

MINUTES
University Lakes, Vegetation and Landscaping Committee
May 02, 2024, at 9:00 AM
Facilities, Planning & Construction
ZOOM MEETING

The University Lakes, Vegetation and Landscaping Committee (ULVLC) met Thursday, May 02, 2024, for a Zoom meeting online.

Members attending:

Gail Hansen De Chapman – Environmental Horticulture - Chair
Nancy Chrystal-Green – Associate Vice President, Division of Student Life
Gregg Clarke – Liaison, Senior Director, Facilities Services
Adam Dale – Associate Professor, Entomology and Nematology Department
Linda Dixon – Liaison, Director, Planning, Design & Construction
Ryan Klein – Assistant Professor, Environmental Horticulture
Bart Knowles – Liaison, Major, UF Police Department
Lucas Majure – Assistant Curator, FLMNH
Rachel Mallinger – Assistant Professor, Entomology and Nematology Department
Tim Martin – Professor, School of Forest, Fisheries and Geomatic Sciences
Pawel Petelewicz – Assistant Professor, Agronomy Department
Tom Schlick – Liaison, Director, Facilities Services
Matt Williams – Liaison, Director, Office of Sustainability

Members not attending:

Fernando Alferéz – Assistant Professor, Citrus Horticulture
David Conser – Liaison, City of Gainesville, City Arborist
Wesley Littleton – Student
Cydney McGlothlin – Liaison, AVP, Planning, Design & Construction
Gerardo Nunez – Assistant Professor, Horticultural Sciences
Brandi Renton – Liaison, Associate Vice President, Business Affairs

Visitors attending:

Rachel Mandell – Sr. Planner, Planning, Design & Construction
Melissa Thomas – Administrative Assistant, Planning, Design & Construction
Frank Javaheri – Director of Construction, Planning, Design & Construction
Tom Feather – Project Manager, Planning, Design & Construction
Tamera Baughman – Project Manager, Planning, Design & Construction
Andrew Meeker – Project Manager, Planning, Design & Construction
Ronnie Cooper – Project Manager, IFAS
Charles (Chuck) Kammin – Facility Services, Utilities
Caeli Tolar – Landscape Architect, CHW an NV5 Company
Laurie Hall – Sr. Landscape Architect, CHW an NV5 Company
Jordan Benton – Facilities Services
Savanah Partridge – Intern, Planning, Design & Construction
Jamie Lindsey – Architectural Designer, Planning, Design & Construction
Marty Dempsey – Department of RecSports
Elisabeth Manley – Kimley-Horn and Associates

Stephanie Ezell – Wannemacher Jensen Architects
FDE – Unknown
Arturo Lopez –Wannemacher Jensen Architects
Israel Sanchez – Wannemacher Jensen Architects
Stella Tran – Wannemacher Jensen Architects

I. Adoption of Agenda and Minutes

Motion: Tim Martin made a motion to adopt the agenda and approve the March minutes.

Second: Adam Dale

Motion Carried Unanimously

II. MAJOR PROJECTS

UF-675 – UF Disability Resource Center **Presenting: Tamera Baughman**

Tamera introduced herself and began presenting on the Design Development phase of UF-675, the UF Disability Resource Center (DRC). Laurie Hall from CHW was also in attendance to present on the landscape plan and tree removals.

The project site is located on the existing parking lot at the corner of Stadium Road and Fletcher Drive. There will be modifications to Fletcher Drive and parking will be added to the existing service road to the west of the parking lot. The proposed building will be two stories, LEED Gold Certified, and encompass approximately 14,837 square feet of testing spaces, meeting rooms, and other spaces for the DRC.

Laurie showed the existing conditions of the site and surrounding areas. The site has significant grade changes which pose as a constraint.

The project team was asked to preserve parking on-site until the construction of the second building, as well as add parking along the service drive within the project boundaries. The project team was also asked to provide drop off access from Fletcher Drive which may be changing directions.

The committee requested that the project team design the building in a manner that minimizes tree impacts and saves as many on-site trees as possible. Laurie presented a comprehensive list of all tree impacts within the site, along with further background for each impact. She showed pictures of each tree and explained that the future construction and extensive utility work will prevent them from re-planting trees on site. They will work with Facility Services on a final landscape plan.

The committee asked what efforts were made to try to mitigate or avoid impacting the on-site heritage trees. The committee presented a need for an Urban Forester position to address tree impacts within utility projects. Tim Martin moved to deny the project proposal. Chuck Kammin stated that the project is bound by the existing utilities, so repairs in the area will be disruptive due to the location of the utilities and the scope of required work. Chuck explained that Facility Services is trying to create corridors that would allow them to operate and maintain utilities in the future with minimal impact to the campus landscape.

