

The logo for the University of Florida, consisting of the letters 'UF' in white on an orange square background.

UF

Broward Dining Renovation and Expansion

UF-687

Schematic Design
June 2023

Robert Hatker



Project Overview

- The project is located at Broward Dining south of Inner Road.
- This project is an addition to the existing Broward Dining and will increase seating from 550 to ~900 seats inclusive of inside and outdoor dining. The project site is located within Precinct 1.
- The project does not front the Arts Axis or Arts Walk.
- The current service drive is located behind (to the south) of Broward Dining and is not anticipated to be relocated.
- Project came previously to LVL on 12/8/2022 for the Programming Phase.



Project Overview

- **Project Purpose: Renovation and Expansion**
- It is desired for campus dining to provide a value-added experience to all campus constituents and support the overall University's brand as it strives to keep or better the top-5 public institution in the country. The pursuit of this plan aligns with the University's new contract terms which has recently been reached with Chartwells, and as part of the agreement, a few dining services will be upgraded to accommodate for the rising number of the student in the areas as well as being part of the priorities for what must be accomplished through the partnership with Chartwells.
- The Project consists of the complete interior renovation of existing dining and back of house areas (~18,000 GSF) including but not limited to walls, ceilings, finishes (flooring, walls, ceilings), revised Plumbing, Mechanical and Electrical work supporting new area fixtures, furnishings and equipment.
- As part of this project, the building will be expanded horizontally (7,800 GSF) and will include added interior seating and programming capacity, as well as integration of outdoor seating areas.
- **Future Land Use:** Support/Clinical
- **Estimated new GSF:** 7,800
- **Current Use:** Campus Dining Facility

Landscape Master Plan

- The project is immediately northwest of Campus Landscape Area of Enhancement "I" - Walkway to Yulee Pit



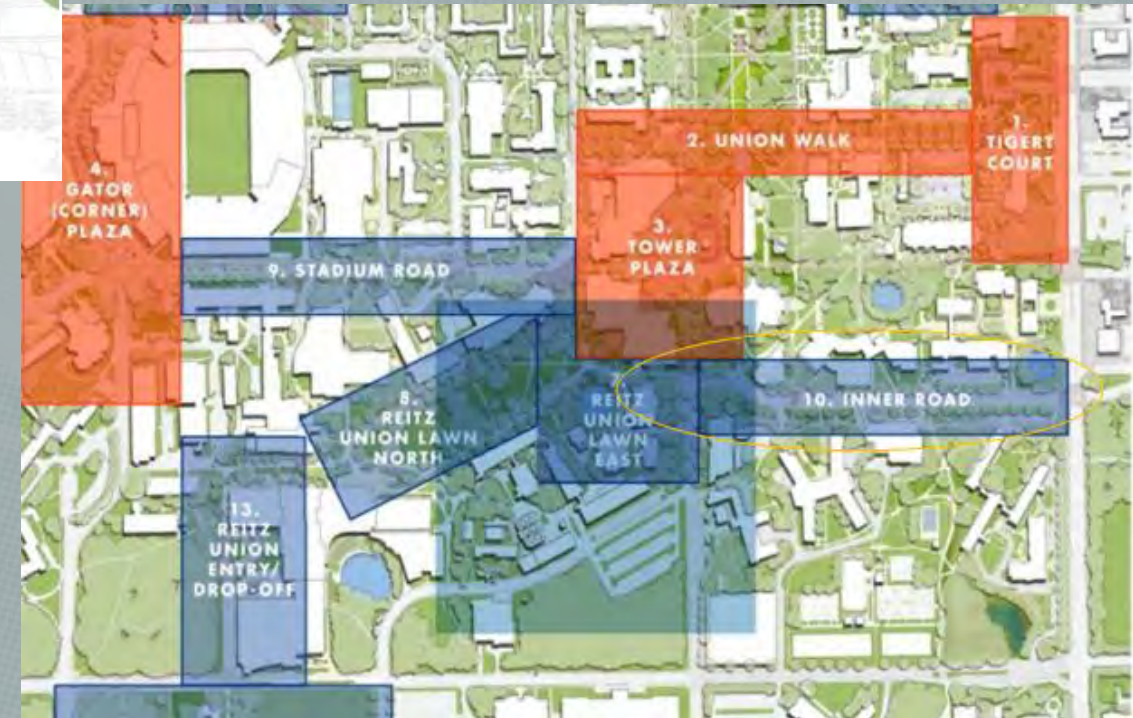
- New Undergraduate Housing Facility (UF-654)**
 - ~1400 Beds

I WALKWAY TO YULEE PIT

Extend the highly traveled north-south secondary walkway that originates at Matherly Hall on to Yulee Pit. Accommodate universal access from Inner Road to Yulee Pit east of Broward Dining Center through careful regrading, eliminating the awkward assemblage of accessible ramps. Blend with the existing curvilinear walkway southwest of Yulee Hall and tie into existing walks, adding a new connection south of the Dining Center. On the east side of the new curvilinear walkway, enhance the walkway experience and demonstrate sustainable LID practices through the addition of a bioswale that leads to a reconfigured Yulee Pit.

Landscape Master Plan

- The project is immediately south of Priority Project #10 Inner Road which is currently under construction.



Landscape Master Plan

- The project fronts the Arts Axis.
- The project does not front a campus edge.
- The project scope does not require roadway repairs.

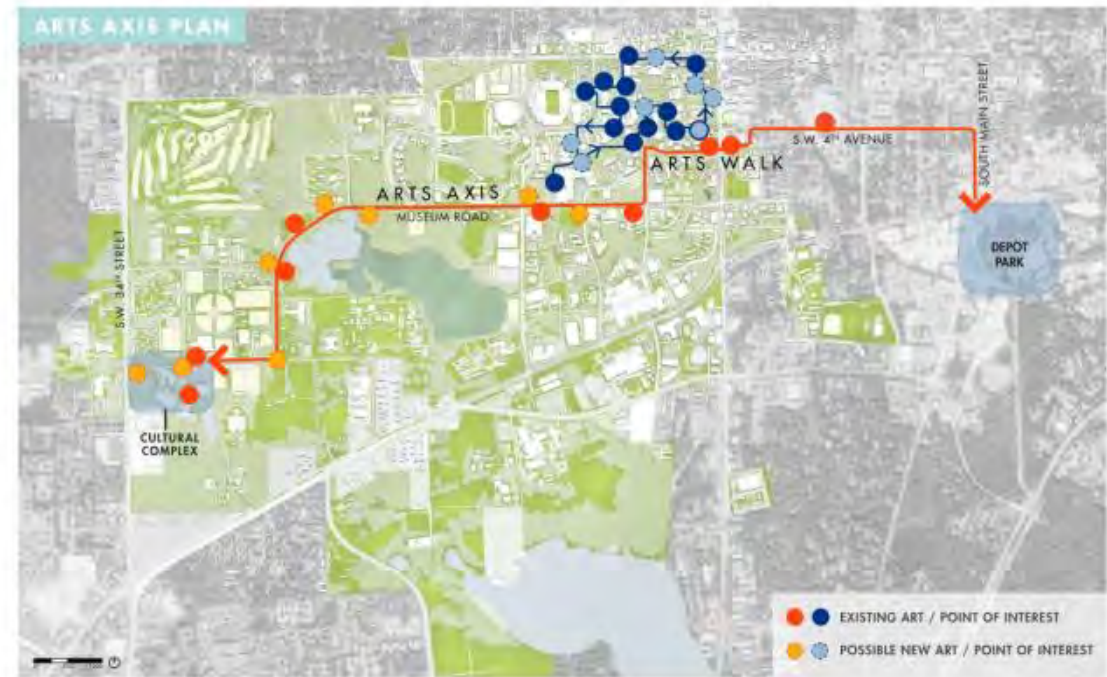
PRINCIPLE 1

Greet Gainesville with a More Welcoming and Integrated Urban Experience

The 2016 Strategic Development Plan (SDP) outlines a path to preeminence for UF through the transformation of its relationship with its host city, Gainesville. A key finding of the SDP was that the University's growth should be concentrated within the eastern third of the campus where new development would spark Downtown collaboration and development and benefit adjoining neighborhoods. The Landscape Master Plan seeks to support this effort through the enhancement of the spaces and connections within the eastern third of the campus and its campus edges, as well as the improvement of all of the University's edges.

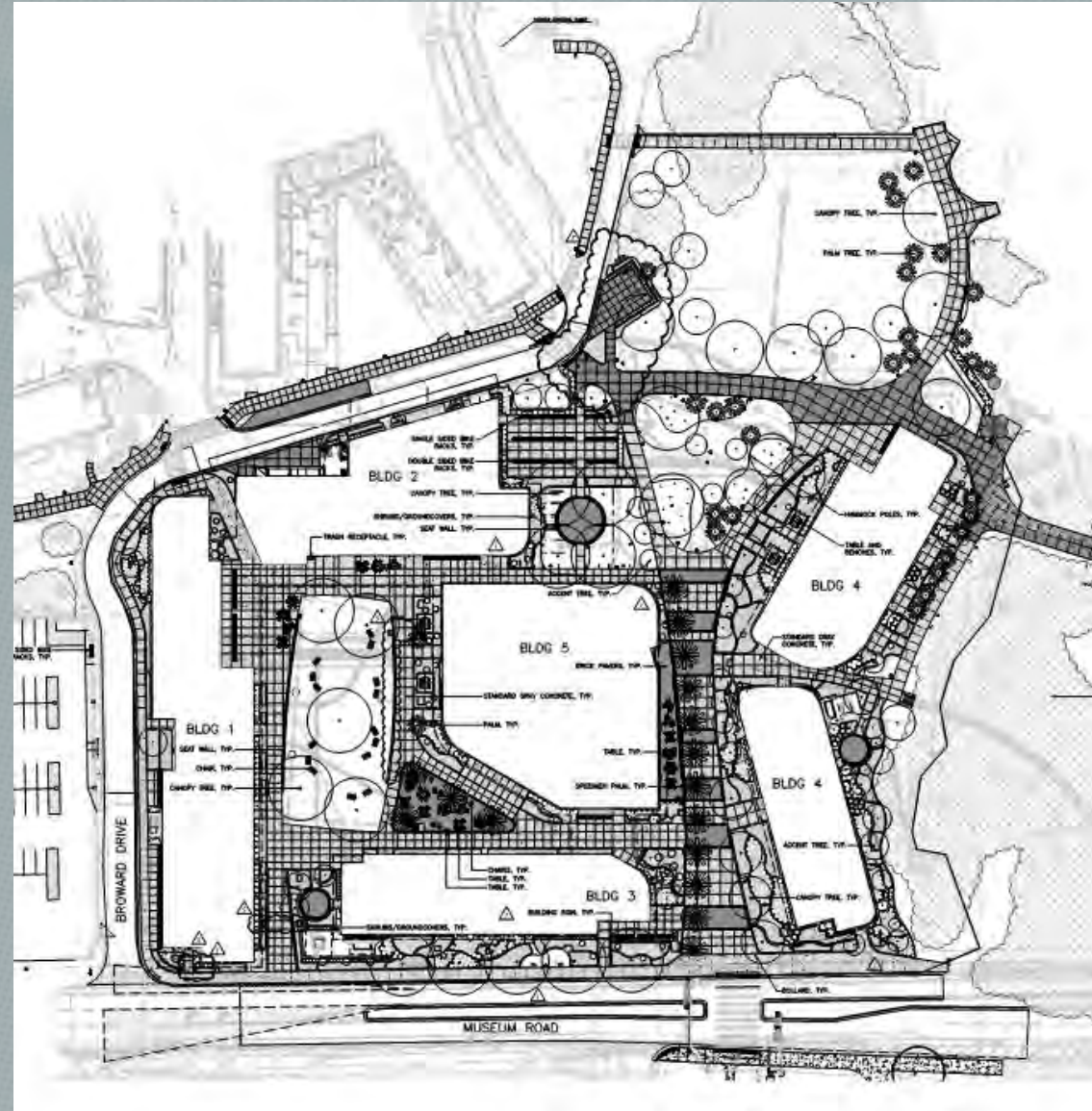
F ARTS AXIS

Reinforce the connection between UF and the City with the celebration of the campus's art and cultural features through the creation of the Art Axis. *(See Section 4, Principle 1)* Look for opportunities to enhance the vehicular portion of the route as well as the walking portion in the campus core through the thoughtful addition of art to campus spaces and buildings.

