

April 10, 2024

Jay Watkins
Land use and Facilities Planning Committee
PO Box 117901
Gainesville, FL 32611-7901

Dear Mr. Watkins:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on March 05, 2024, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the IF 24064 – Temporary Mass Timber project as presented.

I approve the committee's recommendation.

2. Land Use and Facilities Planning Committee recommends approval of the UF 675 – Disability Resource Center project as presented.

I approve the committee's recommendation.

3. Land Use and Facilities Planning Committee recommends not approving the UF 701 – UF Health Ortho project as presented.

I do not approve the committee's recommendation.

4. Land Use and Facilities Planning Committee recommends approval of the IF24049 – Glenn Teaching Building project as presented.

I approve the committee's recommendation.

Sincerely,



Brandi Renton

Associate Vice President for Business Affairs

cc. Committee Members
Rachel Mandell
Melissa Thomas

Land Use and Facilities Planning Committee
March 05, 2024, at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Ann Baird, Librarian, UF AFA Library
Nancy Chrystal-Green, AVP – Division of Student Life
Ronnie Cooper, Project Director, IFAS Facilities Planning
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning
Carol Demas, Lecturer, Department of Mathematics
Linda Dixon, Planning, Design & Construction
Margaret Fields, Associate Dean, Liberal Arts & Sciences
Megan Forbes, Chair, English Language Institute
Robert Gonzalez, Building Code Inspector, EH&S
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Robert Hatch, Professor & Director of Medical Students
Jacob Kanfer, Student
Mark Leeps, Assistant, Journalism
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Matthew Martinez, Student
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine
Pawel Petelwicz, Assistant Professor, Department of Agronomy
Lynda Reinhart, Director, O'Connell Center
William Smith, Assistant Athletic Director, University Athletic Association
Hannah Vander Zanden, Assistant Professor, Biology
Scott Washburn, Professor, Civil & Coastal Engineering
Jay Watkins, Chair, School of Music
Matt Williams, Director, Office of Sustainability

MEMBERS ABSENT:

Daniel Dickrell, Associate Director, Student Programs
Sarah Gamble, Lecturer, School of Architecture
Gail Hansen De Chapman, Chair, Lakes, Vegetation & Landscaping Committee
Mark Helms, AVP, Facility Services Division
Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Cydney McGlothlin, AVP, Planning, Design & Construction
Michael O'Malley, Academic Advisor, Honors Program
Brandi Renton, Assistant Vice President, Business Affairs
Joseph Riley, Professor, Community Dentistry
Paul Sarnoski, Associate Professor, Department of Food Science and Human Nutrition

Mason Solomon, Student
Nina Stoyan-Rosenzweig, Coordinator, Health Affairs

VISITORS:

Carlos Dougnac, Executive Director, Planning, Design & Construction
Rachel Mandell, Sr. Planner, Planning, Design & Construction
Melissa Thomas, Administrative Assistant, Planning, Design & Construction
Jamie Lindsey, Architecture Designer, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Tamera Baughman, Project Manager, Construction, Planning, Design & Construction
Forrest Eddleton, Interim Director, City of Gainesville Department of Sustainable Development
Scott Sager, Assistant Director, School of Forest, Fisheries, & Geomatics Sciences
Matthew Hartley, Project Manager, UF Health
Du Meyer, Director, UF Health Design and Construction Services
Mike Castine, Planner, Alachua County Department of Growth Management
Laurie Hall, Landscape Architect CHW
Caeli Tolar, Landscape Architect, CHW
Travs Hastay, Civil Engineering, CHW
Shawna Meyer, Principal, Atelier Mey
Frank Tipton, Project Manager, IFAS
Beverly Frank, AIA, BFrank

CHAIR: Jay Watkins chaired the meeting.

CALL TO ORDER:

Jay Watkins called the meeting to order at 2:03pm.

APPROVAL OF AGENDA AND MINUTES:

Megan Forbes moved to approve the February minutes and the agenda; Mark Leeps seconded; motion passed unanimously.

IF 24064 – Temporary Mass Timber Project: Mass Haptic Pavilion

PRESENTING: Shawna Meyer

DISCUSSION: Frank Tipton introduced himself and Shawna Meyer as the presenter for the minor project. The project proposes a 400 sq. ft. temporary, open-air, mass timber pavilion on the existing lawn, north of the COLT Building and just east of the Constans Theatre. The project is located in Precinct 1 as defined by the Landscape Master Plan. No new utility services or stormwater infrastructure are required. The project will result in minimal ground disturbance; no flooring will be installed, but it is requested that pine needles be used to cover the pavilion ground area. Future deconstruction of the project is the responsibility of the project team.

The project will serve as a learning pavilion and will be funded through a 2-year grant program provided to the School of Forestry to educate UF stakeholders on mass timber construction. QR codes will be posted near the pavilion, providing historical context on regional forestry, mass timber construction, and IFAS organizations involved in the grant funding. The project site is a future IFAS building site.

