



2020 - 2030

# USF Master Plan Updates

Evaluation & Appraisal Report

UNIVERSITY OF SOUTH FLORIDA

ST PETERSBURG CAMPUS

**Element 4: Future Land Use**

**Goal 1:** The Land Use goal of the USF St. Petersburg master plan is to organize campus land uses in close and logical proximity to one another and compatible with adjacent land uses in the community.

		Status			Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented		
Objectives & Policies						
Objective 4.1	Ensure that the bayfront open space use is protected and enhanced, as described under the Urban Design Element.					
Policy 4.1.1	The University shall designate the open space area adjacent to the bayfront between Poynter Park and the boathouse on the Peninsula as a protected open space not to be built upon except for structures and improvements ancillary to its use as a park-type area for the campus; the University shall effectuate improvements in the shore edge and the open space to achieve the park type environment.		x			The University
Policy 4.1.2	The University shall effectuate a trade of land with, or secure an easement from, the Florida Fish and Wildlife Conservation Commission (FWC) to provide the open space at the northwest end of the peninsula, contingent on redevelopment of the FWC site for new, expanded space by FWC.		x			The University
Objective 4.2	Abide by the recommended maximum build out and Floor Area Ratio (FAR) limits for each density district described and illustrated in the "Framework" discussion of this plan element.					Floor Area Ratio
Policy 4.2.1	The University shall require that land use and development density follow the land use and density provisions as described and illustrated in this plan element, and shall follow the 10-year build out floor area ratios as described in this Element as maximum density standards to be followed in the development of each district of the campus. The 10-year maximum buildout density is indicated in Figure 4-d and Table III-4-a of this plan element.		x			
Policy 4.2.2	The University shall consult with the staff of the Florida Board of Education on those circumstances deemed by the University to merit consideration of change or alteration of the land use plan or projects to determine whether such change may be in order and, if so, by what terms the adopted campus master plan or projects should be amended.		x			
Policy 4.2.3	The University master plan amendments that, alone or in conjunction with other amendments, exceed the thresholds established in s.1013.30(9), F.S., shall be reviewed and adopted under the provisions of s.1013.30(6)-(8), F.S.; and that amendments to the campus master plan that do not exceed these thresholds shall be consolidated into an annual submission and submitted for review by the campus board, approved by the USF University Board of Trustees and a copy submitted to the Florida Board of Governors.		x		An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8) if such amendment exceed 10% land development. We currently do not exceed 10%.	
Objective 4.3	Ensure that future land uses are compatible with and appropriate to topographic and soil conditions on campus.					
Policy 4.3.1	The University shall, maintain its regular procedure of assessing the suitability of development sites relative to topography, soils conditions (including the presence of sink holes), drainage, utilities and infrastructure connections, and vehicular and service access and program affinities as part of the initial pre-planning and siting studies for individual projects as those projects are brought into implementation. The University shall require the integration of natural topographic and other features in project designs in order to develop the campus in harmony with its natural environment.		x			
Policy 4.3.2	The University shall maintain a database of existing soils and topographic conditions, which shall be updated on a regular basis, and as additional data developed for future construction projects become available.		x			
Policy 4.3.3	As part of the design process for any programmed improvement (major project) and prior to approval and acceptance of the design by the University, the University shall require that geotechnical testing be conducted to determine relevant soil characteristics of the site and to ensure that the design(s) reflect consideration of these conditions.		x			
Policy 4.3.4	The University shall ensure that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources shall be used during site development and use. Such methods shall include, but not be limited to:		x			
	• Phasing and limiting the removal of vegetation;		x			
	• Minimizing the amount of land area that is cleared;		x			
	• Limiting the amount of time bare soil is exposed to rainfall;		x		work with SFWMD	
	• Use of temporary ground cover on cleared areas if construction is not imminent; and		x			
	• Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep slopes, the bayfront, stormwater conveyances, etc.)		x			
Objective 4.4	Ensure that the development of future land uses takes place in a way that is coordinated with the availability of adequate facilities and services to support the uses.					
Policy 4.4.1	The University shall assess unforeseen land uses that may arise from grant awards or other circumstances of unanticipated future facilities by comparing those unforeseen uses with the uses and density guidelines set forth for land use districts in this plan element. Upon the determination of appropriate location and consistency with density guidelines, the University will undertake pre-planning and site planning studies. In the event that the appropriateness is in question, the subject use will be submitted for review under the procedures Objective 4.5.		x			
Policy 4.4.2	The University shall undertake an annual review of the schedule of capital improvements to ensure that the capital improvements are consistent with the land use and development factors as described in this plan element, and that such improvements are acknowledged in the periodic review set forth in Objective 4.6.		x			
Objective 4.5	Ensure that measures can be undertaken to minimize or avoid off-campus constraints to campus development and to minimize or avoid conflicts of campus development within the context area.					
Policy 4.5.1	Through interlocal agreements and memoranda of understanding, The University shall work with the City of St. Petersburg to minimize land use conflicts within the context area and also off-campus constraints that may limit future development on campus.		x			

