

Request to Develop Land (RDL) on USF Campus Property

The intent of the RDL Process is to inform campus constituents of proposed development, understand campus impacts, and determine level of support and receive approval to proceed. The process is two-phased. Phase 1, RDL 1 is a request for conceptual approval to proceed with a study for campus impact assessment. Phase 2, RDL 2, is a request to present the findings of RDL 1.

Process RDL 1 and RDL 2

1. Submit attached RDL1 and RDL 2 forms electronically to:

Dr. Carl Carlucci
Executive Vice President &
Chief Financial Officer
4202 E. Fowler Avenue, ADM 200
Tampa, Florida 33620-7550
Carl@admin.usf.edu

Ronald Hanke
Director
Facilities Planning and Construction
4202 E. Fowler Avenue, FPC 110
Tampa, Florida 33620-7550
Rhanke@admin.usf.edu

RDL 1 Form

Date Submitted:	
------------------------	--

ACE Workgroup date:	January 26, 2005
----------------------------	-------------------------

1. Requestor:	Doug Woolard
Address	ATH 100
Telephone	974-2125
Email	Woolard@admin.usf.edu

2. Description of Project alignment with USF Mission and purpose of Project:

Purpose of Project

With USF's acceptance into the BIG EAST Conference comes the highly coveted opportunity to play on a national stage, with access to the Bowl Coalition Series (BCS) for football. This new conference affiliation partners USF with universities of athletic and academic distinction. As the youngest of the BIG EAST universities, USF must move quickly to assure that it is in the best possible competitive position. That means, among other initiatives, making a considerable investment in new and updated practice and competition facilities that level the playing field for recruitment of student-athletes and enhance the fan experience.

Upon accepting membership in the BIG EAST Conference, USF leaders made a commitment to upgrade key facilities. That includes major renovations to the Sun Dome and Baseball Stadium, and new facilities for soccer, softball, and tennis, and practice gyms for men's and women's basketball.

Having determined the scope of the facilities needed, the next step is to secure the land necessary to support them. Because land currently assigned for athletics and campus recreation purposes are intermingled, doing so will require land exchanges between the two entities.

With this in mind, the Department of Athletics worked with the R.R. Simmons Construction Company to develop a proposed land use plan that would accomplish the objectives outlined in Section 7 of this document.

Based upon that preliminary study, the Department of Athletics is asking the Campus Development Committee to recommend to the University Board of Trustees a land use amendment that accomplishes the following:

- (a) Reallocates the land area marked as "District 4" in the Ten Year Land Use and Density Plan – once slated for fraternity and sorority housing – as part of the Athletics District;
- (b) An equitable division of land within the currently-defined "Athletics District" between intercollegiate athletics and campus recreation, moving recreation spaces closer to student housing and Greek Village, and athletics programs closer to the Athletic Training Center;
- (c) A shared facility that addresses both athletic and heavily-requested student recreation needs; and
- (d) Partial use of District 4 Support areas for parking that supports athletics venues, campus recreation, and general university usage.

Please note that the specific facilities contained in the proposed land use plan are placeholders only, designed to help the committee visualize the amount of land needed to sustain the planned growth. The actual location of facilities will be further determined based on feasibility analysis and consultation with the Office of Facilities Planning and other affected parties.

We are asking for consideration of this land use allocation in advance of the university's impending master planning study in order to take advantage of the fund raising momentum of USF's BIG EAST Conference affiliation, to meet our institutional commitment to upgrade athletics facilities, and because, with the exception of District 4, the plan stays within the borders of property currently assigned to athletics.

It is our expectation that funding for athletics facilities that require relocating campus recreation spaces will include the cost of replacing those spaces at mutually agreeable locations and at a quality level not less than currently enjoyed. It is our intent that intercollegiate athletics and campus recreation can work together to improve facilities in both areas.

Alignment with USF Mission

USF's athletic program is a part of the mission of the University of South Florida and is an area that the university has committed to upgrade. As the University seeks to be among the top fifty public research universities in the country, we believe growth of its athletics programs will be an important carrier of the institutional brand. We further believe that the BIG EAST Conference membership, which brings USF into athletic and academic association with a cadre of prestigious research universities, contributes to that goal.