The committee asked if there is an ADA-compliant route to the pavilion. Shawna explained that the project does not intend to alter the ground surface nor serve as a formal teaching space, but the site is adjacent to an existing sidewalk. The committee stated that extending the existing sidewalk by providing a smooth surface with a turning radius would be sufficient to meet ADA compliance. An impervious surface or walkway mat would also suffice.

The committee asked for further background on mass timber construction. The haptic pavilion is designed with regional timber to withstand strong weather conditions and support the regional economy. The project has been reviewed and the site location recommended by CPPEC.

MOTION: Mark Leeps made a motion to approve the project as presented with the inclusion of the ADA-compliant route that provides a sufficient turning radius. Robert Hatch seconded; the motion passed unanimously.

UF 675 – Disability Resource Center

PRESENTING: Tamera Baughman

DISCUSSION: Tamera provided a brief overview of the site location and showed a proposed rendering of the Phase II building, the UF Testing Center. Phase I refers to the Disability Resource Center, to be built on the east side of the project site.

Tamera introduced Laurie Hall from CHW to present on landscaping impacts. Laurie Hall detailed the list of tree impacts that were approved by LVL. Many of the tree removals are related to improvements and grading required for the site.

There are currently 53 parking spaces on-site; the project intends to maintain parking on the west portion of the site until Phase II construction begins. The service drive will be reconfigured to accommodate surface parking spaces that will parallel parking spaces along Fletcher Drive. There will be a net loss of 45 parking spaces. The project will provide a drop-off near the entrance of the Disability Resource Center building off Fletcher Drive.

The site is located in the historic district. Historic architectural elements will be included in the design to maintain a cohesive image with surrounding buildings. These features were shared with the Florida Division of Historic Resources and the Preservation of Historic Buildings and Sites Committee.

The committee asked where visitors will be expected to park upon completion of the UF Testing Center. Visitor parking will be maintained and will replicate visitor parking systems found at the Reitz Union and the O'Connell Center. There are multiple bus routes within proximity of the building site. The committee asked about parking located to the south of the site, adjacent to The Hub. Tamera stated that the project ensured more parking by focusing on-site rather than parking off-site.

The committee asked if the building addition will be pursuing any sustainable building certifications. Du Meyer stated that there are cost barriers to certifications, but UF Health maintains independent sustainability standards.

The committee raised concerns regarding the public input process and the potential lack of revisioning. Travis Hastay from CHW said that the project can be presented to the committee at a later date if specific recommendations were made.

MOTION: Mark Leeps made a motion approve the project as presented. Margaret Fields seconded. **6 voted in favor, 7 voted against. The motion failed.**

IF24049 – Glenn Teaching Building

PRESENTING: Ronnie Cooper

DISCUSSION: Ronnie Cooper introduced himself and Beverly Frank, the principal of B Frank Studio. The project intends to replace a teaching building that is currently not air-conditioned or well ventilated. The project is located at the corner of Museum Road and Hull Road and will be situated just north of the existing building. The service drive will be reconfigured. No additional parking will be required, and there will be no tree impacts. It is not located within a priority project area or a campus enhancement area, as designated by the Campus Master Plan or Landscape Master Plan. It conforms with the academic research future land use. LVL previously approved this project.

The committee asked about the conditions of the existing building. Ronnie stated that because the existing building is a teaching building, it cannot be removed until the new building is completed to minimize disruption to courses.

The committee asked about a greenhouse located on the project site and whether or not it would be demolished and/or relocated. Ronnie clarified that if the greenhouse were to be demolished, it would likely be replaced.

MOTION: Robert Hatch made a motion approve the project as presented. Ericka Olgaard seconded; the motion passed unanimously.

INFORMATION:

Chair Report

Jay Watkins

Jay Watkins stated he was going to skip the Chair report because he had another class obligation.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 4:33pm.

The committee echoed the Preservation of Historic Buildings and Sites Committee's recommendation to implement more brick to match the existing surrounding buildings and suggested this be included in the final motion. It was also asked that the design team consider the gothic architectural style seen throughout the historic district.

The committee asked if the project adheres to current Campus Master Plan guidelines and future land use designations. Linda Dixon stated that the site is designated as a future building site and that there will be multiple amendments presented at a future meeting, including one relating to the Disability Resource Center project.

MOTION: Robert Hatch made a motion approve the project as presented with the inclusion that the design team present at a future meeting with intent to better integrate existing historic architectural styles into the exterior design. Mark Leeps seconded; the motion passed unanimously.

UF 701 – UF Health Ortho

PRESENTING: Tamera Baughman

DISCUSSION: The project is located at the existing UF Health Surgery Center off of SW 34th Street and Hull Road. The facilities are managed by UF Health. The project includes a 27,000 sq. ft. addition to the existing building and 7,000 sq. ft. in renovations to better accommodate the flow of patients, staff, and material traffic. There will also be a drop-off zone provided. Additional parking will be added to the north to increase total parking by 76 spaces. The stormwater conveyance system will be relocated as well.

