



Board of Trustees  
May 26, 2022

### FAC-2: Campus Master Plan Minor Amendment, Football Campus

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Information

Discussion

Action

Meeting Date for Upcoming Action: \_\_\_\_\_

#### Purpose and Issues to be Considered:

UCF proposes a Minor Amendment (MA 2022-1) to the UCF 2020-30 Campus Master Plan (CMP) to remove Project 33 McNamara Cove and add six UCFAA Football Campus Projects. This amendment requires revisions to CMP Element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION.

The specific changes included in this Minor Amendment are:

- On the Capital Improvements Map (Figure 10.0-1):
  - Replacement of “33 McNamara Cove” with “UCFAA Football Campus Projects”
    - Stadium South Tower
    - Football Practice Field Relocation
    - McNamara Cove
    - Nicholson Plaza, the Boulevard, & Parking Lot E2
    - Wayne Densch Sports Center Renovation
      - Stadium North Tower
- On the Schedule of Capital Projects (Figure 10.0-2):
  - Replacement of “33 McNamara Cove” with “UCFAA Football Campus Projects” (listed above), and their supporting details
- No revisions to any other element of the CMP are required.

See Attachment A for additional information, including a markup with changes in strikethrough and highlight.

#### Background Information:

The UCF 2020-30 Campus Master Plan was adopted by the UCF Board of Trustees on November 14, 2019. This Minor Amendment (MA2022-1) is the first proposed amendment to that plan.

#### Recommended Action:

Approve Minor Amendment MA2022-1 to the UCF 2020-30 Campus Master Plan.

#### Alternatives to Decision:

There is no alternative; the UCFAA FOOTBALL CAMPUS PROJECTS cannot proceed without an amendment to the Campus Master Plan.

**Fiscal Impact and Source of Funding:**

The Campus Master Plan does not include cost estimates for projects, it is a visionary plan based on project needs. This CMP Minor Amendment does not trigger any funding requirements, it is simply a modification to our Campus Master Plan. Funding information and approvals for the project will be presented as separate board items.

**Authority for Board of Trustees Action:**

Amendments to campus master plans are governed by Florida Statute 1013.30(9). If a proposed amendment does not exceed any of the thresholds in the statute, it is considered a minor amendment and requires only adoption by the University Board of Trustees. These thresholds are:

- (a) Increase density or intensity of use of land on the campus by more than ten percent;
- (b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent;
- (c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

These projects do not trip any of the above thresholds, see Attachment A for additional details.

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**Contract Reviewed/Approved by General Counsel**  **N/A**

**Committee Chair or Chair of the Board has approved adding this item to the agenda**

**Submitted by:**

Jonathan Varnell, Vice President for Facilities and Business Operations

**Supporting Documentation:**

Attachment A - MA 2022-1, a proposed Minor Amendment to the UCF 2020-30 Campus Master Plan.

**Facilitators/Presenters:**

Jonathan Varnell

Bill Martin, Senior Director for Facilities Planning and Construction



UNIVERSITY OF CENTRAL FLORIDA

# Minor Amendment (MA 2022-1) to the 2020-30 Campus Master Plan

## **Add UCFAA Football Campus Projects**

- Stadium South Tower (Bldg. #135 addition)
- Football Practice Field Relocation
- McNamara Cove (New Bldg. #363)
- Parking and Plaza Expansion
- Wayne Densch Sports Center Renovation (Bldg. #077)
- Stadium North Tower (Bldg. #135 addition)

## MINOR AMENDMENT MA 2022-1

### MINOR AMENDMENT

UCF proposes a Minor Amendment (MA 2022-1) to the UCF 2020-30 Campus Master Plan (CMP) to revise Project 33 McNAMARA COVE to become six UCFAA FOOTBALL CAMPUS PROJECTS.

