

INTRODUCTION

I. Campus Master Plan Public Participation

In November 2004, a public meeting was held to initiate the development of the University of Florida's campus master plan for the period 2005-2015. At this time, the University had formed three committees to guide the process. These committees included the Conservation Study Committee, Transportation Study Committee and Master Plan Steering Committee. Membership on the committees totaled 87 individuals, including forty-four faculty, sixteen students, twenty-five staff and administrators, and two community representatives. Noteworthy, some members representing administration are also faculty members with appointments in administrative offices. The two community members represented the planning departments of the City of Gainesville and Alachua County. For one year, these committees met in open, advertised meetings to develop plan maps and policies. Altogether, the committees met forty-eight times during 2004-2005 for approximately 100 hours of deliberation. All meeting notices, agendas and minutes were posted to the website <http://www.masterplan.ufl.edu/20052015.htm>. The website also contained master plan requirements, history, technical reports, plan document drafts and presentations.

An email distribution list was maintained throughout the process and used to notify interested parties when important draft documents were posted to the website and when public forums were scheduled. The list was derived from a previous list maintained for the 2000-2010 campus master plan process with additions of people that attended a series of university visioning workshops in 2003 and anyone that requested to be added through a link on the webpage. In November 2005, this email distribution list contained 121 individuals plus additions made to the list based on sign-in sheets at public forums.

On November 16, 2005 an informal public information session was held at Emerson Alumni Hall following a published notice in the Gainesville Sun, Orlando Sentinel and Fort Lauderdale Sun Sentinel. Noticed public hearings on December 14, 2005 and March 29, 2006 complete the statutory requirements for public participation forums.

II. Visioning Process

During 2003 and early 2004, the University of Florida engaged in a visioning process using workshops, online surveys and other methods of obtaining input about the desired future of the campus. In particular, this visioning workshop focused on campus facilities and environments although feedback covered operational topics including work environment, operating policies and "campus culture". Over 90 individuals including staff, faculty, students, neighborhood residents, local business people and community leaders participated in a series of six workshops in early 2003. The workshops were open to everyone and were broadly advertised electronically (multiple list serves and websites) and through community press releases. In January 2004, a sample of students responded to an online survey asking their opinions about campus facilities, infrastructure, transportation and open space. The insights gleaned from this visioning process were used to shape the 2005-2015 Campus Master Plan.

III. Campus Master Plan Vision Statement

The following Vision Statement for the Campus Master Plan was adopted to describe an ideal campus environment. This vision statement guides the campus master plan by identifying the outcome that policies and recommendations should help to affect.

The University of Florida is committed to academic excellence as demonstrated by its history of innovation, pursuit of diverse viewpoints, and sustained service to the people of Florida. Its built and natural environments enhanced by its historic heritage, make it a safe, sustainable and attractive place to learn, work and live. Its culture is one that encourages collaboration, facilitates open exchange of ideas, and opens the doors of opportunity to all. Its leadership provides clarity and commitment to reinforce this vision.

IV. Campus Master Plan Value Statement

The following Value Statement was adopted as an overriding standard to guide the campus master plan process.

The University of Florida Campus Master Plan shall be maintained in an open and inclusive process with emphasis placed on values of academic excellence, sustainability and community partnership.

Academic excellence and the means to achieve it are defined in the university's Strategic Academic Plan. Academic excellence can be defined as fostering and providing programs in research, education, and service that are recognized for their excellence worldwide. These programs should be designed to enhance discovery, scholarship, cultural enrichment and the economic and social well-being of the citizens of Florida, the nation, and the world and to be recognized as a world leader in these endeavors.

As defined by the University of Florida Ad-Hoc Committee on Sustainability, sustainability means "providing for the needs of the present without compromising the ability of future generations to provide for themselves. Decision-making at a sustainable university integrates the pursuit of environmental, social and economic welfare across campus and within the broader community."

The University is committed to community partnerships as applied to the master planning process emphasizing cooperation among the university community, residential neighborhoods, business community, Context Area, host local governments, governmental agencies and the community at-large.

V. Campus Master Plan Guiding Principles for Policies and Recommendations

The following Guiding Principles were adopted by the master planning committees to guide the campus master plan by identifying the philosophical approach for master plan policies and recommendations. These guiding principles are intended to be broad and outcome-oriented, serving to justify goals, objectives, policies and projects as applicable.

A. *New Building Locations shall:*

1. *Avoid identified natural and man-made constraints to the extent feasible;*
2. *Provide proximity and density that promote walking, especially between interrelated land uses;*
3. *Provide appropriate buffers to non-university properties and conservation areas;*
4. *Protect historic buildings, views and context;*
5. *Concentrate in existing or transitioning activity centers rather than in sparse low-density suburban patterns;*
6. *Create urban environments with buildings that define important exterior spaces and street fronts;*
7. *Protect outdoor teaching and research land resources;*
8. *Focus facilities with frequent general-public interaction in accessible locations near the campus perimeter.*
9. *Comply with building and site plan criteria to be developed that will address issues such as intensity and density restrictions, parking requirements, building height and open space; and*
10. *Comply with architectural design and compatibility standards to be developed.*

B. *Future Land Use designations shall:*

1. *Include subclasses of active recreation, passive recreation and academic/research;*
2. *Protect natural resources;*
3. *Locate activities that are compatible and complementary in close proximity; and*
4. *Separate and/or buffer incompatible activities.*

C. *Capital Investments shall:*

1. *Support the Academic Strategic Plan;*
2. *Serve demonstrable need;*
3. *Consider adaptive reuse/renovation, co-location, and multi-disciplinary approaches;*
4. *Consider life-cycle costing;*
5. *Consider utility and infrastructure capacities;*
6. *Eliminate temporary buildings;*
7. *Employ new technologies for teaching, research and service delivery; and*
8. *Emphasize maintenance and preservation of existing assets while considering physical plant expansions.*

D. *Transportation approaches shall:*

1. *Encourage and safely accommodate non-motorized travel (bicycle and pedestrian);*
2. *Locate new facilities with densities and proximities that provide walkability;*
3. *Reduce parking and vehicular access in the auto-free zone;*
4. *Provide parking in the campus perimeter near developing activity centers with good transit service;*
5. *Provide appropriate transit service in the auto-free zone and between activity centers with facilities including shelters and transfer hubs;*

6. *Discourage single-occupant vehicle access into and around campus through physical modifications and parking policy such as pricing and vehicle storage;*
7. *Modify the campus roadway system to provide safe and adequate access to activity centers and parking facilities with appropriate roadway designs that include traffic calming, intersection modifications and transit-oriented design; and*
8. *Address parking policies including pricing and decal programs.*

E. *Management of outdoor spaces on the campus, designated as Conservation, Urban Park and Green Buffer land uses, shall:*

1. *Protect significant environmental resources and habitats including wetlands, water bodies, rare plants, heritage trees, and Federal or State listed species;*
2. *Pursue a policy of zero net loss of biodiversity;*
3. *Provide, at a minimum, zero net loss of campus-wide conservation acreage from that designated in the 2000-2010 campus master plan;*
4. *Provide opportunities for people to access and experience conservation areas, green buffers and urban parks adjacent to already developed areas of campus;*
5. *Provide opportunities for conservation areas, green buffers and urban parks to be utilized for teaching and research purposes;*
6. *Provide appropriate places for people to congregate or move through;*
7. *Provide buffers or other transitional features between conservation areas and built environments; and*
8. *Be consistent with conservation land management strategies that are appropriate to each area's resources and location.*
9. *Address policies for the appropriate allowance of utility conveyances and stormwater facilities.*

VI. Campus Master Plan Organization

A. *Plan Adoption and Amendment Process*

Campus master plans are required by Section 1013.30 Florida Statutes. The purpose of this statute is to “authorize state and local officials to cooperate in establishing and maintaining educational plants that will provide for public educational needs throughout the state.” It is intended to foster communication between universities and their host local governments while encouraging joint infrastructure planning for concurrency purposes. Although the University of Florida has been preparing campus master plans since its inception in 1905, the campus master plan for 1995-2005 was the first to be prepared under this statutory requirement. A subsequent five-year update amendment for the period 2000-2010 was also prepared. The campus master for 2005-2015 is the first major rewrite since the 1995 effort.

The University of Florida campus master plan process is governed by an Operating Memorandum adopted by the UF-Board of Trustees on March 28, 2003. This memorandum is consistent with Section 1013.30 Florida Statutes and Chapter 6C-21, Part II, Florida Administrative Code, which contain the basic requirements and process for campus master plans. In 2002, the adoption authority for the campus master plan was transferred from the former Board of Regents to the university boards of trustees.

Per the Florida Statute, a campus master plan must be updated at least once every five years and cover a planning horizon of ten to twenty years. The master plan must address concurrency needs for public facilities and services, and result in a development agreement with the host local government. The campus development agreement must address mitigation if any public facilities and services are found to be deficient for university growth. The statute also provides three threshold tests, which if met, require state agency review and formal board of trustee adoption. The UF Operating Memorandum distinguishes “Major” and “Minor” master plan amendments based upon this threshold test. The cumulative impact of minor amendments is also measured against the statutory thresholds. The Memorandum provides for review of all amendments by the University Land Use and Facilities Planning Committee including representatives of the City of Gainesville and Alachua County. Minor amendments are brought to the UF Board of Trustees/Facilities Committee for information, and major amendments are adopted by the UF Board of Trustees. There have not been any major amendments to the Campus Master Plan, 2000-2010. An amendment to master plan policy in 2004 introduced a requirement for a public workshop to be held any time that a plan amendment adds additional property to the campus master plan jurisdiction.

B. *Jurisdiction*

The Campus Master Plan is organized into Elements covering the required topics and several optional topics as specified in Chapter 1013.30 Florida Statutes. The plan jurisdiction includes the main campus in Gainesville, Florida and several satellite properties. Separate data and analysis reports support the recommendations contained herein.

The main campus includes several non-contiguous properties and some properties that are owned by Direct Support Organizations (such as the Athletic Association and University of Florida Foundation) or other university-affiliates (such as fraternities and sororities bound by deed to university rules and regulations). These properties are as follows:

1. University golf course (UF buildings 821, 674, 678);
2. Tanglewood Apartments located at 2701 SW 13th Street (UF buildings 527-540);
3. Sorority Row
4. Delta Phi Epsilon sorority (UF building 657)
5. Sorority Row “Natural Area” used for passive recreation located east of SW 11th St;
6. Institutes of Black Culture located at 1510 W. University Avenue (UF building 874) and Hispanic/Latino Cultures located at 1504 W. University Ave. (UF building 880);
7. Development and Alumni Affairs buildings and parking lots located at 2012 W. University Avenue (UF building 253 and 153);
8. University Arboretum located at the northwest corner of University Avenue and NW 23rd Street;
9. Health Sciences Center Administrative Services building and parking facilities located at 1329 SW 16th Street;
10. Collegiate Living Organization located at 117 NW 15th Street (UF building 896, 897 and 900);
11. State University System Presses located at 15 NW 15th Street (UF building 36 and 37);
12. Hope Lodge located at 2121 SW 16th Street;
13. PK Yonge Developmental Laboratory School located on Depot Avenue;
14. Coastal Engineering Laboratory located at 1300 SW 6th Street;
15. Emerson Alumni Hall located at 1938 W. University Ave. (UF building 261)
16. 105 Classroom Building located at 105 NW 16th Street (UF building 105);
17. UFF Bates House located at 113 NW 20th Terrace (UF building 1032 and 1033); and
18. Ronald McDonald House located at 1600 SW 14th Street.

The Alachua County Satellite Properties include the following:

1. Lake Wauburg Recreation Area
2. Austin Cary Memorial Forest
3. Beef Research Unit
4. Dairy Research Unit - Hague
5. WRUF Tower
6. Newnan's Lake
7. WUFT Tower
8. Millhopper Road Horticulture Unit
9. TREEO Training Center
10. Wall Farm / Horse Teaching Unit
11. Santa Fe Ranch Beef Unit/ Boston Farm
12. UF Libraries Remote Services located at 2715 NE 39th Avenue
13. UF Eastside Campus located at 2006 NE Waldo Road

Master Plan properties outside of Alachua County include the Fort Lauderdale Research and Education Center and the Mid-Florida Research and Education Center in Apopka.

C. Plan Horizon and Analysis

The Campus Master Plan for 2005-2015 has a ten year plan horizon and will be revisited for updates every five years. However, a much longer planning horizon was considered in the development of this plan. Current decisions about placement of physical features and other treatment of the built or natural environment have been considered in the context of long-term

impacts. Therefore, the plan contains images and suggestions for a planning horizon of twenty-years and beyond. Any recommendations beyond the ten-year horizon are for the purpose of guidance and to demonstrate a long-term potential built-out scenario for the campus. In this way, an evaluation of carrying capacity and sustainability can illustrate the compatibility of today's decisions with the long-term needs of the campus and community. To this end, the campus master plan contains analysis of natural features, open spaces and linkages to ensure preservation of significant resources. At the same time, it seeks to identify appropriate locations for infill development and creation of potentially new or intensified clusters of development. Corridors for access, utility systems and infrastructure must also be preserved to serve development into the future. This planning process requires balancing needs, priority-setting and compromise. This difficult task could not be achieved without the time and effort of many individuals, and the application of vision, values and guiding principles to the process. Even still, planning is an iterative process subject to societal changes and factors which cannot be anticipated beyond a ten-year horizon. For this reason, the plan will be revisited for updates once every five years. The Campus Master Plan, 2005-2015 will be a foundation for subsequent planning efforts to refine.

VII. Definitions

Affected Local Government: A unit of local government that provides public services to or is responsible for maintaining facilities within a campus of an institution in the State University System or is directly affected by development that is proposed for a campus.

Affected Person: A host local government; an affected local government; any state, regional or federal agency; or a person who resides, owns property, or owns or operates a business within the boundaries of a host local government or affected local government. In order to qualify under this definition, each person, other than a host or affected local government, must have submitted oral or written comments, recommendations, or objections to the university during the period of time beginning with the advertisement of the first public hearing under Chapter 1013.30 and ending with the adoption of the campus master plan or plan amendment.

Agriculture: The use of land predominantly for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and Silviculture

Amendment: Any change to an adopted campus master plan except corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan, and corrections, updates or modifications of current costs in other elements.

Aquifer: A geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs. (See Floridian Aquifer System; Intermediate Aquifer System; and Surficial Aquifer System.)

Aquifer Recharge: The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

Available /Availability: Relates to the provision of public facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with Chapter 163.3180, Florida Statutes.

Adverse Impact (upon a natural resource): Direct contamination, alteration, or destruction, or that which contributes to the contamination, alteration, or destruction of a natural resource, or portion thereof, to the degree that its environmental benefits are or will be eliminated, reduced or impaired.

Best Management Practices (BMPs): A series of guidelines or minimum standards adopted for area wide application, typically associated with agricultural, silvicultural, golf course, and similar operations, designed primarily to prevent soil erosion and water pollution, and to protect certain wildlife habitat values in riparian and wetland areas.

Bikeway: Any road, path, or way which in some manner is specifically designated as being open to bicycle travel regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes. This includes bike lanes, wide curb lanes, sidewalks, and local streets.

Biodiversity (Biological Diversity): The variety, distribution and abundance of living organisms in an ecosystem. Maintaining biodiversity is believed to promote stability, sustainability and resilience of ecosystems.

Branch Campus: An instructional and administrative unit of a university that offers students upper-division and graduate programs as well as a wide range of support services.

Buffer: An area of planted or natural vegetation or open space maintained for various purposes, including reduction of erosion and siltation along surface waters and wetlands, reduction of poaching and wind erosion along roads and field edges, and provision of wildlife travel corridors and habitat.

Campus: The main campus of the University and any branch campuses.

Capital Improvements: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purposes of definition, physical assets which have been identified as existing or projected needs in the individual campus master plan elements shall be considered capital improvements.

Circulation Facilities: Roadways, sidewalks or other surfaces designated for pedestrian, non-vehicular, or vehicular movement.

Cone of Influence: An area around one or more major water wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined Aquifer: An aquifer that is bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

Context Area: 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

Detention: The collection and temporary storage of stormwater in such a manner as to provide for treatment through physical, chemical or biological processes with subsequent gradual release of stormwater.

Development /Development Project /Development Activity: Any dredging, filling, excavation, construction of new structures, expansion of existing structures ,installation of utilities, roads, personal wireless service facilities, stormwater management systems, septic tanks, bulk heading, land clearing, tree cutting, mechanized vegetation removal and the disposal of solid or liquid waste.

Depression Basins: Natural depression watershed areas which have no positive outfall for surface water runoff except by infiltration as evapotranspiration.

Development Agreement: An agreement between the particular University campus and each of its affected local governments as defined in Chapter 163.3192 F.S. .

Drainage Basin: A subdivision of a watershed.

Ecosystem: A community of all plants and animals and their physical environment, functioning together as an interdependent unit.

Endangered Species: Species in danger of extinction if the deleterious factors affecting their populations continue to operate. These are forms whose numbers have already declined to such a critically low level or whose habitats have been so seriously reduced or degraded that without active assistance, their survival in Florida is questionable.

Environmental Quality: The character or degree of excellence or degradation in the total essential natural resources of the area as measured by the findings and standards of the physical, natural, and social sciences, the arts and technology, and the quantitative guidelines of federal, state and county governments.

Extraction: The removal of soil, sand, mineral, etc. from the earth through mining or excavation (borrow) activities.

Fill: Raising the surface level of the land with suitable soil material.

Flood Plain: Any land area susceptible to being inundated by water from a storm of a specified frequency of occurrence.

Flood Plain, 100-year: Areas subject to inundation by a flood having a one-percent (1%) probability of occurrence in any given year. The 100-year flood elevation is the highest elevation of flood waters during the 100-year storm event and is calculated or estimated from the best available information.

Floridan Aquifer System: The thick carbonate sequence which includes all or part of the Paleocene to early Miocene Series and functions regionally as a water-yielding hydraulic unit.

Where overlaid by either the intermediate aquifer system or the intermediate confining unit, the Floridan contains water under confined conditions. Where overlaid directly by the surficial aquifer system, the Floridan may or may not contain water under confined conditions, depending on the extent of low permeability materials in the surficial aquifer system. Where the carbonate rocks crop out, the Floridan generally contains water under unconfined conditions near the top of the aquifer system; but, because of vertical variations in permeability, deeper zones may contain water under confined conditions.

Functional Open Space: Exterior areas of buildings that perform a function by virtue of their design and amenities that provide seating, shading, views, and other such features that facilitate human occupation and enjoyment. Also may be referred to as “Outdoor Rooms”.

Goal: The long-term end toward which programs or activities are ultimately directed.

Greenway: A corridor of protected open space that is managed for conservation, recreation purposes. Greenways follow natural land or water features or abandoned railroad corridors or canals, and link natural reserves, parks, cultural and historic sites.

Groundwater: Water occurring beneath the surface of the ground, whether or not flowing through known or definite channels.

Guaranteed Ride Home Program: A program whereby an employer provides emergency transportation home for employees who participate in selected transportation demand management programs, such as carpooling or incentives for use of transit, walking and bicycling. Such emergency transportation may be provided by taxi service or employer-provided drivers in the case that an employee has an emergency and needs to leave work but does not have access to a personal automobile because he/she is participating in an employer’s transportation demand management program. A Guaranteed Ride Home Program is one of several incentive programs that may complement an employer’s transportation demand management program.

Habitat: The natural abode of a plant or animal that contains the arrangement of food, water, cover and space required to meet the biological needs of a given species. Different species have different requirements, and these requirements vary over the course of a year.

Habitat Corridors: A band of natural vegetation cover that serves to link two patches of habitat. The corridor boundary is defined by virtue of its surroundings, which are assumed to be either inferior habitat or non-habitat for the species in question. The corridor may include one or several habitat types.

Hazardous Waste: A solid waste or combination of solid wastes which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may cause or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly stored, transported, disposed of, treated, or otherwise managed.

Historic Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a university as historically, architecturally or archaeologically significant, and those properties eligible for inclusion on the National Register of Historic Places based on its being at least 50-years of age and having received a review from the State Division of Historical Resources documenting its historical significance.

Host Local Government: A local government within the jurisdiction of which all or part of a campus of an institution is located, but does not include a county if no part of an institution is located within its unincorporated area.

Infrastructure: Those man-made structures which serve the common needs of the population, such as roadways, stormwater management facilities, potable water facilities, sanitary sewer facilities, and solid waste facilities.

Heritage Trees: Champion Trees: Those trees that have been identified by the Florida Division of Forestry as being the largest of their species within the State of Florida or by the American Forestry Association as the largest of their species in the United States. The current list of champion trees in Gainesville and Alachua County is on file in the codes enforcement office. This list is subject to revision and will be updated yearly.

High Aquifer Recharge Areas: Areas where stream-to-sink surface water basins occur, and areas where the Floridan aquifer system is designated as unconfined or semi confined in Florida Geological Survey Open File Report 21, "Geologic Interpretation of the Aquifer Pollution Potential in Alachua County, Florida,"

Historic Property: Any building or site that is included or eligible for inclusion on the National Register of Historic Places.

Host Local Government: A local government within the jurisdiction of which all or part of a campus of an institution is located, but does not include a county if no part of an institution is located within its unincorporated area.

Injection Well: A well into which fluids are drained, either by gravity flow or under pressure. The terms deep well and shallow well injection has no real significance relative to the actual depth of a well.

Invasive Species: Imported plant or animal species that are widespread in Florida and have the established potential to invade and disrupt native communities; are localized but have a rapidly expanding population or have shown a potential to invade and disrupt native species in other areas or other countries with climates similar to Florida.

Isolated Wetland: Any wetland without a direct hydrologic connection to a lake, stream, estuary or marine water.

Karst Topography: The relief of an area underlain by limestone that dissolves in differing degrees, thus forming numerous depressions or small basins.

Landscape: A geographical mosaic composed of interacting ecosystems resulting from the influence of geological, topographical, soil, climatic, biotic and human interactions in a given area.

Levels of Service: An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Light Pollution: Any adverse effect of manmade light.

Light Trespass: Light falling where it is not wanted or needed, typically across property boundaries.

Listed Species: Those species of plants and animals listed as endangered, threatened, rare, or species of special concern by an official state or federal plant or wildlife agency, or the Florida Natural Areas Inventory (FNAI, includes species ranked as S1, S2, or S3). These species are targeted for protection for a number of reasons, e.g. they are in imminent danger of extinction, are rapidly declining in number or habitat, or have an inherent vulnerability to habitat modification, environmental alteration, or human disturbance which puts them at risk of extinction.

Littoral Zone: In reference to stormwater management systems, that portion which is designed to contain rooted aquatic plants.

Main Campus: The focal point of university educational and administrative activities, authorized by Chapter 240.2011, F.S.

Management Plan: A plan prepared to address preservation/restoration and management of natural resources. The plan consists of a set of documents, including maps, that describes and depicts the location of areas and natural resources to be preserved, including any protective buffers. The plan identifies specific implementation activities, schedules, and assignments of responsibilities.

Mitigation: An action or series of actions that offsets adverse environmental impacts. Mitigation may consist of any one or a combination of monetary compensation, or acquisition, restoration, enhancement, or preservation of wetlands, other surface waters or uplands.

Multi-Modal Transportation: Providing significant transportation options so that people can have a wide choice, including bicycle, pedestrian, automobile, transit, etc.

Native Species: Plants and animals that, based on current knowledge, are known to have been present regionally before the time of documented European contact (~1500 A.D.).

Native Vegetative Communities: Areas where vegetation consists primarily of species indigenous to the Southeastern U.S. and/or Florida or a portion of Florida.

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

Nature Park - A conservation area on campus that's primary function is the maintenance of biological diversity of plants, animals and natural communities while providing passive recreational opportunities for faculty, students and staff. The Nature Park management approach is where public use is encouraged and physical improvements will be targeted to enhance the visitation experience. Examples of Conservation Areas that fit into the Nature Park category are McCarty Woods, Bartram-Carr Woods and Reitz Ravines.

Net Academic Space Need: The usable, assignable, building area designated for classroom use, required to meet the University's student enrollment.

Non-native Species: Plants and animals that are not native regionally.

Non-point Source Pollution: Contamination arising from the discharge of wastes to water bodies or to the atmosphere from dispersed sources.

Occupied Structure: A structure that is intended for occupancy by humans for extended or temporal periods.

Open Space: Any natural, recreational, or common open areas, where built structures are incidental as opposed to the primary object.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Parking Cash-Out: A program whereby an employer reimburses an employee for all or part of an employer-paid parking benefit in exchange for that employee not driving a private automobile and not using that parking benefit. A Parking Cash-Out Program is one of several incentive programs that may complement an employer's transportation demand management program.

Percolation: The downward movement of water through the soil or geologic features.

Permeability: The quality of the soil that enables water to move downward through the profile. Permeability is measured as the number of inches per hour that water moves downward through the saturated soil.

Pesticide: A pesticide is any substance or mixture of substances intended for: preventing, destroying, repelling, or mitigating any pest. Though often misunderstood to refer only to insecticides, the term pesticide also applies to herbicides, fungicides, and various other substances used to control pests.

Under United States law, a pesticide is also any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant.

Point Source Pollution: Contamination arising from direct discharge of wastes to water bodies or to the atmosphere through a pipe, ditch, channel, or other concentrated means.

Policy: The way in which programs and activities are conducted to achieve an identified goal.

Potable Water Facility: A system of structures designed to collect, treat or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Present Parking Ratio: The ratio between the number of parking spaces designated for a particular user group, and the number of persons in that user group. Ratios are expressed as _____ spaces per _____ (student, faculty, etc.).

Public Buildings and Grounds: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police and fire stations, and government administration buildings.

Public Facility: Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems and facilities, and public health systems and facilities.

Recreation Facility: A component of a recreation site, such as a trail, court, athletic field or swimming pool.

Research Support: Those activities, facilities or services that support research activities such as equipment storage, laboratory storage, research animal housing, medical clinics and laboratory schools.

Residential Use: Activities within land areas used predominantly for housing.

Retention: The prevention of the discharge of a given volume of stormwater runoff by complete on-site storage.

Reuse: The planned activity or activities that are intended for the land excavation or filling area and/or abutting land after the excavation or filling ceases and reclamation is completed.

Roadway Functional Classification: The assignment of roads into categories according to the character of the service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads and collector roads, which may subcategorized into principal, major or minor levels.

Runoff: The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called groundwater runoff or seepage flow from groundwater.

Seepage: The movement of water through the soil.

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Services: The programs and employees determined necessary to provide adequate operation and maintenance of public facilities and infrastructure.

Sheet Flow: The pattern of water movement where large quantities of water move in broad-spread, shallow layers across the ground's surface. This is typical in wetlands, marshes, grasslands, pine flatwoods, and prairies such as Payne's Prairie and the Everglades.

Solid Waste Facilities: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Source Separation: The separation of the components of solid waste (glass, metal, paper, chemicals, plastic, kitchen wastes, etc.) at the source of generation before disposal to allow for alternative waste management practices such as reuse, recycling, and energy recovery.

Species of Special Concern - Species that do not clearly fit into the endangered, threatened or rare categories, yet warrant special attention. Included in this category are: (1) species that, although they are perhaps presently relatively abundant and widespread in the State, are especially vulnerable to certain types of exploitation or environmental changes and have

experienced long-term population declines; and (2) species whose status in Florida has a potential impact on endangered or threatened populations in the same or other species outside the State.

Specimen Tree: A tree which has been identified by the University to be of notable interest or high value because of its age, size, species, condition, historic association, or uniqueness.

State Water Quality Standards: Numerical and narrative standards that limit the amount of pollutants that are allowed in waters of the state, as defined by Chapter 62-302, Florida Administrative Code.

Steep Slope: Any topography having a slope of greater than or equal to 5%.

Stormwater: The flow of water which results from, and which occurs immediately following a rainfall event.

Stormwater Management Facility: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground as well as a mobile home.

Support Documents: Any surveys, studies, inventory maps, data, inventories, listings, or analyses used for or in developing the campus master plan.

Surface Waters (Water Bodies): Rivers, streams, creeks, springs, lakes, ponds, inundated sinkholes, intermittent water courses and associated wetlands that hold or transport water on the ground surface.

Surficial Aquifer System: The permeable hydro geologic unit contiguous with land surface that is comprised principally of unconsolidated to poorly indurate clastic deposits. It also includes well-inundated carbonate rocks, other than those of the Floridan aquifer system where the Floridan is at or near land surface. Rocks making up the surficial aquifer system belong to all or part of the upper Miocene to Holocene Series.

It contains the water table and water within it is under mainly unconfined conditions; but beds of low permeability may cause semi-confined or locally confined conditions to prevail in its deeper parts. The lower limit of the surficial aquifer system coincides with the top of laterally extensive and vertically persistent beds of much lower permeability. Within the surficial aquifer system, one or more aquifers may be designated based on lateral or vertical variations in water-bearing properties.

Sustainable /Sustainability: Processes, procedures, policies and practices that provide for the needs of the present without compromising the ability of future generations to provide for themselves.

Temporary Building: A structure that is delivered in whole or in sections, placed on minimal foundations with self-contained heating and air conditioning, or otherwise does not meet university construction standards.

TAZ: Traffic Analysis Zones used by the affected local government to analyze traffic movement within the community.

Traffic circulation model” means a computer-generated simulation of existing and/or proposed traffic movement.

Traffic Calming: Engineering design techniques for use in the roadway environment for the purpose of slowing or diverting motorized vehicle travel. Examples include speed humps, diverters, neck-downs, bulb-outs and other changes in vertical or horizontal road alignment.

Transit-Oriented Design: Transportation system and land use patterns that provide dense development with concentrations of people that can easily access transit services by using connected sidewalk systems, bus shelters and other such convenient and safe transit facilities.

Transportation Demand Management: Strategies and techniques that can be used to increase the efficiency of transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the automobile and altering local peak hour travel demand. These strategies may include, but not be limited to, ridesharing programs, flexible work hours, telecommuting, shuttle services and parking management.

Transportation System: A multi-modal system of transportation facilities designed for the movement of people and goods.

Transportation System Management: Improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the efficiency of the transportation system.

Unoccupied Structure: A structure used for the purpose of storage or shelter of equipment, livestock or other animals, plant material, or other materials and supplies but is not intended for human occupation and typically does not have electricity or running water. Examples include equipment sheds, livestock run-in pole barns, boat houses and plant frames.

Vegetative Communities: Ecological communities, such as coastal strands, oak hammocks and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

Wetlands: Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and, under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric. As defined in Florida Statutes Chapter 373.

Xeriscape Landscaping: Landscape methods that conserve water and protect the environment through the use of native, drought-tolerant plants and planting techniques.

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1.
URBAN DESIGN ELEMENT

Introduction

This Urban Design Element includes Goals, Objectives and Policies (GOP) that apply to the main campus. Unless specifically noted, these policies do not affect the other twelve Alachua County Satellite Properties since many urban design considerations for main campus such as pedestrian access, gateway features and streetscaping do not apply on remote satellite sites. These policies supplement the *University of Florida Design and Construction Standards*, and address design considerations for buildings and the open spaces between buildings. The University of Florida strives to maintain a coherent and pleasant campus that is conducive to learning. It must be both functional and attractive. Due to its central location in the larger community, the University of Florida main campus is also an integral part of the City of Gainesville and Alachua County. As such, the community gateways, campus entry features, perimeter appearance and overall urban form of the campus is of vital community importance.

The University of Florida campus in Gainesville was established in 1905 with a consistent architectural character under the leadership of architect William Augustus Edwards. The campus was originally conceived with a master plan based on symmetrical ellipses and functional open spaces framed by significant buildings. Over the following decades, the campus architects who followed Mr. Edwards worked to maintain a coherent architectural language while responding to changing times and building construction standards. Campus master plans also evolved with time to incorporate grid layouts and, later, sweeping open space connections.

The end result of this evolution is a campus with visual unity that is noteworthy among large public universities. The campus buildings and campus plans have expressed national and international developments of each era, while preserving compatibility and harmony. This consistency is not only in individual buildings, but in visual linkages of built and natural environments. The original campus core is protected as a Historic District on the National Register of Historic Places along with twenty-one individually registered historic buildings. A Historic Impact Area (Figure 1-2) has also been defined around the Historic District to include significant buildings that are now turning fifty years old and becoming eligible for national registration.

Campus growth continued to expand to the south and west away from the historic core with the addition of facilities such as the Holland Hall (College of Law), Health Science Center / Shands Hospital, and various facilities of the Institute for Food and Agricultural Sciences. New student residential complexes, recreation facilities, cultural centers and parking services also added to the landscape of campus expansion.

The Urban Design plan presented in this element envisions clusters of new development around existing facilities such as Fifield Hall, Genetics/Cancer Institute, Orthopaedic and Sports Medicine Institute, Veterinary Medicine and the Cultural Plaza. A new cluster of development is also anticipated for the area north of Radio Road near SW 34th Street, although it is not anticipated to develop significantly during the ten-year horizon of this master plan. These clusters should create walkable centers with multiple buildings of related functions that achieve a critical mass to support transit and protect open spaces between centers. In addition to these centers of development, sensitive infill sites are also identified in the Historic Impact Area and around the Health Science Center.

Constraints to development (e.g. wetlands, floodplains, archaeological sites, etc.) were analyzed to identify potential building sites and areas that should be protected from development. Assessment of these natural and man-made constraints was a critical step in formulating the urban design plan presented herein. The results of the composite constraints analysis are presented in

Figure 2-3 of the Future Land Use Element. Figure 1-3 of this element depicts the land uses of Conservation, Urban Park and Green Space Buffer that were identified for preservation as open space. Other analyses identified important open space linkages that serve environmental, visual, bicycle and/or pedestrian connectivity. These are presented in Figures 1-4 and 1-6 to depict corridors that should be reserved as open space although they may cross multiple land use classifications. Figure 1-5, Open Space Enhancement Priorities, presents significant open spaces on campus that are recommended for landscaping and pedestrian amenity improvements. Lastly, the concept of a roadway hierarchy and campus gateways is introduced in the Transportation Element and on Figure 1-6 of this element. The roadway hierarchy can be used to define typical cross sections and streetscape standards appropriate to the different types of roadways present on campus. Similarly, the gateways are conceived as entry features that provide access, orientation and amenities through design features such as signage and intersection treatments. Other figures in this Element include Planning Sector Boundaries on Figure 1-1 that identify contiguous areas with similar urban form or function. These Sectors are also presented in detailed composite urban design plans for each Sector in Figures 1-7.a through 1-7.l. This map series for Figure 1-7 presents a main campus urban design plan that includes future land use, open space connections, road hierarchy, gateways and future building sites on one map. Finally, an urban design sketch is presented for the Cultural Plaza area in Figure 1-8. While this sketch is conceptual in nature, it is consistent with the future building sites, future land use, open space connections, gateways and road hierarchies presented in the campus master plan. Similarly, an urban design concept plan is presented for the Eastside Campus on Waldo Road in Figure 1-12.

Goal 1: Maintain a Coherent, Compatible and Aesthetically Pleasing Campus Environment that is Conducive to Learning.

Objective 1.1: Utilize design standards for the construction, renovation and rehabilitation of campus buildings and landscaping.

Policy 1.1.1: Continue to implement and update as necessary the *University of Florida Design and Construction Standards*. This document applies to all university construction projects including those performed or managed by Physical Plant Division, Facilities Planning and Construction Division, IFAS Facilities and Operations Division, Department of Housing and Residence Education, and on-campus Sororities and Fraternities. It includes standards for landscaping, lighting, roads, parking, bicycle and pedestrian facilities, interior/exterior signage, irrigation, earthwork, stormwater, utilities and building construction components. A procedure for revising the *UF Design and Construction Standards* is incorporated into the document.

Policy 1.1.2: The University shall develop a campus design guideline document that supplements the *University of Florida Design and Construction Standards* to provide detailed guidance about such issues as plant selection, functional open space, street furniture, building orientation, stormwater low-impact development, LEED considerations, and compatibility with historic and natural resources.

Policy 1.1.3: Negotiations with other institutions will include the discussion of design parameters for any satellite facilities occupying sites on campuses that are not part of the State University System. This information and any applicable design or construction standards will be provided to

the design team at the initiation of the project for incorporation into the programming and design development process of these facilities.

Objective 1.2: Utilize urban design features to welcome and orient campus users, and assist them in navigating the campus through coherent visual cues.

Policy 1.2.1: Continue to improve campus gateways as identified in Figures 1-6 and 1-7. Major gateways shall be designed to enhance access for motor vehicles, pedestrians and bicyclists and include significant entry features and signage. Minor access gateways shall be designed to enhance access for motor vehicles, pedestrians and bicycles with specific, adjacent destinations rather than as a primary entry point for the entire campus. Signage and entry features at minor access gateways should be less dramatic than for major gateways and may indicate the specific destinations that are accessed from this point. Bicycle-pedestrian gateways shall emphasize safe and convenient non-auto access. Emerging gateways shall be enhanced as proximate building development occurs.

Policy 1.2.2: Roadway design and streetscaping standards should be developed and implemented to correspond to the roadway hierarchy identified on Figures 1-6 and 1-7, and discussed in the Transportation Element. In this hierarchy, Primary Connector Roads should provide the highest levels of access and guide campus visitors.

Policy 1.2.3: The University shall work with the City of Gainesville, Alachua County and the Florida Department of Transportation to improve access and aesthetics on Gateway Roads identified on Figures 1-6 and 1-7 through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights Advisory Board, and any special interest groups or local government committees as may be created to address such issues.

Policy 1.2.4: Open space connections as identified on Figure 1-4, shall be maintained and enhanced to provide bicycle and pedestrian access.

Policy 1.2.5: Explore the development of wayfinding signage to assist visitors on the main campus, including Shands Teaching Hospital and associated on-campus clinics. Such a signage program should be developed to minimize sign clutter, provide consistent and unified communication, reduce on-campus travel, and be aesthetically pleasing.

Objective 1.3.: Utilize building construction, renovation and rehabilitation to enhance the campus environment.

Policy 1.3.1: New buildings or building additions shall strive to maintain a consistent build-to line along roadway frontages as follows and shall not exceed historic building set-backs where applicable:

- Stadium Road from Gale Lemerand Drive to Buckman Drive shall conform to historic set-backs of Weil Hall, the Hub and Florida Gym.
- University Avenue from Gale Lemerand to SW 13th Street shall conform to historic set-backs of Keene-Flint, Anderson and Matherly Halls. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward the street, and surface parking areas fronting University Avenue shall be minimized in order to

- create an enhanced pedestrian environment and a more seamless interface with the surrounding city mixed-use areas.
- The west side of SW 13th Street from Archer Road to University Avenue shall conform to the setback of Tigert Hall and the Fine Arts Complex. Any infill development occurring along this roadway frontage shall reflect an urban character with an orientation toward the street.
 - Center Drive from Archer Road to Museum Road shall conform to the setback of the New Engineering Buildings and begin to create an urban orientation of building facades addressing the roadway.
 - Museum Road from west of Center Drive to SW 13th Street shall conform to the setback of Frazier-Rogers and Dickinson Halls, and reinforce an urban orientation of building facades addressing the roadway.
 - New development on Archer Road and SW 16th Avenue shall create an urban orientation of building facades addressing the roadway.
 - New clusters of development at the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Southwest Recreation and Fifield Hall areas shall create an urban orientation of building facades addressing the roadway.
 - New development on the north side of Radio Road shall create an urban orientation of building facades that address the roadway, and screen existing warehouses and other utilitarian facilities.
 - All other development shall be evaluated on a case-by-case basis within the context of adjacent or proximate existing structures.