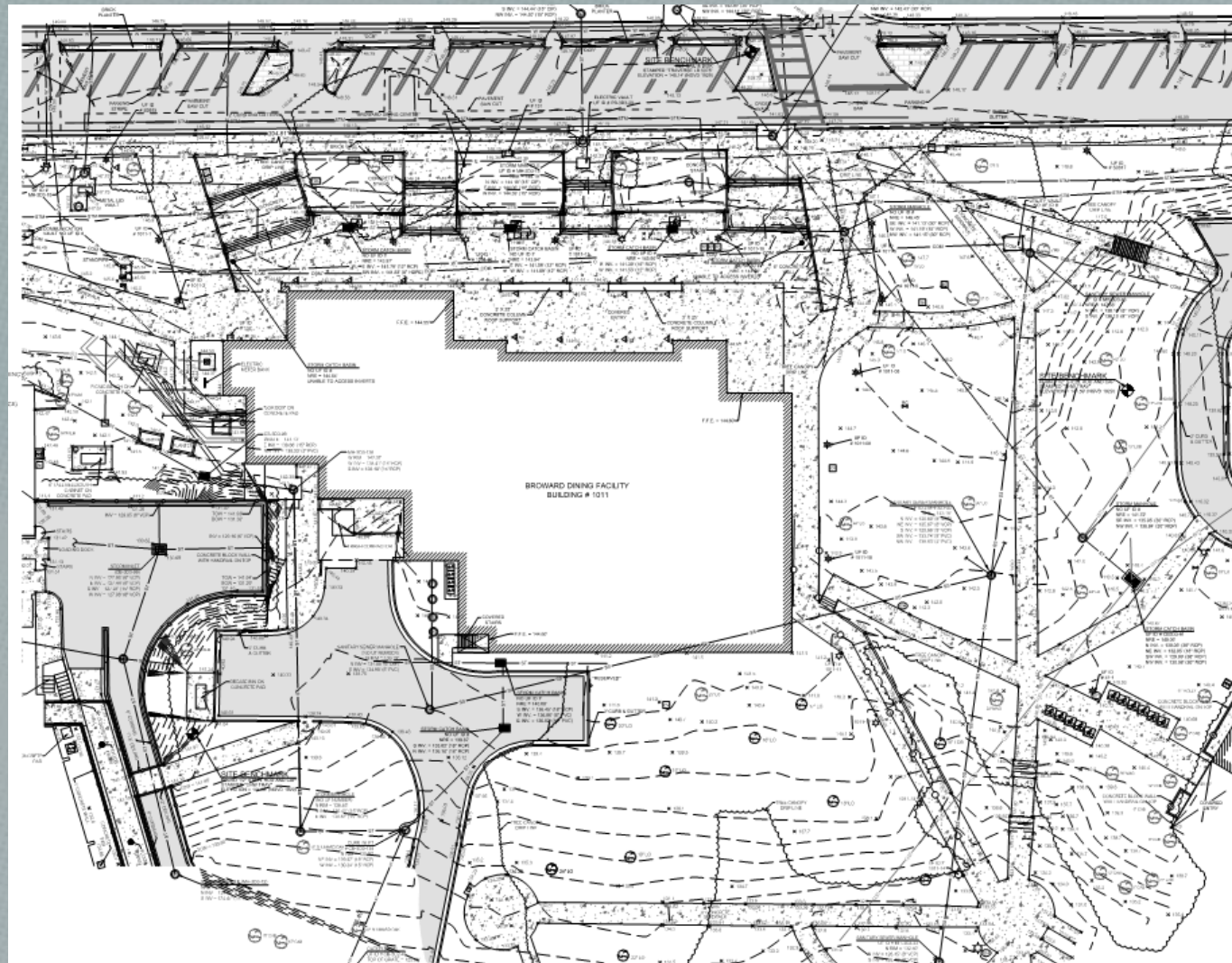


Existing Conditions

- The project is immediately north of the new undergraduate residential project currently under construction



Existing Conditions



Existing Conditions



Explored Design Alternatives



- Initially, the Southwest corner of the site was studied. This involved reviewing the existing service drive location and the wheelbase turning radius required for delivery trucks.
- Unfortunately, an expansion footprint at the Southwest does not work due to site constraints and required wheelbase turning radius for service deliveries.

Explored Design Alternatives



- The North edge of the Site was studied. Inner Road construction has commenced and will run concurrent with the UF-687 Project Schedule (Completion August 2024).
- Unfortunately, Inner Road and the UF-687 project timelines and site limits do not allow for an expansion to the North.

Explored Design Alternatives



- An upper level expansion (above the footprint of the existing building) was explored in detail.
- The costs and timeline associated with an upper level expansion exceeds the UF-687 Project's budget and schedule.

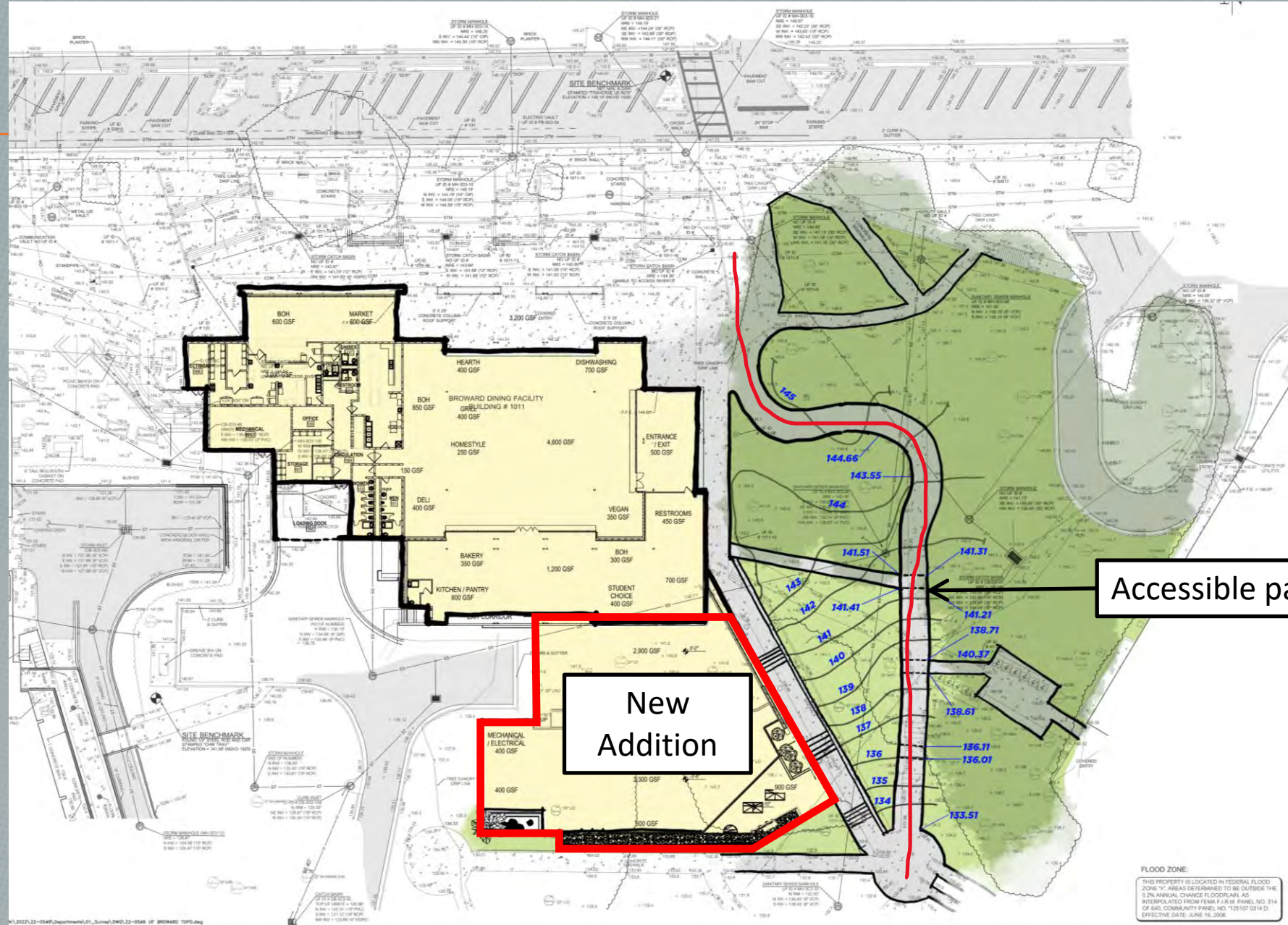
Explored Design Alternatives



Existing Conditions



Site Plan



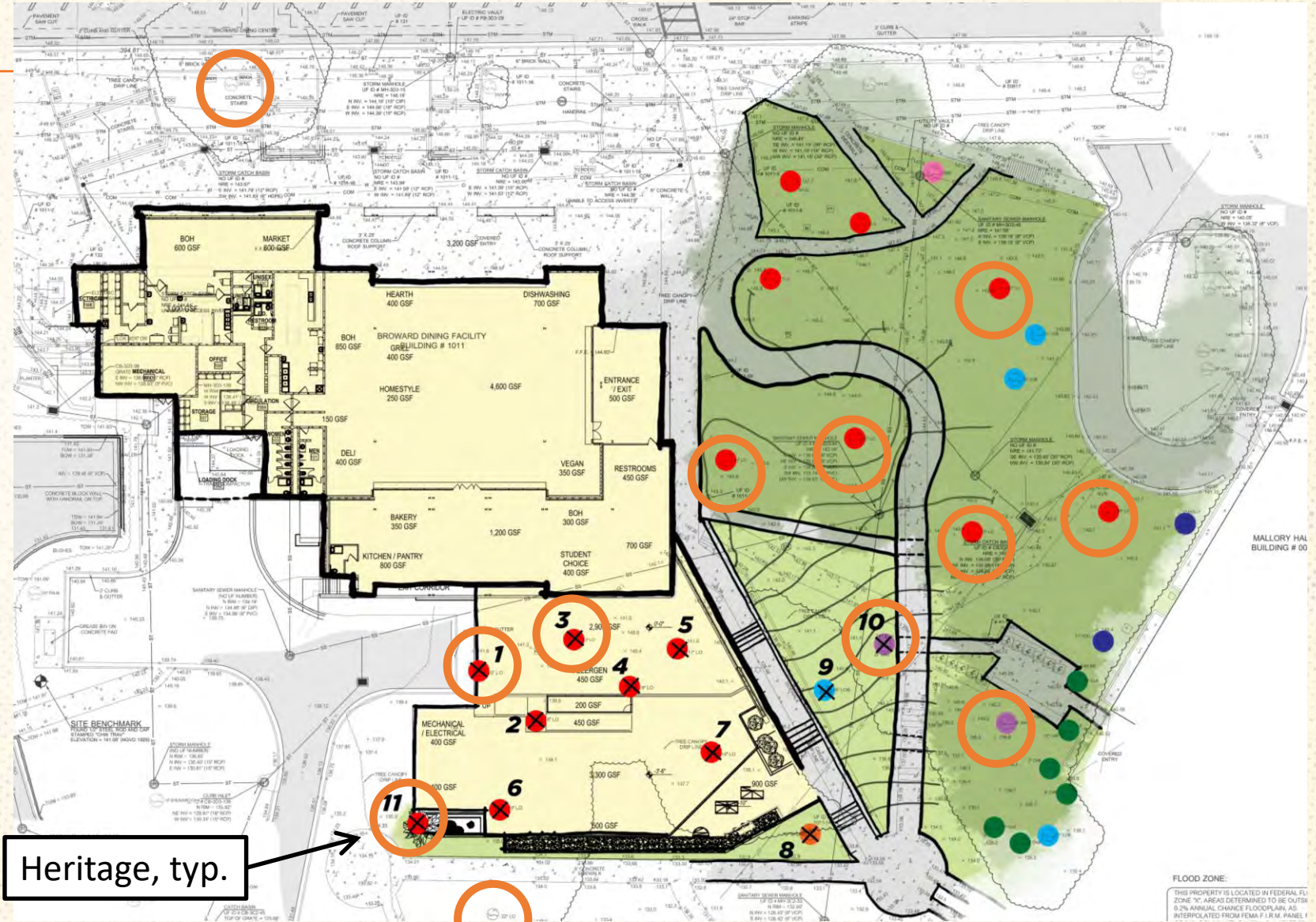
Accessible path

New Addition

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 314 OF S.W. FLORIDA PANEL NO. 125107 0314 D. EFFECTIVE DATE: JUNE 16, 2009.

Tree Impacts

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



FLOOD ZONE:
 THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS INTERPOLATED FROM FEMA F.I.R.M. PANEL 1

Tree Impacts

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



Trees 1-7, 11

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry

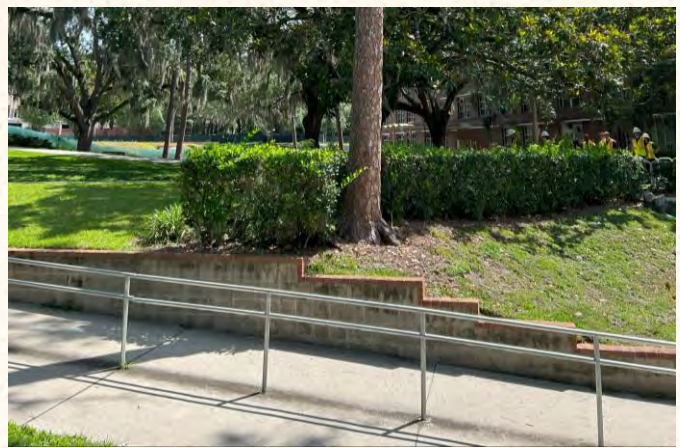


Trees 1-7, 11

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



8 - 12" Shumard Oak



9 - 17" Loblolly Pine



Very poor branching structure



9 - 17" Loblolly Pine

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



10 - 22" Magnolia

Tree Impact Summary

Tree #	Species	DBH	Mitigation
1	Live Oak	20"	\$1,000
2	Live Oak	18"	2 Trees
3	Live Oak	23"	\$1,000
4	Live Oak	18"	2 Trees
5	Live Oak	17"	2 Trees
6	Live Oak	19"	2 Trees
7	Live Oak	18"	2 Trees
8	Shumard Oak	12"	2 Trees
9	Loblolly Pine	16"	2 Trees
10	Magnolia	22"	\$1,000
11	Live Oak	20"	\$1,000

Heritage Trees (3 Total)

\$4,000

Regulated Trees

7 Trees x 2:1 Mitigation = 14 Required Mitigation Trees x \$250 per replacement tree = **\$3,500**

Total Mitigation Required

\$7,500 or 30 Trees

Sustainability and Site Impact Analysis

- The project will pursue USGBC LEED certification.
- The project is in the UF Master Stormwater Permit specifically LA- 3 basin. Currently there appears to be capacity in the basin for additional impervious. The project will look for opportunities for LID stormwater treatment onsite

Request a motion to approve the project as presented.



