

**Land Use and Facilities Planning Committee**  
**August 01, 2023 at 2:00 PM**  
**Planning, Design & Construction Division, 245 Gale Lemerand Drive**  
**ZOOM Minutes**

**ATTENDEES:**

**MEMBERS PRESENT:**

John Brinkman, Student  
Mike Castine, Planner, Growth Management for Alachua County  
Nancy Chrystal-Green, AVP – Division of Student Affairs  
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning  
Linda Dixon, Planning, Design & Construction  
Megan Forbes, Director, English Language Institute  
Scott Fox, Director, Transportation & Parking  
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering  
Robert Hatch, Professor & Director of Medical Students  
Mark Helms, AVP, Facility Services Division  
Shannon (Lexie) Holliday, Associate Professor, Orthodontics  
Mark Leeps, Assistant, Journalism  
Michael O'Malley, Academic Advisor, College of Engineering  
Joseph Riley, Professor, Community Dentistry  
William (Bill) Smith, Assistant Director, Operations, University Athletics Association  
Hannah Vander Zanden, Assistant Professor, Biology  
Jay Watkins, Chair, Associate Director and Associate Professor, School of Music  
Matt Williams, Director, Office of Sustainability

**MEMBERS ABSENT:**

Ann Baird, Librarian, UF AFA Library  
Brady Alexander, Student  
Prabir Barooah, Professor, Mechanical and Aerospace Engineering  
Meredith Beaupre, Academic Advisor, Honors Program  
Missy Daniels, Growth Management, Alachua County  
Daniel Dickrell, Associate Director, Student Programs  
Carlos Dougnac, AVP, Planning, Design & Construction  
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee  
Elizabeth Hartzog, Student  
Kevin Heinicka, IFAS Facilities Planning & Operations  
Brian Keith, Associate Dean, Office of Library Administration  
Marino Leon, Clinical Professor, Pathology, Immunology & Lab Medicine  
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation

Jamieson McMahon, Building Code Inspector, EH&S  
Jacqueline Miller, Curator/Adjunct Professor  
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine  
Andrew Persons, Director, Department of Doing, City of Gainesville  
Keith Rambo, Engineer, Electrical & Computer Engineering  
Brandi Renton, Assistant Vice President, Business Affairs  
Richard Stepp, Associate Professor, Anthropology/Latin American Studies  
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX

**VISITORS:**

Rachel Mandell, Sr. Planner, Planning, Design & Construction  
Cydney McGlothlin, University Architect, Planning, Design & Construction  
Melissa Thomas, Administrative Assistant, Planning, Design & Construction  
Tamera Baughman, Project Manager, Planning, Design & Construction  
Keith Humphreys, Project Manager, Planning, Design & Construction  
Robert Hatker, Project Manager, Planning, Design & Construction  
Frank Javaheri, Director of Construction, Planning, Design & Construction  
Tom Feather, Project Manager, Planning, Design & Construction  
Laurie Hall, CHW – Projects UF-653, UF-396, UF-687  
Chris Kuonen, Brooks & Scarpa – Architect for UF-653  
Jeffrey Huber, Brooks & Scarpa  
Nancy Clark – UF Representative for UF-653  
Julia Chapman – Architect for UF-396  
Kaylee August, Office of Sustainability  
Todd Whitehead – Architect for UF-687

**CHAIR:** Jay Watkins chaired this meeting.

**CALL TO ORDER:**

Jay called the meeting to order at 2:00pm and asked for a motion to approve the agenda and minutes.

**APPROVAL OF AGENDA AND MINUTES:**

Megan Forbes moved to approve the February minutes and the agenda; Hannah Vander Zanden seconded; motion passed unanimously.

**UF – 653 – Architecture Building Renovation & DCP Collaboratory (Design Development)**

**PRESENTING:** Cydney McGlothlin

**DISCUSSION:** Cydney explained she was introducing the project on behalf of project manager, David Wood, who was unable to attend the meeting. Chris Kuonen and Jeffery Huber with Brooks + Scarpa were also on the call to present.

Chris Kuonen introduced himself and Jeffery Huber, as well as Laurie Hall from CHW who is the Landscape Architect on the project. He went through the prior committee meetings motions, and noted that the Parking and Transportation committee requested to add mitigations for bike racks and to add additional bollards which had been added to the site plan. Chris also stated that this presentation would be the last committee presentation.