The proposed land use plan for athletics also addresses campus life initiatives by suggesting opportunities for developing a much upgraded campus recreation area that is located closer to student housing.

Further, the athletics program and associated upgrades to facilities contributes to USF's community engagement mission. A strong athletics program benefits a university by providing a "rallying point" for alumni and friends, which helps connect the university with its host communities. It benefits the community, in turn, as a healthy, family-oriented entertainment option that contributes to the region's economic recruitment mission.

3. Campus: (check one)	
<input checked="" type="checkbox"/>	Tampa
<input type="checkbox"/>	Sarasota
<input type="checkbox"/>	St. Petersburg
<input type="checkbox"/>	Lakeland

4. Physical Boundaries:

Refer to the 10-Year Land Use and Density Plan at <http://isis.fastmail.usf.edu/FacilitiesPlan/Campus%20Planning/ImagePDF/f4-b-illus.pdf>.

The area to be studied consists of Section 2 of the referenced map, currently assigned for athletics and intramural use, not including the Sun Dome and related parking areas; Section 4, originally intended for Greek housing; and that part of the Greenway that contains the Varsity Tennis Courts, Par Course, and Football Practice Fields.

5. Acreage:

Approximately 104 acres

6. Fund Source of Study:

Department of Athletics

7. Scope of Work:

Development of a proposed land use plan for athletics and campus recreation that accomplishes the following:

An Athletics District and a Campus Recreation District: the creation of defined areas for athletics and campus recreation uses.

Land Use Efficiency: most efficient use of available land, a tighter footprint for athletics that revolves around the Athletic Training Center, and realignment of land use in accordance with the recently-developed student housing corridor and Greek Village.

Updated Facilities: A footprint that will allow the future development of facilities that meet the expected standards of today’s sports fan, specifically including the following:

- Much improved campus recreation spaces and facilities.
- New Softball Stadium
- Renovated Baseball Stadium
- Renovated Sun Dome Arena
- New Men’s and Women’s Basketball Practice Facilities
- New Soccer Stadium and practice field
- New Football Practice Complex
- New Men’s and Women’s Tennis Complex
- Artificial Surface that can be shared by athletics and campus recreation, surrounded by a 400-meter campus recreation track.

Parking and Safety: enhanced parking options that can serve athletic events and the general university population.

8. Impact to Campus Master Plan:

The proposed land use plan requests reallocation of District 4, Housing, of the Ten Year Land Use & Density Plan, for athletics use. This is the area originally planned for fraternity and sorority housing, which is currently undeveloped and no longer slated for that purpose.

9. Maintenance Requirements:

Maintenance requirements will be addressed as part of the feasibility analysis of each specific facility. As with other athletic facilities, we expect that maintenance costs will largely be the obligation of the Department of Intercollegiate Athletics.

Approval by:

--	--

RDL 2 Form

Date Submitted:	
------------------------	--

ACE Workgroup date:	January 26, 2004
----------------------------	-------------------------

1. Requestor:	Doug Woolard
Address	ATH 100
Telephone	974-2125
Email	Woolard@admin.usf.edu

2. Description of Project alignment with USF Mission and purpose of Project:

Purpose of Project

Purpose of Project

With USF's acceptance into the BIG EAST Conference comes the highly coveted opportunity to play on a national stage, with access to the Bowl Coalition Series (BCS) for football. This new conference affiliation partners USF with universities of athletic and academic distinction. As the youngest of the BIG EAST universities, USF must move quickly to assure that it is in the best possible competitive position. That means, among other initiatives, making a considerable investment in new and updated practice and competition facilities that level the playing field for recruitment of student-athletes and enhance the fan experience.

Upon accepting membership in the BIG EAST Conference, USF leaders made a commitment to upgrade key facilities. That includes major renovations to the Sun Dome and Baseball Stadium, and new facilities for soccer, softball, and tennis, and practice gyms for men's and women's basketball.

Having determined the scope of the facilities needed, the next step is to secure the land necessary to support them. Because land currently assigned for athletics and campus recreation purposes are intermingled, doing so will require land exchanges between the two entities.

With this in mind, the Department of Athletics worked with the R.R. Simmons Construction Company to develop a proposed land use plan that would accomplish the objectives outlined in Section 7 of this document.