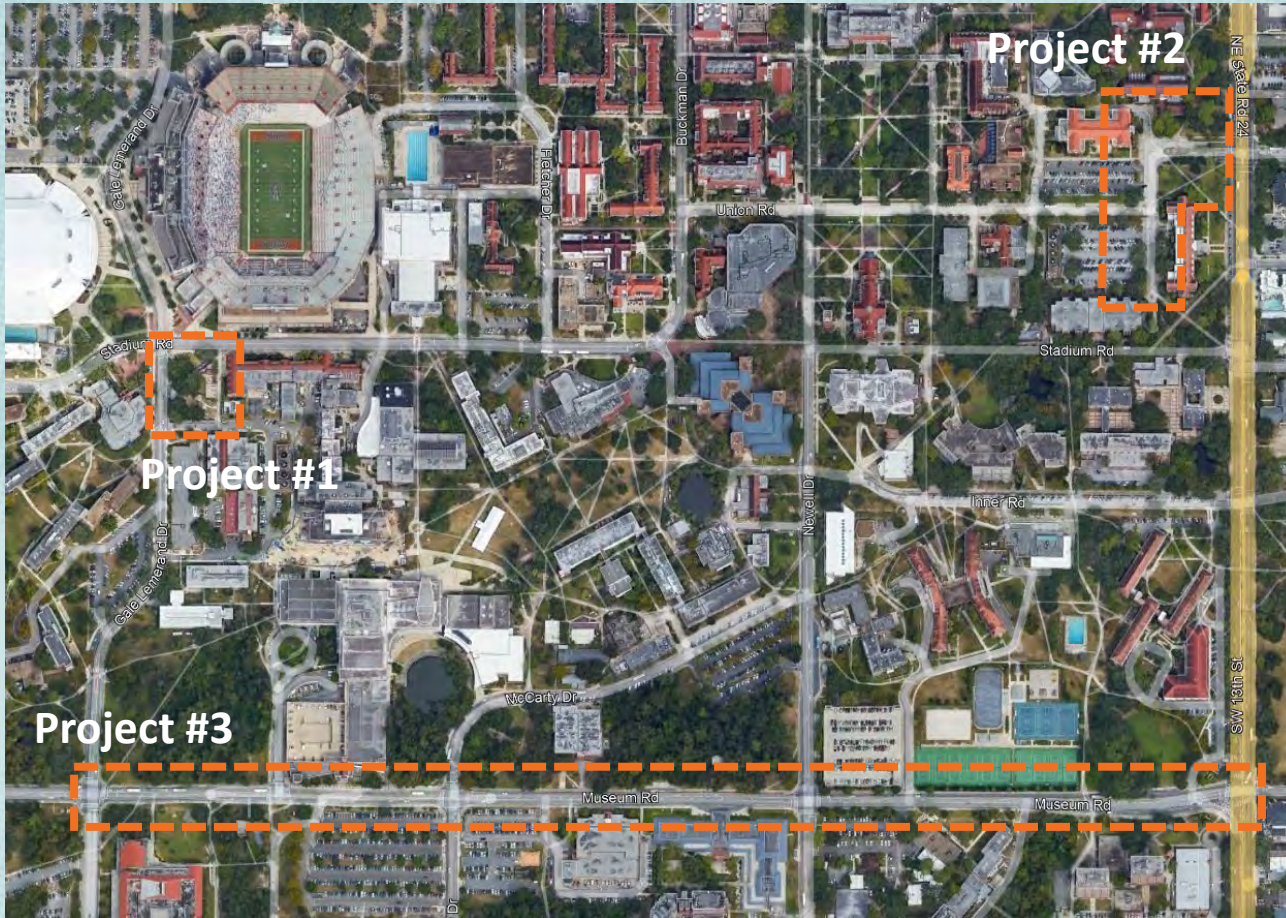
MP08096 Landscape Design Enhancement Plans (Phase 1)

N.E. Gateway, SE Corner of Gale Lemerand Drive & Stadium Road, & Museum Road

June 2023

Melanie Heflin, Project Manager II

Project Overview



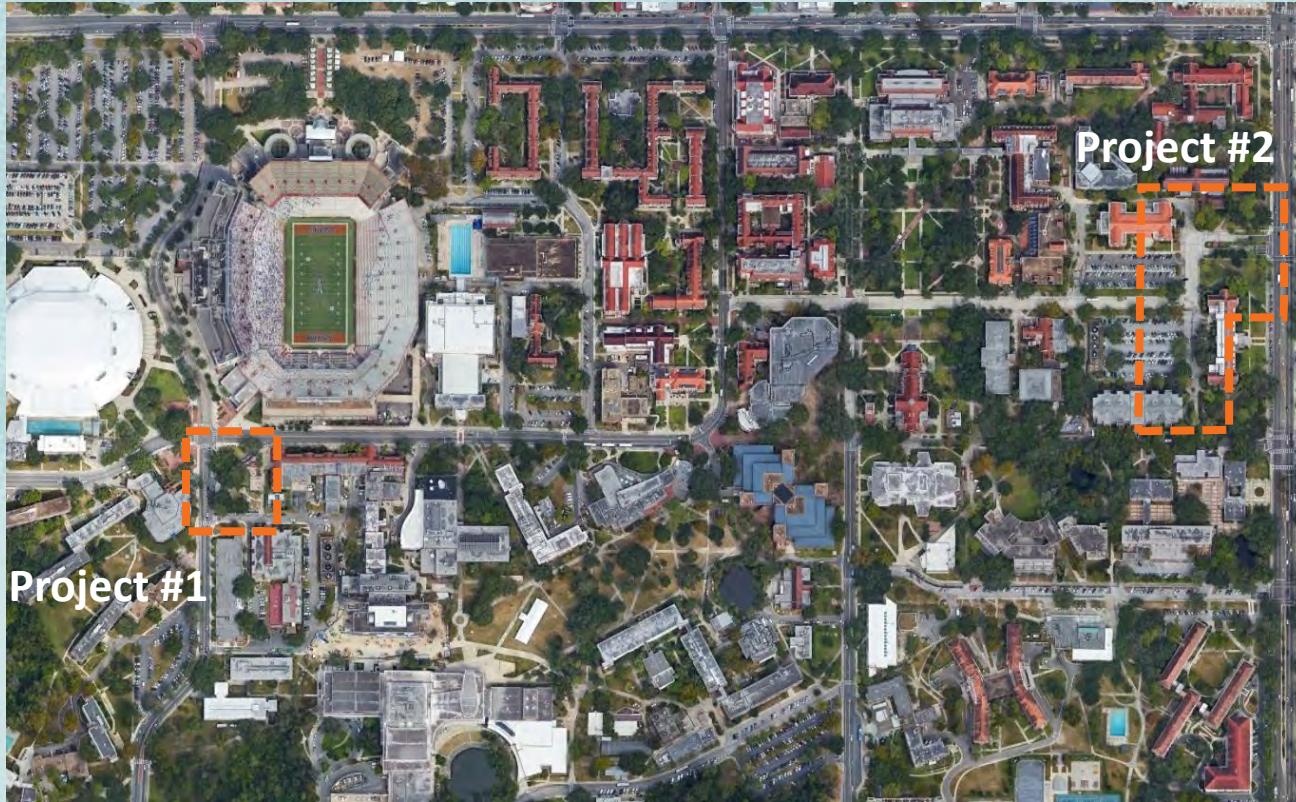
These 3 projects are part of the first phase of 8 total campus beautification projects planned throughout campus.

Project Goals:

- Beautify highly visible areas of campus
- Replace existing furniture and fixtures to comply with the UF Landscape Master Plan (LMP)
- Replace signage to comply with updated Building ID Standards
- Enhanced landscape and improved hardscape & seating within Gerson Hall terrace area.
- Provide street tree plantings consistent with the LMP standards for the newly constructed Museum Road cross section.
- These projects vary in scope, but mostly include landscape, irrigation, and in some cases, hardscape design. Much of the installation work will be performed in-house by UF Facilities Services.

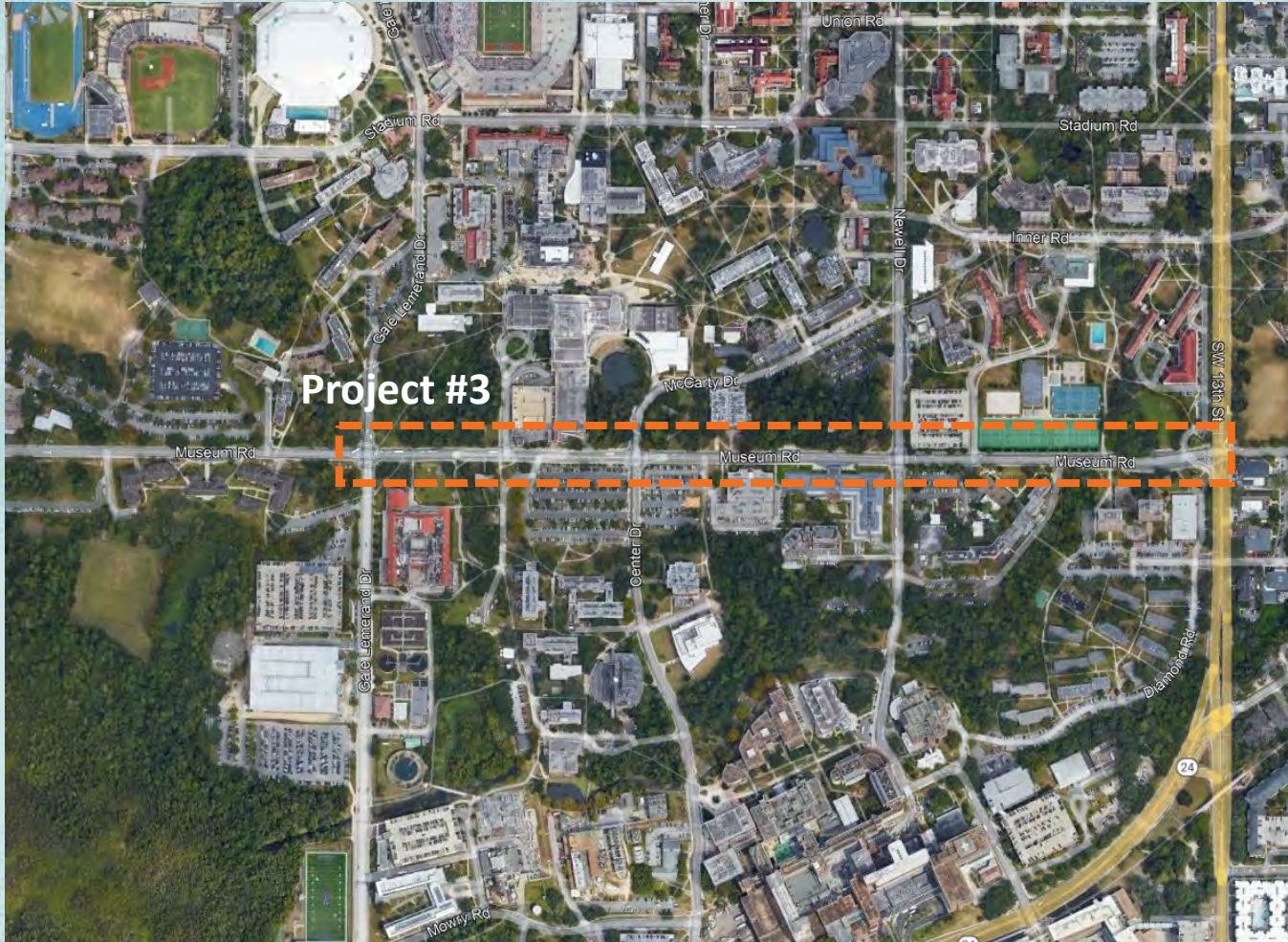
No sustainability certification is anticipated for these projects.

