

CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 9/14/06 (1:00 TO 3:00)

ROOM 296 - MARSHALL CENTER

Meeting Commenced at 1:05pm

DRAFT

In Attendance:

USF Campus Development Committee

Alex Bell for Frank Harrison

Carl Carlucci

Rod Casto

Sarah Connelly

Guy Conway

Adrian Cuarta

Barbara Donerly

George Ellis

Trudie Frecker

Jim Grant

Ron Hanke

Patricia Haynie

Sheila Holbrook

Tom Kane

Hank Lavandera

Rick Lyttle

Bernard Mackey

Jeff Mack

Holly Schoenherr

John Scott

Fairfax Vickers

Ralph Wilcox

J.D. Withrow

Guests:

Ryan Blackburn

Theresa Chisolm

Manny Donchin

Matt Givens

Dean Head

Manuel Lopez

Greg Paveza

John Pehling

Billy Schmidt

John Schwanebeck

Paul Spector

Fell Stubbs

Braulio Vicente

Eric Walden

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1. Welcome – Ron Hanke

Ron Hanke opened the meeting at 1:05 p.m., and asked the Committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today to review three presentations.

2. Approval of Minutes from 01/23/06 CDC meeting. A motion was made, and seconded, and the Committee voted unanimously to approve the minutes.

3. Lakeland Campus Master Plan. The Lakeland Master Plan was presented by Dr. Greg Paveza.

a. Lakeland Campus 2005 Master Plan Presentation

- The total donation of land from the Williams Company encompasses a 569-acre track consisting of three parcels. The east end of the campus (Parcel 1-A) is located at the northeast corner of the Polk Parkway and I-4 and will be accessible from both the east and west.
- A drawing of the proposed campus development was displayed, showing the building development in phases labeled A – F.
 - Site A will be the first building, with \$48 million requested in the CIP. The building will contain 150,000 GSF.
- A critical feature of the proposed campus Master Plan is an urban design configuration. Across from the campus, the Williams Company has proposed a “Village Center” retail development. Below the retail area will be a residential area. West of the campus a research park is proposed.
- Buildings will be clustered and front onto the main road. The proposed academic facilities will be located centrally.
 - A support facility is proposed for a portion of the first building, however a Physical Plant building will be built on the north side of the property, where the water will enter the campus. The Williams Company has a 1,000’ setback from the south and west property lines to prevent visibility of maintenance sheds and vehicles.
 - There is a significant amount of green space. Much of this area is wetlands, which the Williams Company will request approval from the Corp. of Engineers to remove from wetlands designation.
- The transportation showed a central entrance with a circular drive with providing access to parking areas. Internal walkways will provide pedestrian movement between buildings on campus.

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- The second parcel will be recreation fields, possibly developed jointly with the City of Lakeland.
- The third parcel is a rookery.

b. Questions and Answers:

Q: Is the property scheduled for overall development?

A: Outside of the first three buildings, no. The Williams Company has not shared with the University what their plans are for the remainder of their property, but will probably sell the land to developers.

Q: Will the students have a park-like recreational area on campus?

A: Recreational area development is not in the first phase. There will be some student areas in the first building – similar to what Sarasota has (food court, assembly area and landscaped area outside of the building). Eventually a building along the edge of the property will become a student building. Also planned is housing for 250 – 300 students.

Q: What is the projected enrollment?

A: In 2010-2011 projections are 4,000 students, including the joint use campus. Maximum enrollment projected by 2020 is 13,000-15,000 students.

Q: How will traffic flow into and out of the campus?

A: DOT plans for improvements on the Polk Parkway, widening to four lanes, a new interchange at Pace Road, widen Berkley road, extension of Pace Road from Berkley Road to just west of Polk Parkway and provision by Williams of an east west road from SR 33 to pace Road.

Q: How will buildings located toward the center of campus be serviced?

A: There are service roads for vehicles. In addition, the walkways leading to the central areas are wide enough for trucks to access.

Q: Lakeland is currently serving 3,000 students and enrollment has been decreasing the past two years. The committee needs to understand the impact of approving expansion plans at regional campuses, and how that affects the broader needs of the whole university.

A: The numbers are stable this year compared to last year, and some student counts default to Tampa although they are taking most of their classes in Lakeland. The Lakeland area population is estimated to increase by 1.5 million people in the projected period, with many in college age. There will be approximately 500,000 eligible college students within driving distance of the Lakeland campus.

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Q: Will all of the parking shown on the master Plan be surface lots?

A: Two will be surface lots and plans are for one parking garage.

Q: Is the educational focus of the campus "Hospitality"?

A: No, the focus of the campus is "Applied Science and Technology".

