

Campus Development Agreement for the UF Campus Master Plan Amendment 2020-2030



September 2021

UF and the City of Gainesville

- Memorandum of Understanding Regarding Strategic Collaboration
- Purpose of today's meeting: Campus Development Agreement
- CDA addresses on-campus development
- UF's student population has remained relatively flat; there are no plans to significantly increase student enrollment at UF's main campus

City of
Gainesville



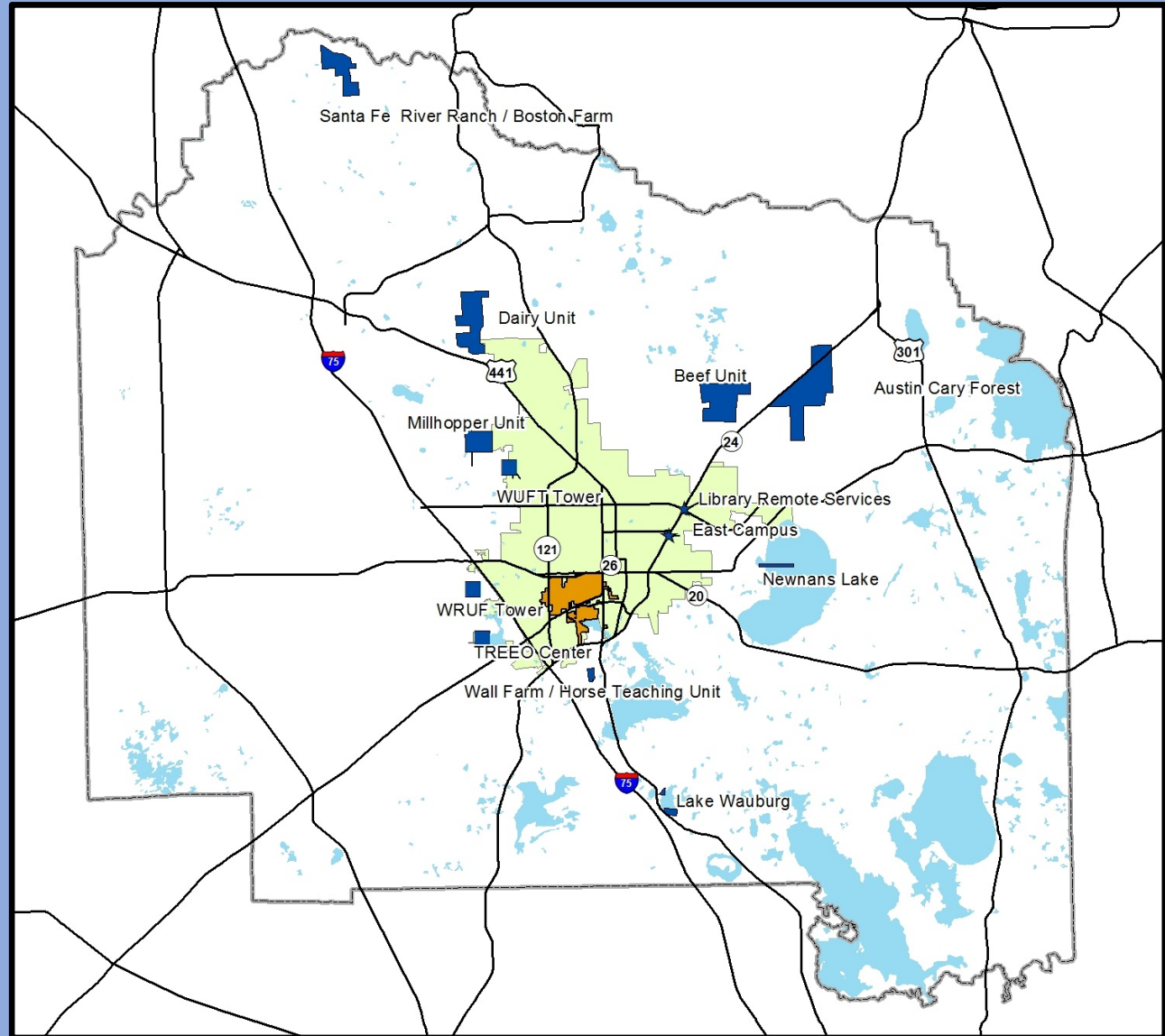
Campus Development Agreement, 2020-2030

- UF Campus Master Plan was Adopted by UFBOT December 2020
 - UFBOT authorized CDA negotiations
- UF-City-County Campus Development Agreement must now be updated and extended five additional years
 - Current CDA is 2015-2025
- Florida Statutes, Chapter 1013.30, prescribes CMP and CDA processes
 - Required for all State University System institutions
 - Update CMP and CDA every five years



CMP and CDA Jurisdiction

- Main Campus and 13 Satellite Properties in Alachua County
- Properties outside this jurisdiction, e.g., Innovation District, go through City or County development review process



Campus Master Plan Public Involvement Process and City/County Coordination

- 4 UF Committees
 - 12 Public Meetings, Nov. 2019 - Nov. 2020
 - Membership includes City and County Planning Directors and City Arborist
- City/County Staff through City/County Managers
 - Review of draft CMP
 - Review of Context Area for impacts analysis
- City/County Staff collaborated on traffic impact analysis
- County Commission Presentations: Feb. & Nov. 2020
- Public Workshop: Nov. 23, 2020
- UF BOT Meetings: Dec. 2019, Sept. 2020, & Dec. 2020



Campus Development Agreement History

- **\$34.8M since 1998**
 - **CDA 1998** provided \$10.2M for roads, transit & bike/ped
