incorporate pedestrian circulation, bicycle access and functional open space. Buildings shall be a minimum of three stories in height in these transitioning centers of development, except where otherwise specified in this Element or where unique building programs dictate lower height structures and recommended for approval is obtained from the Land Use and Facilities Planning Committee.</p>	Ongoing	<p>New buildings have conformed to this policy. The Campus Framework Plan confirmed the infill strategy for campus development but recommends emphasizing areas east of Gale Lemerand Drive and minimizing new development along Radio Road and around Fifield Hall.</p> <p>Pedestrian, bicycle and open space requirements are addressed in other policies of this element.</p> <p>Building heights to be addressed in a new single policy.</p>	<p>Modify and renumber - Policy 1.2.4: New buildings or building additions shall be developed <u>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.</u></p>

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.3.5: New buildings or building additions along Archer Road and SW 16th Avenue between the convergence of these roads and SW 13th Street shall define a new urban character reflecting the strategic significance of the Health Science Center and related interdisciplinary programs along with the community's economic development vision for this gateway to downtown and SW 13th Street. This character shall project the image of a major, urban medical complex and health research park including multi-story and high-rise buildings with an orientation toward the street emphasizing transit, bicycle and pedestrian circulation.</p>	Ongoing	<p>New building locations in this area were not located along the roadways as applicable to this policy.</p> <p>Pedestrian, bicycle and open space requirements are addressed in other policies of this element.</p> <p>Building orientation and build-to lines addressed in Policy 1.3.1.</p> <p>Building heights to be addressed in a new single policy.</p>	<p>Renumber and replace with consolidated building height policy –</p> <p>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.</p> <ul style="list-style-type: none"> • 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

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.6: New buildings or building additions in Planning Sector “G” (depicted on Figure 1-1) shall project an urban character as described in Policy 3.5, with a minimum of five-story building height except where unique building programs dictate lower height structures and recommendation for approval is obtained from the Land Use and Facilities Planning Committee and in areas adjacent to or south of the Veterinary Medicine Hospital which shall transition to one- and two-story structures as existing in Planning Sector “K” before ultimately giving way to pasture, agricultural and conservation uses. Utility uses within Planning Sector “G” are also exempt from this minimum building height requirement.	Ongoing	The only projects within these sectors have followed the guidelines of this policy, including the 3 rd floor addition at the Veterinary Hospital and the VETMED ESCO utility plant.	Delete – incorporate into new Policy 1.2.5

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.7: New buildings or building additions in the Historic Impact Area shall be between two and five stories tall, not to exceed the height of existing historically significant buildings in close proximity to the development site. (The Historic Impact Area and historically significant buildings are depicted in Figure 1-2.) Building heights in the Historic Impact Area shall be approved by the Preservation of Historic Buildings and Sites Committee, and the Land Use and Facilities Planning Committee.	Ongoing	New buildings in the Historic Impact Area, including Hernandez Hall, Wertheim and the addition to Farrior Hall complied with this policy.	Delete – incorporate into new Policy 1.2.5
Policy 1.3.8: Building heights for new buildings or building additions in Planning Sector “H”, depicted on Figure 1-1 and including the P. K. Yonge Laboratory School shall be evaluated on a case-by case basis in consultation with the Land Use and Facilities Planning Committee.	Ongoing	New building construction at PKY complied with this policy.	Delete – incorporate into new Policy 1.2.5

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.9: In the remaining parts of campus not addressed in Policies 3.4, 3.5, 3.6, 3.7 and 3.8, new buildings or building additions shall be a minimum of three stories in height, except where unique building programs dictate lower heights and recommended for approval is obtained from the Land Use and Facilities Planning Committee.	Ongoing	The LUFPC reviewed all new buildings and building additions, including consideration of building height.	Delete – incorporate into new Policy 1.2.5
Policy 1.3.10: New buildings, building additions or building renovations on the Eastside Campus shall be consistent with the overall site layout depicted in Figure 1-12, 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 skin materials shall include Gainesville-range brick and project the image of a satellite campus comparable to the main campus	Ongoing	There have been no new major construction projects completed within the last 5 years, with the only an addition to the Powell Structures and Materials Lab.	Modify and Renumber as Policy 1.2.6: New buildings, building additions or building renovations on the Eastside Campus shall be consistent with the overall site layout depicted in Figure 11-1a <u>1-12</u> , 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 skin materials shall include Gainesville-range brick and project the image of a satellite campus comparable to the main campus.