He showed the location of the project site. The existing building is at the south of the site and the addition is at the north end of the site along Stadium Road to the north and Murphree Way to the west. The project includes some renovations to the existing building, mostly for code compliance and ADA upgrades. The addition will be 3-stories and about 46K square feet. It will include a 'creative collisions commons' space, a research hub, a digital modeling/fabrication space, an educational space, and a multi-purpose hall.

The project is south of the Historic District and will be using materials consistent with the existing Architecture Building. There will be exposed concrete, brick and glass materials used.

Laurie Hall reviewed a site survey of the existing conditions. She noted there are no impacts to heritage trees on the south side of the site. She showed the primary area of impact and explained how the landscape would change with the proposed landscape plan. The project will be following the Landscape Master Plan.

There will be a breezeway between the addition and the existing building. The lawn area will incorporate Low Impact Design (LID) elements such as a swale and a rain garden space. There is a maker space plaza that will open to the terrace. The service drive between the addition and the Music Building will maintain access. Removable bollards are proposed on the south side of the service drive toward the Architecture Building. A ped/bike route will run parallel to the service drive screened by planters.

Chris showed renderings of how the building will be framed around the Architecture Lawn. The facades of the new addition will be brick and glass. He showed the night view of the full faced glass facade on the north side of the addition.

The committee asked why the service drive was named Murphree Way. The project team was unsure, but it is named Murphree Way on Google Maps.

The committee asked how students would be able to access the pathways during construction. The project team explained that they walk the site with the builders and EH&S to ensure that pedestrians have access to campus buildings during construction, including an ADA route.

The committee asked if the collaborative learning spaces would be available as teaching spaces for other departments, and it was noted that the classrooms would not be under registrar control.

The committee asked about the scooters on campus and how they've become dangerous. Matt from the Office of Sustainability responded that UF received a donation of bells that could be used as part of a safety campaign. The committee discussed that they felt there needed to be policy regarding scooters on campus to make it safer for pedestrians.

The committee asked about the swale and if it would be wet. The swale's purpose is not to have standing water, but can temporarily store runoff. It should not attract alligators, mosquitoes, etc. because it will drain quickly.

The committee asked about the tree removals and if the walkways would be shaded. The project will be maintaining shade cover along Stadium Road. There are proposed trees that will help shade the new ped/bike route.

The committee asked about the clearance height of the building close to the service drive area. The building overhang height is 14'.

**MOTION:** Hannah Vander Zanden made a motion to approve as presented, with a request to work with the Music Building about the removable bollards and walkway issues. Mark Leeps seconded; the motion passed unanimously.

## **UF – 396 – Florida Museum of Natural History Earth Systems Addition (Schematic Design)**

### **PRESENTING: Keith Humphreys**

**DISCUSSION:** Keith introduced himself and stated he was before the committee to discuss the TESI addition. This project was previously presented by Cydney McGlothlin with a different scope of work. The addition was at the front of the building, and the committee approved the project as presented. Now that the project has moved into the schematic design phase, the location of the addition changed. Keith introduced Julia Chapman, the architect on the project.

Julia began to present. She stated she also had Laurie Hall from CHW on the call to speak about the landscape design.

The project has been presented to the Lakes, Vegetation, and Landscape Committee and the Transportation and Parking Committee. Both committees approved the project.

The project is in the UF Cultural Plaza. The project will be split into two new additions. It will expand the existing footprint approximately 3,300 square feet on the front of the building and the other addition will be at the northwest corner of the existing building and will expand the footprint approximately 74,000 square feet over two levels for office and conference room space. The existing roadways will not be moved.

Julia showed the existing conditions of the project site. The front addition will demolish the existing front entrance and a new entry will be created.

Laurie explained that this project would not impact the existing drive. The front entrance will have a new terrace and drop-off space. The terrace will connect to the walk of the NATL area. The rear addition will have more office space and in front of that will be added walkways connecting back to the existing circulation.

Julia reviewed the proposed rendering of how the building will look. The addition toward the front of the building will be a metal panel façade. On the rear west side addition, concrete will be used to blend in with the existing building.