 - **CDA 2004** provided \$3.5M for RTS
 - **CDA 2006** provided \$21.1M impact for roads, transit, bike/ped and emergency fire rescue
 - \$2,137,880 to Alachua County
 - \$18,987,500 to City of Gainesville
 - **CDA 2015** extended authorizations from 2006
 - Expires December 31, 2025
- As of 2011, Concurrency Trust Fund no longer exists for payments on CDAs



Florida Statutes, Chapter 1013.30

Campus Master Plan	Campus Development Agreement
<p>“...a campus master plan must not be in conflict with the comprehensive plan of the host local government...”</p>	<p>“...Must address public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation...(and) for each of the facilities and services...determine the impact of existing and proposed campus development ...(and) any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute.</p> <p>...May, if proposed by the university board of trustees, address...additional facilities and services, including, but not limited to, electricity, nonpotable water, law enforcement, fire and emergency rescue, gas, and telephone.</p>
<p>Finding of <u>NO CONFLICT</u> from City and County staff, November 2020</p>	<p>Finding of <u>NO IMPACT</u> for additional proposed UF development based on City and County adopted Level of Service Standards.</p>

Finding of
NO ADDITIONAL
IMPACT to
Public Facilities
and Services

- UF provides its own sanitary sewer, solid waste, drainage, parks and recreation, public transportation, and law enforcement
- UF has arrangements to pay for public facilities/services for drainage, potable water and public transportation
- UF paid \$21.1M to mitigate impacts to transportation and emergency fire rescue facilities/services in 2006
 - mitigation includes development remaining authorized through 2025