Policy 4.5.2	The University shall continue to identify any circumstance whereby future land acquisition may be necessary or appropriate to accommodate currently unforeseen development projects or strategies (such as remote parking, grant opportunities, utility corridors, etc.), and shall determine the appropriate timetable, funding, and development coordination measures associated with the prospective acquisition. Similar measures will be applied in the event of any circumstance calling for the sub-lease of campus land to others.	x				
Policy 4.5.3	Proposed amendments to the adopted campus master plan, which do not exceed the thresholds established in S.1013.30, F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or resources, shall be submitted to the City for a courtesy review.	x				
Policy 4.5.4	The University shall participate with the City of St. Petersburg in the reciprocal review of plans and development proposals, consistent with provisions established in the Intergovernmental Coordination Element.	x				
Policy 4.5.5	The University shall protect existing natural resources by limiting development to the density Floor Area Ratio (FAR) levels as described and illustrated in this plan element, by designating open space areas as defined in the open space plan and configure retention and detention facilities in such a way that natural vegetation characteristics of the campus will be maintained and enhanced.	x				
Policy 4.5.6	Where the acquisition of additional lands is necessary for the continued growth and expansion, the University shall coordinate with the City of St. Petersburg on any required amendment to the Comprehensive Plan.	x				The University
Policy 4.5.7	The University shall permit no new development, expansion or replacement of existing development in areas designated for Conservation or Preservation, unless development is undertaken by federal or state government in the public interest and the impacts are mitigated. Before any such development is authorized and a plan of development approved, the University shall conduct a review of all available environmental and economic options (including the costs of mitigation). If this review indicates that development in designated conservation areas is the only viable option, then the University will pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.	x				
Policy 4.5.8	The University shall include in its project and site suitability assessments and evaluation of the relationship of the project to on-campus and off-campus development constraints, conflicts, or limits vis-à-vis traffic, infrastructure, and drainage.	x				
Objective 4.6	Ensure that incompatible use relationships are eliminated, reduced or mitigated in the event that such incompatibilities exist or arise.					
Policy 4.6.1	The University's Campus Development Committee (CDC) and Strategic Initiatives Committee shall periodically review the status of land use and facilities program development on the campus, including projects and grant award opportunities that are currently unforeseen. The committee shall identify trends or needs for change in use patterns, density, program affinities and relationships to open space, circulation and utility patterns that might affect the land use plan, and determine whether such circumstances should be corrected to maintain the integrity of the land use plan and constraining factors, or cause the plan to be altered or amended to reflect valid needs. The committee will report its periodic findings to the president and recommend circumstances when and by which amendment of the adopted Campus Master Plan may be merited, or where projects should be limited or amended.	x				Should it be the same process as Tampa, Strategic Initiatives Committee?
Objective 4.7	Ensure that academic functions are concentrated in the core area around Harborwalk, except for those requiring waterfront access on the Peninsula.					
Policy 4.7.1	The University shall establish the mixes of land uses for each of the density districts identified in Figure 4-b.	x				
Objective 4.8	Locate service and utility uses along First Street across from the airport, abiding by applicable airport zoning restrictions.					
Policy 4.8.1	The University shall review all proposed service and utility uses along First Street with the City of St. Petersburg during the planning and design stage of future projects.	x				
Objective 4.9	Maintain a density and scale of development on the campus properties that is compatible with the adjacent off-campus uses.					
Policy 4.9.1	The University shall ensure that land use and development at the edges of campus property will be compatible with adjacent off-campus uses by:	x				
	• Maintaining the use and density levels indicated for use and density districts described and illustrated in this plan element.	x				
	• Specifying that the design of building masses and heights, setbacks, screening, site lighting, parking and landscape is undertaken with specific regard to adjacent off-campus uses (including the airport).	x				
Objective 4.10	Ensure adequate area and locations for utility requirements to serve the estimated 10-year development, and that utility extensions are accomplished in cost-effective increments. Wherever possible, new campus development should utilize existing utility corridors and minimize disruption of those corridors.					
Policy 4.10.1	The University shall avoid building construction on the street corridors currently traversing the campus (defined herein as the existing rights of way, even as such streets may be vacated and/or transferred to the University). The intent shall be that those corridors remain clear for presentation of utilities, visual continuity, and retention of service and emergency vehicle access and, in some instances, access to parking areas.	x				
Policy 4.10.2	The University shall coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in S.1013.30, F.S. The University shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:	x		Need new CDA		
	• The provision and maintenance of necessary utility easements, corridors, and points of connection.	x				
	• The provision of adequate supply lines to accommodate future development and facility expansion.	x				
	• The provision of open space and safe and convenient traffic flow and parking at established levels of service.	x				
Objective 4.11.	Protect existing natural resources, and identify and protect any historic and archaeological resources of the campus.					
Policy 4.11.1	The University shall adopt and adhere to the Conservation Element policies regarding environmental management, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.	x				

Policy 4.11.2	The University shall maintain an inventory and evaluation of all archaeological sites and historic resources under University ownership, including the C. Perry Snell House and the John C. Williams House, that appear to qualify for the National Register of Historic Places.	x				
Policy 4.11.3.	The University shall consult and coordinate with the City of St. Petersburg and the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places or the St. Petersburg Register of Historic Places. The historic Studebaker Building (USGS Building), C. Perry Snell House and John C. Williams House will be protected and their settings enhanced in the development of the campus.	x				
Policy 4.11.4	The University shall consider the effects of such an undertaking identified in 4.11.2 above on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places and the St. Petersburg Register of Historic Places. The University shall afford the City of St. Petersburg and the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.	x				
Policy 4.11.5	Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the City of St. Petersburg and the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.	x				