Policy 1.3.2: New buildings or building additions shall preserve or satisfactorily realign pedestrian connections and future shared use path alignments that are identified on Figures 1-4 and 1-6.

Policy 1.3.3: New buildings or building additions shall be oriented to create functional open spaces (e.g. plazas and courtyards) and, where applicable, frame areas identified in the Urban Park land use classification.

Policy 1.3.4: New buildings or building additions shall be developed as infill in currently developed areas or in transitioning centers of development around the Orthopaedic and Sports Medicine Institute, Cultural Plaza, Fifield Hall, Genetics/Cancer Institute and at the Radio Road commuter parking lot. Such transitioning centers of development shall strive to achieve a critical mass of functionally-related facilities that can support transit. Site designs shall incorporate pedestrian circulation, bicycle access and functional open space. Buildings shall be a minimum of three stories in height in these transitioning centers of development, except where unique building programs dictate lower height structures and recommended for approval is obtained from the Land Use and Facilities Planning Committee.

Policy 1.3.5: New buildings or building additions along Archer Road and SW 16th Avenue between the convergence of these roads and SW 13th Street shall define a new urban character reflecting the strategic significance of the Health Science Center and related interdisciplinary programs along with the community's economic development vision for this gateway to downtown and SW 13th Street. This character shall project the image of a major, urban medical complex and

health research park including multi-story and high-rise buildings with an orientation toward the street emphasizing transit, bicycle and pedestrian circulation.

Policy 1.3.6: New buildings or building additions in Planning Sector “G” (depicted on Figure 1-1) shall project an urban character as described in Policy 3.5, with a minimum of five-story building height except for areas adjacent to or south of the Veterinary Medicine Hospital which shall transition to one- and two-story structures as existing in Planning Sector “K” before ultimately giving way to pasture, agricultural and conservation uses. Utility uses within Planning Sector “G” are also exempt from this minimum building height requirement.

Policy 1.3.7: New buildings or building additions in the Historic Impact Area shall be between two and five stories tall, not to exceed the height of existing historically significant buildings in close proximity to the development site. (The Historic Impact Area and historically significant buildings are depicted in Figure 1-2.) Building heights in the Historic Impact Area shall be approved by the Preservation of Historic Buildings and Sites Committee, and the Land Use and Facilities Planning Committee.

Policy 1.3.8: Building heights for new buildings or building additions in Planning Sector “H”, depicted on Figure 1-1 and including the P. K. Yonge Laboratory School shall be evaluated on a case-by case basis in consultation with the Land Use and Facilities Planning Committee.

Policy 1.3.9: In the remaining parts of campus not addressed in Policies 3.4, 3.5, 3.6, 3.7 and 3.8, new buildings or building additions shall be a minimum of three stories in height, except where unique building programs dictate lower heights and recommended for approval is obtained from the Land Use and Facilities Planning Committee.

Policy 1.3.10: New buildings, building additions or building renovations on the Eastside Campus shall be consistent with the overall site layout depicted in Figure 1-12, and shall incorporate landscaping, pedestrian circulation, transit and bicycle access, and functional open space. New structures shall be two to five stories in height except where unique building programs dictate lower heights and approval is obtained from the Land Use and Facilities Planning Committee. Building skin materials shall include Gainesville-range brick and project the image of a satellite campus comparable to the main campus.

Policy 1.3.11: New buildings and building additions shall integrate with natural topographic and other physical features in order to develop University property in harmony with its natural environment.

Policy 1.3.12: New buildings and building additions shall be located in comparable location and footprint size as the building sites identified in Figure 1-7 of this Element, and Figure 13-1 of the Capital Improvements Element. The building footprints on these figures are illustrative; however, they represent the approximate extent and orientation of acceptable footprints in relation to natural features, utility corridors, pedestrian connections, shared-use paths, historic structure compatibility and other constraints. Exact building footprints will be developed during project programming and design with a review by the Land use and Facilities Planning Committee. This Committee may recommend additional building footprints; however, project sponsors are encouraged to utilize the locations identified on these figures to site new buildings.

Objective 1.4: Utilize landscaping and tree preservation to enhance the campus environment.

Policy 1.4.1: Use trees and other plant materials, exterior furniture, paving materials and walls to help reinforce the spatial organization of the campus creating “outdoor rooms” in functional open space (e.g. plazas and courtyards) adjacent to buildings, within the Urban Park future land use classification, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4.

Policy 1.4.2: Implement appropriate landscape, hardscape, pedestrian, and/or bicycle improvements in areas identified as Open Space Enhancement Priorities in Figure 1-5. These improvements may be implemented as part of a building construction project or as independent projects funded through the Physical Plant Division, other administrative sources, grants or private donors. Such projects shall also reinforce the pedestrian connections and shared-use path corridors identified in Figure 1-4. These high-visibility open space enhancements shall be recommended for approval by the Lakes, Vegetation and Landscaping Committee.

Policy 1.4.3: Continue to improve the appearance of campus perimeters along Gateway Roads identified on Figures 1-6 and 1-7. Landscaping, pedestrian amenities and other features shall be compatible with the urban design goals of the adjacent local government jurisdiction. All perimeter landscaping or beautification projects shall be reviewed by the Lakes, Vegetation and Landscaping Committee, Transportation and Parking Committee, Preservation of Historic Buildings and Sites Committee (when applicable), and Land Use and Facilities Planning Committee, thereby affording an opportunity for review by the local government representatives on the committee. General design approaches for each Gateway Road are as follows:

- Northeastern edge: W. University Avenue (SW 2nd Avenue to SW 13th Street) - Enhance the collegiate/urban character of the University along West University Avenue by incrementally reducing existing surface parking areas as replacement facilities become available in the vicinity. The enhancements should also open up views of historic buildings, and add appropriate new buildings of a similar height and scale to present development. Landscaping, hardscaping, entry signage and pedestrian facilities are appropriate features for this street frontage.
- Northwestern edge: SW 2nd Avenue (SW 34th Street to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians while respecting the single-family residential scale of this boundary.
- Eastern edge: SW 13th Street (Archer Road to W. University Avenue) - Maintain the collegiate/landscaped character of the University along SW 13th Street by providing a landscaped setback with any new development that includes appropriate entry signage and accommodation for bicyclists and pedestrians.
- Southeastern edge: Archer Road (SW 16th Avenue to SW 13th Street) – Develop an urban streetscape character with tall buildings oriented toward the street, street trees, facilities for transit, bicyclists and pedestrians, entry signage and reduced through-traffic.

- Western edge: SW 34th Street (SW 19th Avenue to Radio Road) – Develop a landscaped setback including street trees and entry features with views of significant Urban Park land uses and landmark buildings that invite visitors to the University’s clinical, conference and cultural resources.

Policy 1.4.4: Implement streetscape improvements on Fletcher Drive and Union Road between Fletcher Drive and Buckman Drive that emphasize pedestrian access, reduce vehicular through-traffic, and feature the historic buildings that frame these corridors.

Policy 1.4.5: Consider the reduction of excessive hardscape areas across campus, and particularly as pavement removal and landscape screening of the existing surface parking at the University’s symbolic main entrance at SW 13th Street and SW 2nd Avenue when alternative parking is identified.

Policy 1.4.6: Amend the *University of Florida Design and Construction Standards*, Division 11170 to require screening of service/loading areas from public view and locating such uses away from significant open spaces and greenways.

Policy 1.4.7: Continue to maintain and expand its inventories of trees (particularly National Champion and Heritage Specimens) and rare plants (both ornamental and naturally-occurring) on the main campus. These inventories are maintained by the Facilities Planning and Construction Division in collaboration with the Physical Plant Division, School of Forest Resources and Conservation and Department of Botany.

Policy 1.4.8: The *University of Florida Design and Construction Standards*, Division 02900 shall continue to specify procedures for the protection and replacement of existing trees and vegetation. These standards are available online at <http://www.facilities.ufl.edu/dcs/index.htm>.

Policy 1.4.9: Development projects that impact or necessitate the removal of existing trees and vegetation shall be addressed according to the *University of Florida Design and Construction Standards*. When required, tree mitigation or relocation shall be approved by the Lakes, Vegetation and Landscaping Committee. Tree mitigation strategies shall assume a minimum two-for-one replacement of trees larger than three-inch DBH (diameter at breast/4.5” height), although the LVL committee may request additional mitigation for the loss of large specimen trees. Off-site mitigation and alternative approaches, such as Conservation Area enhancements, may also be negotiated by the LVL committee in lieu of and at a comparable cost of two-for-one tree replacement.

Policy 1.4.10: Consistent with the *University of Florida Design and Construction Standards*, special protection is afforded to national Champion and Heritage Specimen trees that are numbered and tagged as part of the University’s “Tree Walk” maintained by the UF School of Forest Resources and Conservation. These tagged trees are for teaching purposes and require special protection during any construction activity that may disturb soil near these trees.

Policy 1.4.11: The Physical Plant Division is responsible for planting, maintenance and removal of trees throughout the main campus and Eastside Campus. The Institute of Food and Agricultural Sciences (IFAS) assumes this responsibility in agricultural and range areas within the area of their academic responsibility.

Policy 1.4.12: No living tree on the University of Florida main campus or Alachua County Satellite properties shall be removed or relocated without the approval of the Lakes, Vegetation and Landscaping Committee except under the following conditions:

- The tree is dead.

- The tree is an immediate safety hazard to people, domestic animals, buildings or other structures, or motor, bicycle or pedestrian traffic, and no responsible correction is available other than tree removal.
- The tree is infested with harmful insects or fungi that cannot be controlled, are not normally present on trees of the species, and may reasonable be expected to spread to other trees not so infested.
- The tree or trees were planted specifically for purposes of research, and were intended to be removed upon completion or as part of such research.
- A record of such removals is kept and forwarded monthly to the Lakes, Vegetation and Landscaping Committee.
- Trees of less than three inches in diameter (nine inches in circumference) may be removed when deemed necessary for maintenance or operations.

Policy 1.4.13: The *University of Florida Design and Construction Standards*, Division 02900 shall continue to identify appropriate tree, shrub, groundcover and lawn specifications including standards for use of native and drought-tolerant plants. Landscaping requirements for parking lots and building construction projects shall also be maintained in these standards. *UF Design and Construction Standards* are available online at <http://www.facilities.ufl.edu/dcs/index.htm>.

Policy 1.4.14: Landscaping required as part of any building new construction, renovation, addition, or remodeling shall be installed during the appropriate phase of construction, and shall not be delayed beyond substantial completion of the project.

Policy 1.4.15: The Lakes, Vegetation and Landscaping Committee shall approve landscape plans and plant selection for construction projects subject to committee review as specified in Policies 1.1, 1.2 and 1.3 of the Implementation Element.

Objective 1.5: Utilize urban design concept site planning to evaluate site opportunities, constraints and preferences for distinct campus areas.

Policy 1.5.1: Urban Design Concept Plans, such as those presented in Figure 1-8 shall guide future development in distinct campus areas. While these concept plans are not intended to present the exact final implementation, they are a guide for the orientation of future buildings, internal circulation, service areas, parking, landscape features and other site components that must work together to successfully develop the site over the long term. All projects installed on these sites should strive to incrementally implement the urban design concept plan, and remain consistent with the overall design intent when new site information may lead to deviations from the specific plan presented.

Policy 1.5.2: The Facilities Planning and Construction Division shall work with site occupants, future user groups, and other stakeholders to develop additional urban design concept plans for distinct campus areas, including but not limited to Sector “H” for the P. K. Yonge Developmental Laboratory School. These concept plans shall incorporate the best available information regarding future facility needs and building programs.

Objective 1.6: Utilize public art to add visual interest and educational opportunity to the campus landscape.

Policy 1.6.1: Continue to implement the Art in State Buildings program specified in Chapter 255.043, Florida Statutes and coordinated through the School of Art and Art History.

Policy 1.6.2: Exterior public art projects, including memorials, should be incorporated in new construction and open space enhancement projects where feasible. These projects may be accomplished through collaborations with the Art in State Buildings program, the College of Fine Arts, the Samuel P. Harn Museum of Art, private donors, grants and public art programs of the City of Gainesville and Alachua County.

Policy 1.6.3: All public art projects, including memorials, that are visible on the exterior of buildings shall be reviewed and recommended for approval by the Lakes, Vegetation and Landscaping Committee (LVLC), and the Land Use and Facilities Planning Committee (LUFPC).

Policy 1.6.4: All public art projects within the Historic District Impact Area shown in Figure 1-2 shall be reviewed by the University's Preservation of Historic Buildings and Sites Committee (PHBSC), and at the direction of this committee or the university administration, may be forwarded to the Florida Division of Historical Resources (DHR) for review in accordance with the University's Programmatic Memorandum of Agreement with the DHR.

Policy 1.6.5: As appropriate, public art that also constitutes the memorial of a person or event shall be reviewed and approved by the Honorary Degrees, Distinguished Alumnus Awards and Memorials Committee, a Faculty Senate standing committee.

Policy 1.6.6: The University shall create a public art and memorials committee, including but not limited to representation from the PHBSC, LVLC, LUFPC, and College of Fine Arts, for the purpose of reviewing public art and memorials that are not part of the Art in State Buildings program.

Policy 1.6.7: Public art projects that are part of the Art in State Buildings program per Chapter 255.043 F.S., shall be administered by the College of Fine Arts in collaboration with the Facilities Planning and Construction Division.

Objective 1.7: Protect and enhance the historic and archaeological resources of the University.

Policy 1.7.1: Continue to identify, designate and protect the university's historic and archaeological resources by complying with the provisions set forth in the programmatic memorandum of agreement with the State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes regarding new construction, earthwork and landscaping activities.

Policy 1.7.2: The Physical Plant Division, Facilities Planning and Construction Division, and College of Design, Construction and Planning shall continue to collaborate on development of a historic preservation plan for the main campus to include inventories of character-defining features and best practices for rehabilitation and new construction specific to the University of Florida campus.

Objective 1.8: Ensure equal access to university facilities, services and resources for individuals regardless of physical disabilities.

Policy 1.8.1: Continue to require the provision of accessibility improvements for disabled persons as part of all new construction and renovation projects in compliance with the University of Florida Design and Construction Standards, the Florida Building Code, Chapter 11 (Florida Accessibility Code for Building Construction), the Americans with Disabilities Act, and the Florida Americans with Disability Accessibility Implementation Act.

Policy 1.8.2: The University's ADA Compliance Office shall provide review and approval of all ADA accessibility features.

Policy 1.8.3: The University's ADA Compliance Office shall continue to assess existing facilities for ADA accessibility, and initiate special projects to correct any deficiencies.

2.
FUTURE LAND USE ELEMENT

Introduction

This Future Land Use Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties. The Future Land Use map (Figure 2-1) is provided to identify locations where general building use types and activities are appropriate. These use types include the following future land use classifications: Academic/Research, Academic/Research – Outdoor, Active Recreation, Active Recreation – Outdoor, Green Space Buffer, Conservation, Cultural, Housing, Parking, Support/Clinical, Urban Park and Utility. Definitions for these land use types are provided in the following policies and describe the allowable activities within each classification.

Future land use classifications are assigned to campus areas for the purpose of describing the highest and best use of the land resource. These designations are determined by considering cultural and natural resources, physical constraints to development, proximity to existing facilities, accessibility, adjacent land uses, development patterns and facility needs by use type. Future building sites are mapped for the purpose of identifying the approximate location of future buildings. These sites are not intended to represent final building footprint design, but rather, the general location and size of a potential building. An analysis of natural and man-made constraints to development is presented in Figure 2-3, which supports the land use classifications and future building sites within those areas. Through this and other analyses, future building sites were identified capable of doubling the square footage of the University's main campus physical plant while protecting wetlands, floodplains, habitat, historical/archaeological sites, geological features and other natural and man-made resources. Although the University does not foresee the need or ability to increase its size that dramatically, these building locations are identified of varying sizes in order to demonstrate that all foreseeable building activity can be accommodated in these areas without impacting natural resources, building on inappropriate sites or violating significant historic resources, pedestrian connectivity and view sheds. The Future Building Sites by Future Land Use map (Figure 2-2) should be considered a plan for ultimate build-out of the University, which could take another 100 years to double its size.

Within Figure 2-2, specific locations are identified for probable development within the 10-year horizon of this plan. Table 2-1, *Proposed Capital Projects by Land Use*, presents buildings anticipated for construction during 2005 to 2015 by land use classification. Additional detail regarding these projects is contained in the Capital Improvement Element and Figure 13-1 of that Element. The exact timing and funding of projects is highly variable at the University where state budgets, capital campaign benefactors, grants, bonding and other finance opportunities can impact the predictability of capital project funds. Recently, the University constructed approximately 2,580,000 gross square feet of net new space on the main campus during the 10-year period, 1995 through 2004. Another 841,000 gross square feet of net new space is programmed through the 2005/06 fiscal year. Only a modest percentage of this new physical plant was funded from state dollars.

Table 2-1: Proposed Capital Projects by Land Use, 2005-2015

| Land Use Classification | Total New Building GSF |
|---|------------------------|
| Academic/Research & Academic/Research-Outdoor | 2,104,856 |
| Support / Clinical (including Shands&UF) | 712,262 |
| Cultural | 290,456 |
| Housing | 284,502 |
| Active Recreation & Active Recreation-Outdoor | 342,760 |
| Utility | 19,500 |
| Total | 3,754,336 |

The Future Land Use allocations presented in Figure 2-1 represent the highest and best use of the university's land resources over the period of this plan horizon and beyond. Some changes to existing land uses as presented in this figure may not be realized for twenty years or more. The land use definitions have been modified from the previous plan documents; however comparisons of these allocations are provided in the tables below.

Table 2-2: Comparison of Future Land Use - Main Campus, 2005-2015

| Land Use Classification | Future Land Use 2005-2015 (Proposed) | Future Land Use 2000-2010 (as Amended 2004) | Future Land Use 2000-2010 (as Originally Adopted) |
|-----------------------------|--------------------------------------|---|---|
| Academic | 275 | 573 | 574 |
| Academic - Outdoor | 325 | na | na |
| Active Recreation | 72 | 271 | 273 |
| Active Recreation - Outdoor | 198 | na | na |
| Green Space Buffer | 23 | na | na |
| Conservation | 447 | 328 | 327 |
| Cultural | 20 | 11 | 11 |
| Housing | 159 | 131 | 131 |
| Parking | 93 | 138 | 134 |
| Passive Recreation | na | 215 | 217 |
| Support / Clinical | 167 | 122 | 121 |
| Urban Park | 68 | na | na |
| Utility | 24 | 20 | 22 |
| Roads | 84 | 46 | 46 |
| TOTAL | 1955 | 1855 | 1855 |

NOTE: The additional 100 acres reported in the Campus Master Plan for 2005-2015 is the result of correcting previous mapping errors in the campus boundary and in accounting for roads and water.

Table 2-3: Future Land Use Change - Main Campus, 2004 to 2015

| Land Use Classification | Change from 2004 Amended CMP to 2015 Proposed CMP |
|---|---|
| Academic and Academic-Outdoor | 32 |
| Active Recreation and Active Recreation-Outdoor | -1 |
| Buffer and Urban Park (formerly Passive Recreation) | -124 |
| Conservation | 115 |
| Cultural | 9 |
| Housing | 28 |
| Parking | -45 |
| Support / Clinical | 45 |
| Utility | 4 |
| Roads | 38 |
| Total * | 100 |

* The increase in total acreage is due to mapping errors in the original 2000 base year data primarily accounting for water and roads. The net gain in Conservation acreage includes the addition of open water bodies, without which, the net gain in Conservation is 56 acres. Water acreage adds a total of 68 +/- acres to the total campus acreage that was not previously counted in a land use classification.

Goal 1: To Encourage the Orderly, Harmonious and Judicious Use of University Resources in the Development of University Land

Objective 1.1: *Make available future building sites that provide a range of future land use activities to support the academic mission of the University meeting the needs of the present and allowing for rational, sustainable growth that does not compromise the potential for future development and protection of valuable natural and cultural resources.*

Policy 1.1.1: The University’s adopted Campus Master Plan shall be used to make decisions regarding future land use, development and land management on the main campus and satellite properties under the jurisdiction of the plan. Administrative interpretation of the plan maps, goals, objectives and policies shall be done consistent with the provisions of Chapter 1013.30, Florida Statutes and the review procedures outlined in the Implementation Element.

Policy 1.1.2: Land use classifications shall be defined as follows:

- **Academic/Research:** The Academic/Research land use classification identifies those areas on the campus that are appropriate for academic and research building development. Adjacent land use and proximity to other Academic/Research uses are primary location criteria for Academic/Research in order to consolidate these functions into convenient, walkable clusters of development. Extension functions are included in the

Academic/Research land use classification and are encouraged to be located on the campus perimeter or satellite properties if they require frequent visitor access. Ancillary uses associated with an academic/research facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research land use classification. Development densities, heights and patterns in the Academic/Research land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.

- **Academic/Research Outdoor:** The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock activities providing teaching, research and extension that require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall typically include greenhouses, pole barns, equipment storage sheds, and other support buildings associated with an agricultural, silviculture, aquaculture or livestock use. Office and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible with agriculture and livestock activities. Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification.
- **Active Recreation:** The Active Recreation land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing and parking are also important location criteria aimed at integrating recreation areas into the campus development pattern. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation land use classification. Development densities, heights and patterns in the Active Recreation land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Active Recreation Outdoor:** The Active Recreation Outdoor land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics facility development such as sports fields, courts and swimming pools. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation Outdoor land use. Proximity to other recreational uses, housing, parking and open spaces are also important location criteria aimed at integrating recreation areas into the campus development pattern. Allowable structure development shall be limited to locker rooms, ticket booths, rest rooms, equipment storage sheds, outdoor seating and other support structures associated with an active recreation use on conditions that their size, scope and function are related to and compatible with outdoor active recreation activities. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation Outdoor land use classification. Development densities, heights and patterns in the Active Recreation Outdoor land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.

- **Conservation:** The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas include natural habitat preservation, water resource protection, teaching and research activities related to the natural resource and nature parks. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation land use.
- **Cultural:** The Cultural land use classification identifies those areas on the campus that are appropriate for cultural uses, including museums, fine art galleries, performing arts and related student organization and faculty support facilities. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Cultural land use. Adjacent land use and proximity to other Cultural uses are also important location criteria aimed at consolidating these functions into convenient, walkable clusters. Ancillary uses associated with a cultural facility, such as utilities, service drives, user and disabled parking, food vending, and functional open space are allowed within the Cultural land use classification. Development densities, heights and patterns in the Cultural land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Green Space Buffer:** The Green Space Buffer land use classification identifies areas on campus that shall be maintained in open space as buffers to provide set-back, vegetative screening, fencing and/or other means of separating adjacent land uses in accordance with policies of the Campus Master Plan. Such buffers may be designated adjacent to non-university properties, designated Conservation Areas, roadways or major utility infrastructure. Stormwater facilities and underground utility conveyances shall be allowable within a Green Space Buffer on conditions of minimizing and mitigating any impacts with due consideration of the buffering intent of the Green Space Buffer land use.
- **Housing:** The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service and student recreation facilities shall be allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification.
- **Parking:** The Parking land use classification identifies those areas on campus that are appropriate for general parking in surface lots or garage structures. Accessibility, proximity and adjacent land uses are primary location criteria for Parking in order to direct traffic to appropriate perimeter intercept locations on roadways capable of accommodating associated traffic and avoiding impacts in areas with high volume pedestrian activity. Stormwater facilities and utility conveyance systems are allowed within the Parking land use. Parking

structures are encouraged to include liner buildings containing non-parking land uses. Where this occurs, the application of land use classification boundaries shall be flexible to promote co-location of uses. Parking facility development in the Parking land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, air quality or appearance.

- **Support/Clinical:** The Support/Clinical land use classification identifies those areas on campus that are appropriate for support building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Support/Clinical land use. Allowable uses in Support/Clinical areas include administrative, student services, research support, medical clinics, office and similar non-instructional activities. Clinical, research support and office functions that require frequent visitor access are encouraged to locate on the campus perimeter or satellite properties. Ancillary uses associated with a support facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Support/Clinical land use classification. Development densities, heights and patterns in the Support/Clinical land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Urban Park:** The Urban Park land use classification identifies areas on campus that shall be maintained in open space as Urban Park resources to provide vital green spaces within built areas and connections between built areas in accordance with policies of the Campus Master Plan. Urban Park land use shall be designated for significant existing or proposed gardens, greenways, lawns and plazas. Stormwater facilities and underground utility conveyances shall be allowable within Urban Parks on conditions of minimizing and mitigating any impacts with due consideration of the passive recreational park intent of the Urban Park land use. Additional open space connections shall be protected by identifying Pedestrian Connections that may occur in any land use classification.
- **Utility:** The Utility land use classification identifies those areas on campus that are appropriate for utility structure development. Proximity of the site to existing utility structures, distribution systems and end-users is a primary location criterion for Utility land use. Allowable uses in utility areas include all utility infrastructure necessary to support the University's electrical, stormwater, sanitary sewer, potable water, chilled water, steam, natural gas, telecommunication and solid waste systems. User and disabled parking and service drives are also allowed within the Utility land use classification. Infrastructure development in the Utility land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, odor or appearance.
- **Vacant/Undeveloped:** This land use classification identifies existing vacant or undeveloped sites that are appropriate for future development due to physical site properties, adjacent land use, proximity, accessibility, and development patterns. An amendment to the Campus Master Plan establishing one of the above future land use classifications is necessary before development can occur on any vacant sites not identified in the future land use plan for development.

Policy 1.1.3: The following densities and intensities of land use are identified for each Future Land Use classification for the purposes of evaluating the criteria set forth in Chapter 1013.30 (9)(a), F.S:

| Future Land Use | Ground Area Coverage (GAC) (building footprint / land acreage) | Floor Area Ratio (FAR) (building GSF / land acreage) |
|---------------------------|---|---|
| Academic/Research | 0.25 - 0.45 | 0.65 - 2.50 |
| Academic/Research Outdoor | 0.00 - 0.05 | 0.01 - 0.30 |
| Active Recreation | 0.01 - 0.25 | 0.01 - 0.70 |
| Active Recreation Outdoor | 0.01 - 0.02 | 0.01 - 0.03 |
| Conservation | 0.00 - 0.01 | 0.00 - 0.01 |
| Cultural | 0.20 - 0.40 | 0.30 - 1.25 |
| Green Space Buffer | 0.00 - 0.01 | 0.00 - 0.01 |
| Housing | 0.15 - 0.20 | 0.40 - 0.55 (with a recommended average 88 d.u./acre for residence halls and 20 d.u./acre for village communities) |
| Parking | 0.15 - 1.00 (for surface parking) | 1.50 - 8.00 (for structured parking with intensity/density addressed primarily by evaluation of parking space capacity) |
| Support/Clinical | 0.25 - 0.35 | 0.58 - 1.05 |
| Urban Park | 0.00 - 0.01 | 0.00 - 0.01 |
| Utility | 0.25 - 0.33 | 0.05 - 1.50 |

Policy 1.1.4: The Future Land Use map and Future Building Sites map shall be used to identify available land and redevelopment sites suitable for development on the main campus to accommodate future growth, define future infill opportunities and conserve existing resources. Future Land Use maps shall identify available land for development on university satellite properties consistent with the list of projects in Table 13-1 and the Capital Improvements Element. This inventory of available sites shall be updated on a periodic basis, no less than once every five years, to reflect changes in status.

Policy 1.1.5: The selection of building sites, refinement of future building site footprints and design of associated site improvements within designated future land use areas shall:

- Conform to the Future Land Use definition in Policy 1.1, Future Land Use Element;
- Preserve or satisfactorily realign pedestrian connections and future shared use path alignments that appear on the Urban Design Connections Map in the Urban Design Element;
- Create functional compatibility between adjacent facilities within the contiguous future land use area and along the boundaries between different future land use classifications, particularly when a new structure is adjacent to a Conservation land use as addressed in the Conservation Element, Policy 1.3;
- Create building groupings that frame functional open space when encouraged by the Future Land Use definition;
- Provide compatibility of size, scale, orientation and materials with existing structures in the Registered Historic District and its impact area as presented on the Historic District Area of Impact Map in the Urban Design Element;
- Group similar or associated programs in close proximity to one another in order to facilitate interaction between the facility occupants, particularly in support of interdisciplinary or multidisciplinary teaching and research;

- Concentrate buildings in centers of development to accommodate convenient pedestrian access between buildings, provide a critical mass that facilitates associated support activities (parking, transit, food service, etc.) and retain open spaces; and
- Avoid locations of undesirable soils or topography by conducting appropriate soil and geotechnical evaluations during site selection and design.

Policy 1.1.6: The University shall recognize that some development projects appearing on the Future Building Sites map will displace existing facilities and convert existing land uses to different use classifications as presented on the Future Land Use map. Such development projects will create a financial impact for replacement and/or relocation of existing uses. To address this impact, the University shall seek to strategically vacate those impacted facilities in conjunction with funded projects either prior to or at the time of use conversion.

Policy 1.1.7: Capital projects, including new construction and major renovations, that are not consistent with the future land use definitions in Policy 1.2 of this Element shall not be allowed without an amendment to the Campus Master Plan unless it is demonstrated to the satisfaction of the Future Land Use and Facilities Planning Committee that such investments are short-term in nature and will not impede future develop of the site in conformance with the Future Land Use designation on Figure 2-1. Facilities that exist at the time of Plan adoption, but are inconsistent with the Future Land Use map should continue to be utilized and maintained until such time as replacement facilities are provided or the facilities become obsolete.

Policy 1.1.8: The Future Land Use definitions may be interpreted to allow a variety of mixed-use buildings, including parking structures with other uses provided in liner buildings, or buildings that contain ground-floor or below-grade parking levels except in the Pedestrian Enhancement Zone identified in Figure 8.5 of the Transportation Element. Such mixed-use interpretations shall be recommended for approval by the University Land Use and Facilities Planning Committee.

Objective 1.2: *Minimize deviations from the adopted Future Land Use map and classifications.*

Policy 1.2.1: Modification of future land use classifications shown in the most recently adopted Future Land Use Map (Figure 2-1), require an amendment to the Campus Master Plan to be processed consistent with Chapter 1013.30, Florida Statutes and applicable University of Florida Operating Memorandum.

Policy 1.2.2: Future Land Use amendments that modify the boundaries of a designated Conservation Area must analyze and document alternative site evaluations, environmental impact assessments and solutions that minimize the impact to the Conservation Area. When these analyses confirm the necessity of the Future Land Use modification, impacts in the Conservation Area shall be mitigated as required by Policy 4.11 of the Conservation Element.

Policy 1.2.3: Future Land Use amendments that modify the boundaries of a designated Academic/Research-Outdoor Area must analyze and document alternative site evaluations, teaching and research impact assessment, and solutions that minimize the impact to the Academic/Research-Outdoor Area. If these analyses confirm the necessity of the Future Land Use modification, steps must be taken to address the replacement and/or relocation of the outdoor teaching and research laboratory resulting from conversion of use.

3.
ACADEMIC FACILITIES ELEMENT

Introduction

This Academic Facilities Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and satellite properties included in the campus master plan. The Capital Improvements Element identifies capital projects identified to address academic and research space deficiencies.

The focus of the Academic Facilities Element is to assess the ability of the University, through its capital outlay, to provide sufficient space in a variety of academic and research categories that are supported by the University’s Academic Strategic Plan. In the University of Florida Space Files and Educational Plant Survey, the analysis of indoor academic space is based on a calculation of net assignable square feet (NASF) of facilities that serve academic functions. In the Space Files and analysis formula, ten space categories are recognized plus a category of “other”. The ten categories include:

| <u>Instructional</u> | <u>Academic Support</u> | <u>Institutional Support</u> |
|--------------------------------|----------------------------------|------------------------------|
| Classroom Facilities | Study Facilities | Student Academic Support |
| Teaching Laboratory Facilities | Instructional Media Facilities | Office/Computer Facilities |
| Research Laboratory Facilities | Auditorium/Exhibition Facilities | Campus Support Facilities |
| | Teaching Gymnasium Facilities | |

The Educational Plant Survey for June 2004 through June 2009 identified an unmet need of 319,344 NASF of instructional space and another 502,491 NASF of unmet need in the categories of study facilities and instructional media (i.e. these classifications largely represent library space and similar functions). The Capital Improvements Element identifies 2,104,856 gross square feet of net new construction anticipated in the Academic/Research and Academic/Research-Outdoor future land uses over the next ten years through 2015.

In terms of the campus master plan future land use classifications, a facility within the Academic/Research land use category will have a preponderance of Instructional space; however, Academic Support and Institutional Support space will typically be in the same building. Within the Space Files, libraries include study facilities and instructional media that are classified within the Academic Support space type but are identified in the Academic/Research land use classification of the campus master plan.

Existing and future academic facilities are located within the Academic/Research and Academic/Research-Outdoor land use classifications on the Future Land Use map, Figure 2-1 of the Future Land Use Element. The definition of these land use classifications is as follows:

- **Academic/Research:** *The Academic/Research land use classification identifies those areas on the campus that are appropriate for academic and research building development. Adjacent land use and proximity to other Academic/Research uses are primary location criteria for Academic/Research in order to consolidate these functions into convenient, walkable clusters of development. Extension functions are included in the Academic/Research land use classification and are encouraged to be located on the campus perimeter or satellite properties if they require frequent visitor access. Ancillary uses associated with an academic/research facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research land use classification. Development densities, heights and patterns in the Academic/Research*

land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.

- ***Academic/Research Outdoor:*** *The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock activities providing teaching, research and extension that require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall typically include greenhouses, pole barns, equipment storage sheds, and other support buildings associated with an agriculture, silviculture, aquaculture or livestock use. Office and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible with agriculture and livestock activities. Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification.*

Goal 1: Provide Sufficient Facilities for Academic and Research Endeavors Across All Colleges and Consistent with the University's Academic Strategic Plan.

Objective 1.1: To monitor and manage academic and research facilities to maximize efficiency and productivity.

Policy 1.1.1: The Facilities Planning and Construction Division shall maintain a current inventory of academic space, and evaluate space utilization and occupancy consistent with the Educational Plant Survey requirements of Chapter 1013.31, Florida Statutes.

Policy 1.1.2: The Facilities Planning & Construction Division shall provide space inventory, utilization and adequacy information to the Senior Vice President for Academic Affairs, the Senior Vice President for Health Affairs, the Senior Vice President for the Institute of Food and Agricultural Sciences and the Faculty Senate Chairperson for use in determining academic space deficiencies and corrective actions to implement through the Office of the Vice President for Finance and Administration.

Policy 1.1.3: Identify and pursue opportunities to gain academic and research space in existing campus buildings by reassigning non-academic activities out of academic/research buildings or, in some cases, moving non-academic units to off-campus locations.

Policy 1.1.4: Explore opportunities to consolidate and relocate research facilities from the Civil and Coastal Engineering facilities on SW 6th Street to the Eastside Campus on Waldo Road.

Policy 1.1.5: Explore opportunities to consolidate and relocate research facilities from the Surge Area on Surge Area Drive to the Health Science Center facilities along Archer Road.

Policy 1.1.6: Provide suitable and adequate land resources for programs requiring outdoor teaching and research activities, in accordance with Figure 3-2 of this Element.

Policy 1.1.7: The University of Florida Board of Trustees shall continue to monitor progress toward implementation of the university's Academic Strategic Plan that sets a target to achieve ranking in the top ten public universities, and amend the Academic Strategic Plan as appropriate.

Policy 1.1.8: Facilitate collaboration between university academics and operations to use the campus as a living laboratory and educational opportunity, particularly as a model of sustainability-related application, research and teaching.

Objective 1.2: To increase academic and research facilities to eliminate deficiencies and support the university's Academic Strategic Plan.

Policy 1.2.1: Utilize the Educational Plant Survey to identify deficiencies in libraries, classrooms, teaching and research facilities.

Policy 1.2.2: Utilize the university's Educational Plant Survey, Academic Strategic Plan, departmental accreditation reviews, enrollment trends and research productivity to set priorities for new, expanded or remodeled academic and research space through the annual Capital Improvement Program update process, and amend the campus master plan Capital Improvement Element as necessary.

Policy 1.2.3: Locate new academic/research facilities in proximity to existing academic/research facilities or in concentrated areas of new academic/research facilities near the Genetics/Cancer/Biotech Pavilion building and Fifield Hall as identified in Figures 3-1 and 3-2 of this Element.

4.
SUPPORT / CLINICAL FACILITIES
ELEMENT

Introduction

This Support/Clinical Facilities Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and satellite properties included in the campus master plan. The Capital Improvements Element identifies capital projects identified to address academic and research space deficiencies.

The focus of the Support/Clinical Facilities Element is to assess the ability of the University, through its capital outlay, to provide sufficient space in a variety of support categories that are non-instructional or administrative in nature. In the University of Florida Space Files and Educational Plant Survey, the analysis of indoor support space is based on a calculation of net assignable square feet (NASF) of facilities that support academic functions. In the Space Files and analysis formula, ten space categories are recognized plus a category of “other”. The ten categories include:

| <u>Instructional</u> | <u>Academic Support</u> | <u>Institutional Support</u> |
|--------------------------------|----------------------------------|-------------------------------------|
| Classroom Facilities | Study Facilities | Student Academic Support |
| Teaching Laboratory Facilities | Instructional Media Facilities | Office/Computer Facilities |
| Research Laboratory Facilities | Auditorium/Exhibition Facilities | Campus Support Facilities |
| | Teaching Gymnasium Facilities | |

Based upon space definitions and formulas in the Educational Plant Survey, additional space is needed in a variety of Support/Clinical and Cultural land use categories during a five-year period to 2009. These spaces serve various administrative, academic support and exhibition space. Specifically, the Educational Plant Survey identified an unmet space need for 292,396 NASF of Institutional Support, 23,998 NASF of Auditorium/Exhibition, 61,638 NASF of Teaching Gymnasium, and 502,491 NASF of Study and Instructional Media facilities. These space needs are only through the year 2009, and do not include functions that are unique to the University of Florida when compared to other State University System schools such as medical clinics, state museums and a developmental research K-12 school.

