

## LAND USE AND FACILITIES PLANNING COMMITTEE MINUTES

March 06, 2018

Planning, Design & Construction  
Conference Room 235 Stadium

### ATTENDEES:

#### **MEMBERS PRESENT:**

James Austin, Associate Professor, Wildlife Ecology  
Paul Davenport, Physiological Sciences  
John Diaz, Assistant Professor, Agricultural Education and Communication  
Norb Dunkel, Student Affairs  
Megan Forbes, Chair, English Language Institute  
Scott Fox, Transportation & Parking  
Kevin Heinicka, IFAS Facilities Planning & Operations  
Mark Helms, AVP, Facility Services Division  
Craig Hill, VP's Office – Business Affairs  
Christopher Martyniuk, Physiological Sciences  
Jacqueline Miller, Florida Natural History Museum  
Kenneth Osfield, ADA  
William (Bill) Smith, Assistant Director, Operations, University Athletics Association  
Wendy Thomas, Director, Department of Doing, City of Gainesville  
Bradley Walters, Associate Professor, School of Architecture  
Matt Williams, Director, Office of Sustainability  
Samantha Wisely, Associate Professor, Wildlife Ecology  
Timothy Young, Sr. Associate, Academic Advising Center  
Linda Dixon, Planning, Design & Construction

#### **MEMBERS ABSENT:**

Todd Brusko, Pathology, Immunology and Laboratory Medicine  
Brandon Della-Bella, Student  
Carlos Dougnac, AVP, Planning, Design & Construction  
Alyson Flournoy, Professor, College of Law  
Jon Graham, Assistant Professor, Radiation Oncology  
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee  
Noah Harden, Student  
Carrie Harmon, Sr. Associate, Plant Pathology  
Jennifer Hubbs, Research Program Development  
Marty Hylton, Chair of PHB&S, Libraries  
Steve Lachnicht, Rep-Alachua County  
Anthony Lyons, Director of Planning and Development, City of Gainesville  
Christopher Martinez, Agricultural and Biologic at Engineering  
Carol McAuliffe, LB-Documents Department  
Janae Moodie, Student  
Katherine Saylor, Research Assistant Professor, Wildlife Ecology and Conservation  
James Sullivan, Design Construction & Planning - Building Construction  
Ray Thomas, Chair, Parking and Transportation Committee  
Jay Watkins, University Bands, School of Music

#### **VISITORS:**

David Lyons, Planning, Design & Construction  
James Batts, BBI Construction  
Jason O'Brian, Project Manager for Phi Mu Sorority Addition  
Joe Walker, Walker Architects and Associates  
Melissa Thomas, Planning, Design & Construction

**CHAIR:** Megan Forbes, Chair, English Language Institute

**CALL TO ORDER:**

Meeting was called to order by Megan Forbes at 2:00pm.

**APPROVAL OF MINUTES:**

Jacqueline Miller moved to approve the agenda and minutes for February 06, 2017; Tim Young seconded; motion passed unanimously.

**UAA – 43 – Katie Seashole Pressly Softball Stadium Expansion**

**PRESENTING: DAVID LYONS**

**DISCUSSION:**

David introduced himself and stated that he is here for Schematic Design approval. He spoke about the project design and the possible transportation upgrades for the round-about, road improvements, and parking spaces relocation. He displayed photos of the existing nine (9) buildings which include the existing two (2) ticket booths and images of the new site design. The existing press box, team building, and team operations building will be demolished. The existing main entry, ticket booths, west and east concession buildings will be renovated. Three (3) new buildings will be constructed (covered outfield bullpen, team/operations building & elevated press box building). The seating capacity will be increased by 701 (1200 current seating to 1901 new seating). Six (6) shade canopies will be added to the stadium. Renovating the two (2) existing retention ponds to enhance the site appearance and drainage condition.

