



2020 - 2030

# USF Master Plan Updates

Goals Objectives & Policies

## Element 6: Housing & Student Support Services

UNIVERSITY OF SOUTH FLORIDA

ST PETERSBURG CAMPUS

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Figure 6A.a      Support Facilities 10 Year Plan



## Element 6:

# St Petersburg Housing and Student Support Services

## Element 6 Housing

The plan update reflects a significant new initiative by the University to provide student housing on the campus.

The University intends to house 1,400 students on campus in new housing design to support a consistent “Freshman Housing” experience as well as housing that is appealing to returning students. New housing will supplement existing housing and is being completed in four additional phases:

Existing Phase 1 (Residence Hall One): 340 beds (Complete).

Existing Phase 2: (USC) 201 beds (Complete).

Phase 3: (OSP) 375 beds at northwest corner of Third Street North and Sixth Avenue South, including a new dining facility to support the campus housing program (Complete).

Phase 4: 250 beds (seven story) of freshman-oriented housing at the southwest corner of Third Street North and Fifth Avenue South

Phase 5: 200 bed addition (five to six story) of freshman-oriented housing at the USC,

Phase 6: 150 to 250 beds of apartment style housing at the southwest corner of First Street South and Fifth Avenue South

The total housing program is projected as follows:

• Phase I (354 beds) (existing)	125,500 GSF
• Phase II (196 beds) (existing, part of the USC)	92,767 GSF
• Phase III (375 beds and including 30,000 GSF dining facility)	<u>130,000 GSF</u>
• Phase IV (250 beds)	94,000 GSF
• Phase V (200 beds, addition to the USC)	<u>70,000 GSF</u>
• Phase VI (150 to 250 beds)	<u>80,000 GSF</u>
	589,267, GSF

Phases 1, II and III of the above are existing. 368,000 GSF of additional housing and residential support facilities are planned to be constructed during the next term of this plan update.

The square footages are approximate, based on a factor of 350 GSF/bed for Phases IV and V and a factor of 400 GSF/bed for Phase VI.

The recommended configuration for the housing sites proximate to the USC and the SLC is a profile of five to seven stories forming street edges. That configuration would allow for 1,400 beds to be accommodated in a concentrated area. The indicated housing sites are directly adjacent to the University’s academic core area on the south, and to a recently developed multi-family residential area north of Fifth Avenue South.

### Plan Framework for Housing

#### Goal

The Housing goal of the St. Petersburg Campus plan is to provide housing for 650 students during the planning timeframe.

#### Summary of Objectives and Policies

##### Objective 6.1:

**St. Petersburg Campus will provide up to 650 additional beds of on-campus student housing during the planning timeframe.**

**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.

**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.

**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.

**Objective 6.2:**

**St. Petersburg Campus will provide residential support services commensurate with needs of students living on campus.**