In relation to the Campus Master Plan future land use categories, these indoor support space types are somewhat problematic because the space types are typically present in buildings along with other use types. A facility within the Academic/Research land use category will have a preponderance of Instructional space; however, Academic Support and Institutional Support space will typically be in the same building. Similarly, the auditorium/exhibition space type is typically identified within the Cultural land use classification. In prior campus planning efforts, recreation facilities have also been considered within the Support Element, however, those facilities are now exclusively addressed in the Recreation and Open Space Element. Within the Space Files, libraries include study facilities and instructional media that are classified within the Academic Support space type. However, the campus master plan places libraries within the Academic Land Use classification due to their direct role in teaching and investigation.

Specifically, support space includes a variety of campus facilities such as computer laboratories, physical plant operations and maintenance facilities, mail and documents services, administrative offices, storage facilities, dining halls, child day care facilities, academic advising, student services and student health centers. In terms of the campus master plan land use classifications, facilities with a preponderance of Academic Support, Institutional Support, or “other” space are placed in the Support land use classification. Additionally, support spaces such as research animal care facilities, medical clinics and the P.K. Yonge Developmental Laboratory School are also placed in the Support land use classification because they support teaching and investigation,

but are not purely academic or research. These are just a sampling of the array of university activities that support academic functions and are consistent with the support space type and land use classification. They are critical to the university's mission and cover a broad spectrum of functions, and therefore, include a significant amount of the campus' physical facilities.

Table 13-1, Ten-Year Capital Projects List includes 712,262 gross square feet of net new space to be constructed within the Support/Clinical Land Use during in the 10-year plan horizon. Additionally, it projects another 290,456 gross square feet of net new space with the Cultural Land Use classification.

Goal 1: To Provide Sufficient Facilities for Student Services, Administrative, Physical Plant, Clinical, Auxiliary and Other Non-Instructional Functions that Support the University's Teaching, Research and Extension Mission.

Objective 1.0: *Provide support facilities consistent with the academic support needs of the University and in accordance with applicable space standards and customer expectations.*

Policy 1.1.1: The Facilities Planning and Construction Division shall maintain a current inventory of support space, and evaluate space utilization and occupancy consistent with the Educational Plant Survey requirements of Chapter 1013.31, Florida Statutes.

Policy 1.1.2: The location of support facilities shall be consistent with the Future Land Use map, Figure 2-1 and Future Building Sites map, Figure 13-1.

Policy 1.1.3: Support facilities that serve primarily students shall be conveniently located in proximity to academic areas, student housing and transit facilities to maximize accessibility.

Policy 1.1.4: Support facilities that attract the general public and/or have minimal interaction with students should locate on the campus perimeter adjacent to parking and transit facilities, or in off-campus locations, or at the Eastside Campus on Waldo Road to maximize accessibility.

Policy 1.1.5: Patient clinics shall be designed to effectively and efficiently treat patients in environments that adapt to changing patient care technologies and promote healing through innovative design utilizing natural light, comfortable furnishings and appropriate colors.

Policy 1.1.6: Begin to develop a student support services cluster north of Radio Road and east of SW 34th Street consistent with the Future Land Use map, and convenient to student housing and recreation facilities.

Policy 1.1.7: P. K. Yonge Developmental Laboratory School shall examine its space needs and develop a program and funding plan for building renovation and replacement necessary to maintain K-12 space requirements.

Policy 1.1.8: The Physical Plant Division shall initiate a study to explore opportunities to increase space efficiency within the compound area north of Radio Road and to decentralize some functions elsewhere on- or off-campus.

Policy 1.1.9: The University shall explore the potential to relocate and consolidate facilities from the Civil and Coastal Engineering site on SW 6th Street to the Eastside Campus on Waldo Road thus creating the opportunity to re-establish this SW 6th Street area in a support land use.

5.
HOUSING ELEMENT

Introduction

This Housing Element includes Goals, Objectives and Policies (GOP) that apply to the main campus in Gainesville. The Alachua County Satellite Properties and statewide Research and Education Center (REC) facilities do not provide general-purpose student housing. Any housing located off the main campus is provided specifically for students and/or employees who are actively involved in research or management at the site. Such housing is not managed by the university's Department of Housing and Residence Education. Housing at those locations is addressed in the Capital Improvement Element and the Fort Lauderdale REC Element.

The Department of Housing and Residence Education has prepared a Housing Master Plan for the years 2005-2012, updating a previous plan that included a timeframe through 2010. The Housing Element and Data & Analysis Report for the Campus Master Plan borrow heavily from this document. The Housing Master Plan was developed by Department staff and utilizes several guiding principles to give a framework for decision-making.

The Department's mission is to provide well-maintained, community-oriented facilities where residents and staff are empowered to learn, innovate, and succeed. The Department of Housing and Residence Education is a self-supporting auxiliary operation that generates income from student rents and receives no state funding. Therefore, the Department must minimize the time periods that buildings are taken off-line for renovations, and must manage its supply and demand to avoid vacant units. The Department also relies on its unique advantages of academic collaboration, amenities, convenience, staffing, security, educational programming and affordability to successfully compete with the private market housing.

On-campus housing has been a part of the University of Florida since the establishment of the Gainesville campus. Currently, on-campus housing is available for approximately 22% of the main campus student population. In order to maintain this ratio of housing to main campus enrollment, the University will need to construct approximately 800 new units between 2005 and 2015. Most, or all, of these units are anticipated to serve family and graduate student housing needs since this is the sector of enrollment expected to increase. On-campus housing includes all housing under the University Department of Housing and Residence Education, as well as those fraternity and sorority houses located on University property and/or subject to university rules and regulations through property deed restrictions. Undergraduate student housing is predominantly provided by single-student residence halls, fraternities and sororities. Village Communities serve graduate students and family housing for students with dependents.

The Future Land Use Element defines the housing land use classification as follows:

Housing: *The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service and student recreation facilities shall be allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a*

housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification.

Goal 1: Provide Adequate On-Campus Housing That is Well-Maintained and Community-Oriented Where Residents and Staff are Empowered to Learn, Innovate and Succeed.

Objective 1.1: To provide on-campus housing that meets demand and focuses on those students who will benefit most from the academic and community benefits of on-campus housing.

Policy 1.1.1: Continue to reserve a large percentage of residence hall spaces for first-time enrolled students such that all housing requests by these students can be accommodated.

Policy 1.1.2: Continue to monitor housing demand and enrollment trends to provide an on-campus housing supply according to the following procedures and priorities:

- maintain capacity for a minimum of 22% of the main campus headcount enrollment;
- provide housing to all first-time freshmen students desiring to live on-campus; and
- ensure consistency with the occupancy management policies, financial parameters and other provisions of the Housing Master Plan prepared by the Department of Housing and Residence Education.

Policy 1.1.3: Review the potential for additional privately developed on-campus housing (sororities and fraternities) in the limited areas available and appropriate for development.

Objective 1.2: To manage campus housing with appropriate maintenance, enhanced academic technologies, social and academic programs, and accessibility at an affordable price.

Policy 1.2.1: The Department of Housing and Residence Education will continue to enhance communications and involve students and faculty in decisions about housing through active involvement in various housing-related committees.

Policy 1.2.2: Integrate academic initiatives into the residential setting by adding residentially-based academic communities in partnership with faculty and staff from academic units. Such initiatives include the Honors Residential College at Hume Hall, Fine Arts Living/Learning Center in Reid Hall and the Engineering Living/Learning Center in East Hall.

Policy 1.2.3: Continue to increase efficiency and productivity of both residents and housing staff through enhanced technologies, web-based services and data protocols.

Policy 1.2.4: The Department of Housing and Residence Education shall engage in ongoing assessments, evaluations and benchmarking to determine the levels of satisfaction with various facility and program services.

Policy 1.2.5: The Department of Housing and Residence Education shall continue to maintain historic dormitory facilities in coordination with the Preservation of Historic Buildings and Sites Committee and the university's programmatic memorandum of agreement with the State Division of Historical Resources. Such historic facilities include those currently on the National Register of Historic Places and those identified as significant and eligible for inclusion on the Register as depicted in the Urban Design Element, Figure 1-2, Historic District Area of Impact.

Policy 1.2.6: Continue collaboration and communication to determine ways in which the Department of Housing and Residence Education can be involved in facility management of Greek housing facilities.

Policy 1.2.7: The Department of Housing and Residence Education shall continue to provide accessible housing to meet the demand for disabled student housing, and shall continue to assess facilities to determine necessary adaptations in accordance with the Florida Building Code.

Policy 1.2.8: The Department of Housing and Residence Education shall annually review the need for rent increases to fund rises in operating expenditures such as utilities, salaries and insurance while balancing the demand for amenities and remaining competitive with off-campus housing rates.

Objective 1.3: *To expand on-campus housing in proximity to support services and transportation corridors.*

Policy 1.3.1: Future housing facilities shall be located in proximity to student services, recreation and academic facilities as depicted in Figure 2-1, Future Land Use Map with new undergraduate residence halls in proximity to existing residence halls and new village community housing located along Radio Road in proximity to other village communities.

Policy 1.3.2: New or reconstructed on campus housing shall strive to increase land use efficiency by increasing residential building heights and housing unit density per acre.

Policy 1.3.3: The Department of Housing and Residence Education shall update its Housing Master Plan at least once every five years coinciding with the update of the Campus Master Plan to evaluate financial projections, enrollment projections, facility conditions inventories, facility demand and occupancy management policies.

Goal 2: Support Community Aspirations to Locate Off-Campus, Private Student Housing in Targeted Areas Near the Main Campus That Minimize Negative Impacts to Viable Single-Family Neighborhoods.

Objective 2.1: *To monitor off-campus housing trends and collaborate with local governments, neighborhood associations and private business interests for mutual benefit.*

Policy 2.1.1: University officials shall work with the City of Gainesville, Alachua County and the Community Redevelopment Agency toward establishing the conditions (zoning, infrastructure, approval process, etc.) that can encourage provision of sufficient housing for students, faculty and staff in close proximity to main campus within the redevelopment districts east and north of campus, and the “SW 20th Avenue Student Village” area west of campus (approximately coincides with the Alachua County SW 34th Street Activity Center Special Area Study).

Policy 2.1.2: University officials shall work with the City of Gainesville and Alachua County toward establishing the conditions (zoning, infrastructure, approval process, code enforcement, etc) within the university heritage neighborhoods (i.e. single-family neighborhoods near campus) and other neighborhoods in the Context Area that can encourage the provision of housing for faculty and staff.

Policy 2.1.3: The University Police Department, Division of Student Affairs, Dean of Students Office, University Athletic Association, and Office of Finance and Administration shall continue to coordinate with the appropriate City and County offices and neighborhood associations to address off-campus housing issues including the impact of the University on the quality of life in university heritage neighborhoods (i.e. single-family neighborhoods near campus) and other neighborhoods in the Context Area. To this end, the University shall continue to monitor implementation of recommendations contained in the Town/Gown Task Force report of September 2002, and update those recommendations as warranted.

Policy 2.1.4: The Department of Housing and Residence Education, along with other units of the Office of Student Affairs, shall continue to enhance efforts in providing information to incoming students, parents, and on-campus residents about the responsibilities of off-campus living.

Policy 2.1.5: The Office of Finance and Administration and UF Student Government shall collaborate with the Gainesville Regional Transit System, City of Gainesville, Alachua County and Santa Fe Community College to ensure convenient transit access from off-campus student housing concentrations to the university main campus.

6.
RECREATION AND
OPEN SPACE ELEMENT

Introduction

This Recreation and Open Space Element includes Goals, Objectives and Policies (GOP) that apply to the main campus in Gainesville and the Lake Wauburg Recreation complex in Alachua County. The balance of Alachua County Satellite Properties and statewide Research and Education Center (REC) facilities do not provide general-purpose recreation facilities.

The Department of Recreational Sports is a department of the Division of Student Affairs. Their mission is to provide an extensive array of leisure and recreational opportunities for students, faculty and staff. Emphasis is placed on providing a safe environment while enhancing quality of life through activities that promote physical fitness, sportsmanship, leadership opportunities and the development of a life-long pattern of recreational activity. By providing opportunities through structured activities for leadership, socialization, self-actualization and enjoyment, the Department contributes to the educational mission of the University and strives to enhance the quality of life for each student. In this contribution, the department also coordinates closely with the College of Health and Human Performance to provide use of facilities for teaching purposes and to provide employment, internships and other work experience to students seeking careers in sports and leisure activities. The Department of Recreational Sports is overseen by a Board of Directors consisting of students, faculty and staff.

The Department of Recreational Sports operates approximately 143,000 gross square feet of indoor recreation facilities including seven basketball courts, one indoor soccer court, and fourteen racquetball courts plus eight athletic fields, seven outdoor lighted basketball courts, eleven volleyball courts, thirty-two lighted tennis courts, a softball complex with four fields, four outdoor racquetball courts, one roller hockey court, an archery range, a skateboard park, ropes course, climbing wall, and two waterfront parks. These facilities are available for casual use and also to the hundreds of intramural and club sports that the Department manages. In addition, two swimming pools (one outdoor and one indoor) are jointly managed for shared use among the Department of Recreational Sports, O'Connell Center and College of Health and Human Performance. The Florida Gym, Florida Pool and O'Connell Center swimming pool and weight rooms are used for both recreation and teaching. Funding for construction of recreation facilities comes from tuition fees that are released through the Capital Improvement Trust Fund. Recreation programs and facility operation and maintenance are funded through a variety of sources including student Activity and Services fees as well as other user fees.

The University Athletic Association, Inc. (UAA) also provides and operates facilities on campus that are associated with sports and recreation. The UAA exists to advance the University of Florida's teaching, research and service missions, and is responsible for the intercollegiate athletics program at the University of Florida. The Athletics Director, Jeremy Foley, reports directly to the President of the University, Dr. Bernie Machen, and retains overall responsibility for the health and stability of the program. In addition, the UAA is governed by a Board of Directors that provides guidance and direction through approval of policies, procedures and the budget. The UAA has developed a mission statement that was adopted by the Board of Directors to provide goals and objectives in the development and delivery of the athletics program at the University of Florida. This "vision" provides the road map for the University's commitment to be second to none in the area of intercollegiate athletics. In addition to operating intercollegiate athletics programs, UAA provides sports camps for youth and adults in twelve sports. The UAA also supports the university's education mission by financial support of academic programs and facilities. Between 1990 and 2005, the UAA has contributed more than \$34.6 million to the University to fund academic endeavors. Additionally, the UAA supported development of the

university's academic advising center and contributed toward renovations of the O'Connell Center, which also serves as a physical education teaching facility.

University employees are permitted to use the casual outdoor recreation facilities, such as tennis courts and basketball courts on a space available basis when the facility is not reserved for organized teams or events. For a minimal fee, employees can join the Living Well program operated through the College of Health and Human Performance. Living Well members may use the recreation and exercise facilities of Florida Gym and Florida Pool. Employee's spouses and retired employees are also eligible to join Living Well. The facilities of Lake Wauburg and Lake Wauburg South are available to employees and their guests free of charge. The indoor swimming pool, track and weight rooms at the O'Connell Center are available to employees and their families during designated open recreation hours. The University Golf Course is also available to all students, faculty, staff, alumni and their guests with fees typical of other public or private courses.

Open spaces on the main campus include lands placed in the Conservation, Green Space Buffer and Urban Park land use classifications on the Future Land Use map. These areas provide opportunities for quiet study and passive recreation including hiking, picnicking, Frisbee, bird-watching and reading. Linear trail connections between and through these open spaces, as depicted in Figure 1-4 "Open Space Connections", may also facilitate jogging, bicycling and inline skating. Consistent with the terms and conditions included in the Florida Administration Commission Final Order Number AC-98-012, the University has designated the site northwest of Lake Alice and south of the private Golf View neighborhood as "Urban Park" and "Green Space Buffer" to maintain the area in open space for passive recreational use including retention of the bat house and student gardens in their existing locations. The function and management of the open space areas are detailed in the Urban Design Element, Future Land Use Element and Conservation Element.

Active recreation areas on campus may include built environments such as gymnasiums and recreation centers as well as open facilities such as soccer fields. The Future Land Use Element defines two types of active recreation facilities to distinguish between those that are part of the built environment and those that are part of the open space fabric of the campus.

The Future Land Use Element defines the recreation land use classification as follows:

- **Active Recreation:** *The Active Recreation land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing and parking are also important location criteria aimed at integrating recreation areas into the campus development pattern. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation land use classification. Development densities, heights and patterns in the Active Recreation land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.*
- **Active Recreation Outdoor:** *The Active Recreation Outdoor land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics facility development such as sports fields, courts and swimming pools. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation Outdoor land use. Proximity to other recreational uses, housing, parking and open spaces are also important location criteria aimed at integrating recreation areas into*

the campus development pattern. Allowable structure development shall be limited to locker rooms, ticket booths, rest rooms, equipment storage sheds, outdoor seating and other support structures associated with an active recreation use on conditions that their size, scope and function are related to and compatible with outdoor active recreation activities. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation Outdoor land use classification. Development densities, heights and patterns in the Active Recreation Outdoor land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.

The University recognizes that its active recreation facilities and open space resources provide benefits for both University programs as well as the community at large. Shared use of facilities by the community is limited due to funding, operation and security concerns on the campus. However, recreation facilities may be made available to the public through special programs such as community leisure studies courses or youth sports camps. In addition, the University's open campus policies allow the public to experience its open space resources so long as that access does not interfere with the enjoyment and safety of the campus community. To the extent that university faculty, staff and students comprise a large percentage of community residents, these individuals are granted more extensive access to the university's recreational resources. However, there are no university-owned recreation facilities that are incorporated in the host local governments' comprehensive plans. The University recognizes the deficiency in public recreation amenities within its host community and University Context Area. Therefore, the University commits to expanding its recreation resources to serve its constituencies and lessen the burden of campus populations on community recreation resources.

Goal 1: Provide Recreation and Open Space Facilities In Close Proximity to the University Population to Support Healthy Lifestyles, and Adequately and Efficiently Serve the Instructional, Active and Passive Recreation Needs of the University Population.

Objective 1.1: To maintain existing recreation facilities that are safe, modern, functional and minimize deferred maintenance.

Policy 1.1.1: The Department of Recreational Sports and University Athletic Association, Inc. shall provide ongoing maintenance surveys, preventive maintenance programs and corrective actions as needed to ensure the safe operating condition of the facilities under their organization's purview. Such corrective actions shall include those necessary to provide life, safety and ADA code compliance.

Policy 1.1.2: The Department of Recreational Sports and University Athletic Association, Inc. shall provide proper maintenance of athletic fields including restoration, rotating or restricting use as needed.

Policy 1.1.3: The Division of Student Affairs shall explore opportunities to increase coordination in recreation facility development, operation and maintenance of recreational facilities provided within campus housing sites. Until such time as these responsibilities may be combined, if at all, the Division of Housing and Residence Education shall continue to maintain and operate recreational facilities within campus housing sites.

Policy 1.1.4: The Department of Recreational Sports, O'Connell Center, College of Health and Human Performance and Physical Plant Division shall continue to collaborate in the operation, maintenance and scheduling of Florida Pool and the O'Connell Center pool.

Objective 1.2: To efficiently utilize and expand existing recreation facilities to meet the needs of the university population.

Policy 1.2.1: New recreation facilities shall be provided consistent with the Future Land Use Element, Capital Improvement Program Element and other policies of the master plan and depicted on Figures 6-1, 6-1.a and 6-2 of this Element.

Policy 1.2.2: Student recreation facilities shall be provided to meet existing and future enrollment that are equal or better than national comparative data and address the needs of students, faculty and staff considering different cultures, diversities and social interests.

Policy 1.2.3: The Department of Recreational Sports shall continuously engage its Board of Directors, student and employee groups, and academic departments to determine needs, interests and the adequacy of existing facilities and programs.

Policy 1.2.4: The UAA shall continuously engage its Board of Directors, the NCAA and other stakeholders to determine needs and the adequacy of existing facilities and programs.

Policy 1.2.5: The Department of Recreational Sports shall pursue expansion of recreation facilities at Lake Wauburg that make efficient use of the land resource, yet are compatible with the environmental setting of the lake area and its natural resources.

Policy 1.2.6: The Department of Recreational Sports shall coordinate with the appropriate federal, state and local governmental agencies as well as related academic departments to monitor the success of the existing eagles nest at Lake Wauburg South.

Policy 1.2.7: The University shall seek to enhance areas designated in the Urban Park Future Land Use classification, particularly those identified on Figure 1-5 of the Urban Design Element, for the purpose of ensuring adequate areas for passive recreational pursuits.

Policy 1.2.8: The University shall continue to explore opportunities to maximize facility utilization through partnerships between the Department of Recreational Sports, Division of Housing and Residence Education, UAA, O'Connell Center and College of Health and Human Performance such that shared use of facilities is provided without compromising the programmatic needs of one entity over another.

Policy 1.2.9: The University shall encourage and educate its faculty, staff and students about healthy lifestyles including physical activity, and shall increase availability of recreational resources to faculty and staff.

Policy 1.2.10: The University reserves the right to monitor the use of University facilities to ensure that the University population is given preference in the use of its facilities at all times.

Objective 1.3: To ensure accessibility of recreation resources, particularly by non-automobile transportation modes.

Policy 1.3.1: New recreation facilities shall be provided consistent with the Future Land Use Element and as depicted on Figures 6-1, 6-1.a and 6-2 of this Element, which strives to locate active recreation facilities in proximity to student housing, adjacent to academic land uses for those recreation facilities that support academic programming, and near the campus perimeter to be accessible to students living off-campus both to the west/southwest and east/northeast of campus.

Policy 1.3.2: The University shall continue to work with RTS to ensure continued transit service to Lake Wauburg and Lake Wauburg South with schedules and routing that maximizes student accessibility.

Policy 1.3.3: Recreation facility locations and site design shall seek to take advantage of access provided by bicycle and pedestrian facilities, both existing and proposed, and shall seek to enhance those facilities whenever feasible. These bicycle and pedestrian facilities are depicted in Figures 8-2, 8-3, 8-4 and 8-5 of the Transportation Element including both on campus and off-campus linkages.

Objective 1.4: To engage the City of Gainesville, Alachua County, School Board of Alachua County and other community partners for mutual benefit to address the recreational needs of the campus and community.

Policy 1.4.1: The University shall consider cooperative agreements, when appropriate, on a case-by-case basis, with public, semi-private, private and non-profit entities to provide recreation and open space facilities, programs and/or maintenance.

Policy 1.4.2: The University shall work with Alachua County, City of Gainesville and the School Board of Alachua County to identify off-campus sports fields and other outdoor active recreation non-instructional sites that may be appropriate for joint active and/or passive recreation programs and facilities. The University shall actively pursue interlocal agreements and memoranda of understanding as needed to provide for the joint use of identified sites, facilities and programs.

Policy 1.4.3: The University's inventory of existing park and open space facilities located on the campus and in the University Context Area shall be maintained and updated on a periodic basis. This inventory shall be used to help coordinate and monitor the provision of recreation and open space facilities with these entities.

Policy 1.4.4: The University shall meet with the City of Gainesville, Alachua County and any pertinent committees or interest groups as needed to discuss and coordinate on issues related to the provision of recreation and open space facilities and services.

Policy 1.4.5: The University shall continue to work with the City of Gainesville and Alachua County to mitigate adverse effects of special events, including sporting events, on the surrounding community.

7.
CONSERVATION ELEMENT

Introduction

This Conservation Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties including lands in all land use categories. Policies under Objective 4 apply only to lands with the Conservation land use designation as identified herein. Conservation Areas within the University of Florida campus boundaries were determined from information provided by the University faculty and staff, aerial photo-interpretation, Soil and Conservation Service (SCS) Soil Survey for Alachua County, National Wetland Inventory maps, the US Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC) and the approved Stormwater Management Master Plan (2000).

To ensure the viability and health of the Conservation Areas on campus, particular attention should be paid to preserve the functional and natural linkages between these systems. The lands designated as Conservation in this plan were used as the base layer to which all other future land uses were drawn. Future changes to the plan should follow the same philosophy and shape the pattern of future growth on campus by respecting Conservation Areas. Shown in maps contained in this element, Conservation Areas are identified along with other important open space connections. Additionally, the following satellite properties also contain Conservation land use designations, which is mapped in the Future Land Use Element of this plan: Austin Cary Memorial Forest, Beef Research Unit, Dairy Research Unit, Millhopper Horticultural Unit, Newnans Lake and Santa Fe River Beef Research Unit.

The Conservation land use definition is defined as follows: The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas include natural habitat preservation, water resource protection, resource-based teaching and research activities and nature parks. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation Area.

Goal 1: To Preserve, Enhance, Manage and Appropriately Use Wetlands, Water Bodies, Wildlife Habitat, and Other Natural Resources.

Objective 1.1: *To preserve and enhance native vegetation communities and wildlife habitat on or adjacent to the main campus or satellite properties.*

Policy 1.1.1: Where feasible the University shall remove non-native invasive plants (whether grasses, shrubs or trees) which are identified on any of the following lists: The IFAS Assessment of Non-Native Plants in Florida's Natural Areas, the Department of Agriculture and Consumer Services's "Noxious Weed List" (Rule 5B-57.007, F.A.C), the Department of Environmental Protection's "Prohibited Aquatic Plant List" (Rule 62C-52.011, F.A.C.) and the Florida Exotic Pest Plant Council's "Florida's Most Invasive Species List" from the campus grounds. As these species are located on campus, the University shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species. Exceptions to this policy (e.g., use of invasive non-native plants in academic research) must be approved and conditioned by the Lakes, Vegetation and Landscaping Committee.

Policy 1.1.2: University faculty and student groups with the necessary expertise shall be encouraged to assist in prioritizing exotic invasive plant removal and developing revegetation plans to reduce the possibility of reinvasion by exotic non-native species.

Policy 1.1.3: It is the intent of the University to remove non-native, nuisance animals where feasible.

Policy 1.1.4: Any proposed development adjacent to a designated Conservation Area shall be carefully sited and integrated into the existing landscape to have a minimal visual impact on the area. Landscape treatments shall preserve significant existing native vegetation, e.g. listed species and heritage trees, to allow a graduated transition from developed areas to Conservation Areas. The existing native vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.

Objective 1.2: *To protect and conserve the natural functions of creeks, lakes, ponds, sinkholes, floodplains and wetlands on or adjacent to the main campus or satellite properties.*

Policy 1.2.1: Encroachments into jurisdictional wetlands shall be required to receive prior permit approval from federal and state regulatory agencies. Wetlands, as defined in subsection 373.019(17) of the Florida Statutes and Chapter 62-340.200(19) of the Florida Administrative Code (FAC) include those areas that are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support vegetation typically adapted for life in hydric or alluvial soils. The wetland limits shall be delineated utilizing the methodology described in Chapter 62-340.300, FAC. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands. All mitigation shall be in conformance with an approved permit from the appropriate Federal and State agencies (including agencies of the State).

Policy 1.2.2: An average of 50 feet and minimum of 35 feet upland buffer shall be identified and protected around all wetlands/water bodies that are not within a Conservation Area prior to construction of any buildings. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee.

Policy 1.2.3: No development shall be permitted within the required upland buffer, unless appropriate minimization of impact and mitigation is approved by the Lakes, Vegetation and Landscaping Committee.

Policy 1.2.4: All ornamental landscaping improvements within required upland buffers shall use only native plants in a naturalistic way and shall be approved by Lakes, Vegetation and Landscaping Committee.

Policy 1.2.5: All proposed development projects within 50 feet of a wetland shall be submitted to the appropriate Water Management District for review in the design phase of the project.

Policy 1.2.6: New Development within the 100-year floodplain, as mapped for the University's current Master Stormwater Permit is discouraged and shall be prohibited unless it can be demonstrated that such development has elevated base floor elevations at least 1 foot above the 100-year floodplain, preferably two feet, and has provided for compensating storage elsewhere on the proposed building area site. If compensating storage is not necessary to protect other structures, the development may mitigate by funding stormwater enhancements that help address problems within the floodplain. Examples include, in-stream erosion control measures and low impact development techniques as addressed in the Stormwater Element of this Master Plan. For 100-year floodplains not mapped in the University's current Master Stormwater permit, the Federal Emergency Management Agency's (FEMA) 100-year floodplain mapping shall be used as best available data.

Objective 1.3: *To restrict University activities known to threaten the habitat and survival of endangered and threatened species on or adjacent to the main campus or satellite properties.*

Policy 1.3.1: The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter

372, F.S., Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.

Policy 1.3.2: During the initial planning phase of any physical changes to the campus, the University shall perform an analysis of wildlife and plants in the area to be affected. All plants (Chapter 5B-40, F.A.C.) and animals (Rule Chapter 68A-27 F.A.C.) identified as threatened and endangered species and species of special concern by Federal and State agencies shall be noted. Protection plans for these listed species, if documented on site, shall be formulated that are consistent with those of the appropriate local, state and federal agencies.

Policy 1.3.3: University personnel shall follow procedures and seek consultation with the appropriate agencies as identified in the Florida Fish and Wildlife Conservation Commission's Wildlife Methodology Guidelines (January 15, 1988) when any land alterations are proposed for a site where a listed species is likely or known to occur.

Objective 4: *To preserve, enhance, manage and appropriately use wetlands and uplands, wildlife habitat, and water resources, while also enabling outdoor teaching and research opportunities on all of the University's designated Conservation Areas (the following policies under this Objective are only applicable within Conservation Areas, as identified on the Future Land Use Map, unless otherwise stated within the policy).*

Policy 1.4.1: Conservation Area Land Management (CALM) Plan, including specific plans for each designated Conservation Area(s), shall be reviewed, updated and approved on an annual basis by the Lakes, Vegetation and Landscaping Committee.

Policy 1.4.2: CALM plans will be developed within one year of adoption of this Master Plan for each Campus Master Plan Alachua County Satellite property that contains Conservation land use designations. Such management plans shall address measures to reduce the potential for or impacts of wildfires as applicable.

Policy 1.4.3: Preserve and restore natural habitat functions on all campus Conservation Areas as identified in each area's management plan.

Policy 1.4.4: The University shall seek funding to implement the recommendations contained in the Conservation Area Land Management Plan.

Policy 1.4.5: Maintain hydrologic function and improve water quality, utilizing innovative best management practices (BMPs) in line with the University's teaching mission.

Policy 1.4.6: Support the University's teaching and research mission by coordinating with departments involved in ecological research.

Policy 1.4.7: Improve appearance, security and controlled access in all campus Conservation Areas.

Policy 1.4.8: New exterior lighting installations within Conservation Areas shall be discouraged. Exceptions must be evaluated and approved by the University's Lakes, Vegetation, and Landscaping Committee.

Policy 1.4.9: All new utilities in Conservation Areas shall evaluate alternatives, demonstrate necessity, minimize impacts and be placed underground, unless it is deemed that underground placement will create undo hardship or disturb habitat for listed species. A utility installation plan must be submitted to and approved by the University's Lakes, Vegetation and Landscaping Committee for any utility installation in a Conservation Area.

Policy 1.4.10: All Stormwater improvement projects within Conservation Areas shall conform to the intent of being in a conservation area. This means that these improvements will emphasize wildlife habitat, use native vegetation and be designed to blend in with the natural environment. All new or expanded stormwater improvements that do not relate to on-going maintenance shall be reviewed by the Lakes, Vegetation and Landscaping Committee for approval.

Policy 1.4.11: Development activity that necessitates a land use change reducing the size of a designated Conservation Area and that is inconsistent with that area's management plan is strongly discouraged. Such development activity must meet the requirements of State and Federal agencies, and provide the evaluation of alternatives and impact minimization strategies as specified in the Future Land Use Element. However, if such development is deemed necessary following these evaluations, then mitigation for Conservation Areas shall be required. The mitigation shall be approved by the Lakes Vegetation and Landscaping Committee, and may be in the form of either: 1) designation of land in the Conservation land use classification with similar function and value; 2) acquisition and preservation of property in Alachua County with similar function and value at a 10:1 (acquired land: impacted land) ratio with preference for acquisition of conservation land adjacent to other Preservation Areas (as identified in the Alachua County Comprehensive Plan); and/or 3) fund the enhancement and restoration of designated Conservation Areas equal to the monetary value of land acquisition described in the previous option.

8.
TRANSPORTATION ELEMENT

Introduction

This Transportation Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties. The policies address automobile, transit, bicycle, and pedestrian access as well as parking. Traffic safety and traffic operations are also addressed within these policies. Facility and service recommendations for sidewalks, greenways, transit shelters, transit routes, roadways and intersections are included in the Transportation Element. The accompanying Data & Analysis Report contains the information on recent transportation trends that support the policy, facility and service recommendations herein.

Major parking locations such as commuter parking lots and parking garages are included in the Future Land Use classification for parking. Not included in the parking land use designation are smaller, more localized parking facilities that support adjacent destinations by providing parking for disabled, service, delivery and other building-specific patrons. These smaller parking lots are allowed within the other land use classifications by definition when they support the underlying land use. The definition of the Parking Land Use category is as follows: *The Parking land use classification identifies those areas on campus that are appropriate for general parking in surface lots or garage structures. Accessibility, proximity and adjacent land uses are primary location criteria for Parking in order to direct traffic to appropriate perimeter intercept locations on roadways capable of accommodating associated traffic and avoiding impacts in areas with high volume pedestrian activity. Stormwater facilities and utility conveyance systems are allowed within the Parking land use. Parking structures are encouraged to include liner buildings containing non-parking land uses. Where this occurs, the application of land use classification boundaries shall be flexible to promote co-location of uses. Parking facility development in the Parking land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, air quality or appearance.*

Campus roads are identified on the Future Land Use map to include the entire roadway corridor inclusive of pavement, medians, bus shelters, bus pull-out bays, adjacent sidewalks and buffer strips between sidewalks and pavement. These roadway corridors do not overlap any other land use classification. New roadway corridors that are recommended with this Element will require a study to be performed to identify the preferred alignment. Service drives, sidewalks, greenway trails and other such transportation facilities are not contained within a unique land use allocation, and they may traverse land use category boundaries.

The transportation components of the campus master plan strive to serve the various land uses, existing and future facilities, and provide connections between different modes of travel. Funding for transportation improvements may come from PECO allocations including infrastructure/utilities, other capital project monies, user fees, grants, demonstration projects and other state and federal allocations.

Goal 1: Coordinate With the City of Gainesville, Alachua County and the Metropolitan Transportation Planning Organization (MTPO) To Develop and Maintain a Balanced Transportation System in the University Context Area and Alachua County that Provides Campus Access and Expanded Transportation Choice for University Students, Faculty, Staff, Visitors and the Surrounding Community, Without Adversely Affecting Quality of Life.

Objective 1.1: To participate in joint decision-making and appropriate financial support that enables the development, maintenance and operation of a multi-modal transportation system.

Policy 1.1.1: The University shall cooperate with the City of Gainesville, Alachua County, the Florida Department of Transportation (FDOT) and the MTPO in the planning, implementation and updating of multi-modal strategies and projects outlined in the updated 2025 Long Range Transportation Plan, both on campus and within the context area.

Policy 1.1.2: The University shall cooperate and coordinate with the City of Gainesville, Alachua County, the FDOT, and MTPO during any scheduled multi-modal transportation studies of major arterial roadways, transportation facilities and transit services surrounding the University campus. Specifically, the University shall participate in studies of the Archer Road and SW 16th Avenue area to identify potential improvements and funding sources that address the circulation of automobiles, transit vehicles, bicycles, and pedestrians while enhancing the natural and physical campus environment. The adopted Campus Master Plan shall be amended as needed to incorporate the results and recommendations from such studies.

Policy 1.1.3: The Vice President for Finance and Administration shall continue to serve on the MTPO board, with university representatives also serving on the MTPO Technical Advisory Committee from Transportation and Parking Services Division, and Facilities Planning and Construction Division.

Policy 1.1.4: The University shall continue to work with the City, County, and MTPO to ensure that transportation system improvements do not direct non-university related trips onto campus roads.

Policy 1.1.5: The University shall cooperate and coordinate with the City of Gainesville, Alachua County, the FDOT, and MTPO to identify and implement means to alleviate conflicts between vehicular and non-vehicular traffic along corridors adjacent to the University campus. These means shall include, but not be limited to, the construction of pedestrian bridges and bicycle overpasses over major roadways along the perimeter of the campus. Any or all of the UF Board of Trustees' "fair share" of the costs of necessary improvements (as identified in the campus development agreement) may be used to fund these improvements.

Policy 1.1.6: The University shall cooperate and coordinate with the City of Gainesville, Alachua County, FDOT and the MTPO to identify and implement means to improve transit services within the context area including those depicted on Figure 8-8. Any, or all of the UF Board of Trustees' "fair share" of the costs of necessary improvements (as identified in the campus development agreement) may be used to fund these improvements.

Policy 1.1.7: The University shall cooperate and coordinate with the City of Gainesville, Alachua County, FDOT and the MTPO to identify and implement means to improve bicycle facilities within the context area including those depicted on Figure 8-3. Any, or all of the UF Board of Trustees' "fair share" of the costs of necessary improvements (as identified in the campus development agreement) may be used to fund these improvements.

Policy 1.1.8: The University shall continue to work with the City of Gainesville to monitor and modify, as needed, the neighborhood parking decal system and other public parking facilities as

may be developed to ensure adequate parking for area residents and businesses adjacent to campus.

Policy 1.1.9: The University shall work with the City of Gainesville, Regional Transit System, Alachua County, FDOT, and any intelligent transportation systems (ITS) consortium to be organized for the purpose of implementing ITS projects on-campus or in the Context Area. ITS projects include, but are not limited to, the Gainesville Transportation Management System (TMS) and Regional Transit System ITS initiatives.

Objective 1.2: To mitigate the impacts of future University development on roadways and mass transit within the context area of the University.

Policy 1.2.1: The University shall renew and update the Campus Development Agreement with City of Gainesville and Alachua County for the adequate mitigation of impacts on the transportation system, including roadways and mass transit, caused by future on-campus development. This agreement shall be established in a timely manner following adoption of the Master Plan in 2005 and include any UF Board of Trustees' "fair share" costs of necessary mitigations, consistent with Chapter 1013.30, Florida Statutes.

Policy 1.2.2: The University shall conduct a traffic engineering study for each proposed structured parking facility or any surface parking facility larger than 300 spaces prior to construction. Such studies shall include, but not be limited to, an analysis of the following:

- The impact of the facility on adjacent roadways within ¼ mile of the proposed facility;
- The existing traffic conditions at signalized intersections within ¼ mile of the proposed facility;
- Conditions at the same signalized intersections at full development;
- Roadway capacity and traffic signalization during the peak hour;
- The impact of the facility on bicycle, pedestrian, and transit access; and
- Recommendations to mitigate any adverse impacts identified by the study that should be implemented and amended into the campus master plan Transportation Element and Capital Improvement Element.

