

## Request to Develop Land (RDL) on USF Campus Property

The intent of the RDL Process is to inform campus constituents of proposed development, understand campus impacts, and determine level of support and receive approval to proceed. The process is two-phased. Phase 1, RDL 1 is a request for conceptual approval to proceed with a study for campus impact assessment. Phase 2, RDL 2, is a request to present the findings of RDL 1.

### **Process RDL 1 and RDL 2**

1. Submit attached RDL1 and RDL 2 forms electronically to:

Dr. Carl Carlucci  
Executive Vice President &  
Chief Financial Officer  
4202 E. Fowler Avenue, ADM 200  
Tampa, Florida 33620-7550  
[Carl@admin.usf.edu](mailto:Carl@admin.usf.edu)

Ronald Hanke  
Director  
Facilities Planning and Construction  
4202 E. Fowler Avenue, FPC 110  
Tampa, Florida 33620-7550  
[Rhanke@admin.usf.edu](mailto:Rhanke@admin.usf.edu)

# RDL 1 Form

<b>Date Submitted:</b>	
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<b>ACE Workgroup date:</b>	<b>January 26, 2005</b>
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<b>1. Requestor:</b>	Doug Woolard
Address	ATH 100
Telephone	974-2125
Email	Woolard@admin.usf.edu

## **2. Description of Project alignment with USF Mission and purpose of Project:**

### **Purpose of Project**

With USF's acceptance into the BIG EAST Conference comes the highly coveted opportunity to play on a national stage, with access to the Bowl Coalition Series (BCS) for football. This new conference affiliation partners USF with universities of athletic and academic distinction. As the youngest of the BIG EAST universities, USF must move quickly to assure that it is in the best possible competitive position. That means, among other initiatives, making a considerable investment in new and updated practice and competition facilities that level the playing field for recruitment of student-athletes and enhance the fan experience.

Upon accepting membership in the BIG EAST Conference, USF leaders made a commitment to upgrade key facilities. That includes major renovations to the Sun Dome and Baseball Stadium, and new facilities for soccer, softball, and tennis, and practice gyms for men's and women's basketball.

Having determined the scope of the facilities needed, the next step is to secure the land necessary to sup2pes-ha soarap1.149r:(q623 -10ty to sup)a022 Tw[80 Tw( )Te (prga022 Tw[l0e2c-02( new ar

***Please note that the specific facilities contained in the proposed land use plan are placeholders only, designed to help the committee visualize the amount of land needed to sustain the planned growth. The actual location of facilities will be further determined based on feasibility analysis and consultation with the Office of Facilities Planning and other affected parties.***

We are asking for consideration of this land use allocation in advance of the university's impending master planning study in order to take advantage of the fund raising momentum of USF's BIG EAST Conference affiliation, to meet our institutional commitment to upgrade athletics facilities, and because, with the exception of District 4, the plan stays within the borders of property currently assigned to athletics.

It is our expectation that funding for athletics facilities that require relocating campus recreation spaces will include the cost of replacing those spaces at mutually agreeable locations and at a quality level not less than currently enjoyed. It is our intent that intercollegiate athletics and campus recreation can work together to improve facilities in both areas.

#### **Alignment with USF Mission**

USF's athletic program is a part of the mission of the University of South Florida and is an area that the university has committed to upgrade. As the University seeks to be among the top fifty public research universities in the country, we believe growth of its athletics programs will be an important carrier of the institutional brand. We further believe that the BIG EAST Conference membership, which brings USF into athletic and academic association with a cadre of prestigious research universities, contributes to that goal.

The proposed land use plan for athletics also addresses campus life initiatives by suggesting opportunities for developing a much upgraded campus recreation area that is located closer to student housing.

Further, the athletics program and associated upgrades to facilities contributes to USF's community engagement mission. A strong athletics program benefits a university by providing a "rallying point" for alumni and friends, which helps connect the university with its host communities. It benefits the community, in turn, as a healthy, family-oriented entertainment option that contributes to the region's economic recruitment mission.

### **3. Campus: (check one)**

**5. Acreage:**

Approximately 104 acres

**6. Fund Source of Study:**

Department of Athletics

**7. Scope of Work:**

Development of a proposed land use plan for athletics and campus recreation that accomplishes the following:

**An Athletics District and a Campus Recreation District:** the creation of defined areas for athletics and campus recreation uses.

