



2020 - 2030

# USF Master Plan Updates

Data Collection & Analysis

## Element 6: Housing & Student Support Services

UNIVERSITY OF SOUTH FLORIDA

TAMPA CAMPUS

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## Element 6:

# Tampa Housing and Student Support Services

## Element 6 Housing and Student Support Services

This element ensures the provision of public and private housing facilities on the University campus that is adequate to meet the needs of the projected University enrollment.

Housing & Residential Education's vision is for the dynamic residential experience to produces proud USF alumni and engaged global citizens.

Housing & Residential Education is dedicated to creating safe and welcoming residential communities that promote student success.

### A. On-Campus University Controlled Facilities

The University provides on-campus University controlled housing options for undergraduate and graduate students based on demand. All existing on-campus housing options including residence halls, apartments and Greek Village villas – are either owned by the University and operated through USF Department of Housing and Residential Education or part of a Public Private Partnership (P3).

#### Housing Facilities by Type

There are six University-controlled housing complexes on campus. Five of these complexes, Argos, Cypress-Maple, and Holly-Kosove, Greek Village, and The Village are located in the northeast housing precinct of campus. The sixth complex, Magnolia Complex, which includes Magnolia Apartments and Juniper-Poplar Hall, is located in the southwest precinct of campus. Housing complex room types include:

- Traditional – bedrooms with community bathrooms and kitchens on each floor,
- Suites – clustered bedrooms with bathroom, and
- Apartments – bedrooms, bathroom(s), kitchenette and living room.

The USF Department of Housing and Residential Education offers a number of specialized housing program options including but not limited to "Living Learning Communities" and "Greek Village." The Living Learning Communities (LLC) cluster students around common academic programs or areas of special interest to allow them to integrate their classroom work with their out of class experiences. Students are provided academic support through a Residential Curriculum, targeted programming, academic advising, and access to faculty and staff.

On June 4<sup>th</sup>, 2015 the USF Board of Trustees approved of the Public Private Partnership (P3) Student Housing Development Project, "The Village", which replaced the old Andros housing complex. This most recent addition to on-campus housing provides traditional double and single rooms with modern, spa-like community bathrooms and suite style housing to the inventory. The halls - named Beacon, Endeavor, Horizon, Pinnacle and Summit increased the total number of beds on the Tampa campus.

**Table 6-1 On-campus Housing Units by Types (2022-23)**

Student Housing	Total Campus Beds								
	6505	Traditional		Suite		Apartment		Greek Village	
		Beds	%	Beds	%	Beds	%	Beds	%
		1890	29	2514	38.6	1755	27	346	5.3

**Table 6-2 Existing Residence Hall Capacity Summary (2022-2023)**

Building	Code	Type	Student Beds	Living Learning Communities
<b>Argos Complex</b>				
Beta	RBE	Traditional	288	
Castor	RBC	Traditional	393	

<b>Cypress-Maple Complex</b>				
Maple A	MPA	Suite	116	Education, ROTC
Maple B	MPB	Suite	112	
Cypress A	RCA	Suite	151	
Cypress B	RCB	Suite	151	
Cypress C	RCC	Apartment	168	
Cypress D	RCD	Apartment	128	
<b>Holly-Kosove Complex</b>				
Kosove	RKO	Apartment	251	
Holly A	HAA	Apartment	84	
Holly B	HAB	Apartment	90	
Holly C	HAC	Apartment	116	
Holly D	HAD	Apartment	104	
Holly E	HAE	Apartment	96	
Holly F	HAF	Apartment	116	
Holly G	HAG	Apartment	114	
<b>Magnolia Complex</b>				
Magnolia A	MAA	Apartment	69	
Magnolia B	MAB	Apartment	69	
Magnolia C	MAC	Apartment	82	
Magnolia D	MAD	Apartment	85	
Magnolia E	MAE	Apartment	85	
Magnolia F	MAF	Apartment	74	
Magnolia G	MAG	Apartment	24	
Juniper	RJH	Suite	420	Honors, Provost Scholars Program
Poplar	RPH	Suite	626	Bulls Business Community, Engineering/W.A.R.E., Nursing, Bulls in Health
<b>USF Village Complex</b>				
Beacon	RBN	Traditional and Suite	376	Rising Health Professionals, Stonewall Suites
Endeavor	REN	Traditional and Suite	408	
Horizon	RHN	Traditional and Suite	498	
Pinnacle	RPN	Traditional and Suite	367	
Summit	RSU	Traditional and Suite	498	
<b>Greek Village</b>				
Greek Villa A	GVA	Greek	29	
Greek Villa B	GVB	Greek	29	
Greek Villa C	GVC	Greek	29	
Greek Villa D	GVD	Greek	27	
Greek Villa E	GVE	Greek	21	
Greek Villa F	GVF	Greek	19	
Greek Villa G	GVG	Greek	27	

