

**UCF DOWNTOWN FACILITIES OUTREACH MEETING #1**  
**UCF Center for Emerging Media**  
**500 West Livingston Street, Orlando, FL 32801**  
**March 28, 2017 | 6:00pm**

On March 28, 2017, the University of Central Florida, SchenkelShultz Architecture / Robert A.M. Stern Architects and Skanska Construction Company team conducted the first UCF Downtown Facilities Outreach Meeting, which was hosted by Commissioner Regina Hill. The purpose of the meeting was to provide the community with an overview of the UCF Downtown Facilities project plans for construction opportunities.

Veronica Anderson CEO of Anderson and Associates, P.A. was the moderator. She reminded the audience that Parramore had numerous studies and plans from the past. However, this meeting was to demonstrate how the plans were coming into fruition. The infrastructure of the Parramore Lymmo for the bus rapid transit system, the current construction of the PS-8 community school and now the UCF Downtown Campus are the evidence that the vision of the community identified in the “Parramore Neighborhood Comprehensive Plan” were unfolding.

This document summarizes key points and highlights from the meeting held on March 28.

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**Convene and Welcome**

Commissioner Regina Hill, City of Orlando, District Five, described the UCF and Valencia Downtown Campus as one of District Five's most transformational projects. She stressed that a 21st-century city needs a 21<sup>st</sup> century campus; a place where new ideas can flourish from a foundation that's built on innovation. She characterized this project as, “One that will transform lives and the community for decades to come.” The Campus will bring 7,700 UCF and Valencia students to District Five when it opens in the fall of 2019. She noted the current construction of the PS8 school. Pre-schoolers through middle school students from the Parramore area will be able to attend a state of the art school with plans to serve 1,211 students. She stressed that “Education is the great equalizer” and that “the best social program is a job”. This holistic approach to education will allow children from the District to attend educational facilities right in their own backyard. She further stated that the UCF Downtown Campus is as impactful to Orlando as the community venues, Medical City and SunRail. The campus furthers the efforts to continue

revitalizing Downtown and Parramore and provides new educational opportunities for residents of Parramore, while creating 2,000 new jobs and a more than \$200 million impact on the economy each year. She applauded UCF for their commitment to a transparent process that informs and engages the entire community.

### **Invocation**

The Rev. Dr. Robert M. Spooner, Mt. Zion Missionary Baptist Church, in Parramore, provided the invocation for the projects, project leaders, community and the governmental officials.

### **Vision**

Thad Seymour, Ph.D., Vice Provost, UCF Downtown Campus gave an overview of the vision. He said that UCF and Valencia are living out their core beliefs in opening the downtown campus that includes:

- Education has the power to transform lives.
- “We do our best work together.”
- “If there is a better way, we should do it.”

Dr. Thad went on to say that the shared vision for downtown is to:

- Expand ACCESS - making college more accessible to more people.
- Cultivate INNOVATION - develop new approaches to education for the 21st century, using downtown as our classroom.
- Create IMPACT - social, cultural and economic. He said, “Scale x Excellence = IMPACT.”
- Be transformational. The educational ecosystem anchored in Creative Village, including UCF, Valencia, OCPS and the new PS8 can be transformational.

### **Community Impact**

Falecia Williams, Ph.D., Campus President, Valencia College – West Campus gave an overview about the community impact of the Downtown campus project. Dr. Falecia stated that it is the goal to improve the quality of life for all members in the physical space to include the community, Valencia and UCF. Valencia has a passion to ensure a positive impact. She acknowledged that they reviewed numerous Parramore studies, as well as the “Parramore Comprehensive Neighborhood Plan.” Dr. Falecia Williams summarized that there are five pillars that they are committed to include in this campus:

- Pillar 1: Employment and jobs. Parramore has the highest unemployment rate. She wants to see jobs come to the Parramore community. She noted that Parramore residents should be the first on the list, provided that they have the credentials.
- Pillar 2: Health. Improve health and wellness.
- Pillar 3: Education. Education is a catalyst for change where students move from kindergarten through 12<sup>th</sup> grade to college. They want to make sure that students of Parramore make it all the way through to the finish line.
- Pillar 4: Safety. Personal safety and community safety is critical in recognition that everyone wants to live in a safe environment. They are considering how bringing students into the community impact safety.

