REPORT TO THE PRESERVATION OF HISTORIC BUILDINGS & SITES COMMITTEE

TO:	The PHBS Committee	FOR:	December 15, 2020 PHBSC meeting.
VIA:	Carlos Dougnac, Assistant Vice President, PDC	FROM:	Melanie Heflin, Project Manager
REQUESTOR:	Frank Javaheri, Director of Construction, PD&C	PRESENTERS:	Melanie Heflin and User Group

	PHASE:	Committee Responsibilities:	STATUS AND PRIOR COMMENTS:	DATE:
X	PROGRAMMING	*The committee will evaluate general site suitability in relation to Federal & State obligations and University policies for historic and archeological preservation.*	N/A	N/A
X	SCHEMATIC DESIGN	*The committee will assess conformance with Federal, State and University standards for siting within historic sites, and addition to and renovation of historic building.*	Seeking Phase Approval	12/15/20
	DESIGN DEVELOPMENT	*The committee will evaluate of appropriateness of design features and details.*		

BACKGROUND INFORMATION:

PROJECT:
UF-656, Campus Master Plan Implementation - Court Campus Gateway (Tigert)/Newell Gateway

SITE:
See attached location map.

STATUS:

- Project is at the Advanced Schematic Design Stage
- CM Selection Notice 12/4/20
- Design Complete on or about March/April 2021
- Construction begin approximately May 2021

OBJECTIVES:

- Redesign of Court Campus Gateway Tigert/Newell Entrances and proposed Landscaping for both areas
- Compliance with the Landscape Master Plan
- ASD Approval

PROJECT PHASE AND PRESENTATION NARRATIVE:

- Advanced Schematic Design
- Presentation will show proposed revisions to Court Campus Gateway Tigert/Newell gateway intersections at US Hwy 441 and Newell Drive.

ENCLOSURES:

1. Committee report
2. Presentation
3. CMP Checklist
4. Location Map

Campus Master Plan Checklist

TO: ULUFPC, LVLC, PHBSC, P&TC DATE: 2/20/20 PROJECT: UF-656, Campus Master Plan Implementation - Court Campus Gateway (Tigert)/Newell Gateway

Prepared by: Erik Lewis FROM:

This form is to be completed for the applicable phase at the time that the project is reviewed by committees. Do not mark shaded cells in the columns because they do not apply to the review at the specified phase. Checklists should be cumulative so that projects presented at Design Development have all phase columns completed. Design-build projects may omit the Schematic Design phase column. These checklist criteria apply to development on the main campus and, as applicable, on Satellite Properties in Alachua County.

EVALUATION CRITERIA				COMBINE FOR DESIGN-BUILD					
	PROGRAMMING AND SITE SELECTION			SCHEMATIC DESIGN ☐ Concept ☒ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE (ULUFPC)									
1) The project appears in the Capital Improvements Element, Table 13-1 (Ten-Year Capital Projects List) and Figure 13-1 (Future Building Sites) ☐ As presented in the adopted Campus Master Plan ☐ With edits to Table 13-1 to modify the project GSF or description ☐ With edits to Figure 13-1 to modify or assign the project site		X			X		-	-	-
a) If "no" or with edits: The addition or modification of the project in the CMP can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement	X			X			-	-	-
2) The project is consistent with the Future Land Use designation and definition *(Figure 2-1, Future Land Use and Policies 1.1.2 and 1.1.8)*			X			X	-	-	-
a) If "no", the necessary modification to Figure 2-1 (Future Land Use) can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement			X				-	-	-
3) The project location is consistent with policies that direct the location of specific uses (i.e. academic facilities, support/clinical facilities, housing, recreation/open space & parking) *(Academic Facilities, Policy 1.2.3; Support/Clinical, Policies 1.1.3, 1.1.4 and 1.1.6; Housing, Policy 1.3.1; Recreation/Open Space, Policies 1.3.1 and 1.3.3; Transportation Policy 2.5.4 and 2.5.6)*			X			X	-	-	-
4) ☒ The project is not a temporary building; OR ☐ The temporary building is located in the Surge Area, Energy Park, Physical Plant Division complex, Academic/Research-Outdoor Future Land Use, or the temporary building supports construction activity *(Capital Improvements, Policy 1.1.15)*			X	-	-	-	-	-	-
5) The project considers life-cycle costing, pursues principles of sustainable design and/or seeks LEED certification *(Capital Improvements, Policy 1.1.14)*	X			X					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☒ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
6) The building footprint, orientation and setback comply with Policy 1.3.1, Urban Design Element because the project is located with road frontage along Stadium Rd (Gale Lemerand Dr to Buckman Dr), University Ave (Gale Lemerand Dr to SW 13th St), SW 13th St, Center Drive, Museum Rd (west of Center Dr. to SW 13th St), Archer Rd/SW 16th Ave, or Radio Rd; or within new centers of development (i.e. near Orthopaedics & Sports Med, Cultural Plaza, Southwest Recreation, and near Fifield Hall)			X			X			
7) The project is a minimum of 3-stories; OR the project demonstrates unique programmatic, functional or code requirements that dictate a variance from the 3-story minimum; OR the project meets alternate building height and design characteristic requirements based on its location in unique areas of campus for which more specific building design requirements apply (i.e. near Orthopaedic & Sports Med, SW Research Circle/Cancer-Genetics area, Fifield Hall area, Cultural Plaza, Radio Road Commuter Lot area, Archer Road Corridor/Planning Sector "G", Historic Impact Area, PKY Developmental Research School and Eastside Campus) *(Urban Design, Policy 1.3.4 through 1.3.10)*; OR the project meets guidance for building height and design of housing facilities *(Housing, Policy 1.3.2)*			X			X			
8) The project provides community design integration along campus perimeters as described in Policies 1.2.1 and 1.4.3, Urban Design Element, with respect to landscaping, hardscaping, views, signage, and bicycle/pedestrian accommodation as applicable because the project is located along Gateway Roads identified in Figure 1-6, Urban Design Element (i.e. University Ave, SW 2nd Ave, SW 13th St, Archer Rd, and SW 34th St)	-	-	-	X					
9) ☐ The project includes exterior public art; - *Note: LVLC and PHBSC (if applicable) approval recommendation required* OR ☐ The project demonstrates that exterior installation of public art is infeasible or undesirable *(Urban Design, Policies 1.6.2, 1.6.3 and 1.6.4)*	-	-	-			X			
10) Utilities and associated support structures are installed underground or are appropriately screened from view by decorative architectural walls or landscaping *(Electric Power and Other Fuels Sub-Element, Policy 2.1.7 and 2.1.8)*	-	-	-			X			
PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE (PHBSC) – Note: see also #9 above									
11) The project meets the requirements of the University's Memorandum of Agreement with the State Division of Historical Resources because ☐ The site is located adjacent to an Archaeological Site or within an Archaeological Sensitivity Zone *(Urban Design, Policy 1.7.1)*: AND/OR ☒ The project is new construction or a building addition located within the Historic District or Historic Impact Area depicted on Figure 1-2, Urban Design Element; AND/OR ☐ The project includes renovation, rehabilitation or restoration of an existing structure that meets the definition of "historic property" described in Policy 1.5.4 of the Facilities Maintenance Element	X			X					