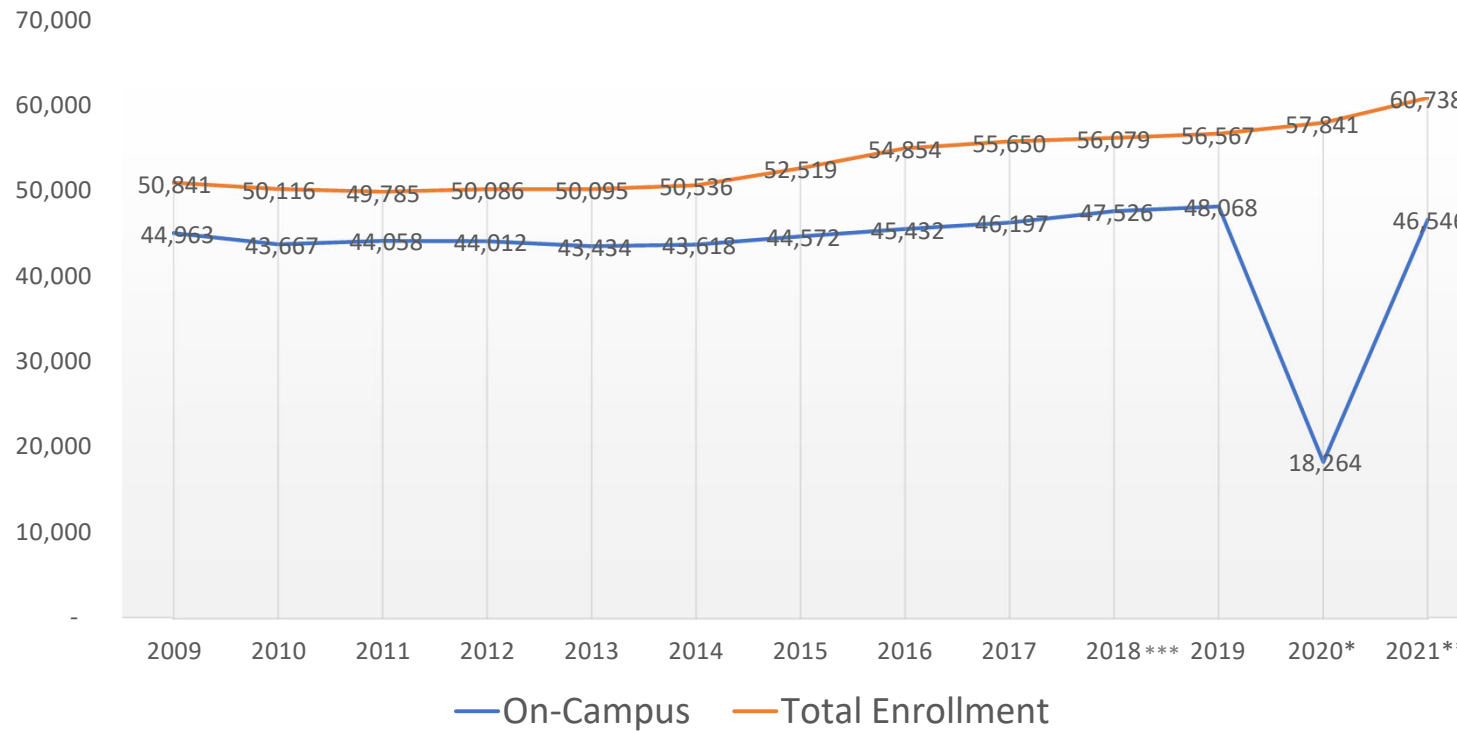


Campus Development Agreement Update

CDA 2015-2025	CDA 2020-2030
Authorized 2,021,975 Net New Gross Square Feet of Main Campus Development	Authorizes 2,298,578 Net New Gross Square Feet of Main Campus Development including 1,060,957 GSF remaining authorized balance from 2015 CDA
Authorized 2,000 Net New Parking Spaces	Authorizes 1,000 Net New Parking Spaces
Authorized Development on 13 Satellite Properties in Alachua County	Authorizes Development on 13 Satellite Properties in Alachua County including remaining authorized balance from 2015