Motion:

The CDC reviews land use, enrollment projections are beyond the charge of the Committee. A motion was made to recommend the Master Plan to the ACE Workgroup with the recommendation that there be further discussion on enrollment. The motion was seconded and approved.

- 4. Moffitt Faculty Office Building.** The Moffitt representatives clarified that the presentation today is to request revision of the Tampa Campus Master Plan Draft for review and inclusion in the Master Plan to be adopted by the BOT.
- a.** Originally, Moffitt discussed eventually having a joint use building with USF, but they would like to go ahead and build within their lease line. The main purpose of the building will be to house clinical faculty and support staff. It is anticipated that this building will create collaborations and increase lab and bed space in other areas.
- John Pehling from Reynolds Smith Hills presented an overview.
 - The office building will be in the lease line east of Magnolia and will connect to MRC. It will be 10 stories tall, with a turn-around drop off area for the child care area.
 - Parking needs: All staff currently are parking on campus. Moffitt has made a commitment to USF for 1000 parking spaces.
 - Utility needs: Lift station meets the needs and other tests are being run.
 - Proposed construction schedule: Begin site demolition on January 15, 2007, with projected occupancy in mid 2008.
 - Footprint of the building is within the Moffitt lease line and meets the 75' set back from Magnolia.
- b.** The Committee chair indicated there are several critical issues that need to be addressed concerning the proposal:
- Utilities: the Committee needs a commitment from Moffitt that if a diminished capacity occurs, the incremental cost to increase those utilities would be borne by Moffitt.
 - Concurrency: Trustees are concerned about how we will address concurrency, and the committee needs a commitment from Moffitt that any concurrency impact costs caused by the project will be borne by Moffitt.

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- The Campus Development Agreement with the City of Tampa: process is defined but the numbers/amounts are not. 6.7 million GSF of growth is the former base. The committee needs a commitment from Moffitt that they would pay their prorated share based on their lease vs the campus percentage of GSF.
- Improvements to intersection and improvements to roadways. The committee needs a commitment from Moffitt for a fair share payment of improvement costs. As we build parking structures, intersections need improvements. When the Stabile building was built, recommendations were made for the intersection improvements at Holly and Magnolia.
- Parking impacts for additional load generated by the FOB.

c. Questions and Answers:

Q: Will Moffitt pay a prorated share of the negotiated cost of impacts to the host community's (off campus) infrastructure based on the 10-year 2005 master Plan Update?

A: Yes, Moffitt representatives agreed.

Q: Will Moffitt pay a prorated share of the cost for improvements to campus intersections and roadways due to additional traffic as a result of this FOB project?

A: Yes, Moffitt representatives agreed.

Q: Will Moffitt pay a prorated cost for use of University storm water credits?

A: Yes, Moffitt representatives agreed.

Q: The proposal indicates connection to existing utilities will not impact the available capacities of such utilities for university development per the 2005 10-year Master Plan Updates. If capacities for future USF development are impacted by the Moffitt FOB, will Moffitt be responsible for costs for incremental increases to utility capacities to serve the Moffitt FOB?

A: Yes, Moffitt representatives agreed.

Q: What is the plan for parking for the building? Will it be constructed all at one time?

A: Yes, there is a current staff of 490, which will increase to 650 over the next 5 years. Goal is to move staff in the current parking structure and the other garage be used for patients.

Q: With the loading dock on the east side, how will service be provided?

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A: Through the MRC loading dock area, first floor connection into the elevator area.

Q: Can parking be built into the building structure?

A: In early discussions with USF, Moffitt was going to join with USF on a 2000-car parking garage, with Moffitt funding 1000 spaces.

Q: How will parking needs for Moffitt staff be provided so as not to impact USF needs? Per the last Master Plan, HSC parking was to be on the other side of Holly, but they are now using the Psychology parking area. How will you insure we will not have parking issues?

A: The University is trying to build parking structures first. EX: Parking Garage III built before the new clinic.

Q: Concerning the 1000 space commitment – what rate will Moffitt pay?

A: Moffitt will pay whatever price structure is in place – recommended reserved parking.

Q: How many spaces does Moffitt currently have and what is the mix of patient to faculty?

A: There are 900 spaces, including USF staff and faculty. We will have to provide the ratio of space, as that figure is not available at this meeting.

Q: Will the proposed building include patient/lab space?

A: No, it is office space.

Q: Will the new Child Development Center be the same size?

A: No, it will be larger.

Q: With the two-year building plan, how does Moffitt plan to minimize the impact to the University?

A: It is a very aggressive construction plan with sequenced delivery of materials that are immediately used. We will utilize off-hour deliveries. The 13 parking spaces for patients currently in use will be transferred across the street and that area used for staging purposes. There will not be any staging area needed outside of the lease line, and we will be vacating the current staging area.