Campus Master Plan Checklist

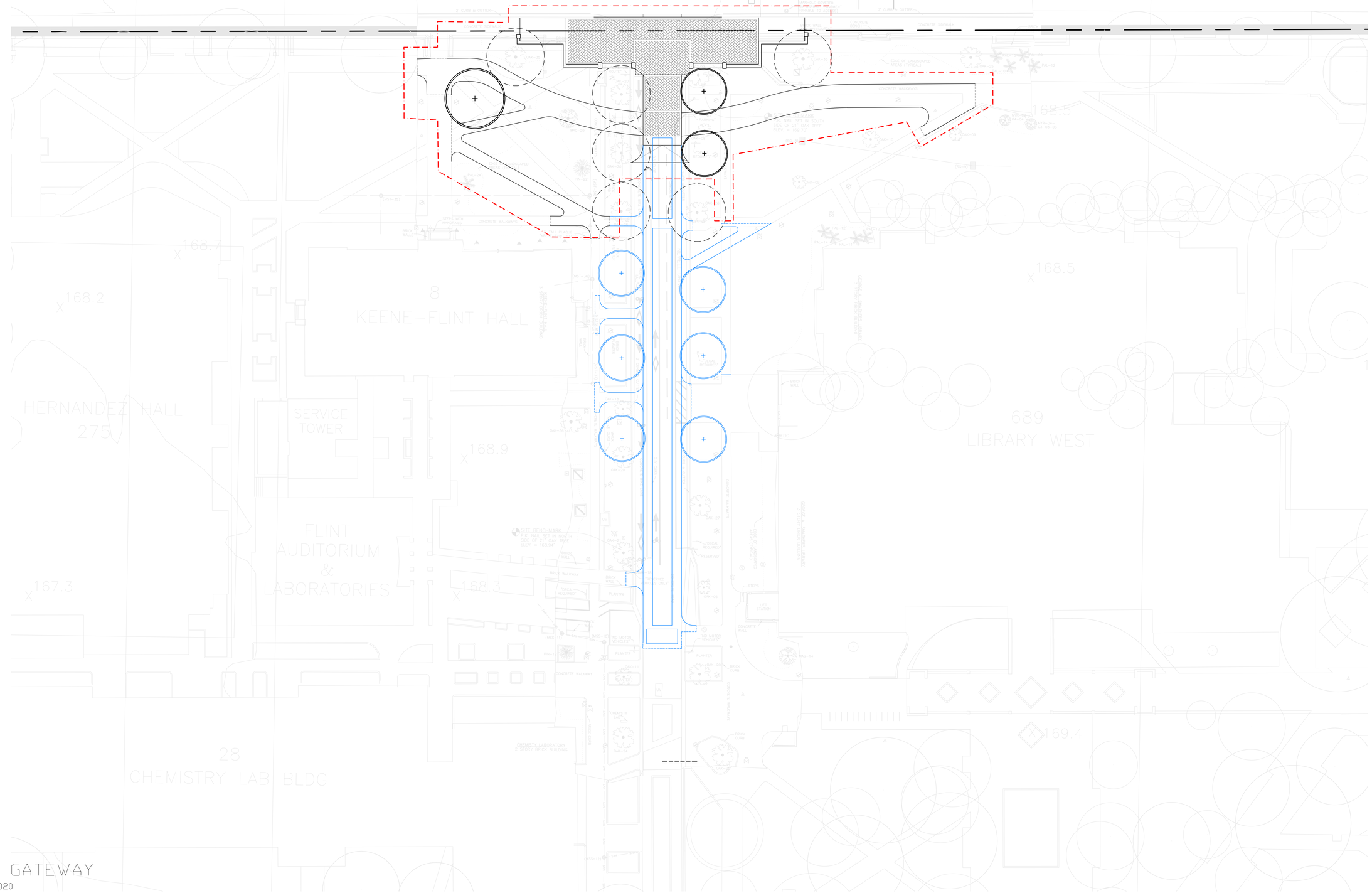
EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☒ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
a) If "yes" for new construction or building additions, the project design is sensitive to the orientation and character defining features of existing structures in the Historic Impact Area *(Urban Design, Policy 1.7.2)*; with a building height between 2 and 5 stories not to exceed the height of existing historically significant buildings in close proximity *(Urban Design, Policy 1.3.7)*	X			X					
LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above									
12) ☒ The project does not reduce the size of an area in the Conservation Future Land Use (Figure 2-1, Future Land Use); OR ☐ The project mitigates the Conservation Future Land Use change per Conservation, Policy 1.4.11	X			X					
13) ☐ The project (or any associated utilities or infrastructure) is not adjacent to or within a Conservation Future Land Use; OR ☒ The project siting, orientation and landscaping minimize visual impact on the Conservation Area, preserve native vegetation and allow a graduated transition from developed areas to Conservation Areas *(Conservation Element, 1.1.4)*	X			X					
14) The project minimizes impacts and conforms to the intent of the Conservation Area because the project is for new utilities or infrastructure (including exterior lighting and stormwater facilities) within a Conservation Future Land Use *(Conservation, Policies 1.4.8, 1.4.9 and 1.4.10) – Note: LVLC approval recommendation required*			X			X			
15) ☒ The project is not within 50-feet of a wetland; OR ☐ The project within 50-feet of a wetland minimizes impacts to wetlands and the required wetland buffers; and provides a minimum 35-foot setback and average 50-foot setback; and uses only native plants in a naturalistic landscape design within wetland buffers *(Conservation, Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, and 1.2.5)*	X			X					
16) ☒ The project is not within the 100-year floodplain; OR ☐ The project within the 100-year floodplain addresses building elevation, compensating storage and off-site mitigation *(Conservation, Policy 1.2.6)*	X			X					
17) ☒ The project does not disturb any plants or animals identified as threatened and endangered species or species of special concern by federal and state agencies; OR ☐ The project inventories such species and develops protection or relocation plans in coordination with appropriate local, state and federal agencies *(Conservation, Policies 1.3.2 and 1.3.3)*	X			X					
18) ☐ The project site does not impact an Open Space Connection identified in Figure 1-4, Urban Design Element ; OR ☒ The project maintains, enhances or satisfactorily realigns the open space connection *(Urban Design, Policies 1.2.4 and 1.3.2; and Transportation, Policy 2.2.5)*	X			X					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☒ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
19) ☐ The project site is not within or adjacent to an Open Space Enhancement Priority area identified in Figure 1-5, Urban Design Element; OR ☒ The project provides appropriate landscaping, hardscaping, and bicycle/pedestrian open space enhancement for the related Open Space Enhancement Priority area *(Urban Design, Policy 1.4.2)*	X			X					
20) The project integrates with existing topography and natural features *(Urban Design, Policy 1.3.11)*	X			X					
21) The project identifies any potential adverse affects, accommodates any increase in volume of runoff over the pre-development volume for a 72-hour period from the 100-year storm event, and provides a courtesy review to the City of Gainesville because the project is within the Hogtown Creek drainage basin *(General Infrastructure Stormwater Sub-Element, Policy 1.3.5)*			X			X			
22) The project use trees, plant materials, exterior furniture, paving materials and walls to reinforce spatial organization and create "outdoor rooms" in functional open space adjacent to buildings, within the Urban Park Future Land Use, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4 *(Urban Design, Policies 1.3.3 and 1.4.1)*	-	-	-	X					
23) Stormwater retention facilities associated with the project (if any) are designed to be natural and curvilinear in outline with variable side slopes, smooth transitions to existing grade and planted with native vegetation *(General Infrastructure Stormwater Sub-Element, Policies 1.2.4 and 1.2.5)*	-	-	-	X					
24) The project incorporates Best Management Practices and Low Impact Development design to address stormwater quality and quantity including pollutants, erosion and sedimentation *(General Infrastructure Stormwater Sub-Element Policies 1.3.2, 1.3.3, 1.3.4 and 1.4.1)*	-	-	-	X					
25) The project satisfies UF Design & Construction Standards for tree protection, removal, relocation and mitigation *(Urban Design, Policies 1.4.9, 1.4.10 and 1.4.12) – Note: LVLC approval recommendation required*	-	-	-	X					
26) The project satisfies UF Design & Construction Standards for landscaping in parking lots and around buildings, and installation is concurrent with the appropriate building construction phase *(Urban Design, Policies 1.4.13, 1.4.14 and 1.4.15) – Note: LVLC approval recommendation required*	-	-	-	X					
PARKING AND TRANSPORTATION COMMITTEE (P&TC) – Note: see also #18 and #19 above									
27) The project provides a traffic engineering study with a courtesy review by UF's host local governments because the project includes a parking structure or surface with at least 300 parking spaces located in Alachua County *(Transportation, Policy 1.2.2 and 1.2.3)*			X			X			
28) ☐ The project does not result in any significant loss of existing parking; OR ☒ The loss of significant existing parking is mitigated - Note: Parking loss mitigation to be negotiated in consultation with the P&TC *(Transportation, Policy 2.6.5)*	X			X					
29) The project satisfies UF Design & Construction Standards for bicycle parking including quantity, location and lighting with covering as feasible *(Transportation, Policy 2.2.6)*	-	-	-	X					

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☒ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
30) ☐ The project provides hot water showers and lockers for use by bicycle commuters; OR ☒ The project demonstrates that hot water showers and lockers are infeasible *(Transportation, Policy 2.2.13)*	-	-	-	X					
31) The project provides adequate parking to meet the needs of disabled persons, service and delivery vehicles necessitated by the building construction project *(Transportation, Policy 2.6.5)*	-	-	-	X					



NEWELL GATEWAY

November 3, 2020

0 5 10 20 40'

SCALE 1:20 @ 30X42"

NORTHEAST CAMPUS GATEWAY

November 3, 2020

0 5 10 20 40'

