

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
**MEETING MINUTES 1/23/06 (10:00 TO 12:00)**  
**ROOM 296 - MARSHALL CENTER**

**Meeting Commenced at 10:09am**

**DRAFT**

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**ROOM 296 - MARSHALL CENTER**

**1. Welcome – Ron Hanke**

Ron Hanke opened the meeting at 10:09 a.m., and asked the Committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today to review one presentation; the Tampa Campus 2005 Master Plan Draft

**Approval of Minutes from 9/15/05 CDC meeting.** A motion was made, and seconded, and the Committee voted unanimously to approve the minutes.

- 2. Tampa Campus 2005 Master Plan Draft.** Alyn Pruett and Silvia Vargas, consultants from Wallace, Roberts, Todd (WRT), were introduced to provide the Master Plan Draft overview. Due to the length and detail of the presentation, the committee was requested to hold all questions until the presentation was completed.

**a. Tampa Campus 2005 Master Plan Draft Presentation**

Alyn Pruett indicated that this presentation was lengthy and thorough in order to explain and present all the details of the Master Plan. The F.S.1013.30 requires Master Plans to be updated every five (5) years. The plan does not require the University to build all of the buildings that are proposed. The Plan demonstrates what can be developed and built as needed and as funds are available. It also provides for the planning for the infrastructure improvements needed to support the continued development of the campus land.

The Campus Master Plan is the physical outcome of the University's Strategic Plan and involves input from staff, faculty, students and the community.

The goal of the Master Plan is to maximize the development capacity of the campus for future development, with flexibility built into the plan for changing needs. Several key areas are:

The need to address increased parking demand while reducing land area consumed by surface parking with the construction of multi-story parking garages.

Increase housing availability to accommodate 40-45% of freshmen and 20% FTE long range (3000 beds).

Stormwater requirements and retention of the greenway.

Combining the previous 16 land use districts into 8.

Major Components of the Master Plan:

## CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/23/06 (10:00 TO 12:00)

ROOM 296 - MARSHALL CENTER

Foundations of the Plan are based on a 10-year enrollment growth to 39,000+ FTE.

Timeframes used are the baseline year of 2004-2005, 5 years (2009-2010), ten years (2014-2015) and long range (beyond 10 years) are projected.

Land use and campus development capacity components maximize the development capacity of the campus land. There would be 8.4 million GSF if everything were built. Future buildings will have a minimum height of 3 stories with the exception of:

- o Minimum 4-story height buildings facing Collins Blvd.
- o Collins Blvd. and the central quad.
- o Minimum of 4 stories for building in the Health Sciences area.
- o Buildings less than 3 stories will require the approval of the President.

A colored map was shown of the eight Land Use Districts:

Parking goal is to provide one space for every two FTE's. By 2014-2015 that would result in 22,500 parking spaces, with 6 new parking decks completed.

Traffic Circulation plan addresses the intersections and road improvements, primarily in turning lanes. The Plan includes a proposed roundabout concept for the intersection of Collins Blvd. and Alumni Drive, due to all of left-turn movements of traffic in that area. The roundabout would also provide a signature feature at the entrance.

Student Housing currently provides 4400 beds, but the 10-year projection indicates 6650 beds will be needed. There will be 1000 beds built in the SW area of campus at Magnolia, which will also include a food service operation. Another 1000 beds are proposed in the Eastern section, replacing some 500 existing beds at Andros. Another 1000 beds can be developed at the Magnolia location.

Stormwater will require an additional 14 acres. Some of the requirements are being addressed with proposals to increase the depth of Lake Benke and provide for pond constructions in the southern and northern areas of campus.

Potable Water issues being addressed are the low water pressure in the Health Sciences area, the buffer zones around existing wells, and an emergency plan with the City should something happen to our water tower.

Utilities will need to be increased, as additional chilled water capacity is needed in the central plant.

Athletics and Recreation

## CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/23/06 (10:00 TO 12:00)

ROOM 296 - MARSHALL CENTER

in the Master Plan being presented. This will include a switching of recreation fields, development of additional fields on the west side of campus as we develop housing in that area, providing 12 recreation fields for intramural use, and a footprint in the 10 year plan for a football stadium.

Open Space and Greenway functions as stormwater management and informal recreation areas.

Urban Design maximizes the development capacity of the University while enhancing open design. Height of buildings is addressed and key locations are identified for development to enhance the visual character of the campus.

Capital Improvements is the development of a sequence plan for development and recommends there be no renovation of buildings less than 3 stories in height, replacement of inefficient buildings, and that there be no temporary trailers except in emergencies and they must have an exit strategy.