**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.

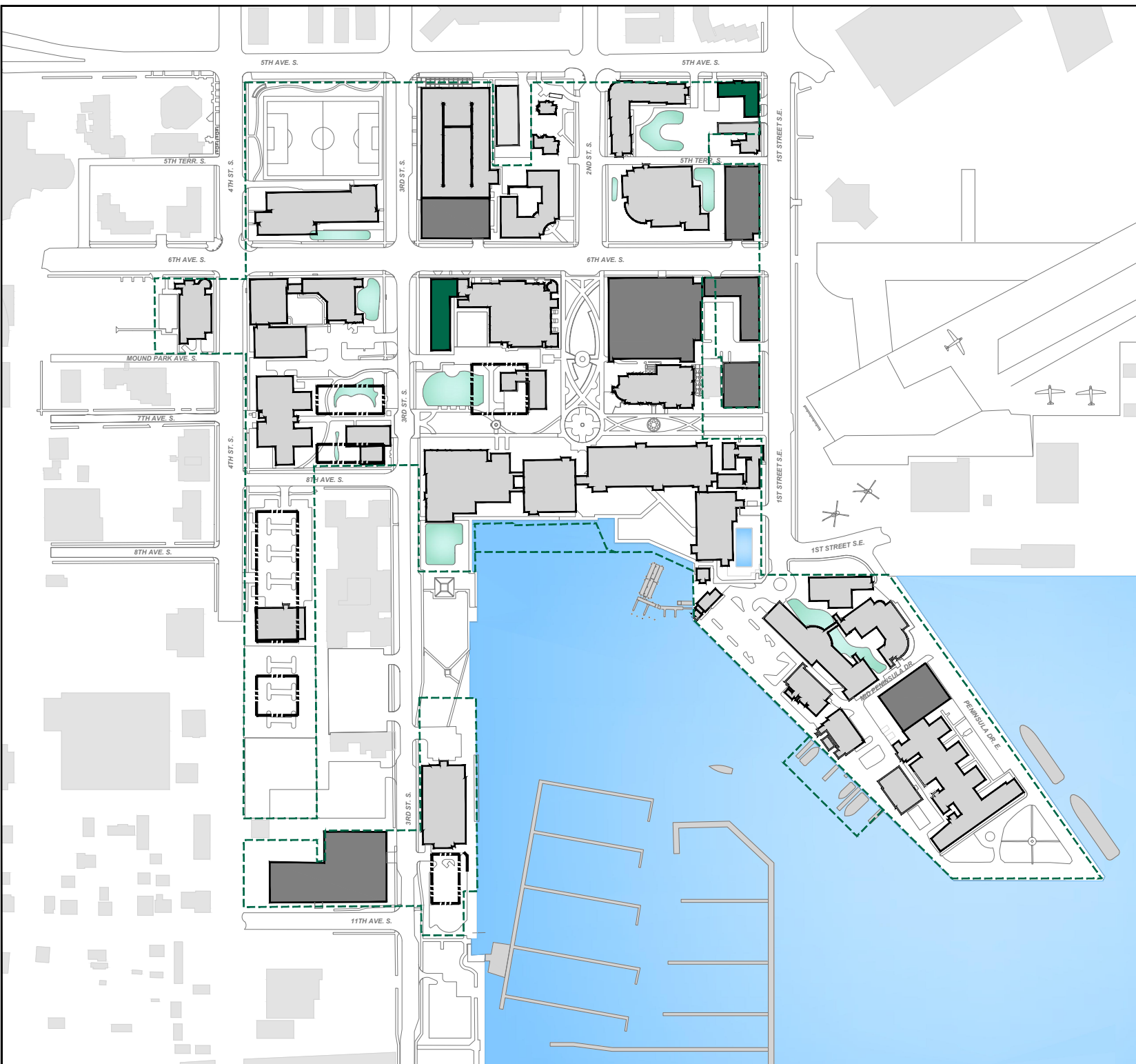
**Policy 6.2.2:** St. Petersburg Campus shall endeavor to create socially active residential environments that are regionally appropriate in design, create usable outdoor spaces and are compatible with the St. Petersburg context.



# UNIVERSITY of SOUTH FLORIDA

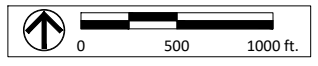
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-  Planning Area
-  Alternative/ Future Building Site
-  New Housing
-  Existing USFSP Facilities
-  Proposed USFSP Facilities



**Element 6**  
Housing and Student Support Services  
**GOP Figure 6.a**  
Housing 10 Year Plan

**Date**  
ADOPTED 06/13/2023





## **Element 6A:**

# **St Petersburg Support Facilities**

## Element 6A Support Facilities

The 2010-2020 plan update projected 242,767,000 GSF of support space. Of that, approximately 117,767 GSF have been constructed.

- Multi-Purpose Student Center Phase I 92,767 GSF  
92,676 GSF

The 2010-2020 Plan Update envisioned an expansion of the Student Living Center, which has not been implemented. The University Student Center Phase I has been completed and provides social, organizational, service and cultural function spaces for students and other members of the campus community as well as housing for approximately 200 students in a central location at the corner of Sixth Avenue South and Harborwalk.

Plans for a comprehensive Support Service complex including a new chiller plant on First Street South were tabled as funding for the relocation of the existing chiller plant was limited. The existing chiller plant was expanded in its current location in 2007.

A 1,160 parking structure was built in 2006 and is now in full operation. The garage also contains ground-level program space for Campus Police, the Barnes & Noble Downtown Bookstore (two-stories), and an additional 2,000 SF tenant space (currently occupied).