- STADIUM SOUTH TOWER – Addition to Building #135 - Multi-story football office building and club/lounge/restaurant, with replacement of 4,600 bleacher seats with 1,050 Loge seats
- FOOTBALL PRACTICE FIELD RELOCATION - Site improvement to clear a site for McNamara Cove at the SW corner of the Stadium
- McNAMARA COVE - McNamara Cove was included on the 2020-30 CMP, but its scope has changed. This new facility (Bldg. #363) will be located in a different site from that shown in the 2020-30 CMP
- PARKING AND PLAZA EXPANSION - Site improvements, including Nicholson Plaza, the Boulevard, and the expansion of Parking Lot E2
- WAYNE DENSCH SPORTS CENTER RENOVATION - Renovation/Remodeling of existing building #077
- STADIUM NORTH TOWER - Addition to Building #135 of 5,000 student bleacher seats and a new upper level concourse

### STATUTORY THRESHOLDS

Please find below the three statutory thresholds, under Florida Statute 1013.30, that define an amendment as major vs. minor; and the university response to each threshold demonstrating that MA 2022-1 is a minor amendment to the campus master plan.

**F.S.1013.30(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8)<sup>1</sup> if such amendment, alone or in conjunction with other amendments, would:**

**a) Increase density or intensity of use of land on the campus by more than ten percent;**

#### **University Response:**

- STADIUM SOUTH TOWER and NORTH TOWER will renovate the south end and add seats to the north end of the existing stadium. Over the years, stadium upgrades have provided Knights fans with more amenities, but reduced the stadium capacity from the original 2007 quantity of 46,983 seats to 45,040 seats. The construction of both proposed towers will add fewer than 1,500 seats, and increase the stadium capacity to 46,490 seats. This increased capacity is less than the original stadium capacity.
- FOOTBALL PRACTICE FIELD RELOCATION – A new practice field will be rebuilt east of practice field #2. Then practice field #1 will be removed to create a site for McNamara Cove
- McNAMARA COVE will be developed on the site from which practice field #1 was relocated.
- PARKING AND PLAZA EXPANSION includes a Boulevard leading to the new Nicholson Plaza, and the enlargement of Parking Lot E2, and will be will be developed on the site from which practice field #1 was relocated.
- WAYNE DENSCH SPORTS CENTER RENOVATION will be renovated within its existing

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<sup>1</sup> F.S.1013.30(6-8) describes the lengthy and complicated process required to adopt a Campus Master Plan or Campus Master Plan Update.

## MINOR AMENDMENT MA 2022-1

footprint.

These projects will not increase the density or intensity of use of land on the campus by more than ten percent.

**(b) Decrease the amount of natural areas, open space, or buffers on the campus by more than ten percent:**

**University Response:**

None of the projects, alone or in combination, decrease the amount of natural areas, open space, or buffers in any way. These projects are sited on developed land, not in undeveloped natural areas, open space, or buffers.

**(c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.**

**University Response:**

None of the projects, alone or in combination, will rearrange land uses in any way. The existing Land Use is and will remain Recreation & Open Space.

### CHANGES TO THE CMP

MA 2022-1 requires the following revisions to element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION:

- Revise Figure 10.0-1 Capital Improvements Map  
Change from project 33 McNAMARA COVE to 33 UCFAA FOOTBALL CAMPUS PROJECTS
- Revise Figure 10.1-2 Main Campus 10-year Schedule of Capital Projects (SCP)  
Change from project 33 McNAMARA COVE to 33 UCFAA FOOTBALL CAMPUS PROJECTS

No revision to any other element of the CMP will be required.

