



2020 - 2030

USF Master Plan Updates

Data Collection & Analysis

Element 4: Future Land Use & Urban Design

UNIVERSITY OF SOUTH FLORIDA

ST PETERSBURG CAMPUS

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Element 4 Future Land Use

Information Sources

USF Factbook, 2001-2002

Sasaki Associates, Inc., interview notes, April 2000, November 2001, Spring 2002, April 2004, November 2006, March 2007, April 2007, and June 2007.

City of St. Petersburg Future Land Use Map (print dated September, 2010) and Future Land Use Element

City of St. Petersburg Comprehensive Plan, Chapter 3, Future Land Use Element (Revised 06/02/11) as available from: http://www.stpete.org/development/docs/comp_plan/Ch_3_Future_Land_Use_Element.pdf (Accessed August, 2015).

City of St. Petersburg Zoning and Future Land Use as available from www.StPete.org (August, 2015).

Information provided by USFSP, June 2004, August 2005, November 2006, March 2007, Spring 2015 and March, 2023.

State Requirements for Educational Facilities, 2014, Florida Department of Education, Office of Educational Facilities

Purpose

The purpose of this element is to describe the existing and future land use pattern to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community.

6C-21.204 (1) Future Land Use and Data Requirements:

(1)(A) Description of the location of USFSP facilities within the State

SITE NAME AND ADDRESS	YEAR ACQ.	SITE AREA (AC)	BUILDING FLOOR AREA (GSF)	PARKING (SPACES)
CMS at St. Petersburg 830 1 st Street South St. Petersburg	1967	10.5	190,037	165
St. Petersburg Campus 140 Seventh Avenue S St. Petersburg	1967	52.4	1,421,052	1,831

Source: Information provided by USFSP July 2015

USFSP is located on a 62.9 acre site, south of downtown St. Petersburg. The majority of the campus area is situated south of Fifth Avenue South to Eleventh Avenue South and east of Fourth Street South. The other sides of the campus are bounded generally by the Albert Whitted Airport on the east and Bayboro Harbor.

(1)(B) Description of the location of University facilities within the Host Community (graphic and narrative) including an identification of all facilities on university lands not under the jurisdiction or operation of the State University System.

The St. Petersburg campus is located in Pinellas County.

In 1977 the City of St. Petersburg agreed to provide the University approximately 40 acres of land in the Bayboro Harbor Redevelopment Area for development of the campus (see Figure 1 (Existing Conditions)). A revised campus boundary has been identified for future campus development. In general, the boundary includes a majority of the land east of Fourth Street South to First Street South between Fifth Avenue South and Eleventh Avenue South. Key actions which have been mutually agreed upon by both the city and the University include the following:

- University has worked with the USGS to accommodate USGS expansion on property located directly east of the current Studebaker Building.
- All City owned parcels in block 79, 80, 81 and 94 will be improved by landscaping.

- The University has purchased the Fountain Inn property (southeast corner of Third Street and Sixth Avenue South) in exchange for title to the former Uncle Ed's and Aunt Hattie's property (northwest and southwest corner of First Street and Sixth Avenue South respectively).
- The University has purchased the Golf Coast Legal Services property at 641 First Street South and the Poynter Property, approximately 3.7 acres between Fourth Street South and the alley to the east and south of Eighth Avenue South.

(1)(C). Student Enrollment Projections as prescribed in the General Requirements section of this chapter.

See Enrollment Projections under the Analysis section in Element 3: Academic Programs.

(1)(D) A legal description of the property within the university's jurisdiction and a description of the land acquisition program under which the property was obtained.

The legal description of the University property is available from the Board of Education which leases the property from the Board of Trustees of the Internal Improvement Trust Fund.

(1)(E) A discussion of title interest held by the Board of Trustees of the Internal Improvement Trust Fund (including reservations and encumbrances such as leases).

All University Property is owned in fee-simple by the Board of Trustees of the Internal Improvements Trust Fund and leased to the Board of Education.

The University and the City of St. Petersburg have had a cooperative land acquisition program in order to enable the campus to grow within its constrained location in the city.

(1)(F) Designated single use or multiple use management, as defined in Rule 18-4.003, F.A.C., for the property.

The property is designated as a single use management under the Board of Education as a multi-discipline university within the complex of the State University System.

(1)(G) A description of alternative (non-educational) uses of the leased premises considered by the university but never adopted, if appropriate.

No information regarding this issue was identified for this update.

(1)(H) Proximity of University property to other significant local, state, or federal land or water resources, as identified in adopted plans.

- Albert Whitted Airport (the airport's landing and approach zones impose restrictions on building heights on campus)
- Port of St. Petersburg and Bayboro Harbor
- Sub-lease with the federal government for a boat docking facility off the east side of the peninsula (0.37 acres).
- Sub-lease with the Florida Wildlife Conservation Commission (FWC) on the peninsula (2.5 acres).
- University maintained boat servicing facility for research vessels.

(1)(I). A statement as to whether the university property is within an aquatic preserve or designated area of critical state concern or an area under study for such designation.

The University is bordered by the Port of St. Petersburg and Bayboro Harbor, an Outstanding Florida Water.

(1)(J). A description of existing land uses and zoning for the context area. Land use categories shall be identified on the existing land use map or map series and described in accordance with categories adopted by the local government in their comprehensive plan.