- Pillar 5: Affordable Housing/Homeownership. There needs to be mixed-income neighborhoods and affordable housing.

### **Dr. Phillips Academic Commons Team Introductions**

Allen Bottorff, P.E., Ph.D., Director, Downtown Campus Facilities introduced the design and construction team members as SchenkelShultz Architecture / Robert A.M. Stern Architects, Skanska Construction Company, Anderson and Associates, P.A., Verde Construction Manager and Blue Cord Design and Construction.

### **UCF Downtown Campus Project Overview**

Dr. Allen then gave the project overview. He said that the planned Dr. Phillips Academic Commons will be the first structure to be built at a construction cost of \$60 million. It will be a four-story, 148,000-square-foot building. The structure will be built on the new UCF Downtown campus site at the corner of Livingston Street and Terry Avenue. Foundation construction will begin in the early fall and vertical construction will start in early 2018. The Dr. Phillips Academic Commons building is expected to be completed in the summer 2019 and ready for the fall 2019 academic year. Other structures that are going to be built include a tri-generation power plant, which will generate cooling, heat and electrical power simultaneously and power the entire campus. It will be design as a teaching lab for engineering and technology students.

UCF also plans to build a \$10 million, 600-space parking garage with parking guidance and other systems. UCF will also be leasing the existing parking complex in Centroplex 1 which will offer an additional 600 spaces from the City of Orlando. Dr. Allen said the Centroplex 2 parking garage, which was formerly a comedy club, will also be leased by UCF. This space will be used for the UCF police department and Valencia College safety & security team and will offer an additional 7,000 square feet of university research space. In addition to all of this, the development team of Ustler/KUD will be building approximately 100,000 square feet as well as 600 beds in a multiuse student housing building, across the Dr. Phillips Academic Commons, which UCF and Valencia will be leasing. Further, 10,000 square feet in the Center for Emerging Media is planned to get a \$5 million remodel.

Dr. Allen also announced the following:

- UCF Downtown's groundbreaking ceremony will be on May 11 from 10:30-11:45 a.m. at the Downtown Campus.
- The next meeting on UCF Downtown will be in June, this year, where Skanska USA Building will discuss sit work and foundation construction opportunities.
- Another pre-bid meeting will be held in December, this year, where Skanska USA Building will discuss vertical construction opportunities.
- The last two meetings, which the dates have yet to be determined for, will address construction opportunities for the tri-generation power plant and the \$10 million, 600-space parking garage.

### **Minority/Women Business Enterprise**

Linda Porter, Florida Diversity Manager, Skanska Construction Company and Matt Gilbert, Senior Vice-President, Skanska Construction Company discussed their role as Construction Managers on the project and their commitment to M/WBE participation. Linda said that Skanska has a corporate commitment to M/WBE participation and that training and mentoring were key to its success. They also focused on leadership training

through an initiative called “Executive Boost” and monthly report preparation for transparency and accountability. She discussed the construction building blocks training program that Skanska coordinates, because they want to help businesses succeed. Matt stressed that planning and executing was important. He also stated that they were committed to the customer.

### **Community Outreach**

Veronica Anderson reported that she is responsible for community outreach. She stated that UCF made a commitment to be a good neighbor and will do the following:

1. Keep the neighbors informed of the plans and progress. Inform the residents, business community and stakeholders about the economic opportunities through contracts and jobs.
2. Highlight UCF's vision to create a positive educational and economic impact in Parramore and the community.
3. Create a participatory process that engages the community in what UCF Downtown campus is all about.
4. Educate the stakeholders about the progress of all of the facilities on the campus.
5. Coordinate the information so that the community will know the full story in a transparent manner.