Drivers of Growth - Enrollment

Headcount Enrollment



Projected Enrollment Growth is Flat

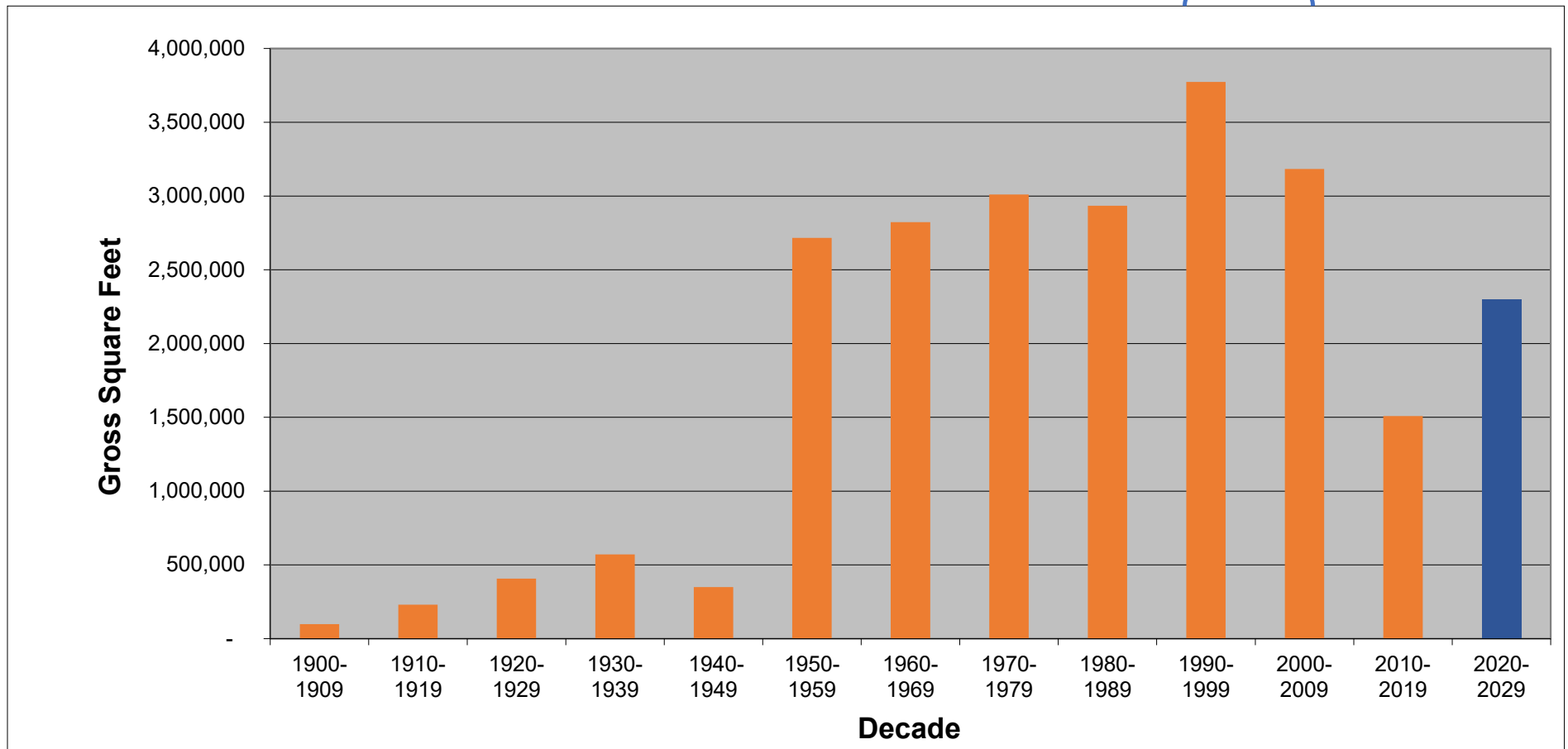
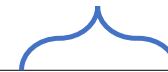
* Courses moved online in 2020 due to the pandemic

** Preliminary enrollment figures

*** Prior to 2018, off-campus calculation included partial online course load thus decreasing the on-campus estimate

Drivers of Growth – UF Construction Trends

1998, 2004 & 2006 CDAs



Campus Master Plan – Housing Growth



New Undergrad Residential Complex with Honors College – 1,400 beds opening 2023



	Capacity of UF Housing *	Net New Housing	UF On-Campus Headcount Enrollment	Percent of On-Campus Students Housed at Full Capacity
2004-2005	10,647	na	45,126	24%
2009-2010	10,550	(97)	46,438	23%
2019-2020	11,009	459	48,068	23%
2029-2030	12,017	1,008	47,422	25%

* Includes Infinity Hall (320) and Frat/Sor on campus, but not Continuum (612)

Status of CDA-Funded City & County Projects (Funded 2006)