Policy 1.2.3: The results of the parking studies described in Policy 2.2 above shall be provided to the City, County and MTPO Technical Advisory Committee for review and comment. The University shall coordinate with appropriate City and County officials to identify any transportation system improvements necessary to maintain adopted level of service standards or to otherwise provide safe travel for transit users, bicyclists or pedestrians affected by the construction of the proposed parking facility.

Policy 1.2.4: The campus development agreement described in Policy 2.1 above shall be based upon the best available assessments of off-campus impacts. In the event that more relevant and appropriate data and analysis become available after execution of the campus development agreement (e.g., updated transportation or parking studies such as those described in Policy 2.2 above), the University shall amend the Capital Improvements Element and the campus development agreement as needed, to reflect the results of the new data and analysis and to identify the UF Board of Trustees' "fair share" of the costs of any additional improvements. Any such proposed amendments shall be coordinated with the appropriate local government pursuant to the Implementation and Intergovernmental Coordination Elements.

Objective 1.3: To reduce the dependence on single-occupant vehicles as a primary mode of travel to campus and to encourage transportation modal choice within the Context Area.

Policy 1.3.1: The University administration and Student Government shall participate with the City of Gainesville, Alachua County, MTPO, FDOT and Regional Transit System (RTS) to examine the feasibility of park & ride facility development (including regional facilities outside the congested areas of the Gainesville Urbanized Area) and expanded transit service including longer span of service, Sunday service, express service, increased bus frequency and greater service area coverage. In particular, the feasibility of new City transit routes accessing campus shall be explored as presented in Figure 8-8.

Policy 1.3.2: The University administration and Student Government shall participate with the City of Gainesville, Alachua County, MTPO, FDOT and Regional Transit System (RTS) to improve bicycle and pedestrian safety through educational programs, safety awareness campaigns and facility improvements including intersection modifications, traffic signal equipment upgrades (e.g. count-down and audible signal heads) shared-use paths, overpasses/underpasses. In particular, the development of facilities presented in Figure 8-3 shall be encouraged.

Policy 1.3.3: The University shall participate with the City of Gainesville, Alachua County, Gainesville Community Redevelopment Agency and private business interests to encourage development of student and faculty housing adjacent to the university campus, and particularly in the SW 20th Avenue Student Village Area, with accessibility provided by bicycle, pedestrian and transit facilities and services.

Policy 1.3.4: The University shall participate with the City of Gainesville, Alachua County, Gainesville Community Redevelopment Agency and private business interests to explore opportunities for shared public pay parking adjacent to the university campus where feasible and mutually beneficial with accessibility provided by bicycle, pedestrian and transit facilities and services.

Policy 1.3.5: The University shall encourage the City of Gainesville and Alachua County to also promote transportation mode choice within the Context Area by providing appropriate facilities and programs, with incentives (such as carpool programs) and disincentives (such as paid employee parking) comparable to those programs for University employees.

Goal 2: Preserve, Maintain and Expand the On-Campus Transportation System to Meet the Needs of Students, Faculty, Staff and Visitors that is Convenient, Safe, Sustainable and Encourages Non-Auto Travel Choices.

Objective 2.1: To provide a roadway network that safely and efficiently accommodates all modes in a comfortable and aesthetically pleasing-environment.

Policy 2.1.1: Utilize the roadway hierarchy classification depicted in Figure 8-1 to develop typical design, landscaping, traffic calming techniques, gateway signage and construction guidelines consistent with the following general descriptions:

- Core Campus roads are within or immediately proximate to the University's Pedestrian Enhancement Zone. These roads are also within the University's Historic Impact Area. Their primary function is to provide access for bicyclists and pedestrians, with limited daytime access for service, delivery and emergency vehicles or vehicles accessing disabled and gated parking areas. Transit vehicles are allowed on core campus roads where necessary to provide convenient access to this core academic area. Slow speeds and priority for pedestrians and bicyclists are emphasized on all core campus roadways.
- Local Connector roads provide access to campus facilities that are more internally focused with less emphasis on providing public access or through movement. They are low-volume roadways that are located in more isolated areas of campus and do not provide direct access to any primary destinations. Due to their low-volume of vehicles, bicycle access can be provided in bicycle lanes, wide-curb lanes or general shared-use pavements (with or without lane striping). Sidewalks may be provided on one side of the street only. Campus transit routes may run on local connector roads, but are discouraged when conflicting with bicycle and pedestrian access. Transportation planning should strive to maintain these roadways in low-volume use. Appropriate traffic calming techniques are compatible on local connectors where necessary to maintain low volumes and low speeds.
- Secondary Connector roads provide internal circulation, but also serve primary destinations and or gateways. They carry moderate vehicle volumes and should accommodate bicycles and pedestrians with bicycle lanes and sidewalks on both sides. When vehicle volumes are higher or a major gateway is served, access management to restrict turning vehicles and limited development on the road frontage are appropriate techniques to maintain traffic flow without the turn lanes and medians that would be expected on a Primary Connector. Campus and City transit routes may be present on these roadways. Appropriate traffic calming techniques are compatible on secondary connectors where feasible with designs that do not create hazards for transit or bicycle users.
- Primary Connector roads provide access into and through the campus. They serve primary destinations and gateways including critical intersections with state arterial roadways. They carry the highest vehicular volumes on campus and high volume transit routes including City and Campus routes. Transit service should be accommodated with bus shelters and bus pull-out bays where appropriate. Bicycles should be accommodated on bicycle lanes and, in some cases, additional shared-use paths that are located on parallel or alternate alignments. Pedestrians should be provided with sidewalks on both sides of the road, high-visibility crosswalks and other means of identifying conflict points with vehicles. Appropriate traffic calming techniques are compatible on primary connectors where feasible with designs that do not create hazards for transit or bicycle users. Traffic calming and transportation system management techniques should strive to maintain low speeds, smooth traffic flow and provide safe integration of multiple travel modes. Landscaped medians with turn lanes should be included in a standard divided roadway design unless access management and limited development allow smooth traffic flow on a more narrow travel way.
- Gateway Roads are state arterials that form the perimeter of the campus. They provide primary regional access to the university while also accommodating regional through-traffic on the state highway system. As these major throughways pass by the university, their design and intent must create a pleasing and safe environment that enhances the campus experience and accommodates safe movement of pedestrians and bicyclists. These roadways should not form barriers between the university campus and the

community of apartments, neighborhoods, shops and restaurants that serve the campus population.

Policy 2.1.2: Utilize highway level of service standard “E” for analysis purposes on campus roads, and evaluate the multi-modal level of service conditions for campus roads to determine an appropriate level of service standard for non-auto modes, if feasible.

Policy 2.1.3: Initiate a routine traffic counting program to include autos, bicycles and pedestrians in coordination with traffic counting programs conducted by FDOT, the City of Gainesville, Alachua County and the MTPO to gather data no less than once every five years.

Policy 2.1.4: Continue to designate speed limits of 20 miles per hour on all campus roadways.

Policy 2.1.5: Implement entry signage, landscaping, decorative lighting and intersection improvements at campus gateways focusing first on Major Gateways as depicted in Figure 8-1 and Priority Open Space Enhancement locations identified in Figure 1-5.

Policy 2.1.6: Provide a comprehensive system of directional signage from major campus gateways to parking areas, medical services, museums, performance venues and the University Welcome Center.

Policy 2.1.7: Implement roadway modifications that emphasize pedestrian, bicycle and transit access in the existing Pedestrian Enhancement Zone, particularly in the areas around Newell and Dauer Halls, Newell Drive at Turlington Plaza and the Hub Transit Super Stop as well as other congested pedestrian areas including Newell Drive near the Brain Institute, the intersection of Mowry Drive and Gale-Lemerand Drive near the Genetics-Cancer Institute, and in the Cultural Plaza.

Policy 2.1.8: Pursue programming, design and implementation of roadway resurfacing, reconstruction and transportation system management projects as depicted in Figures 8-10 (Table 8-1), Figure 8-11 (Table 8-2) and Figure 8-12 (Table 8-3), respectively.

Policy 2.1.9: Conduct corridor alignment studies, develop preferred design concepts and pursue implementation of new road connections as depicted in Figure 8-13 (Table 8-4) as feasible.

Objective 2.2: *To provide pedestrian and bicycle facilities that safely and efficiently accommodate walking and bicycling in a comfortable and aesthetically-pleasing environment.*

Policy 2.2.1: Pursue programming, design and implementation of new sidewalk connections as depicted in Figure 8-5 (Table 8-5) and streetscape improvements identified as Priority Open Space Enhancements in Figure 1-5 of the Urban Design Element.

Policy 2.2.2: Pursue programming, design and implementation of bicycle lanes and shared-use paths as depicted in Figure 8-2 (Table 8-6).

Policy 2.2.3: Pursue programming, design and implementation of pedestrian and roadway lighting improvements as depicted in Figure 8-14, and continue to review exterior lighting

standards in the *University of Florida Design and Construction Standards* for amendment as needed to provide adequate lighting levels and energy efficiency.

Policy 2.2.4: As funding is identified, the University shall participate in design studies to determine the feasibility and pursue implementation of pedestrian/bicycle grade-separated road crossings as depicted in Figures 8-2 and 8-5 (Table 8-7).

Policy 2.2.5: New building construction or reconstruction shall respect Pedestrian Connections and Shared-Use Paths identified on Figure 1-5 and strive to enhance these pedestrian and bicycle corridors through building orientation, landscaping and pedestrian amenities.

Policy 2.2.6: Monitor usage and adequacy of existing bicycle parking facilities in terms of quantity, design, lighting, location, security and covering, and install new or upgraded bicycle parking facilities to correct observed deficiencies.

Policy 2.2.7: Retain and adhere to bicycle parking requirements in the *University of Florida Design and Construction Standards* for bicycle parking to serve new building construction, and amend these standards to address lighting and covering of bicycle parking facilities.

Policy 2.2.8: The University Police Department and Physical Plant Division shall strive to expedite the removal of abandoned bicycles in bicycle parking racks by increasing the frequency of inspections and increasing storage capacity as needed.

Policy 2.2.9: Maintain sidewalks and shared-use paths that meet ADA standards with a smooth, debris-free surface and minimal vertical separation or cracking.

Policy 2.2.10: Retain *University of Florida Design and Construction Standards* for bicycle and pedestrian facilities consistent with the most recent applicable publications of the Florida Department of Transportation and the American Association of State Highway Transportation Officials.

Policy 2.2.11: Corrective measures shall be identified and implemented in areas that experience bicycle and pedestrian conflicts. Such measures may include designated bicycle dismount zones, re-routing of bicycle traffic, and facilities that separate bicycle and pedestrian traffic or require bicyclists to slow down.

Policy 2.2.12: The Pedestrian Enhancement Zone, as depicted in Figure 8-5, shall be improved to provide primary access to pedestrians, bicyclists, transit vehicles, emergency, service, delivery and disabled parking decal vehicles by reducing other parking availability, re-designing streets to favor pedestrian access, re-designing other Open Spaces as identified in Figure 1-5, and implementing other modifications as depicted in Figures 8-5 (Table 8-5) and 8-12 (Table 8-3).

Policy 2.2.13: New construction or renovation shall include hot water showers and lockers, whenever feasible, to support bicycle commuting and LEED certification.

Objective 2.3: *To provide transit facilities and services that are convenient, safe and responsive to the needs of the campus community.*

Policy 2.3.1: The University administration and Student Government shall continue to work with RTS to maintain and enhance service for on-campus routes and off-campus student-oriented

residential concentrations as depicted in Figure 8-7 (Table 8-9) and Figure 8-8 (Table 8-8) respectively and subject to ongoing system performance monitoring.

Policy 2.3.2: Pursue programming, design and implementation of bus shelters at high-use campus transit stops as depicted in Table 8-10 with additional sites to be identified through on-going monitoring.

Policy 2.3.3: The University and Shands Healthcare shall coordinate to provide transit service to medical and related parking facilities including the Veterinary Medicine area.

Policy 2.3.4: The University shall maintain and enhance on-campus transit transfer stations at Gale-Lemerand Commuter Lot, Rawlings Hall, McCarty Drive, the Hub and Center Drive at HPNP.

Policy 2.3.5: On-campus bus stops shall be ADA accessible and shall continuously be evaluated for necessary upgrades including shelters, lighting, benches, bicycle parking and trash/recycling receptacles. Identified deficiencies in design or amenities shall be corrected.

Policy 2.3.6: The University shall continue to work with RTS to explore the feasibility of alternative transit vehicles including alternative fuel and electric buses, fixed-route / people-mover vehicles, and different vehicle types for use in the Pedestrian Enhancement Zone such as trams or shuttles.

Policy 2.3.7: The University shall assist RTS in providing transit promotions and incentives, particularly with a focus to encourage employees to use for transit access to campus and around campus.

Policy 2.3.8: The University shall work with RTS with the intent to increase transit availability to areas with residential concentrations of university employees, and between main campus and the Eastside Campus by increasing transit service area coverage, span of service and frequency of service including those enhancements indicated on Figure 8-8 as feasible.

Policy 2.3.9: On-campus transit shall primarily provide service between perimeter parking areas, centers of campus development and campus residential areas.

Policy 2.3.10: On-campus transit shall continue to be provided on a pre-paid basis so that all users, including students, staff, and faculty, may use the service without paying at the fare box.

Policy 2.3.11: The University shall work with RTS to explore the feasibility of incorporating transit features into existing and potential new development of parking structures within the University of Florida campus.

Policy 2.3.12: The University shall work with RTS to explore potential locations for a major transfer center on the University of Florida campus.

Objective 2.4: To manage on-campus parking in order to encourage non-auto access to campus, particularly for students, faculty and staff.

Policy 2.4.1: The University shall continue to manage student parking to restrict the location of parking based on seniority and/or on-campus residency, and to restrict parking availability overall

for lower division students combined with incentives and opportunity for transit use as an alternative to driving.

Policy 2.4.2: The University shall continue to monitor parking utilization and maintain standards for the provision of parking decal designations based on the number of permits allocated to students and faculty/staff.

Policy 2.4.3: Gate and access control technology shall be utilized where feasible to limit access to parking facilities. Vehicular access to the Pedestrian Enhancement Zone shall be limited during peak hours, and all visitors shall be directed to visitor parking outside of the Pedestrian Enhancement Zone.

Policy 2.4.4: The Vice President for Finance and Administration, the Transportation and Parking Division, and the Transportation and Parking Committee shall review the parking decal system to determine any changes necessary to increase the effectiveness of the carpool program and implement any other goals, objectives or policies of the campus master plan.

Policy 2.4.5: The Vice President for Finance and Administration, the Transportation and Parking Division, and the Transportation and Parking Committee shall review incentive programs, such as parking cash-out, carpool incentives and expanded guaranteed-ride-home programs that may discourage employees from driving automobiles to campus and decrease the burden on the university to provide parking facilities.

Policy 2.4.6: The Vice President for Finance and Administration, Transportation and Parking Division, and Transportation and Parking Committee shall evaluate and recommend on the potential to extend the hours of parking enforcement.

Policy 2.4.7: The Vice President for Finance and Administration, the Transportation and Parking Division, and the Transportation and Parking Committee shall review the parking decal cost structure and make recommendations for university rule changes that increase parking cost in order to:

- change behavior and discourage driving to campus;
- more accurately reflect the true value of providing parking; and
- include mechanisms that will preserve fairness for employees of differing income levels.

Such mechanisms may include parking costs pro-rated to income, parking costs assigned according to proximity to the Pedestrian Enhancement Zone or Health Science Center, daily-paid parking options, parking cash out opportunities and transit service alternatives.

Policy 2.4.8: The Vice President for Finance and Administration, the Transportation and Parking Division, and the Transportation and Parking Committee shall review parking policies for state vehicles and initiate more effective state vehicle lease or shuttle services in order to discourage use of state vehicles for on-campus travel, to reduce the allocation of parking for state vehicles (particularly in interior campus areas), and to assess a charge to provide these parking spaces for university vehicles.

Policy 2.4.9: Visitors to campus shall be directed to designated parking areas in the Welcome Center/Garage 12, Cultural Plaza parking area, Orthopaedic/Ambulatory Surgery Center lots, and Shands Hospital area garages including parking spaces that may be shifted from those existing garages to new off-campus parking areas south of Archer Road.

Policy 2.4.10: The special parking needs of disabled persons shall be accommodated by compliance with the Americans with Disabilities Act and the Florida Americans with Disabilities Act Implementation Act, with the cooperation of the University Transportation and Parking Office and the ADA Compliance Office.

Policy 2.4.11: The special parking needs of emergency, service, vendor and delivery vehicles shall be accommodated by providing and meeting standards for adequate controlled parking spaces for such uses adjacent to all buildings and service areas.

Policy 2.4.12: The Physical Plant Division shall work with the Transportation and Parking Division to examine protocols and physical modifications in targeted campus areas to discourage parking on lawn areas. The Transportation and Parking Committee and Lakes, Vegetation and Landscaping Committee shall be consulted to identify and prioritize locations where lawn parking is most problematic.

Policy 2.4.13: The University shall maintain and support its parking enforcement effort.

Objective 2.5: To provide on-campus parking that meets the needs of students, faculty, staff and visitors without creating undue traffic congestion, safety concerns for bicyclists and pedestrians or unrealistic expectations with regard to parking cost or availability.

Policy 2.5.1: New parking facilities shall be provided on the main campus as warranted and feasible with a target of maintaining a ratio of 0.30 decal-only parking spaces per main campus headcount enrollment, but shall not exceed a maximum of 2,000 net new parking spaces between 2005 and 2015 on the property identified within the campus master plan jurisdiction. Any new parking that may be provided on university-affiliated properties outside of the campus master plan jurisdiction may be included in the campus parking decal system and accounted for either through applicable local government development review processes or amendment to the campus master plan as described in Policies 3.4 through 3.13 of the Intergovernmental Coordination Element.

Policy 2.5.2: Major new parking facilities shall be provided on the main campus as multi-story parking garage structures designed to efficiently use campus land resources. These structures shall be provided consistent with the Figure 2-1, Future Land Use map and Figure 13-1, Future Building Sites map with priority consideration for the locations depicted on Figure 8-9. Parking structures shall be encouraged to include non-parking liner building uses, and the Future Land Use designations shall be interpreted to provide flexibility that encourages this mixed-use approach to structured parking.

Policy 2.5.3: The University shall continue to maintain and improve requirements in the University of Florida Design and Construction Standards that dictate design strategies for parking facilities that reduce conflicts between vehicular and non-vehicular traffic, and provide adequate lighting and landscaping.

Policy 2.5.4: Campus parking shall be located primarily in perimeter areas of campus such as the vicinity of Hull Road, SW 34th Street, Radio Road, University Avenue, SW 13th Street, SW 16th Avenue and Archer Road with transit connections to interior campus locations.

Policy 2.5.5: The University shall seek locations to expand motorcycle, moped and scooter parking as needed including within the Pedestrian Enhancement Zone.

Policy 2.5.6: University parking shall be provided on satellite properties to serve only the intensity and type of use on each individual site. Parking expansion is anticipated at Lake Wauburg South and the Eastside Campus as listed in the Capital Improvements Element to serve facility expansions on those sites.

Objective 2.6: To fund and implement transportation and parking infrastructure and programs in coordination with user groups.

Policy 2.6.1: The Vice President for Finance and Administration shall coordinate all campus transportation services and oversee implementation, monitoring and benchmarking of the campus master plan Transportation Element policies in consultation with the Transportation and Parking Committee, the Health Science Center Parking and Transportation Task Force, the Land Use and Facilities Planning Committee, and Student Government.

Policy 2.6.2: The University shall employ a certified traffic engineer on staff and/or as an annual services contractor to evaluate, recommend and oversee implementation of routine traffic counts and modifications of traffic circulation, pedestrian and bicycle facilities, traffic signals, signs, markings and other such traffic issues.

Policy 2.6.3: The University shall work with Student Government and the student body in general to maintain the transportation fee that is used to subsidize regional transit services in exchange for universal transit access, and may be used to fund transportation improvements including transit, bicycle and pedestrian services and facilities or other transportation facilities identified in this Element.

Policy 2.6.4: The University shall ensure that costs of the transportation system are supported by user fees to include costs of construction, maintenance, permitting, safety and enforcement, operations, bus service, special events and other related transportation programs.

Policy 2.6.5: Building construction projects shall provide adequate parking to meet the special needs of disabled persons, service and delivery vehicles and shall mitigate any significant loss of existing parking as a result of building construction. Such parking loss mitigations shall be negotiated in consultation with the Transportation and Parking Committee and the Land Use and Facilities Planning Committee.

Policy 2.6.6: The University shall pursue opportunities to increase funding for transportation infrastructure through grants, research demonstration projects, building construction budgets, private sources and other non-traditional methods.

Policy 2.6.7: The University shall utilize the maps and tables presented in this element as a guide for facility priorities. These priorities are subject to ongoing monitoring and evaluation of system performance and travel behavior. The University shall exercise flexibility to implement projects when funding opportunities become available even if those opportunities dictate that a project may be funded before another project ranked with a higher priority. In this way, the University will have the ability to respond to creative funding opportunities such as those identified in Policy 6.6.

Policy 2.6.8: The University shall develop a comprehensive awareness and encouragement program to support faculty, staff and student travel by bicycle, pedestrian, transit and carpool modes. Such a program may include educational and promotional materials developed in coordination with the Transportation and Parking Committee and the Committee on Sustainability.

Objective 2.7: *To maintain or improve outdoor air quality and reduce fuel consumption.*

Policy 2.7.1: The University shall pursue an innovative state-of-the-art green fleet policy to encourage purchase of vehicles that are highly fuel-efficient, use alternative fuels or are non-motorized (e.g. bicycles or Segways).

Policy 2.7.2: The University shall pursue an innovative state-of-the-art green fleet policy to explore the feasibility and encourage the use of alternative fuels including bio-diesel in lieu of petro-diesel.

Policy 2.7.3: The University shall evaluate the use of telecommuting and flexible schedules to reduce the peak hour travel demand and its impact on roads and parking.

Policy 2.7.4: The University shall continue to expand, where appropriate, distance learning and evening class offerings to reduce the peak hour travel demand and its impact on roads and parking.

Policy 2.7.5: The University shall strive to increase the use of bicycling, walking and transit to access campus and to move within campus by implementing the policies and projects contained in the campus master plan.

Table 8-1, University of Florida Roadway Resurfacing Priorities, 2005

| Priority | Roadway | From/To | Description | Length (L.F.) | Cost |
|-------------------|---------------|---------------------------------------|--|---------------|---------------------|
| RS-1 | Newell Drive | Museum Rd. to Union Rd. | Resurface | 1,800 | \$ 180,000 |
| RS-2 | Stadium Road | Gale Lemerand Dr. to Buckman Dr. | Resurface | 1,550 | \$ 175,000 |
| RS-3 | Museum Road | Center Dr. to Newell Dr. | Resurface and restripe to lengthen EBL at Newell Dr. | 1,100 | \$ 110,000 |
| RS-4 | Buckman Drive | Stadium Rd. to W. University Ave. | Resurface | 1,150 | \$ 115,000 |
| RS-5 | Radio Road | SW 34 th St. to Museum Rd. | Resurface | 2,550 | \$ 255,000 |
| RS-6 | Newell Drive | Archer Rd. to Museum Rd. | Resurface | 2,100 | \$ 210,000 |
| TOTAL COST | | | | 10,250 | \$ 1,025,000 |

Note: Cost estimates for planning purposes only – source: Physical Plant Division (unit prices consistent w/ “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005)

Table 8-2, University of Florida Roadway Reconstruction Priorities, 2005

| Priority | Roadway | From/To | Description | Length (L.F.) | Cost |
|----------|-----------------|--|--|---------------|---------------|
| RC-1 | Mowry Road | Gale Lemerand Dr. to Center Dr. | Reconstruct as 2-lane divided with turn lanes including WBR at G-L Dr., sidewalk both sides bicycle lanes, & evaluation of a dedicated SBL turn lane at G-L | 1,400 | \$ 1,096,200 |
| RC-2 | Museum Road | Radio Rd. to Village Dr. | Reconstruct sub-base and resurface as existing with new bicycle lanes at Village Drive intersection | 1,715 | \$ 1,119, 895 |
| RC-3 | Mowry Road | SW 23 rd Dr. to Gale Lemerand Dr. | Reconstruct as 2-lane divided with turn lanes, curb & gutter, landscaped median, sidewalk both sides, bicycle lanes and min. 10’ wide bicycle path | 2,810 | \$ 2,200,230 |
| RC-4 | Hull Road | End of 2-Lane Section to Mowry Rd. | Reconstruct as 2-lane divided with turn lanes, curb & gutter, landscaped median, sidewalk both sides, bicycle lanes and min. 10’ wide bicycle path southside | 3,050 | \$ 2,388,150 |
| RC-5 | No Name Road | Museum Rd. to Hull Rd. | Reconstruct as a 2-lane road with bicycle lanes and a sidewalk on one side (rural section with swale) | 2,340 | \$ 1,296,360 |
| RC-6 | Surge Area Road | Archer Road to north of culvert | Reconstruct to raise above flood level and modify drainage culverts | 200 | \$60,000 |

| Priority | Roadway | From/To | Description | Length (L.F.) | Cost |
|-------------------|---------|---------|-------------|---------------|---------------------|
| TOTAL COST | | | | 11,515 | \$ 8,160,835 |

Note: Cost estimates for planning purposes only – reference: “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005 with input from The Corradino Group, Inc. and UF Physical Plant Division.

Table 8-3, University of Florida Intersection and Transportation System Management Priorities, 2005

| Priority | Roadway | At | Description | Length (L.F.) | Cost |
|----------|----------------------------|---------------------------------------|--|---------------|------------|
| TS-1 | Museum Rd. | Newell Dr. | Lengthen EBL lane by restriping center lane | 100 | \$ 1,000 |
| TS-2 | Center Dr. | Museum Rd. | Lengthen NBL lane by restriping | 100 | \$ 1,000 |
| TS-3 | Village Dr. | SW 2 nd Ave. | Lengthen NBL lane by restriping | 100 | \$1,000 |
| TS-4 | Mowry Dr. | Gale Lemerand Dr. | Construct pedestrian refuge island in existing striped area for WB pedestrians | NA | \$ 4,000 |
| TS-5 | Campuswide | Five signalized intersections | Traffic Signal Equipment Upgrade and Timing Study | NA | \$ 270,000 |
| TS-6 | Museum Rd. | Gale Lemerand Drive | Construct WBR lane | 300 | \$ 40,000 |
| TS-7 | Museum Rd. | Radio Rd. | Construct roundabout | NA | \$ 450,000 |
| TS-8 | Museum Rd. | Gale Lemerand Drive | Restripe NBR lane and bicycle lane; and install NB right-turn arrow (assumes mast arm will bear weight of signal head) | 500 | \$ 10,000 |
| TS-9 | Museum Rd. | Village Drive | Construct roundabout | NA | \$450,000 |
| TS-10 | Gale Lemerand Dr. | O’Connell Center Parking Lot Entrance | Construct NBL lane, SBR lane, and reconstruct EBR lane with pedestrian refuge | 200 | \$ 30,000 |
| TS-11 | Newell Dr. | Brain Institute and ARB | Reconfigure two stop-controlled intersections into one 3-way stop (includes restriping and modifications to curb ramp locations) | NA | \$ 20,000 |
| TS-12 | Union Rd. and Fletcher Dr. | Newell Hall to Dauer Hall | Construct pedestrian and service access improvements (includes removal of some on-street parking) | NA | \$ 45,000 |
| TS-13 | Fletcher Dr. | Ustler Hall to Yardley Courtyards | Construct pedestrian access improvements | NA | \$ 45,000 |
| TS-14 | Mowry Dr. | Gale Lemerand Dr. | Construct WBR lane and provide a dedicated SBL turn lane as feasible (can be accomplished in road reconstruction project) | 300 | \$ 50,000 |

| Priority | Roadway | At | Description | Length (L.F.) | Cost |
|-------------------|------------|-----------|--|---------------|---------------------|
| TS-15 | Museum Rd. | Hull Rd. | Construct roundabout | NA | \$ 450,000 |
| TS-16 | Hull Rd. | Mowry Rd. | Construct roundabout (or interim southbound right turn lane) | NA | \$ 450,000 |
| TOTAL COST | | | | NA | \$ 2,317,000 |

Note: Cost estimates for planning purposes only – reference: “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005 with input from The Corradino Group, Inc.

Table 8-4, University of Florida Roadway New Construction Priorities, 2005

| Priority | Roadway | From/To | Description | Length (L.F.) | Cost |
|-------------------|---------------------------------------|--|--|---------------|---------------------|
| NC-1 | Shealy Drive Extension | SW 16 th Ave. to Archer Rd. | Construct with bicycle lanes and sidewalks both sides on a new alignment to intersect at Gale Lemerand Drive (urban section) | 640 | \$ 701,570 |
| NC-2 | SW 23 rd Terrace Extension | Archer Rd. to Hull Rd. | Construct as 2-lane with turn lanes where needed, sidewalk both sides and paved shoulder bicycle lanes (rural section) | 1,740 | \$ 3,254,380 |
| NC-3 | Med Plaza service drive | Archer Rd. to Mowry Rd. | Reconstruct existing service drive as a 2-lane road with sidewalk on one side and new entrance at Archer Road | 710 | \$ 555,930 |
| NC-4 | Radio Road Extension | Hull Rd. to SW 34 th St. | Construct as 2-lane divided with turn lanes, landscaped median, sidewalk both sides and bicycle lanes (urban section) | 2,160 | \$ 4,887,081 |
| NC-5 | Diamond Road | Newell Dr. to SW 13 th St. | Construct with turn lanes where needed, bicycle lanes and sidewalks both sides on a new alignment north and west of existing, but with current termini (urban section) | 1,870 | \$ 1,757,100 |
| TOTAL COST | | | | 6,410 | \$11,156,061 |

Note: Cost estimates for planning purposes only – reference: “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005. Estimates for N-2 and N-4 provided by The Corradino Group, Inc.

Table 8-5, Independent Pedestrian Project Priorities, 2005

| Priority | Facility | From | To | Description | Length | Cost |
|----------|--|--------------------|-------------------|--|--------|-----------|
| SW-1 | O’Connell Center Parking Lot Central Drive | West entrance road | Gale Lemerand Dr. | North side and south side at Gale Lemerand Dr. | 790 | \$ 26,860 |
| SW-2 | Newell Dr. | Garage I | Diamond Road | East side | 165 | \$ 5,610 |
| SW-3 | Museum Road | Village Dr. | Woodlawn Dr. | North side | 1,470 | \$ 49,980 |

| Priority | Facility | From | To | Description | Length | Cost |
|--------------|---------------------------|----------------------|--------------------|---|---------------|-------------------|
| SW-4 | Fraternity Drive | Museum Rd. | W. Fraternity Dr. | West side | 1,070 | \$ 36,380 |
| SW-5 | Village Drive | W. Fraternity Dr. | SW 2nd Ave. | West side | 890 | \$ 30,260 |
| SW-6 | Radio Road | Bledsoe Dr. | Lakeside Residence | South side and partial north side | 641 | \$ 21,794 |
| SW-7 | Bledsoe Drive | Hull Rd. | Radio Rd | Both sides | 1,660 | \$112,880 |
| SW-8 | Rhines Hall Service Drive | Materials Eng. Bldg. | Gale Lemerand Dr. | West and south side | 710 | \$ 24,140 |
| SW-9 | Village Drive | Museum Rd. | W. Fraternity Dr. | East side | 1,080 | \$ 36,720 |
| SW-10 | Museum Road | Hull Rd. | Radio Rd | West side | 1,700 | \$ 57,800 |
| SW-11 | Radio Road | SW 34th St. | Museum Rd. | North side and south side at SW 34th St. | 2,630 | \$ 89,420 |
| SW-12 | SW 23 rd Dr. | Archer Rd. | Mowry Rd. | Both sides | 1,422 | \$ 96,700 |
| SW-13 | Gale Lemerand Dr. | Rhines service drive | Stadium Rd. | Reconstruct east sidewalk in conjunction with Bldg. #183 reconstruction | 970 | \$ 29,580 |
| SW-14 | Surge Area Drive | Archer Rd. | Natural Area Dr. | West side | 2,080 | \$ 70,720 |
| SW-15 | Shealy Dr. | Equine Hospital | Archer Rd. | East side | 1,650 | \$ 56,100 |
| TOTAL | | | | | 18,928 | \$ 744,944 |

Note: Cost estimates for planning purposes only – reference: “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005

Table 8-6, Independent Bicycle Project Priorities, 2005

| Priority | Facility | From | To | Description | Length | Cost |
|----------|-----------------|------------------------|-------------|---|--------|------------|
| BK-1 | Village Dr. | Museum Rd. | SW 2nd Ave. | Bicycle lanes (remove parking, resurface & re-stripe) | 1,970 | \$ 246,250 |
| BK-2 | Shared-Use Path | Gale Lemerand Dr. | Museum Rd. | Upgrade existing path west of Black Hall | 2,100 | \$ 262,500 |
| BK-3 | Shared-Use Path | Particle Science Bldg. | Diamond Rd. | Construct new and upgrade existing shared-use path following existing creek | 1,560 | \$ 195,000 |
| BK-4 | Shared-Use Path | Museum Rd. | Newell Dr. | Construct shared-use path through Reitz Lawn | 2,560 | \$ 320,000 |

| Priority | Facility | From | To | Description | Length | Cost |
|--------------|---------------------------|--------------------------------|--|---|---------------|---------------------|
| BK-5 | Hull Road Shared-Use Path | Western campus boundary | Genetics/ Cancer/ Biotech Pavilion Site | Construct on south side | 5,910 | \$ 738,750 |
| BK-6 | Shared-Use Path | Mowry Rd. | Hume Hall & Gale Lemerand Dr. | Construct new shared-use path | 3,940 | \$ 492,500 |
| BK-7 | Shared-Use Path | Physics Bldg. | Newell Dr. | Construct new shared-use path | 2,016 | \$ 252,000 |
| BK-8 | Shared-Use Path | Gale Lemerand Dr. | Museum Rd. | Construct new shared-use path behind Hume Hall | 1,440 | \$ 180,000 |
| BK-9 | Shared-Use Path | Hume Hall | Band Shell | Construct new and upgrade existing shared-use path | 732 | \$ 91,500 |
| BK-10 | Shared-Use Path | Graham Hall | Stadium RD. | Construct new and upgrade existing shared-use path around Graham Woods perimeter | 1,600 | \$ 200,000 |
| BK-11 | Shared-Use Path | Diamond Rd. | Museum Rd. | Construct new shared-use path east of creek and west of Beaty Towers | 1,520 | \$ 190,000 |
| BK-12 | Service Road | SW 23 rd Terrace | Ritchie Road | Construct paved service road from SW 23 rd Terr. at Bee Unit to Ritchie Road with gated motor vehicle access allowing bicycle through-access | 1,640 | \$ 205,000 |
| BK-13 | Shared-Use Path | Mowry Rd. | Archer Rd. | Construct new shared-use path in conjunction with new building construction | 1,120 | \$ 140,000 |
| BK-14 | Center Drive | End of Bicycle Lanes | Museum Rd. | Reconstruct roadway to provide bicycle lanes &/or wide sidewalk in conjunction with new building construction | 330 | \$ 258,390 |
| BK-15 | Shared-Use Path | Diamond Rd. | Norman Tunnel | Construct new shared-use path in conjunction with new road and building construction near SW 13th St. | 2,568 | \$ 321,000 |
| BK-16 | Shared-Use Path | Diamond Rd. | Archer Rd. | Construct new shared-use path in conjunction with new building construction | 617 | \$ 77,125 |
| TOTAL | | | | | 31,623 | \$ 4,170,015 |

Note: Cost estimates for planning purposes only – reference: “2004 Transportation Costs”, FDOT – Office of Policy Planning, March 2005

Table 8-7, Bicycle / Pedestrian Grade-Separation Project Priorities, 2005

| Priority | Facility | From | To | Description | Length | Cost |
|----------|---|----------------|------------------------------------|---|--------|------|
| GS-1 | Cultural Plaza Pedestrian/ Bicycle Overpass | Hilton Hotel | Cultural Plaza | Attractive bridge on the south side of Hull Rd/SW 34 St. intersection integrated with building sites and shared-use path alignment | 450 | TBD |
| GS-2 | Reitz Union Pedestrian/ Bicycle Overpass or Underpass | Phelps Lab | Reitz Union | Overpass or underpass (depending upon utilities and site design considerations) providing a north-south crossing of the west side of the intersection of Museum Rd/Reitz Union driveway | 350 | TBD |
| GS-3 | Wilmot Gardens Pedestrian/ Bicycle Overpass | Wilmot Gardens | Genetics/ Cancer/ Biotech Pavilion | Overpass utilizing existing grade change on the south side of the intersection of Mowry Rd/Gale-Lemerand Drive | 375 | TBD |
| GS-4 | Museum Road Underpass | Beaty Towers | Broward Recreation | Underpass (depending upon utilities and site design considerations) providing a north-south crossing of Museum Road at existing midblock crossing | 350 | TBD |

Table 8-8, City Transit Route Proposed Modifications in the University of Florida Context Area, 2005

| Priority | Route | From/To | Description | Cost |
|----------|--------------|--|---|--|
| CTY-1 | Route 301 | Downtown to Lexington Crossing | Divert the route on its westbound trip to enter campus at SW 23 rd Drive and continue on Mowry Rd. to Center Dr. (current route stays Archer Rd. to Center Dr.) | No change |
| CTY-2 | Route 34 | Colonial Village / Countryside to Buckman Drive | Divert the route to travel Village Dr. to W. Fraternity Dr. to Stadium Rd. (current route takes Woodlawn Dr. from SW 2 nd Ave. to Stadium Rd.) | No change |
| CTY-3 | Route 21 | Butler Plaza to McCarty Hall | Extend the route from its current terminus from the Fire Station on SW 20 th Ave. to continue on SW 43 rd St through Windmeadows Blvd, SW 35 th Blvd. and SW 37 th Blvd. (30 min. HDWY) | No change |
| CTY-4 | New Route 25 | Health Science Center to Airport via Eastside Campus | New route following Center Drive, Archer Rd, Gale Lemerand Dr, Museum Rd, Newell Dr, Union Rd, SW 2 nd Ave, Waldo Rd, NE 39 th Ave. (30 min. HDWY) | \$425,799 (30 min.) \$283,866 (45 min.) |

| Priority | Route | From/To | Description | Cost |
|-------------------|--------------|--|---|------------------------|
| CTY-5 | New Route 44 | Health Science Center to Hunters Crossing via Glen Springs Rd. | New route following Archer Road, Center Dr, Museum Rd, SW 13 th St, NW 23 rd Ave/23 rd Blvd/Glen Springs Rd, NW 34 th St, NW 39 th Ave. and NW 43 rd St. (45 min. HDWY) | \$337,091 (45 min.) |
| CTY-6 | New Route 46 | Health Science Center to Downtown Loop | New route following Center Dr, Museum Rd, SW 13 th St, University Ave. to downtown plaza, S. Main St, SW 16 th Ave, SW 6 th St, Depot Ave, SW 9 th Rd. and Archer Rd. (30 min. HDWY) | \$153,760 (30 min.) |
| CTY-7 | New Route 62 | Oaks Mall to Butler Plaza | New Route starting at the Oaks Mall via 62 nd Blvd. to 43 rd Street to Butler Plaza (20 min. HDWY) | \$482,133 (20 min.) |
| TOTAL COST | | | | \$ 1,398,783* |

* Assumes 30 minute headways for proposed new Route 25. Total equals \$1,256,850 if new Route 25 has 45 minute headways.