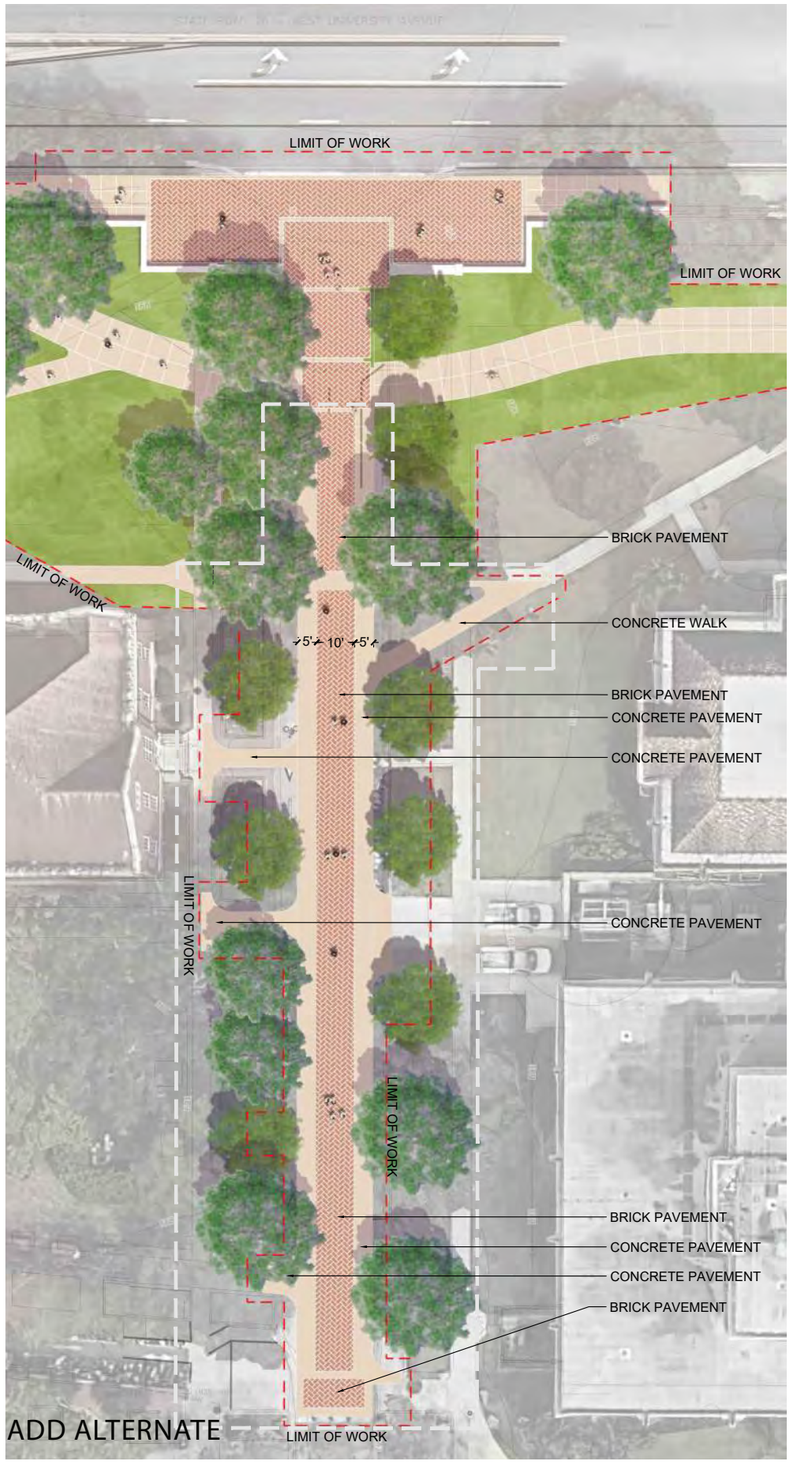
SCALE 1:20 @
30X42"

NEWELL
GATEWAY

NORTHEAST CAMPUS
GATEWAY

UNIVERSITY OF FLORIDA

UF - 656
LANDSCAPE MASTER PLAN IMPLEMENTATION



ADD ALTERNATE

BASE BID

NEWELL GATEWAY

UF UNIVERSITY of FLORIDA | COMMUNITY SOLUTIONS GROUP | IBI PLACEMAKING

NEWELL GATEWAY PERSPECTIVES

UF UNIVERSITY of FLORIDA | COMMUNITY SOLUTIONS GROUP | IBI PLACEMAKING

NORTHEAST GATEWAY

NORTHEAST GATEWAY PERSPECTIVES

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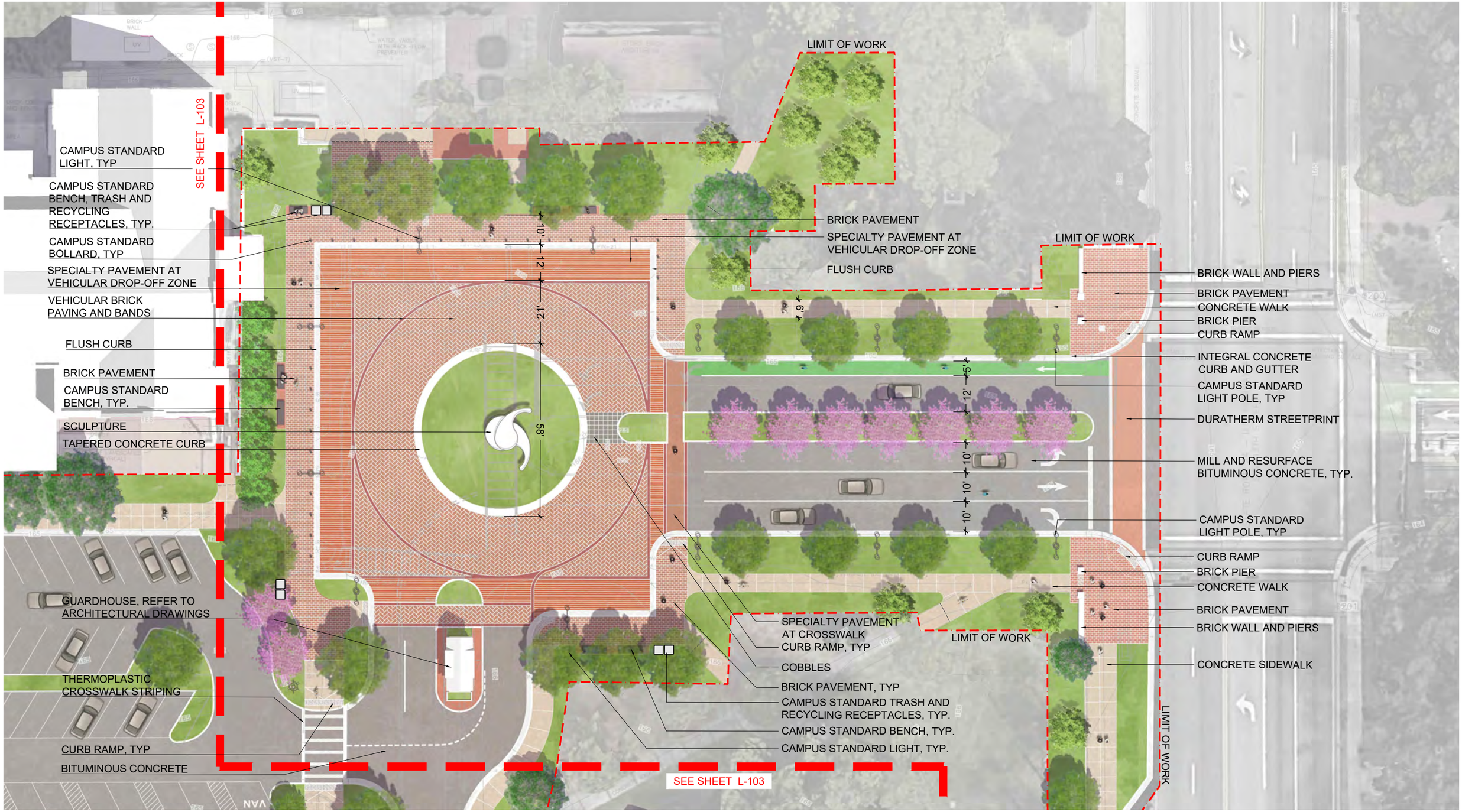

0′ 15′ 30′ 60′

SCALE: 1″ = 30′

N

NORTHEAST GATEWAY

UF UNIVERSITY of FLORIDA | COMMUNITY SOLUTIONS GROUP | IBI PLACEMAKING

NORTHEAST GATEWAY - ENTRANCE

NORTHEAST GATEWAY PERSPECTIVES

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NORTHEAST GATEWAY PERSPECTIVES

