



Minutes were approved on 11-17-05

**University of Florida Comprehensive Master Plan, 2005-2015  
Master Plan Steering Committee  
October 27, 2005  
Facilities Planning and Construction Office Conference Room  
226 Stadium  
MINUTES**

**Members Present:**

Ms. Linda Dixon, Facilities Planning & Construction Division  
Barry Ache, Whitney Lab & the Center for Smell & Taste  
Joe Aufmuth, University Libraries  
Jackie Ayers, Student Health  
John Black, Physical Plant  
Jane Brockmann, Zoology  
Norb Dunkel, Housing Division  
Tina Gurucharri, Landscape Architecture  
Marc Hoit, Academic Affairs  
Marjorie Hoy, Entomology & Nematology  
Jean Larson, Mathematics  
Dean Mimms, Community Development  
Dave O'Brien, Physical Plant Division  
Dave Stopka, Student Affairs  
Rick Yost, Chemistry

**Members Absent:**

Michael Bowie, College of Education  
Mike Brodeur, Pharmacy  
Bertha Cato, Health and Human Performance  
Jerry Cutler, Art & Art History  
Bruce Delaney, UF Foundations  
Rick Drummond, Dept. of Growth Management  
Tom Emmel, Florida Museum of Natural History  
Joseph Goldberg, Student  
Eleanor Green, Large Animal Clinic Sciences  
Gene Hemp, Mechanical & Aerospace Eng.  
Chip Howard, UAA  
Denise Jean-Louis, Student  
Joe Little, College of Law  
Ama Mathewos, Student

Nancy Mendenhall, Radiology & Oncology  
Jim Morgan, Business Services Division  
Jim Pettigrew, Radiology  
Thomas Philpot, Student  
Brad Pollitt, Facilities Development, Shands  
Kenneth Quesenberry, Agronomy  
Greg Rivers, Facilities Planning & Operations, IFAS  
Rich Segal, Pharmacy Health Care  
Russell Semmel, Student  
Theresa Verneston, College of Education Student Services  
Carol Walker, Facilities Planning & Construction  
Bryan Weber, College of Nursing

**Visitors:**

Erik Lewis, Facilities Planning and Construction

The University Comprehensive Master Plan 2005-2015 Master Plan Steering Committee (MPSC) met Wednesday, October 27, 2005 at Facilities Planning and Construction Office, 226 Stadium Conference Room. Linda Dixon, Chair, presided and called the meeting to order at 12:00 PM.

**I. Welcome and Introductions**

Linda Dixon welcomed committee members to the October 27, 2005 MPSC and members agreed that introductions were not necessary.

**II. Adoption of Agenda**

The October 20, 2005 minutes was deferred until the next MPSC meeting.

**Motion:** Norb Dunkel made a motion to approve the agenda as amended.

**Second:** Jean Larsen

**Motion carried unanimously**

**III. Adoption of Minutes of October 20, 2005 - Deferred**

**IV. Draft Master Plan Policies**

The Master Plan Steering Committee was asked to review draft policies for the Housing Element and Housing Data & Analysis Report and maps. Linda Dixon stated that the Department of Housing and Residence Education has prepared a Housing Master Plan for the years 2005-2012, updating a previous plan that included a timeframe through 2010. The Housing Element and Data and Analysis Report for the Campus Master Plan borrow heavily from this document.

Linda indicated that much of the information in the Data and Analysis Report has to do with policies and internal goals. Linda stated that the Department of Housing and Residence Education has developed several key partnerships during the past few years and will continue to foster partnerships with other University of Florida academic and support operations.

Jean Larsen asked Norb Dunkel about Weaver International Housing. Norb explained that approximately two years ago Weaver Hall was renovated to provide housing so that international students and UF American students could live together. He stated that there are now sixty International students living with approximately one-hundred fifty American students in the Weaver International Housing. This fall is the first year that the number of students exceeded the number of spaces that were set aside for International students. Jean Larsen thought that it would make the university much more attractive if this same concept could become available for visiting faculty. Norb stated that the University own apartments that are available for new staff that come to the University on short term basis. Also apartments in the Village community, for example Corry Village, McGuire Village, and Tanglewood are also rented out on short term basis to University faculty. Norb also noted that the department works with various apartment complexes to place visiting faculty in short-term leases. Marjorie Hoy asked if this would also apply for post doc. Norb stated that the Department of Housing's main priority is to provide housing for the two to four thousand graduate students that are expected to attend the university. At this time, providing additional housing for visiting faculty and post doc students is not a priority. Jean Larsen asked Norb if he could begin promoting information about the availability of housing for visiting faculty and staff to academic departments.