Veronica said that the community outreach will include efforts of getting the information out to the neighborhood and homeowners associations, churches, barbershops, laundromats, community centers and door to door. The community will receive flyers, phone calls, emails, Facebook messages and other social media notification. They will also receive information from several sources and partners such as from Commissioner Hill, City of Orlando departments, an Orange County division and the African American Council of Christian Clergy. She pointed out that information regarding the UCF Facilities Community Outreach Plan, pre-bid information, meeting summaries and other relevant construction information will be placed on the website ([downtown.fs.ucf.edu](http://downtown.fs.ucf.edu)). She encouraged feedback and announced that there were comment cards and evaluation forms on a table labeled for that purpose in the rear of the room for all to provide information.

### **Community Announcements**

Student Housing: Dr. Allen introduced Frank Nelson from Batson-Cook who will be building the multiuse student housing building.

Jobs: Dr. Allen introduced Sandra Picard, Director of Human Resources, Marriott Orlando Downtown who announced that the Marriott will be opening on July 15 and that they will be hiring soon for associates and managers.

Affordable and Senior Housing: Dr. Allen introduced Commissioner Hill who announced that the City of Orlando recently completed a \$1 million housing renovation of Richard Allen Gardens. The City currently has an RFQ posted to build 10 homes in the CRA. Also, the City just awarded a housing development project to Invictus for the development of Parramore Oaks. The City of Orlando will be awarding an RFP for the development of 50 apartments. The City just approved 300 apartments/townhouses for senior living. She also announced \$1 million housing project was finalized for 10 low-income houses.

## Design Unveiling

Dr. Williams and Dr. Seymour removed the drapes from two large design boards and reviewed the layout with the attendees. Below is a list outlining the details that they discussed from the display boards:

- The campus will open on approximately 15 acres of land located at the intersection of Parramore Avenue and Livingston Street in August 2018.
- The Dr. Phillips Academic Commons will be “a front door” to the community and the first floor will serve the community as a whole. There will be a room called the Parramore Room, and it will be open for community engagement and activities, as well as rooms for different types of instruction.
- The building will house five programs that are going to be coming to downtown both from Valencia College and the University of Central Florida. The programs were selected because they would engage with the neighborhood, business and legal communities, while enhancing opportunities for experiential learning, internships and jobs.
- Dr. Seymour announced discussions between UCF and FAMU’s Law School about opportunities in the educational ecosystem. The first floor of the Dr. Phillips Academic Commons will include a courtroom, which UCF will use and FAMU may find use for in cooperative efforts.
- The building will have collaborative learning spaces, large classrooms and space for educational and community events. There are ground floor, “living rooms” which are open spaces where students can access computers and enjoy comfortable seating.
- The intersection of Livingston Street and Terry Avenue also will be home to a joint student services building and a student housing building (detailed earlier).

## Mix and Mingle

The meeting was adjourned and the attendees were invited to meet the project team members stationed at other display boards in the room. The attendees were also invited to enjoy the refreshments. The meeting adjourned.

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## Comments:

1. One participant asked on the comment sheet: Will there be married student’s accommodations? Will there be parking accommodations for local residents?

RESPONSE: The DTC Parking Garage as well as the leased Parking Garage (Centroplex I) are designated for faculty, staff, student, and visitor parking. Parking will be allowed in these two garages by permit only. With respect to the student housing building, there are no plans for designated married student’s accommodations in this student housing product.

2. A second participant wrote on the comment sheet: “I thoroughly enjoyed the presentation – short, sweet and to the point. All spoke well and detailed. I look

forward to returning to learn more. I do not own a business, but wanted to see what was happening in the area. Great job. I do belong to a church in the community and came to take in the great plans for the area.”

3. A third participant wrote on the evaluation form: “Have the community at the event. Give the community their voice!!”

RESPONSE: We thank you for the comment and intend these community outreach events to be an outlet to give the community their voice regarding the planned facilities associated with the UCF Downtown Campus.