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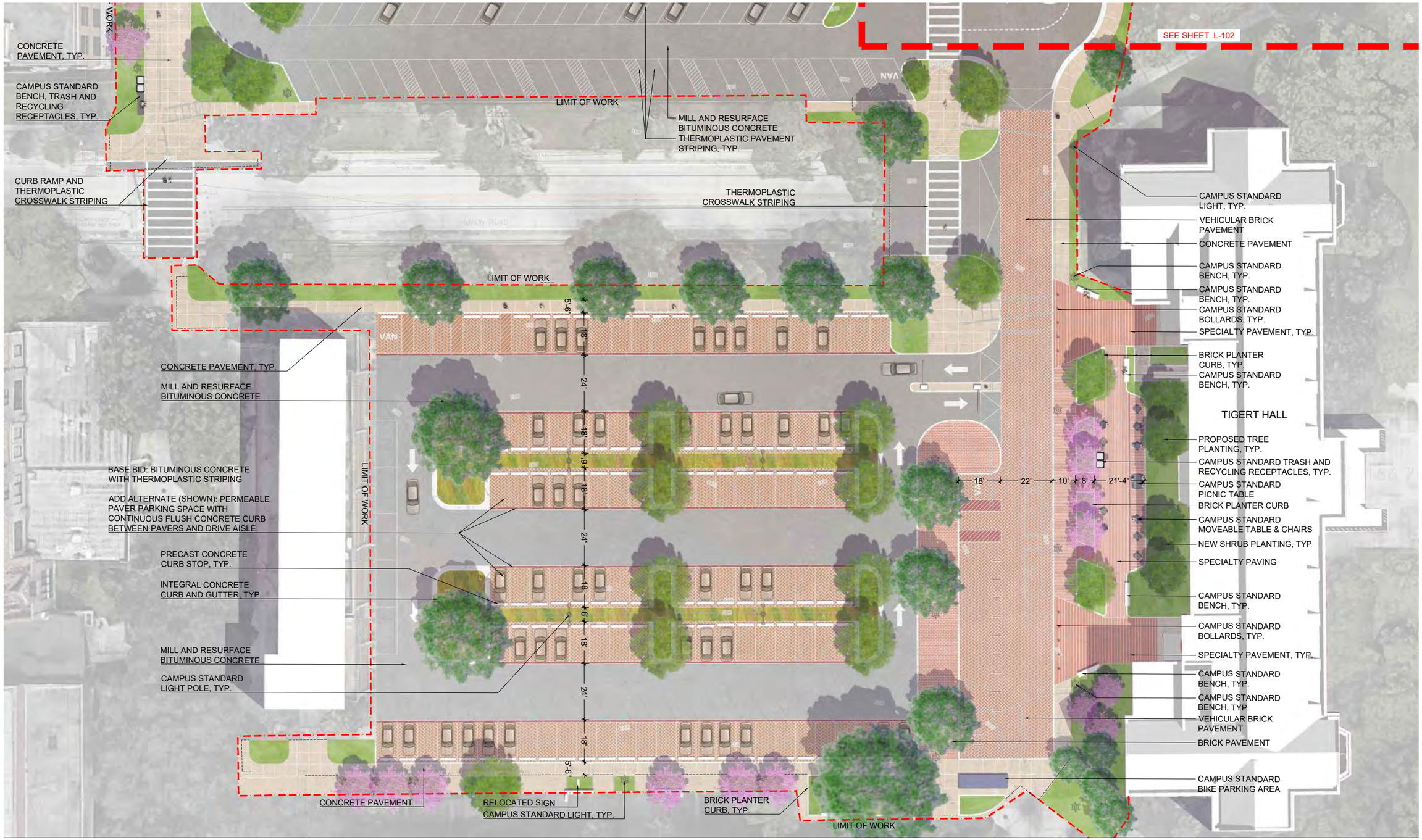


0' 20' 40' 80'

SCALE: 1" = 40'