Q: By Code there is a 100SF per person for occupancy requirement, so is 650SF per staff a real number considering the size of the building?

A: Yes, as the building includes other supportive space (child care area, auditorium, etc.).

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Q: How many children are estimated for the daycare facility? There is a concern about the number of cars queuing up at drop-off time and how that will fit into the flow of traffic/cause issues.

A: Estimate 100 children. Assume staff will park first and then walk children to the day care. However, the mix of USF staff that work in other areas of campus vs on-site Moffitt staff is not known. That is why they created the roundabout queuing area on the ground floor.

Q: Can we review the parking growth requirements for Moffitt?

A: 06-07 requires 150 new spaces this year. 07-08 will require 345 new spaces. Normal projection is a 5% increase per year. The numbers reflect the proposed growth of 200 spaces per year, filling of backspace.

Motion:

At this time, the Committee cannot move the proposal forward to the ACE workgroup without a parking plan.

5. Parking Garage V.

- a. Jeff Mack and Manuel Lopez provided information concerning Parking Garage V and the three areas that need to be addressed: financing, size and location.
 - Financing: In order to finance the garage, USF will need to increase the parking rates and sell spaces at a premium price.
 - In 2001, there was \$400,000/year in debt service; now it is up to \$3.4 million/year.
 - Debt coverage ratio has gone from 6.2 to 1.3 with the sale of latest bonds for Parking Garage IV. The rating agency put us on notice that we need to move up in our debt ratio.
 - Parking system cannot subsidize a new garage.
 - Money comes from the sale of parking permits, access fees (which pay for the USF transportation program), citations, and park meters.
 - Parking permits are the only way to finance the new garages.
 - Size:
 - The Master Plan shows future garages as 3-bay garages (150 spaces per floor and no taller than 7 stories = 1050 spaces).
 - If we build 4-bay garages (like the one on Collins Blvd.), we can have 250 spaces per floor and either six stories tall (1500 spaces) or at eight stories (2000 spaces).
 - On the Master Plan, if we use the larger garages we will need to consider multi-use space.

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- Locations for consideration are Lot 32, Lot 33 and Lot 38F, however a formal traffic study has not been done for the locations.
 - Lot 32: The advantage would be a 4-bay garage, but the size would interfere with future building. Disadvantages are only one access road to Bruce B. Downs, site is hidden to visitors and not easy to find, no mass transit or shuttle in that area, would lose 400 spaces for a year while under construction, and utilities would need to be addressed.
 - Lot 33: Advantage would be a 4-bay garage, easier access from Holly, would serve Moffitt/HSC/Children's Services, better access. Disadvantage would be higher traffic on Holly, loss of 400 spaces for a year while under construction, and utilities.
 - Lot 38F (north side of Holly): This site could only be a 3-bay garage. Advantages would be to serve the high demand in the NW quadrant of the university, serve many outside visitors, and easily fit into a mass transportation plan. Disadvantage is the loss of 135 spaces for a year during construction and utilities.
- Further discussion is needed concerning the locations. Following those discussions, another presentation to the CDC will be made with a specific site chosen before any recommendation is made to the ACE workgroup.

b. Questions and Answers:

Q: Why are all the sites on one edge of the campus and not elsewhere?

A: The increased needs of Moffitt, and USF Health. During peak hours, there is no parking available in this area. Parking Garage III will address CAHC, Visual and Performing Arts, but that is still not enough spaces. Parking Garage IV will address the SW quadrant by engineering and the residence halls.

Q: What is the proposed mix of spaces in the new garage?

A: Reserved and students. We need to generate revenue to generate funds for new garages.

Q: Can Moffitt increase parking on their current site or can they add another floor to the building the proposal and include parking?

A: The lease line is already stressed. Cannot add any more floors to the existing garage as the foundation is maxed out. The proposed building is already 30' higher than Alzheimer's. They could go up one story, but would need to add a ramp on one end of the building in order to add a parking row to the proposed building.

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Q: As we are looking at parking alternatives, have we exhausted remote parking? Are there any other lots available for parking in the west quadrant? You could add a shuttle route from that area into the main portion of campus.

A: Two sites designated for future building growth have not been addressed. It would cost \$1 million per year to add a shuttle route and maintain the 10-minute headway.

Motion:

A motion was made for approval of the Moffitt Proposal pending a satisfactory resolution with the University concerning financing of the parking garages, a feasible plan for parking needs during construction and a plan for pre-occupancy roadway improvements. There was no second, so the motion did not carry. Moffitt will present their parking proposal at the next CDC meeting.

6. Next Meeting

The next meeting date will be announced at a later time, but will be scheduled during the first week in October.

7. Adjourn

Meeting adjourned at 3:30.