

15.
INTERGOVERNMENTAL
DATA & ANALYSIS

I. Host and Affected Local Governments

A. Agencies

The Campus Master Plan process is described in Florida Statutes 1013.30 and is intended to recognize “the unique relationship between university campuses and the local governments in which they are located” and to increase coordination between the agencies’ growth plans. The statute prescribes an adoption process including formal agency and public reviews and “if such amendment, alone or in conjunction with other amendments, would:

- (a) Increase density or intensity of use of land on the campus by more than 10 percent;
- (b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent; or
- (c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government” (Chapter 1013.30(9), FS).

1. The change in density and intensity of use of land on the campus was calculated by determining the density as Ground Area Coverage (GAC = building footprints sf/main campus sf) and intensity as Floor Area Ratio (FAR = building gross square feet/main campus sf). A comparison of the campus-wide 2020 GAC and FAR with the 2030 GAC and FAR demonstrates that the increases are not greater than ten percent. These calculations account for planned demolitions and new construction in the Capital Improvements Element.

	2020	2030
Density (Ground Area Coverage)	0.096	0.105
Intensity (Floor Area Ratio)	0.264	0.250

2. The Campus Master Plan as it is being amended for 2020-2030 will increase the amount of natural areas, open space and buffers on the campus.

Land Use Classification	As Adopted 2015-2025 (Acres)	As Amended 2018 (Acres)	Proposed 2020-2030 (Acres)	Change (Acres)
Buffer	24.6	24.6	19.6	-5.0
Conservation	448.0	448.0	455.3	7.3
Urban Park	64.3	63.8	79.4	15.6
Total	536.9	536.4	555.2	17.9

3. The Campus Master Plan as it is being amended for 2020-2030 will not create any impacts to public facilities and services that are required to be addressed: “roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation” per Chapter 1013.30(11)(c).

- a. Road impacts are analyzed in a separate technical memorandum, “Modeling/Traffic Impact Analysis of University of Florida Campus Master Plan” completed in September 2020. The analysis was conducted by The Corradino Group in coordination with the Metropolitan Transportation Planning Organization’s Long-Range Transportation Plan update for 2020-2045 with input from City of Gainesville, Alachua County, and Florida Department of Transportation staff. The memorandum concludes “that all roadway links within the study Context Area are within the 10% AADT difference margin.”
- b. The University provides most of its own internal sanitary sewer facilities and services on campus. Additional details on this system are available in the General Infrastructure Data & Analysis. The University has isolated facilities (e.g. PKY Developmental Research School) for which it has arranged to pay for the provision of sanitary sewer facilities or service in accordance with the City’s schedule of fees, rates, and charges, as well as the City’s policies for wastewater extensions and connection charges.
- c. The University provides its own internal solid waste removal services using organic refuse trucks, dumpsters and University personnel. The University retains a private contractor for supplemental trash collection and removal services on the campus.
- d. The University provides most of its own stormwater conveyance and treatment on campus through permits with the St. Johns River Water Management District. In the Campus Development Agreement for 2015-2025, the City and University agreed that any main campus properties that may discharge untreated stormwater into the City’s stormwater system are offset by stormwater that discharges into the University’s Lake Alice stormwater system from lands within the City’s jurisdiction. For other properties in the Campus Master Plan, the University pays the City the adopted rate per equivalent residential unit (ERU) for stormwater services for untreated stormwater discharge from the following properties:
 - Development & Alumni Affairs buildings and parking (100 NW 20th St.);
 - Institutes of Black Culture (1510 W. University Avenue) and Hispanic/Latino Cultures (1504 W. University Avenue);
 - State University System Presses (15 NW 15th Street);
 - Tanglewood Apartments (2901 SW 13th Street);
 - University Arboretum (northwest corner of W. University Avenue and NW 23rd Street);
 - 105 Classroom Building (105 NW 16th Street);
 - East Campus (2100 Waldo Road);
 - Libraries Remote Services (2715 NE 39th Avenue); and
 - P. K. Yonge Developmental Research School (1080 SW 11th Street)
- e. The University pays for the provision of potable water service, facilities and fire hydrants to the campus in accordance with Legislative authorization and the Water Services Agreement executed November 2, 1992, by the City and Board of Regents (predecessor of the UF Board of Trustees). Potable water system improvements made at the request of the University are subject to extension policies and connection charges contained in the Water Services Agreement or

the City's extension and connection policies, whichever apply. GRU received a 20-year permit from the St. Johns River Water Management District in 2014 (expires in 2034). This permit included the University of Florida's potable water use for the duration of the permit and allocated the projected future use. Additional information on projected campus water consumption can be found in the Infrastructure Data and Analysis Report.