N

NORTHEAST GATEWAY

UF UNIVERSITY of FLORIDA | COMMUNITY SOLUTIONS GROUP | IBI PLACEMAKING

NORTHEAST GATEWAY - GATHERING SPACE AT TIGERT HALL

NORTHEAST GATEWAY PERSPECTIVES

UF UNIVERSITY of FLORIDA | COMMUNITY SOLUTIONS GROUP | IBI PLACEMAKING

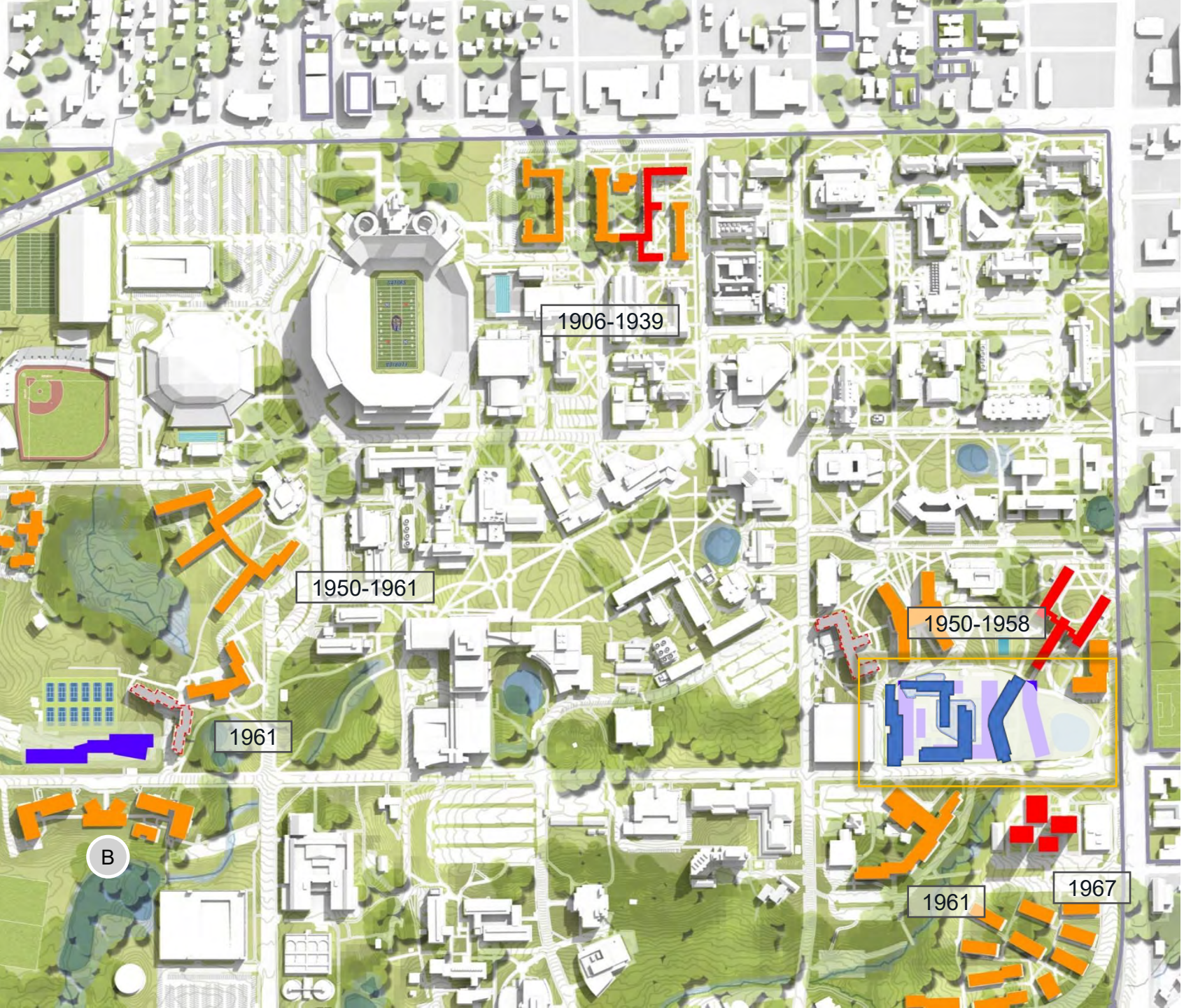
NORTHEAST GATEWAY - GUARDHOUSE

University of Florida
Honors Residential College

PRESERVATION OF
HISTORIC BUILDINGS AND
SITES COMMITTEE
DECEMBER 2020

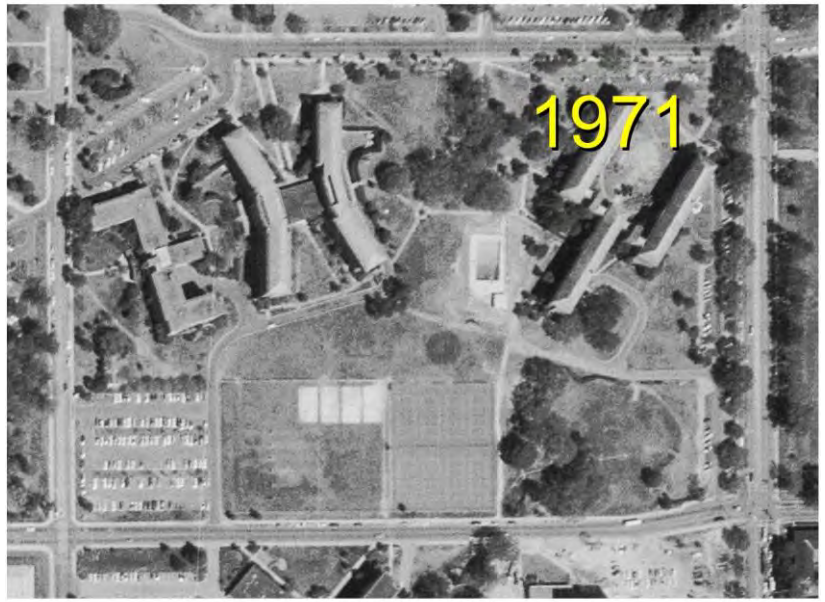
VMDO

UF-654
12.15.2020

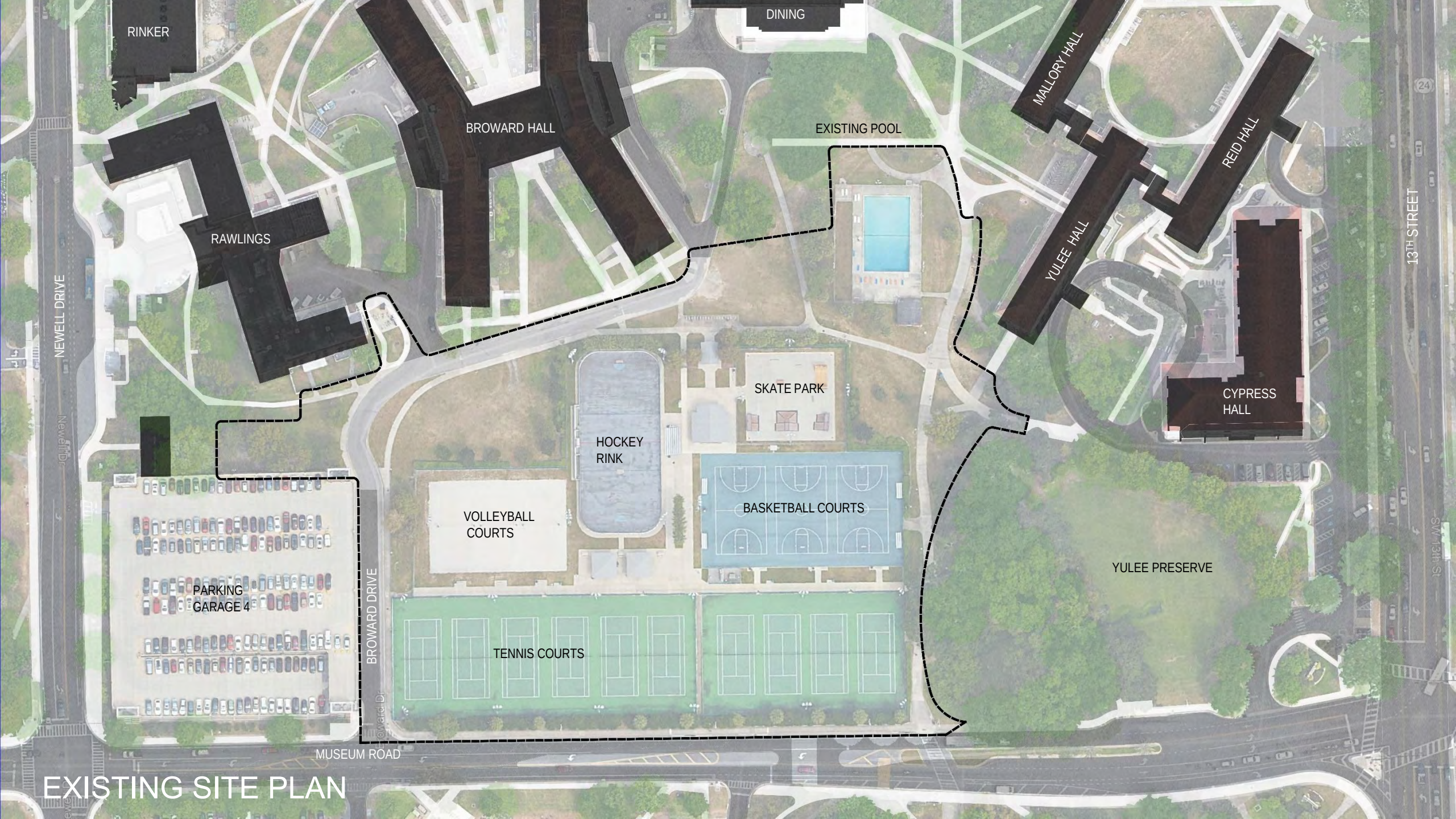


Historic and Mid-Century Renovation + Replacement Plan

- Demolish
- Renovate after 2029
- Renovate by 2029
- New Construction

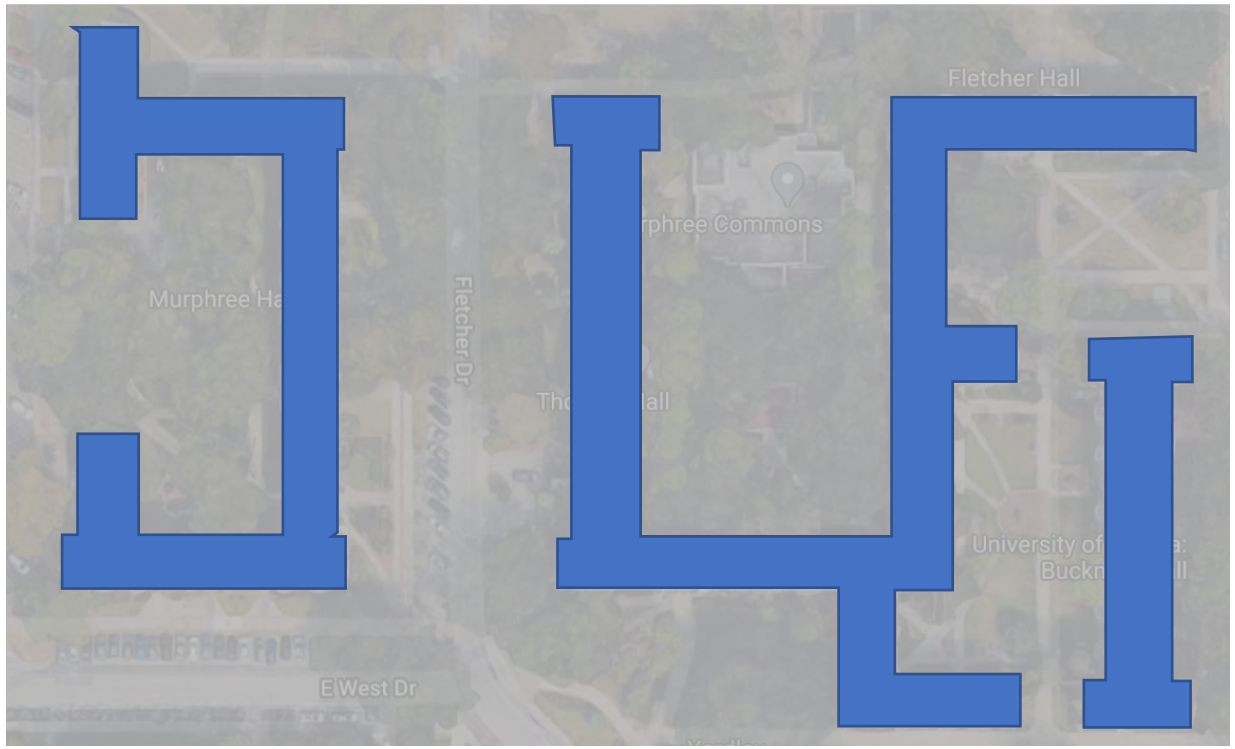


SITE HISTORY

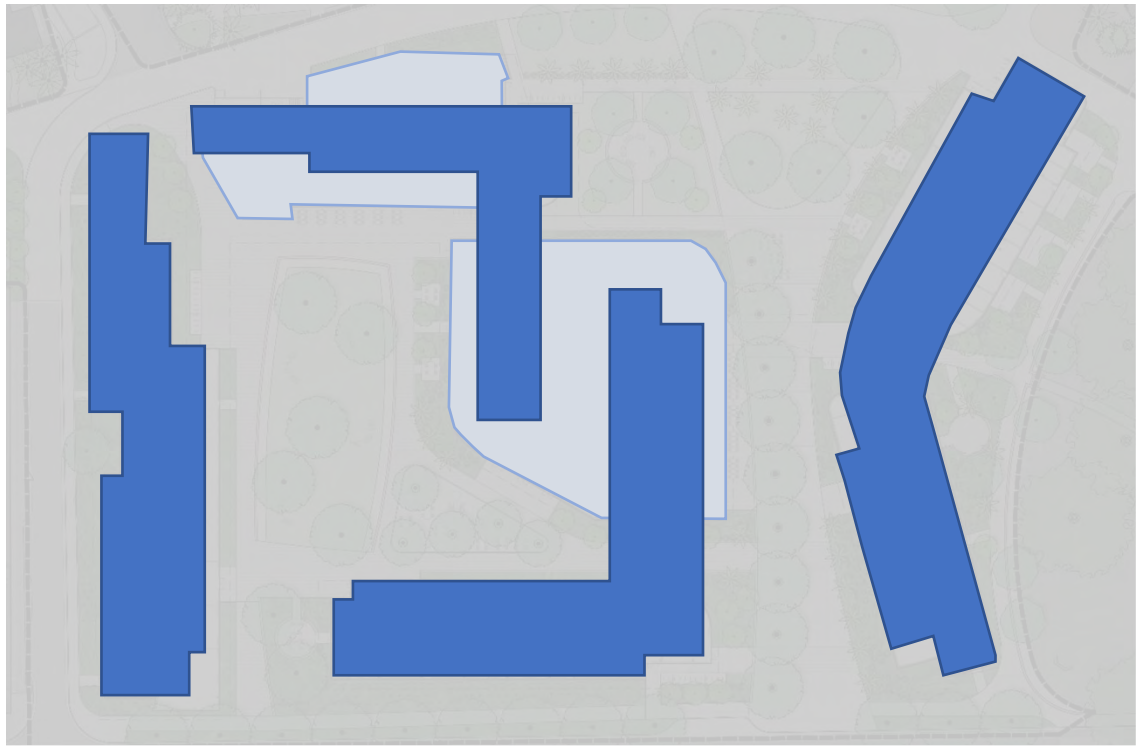


EXISTING SITE PLAN

PROPOSED SITE PLAN



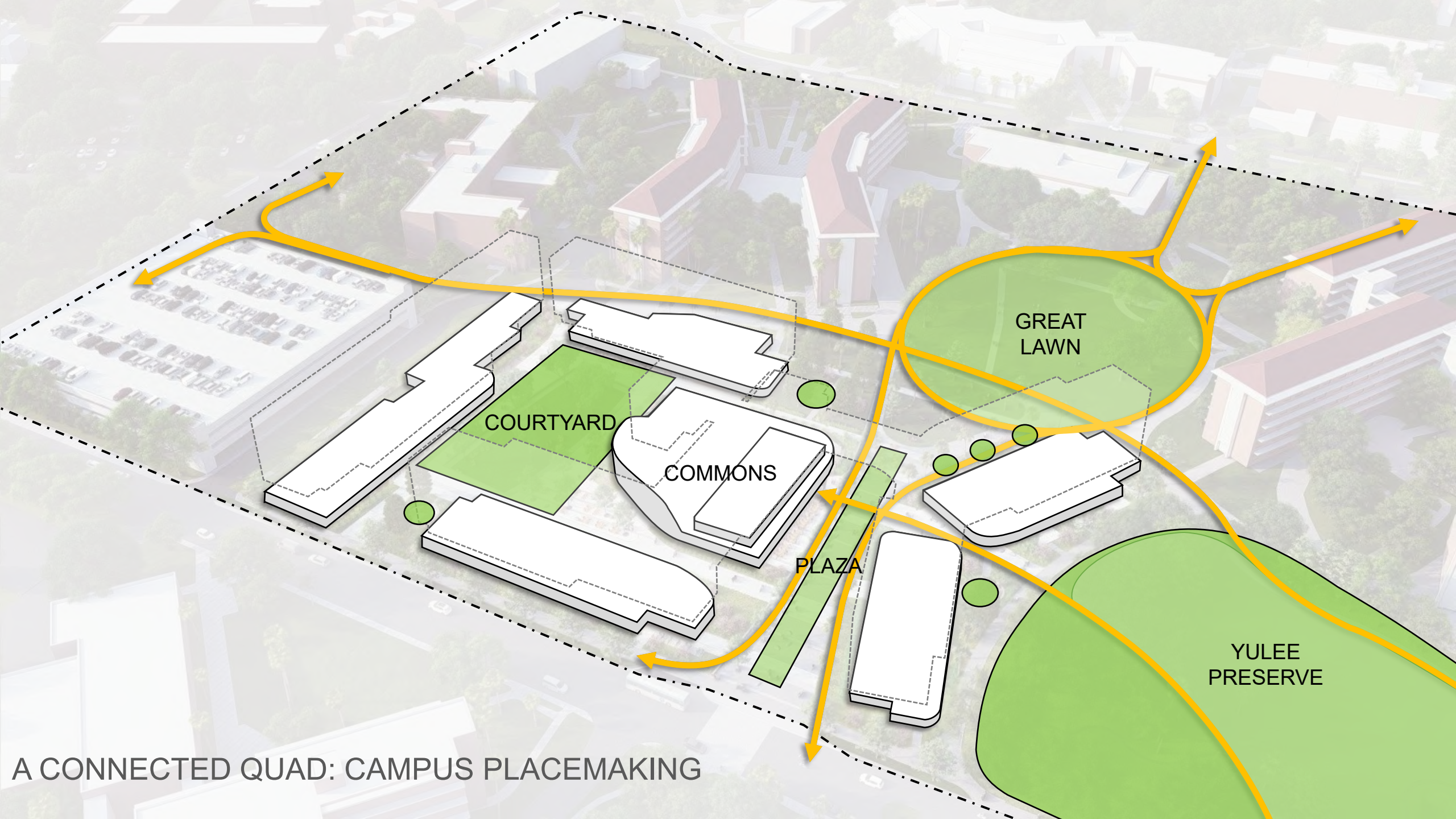
MURPHREE HALL