Table 8-9, University of Florida Campus Transit Route Proposed Modifications, 2005

| Priority | Route | From/To | Description | Cost |
|----------|--|---|--|-----------|
| CMP-1 | East-West Circulator | University Village South to Norman Hall | Divert the route on its westbound trip to go south on Center Dr, west on Mowry Rd. and north on Gale Lemerand Dr. (current route stays on Museum Rd.) | No change |
| CMP-2 | Family Housing | University Village South to Buckman Drive | Divert the route to pass by University Village South (rather than circle in parking lot) and extend route to the SW 34 th St. Park & Ride 2 Lot | No change |
| CMP-3 | Route 128 Lake Wauburg (Saturday service only) | Main Campus to Lake Wauburg | Divert the route to circle through Fraternity Drive and Stadium Drive on main campus | No change |

Table 8-10, Campus Bus Shelter Priorities, 2005

| Priority | Roadway | Location | Description |
|--------------------|----------------------------|--|---|
| PHASE TWO | | | |
| SH-1 | Center Drive (Southbound) | Across from Psychology | Shelter 5A – standard aluminum |
| SH-2 | Fraternity Drive | South end | Shelter 19 – standard aluminum |
| SH-3 | Museum Road | Across from Hume Hall | Shelter 10 – standard aluminum |
| SH-4 | Center Drive (Northbound) | Near Greenhouse | Shelter 5 – standard aluminum |
| SH-5 | Gale Lemerand Drive | Across from Graham Hall | Shelter 9 – standard aluminum |
| SH-6 | Museum Road | Across from Dickinson Hall | Shelter 4 – standard aluminum with a bus pull-out bay |
| SH-7 | North/South Drive | Commuter Lot | Shelter 8 – replace existing with standard aluminum double including covered bicycle parking or bicycle lockers |
| SH-8 | Newell Drive | Across from Brain Institute | Shelter 3 – standard aluminum with a bus pull-out bay |
| SH-9 | Newell Drive | Across from Police Station at Dickinson Hall | Shelter 2 – standard aluminum |
| SH-10 | Museum Road | Near Microbiology/Cell Science | Shelter 14 – standard aluminum |
| PHASE THREE | | | |
| SH-11 | Museum Road | Near Kindercare | Shelter 11 – standard aluminum an move crosswalk to bus stop |
| SH-12 | Bledsoe Road | Near Softball Fields | Shelter 16 – standard aluminum and move bus stop away from corner |
| SH-13 | SW 12 th Street | Behind Norman Hall | Shelter 20 – City/CRA (CPUH) standard shelter |
| SH-14 | SW 8 th Avenue | Near Norman Field | Shelter 21 - City/CRA (CPUH) standard shelter |
| SH-15 | Hull Road | In front of Fifield Hall | Shelter 18 – standard aluminum |
| SH-16 | Center Drive | Near HPNP | Shelter 6 – replace existing with standard aluminum double |

9.
GENERAL INFRASTRUCTURE ELEMENT

Introduction

The general infrastructure element includes goals, objectives and policies that apply to the University's main campus and, where applicable, to the University's satellite properties. This element focuses on the University's existing infrastructure and procedures for improving existing deficiencies, while providing guidance on future additions and improvements. Sub-elements included within this element are stormwater, potable water, wastewater and solid waste. Additionally, reclaimed water usage is addressed in both the potable water section and in the wastewater section. The University's commitment to using reclaimed water for irrigation serves as a major component of the main campus's sustainable water conservation practices. The Physical Plant Division is responsible for permitting, maintenance and expansion of all of these general infrastructures on the main campus. The satellite properties are handled individually with each property handling its own infrastructural permits, maintenance and improvements.

The Physical Plant Division obtains permits for stormwater and consumptive use of water from the St. Johns River Water Management District (SJRWMD). The consumptive use permit covers both the secondary use of potable water (drinking water) that the University receives from Gainesville Regional Utilities (GRU) (GRU includes the University's use in its permit to the SJRWMD) and covers the University's wells. Wastewater is treated in on-campus facilities and handled under a permit from the Florida Department of Environmental Protection (the use of reclaimed water is also covered by the SJRWMD permit). The University's main campus solid waste is handled under an annual purchase agreement with Alachua County, which in turn transfers the non-recycled waste to the New River landfill in Duval County. Recycled waste accounts for approximately 40% of the total waste generated on campus. University personnel are continually exploring ways to increase this percentage on an on-going basis.

Stormwater Sub-Element

Goal 1: To Design, Construct and Maintain a Safe, Sustainable, Economical and Environmentally Sound Stormwater Management System that Reduces the Potential of Flooding, Protects Natural Drainage Features, and Preserves and Enhances Desirable Water Quality Conditions.

Objective 1.1: Meet or exceed all applicable federal and state regulatory requirements for stormwater management and water quality protection. Additionally, the University shall coordinate with the City and the County on all projects outside of the Lake Alice basin and UF depressional basins 1-3 and 5-9.

Policy 1.1.1: The University shall continue to comply with the regulations set forth in the Clean Water Act, Title 40 CFR as applicable.

Policy 1.1.2: The University shall maintain water quality standards for stormwater quantity and quality that are consistent with the St. Johns River Water Management District (SJRWMD), Suwannee River Water Management District and Department of Environmental Protection standards for stormwater management systems as outlined in Section 120.373 and Chapter 403, Florida Statutes and Chapters 62-3, 62-25, 62-40, 40B-1, 40B-2, 40B-4, 40C-1, 40C-4, 40C-8 and 40C-40 through 40C-44, of the Florida Administrative Code.

Policy 1.1.3: The University shall obtain a Standard General or Individual Environmental Resource permit from the appropriate water management district for construction that is located outside of the Lake Alice Basin and UF Depressional Basins 1-3 and 5-9.

Policy 1.1.4: The University shall provide stormwater management facility capacity and the capital improvements required to meet future service demands on campus.

Policy 1.1.5: The University shall abide by all requirements and conditions of the current Master Stormwater Permit by the SJRWMD and shall seek renewal of the permit in 2010. Those conditions include reporting water levels in monitoring wells quarterly and submission of groundwater and surface water monitoring tests to the water management district.

Policy 1.1.6: The University shall submit an annual report to the SJRWMD that includes details of specific construction projects and update the proposed construction plan with changes in impervious surface by basin within the Lake Alice Basin and depressional basins 1-3 and 5-9. Additionally, the University shall provide as-built plans or certification by a Florida Registered Engineer that all facilities have been constructed in accordance with the design approved by the water management district. Plans for any construction on the main campus within 50 feet of a jurisdictional wetland shall be submitted to the SJRWMD for review and approval.

Objective 2.1: *Maintain existing stormwater management infrastructure and provide sufficient infrastructure capacity to meet the future needs of the University.*

Policy 1.2.1: Stormwater management facility improvements shall be implemented based on the following ranked priorities:

1. Eliminating existing system deficiencies and deferred maintenance, particularly those that may affect life safety and property protection;
2. Maintaining the existing system through routine preventive maintenance activities; and
3. Expanding the system to accommodate new stormwater management needs.

Policy 1.2.2: The Physical Plant Division shall appropriately size stormwater facilities to meet anticipated future demand (based on the 10-year capital improvement list) when doing routine upgrades, replacements or new installations including provisions to account for anticipated landscaping that could displace function and consider the addition of stormwater pretreatment systems within the Lake Alice basin, where feasible.

Policy 1.2.3: The Physical Plant Division shall be charged with reviewing all proposed development projects to ensure that increases in impervious surface can be accommodated in the capacity of the existing and/or committed drainage system. Any proposed increase in campus impervious surfaces shall be implemented only upon a finding by the Physical Plant Division that existing facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the time of need.

Policy 1.2.4: In general, the configuration of retention facilities shall be natural and curvilinear in outline. Rectilinear and pure geometric forms are discouraged. Wherever possible, side slopes shall vary and provide smooth transitions to existing grades. Gentle landforms around the lake shall reinforce the “natural” context. Additionally, landscape treatment for retention and other drainage elements shall appear naturalistic and “non-engineered”.

Policy 1.2.5: Landscape treatment for retention facilities shall respect maintenance and access setbacks but otherwise be set into a natural, existing vegetative context or planted with native material.

Policy 1.2.6: Implement infrastructure improvement projects to reduce stormwater erosion identified in Figure 9-1 based on priorities established in 2.1 as feasible.

Policy 1.2.7: Implement stormwater facility projects to reduce the quantity and improve the quality of stormwater discharge in locations identified in Figure 9 -1 as feasible.

Policy 1.2.8: The University shall work with the City of Gainesville and Florida Department of Transportation to ensure that stormwater issues that can include; water quality, trash, erosion, and flooding are controlled at points where off-campus stormwater is accepted into the University's stormwater system and water bodies or when the University's stormwater system adversely impacts the stormwater systems and water bodies under control of the City of Gainesville or the Florida Department of Transportation.

Objective 1.3: *Protect the natural functions of hydrological areas, maintain water quality and control sedimentation.*

Policy 1.3.1: The University shall not allow stormwater discharge to cause or contribute to a violation of water quality standards in Waters of the State.

Policy 1.3.2: The University shall continue to mitigate University generated stormwater and to minimize stormwater borne pollutants in new and existing facilities through implementation of Best Management Practices (BMPs) that includes, but is not limited to:

- Incorporating stormwater management retention and detention features into the design of parks, trails, commons and open spaces, where such features do not detract from the recreational or aesthetic value of a site.
- Using slow release fertilizers and/or carefully managed fertilizer applications timed to ensure maximum root uptake and minimal surface water runoff or leaching to groundwater.
- Conducting regular training for maintenance personnel about issues such as motor vehicle maintenance in order to prevent leakage of oil, grease and other fluids, collection and proper disposal of yard debris, disposal of paint and cleaning products (including their empty containers) and collection of suitable recyclable materials.
- Avoiding the widespread application of broad spectrum pesticides by involving only purposeful and minimal application of pesticides, aimed at identified targeted species.
- Coordinating pesticide application with irrigation practices to reduce runoff and leaching.
- Using pervious materials to minimize impervious surface area.
- Incorporating features into the design of fertilizer and pesticide storage, mixing and loading areas that are designed to prevent/minimize spillage.
- Using vegetative management (e.g., planted buffers and minimal mowing).

Policy 1.3.3: The University shall require appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources used or disturbed during site development as outlined in NPDES Phase II requirements. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare land is exposed to rainfall;
- Using temporary ground cover on cleared areas if construction is not imminent;

- Using silt fencing, hay bales, or other appropriate sediment barriers adjacent to water bodies, wetlands and areas of slope; and
- Maintaining vegetative cover on areas of high soil erosion potential (i.e., banks of streams, steep or long slopes, stormwater conveyances, etc.), where feasible.

Policy 1.3.4: The University shall implement the latest advances in agricultural BMPs in all campus agricultural areas, unless the BMPs directly interfere with the research being done at the site. These BMPs shall include, but are not limited to, the use of buffer strips, soil erosion control measures, fertilizer recommendations based on research and soil sampling, efficient manure management, barnyard and/or feedlot runoff control, water diversions, fencing, grade stabilization structures, grass waterways, and ponds/sediment basins.

Policy 1.3.5: The University shall provide the City of Gainesville the opportunity to review and comment on proposed development and construction projects within the Hogtown Creek Drainage Basin. The University shall ensure that any potential adverse impacts to the Hogtown Creek Drainage Basin are identified and that any increase in volume of runoff over the pre-development volume for a 72-hour period shall be accommodated in the site design for the development.

Policy 1.3.6: The University shall cooperate with the City of Gainesville and Alachua County on efforts to restore the natural functions of Tumblin Creek prior to its discharge into Bivens Arm Lake.

Policy 1.3.7: The University shall continue to monitor Lake Alice and other surface water bodies for compliance with existing standards for water quality in order to meet Class III water quality standards and report findings to the Lakes, Vegetation and Landscape committee annually.

Objective 1.4: *Implement sustainable stormwater practices in all campus site development incorporating Low Impact Development techniques where physically, economically, and practically possible.*

Policy 1.4.1: The University shall strive to incorporate stormwater improvements into all new building sites and into modification of existing sites. These improvements include, but are not limited to, rain gardens, roof-top gardens, porous soil amendments, hardscape storage, pervious pavement and other innovative stormwater techniques.

Policy 1.4.2: The University shall identify opportunities for retrofitting existing open space (i.e. land use classifications of Buffer, Urban Park and Conservation) to incorporate rain gardens and other multi-use detention practices that maintain the primary use, but with the added benefit of slowing water discharges into the stormwater system. Examples include: lowered flower beds (i.e. instead of raised beds), curb openings (i.e. brick and other hardscape removal in edging and seat wall footings) that allow water to enter vegetated areas, use of lawn areas for incorporating slight depressions that retain rainfall, and elevating storm drains where water detention is acceptable so that they are not at the lowest elevation.

Policy 1.4.3: All proposed stormwater projects on campus that involve the use of designated open space (land use classifications of Buffer, Urban Park and Conservation) shall seek approval from the Lakes, Vegetation and Landscape committee, during the design phase. These projects must be in conformance with the primary function of the open space.

Objective 1.5: *Inform faculty, staff, students and visitors on stormwater issues through outreach and demonstration projects.*

Policy 1.5.1: The University shall strive where practicable to include interpretive information and educational opportunities that go along with the University's efforts to integrate innovative structural stormwater design and BMP concepts.

Policy 1.5.2: The University shall maintain financial and personnel support of stormwater related education and awareness programs for the campus community.

Policy 1.5.3: The University shall pursue grants and other opportunities to fund implementation, outreach and study of stormwater best management practices on campus.

Potable Water Sub-Element

GOAL 2: To Provide a Reliable, Sustainable, Safe, and Efficient Potable Water System to Meet the Current and Future Demands of the University.

Objective 2.1: Coordinate with the provider of potable water service to ensure that adequate capacity and levels of service are maintained to meet current and future demands of the University.

Policy 2.1.1: The potable water distribution system shall be designed to provide for at least one hundred percent (100%) of the combined maximum daily demand rate and required fire flow for said rate, or peak hour demand, whichever is greater.

Policy 2.1.2: Flow demands for housing development shall be designed and calculated based on full or projected ultimate development. Flow demands for public or special developments shall be based upon the type of development, with calculations submitted to the University for approval prior to final system design.

Policy 2.1.3: Water distribution facilities shall be designed to provide an average daily level of service (LOS) of 70 gallons per capita per day.

Policy 2.1.4: Line sizes shall accommodate simultaneously the peak hour demand plus one fire flow event.

Policy 2.1.5: Potable water infrastructure improvements shall be implemented in accordance with the following priorities:

1. Elimination of existing system deficiencies;
2. Maintaining the existing system; and
3. Expanding the system to accommodate new potable water demands.

Policy 2.1.6: The University shall construct new potable water facilities as needed. The timing and phasing requirements for these improvements shall be established in the Capital Improvements Element.

Policy 2.1.7: Design criteria for potable water facilities and level of service standards shall be consistent with those outlined in the Florida Administrative Code, Chapters 62-550 and 62-555.

Policy 2.1.8: The University shall coordinate with the Gainesville Regional Utilities (GRU) to ensure that adequate water service will be available for any proposed development connecting to the GRU system consistent with the University's Consumptive Use permit issued by the St. Johns River Water Management District. The University shall update as necessary, memoranda of understanding or interlocal agreements to ensure that potable water will be supplied to the campus to meet the future needs of the University.

Policy 2.1.9: The Physical Plant Division shall appropriately size water infrastructure to meet anticipated future demand (based on the 10-year capital improvement list) when doing routine upgrades, replacements or new installations.

Policy 2.1.10: The Physical Plant Division shall be charged with reviewing all proposed development projects to ensure that adequate potable water capacity is available.

Policy 2.1.11: Proposed increases in consumptive use of potable water shall be approved only upon a determination that adequate potable water treatment and distribution facility capacity is already on-line to accommodate the increased demand, or that additional capacity will be funded and on-line concurrent with demand.

Objective 2.2: Protect and conserve the potable water supply and sources.

Policy 2.2.1: The University shall maintain a water protection and conservation program for the main campus and satellite facilities in Alachua County through the St. Johns Water Management District, Suwannee River Water Management District and the Gainesville Regional Utility, which outlines various procedures on how to protect and conserve the potable water supply and source. This program shall include measures designed to:

- Ensure compliance with water management district conservation program requirements;
- Irrigate in compliance with conditions of the University's consumptive use permit from the Water Management District(s);
- Use treated wastewater effluent for an expanded campus irrigation system;
- Use automated timers and other irrigation flow monitoring equipment;
- Use low water demand procedures for new building construction and common areas.
- Retrofit existing buildings with water-conserving plumbing fixtures, where feasible

Policy 2.2.2: There shall be no physical connection between the public or University potable water supply and a sewer or appurtenance, which would permit the passage of any sewage or polluted water supply into the potable water supply system.

Policy 2.2.3: The University shall require that backflow prevention devices be installed in all lines where the possibility exists of water entering from any other source into the potable water supply infrastructure.

Policy 2.2.4: The University shall continue to comply with the potable water regulations and requirements set forth in the Florida Administrative Code, Chapters 62-3, 62-40, 62-550 and 62-555.

Policy 2.2.5: The University shall not undertake activities on campus that could contaminate groundwater sources or designated recharge areas, unless provisions have been made to prevent such contamination.

Policy 2.2.6: The University shall conserve water resources through the use of low water demand design principles, including:

- Use of drought tolerant and site-appropriate native plant material to the maximum degree possible;
- Use of ultra-low volume irrigation delivery fixtures except where reclaimed water is being used;
- Separation of turf and non-turf irrigation zones;
- Soil moisture sensors and rain shut-off switches;
- Use of drought tolerant ground cover;
- Use of canopy trees; and
- Use of soil enhancers and mulch to enable soils to retain moisture.

Sanitary Sewer Sub-Element

GOAL 3: To Provide a Reliable, Sustainable, Safe, Efficient, and Environmentally Sound Sanitary Sewer System and Wastewater Treatment Facility to Meet the Current and Future Demands of the University.

Objective 3.1: Ensure that adequate sanitary sewage treatment and capacity is available to meet the current and future needs of the University.

Policy 3.1.1: New sanitary sewer systems shall be designed to implement the performance standards contained in chapters 62-600, 601, 602, 604, 610, 620 of the Florida Administrative Code and other policies of this master plan.

Policy 3.1.2: Design criteria for sanitary sewer facilities shall be implemented by evaluating system capacities against projected demand in accordance with the applicable standards set forth in the Florida Administrative Code, Chapter 62-600.

Policy 3.1.3: Flow demands for commercial or high demand developments shall be based upon the type of development, with calculations submitted to the University for approval prior to design.

Policy 3.1.4: The leakage into or out of the sanitary sewer shall be determined through a comprehensive engineering assessment of infiltration rates on a regular basis. These assessments shall include recommendations for any repairs or corrections needed to minimize infiltration or exfiltration rates in accordance with accepted industry standards.

Policy 3.1.5: All wastewater force mains shall be designed to accommodate full development peak flow and shall maintain a minimum velocity of 2 feet per second.

Policy 3.1.6: Each pumping station shall have the capacity of pumping the design peak flow at the maximum computed total dynamic head with pipe friction loss calculated by the 'Hazen-Williams' Formula. All calculations shall be submitted to and approved by the Physical Plant Division prior to final design.

Policy 3.1.7: The University shall implement sanitary sewer facility improvements as needed. The timing and phasing requirements for improvements are established in the Capital Improvements Element.

Policy 3.1.8: Sanitary sewer facility improvements shall be implemented based on the following priorities:

1. Elimination of existing system deficiencies;
2. Maintaining the existing system; and
3. Expanding the system to accommodate new sanitary sewer needs.

Policy 3.1.9: The University shall continue to comply with the regulations and requirements set forth in its wastewater permit from the Department of Environmental Protection.

Policy 3.1.10: The University shall continue to maintain accurate records of the projected flows to the wastewater treatment plant.

Policy 3.1.11: The University shall provide proper maintenance and ensure adequate capacity of the wastewater treatment plant for future development on campus.

Policy 3.1.12: The University shall coordinate with Gainesville Regional Utilities (GRU) to ensure that adequate sanitary sewer service will be available for any proposed development connecting to the GRU system. The University shall pursue any memoranda of understanding or interlocal agreements necessary to ensure that sanitary sewer will be available to applicable areas of the campus to meet the future needs of the University.

Policy 3.1.13: The Physical Plant Division shall be charged with reviewing all proposed development projects to ensure that adequate sanitary sewer capacity exists.

Policy 3.1.14: Proposed increases in campus sewer demands shall be approved only upon a finding that existing wastewater collection and treatment plant capacity is already on-line to accommodate the increased need, or that additional capacity is funded and will be on-line at the forecast time of need. It shall be the responsibility of the University's Physical Plant Division to maintain a record of existing and committed project flows in order to determine whether adequate system capacity is available to meet additional demands.

Policy 3.1.15: The Physical Plant Division shall appropriately size wastewater facilities to meet anticipated future demand (based on the 10-year capital improvement list) when doing routine upgrades, replacements or new installations.

Policy 3.1.16: The University shall explore opportunities to use alternative wastewater disposal systems such as composting toilets at remote locations where centralized wastewater collection is not feasible.

Objective 3.2: To maximize the use of reclaimed water for campus irrigation.

Policy 3.2.1: The University shall continue to implement and/or upgrade the reclaimed water distribution and storage systems throughout campus.

Policy 3.2.2: The University shall curtail the use of well water or domestic water for irrigation purposes by increasing the use of reclaimed water.

Policy 3.2.3: The University shall ensure that all new construction projects requiring irrigation provide a reclaimed water distribution system, when feasible.

Policy 3.2.4: Investigate the feasibility of supplying additional reclaimed water to operations on-site or to potential customers off-site, in lieu of sending this effluent to deep-well injection.

Solid Waste Sub-Element

GOAL 4: To provide for Safe, Sanitary, Efficient, Economical and Environmentally Sound Solid Waste Management that Assures Public Health and Safety for the Current and Future Demands of the University.

Objective 4.1: Correct existing solid waste collection and disposal facility deficiencies and ensure the provision of adequate facility capacity to meet the future needs of the University.

Policy 4.1.1: The University shall establish and adopt a level of service for solid waste of 2.0 pounds per capita per day, based on total UF students, faculty, and staff population. Higher levels may be required for special use facilities.

Policy 4.1.1: The University shall ensure that the necessary solid waste facilities and services are in place and operational at the adopted level of service at the time of building occupancy.

Policy 4.1.2: The University shall continue to comply with the regulations and level of service requirements set forth in the Florida Administrative Code, Chapter 62-701.

Policy 4.1.3: The University shall provide solid waste collection and disposal facility service capacity to meet future demands.

Policy 4.1.4: The University shall identify and prioritize any solid waste collection and disposal facility deficiencies. These deficiencies shall be remedied as funding becomes available. Solid waste facility improvements shall be implemented based on the following general priorities:

1. Increase recycling;
2. Elimination of existing system deficiencies;
3. Maintaining the existing system; and
4. Expanding the system to accommodate new refuse/recycling needs.

Policy 4.1.5: Future development on the UF campus that increases the demand for waste collection and disposal shall be approved under the provision of a solid waste collection and disposal system that provides the level of service established and adopted in Policy 1.1 above.

Policy 4.1.6: The Environmental Health and Safety Division shall continue to provide hazardous and bio-medical waste collection and disposal service to meet future demands on campus.

Objective 4.2: Continue to expand the recycling program to help minimize the solid waste disposed of by means of landfill.

Policy 4.2.1: The University shall continue to coordinate with applicable entities or persons on expanding the recycling programs for all new and/or expansion projects.

Policy 4.2.2: The University shall continue to provide recycling containers at numerous convenient locations across the campus and look for opportunities to expand the current recycling program to include additional recycling bins and other recyclable materials.

Policy 4.2.3: The University shall promote recycling through increased educational efforts directed toward faculty, students and staff.

Policy 4.2.4: The University shall continue implementing and expanding recycling programs associated with major sporting, entertainment and other large events on campus.

Policy 4.2.5: The University shall continue to look at expanding the types of materials that are recycled.

Policy 4.2.6: The University shall strive to recycle 100% of solid waste by the year 2015, and continuously increase recycling each year until that target is achieved.

Objective 4.3: Coordination with Alachua County to ensure that proper service and capacity will be available for future demands.

Policy 4.3.1: The University shall coordinate with Alachua County annually to ensure proper solid waste collection and disposal service for future growth. The University shall pursue any memoranda of understanding or interlocal agreements necessary to ensure that solid waste service and capacity will be supplied to meet the future needs of the University.

Policy 4.3.2: Proposed increases in solid waste generating uses shall be approved only upon a finding by the University that existing solid waste disposal capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecast future time of need. The Physical Plant Division shall be responsible for the review of all development proposals and perform the appropriate coordination efforts with Alachua County to determine that solid waste disposal capacity is available.

10.
UTILITIES ELEMENT

Introduction

The Utilities Element includes goals, objectives and policies that apply to the University's main campus as well as the University's satellite properties. This element focuses on the University's existing utilities and procedures for improving deficiencies, while providing guidance on future additions and improvements. Sub-elements included within this element are Chilled Water/Steam, Electric Power, and Telecommunications. The Physical Plant Division (PPD) is the entity primarily responsible for permitting, maintenance and expansion of all distributed utilities on the main campus (Progress Energy is responsible for electric power and steam generation in coordination with PPD). The utilities of the satellite properties Treeo Center, Lake Wauburg, Eastside Campus, WRUF, WUFT, and Remote Library are handled individually by the Physical Plant Division, while the IFAS research properties of Austin Cary, Beef Research Unit, Dairy Research Unit, Santa Fe River Ranch and Wall Farm are handled by IFAS.

Steam and Chilled Water Sub-Element

GOAL 1: Provide Adequate, Reliable, and Sustainable Chilled Water and Steam Services to Existing and Future Facilities.

Objective 1.1: To correct existing chilled water and steam system deficiencies.

Policy 1.1.1: The Physical Plant Division shall continue to evaluate any chilled water deficiencies and implement improvements as necessary.

Policy 1.1.2: The University shall continue its policy for replacing ozone-depleting refrigerants with environmentally safe refrigerants as approved by the Environmental Protection Agency and the USGBC (United States Green Building Council).

Policy 1.1.3: The University shall review annually the approved project list for new facilities to determine whether any projected steam supply shortfalls will occur and schedule steam generating capacity additions with Progress Energy.

Policy 1.1.4: The University shall publish, and keep current, a campus-specific set of heating and cooling criteria based on the standards set forth by the American Society of Heating, Refrigerating and Air-Conditioning Engineers which identify:

- Indoor summer and winter design temperatures;
- Indoor humidity conditions;
- Preferred HVAC systems; and
- Redundancy requirements.

Policy 1.1.5: The University shall publish and maintain a testing procedure protocol for newly installed systems.

Objective 1.2: To provide for planned expansion of the steam and chilled water systems to meet the University's needs at the end of the planning time frame.

Policy 1.2.1: The University shall maintain continuous accurate records of chilled water temperatures and flows and steam flows.

Policy 1.2.2: The University shall maintain updated documents that clearly illustrate the current status of the chilled water system including:

- Location of chiller plants;
- Existing chilled water generating capacity;
- Location of chilled water distribution piping;
- Capacity of existing distribution system, considering pumps and piping; and
- Existing building loads.

These documents shall be updated periodically or as major revisions to the chilled water system are implemented. On an annual basis approved new projects shall be reviewed for potential effects on the chilled water system.

Policy 1.2.3: The University shall develop documents that clearly illustrate the current status of the steam production system including:

- Location of steam plants;
- Existing steam generating capacity;
- Location of steam distribution piping;
- Capacity of existing distribution system, considering piping; and
- Existing building loads.

These documents shall be updated periodically or as major revisions to the steam system are implemented. On an annual basis, the approved new projects shall be reviewed for potential effects on the steam system.

Policy 1.2.4: The University shall implement steam and chilled water facility improvements as identified on Figure 10-1. The timing and phasing requirements and priorities for identified steam and chilled water facility improvements are established in the Capital Improvements Element.

Policy 1.2.5: The University shall evaluate use of electric, steam turbine and steam absorption refrigeration for major chiller plant expansions.

Policy 1.2.6: The University shall require all new buildings to evaluate methods to utilize waste heat recovery to reduce consumption of chilled water and steam.

Policy 1.2.7: The University shall maintain consultant guidelines for ventilation air requirements to satisfy indoor air quality concerns.

Policy 1.2.8: The University has adopted a level of service standard for saturated steam, which provides and maintains a minimum of 300 degrees supply temperature to meet building heating demands.

Policy 1.2.9: The University has established a level of service standard for chilled water which provides and maintains a 45 degree chilled water supply temperature to meet building cooling demands.

Policy 1.2.10: The Physical Plant Division shall appropriately size new chillers to meet anticipated future demand (based on the 10-year capital improvement list) when doing routine upgrades, replacements or new installations.

Policy 1.2.11: The University shall require that all chillers that are not internal to a building (i.e. independent – internal to building chillers are exempt) shall be in a Utility Future Land Use classification prior to expansion or construction.

Objective 1.3: To provide redundant capability for chilled water utility.

Policy 1.3.1: The University shall strive to ensure that each distribution system have 100% backup capacity through valving.

Policy 1.3.2: The University shall require new construction to ensure redundant chilled water service is maintained when feasible.

Objective 1.4: To provide sustainable steam and chilled water systems in new and existing facilities.

Policy 1.4.1: The University shall provide new building HVAC designs and implement retrofits to existing building's HVAC systems to maintain a 16 degrees minimum temperature difference between supply and return chilled water temperature.

Policy 1.4.2: The University shall update and modify chilled water systems for LEED certified buildings based on the measurement verification system program, which is a system that measures actual energy consumption in relation to design specifications. When a building is using more energy than its design specifications indicate that it should, the Physical Plant Division shall institute an energy audit to identify and correct the situation. This process shall be an ongoing verification of chilled water and steam usage, with the Physical Plant Division monitoring usage on an at least monthly basis.

Electric Power and Other Fuels Sub-element

Goal 2: Provide Adequate Facility Capacity to Meet Present and Future Needs of the University, While Identifying Opportunities to Reduce University Energy consumption in New and Existing Facilities.

Objective 2.1: To correct existing electric power and other fuel deficiencies.

Policy 2.1.1: Double-ended substations shall be provided to ensure redundancy of transformer capacity.

Policy 2.1.2: Loads connected to new double ended substations should not exceed 50% of the total substation capacity.

Policy 2.1.3: Loads on main substations shall be balanced on all transformer banks to extend useful life of transformers.

Policy 2.1.4: Age and type of transformers shall be investigated annually to ascertain present condition and useful life.

Policy 2.1.5: The University shall publish, and keep current, campus-specific criteria for providing electric power, including: distribution voltages, building secondary distribution voltages, master control criteria and lighting levels. These criteria shall be published for each type of facility or occupancy anticipated for the campus.

Policy 2.1.6: The University shall correct deficiencies as necessary. The timing, phasing requirements and priorities for these improvements shall be established in the Capital Improvements Element.

Policy 2.1.7: Underground utilities and support structures are the preferred installation unless otherwise approved by the University.

Policy 2.1.8: If it is determined that the utility or support structure must be placed above ground, appropriate decorative architectural walls or landscaping shall be provided to help screen the structures from view.

Objective 2.2: To provide additional electric power and other fuel capacity to satisfy projected load of master plan.

Policy 2.2.1: New substations shall be provided to allow campus expansion. Loads connected to new double ended substations shall not exceed 50% of the total substation capacity. The timing and phasing requirements and priorities for these improvements are established in the Capital Improvements Element.

Policy 2.2.2: The University shall maintain documents that clearly illustrate the current status of the electric power system including:

- Location of substations;
- Existing substation capacity;

- Location of electric feeders; and
- Capacity of existing distribution system, considering existing substation and feeder loads.

These documents shall be updated periodically or as major revisions to the electric power system are implemented. On an annual basis, the approved new projects shall be reviewed for potential effects on the electric power system, and specific system revisions shall be recommended to accommodate those new projects. The adopted campus master plan shall be amended as needed to reflect these revisions.

Policy 2.2.3: On an annual basis approved new projects shall be reviewed for additional loads on non-university maintained substations. The utility company (ies) shall be requested to increase service capacity as required.

Policy 2.2.4: The University shall establish and adopt a level of service standard for electrical energy and other fuels that provides and maintains an appropriate supply to campus buildings. This level of service shall ensure redundancy by requiring double ended substations and loading transformers below 50% of their maximum capacity.

Policy 2.2.5: The University shall maintain an annual procedure and assign responsibility to the Physical Plant Division for regularly scheduled meetings with utilities that provide power to campus properties relative to the University's need for electrical power. The University shall pursue interlocal agreements and memoranda of understanding necessary to ensure that electrical energy shall be available to meet the future needs of the University.

Policy 2.2.6: The University shall encourage the development of alternative fuel sources and energy recapture where appropriate. Examples of alternatives include biomass (biorefinery), solar and wind.

Objective 2.3: Provide redundant capability for electrical utility.

Policy 2.3.1: The University shall require each distribution system to have at least 100% backup capacity through switching.

Policy 2.3.2: The University shall require new construction to ensure redundant electrical service is maintained. If redundancy cannot be met, program corrective solutions as part of new construction shall be accomplished by adding new electrical transformers.

Objective 2.4: To implement sustainable energy practices that focus on reducing consumption, retrofitting inefficient systems and provides energy efficient guidelines for new development.

Policy 2.4.1: The University shall continue to evaluate lighting levels and where appropriate reduce levels to an acceptable standard as established in the University Design and Construction Standards by deleting lighting fixtures and/or lamps and using energy efficient lighting fixtures. Additionally, energy efficient electronic ballasts and lamps shall be provided. Variable frequency drives shall be provided when justified by life cycle costing.

Policy 2.4.2: The University shall explore ways to make each building occupants on campus aware of their utility consumption by building, so that they may monitor their energy usage and shall establish an incentive program that rewards building occupants that reduce energy usage

Telecommunications System Sub-Element

Goal 3: Provide Safe and Adequate Facility Capacity to Meet Present and Future Needs of the Universities Telecommunications and Networking Infrastructure.

Objective 3.1: To correct existing telecommunications infrastructure deficiencies where identified.

Policy 3.1.1: The University shall evaluate the current state of campus telecommunications infrastructure and shall recommend methods to correct deficiencies. The adopted campus master plan shall be amended as needed to reflect these methods.

Policy 3.1.2: Telephone, data and video pathways shall be reinforced in capacity to serve present requirements and to replace old aerial and direct buried installations.

Policy 3.1.3: The Utility land use category shall be used to relocate existing radio and satellite antennas or locate new facilities, except as allowed within other land uses as identified in the Future Land Use Element.

Policy 3.1.4: The University shall continue to expand wireless telecommunication system capabilities to all populated areas of campus.

Objective 3.2: To provide additional telecommunications systems capacity to satisfy projected needs of master plan.

Policy 3.2.1: Telephone, data and video pathways shall be reinforced in capacity and expanded to serve requirements of the master plan. The University shall appropriately size telecommunication facilities to meet anticipated future demand (based on the 10-year capital improvement element) when doing routine upgrades, replacements or new installations.

Policy 3.2.2: The University shall maintain documents that clearly illustrate the current status of the telecommunications system including:

- Location of incoming services;
- Location of telecommunication distribution; and
- Capacity of existing distribution system.

These documents shall be updated periodically or as major revisions to the telecommunications system are implemented. Approved new projects shall be reviewed for potential effects on the telecommunications system, and specific system revisions shall be recommended to accommodate those new projects. The adopted campus master plan shall be amended as needed to reflect these revisions.

Policy 3.2.3: The University shall implement telecommunications facility improvements as necessary. The timing and phasing requirements and priorities for these improvements are established in the Capital Improvements Element.

Policy 3.2.4: The University shall establish a procedure and assign responsibility for regularly scheduled meetings with service providers relative to the University's need for telecommunications. The University shall pursue interlocal agreements and memoranda of understanding necessary to ensure that telecommunications shall be available to meet the future needs of the University.

Policy 3.2.5: The most recent version of the University of Florida Telecommunication Standards shall be utilized by all campus personnel when moving or replacing any part of the telecommunication infrastructure. These standards may be found on line at <http://www.cns.ufl.edu/telecom/pdf/uf-telecom-standards.pdf> or by contacting Computing and Network Services. Additionally, all such activities shall be coordinated in advance with Computing and Network Services.

11.
PUBLIC SAFETY ELEMENT

Introduction

This Public Safety Element includes Goals, Objectives and Policies (GOP) that apply only to the main campus in Gainesville unless specifically stated otherwise. Although some policies address the Alachua County Satellite Properties, these locations and the statewide Research and Education Center (REC) facilities are addressed through interlocal agreements with the individual host local governments.

By providing a safe environment on the University of Florida campus, students, faculty, staff and visitors are able to fully benefit from the teaching, research and extension offered. A safe and secure environment respects diversity in social, cultural and academic values, and allows those values to develop and prosper.

University Police Department. The mission of the University of Florida Police Department (UPD) is to preserve a safe, secure campus environment where diverse social, cultural and academic values are allowed to develop and prosper through a combination of reactive, proactive and educational law enforcement services. The department provides a full range of police services including, but not limited to, investigating all crimes committed in its jurisdiction, making arrests, providing crime prevention and community service programs, victim services, enforcing traffic laws, and providing crowd control and safety functions for campus special events. The department maintains a close liaison with local, state, and federal law enforcement agencies in implementing and coordinating campus law enforcement operations. The department has mutual aid agreements with both the Gainesville Police Department (GPD) and the Alachua County Sheriff's Office (ASO). The UPD maintains very close working relationships with the Dean of Students Office, Department of Housing and Residence Education, Student Judicial Affairs, Student Government, Interfraternity and Panhellenic Councils, Physical Plant Division, Transportation and Parking Division, University Counseling Center and many other campus and non-campus organizations.