- f. The Recreation Data and Analysis Report evaluates the University's inventory of activity-based parks and natural resource-based open space against level of service standards of the City of Gainesville and Alachua County. The analysis finds that the University's inventory far exceeds the City and County requirements through the year 2030.
- g. The University has a 25-year history of partnership with the Gainesville Regional Transit System (RTS). Currently, the University provides approximately \$9 million in annual support to the RTS system including funds from the student transportation access fee and payments from the university administration. In recent years, the agencies have partnered on innovative transit solutions in the community including an employee shuttle from Haile Plantation that was funded by UF. Looking forward the University will continue working with RTS to fund services and coordinate on operational changes to routes serving the main campus.

The amendment to the Campus Master Plan for 2020-2030 does not meet the statutory criteria that requires a formal review process and public hearings for adoption. However, the University will provide for review with the City of Gainesville, Alachua County, and the public to include conducting a public workshop.

B. Current Host Local Government Coordination

Within Alachua County, the University of Florida participates and communicates with the host local governments in a variety of forums to address community development. A representative of the University President's Office serves as ex-officio member of the Metropolitan Transportation Planning Organization (MTPO). University staff participate in technical advisory committees to the MTPO; the Gainesville Community Reinvestment Area Advisory Board; and the Local Mitigation Strategy task force. The University leadership engages directly through the City of Gainesville and Alachua County managers on a variety of issues including but not limited to economic development, solid waste, transportation, and public safety. The University and City of Gainesville employ a Director of Collaborative Initiatives to facilitate mutually beneficial endeavors. The university office of the Vice President for Government and Community Relations also employs an Assistant Vice President for Community Relations to facilitate communication with the host local governments.

As a result of these collaborations, the University has contributed to numerous local government and community initiatives totaling approximately \$675,000 between 2015 and 2020. These funds are in addition to the \$21,125,380 provided to the City of Gainesville and Alachua County through the 2006 Campus Development Agreement (as amended through the year 2025) and the annual RTS payments of roughly \$9 million. The University also collaborated with the City of Gainesville to extend the west end of Hull Road to allow through traffic, increase the street grid network, and facilitate private land development west of campus. The \$675,000 contributions between 2015 and 2020 went toward the following local initiatives:

- Gainesville Street Lights
- Gainesville Fire/Rescue Facilities
- Gainesville Regional Airport
- Alachua County Resource Recovery Center/Eco-Industrial Park
- County Waste Collaborative Projects
- Florida Community Design Center
- Community Weatherization Coalition
- UF Strategic Development Plan Collaborative Research Projects
- MTPO Countywide Bicycle Master Plan

The City of Gainesville and Alachua County participate in university planning activities through their ex-officio membership on the University Land Use and Facilities Planning Committee. Gainesville’s city arborist also serves as an ex-officio member on the University Lakes Vegetation and Landscaping Committee. These committees meet monthly to review university development projects and campus master plan implementation.

II. Campus Development Agreement

A. *Current Status - UF*

Gainesville/Alachua County. The University entered into a Campus Development Agreement (CDA) with the City of Gainesville and Alachua County in 2006 that authorized specific development and parking thresholds for the main campus and thirteen Alachua County Satellite Properties. That Agreement was extended in 2015 to carry through the end of 2025. The 2015-2025 CDA authorized less square footage than the Campus Master Plan identified, but the plan policies and Agreement allowed for building square footage to shift among the space types and to renegotiate the CDA terms if the overall authorized development was exceeded. Through June 30, 2020, the University did not exceed the authorized development square footage on main campus or any of the Alachua County Satellite Properties. The following tables identify the current status of the university’s development under the 2015-2025 CDA.

