



2020 - 2030

USF Master Plan Updates

Data Collection & Analysis

Element 6: Housing & Support Services

UNIVERSITY OF SOUTH FLORIDA

ST PETERSBURG CAMPUS

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Element 6:

St Petersburg Housing

Element 6 Housing

(1) Purpose

This element aims to ensure public and private housing facilities on the University campus and meet the host community's projected university enrollment needs.

(2) Data Requirements:

(A) On-campus undergraduate student bed inventory

USF St Petersburg campus opened its first student residence hall in Fall 2006. Named "Residence Hall One" (RHO) houses 95 apartments within a seven-story building. Three hundred fifty-four beds are provided. RHO consists of 4-person apartments with double occupancy bedrooms and 4-person apartments with single occupancy bedrooms. There are 318 beds in the single occupancy bedrooms and 28 beds in the double occupancy bedroom units. One resident director apartment is located on the ground level, and one single bed RA apartment is located on each floor of the building (7 total).

USF St Petersburg campus opened its second student residence hall in Fall 2012. As part of the University Student Center (USC) facility, which serves as the campus union, the residential component provides suite-style living for male and female students in double occupancy rooms with a private bathroom. There are 201 total beds in a five-story residential wing of the USC, including accommodations for one hall director and five resident assistants.

USF St Petersburg campus opened a third student residence hall in fall 2020. Osprey Hall houses a six-story building with 375 beds, providing various room choices for male and female students in double occupancy rooms with a private bathroom. The facility provides housing staff offices, housing staff accommodation, demonstration apartments, student facilities, including common areas, student kitchen, and multi-purpose and recreational space. The facility houses a new dining hall, which opened in 2021, offering students a unique dining experience.

(B) On-Campus Graduate Student Bed Inventory

Freshmen, upper-classmen, and graduate students are all eligible for housing in RHO.

(C) On-Campus Housing for Married Students Inventory

There are currently no on-campus married student residences at USFSP.

(D) On-Campus Other Student Housing (Greeks) Inventory

USFSP currently does not have fraternity or sorority housing.

(E) On-Campus Historically Significant Housing

There is no historically significant student housing on the campus.

(F) Description of Existing Housing Types (Apartment, Dormitory, Suites, Etc.)

(See (1)A above)

(G) Off-Campus Housing Inventory (Beds, Unit Type, University Owned or Rented)

The University does not own or operate any student housing off-campus.

(H) Number of Students in On-Campus and Off-Campus Housing (Undergraduate, Graduate, Married, University Off-Campus Facilities)

Occupancy reported being at capacity during the summer and fall semesters, declining slightly during the spring semester through typical attrition.

(I) Number of Full-Time Students Off-Campus in Non-University Rental Housing and Number of Units Occupied

The University does not keep detailed records of students living off-campus in non-University rental housing.

(J) Inventory of the Host Community's Rental Housing Supply by Rental Range

There is no data available on the rental housing supply in the host community. As the St. Petersburg campus is located near downtown St. Petersburg, there is a wide variety of housing opportunities available to students. Inflation has heavily influenced the affordability of off-campus housing in recent years.

(3) Analysis Requirements:

(A) Analysis of existing University policy regarding the percentage of students housed on-campus.

USF St Petersburg campus intends to increase retention in part by growing efforts on improving student success. USF St Petersburg campus also wants to increase the enrollment of out-of-state students. If retention improves, Sophomore and other residents wishing to live on-campus could equal 500 residents. The projected demand creates the USF St Petersburg campus opportunity to pursue a freshman-oriented housing model, with residence halls designed to provide community-based programming models that support student success for freshmen through orientation, inclusion, and engagement programs.

Freshman-oriented housing programs have proven most successful in facilities where students have room-mates, and common areas encourage interaction over isolation and support programming for community building and engagement. The apartment-style units in RHO and the limited common space available in that facility do not provide an ideal housing model for the freshman. The existing USC is a useful model for freshman housing. However, its dual role as the campus union has resulted in a building with inadequate meeting space to support residential programs and program space for campus clubs, student organizations, and events. Meeting space is prioritized for revenue-generating functions to service debt. Additionally, the dining center attempts to serve as a residential dining hall and the campus food court but is not ideal. These areas are presently being considered for renovation.

(B) Projection of students to be housed on-campus in university-owned facilities, including a description of handicap-accessible beds/units.

The University new housing will supplement existing housing and be completed in additional phases:

Existing Phase 1 (Residence Hall One): 354 beds

Existing Phase 2: (USC) 196 beds

Phase 3: Osprey Hall 375 beds (six-story) of freshman-oriented housing at the northwest corner of Third Street South and Sixth Avenue South, including a residential dining facility to support the campus housing program.

It is USFSP's long-term goal to house approximately 14% percent of headcount students. This is consistent with the housing and phases' intent as shown on the previous 10 Year Illustrative Plan Map and does not anticipate significant new unplanned housing.

According to USF policies, each housing phase will be constructed to accommodate or be modifiable to accommodate handicap-accessible beds.

(C) Projection of students housed in non-University provided facilities on-campus (fraternities/sororities, etc.).

The University does not have fraternities or sororities and does not offer or plan to provide other housing forms.