Environmental Health and Safety Office. The Environmental Health and Safety Office (EH&S) also has a role in preserving public safety on campus by coordinating hazardous materials management, emergency planning and disaster preparedness. The university has a comprehensive Emergency Management Plan that is coordinated with the Alachua County Comprehensive Emergency Management Plan. The Emergency Management Plan includes emergency procedures to address critical operations for specific university units, response plans for specific situations, and emergency plans for specific buildings, colleges and areas. These plans follow the National Incident Management System (NIMS) guidelines of the Department of Homeland Security, and address issues such as response procedures, interagency coordination, evacuation, shelters, hardening of building sites, and protection of critical data and other electronic information. Under the guidance of EH&S, a Continuity of Operations Plan exists for the University to prepare for maintenance of business operations during an emergency condition. EH&S also coordinates with the Facilities Planning and Construction Division and the Physical Plant Division to participate in the Local Hazard Mitigation Strategy Work Group administered by the Alachua County Office of Emergency Management for the preparation and maintenance of the Local Hazard Mitigation Plan required by the Federal Emergency Management Agency. The University also serves as a back-up Emergency Operations Center for the City of Gainesville and Alachua County, and is a signatory of the Florida Statewide Mutual Aid Agreement.

On-campus Emergency Response. The UPD also assists in coordinating on-campus emergency response. For all campus locations, a UPD officer is dispatched upon receipt of an alarm. If the officer can determine in a limited time period that the alarm activated falsely, then our police

dispatch will not place a call to the Gainesville Fire Rescue department. The delay between alarm activation and issuance of the notice for emergency forces assistance is limited to that allowed by the Life Safety Code (NFPA 101) criteria. As specified in this code, the University provides immediate notification to emergency forces for alarms in housing and medical units. The UPD and EH&S Office work together on the university's new alarm analysis and action function. The fire safety unit located in EH&S receives the same alarm activation information as the police dispatch unit. An activation analysis report is obtained for all alarm activations. This information is analyzed to determine frequency and cause of activation. This allows the university to separate alarm system maintenance needs from those activations resulting from human tampering/malicious actions and in turn initiate the appropriate mitigation action.

Goal 1.: Preserve a Safe and Secure Campus Environment.

Objective 1.1: To participate with local, state and federal agencies in public safety programs including, but not limited to, law enforcement and disaster preparedness.

Policy 1.1.1: The University shall maintain existing mutual aid agreements with the City of Gainesville and Alachua County Sheriff's Office, and participate in other interlocal agreements as necessary to address law enforcement, emergency services and fire protection.

Policy 1.1.2: The University shall continue to participate in the Alachua County Local Hazard Mitigation Strategy Work Group, and other similar multi-agency coalitions as may be required by the Federal Emergency Management Agency and the Florida Department of Community Affairs.

Policy 1.1.3: The University shall continue to serve as a back-up Emergency Operations Center for the City of Gainesville and Alachua County.

Policy 1.1.4: The University shall remain a signatory of the Statewide Mutual Aid Agreement.

Policy 1.1.5: The University shall continue to maintain policies for the role of the campus judicial system in addressing off-campus conduct offenses within the parameters of applicable state law.

Policy 1.1.6: The University shall continue to provide a voluntary residential inspection program to provide prospective off-campus renters with information on residential rental properties and units that have voluntarily agreed to be inspected on the basis of the Community Safety Guidelines (i.e. as developed and maintained through a partnership with the Gainesville Apartment Association, Alachua County, ASO, GPD, UPD and UF Student Government).

Policy 1.1.7: The University shall continue to serve as the primary responder for security alarms at the Alachua County Satellite Properties, and shall respond as the agency of primary jurisdiction for the main campus. The University shall enter into agreements as necessary with the host local governments to assure clarity in response assignments.

Policy 1.1.8: The University shall continue to provide development site plans to the Gainesville Fire Rescue Department for a courtesy review of those construction projects with unique fire response access considerations.

Objective 1.2: *To provide safe facilities and public safety programs to the university population that reduce vulnerability to crime, natural disaster, and other emergency events.*

Policy 1.2.1: The University shall continue to provide policies, procedures and rules to address law enforcement and other public safety requirements.

Policy 1.2.2: The University shall continue to strive to reduce false fire alarms on main campus by 50% by the end of 2007 from 2004 levels through preventive measures, public education, an expanded response role for UPD, and investigation and corrective action for false alarms that occur.

Policy 1.2.3: The University Police Department shall continue to provide community service programs to educate the university population (i.e. students and employees) on issues of crime and personal security. Such programs shall be provided through a variety of venues, including but not limited to orientation, special events and programs coordinated with the Division of Housing and Residence Education.

Policy 1.2.4: The University Police Department shall continue to provide victim assistance services in coordination with services of the Dean of Students Office, Counseling Center of the University of Florida, Student Mental Health Services and other non-university agencies.

Policy 1.2.5: The University Police Department shall continue to provide free bicycle registration and a bicycle driver improvement program for bicycle law offenders.

Policy 1.2.6: The University Police Department shall continue to provide an annual campus safety publication that includes crime statistics as required by the Jeanne Clery Disclosure of Campus Security Policy and the Campus Crime Statistics Act.

Policy 1.2.7: The Environmental Health and Safety office shall continue to oversee management of hazardous materials, emergency planning and disaster preparedness programs in cooperation with the Disaster Plan Committee.

Policy 1.2.8: The University shall provide adequate space and facilities for public safety, particularly to meet the needs of the University Police Department and Environmental Health and Safety Office.

Policy 1.2.9: The University Police Department, Physical Plant Division, Transportation and Parking Division, Environmental Health and Safety Office and Student Government shall continue to monitor the blue light emergency phone system and provide new phones or upgraded services as needed.

Policy 1.2.10: The University shall continue to provide educational training for faculty, staff and students related to diversity and sexual harassment.

Policy 1.2.11: The Office of the Vice President for Student Affairs shall continue to manage the University's Trauma Response Team.

Policy 1.2.12: The University shall continue to assess, manage and monitor the wooded areas on Alachua County Satellite Properties with strategies including, but not limited to, controlled burns, fire breaks, building setbacks and access roads to reduce the potential for or impacts of wildfires as applicable.

12.
FACILITIES MAINTENANCE ELEMENT

Introduction

The mission of the University of Florida Physical Plant Division and IFAS Facilities Operations is to maintain a physical environment conducive to teaching, learning and research at the university. Other university divisions have similar responsibilities for specific facilities, as identified herein. The University's preventive maintenance activities are designed to minimize functional failures in the physical environment so that the university community is not interrupted in pursuit of its educational and research objectives. Facility maintenance must also address the long-term viability of a structure and the health, fire and life safety requirements of its occupants.

GOAL 1: TO MAINTAIN AND IMPROVE A PHYSICAL ENVIRONMENT CONDUCTIVE TO TEACHING, LEARNING, AND RESEARCH IN A WAY THAT IS SUSTAINABLE, EFFICIENT, AND PROTECTS THE UNIVERSITY'S CAPITAL INVESTMENTS

Objective 1.1: Maintain the level of performance for the exterior, interior and building systems as described in the standards for construction.

Policy 1.1.1: The Physical Plant Division shall be responsible for the operation, maintenance, grounds and utilities of all Education and General (E&G) and Health Science Center (HSC) buildings. In addition, the Physical Plant Division shall be responsible for minor renovations in E&G buildings. The Physical Plant Division shall be responsible for all site utilities for E&G, IFAS, Housing, Shands and University Athletic Association buildings on the main campus and the Eastside Campus.

Policy 1.1.2: The IFAS Facilities Operations shall be responsible for the operation, maintenance, and minor renovation of the buildings, building utilities, and grounds of the IFAS portion of the campus.

Policy 1.1.3: The Facilities Planning and Construction Division shall be responsible for minor renovations for all Health Science Center buildings.

Policy 1.1.4: The Department of Housing and Residence Education Facilities Management shall be responsible for the operation, maintenance, and minor renovation of the buildings and interior building utilities for all housing facilities.

Policy 1.1.5: The J. Wayne Reitz Union Division shall be responsible for the operation, maintenance, and minor renovation of the buildings and interior building utilities for all facilities associated with the J. Wayne Reitz Union.

Policy 1.1.6: Facilities of Shands Teaching Hospitals and Clinics, Inc. shall be responsible for the operation, maintenance, and minor renovation of the buildings and interior building utilities for all of their facilities located on lands in the jurisdiction of the campus master plan

Policy 1.1.7: The University shall assure that facilities renovated, remodeled or constructed meet or exceed the criteria set forth in the most recent edition of the *University of Florida Design and Construction Standards*.

Objective 1.2: Maintain an inventory of the condition, use type, and capacity in each facility.

Policy 1.2.1: The Facilities Planning and Construction Division shall maintain the University space inventory with documentation on condition, use and capacity of all facilities in the Physical Facilities Space Files at The University of Florida. This inventory shall include data required for the State University System by the Florida Board of Governors. The Physical Plant Division shall assist in the E&G facility condition inventory necessary for the database.

Policy 1.2.2: The Physical Plant Division shall provide for ongoing inspections of E&G buildings by department supervisory staff in conjunction with scheduled preventive maintenance and inspection of the various building components.

Policy 1.2.3: The Physical Plant Division shall be responsible for conducting a comprehensive facilities condition audit for E&G and Health Science Center facilities and updating the audit at least every ten years with assistance from the Facilities Planning and Construction Division.

Policy 1.2.4: The IFAS Facilities Operations shall provide for ongoing inspections of buildings by department supervisory staff in conjunction with scheduled preventive maintenance and inspection of the various building components. Facilities Operations shall also provide for annual unit surveys and maintain its facilities condition audit data.

Policy 1.2.5: The Department of Housing and Residence Education shall conduct annual and ongoing inspections of buildings in concert with supervisory staff and preventive maintenance schedules for individual building components. These inspections shall be recorded in the computerized maintenance work order system.

Policy 1.2.6: The Facilities Planning and Construction Division shall periodically review documentation of space use and capacity in each building, and provide this information to university administrators for evaluation of the most effective and efficient use of space.

Policy 1.2.7: The University of Florida Physical Facilities Space Files data, maintained by the Facilities Planning and Construction Division, shall be integrated with the work order systems of the Physical Plant Division and IFAS Facilities Operations to identify maintenance needs.

Policy 1.2.8: The University shall evaluate all spaces in its inventory of classrooms, libraries and teaching and research laboratories and identify barriers to efficient and effective use. Facility deficiencies and obsolescence that inhibit efficient use shall be addressed through capital maintenance projects prioritized and scheduled for implementation through the Physical Plant Division or Facilities Planning and Construction Division, in coordination with the Offices of the Vice President for Finance and Administration, Senior Vice President for Health Affairs, Senior Vice President for Academic Affairs, and Senior Vice President for the Institute of Food and Agricultural Sciences.

Objective 3.0: Identify and prioritize maintenance and improvement projects with a schedule for eliminating deficiencies to ensure that facilities meet University standards.

Policy 1.3.1: The Director of Physical Plant Division shall be responsible for establishing and maintaining a priorities system for programming maintenance and improvement projects. Projects receiving a high priority generally deal with health, fire and life safety issues, classroom condition, building envelope, building and facilities systems operation and reliability, maintenance cost reduction, energy conservation and campus/building appearance. These priorities shall be incorporated into the annual Capital Renewal Program and PECO Utilities/Infrastructure Improvements list with final approval from the Director of Physical Plant Division.

Policy 1.3.2: The Director of IFAS Facilities Operations shall be responsible for establishing and maintaining a priorities system for programming maintenance and improvement projects. Projects receiving a high priority generally deal with health and safety issues, building envelope including roofing, mechanical systems operation and reliability, operating and maintenance cost reduction and building appearance. These priorities shall be incorporated into the annual Capital Renewal Program and PECO Utilities/Infrastructure Improvements for IFAS Statewide facilities. The annual prioritized maintenance project list shall be approved by the IFAS Space and Facilities Committee.

Policy 1.3.3: The Director of the Department of Housing and Residence Education shall be responsible for establishing and maintaining the annual review of deferred maintenance and capital improvements projects utilizing its *Housing Master Plan, 2005-2012*. Maintenance projects shall be included in the annual budget approved by the Director of Housing and Residence Education. Projects receiving a high priority generally deal with early detection and warning systems, emergency egress, personal security, health and safety, mechanical systems operation and reliability, operating and maintenance cost reduction and building appearance. In conjunction with development of the Capital Improvements Program, all key management personnel, the Family Housing Mayor's Council, the Inter-Residence Hall Association and Student Government provide input to the Director of Housing and Residence Education.

Policy 1.3.4: The statewide list of building deficiencies includes both Deferred Maintenance and Minor Renovation/Repairs for all on-campus units, remotely located research units within Alachua County, and approximately 30 research centers, 4-H camps and demonstration units. Each need, as identified by these units, will be evaluated annually and prioritized for PECO funding with Major Project recommendations approved by the University of Florida Board of Trustees.

Policy 1.3.5: The University shall refer to Policies 1.14 and 1.15, and the future building sites and temporary buildings identified on Figures 13-1, 13-1.a and 13-3 of the Capital Improvements Element when identifying maintenance priorities in order to reduce investments in relatively short-term structures. Removal and replacement of buildings that are temporary or in serious disrepair shall be considered as a viable means to reduce deferred maintenance except in the case of historic properties as defined in Policy 5.4 of this Element.

Policy 1.3.6: The University's ADA Compliance Office shall continue to assess existing facilities for ADA accessibility, and initiate special projects to correct any deficiencies.

Policy 1.3.7: Maintenance and other facility improvement projects shall incorporate sustainable building concepts and energy efficiency, such as low water usage fixtures, window glazing, proper insulation, and new technologies that, at a minimum, to conform to the principles of the

Leadership in Energy and Environmental Design (LEED) program of the U.S. Green Building Council.

Objective 1.4: Maintain a scheduled preventive maintenance program.

Policy 1.4.1: The Physical Plant Division will continue to utilize a comprehensive computerized maintenance management system. This system will provide for scheduled service, maintenance, and inspection of mechanical systems, life safety systems, motor pool, building envelope, equipment and building components, and site utility infrastructure on an ongoing basis.

Policy 1.4.2: The IFAS Facilities Operations preventive maintenance program will continue to provide scheduled service, maintenance, and inspection of mechanical systems, life safety systems, motor pool, building envelope, equipment and building components under its jurisdiction on an ongoing basis.

Policy 1.4.3: The Department of Housing and Residence Education Facilities Management will continue to coordinate the computerized maintenance work order system for the Department to provide scheduled service, maintenance, and inspection of mechanical systems, life safety systems, motor pool, building envelope, equipment and building components under its jurisdiction on an ongoing basis.

Objective 1.5: Identify, designate and protect historic and archaeological resources.

Policy 1.5.1: Continue to identify, designate and protect the university's historic and archaeological resources by complying with the provisions set forth in the programmatic memorandum of agreement with the State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes regarding maintenance, rehabilitation, remodeling, renovation and demolition activities.

Policy 1.5.2: Continue to maintain an inventory and evaluation of all archaeological and historic properties under University ownership that are included on the National Register of Historic Places.

Policy 1.5.3: Continue to maintain an inventory and evaluation of all archaeological and historic properties under University ownership that are potentially eligible for inclusion on the National Register of Historic Places, and update the programmatic memorandum of agreement with the State Division of Historic Resources pursuant to Section 267.061(2) Florida Statutes as needed when or if additional properties are added to the Register. The Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee shall be consulted prior to the addition of any new university properties on the National Register of Historic Places.

Policy 1.5.4: Prior to an historic property being demolished, rehabilitated or substantially altered in a way that may adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the Preservation of Historic Buildings and Sites Committee and the Land Use and Facilities Planning Committee, in addition to any other committee reviews called for through the standard project review process defined in the Implementation Element. For the purpose of this campus master plan, "historic property" shall be

any property on the National Register of Historic Places, any building identified on Figure 1-2, or any property deemed eligible for inclusion on the National Register of Historic Places based on its being at least 50-years of age and having received a review from the State Division of Historical Resources documenting its historical significance. For property that is on the National Register of Historic Places, the University shall also consult the Florida Department of State's Division of Historical Resources to avoid or mitigate adverse impacts, and undertake any appropriate salvage or recovery action as required by the programmatic memorandum of agreement.

Policy 1.5.5: The Physical Plant Division, in collaboration with the College of Design Construction and Planning, shall explore development of a cyclical maintenance program for historic structures and implement the program as feasible.

Policy 1.5.6: The University shall develop and implement training programs and reference materials for use by maintenance staff, supervisors, contractors and building occupants regarding proper maintenance and restoration procedures specific to University of Florida historic structures.

Objective 1.6: Protect and improve air quality through the proper control and reduction of airborne pollutants.

Policy 1.6.1: The University shall monitor indoor and outdoor air quality, and minimize emissions of air pollutants from and within buildings by adhering to the Fume Hood Policy and Indoor Environmental Quality Policy developed and implemented by the Environmental Health and Safety Office.

Policy 1.6.2: The University shall continue to comply with the regulations set forth in the Clean Air Act, Title 40 Code of Federal Regulations (CFR) as applicable.

13.
CAPITAL IMPROVEMENTS ELEMENT

Introduction

This Capital Improvements Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties. Funding capital improvements identified in the Campus Master Plan is the most critical step in the plan implementation process. Plan implementation is contingent upon the identification, application and efficient use of State University System (SUS) monies and funds made available to or by the University of Florida from non-SUS sources.

The majority of capital improvements that support growth and continued educational enhancement efforts of the University are funded through mechanisms such as the Public Education Capital Outlay (PECO) and Capital Improvement Trust Fund (CITF) program monies administratively funded and allocated by SUS.

Table 13-1, *Ten-Year Capital Projects List*, displays proposed capital improvements identified in the respective elements of the Campus Master Plan. Figures 13-1 and 13-2 present Future Building Sites and Future Building Renovations, respectively. The building footprints shown on the maps are illustrative and are not intended to depict final building shape or location. Some of the building sites are identified as alternatives for further evaluation. Details about the building and site descriptions are contained in Table 13-1. For presentation and mapping purposes, the main campus was divided into twelve planning sectors. The future building site locations are identified in Table 13-1 and on Figures 13-1 and 13-2 by the sector (A through L), and then by a building site number. These planning sectors also depict general zones of similar land use development patterns as discussed in the Urban Design and Future Land Use Data & Analysis Report. Figure 13-1.a provides an indication of future building sites on the Eastside Campus, while Figure 13-1.b provides this information for the Lake Wauburg South site. Future buildings sites at the Mid-Florida REC and Fort Lauderdale REC are included in their respective elements. Figure 13-3 depicts buildings on campus that are classified as temporary structures in the UF Space Files database, together with an indication of those temporary structures that may be removed or relocated due to other capital projects. Figure 13-4 depicts all structures that may be removed or relocated by main campus capital projects in the ten-year horizon, and those structures that may be dislocated beyond the ten-year period for recommended future building sites.

Project priority, funding source and timing/phasing requirements for these capital improvements are subject to annual review and update. The annual update will coincide with existing procedures of the Capital Improvement Program process that currently takes place in coordination with the University of Florida Board of Trustees, Florida Department of Education and Florida Board of Governors. Changing priorities resulting from the implementation of plan policies and UF/SUS directives will also influence funding levels and implementation schedules during the planning timeframe. The goals, objectives and policies of the Capital Improvements Element outline many of the procedures and strategies that will be implemented to realize the proposals presented in this Campus Master Plan in the most efficient and fiscally sound manner.

Table 13-1: Ten-Year Capital Projects List, 2005-2015

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|--|----------------------|
| PROJECTS - ACADEMIC / RESEARCH | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Pharmacy Wing Remodeling, Phase II | - | 4,500 | This project is to remodel the ground through 6th Floor Levels of the Pharmacy Wing and update space currently utilized by the Departments of Pharmacy Practice, Pharmaceuticals and the Center for Drug Discovery to house their research and administrative functions, including offices for the faculty, and to create additional generic research laboratory space to meet any unmet needs of the Departments of Medicinal Chemistry, Pharmacodynamics and Pharmacy Practice. Scheduled completion date is April 2005. | G-509 |
| Legal Information Center Addition and Law School Phase II | 57,500 | 48,000 | The project will partially demolish, and then infill and renovate, the first two floors of Holland Hall to increase the size of the Legal Information Center by 75%. The quality and quantity of instructional space will be enhanced with new classrooms on the renovated 3rd floor of Holland Hall and in (2) new connectors between Holland and Bruton-Geer Halls. The final product will triple the current inventory of classroom space, and will provide a classroom seat for nearly the entire student body. The site west of both buildings will be re-developed as a plaza area, with a new staff parking lot south of the existing lot along Village Drive. Early site construction and demolition began in July of 2003 as the building design was finalized. The new classroom towers were completed for use in the Fall of 2004, while the expanded Legal Information Center is scheduled for completion in June 2005. | B-512 |
| Kathryn Chicone Ustler Hall | - | 13,840 | Major full scale historical renovation of the Old Women's Gym building. Project to provide office, classroom and seminar space for Center for Womens Studies and Gender Research in the College of Liberal Arts and Sciences. This project is funded and scheduled for completion in January 2006. | C-506 |
| Library West Addition and Remodeling | 60,000 | 117,000 | The project will construct 60,000 GSF on the north side of the existing library and remodel the existing 117,000 GSF including repairs to the exterior. It is currently funded and scheduled for completion in March 2006. | C-C523 and C-1 |
| ICBR Biotechnology Laboratory Pavilion | 24,500 | - | This project is for construction of a new research laboratory facility for the Interdisciplinary Center for Biotechnology Research at the University of Florida. The new building will include research laboratories, teaching labs, and administrative office space in support of university-wide research programs. The proposed Biotechnology Laboratory Pavilion is programmed to be a 24,500 GSf facility, providing 16,500 net assignable square feet to house the research, training and administrative operations of the ICBR. This facility will allow the ICBR to consolidate their operations which are currently located in six different Health Science Center and Institute of Food and Agricultural Sciences facilities, as well as a small one story administrative building. Design and construction will be concurrent with that of UF-136, the Genetics and Cancer Research Center. This project is currently funded and scheduled for completion in May 2006 | G-320 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|--|----------------------|
| Genetics and Cancer Research Center | 255,500 | - | This project is for construction of a multi-disciplinary biomedical research facility at the University of Florida for the UF Genetics Institute and the Cancer Research Center. The new facility will include research laboratories, animal research facilities, faculty and administrative offices, and a rooftop research greenhouse. The proposed Genetics and Cancer Research Center is programmed to be a 255,500 gross square foot facility, providing 148,500 net assignable square feet to house the research, training and administrative operations of the Genetics Institute and Cancer Research Center and a Central Energy Plant. This facility will provide the two entities with the necessary space to increase the level of funded grant research, and will provide efficiencies in operation through the consolidation of the core research support facilities. Design and construction will be concurrent with project UF-134, the ICBR Research laboratory Pavilion. This project is currently funded and scheduled for completion in May 2006. | G-320 |
| Veterinary Medicine Food Animal Research Facility | 11,900 | - | A new 11,900 square foot facility for the Department of Large Animal Clinical Sciences on the site of the old IFAS Meats Lab Building No. 65. The space program focuses on the needs of Food Animal faculty and staff and the Food Animal Services program and their vehicles. The Food Animal Services program is an outreach program providing veterinary medicine services to area farms and ranches. This project is currently funded and scheduled for completion in November 2006 | G-246 |
| Steinbrenner Band Practice Facility / Music Building Addition, Phase I | 11,087 | 3,360 | This project includes a rehearsal hall sufficient to hold 300 performers of the University of Florida Pride of the Sunshine Fightin Gator Marching Band (5,040 NASF), band offices (1,423 NASF), instrument storage (2,000 NASF), band library (1,400 NASF), and instrument issue room (1,400 NASF). It is currently funded and scheduled for completion in April 2007. | C-2 |
| NIMET Nanoscale Research Facility (a.k.a. Multidisciplinary Nanosystems Research Facility) | 80,000 | - | This project will construct a new multi-disciplinary facility to house clean rooms, laboratories, office and support space for multi-disciplinary research in the nanosciences. As a user facility, the NRF will house few permanent research faculty and staff. The mission of the NRF is to foster collaborative research by users from the college of Engineering, College of Medicine and College of Liberal Arts and Sciences (primarily Physics and Chemistry Departments). The project is currently funded and scheduled for completion in July 2008. | F-38 |
| Biomedical Sciences Research | 214,750 | - | The project is for a new interdisciplinary research building to combine life sciences, engineering and medicine with space for research labs, office and animal care facilities. Program components include the Institute for Bioimaging and Bioengineering (IBB) that partners a new Biological Imaging Center, the Department of Biomedical Engineering, the Office of Technology Licensing, the General Clinical Research Center and Industry within the same building. Proximity to related programs housed in the McKnight Brain Institute is a key consideration of site location. A design phase of this project was funded for 2005-2006. | G-36 or G-35 |
| Perry Construction Yard at M. E. Rinker Hall | - | - | This project will cover and partially enclose an existing 2,585 GSF outdoor classroom and demonstration yard for the construction trades. The area will not be climate controlled. Consistent with Rinker Hall's LEED Gold Certification, the project is conceived to include a green | C-321 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|--|----------------------|
| | | | roof design. | |
| Pugh Hall | 40,000 | - | This project proposed to construct a new building to house the Graham Center for Public Services and related program support within the College of Liberal Arts and Sciences. | C-323 |
| Unfunded (alphabetical order) | | | | |
| Animal Research Lab #1 Replacement / Relocation | - | 12,370 | This project will relocate the animal laboratories of the Racing Lab to complete the relocation of all animal research west of SW 34th Street. The existing laboratory facilities include 9,370 GSF in the main lab plus 3,000 GSF in an annex. The existing building was constructed with state funds under a 20-year service contract signed in 1999. Non-state funding will need to be identified to fund the relocation. | G-61 |
| Architecture Building Addition and Renovation | 30,000 | 83,800 | This project will demolish the north elevated one-story portion of the existing Architecture building (built in 1979) and infill with a multi-story addition of classroom, studio and office space for faculty and/or graduate students. The existing open plaza is proposed to be renovated as a covered atrium that could be used for lectures, studios, exhibits, receptions and other public events. The remaining existing building will be renovated as needed to accommodate modern studios and classroom facilities. | C-3 & C-511 |
| Astronomy Building and Teaching Observatory Relocation | 76,140 | - | This project is for construction of a new facility located adjacent to the Physics Building to house the Astronomy Department. The new facility will be connected with an enclosed circulation element to the Physics Building. The program will include research, offices and classroom spaces. The high bay research spaces will be designed for collaborative research and fabrication of the state of art telescope components. The project includes a roof top observatory and nanotechnology fabrication labs. The project will include demolition of the existing observatory (520 GSF) and vacating space in the Bryant Space Science Research Building, which can then be reassigned. | F-41 |
| Chemical Engineering Addition | 44,147 | - | This addition to the existing Chemical Engineering Building will house new departmental offices, and the state-of-art research and teaching laboratories. The addition will include a new shared public lobby with the existing building and serve as a backdrop to the existing plaza west of the New Engineering Building to reinforce the amphitheatre originally envisioned as part of the Engineering Building site plan. | F-244 |
| CLAS Life Sciences | 112,530 | - | The new building will provide a set of specialized facilities for the life sciences that are not currently available, or are inadequate in the present Bartram/Carr complex and will house the Zoology and Botany Departments. | C-37 or G-59 |
| Constans Theatre Addition, Phase II | 11,500 | - | This project proposes an addition to the north elevation of the existing Constans Theatre to include a Script Library classrooms and graduate student spaces. The addition will open out to the Union North Lawn creating a new lobby/entry focal point accessible from the lawn. The floor slab will be connected to the existing second floor level at north and south ends of the Constans Theatre. | C-301 |
| Dental Building Expansion | 160,000 | - | This project is for a 240,000 GSF addition to the DSB that will provide expansion for the College of Dentistry research functions and office space with potentially new or renovated space for dental clinics. | G-48 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|--|-----------------------|
| Entomology/Nematology Support Facilities | 15,000 | - | The Entomology and Nematology Departments need additional greenhouses, support and storage facilities to serve these departments near the Department building on Surge Area Drive. | I-119 & 120 |
| Equine Sports Complex | 30,000 | - | This project will construct a new Equine Sports Complex, consisting of classrooms, teaching labs and research labs with access to horse pastures. The project program will focus on equine sports medicine. | G-310 |
| Health Science Center Education - Simulation Building | 103,400 | - | This project will provide for expansion of the Medical School with additional classrooms and modern teaching laboratories including simulation facilities. | G-33 or G-35 |
| HDC/BSB (HSC) Remodeling / Renovation | - | 120,000 | This project addresses the need for modernization and upgrades to various aging Health Science Center facilities to serve the academic and research programs conducted by the Colleges of Dentistry, Medicine, Nursing, Pharmacy and Health Professions, with first priority to those facilities housed in the Basic Sciences and Human Development buildings. | G-503, 510, 533 & 532 |
| IFAS Fisheries and Natural Resources | 20,000 | - | This project will construct a new facility to serve the Fisheries Aquatic Sciences program along with some functions of the School of Natural Resources and the Water Institute. It will include classrooms, teaching labs, research labs, offices and support. | E-247 |
| IFAS Water, Soil and Plant Sciences | 122,490 | - | The project is for a new 120,000 GSF research building for the College of Agriculture. The building will include space for research labs, teaching labs and related support. | E-79, E-74 or G-59 |
| Irrigation Research Park Relocation | - | 2,200 | This project is necessary to vacate the existing location on Hull Road to make way for student recreation facilities. The new location will be southeast of the orchard in the vicinity of the vacated Poultry Unit. The Irrigation Research Park is an outdoor teaching facility with minimal support structures. | I-316 |
| Law School Library and Classroom Phase IV | - | 4,000 | This project seeks to augment the funded project, <i>Legal Information Center Addition & Phase II Law Building</i> , by providing for additional renovations not funded in the Phase II-III project. Also, this phase will provide for much needed upgrades to the existing mechanical, fire protection, and telecommunications systems installed as part of the earlier phases of the Law School projects. | B-512 |
| Livestock Pavilion / Animal Support Facility | 36,050 | 23,950 | This project proposes to construct a 60,000 GSF teaching facility at the Sandhill Farms Beef Teaching Unit near Williston Road. It is necessary to vacate the existing structure (23,950 GSF) on Archer Road to make way for future parking and academic buildings. The structure will include expanded classrooms to complement the covered teaching arena and improve functionality over the existing structure. | I-117 |
| Master of Business Administration Building | 45,000 | - | The project will include departmental office spaces, classrooms, and career services spaces, and could potentially house some existing centers such as the Public Utility Research Center, BEBR, Retailing, Entrepreneurship and the Center for International Business among others. | C-5 or C-6 |
| McCarty Hall Renovation | - | 61,600 | This project consists of the renovation of approximately 20,725 GSF of McCarty A, B & D to upgrade spaces, correct deficiencies and improve the functionality of the building and its systems. | C-508, 520 & 524 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|---|----------------------|
| Mechanical Engineering Lab Replacement | 113,332 | - | This 140,000 GSF project proposes to replace the existing Mechanical Engineering building. The new facility will house the combined Mechanical Engineering and Aeronautical Engineering programs. The project scope will include the demolition of existing 26,668 GSF building and the machine shop attached to the west side of the Rhines Hall. The project will take advantage of elevation change in the north/south direction to include a below grade floor starting at higher elevation opening out to a common service yard shared between new facility and Rhines Hall. The project will provide high-end research labs, high bay machine shops, offices and classrooms, state-of-the-art auditorium, wind tunnel and shared public lobby with amenities to unify the two engineering programs. | C-18 |
| Newell Hall Remodeling, Restoration and Addition | 15,000 | 29,850 | The Departments of Agronomy and Soil & Water Sciences currently occupy Newell Hall and its Annex. The IFAS Plant/Soil Water Sciences building will relocate those occupants so that the building can be renovated as a teaching facility for the College of Liberal Arts and Sciences. An auditorium and additional classroom space is also needed in this part of campus. These needs are anticipated to be addressed, in part, by an addition and/or new Annex building at Newell Hall. Newell Hall is on the National Register of Historic Places and will be modified accordingly. | C-518 & C-323 |
| Norman Hall Addition and International Media Union | 27,250 | 83,460 | The scope of Phase 1, Norman Hall Renovations/International Media Union includes renovations to the ground floor Norman Library and new construction infill for the International Media Union. Norman Hall is on the National Register of Historic Places and will be modified accordingly. | C-10 |
| Norman Hall Remodeling | - | 45,000 | This project is for building renovation of the historical Norman Hall. The building is need of major cosmetic and utilities infrastructure upgrades. Norman Hall is on the National Register of Historic Places and will be renovated and modified accordingly. | C-504 & 507 |
| Pathogen Research Building | 144,010 | - | The project is for a new multi-disciplinary research building to be jointly used by the Health Science Center, CLAS and IFAS. The building will consist of research labs, teaching labs, offices and support services. Program components include the Environmental and Human Toxicology Center that must be relocated from its current location near the Genetics Cancer Research Center where future research buildings are planned. | G-54, G-36 or G-33 |
| P. E. T. Scan Facility | 30,000 | - | This project will construct a Positron Emission Tomography Facility that provides a much needed research function at the Health Science Center. The project will provide laboratory space and laboratory support for investigators involved in research to advance knowledge about computerized tomography scanning and its applications for the treatment of diseases. By providing laboratory space in conjunction with nearby treatment facilities, investigators will have the unique opportunity to utilize the Positron Emission Tomography system as part of their research activities. | F-32 |
| Plant Science Diagnostics Facilities | 20,595 | - | This building will house all plant and soils diagnostic testing labs associated IFAS on the UF main campus. The project will be coordinated with and complement the planned IFAS Plant, Soil and Water Sciences building project. Alternately, this building program may be satisfied in the Pathogen Research Facility or IFAS Plant Soil and Water Sciences building. | I-217 or E-78 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|---|----------------------|
| Plant Science Growth Facilities | - | 50,000 | This project will construct new greenhouses and supporting headhouse to replace the older greenhouses on campus. This project will be implemented incrementally with an estimated five new replacement greenhouses per year on average. | I-190 & E-224 |
| Psychology Building Addition | 110,000 | 68,946 | This project proposes to construct an addition and renovate space in the existing Psychology Building including classrooms, research laboratories, offices, vivarium/laboratories, auditorium and support space. The project will likely be phased, or alternately its program may be incorporated in whole or in part within the CLAS Life Sciences building. | F-115 |
| Veterinary Medicine CT Scan Facility | - | 900 | Installation of an CT Scan facility in the College of Veterinary Medicine Clinical Teaching Hospital (UF Bldg. #215). The College will collaborate with the IAMS pet food company for the installation of an MRI in the VH-146 area of the Clinical Teaching Hospital for animal patient diagnosis, both large and small animal. | G-530 |
| Veterinary Education and Clinical Research Center | 67,175 | 49,233 | This project is for construction of an addition to College of Veterinary Medicine Small Animal Hospital at the University of Florida, and renovation of existing hospital space. The proposed Small Animal Hospital Expansion is programmed to include 67,175 gross square foot of new facility, along with 49,233 gross square foot of renovated hospital space. This facility will allow the Small Animal Hospital to relieve space deficiencies, which are currently causing less efficient hospital function and customer service. The project was formerly named Vet Med Small Animal Hospital. | G-65 |
| Weil Hall Remodeling, Phase II | - | 151,220 | Complete restoration and remodeling of Weil Hall. The west half has been remodeled but the east half has major deficiencies. | C-505 |
| Weimer Hall Vertical Addition | 16,000 | 2,400 | This project proposes to construct two additional floors on the 2001-addition portion of Weimer Hall and renovate the existing auditorium to improve acoustics and technology. The addition will provide space to house expanding programs in Science Health Communication, Interactive Electronic Media and the Documentary Institute. | C-528 |
| SUBTOTAL | 2,104,856 | 975,629 | | |
| PROJECTS - SUPPORT / CLINICAL | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| P.K.Y. Arts and Sciences Building Replacement | 5,240 | 5,500 | This project will demolish the existing Building #521, which was built in 1958, and construct a new building with modern classrooms, art and science laboratories, storage and ADA-compliant restroom facilities. The existing building consists of 5,500 GSF that will be replaced with a building of 10,740 GSF for a net gain of 5,240 GSF. This building replacement is necessary due to the age and condition of the structure, as well as classroom space and resource deficiencies. The project is funded from a PKY School PECO allocation and is justified by a supplemental educational plant survey with completion scheduled for November 2005. | H-108 |
| Hub | - | 66,900 | The project scope involves renovations to the existing Hub Building. The Technology Union, as part of Academic Technology is envisioned as a facility that allows student access to multiple information technologies in support of learning and extracurricular activities. This project is funded and scheduled for completion in July 2006. | C-514 |
| UAA Football | 32,000 | 18,380 | This project proposes to construct an addition and | C-17 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|--|--|
| Offices | | | renovate a portion of the UAA Football and other administrative offices. This project is funded and scheduled for completion in August 2007. | |
| Animal Research Support Relocation/Replacement Facilities - Phase II | 7,882 | 32,118 | The project is for replacement/relocation of the animal research facilities currently located west of SW 34th Street (32,118 GSF). A new complex of approximately 40,000 GSF is being developed south of Archer Road in closer proximity to the HSC and other users of these research animal support facilities. Currently, one building has been relocated and the remaining buildings will be relocated within the ten-year horizon. | J-230, J-231, 232, 233, 234, 236 & 237 |
| Infirmary Addition | 34,000 | 6,000 | This project will provide a 34,000 GSF expansion and minor renovation to the existing Infirmary Building. The expansion will include an outpatient health clinic located in close proximity to the existing infirmary building. While this is not a comprehensive health care facility, all clinical functions will be located in one facility while most of the business, administrative and mental health functions will reside in the current infirmary. This project will be funded from the Capital Improvement Trust Fund. The Infirmary is on the National Register of Historic Places and will be renovated and modified accordingly. | C-12 |
| Unfunded (alphabetical order) | | | | |
| Baby Gator Replacement Facility | 36,079 | - | The project proposes to construct a replacement facility to house the growing enrollment demand at the existing Baby Gator facility, and to better accommodate associated teaching and research support facilities. The program includes classrooms, offices, outdoor playground and support spaces for College of Education programs. The existing Baby Gator buildings will be available for reassignment, or eventually for demolition to create a future building site. | D-87 |
| Criser Hall Addition & Renovation with Peabody Renovations | 12,000 | 8,555 | This project proposes to enclose the existing patio space west of Criser Hall to construct a three-to-four story structure for expanded student support services. The project will also renovate the student financial aid area currently located in Criser Hall. These facilities were designed to accommodate large crowds prior to technology advances that allow students to conduct business over the computer. However, student enrollment has grown and student support programs have expanded, which are in need of additional space. Some student services located in Peabody Hall, such as the Student Counseling Center, are in need of additional space that can be provided by relocating other Student Affairs units into the Criser Hall addition. The reassignment of Peabody Hall space will likely create the need for minor revisions that will be done consistent with its status as a registered historic building. This project will provide the facilities necessary to accommodate updated student services programming. | C-158 & C531 |
| FMNH Digester Replacement Facility | 1,000 | - | This project will construct a 1,000 GSF facility in the Surge Area to replace the existing digester located on Radio Road. This relocation is necessary to make the Radio Road site available for future housing. | I-249 |
| FMNH Exhibit Loading, Storage and Staging Facility | 12,550 | - | This project will construct an enhanced loading dock area for the FMNH that will facilitate staging and limited storage of exhibits. The east façade may incorporate a covered picnic pavilion area facing the Center for Performing Arts. | I-274 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|---|----------------------|
| Gator Band Shell Replacement | 2,860 | 3,140 | The project scope includes demolition of the existing university bandshell/restroom facilities and replacement with a new bandshell, restrooms, and support facilities (UF Buildings # 255 & 256 totaling 3,140 GSF). The existing facilities will be replaced with a structure of 6,000 GSF to provide enhanced accommodation for concerts, graduation convocations, and other mass outdoor events. | B-313 |
| Health Science Center Clinical Building at SW 34th Street | 120,000 | - | This project proposes to construct a medical clinics building west of SW 34th Street near the Orthopaedic Surgery & Sports Medicine Building. The building could house multiple College of Medicine clinics that would be relocated from HSC facilities near Archer Road and other satellite facilities. | D-259 |
| Hilton Guest Room and Conference Center Expansion | 45,000 | - | This project proposes to add 72 hotel rooms and approximately 3,500 GSF of conference space to the existing hotel and conference center. | I-82 & I-168 |
| Laundry Services Building Renovation | - | 20,070 | The University intends to begin outsourcing laundry services so that this facility will no longer be needed. The building will be reassigned. | D-501 |
| P.K.Y. Family-School Collaboration Center | 5,000 | - | The Family-School Collaboration Center proposes a facility to provide adult education, community involvement and community access to university resources in a "non-university" atmosphere. The facility could house some existing centers in the College of Education such as the University Center of Excellence in Development Disabilities, Florida Collaborative for Community Inclusion and similar related programs. | H-107 |
| P.K.Y. Laboratory School Replacement Facilities | 10,000 | 20,000 | This project proposes to replace classroom and support spaces on the P.K. Yonge laboratory school campus based upon updated Educational Plant Study and space standards. The P.K.Y campus was built in 1958, with only a limited number of buildings constructed in more recent years. As such, the campus physical plant is in need of upgrades including technology, security, deferred maintenance, ADA and other building codes. New buildings will be designed as minimum two-story structures when feasible to make more efficient use of the small campus. | H - TBD |
| Public Safety Building | 40,395 | 4,790 | This project will provide for a new University Police Department facility. The project will also renovate the current police facilities in Building #27 & #132 to provide compliance with Americans with Disabilities Act (ADA) and Fire Safety Regulations as well as meeting current security and functional requirements of the department. Building #27 is on the National Register of Historic Places and will be renovated accordingly. | F-24 |
| Reitz Union Annex | 100,000 | - | The Reitz Union continues to experience space shortages for various student services, student organizations, meeting rooms, conference space, Student Government offices and a multi-cultural center. This project proposes to construct an annex facility south of Museum Road potentially connected by skywalk to the existing Reitz Union. With a proposed location on an existing surface parking lot, the structure would be designed to incorporate parking and potentially interconnect to an adjacent site considered for future library expansion. | F-40 |
| State University System Press | 9,256 | - | The State University System Press has outgrown its current space. A new facility is recommended either as a reconstruction in the same location or as a liner building to a future parking garage at the Cultural Plaza complex. | C-112 or I-269 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|---|----------------------|
| Student Information Booth (Bldg. 447) Relocation | - | - | The existing information booth (692 GSF) was constructed in 1986. This project proposes to relocate the structure closer to the Computer Science Building or elsewhere on the site to facilitate pedestrian flow and transit access. This project should be accomplished in conjunction with overall site enhancements. | C-263 |
| Transportation and Parking Services Offices | 2,000 | 7,570 | This project will relocate and replace the existing administrative and customer service office of the Transportation and Parking Services Division. The project proposes to construct these facilities as a liner building to a future parking garage. | G-45 |
| West Student Dining Facility | 17,000 | - | This project proposes to construct a new student dining facility in the western side of campus convenient to student housing and the Southwest Recreation Center. The project may be constructed as a liner building to a future parking garage. | D-90 or I-267 |
| SUBTOTAL | 492,262 | 193,023 | | |
| PROJECTS - CULTURAL | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Mary Ann Harn Cofrin Pavilion | 19,240 | - | This addition includes 11,620 GSF of exhibition gallery and support; and 7,800 GSF of cafe and curatorial spaces. It is currently funded and scheduled for completion in July 2005. | I-324 |
| Unfunded (alphabetical order) | | | | |
| Cultural Plaza Auditorium | 10,000 | - | The three entities present in the Cultural Plaza complex (Florida Museum of Natural History, Harn Museum of Art and Phillips Center for the Performing Arts) have need of a shared 400-seat auditorium. The project is proposed as a liner building on a future parking garage to be located in the existing surface parking lot of the Cultural Plaza complex. | I-268 |
| Harn Museum Addition | 38,686 | - | This project proposes to expand and partially renovate the Harn Museum of Art to support expanded education outreach, enlarged gift shop, expanded curatorial support spaces and a new exhibit wing. The project will include master planning for an outdoor sculpture garden. | I-275 |
| Phillips Center for the Performing Arts Lobby Expansion | 12,000 | 4,400 | The Phillips Center for the Performing Arts hosts a variety of performances in its 1,800-seat facility. The existing lobby is too small to accommodate full-house audiences during intermission. This project proposes to extend the existing lobby by creating a new front facade and enclosing two existing side terraces. | I-271, 272 & 273 |
| Phillips Center for the Performing Arts Support Space Expansion | 4,800 | - | The Phillips Center for the Performing Arts hosts a variety of performances in its 1,800-seat facility. This project proposes to provide a Green Room for performers and a catering kitchen by constructing a vertical addition on the rear office portion of the building. | I-527 |
| Powell Hall Addition | 205,730 | - | This project proposes an expansion of Powell Hall to house the administrative, research and collections curatorial components of the Florida Museum of Natural History currently located in Dickinson Hall. The FLMNH has expanded its unique position as a research museum and has outgrow Dickinson Hall, which is landlocked and is not suitable for expansion or renovation as a state of the art research building. The expansion and relocation will allow the entire museum operations to be combined in a single facility, providing greater interaction between research, curatorial and exhibits aspects of the museum. | I-81 |
| SUBTOTAL | 290,456 | 4,400 | | |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|--|----------------------|
| PROJECTS - HOUSING | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Murphree Hall Renovation | - | 97,450 | Scope includes removal of asbestos-containing floor tile and mastic, removal and replacement of existing windows, installation of new central air conditioning and heating hot water systems and associated steam and piping systems, installation of new electrical breakers, conduit and wiring, and upgrade of restrooms and miscellaneous interior finishes. This project is funded and scheduled for completion in July 2005. | C-522 |
| Delta Delta Delta Sorority House Replacement | 7,102 | - | The Sorority will demolish its existing house (16,020 GSF) on Sorority Row and build a new structure of 23,122 in the same location to better serve the needs of the members in an updated facility. This project is scheduled for completion by Fall 2006. | H-322 |
| Corry Village Reconstruction | 150,000 | 155,430 | This project will conduct a facilities assessment to determine the best approach for a net gain of 200 graduate/family housing units. University village communities have an average occupancy of 1.7 persons/dwelling unit, therefore, this project would house approximately 340 new residents for a total of approximately 556 persons in Corry Village. | B-145 |
| Unfunded (alphabetical order) | | | | |
| Fraternity or Sorority House | 7,400 | - | One lot is available on West Fraternity Drive for construction of a Greek house. | B-150 |
| 2015 Graduate / Family Housing Complex | 120,000 | - | This project will construct additional graduate/family housing as demand warrants, and is anticipated to provide occupancy for approximately 600 students in a Village Community setting. | E-253 through 257 |
| SUBTOTAL | 284,502 | 252,880 | | |
| PROJECTS - RECREATION SPORTS | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Broward Courts Outdoor Recreation Complex, Phase II | 1,000 | - | Phase I of this project constructed three new basketball courts, volleyball courts, skateboard and skate hockey facilities as well as upgrades to the tennis courts and walkways. Phase II will construct a restroom and equipment storage building plus a staff monitor building and landscape enhancements. This project is funded from the Capital Improvement Trust Fund in FY2005-06. | C-311 & C-312 |
| Unfunded (alphabetical order) | | | | |
| Northeast Recreation Center | 189,000 | - | Construct a new student recreation to serve students living on the east and northeast sides of campus. Facilities potential to include strength and cardiovascular space, multipurpose rooms, gymnasium, activity rooms, locker rooms, juice bar with related office and support space. | C-243 |
| Recreation Courts at Bledsoe Drive | - | - | The student parking lot on Bledsoe Drive is proposed to redevelop into recreation courts once additional student parking is provided in a new garage at the Cultural Plaza complex. | D-86 |
| Recreation Courts at Corry Village Reconstruction | - | - | Areas have been identified for future recreation courts south of Corry Village. These areas are proposed to be developed in coordination with the Corry Village reconstruction project. | B-140 |
| Southwest Recreation Center Expansion, Phase III | 75,000 | 27,000 | Construct additional student recreation facilities to potentially include a track, wellness center, activity rooms, increased strength and cardiovascular space, climbing wall, cycling room and juice bar with related office and support space. | D-166 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|---|------------------------------|
| Southwest Recreation Field Expansion at Hull Road | 5,000 | - | An area south of Hull Road has been identified for future student recreation fields and/or courts with support structures such as equipment storage. Development of this area will require relocation of the existing Irrigation Park. | I-215 and I-330 |
| Southwest Recreation Pool | 35,000 | - | This project proposes to construct a swimming pool in conjunction with the expansion of the Southwest Recreation Center. | D-167 |
| SUBTOTAL | 304,000 | 27,000 | | |
| PROJECTS - RECREATION: UNIVERSITY ATHLETIC ASSOCIATION | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| UAA Baseball Locker Room Construction and Lemerand Center Renovation | 20,760 | 10,090 | The Spring Sports Master Plan calls for the initial construction of a new baseball/football building, and renovation of the existing Lemerand Center at Perry Field. The Baseball/Football Building will include restrooms and equipment storage serving the football practice field, and indoor batting cages with a structure of 19,800 GSF. The Lemerand Center will renovate 24,000 GSF. These projects will relieve overcrowding in the Lemerand Center where five team sports share space, and will improve the appearance of Perry Field and the adjacent practice fields with completion anticipated for February 2006. | B-105, 106, 515, 516 and 517 |
| Unfunded (alphabetical order) | | | | |
| UAA New Women's Field Sport Facility | 6,000 | - | The UAA is in the process of identifying a new NCAA women's sport to add to the university's athletic program. Although the determination has not yet been made, the sport will likely be a field sport. This project proposes to develop an athletic field with support structures such as equipment storage, locker rooms and spectator facilities. | D-83 & 84 |
| UAA Track and Field Building and Percy Beard Stadium Renovations | 12,000 | - | As part of the Spring Sports Master Plan, a new Track & Field Locker and Team building is proposed for the northwest corner of the existing track stadium. The facility will house men's and women's locker rooms, AV room, team lounges, visitors' locker room, a main concourse and stadium ticketing. Enhancements to the Percy Beard Stadium include facade improvements, landscaping and pedestrian walkways. | B-307 & B-529 |
| SUBTOTAL | 38,760 | 10,090 | | |
| PROJECTS - SUPPORT/CLINICAL: UF&SHANDS | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Ambulatory Surgery Center - Phase I | 25,000 | - | This project proposes to construct an outpatient ambulatory surgery center for use by various UF&Shands clinical practices. The facility will contain 8 surgery suites and employ approximately 30 people including some staff who are already employed at the adjacent Orthopaedic Surgery & Sports Medicine Center. | D-262 |
| Unfunded (alphabetical order) | | | | |
| Ambulatory Surgery Center - Phase II | 15,000 | - | This project proposes to expand the outpatient ambulatory surgery center to add four additional surgery suites. | D-327 |
| Archer Road Administration Building | 180,000 | - | The administration for Shands Hospital and associated clinics needs a centralized facility to more efficiently manage operations. It is proposed to construct a facility with approximately 180,000 GSF of space for this purpose. The building will be similar in nature and use to the J. Hillis Miller Health Center administration | G-163 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|---|-----------------------|-------------------------------------|---|----------------------|
| | | | building located south of the Health Science complex at the intersection of SW 16th Street and SW 16th Avenue. | |
| SUBTOTAL | 220,000 | - | | |
| PROJECTS - UTILITY | | | | |
| Funded or Partially Funded (chronological order) | | | | |
| Health Science Center Emergency Power | - | - | The purpose of this project is due to the increasing demand for research equipment to be connected to power that is available in the event of an emergency, to upgrade the Health Science Center facilities to meet current code demands, and to isolate the current emergency power supply from its current Shands Hospital source. The power source will be constructed as mechanical space within a HSC building. | NA |
| Chilled Water Plant #9 Expansion | 6,200 | - | Building expansions in the HSC area will require expansion of an existing chiller plant on the university's central system. | G-43 |
| Center Drive North Chiller Plant | 12,000 | - | Building expansions in the vicinity of Center Drive and Museum Road will require the construction of a new chiller plant on the university's central system. | F-305 |
| Animal Research Support Utility Facilities | 1,300 | - | Utility infrastructure is needed to supply the facilities of the Animal Research Support site, and potentially to serve as a service hub for eventual extension of some services to Energy Park. | J-238 |
| Unfunded (alphabetical order) | | | | |
| Sanitary Sewer Treatment Upgrades - Membrane Bioreactor | - | 9,187 | Building expansions and enrollment growth require the upgrading of the sanitary sewer treatment facility. This project is an upgrade within the footprint of existing infrastructure. Additional storage capacity for reclaimed water is also sought. | F-245 |
| SUBTOTAL | 19,500 | 9,187 | | |
| MAIN CAMPUS TOTAL | 3,754,336 | 1,472,209 | | |
| PROJECTS - TRANSPORTATION AND PARKING | | | | |
| Garage 13 | - | - | This project proposes to construct a new parking structure on an existing surface parking lot and temporary building site at the northeast corner of Gale Lemerand Dr. and Mowry Rd. The structure will include a liner building to house the Transportation and Parking Services offices. The identified site is subject to additional traffic impact analysis during the project design phase. | G-46 |
| Garage 14 | - | - | This project proposes to construct a new parking structure on a portion of the existing surface parking lot at the O'Connell Center as need and funding demonstrate feasibility. The identified site is subject to additional traffic impact analysis during the project design phase. | B-329 |
| Garage 15 | - | - | This project proposes to construct a new parking structure on a portion of the existing surface parking lot at either the Cultural Plaza or Orthopaedic Surgery building as need and funding demonstrate feasibility. In either location, the structure is anticipated to include liner buildings to house various support functions. The identified site is subject to additional traffic impact analysis during the project design phase. | I-276 or D121 |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|--|----------------------|
| PROJECTS - ALACHUA COUNTY SATELLITE PROPERTIES | | | | |
| Eastside Campus - Powell Structures and Materials Laboratory | 8,565 | - | This new building is planned to be a one story enclosed building with approximately 8,565 GSF to house a concrete testing area, several offices, an instrumentation area, necessary support spaces and a storage area. The concrete testing area requires a 4-foot thick concrete floor foundation for the main testing area and strong walls. The interior is to have two 25 ton cranes for moving concrete test forms and have a clear height of 36 feet to the crane. The building has been sited to easily receive deliveries of approximately 40' long beams that will be brought by tractor-trailer. This project is funded and scheduled for completion in December 2005. | |
| Eastside Campus - Building 1603 Renovations | - | 26,277 | This project will renovate the existing building for occupancy by the Bridges administrative unit with space for offices, training, conference/seminars, mechanical and storage. | |
| Eastside Campus - Building 1604 Renovation | - | 16,120 | This project will renovate the existing building for occupancy by the administrative units and College of Engineering researchers with space for offices, training, mechanical and storage. | |
| Eastside Campus - Utility Compound and Telecommunications Infrastructure | 14,000 | - | This project will construct various consolidated utility infrastructure to service redevelopment of the site. | |
| Eastside Campus - Academic, Research and Support buildings | 55,000 | - | This project will construct new or replacement facilities for academic, research and support activities to occupy the Eastside Campus. As the site develops, the University also intends to construct formalized parking, up to a total of 476 spaces. | |
| Eastside Campus - Research Flume Building | 4,200 | - | This project will construct a new facility for FDOT-related research. | |
| Beef Research Unit - Field Support Building | 5,000 | - | This project will construct structures for equipment storage and use in field operations. | |
| Dairy Research Unit - Field Support Building | 12,000 | - | This project will construct structures for equipment storage and use in field operations. | |
| Santa Fe Beef Ranch - Field Support Building | 5,000 | - | This project will construct structures for equipment storage and use in field operations. | |
| Millhopper Horticulture Unit - Field Support Building | 5,000 | - | This project will construct structures for greenhouses, equipment storage and use in field operations. | |
| Millhopper Horticulture Unit - Office Building | 3,000 | - | This project will construct space for faculty and staff offices. | |
| Austin Carey Forest - Field Support Building | 5,000 | - | This project will construct structures for equipment storage and use in field operations. | |
| Wall Farm/HTU - Field Support Building | 5,000 | - | This project will construct structures for equipment storage, reproduction barn expansion and other field operations support. | |
| Lake Wauburg, South - Lodge | 13,200 | - | This project will construct a lodge facility similar to that which exists at the North Park. Demand for use of the North Park Lodge is greater than can currently be accommodated. | |