Greek Villa H	GVH	Greek	27	
Greek Villa I	GVI	Greek	21	
Greek Villa J	GVJ	Greek	19	
Greek Villa K	GVK	Greek	21	
Greek Villa L	GVL	Greek	19	
Greek Villa M	GVM	Greek	29	
Greek Villa N	GVN	Greek	29	
<i>Note: Does not include Staff Apartments. The number of beds represents student capacity.</i>				

## **B. Off-Campus University Controlled Facilities**

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

## **C. Students Housed in non-University Controlled Facilities On-Campus (Fraternities, Sororities, etc.)**

Fraternities & Sororities are located in University controlled facilities, included in table above.

## **D. Students to be Housed in Non-University Controlled Facilities Off-Campus**

The University does not maintain records for students living off-campus in non-University housing.

Figure 6.1 indicate the general proximity of students to campus. Data used to develop this is based on a zip-code generated by the Center for Urban Transpiration Research (CUTR).

## **E. Historically Significant On-Campus Housing**

There are no historically significant housing facilities on the Tampa Campus.

## **F. Potential On-Campus Future Housing Sites**

### **University Residence Halls and Apartments**

Following the 2005 Master Plan Update adoption, the University and Gould Evans completed the Magnolia Phase V Feasibility Study. The January 2010 feasibility study identified the design and construction of additional beds at two sites: the former Andros Complex site (for 500 to 2,500 potential beds) and the Parking Lot 24 immediately north of Juniper-Poplar Hall, south of Beard Drive (for 1,050 potential beds).

On June 4th, 2015, the USF Board of Trustees approved the P3 Student Housing Development Project, "The Village", which replaced the former Andros Complex (demolished as part of this project). This addition to on-campus housing provides traditional double and single rooms with modern, spa-like community bathrooms and suite style housing to the inventory. The residential buildings - named Beacon, Endeavor, Horizon, Pinnacle and Summit resulting in a net add of approximately 1,000 beds on the Tampa campus.

In further discussion with University work groups, a potential site near the Greenway was added for future housing: the Argos Complex area housing precinct from lots 5A to 5E (east to west) and from residential buildings along the south side of Holly Drive to lots 17A & B and Castor pond (north to south). The remaining two sites: Parking Lot 24 and Argos Complex area have been identified for potential expansion of University-controlled on-campus residence halls. Plans for area north of Juniper-Poplar, as cited in the February 2010, Draft Evaluation and Appraisal Report, call for housing similar in size and type of facilities as the existing Juniper-Poplar Halls (approximately 1,050 beds with a 300-seat dining facility). In addition, lot 56, which was built as part of The Village project has been identified as a future housing site.

### **Greek Village Housing**

The 2005 Master Plan Update 10 Year Plan identifies planned addition of two villas of 20 to 28 beds at the east end of the Greek Village (not yet constructed). If constructed, this would result in an increase of up to 56 beds to the Greek Village housing inventory. USF Department of Housing notes that there is no current plan to expand Greek Village housing. A higher priority for USF would be to construct a common community building on-site to support the needs of the Greek Village community. However, there is an existing Greek Village tenant interested in constructing a 17 bed annex to support their fraternity membership needs.

The Figure 6.2 depicts the current housing development areas.

## Student Support Services

### Phyllis P. Marshall Student Center

The Phyllis P. Marshall Student Center is a vibrant gathering place that strengthens a person's connectivity to USF, cultivates a sense of community, and hosts campus traditions by providing exceptional facilities, event services and student employment opportunities.