UF Main Campus Space Type	Planned Net New GSF 2015 - 2025	Authorized In CDA 2015-2025	Completed June 2020	Balance June 2020
Academic/ Academic-Outdoor	1,227,353	891,838	437,609	454,229
Support / Clinical and Cultural	709,519	753,758	242,914	510,844
Housing	127,336	164,186	59,744	104,442
Active Recreation/ Active Recreation-Outdoor	295,586	212,193	220,821	(8,628)
TOTAL	2,359,794	2,021,975	961,088	1,060,887
Alachua County Satellite Properties				
Austin Cary	8,000	12,000	430	11,570

Beef Research Unit	-	7,000	-	7,000
Dairy Research Unit	5,000	15,000	612	14,388
Millhopper Unit	10,000	10,000	3,458	6,542
Wall Farm Horse Teaching Unit	5,000	10,000	-	10,000
Santa Fe Ranch Beef Research	16,000	18,000	(1,848)	19,848
Lake Wauburg	39,649	40,000	1,800	38,200
East Campus	100,000	110,000	-	110,000
Libraries Remote Services	42,000	140,000	-	140,000

The 2015-2025 CDA authorized the University to construct an additional 1,715 net new parking spaces for a total inventory of 25,349 spaces. In February 2020, the University opened a new parking garage (Garage 14) that, together with other additions, exceeded that allowance by 825 parking spaces. Prior to constructing the garage, UF built 1,058 spaces in temporary parking lots to accommodate vehicles while the new garage was being constructed on a large existing parking lot. These spaces remained in the inventory in 2020 but certain ones will be phased out over the next ten years. In addition, several large parking lots are identified as building sites in the 10-year window such that projected development will eliminate nearly 2,000 more parking spaces over this period. At the same time, the CMP anticipates building new parking structures on existing parking lots. As the university parking inventory shifts during these construction impacts, the overflow parking will be needed for reallocating vehicles. By July 1, 2030, the University expects to have a net gain of just over 800 parking spaces, or roughly the same number of parking spaces in the inventory as of July 1, 2020.

The modeling that was conducted to evaluate impacts of university 2020-2030 development included the new Garage 14 in the future “build” scenario since only a portion of its parking spaces were authorized in the 2015-2025 CDA. The modeling also assumed shifts in parking decal types to accommodate more commuter parking such that an increase of 1,700 commuter parking spaces were modeled, but still, no significant impact to roadway level of service was attributable to this growth.

Year	Total Parking in CMP Jurisdiction*
January 2014	23,634
January 2020	24,165
February 2020	26,174
2029-30	26,213