New three story team/operations building (12,400 SF) will consist of the following:

- Ground Floor: Locker Rooms (home, visitors, and umpire); Team Lounge; Team/Media Room, Laundry/Equipment Room and Training Room
- Second Floor: Concourse; Women's restroom and Concession
- Third Floor: Reception Area; Conference Room; Offices; Breakroom; Restrooms

New elevated press box building (3,000 SF) will consist of the following:

- Data Room
- Writing Press/Lobby Area
- Stat/Scoreboard Room
- TV Booth Room
- Restrooms
- Two (2) Radio Rooms (Home and Visitors)

New covered outfield bullpen building (3,100 SF) will be added to the site.

Joe Walker with Walker Architects stated that several trees would be removed/mitigated per the conditions of LVL. The design team is in the process of developing the drawings for the retention ponds and tree removal/mitigation. Once the drawings are completed the project team will present to the drawings the LVL committee for approval.

Transportation possible upgrades will consist of the following:

- Roundabout enhancement for large vehicles (not as part of this project)
- Relocate (5) parking spaces due to the team/operations building
- Back road improvements for team buses and emergency vehicles.

Two (2) alternates: (Pending Funding)

- Alternate No.1 - New entrance plaza and ticket booth on the corner on Hull Rd. and Museum Dr.
- Alternate No.2 – 360 outfield concourse and seating

**ACTION:** Norb Dunkel moved to approve the project schematic design; motion was seconded by Paul Davenport and passed unanimously.

**MP03994 – 416 – Phi Mu Sorority Addition**

**PRESENTING: Jason O'Brian**

**DISCUSSION:**

Jason introduced himself and stated he was here today for approval of the Phi Mu Sorority Addition project. He stated there will be a 2000 square feet interior renovation and a total of 8000 square feet of condition space added to the existing building.

It was presented to LVL and they approved the project with new grading, planting and new sod along with the condition that the project team coordinate with Grounds to have the Sabal palm relocated. Others will be handled through mitigation.

He stated there will be an addition on the first floor they will be creating a new entry walkway along with a front sidewalk leading down to the main sidewalk on Panhellenic drive. The committee asked if you could put more parking there and Jason stated there is a 9' incline from the road to the porch. It is almost impossible to put parking on that incline. The open two story porch in the front will be taken out and a new porch and foyer with a staircase to the second floor will be constructed. The project is also creating a new library and extending their multipurpose room and need more area to accommodate the number of students. The second floor will add a total of 16 bedrooms into the building which will add 32 addition beds to the house. There will be a new laundry room, upgrade the restrooms and showers as well to accommodate the demand. On the third floor the project will create a third floor access to the stairs and create a new roof over the new front porch and some dormers. There will be an added roof over the side deck that was built in 2012 for the student's courtyard area.

The back entrance will remain by the parking because it was requested by the students to enter the house in the same manor. The committee was concerned about the alley area because the students use it as a walkway and there are no sidewalks. The committee requested that a sidewalk be added to SW 9<sup>th</sup> Avenue since it would be required by City land development regulations. Jason stated it is shown here to be an alternate. The cost is estimated at approximately 40,000-50,000 dollars to add the sidewalk along the SW 9<sup>th</sup> Avenue frontage because of grade and utility issues. He stated this will also require the water meter to be relocated and the current dumpster pad to be demolished and a new dumpster pad to be installed by the back corner of the house. Wendy Thomas, from the City, stated that new GRU standards likely will not require the water meter to be relocated for a sidewalk. Ken Osfield stated that the house is required to provide an ADA-compliant path to the nearest bus stop. There was discussion about whether pedestrians could cross to the other side of SW 9<sup>th</sup> Avenue to access a sidewalk. Jason acknowledged that the sorority house project immediately to the west will complete the sidewalk across their adjacent frontage. The contractor and architect reported that the owners do not want to have this sidewalk be required for project approval. Jason requested that the sidewalk be completed as a secondary project so that there would be time to identify funding. There was discussion about how to ensure the sidewalk is constructed concurrent with the project, but also allow additional time for fundraising.

**ACTION:**

Tim Young made a motion to approve the project with a requirement that a sidewalk be implemented consistent with City standards along the SW 9<sup>th</sup> Avenue frontage before the certificate of occupancy can be issued. Paul Davenport seconded the motion. The motion passed.

**OTHER BUSINESS:**

The next scheduled meeting is scheduled for April 03, 2018.

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 3:15pm.