The Marshall Student Center is the heart of the Tampa campus. At 230,000 sq.ft. the building contains:

- 50,000 sq.ft. of conference and meeting spaces,
- 25 meeting rooms,
- a 10,000 sq.ft. ballroom,
- 750 seat auditorium,
- six station food court,
- full service restaurant, buffet restaurant,
- wellness center
- USF Federal Credit Union,
- pharmacy,
- print shop, and
- an innovative Student Life Tower

Current square footage: 235,000 square feet Current annual users:

- 2.25 million points of traffic
- 5,000 annual events (approx.)

The tower houses the dean of students office, student government, student organizations, study abroad, programming and community development, leadership and civic engagement, and a diversity center.

The administrative team, including Event & Meeting Services, coordinates over 10,000 reservations annually and 2.5 million annual visits.

Additional square footage anticipated to be needed in the next 10 years:

Within the next five to ten years - 30,000 square feet of growth to accommodate retail, mission central offices, student lounge space and larger meeting rooms. This 3-story expansion is expected to occur over the existing loading dock area. Additionally, we should consider a larger venue that can accommodate 4,000-5,000 students in a mass assembly format, something between the existing Ballroom and the Yuengling Center. This addition is considered to be over existing surface parking lot 5A.

Annual traffic is difficult to estimate as it will depend on enrollment.

Career Services is currently housed in the SVC building and is planned to move into the Marshall Center Expansion in the future to be more central to students and expand services to them.

- Current gross square footage: 5,810 sq ft (main offices) + 906 sq ft (interview suites)= TOTAL 6,716 gross sq ft
- Current number of annual users/student contacts = approximately 10,000 (9,890)
- Amount of square footage needed in the next 10 years = 9,750 gross sq ft (size of anticipated floor in MSC expansion)
- Anticipated number of future users is difficult to estimate (minimum of 20,000 if internships increase significantly)

### Student Wellness

Student Wellness includes services such as: Wellness Education, Campus Recreation (included in the Recreation & Open Space Element) Center for Victim Advocacy & Violence Prevention, USF Office of Outreach & Support, USF Counseling Center, and Student Health Services Healthy Campus. In the future, these services and more will be relocated to the new Wellness facility constructed next to Campus Recreation building.

**Current Square Footage:**

15,000 sq. ft. main clinic  
3,000 square feet in Annex (basement of bookstore)  
700 square feet for pharmacy in MSC  
**18,700 total sq. ft.**

Current encounters/numbers served annually:

Clinical visits: 29,000  
Clinical users: 12,200  
Immunization Compliance Office (ICO): ~17,600  
Insurance Compliance Office (ISO estimated): 25,300  
Pharmacy transactions: ~37,000  
Pharmacy prescriptions: ~17,000

**Predicted number of users/visits annually in 10 years:**

Clinical visits: 36,000  
ICO: 18,000  
ISO: 40,000 (It is anticipated that insurance will be a requirement for enrollment)  
Pharmacy prescriptions: 19,000

Square footage needs predicted in 10 years: 53,000 GSF

**Campus Ministries**

The Religious and Spiritual Life at USF is a network of member faith communities committed to an agreed upon set of ethical standards. They provide access to programs, services, and activities that encourage a campus atmosphere of healthy religious and spiritual expression. This is accomplished through meetings, resources allocation, and collaboration between member organizations and the Division of Student Affairs.

The RSL is a forum for the sharing of information and viewpoints helpful for the common task of the spiritual development of students at USF. As such, it shall serve as an official point of contact between the campus religious communities and the Division of Student Affairs.

There are four campus ministry facilities on USF Sycamore Drive, including:

- Baptist Collegiate Ministries
- Episcopal Chapel Center
- Hillel Jewish Student Center
- Wesley Foundation at USF

The Catholic Student Center is located just across 50<sup>th</sup> Street off campus.