Policies	Status	Benchmark Data	Recommendations
Policy 1.3.11: 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.	Ongoing	New buildings comply with this policy; however, very few have been constructed on sites with significant naturalized settings or variable topography.	No Change. Renumber as Policy 1.2.7
Policy 1.3.12: New buildings and building additions shall be located in comparable location as the building sites identified in Figure 13-1 of the Capital Improvements Element. The exact building footprint extent and orientation in relation to natural features, utility corridors, 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.	Ongoing	New buildings have complied with the identified CMP building sites. Amendments to the CMP were processed to add building sites for the Reclaimed Water Storage Tank, Reitz Union addition, and small food service additions to Rawlings, Turlington and Broward Dining.	No Change. Renumber as Policy 1.2.8

Objective 1.4: Utilize landscaping and tree preservation to enhance the campus environment.	The Landscape Master Plan provides design principles and recommendations for compatible and functional architecture design.	Modify and renumber – Objective 1.3: Utilize landscaping and tree canopy to enhance the campus environment and reflect the University’s ecological setting.
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Policies	Status	Benchmark Data	Recommendations
Policy 1.4.1: Use trees and other plant materials, exterior furniture, paving materials and walls to help reinforce the spatial organization of the campus creating “outdoor rooms” in functional open space (e.g. plazas and courtyards) 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.	Ongoing	New buildings typically achieve this policy. The Landscape Master Plan and Campus Design Guidelines address these issues.	Modify and renumber as Policy 1.3.1: Use trees and other plant materials, exterior furniture, <u>and</u> paving materials <u>and walls</u> to reinforce spatial organization, <u>create well defined functional open spaces, reinforce clearly defined entrances, enhance existing corridors and campus spaces</u> 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 <u>consistent with principles of the Campus Design Guidelines and Landscape Master Plan.</u>

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.2: 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 Physical Plant 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.	Ongoing	Identified Open Space Enhancements were implemented in the residence hall courtyard areas, Hub-Turlington area, Wilmot Gardens, and portions of the historic dormitory area. The Landscape Master Plan redefined the priority open space enhancements.	Renumber as Policy 1.3.2
Policy 1.4.3: Continue to improve the appearance of campus perimeters along Gateway Roads identified on Figure 1-6. Landscaping, pedestrian amenities and other features shall be compatible with the urban design goals of the adjacent local government jurisdiction. All perimeter landscaping or beautification projects shall be reviewed by the Lakes, Vegetation and Landscaping Committee, Transportation and Parking Committee, Preservation of Historic Buildings and Sites Committee (when applicable), and Land Use and Facilities Planning Committee, thereby affording an opportunity for review by the local government representatives on the committee. General design approaches for each	Ongoing	<p>Projects such as Heavener Hall and Cypress Hall have addressed and enhanced perimeter road corridors consistent with this policy.</p> <p>The Landscape Master Plan addresses campus edge treatments and gateways.</p> <p>The Campus Design Guidelines address</p>	Replace and renumber as 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.