The City of St. Petersburg has designated the following zoning categories for the USFSP campus as follows:

Table II-4a: Zoning Districts

LOCATION	DISTRICT	DESCRIPTION
USFSP Campus & peninsula	IC/I	The IC/INST (Institutional Center/Institutional) zoning district is intended to accommodate public and semi-public uses, such as hospitals, universities, utilities, and government facilities to meet the needs of St. Petersburg's residents. It is the purpose of this zoning district to designate areas of the City that are now used, or appropriate to be used, for public/semi-public purposes, and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities and natural resource features.
Poynter Park	NSE	All property in the City located outside of the downtown area designated R/OS (Recreation/Open Space) on the Future Land Use Map is designated with NSE (Neighborhood Suburban Estate) zoning, which is the City's lowest density zoning district.
Albert Whitted Airport	IT	While the IT (Industrial Traditional) zoning district is intended to provide for areas where wholesaling, warehousing, manufacturing, assembly or product processing can occur, transportation and utility uses are permitted as well, e.g., airport and water reclamation facility.
Port of St. Petersburg and area south of Bayboro Harbor	IC (CRD)	IC-CRD (Institutional Center/Community Redevelopment District) zoning encompasses the Port of St. Petersburg and the Bayboro Harbor Redevelopment Area. The purpose of the IC-CRD zoning district is to encourage the preservation and expansion of existing port and marine related uses and marine industries, and to encourage new marine commercial development along the Salt Creek and within The Salt Creek District.
Downtown area north of the campus	DC-2	The DC-2 (Downtown Center) zoning district provides for intense residential development but still allows for a mixture of uses that enhance and support the Downtown Core and surrounding neighborhoods. The district allows support retail and office uses.
Area north of Albert Whitted Airport	DC-3	The intent of the DC-3 (Downtown Center) zoning district is to encourage development of residential, offices, hotels, retail and permitted mixed uses compatible with the waterfront area, with special emphasis for pedestrian oriented development at the street level. (The Progress Energy Center for the Arts - Mahaffey Theater, and the new Dali Museum site are designated DC-3.)
	DC-P	The City's downtown waterfront park system is designated with DC-P (Downtown Center-Park) zoning, along with Williams Park and Mirror Lake Park. (Albert Whitted Park is designated with DC-P zoning.)

4th Street South Corridor	IC(CRD)	See above comment
	CCT-1	Allows for a high density of residential, commercial or mix of these uses.
Roser Park Neighborhood	NT-2	Single family residential with accessory dwelling units.
	NSM-1	Medium density multi-family residential.

Source: City of St. Petersburg: October 2010.

Detailed information for each of the above noted zoning districts for the campus as well as zoning categories surrounding the campus is available on the City of St. Petersburg website (www.stpete.org). The City's land development regulations (LDRs) include setback information, development density, principal and special exception uses, etc.

Existing Land Use

Surrounding land uses include a mix of residential, commercial, light industrial, institutional and recreational uses. The downtown area to the north includes a mix of office, service, hotel, cultural and retail uses. For purposes of this analysis, the downtown is generally defined as the area between Beach Drive, Tenth Street, Second Avenue South and Second Avenue north. The area northeast of the campus, along the Tampa Bay waterfront, contains a mix of commercial, recreational and cultural uses including the Progress Energy Center for the Performing Arts – Mahaffey Theater, the new Dali Museum, Al Lang Stadium, Demen's Landing, the Pier, and Albert Whitted, Pioneer and Straub Parks.

Albert Whitted Airport and the Albert Whitted Water Reclamation Facility are located immediately to the east of the campus. The airport encompasses approximately 124 acres adjacent to Tampa Bay. Directly to the south of the Airport, the Port of St. Petersburg occupies approximately three acres of waterfront property on Bayboro Harbor and 900 linear feet of wharf area for cruise ships. The former SRI St. Petersburg's facilities are located on the Port property, while the U.S. Coast Guard and Naval Reserve Station are located east of the Port.

The area west of the campus is dominated by medical uses associated with the Bayfront Medical Center and the All Children's Hospital. Single family and multifamily residential uses within the Roser Park, Bartlett Park and Old Southeast neighborhoods are the predominant land uses to the west and south. Located immediately adjacent to the campus to the south are Poynter Park and the Salvador Dali Museum, which front directly on Bayboro Harbor and the Poynter Institute for Media Studies, located on the west side of 3rd Street South.

See Future Land Use Map - (Fig 4-b) – City of St. Petersburg Comprehensive Plan

Source City of St. Petersburg, (Print Date: September 2010)

Future Land Use Map Designations:

According to information contained in the City's Comprehensive Plan and Future Land Use Map, (obtained on-line July 2015) future land use map classifications for the campus are a mix of Institutional (INST), Central Business District (CBD) and Community Redevelopment District (CRD). The majority of the context area is also designated on the Future Land Use Map with an Activity Center Overlay designation. The following is a brief description of the future land use map designations and the geographic area which they encompass.

Table II-4-b: Future Land Use Map (FLUM) Designations

LOCATION/CONTEXT TO CAMPUS	FLUM DESIGNATION	DESCRIPTION
USFSP campus area (Fifth Avenue South to Bayboro Harbor, between First Street and Fourth Street South)	Activity Center Overlay	Overlaying the future land use designations in those areas, not less than 50 acres in size, with concentrated commercial and mixed-use centers suited to a more intensive and integrated pattern of development.

Medical area (west of Fifth Street South between Fifth Avenue South and Booker Creek)	Institutional	Limited to designation of federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses.
	Central Business District	Allowing a mixture of higher intensity retail, office, industrial, service and residential uses.
	Institutional	(See description above.)
Albert Whitted Airport	Transportation/ Utility	Allowing transportation and utility facilities.
USFSP campus area Eighth Avenue South to Eleventh Avenue South between Fourth Street South and Bayboro Harbor	Community Redevelopment District	It is the purpose of this category to provide for the unique and specific needs of those community and neighborhood areas that are planned for redevelopment and revitalization. In accordance with the adopted Bayboro Harbor Redevelopment Plan, the City's vision for this area is a compatible mix of industrial, medical, cultural, educational, marine, commercial and residential uses. The Bayboro Harbor Redevelopment area is intended to remain predominately nonresidential and oriented toward marine and research related uses. In accordance with the adopted Port of St. Petersburg Master Plan, the City's vision for this area is a compatible mix of marine and non-marine-related industrial, commercial, and research and education uses.
Port of St. Petersburg		
Salt Creek Area	Community Redevelopment District:	(See description above.) The City's vision for this area is a compatible mix of industrial, medical, cultural, educational, marine, commercial and residential uses. The Bayboro Harbor Redevelopment area is intended to remain predominately nonresidential and oriented toward marine and research related uses.
Downtown (North of Fifth Avenue South)	Central Business District	(See description above.)
	Institutional	(See description above.)
4 th Street South Corridor	Community Redevelopment District	(See description above.)
	Planned Redevelopment- Mixed Use	Allowing mixed use retail, office, service and medium density residential uses.