#### Element 4A: Future Land Use Urban Design

<b>Goal:</b> The Urban Design goal of the St. Petersburg Campus campus master plan is to integrate with and enhance the urban fabric of downtown St. Petersburg where the city meets Bayboro Harbor.						
Objective 4A.1	The University shall ensure compatibility among land uses on the campus and in the context area as described in the Intergovernmental Coordination Element.					
Policy 4A.1.1	The University shall coordinate with the host community regarding issues related to the urban design character of the University/host community context area as described in the Intergovernmental Coordination Element 11.	x				
Policy 4A.1.2	The University has worked with the City of St. Petersburg and the abutting property owners to effect the Seventh Avenue South street closure and Harborwalk improvements as outlined in this plan element and the Transportation Element. St. Petersburg Campus shall work with the City, the PSTA and the abutting property owners to effect and conversion of the street to pedestrian street as described in this plan element and the Transportation Element.	x		working on 7th Ave.		remove "closure of Sixth Avenue South, Second Street South and Third Street South" / City of St. Petersburg
Policy 4A.1.3	The University, as described in the Architectural Design Guidelines Element Policy shall review and ensure compliance with master plan goals, objectives, and policies.	x		review with Tampa and SM		no St. Petersburg Campus Design Review Council / Should it be the same process as Tampa, Strategic Initiatives Committee
Objective 4A.2	Protect and enhance the Snell and Williams Houses and grounds and the Studebaker Building (U.S. Geological Services).					
Policy 4A.2.1	The University shall coordinate with the State Division of Historical Resources with regard to the nomination of the Snell House to the National Register of Historic Places.	x				
Policy 4A.2.2	The University shall maintain the historic places designation of the Williams House and Studebaker Building as per the procedure set forth by the Florida Division of Historical Resources.	x				
Objective 4A.3	Reinforce the open space framework of the campus as a continuation of the existing street and block grid of St. Petersburg so that the campus remains an integral part of the urban fabric.					
Policy 4A.3.1	The timing and phasing requirements and priorities for the development of buildings, facilities, and open spaces consistent with the principles established in this element are established in the Capital Improvements Element 11.	x				
Objective 4A.4	Establish an open space hierarchy founded on the development of Harborwalk as illustrated in the plan, with other pedestrian open space corridors following the former street grid extending from Harborwalk.					
Policy 4A.4.1	The University shall give priority to siting the proposed new facilities in positions indicated to provide near-term spatial definition to Harborwalk in order to effect the completion of the core area urban design within the planning timeframe.	x				
Policy 4A.4.2	The University shall position future buildings as shown on Figure 2-a so that their significant edges contribute to the framing and definition of public spaces. Major facades and entries shall face the public space and the more private aspects of the building such as mechanical or service areas shall be separated from the public entries and placed away from the public spaces at the interior of the development block.	x				
Policy 4A.4.3	The University shall replace existing parking areas located within proposed open space with structured parking facilities as shown on Figures 5-a and 5-b. Phase I of the parking garage at Fifth Avenue South and Third Street South has been completed.	x				
Policy 4A.4.4	The University shall utilize infrastructure and other funding sources for campus landscape framework improvements in addition to individual building construction projects, while at the same time monitoring site design funded through new building project budgets for consistency with the overall campus landscape design intent. Funds to be distributed in a targeted manner, prioritized for funding development deemed to have the greatest potential for impact and improvement of the campus. The intent shall be to implement a campus landscape framework that is visibly composed as a whole rather than a collection of individual, unrelated small landscape pieces.	x				
Objective 4A.5	Establish building zones and edges to follow the line of existing streets except where designated and retain the city street and block grid as the urban design framework of the campus.					
Policy 4A.5.1	The University shall ensure compatibility among land uses on campus and in the context area as described in the Intergovernmental Coordination Element 11.	x				
Policy 4A.5.2	The University shall ensure compatibility among land uses on the campus and in the context area by constructing campus buildings two to six stories in height to provide a unified spatial edge and to proportionally contain campus open spaces in a way that is appropriate to the urban setting. Heights should be diminished as necessary on the east edge of the campus to comply with airport restrictions.	x				
Policy 4A.5.3	The University shall restrict building zones and enforce building setbacks as designated in this plan element and the Architectural Design Guidelines in order to retain the existing city street and block grid.	x				Architectural Design Guidelines Element - Tampa's?
Objective 4A.6	Preserve and enhance the open space adjacent to the bayfront and its connections with areas to the south and to the north.					

Policy 4A.6.1	The University has enhanced the open space adjacent to the bayfront and its connections with areas to the south and north through the development of an esplanade walk along the seawall edge from Poynter Park to the campus boathouse.		x			
Objective 4A.7	Locate service and loading functions in relation to the existing alley alignments in the core of each of the development blocks.					
Policy 4A.7.1	St. Petersburg Campus shall maintain service access to the center of development blocks via existing alleys accessed by limited access campus drives.		x			
Objective 4A.8	Enhance functional linkages between the "Innovation District", areas north and south of the campus, and between the campus and medical facilities to the west.					
Policy 4A.8.1	The University shall implement site improvements to establish the western extension of Harborwalk during the planning timeframe as shown in Figures 2-a.		x			
Objective 4A.9	Decrease energy consumption on campus as measured per capita and per building.					
Policy 4A.9.1	The University shall require new building design to respond to the particular climatic conditions of South Florida and shall require issues of energy conservation including building orientation and siting, massing, and shape to be addressed during the design. St. Petersburg Campus shall encourage climatic responses such as: walkways, breezeways, shaded courts, screens and operable windows. Building forms more appropriate to northern climates shall be discouraged.		x			
Policy 4A.9.2	The University shall require materials openings, lighting systems, and HVAC to be designed to meet contemporary standards. System energy conservation standards are mandated to be in compliance with Florida Energy Conservation in Building Act of 1974. The State University System Professional Services Guide specifies that an energy analysis design submission in compliance with the above legislation be submitted for all subject projects at the advanced schematic design stage of development.		x			
Policy 4A.9.3	The University shall review and evaluate all existing buildings relative to their energy consumption and role in campus wide energy costs and demand patterns and shall establish an energy management system campus-wide.		x			
Objective 4A.10	All future St. Petersburg Campus buildings on campus shall be Leadership in Energy and Environmental Design (LEED) or equivalent green building standards certified.					
Policy 4A.10.1	The University shall require that all buildings conform to LEED Silver certification or equivalent green building standards as a minimum.		x			LEED Gold? Remove "or equivalent green building standards as a minimum."

Element 5: Transportation.

Goal 1: The Transit, Circulation and Parking goal of the USF St. Petersburg campus plan is to provide adequate vehicular/transit access to the campus within the urban street grid and provide adequate parking on or adjacent to the campus.