Policies	Status	Benchmark Data	Recommendations
<p>Gateway Road are as follows:</p> <ul style="list-style-type: none"> Northeastern edge: W. University Avenue (SW 2nd Avenue to SW 13th Street) - Enhance the collegiate/urban character of the University along West University Avenue by incrementally reducing existing surface parking areas as replacement facilities become available in the vicinity. The enhancements should also open up views of historic buildings, and add appropriate new buildings of a similar height and scale to present development. Landscaping, hardscaping, entry signage and pedestrian facilities are appropriate features for this street frontage. Northwestern edge: SW 2nd Avenue (SW 34th Street to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians while respecting the single-family residential scale of this boundary. 		<p>building entries, shapes, massing and orientation.</p> <p>Move reference to review authority to Policy 1.1.2 of the Implementation Element.</p>	

Policies	Status	Benchmark Data	Recommendations
<ul style="list-style-type: none">• Eastern edge: SW 13th Street (Archer Road to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians.• Southeastern edge: Archer Road (SW 16th Avenue to SW 13th Street) – Develop an urban streetscape character with tall buildings oriented toward the street, street trees, facilities for transit, bicyclists and pedestrians, entry signage and reduced through-traffic.• Western edge: SW 34th Street (SW 19th Avenue to Radio Road) – Develop a landscaped setback including street trees and entry features with views of significant Urban Park land uses and landmark buildings that invite visitors to the University’s clinical, conference and cultural resources.			

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.4: Consider the reduction of excessive hardscape areas across campus, and particularly as pavement removal and landscape screening of the existing surface parking at the University's symbolic main entrance at SW 13th Street and SW 2nd Avenue when alternative parking is identified.	Ongoing	No projects have been removed excessive hardscape. The Landscape Master Plan identified a Priority Project to enhance the entrance at SW 13 th Street and SW 2 nd Ave. without removal of the surface parking lots.	Replace and Renumber as 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 1.4.5: 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 the Planning, Design and Construction Division in collaboration with the Physical Plant Division, School of Forest Resources and Conservation and Department of Botany.	Ongoing	Heritage trees are identified on a case by case basis as issues arise and certified arborist are brought in to work with projects that have Heritage Trees on site.	Modify and renumber: 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 <u>Business Affairs Technical Services</u> in collaboration with the Planning, Design and Construction Division, <u>Facilities Services Division</u> , School of Forest Resources and Conservation, and the Department of Biology.
Policy 1.4.6: 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.	Complete	Certified arborists are brought in to work with projects that have Heritage Trees on site. The Facilities Services Division Assistant Director for Grounds and Natural Resources is currently a certified arborist.	No change. Renumber as Policy 1.3.6

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.7: The University shall develop a tree planting plan for tree and large shrub placement to address screening, streetscape, and specimen trees without overplanting and inhibiting security while recognizing that shade is highly valued as is open landscape that accommodates passive recreation, view sheds, and sun on winter days.	Complete	The Landscape Master Plan includes the planting plan.	Replace and renumber as Policy 1.3.7: Maintain and implement the tree and shrub planting plan as specified in the Landscape Master Plan include streetscape standards.
Policy 1.4.8: The <i>University of Florida Design and Construction Standards</i> , Division 02900 shall continue to specify procedures for the protection and replacement of existing trees and vegetation and provide them online.	Ongoing	The D&C Standards contain these procedures in addition to a more specific tree mitigation policy of the Lakes, Vegetation and Landscaping Committee. The Division reference has changed.	Modify and renumber as Policy 1.3.8 - “...Division 329000 shall continue....”
Policy 1.4.9: 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.	Ongoing	This policy language is directly excerpted from the D&C Standards, which draw from the Faculty Senate Bylaws for the Lakes, Vegetation and Landscaping Committee.	No Change. Renumber as Policy 1.3.9

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.10: Consistent with the <i>University of Florida Design and Construction Standards</i> , 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.	Ongoing	This policy language is directly excerpted from the D&C Standards. Tree mitigation policy was updated in 2019 to emphasize protecting large trees.	No Change. Renumber as Policy 1.3.10
Policy 1.4.11: The Physical Plant Division is responsible for planting, maintenance and removal of trees throughout the main campus and Eastside Campus. The Institute of Food and Agricultural Sciences (IFAS) assumes this responsibility in agricultural and range areas within the area of their academic responsibility.	Ongoing	This policy language is directly excerpted from the D&C Standards. This policy is not required by FBOG regulations and these responsibilities are not assigned through the Campus Master Plan process.	Delete
		Incorporated from the Landscape Master Plan	New Policy 1.3.11: Campus utilities shall be placed where the planting and growth of trees is not compromised.