<https://www.usf.edu/student-affairs/dean-of-students/resources/religious-and-spiritual-life.aspx>

**Veterans Services**

Current SQ FT: 3600

Annual users:

- Full Time Staff: 7 USF / 1 VA
- Part-Time Staff (OPS): 9
- VA Work-Study: 30
- Students Supported: 1800-2000 annually

Additional SQ FT needed: 2000

Projected Additional Users:

- Full-Time Staff: 3 Coordinators / 1 Admin Assistant (Certifying Official)
- Part-Time Staff: 3
- cVA Work-Study: 5
- Additional Students Supported: 700 annually



## Food Service:

USF Dining, currently through the nationally known food service provider, ARAMARK, serves more than 40,000 students and 10,000 Staff and Faculty daily for over 30 dining venues on the USF Tampa Campus. From the most popular quick service retail brands (i.e. Chick-fil-A, Panda Express, Pollo Tropical, Moe's Southwest Grill, Subway, and Starbucks), to three dining halls, (The Hub, Juniper Dining, and Champion's Choice) a large variety of dining options are provided for USF students. In addition, operations also include in-house full-service catering, 1 full-service restaurant (Top of the Palms), 5 convenience stores, and concessions for all campus athletic venues. As the university continues to grow, dining also keeps adapting and elevating to the next level.

USF Dining serves over 4 million meals annually. This includes meal plan programs for over 7,000 student participants and over 1,000 Faculty and Staff participants. Over 20,000 meals are served on a typical operating day on campus.

USF Dining's goal is to provide the USF Community with quality, convenient, nutritious, safe, and connective environments where guests can eat, study, and hangout. Our portfolio and offerings are updated to satisfy the ever-changing preferences of students, staff, and faculty. Facilities are intentionally designed with efficiency and variety for in mind. From made to order, to fully designated allergen-zone kitchens, to installation of autonomous retail solutions, the options are endless. Innovation and robotics incubate dining technology at USF.

USF Dining offers a world-class industry-leading hospitality services program. Over 250 dining related events are hosted for meal plan holders each year. Our culinarians surprise and delight guests daily that reinforce our mission to: Deliver Experiences that Enrich and Nourish Lives. In doing so, the USF Community is enhanced and better connected. USF Dining is consistently ranked in the Top 5 institutions nationwide for being one of the Most Vegan Friendly campuses in the US. The Feed Your Potential program hosted at USF, is driven by USF dining's registered dietitian. The platform provides students with resources such as health and wellness programming, nutritional information, meal suggestions, and recipes that focus on fresh in-season ingredients.

Out of 1200 associates employed by USF Dining, 700 are student employees. USF Dining aligns with the campus' master plan and brings innovative dining spaces to the future of USF. Subject matter experts from around the country are brought in to develop and bring the latest dining trends to our dining program at USF. In-depth and thorough analysis is conducted to gain consumer insights into the campus community. Some of the studies include demographic mix, traffic flow studies, energy efficiency, water conservation, waste minimization, and competitive analysis. Over the past 6 years, USF Dining has undergone a transformative process including the Argos Exchange project, Pinnacle Retail opening, The Hub Dining Hall in the Village, a remodeled Marshall Student Center Food Court, Panera Bread, a full-service Chick-fil-A, and Bento Sushi storefront. The latest project has been a refresh to the Juniper Dining Hall including updated technology, finishes and equipment. As USF continues to rise, USF Dining is working in tandem to evolve and be best-in-class for the USF Community.