- Toward SW 8th Ave/SW 61st St Connection
– under construction
- **City of Gainesville \$18,987,500 + Interest**
 - Archer Road – complete 2019
 - Countywide Traffic Management System – complete
 - Transit Rolling Stock – complete
 - Bicycle/Pedestrian Facilities (W. 6th St. Trail) – complete
 - SW 2nd Ave/SW 13 Street – complete
 - GFR Emergency Capital Equipment – complete
 - City Internship Program
– complete (\$32,000 interest earnings)
 - Depot Park
– complete (\$1M interest earnings)
 - Complete Streets Study
– underway (\$186,500 interest earnings)
 - Working Food Relief Fund/ Comm. Foundation of NCF
(\$105,000 interest earnings)
 - MTPO Countywide Bicycle Master Plan (\$452)

Other UF
Partnerships &
Contributions:
\$1,000,000
(since 2015)

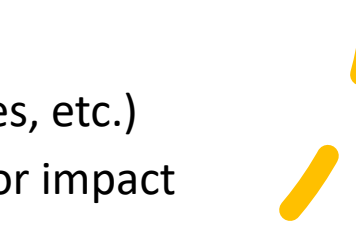
- **City of Gainesville**
 - Street Lighting - \$25,000
 - Fire/Rescue Facilities - \$200,000 re-roof Station #2
 - Downtown Strategic Plan - \$125,000
- **Alachua County**
 - Resource Recovery Center/Eco-Industrial Park - \$14,770
 - County Waste Collaborative Projects - \$41,812
- **MTPO**
 - Countywide Bicycle Master Plan - \$25,000



Other UF
Partnerships &
Contributions:
\$1,000,000
(since 2015)

- Gainesville Regional Airport
- Florida Community Design Center
- Community Weatherization Coalition
- Partnership for Re-Imagining Gainesville/ Comm. Foundation of NCF
- Working Food Relief Fund/ Comm. Foundation of NCF
- Understanding Racial Equity Study
- SDP Collaborative Research Projects (\$287,767 for jointly selected projects including GFR Community Paramedic Program)
- Arts and Culture Strategic Plan
- Hull Road (west) – Public road access facilitates private off-campus development and implements City Comprehensive Plan
- SW 23rd Terrace Extension/Ballpark Way – Implements MTPO Needs List transportation project; relieves Archer Rd & SW 34 St. traffic
- RTS - \$9M+ Annually (non-CDA)
- GRU - \$30M+ per year (46% of UF utilities; UF is GRU's #1 customer)
- UF students contribute \$1.25B annually to local economy

Proposed Campus Development Agreement, 2020-2030

- Extends term through Dec. 31, 2030
 - Updates City and County Level of Service Standards
 - Updates list of properties for which UF pays City for stormwater services (ERU fee)
 - Adds property at Newnans Lake
 - Recites mitigations and development growth currently authorized through 2025
 - Inventories finding of No Impact to specified public facilities and services due to UF planned growth through 2030
 - Authorizes additional development growth (parking spaces and GSF) through 2030
 - Improves alignment with statute
 - Includes technical corrections (dates, names, etc.)
 - Requires no additional financial payment for impact mitigations
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Next Steps

- City and County to hold TWO Public Hearings Each for adoption of the CDA
- UFBOT to approve executing the CDA
December 3, 2021
- Statutory Deadline is February 8, 2022
(180 days from receipt of draft CDA)
 - If unable to reach agreement by deadline, submit to state land planning agency (Dept. of Economic Opportunity) for informal hearings to be scheduled within 60 days. State land planning agency may prescribe, by order, the contents of the campus development agreement.



A sunset sky with scattered clouds, transitioning from a pale blue at the top to a warm orange and yellow near the horizon. The clouds are illuminated from below, creating a dramatic play of light and shadow. In the foreground, the dark silhouette of a university building is visible, featuring a prominent, tall, square tower with a smaller spire on top. The overall mood is contemplative and serene.

Questions?

[Masterplan.ufl.edu](https://www.masterplan.ufl.edu)