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.4.12: 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:</p> <ul style="list-style-type: none"> • 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. • The tree is infested with harmful insects or fungi that cannot be controlled, are not normally present on trees of the species, and may reasonable be expected to spread to other trees not so infested. • 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 less than three inches in diameter (nine inches in circumference) may be removed when deemed necessary for maintenance or operations. 	Ongoing	<p>This policy language is directly excerpted from the D&C Standards, which draw from the Faculty Senate Bylaws for the Lakes, Vegetation and Landscaping Committee.</p> <p>Update per the 2019 LVLC Tree Mitigation Policy</p>	<p>Modify and Renumber as Policy 1.3.12</p> <ul style="list-style-type: none"> • Trees of less than three <u>up to five</u> inches in diameter (nine <u>twenty</u> inches in circumference) may be removed when deemed necessary for maintenance or operations.

Policies	Status	Benchmark Data	Recommendations
Policy 1.4.13: The <i>University of Florida Design and Construction Standards</i> , Division 02900 shall continue to identify appropriate tree, shrub, groundcover and lawn specifications including standards for use of native and drought-tolerant plants. Landscaping requirements for parking lots and building construction projects shall also be maintained in these standards available online.	Ongoing	The Landscape Master Plan and Design & Construction Standards contain these requirements. Other policies reference utilizing these standards.	Delete
Policy 1.4.14: 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.	Ongoing	Construction projects adhere to this policy.	No Change. Renumber as Policy 1.3.13
Policy 1.4.15: The Lakes, Vegetation and Landscaping Committee shall approve landscape plans and plant selection for construction projects subject to committee review as specified in Policies 1.1, 1.2 and 1.3 of the Implementation Element.	Ongoing	The LVLC performs this role.	Modify and renumber as Policy 1.3.14 – “....committee review as specified in <u>the Landscape Master Plan Policies 1.1, 1.2 and 1.3 of the Implementation Element.</u> ”

Objective	Status	Recommendations
Objective 1.5: Utilize urban design concept site planning to evaluate site opportunities, constraints and preferences for distinct campus areas.	The Campus Framework Plan, Landscape Master Plan and Campus Design Guidelines provide campus district plans and typology-based design standards.	Delete. Incorporate this concept into Objective 1.1 and its policies.

Policies	Status	Benchmark Data	Recommendations
Policy 1.5.1: Urban Design Concept Plans, such as those presented in Figures 1-7, 1-8 and 1-9 shall guide future development in distinct campus areas. While these concept plans are not intended to present the exact final implementation, they are a guide for the orientation of future buildings, internal circulation, service areas, parking, landscape features and other site components that must work together to successfully develop the site over the long term. All projects installed on these sites should strive to incrementally implement the urban design concept plan and remain consistent with the overall design intent when new site information may lead to deviations from the specific plan presented.	Ongoing	The Landscape Master Plan provides standards tailored to specific campus precincts. The Landscape Master Plan and Campus Design Guidelines provide design typologies appropriate to various campus conditions. These typologies are incorporated into the Campus Master Plan Elements for Future Land Use, Urban Design, Transportation, Capital Improvements and other elements as appropriate.	Delete

Policies	Status	Benchmark Data	Recommendations
Policy 1.5.2: The Planning, Design and Construction Division shall work with site occupants, future user groups, and other stakeholders to develop additional urban design concept plans for distinct campus areas. These concept plans shall incorporate the best available information regarding future facility needs and building programs.	Ongoing	PDC worked with stakeholder groups in developing the Campus Framework Plan, Landscape Master Plan, and Campus Design Guidelines. Stakeholder and user group input remains an important part of the campus development process and is addressed in the Implementation Element; however, this policy reference to concept plan development is largely supplanted by these now-existing plans.	Delete

Objective 1.6: Utilize public art to add visual interest and educational opportunity to the campus landscape. (Renumber as 1.5)

