

Campus Development Committee
Meeting Minutes, October 21, 2015
MSC 2702

USF Campus Development Committee and Advisors:

Calvin Williams, Sponsor
Christopher Duffy, Chair
Guy Conway
Richard Lyttle
Sheila Holbrook
Christine Chefalas
Kebreab Ghebremichael
Ramon Gonzalez
Ken Short
Allison Madden
Beverly Douglas
Barbara Donerly
Bryan Ruff
Michael Sink
Ana Hernandez
Raymond Mensah

Guests:

Ben Ellinor
Kevin Taterus
Joe Trubacz

1. Meeting brought to order at 10:35AM, roll called and quorum confirmed.
 2. Guests introduced.
 3. Minutes from October 17, 2013 conference call meeting were unanimously approved.
 4. The USF System Campus Master Plan Update was presented to the President and senior leadership. The Update addresses management of USF Property, are updated every five years as required by State of Florida Statutes and BOG requirements. The Master Plans have four key components:
 - A. Evaluation and Appraisal Reports
 - B. Data Collection and Analysis (benchmarking)
 - C. Goals, Objectives, and Policies updates
 - D. Campus Development Agreements
- The USFSM Master Plan Update supports the adopted S/M Strategic Plan. The Master Plan that was presented to the Campus Board has not been approved, as it still needs to address Housing at a future meeting.

The USFSM campus is bounded on the west by Sarasota Bay and the airport to the east. The University owns a parcel of land at the end of the airport runway which the airport wants to buy. This proposed purchase is currently going through BOT. The University would like to purchase two parcels of commercial property adjacent to the south of the campus. One of

the major challenges in the main entrance on Hwy. 41. CUTR is involved in discussions addressing safety concerns at this intersection. The campus entrance safety improvements will include medians, signalized or roundabout intersection and improvements to Seagate Drive. The Campus Development Agreement with Manatee County expired in July 2013. USFSM anticipates that the agreement will be extended for a five year period with no changes as the campus has only used 56% of the 250KGSF allowed in the agreement.

Q: How will the Development Agreement address Housing change; what type of support will be provided?

A: MGT was hired three years ago for a Housing analysis. There was no data at that time to support Housing. They have been contracted again to update and have been requested to incorporate the needs of USFSM and New College. This unique Housing proposition is not being brought forward on the Master Plan. In Tampa's Development Agreement, the # of beds was listed, not the GSF – that consideration might assist USFSM with their report).

S/M recognized the effort provided by USF Tampa Facilities for their efforts in coordinating the USF System Master Plan Update process.

Q: If the USFSM Campus Board has not approved the USFSM Master Plan, how can the CDC approve?

A: CDC would recommend that the Plan be moved forward to ACEAC for their review, based on the information that has been provided to CDC.

Q: Will this Master Plan come back to CDC if changes are made by ACEAE?

A: No. CDC recommends that it go forward with the caveat that items will be resolved by the USFSM Board and ACE.

Q: Is the focus to make campus more pedestrian safe.

A: Yes. Hwy. 41 is a 7 lane road with 50MPH speed limit. A roundabout would slow traffic, but there is a continuing discussion on how pedestrians would negotiate the roundabout.

- St. Petersburg contracted Gould Evans for the Campus Master Plan update, and contracted with Paulien and Associates to perform a space utilization study for classroom, laboratory and office space. The campus is lacking in lab space. A 3.7 acre parcel was purchased with a large warehouse that is being converted to lab space. The campus anticipates a projected increase in annual enrollment to 10,000 students in the next ten years. The campus is landlocked between the harbor, city and hospital district and can only expand to the south. One of the main features the Master Plan indicates the closure of interior streets (except for safety and emergency traffic), converting the campus to a fully pedestrian campus. The plan calls for additional expansion of the Student Union and student life areas. The Tampa Bay Rowdies soccer team maintains the recreation field and uses it from 9AM-3PM every day, with students utilizing the field the remainder of the day. Construction of buildings in some areas is limited to 2 floors due to the flight path from Albert Whitted airport. Housing is completely full with 200 students on the waiting list. Aside from the 570 beds on campus, 74 students are being housed at the Hilton. The campus will continue to contract with Hilton or other hotels for the next few years. They will do a Demand Study after the Board of Governors has approved P3 on the USF Tampa campus.

Q: How can you come up with planned growth estimate if no Demand Study has been done?

A: The plan is to grow out of state students to ten percent of our student population in ten years. Until campus expands its housing capacity, we have USFSP students that live in Tampa and drive to St. Petersburg for classes.

The Campus Development Agreement needs to be renegotiated, with parking being discussed. There is 110K GSF left for parking and the campus needs 350K GSF for a parking structure. Negotiations will occur next year. The Master Plan has been presented to the City and Student Government and will be presented to the City Council in November.

Q: Concerning the closure of streets on campus – if everything is being converted to pedestrian, will you be able to utilize some of the former street areas for building?

A: No, they will be maintained as pedestrian and for emergency access to residence halls and other building access.