The 2015-2025 plan update proposes a program of additional support facilities as follows:

- Student Living Center Expansion 38,400 GSF
  - University Student Center Expansion 20,000 GSF
  - Existing Parking Structure Phase II 110,000 GSF
  - Southwest Parking Structure 350,000 GSF
  - East Chiller Plant 3,000 GSF
- 521,400 GSF

Providing for the needs of a growing student community will require expansion for recreational facilities provided by the current Student Living Center, including indoor multi-purpose court space. Similarly, expanded Union facilities will be needed to provide student services, event and meeting space, and space for clubs and student organizations.

The residential program on campus will also be growing (refer to Element 7), requiring expanded services for dining and common facilities for students in the housing program. The plan for housing includes a recently completed 375 bed housing facility next to the recreation field and plans for an additional residential wing at the USC. These additions, along with the existing USC housing will establish and support a freshman housing district on campus. A new dining facility constructed as part of the new 375 bed facility serves the entire residential community.

### Plan Framework for Support Facilities

The scale and layout of USFSP (see Figure 6-a) allows proposed support facilities to be located at the edge of the academic core while still being in close proximity to the heart of the campus. The Student Living Center, which is currently the principal recreation/social/event facility of the campus, is positioned in such a way in the plan that it is the northeast "anchor" of Harborwalk and is adjacent to academic facilities. The opposite end of the Harborwalk is anchored by the College of Business Building.

The master plan anticipates the removal of the central plant to the periphery of campus, to separate utilitarian functions (including equipment noise and movement, and chiller condensation plumes) away from the academic core. For the 2010-2020 plan, the central plant remained and was expanded. With the new College of Business Building, the plant is near capacity. As USFSP expands to meet enrollment growth projected within the 2020-2025 planning horizon, additional capacity will be needed to serve to academic, support and housing facilities, creating the opportunity to construct satellite chiller plants on the east and eventually the west edges of the campus. These satellite plants could be designed to ultimately replace the existing plant in the center of campus, allowing that facility to be removed and that site repurposed for academic use. This should be studied as new projects are anticipated.

The Snell and Williams Houses occupy a prominent gateway location at Fifth Avenue and Second Street, and both are used for External Affairs staff, as well as, Honors program and Alumni Affairs office space. The Snell and Williams Houses were moved to USFSP from another site during the period when the master plan was being prepared.



The houses are located in accordance with conceptual plan studies for the campus. A Welcome Center is located along Fifth Avenue adjacent to the houses.

The support facilities in the 10-year planning period are summarized in Table 6a and Figure 6a. The plan recommends preferred sites or locations for each of the facilities in the program listed. The locations reflect an assessment of the appropriateness of the site for the facility, confirmed by discussions with the working committees and University staff.

The plan, summarized in Table 6A-a and Figure 6A-a, illustrates the generalized form of building sites in order to impart an illustration of the intended mass, texture, density and organization of building sites on the campus. Specific building configurations may vary in actual execution, as may the arrangement of buildings within groupings. The master plan does, however, identify recommended building frontage and setback lines and location of major passages through and between building groupings that should be maintained in order to frame and protect the system of major open spaces around which campus development is to be organized. The intent is to allow flexibility in the shape, articulation, and organization of facilities within the building "envelopes" that are created by the setback lines described in the Architectural Design Guidelines included at an appendix in the master plan.

## Goal

The Support Facilities Element goal of the St. Petersburg Campus plan is to provide a full complement of support functions in close proximity yet peripheral to the academic core.

## Summary of Objectives and Policies

### Objective 6A.1:

**The University shall provide support facilities as described in this element, and as listed in Table 6A-a and shown in Figure 6A-a. The timing and phasing requirements and priorities for these facilities are established in the Capital Improvements Element.**

**Policy 6A.1.1:** The Multi-Purpose Student Center is located at the southwest corner of 2nd Street South and 6th Avenue South.

### Objective 6A.2:

**St. Petersburg Campus shall recommend appropriate locations for future support facilities described and delineated in this element, based on currently known factors such as program requirements, affinities and relationships with other uses, and sequencing. The University may, however, due to changes or reconsideration of any factors affecting location, recommend sites other than those currently identified, provided that such alternative sites are consistent with general land use and density provisions set forth in Future Land Use Element. Should such sites be inconsistent with general land use and density provisions, amendment to the master plan will be required.**

**Policy 6A.2.1:** The University shall identify a preferred location for the Facilities Services and the Chiller Plant peripheral to the academic core.