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.1: Continue to implement the Art in State Buildings program specified in Chapter 255.043, Florida Statutes and coordinated through the School of Art and Art History.	Ongoing	Construction projects adhere to this policy. The role of the School of Art and Art History is evolving.	Modify and renumber as Policy 1.5.1 – “...through <u>the Planning, Design and Construction Division in collaboration with the College of The Arts.</u> ”
Policy 1.6.2: Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible. These projects may be accomplished through collaborations with the Art in State Buildings program, the College of Fine Arts, the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.	Ongoing	Independently sponsored public art projects have been implemented through the College of The Arts and other partners. The Landscape Master Plan incorporates concepts for an Art Walk and Arts Axis on campus connecting into downtown Gainesville.	Modify and renumber as Policy 1.5.2 - Policy 1.5.2: Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible <u>particularly along the Art Walk and Arts Axis as identified in the Landscape Master Plan.</u> These projects may be accomplished through collaborations with the Art in State Buildings program, the College of <u>The Arts</u> , the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.3: All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval by the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).	Ongoing	These committees have reviewed such projects. Some consideration has been given to incorporating or replacing this with a review by a committee from the College of The Arts. The Construction Project Planning Executive Committee also has a role in reviewing public art and memorials.	Modify and renumber as Policy 1.5.3 - Policy 1.5.3: All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval <u>through the Capital Projects Planning Executive Committee (CPPEC) process, and as appropriate,</u> the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).
Policy 1.6.4: 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.	Ongoing	PHBSC has reviewed such projects. Some consideration has been given to incorporating or replacing this with a review by a committee from the College of The Arts.	No change. Renumber as Policy 1.5.4 .
Policy 1.6.5: Public art that also constitutes the memorial of a person or event shall be reviewed and approved by the Chief Operating Officer upon recommendation of the appropriate Faculty Senate standing committee if required.	Ongoing	Memorials have been reviewed per Policy 1.6.3 and 1.6.4 of the existing Campus Master Plan. The new CPPEC process ensures review by the appropriate university leadership. This policy is redundant with the recommended changes in the above policies.	Delete

Policies	Status	Benchmark Data	Recommendations
Policy 1.6.6: The University shall create a public art and memorials committee, including but not limited to representation from the PHBSC, LVLC, LUFPC, and College of Fine Arts, for the purpose of reviewing public art and memorials that are not part of the Art in State Buildings program.	Not complete	The College of the Arts has begun consideration of forming such a committee. The exact structure and authority has not yet been determined.	Replace and renumber as Policy 1.5.5: 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.
Policy 1.6.7: Public art projects that are part of the Art in State Buildings program per Chapter 255.043 F.S., shall be administered by the College of Fine Arts in collaboration with the Facilities Planning and Construction Division.	Ongoing	The ASB program is administered through the College of The Arts. This policy is redundant of Policy 1.6.1 as recommended to be modified as Policy 1.5.1	Delete

Objective	Status	Recommendations
Objective 1.7: Protect and enhance the historic and archaeological resources of the University.	This Objective is met at the University through its Programmatic Memorandum of Agreement with the Florida Division of Historical Resources. The Objective and its policies will be combined with Facilities Management Element, Objective 1.5 in order to delete that optional Element.	Modify and Renumber – Objective 1.6: Identify, designate, protect, and enhance historic and archaeological resources of the University.

Facilities Maintenance Element, Objective 1.5: Identify, designate and protect historic and archaeological resources.	As the Facilities Maintenance Element is an option Campus Master Plan Element, relevant components of that Element are being incorporated into other plan elements for streamlining.	Delete and incorporate into Objective 1.6 of this Element.
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Policies	Status	Benchmark Data	Recommendations
Policy 1.7.1: 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 State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes regarding new construction, earthwork and landscaping activities.	Ongoing	Construction projects adhere to this policy. (Duplicates Facilities Maintenance Element, Policy 1.5.1)	No Change. Renumber as Policy 1.6.1.