The committee asked if there could be street trees planted back in this area. Laurie stated that there is little feasibility to replant due to the Utility upgrades. The Design team could not avoid impacting heritage tree on the corner of Fletcher Drive and Stadium Road, and there is no space for replanting.

The committee asked if there was any attempt to reconfigure the building to save the tree. The committee stated there is a disconnect between the design and utility needs. They raised concerns regarding urban heat island

effects on campus due to a diminishing urban tree canopy and increased hardscape. The committee claimed that it is discouraging to voting members when heritage trees are removed despite their concerns.

The committee communicated that a student asked to preserve tree #23.

The committee asked that Phase II be designed with the intention to replant trees. The project team stated that the design incorporates a courtyard between the two buildings which will host a green space with trees.

The committee expressed concerns regarding the order of operations and design implementation. Facilities Services stated that they will try to minimize tree impacts.

Motion: Tim Martin made a motion to deny the project because there was no consideration of tree impacts in the routing of the utilities. Saving tree #23 should also be considered with proper sidewalk reconfigurations.

Second: Adam Dale

Motion was all in favor of the project being denied except 1 opposed

UF-681 – Flavet Outdoor Recreation Complex – Schematic Design
Presenting: Andrew Meeker

Andrew introduced himself and began presenting on UF-681 – Flavet Outdoor Recreation Complex. The project is located east of Flavet Field and north of Museum Road. It was made into a temporary parking lot during the construction of Garage 14. Garage 14 has since been completed and the parking area is being reconverted into recreation space. Phase I of the project included the conversion of the temporary parking lots into tennis courts.

Laurie Hall introduced herself and began presenting on the landscape plans. Laurie stated that it is important to note that Flavet stands for Florida Veterans. The project site once hosted veteran housing after World War 2. The project site is also adjacent to the Graham Woods conservation area, so a buffer will be required to protect the conservation area.

The project team engaged in outreach and facilitated discussions with key stakeholders to establish the vision for the space. It is intended to be an inclusive space that has both passive and active recreation to attract users that are not traditional recreation or Recsports users. The project is also pursuing SITES certification.

Laurie presented the proposed site plan. There are many flexible spaces that will be continuously defined. The restroom building will be renovated during the project to meet UF standards and be ADA compliant. There is a waste collection point near the conservation area that will need to be accessed. Some of the dumpsters will be relocated. Accessible parking spots will be added to the south in the existing parking lot. The project team is working around the heritage trees that are on site.

Laurie presented on the Bandshell. Large events will require an abundance of trucks, trailers, and tents. The project will be reconfiguring on-site sidewalks and pavement to accommodate vehicles and vendors for large events.

LID will be incorporated into the design to emphasize the significance of stormwater management.

Laurie reviewed the tree impacts. There are a few trees near the paved circle by the bandshell that will need to be removed to allow event vendors to park next to the stage.

A plant palette will be provided during the Design Development phase.

The project will require a variance for site furnishings from the Landscape Master Plan.

The committee asked about tree #12, a Loblolly Pine, and if the sidewalk can be reconfigured to save the tree. The design team stated that they will look at that area.

The committee asked about the circle drive near the bandshell and if it could be left with the trees. Currently, vendors are parking on the pickleball courts. RecSports does not want the vendors to park on the new courts moving forward. If that area was paved completely, they will be able to utilize the circle area for parking.

The committee asked about the utilities in this area. The utilities will not be impacted by this project.

The committee asked about the trees impacted and recommended the team enlist a certified arborist to evaluate the condition of the trees. They recommended that trees be upheld as infrastructure for projects.

The committee asked about the quantity of trees being replanted on site. The committee asked about trees #9, #10, and the cabbage palm, #11. They asked if sidewalks could be reconfigured to save the trees. Laurie stated that the design team would see what they could do. The grading is a concern in the presented area. 26 trees are expected to be impacted, but more insight will be provided following site surveys.

Motion: Adam Dale made a motion to approve some of the tree removals with several stipulations. Any tree that is noted on this slide with the asterisk, and any tree that is to be removed and downgraded in mitigation because of its condition needs to have support from an external arborist with a report to justify that, and that also applies to the Laurel Oaks. Tree removals listed in blue should be reconsidered and brought back to the committee with efforts made to reconfigure the site to save trees.

Second: Ryan Klien

Motion Carried Unanimously

III. MINOR PROJECTS

IF24011 – IFAS Building 0981 Microbiology Cell Science Teaching Lab Addition

Presenting: Sean Mountain/Ronnie Cooper

Ronnie Cooper introduced himself and stated that was presenting on behalf of Sean Mountain. Caeli Tolar from CHW introduced herself to present the landscape plan for the project.