Laurie said that the existing road layout, parking and ADA parking spots will not change. However, modifications will be made to bring the site into compliance. Palms on the northeast corner and laurel oaks and loblolly pines on the southeast corner are being impacted. Laurie explained that the project is looking to implement LID principles to help with stormwater runoff. The project is exploring using the pond to the west of the site for drainage.

The committee asked about the Hammering Man reinstallation and if there would be impacts. Cydney said there would be no impacts. The committee asked about the height of the drop-off overhang. Julia responded that there is a canopy that reaches out to the curb that is 15'.

**MOTION:** Megan Forbes made a motion to approve the project as presented. Hannah Vander Zanden seconded; the motion passed unanimously.

## **UF – 675 – Disability Resource Center (Programming & Site Selection)**

### **PRESENTING: Tamera Baughman**

**DISCUSSION:** Tamera introduced herself and the Disability Resource Center project. The Disability Resource Center (DRC) has grown over the years and is now serving over 6,000 students, which is a 349% growth increase over the last 10 years. Currently, the DRC offices are located inside Reed Hall and Cypress Hall. The location is not close to academic buildings or other campus services that students need to access.

The University has determined that the new location will be on Parking lot number 20. This location will displace some parking, so the parking lot across the street will be expanded as part of the project.

The future Land Use designation is currently Academic/Research and will need to change to Support/Clinical. This will require an amendment to the Campus Master Plan and should not impact the Campus Development Agreement.

The new facility will be about 12,000 square feet and is currently proposed as a 2-story building but may change to 3-story. Parking lot 20 has 45 parking spaces. There is a potential for a future UF Testing Center addition that would be on the same site and designed to look like all one building. The Testing Center was recently approved by CPPEC.

Tamera showed the existing conditions of the project site and reviewed the historic buildings neighboring the project site that need to be considered in the building design. There are trees on site that will be impacted and the committee asked that the project aim to save the heritage trees on the corners of the site.

The project site is in the historic district and the project team is exploring doing a mass timber building. Tamera said she will come back to the committee at schematic design to show the survey of the trees and the impacts for the new building.

The committee stated that trees should not be impacted in the parking lot across the street to accommodate additional parking. Cydney responded that the design team will work around the trees to add parking.

The committee asked about the current DRC space and what it will be replaced with. The area is controlled by Housing.

The committee asked about the testing center. The testing center will serve a wider need for the campus community.

The committee asked about a drop off area and the design team will look at making a safe drop off area so that pedestrians will be able to come and go safely.

**MOTION:** Robert Hatch made a motion to approve the project as presented. Nancy Clark seconded; the motion passed unanimously.

### **UF – 687 – Broward Dining Hall Reno & Expansion (Schematic Design)**

#### **PRESENTING: Robert Hatker**

**DISCUSSION:** Robert introduced himself and the Broward Dining Renovation and Expansion project. Todd Whitehead, the Architect on the project, as well as Laurie Hall, the Landscape Architect for the project, were on the call to give the presentation.

Todd stated Broward Dining is going under a renovation and expansion and is currently in the Advanced Schematic Design phase and will follow up with a third presentation in the Design Development phase. The renovation scope is approximately 18,500 square feet and the expansion is about 10,000 square feet. The location of the expansion is toward the south of the site. The dining hall will serve as the main food facility for the surrounding housing facilities, and it is a must have for the University. The timeline is to have construction begin in late Fall and conclude in time for Fall 2024. The floor plan developed for the facility has 9 venue options for the students.

There is a pedestrian path that runs north and south from Inner Road that needed to be reconfigured. The design team made the connection to the right with Mallory Hall and the new Honors College housing facility to the south. It also ties in with other surrounding projects to create a more direct path.

Laurie explained that the project is between several other ongoing projects and highlighted the importance of the north/south connection. There is about 11' of grade change on site to overcome. The design team tried to adjust the path in several ways to preserve the heritage trees in the area while maintaining ADA compliance and an appropriate width.

Todd stated the existing entrance will be changed and the northeast corner will be reconfigured. The user group asked for one point of entry. Todd showed the existing conditions of the surrounding area and how the façade of the expansion will match the existing materials being used. He showed the existing steps and the south view of the lawn.