		Status			Current Condition	Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented			
Objectives & Policies							
Objective 5.1	Reduce the impact of various road closures on the off-campus roadway network.						
Policy 5.1.1	USF St. Petersburg shall coordinate with the City, County and FDOT to establish the timing and phasing of any vacation or road closure of the existing public roads to be implemented in conjunction with the campus master plan. Transit and parking facilities on campus shall be constructed and organized in a manner consistent with the master plan and shall be implemented in accordance with the Capital Improvements Element.		X				no road closure
Policy 5.1.2	USF St. Petersburg shall comply with the City's established review process and procedures for vacating rights of way on public streets.		X				
Objective 5.2	Reduce the impacts off-campus of future traffic generated by the master plan.						Is USF St. Petersburg a Best University for Commuters? (bestworkplaces.org)

Element 6: Housing

Goal: The Housing goal of the St. Petersburg Campus plan is to provide housing for 916 students during the planning timeframe.

		Status			Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented		
<b>Objectives &amp; Policies</b>						
Objective 6.1	St. Petersburg Campus will provide up to 916 beds of on-campus student housing during the planning timeframe.			X		Phase IV-VI will not be completed in 2015-2025
Policy 6.1.1	Housing will provide a variety of housing options for students from suite style doubles with shared bedrooms, to suite styles with private bedrooms, to apartments. While some housing areas may be designed with a student classification in mind, programmatic support for varying student classifications from freshmen to graduate students will be provided in all areas.		X			Pending increase in student demand and campus enrollment / Revise policy from: <i>Housing will be provided in Freshman-oriented facilities in the subsequent three phases and as an apartment configuration in the sixth phase. Phases I and II currently provides 340 beds in apartment-style housing in Residence Hall One and 201 beds in Freshman-oriented housing in the USC.</i>
Policy 6.1.2	The housing will be sited on the blocks generally bounded on the east by First Street, on the south by Sixth Avenue, on the west by Fourth Street and on the north by Fifth Avenue. The exception to this policy is the housing at the University Student Center south of Sixth Avenue between Second and Third Street South.	X				Add/check location of Phase III (Osprey) on map on pg 90
Policy 6.1.3	St. Petersburg Campus shall identify additional sites for an expanded housing program in subsequent updates to this master plan to accommodate future demand.		X			Pending increase in student demand and campus enrollment
Objective 6.2	St. Petersburg Campus will provide residential support services commensurate with needs of students living on campus.		X			
Policy 6.2.1	St. Petersburg Campus shall provide support facilities for campus housing including expansion of programs to accommodate student activities, food service, cultural events, recreation facilities, residential parking and security.		X			Explore future parking needs/capacity when residence halls are full at 916
Policy 6.2.2	St. Petersburg Campus shall endeavor to create socially active residential environments that are regionally appropriate in design, create usable outdoor spaces and are compatible with the St. Petersburg context.		X			

**Element 7.1: Stormwater Management**

Goal 1: The Stormwater Management goal for the USF St. Petersburg campus plan is to provide an adequate stormwater management system that accommodates future University stormwater needs while correcting any existing facility deficiencies.

		Status			Current Condition	Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented			
Objectives & Policies							
Objective 7.1	Provide a sufficient stormwater management system in a design that is consistent and enhances the overall master plan scheme.						
Policy 7.1.1	Stormwater management facilities shall comply with the design criteria established in the Cost Containment Guidelines and shall be in place and operational, at established levels of service, prior to occupancy of any new University building.						
Policy 7.1.2	USF St. Petersburg campus shall coordinate through its capital improvement projects and building program to ensure that the stormwater vaults and pipes are located and constructed to avoid conflicts with future building programs.						
Policy 7.1.3	USF St. Petersburg campus shall coordinate with the city to ensure that off-campus stormwater management facilities that may be affected by the implementation of the master plan are improved as appropriate. (See Intergovernmental Coordination Element for procedures.)						
Policy 7.1.4	USF St. Petersburg campus should annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Florida Board of Education to ensure capacity and capital improvements required to meet future University needs are provided when required, based on needs identified in other master plan elements.						
Objective 7.2	Coordinate and phase the increased stormwater facility capacity to meet the future needs of USF St. Petersburg campus.						
Policy 7.2.1	USF St. Petersburg campus shall ensure that the detailed Stormwater Management Sub-Element complies with the City of St. Petersburg's levels of service of a 10-year return frequency, 1 hour storm event. In addition, the University shall adopt a level of service standard for stormwater quality and quantity as established in the Florida Administrative Code Chapters Chapter 40D-4, 40D-40 and 40D-400, the Governing Rules of the Southwest Florida Water Management District (SWFWMD).						
Policy 7.2.2	Through the implementation of the stormwater management sub-element and the capital improvements program, projects within individual drainage basins shall be constructed to accommodate the future needs of the University and future development within those basins and shall be phased in accordance with the capital improvements program as described in the Capital Improvements Element (Table 11-a).						
Policy 7.2.3	USF St. Petersburg campus shall, as appropriate, establish a technical design standards manual for the new stormwater system to ensure the future adequate level of service and ease of maintenance.						
Policy 7.2.4	USF St. Petersburg campus shall research and develop an overall stormwater treatment credit program for the campus. Once this has been developed, future development would be incorporated into one conceptual Environmental Resource Permit (ERP) in accordance with the rules of the Southwest Florida Water Management District (SWFWMD).						
Objective 7.3	Prevent any further degradation and improve the quality of receiving waters.						
Policy 7.3.1	USF St. Petersburg campus should identify the stormwater detention systems within the plaza or underground vault areas as "no build" zones.						
Policy 7.3.2	USF St. Petersburg campus should implement a regular stormwater facility maintenance program to ensure adequate water quality and design capacity of the facilities.						
Policy 7.3.3	USF St. Petersburg campus should coordinate, as appropriate, with the host community regarding the National Pollutant Discharge Elimination System (NPDES) program.						
Policy 7.3.4	USF St. Petersburg campus should mitigate University-generated stormwater and minimize stormwater-borne pollutants through the implementation of a system of Best Management Practices (BMPs), which includes, but is not limited to:						
	• Incorporating stormwater management retention and detention features into the design of parks, commons, and open spaces, where such features do not detract from the recreational or aesthetic value of a site.						
	• Use of slow release fertilizers and/or carefully managed fertilizer applications timed to ensure maximum root uptake and minimal surface water runoff or leaching to groundwater.						
	• Educating maintenance personnel about the need to maintain motor vehicles to prevent the accumulation of grease, oil and other fluids on impervious surfaces, where they might be conveyed to surface and ground waters by runoff, and the need to regularly collect and dispose of yard debris.						
	• Avoid the widespread application of broad spectrum pesticides by involving only purposeful and minimal application of pesticides, aimed at identified target species.						
	• Coordinating pesticide application with irrigation practices to reduce runoff and leaching into groundwater.						
	• Use of turf blocks and non-impervious surface treatments to minimize impervious surface area and reduce the flow of runoff pollutants.						
	• Incorporating features into the design of fertilizer and pesticide storage, mixing and loading areas that are designed to prevent or minimize spillage.						
	• Pursue licensing for grounds superintendents and staff to use restricted pesticides and to ensure that fertilizers will be selected and applied to minimize surface water runoff and leaching to ground water.						
Policy 7.3.5	It shall be the policy of USF St. Petersburg campus that no stormwater discharges may cause or contribute to a violation of water quality or quantity standards in waters of the State. Post-development rates of discharge shall not exceed pre-development rates. Additional treatment must be provided since the University discharges into Outstanding Florida Waters (OFW).						
Policy 7.3.6	USF St. Petersburg campus shall review all proposed construction and development on campus to ensure that any proposed increase in campus impervious surfaces shall be implemented only upon a finding that existing facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the time of need.						
Objective 7.4	Maintain and protect the natural drainage patterns and hydrological patterns of the USF St. Petersburg campus.						
Policy 7.4.1	USF St. Petersburg campus, prior to the design and construction of any stormwater management facility, shall thoroughly investigate issues including geotechnical information, regulations, and existing utilities.						