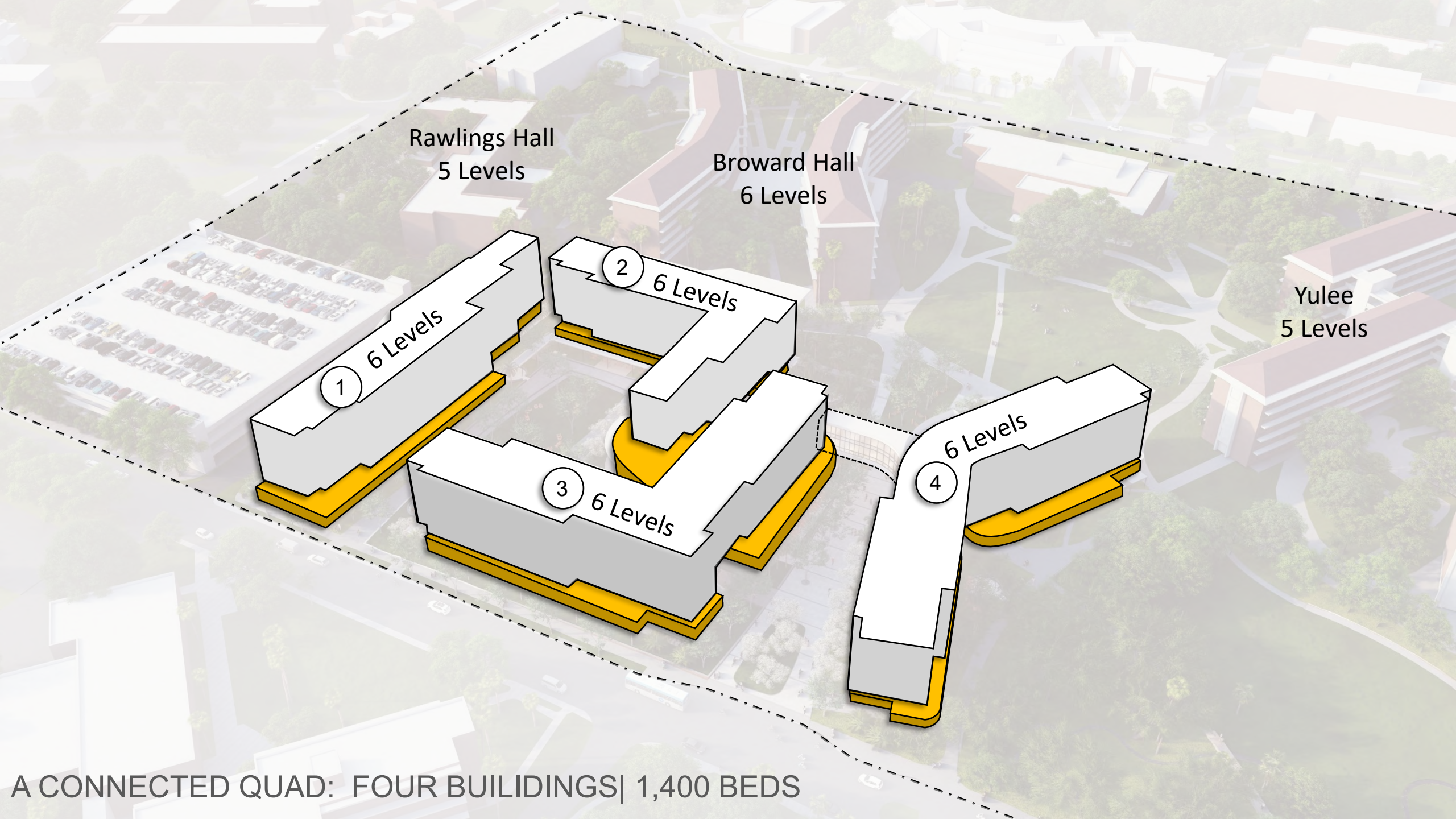
THOMAS|SLEDD|FLETCHER|BUCKMAN

HONORS RESIDENTIAL COLLEGE

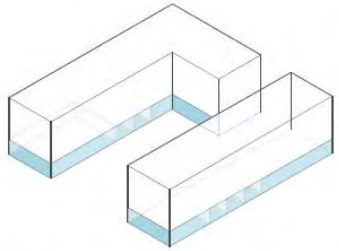
SCALE



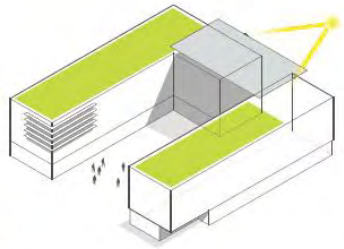
A CONNECTED QUAD: CAMPUS PLACEMAKING



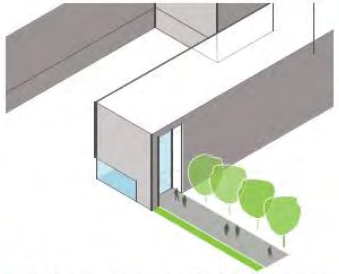
A CONNECTED QUAD: FOUR BUILIDINGS| 1,400 BEDS



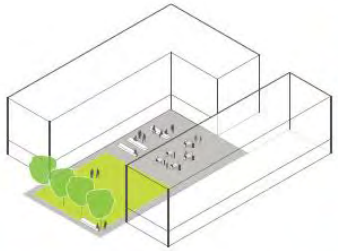
1 Transparent Base



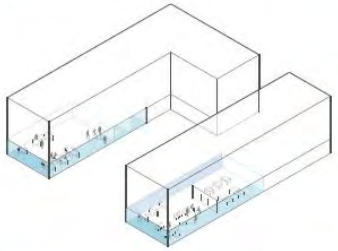
2 Integrate Sustainable Elements



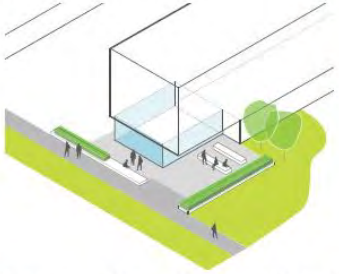
3 End campus axes with clear entrances



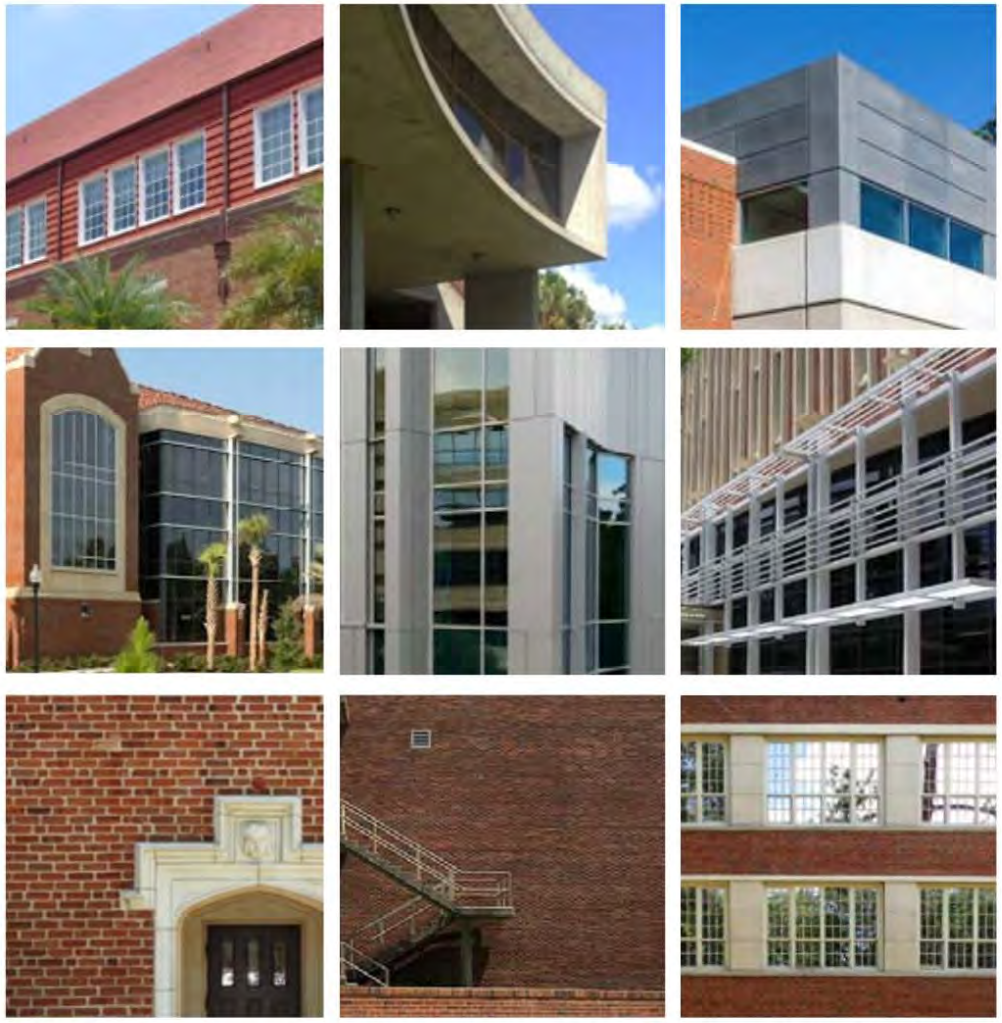
4 Buildings should be arranged around exterior community space.



5 Ground Floor programmed with communal program, open to campus



6 Entrances are to be extensions of the landscaping and should create exterior space.



1 Representative materials and textures

PRINCIPLE 7

Building materials should fit harmoniously into the context of neighboring buildings.

Building materials should be sensitive to the character of the overall campus and to proximate buildings. Materials should fit harmoniously within the context of existing buildings to achieve an overall sense of campus unity. The UF campus maintains cohesion through the consistent use of similar brick blends, light colored stone framing elements, and a generally similar scale of fenestration. This is an approach that ties buildings of varying stylistic expression together. The scale of materials and color of sufaces provides commonality even when buildings are stylistically diverse and scale may be incongruous. The overall palette of the campus is warm and subdued. The individuality of buildings is acheived through localized formal gestures and detailing rather than the expression of unique surface materials.