(D) Analysis of existing housing provided on-campus.

RHO currently provides 340 beds for student housing in an apartment-style housing type.

(E) Estimated the number of additional on-campus housing units, by type, required to meet University needs.

Additional beds are needed to reach the University's goal of housing fourteen percent of student headcount. A majority of those being

freshmen are housed in residences designed to support a specific freshman housing experience. See (2)B above for descriptions of on-campus housing units by type.

(F) Analysis of potential on-campus sites.

Given the constrained site conditions, housing in Phases IV and V will be concentrated on the block bounded by Third and Fourth Streets and Fifth and Sixth Avenues. This site is located adjacent to the recreational field and across from the USC.

Other than the projected beds proposed for the campus, all students will live off-campus either in the context area or other areas. No specific data is available concerning the local rental market.

(G) Assessment of student impacts on the occupancy of host community's rental stock.

No information is available, but the commuting student population's nature is not expected to impact local housing stock significantly.



Element 6A:

St Petersburg Support Facilities

Element 6A Support Facilities

(1) Purpose

The purpose of the Support Facilities element is to ensure the provision of support facilities to meet University needs.

(2) Data Requirements:

Data A Existing Support Facilities

St. Petersburg Campus	Net Square Feet
Office	Included with academic
Residential & Other	315,986*
Support Service	346,332
Auditorium/Exhibition	Included with academic
Student Academic Support	Included with academic
Media Production	
TOTAL	662,318

Note: *categories above contain substantial amounts of educational use also.

CMS/HSC	Net Square Feet
Office	Included with academic
Auditorium/Exhibition	Included with academic
Student Academic Support	academic
Support Services	10,679
TOTAL	10,679

Data B Existing Intercollegiate Athletic and Intramural Athletic Facilities

There are no intercollegiate athletic facilities at the USF St Petersburg campus. Intramural and recreational facilities are detailed in Data and Analysis - Element 8.

Data C Future Student Enrollment Projections

See Analysis A. of the Data Requirements under Element 3

Data D. Space Standards for Support Facilities

There is no change in the University's Space Standards for Support Facilities.

Office Space:	$(\text{FTE positions requiring space}) \times 145$ $(145 \text{ NASF/FTE}) = \text{NASF Generated OR the Capital Outlay Full-Time Equivalent student enrollment (COFTE)} \times 12.50 \text{ NSF}$
Support (Physical Plant) Space:	$(\text{Total NASF generated for all other categories}) - (\text{space not maintained by Plant Operations and Maintenance (PO\&M)}) + (\text{additional areas maintained by PO\&M}) \times 5.0 \text{ percent factor} = \text{NASF Generated}$
Auxiliary Space:	No Standards
Student Services Space:	$(\text{Annualized FTE Enrollment}) \times (7.5 \text{ NASF/FTE}) = \text{NASF Generated}$

Data E. Existing Space Utilization for Support Facilities

No data is available for space utilization of support facilities.

(2) Analysis Requirements:
Analysis A Projection of future support service activities.

Support service activities will continue to grow with enrollment and the addition of additional residential housing. An expanded USC is needed to serve the student union needs of a growing campus community. There are over 100 clubs and student organizations on campus. Involvement in programs has increased steadily in recent years. As a hybrid residence hall and union, the USC attempts to serve everyone. Clients are residential students, FTIC students, and commuters under 25. Non-traditional commuters have not tended to use the USC. Traditional "union" amenities, such as a convenience store and a bank, are not available. The meeting space competes with functions for the residential program. More meeting space is needed. The Ballroom will be too small as enrollment grows.

Analysis B Analysis of future needs for intercollegiate athletic facilities, intramural and casual-use athletic facilities.

The recreation field on Fifth Avenue South between Third and Fourth Streets South has been improved through a partnership with the Tampa Bay Rowdies. USF St Petersburg campus students will have access a defined times throughout the week. Additional open field space will be available on the property south of the Warehouse, between Third and Fourth Streets. Recreation courts for Basketball and Volleyball (two courts each) have been constructed at Third Street South and Sixth Avenue South for intramural play as a temporary use because the University Student Center Phase II development is planned for this site. Also, an expansion of the Student Living Center is designed to provide additional recreation and wellness space, including indoor court space for basketball, volleyball, and other court sports. Given the USF St Petersburg campus's limited land area, future recreational areas will need to be provided off-site at neighboring recreation facilities or in conjunction with other institutions/organizations.

Analysis C Projection of assumption about future space utilization

Space Utilization for assumptions has not changed since the 2000-2004 Master Plan Update.

Analysis D Projection of future net support space needs (or land area requirements)

See Item F.

Analysis E Projection of future support facility gross building area needs.

See Item F.

Analysis F Analysis was translating future net and gross building area requirements into building "increments."

The proposed support facility building increments are as follows:

TABLE II-6-B: 10-YEAR SUPPORT FACILITIES PROGRAM

Facility	USFSP – GSF	Associated – Gsf	Estimated Occupancy
Student Living Center Expansion	38,400		2020/30
USC Expansion	20,000		2020/30
Phase II of Existing Parking Structure	110,000		2020/30