## USF Dining Sustainability Practices:

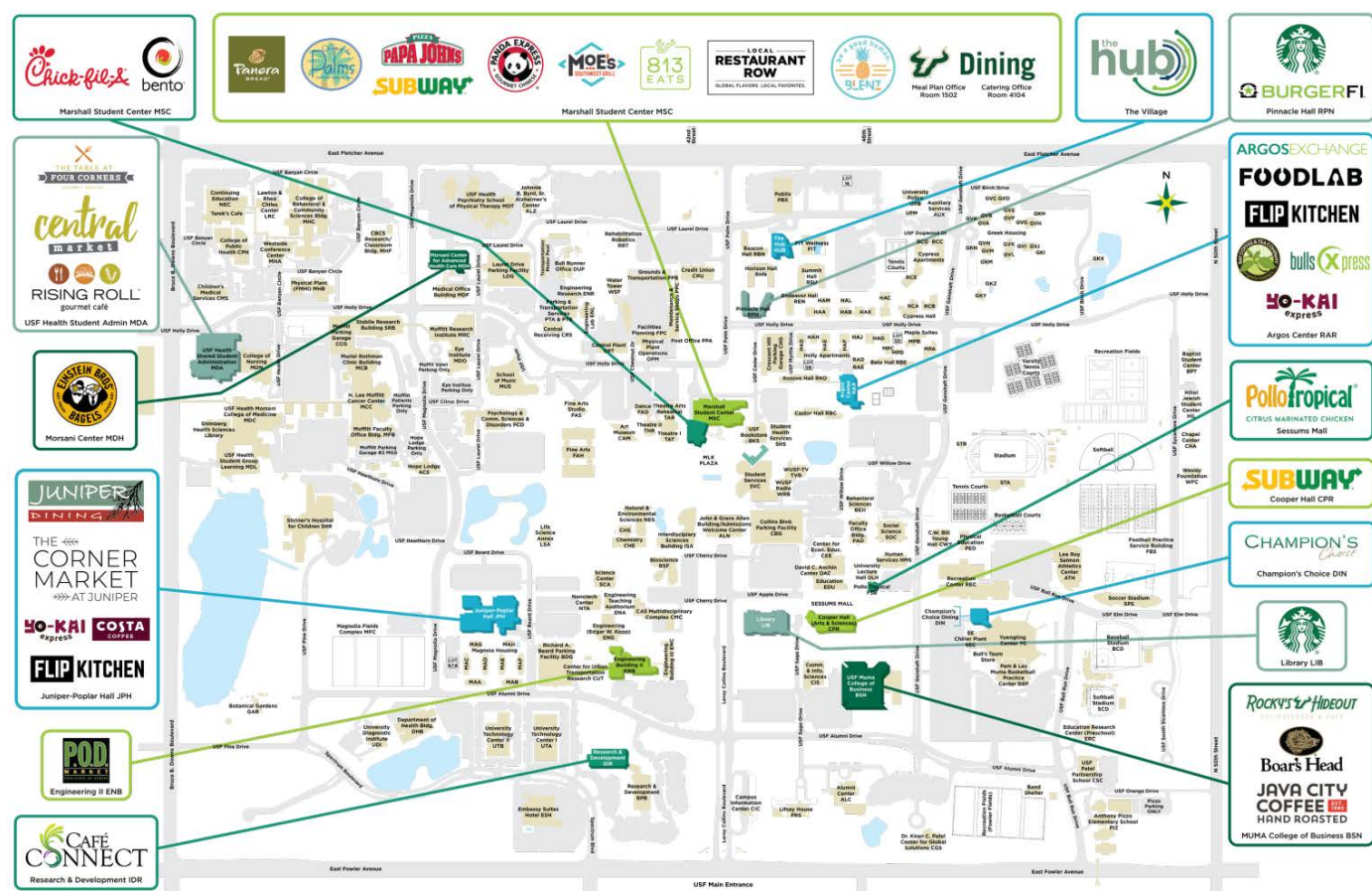
USF has adopted Green Thread™. This program was launched by Aramark in 2008, and encompasses a range of environmental stewardship programs. Green Thread™ allows Aramark to efficiently customize an environmental strategy that educates and engages students and staff in environmental practices that help to improve their community.

Some specific initiatives that are a part of the Green Thread program:

- Re-Usable To-Go Containers in all Residential Dining Halls – Available at all dining locations, diverting Styrofoam waste from landfills.
- Reusable Cup Program - In 2017 USF Dining partnered with Cupanion and introduced reusable cup program and diverted 1 million units of trash from the landfill in the first year while also reducing our carbon footprint.
- Local Purchasing
- Food Donations - USF Dining, in collaboration with the Center for Student Well-Being, have donated approximately 5,000 pounds of fresh produce and leftover baked goods and produce, from Panera Bread in the Marshall Student Center, since March 2017, to the on-campus Feed-A-Bull food pantry.
- Fryer Oil Recycling
- 100% Cage Free Eggs
- Sip Smarter-Eliminating Plastic Straws - As part of the Sip Smarter Initiative, USF Dining has eliminated all plastic straws and stirrers from Residential Dining locations. Plastic straws are gradually being eliminated within retail locations and replaced with Eco-friendly-paper straws. Our Starbucks on campus have begun to replace straws with their new sip lid cups for a selection of drinks.
- Green Cleaning Products - USF Dining utilizes green products and services that have a lesser or reduced effect on health and the environment when compared with competing products or services that serve the same purpose. For green cleaning, this means ensuring human health (for the occupant and the worker), providing a service without harming our environment, and minimizing our environmental footprint.
- Lean-Path Food Waste Minimization - To further measure and manage food waste, we've installed LeanPath's industry-leading food

waste prevention smart meters. We are enabling real-time food waste tracking and insights that help drive behavioral change.