Project Overview



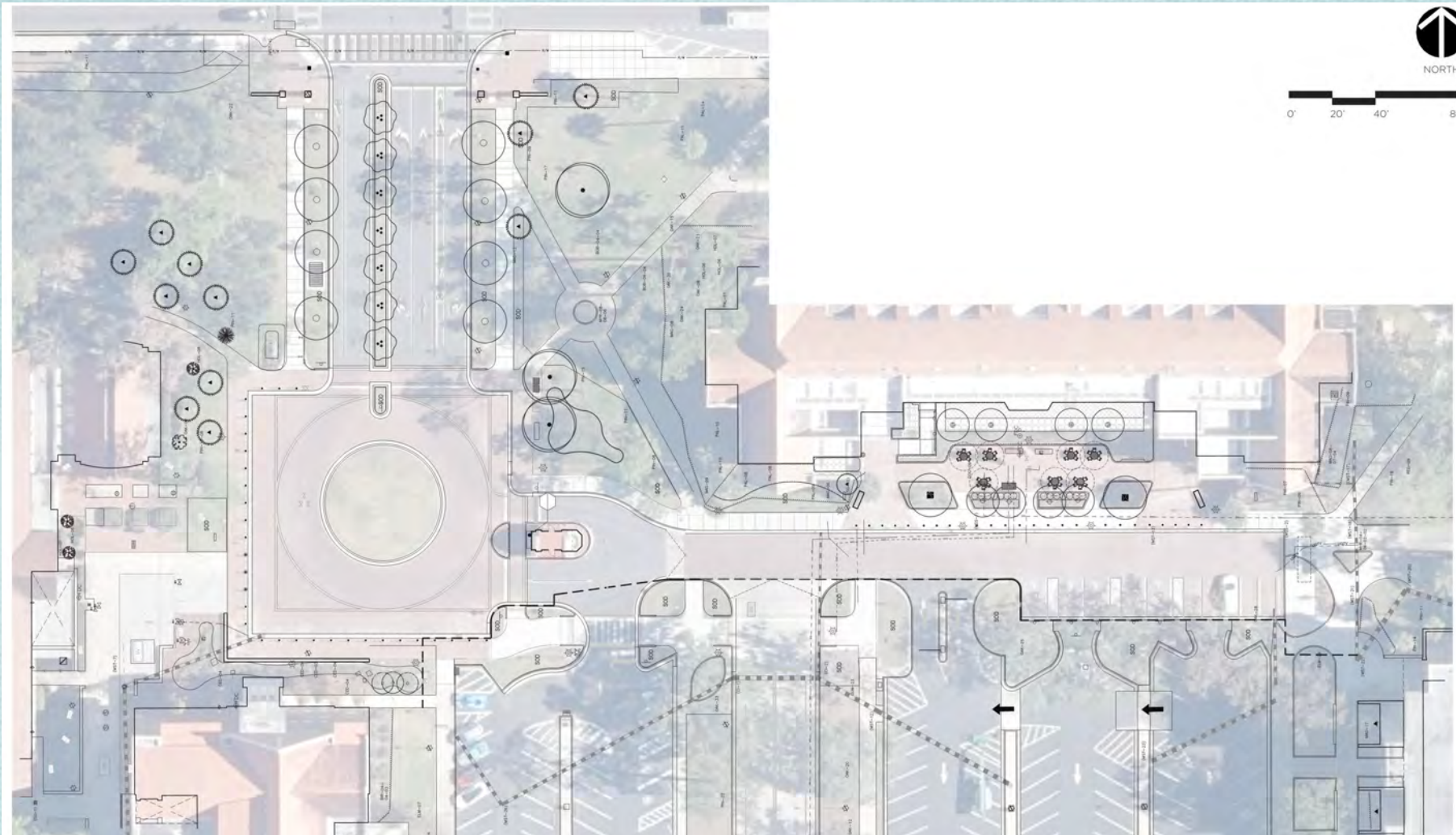
- **Project #1 N.E. Gateway** (a UF LMP Priority Project) at Union Road and SW 13th Street, including the Union Road entry sequence from SW 13th Street to the new circular landscape island and foundation plantings at the entrance to Gerson Hall and surrounding areas. The project includes signage replacement at Gerson Hall to conform to the new standard. This project is located in Precinct S.1 Historic District.
- **Project #2** includes the SE quadrant of the intersection at **Gale Lemerand and Stadium Road** (part of a UF LMP Priority Project) and extends southward to the driveway behind Rhines Hall.

Project Overview



- **Project #3** includes the stretch of **Museum Road** from Gale Lemerand to SW 13th Street, which is currently under construction (UF-623B Thermal Utility System Improvements).
 - Provide street tree plantings consistent with the LMP standards for the newly constructed Museum Road cross section.
 - Replace existing site furnishings with LMP standards along this corridor.
- This project is located in Precinct 1.
- There are no tree removals planned with this project.

Existing Conditions (Project #1)

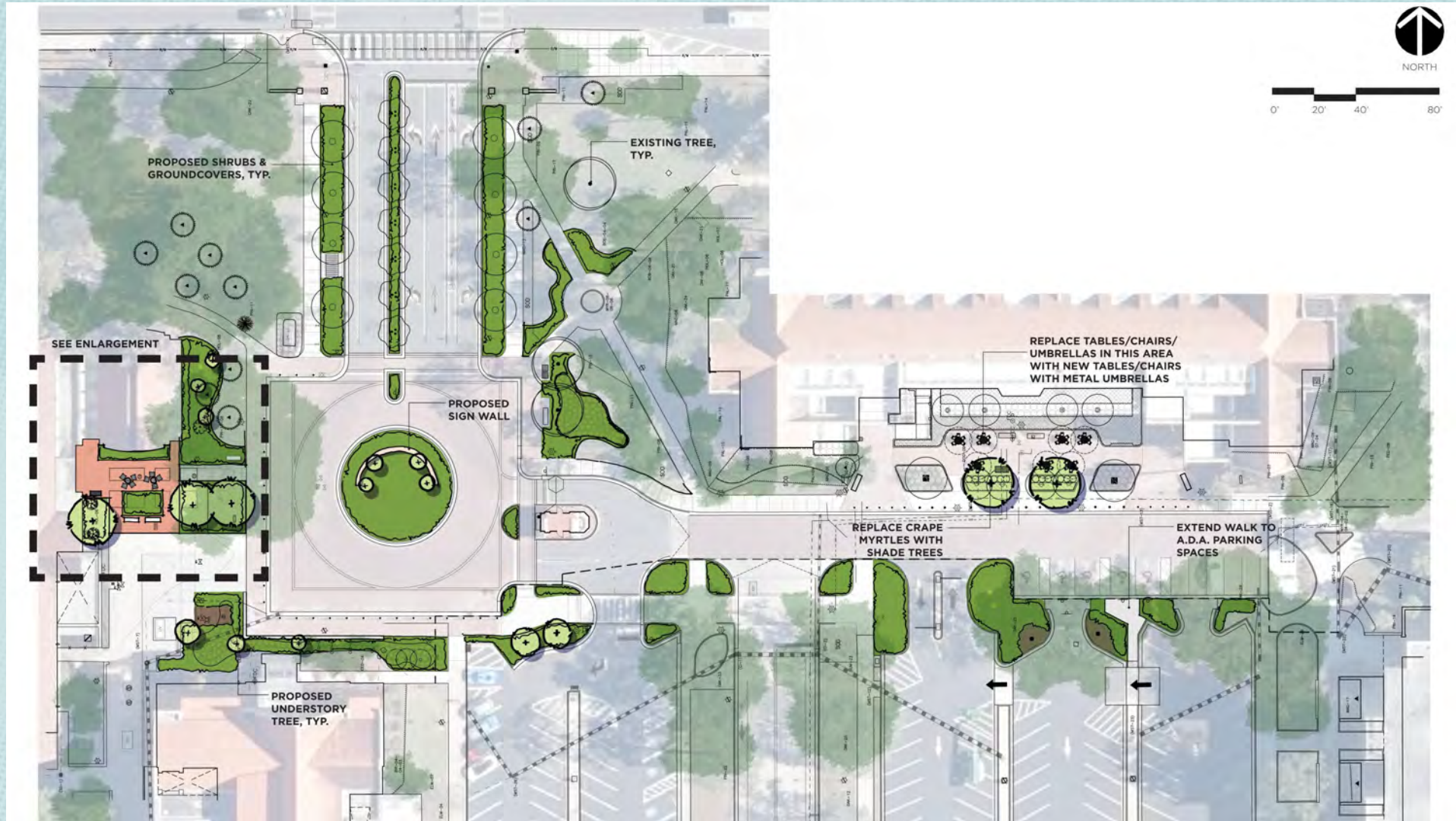


- **Project #1** is the newly completed **N.E. Gateway** (a UF Priority Project) at Union Road and SW 13th Street, including the Union Road entry sequence from SW 13th Street to the new circular landscape island and foundation plantings at the entrance to Gerson Hall and surrounding areas.
- The project includes signage replacement at Gerson Hall to conform to the new standard.
- This project is located in Precinct S.1 Historic District.
- We are proposing relocating four (4) of the recently planted crape myrtles south of Tigert and replacing with canopy trees to provide more shade at new terrace.

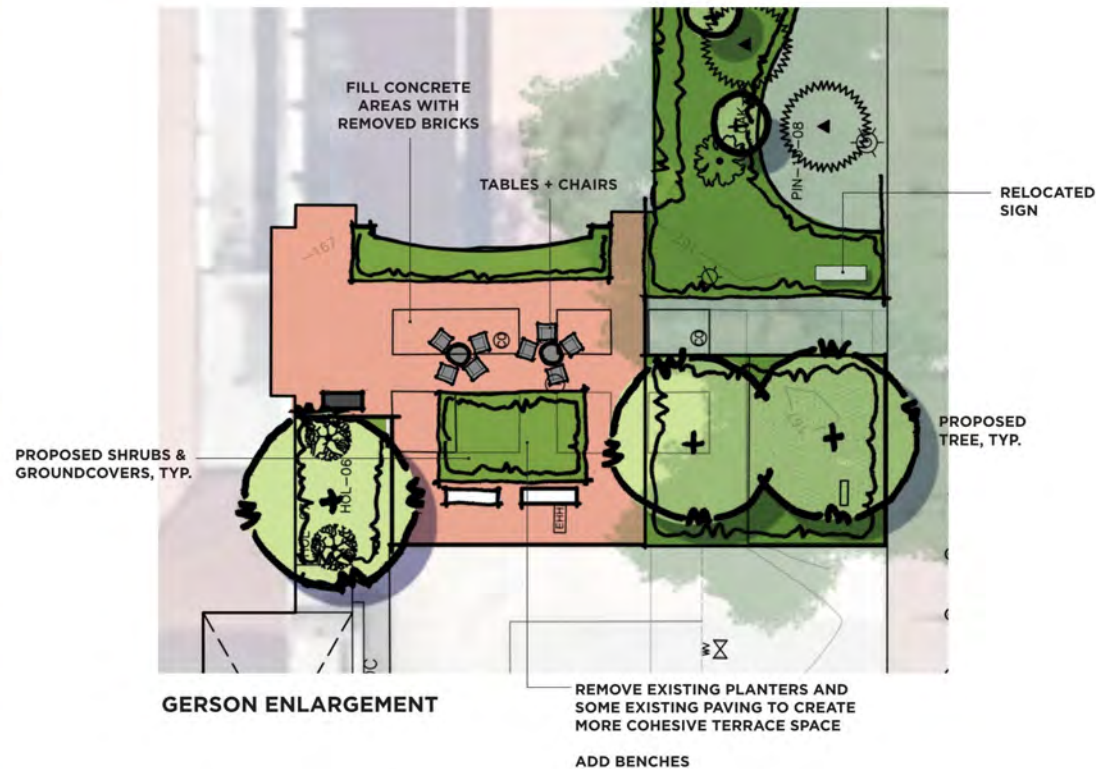
Existing Conditions (Project #1)



Site Plan (Project #1)

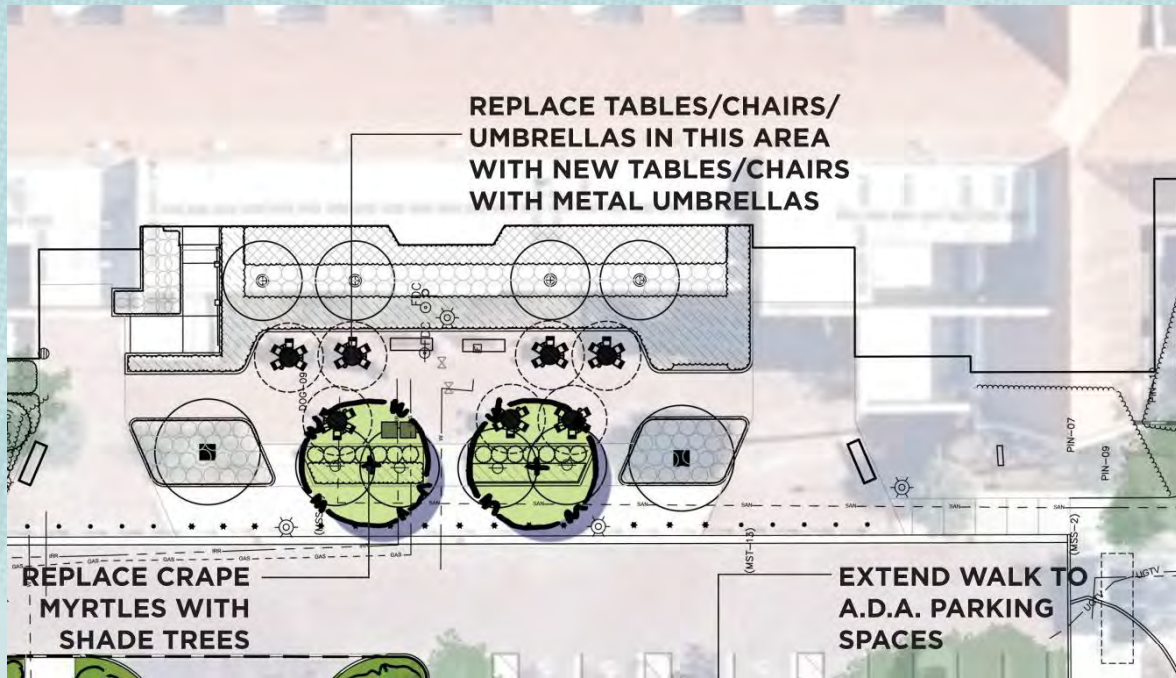


Site Plan (Project #1)



- Proposed improvements at Gerson Hall include removing overgrown planters, simplifying walks, replacing concrete with brick, adding trees and enhanced landscape, adding benches and tables + chairs, and replacing the building signage.