### REPLACEMENT MAPS AND CHARTS

Figure 10.0-1 Capital Improvements Map

Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP), page 2

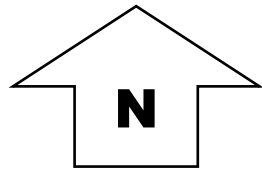
Figure 10.0-1 Capital Improvements Map

Revised by Minor Amendment  
 MA2022-2 (May 2022)



**10-Year Schedule of Capital Projects (Main Campus)**

1. John C. Hitt Library Renovation Ph. II
2. Campus Entryways – Phase I
3. Campus Entryways – Phase II
4. Engineering Building Renovation
5. Biological Sciences Renovation
6. Theatre Building Renovation - HVAC
7. Howard Phillips Hall Renovation
8. Learning Laboratory
9. Research II
10. Wet Teaching Lab And Expanded STEM Facility
11. Performing Arts Complex Phase I
12. Chemistry Renovation
13. Visual Arts Renovation & Expansion
14. Mathematical Sciences Renovation
15. Ferrell Commons E&G Space Renovation
16. Arboretum, Urban Ecology, & Sustainability Center
17. Classroom Building III
18. Simulation and Training Building
19. Welcome Center Expansion
20. Research III
21. Dining, Housing, Residence Life Facility
22. Special Purpose Housing
23. Graduate Housing
24. Spectrum Stadium Steel Re-Coating
25. Basketball Excellence Center
26. Soccer Stadium
27. Tennis Complex (location TBD)
28. Recreation & Wellness Center Phase III
29. RWC Park Phase IV
30. Creative School for Children
31. Intercept Garage
32. Environmental Health & Safety Support Facility
- 33. McNamara Cove**
- 33. UCFAA Football Campus Projects**
  - Stadium South Tower
  - Football Practice Field Relocation
  - McNamara Cove
  - Parking and Plaza Expansion
  - Wayne Densch Sports Center Renovation
  - Stadium North Tower
34. Lake Claire Recreation Area Expansion
35. UCF Cross-Campus Bike Trail