- In 2018, USF was selected to be a part of Lean Path Phase II of the post-consumer pilot. The LeanPath Post Consumer Pilot is designed to identify and measure the impact on how much food waste is produced by customers when you educate them on what is currently being wasted. Originally we were measuring post-consumer food waste without students' knowledge but obtained the digital signage screens in Spring of 2018. These screens allow the Hub to Display information about how much is currently being wasted. The digital signage is accompanied with other communication about waste minimization to connect knowledge with action.
- ORCA Food Waste Biodigester - The Nest at USF St. Petersburg is home to the ORCA, our food waste biodigester. This machine aids in recycling, greenhouse gas reduction, food waste reduction, sustainability, and waste diversion compliance. The ORCA recycles food waste by breaking it down into water (mainly), and some carbs, fats and proteins which are then captured or repurposed by the wastewater treatment plant. ORCA's effluent is fully recovered and recycled throughout its life. ORCA is a 100% recycling solution.



**www.usfdining.com**

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Link to Sustainability Tracking, Assessment & Rating System (STARS) report:

<https://reports.aashe.org/institutions/university-of-south-florida-tampa-fl/report/2018-02-19/OP/food-dining/OP-8/>

## Bookstore

The USF Bookstore is operated by Barnes & Noble College Booksellers, the industry leader in campus bookstores. With our focus on higher education and commitments to students, faculty, technology, and innovation, we promise to deliver unsurpassed service to the USF campus community and the next generation of educational content.

Whether renting or buying, new, used, or digital textbooks, the USF Bookstore offers the most purchasing options for students in the most convenient place at competitive prices. Through our cost-saving purchase options and our cash for books buyback program, the USF Bookstore saved students over \$2.1 million dollars. In this same academic year, rental availability grew to 67% and digital textbook availability

grew to 32%. The growth of these areas creates savings for USF Students.

Additionally, during the back-to-school period, over 90% of the booksellers in the bookstore are student workers. USF Bookstore a leader on campus in both textbook affordability and on-campus employment – two areas critical student success at USF.

The USF Bookstore also strives to connect with faculty on-campus as well. Collecting information for more than 5,000 courses offered each semester isn't easy, but through our new, enhanced faculty resource, Faculty Enlight, faculty are able to easily research and adopt the books they need for their courses in one place. Faculty Enlight allows faculty to know upfront the estimated student price and if their text selection will be available for rent, or digitally. With direct, easy access to this information, faculty can choose texts for their courses that will help lower the cost for their students. Additionally, the site allows faculty to see and write reviews of textbooks, see what other institutions are using a particular book, find previous year's orders for a particular course and much more.

Barnes & Noble College is committed to USF, most recently illustrated by an extensive remodel of the entire bookstore. With our promise to deliver unsurpassed service, we completed the entire project while never closing the bookstore. The total gross square footage of the Bookstore building is 55,000 gsf. With the renovation, the café was relocated to the main level, which increased the seating capacity by more than 100, and now serves as a hub of student activity with the Marshall Student Center next door. In 2012, Barnes & Noble invested in new registers for the USF Bookstore, which cut our typical transaction time in half. This investment in technology helped reduce lines in the store year-round, but was particularly significant during the back-to-school period where the bookstore services approximately 5,000 customers a day who typically wait less than 10-minutes to checkout.

The USF Bookstore, with Barnes & Noble College, is committed to bringing the latest innovations to the USF campus community. With our recently enhanced research department, we are continually surveying our campuses' students, faculty, staff and administrators to bring USF what's next in campus retail.