Based upon that preliminary study, the Department of Athletics is asking the Campus Development Committee to recommend to the University Board of Trustees a land use amendment that accomplishes the following:

- (a) Reallocates the land area marked as "District 4" in the Ten Year Land Use and Density Plan – once slated for fraternity and sorority housing – as part of the Athletics District;
- (b) An equitable division of land within the currently-defined "Athletics District" between intercollegiate athletics and campus recreation, moving recreation spaces closer to student housing and Greek Village, and athletics programs closer to the Athletic Training Center;
- (c) A shared facility that addresses both athletic and heavily-requested student recreation needs; and
- (d) Partial use of District 4 Support areas for parking that supports athletics venues, campus recreation, and general university usage.

Please note that the specific facilities contained in the proposed land use plan are placeholders only, designed to help the committee visualize the amount of land needed to sustain the planned growth. The actual location of facilities will be further determined based on consultation with the Office of Facilities Planning and additional feasibility planning.

We are asking for consideration of this land use allocation in advance of the university's impending master planning study in order to take advantage of the fund raising momentum of USF's BIG EAST Conference affiliation, to meet our institutional commitment to upgrade athletics facilities, and because, with the exception of District 4, the plan stays within the borders of property currently assigned to athletics.

It is our expectation that funding for athletics facilities that require relocating campus recreation spaces will include the cost of replacing those spaces at mutually agreeable locations and at a quality level not less than currently enjoyed. It is our intent that intercollegiate athletics and campus recreation can work together to improve facilities in both areas.

Alignment with USF Mission

USF's athletic program is a part of the mission of the University of South Florida and is an area that the university has committed to upgrade. As the University seeks to be among the top fifty public research universities in the country, we believe growth of its athletics programs will be an important carrier of the institutional brand. We further believe that the BIG EAST Conference membership, which brings USF into athletic *and* academic association with a cadre of prestigious research universities, contributes to that goal.

The proposed land use plan for athletics also addresses campus life initiatives by suggesting opportunities for developing an upgraded campus recreation area that is located closer to student housing.

Further, the athletics program and associated upgrades to facilities contributes to USF's community engagement mission. A strong athletics program benefits a university by providing a "rallying point" for alumni and friends, which helps connect the university with its host communities. It benefits the community, in turn, as a healthy, family-oriented entertainment option that contributes to the region's economic recruitment mission.

2. Physical Boundaries:

Refer to the 10-Year Land Use and Density Plan at <http://isis.fastmail.usf.edu/FacilitiesPlan/Campus%20Planning/ImagePDF/f4-b-illus.pdf>.

Proposed Athletics District: Beginning with Section 2, Athletics, as currently defined; (1) Add section 4, bounded to the East by 50th Street, to the South by Pizzo Elementary School, west of the Patel Charter School and ERCCD, and to the North by Elm Street. (2) Subtract land containing the northernmost two softball fields, with the exception of the Track Stadium.

Proposed Recreation District: From the area defined currently defined as Section 2, Athletics, beginning at the southern boundaries of the two northernmost softball fields, continuing east to Sycamore Drive, north to Holly Drive, and west to Maple, and excluding the existing Track Stadium.

Shared Area: That area lying south of the existing Track Stadium, east of the softball fields, north of the parking lot, and west of the campus recreation tennis courts.

3. Acreage:

60.26 acres for athletics; 37.74 for campus recreation; 6.81 acres of shared space.

4. Net square footage:

To be determined on a facility-by-facility basis, in feasibility analysis stage

5. Gross square footage:

To be determined on a facility-by-facility basis, in feasibility analysis stage.

6. Funding Source:

Philanthropic gifts, business partnerships, and other institutional and non-institutional funds permitted for such use.

7. Construction budget:

Construction budgets will be determined for each specific facility or space after approval of the footprint.

8. Project budget:

To be determined for each specific facility or space after approval of the proposed land use plan for athletics and recreation.

9. Scope of Project:

The proposed land use plan for athletics addresses the following issues:

An Athletics District and a Campus Recreation District: The proposed plan recommends an athletics district, a campus recreation district, and a shared space that includes the proposed artificial turf/track, which is suggested as a shared facility. It pulls the athletics venues closer to the Athletic Training Center and moves student recreation venues closer to student housing and Greek Village. Specifically, with the relocation of the tennis and football practice facilities, property that is closer to student housing and Greek Village can be redeployed for updated and improved recreational facilities.