**10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION**

Revised Figures 10.0-1 and 10.0-2

**Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP)**

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUIDING #	OTHER NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Fund /Priority	2015 EPS Proj. #
<b>MAIN CAMPUS 10-YEAR PROJECTED PROJECTS</b>											
1	JOHN C. HITT LIBRARY RENOVATION PH. II	002		IT&R	Renovation 5 Phases	226,506	226,506		Renovate 5 Floors for efficient/flexible interiors, more seating, study, special collections/archives, and technology workstations. Digital Initiatives Center.	CITF / 1	5
2	CAMPUS ENTRYWAYS – PHASE I			2016 CDA	Roadway				University & Alafaya Gateway - improve roads, sidewalks, landing pads, signage, landscape	State / 1 NonState	
3	CAMPUS ENTRYWAYS – PHASE II			2016 CDA	Roadway				Remaining Items from CDA	State / 2 NonState	
35	UCF CROSS-CAMPUS BIKE TRAIL		Innovation Way Trail / East Orange Trail						On-campus bike trail linking the existing trail systems of Orange and Seminole Counties		
4	ENGINEERING BUILDING RENOVATION	040		CECS	Renovation	130,885	TBD		Total Renovation	PECO / 1	
5	BIOLOGICAL SCIENCES RENOVATION	020		COS	Renovation	116,607	116,607		Total Renovation	PECO / 4	
6	THEATRE BUILDING RENOVATION – HVAC	006		CAH	Renovation	29,469	TBD		HVAC	PECO / 5	
7	HOWARD PHILLIPS HALL RENOVATION	014		Campus	Renovation	64,619	64,619		Total Renovation	PECO / 6	
8	LEARNING LABORATORY Active Learning, Teaching Lab, & Maker Space Facility			COS, CCIE, CECS, COM	New Building			150,000	Multidisciplinary Classroom and Teaching Lab facility for several colleges		Spot Survey
9	RESEARCH II Science, Engineering, & Commercialization Facility		Research II	COS, CECS, CREOL, ORC	New Building			138,000	Multidisciplinary Research Facility to serve several colleges		16
10	WET TEACHING LAB AND EXPANDED STEM FACILITY (Classroom Lab Building)			COM / BSBS	New Building			240,950	Facility to provide wet/prep labs for several programs, study space, offices, and a lecture hall.		
11	PERFORMING ARTS COMPLEX PH. II	119	Arts Complex Ph. I (Performance)	CAH	Addition	83,670	3,000	122,800	Flexible Performance Space, configurable into 4 venues, including Proscenium Theatre and Concert Hall. The facility includes assembly and production support, as well as storage.		7
12	CHEMISTRY RENOVATION	005		COS	Renovation	49,073	49,073		Total Renovation		10
13	VISUAL ARTS RENOVATION & EXPANSION	051		CAH	Renovation	85,000	85,000	TBD	Total Renovation and Expansion		12/13
14	MATHEMATICAL SCIENCES RENOVATION	012	Math Sciences Building Remodeling & Renovation	COS	Renovation	106,523	106,523		Total Renovation		
15	FERRELL COMMONS E&G SPACE RENOVATION	007		Campus	Renovation	93,860	~28,000		Total Renovation of E&G space (100% of 7B, 7F, 7G, 90% of 7C, 50% of 7E.)		
16	ARBORETUM, URBAN ECOLOGY, & SUSTAINABILITY CENTER		Sustainability Center Ph. I Sustainability Center Ph. II	COS, F&S	New Building			15,000	Arboretum and Urban Ecology Center - replaces aging modular. Sustainability Center - for collaborative research in sustainability/energy.		
17	CLASSROOM BUILDING III			Campus	New Building			80,000	A state-of-the-art facility to support enhanced teaching and learning - variety of advanced-technology classrooms and multimedia facilities. Faculty offices and support spaces.		17
18	SIMULATION AND TRAINING BUILDING			CECS	New Building			60,000	Research Facility for IST, includes lab and office space for multiple disciplines in modeling, simulation and training, immersive environments and mobile learning		
19	WELCOME CENTER EXPANSION	096		Campus	Addition	18,717		11,000	Improve recruitment of top undergrad and grad students, steer students toward strategic programs, focus on under-represented populations, advise students toward timely graduation.		20
20	RESEARCH III			Campus	New Building			150,000	Future Research Facility		
21	DINING, HOUSING, RESIDENCE LIFE FACILITY			SDES	New Building			260,000	Includes student housing and meal-plan dining hall Creative School may be collocated		
22	SPECIAL PURPOSE HOUSING		Special Purpose Housing and Parking Garage	SDES	New Building			32,000	Greek Housing on ~7 ac. Greek Park Expansion		
23	GRADUATE HOUSING			SDES	New Building			150,000	Graduate Student Housing		
24	SPECTRUM STADIUM STEEL RE-COATING	135	Rust Remediation	UCFAA	Renovation	76,527			Re-coat steel structure to prevent rust	NonState	

Note: MAP KEY numbers are associated with Figure 10.0-1 Capital Improvements Map, and are not associated with project priority.

10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION

Revised Figures 10.0-1 and 10.0-2

Figure 10.0-2 Main Campus SCP (Continued)

Revised by Minor Amendment MA2022-1 (May 2022)