Committee members reviewed information regarding off-campus housing markets and multi-family residential permits in the UF Context Area. Members also looked at occupancy management strategies. Linda stated the University has been able to increase the percent of all freshmen housed on campus and to accommodate all of the housing demand for first-time enrolled freshmen in recent years.

Committee members discussed on-campus parking issues regarding freshmen parking and on-campus residence parking. Linda stated that both issues are being reviewed and discussed by the Transportation Study Committee. Norb Dunkel stated about four years ago on-campus residence parking was moved to the edge of campus into parking storage lots by SW 34<sup>th</sup> Street or by the Museum. Linda added that credit hour requirements were raised for student parking eligibility. Therefore, only seniors or above are allowed to park in commuter parking lots and students with less than 60 credit hours can only purchase a park and ride decal to park in one of the perimeter parking lots.

Marjorie Hoy asked whether there has been any discussion about building multi-story parking garages by residential areas. She felt it would make on-campus housing more attractive. Linda stated that the garage on Gale Lemerand is almost completely Red decal for on-campus residents.

Dave Stopka was concerned with the safety issues for students living on-campus and having to park in the remote residence parking storage lots.

Jane Brockman stated that there was nothing that referenced encouraging faculty and staff to live closer to campus. Linda directed members to look at Goal 2, Policy 1.2 that talks about the university working with the City of Gainesville and Alachua County toward establishing the conditions (zoning, infrastructure, approval process, code enforcement, etc) within the University Heritage Neighborhoods....

Marjorie Hoy asked if there was a policy or if it was possible that the University Foundation could purchase property and housing and then selling it specifically to junior faculty coming to the university. This would be one way to preserve a family base housing near campus. Linda stated that there are some limitations on what UF Foundation can and can not do. She indicated that this issue was discussed by the Town Gown Taskforce. Their report suggested the university should explore mortgage assistance programs similar to what the City has done for their employees. However, some of the feedback she got from the City was the incentive may not be enough to encourage buyers in those neighborhoods where property values have risen recently. Jane Brockmann suggested converting some of the rental property back into single family housing.

Jean Larsen asked where the Heritage Neighborhood is and asked specifically if the Anglewood neighborhood was included. Linda responded that this was terminology from the City of Gainesville. Dean Mimms said he would provide that information.

Committee members discussed rules and regulations for Greek Housing. Members asked who is responsible for making sure that these houses are properly managed. Members felt that although most of the houses are not part of the university they should be subject to UF rules. Linda asked members to look at Policy 2.6 under Goal 1.0 of the Housing Element.

Committee members reviewed the percentage of student living on campus. They also looked at Tables that depicted On-Campus Housing Residents by Student Classification, 2000-2004. Rick Yost questioned the statistic in the text and the Table regarding 72.9% freshmen living on campus fall 2004. Linda will correct the explanation of that statistic. Members reviewed Tables depicting Housing Capacity and Main Campus Headcount Enrollment, 1994-2004, Occupancy and Capacity of Campus Housing, Fall Semester 1994-2004, Occupancy and Capacity of Campus Housing, Fall Semester, 1994-2004, and Percent of Students Housed On-Campus at Peer Institutions.

Marjorie Hoy asked if there was any goal on the part of the University to increase campus housing as a policy of energy and partnering to get more people on campus or is there a different policy that lets the private sector deal with housing.

Norb Dunkel stated that the Housing Department is committed to providing housing for first time college students. He does not see building more residence halls for undergraduate students in the near future. They do not have a policy to provide campus housing in order to reduce the use of energy or utility to move people on campus. Linda reminded committee members of the Context Area report that demonstrated more students were living closer to campus in off-campus housing.