# UNIVERSITY of SOUTH FLORIDA

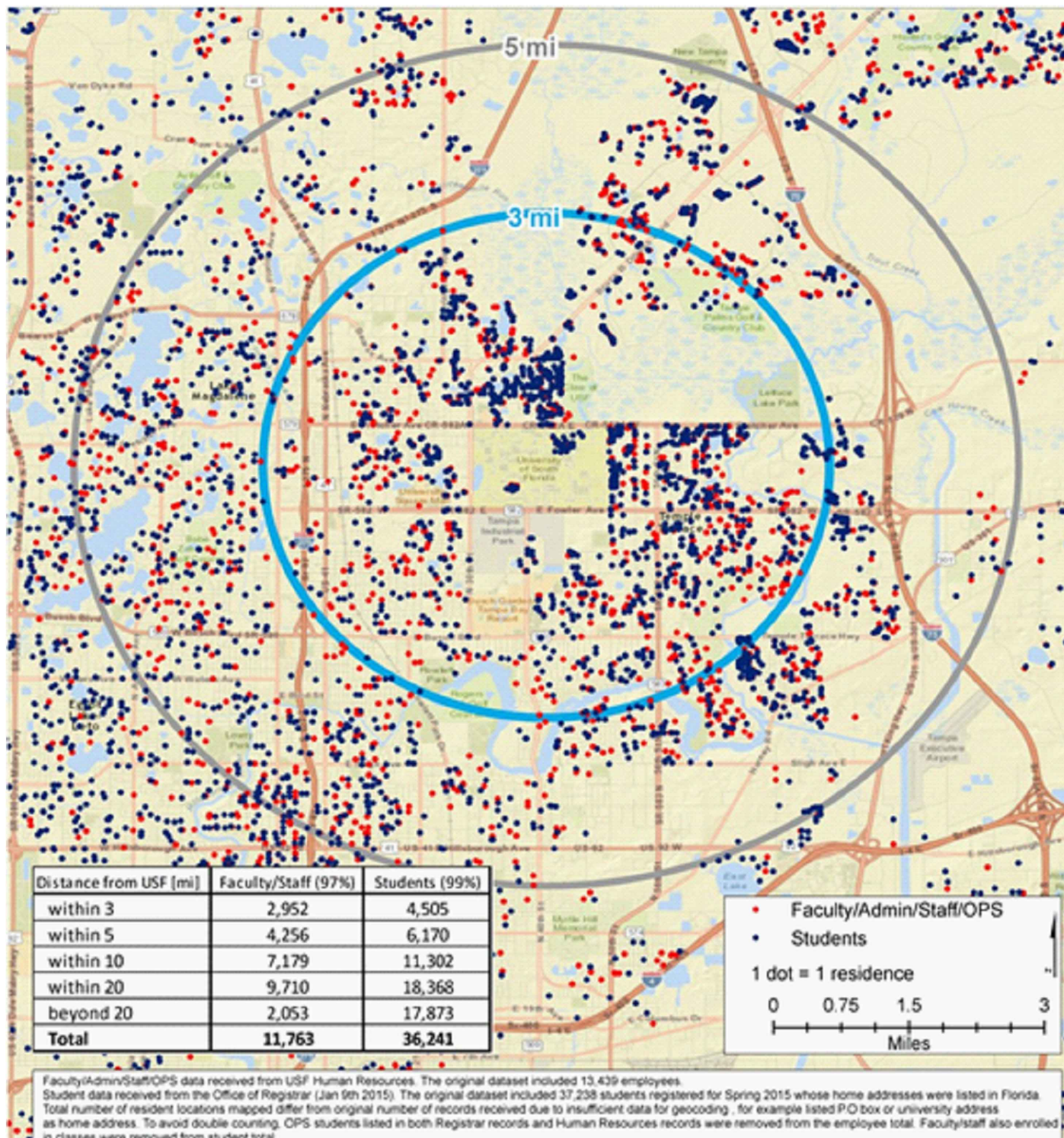
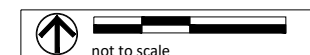
## 2020 - 2030 Tampa Campus Master Plan Update

- Student Residence
- Staff Residence

### Element 6 Housing

**Figure 6.1**  
Student and Staff  
Off-Campus Residences

Date  
ADOPTED 06/13/2023







# UNIVERSITY of SOUTH FLORIDA

## 2020 - 2030 Tampa Campus Master Plan Update

- Existing Housing
- Potential Housing Development Site

Area Not Included in Campus Master Plan

Element 6  
Housing

Figure 6.2  
Campus Housing

Date  
ADOPTED 06/13/2023