**Element 8: Conservation**

**Goal:** The Conservation goal of the USF St. Petersburg campus plan is to be a model for conservation policies to improve the environment and improve air, water and open space quality in the vicinity of the campus including Bayboro Harbor.

		Status			Current Condition	Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented			
Objectives & Policies							
Objective 8.1	Identify mitigation techniques for traffic and parking, building projects and on-campus uses and to improve or maintain the level of air quality.						
Policy 8.1.1	USF St. Petersburg campus shall continue to participate in and consider those programs which will maintain or improve existing air quality on campus lands. Such programs include participation in local transportation management associations, transit routing and terminal servicing activities and the promotion of bicycle and pedestrian circulation improvements.				x		involved with PSTA
Policy 8.1.2	USF St. Petersburg campus shall reduce mobile sources of air pollution through Transportation Element policies designed to discourage dependence on the personal automobile as the primary transportation mode on campus, and to encourage alternative modes of transportation on campus (i.e., public transit, bicycles, etc.).				x		
Policy 8.1.3	USF St. Petersburg campus shall minimize emissions of air pollutants from and within buildings on campus through the installation o appropriate filtering devices on fume hoods and by minimizing the storage and use of volatile and hazardous materials in campus buildings.				x		
Policy 8.1.4	USF St. Petersburg campus shall determine the potential impacts on air quality before construction of parking structures. Parking structures shall be designed to facilitate rapid ingress and egress of vehicles to minimize idling time, and to maximize air flow through them to eliminate pockets of stagnation where pollutant levels can build up.				x		
Policy 8.1.5	USF St. Petersburg campus should implement a program for the monitoring of both indoor and outdoor air quality. Indoor sampling shall occur at chemistry laboratories, kitchens, and other sites where fumes are produced. Outdoor sampling sites shall include parking lots and congested intersections. Failure to meet air quality standards adopted by the State Department of Environmental Protection shall result in an assessment of the probable cause and the preparation and implementation of a plan to improve and maintain air quality.				x	i.e. smart street lights	EHS: Indoor air quality is only monitored in relation to complaints and/or concerns. Not aware of any monitoring of outdoor air quality.
Policy 8.1.6	USF St. Petersburg campus shall explore and implement, as appropriate, alternative fuel vehicles for on-campus utilization.				x	biofuel	
Objective 8.2	Conserve and protect the quantity and quality of potable water sources.						
Policy 8.2.1	USF St. Petersburg campus shall not undertake activities on-campus, which would contaminate groundwater sources or designated recharge areas unless provisions have been made to prevent such contamination or otherwise provide mitigation for such activities so as to maintain established water quantity and quality standards.				x		
Policy 8.2.2	Deleted				x	City	EHS: USFSP potable water is municipally supplied; therefore, monitoring is not required and I'm not aware that this is occurring. City instead of SP, consider deleting: USF St. Petersburg should continue to monitor and test treated potable water on a daily and monthly basis.
Policy 8.2.3	USF St. Petersburg campus shall construct new facilities in conjunction with appropriate flood zone requirements.				x		
Policy 8.2.4	USF St. Petersburg campus shall minimize stormwater-borne pollutants generated as a result of University operations and maintenance practices through adherence to Stormwater Management Sub-Element (General Infrastructure Element 7).				x	Non treated pool water from backwash is going directly into the stormwater	
Objective 8.3	Protect Bayboro Harbor, a designated Outstanding Florida Water.						
Policy 8.3.1	USF St. Petersburg campus shall recognize the Manatee habitat area and Outstanding Florida Water designation for Bayboro Harbor by the following actions:				x		
	• Restrict any expansion of land area into the harbor.				x		
	• Any expansion of boating activity associated with the research facilities shall be authorized and reviewed by appropriate agencies. Any new structures or replacement of existing structures will consider the use of materials free from pollutants such as creosote, copper, chromium or arsenate.					x	no plan to expand
	• USF St. Petersburg campus shall cooperate with the host community and the NPDES program, as appropriate, to further eliminate stormwater-borne pollutants into Bayboro Harbor.				x		
	• USF St. Petersburg campus shall construct a series of stormwater treatment facilities located within Harborwalk and open spaces providing reduction of stormwater pollutants prior to the eventual outfall into Bayboro Harbor. This will include the consideration of the use of Bioretention Landscape and structural features.					x	not implemented since last one
	• USF St. Petersburg campus shall work with the City to reduce trash and debris entering Bayboro Harbor and periodically remove trash and debris from the basin.				x		
	• The design of proposed facilities shall not conflict with provisions of the Bayboro Harbor Redevelopment Plan.				x		
Objective 8.4	Expand the use of conservation and energy saving techniques within the construction of new facilities.						
Policy 8.4.1	USF St. Petersburg campus shall continue to evaluate and implement, as appropriate, solar energy as an alternative source of power for irrigation systems, lighting, shuttles, phones, etc.				x		
Policy 8.4.2	Energy conservation fixtures, air conditioning and lighting systems and other building specific energy use and management techniques shall continue to be a required element of all new buildings constructed on the campus.				x		