	R/OG	Allowing mixed use office and medium density residential.
Roser Park and Bartlett Park neighborhoods, located west of Fourth Street	Residential Medium Planned Redevelopment-Residential	Allowing medium density residential uses. Allowing low to medium density residential uses where either single family residential or single family with accessory residential development (e.g., garage apartment) may coexist.
Old Southeast Neighborhood, located east of Fourth Street	Planned Redevelopment-Residential	(See above description.)

Source Data: Future Land Use Map: City of St. Petersburg, Florida. Descriptions from Comprehensive Plan (print obtained from the City of St. Petersburg dated May, 2009). (Confirmed 10/21/09). Revised October 2010.

Additional information is available for each of the above noted future land uses as well as future land uses surrounding the campus on the City of St. Petersburg website (www.stpete.org).

(1)(K). Existing land uses on University property shall be shown on the land use map or map series. The University may use the land uses established in the host community’s local comprehensive plan or establish its own land use categories. Such categories shall be clearly defined in the legend.

Figure 4-C depicts existing land use. USFSP enjoys an inherently dramatic and attractive setting on Bayboro Harbor immediately south of downtown St. Petersburg. The campus is the oldest of USF’s regional campuses and is the home of the United States Geological Survey, Florida Institute of Oceanography, Florida Wildlife Research Institute, and USF’s College of Marine Sciences.

Existing academic and support uses are concentrated within an area east of Fourth Street South to First Street South between Fifth Avenue South and Eleventh Avenue South, including the peninsula which fronts directly on Bayboro Harbor. The peninsula contains a dense mix of classroom, lab and physical plant uses, as well as facilities operated by the Florida Wildlife Conservation Commission. The northeastern edge of the peninsula houses the University’s Marine Science Center.

Classroom, office, administrative and library uses are located northwest of the peninsula. The University’s central power plant is located north of the existing library. The Children’s Research Institute is located on Sixth Avenue South at Fourth Street.

(1)(L). If the university determines it necessary to utilize other categories of land use, or combine categories of land use, such categories or combinations of categories shall be shown on the land use map or map series and clearly identified in the legend.

Student housing (residential/dormitory use) is now depicted on the existing land use map (Figure 4-C).

(1)(M). The approximate acreage and general range of density or intensity of use shall be provided in tabular form for the gross land area included in each land use category.

The campus has been divided into general land use districts, and densities have been calculated for each district based on the following factors:

- Gross square footage of **existing** building areas in each district, and the resulting density expressed as a University floor area ratio (UFAR). This is a modification of the standard measure of building density to gross site area or Floor Area Ratio (FAR) in that it uses the Planning Boundary instead of gross site area. The Planning Boundary consists of the approximate acreage of each University owned parcel(s) plus all abutting public right of ways to the center line. Where the University owns property on both sides of the public right of way, the entire right of way is included in the Planning Boundary. Additionally, the Planning Boundary includes two areas within Bayboro Harbor in which the University has obtained easements. Reference Figure 4-d, Land Use Density Diagram 10 Year Plan. UFAR is calculated by dividing the total gross building area per district by the Planning Boundary per district. The University FAR (UFAR) is calculated using the gross square footage of the campus planning area which includes public right of ways as part of the planning area.

- Existing gross square footage in each district and the resulting density expressed as University Floor Area Ratio (UFAR).

Table III 4-a (Existing)

District			Existing Site 2015	
No.	Total Area (ac)	Total Area (sf)	Building Area (sf)	UFAR
1	10.5	457,793	319,793*	0.70
2	51.1	2,223,768	1,109,971	0.50
3	1.3	56,628	48,352	0.85
TOTAL	62.9	2,738,189	1,478,116	0.54

- Gross square footage including the **proposed 10-year building program** in each district, and the resulting density expressed as University Floor Area Ratio (UFAR). The UFAR for the 10-year plan is a cumulative total of the existing and 10-year building program.

Table III 4-b (Projected)

District			Projected 2025	
No.	Total Area (ac)	Total Area (sf)	Building Area (sf)	UFAR
1	10.5	457,793	310,877*	0.68
2	51.1	2,223,768	2,072,171	0.93
3	1.3	56,628	48,352	0.85
TOTAL	62.9	2,738,189	2,431,400	0.89

Source: 10 Year Program – Existing Conditions – Dated 12/2010 and USFSP, July 2015

* Table III-4-a Gross square footage for District One includes gsf for FWC Facility (132,249 gsf).

(1)(N) Natural Resources shall be shown on the land use map or map series.

There have been no significant changes in condition of Natural Resources on campus since the completion of the original 1995 Master Plan or the 2000-2004 update. In the 1995 Master Plan, discussion of natural resources was encompassed in Appendix A: Task 2.2.3: Planning Issues Paper. In that paper, under the Landscape and Environment Section were listed the following:

- The campus landscape is dominated by an urban and marine character. The water's edge which surrounds the campus is a strong ordering element. The edge is clearly expressed and the defined space of the harbor is vast in its perceived volume.
- The triangular open space at the tip of the peninsula is striking in its contrast to the tightly contained narrow spaces found between peninsula buildings and along the pier edges. The space offers expansive views out across the Tampa and Bayboro Bays.
- The linear open space along the northeast face of the Marine Science building offers an opportunity for the development of inviting courtyard entries to Marine Science and precious green space within the hardscape of the highly developed peninsula.
- Poynter Park and the campus landscape south of the Poynter Library and Davis/Coquina Halls read as one continuous space defined by common seawall edge, continuous ground plane of lawn, and built edges.

(1)(O) Historical and archaeological resources (including all sites listed in the Florida Master Site File of the National Register of Historic Places) shall be shown on the existing land use map or map series.

The C. Perry Snell House, built in 1904 and relocated on the campus in 1993, and the John C. Williams House, built in 1891 and relocated on the campus in 1995, are on the St. Petersburg Register of Historic Places, as is the Studebaker Building (USGS). All three structures appear to qualify for the National Register of Historic Places.

6C-21.204 (2) Future Land Use Analysis Requirements:

(2)(A) Analysis of the amount of land that will be required to accommodate the projected future enrollment of the university including: 1) categories of land use and densities or intensities of use; 2) the estimated gross acreage for each category; and 3) a description of the methodology used.

