

**MINUTES**

**Land Use and Facilities Planning Committee**

**March 07, 2017 at 2:00 PM**

**Planning, Design & Construction**

**Conference Room 235 Stadium**

**Members Present:**

Cynthia Brochu, Health Affairs Administration  
Paul Davenport, Physiological Sciences  
Linda Dixon, Planning, Design & Construction  
Norb Dunkel, Student Affairs  
Megan Forbes, Chair, English Language Institute  
Scott Fox, Transportation & Parking  
Jon Graham, Assistant Professor, Radiation Oncology  
Mark Helms, AVP, Physical Plant Division  
Carol McAuliffe, LB-Documents Department  
Jacqueline Miller, Florida Natural History Museum  
Ray Thomas, Chair, Parking and Transportation Committee  
Wendy Thomas, Director of Doing, City of Gainesville

**Members Absent**

Timothy Becker, Bergstrom Center for Real Estate Studies  
Todd Brusko, Pathology, Immunology and Laboratory Medicine  
Jennifer Clements, Student  
Carlos Dognac, AVP, Planning, Design & Construction  
Alyson Flournoy, Professor, College of Law  
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee  
Kevin Heinicka, IFAS Facilities Planning & Operations  
Craig Hill, VP's Office – Business Affairs  
Chip Howard, University Athletic Association  
Jennifer Hubbs, Research Program Development  
Marty Hylton, Chair of PHB&S, Libraries  
Steve Lachnicht, Rep-Alachua County  
Blake Landor, University of Florida Libraries  
Christopher Martinez, Agricultural and Biologic at Engineering  
Christopher Martyniuk, Physiological Sciences  
Janae Moodie, Student  
Esther Obonyo, Construction Management  
Kenneth Osfield, ADA  
Christopher Peters, School of Forest Resources and Conservation  
Ty Robare, Student  
Aner Sela, Professor, Marketing  
James Sullivan, DCP- Building Construction  
Bradley Walters, Architecture  
Jay Watkins, University Bands, School of Music  
Matt Williams, Office of Sustainability

**Visitors**

Robert Hatker, Planning, Design & Construction

Melissa Thomas, Planning, Design & Construction  
Harold Barrand, Planning, Design & Construction  
Miles Albertson, Planning, Design & Construction  
Mary Kay Carodine, AVP, Student Affairs

The University Land Use and Facilities Planning Committee members met in Planning, Design & Construction Conference Room. Megan Forbes called the Land Use meeting to order at 2:00 PM.

**I. Adoption of Agenda & Approval of February 2017 Minutes.**

**Motion: Ray Thomas moved to approve the agenda and the minutes.**

**Second: Paul Davenport**

**Motion carried unanimously**

**II. MINOR PROJECTS**

**UF-619 – IBC and IHLC New Facility Renovation Robert Hatker**

Robert introduced himself and stated they were seeking approval of the Advanced Schematic Design for the Institute of Black Culture / Institute of Hispanic Latino Culture New Facility. He would like approval for the building footprint and the initial development of the site plan and exterior building design.

At present these houses are two separate two story wood frame buildings. Robert is presenting the renovation as combining the two separate buildings into one building while keeping the front face of each building separate to show two different identities. He went over the existing buildings and landscape with the committee. In doing so, the trees for mitigations came up. He stated the Lakes, Vegetation, and Landscaping Committee (LVL) approved 9 trees for removal but he is waiting for a guidance from the City of Gainesville on the three trees in front of the buildings on the SW corner of West University Ave and NW 15<sup>th</sup> Street. He has been in contact with the City of Gainesville to discuss these trees. Wendy Thomas, Director of Doing for the City of Gainesville stated the ordinances of the city is mainly concerned with the trees on the landscape close to the sidewalks and pedestrian walkways to have shade. Wendy stated the pine trees are not providing shade for this sidewalk and it should be ok to remove. However, the 27” magnolia tree is providing shade, so she would question that one. He stated he was still waiting for an official approval or denial from the city prior do taking them down. Once Robert has the decision from the City of Gainesville he will come back to LVL for review. The committee asked about the trees close to the road in the right of way on NW 15<sup>th</sup> Street and Robert stated these trees are not on the site.

Robert went through different drawings to show what will be in the new facility, the 4 options for the front landscape/hardscape of the buildings, and the outside exterior design of the building. The buildings will have common/recreational areas, conference rooms, study areas, small and large assembly areas, new ADA restrooms, and a new elevator. Each entity will have access to use the full facility for chapter meetings and recreational events. The common/recreational and assembly areas will be sufficient enough for allowing each entity a place where the whole chapter can meet.

The committee asked about the parking in the back of the facility. Robert stated he went to the Parking and Transportation Advisory Committee about this project and they approved removal of

10 spaces. The parking lot will be 8 regular spaces and 2 handicap spaces. Robert also noted to the committee the parking lot has been configured that no one will back out off a curb onto NS 1<sup>st</sup> Lane when leaving the parking lot. The parking lot will also be restriped to the new configuration.

Robert stated he also went to Preservation of Historic Buildings and Sites Committee (PHBS) for approval of the Programming Phase of the project and they asked that the plans go to Florida Division of Historical Resources for review. Robert stated he has sent the plans forward to FDHR for review but have not received the documentation back from them. PHBS asked that the existing Historic buildings be documented including photos from a historic photographer. The DLR Group has reached out to one of its regional offices in Phoenix that has experience in Historic photographs. They also asked Marty for any recommendations as the DLR Group is having trouble finding a historic photographer in Florida. The Haag Company is continuing the efforts on the Historic American Building Survey drawings and the 3D scanning. The committee also asked about the salvageable or reusable items at this site that may be used on this project. The DLR Group is developing a report that will provide an update on items they have identified as salvageable/reusable items to incorporate into the design. The committee also asked that if there was anything inside the building of historic origin, to document that as well. Once all documentation, reports, and photos are back Robert will present to PHBS for approval of the Advanced Schematic Design phase.

The committee stated they liked the way the wood framework is staying as a residential look. They asked if the design team could look at the glazing on the front face of the building. The user didn't want to seem like they were in a fish bowl so the glazing is what was chosen to have the light from the windows but not allowing others to see them from the outside. The committee asked to check that requirement in city ordinances. Wendy Thomas from the City of Gainesville, asked if the buildings could move closer to the street. Robert indicated that the user wanted to keep an open space in front of the buildings to have gatherings and events for the chapter however, the project has moved the buildings forward by 2 feet. This open space in front of the buildings was a request of the users. They wanted to keep the front look inviting to users and visitors.

**Motion: Paul Davenport made the motion to approve the project as presented for Advanced Schematic Design**

**Second: Jacqueline Miller**

**Motion carried with 1 oppose (Wendy Thomas) – (After the meeting, it was noted that Ex-Officio members do not vote on the LUEPC, but that the City representative's opposition to the current design is duly noted.**

### **III. OTHER BUISNESS**

The next scheduled meeting will be April 04, 2017 at 2:00pm.

**There being no further business to discuss, the meeting adjourned at 2:40 PM.**