Policy 8.4.3	USF St. Petersburg campus shall continue to implement a comprehensive water conservation program, to include, but not be limited to:	x			
	• The use of treated wastewater effluent for an expanded campus irrigation system and chilled water system make-up water,	x			
	• The use of automated timers and other irrigation flow monitoring mechanisms,	x			
	• Xeriscape landscape treatments for new building construction and new campus common areas, and	x			
	• The use of low flow and low flush fixtures in new building construction.	x			
Policy 8.4.4	USF St. Petersburg campus shall consider, during development of building programs, the utilization of courtyards, arcades and other shade and ventilation techniques to further reduce energy demands. Landscaping and building orientation should also be considered.	x			
Objective 8.5	Protect identified native vegetative communities.				
Policy 8.5.1	USF St. Petersburg campus shall protect any identified jurisdictional native vegetative communities from proposed development activities. These jurisdictional areas based upon the most recent Department of Environmental Protection criteria will be delineated prior to any proposed development.	x			
Policy 8.5.2	USF St. Petersburg campus shall use plant species that are Florida-friendly plants and indigenous to the natural plant communities of the Tampa Bay area. In cases where non-invasive exotic plants are used to enhance the landscape, plantings shall be limited to those non-invasive species that are able to resist periods of drought and which require little fertilization and the use of pesticides.	x			add Florida-friendly plants
Policy 8.5.3	USF St. Petersburg campus shall maintain and improve existing vegetative communities through the removal of ecologically undesirable vegetation. It is the intent of USF St. Petersburg to remove all non-native invasive plants (whether grasses, shrubs or trees) which are identified on the Exotic Pest Plant Council's "Florida's Most Invasive Species List" from the campus grounds. As these species are located on the campus, USF St. Petersburg campus shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species.	x			
Policy 8.5.4	USF St. Petersburg campus shall coordinate with other governmental agencies relative to the conservation, protection and management of the native vegetative communities and marine and aquatic habitats. Within two years after adoption of the master plan, the University shall coordinate with the Florida Fish and Wildlife Conservation Commission and other appropriate state and regional environmental agencies to conduct a management study for designated Conservation areas. The scope of this study shall include, but not be limited to:	x			
	• Maps depicting the location of vegetative communities and management units within designated Conservation areas;	x			
	• Identifying the University entity with responsibility for management of designated Conservation areas;	x			
	• A description of how each management unit will be maintained or restored;	x			
	• A monitoring and evaluation schedule;	x			
	• A plan for the removal and control of exotic plants and wildlife; and	x			
	• A description of compatible uses.	x			
	• The adopted campus master plan shall be amended as needed to incorporate the results and recommendations contained in the management study.	x			
Objective 8.6	To designate environmentally sensitive lands for protection based on state and locally determined criteria.				
Policy 8.6.1	USF St. Petersburg campus shall continue to protect and conserve threatened and endangered species of plants and animals, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species, and species of special concern.	x			
Policy 8.6.2	During the initial planning phase of any physical changes to the campus, USF St. Petersburg campus shall perform a census of wildlife and plants in the area to be affected. Plants or animals identified in the "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida", which is updated periodically by the Florida Fish and Wildlife Conservation Commission, or otherwise afforded protection by the host communities and state and federal agencies, shall be noted. Protection plans for those identified species shall be formulated consistent with those of the host communities and appropriate state and federal agencies.	x			
Objective 8.7	To restrict USF St. Petersburg campus activities known to threaten the habitat and survival of threatened and endangered species and species of special concern.				
Policy 8.7.1	USF St. Petersburg campus shall prepare an on-going evaluation of monitoring and disposing of chemical and research wastes. Opportunities for new technologies to assist in transporting and disposing of such wastes shall be continuously evaluated.	x			
Policy 8.7.2	USF St. Petersburg campus shall continue to encourage and expand the use of its recycling program by creating awareness informational packages and providing convenient recycling centers.	x			
Policy 8.7.3	USF St. Petersburg campus shall coordinate on-campus recycling programs with those of local government in regard to materials collected, and disposal/collection procedures.	x			
Policy 8.7.4	USF St. Petersburg campus shall provide on-campus facilities for the collection and storage of hazardous materials used in the University operations as required by federal, state and local regulations.	x			
Policy 8.7.5	USF St. Petersburg campus shall maintain, in a managed natural state, all of those sites identified for preservation on the Future Conservation Areas Map (Figure 13-a). No construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions.	x			
Policy 8.7.6	USF St. Petersburg campus shall continue to require the use of best management construction practices, including the use of soil stabilizers, silt screens, surface moisture applications and other techniques to reduce the impact of development activities.	x			
Policy 8.7.7	Any proposed development adjacent to an environmentally sensitive area shall be carefully sited and integrated into the existing landscape to have minimal visual impact on the area. Landscape treatment shall preserve significant existing vegetation to allow a gracious transition from developed areas to undeveloped areas to preserved areas. The existing vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.	x			
Policy 8.7.8	Copies of land development criteria and standards which reflect the policies contained in the adopted campus master plan shall be provided to design consultants and appropriate USF St. Petersburg staff. USF St. Petersburg campus should standardize the construction review process to assure adherence to appropriate master plan policies.	x			