| Project Name | Estimated Net New GSF | Estimated Renovated / Relocated GSF | Project Description | Project Map Location |
|--|-----------------------|-------------------------------------|--|----------------------|
| Lake Wauburg - Picnic Pavilions | - | - | This project will construct approximately two picnic pavilions at the South Park and three small picnic pavilions at the North Park. | |
| Lake Wauburg, South - Residence | 2,000 | - | This project proposes to construct a single-family residence for the on-site park manager. | |
| Lake Wauburg, South - Support Facilities | 6,000 | - | This project proposes to construct various support infrastructure including a maintenance building and yard, new check-in booth, new entrance road, dock, boat house, expanded ropes course, parking and associated utility upgrades. Parking is anticipated to include 150 parking spaces on a combination of asphalt, gravel and overflow grass areas. | |
| PROJECTS - CAMPUS MASTER PLAN SATELLITE PROPERTIES OUTSIDE ALACHUA COUNTY | | | | |
| Fort Lauderdale REC - Graduate Housing | 2,485 | - | This project will construct a residence for graduate student(s) working at the site. | |
| Fort Lauderdale REC - Support Facilities | 10,000 | - | This project will construct structures for greenhouses, equipment storage and use in field operations. | |
| Mid-Florida REC - Pharmacy Building | 25,000 | - | This project will construct a building for classrooms, laboratories and offices for the College of Pharmacy. | |
| Mid-Florida REC - Termite Training Facility | 4,000 | - | This project will construct a building for classrooms, laboratories and offices. | |
| Mid-Florida REC - Support Facilities | 15,000 | - | This project will construct structures for greenhouses, equipment storage and use in field operations. | |

Note: Projects completed, under construction or in design after December 2004 are included in this 2005-2015 Capital Projects List.

Goal 1: To Provide Capital Facilities to Meet the Space Needs of the University on a Continuing Basis as the Needs are Identified.

Objective 1.1: Provide a schedule of capital improvements to address existing and projected facility needs through the coordination of land use decisions, necessary infrastructure expansion and available projected fiscal resources.

Policy 1.1.1: The University of Florida Board of Trustees shall annually review the priority order of capital projects seeking state funding and request such funding from the state legislature. This priority order shall be recommended by the University President through the Senior Vice President for Academic Affairs, Senior Vice President for the Health Affairs and Senior Vice President for the Institute of Food and Agricultural Sciences with supporting information provided by the Vice President for Finance and Administration and the Director of the Facilities Planning and Construction Division.

Policy 1.1.2: Independent budgetary units (e.g. including, but not limited to Business Services Division, Department of Housing and Residence Education, Reitz Union, etc.) and Direct Support Organizations (e.g. including, but not limited to the University of Florida Foundation, University Athletic Association and Shands Teaching Hospitals and Clinics, Inc.) shall adhere to the policies of the Campus Master Plan when using land resources of the University of Florida included in the campus master plan jurisdiction defined in the Future Land Use Element.

Policy 1.1.3: The Physical Plant Division shall utilize the facility needs inventories contained in the Campus Master Plan and its Data & Analysis Reports to prioritize capital projects for utilities, infrastructure, transportation, conservation management and open space enhancements funded by the Public Education Capital Outlay (PECO), impact fees or other revenue sources. The Physical Plant Division and Facilities Planning and Construction Division shall cooperate in annual Campus Master Plan monitoring to ensure the adequacy of utilities, infrastructure, stormwater management facilities, transportation facilities and services, conservation management and open space enhancements necessary to support University land use and development.

Policy 1.1.4: Capital Projects at the University of Florida shall be prioritized with consideration for the following criteria:

- Academic project priorities shall support the University's Academic Strategic Plan and desire to become a national top-ten tier public research university.
- Academic projects required to maintain a program's academic accreditation shall receive high priority consideration.
- Capital project priorities with private financial support shall receive high priority consideration.
- Capital projects that replace temporary buildings and/or relocate programs housed in existing structures on an identified Future Building Site, Figure 8.1, shall receive high priority consideration.
- Capital projects that replace or renovate facilities that are outdated, obsolete or in a poor state of repair, particularly those facilities subject to deferred maintenance, shall receive high priority consideration.

- Capital project priorities shall be supported by an Educational Plant Survey as specified in Chapter 1013.31, F.S, where applicable and with formula adjustments as appropriate to address unique program characteristics.
- Housing project priorities shall support the policies of the Housing Element including a target to house 22% of the total student body and provide housing to all first-time freshmen students desiring to live on campus.
- Priorities for support, recreation, utilities, infrastructure, transportation and open space enhancements shall be consistent with the policies and recommendations of the Campus Master Plan, and address needs dictated by academic project priorities and the University's academic mission.

Policy 1.1.5: The University of Florida Board of Trustees shall annually adopt a ten-year Capital Improvement Program and annual capital budget as part of its annual budgeting process consistent with procedures adopted by the State University System governing board.

Policy 1.1.6: The Campus Master Plan shall be amended according to Chapter 1013.30 F.S, University Operating Memorandum and policies contained in the Implementation Element to remain consistent with the annual adoption of the ten-year Capital Improvement Program update and to reflect changes in the construction of major projects and development decisions.

Policy 1.1.7: Land use decisions associated with the implementation of capital improvements, shall be consistent with the Campus Master Plan and its resulting development agreement with the City of Gainesville and Alachua County including the availability of public facilities and services necessary to support campus development at the time needed.

Policy 1.1.8: Each major new project on campus will be reviewed during the programming phase by the Physical Plant Division to identify whether existing support facilities and services and any required on-site and/or off-site utilities and services have sufficient capacity to accommodate this development. The University shall coordinate with the appropriate service providers to ensure that necessary support facilities and services shall be provided at adopted levels of service at the time the impact of the development occurs.

Policy 1.1.9: The Planning Office in the Facilities Planning and Construction Division shall be responsible for monitoring concurrency issues by coordinating with the Physical Plant Division and the capital improvement programs of host and affected local governments and other external review agencies that relate to campus development to ensure that off-campus facilities and services necessary to adequately support University land use and development are available at established levels of service when needed.

Policy 1.1.10: Capital project programs and budgets shall address the cost of improvements associated with site conditions, utility extensions and easements, parking, traffic circulation, tree impact mitigation, landscaping, sustainable design, and long-term operation and maintenance necessary for the proper function of the planned facility. Displacement of existing facilities on the building site must be addressed in the capital project budget or from other university funding sources identified during the project programming phase.

Policy 1.1.11: The University shall adhere to sound fiscal policies in providing the capital improvements of this campus master plan and shall not proceed with new capital improvements, expansions or replacements until adequate funding sources have been identified.

Policy 1.1.12: The University shall utilize the Educational Plant Survey requirements of Chapter 1013.31, Florida Statutes to measure space utilization and occupancy levels for academic and other use needs, and shall continue to engage the other state universities and appropriate state entities to address space formula applications.

Policy 1.1.13: The University shall seek to address space deficiencies through renovation, remodeling and rehabilitation capital projects, although these projects may be prioritized as minor projects rather than major capital project funding requests.

Policy 1.1.14: Capital projects shall consider life-cycle costing and pursue the principles of sustainable design, particularly as expressed in the U. S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. In the implementation of this policy, the University shall strive for innovation by researching, conceiving and disseminating best practices of sustainable development.

Policy 1.1.15: Temporary buildings shall not be allowed on the University main campus with exemption provided in the Surge Area, Energy Park, Physical Plant Division complex and Academic/Research-Outdoor land uses, or for those temporary buildings needed during the duration of a construction project to house displaced programs or otherwise support construction activity. Temporary buildings necessitated by natural disaster or other similar emergency situations shall also be exempt. Existing non-exempt temporary buildings shall provide a plan and timetable to the Vice President for Finance and Administration for moving to permanent facilities.

Policy 1.1.16: In 2006, and each year thereafter, the Facilities Planning and Construction Division shall update the inventory of temporary buildings on the main campus and provide a report to the Land Use and Facilities Planning Committee along with a plan for removal of all temporary buildings subject to Policy 1.11. The Land Use and Facilities Planning Committee shall recommend acceptable timetables for the removal of temporary buildings not in compliance with Policy 1.11 for approval of the Vice President for Finance and Administration.

14.
INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

This Intergovernmental Coordination Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties. The Intergovernmental Coordination Element establishes a development review process, to be implemented in conjunction with host and affected local governments, to assess the impacts of proposed development on significant local, regional, and state resources and facilities. This is to be a reciprocal process whereby local officials are given an opportunity to review proposed campus development in order to assess its potential impacts on local, regional, and state resources and facilities, and university officials are given an opportunity to review proposed development within the context area in order to assess its potential impacts on university resources and facilities.

The Intergovernmental Coordination Element also establishes a process for mitigating impacts identified during the development review process. This mitigation process includes provisions for university officials to participate and cooperate with local officials in the identification of appropriate strategies to mitigate the impacts of campus development on local, regional, and state resources and facilities, and to mitigate the impacts of proposed development within the Context Area on university resources and facilities.

The University has entered into a campus development agreement with local governments that addresses the impacts of university development on the local government support infrastructure. Negotiation of the development agreement included the identification of a process whereby the impacts of development could be assessed. Criteria and strategies for mitigating university development impacts are presented in the development agreement. Considerations for impact mitigation include modification of development plans, improvement of level of service deficiencies, and/or proportionate share payments to local governments to correct deficiencies. The mitigation strategies and development agreements were developed consistent with state and local comprehensive plans.

The Intergovernmental Coordination Element also establishes mechanisms and procedures to ensure the coordination of planning activities with host and affected local governments and other units of government providing services to the University. The mechanisms and procedures currently in place include city and County representation on the University's Land Use and Facilities Planning Committee, University representation on the Metropolitan Transportation Planning Organization and its various committees and the exchange of development and plan amendment information. The University also participates in meetings with various neighborhood associations within the University Context Area and other community committees, boards and task forces in order to address issues of mutual concern.

Goal 1: To Coordinate University and Community Planning Through the Use of Joint Processes for Collaborative Planning, Decision Making, and Development Review by Governmental Agencies.

Objective 1.1: Maintain a process for the reciprocal review by University and local government officials, of growth management plans, campus master plans and plan amendments.

Policy 1.1.1: City of Gainesville and Alachua County planning officials are afforded the opportunity to review land use and development proposals on the University main campus and

Alachua County satellite properties through their membership on the University's Land Use and Facilities Planning Committee. The University shall continue to maintain one non-voting member position on the committee for the Alachua County Growth Management Department and one non-voting member position for the City of Gainesville Community Development Department, and shall explore the feasibility of changing these local government representative positions to become voting members of the committee.

Policy 1.1.2: The University shall review proposed amendments to local government comprehensive plans that have the effect of changing land uses or policies which guide the development of land within the designated context area surrounding the University, affect the provision of local services, or otherwise impact university facilities and resources.

Policy 1.1.3: Proposed amendments to the Campus Master Plan shall be processed in accordance with Chapter 1013.30, F.S, University Operating Memorandum and policies listed under Objective 2.0 of the Implementation Element.

Policy 1.1.4: The Vice President for Finance and Administration shall respond to City and County development activity and other issues related to the Campus Master Plan and its context area with assistance from the Planning Office in the Facilities Planning and Construction Division. The University shall stay informed of land use and development activity in the City of Gainesville and Alachua County by continuing to receive and review the committee and Commission agendas of each entity along with notices of local government comprehensive plan amendments and changes to local development codes and zoning. Exchange of information related to local development activity will also be facilitated by the University's continued membership on the Metropolitan Transportation Planning Organization and participation on the College Park/University Heights Advisory Board to the Community Redevelopment Agency.

Policy 1.1.5: The University shall meet with officials from the City of Gainesville, Alachua County and other local, regional, state and federal agencies as needed for the purpose of coordinating development and campus master plan implementation.

Objective 1.2: Implement procedures and programs for effective intergovernmental coordination to ensure provision of infrastructure, utilities and other services necessary to support the University's Mission and the community development goals of the City of Gainesville and Alachua County.

Policy 1.2.1: The University shall meet with state, regional and local entities annually, or as needed to determine level of service standards, or to review potential or proposed changes to such standards that may have an impact on the University, its operation and/or growth potential. Level of service standards for roads, sanitary sewer, stormwater management (quantity and quality), potable water, solid waste, parks and recreation and public transportation shall not be in conflict with those established by the City or County.

Policy 1.2.2: The University shall assess the impacts of proposed campus development on significant local, regional and state resources, facilities and services. When it has been determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, the University will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts consistent with the terms and conditions of the campus development agreement.

Policy 1.2.3: The University shall monitor off-campus development and assess impacts on university resources, facilities and services. When it has been determined that proposed development within the designated context area would have an adverse impact on university facilities and resources, the University will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts on university facilities and resources.

Policy 1.2.4: Any dispute between the University and the City and County regarding the assessment or mitigation of impacts in the University Context Area shall be resolved in accordance with the process established in Chapter 1013.30, F.S.

Policy 1.2.5: The University Context Area identified on the Context Area map shall serve as the target planning area for the campus development agreement required pursuant to Chapter 1013.30, F.S. The University, in conjunction with the City of Gainesville and Alachua County, shall review Context Area boundaries prior to future updates of the Campus Master Plan.

Policy 1.2.6: Within 270 days after the University of Florida Board of Trustees adopts the Campus Master Plan for 2005-2015, a draft campus development agreement shall be transmitted to the City of Gainesville and Alachua County. This agreement must:

- identify geographic area covered by the agreement;
- establish duration of the agreement (5 - 10 years);
- identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Trustees and the service provider;
- assess the impact of proposed campus development on level of service conditions for identified public services and facilities, and any deficiencies likely to occur as a result;
- identify facility improvements to correct deficiencies;
- identify the University of Florida Board of Trustees 'fair share' of the costs of needed improvements; and
- be consistent with adopted Campus Master Plan and host local government comprehensive plans.

Policy 1.2.7: The University of Florida Board of Trustees and host local government shall execute the campus development agreement within 180 days after receipt of the draft agreement.

Policy 1.2.8: Once the University of Florida Board of Trustees pays its 'fair share' for capital improvements, as identified in the campus development agreement, or as identified in an amended campus development agreement, all concurrency management responsibilities of the University and its Board of Trustees are deemed to be fulfilled.

Policy 1.2.9: Any dispute between the University, the City of Gainesville and Alachua County which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in Chapter 1013.30, F.S.

Objective 1.3: Facilitate the orderly and efficient inclusion of University and certain affiliated sites and properties within Alachua County into the adopted Campus Master Plan.

Policy 1.3.1: The University shall update the adopted Campus Master Plan as necessary to reflect the expansion of campus boundaries and the inclusion of University and certain affiliated sites and properties within Alachua County that are used for cultural activities, recreation/athletics, student housing, teaching/research, or the administration of the University or for the administration of University Direct Support Organizations (as defined in Chapter 1004.28, F.S.) in the Campus Master Plan. This shall be accomplished through one or more amendments to the adopted Campus Master Plan. Properties and land holdings of the University or Direct Support Organizations that fail to meet the criteria established in this policy, shall not be included in the adopted Campus Master Plan.

Policy 1.3.2: In the event the use of any property changes so that it no longer meets the criteria established in Policy 3.1 above, the property shall be removed from the adopted Campus Master Plan and added to the corresponding local government comprehensive plan.

Policy 1.3.3: The following properties meet the criteria of Policy 3.1 above and shall be included in the Campus Master Plan. These properties are considered part of the University of Florida main campus with the exception of the Alachua County Satellite Properties presented in Figure 14-2.

- Coastal Engineering Laboratory - located at 1300 SW 6th Street
- Collegiate Living Organization - located at 117 NW 15th Street
- Delta Phi Epsilon sorority (UF building 657)
- Development and Alumni Affairs buildings and parking lots - located at 2012 W. University Avenue
- Health Sciences Center Administrative Services building and parking facilities - located at 1329 SW 16th Street
- Hope Lodge - located at 2121 SW 16th Street
- Institutes of Black Culture - located at 1510 W. University Avenue (UF building 874), and Hispanic/Latino Cultures - located at 1504 W. University Ave. (UF building 880)
- PK Yonge Lab School - located at Depot Avenue and SW 11th Street
- Ronald McDonald House - located at 1600 SW 14th Street
- Sorority Row – located between SW 8th Ave, SW 9th Ave, SW 13th St. and SW 11th St.
- Sorority Row “Natural Area” - located east of SW 11th St
- State University System Presses - located at 15 NW 15th Street
- Tanglewood Apartments - located at 2701 SW 13th Street (UF buildings 527-540)
- University Arboretum - located at the northwest corner of University Avenue and NW 23rd Street
- University of Florida Foundation Bates House - located at 113 NW 20th Terrace
- University Golf Course – located on SW 2nd Avenue at SW 34th Street / SR 121
- 105 Classroom Building - located at 105 NW 16th Street
- Austin Cary Memorial Forest - located on SR 24 / Waldo Road
- Beef Research Unit - located on CR 225 / NE 38th Street
- Dairy Research Unit – located in Hague on NW CR 237

- Eastside Campus - located at 2006 NE Waldo Road
- Lake Wauburg Recreation Area - located on US 441 South
- Auxiliary Library Facility - located at 2715 NE 39th Avenue
- Millhopper Horticulture Unit - located on NW 53rd Avenue / Millhopper Road
- Newnan's Lake - located on East University Avenue at Lakeshore Drive
- Santa Fe Beef Ranch / Boston Farm - located on NW CR 241
- TREEO Training Center - located off of SW 75th Street / Tower Road
- Wall Farm / Horse Teaching Unit - located on SW 63rd Ave / Rocky Point Road / CR 23
- WRUF Tower – located on SW 75th Street / Tower Road
- WUFT Tower - located on NW 53rd Avenue / Millhopper Road

Policy 1.3.4: The University shall coordinate with the City of Gainesville and Alachua County, as appropriate, on any required amendment to the City or County’s adopted comprehensive plans to: (1) reflect the inclusion of university-affiliated properties (such as those identified in Policy 3.3 above) into the adopted Campus Master Plan; and (2) to reflect a change in land use in the appropriate local government comprehensive plan from the current use to “Education (schools and colleges)” use. Every effort shall be made to process these plan amendments concurrently.

Policy 1.3.5: The University shall provide to the appropriate local government reasonable advance notice of any plans to include or exclude additional university or university-affiliated sites or properties in the adopted Campus Master Plan.

Policy 1.3.6: Proposed amendments which have the effect of including additional properties as part of the Campus Master Plan shall be transmitted to the appropriate local government for review and comment and shall be accompanied by the following minimum information:

- A proposed Future Land Use Map which clearly shows the proposed land use designation and density/intensity of use for the subject property(ies), the boundaries of the subject property(ies) and the relationship of the subject property to public facilities and services within the context area;
- The size of the subject property(ies) in acres or fractions thereof;
- A legal description of the subject property(ies);
- An assessment of the impact of proposed university development on level of service conditions for identified public services and facilities, including public stormwater management, potable water, sanitary sewer, solid waste, parks and recreation and traffic circulation (as applicable);
- Information regarding the compatibility of the proposed land use amendments with adjacent land uses (both on campus and within the context area); and
- Information regarding the consistency of the proposed land use amendments with the goals, objectives and policies contained in the Future Land Use Element and in other elements of the adopted Campus Master Plan.

Policy 1.3.7: If the information required in policy 3.6 above indicates that the proposed amendment will cause or contribute to a degradation of the level of service for public stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, or traffic circulation below adopted standards, the University shall work in cooperation with local

governments responsible for the maintenance of adopted level of service standards and shall amend the Campus Development Agreement as needed to maintain the adopted level of service standards.

Policy 1.3.8: The University shall use the following land use compatibility matrix to guide the development of university-affiliated properties (such as those identified in Policy 3.3 above) not located on the main campus, but included in the Campus Master Plan and to determine whether the use of such properties is compatible with the main campus and the surrounding community:

Table 14-1: Land Use Compatibility Matrix

| UF Campus Master Plan Land Use Category of Proposed Use | City of Gainesville Comprehensive Plan Future Land Use Designation * | Alachua County Comprehensive Plan Future Land Use Designation |
|--|---|---|
| Academic/Research | Education, Public Facilities, Urban Mixed Use | Urban Activity Centers & Institutional or Industrial |
| Academic/Research – Outdoor | Education, Public Facilities | Rural-Agricultural and Institutional |
| Housing | Residential Medium (10-30 du/ac), Residential High (20- 100 du/ac), Education | Medium (4-8 du/acre) Medium- High (8-14 du/acre) and High (14-24 du/acre) Density future land uses, with student housing development densities corresponding to the density of the residential land use designation. May be allowed in Urban Activity Centers within Residential Areas of the Master Plan. (Note Alachua County Comprehensive Plan FLUE Policy 1.3.4) |
| Support / Clinical | Office, Commercial, Mixed-Use Residential (up to 75 units per acre), Mixed-Use Low Intensity (8-30 units per acre), Mixed- Use Medium Intensity (12-30 units per acre), and Mixed-Use High Intensity (up to 150 units per acre), Education, Public Facilities | Activity Centers & Institutional or Commercial Uses |
| Cultural | Commercial, Mixed-Use Residential (up to 75 units per acre), Mixed-Use Low Intensity (8-30 units per acre), Mixed- Use Medium Intensity (12-30 units per acre), and Mixed-Use High Intensity (up to 150 units per acre), Education, Urban Mixed Use | Activity Centers & Institutional or Commercial Uses |
| Utility | Industrial, Office, Education, Commercial, Public Facilities | Activity Centers & Industrial or Commercial Uses |

| UF Campus Master Plan Land Use Category of Proposed Use | City of Gainesville Comprehensive Plan Future Land Use Designation * | Alachua County Comprehensive Plan Future Land Use Designation |
|--|---|--|
| Parking | Industrial, Office, Education, Commercial, Public Facilities | Activity Centers & Industrial or Commercial Uses |
| Active Recreation and Active Recreation - Outdoor | Recreation, Education, Public Facilities | All land use categories except Estate Residential, Low Density Residential, Open Space (in Activity Centers), Rural/Agricultural, Conservation and Preservation. (Small recreational courts not accessed for team events may be allowed in Low Density Residential) |
| Green Space Buffer | All land use categories | All land use categories |
| Urban Park | All land use categories | All land use categories |
| Conservation | All land use categories | All land use categories |

* Planned Use District may also be an acceptable land use in all categories

Policy 1.3.9: It shall be the policy of the University that the proposed use of off-campus lands by the University which are consistent with the matrix presented in Policy 3.8 above shall not require an amendment to the adopted City of Gainesville or Alachua County Comprehensive Plan.