Efficiency: This project scope brings greater efficiency in use of land. By tightening our footprint and relocating the tennis facility, we can serve the university's agenda related to housing and student life.

Updated Facilities. Today's fans are sophisticated, and accustomed to sports facilities that provide comfortable seating, branded food concepts, suites, club areas, and a variety of other amenities that enhance the game experience. Currently, USF is, with the exception of Raymond James Stadium, unable to offer what today's market demands. That has a negative impact on recruiting, on game revenues, and on efforts to grow the fan base. Examples include:

- USF's Baseball Stadium, built more than 20 years ago, provides no protection from the sun, has limited food options, inadequate restroom facilities, inadequate dug-outs, and a variety of other issues.
- Our nationally competitive softball team plays its games at a field that provides no food options, no protection from the sun, and bleacher seating.
- The ideal field size for soccer is 120 yards by 75 yards. USF's soccer field dimensions are 114 yards by 71 yards, which could inhibit our ability to attract major

tournaments. Because it is surrounded by a track, there is also increased risk of injury. The stadium has no protection from the sun, limited food options, and seats spectators farther away from the field than is customary. Further, it prohibits the Track and Field programs from making maximum use of their infield, forcing, for instance, the Hammer Cage to be located in another area of campus (currently, near Greek Village).

- Tennis, which sits across from Greek Village, has no parking available for spectators.
- The Sun Dome, which has not been updated significantly for 25 years, is a tired facility that is ready for major renovation.

The proposed land use plan provides a footprint that provides adequate space for addressing these and other facility needs.

Parking and Safety. The plan adds parking at the eastern perimeter of the campus, pulling event traffic away from the interior of the campus. In addition, we are recommending eliminating the angled parking by the baseball stadium, which we believe to be a safety hazard.

Facilities addressed in the proposed Land Use Plan:

1. Improved and Updated Campus Recreation Facilities and Spaces
2. New softball stadium
3. Renovated baseball stadium
4. Soccer stadium and practice field
5. Sun Dome Arena renovation
6. Men's and Women's Basketball Practice Gyms
7. New and relocated Football Practice Complex
8. Joint-use (campus recreation and athletics) artificial surface field with 400 meter track
9. New and relocated tennis facility

The timeline for moving forward with this proposal is swift. Conceptual approval, as further described in Paragraph One of this document, is requested at the January 11 meeting, with subsequent presentation to the ACE Workgroup on January 26th and the February 24th Board of Trustees meeting.

10. Impact to Campus Master Plan:

Athletics requests use of property southeast of the Athletic Training Center that was once planned for Greek housing, but remains unused. By making more efficient use of that property, which is located within the general area assigned to athletics, property closer to the existing Greek Village and student housing can be made available for purposes more directly benefiting student initiatives.

11. Maintenance requirements and funding source for maintenance:

Additional maintenance requirements will be addressed with the design and approval of each facility. As is the case with other athletics facilities and spaces, USF Athletics will be responsible for any maintenance costs not provided through the university.

12. Schedule: Upon approval of the proposed land use plan for athletics, the athletic department will begin seeking funds through philanthropy, business partnerships, and other sources for new and renovated facilities. Each facility will be subject to the university's prescribed approval process with appropriate schedule and project cost information at that time.

13. Parking displacement/load and traffic impact: This plan adds approximately 400 additional parking spaces at the eastern perimeter of the campus, and eliminates angled parking in a high traffic area near the baseball stadium.

14. Impact to existing locations and capacity of:
Trees: Minor impact
Stormwater: To be addressed in feasibility analysis
Chilled Water: Impact by Baseball, Softball, Soccer and Tennis facilities, to be further determined in feasibility analysis
Electrical: Impacted by new facilities, to be further determined in feasibility analysis
Telecommunications: Minor impact, to be further determined in feasibility analysis
Potable Water: Impacted by new facilities, to be further determined in feasibility analysis
Sanitary Sewer: Impacted by new facilities, to be further determined in feasibility analysis.