The committee asked about the existing entrance and how it will be modified. It will remain concrete for now since it is the ADA path for the Inner Road project. It may change in the future. The overhang will remain and will be used for outside dining. The committee asked about the paths to the east of the building and if there could be one path instead of two paths. The path that runs next to the building does not have enough run to be ADA compliant. The project team could explore removing the path completely with the steps if more area is needed.

The committee discussed the ADA pathways in the area and wanted to see one path that all students could use to emphasize a shared experience as much as possible. There was concern about the need to separate cyclists from pedestrians.

The committee asked about the glass façade on the south and the design team will be using bird-friendly glazing. The building will also shade some of the windows to help with the glazing.

The committee asked about the scooters going fast on the proposed path. Everyone using the same path could be dangerous. The path to the east will be the best to keep if there is only one path. The committee asked if we could separate the scooters from pedestrians on one path instead of two. The committee asked about the width of the path, and it is 12'. The design team will look at more options for the shared use path. There are ramps and handrails on the path.

The committee asked about the tree impacts. The southside addition will be a large slope and outdoor seating will not be in this area.

**MOTION:** Hannah Vander Zanden made a motion to approve the plan for the project as presented with a recommendation of one path to the east. John Brinkman seconded; the motion passed unanimously.

### **INFORMATION:**

#### **Conservation Area Land Management Plan Update**

**Rachel Mandell**

Rachel introduced herself to present the CALM plan. She also noted that Kaylee August from the Office of Sustainability was also on the call. The LVL committee approved the updated plan in May 2023.

The previous CALM plan was adopted in 2004 and covers 31 conservation areas on campus totaling over 450 acres. The plans demonstrate the university's commitment to maintaining and preserving the natural areas on campus. The plan update started in February 2022 with approximately 30 steering committee members. These areas are important because they provide valuable resources for campus, including educational opportunities, passive recreation, and research. They are also part of the stormwater treatment system and a unique aspect of the University landscape.

Rachel explained that the team conducted over 50 site visits. They also put out yard signs at the conservation areas which opened the door for asking questions and receiving input campus wide. The engagement efforts received a 2023 Champions for Change Award. The CALM plan received approval from upper administration and they've been collaborating with the Business Affairs communications department to market the launch of the plan in the Fall.

One product from the CALM update will be a Trails and Connectivity Map. The steering committee thought this was very important. All campus trails and conservation area amenities have been collected and mapped. Rachel told the committee that they are also about to kick off the Lake Alice Watershed Management Plan which they view as an extension of the CALM plan. Two of the primary concerns identified during the update process were erosion and sedimentation. They also frequently discussed flooding and water quality.

Rachel stated that funding was received for the redesign of Jennings Creek Bridge from the CITF committee. They have also explored using Tree Mitigation funds for invasive species and restoration efforts.

From the update process, the CALM team will provide three deliverables: the interactive CALM plan, the BioGator Inventory, and the Boundary Verification maps.

BioGator is an online living platform that is continually updated and provides research grade documentation of the species in our conservation areas. There are 1.4 million research grade observations already in the platform. The Florida Museum of Natural History is maintaining this tool.

One of the goals the steering committee set early on was to not have the updated CALM plan read as a report. They wanted something engaging and interactive. The updated plan will use a dynamic platform with several interactive features. Rachel worked with BATS to create an online exhibit with embedded applications. There will be one overall CALM plan which speaks to conservation from a campus-wide perspective, as well as 23 site-specific CALM plans. For consistency, the team established common themes to categorize the problems, solutions, objectives, and management strategies.

1. Invasive Species Management
2. Connectivity & Accessibility
3. Boundary Verification
4. Engagement & Community Outreach
5. Ecological Restoration & Stormwater Management
6. Safety & Accountability

The third deliverable is the Boundary Verification work. This effort was to field verify the boundaries of the conservation areas to provide clear, consistent, and accurate delineations. Rachel explained that the trimble accuracy was within inches, and Lidar was accurate within millimeters. Rachel also explained how BATS created an app to provide live updates to the steering committee so they could be involved in the process.

The committee thanked Rachel and the project team for their leadership.

#### **Chair Report**

**Jay Watkins**

Jay stated that elections are on the agenda to address. He recommended tabling this to the next meeting to know who will be on the committee. Jay stated he would act as Chair until the elections are done.

**ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at 3:54pm.