Site Plan (Project #1)



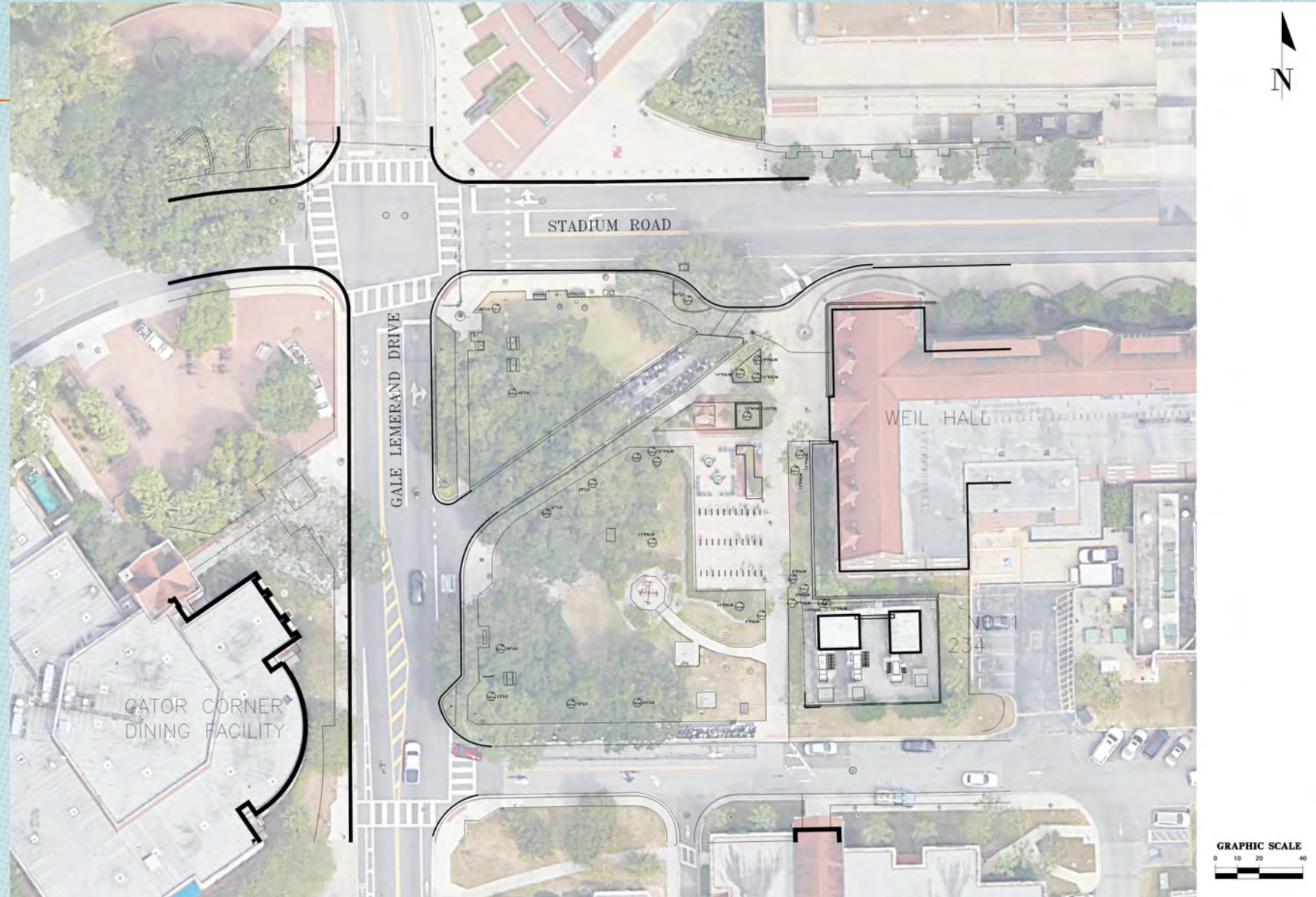
To add more shade to new terrace, project proposes:

- Replacing four (4) newly planted Crape Myrtles with two (2) canopy trees
- Repurpose existing tables that do not have umbrella holes to another project
- Install new tables + chairs here with umbrella holes and metal umbrellas consistent with LMP.



Existing Conditions (Plan)

- **Project #2** includes the SE quadrant of the intersection at **Gale Lemerand and Stadium Road** (part of a UF LMP Priority Project) and extends southward to the driveway behind Rhines Hall.
- There are no trees proposed for removal with this project.



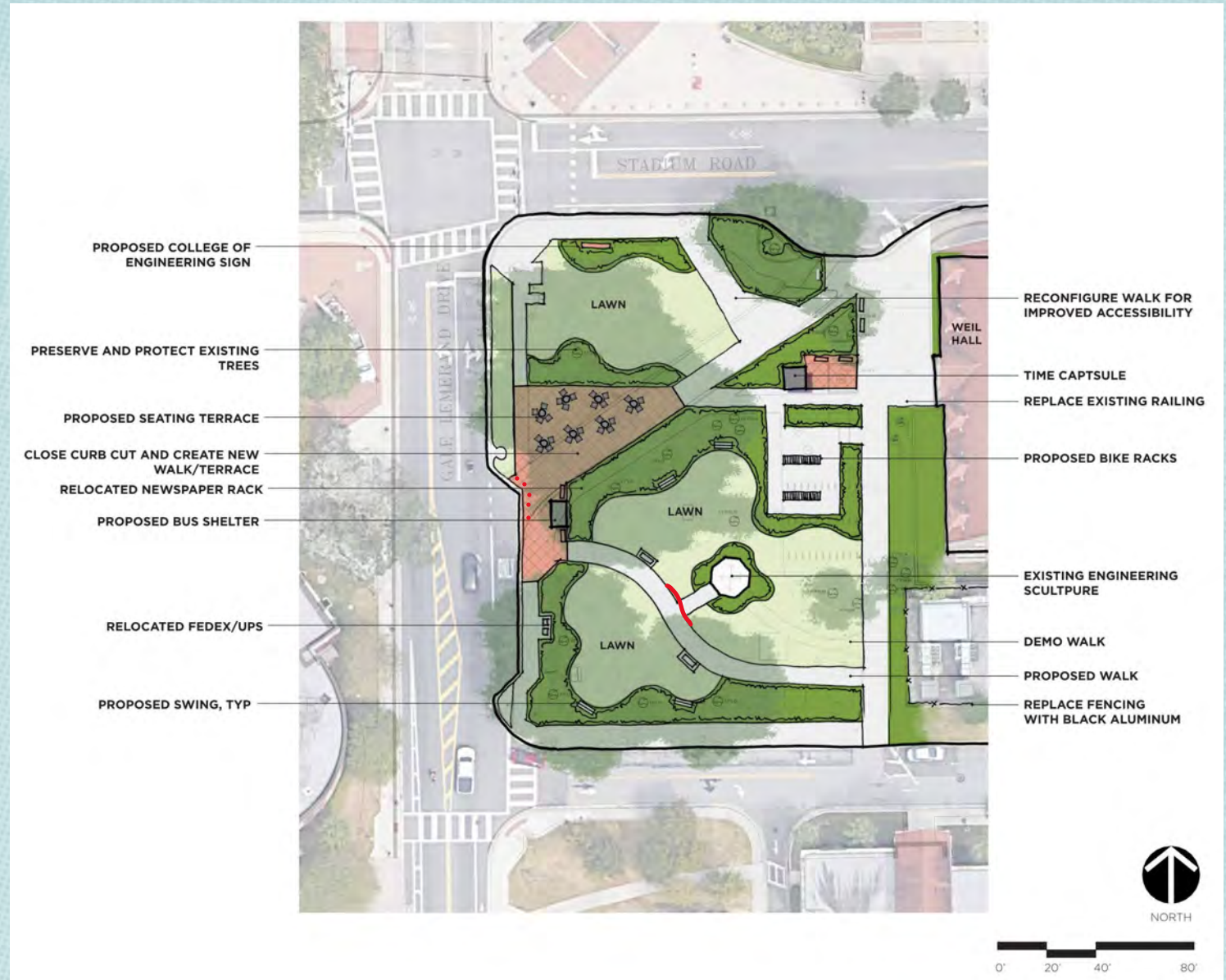
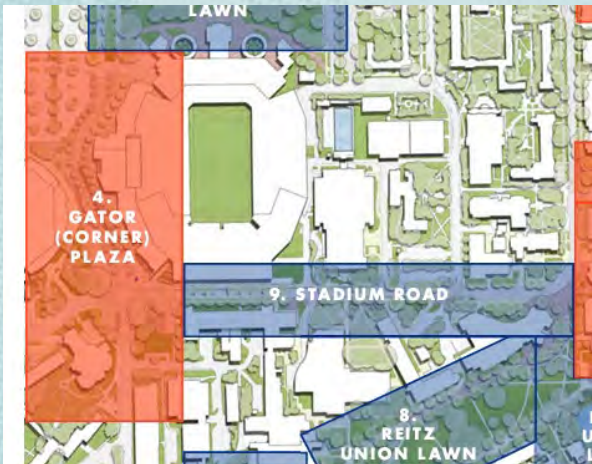
Existing Conditions (Project #2 Photos)



Site Plan (Project #2)

The project includes:

- Relocation of the existing scooter parking
- A new College of Engineering sign at the corner
- New Building signage for Weil Hall
- Replacement of furniture consistent with LMP
- New bus shelter on Gale Lemerand
- General improvements to walks and circulation routes
- This project will not impede the future vision for this site illustrated in the LMP Priority Project #4 Gator (Corner) Plaza.



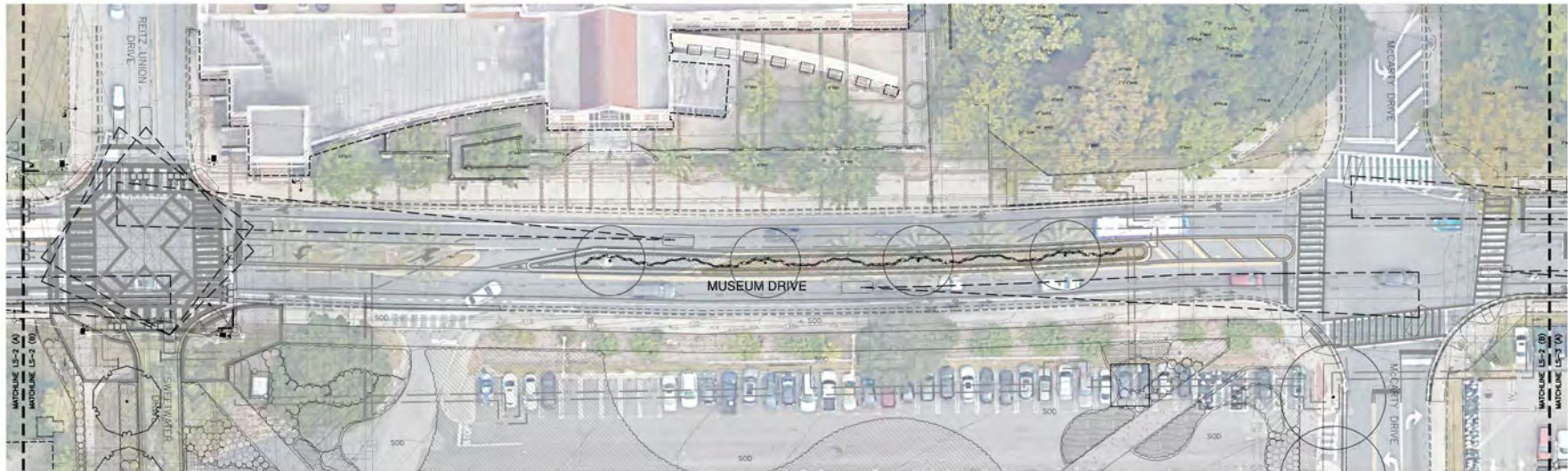
Plant Materials (Projects #1 & #2)



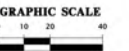
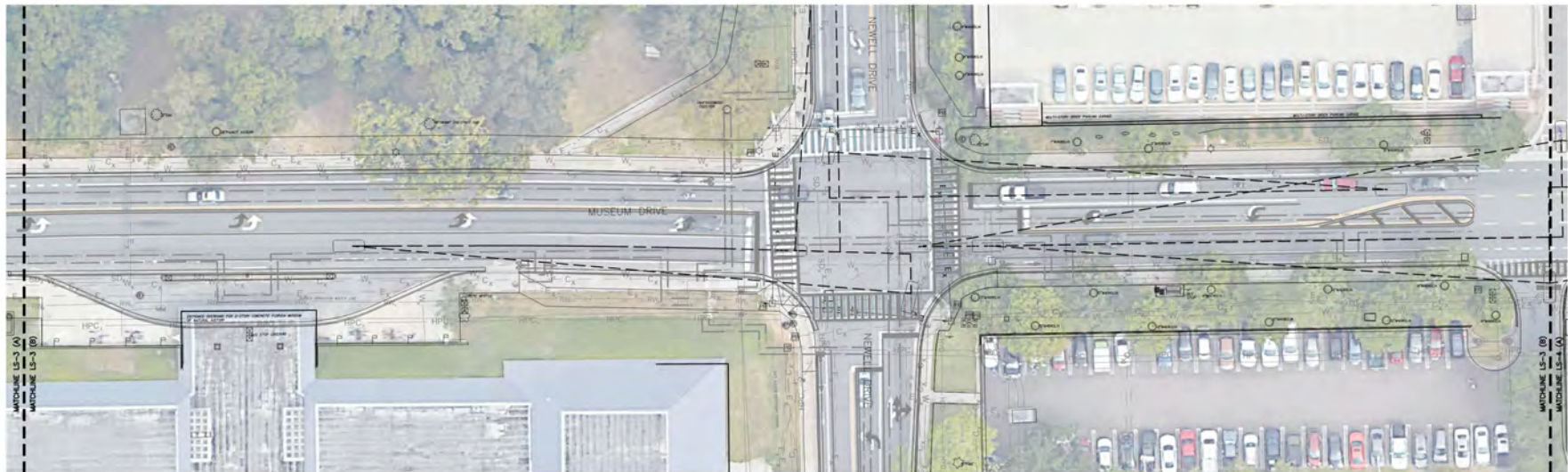
- Plant palette and species selections will be coordinated with UF Facilities Services.



