

# **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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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.

- o 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.
  - o Parking needs: All staff currently are parking on campus. Moffitt has made a commitment to USF for 1000 parking spaces.
  - o Utility needs: Lift station meets the needs and other tests are being run.
  - o Proposed construction schedule: Begin site demolition on January 15, 2007, with projected occupancy in mid 2008.
  - o 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?

# **CAMPUS DEVELOPMENT COMMITTEE C**

**C**

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**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
**MEETING M**