Policy 8.7.9	USF St. Petersburg campus personnel shall, when encountering listed species, follow procedures and seek consultation with the appropriate agencies including the Florida Fish and Wildlife Conservation Commission and United States Fish and Wildlife Service.		x				
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**Element 9: Recreation and Open Space Element**

**Goal:** The Recreation and Open Space goal of the USF St. Petersburg campus plan is to ensure the provision of adequate and accessible recreation facilities and open space to meet the future needs of the University.

		Status			Current Condition	Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented			
Objectives & Policies							
Objective 9.1	Provide recreational facilities and open space to meet campus community demand and provide increased facilities to serve on-campus needs through the coordinated use of public and private resources.				current facilities are below standard		need indoor gym and expand facility
Policy 9.1.1	USF St. Petersburg campus may establish a private donor program for the purpose of contributing to the development and maintenance of on-campus recreation and open space facilities and may coordinate the distribution of these funds with other public University funding sources.		x		Outdoor fitness		
Policy 9.1.2	USF St. Petersburg campus shall implement recreational facility improvements as identified in Element 9.		x				
Policy 9.1.3	USF St. Petersburg campus shall establish within the 10 year planning time frame a hierarchy of campus open spaces including: Harborwalk, peninsula open space, and Bayfront Esplanade as described herein, and on Figure 9-a. The timing and phasing requirements and priorities for these improvements are established in the Capital Improvements Element.		x				no closures of Third Street and Sixth Avenue South
Objective 9.2	Provide increased opportunities for on-campus access to varied, high quality open spaces.						
Policy 9.2.1	USF St. Petersburg campus shall require adherence to adopted build-to-lines as identified in the Architectural Design Guidelines and shall encourage maximum building heights within Airport limitations in order to maintain a consistent edge to the proposed open spaces in keeping with the urban setting and to establish and preserve a meaningful integrated system of contiguous campus open spaces.		x				
Policy 9.2.2	USF St. Petersburg campus shall affirm a belief that quality planted outdoor spaces are necessary to the well being of urban life and that the institution seeks continuity with the natural communities and processes that support human life.		x				
Objective 9.3	Coordinate with the host community to promote provision of adequate recreation and open space off-campus to serve the campus community living in the context area and to ensure continuity of campus open space resources within the larger regional open space system.						
Policy 9.3.1	USF St. Petersburg campus shall coordinate with the host community in the systematic implementation of on-campus recreation facilities and open space to ensure continuity of such facilities within the larger regional open space system. In particular, USF St. Petersburg campus will coordinate with the City of St. Petersburg in the planning, design and implementation of the street corridor open spaces and the Bayfront Esplanade connection to Poynter Park and points north (See Intergovernmental Coordination Element).		x				

**Element 10: Intergovernmental Coordinator**

**Goal:** To achieve the goals, objectives and policies of the campus master plan through the use of joint processes for collaborative planning, decision making, and coordinating growth and development with local agencies and governmental entities.

		Status			Current Condition	Delete?	Comments/Problems/Recommendations
		Complete	Ongoing	Not Implemented			
Objectives & Policies							
Objective 10.1	To establish a process for the reciprocal review by University and local government officials of growth management plans, campus master plans, and plan amendments.						
Policy 10.1.1	USF St. Petersburg campus shall continue meetings with City and County planning officials for the purpose of negotiating the appropriate terms and conditions of the reciprocal review process. Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an interlocal agreement or memorandum of understanding.			X			replace USFSP with USF St. Petersburg
Policy 10.1.2	It shall be the policy of USF St. Petersburg campus that proposed amendments to local government comprehensive plans which have the effect of changing future land use designations or policies that guide the development of land within the designated context area surrounding the campus, affect the provision of local services, or which otherwise impact on USF St. Petersburg campus facilities and resources, should be submitted to the University for review.			X			replace USFSP with USF St. Petersburg
Policy 10.1.3	Proposed amendments to the adopted campus master plan, which exceed the thresholds established in s. 1013.30 F.S., shall be transmitted to the appropriate local, regional and state agencies for review in accordance with the procedures established in Chapter 6C-21, Part I, Florida Administrative Code. Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s. s. 1013.30 F.S., and which have the effect of changing land use designations or classifications, or impacting public facilities, services, or natural resources, shall be transmitted to the host and affected local governments for a courtesy review. This master plan update exceeds the thresholds established in s. s. 1013.30 F.S. for proposed development of parking structures.			X			
Policy 10.1.4	USF St. Petersburg campus planning officials shall meet with officials from City and County on a regular (at least annually) basis, or as required for the purpose of coordinating planning activities. Other local, regional, state and federal agencies shall be invited to participate in these meetings as appropriate.			X			replace USFSP with USF St. Petersburg
Objective 10.2	To establish a reciprocal development review process to assess the impacts of proposed campus development on significant local, regional and state resources and facilities, and to assess the impacts of off-campus development of university resources and facilities.						
Policy 10.2.1	It shall be the policy of USF St. Petersburg campus that proposed development within the context area which has the potential to impact or affect USF St. Petersburg campus facilities and resources shall be transmitted to the University for review.			X			replace USFSP with USF St. Petersburg
Policy 10.2.2	USF St. Petersburg campus shall meet with City and County officials to establish the criteria and thresholds for development proposals which would be subject to review by the University. It is the intent of this policy to establish in the form of an interlocal agreement or memorandum of understanding mutually agreed upon thresholds for review which would allow both the University and host and affected local governments to review significant development proposals within the context area. Established thresholds for review will allow for exceptions to the review process for development proposals which are mutually agreed to be not significant.			X			replace USFSP with USF St. Petersburg
Policy 10.2.3	Upon receipt of an application for a development order proposed for the context area, USF St. Petersburg campus shall assess the potential impacts of the proposed development on University facilities and resources. Findings shall be remitted in writing to the appropriate local government.			X			replace USFSP with USF St. Petersburg
Policy 10.2.4	When it has been determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, USF St. Petersburg officials will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts.			X			replace USFSP with USF St. Petersburg
Policy 10.2.5	When it has been determined that proposed development within the designated context area would have an adverse impact on University facilities and resources, USF St. Petersburg campus officials will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts on campus facilities and resources.			X			
Policy 10.2.6	Any dispute between USF St. Petersburg campus and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in s. 1013.30 F.S.			X			replace USFSP with USF St. Petersburg
Policy 10.2.7	Once the Campus Development Agreement has been executed, all campus development may proceed without further local government involvement if it is consistent with the development agreement and the adopted master plan. This agreement must:			X			