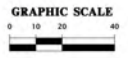
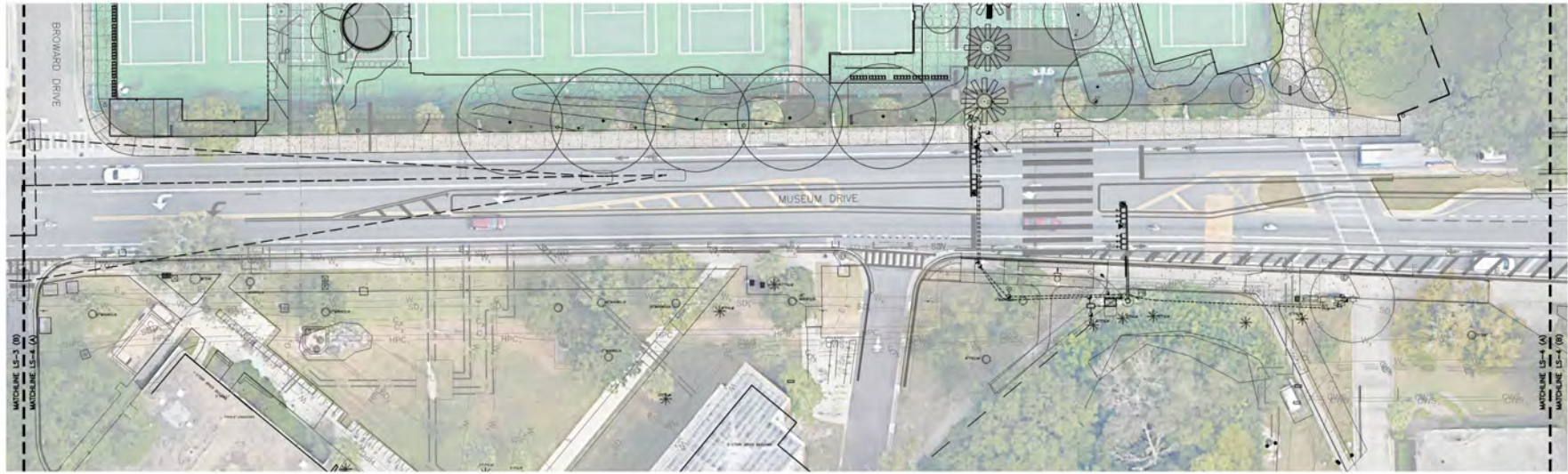
Existing Conditions
(Project #3)



Existing Conditions
(Project #3)



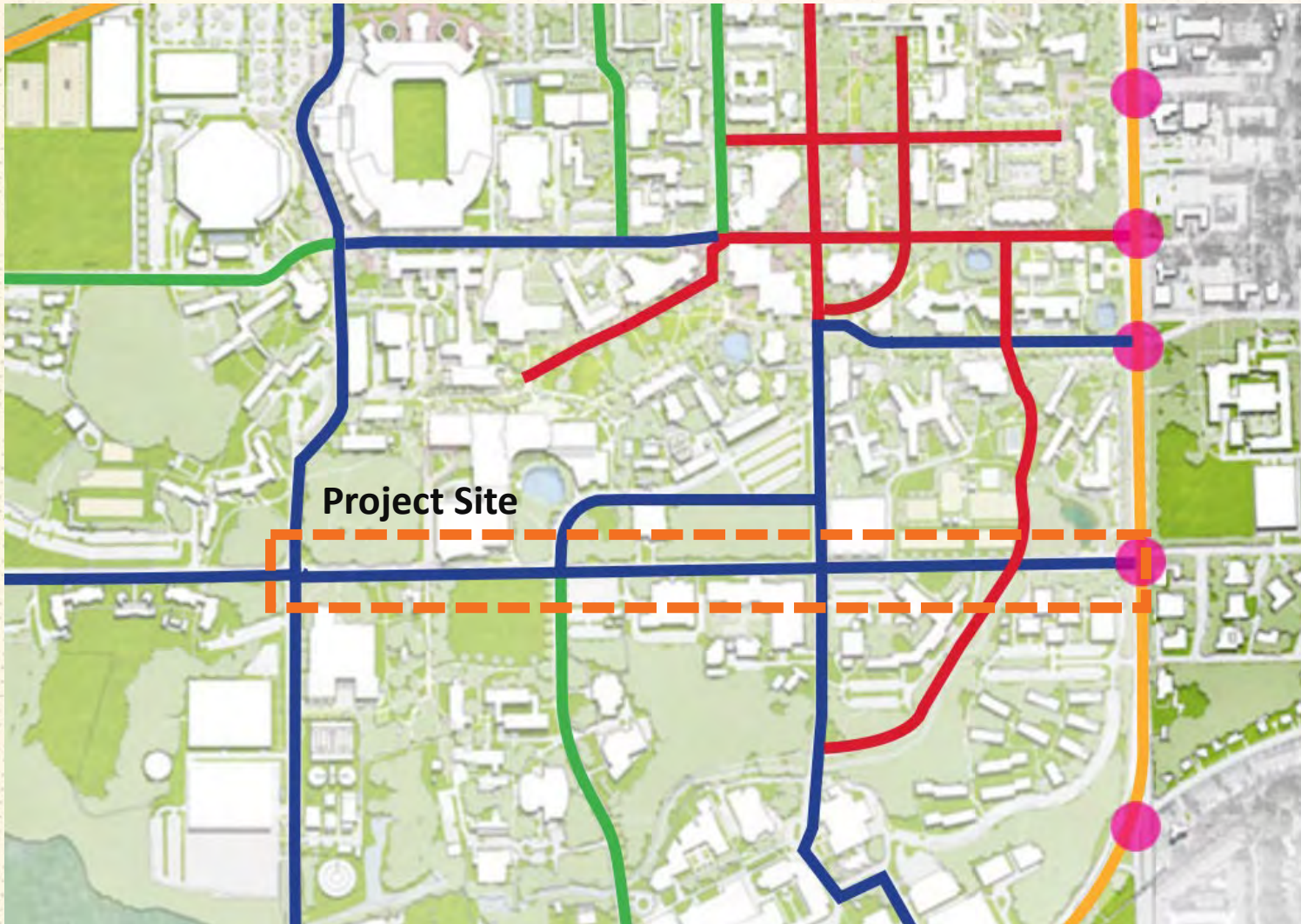
Existing Conditions
(Project #3)



Site Photos (Project #3)



Plant Materials (Project #3)



- Tree selection will be per the LMP standards.

MAJOR CORE CAMPUS ROAD 

	
<i>Live Oak</i>	<i>Bluff Oak</i>

Site Furnishings (All Projects)



Request a motion to approve the projects as presented.

The logo for the University of Florida, consisting of the letters 'UF' in white on an orange square background.

UF

Nuclear Field Building Renovation

MP-07381

Schematic Design
24 May 2023

Stephen Caron, Project Manager



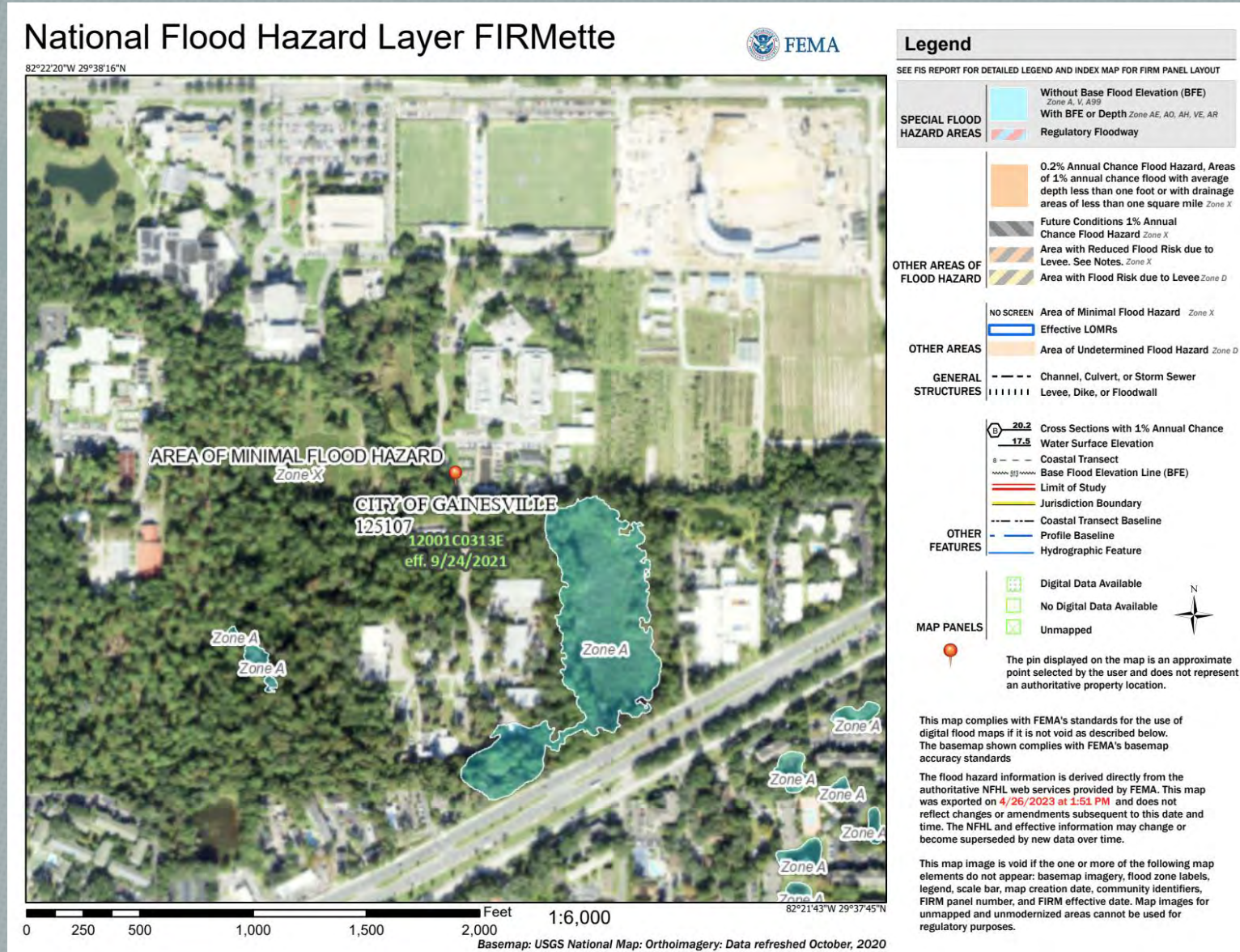
Project Overview

- The Nuclear Field Building (0554; c. 1960) is located in the surge area of campus:
2230 Surge Area Dr., Gainesville FL 32611
- The building will be renovated to house Environmental Health & Safety
- 6,890 GSF
(6,402 GSF Existing; 488 GSF Addition)
- The existing building and site are being vacated by the College of Engineering and building will be adapted for reuse as an office building. Further, a series of projects will help to rehabilitate the site and improve drainage of the surge area.

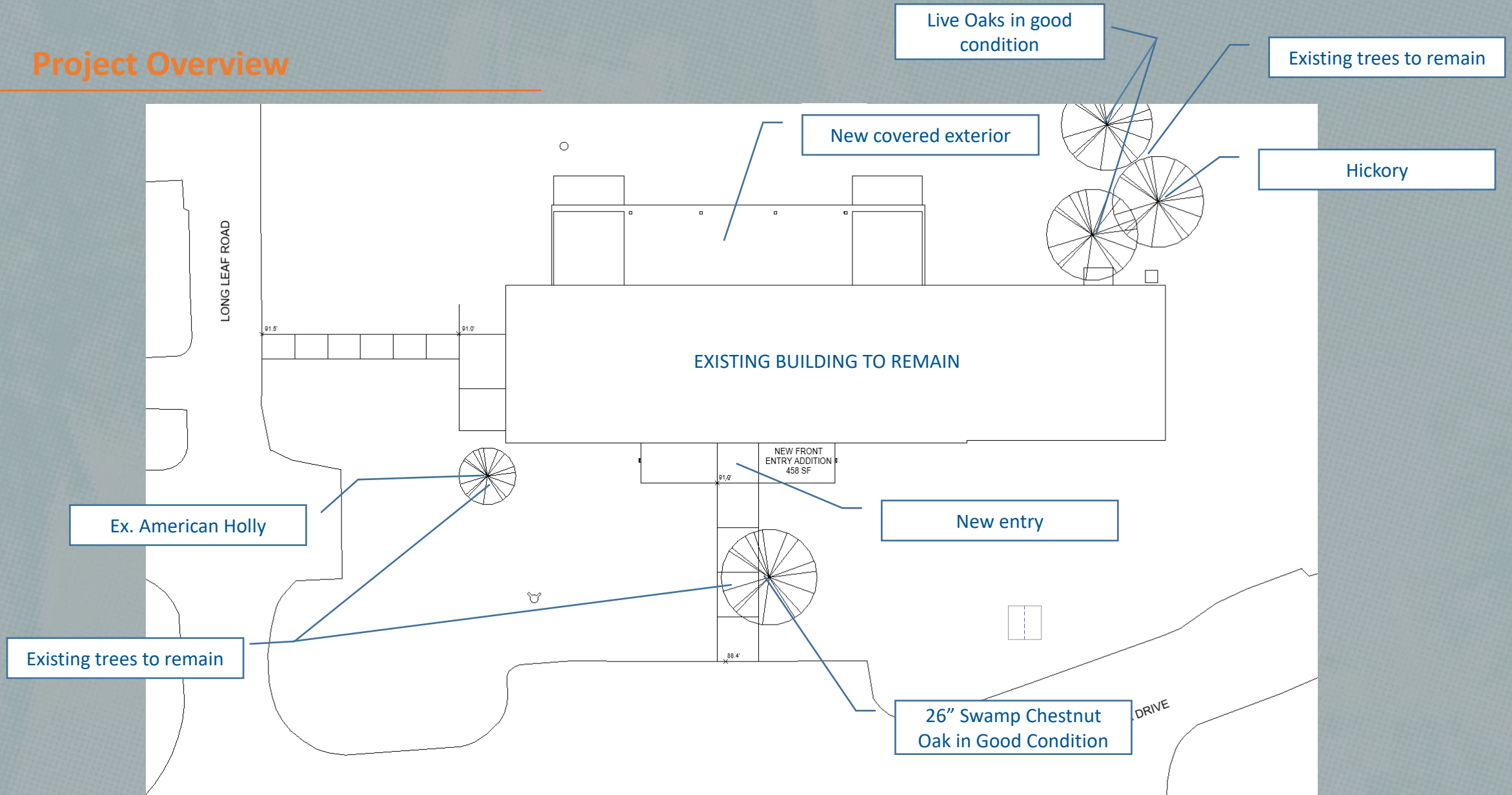


Site Plan

- The existing building is in an area of minimal flood hazard per the FEMA map
- There are no known bird nests, habitats or archeological concerns with the existing building/ site