The academic and support land requirements for the 10 Year program can be accommodated on the existing site. The University will endeavor to establish partnerships for required parking on adjacent or nearby land and to acquire land in the context area as appropriate.

1) Categories of Land Use and densities and intensities of use. The categories of land use for the University have been derived to indicate groupings of like or related functions where physical proximity is determined to be important. The use categories have been generalized to the extent that they embrace the principal or predominant uses in each designated land use area. Allowing for the inclusion of secondary uses that may be appropriate in support of the principal uses. (Examples would be parking facilities in any academic or medical use area, a recreation facility in a residential use area, library in an academic area, etc.)

The future land use plan includes the currently anticipated distribution of facilities proposed or contemplated by the University to be necessary to serve the projected level of enrollment for a 10-year planning horizon. The intensity of use has been calculated not only to accommodate the facilities but to provide for a recommended maximum intensity of development that should occur within any given land use district during the 10-year plan period. The recommended maximum intensity for each district which exceeds the proposed facilities program, is designed to account for three factors:

- Unanticipated or unprogrammed facilities that could be located on the campus as a result of a currently unforeseen grant, program initiative or other need for new space.
- A possible shift in the location of any of the currently proposed facilities to a land use district other than where they are indicated in the plan. The proposed locations are based on an interactive process of confirming the appropriate relationship between facilities, but circumstances over the 10-year period may cause specific relationships to change. Consequently, the projected intensity of use for each district makes allowance for such possibilities.

It should be reiterated that the indicated intensities of use, when aggregated for all land use districts, exceeds, the total projected 10-year program of facilities. It is neither projected nor intended that such cumulative development will occur during the 10-year period.

2) Estimated gross acreage for each category – The gross acreage for each district is indicated in Section (1) (M) of this element. The acreages are approximate and are based upon the Planning Boundary for each district. The Planning Boundary consists of the approximate acreage of each University owned parcel(s) plus all abutting public right of ways to the center line. Where the University owns property on both sides of the public right of way, the entire right of way is included in the Planning Boundary. Additionally, the Planning Boundary includes the two areas within Bayboro Harbor in which the University has obtained easements.

3) Description of methodology used – The methodology used for calculating intensity of use is based on the University Floor Area Ratio measure. The University Floor Area Ratio (UFAR) is the ratio of building area to the Planning Boundary of each district, a modification to the common measure of building intensity FAR. (For example, a 100,000-square foot site containing a building or buildings totaling 50,000 gross square feet would have an UFAR of 0.5, or if it contained buildings totaling 200,000 gross square feet, the UFAR would be 2.0). The specific calculations for each district proposed for development projects building areas based on an estimated “footprint” or ground coverage derived from the urban design plan, multiplied by an average number of stories. Although actual footprints may vary somewhat from the areas indicated in the urban design plan, and actual number of stories may vary from the assumed averages as indicated in Table III-4-a, the urban design study assumptions provide a reasonable profile of the likely UFAR limits that can be met by the proposed spatial organization and placement of building sites. Specific assumptions in the calculation for each district are summarized in Table III-4-a.

4) Analysis of projected future space and building needs for academic facilities – (See Analysis section for Academic Facilities in Plan Element 3 - for delineation of Academic Facilities Program.). The analysis of projected space and building needs for Academic Facilities in the future land use plan has consisted of an assessment of alternative locations and site accommodation strategies for such facilities in the Conceptual Plan phases of the master plan process. Such studies are based on the formulation of a preliminary program statement, and a testing of affinities and relationships between Academic Facilities and other uses on campus to determine how the facilities can best be accommodated to improve such relationships. Such relationships include reducing walking distances, keeping like or affiliated academic uses in close proximity to one another, and maintaining adequate reserves of space for incremental expansion of academic units.

(2)(B) An analysis of projected future space and building needs for academic facilities.

See Element 3 for description of current 10 year academic program.

(2)(C) An analysis of projected future space and building needs for support facilities.

See Element 6A for description of current 10 year support facilities program.

(2)(D) An analysis of existing vacant and undeveloped land on University campus to determine its suitability for use.

Figure 4A-c indicates the long-range proposals for all University-owned land.

1. The vacant or undeveloped land area of the St. Petersburg campus includes interstitial parcels in the block defined by Fifth Avenue, First Street, Sixth Avenue and Second Street. The definition of gross vacant and undeveloped land used in this analysis is land not covered by building, pavement improvements (roads and parking areas).

Land in surface parking areas can potentially be considered as suitable for use by other, more intensive uses, including:

- The Lot located between Sixth and Seventh Avenues along Second Street;
- The parking lot south of the USGS facility on Sixth Avenue;
- The parking lot at the northwest corner of First Street South and Sixth Avenue South;
- The parking lot south of Harbor Hall;
- The parking lot north of Eleventh Avenue South between Third and Fourth Streets;
- The vacant land and lots west of The Florida Teachers Center.

Vacant and undeveloped land not considered for development includes:

- Land preliminarily calculated as being necessary for existing and future stormwater management purposes.
- Land interpreted as having an open space character that should be preserved because it is a distinguishing visual feature, and because it affords visual or spatial continuity to within the campus and to open areas beyond the campus.
- Defined open sites, determined in the urban design analysis to be important in establishing and maintaining the spatial order of the campus (existing and future quadrangles, set back areas, pedestrian corridors and other spaces that should not be built upon for campus design reasons).

(2)(E). An analysis of opportunities for redevelopment and for elimination of uses that are inconsistent with the university's character and proposed future land uses.

The opportunities for redevelopment on the campus during the 10-year plan period are limited to circumstances where relatively low density facilities occupy sites that may be better suited to higher density facilities requiring particular proximities and access characteristics.

Other redevelopment options include replacement of the One Building property at the northeast corner of the campus adjacent to Fifth Avenue and First Street in the event that housing contiguous with the expansion of the Student Living Center is constructed within the 10-year plan period.

Other incidental redevelopment opportunities include the prospective reconfiguration of the FWC site at the northwest end of the peninsula at such time as the facility is replaced with new and expanded facilities) to allow for the expansion of campus open space between the end of First Street and the harbor edge.