Policies	Status	Benchmark Data	Recommendations
<p>Policy 1.7.2: The Physical Plant Division, Planning, Design and Construction Division, and College of Design, Construction and Planning shall continue to collaborate on development of a historic preservation plan for the main campus to include inventories of character-defining features and best practices for rehabilitation and new construction specific to the University of Florida campus including post-modern buildings that are now becoming eligible for inclusion on the National Register of Historic Places.</p>	Complete	<p>A Historic Preservation Plan Report including preservation guidelines and building-specific character-defining features is complete and available on the internet. The Campus Design Guidelines also address historic context and building materials. The University's Architectural Review Council and Preservation of Historic Buildings and Sites Committee are instrumental in overseeing historic preservation and compatibility.</p>	<p>Replace and renumber -</p> <p>Policy 1.6.2: 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 on the National Register of Historic Places.</p>

Policies	Status	Benchmark Data	Recommendations
Facilities Maintenance Element, 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 on the <u>National Register of Historic Places</u> , and update the programmatic memorandum of agreement with the State 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 on the <u>National Register of Historic Places</u> .	Not Complete	Analysis of buildings approaching the 50y ears of age was prepared and reviewed by a subcommittee of the PHBSC in 2012. A draft report was transmitted to the FDHR in 2013; however the report has never been finalized. The programmatic memorandum of agreement has not been updated although UF and FDHR staffs have discussed the need. Move this policy from the Facilities Maintenance Element.	Move this policy from the Facilities Maintenance Element and number as Policy 1.6.3

Policies	Status	Benchmark Data	Recommendations
<p>Facilities Maintenance Element, 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 on the <u>National Register of Historic Places</u>, any building identified on Figure 1-2, or any property deemed eligible for inclusion on the <u>National Register of Historic Places</u> based on its being at least 50-years of age and having received a review from the State Division of Historical Resources documenting its historical significance. For property that is on the <u>National Register of Historic Places</u>, the University shall also consult the Florida Department of State's 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.</p>	Ongoing	<p>Construction projects comply with this policy including new construction, renovations, additions, and demolitions.</p> <p>Move this policy from the Facilities Maintenance Element.</p>	Move this policy from the Facilities Maintenance Element and number as Policy 1.6.4

**Objective 1.8: Ensure equal access to university facilities, services and resources for individuals regardless of physical disabilities.
(Move as a Policy under Objective 1.1)**

Policies	Status	Benchmark Data	Recommendations
Policy 1.8.1: Continue to require the provision of accessibility improvements for disabled persons as part of all new construction and renovation projects in compliance with the <u>University of Florida Design and Construction Standards</u> , the <u>Florida Building Code, Chapter 11 (Florida Accessibility Code for Building Construction)</u> , the <u>Americans with Disabilities Act</u> , and the <u>Florida Americans with Disability Accessibility Implementation Act</u> .	Ongoing	Construction projects adhere to this policy, which is redundant of Policy 1.1.1.	Delete and incorporate into Policy 1.1.1 and new Policy 1.1.7
Policy 1.8.2: The University's ADA Compliance Office shall provide review and approval of all ADA accessibility features.	Ongoing	The ADA Compliance Office performs this role. The responsibility for this university function is assigned outside of the Campus Master Plan process.	Delete
Policy 1.8.3: The University's ADA Compliance Office shall continue to assess existing facilities for ADA accessibility, and initiate special projects to correct any deficiencies.	Ongoing	The ADA Compliance Office performs this role. The responsibility for this university function is assigned outside of the Campus Master Plan process.	Delete