Caeli presented the location of the project site. She showed the potential tree removals and stated that the project will be removing 8 cabbage palms. She also showed the existing trees and the footprint of the new lab addition. Trees #2-#6 will be removed due to the building footprint. The project team will be aiming to protect existing trees if possible. The project proposed implementing trees near the sidewalk leading to the building. They will be replanting 6 trees on site, as well as shrubs and ground cover.

Ronnie stated that the faculty members associated with the teaching lab will be aiding in tree replanting. The committee was in favor and suggested a replanting plan be presented at a later date.

Ronnie stated that there is an electric duct bank in that area. They will be coordinating with grounds to ensure that they stay away from the utilities.

The project intends to address stormwater concerns in the area. The committee asked if there was any stormwater infrastructure in that area. Ronnie responded that they are having discussions with Facilities Services regarding stormwater management on site.

Motion: Rachel Mallinger made a motion to approve the project as presented.

Second: Pawel Petelewicz

Motion Carried Unanimously

IV. OTHER BUSINESS

Landscaping and Natural Resource Projects

Presenting: Jordan Benton

Jordan began presenting on Facilities Services' progress with campus tree plantings as it was asked in a previous committee meeting.

In the past 12 months they have planted:

- A. Ravine Park
 - 1. 71 Ornamental Taiwan Cherry Trees
 - 2. 30 Pine trees (Loblolly and Spruce)
 - 3. 2 Chickasaw Plum Trees
- B. Union Park
 - 1. 38 trees of different varieties

The committee asked if the Cherry trees were in the Landscape Master Plan, which they were.

Jordan then discussed the Gale Lemerand and Stadium Road campus landscape design enhancement project. Work is expected to begin after spring commencement. The goal is to be substantially complete by the first home game on August 31st. The sidewalk and scooter parking are expected to be removed. There will not be any tree removals. The area hosts utilities, so care will be given. The committee asked if the sidewalk will be closed. The committee asked about sucker removal. The branching will be removed or trimmed, just cleaning up the canopy over the lawn area.

Jordan then presented on the removal of a pine tree in the surge area. The area floods during rainy days. There are a few buildings that are undergoing renovations. The old Nuclear Engineering Building will be inhabited by EH&S once it has been remodeled. Facilities continues to work with WSI to model the area and find areas for stormwater improvement. There are a lot of projects occurring within the Surge Area, including two buildings being demolished. Facilities Services was helping with the disconnect of utilities prior to the building removals. The pine tree in question was near a water line and a gas line. South of the pine tree was an overhead power line which serves the EH&S Storage facility. Upon trying to remove the utilities, complications arose, and the pine tree was removed to ensure project completion.

Gail relayed chat questions. One participant asked about the funding source for the plantings. Tom stated that funding for the cherry trees and pine trees derived from the Tree Mitigation Fund. Some of the trees were funded through the Beautification Fund. Another participant asked what size the removed pine tree was. Tom stated that he didn't know that information.

Chair Report

Gail Hansen de Chapman

Gail stated she didn't have a Chair report but did have a request. She asked that if individuals are sending emails concerning trees on campus, that responses be written promptly. She was concerned about the committee's ability to review and receive clarification within meetings. She also emphasized the importance of looking at meeting materials prior to the meeting time.

Matt Williams stated that there are about 30 future buildings sites within the Campus Master Plan. He suggested conducting preliminary tree surveys to identify and flag significant or at-risk trees before projects

begin. This proactive approach would inform everyone about important trees, especially as the number of buildings increases. Linda stated that during the Programming phase, tests are conducted to assess the appropriateness of a building. Business Affairs Technical Services manages all the GIS data, including building space data. They are in the process of updating an outdated tree survey dataset conducted by a previous UF arborist. Once updated, the data will be much more accessible. Ryan stated that David Fox from Forestry has a partial inventory he collected 8 to 10 years ago.

It was suggested that a heat map depicting campus utilities be created. Chuck Kammin stated that could be considered. UF hosts an extensive underground utilities system with steam being the most expensive to replace at about \$3,000 per foot.

The committee asked that each time a project is initially presented, there be data provided on the underground utilities on site. This would help members understand the potential impacts and feasibility for planting trees upon project completion.

There was another question from the Q&A area. The participant asked if there could be a few minutes for public comment at the start of future meetings. Gail stated that there could be a few minutes for public comment, but it will need to be at the end of future meetings rather than the beginning. This is to ensure members don't miss key information during presentations.

There being no further business for discussion, the meeting adjourned at 11:02 AM.