Tamera introduced Caeli Tolar from CHW to speak on the landscaping impacts presented previously to the Lakes, Vegetation, and Landscaping Committee.

The committee asked if the project site was under the City of Gainesville's jurisdiction and whether or not it is included in the Campus Master Plan. Linda stated that the site is owned by the UF Foundation and is covered within the Campus Master Plan jurisdiction.

The committee asked about the jurisdiction of the forested area adjacent to the proposed parking lot. Linda stated that the forested area is designated as conservation and is protected from major construction projects.

The committee asked about the parking demand and if parking could be expanded to the east of the project site. Linda explained that there are plans for future developments to the east of the project site. Tamera referred to the conducted parking study showing increased demand for parking. Du Meyer from UF Health elaborated on the increasing parking demand further.

The committee raised concerns regarding the tree removals. Caeli Tolar from CHW addressed their questions regarding species and location.

The committee asked for clarification on the standards set by the Campus Master Plan, such as improved bicycle circulation in the area, which is recommended near the project site as outlined in the Campus Master Plan. Linda confirmed that the project will not impede future connections for biking and transportation infrastructure. Scott Washburn detailed discussions had in the Parking and Transportation Committee regarding connectivity to the project site, and Linda reiterated that connections beyond the project site need to be improved for safe bicycle facilities to be implemented.

Business Affairs
Office of the Vice President

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Dear Dr. Watkins,

I am writing regarding the recent recommendation made by the Land Use & Facilities Planning Committee (LUFPC) about agenda item UF-701 Florida Surgical Center Expansion – Orthopaedic Surgery.

As you know, at its March 5 meeting, the LUFPC reviewed and recommended the denial of the proposed project. The scope of work presented to the committee included a ±27,000 SF building addition, a ±7,000 SF interior renovation, 76 new parking spaces, and expansion of an existing retention pond. Consequently, the project requires the removal of 182 trees that are regulated by the University's Tree Mitigation Policy.

Although I have not yet received the LUFPC minutes to issue the customary AVP response letter, I want to inform the committee without delay of the university's decision to proceed with the UF Health Surgical Center Expansion. The University is committed to advancing UF Health's critical public health services, and this project supports that commitment. Please know we will be moving forward thoughtfully and with the utmost consideration for the input received by the committees.

This decision is not taken lightly and the feedback from LUFPC is vitally important to the university and its shared governance model. As you are aware, university construction projects undergo a thorough review process receiving recommendations from up to four Joint Faculty Senate Committees depending on project scope and committee purview. The Lakes, Vegetation, and Landscaping Committee (LVLC) has primary purview over landscaping and tree removal, while the Parking and Transportation Advisory Committee has primary purview over parking and transportation issues. After thorough deliberation, each of these committees recommended approval of this project. Of note, the LVLC considered the project carefully in two meetings in December 2023 and January 2024.

I offer the following reasons for approving UF-701 Florida Surgical Center Expansion – Orthopaedic Surgery as recommended by the other two committees:

- The project will mitigate the 182 regulated tree removals consistent with the University's Tree Mitigation Policy plus replant an additional 17 smaller trees that were planted in recent years as mitigation for a previous project phase. As mitigation, the project is proposing to plant 123 trees onsite and pay \$65,250 in tree mitigation fees.
- The site is unusual on campus in that it includes a forested stand of trees that are dense, but not necessarily high-quality including many laurel oaks (123) and loblolly/slash pines (32), with the only heritage-sized tree being a laurel oak, which is considered a lower value and short-lived species compared to other oaks.

- The project, including its parking and stormwater treatment, is necessary for the ongoing provision and expansion of vital healthcare services at the surgery center.
- The property, although within the UF Campus Master Plan, is not owned by the State of Florida. As such, its operations including parking regulations, are managed differently than most of the campus resulting in the need for the surgery center and its parking to function independently of the surrounding campus lands.
- The surgery center is a unique, essential health care function, wherein most clients arrive by private vehicle and are often anxious about their upcoming procedure. To provide the best customer experience and in anticipation of a future building addition, the parking expansion is prudent currently.
- The project is consistent with the UF Campus Master Plan (adopted in December 2020) and is included in the Campus Master Plan's 10-year list of capital projects.

Given the unique nature of this project and its required tree removals, the LVLC discussed potential mitigation strategies aimed at off-setting impacts. Although some potential mitigation projects were brought forward, the LVLC determined that this issue would be revisited at a future meeting.

While the university is proceeding with this project, I would like to reemphasize the importance of the committee's deliberations and recommendations in the university's project development process. I thank you and the other committee members for dedicating your time to the LUFPC.

Sincerely,



Brandi Renton

Associate Vice President for Business Affairs