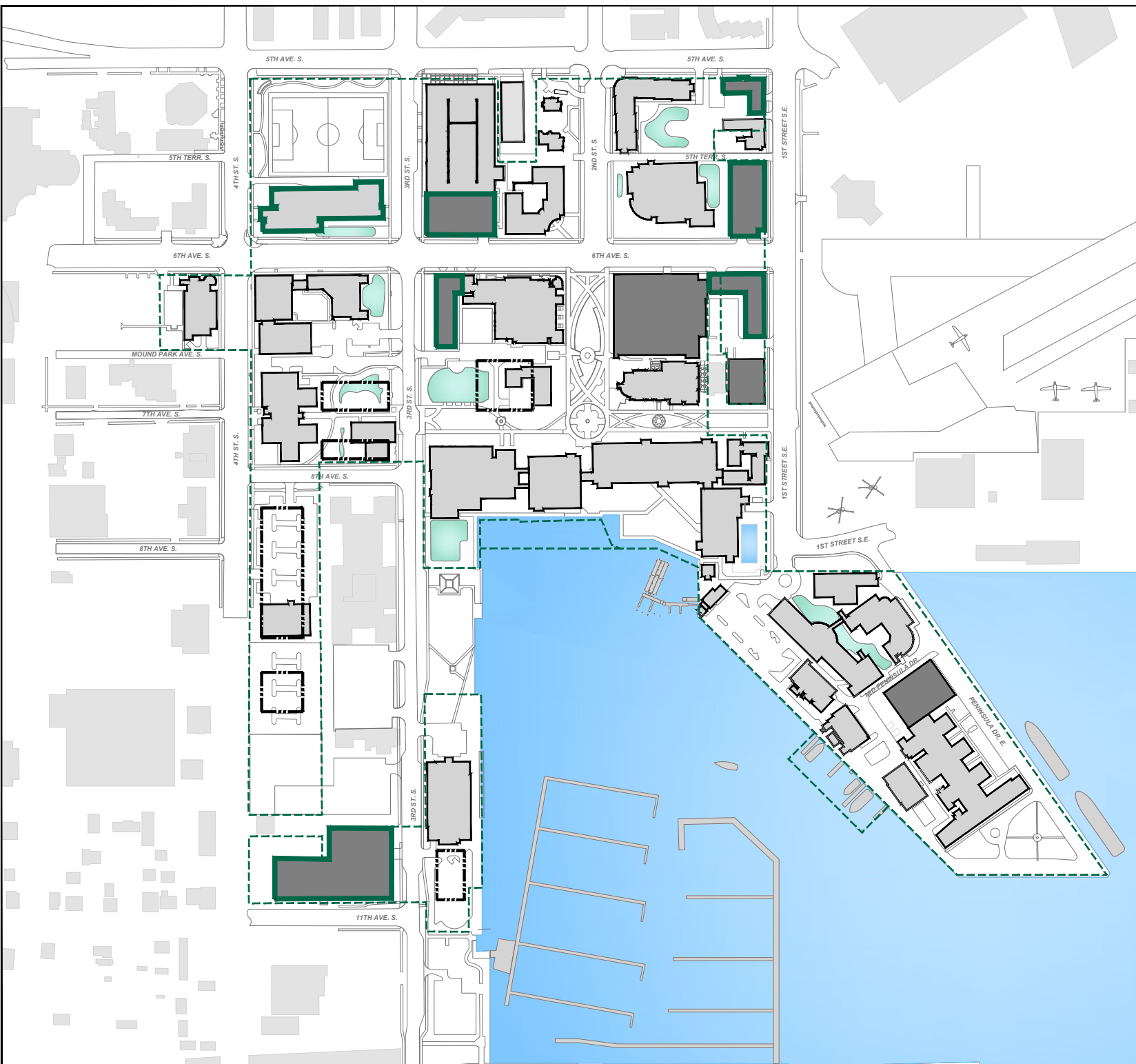
**Policy 6A.2.2:** The University shall identify and secure funds for future support facilities as described in the Capital Improvements Element.



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**GOP Figure 6A.a**  
Support Facilities 10 Year  
Plan

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