Members reviewed Tables depicting Density of Development for On-Campus Housing, 2004, and Projected Housing Need at Variable Percentage of Headcount Enrollment, 2005-2015. Linda Dixon stated that the university would need to construct 835 new housing units in the next ten years to maintain the current 22% of on-campus headcount enrollment in campus housing. In the Capital Improvement Program, increased housing capacity within the next five years is anticipated to result from modification of Corry Village, a reconstruction of the Delta Sorority House, addition of one other Greek house on campus, and a new graduate student village. Corry Village is slated to undergo an evaluation to determine the best approach for adding 200 new units, either through renovations and additions or a complete raze and reconstruct scenario.

Members discussed the target 22% campus housing. Marjorie Hoy suggested that all students should live on campus and that some universities require living on campus. Norb responded that the University of Florida has a philosophy of choice, and the universities require on-campus living when they can't make occupancy. A policy for living on-campus creates different problems and the need for exceptions, potentially for students already living in Alachua County or those with spouses and dependents.

Dave Stopka asked if there are any restrictions to upgrades and renovations to Historic Residence Halls. Norb responded that the Department has been enhancing those facilities, such as the recent Murphee Hall air condition and window replacement project. These projects can be accomplished in Historic buildings with the right design and review.

Tina Gurucharri asked if the City had priorities for locating student housing. Dave Stopka asked if the City had policies to encourage affordable student housing. Dean mimms responded that they did not.

Marjorie Hoy recommended adding two policies (1) All new construction meet LEEDS Certification Standards for energy and other efficiencies and (2) Improve and increase the opportunity for recycling in student housing. Linda Dixon stated that this information could be included in this Element. However, they are already covered by the other policies in other Elements. Marjorie felt that it would better if it was a statement that addressed her concern in the Housing Element as well. Rick Yost stated that it is redundant to include it in the Housing section because it is already included in the other section of the Master Plan. Norb stated that PPD provides recycling service to on-campus housing and recently began providing that service to Greek houses.

**Motion:** Dave Stopka moved to approve the draft Housing Data & Analysis Report as amended:

- Clarification regarding the percentage of freshmen living on campus.
- Clarification to the Table regarding Peer Institution housing; and
- **Policy 1.2:** Continue to monitor housing demand and enrollment trends to provide an on-campus housing supply that maintains capacity for **a minimum of 22%** of the main campus headcount enrollment.

**Second:** Rick Yost

**Motion carried unanimously**

**Utilities Element**

Jane Brockmann questioned why telephones and video were included in the information technology policies section with computer technology. Marc Hoit stated that these facilities are constructed and operated by the same department.

Marc Hoit suggested not approving the Utilities Element draft at this time. He wanted an opportunity to provide more feedback to Staff about the IT infrastructure.

**This item was deferred**

**Academic Facilities Element**

Marjorie Hoy talked about her concern regarding inadequate faculty office space. She thought the committee agreed to add a statement regarding the need to increase faculty office space in the Space Formula because it is inefficient for faculty to conduct their work appropriately. Linda Dixon stated the Capital Improvement Element is where the committee had suggested adding a policy statement recognizing deficiencies in the State Space Formula. It was her understanding that the policy would go there. She indicated that these are State University System standards that are tied to Statutory requirements. The State uses formulas to justify construction project funding to the universities. Marc Hoit said the Academic Infrastructure Council would be the committee that would look at these issues. Linda noted that it is an issue for the UF-BOT and FBOG.

Linda Dixon asked Gene Herring of the Facilities Planning and Construction Division to explain to committee members the space formula. Gene Herring explained the current standards are established by the DOE. There are specific standards set across the board for educational facilities. The space formula is an analysis tool that is used to assess future space needs.

Jean Larsen suggested adding the Council on Academic Infrastructure and Support in Policy 1.2 of the Academic Facilities Element. Members suggested that since the Council may not always exist, the Faculty Senate Chairman should be added to that Policy.

**Motion:** Rick Yost made a motion to approve the draft policies for the Academic Facilities Element as amended by adding the Faculty Senate Chairman to Policy 1.2.

**Second:** Jean Larsen

**Motion carried unanimously**

**VII. The Meeting Adjourned at 2:20 PM**