REITZ UNION SOUTH TERRACE RENOVATION

UF PROJECT NO: MP04860

UF BUILDING NO: 0686
UNIVERSITY OF FLORIDA
655 REITZ UNION DRIVE
GAINESVILLE, FLORIDA 32603



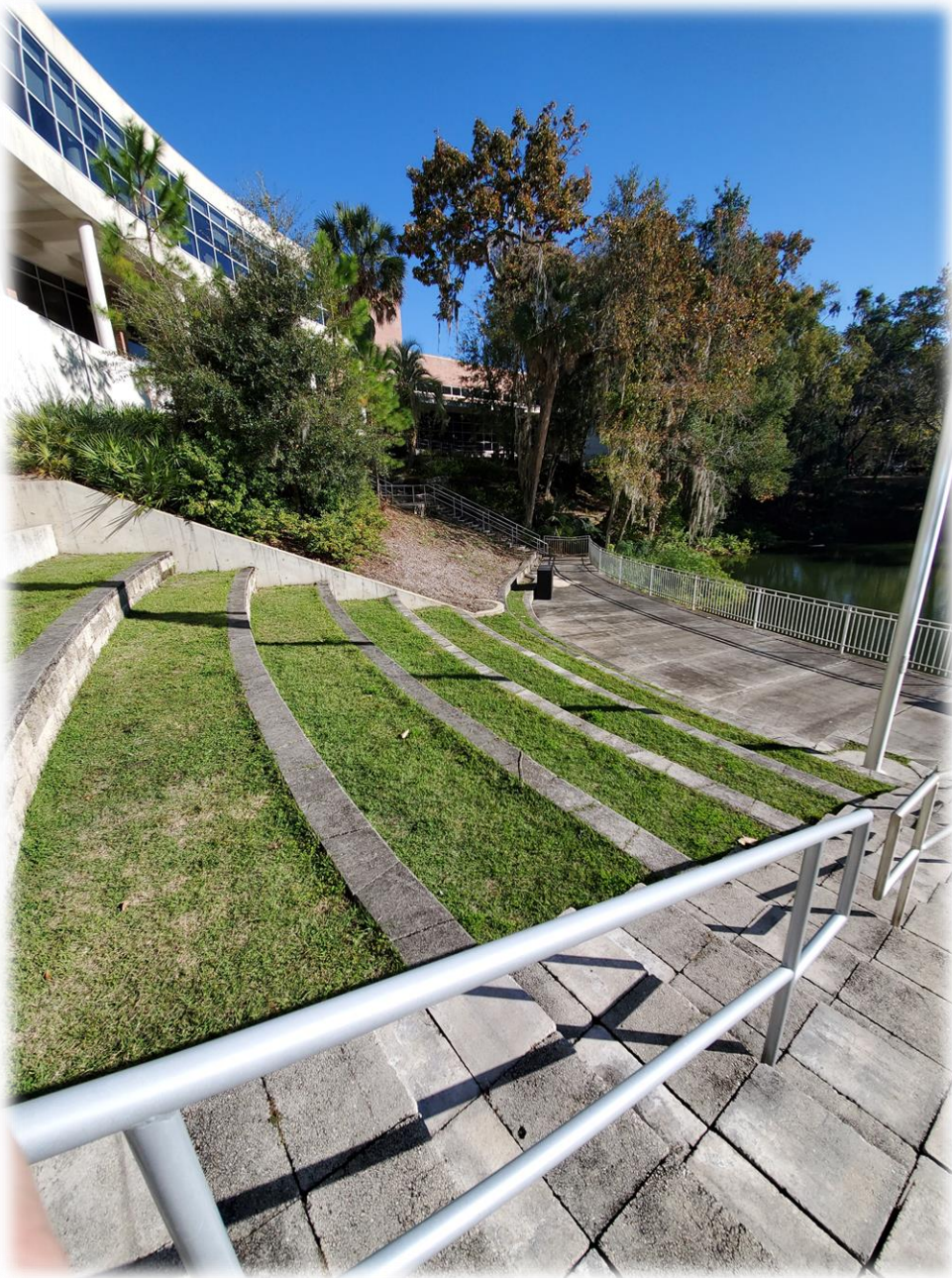
PROJECT
LOCATION

MP04860 REITZ UNION SOUTH TERRACE RENOVATION



MP04860 REITZ UNION SOUTH TERRACE RENOVATION

PROJECT AERIAL



MP04860 REITZ UNION SOUTH TERRACE RENOVATION



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QUESTIONS ?