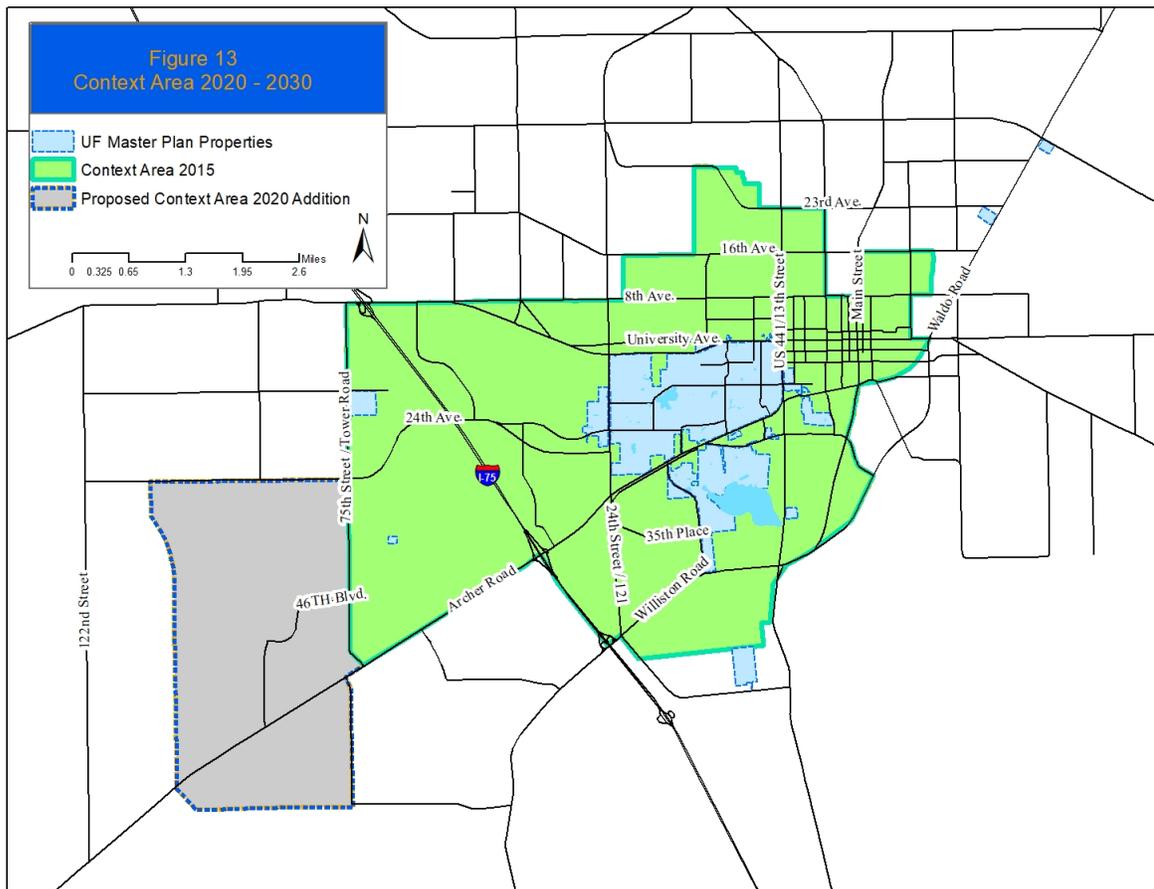
* The Campus Master Plan jurisdiction parking inventory includes the contiguous main campus with the Florida Surgery Center west of SW 34th Street. It does not include the UF Health parking garages on SW 13th Street or the Human Resources Building.

The Campus Development Agreement delineates a University Context Area that is defined in Florida Board of Governors Regulations 21.201(4) as follows:

- “Context area for Campus Development Agreements” means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural

or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features. To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

The Context Area for the 2020-2030 Campus Master Plan has been evaluated and is documented in a separate technical report that was developed in collaboration with City of Gainesville and Alachua County staff. The Context Area has been expanded in the southwest Gainesville Urbanized Area to reflect UF employee residences in new County growth areas (as depicted in “Proposed” on the following map from the report, *University Context Area Analysis, Oct. 2019*).



B. Current Status – Host Local Governments

Alachua County. The 2006 Campus Development Agreement (CDA) provide Alachua County with \$2,137,880 in funding to be applied toward the acquisition of right-of-way, as needed, and construction of SW 8th Avenue and SW 61st Street from SW 75th Street to SW 20th Avenue including intersection modifications as needed; and for additional bicycle and pedestrian facilities in the Context Area. As of January 2020, the County had spent all but \$7,983 of the original payment and its accrued interest toward the SW 8th Ave/SW 61st St. road connector. The County notes that it has spent an additional \$14m on these projects that will open in fall 2020. The

County expended the CDA allowance for bicycle and pedestrian projects by 2013. *(Source: Memo from Kenneth Fair, Alachua County Public Works Dept, January 21, 2020)*

City of Gainesville. The 2006 CDA provided \$18,987,500.00 to the City of Gainesville for several specific projects. In 2019, the City completed the last of the CDA-funded projects, reconstruction of a portion of Archer Road and SW 16th Avenue. Ultimately, the City spent the CDA funds and accrued interest as specified with a slightly lesser amount of funding dedicated to the Archer Road project, and \$1 million going toward Depot Park construction and \$32,000 going toward a fellowship program for UF students in City government. *(Source: Correspondence from Karen Fiore, City of Gainesville, December 2020)*

C. Current Status – State Government

In 2010, the Concurrency Trust Fund expired, which had been used to fund payments to host local governments for state universities' impacts to public facilities and services as enumerated in campus development agreements. The University Concurrency Trust Fund statute 1013.63 was repealed that year. Current campus master plan statutes maintain that "funds provided by universities in accordance with campus development agreements are subject to appropriation by the Legislature," Ch. 1013.30(13)(f) F.S.