(2)(F). A finding as to whether each planned use of university property is consistent with the adopted conceptual State Lands Management Plan

The future land use organization in the 10-year plan maintains and reinforces existing use locations and patterns. All planned uses are understood to be consistent with the adopted State Lands Management Plan.

(2)(G). If the analysis in subparagraphs (2)(A)-(E) indicate that the existing University campus will not provide sufficient capacity to accommodate the future needs of the University, an analysis shall be undertaken identifying how much additional land would be required to meet future needs.

The land uses described in item A preceding demonstrate that there is reserve capacity in addition to the indicated facilities program to accommodated future needs, and that no additional land would be required; however, the University may acquire additional land if available for parking and other large land uses such as recreation.

In addition, the long-range plan framework illustrated in the Urban Design element was assessed to determine the extent to which there is capacity for on-campus development beyond the 10-year plan, and whether there are circumstances to indicate that strategic property acquisitions should be made in the future.

Methodology Used:

The methodology for identifying future strategic land needs for the campus has been to delineate a long-range plan based, in general, on a projection of space needs for a 10-year enrollment estimate. The 10-year enrollment estimates were prepared by USFSP.

The long-range space accommodation needs were reviewed relative to the open space and circulation framework established in the original 1995 plan. The intent was to demonstrate where the 10 year program could be located and what additional development capacity existed based on the urban design parameters set in the 1995 plan.

The conclusion has been that no additional land would be needed to accommodate the 10 year program for the USFSP campus. However, the University should continue to look for opportunities to acquire land in the surrounding context to meet long-term parking and recreation needs.

(2)(H). Assessment of whether any portion of university property should be declared surplus for release by the university for use or disposal by the State.

There is no property considered to be 'surplus' on the USFSP campus.

(2)(I). Analysis of context area in the event that additional land is determined to be necessary for future development

The University has acquired an interior parcel on Fourth Street South, just north of Eleventh Avenue. The purpose of this acquisition is to further build property inventory that is contiguous within the existing campus footprint

(2)(J). In conjunction with the analysis conducted in subparagraph (2)(i), an analysis of shall be undertaken identifying and evaluating alternatives to additional land acquisition.

For the long-term, the University will continue to pursue additional land to provide for the flexible accommodation of parking, recreation and future academic and support development.

(2)(K). Analysis of constraints that may limit the amount or location of future land use development on the campus.

1. Vegetation, surface waters, wetlands and wildlife habitat affected by state or Federal regulations.

The USFSP campus occupies a developed urban setting, with no areas of vegetation, surface water, wetlands and habitat that constrain development on the site itself. However, the adjacency to Bayboro Harbor and its manatee habitat is a determinant of the proposed pattern of development and open space, whereby the harbor edge of the campus will remain as open space and be interconnected with Poynter Park to enhance vegetation and habitat opportunities.

2. Areas encumbered by Federal land use restrictions related to airports and other federally regulated facilities in the vicinity.

The USFSP campus is encumbered by its proximity to the Albert Whitted Municipal Airport on the east side of First Street, including a runway approach zone on a southwest/northeast axis. The City of St. Petersburg regulates uses and dimensions through its Airport zoning ordinance. The adjacency to the airport will affect building heights along the east edge of the campus. (See appendix D.1)

3. Areas encumbered by Flood hazards as defined by FEMA.

According to the Flood Hazard Boundaries map in the City's Comprehensive Plan, the entire campus, except for the southeast corner of Sixth Avenue South and Fourth Street South, is located within Flood Zone AE-8, an area within the 100-year floodplain. This classification requires that the base flood elevation for new construction be at eight feet above mean sea level, but does not limit the location of new construction.

4. Areas encumbered by stormwater management or other utility requirements or easements.

See data and Analysis in General Infrastructure and Utilities – Plan Elements 9 and 10 for description of stormwater management and utility easements.

5. Areas of the campus identified by the host community in its comprehensive plan for particular land use or uses.

There are no apparent indications of land use in the comprehensive plan that will constrain or conflict with the use patterns proposed in the master plan.

6. Areas encumbered by electromagnetic radiation, nuclear radiation, explosion or other catastrophic hazards.

There are no known circumstances where catastrophic hazards exist which would constrain future development on the campus.

7. Areas encumbered by existing buildings or other facilities considered likely to remain for the planning period.

No existing buildings or other facilities will constrain development during the 10-year plan period. The proposed plan is based on the retention of existing buildings as the established “fabric” within and around which future development will occur. Some displacements of existing buildings and parking areas will occur to accommodate future development in selected locations, but such displacement is not considered to be an encumbrance to campus development.

(2)(L). Analysis of future land use element of the host local government’s comprehensive plan, for the context area.

The comprehensive plan for the City of St. Petersburg indicates that the intended uses for the context area are all compatible with existing and proposed university uses. The plan calls for a mix of uses that include institutional uses, office, residential and those uses allowed in the Central Business District, to the north of the campus. Based on the future land uses and zoning categories for the campus, the campus future land use designations are compatible with the City’s Comprehensive Plan.

(2)(M). Analysis of off-campus constraints that may limit the amount or location of future campus land use development.

There are no known off-campus constraints that will affect the location of future land use development on the campus. The relationship to the Albert Whitted Airport may affect the dimensions and possibly permitted uses for future facilities in closest proximity to those airports, as noted in item (2)(K) 2. above. Off-campus constraints may affect the amount of development or require mitigation to permit the proposed amount, as follows:

- 1) Availability of public facilities and services (electricity, potable water, sanitary sewer, stormwater management, etc.). There are no known public facilities and services whose availability will constrain the amount of development proposed in the 10-year plan for the campus. See the Analysis sections for the Infrastructure and Utilities Elements 9 and 10 further in this report for additional discussion of any remedial actions that may be necessary for distribution or collection lines serving the campus. Campus stormwater detention and retention needs will be accommodated on-site.
- 2) Traffic capacity on roadways in the context area. Level of service limitations on roadways and the intersections in the context areas may constrain development in the planning period if the impact of additional traffic demand generated by the University is not mitigated. See Analysis section for the Transit/Vehicular Circulation/Parking Element 11 further in this report for discussion of roadway and intersection conditions that may impact future development.