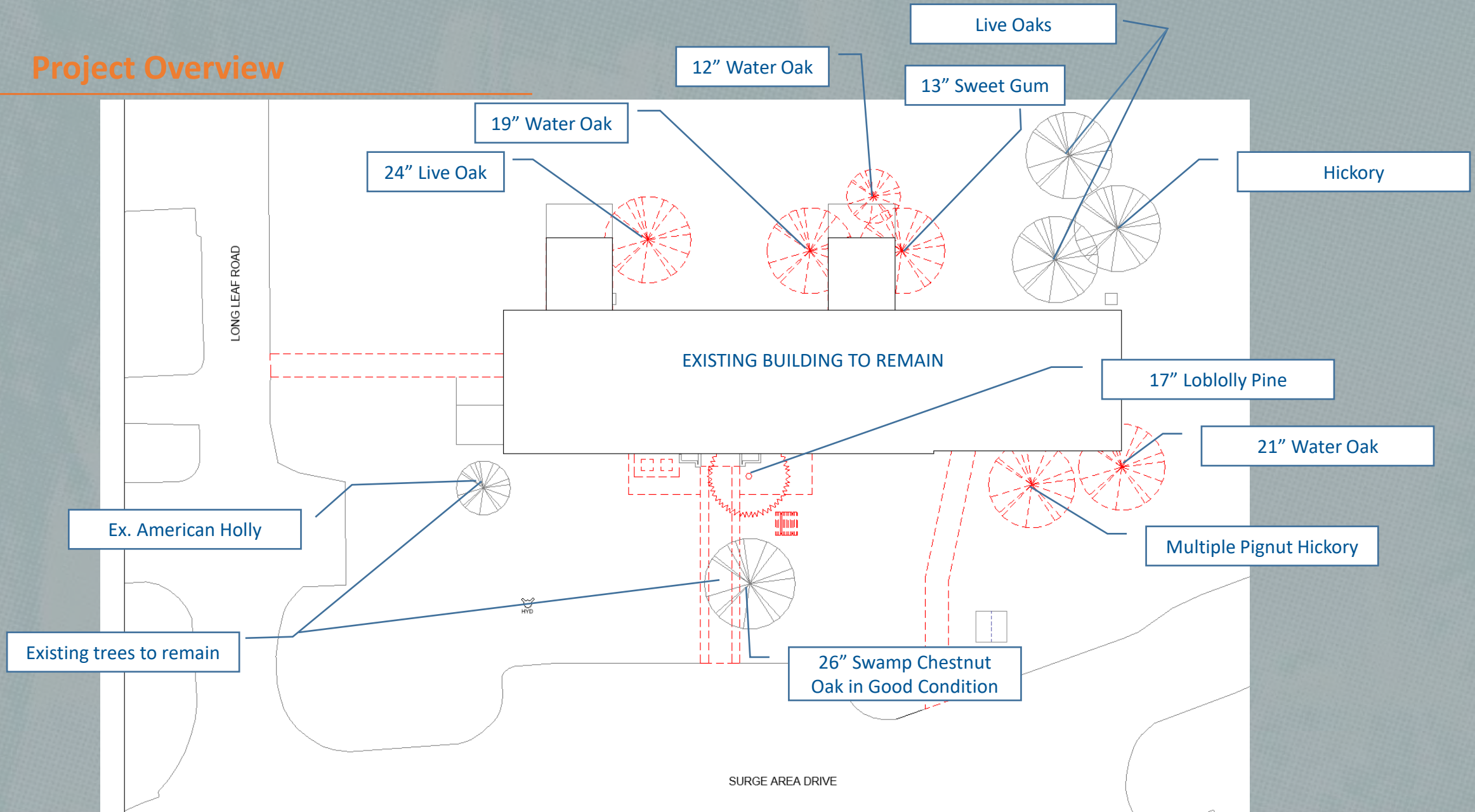
Project Overview



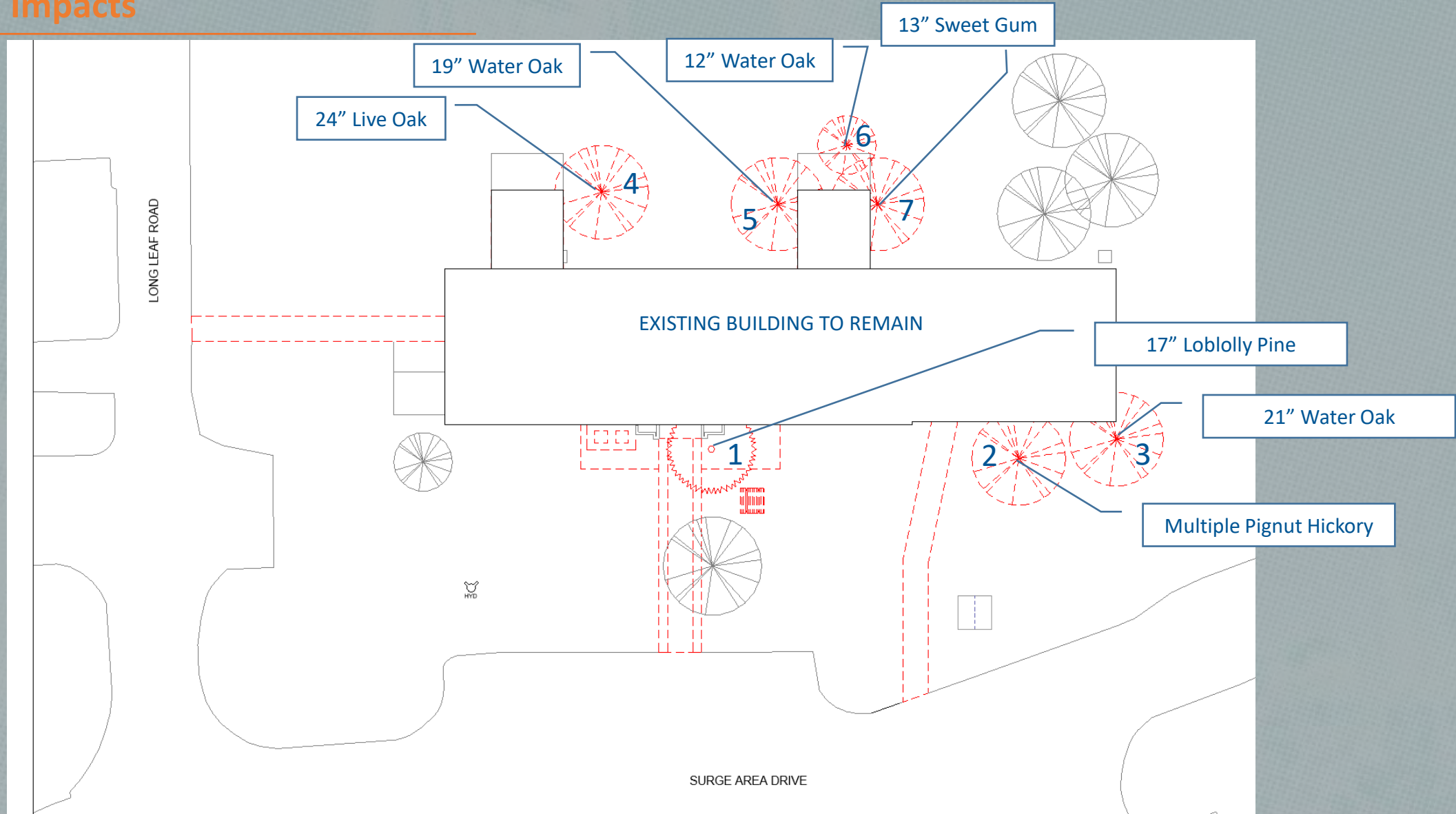
Existing Trees to remain



Project Overview



Tree Impacts



Impacted Trees

- #1 17" Loblolly Pine
 - Pine is growing in canopy of existing Swamp Chestnut Oak



Impacted Trees

#2

Multiple Hickory

- Tree appears to be multiple stems that have grown together over time.
- Included bark is evident.
- All stems are close to the same size (5 main trunks).
- Would not recommend mitigation as a 46" tree



Impacted Trees

- #3 21" Water Oak
 - Exhibits tip dieback
 - Less desirable species



- #4 24" Live Oak
 - Heritage Tree



Impacted Trees

- #5 19" Water Oak
 - Less desirable species



- #7 13" Sweet Gum



Impacted Trees

#6 12" Water Oak

- Impacted by slab, previous fence
- In poor condition
- Recommend exempt from mitigation



Tree Impact Summary

Tree #	Species	DBH	Health	Proposed Mitigation
1	LOBLOLLY PINE	17"	FAIR	2:1
2	PIGNUT HICKORY	MULTIPLE	FAIR	RECOMMEND MITIGATION OF 4:1
3	WATER OAK	21"	FAIR	2:1
4	LIVE OAK	24"	FAIR	\$1500
5	WATER OAK	19"	FAIR	2:1
6	WATER OAK	12"	POOR	NO MITIGATION
7	SWEET GUM	13"	FAIR	2:1

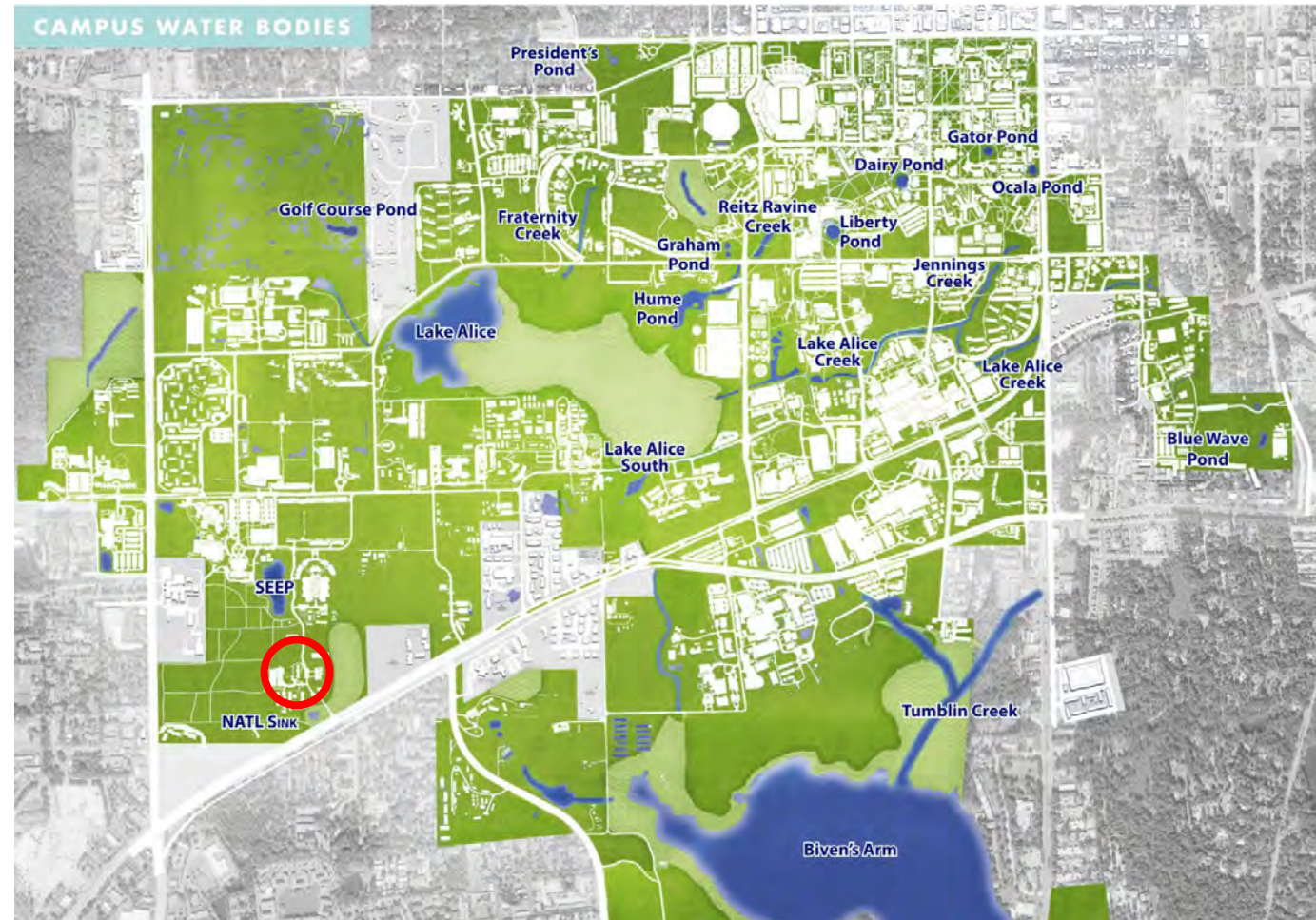
Total Mitigation Required = 12 trees (@\$250/each) + \$1500/heritage replacement
= \$4,500 TOTAL MITIGATION PAYMENT

Requested motion:

“A motion to approve removal of trees and mitigation payment as presented.”