Enhancements include among others

- The Collins entrance, roundabout with 2 sites on either side for signature buildings and additions to the library.
- North Side of Campus suggested a palm-lined aisle-way leading up to the new Marshall Center from the north and a town-square style traffic flow area at Crescent Hill.
- Central Quad displayed additions to the Arts complex, the Academic buildings and a landscaping feature that will include water features and plantings.
- MLK Plaza Extension was suggested by extending an open courtyard into the Marshall Center. The Plan also recommends the present Administration building be demolished and the new one built fronting on Sessums Mall and also frame a courtyard to the MLK Plaza.
- Sessums Mall Extension should have the landscape treatment extend all the way to the 1000 beds on the west side of the campus to the proposed recreation fields.
- West & East Housing sectors with three new parking garages and two, possibly three, 1000 beds residential structures.
- Health Sciences/Medical diagram indicates a major addition of building footprints, recommends the creation of an entrance/gateway feature, park Garage III, CAHC, and suggested shared use facilities and parking with Moffitt.

Next steps in the Master Plan process include meeting with the individual workgroups, then addressing their comments; presentation to the ACE committee, addressing their comments; presentation to UBOT, then addressing their comments; Public Hearing 1, then addressing the comments; submission of the Plan

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
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for agency review, then addressing the comments; Public Hearing 2, then addressing the comments. The estimated process will take approximately four months, including a 90-day review by the agencies in order to produce the Final Master Plan document for adoption.

**b. Questions and Answers:**

Q: If the President is to recommend the Plan to UBOT, doesn't it go to ACE first?

A: Yes.

Q: Are there any plans for improvement in the Holly, Maple and 50<sup>th</sup> Street pedestrian areas, specifically sidewalks?

A: That area has not been addressed, but we can address it. We will include it in the Options for Capital Improvement Funding.

Q: Will it be included in what is presented to the BOT?

A: We will have to prioritize what will come first in the funding options.

Q: The Plan shows the parking lot eliminated for Beta Hall and used for recreation fields. The new parking garage is a long way for residents to walk from housing to parking. There are 500 students at Holly & Maple who will not be close to any parking in the Master Plan model. How is this going to be addressed? The proposed housing parking garage located south of the pond area will serve more academic core rather than residential.

A: The Plan is going to be the basis for the CIP and the Educational Plant Survey. Ultimately we will have to create a plan that supports the academic program. With building growth, people are going to be unhappy about parking. They are going to have to become accustomed to not parking at their front door. We have to create stormwater areas to allow us to build the academic buildings we need – this point needs to be driven home. In order to gain the space we need, we are going to have to lose 5 surface lots.

Q: Is the number of parking spaces indicated in the Intercollegiate Master Plan included in this Plan?

A: Yes.

Q: The FTE of 39,500 is just the Tampa campus. Will we include all the campuses in one Master Plan?

A: Tallahassee wants individual Master Plans for the other campuses. Lakeland just prepared theirs. The FTE was provided by the BOT in June 2005; should have the new numbers in June 2006.

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
**MEETING MINUTES 1/23/06 (10:00 TO 12:00)**  
**ROOM 296 - MARSHALL CENTER**

Q: The Plan indicates construction of 8.4 million GSF. What is our current capacity?

A: 1995 MP projected overall total development of 11.5 million GSF; 2002 MP projected 11.9 million GSF; 2005 MP projected 18.7 million GSF. We currently have 7 million GSF of existing construction. Funding allotments will dictate how much actually gets built.

Q: Addressing Concurrency and funding - what will be the impact with the City of Tampa?

A: The current Concurrency Agreement goes through 2008-2009. WE may have capacity not used that we can apply as credit. If the background growth is growing faster than the University growth, our fees will go down.

Q: Where is the development of Bruce B. Downs in relation to other high traffic areas?

A: Bruce B. Downs will be widened north of the campus area, but will not be widened alongside the University. The city is working with USF on a turn lane at the entrance to the university.

Q: Concerning the gateways off 50<sup>th</sup> Street – have there been studies for installing traffic lights?

A: Improvements are scheduled.

Q: Is the roundabout scheduled for future discussion or would this be the best time to discuss it?

A: The traffic engineers are going to do an operational analysis and will address very visible exit points. Since it will be an entryway for out visitors, it must have ease of flow or the roundabout will not be recommended. Another issue the engineers will address is a two-lane approach to the roundabout that could create confusion. The land is there today to build a big enough roundabout. Very important that the entrances and exits be designed properly.

**Motion:**

A motion was made to recommend the Master Plan Draft to the ACE Workgroup for the February meeting. The motion was seconded and approved.

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
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**ROOM 296 - MARSHALL CENTER**

**7. Next Meeting**

The next meeting date will be announced at a later time.

**8. Adjourn**

Meeting adjourned at 11:55.