(2)(N). Analysis of goals, objectives, and policies adopted by the host community in the comprehensive plan related to land use in the context area.

The goals, objectives, and policies for future land use in the Comprehensive Plan are relatively consistent and emphatic in several areas:

- Compatibility of development with public resources and services,
- Compatibility of land use/protection of neighborhoods and communities,
- Sustainability of land for development,
- Avoidance of urban sprawl/encouragement of revitalization, redevelopment, and infill, and
- Protection of natural, historic and archaeological resources.

The comprehensive plan indicates policies for the sustained vitality of the areas surrounding the campus, within the general parameters outlined above. The plan for the USFSP campus responds to these considerations in the following ways:

- Campus land use development should be contained within existing land holdings as much as possible to protect surrounding land use patterns;
- Campus land use development should occur at densities and distributions of land use that are compatible with surrounding uses;
- Campus land use development should occur in such a way that the campus is itself a source of community vitality and an activity center for the surrounding community;
- Campus land use development should occur in such a way as to enhance the community open space environment and continuity of natural systems.



Element 4A:

St Petersburg Urban Design

Element 4A Urban Design

Adjustments, additions, and changes are in conjunction with communications with the City of St. Petersburg and the guidelines set forth in the Campus Development Agreement.

Information Sources

EAR Existing Conditions Map 2000-2001

Purpose

The purpose of this element is to develop an understanding of the overall physical form of the development within the University and its relationship to the surrounding community, and based on this understanding provide conceptual principles for the organization of future development on the campus.

Data Requirements:

Data A. Spatial Form of the Campus

1. Open Space Character

The primary ordering elements of the campus are the gridded system of streets and alleys and the waterfront. The streets and alleys form a clearly defined framework to which buildings and pedestrian walks are oriented. The streets define the ground plane, dividing space into regularly sized squares or blocks. The alleys, running mid-block east to west, further divide the campus spaces and create a hierarchy of spaces within the block, as well as a hierarchy of linear circulation corridors.

The waterfront is a strong ordering element. The edge is clearly expressed and the defined space of the harbor is vast in its perceived volume. Whereas the street system marks the boundaries of contained spaces, the waterfront is an expansive space.

Campus buildings provide an opportunity for subdividing and enclosing spaces, defining edges, and reinforcing the established structure of streets and the waterfront. At the writing of the original master plan in 1995, the existing campus environment was generally two-dimensional: spaces were largely defined on the ground plane. Since then, existing and new buildings in the campus core have begun to provide a scale and height that defines adjacent spaces, directs sight lines, and contributes to the ordering structure of the campus environment. Conversely, some buildings at the campus edge such as the USGS facilities do little to establish a perceived built edge. The scale is too small and the setback from the street edge and the placement of the buildings in relation to each other is too irregular to define either edges or the interior court spaces. The Piano Man Building provides an example of a built edge reinforcing the street corridor. However, the affect is minimal because the building is isolated, and limited in height. Residence Hall One, the University Student Center, the parking structure and Osprey Hall are beginning to define the blocks bounded by First Street South, Third Street South, Fourth Street South, Fifth Ave South and Sixth Ave South.

The sense of enclosure and coherent, well-defined outdoor spaces is emerging on campus. Streets, alleys, the waterfront and buildings create an underlying campus framework. Four outdoor spaces stand out for the opportunity they offer to impact the overall physical organization of the campus.

- Peninsula Point – this triangular open space is striking in its contrast to the tightly contained narrow spaces found between pier buildings and along the pier edges. The space offers expansive views out across the Tampa Bay and Bayboro Harbor, and a prominent location for a public expression of campus identity. The edges are defined by the seawall on two sides and the front face of the Marine Science building on the third side. The space is currently lacking in its aesthetic appeal, and refinement of circulation and spatial organization. The arrangement of plantings and pedestrian and vehicular circulation patterns do not complement or strengthen the order or character of the space.
- Peninsula Northeast Facing Edge – This linear open space offers an opportunity for the development of inviting courtyard entries to Marine Science and precious green space within the hardscape of the highly developed pier. The built edge is strong enough to define and enclose the southwest edge. The perceived limits to the space extend to the seawall. Functionally and visually the space is

divided into a parking/vehicular circulation realm and a planted pedestrian realm. Potential pedestrian access to the seawall and the visual inclusion of the water's edge are absent due to the current arrangement of adjacent vehicular circulation and parking, and lack of accommodation of the pedestrian. Existing trees reinforce the edge of the landscape zone and the walk; though the scale of the parking and pole lighting, in combination with the poorly ordered edge condition, overwhelms the adjacent planted pedestrian landscape.

- Core Campus Waterfront – This “L”-shaped waterfront is well defined by seawall and built edges. Poynter Park and the campus landscape south of the Poynter Library, Bayboro, Davis and Coquina Halls read with a continuity of space defined by common seawall edge, continuous ground plane of lawn, and built edges. The north edge is contained by the Poynter Library, Bayboro, Davis and Coquina Halls. The west edge is reinforced by the Poynter Institute for Media Studies and Harbor Hall. Pedestrian circulation at the water's edge exists from the Poynter Park waterfront through the campus waterfront to the Haney Landing Sailing Center where the peninsula connects to the campus core. The pedestrian link through Poynter Park has been improved, in coordination with the City, to connect the campus core with Harbor Hall (the former Dali Museum which was acquired in January 2011).
- North and West Parcels – These lands to the north and west of the core campus have been developed with the construction of a parking structure, and Phase I of student housing in 2006, the University Student Center in 2013, and the new College of Business Building and renovated Warehouse for laboratory space in 2017. The recreation field at the northwest corner of the campus has been further delineated by perimeter plantings and improvements to the field now being utilized for intramural activities. Street tree planting and continuous lawn edges have begun to define the linear pedestrian and vehicular corridors. These improvements have been enhanced by the construction of a street median on Sixth Avenue South between First and Fourth Streets South.

The intensity of activity is strongest at the developed core campus area with the construction of a central lawn project now identified as Harborwalk. The density of the built environment in these areas creates a level of activity, movement, and interest that gives the campus setting life and vitality and has given the campus a cohesive identity.