Master Plan Conformance

- The existing building site is in the West Precinct (per UF Landscape Master Plan)
- The existing building:
 - is NOT in an area identified as a priority project
 - Does not fall within an area identified as a campus area for enhancement
 - Does not front the Arts Axis or Arts Walk
 - Does front a secondary campus street
- Building is existing and minor addition complies with Campus Master Plan for setbacks
- The area is considered a Mesic Upland Forest
- Large trees recommended for this area include:
 - Pignut Hickory
 - Cabbage Palms
 - Longleaf Pine
 - Slash Pine
 - Live Oak
 - Swamp Chesnut Oak



2020-2030 Campus Master Plan Policy Inventory

Applicable to Stormwater Infrastructure Maintenance in a Conservation Area

Request: CMP policies relevant to LVL charge and monitoring

Conservation Future Land Use: Areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas are natural habitat preservation, water resource protection, teaching and research activities related to the natural resource, and nature parks with limited resource-based recreation. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation land use.

Conservation Element

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 1.4: 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).

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.

Implementation Element

Goal 1: To Provide Procedures for the Implementation, Monitoring and Updating of the Campus Master Plan to Guide University Decision-Making, Provide for Public Involvement and Efficiently Respond to Changing or Unforeseen External and Internal Conditions.

Objective 1.1: Utilize designated university joint committees for capital project and Campus Master Plan review.

Policy 1.1.2: Minor projects (i.e. <\$2,000,000 construction budget), landscaping and tree plantings on the main campus, Remote Libraries Site, or East Campus that meet one or more of the following conditions shall be noticed to the chairpersons of the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Parking and Transportation Committee and the Preservation of Historic Buildings and Sites Committee. Upon direction of the committee chairperson, the project shall be reviewed by the committee with recommendations forwarded to the Vice President for Business Affairs for final approval:

- increase building gross square footage (including utility structures and enclosures);
- impact buildings that are in, or have been deemed eligible for inclusion in, the National Register of Historic Places and buildings within the Historic Impact Area identified in Figure 1-2;
- are within or adjacent to a Conservation land use classification or the required upland buffer to a designated wetland as identified in Policy 1.2.1 of the Conservation Element;
- are within a designated Green Space Buffer or Urban Park land use classification;
- are not consistent with the designated Future Land Use;
- are utility projects with new footprints or open trenching;
- are non-replacement landscaping or tree planting projects on Future Building Sites identified in Figure 11-1, Priority Open Space Enhancement areas identified in Figure 1-5, or within the Green Space Buffer land use classification; or
- interfere with pedestrian connections and future shared use path alignments that appear on the Urban Design Connections Map identified on Figure 1-6.

General Infrastructure Element

Goal 1: To Design, Construct and Maintain a Safe, Sustainable, Economical and Environmentally Sound Stormwater Management System that Reduces the Potential of Flooding, Protects Natural Drainage Features, and Preserves and Enhances Desirable Water Quality Conditions.

Objective 1.3: Protect the natural functions of hydrological areas, maintain water quality and control sedimentation.

Policy 1.3.7: Considering different use expectations for Lake Alice, which is also the university's permitted stormwater treatment facility, the University shall continue to monitor Lake Alice and other surface water bodies for compliance with existing standards for water quality and strive to meet Class III-Limited water quality standards in Lake Alice and report findings to the Lakes, Vegetation and Landscape Committee biannually starting in 2015.

Objective 1.4: Implement sustainable stormwater practices in all campus site development incorporating Low Impact Development techniques where physically, economically, and practically possible.

Policy 1.4.3: All proposed stormwater projects on campus involving the use of designated open space (land use classifications of Green Space Buffer, Urban Park and Conservation) shall seek approval from the Lakes, Vegetation and Landscape Committee during the design phase. These projects must be in conformance with the primary function of the open space.

LVL Charge per Faculty Senate Bylaws

“The Lakes Vegetation and Landscape Committee consists of ten faculty members, five appointed by the President or the President’s 29 of 35 Amendments adopted by the Faculty Senate through April 14, 2022 designee and five elected by the Senate from the faculty at large, plus one student member. The Chair is elected. This Committee is responsible for items that affect the use of University lakes, including guidelines for use of such lakes in order to preserve their ecological integrity and research capabilities, and the management and well-being of natural areas containing non-domesticated plants and animals. It provides recommendations concerning enforcement of policies regarding the removal of trees and other vegetation. It provides input to the University Land Use and Facilities Planning Committee regarding planning of major landscape elements such as green space, open space, and significant architectural features to ensure their compatibility with existing and planned landscaping and master planning. It provides recommendations to the Vice President for Finance and Administration about construction on campus, specifically concerning: programming, including general site suitability having an impact on trees, landscape, natural areas and lakes; schematic design, including tree removal, plans for transplants, replacements and/or mitigation based on building footprint, utility corridors and other construction activities; and design development including new landscaping, appropriateness and inclusion of any mitigation for tree removal.”

Pages 28-29 of the [Bylaws of the Faculty Senate](#)

June 1, 2023
Facilities Services



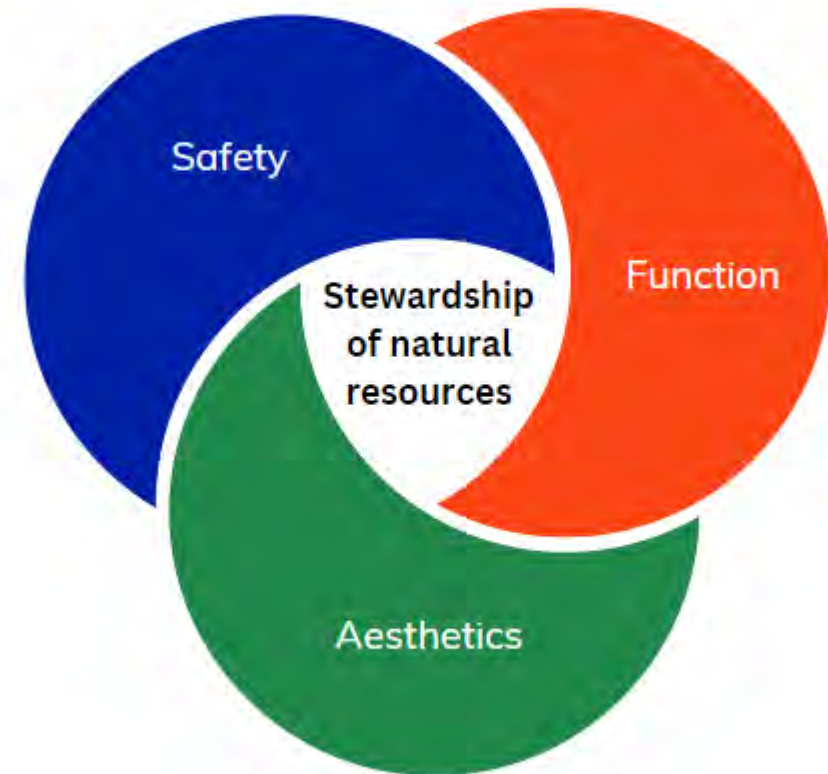
Landscaping and Natural Resource Practices

Maintaining the aesthetics and functions of our natural areas

Guiding Principles

What drives our project planning?

Facilities Services aims to balance various priorities when evaluating and executing maintenance tasks across our campus. Ensuring the safety of our campus community, maintaining the proper function of the natural elements which impact campus operations, and upkeep of the university's aesthetic standards are all elements considered while striving to be good stewards of our natural resources.



Graham Pond

State of the pond before work

- Sediment accumulation resulting from upstream construction projects negatively impacted the pond's ability to convey stormwater.
- Addressing the accumulation was necessary to prevent further deterioration of functionality as a critical part of our stormwater infrastructure.
- Graham Pond is an important stormwater conveyance structure paramount to protecting the Lake Alice water watershed.



Graham Pond

Project update

- 1200 cubic yards of sediment have been removed to return the basin to improve basin function.
- Sod work is to be completed.
- Clearing of bank and resodding provides an opportunity for active management of invasive species.
- Please report any regrowth of invasive species to our Grounds team so the areas can be addressed immediately and encourage the growth of native vegetation in the ponds littoral zone.



Campus Initiatives

Summer 2023

- Removal of Heritage Oak at northwest corner of Reitz Union. Construction work compromised condition of the tree due to changed grade and hydrology. The tree is now a safety concern in a heavy traffic area for students.
- Addition of fencing along Memorial Road to protect pollinator plants from baseball traffic and clearly delineate the space.

Fall 2023

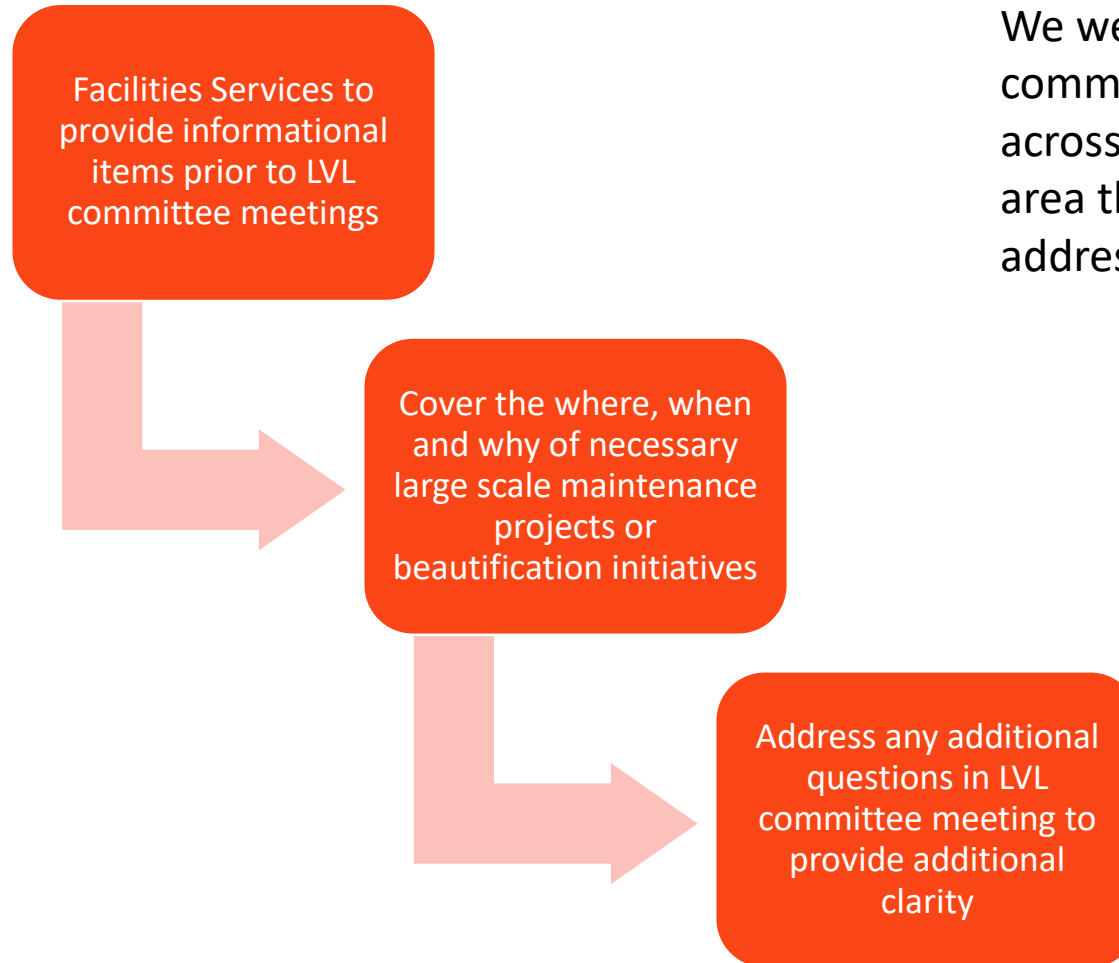
- Hume Pond – dredging will be necessary to address silt buildup. Committee member thoughts are appreciated as we make plans for completion of this work.

Ongoing

Lake Alice Watershed Master Plan

- A common goal of implementing a runoff management plan paired with our regular, planned maintenance practices should be pursued to minimize the need for large scale silt removal projects and protect the overall health of our stormwater system. Consultants from Wetland Solutions Inc. have been engaged to assist with the Lake Alice Watershed Plan and identify immediate work needs that address potential life safety issues.

Committee Communications



We welcome active recommendations from the committee on issues you may see developing across campus. Please reach out if you see an area that may become problematic so we can address the issue proactively.