Policy 1.3.10: In the case of proposed amendments that have the effect of adding properties to the adopted Campus Master Plan and that do not exceed the thresholds established in Chapter 1013.30, F.S., the University shall, in addition to submitting the proposed amendment to the City and County for review, conduct a minimum of one duly-noticed public hearing (that complies with the notice requirements set forth in s.163.3184(15), F.S.) to solicit public input and comments, if any of the following conditions exist:

- The proposed land use for the subject property is different from the land use established for the subject property in the applicable local government comprehensive plan; or
- The proposed land use for the subject property is determined to be incompatible with either the main campus or the surrounding community, based upon the application of the land use compatibility matrix described in Policy 3.8 above; or
- The proposed density or intensity of use for the subject property is different than the density or intensity of use established for the subject property in the applicable local government comprehensive plan; or
- The inclusion of the subject property in the adopted Campus Master Plan is likely to cause or contribute to a deficient level of service for public facilities and services, based upon standards adopted in the applicable local government comprehensive plan.

Policy 1.3.11: Disputes regarding those four areas listed in Policy 3.10 above that arise from proposed amendments which have the effect of adding properties to the adopted Campus Master Plan and which do not exceed the thresholds established in Chapter 1013.30, F.S., shall be resolved in accordance with the North Central Florida Regional Planning Council's dispute resolution process. Pursuant to s.186.509, F.S., the resolution of any dispute through the Regional Planning Council's dispute resolution process shall not alter any person's right to a

judicial determination of any issue if that person is entitled to such a determination under statutory or common law.

Policy 1.3.12: Properties owned by Shands Teaching Hospital and Clinics, Inc. or Shands Jacksonville Healthcare, Inc. that are not included in the adopted Campus Master Plan shall be subject to local government comprehensive plans and land development regulations adopted pursuant to Part II of Chapter 163, Florida Statutes.

Policy 1.3.13: Proposed amendments that have the effect of including additional properties as part of the Campus Master Plan shall be compatible with the City's or County's land use and zoning designations, and shall be presented at a publicly advertised neighborhood workshop to solicit public input and comments. Workshop invitation letters shall be sent to all property owners within 400 feet of the property and to registered City neighborhood organizations. No properties shall be added to the Campus Master Plan if the proposed use is inconsistent with the City's or County's current designation, unless a land use and/or zoning change, as appropriate, are approved by the City or County (the jurisdiction in which the property is located.)

Objective 1.4: Implement procedures and programs for effective community coordination on issues of economic development, emergency services, transportation and other community goal consistent with the University's Mission and the programs of the City of Gainesville and Alachua County.

Policy 1.4.1: The University shall consider potential for locating non-academic services and other programs within appropriate areas of the community, including East Gainesville, that could enhance on-going and/or proposed economic development activities identified in the objectives and policies prepared by Alachua County and the City of Gainesville in their comprehensive plans.

Policy 1.4.2: The University shall participate in and support technology transfer, encourage entrepreneurship and participate in economic development related to university teaching, extension and research.

Policy 1.4.3: The University shall continue to participate in various intergovernmental organizations and mutual aid agreements for the purposes of emergency preparedness and disaster planning consistent with the policies of the Public Safety Element.

Policy 1.4.4: The University shall maintain representation on the Metropolitan Transportation Planning Organization (MTPO) Board as an advisory non-voting member, and on the MTPO committees.

Policy 1.4.5: The University shall continue to seek the cooperation of the Regional Transit System (RTS) in promoting the use of public transit by students, faculty and staff; enhancing the on-campus and Context Area transit system as a means of increasing ridership; and regularly confer with RTS on university/public transit issues.

Policy 1.4.6: Intergovernmental coordination, with regard to the provision of adequate law enforcement, fire protection and emergency medical service to the campus, shall be improved through existing mutual aid and other service agreements with the providers of these services.

Policy 1.4.7: The University shall implement other programs, policies and procedures as specified in the Campus Master Plan to address interfaces between the University and community in regard to urban design, future land use, housing, recreation, conservation, transportation, infrastructure, utilities and capital improvements.

Policy 1.4.8: The University shall maintain communication and coordination with community groups and neighborhood associations by identifying appropriate liaisons to disseminate information, attend meetings, and serve as points of contact for specific groups. Official liaisons will be identified by the appropriate university vice president depending on the organization's area of interest.

15.
IMPLEMENTATION ELEMENT

Introduction

This Implementation Element includes Goals, Objectives and Policies (GOP) that apply to the main campus and Alachua County Satellite Properties.

Goal 1: To Provide Procedures for the Implementation, Monitoring and Updating of the Campus Master Plan To Guide University Decision-Making, Provide for Public Involvement and Efficiently Respond to Changing or Unforeseen External and Internal Conditions.

Objective 1.1: Utilize designated university joint committees for capital project and Campus Master Plan review.

Policy 1.1.1: All major projects (i.e. >\$1,000,000 construction budget) on the main campus or satellite facilities in Alachua County shall be reviewed by the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Transportation and Parking Committee and the Preservation of Historic Buildings and Sites Committee, with recommendations forwarded to the Vice President for Finance and Administration for final approval.

Policy 1.1.2: Minor projects (i.e. <\$1,000,000 construction budget), landscaping and tree plantings on the main campus or Eastside Campus that meet one or more of the following conditions shall be noticed to the chairpersons of the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Transportation and Parking Committee and the Preservation of Historic Buildings and Sites Committee. Upon direction of the committee chairperson, the project shall be reviewed by the committee with recommendations forwarded to the Vice President for Finance and Administration for final approval:

- increase building gross square footage (including utility structures and enclosures);
- impact buildings that are on, or have been deemed eligible for inclusion on, the National Register of Historic Places;
- are within a Conservation land use classification or the required upland buffer to a designated wetland as identified in Policy 2.1 of the Conservation Element;
- are within a designated Green Space Buffer or Urban Park land use classification;
- are not consistent with the designated Future Land Use;
- are non-replacement landscaping or tree planting projects on Future Building Sites identified in Figure 13-1 or Priority Open Space Enhancement areas identified in Figure 1-5; or
- interfere with pedestrian connections and future shared use path alignments that appear on the Urban Design Connections Map identified on Figure 1-6.

Policy 1.1.3: Minor projects (i.e. <\$1,000,000 construction budget) on the satellite facilities in Alachua County meeting one or more of the following conditions shall be noticed to the chairpersons of the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Transportation and Parking Committee and the Preservation of Historic Buildings and Sites Committee. Upon direction of the committee chairperson, the project shall be

reviewed by the committee with recommendations forwarded to the Vice President for Finance and Administration for final approval:

- impact buildings that are on, or have been deemed eligible for inclusion on, the National Register of Historic Places;
- are within a Conservation land use classification or the required upland buffer to a designated wetland as identified in Policy 2.1 of the Conservation Element; or
- are not consistent with the designated Future Land Use.

Policy 1.1.4: All Campus Master Plan amendments on the main campus or satellite facilities in Alachua County shall be reviewed by the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Transportation and Parking Committee and the Preservation of Historic Buildings and Sites Committee, with recommendations forwarded to the Vice President for Finance and Administration for final recommendation to the President and/or University Board of Trustees as specified in University Operating Memorandum.

Policy 1.1.5: An annual Campus Master Plan monitoring report with implementation benchmarks shall be prepared by the Planning Office in the Facilities Planning and Construction Division, and provided to the Land Use and Facilities Planning Committee, Lakes, Vegetation and Landscape Committee, Transportation and Parking Committee and the Preservation of Historic Buildings and Sites Committee for review with recommendations forwarded to the Vice President of Finance and Administration.

Objective 1.2: *Adhere to the requirements of Chapter 1013.30, Florida Statutes and University of Florida Operating Memorandum for amendments to the Campus Master Plan.*

Policy 1.2.1: Pursuant to Chapter 1013.30(9), F.S. and the University of Florida Operating Memorandum, any amendment to the adopted Campus Master Plan shall be identified as “major amendments” and transmitted to the host and affected local governments and other external review agencies for review if such amendment, alone or in conjunction with other amendments would:

- increase density or intensity of use of land on campus by more than 10%;
- decrease the amount of natural areas, open space or buffers by more than 10%; or
- rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10% on a road or another public facility or service provided or maintained by the state, the county, the host local government or any affected local government.

Policy 1.2.2: Major amendments to the Campus Master Plan shall be reviewed by the joint committees identified in Policy 1.4 of this Element and approved by the University of Florida Board of Trustees.

Policy 1.2.3: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in Chapter 1013.30(9), F.S., shall be identified as “minor amendments” to be reviewed by the joint committees identified in Policy 1.4 of this Element, approved by the

University President and presented to the Facilities Committee of the University of Florida Board of Trustees for information.

Policy 1.2.4: Proposed amendments to the adopted Campus Master Plan that do not exceed the thresholds established in Chapter 1013.30(9), F.S., but have the effect of changing land use designations or classifications, or have any potential impact on off-campus facilities, services, or natural resources, shall be submitted to the City and County for review and comment prior to presentation to the Land Use and Facilities Planning Committee.

Policy 1.2.5: The University shall submit to the University of Florida Board of Trustees and to the host local governments, within 4 years from the date of plan adoption and every 5 years thereafter, an evaluation and appraisal report that:

- Lists accomplishments during the implementation of the Campus Master Plan describing major problems associated with development and land uses and the degree to which the goals, objectives and policies have been successfully reached;
- Identifies obstacles or problems which resulted in underachievement of goals, objectives and policies;
- Identifies the need for new or modified goals, objectives or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the Campus Master Plan;
- Addresses local government and public participation in the process;
- Addresses the effects of changes to the State Comprehensive Plan and to the comprehensive plans of the host local government and any affected local governments;
- Identifies proposed and anticipated amendments necessary to address identified problems and opportunities; and
- Identifies a means of ensuring continuous monitoring and evaluation of the plan during the remainder of the overall planning period.

Policy 1.2.6: The University shall submit to the University of Florida Board of Trustees and to the host local governments, within five years from the date of plan adoption and every five years thereafter, a proposed plan amendment that incorporates the findings and recommendations contained in the evaluation and appraisal report, and contains updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the updated planning period.

Objective 1.3: *Establish linkage between the Campus Master Plan and the activities of administrative units on campus, as appropriate.*

Policy 1.3.1: Identify assignments and priorities in the annual work programs of the Facilities Planning and Construction Division and the Physical Plant Division, and other units, as appropriate, that are consistent with and advance achievement of goals in the Campus Master Plan.

Policy 1.3.2: Update development checklists that are used to assess the consistency of development projects with the Campus Master Plan.

Policy 1.3.3: Continue to monitor and update, as needed, the University of Florida Design and Construction Standards to ensure consistency with the Campus Master Plan.

Policy 1.3.4: Utilize the Campus Master Plan in the annual update of the Capital Improvement Program to reinforce priorities, identify buildable sites and consider the appropriateness of land uses.

16.
FORT LAUDERDALE RESEARCH & EDUCATION
CENTER ELEMENT

I. Future Land Use Sub-Element

The Fort Lauderdale Research and Education Center is located in Broward County in Southeast Florida, approximately 22 miles from the Atlantic Ocean. The Center is situated on approximately 100 acres in the Town of Davie, one of the oldest settlements in South Florida, and Broward County's second largest municipality.

The Center is currently managed for a single use – research and instruction related to environmental horticulture, water use, and weed/pest control. The Center's scientists and technicians, all members of the University's Institute of Food and Agricultural Sciences (IFAS) conduct research and extension programs on tropical and aquatic horticulture, urban entomology, plant disease control, turf grass management, and the utilization of urban waste in agricultural production. In addition to its research and extension programs, the Center operates an undergraduate degree programs for students seeking a Bachelor of Science degree in environmental horticulture.

A. Future Development Concept

Ten (10) parcels of land were identified on the Ft. Lauderdale campus in the 1995 plan that could be used to accommodate future facilities and field research activities. During the period 2000 to 2004, no significant new square footage was added to the site. Figure 16-1 depicts the Future Land Use designations for future growth on the campus. Anticipated enrollment growth can be accommodated within the existing boundaries of the Ft. Lauderdale REC campus as depicted in the Future Land Use map without the need to purchase additional land. Similarly, this site also provides for parallel growth in support facilities, primarily parking and utilities.

During the period 2005 to 2015, the University anticipates development of a graduate student residence of 2,485 gross square feet (GSF). A total of 8,000-10,000 GSF of new space is envisioned over the next ten years, with approximately 3,000 GSF of greenhouse and 4,000 GSF of field support space such as equipment storage facilities. As academic support space for primarily agricultural research, these facilities will have minimal impact on site infrastructure and will not create significant new occupied space. Additional development may be accommodated on the property as replacement of facilities displaced by future expansion of Florida Atlantic University facilities without interfering with the outdoor teaching and research activities on the property. Such replacement space, if it occurs in the ten-year horizon, would not provide any net new space and would be paid for by FAU as part of its campus expansion.

B. Campus Master Plan Goals Objectives and Policies

When applicable, the goals, objectives and policies of the Future Land Use Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 1: Coordinate Development of the Ft. Lauderdale Research and Education Center with the Town of Davie and Broward County

Objective 1.1: To provide adequate future land use designations to support the academic mission of the Ft. Lauderdale Research and Education Center.

Policy 1.1.1: The University's adopted Master Plan shall be amended as needed to include any anticipated future land acquisition requirements that may arise as the Master Plan is implemented. Where acquisition of additional land is necessary for the continued growth and development of the Center, the University shall coordinate with the Town of Davie and Broward County as appropriate on any required amendment to the Town and County's adopted comprehensive plans.

Policy 1.1.2: Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in Chapter 1013.30, F. S., and that have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, shall be submitted to the Town of Davie for a courtesy review.

Policy 1.1.3: The University will evaluate and consider off-campus constraints that may limit future development on campus (i.e., traffic, utilities). The University shall work with the regional transportation organization to assess the impacts of proposed on-campus development and traffic limitations on the transportation system of the immediate area. Furthermore, the University will coordinate with the Town of Davie and Broward County to minimize on-campus conflicts with the host community's land uses within the immediate area, and minimize off-campus constraints that limit future development on campus.

Policy 1.1.4: The potential for locating non-academic services and other programs within appropriate areas of the community which could enhance on-going and/or proposed economic development activities identified in the Town of Davie's adopted comprehensive plan shall be considered.

Policy 1.1.5: The University shall coordinate with the Town of Davie and Broward County, as appropriate, on any required amendment to the City or County's adopted comprehensive plans to: (1) reflect the inclusion of University affiliated properties (such as those identified in Policy 1.1 above) into the adopted Campus Master Plan; and (2) to reflect a land use designation in the appropriate local government comprehensive plan consistent with Educational or Institutional uses.

Policy 1.1.6: Within 270 days after the University of Florida Board of Trustees adopts the Campus Master Plan for 2005-2015, a draft campus development agreement shall be transmitted to the Town of Davie. This agreement must:

- identify geographic area covered by the agreement;
- establish duration of the agreement (5 - 10 years);
- identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Trustees and the service provider;

- assess the impact of proposed campus development on level of service conditions for identified public services and facilities, and any deficiencies likely to occur as a result;
- identify facility improvements to correct deficiencies;
- identify the University of Florida Board of Trustees 'fair share' of the costs of needed improvements; and
- be consistent with adopted Campus Master Plan and host local government comprehensive plans.

II. Housing Sub-Element

Through 2004, no housing was available at the Ft. Lauderdale Research and Education Center. However; a new graduate residence structure is planned for 2005 that will accommodate students who share in some site and research management responsibilities.

When applicable, the goals, objectives and policies of the Housing Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 2: Provide Housing at the Fort Lauderdale Research and Education Center as Demand Warrants

Objective 2.1: To develop housing at the Ft. Lauderdale Research and Education Center that is appropriate and compatible.

Policy 2.1.1: Develop housing facilities on campus if demand and feasibility warrants such development.

Policy 2.1.2: New housing should respect the image and character of the Center, and should not impede the research function of the campus.

III. Recreation and Open Space Sub-Element

The Center does not require active recreational facilities due to its role as a non-traditional extension of the land grant campus. Furthermore, the Center does not house or plan to house significant numbers of students on the site. Finally, the programs offered at the Center do not include instructional courses in physical education, and therefore, instructional facilities of this type are not applicable or required. The Center does not possess any formalized passive recreation facilities on the site. A majority of the site, due to its outdoor agricultural and educational orientation, could provide more than adequate opportunities for accommodating passive recreation if the need arises. The provision of this active recreation space is also contingent upon whether this use would actually be needed or used by the Center's population.

When applicable, the goals, objectives and policies of the Active Recreation and Open Space Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 3: Provide Recreation Facilities at the Fort Lauderdale Research and Education Center as Demand Warrants

Objective 3.1: To develop recreation at the Ft. Lauderdale Research and Education Center that is appropriate and compatible.

Policy 3.1.1: Develop recreation facilities on campus if demand and feasibility warrants such development.

Policy 3.1.2: The University may work with the Town of Davie, Broward County and other educational institutions in the vicinity of the Center to identify off-campus non-instructional sites that may be appropriate for joint active and/or passive recreation programs and facilities. The University may pursue interlocal agreements and memoranda of understanding as needed to provide for the joint use of identified sites, facilities and programs.

IV. General Infrastructure - Stormwater Sub-Element

Stormwater management features on the site only service the uses on the site. Since the predominant land use is Agricultural, the natural stormwater management features complement the site and the numerous on-going research projects and activities. The site consists of large tracts of open space and existing ponds to provide for on-site stormwater storage. As part of the research projects and maintenance of the facilities, stormwater detained in the man-made retention/detention ponds is used for irrigation purposes. No problems are foreseen for stormwater management facility expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Stormwater Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 4: Provide Adequate and Environmentally Sensitive Stormwater Management

Objective 4.1: To coordinate with the South Florida Water Management District and any other regulatory or governmental entity as required to address stormwater management.

Policy 4.1.1: The University shall continue to notify and coordinate with the SFWMD to obtain necessary permits and to mitigate the impacts for any proposed development.

Policy 4.1.2: The University shall continue to abide by all requirements and conditions of SFWMD permits.

V. General Infrastructure – Potable Water Sub-Element

The potable water distribution system serving the Center consists of a water main and lateral. The Center owns the potable water facilities on the site. The Town of Davie provides water service to the site. No problems are foreseen for potable water system expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Potable Water Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 5: Coordinate With the Appropriate State, Regional and Local Agencies to Ensure Adequate Potable Water Supply

Objective 5.1: To coordinate with the South Florida Water Management District and any other regulatory or governmental entity as required to address potable water supply.

Policy 5.1.1: The University shall coordinate with the Town of Davie to ensure that adequate water service will be available for any proposed development connecting to the Town's water system. The University shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that potable water will be supplied to the site to meet the future needs of the Center.

Policy 5.1.2: The University shall establish a water protection and conservation program through the SFWMD and the Town of Davie which outlines various procedures on how to protect and conserve the potable water supply and source. This program shall include measures designed to:

1. Ensure compliance with SFWMD conservation program requirements;
2. Limit the hours of outdoor irrigation;
3. Use treated wastewater effluent for an expanded campus irrigation system;
4. Use automated timers and other irrigation flow monitoring equipment;
5. Use low water demand procedures for new building construction and common areas; and

6. Use ultra-low volume fixtures in new building construction.

VI. General Infrastructure – Sanitary Sewer Sub-Element

The sanitary sewer system serving the Center consists of a gravity collection system and a pump station. The Center's sanitary sewer system is connected to the Town of Davie's sanitary sewer collection/transmission system. No problems are foreseen for sanitary sewer system expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Sanitary Sewer Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 6: Provide Adequate and Efficient Sanitary Sewer Treatment Capacity and Services

Objective 6.1: To coordinate with the Town of Davie and any other regulatory or governmental entity as required to address sanitary sewer treatment facilities and services.

Policy 6.1.1: The University shall coordinate with the Town of Davie to ensure that adequate sanitary sewer service will be available for any proposed development connecting to the Town's water system. The University shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that sanitary sewer will be supplied to the site to meet the future needs of the Center.

VII. General Infrastructure – Solid Waste Sub-Element

The Center has one solid waste collection facility located on the site. The facility is located on the west side of the main building. This facility has a capacity of approximately 10 cubic yards and is emptied by Southern Sanitation five days each week. No problems are foreseen for solid waste facility expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Solid Waste Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 7: Provide Adequate, Efficient and Sustainable Solid Waste Collection and Disposal

Objective 7.1: To coordinate with the appropriate service providers and any other regulatory or governmental entity as required to provide safe operation, proper service and ensure solid waste capacity is available for future demands.

Policy 7.1.1: The University shall continue to expand the recycling program to help minimize the solid waste taken to the Broward County landfill.

Policy 7.1.2: The University shall coordinate with Southern Sanitation periodically to ensure proper solid waste collection and disposal service for future growth and campus. The University shall pursue any memoranda or understanding or interlocal agreements necessary to ensure that solid waster service and capacity will be supplied to the campus to meet the future needs of the University.

Policy 7.1.3: Proposed increases in solid waste generating uses – whether residential or non-residential related – shall be approved only upon a finding by the University that existing solid waste disposal capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecast future time of need. The University’s IFAS Facilities Operations Division shall be responsible for performing the appropriate periodic coordination efforts with Southern Sanitation to determine that solid waste capacity is available.

VIII. Utilities – Steam and Chilled Water Sub-Element

Steam is not available at the Fort Lauderdale Center and no future need for steam is anticipated for this site. Chilled water is provided for Building 5001, the Hamilton M. Forman Building. The system is integral to the building. The chiller and distribution pumps are located in a mechanical room located on the roof of the building. The chiller is an approximately 50-ton, water cooled reciprocation chiller manufactured by Carrier Corporation. There are two chilled water pumps, one pump serves as a standby. There is no campus-wide chilled water distribution system. No other buildings on campus are served by this chilled water system. Chilled water should be provided on an as needed basis for new construction.

When applicable, the goals, objectives and policies of the Steam and Chilled Water Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 8: Provide Adequate and Efficient Chilled Water Facilities and Services

Objective 8.1: To appropriately maintain and expand the chilled water services at the Center.

Policy 8.1.1: The University's IFAS Facilities Operations Division shall monitor the condition and capacity of chilled water facilities, and develop plans for necessary improvements as the need is identified.

Policy 8.1.2: Provide necessary chilled water services with any new major construction.

IX. Utilities – Electrical Power and Other Fuels Sub-Element

The electrical power for the Center is served from Florida Power & Light (FPL) Corporation. There are no other fuel distribution or storage facilities on the site. FPL distributes power from its distribution circuit along Campus Drive from three locations. FPL provides all secondary service transformers and is responsible for all maintenance on the primary service. FPL also provides pole-mounted area lighting in areas of the Center. All overhead and underground primary feeders are owned and maintained by FPL. FPL owns and maintains all service transformers. Although the lifetime and condition of the transformers have not been determined, FPL would have replacement equipment in stock if a failure were to occur.

When applicable, the goals, objectives and policies of the Steam and Chilled Water Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 9: Provide Adequate, Efficient and Sustainable Electrical Power and Other Fuels

Objective 9.1: To appropriately maintain and expand the electrical power and other fuels facilities and services at the Center.

Policy 9.1.1: The University's IFAS Facilities Operations Division shall monitor and implement electric power improvements as the need is identified.

Policy 9.1.2: The University shall pursue any interlocal agreements of understanding necessary to ensure that electric power will be supplied to the site to meet the future needs of the Center.

X. Utilities – Telecommunications Sub-Element

A. Telephone

The telephone service is provided to the site from Southern Bell Telephone Company (SBTC). SBTC serves the Academic Building with an underground service cable. This cable terminates at this building. Telephone extensions are fed to remote research buildings from the Hamilton M. Foreman Building (Building 5001). All cables are underground from the main building to other buildings on campus. The Hamilton Foreman Building serves the campus through and AT&T Dimension PBX, which is

antiquated and at maximum capacity. There is a dedicated telephone line for a VAX modem to the Hamilton Foreman Building. The existing telephone system is at capacity and requires replacement. Underground duct banks should be added to facilitate expansion to new construction.

B. Data and Video

No current data and video distribution system exists. Spare capacity underground in a communications duct bank should be made to bring the Center up to current technical standards.

C. Satellite

There is a satellite down link on the site with service to the Hamilton Foreman Building. Currently, there is a satellite down link only. Provisions should be made for an uplink so that remote classes can be held and establish communication without use of telephone lines.

D. Goals, Objectives and Policies

When applicable, the goals, objectives and policies of the Telecommunications Sub-Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center. However, specific policies listed below apply specifically to this site and its specific needs.

Goal 10: Provide Adequate and Efficient Telecommunications Facilities and Services.

Objective 10.1: To appropriately maintain and expand the telecommunications facilities and services at the Center.

Policy 10.1.1: The University's IFAS Facilities Operations Division shall monitor and implement telecommunications improvements as the need is identified.

XI. Conservation Sub-Element

The Center contains no wildlife habitat or native vegetation that requires special protection. No significant wetlands, man-made or natural, are present on the site, nor does the site contain any unique geological features. A few isolated wet areas are on the property, such as depressional marshes and a small stream which borders the property to the north and east. Current and past practices have effectively altered the soil and vegetation so that restoration will not be readily feasible. Figures 16-2 display the hydrological and soil data for the site.

When applicable, the goals, objectives and policies of the Conservation Element of the University of Florida Campus Master Plan apply to the Fort Lauderdale Research and Education Center.

17.
MID-FLORIDA RESEARCH & EDUCATION CENTER
ELEMENT

I. Future Land Use Sub-Element

The Mid-Florida Research and Education Center (MREC) in Apopka, Orange County was formed in the late winter/early spring of 1999 through the merging of 3 facilities (Apopka, Sanford and Leesburg). Approximately 90,000 gross square feet (GSF) of building space was added to the existing Apopka site to augment the research facilities in place. The two major new buildings provide classroom space and office/research space. The program at MREC focuses on agricultural research to address crop production, environmental plant use in urban communities, and effects of midges on Florida life-styles. A Bachelor of Science degree can be obtained through the program at MREC.

A recent purchase of approximately 22 acres was purchased from the City of Apopka. With the completion of the new facilities, future growth of approximately 44,000 GSF of greenhouse and support space will be needed over the next five years, and additional land needs are foreseen. An additional 98-acre parcel owned by the City of Apopka bordering the center's northwestern boundaries provides potential growth possibilities. There are no known land or natural obstacles for growth and no archaeological limitations; however the State Lands Management Plan has noted a high to moderate potential for containing presently unrecorded archaeological sites. Development pressures in the area justify the University to potentially undergo a study unique to the Apopka site, in order to more fully understand future land use needs of the site and ways to work with the City and County to develop an inclusive vision for the area.

A. Future Development Concept

During the period 2005 to 2015, the University anticipates development of new facilities to support research, teaching and extension programs already in place at the Center. Future development plans include a 25,000 GSF academic building for the College of Pharmacy and a 4,000 GSF Termite Training Facility. An additional 15,000 GSF of new space is envisioned over the next ten years to include greenhouse, equipment storage and other field support space. Anticipated electrical distribution upgrades will provide service to support these facility expansions. This additional development may be accommodated on the property as need arises without interfering with the outdoor teaching and research activities on the property. Figure 17-1 displays the future land use designations assigned for the site, while Figure 17-3 depicts the approximate location of the two proposed academic buildings. These building projects are included in the Capital Improvements Element of the Campus Master Plan.

B. Campus Master Plan Goals Objectives and Policies

When applicable, the goals, objectives and policies of the Future Land Use Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 1: Coordinate Development of the Mid-Florida Research and Education Center with the City of Apopka and Orange County

Objective 1.1: To provide adequate future land use designations to support the academic mission of the Mid-Florida Research and Education Center.

Policy 1.1.1: The University's adopted Master Plan shall be amended as needed to include any anticipated future land acquisition requirements that may arise as the Master Plan is implemented. Where acquisition of additional land is necessary for the continued growth and development of the Center, the University shall coordinate with the City of Apopka and Orange County as appropriate on any required amendment to the Town and County's adopted comprehensive plans.

Policy 1.1.2: Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in Chapter 1013.30, F. S., and that have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, shall be submitted to the City of Apopka for a courtesy review.

Policy 1.1.3: The University will evaluate and consider off-campus constraints that may limit future development on campus (i.e., traffic, utilities). The University shall work with the regional transportation organization to assess the impacts of proposed on-campus development and traffic limitations on the transportation system of the immediate area. Furthermore, the University will coordinate with the City of Apopka and Orange County to minimize on-campus conflicts with the host community's land uses within the immediate area, and minimize off-campus constraints that limit future development on campus.

Policy 1.1.4: The potential for locating non-academic services and other programs within appropriate areas of the community which could enhance on-going and/or proposed economic development activities identified in the City of Apopka's adopted comprehensive plan shall be considered.

Policy 1.1.5: The University shall coordinate with the City of Apopka and Orange County, as appropriate, on any required amendment to the City or County's adopted comprehensive plans to: (1) reflect the inclusion of University affiliated properties (such as those identified in Policy 1.1 above) into the adopted Campus Master Plan; and (2) to reflect a land use designation in the appropriate local government comprehensive plan consistent with Educational or Institutional uses.

II. Housing Sub-Element

Housing is not currently available at the Mid-Florida Research and Education Center. However, as enrollment grows, it is appropriate to set out Goals, Objectives and Policies in the event that the center provides housing in the future.

When applicable, the goals, objectives and policies of the Housing Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 2: Provide Housing at the Mid-Florida Research and Education Center as Demand Warrants

Objective 2.1: To develop housing at the Mid-Florida Research and Education Center that is appropriate and compatible.

Policy 2.1.1: Develop housing facilities on campus if demand and feasibility warrants such development.

Policy 2.1.2: New housing should respect the image and character of the Center, and should not impede the research function of the campus.

III. Recreation and Open Space Sub-Element

The Center does not require active recreational facilities due to its role as a non-traditional extension of the land grant campus. Furthermore, the Center does not house or plan to house significant numbers of students on the site. Finally, the programs offered at the Center do not include instructional courses in physical education, and therefore, instructional facilities of this type are not applicable or required. The Center does not possess any formalized passive recreation facilities on the site. A majority of the site, due to its outdoor agricultural and educational orientation, could provide more than adequate opportunities for accommodating passive recreation if the need arises. There are no plans for active recreational facilities at this time, and this plan does not recommend the construction of such facilities in the near future. However, students and employees could be served by the addition of a simple basketball hoop or similar low-impact recreational use near the existing buildings. The provision of active recreation space is also contingent upon whether this use would actually be needed or used by the Center's population.

When applicable, the goals, objectives and policies of the Active Recreation and Open Space Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 3: Provide Recreation Facilities at the Mid-Florida Research and Education Center as Demand Warrants

Objective 3.1: To develop recreation at the Mid-Florida Research and Education Center that is appropriate and compatible.

Policy 3.1.1: Develop recreation facilities on campus if demand and feasibility warrants such development.

Policy 3.1.2: The University may work with the City of Apopka, Orange County and other educational institutions in the vicinity of the Center to identify off-campus non-instructional sites that may be appropriate for joint active and/or passive recreation programs and facilities. The University may pursue interlocal agreements and memoranda of understanding as needed to provide for the joint use of identified sites, facilities and programs.

IV. General Infrastructure - Stormwater Sub-Element

Stormwater management features on the site only service the uses on the site. Since the predominant land use is Agricultural, the natural stormwater management features complement the site and the numerous on-going research projects and activities. The site consists of large tracts of open space and existing ponds to provide for on-site stormwater storage. No problems are foreseen for stormwater management facility expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Stormwater Sub-Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 4: Provide Adequate and Environmentally Sensitive Stormwater Management

Objective 4.1: To coordinate with the St. Johns River Water Management District (SJRWMD) and any other regulatory or governmental entity as required to address stormwater management.

Policy 4.1.1: The University shall continue to notify and coordinate with the SJRWMD to obtain necessary permits and to mitigate the impacts for any proposed development.

Policy 4.1.2: The University shall continue to abide by all requirements and conditions of SJRWMD permits.

V. General Infrastructure – Potable Water Sub-Element

The potable water distribution system serving the Center consists of a water main and lateral. The Center recently paid to have water extended to the site. No problems are foreseen for potable water system expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Potable Water Sub-Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 5: Coordinate With the Appropriate State, Regional and Local Agencies to Ensure Adequate Potable Water Supply

Objective 5.1: To coordinate with the SJRWMD and any other regulatory or governmental entity as required to address potable water supply.

Policy 5.1.1: The University shall coordinate with the City of Apopka to ensure that adequate water service will be available for any proposed development connecting to the City's water system. The University shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that potable water will be supplied to the site to meet the future needs of the Center.

VI. General Infrastructure – Sanitary Sewer Sub-Element

No problems are foreseen for sanitary sewer system expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Sanitary Sewer Sub-Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 6: Provide Adequate and Efficient Sanitary Sewer Treatment Capacity and Services

Objective 6.1: To coordinate with the City of Apopka and any other regulatory or governmental entity as required to address sanitary sewer treatment facilities and services.

Policy 6.1.1: The University shall coordinate with the City of Apopka to ensure that adequate sanitary sewer service will be available for any proposed development connecting to the City's water system. The University shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that sanitary sewer will be supplied to the site to meet the future needs of the Center.

VII. General Infrastructure – Solid Waste Sub-Element

No problems are foreseen for solid waste facility expansion or replacement to meet the projected needs of the Center.

When applicable, the goals, objectives and policies of the Solid Waste Sub-Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 7: Provide Adequate, Efficient and Sustainable Solid Waste Collection and Disposal

Objective 7.1: To coordinate with the appropriate service providers and any other regulatory or governmental entity as required to provide safe operation, proper service and ensure solid waste capacity is available for future demands.

Policy 7.1.1: The University shall continue to expand the recycling program to help minimize the solid waste taken to the Orange County landfill.

Policy 7.1.2: The University shall coordinate with local sanitation services periodically to ensure proper solid waste collection and disposal service for future growth and campus. The University shall pursue any memoranda or understanding or interlocal agreements necessary to ensure that solid waster service and capacity will be supplied to the campus to meet the future needs of the University.

Policy 7.1.3: Proposed increases in solid waste generating uses – whether residential or non-residential related – shall be approved only upon a finding by the University that existing solid waste disposal capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the forecast future time of need. The University’s IFAS Facilities Operations Division shall be responsible for performing the appropriate periodic coordination efforts with Southern Sanitation to determine that solid waste capacity is available.

VIII. Transportation Sub-Element

In addition to the current and future growth of the Center, there are also other development pressures increasing in the area, as land once set aside as agricultural is being converted to new homes and businesses. The roads around the Center are seeing more traffic, and the future widening of SR 436 South of Apopka from 4-6 lanes will put further stress on these roadways.

When applicable, the goals, objectives and policies of the Transportation Sub-Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center. However, policies listed below apply specifically to this site and its specific needs.

Goal 8.0: Coordinate With the City of Apopka, Orange County and the MetroPlan Orlando (MPO) To Develop and Maintain a Balanced Transportation System in the Mid-Florida REC Area that Provides Campus Access and Expanded Transportation Choice for University Students, Faculty, Staff, and Visitors.

Objective 8.1: To participate in joint decision-making and appropriate financial support that enables the development, maintenance and operation of a multi-modal transportation system.

Policy 8.1.1: The University shall continue to coordinate with the City of Apopka, Orange County, the Florida Department of Transportation (FDOT) and the University community through appropriate administrative offices, or other ad hoc groups and visitor constituencies to:

- Consider how University constituencies get to and move around the campus, and to and around university-controlled satellite properties;
- Consider the transportation needs (to and around off-campus properties) of faculty, students, staff, parents, visitors and patrons of athletic and cultural events among other groups;
- Consider the coordination of automobiles, buses, bicycles, pedestrians and other modes of transportation on off-campus properties;
- Evaluate the option of placing park-and-ride or parking structures at off-campus properties;
- Consider circulation patterns, street and road closings, redirecting traffic patterns, creating one-way streets and other circulation issues that may reduce transportation conflicts on off-campus properties;
- Identify and consider all available sources and mechanisms for funding agreed-upon improvements on off-campus properties; and
- Consider all of the above issues within the context of maintaining the overall quality of the environment on the university-controlled satellite properties.

Policy 8.1.2: The University shall coordinate with the City of Apopka and Orange County to evaluate other options and strategies for reducing the dependence on the personal automobile as a means of travel to and from the university-controlled satellite properties. If any of these proves to be economically feasible and practical, the University shall amend the adopted Campus Master Plan to incorporate these strategies into the overall transportation plan.

Policy 8.1.3: The University shall coordinate with the City of Apopka and Orange County in the planning, design, and construction of pedestrian and non-vehicular circulation facilities.

IX. Conservation Sub-Element

Although, the Center is in close proximity to Lake Apopka, the site contains no wildlife habitat or native vegetation that requires special protection. No significant wetlands, man-made or natural, are present on the site, nor does the site contain any unique geological features. A few isolated wet areas are on the property, such as depressional marshes. Current and past practices have effectively altered the soil and vegetation so that restoration will not be readily feasible. Figure 17-2 displays the hydrological and soil data for the site. There are no known land or natural obstacles for growth and no archaeological limitations; however the State Lands Management Plan has noted a high to moderate potential for containing presently unrecorded archaeological sites.

When applicable, the goals, objectives and policies of the Conservation Element of the University of Florida Campus Master Plan apply to the Mid-Florida Research and Education Center.