The connection between the campus core, particularly the Library, Bayboro Hall, Davis Hall, Science & Technology/General Academic Facility and the Student Living Center focuses on the linear corridor of Harborwalk. Linkages to outlying buildings such as the Piano Man and the new College of Business building to the west strengthen the western extension of Harborwalk, while the University Student Center anchors the northern extension.

2. Campus Visual Structure

The campus boundary is generally described primarily by Fourth Street South to the west. Other campus boundaries include: Fifth Avenue South to the north, First Street South and Albert Whitted Airport to the east, and Bayboro Harbor to the south extending down to Harbor Hall.

The presence of the seawall, reinforced by built edges and existing lawn creates the strongest identifiable campus edge. The university monument sign at the west, the recreation field, the parking structure and Residence Hall One have strengthened the northern campus edge along Fifth Avenue South. Fourth Street is a major vehicular corridor linking the campus to neighborhoods to the south, the Medical Center to the west and the downtown to the north. Neighborhood Plans and the Bayboro Harbor Redevelopment Plan call for streetscape improvements and commercial development along Fourth Street, which are currently underway.

Fifth Avenue South is critical as a campus entry edge for those arriving from I-175. The City has extended northbound traffic on Fourth Street South to Fourth Avenue South which allows traffic to bypass the hospital district and access I-175 at Sixth Street South. Campus development to the west combined with the expansion of the AllChildren's Hospital toward the east has reformed the previously vacant space that separated these institutions. First Street South separates the campus from the Albert Whitted Airport.

Existing campus entries are located at the intersections of Fourth Street South and Fifth Avenue South, Second Street South and Fifth Avenue South, and Sixth Avenue South at First and Fourth Streets South.

The major changes on-campus since the 2010-2020 Plan Update are the completion of Harborwalk, the Science & Technology/General Academic Facility, the University Student Center, the College of Business Building and the Osprey Hall Residence and Dining Facility. Harborwalk promenade was constructed to replace Second Street South between Sixth and Seventh Avenues South and Seventh Avenue South between First and Second Streets South. This has become a new focal point for the campus with a memorial fountain defining its center. A new Science

& Technology/General Academic Facility was constructed on what was formerly the south half of Parking Lot 2. This facility consists of 35,000 GSF and accommodates the Colleges of Arts & Sciences and Marine Science instructional and research labs as well as seven new general classrooms. The College of Business has moved into the new 68,000 GSF Business Building at the northeast corner of Fourth Street South and Eighth Avenue South. The 13,000 GSF renovated Warehouse Labs on 4th Avenue will expand laboratory facilities on campus.

The existing on-campus student housing Resident Hall One (RHO) was constructed in 2006 at Second Street South and Fifth Avenue South. This 125,000 square foot facility has 354 beds. The second on-campus student housing was constructed in 2013, the University Student Center (USC) provides 200 beds in a 93,000 square foot building. A third on-campus student housing facility, Osprey Hall (OSP), completed in 2020, this 127,000 square foot facility has 375 beds and a dining hall.

Phase I of the parking garage was completed in 2006 and has the capacity for 1,160 cars and street-level program space for the University Bookstore, Campus Police, and an additional 2,000 square foot tenant space housing the USF Credit Union. The USGS was expanded with the addition of 15,000 square feet; only the first story of a three-story facility has been constructed at this time. The Chiller Plant, currently located at Second Street South and Seventh Avenue South, was expanded in 2006 with the addition of two new 1000-ton chillers and cooling towers that doubled the cooling capacity of the plant to 4000 tons.

Academic		
Facility	GSF	Year Built/Acquired
Children's Research Center (CRI)	48,352	1999
Peter Rudy Wallace Florida Center for Teachers	23,823	2001
USGS Phase I, II and III	45,412	1998
Nelson Poynter Library	115,040	1997
USFSP Research Labs	2,882	2006
Knight Oceanographic Research Center	68,821	1995
Science Technology/General Academic Facility	34,027	2009
College of Business Building	65,887	2016
Warehouse (renovated for laboratories)	12,956	2016
Support		
Snell House	3,610	1904
Williams House	4,902	1890
Haney Landing Sailing Center	2,372	1999
Welcome Center	354	2003
The Terrace (office units)	6,440	2004
Parking Structure	359,595	2006
Student Housing Phase I	125,000	2006
Chiller Plant Expansion	3,392	2007
University Student Center	92,767	2011
Osprey Hall	127,000	2020
Property Acquisition		
Fountain Inn	45,000 (Demolished building) 1 acre	2003
Dali Museum (now Harbor Hall)	30,000 (Existing building) 3 acre	2011
Golf Coast Legal Services Building	(Demolished 2016) 0.3 acre	2014
Poynter Property	3.7-acre site	2014
Site Improvements		
Peninsula Entry Site Improvements	This re-design will be incorporated into the civil package associated with the new Environmental and Oceanographic Studies building in 2024	
Site Entrance and Recreation Field Signage	This improvement is on the Deferred Maintenance project List for completion in 2025.	
New Surface Parking Lots (including demo)		2009
Harborwalk		2009
Docks Expansion		2010

Data B. Building service areas

Buildings on the periphery and on the peninsula are generally serviced from access points off the existing street network or through adjacent parking lots. For the buildings along the waterfront, the service points are off First Street South and Harborwalk.

Data C. High activity buildings and spaces

The centers of high activity buildings exist on campus and are focused around: Marine Science facilities on the peninsula; the Poynter Library, Bayboro, Davis and Coquina Halls, the Science & Technology General Academic Facility on the core campus; the Student Living Center and Peter Rudy Wallis building on Second Street South and Sixth Avenue South; the University Student Center and the new College of Business building across 3rd street South. The most active outdoor areas are along Harborwalk, including the new mall east of the University Student Center, the waterfront, the recreation courts and the recreation field.