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUILDING #	ALTERNATE or OLD PROJECT NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Funds/Priority	2015 EPS.#
<b>MAIN CAMPUS 10-YEAR PROJECTED PROJECTS</b>											
25	BASKETBALL EXCELLENCE CENTER	50C	Venue Expansion and Renovation	UCFAA	Add & Reno	48,000		TBD	Renovation of The Venue. Add student-athlete team space and office space.		
26	SOCCER STADIUM & PARKING			UCFAA	New Bldg./Field			TBD	Soccer Stadium north of Spectrum Stadium		
27	TENNIS COMPLEX			UCFAA	New Bldg./Courts			7,500	Tennis Support Building and Tennis Courts (≤12)		
28	RECREATION & WELLNESS CENTER PH. III	088		SDES	Addition	156,111		50,000	Addition the Recreation and Wellness Facility		
29	RWC PARK PHASE IV			SDES	New Bldg./Fields			TBD	Entrance Element and Field Improvements		
30	CREATIVE SCHOOL FOR CHILDREN	Replace 24		Auxiliary	New Building			18,000	New Creative School to support 170 UCF families (increase of 40 families).		
31	INTERCEPT GARAGE		Parking Garage VII	Parking	New Garage			TBD	Intercept Garage at University & Alafaya		
32	ENVIRONMENTAL HEALTH AND SAFETY SUPPORT FACILITY	48A		Support	New Building			4,000	Facility to centralize specialty material receiving, storage, and distribution		
33	<b>McNAMARA COVE</b>		<b>Recovery Cove</b>	<b>UCFAA</b>	<b>New Facility</b>			<b>1.5 ac.</b>	<b>Lazy River (recovery, rehab, and fun), zero-entry pool, volleyball pool, gathering plaza, sand volleyball, putting, bocce, support buildings (food, dressing, restrooms, etc.)</b>		
33	<b>UCFAA FOOTBALL CAMPUS PROJECTS</b>	<b>Project #33 includes six projects on the UCFAA Football Campus</b>									
	• Stadium South Tower	135			Addition				Multistory addition to add FB offices, a Club/Lounge, Loge Seats		
	• Football Practice Field Relocation				Sitework				FB Practice Field #1 moves from west to east of FB Practice Field #2		
	• McNamara Cove (new site)	363			New Facility				New site for "Recovery River," plunge pool, plaza, support buildings		
	• Parking and Plaza Expansion				Sitework				Includes Nicholson Plaza, The Boulevard, Expansion of Lot E-2		
	• Wayne Densch Sports Center Renovation	077			Renovation				Total renovation/remodeling of WDSC		
	• Stadium North Tower	135			Addition				Addition of 5,000 student seats and a new upper-level concourse		
34	LAKE CLAIRE RECREATION AREA EXPANSION	0334		SDES	Addition & Reno				Expand Boathouse (0334), Improve Parking Lot		

Figure 10.0-3 Satellite Campuses 10-Year Schedule of Capital Projects (SCP)

Revised MAY 2022<sup>4</sup>

Note: Figure 10.0-1 Capital Improvements Map does not include Satellite Campus projects

Campus	SATELLITE CAMPUSES 10-YEAR PROJECTED PROJECTS										
DT	UCF COMMUNICATION AND MEDIA BUILDING - EXTERIOR	0906	Center for Emerging Media		Renovation	130,000	Ext				PECO / 3
DT	DOWNTOWN CAMPUS BUILDING II				New Building						
DT	DOWNTOWN CAMPUS PARKING GARAGE II				New Garage						
DT	DOWNTOWN CAMPUS PHASE III				New Building						
DT	DOWNTOWN CAMPUS PHASE IV				New Building						
RCHM	ROSEN GARAGE			Parking	New Garage						
AHSC	COLLEGE OF NURSING AND HEALTH SCIENCES BUILDING		College of Nursing & Allied Health	CHPS	New Building			150,000	New academic home for College of Nursing (~100,000 GSF). Additional space for other CHPS Units. (TBD)	NonState	15
AHSC	HEALTH SCIENCES PARKING GARAGE			Parking	New Garage			160,000	New Parking Garage to support Lake Nona Campus		
AHSC	UTILITIES INFRASTRUCTURE/SITWORK – CLINICAL FACILITIES		Infrastructure and Sitework Lake Nona Clinical Facilities		Infrastructure			3,400LF			
AHSC	BURNETT BIO-MEDICAL SCIENCE CENTER INFRASTRUCTURE				Infrastructure			150,000			
AHSC	INSTITUTE FOR HOSPITALITY IN HEALTHCARE			COM/RCHM	New Building			150,000			
Cocoa B.	FLORIDA SOLAR ENERGY CENTER RENOVATION	Many <sup>5</sup>	FSEC		Renovation	14,418	TBD			PECO / 2	
Melbourne B.	MARINE TURTLE & COASTAL RESEARCH STATION		Coastal Biology Station	COS	New Buildings			9,500			19

<sup>5</sup> FSEC has 18 buildings numbered between #1910 and #1950