

CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/30/07 (1:00 TO 2:00)

ROOM 296 - MARSHALL CENTER

Meeting Commenced at 1:05pm

DRAFT

In Attendance:

USF Campus Development Committee

Sarah Connelly
Guy Conway
Sandy Cooper
Adrian Cuarta
Barbara Donerly
Trudie Frecker
Jim Grant
Ron Hanke
Patricia Haynie
Sheila Holbrook
Tom Kane
Hank Lavandera
Jeff Mack
Bernard Mackey
Holly Schoenherr
John Scott
Fair Vickers
Ralph Wilcox
J.D. Withrow

Guests:

Ron Anderson
Matt Gilbert
Fred Hames
Dean Head
Angela Holich ??
Orlando Lopez-Isa
Fell Stubbs
Eric Walden

CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/30/07 (1:00 TO 2:00)

ROOM 296 - MARSHALL CENTER

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 one presentation.
2. **Approval of Minutes from 10/16/06 CDC meeting.** A motion was made, and seconded, and the Committee voted unanimously to approve the minutes.
3. **Moffitt Center Faculty Office Building .** Representatives from Moffitt Cancer Center and Gresham Smith and Partners presented a revised proposal for the USF Tampa Campus Master Plan. A summary of the proposal, along with a diagram of the building footprint, was distributed to the committee.
 - a. There has been a major shift in focus of development of the Moffitt sublease space on the University campus. The biggest change was the determination by Moffitt that they needed to develop 2 locations and requires additional space off-campus for their research/bio-tech clinic. They are currently looking at several sites in surrounding counties.
 - b. Moffitt has eliminated the plans for a 200,000 GSF office building and are proposing a revision of the south expansion with a multi-use addition consisting of a 1000 car garage, faculty office floors, 40 patient beds, expansion of the radiation/oncology clinic and an extension of the lab/pathology areas.
 - c. Orlando Lopez-Iza of GS&P discussed the proposed expansion and its construction impact on the University.
 - 1) The 12" water line @ Bruce B. Downs, which was originally co-funded when installed, will be the point of connection. There is sufficient capacity for the proposed expansion.
 - 2) The TECO line will not be adversely impacted.
 - 3) Because the site is currently paved parking, the stormwater runoff will have a minor increase and will drain into a 72" pipe that was over-sized when originally installed. There is plenty of capacity for the expected Stormwater increase.
 - 4) Sewer will drain to the same area that is currently being used by the Moffitt Tower and has sufficient capacity.
 - 5) Overall there is minimal expected impact to the University infrastructure.
 - 6) A service corridor will be located underground and the mechanical support will be located on the top floor of the addition.

CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/30/07 (1:00 TO 2:00)

ROOM 296 - MARSHALL CENTER

- d. It was emphasized that today's review is not dealing with utilities or impacts, those will be addressed in the Phase 1 submittal per the sublease. The meeting today is to approve the amendment to the 2005 Tampa Campus Master Plan.
- e. Moffitt representatives agreed to the following:
 - 1) If the area impacts to the University's utilities, Moffitt will pay for incremental increases, credits, etc. Moffitt Agrees.
 - 2) A roadway analysis of improvements and the related impacts will be required, and Moffitt will share in the costs for the improvements. Moffitt already has plans in progress for a traffic study.
 - 3) In negotiations with the City of Tampa concerning the Master Plan impacts, it is understood that Moffitt will pay a pro-rated share of those costs based on their use of the GSF in the medical district. Moffitt has agreed to this.
 - 4) There will be no request for staging areas outside of the sublease line for the construction.
- f. Parking and Moffitt's commitment was discussed:
 - 1) When under construction Moffitt does not expect to impact any of the University parking lots. Work will be confined in the Moffitt subleased space.
 - 2) USF will reduce the number of Moffitt parking permits by 959 next year. Moffitt has already put in service an off-site shuttle service. Moffitt currently has 2266 permits.
 - 3) Once their new parking garage is built, Moffitt will have 1000 additional spaces on the subleased site.
 - a) The 40 new patient beds that are being built should not impact the parking, as the parking spaces will not all be occupied at the same time.
 - b) As work is completed on the off-site campus location, the heavy traffic generators will be moved to that off-campus location (clinic, patients, staff).
 - c) In the future, Moffitt might need 200 spaces, and will utilize what USF can provide them, but plan to use their off-site shuttle service. Any USF parking will be reserved spaces.
 - 4) Currently Moffitt has 1866 HE permits & 159 Y47 Gold permits; this will be reduced by 800 HE permits and all of the 159 Y47 will be eliminated, for a total of 959.
- g. It was noted that Moffitt's revisions eliminating a Faculty Office Building and a Research Building, do not affect USF's projected growth in facilities in the Master Plan. The 200,000 GSF office building and 200,000 GSF research building will remain in the Master Plan for USF Health Facilities.