Data D. Functional linkages: pedestrian, auto, or other

Primary vehicular linkages include: Fourth Street South connecting south to adjacent residential areas, as well as marking the transition from the USFSP campus to the Medical Center campus; Fourth street south connects this area to the downtown; Fifth Avenue South, the eastern extension of I-175 and the major route for drivers arriving on campus; and First Street South connecting the peninsula to downtown waterfront functions to the north, including Progress Energy Performing Arts Center – Mahaffey Theater, Albert Whitted Field and downtown retail. The primary internal vehicular route is Sixth Avenue South from First to Fifth Streets South which also continues west to connect to the medical facilities. Primary pedestrian linkage is along Second Street South from the campus entrance and Residence Hall One to Harborwalk and the academic core of buildings to the south and the waterfront.

Data E. Character of existing buildings and open spaces within the context area

The existing buildings and open space of the context area are structured around the grid framework of streets and alleys interrupted by open space corridors that parallel the Brooker Creek and the Salt Creek. The landform rises to the west from the coastal lands.

The buildings within the two blocks north of campus include a mix of small houses and larger apartment buildings. North of the zone, the downtown is characterized by increased density and building height. The two blocks west of campus are characterized by a mix of parking lots, and small houses converted for use as community –social service and medical offices. West of this intermediate zone is the concentration of medical facilities associated with All Children’s Hospital and Bayfront Medical Center. Immediately southwest of the campus along Third Street South, the area has been purchased by the Poynter Institute for future growth and expansion of their facilities. South and west of this area are the Bartlett and Roser Park residential neighborhoods.

Summary of Inventory Findings

- The existing spatial organization is defined primarily by the gridded system of streets and alleys and the water’s edge. This has been reinforced by the completion of Harborwalk along Second Street South and formerly Seventh Avenue South and the construction of the Science & Technology General Academic building in the academic core. The western expansion of Harborwalk extends to the new College of Business building and features to the north of the Poynter Library a pond with water feature in place of parking lot 1. Improvements for Sixth Avenue South, include landscape medians and highlighted pedestrian crosswalks. Other new campus buildings, including the University Student Center and new College of Business building complete the development fronting on the new Harborwalk promenade.
- The density of the campus core and peninsula creates a level of activity, movement and interest that gives the campus setting life and vitality. This collegial feeling and urban character should be preserved and enhanced on campus.
- It was noted that areas of absent activity at the campus perimeter affect both the perception of the campus identity, and the perception of personal security within the perimeter campus zone. While new buildings on the perimeter are helping to increase activity and define those zones, landscaping and campus character should continue to be a priority on the periphery. The north, east and west edges fall within the domains of both the educational institution and the larger urban context. The expression of these edges should be explored in light of both internal and contextual concerns.

Analysis Requirements:
Analysis A Development pattern of University buildings and open spaces

The organization of buildings and open space on the USFSP campus is distinguished by eight areas of development:

1. Harborwalk
2. Residential & Student Activities Facilities on the northeast part of campus
3. Marine Science Facilities
4. Academic Core Buildings on the waterfront including Harbor Hall south of these core buildings
5. Residential & Student Activities facilities to the northwest edge of campus and research property northwest of the waterfront buildings
6. University Student Center
7. College of Business
8. Warehouse science labs to the south west

The oldest building group on campus is found on the peninsula. These buildings were constructed for bay-related functions and agencies and include: Marine Science Laboratory, constructed in 1942 for use by the Merchant Marine Academy, and the masonry FWC building. The peninsula development is characterized by its density of built structure, and tightly contained narrow spaces between buildings and along the peninsula edges. The newer College of Marine Science and Florida FWC Marine Research buildings reinforce the density of the peninsula, adding building height of landmark quality to this area. The ground plane continues to be poorly shaped with the addition of these buildings. Spaces and corridors have little relationship to each other, and do not contribute to defining a clear form of circulation for vehicles and pedestrians. The open spaces of potentially greatest impact on the peninsula are the peninsula edge corridor and the point of the peninsula.

The waterfront buildings -Davis, Coquina, Bayboro Halls, Poynter Library and Harbor Hall- define the waterfront edge of campus and establish distinct campus zones – waterside and inland. These buildings form a clearly defined built edge and reinforce the south side of the east-west section of Harborwalk. They have a visible relationship to each other in form, mass, texture, and color.

Inland building sites are yet to be developed by the University. Pre-existing buildings have been largely removed from these blocks and have been replaced with surface parking areas that await construction of future buildings. The existing buildings include university facilities as well as non-university buildings on properties currently under private ownership.

There have been no major changes in the existing development pattern or proposed development pattern of the campus since the 2010-2020 Master Plan Update was completed. Program elements such as the new housing and the parking garage begin to modify the land use pattern.

Analysis B Advantages and disadvantages of alternative spatial configurations by which future campus development may be organized.

There are no major changes to the spatial configurations described in the 2010-2020 Update. Student housing has a different typology than academic or student life buildings, which impacts access and circulation as well as open space needs.

In general, the sites identified in the 2010-2020 Master Plan Update as suitable for new buildings are not changing, although the building use may change. There may also be some instances where the final footprint of a building on a site changes, but the intent remains the same: the building is used to frame an open space or define a street edge.

Analysis C Alternative future activity location and linkage concepts for the campus and the context area.

USFSP is organized and structured by the St. Petersburg street grid which serves to provide multiple connections between the campus, the downtown and surrounding institutions and amenities. Recent redevelopment north of the campus will serve to provide better links between the downtown and the campus.

In addition, the City of St. Petersburg has implemented a pedestrian and bicycle improvement plan to create the non-vehicular connections within the city that will increase the accessibility by other modes of transportation. This includes the addition of bike lanes to Second Street South between Fifth Ave South and Sixth Ave South (northbound lane only). A trail has been designated along Sixth Avenue South.

The City of St. Petersburg’s Downtown Waterfront Master Plan, adopted June of 2015, envisions a public edge surrounding the east and west waterfronts of the College of Marine Science peninsula. Conflicts between this public edge and the University’s working waterfront along the west side of the peninsula will need to be studied. The plan recognizes the need for all parties involved “to work together towards a development plan that benefits all involved and gives back to the community.”

The City and local civic leaders have formed an "Innovation District", including the USFSP campus and major medical facilities, several federal and state marine science research centers, plus other existing institutions. USFSP will continue to be engaged in these discussions as this concept develops.