- Tampa Campus includes the USF Forest Preserve to the north with the USF Golf Course to the west and ends at the Hillsborough River and USF Riverfront Park to the east. It is roughly the same acreage as the Tampa Academic Campus area. The Academic block is 1.5 mile east-west by 1.0 mile north-south direction does not include the USF Research Park property. The Greenway runs from the southwest at Lake Behnke to northeast into USF Forest Reserve. USF worked with the County for pedestrian safety projects on Fletcher, including a new continuous sidewalk on north campus edge and 50th Street pedestrian warning signals with reduced speed limit. Current area County projects include pedestrian and bike improvements to 42nd, 46th, 56th street.

The USF Master Plan Update has been an inclusive effort with workgroups for each required element, including students, faculty, and staff. It has been reviewed by USF senior leadership, the Campus Development Committee, Student Government, and ACEAC. Additional input has been received at student events at the Student Marshall Center. This was the first time it was done entirely in-house without consultants.

Primary changes to the previous 2010 plan are:

- P3 Partnership project location has been revised to reflect mixed use; housing, dining, recreation, pool, retail
- The new north road is proposed to connect to 46th at the existing signal at Fletcher. This will reduce traffic congestion on USF Palm and Fletcher
- Tennis to remain and add clubhouse. One rec field remains for the use of resident students. Remaining new fields moved to former Tennis site near new Baseball/softball clubhouse
- 2 new garage locations proposed inside loop road to reduce pedestrian conflicts
- Future academic sites brought forward next to Cooper and at Collins/Alumni
- New campus entrance/exit at Bruce B Downs at new traffic signal to be installed

Update includes implemented projects and other proposed refinements. Existing facilities are in the dark red, proposed in the light red. Future growth based on infill sites to increase density, including greater building heights to preserve land and campus open space system. The cross-campus greenway system connects the southwest corner Botanical Garden to the northeast wetlands. It is the primary location of the USF stormwater management system and is largely implemented but needs completion. Student success is addressed across the campus from

housing, new and expanded academic facilities, dining, campus recreation, transportation improvements, safety, etc. Research facilities are encompassed in the Academic and Health zones.

USF has a Development Agreement with the City of Tampa for Development based on the 2005 Campus Master Plan and the projected impacts to off campus services. It will expire Dec 31, 2015. The assessed impact of the agreement was 5.3 M, for traffic, and was paid out the State Concurrency Trust Fund. Of this, 3M went to the City and 2.3M came back to USF to expand the campus Bullrunner Shuttle to the south of campus. The table reflects the Development allowed in the Agreement, the current usage, remaining balance, and the resultant % use. Given the excess vested development remaining, 5 M gsf, 1,500 beds, 8,000 parking spaces, negotiations with the City have resulted in the next agenda item, a 10 year simple extension to the agreement. The 10 Year extension of the Tampa Campus Development Agreement is scheduled to be approved at the Tampa City Council meeting on Nov 5 for signatures.

Q. When will access to 46th Street occur?

A. USF Dogwood loop road is not part of the P3 Housing project but has to be constructed before connection to 46th Street could open.

Q. How does College of Medicine affect the Master Plan since it is moving to downtown Tampa?

A. Since College of Medicine is moving downtown it does not affect the Tampa Master Plan.

Q: Do all future plans contain roundabouts?

A: The roundabouts are subject to verification and traffic analysis by engineers. The county recommends a roundabout at Dogwood and north turning led to 46th. They help with left turning movements. They also reduce the amount of time cars stack up – more of a yield than a stop.

Q: In our 10 year outlook – are we moving to an urban pedestrian campus?

A: Yes but all the campuses are different. Pedestrians and bicycles are always a concern. We need to reduce interactions between cars and people for sustainability and safety.

Q: Is there a value in what CDC does? Is it a necessary committee?

A: ACE looks at a very large portfolio – mainly academics. They wanted a Facilities group to review everything related to the physical development of the campus, due to expertise for assessing requests and evaluating requests to develop campus land.

Q: Do we want to standardize the order of slides for all 3 campus presentations.

A: Yes, we can revise all to follow this order:

Overview

Update

Changes

10 year Plan

Campus Development Agreement

Comment: the ending slide shows people sitting on the bull by the Marshall Center. We are supposed to discourage people from sitting on them.

A: The image will be replaced.

Q: How do we come together as a System – what is our common focus, principles we plan by.

A: Each Campus Master Plan supports the Strategic Plan.

Q: Where do projects fall on PECO list? Is there value in mentioning that in the presentations?

A: We don't list them in the detail in this short PowerPoint but the Capital Improvement Element includes the PECO list.

Q: What about downtown? It has not been mentioned in the Master Plan.

A: The downtown projects: South Clinic and CAMLS and future Col of Medicine and Heart do not have an impact on the Tampa campus. We included downtown properties by reference in Master Plan. It leaves more capacity in the Campus Development with the City for the campus.

Q: 2 of the 3 campuses are on the water. Is there a Risk Assessment?

A: Yes, it is in the Conservation Element.

A motion was made to recommend advancing forward the USF System Campus Master Plan to ACEAC with the caveat for their consideration that the USFSM Housing issue is being addressed and will be resolved for ACE. The motion was seconded and approved unanimously.

The attendees were thanked for their participation and the meeting adjourned at 12:50PM