The technology of building enclosure design is constantly evolving, driven by the recent expectations for high performance envelopes that are now required to satisfy performance goals not given a great deal of attention in past eras. This is particulary germane for buildings located in climates with extreme ranges in temperature and humidity like Gainesville. The changing nature of the science of building enclosure systems means that new materials and methods may be implemented. Future designers on campus should seek to integrate new building technologies in ways that thoughtfully respect campus traditions, and integrate the guidelines outlined in this document.

Material compatibility can be classified by three characteristics; color/tone, scale, and texture. The traits of building materials have direct relationships to the parts of the structure they define. At the building base, for instance, the materials should relate to the scale of people and should present characteristics that are tactile and inviting. The middle floors of a building relate to the scale of campus space and therefore can be expressed as larger sized panels or present larger readings of modular materials. Attic stories are generally lighter in tone and can be clad in materials that emphasize this quality.

Recommendations

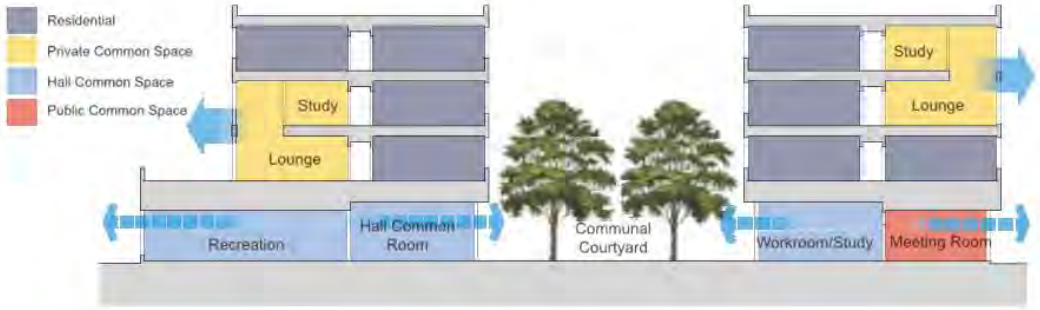
- Materials should portray a sense of permanence and quality.
- Cladding materials should be compatible with neighboring buidings in color, scale and texture.
- Building materials are to be resilient.
- Sustainable criteria of materials should be considered. Product lifespan, source location, and reuse potential should be factors in material choice.

The following pages outline recommendations for particular materials systems. Innovation and expression in material use are encouraged provided there is overall compatibilty with the campus and the issues noted above are addressed.

Residential Typologies: Recommended Program Distribution

The ground floors of student residence halls should be activated with communal program elements. Each component should be located with strategic intent and with respect to its ability to activate the major public outdoor spaces of its site by its presence and visibility from the outside. Public common spaces provide an amenity that is shared with the broader university community. They can act as the common gathering space for a group of residence halls, or provide a place for student organized lectures. The intent of such spaces is to break down the autonomy of individual residential buildings and to encourage student interaction.

Floor lounges and study rooms on upper floors provide a second, more private, level of communal space. When possible, lounges should interconnect floors in section to further integrate the residence hall population. Such arrangements help to expand the size of each student's social and academic community. Architecturally, lounges should be located to make visual connections to the university, further enhancing the sense of belonging to the academic community. Studies and lounges provide opportunities for figural elements on building facades and, when expressed as transparent elements, provide well-lit elements at night.






Recommended Residential Design Elements:

Residential buildings should be inviting, open places that provide varying levels of private and public accomodation. Much of student social and academic life is played out in the communal spaces and studies of residence halls, and the buildings play a key role in the socialization of maturing students. Residence hall design should encourage a balance between the two sides of student life. Following are recommendations for residence hall design.

1. **Transparent base:**
   The bases of residential buildings should allow for transparent elements to be projected to the surrounding campus. Such campus common spaces and residence hall common spaces promote that sense that the university is a shared community for learning.

2. **Integrate sustainable elements:**
   Residence halls should integrate sustainable elements and use materials and construction methods that reduce the use of natural resources.

3. **End campus axes with clear entrances:**
   Residence halls should feel connected to one another, and to the rest of campus. Where appropriate, the buildings should be visually and physically connected to the system of campus pathways by locating entrances and other figural elevational elements to pathways and vistas.

4. **Arrange buildings around exterior community space:**
   Nearly all the residence halls on campus today are part of collections of other similar buildings. Some sense of student identity and belonging can be acheived through this common experience. Future projects and alterations to existing housing should provide outdoor spaces that provide a more formal sense of place.

5. **Ground floors should be occupied by communal program:**
   Locating communal spaces such as hall lounges, study rooms, community kitchens and recreation rooms on the ground floor with visual and physical connections to exterior space, enhances the shared collegiate experience.

6. **Entrances should be extensions of the landscape:**
   Building entrances and connected landscaping should create an intermediate zone between campus pathways and building interiors. Entrances should provide cover from the elements and together with appropriate paving, site walls, and seating should define space.




Masonry:

- Brick is to be a blended mix of colors related in tone to the red, brown, and reddish orange brick of the Historic Core.
- Brick patterns throughout campus vary. The Historic Core contains examples of Running, English, and Flemish Bonds. More recent areas of campus range from Running to Stack Bond. The decorative effects of brick patterns should be explored on future projects .
- Brick is to be modular size, jumbo brick is not acceptable.
- Large expanses of inarticulated precast concrete are not permitted.
- Panellized systems such as terracotta and composite materials are permitted provided they meet the pertinent criteria of scale, color, texture.




Glass:

- Punched windows are to be recessed from the building surface to produce depth and shadow and to express the solidity of the wall. Windows coplanar with exterior wall surface are not permitted as they produce wall surfaces that are monolithic and thin in appearence.
- The percentage of window area is to adhere to energy codes.
- Glazing is to be clear when possible. Where energy codes mandate the use of tinted glass, it should not be noticeably colored or reflective.
- Large areas of glazing should be expressed as grouped windows. They should reinforce the compositional structure of the elevations.
- Large areas of undifferentiated curtainwall are not permitted. Curtainwall mullions should produce a hierarchy of widths and depths. The depth and articulation of mullions should produce a sense of quality and craftsmanship.
- Strategies for minimizing bird strikes are outlined in Chapter 0840000, Section 1.5 of the UF Design & Construction Standards. The section outlines methods for reducing reflected images and enhancing the percieved opacity of glazed surfaces.




Metal:

- Metal as a cladding material has not been used extensively on the UF campus . Existing buildings tend to favor natural materials. Metal panel has been used in some buldings, though, to complete roofline profiles, or in more recent buildings as complimentary materials to brick or glass.
- In general, warmer, more tactile materials are preferred where people come in contact with the building. If the design dictates use in such areas, however, metal panels should express tactility and craft.
- Metal panel is acceptable on higher parts of buildings such as attic stories, penthouses, and mechanical levels.
- The size of panels should correspond to the scale of fenestration and to the spacing of window mullions. Metal panel should be sized and detailed to exhibit the level of craft and quality expected on a university campus.
- Natural materials such as copper, and zinc and terne coated products are favored over composite metal panels for their tactile appearance.

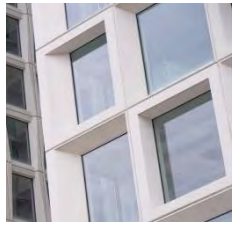


Wood:

- The use of wood on campus tends to be relegated to areas around entrances and portals. Keeping wood elements protected from rain and intense sunlight reduces maintainance and extends the lifespan of the material.
- The warmth of the wood at entrances provides an inviting quality. The sense that a level of craft has been applied to doors and elaborate frames adds to the feeling of domesticity at residence halls.
- Wood as a secondary or feature material should be further explored at building undercuts and covered entrances. The species should be resilient and durable regional species.
- To add a sense of craft and connection to the landscape program, wood timbers may also be allowed for arcade or pergola elements.


DSIT
(FUTURE SITE)
REITZ UNION
PLAZA OF THE AMERICAS
BROWARD HALL
UPD
(FUTURE SITE)
BROWARD DINING
MALLORY
YULEE
REID
CYPRESS
JENNINGS HALL
YULEE PRESERVE
BEATY TOWERS
MUSEUM ROAD
13TH STREET
BROWARD COMMUNITY


View from Museum Rd.


Glass Fiber Reinforced Concrete Panels Warm White Color


High performance Glazing Clear + Bird-Friendly Glazing Strategies


Wood: Resin impregnated 'wood-like'panel for resilience



Brick: Smooth red flashed brick

Top | Middle | Base

Exterior Material Palette

View from Museum Rd.

View of the Courtyard


The Plaza


Yulee Preserve


Yulee Preserve
VMDO