	• Identify geographic area covered by the agreement;	X		
	• Establish duration of the agreement (5 - 10 years);	X		
	• Identify level of service (LOS) standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Governors and the service provider;	X		Level of service (LOS)
	• Determine impact of proposed campus development on identified public services and facilities, and any deficiencies likely to occur as a result;	X		
	• Identify facility improvements to correct deficiencies;	X		
	• Identify the Florida Board of Education's "fair share" of the costs of needed improvements; and	X		
	• Be consistent with adopted campus master plan and host local government comprehensive plan.	X		
Policy 10.2.8	Once the Florida Board of Education pays its "fair share" for capital improvements, as identified in the campus development agreement, all concurrency management responsibilities of the university and Board of Governors are deemed to be fulfilled.	X		
Policy 10.2.9	Any dispute between USF St. Petersburg campus and host local government, which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in s. 1013.30 F.S.	X		replace USFSP with USF St. Petersburg
Objective 10.3	To increase on-going coordination between USF St. Petersburg campus and public agencies to create a better campus, community and environment.			
Policy 10.3.1	USF St. Petersburg campus officials shall work closely with planning officials from the City and County to continue the reciprocal review and develop comprehensive plans and plan amendments.	X		replace USFSP with USF St. Petersburg
Policy 10.3.2	USF St. Petersburg campus and the governmental agencies listed on page B10-1 of the Intergovernmental Coordination Element's Data and Analysis section of the USF St. Petersburg campus master plan should continue to coordinate efforts in support of improving the quality of stormwater and coastal management. The University officials shall continue to attend educational seminars offered by the listed agencies.	X		find page B10-1 / replace USFSP with USF St. Petersburg
Policy 10.3.3	USF St. Petersburg campus shall work closely with city governmental agencies to promote opportunities for pedestrian and non-vehicular amenities.	X		replace USFSP with USF St. Petersburg
Policy 10.3.4	USF St. Petersburg campus shall coordinate with the city departments to secure the internal street closures enabling these arteries to be reduced to low intensity access drives and pedestrian paths as well as to provide pedestrian/bicycles to other facilities, neighborhoods, and areas in the city. The University shall follow the City's established review process for requests to vacate the rights of way on these streets.	X	no closures for 2nd, 3rd and 6th	replace USFSP with USF St. Petersburg
Policy 10.3.5	USF St. Petersburg campus shall continue to investigate possible locations for off-site parking lots, including leasing opportunities and land acquisition for new parking facilities. USF St. Petersburg campus and PSTA should continue to work together to promote ridership by disseminating information at registration, through target mailings, and at appropriate locations and events on and off-campus.	X		replace USFSP with USF St. Petersburg
Policy 10.3.6	USF St. Petersburg campus should continue to utilize the city's water, sanitary sewer, and solid waste systems. USF St. Petersburg officials shall coordinate master plan growth projections with city agencies to ensure adequate capacity will be available. USF St. Petersburg campus shall pursue interlocal agreements and memoranda of understanding as needed to ensure the provision of potable water consistent with established levels of service.	X		replace USFSP with USF St. Petersburg
Policy 10.3.7	USF St. Petersburg campus is within the city service area and has experienced effective and efficient provision of fire, rescue, and emergency medical services. Existing systems should remain in effect.	X		replace USFSP with USF St. Petersburg
Policy 10.3.8	Per BOG Regulation 14.020, the University will continue to submit completed construction documents to a certified fire safety inspector, as provided in section 633.216, Florida Statutes, for review and approval. Alternatively, for purposes of compliance with the Florida Fire Prevention Code, the University may submit the completed construction documents to the State Fire Marshal for review and approval, if necessary. In all cases, the University will consult with the State Fire Marshal, as required, to ensure compliance with applicable fire safety provisions.	X	As of 2016, plans review is being conducted internally as opposed to the SFM.	EHS: Change the language to reflect current situation of in-house plans review from "All plans will continue to be reviewed by the State Fire Marshall in accordance with the current SUS Standard Practice, Professional Services Guide."
Policy 10.3.9	USF St. Petersburg campus and governmental agencies should continue to coordinate and provide the necessary training and updated information for the use of the University resources in emergency operations.	X		replace USFSP with USF St. Petersburg