**Land Use Efficiency:** most efficient use of available land, a tighter footprint for athletics that revolves around the Athletic Training Center, and realignment of land use in accordance with the recently-developed student housing corridor and Greek Village.

**Updated Facilities:** A footprint that will allow the future development of facilities that meet the expected standards of today's sports fan, specifically including the following:

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# RDL 2 Form

<b>Date Submitted:</b>	
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<b>ACE Workgroup date:</b>	<b>January 26, 2004</b>
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**3. Acreage:**

60.26 acres for athletics; 37.74 for campus recreation; 6.81 acres of shared space.

**4. Net square footage:**

To be determined on a facility-by-facility basis, in feasibility analysis stage

**5. Gross square footage:**

To be determined on a facility-by-facility basis, in feasibility analysis stage.

**6. Funding Source:**

Philanthropic gifts, business partnerships, and other institutional and non-institutional funds permitted for such use.

**7. Construction budget:**

Construction budgets will be determined for each specific facility or space after approval of the footprint.

**8. Project budget:**

To be determined for each specific facility or space after approval of the proposed land use plan for athletics and recreation.

**9. Scope of Project:**

The proposed land use plan for athletics addresses the following issues:

**An Athletics District and a Campus Recreation District:** The proposed plan recommends an athletics district, a campus recreation district, and a shared space that includes the proposed artificial turf/track, which is suggested as a shared facility. It pulls the athletics venues closer to the Athletic Training Center and moves student recreation venues closer to student housing and Greek Village. Specifically, with the relocation of the tennis and football practice facilities, property that is closer to student housing and Greek Village can be redeployed for updated and improved recreational facilities.

**Efficiency:** This project scope brings greater efficiency in use of land. By tightening our footprint and relocating the tennis facility, we can serve the university's agenda related to housing and student life.

**Updated Facilities.** Today's fans are sophisticated, and accustomed to sports facilities that provide comfortable seating, branded food concepts, suites, club areas, and a variety of other amenities that enhance the game experience. Currently, USF is, with the exception of Raymond James Stadium, unable to offer what today's market demands. That has a negative impact on recruiting, on game revenues, and on efforts to grow the fan base. Examples include:

§ USF's Baseball Stadium, built more than 20 years ago, provides no protection from the sun, has limited food options, inadequate restroom facilities, inadequate dug-outs, and a variety of other issues.

§ Our nationally competitive softball team plays its games at a field that provides no food options, no protection from the sun, and bleacher seating.

§ The ideal field size for soccer is 120 yards by 75 yards. USF's soccer field dimensions are 114 yards by 71 yards, which could inhibit our ability to attract major

tournaments. Because it is surrounded by a track, there is also increased risk of injury. The stadium has no protection from the sun, limited food options, and seats spectators farther away from the field than is customary. Further, it prohibits the Track and Field programs from making maximum use of their infield, forcing, for instance, the Hammer Cage to be located in another area of campus (currently, near Greek Village).

- § Tennis, which sits across from Greek Village, has no parking available for spectators.
- § The Sun Dome, which has not been updated significantly for 25 years, is a tired facility that is ready for major renovation.

The proposed land use plan provides a footprint that provides adequate space for addressing these and other facility needs.

**Parking and Safety.** The plan adds parking at the eastern perimeter of the campus, pulling event traffic away from the interior of the campus. In addition, we are recommending eliminating the angled parking by the baseball stadium, which we believe to be a safety hazard.

**Facilities addressed in the proposed Land Use Plan:**

1. Improved and Updated Campus Recreation Facilities and Spaces
2. New softball stadium
3. Renovated baseball stadium
4. Soccer stadium and practice field
5. Sun Dome Arena renovation
6. Men's and Women's Basketball Practice Gyms
7. New and relocated Football Practice Complex
8. Joint-use (campus recreation and athletics) artificial surface field with 400 meter track
9. New and relocated tennis facility

The timeline for moving forward with this proposal is swift. Conceptual approval, as further described in Paragraph One of this document, is requested at the January 11 meeting, with subsequent presentation to the ACE Workgroup on January 26<sup>th</sup> and the February 24<sup>th</sup>



**13. Parking displacement/load and traffic impact:** This plan adds approximately 400 additional parking spaces at the eastern perimeter of the campus, and eliminates angled parking in a high traffic area near the baseball stadium.

<b>14. Impact to existing locations and capacity of:</b>
Trees: Minor impact
Stormwater: To be addressed in feasibility analysis