CAMPUS DEVELOPMENT COMMITTEE (CDC)
MEETING MINUTES 1/30/07 (1:00 TO 2:00)
ROOM 296 - MARSHALL CENTER

h. Questions and Answers:

Q: How many parking spaces are currently in the location of the proposed garage?

A: There are 80 surface spaces. When the garage is built, this will result in a net gain of 920 spaces.

Q: When the parking garage is constructed, it appears that it is on or very close to the property line. Will any USF parking spaces be affected during construction?

A: No, Moffitt will be building from the west wall eastward, all on-site.

Q: What general impact of traffic from construction is anticipated?

A: Cannot say at this point. There will be a traffic analysis. Moffitt can schedule the construction traffic to minimize the disruption to regular university traffic. The study needs to look at the long term effect and will depend on the mix of users and the peak times of day that the road is in use.

Q: The proposed building is approximately 460,000 GSF. How will the mass of this building affect other buildings on campus?

A: We will see those kinds of density over the next few years, as USF develops, in order to make best use of university land. Moffitt currently has 450,000GSF in the hospital/cancer center, 190,000GSF in the clinic, 300,000 GSF in the parking garage and 200,000 GSF in the Stabile Building. Moffitt wants the impact to be as minimal as possible and ascetically pleasing.

Q: An important criteria concerning the design characteristics, during review, will be to share the design with the President and the Cabinet. Will this be done?

A: Yes.

Q: Will there be an additional entrance going into Moffitt?

A: No. No additional cuts to Magnolia are planned. Moffitt wants to use the existing main entrance, to maintain simplicity in way finding and signage. In the handout, there appeared to be a connection to Medical Center Drive, but the parking garage will not enter through that drive.

One of the items looked at in the USF Master Plan, was extending a road to Bruce B. Downs, with right-in and right-out only, per discussions with the County. Status of this improvement is pending the traffic study.

CAMPUS DEVELOPMENT COMMITTEE (CDC)

MEETING MINUTES 1/30/07 (1:00 TO 2:00)

ROOM 296 - MARSHALL CENTER

Q: There are reserved patient spaces across the street from Moffitt. Will the project impact those spaces in the USF lot?

A: There are 8-9 spaces within the Moffitt sublease line that will remain in Moffitt control. Uncertain how many Moffitt people are parking in the remainder of the lot – probably 100+. Will need to talk about possibility of using that space for staff.

Additional Comments:

The information was shared with Trustee Arnold last week and may be discussed at the next ACE meeting. The status of the Adopted Master Plan was discussed and the question arose as to whether we could move forward before the University has a new Campus Development Agreement finalized with the City. The General Counsel's office looked at this issue, and determined that the 2005 Master Plan Update supersedes the old plan. USF has 270 days from December 7, 2006 to execute the new Agreement. The current Agreement was extended to December 7, 2008, as the University has unused GSF in the Agreement. The University has enough capacity to bridge adoption. This Moffitt revision reduces the amount of GSF, so we do not need to take the proposal to the City.

This is the first step to approve before being presented to ACE and proceeding with design review. Parking impacts will be addressed. Traffic impacts will be analyzed in the near future.

Motion:

Recommendation made to approve the revised proposal. Motion was seconded and unanimously passed to provide ACE with information for the February 1, 2007 meeting.

4. Next Meeting

The next meeting date will be announced at a later time.

5. Meeting adjourned at 1:45PM.