



**3.0** HOUSING



# 3.0 HOUSING

*2020-30 CAMPUS MASTER PLAN UPDATE*

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### INTRODUCTION

Live.

Learn.

Charge On.



The college experience doesn't only happen in a classroom. Learning takes place everywhere, and living on campus provides the convenience and resources students need to:

- learn about themselves
- learn about others
- learn about their community
- and learn to be a Knight

The Department of Housing and Residence Life (DHRL) is a comprehensive program that provides housing for 11,224 students on the Main Campus and within the context area, in University-owned, -managed, and -affiliated properties.

Student housing is an integral part of student retention efforts at UCF. The department strives to integrate learning in the residence halls to support academic and co-curricular programs. Learning is guided by a residential curriculum that focuses on three concepts:

- Community Engagement
- Self-Awareness
- Equity and Inclusion

As a result of living on campus, students will have the opportunity to explore and address their personal and social responsibility in an interconnected world, thus becoming engaged global citizens.

#### **Housing and Residence Life Vision Statement**

Department of Housing and Residence Life will be a premier experience for students to live, learn, and become tomorrow's global citizens.

#### **Housing and Residence Life Mission Statement**

The mission of the Department of Housing and Residence Life is to provide students living in University housing with safe, well-maintained facilities and programs that are conducive to student learning and success.

#### **Statement on Diversity and Inclusiveness**

Department of Housing and Residence Life values the diverse community of the University of Central Florida. We strive to engage students, staff, and campus partners in fostering an experiential learning community that is focused on diversity, inclusion, and social justice education. DHRL will achieve this through supporting a culture that encourages the exploration of social identities, articulates the value of inclusive communities, and practices effective cross-cultural

## 3.0 HOUSING INTRODUCTION

### RELATED ELEMENTS

engagement. DHRL will continue to uphold our commitment to cultural competence through our residential priority of global citizenship.

The University's commitment to sustainability through the protection of the environment is evident in the Housing element. New construction considerations, such as bed density and building location, could impact the use of campus natural lands. The operations and maintenance of the existing buildings impacts the amount of water and energy that are consumed on a daily basis.

See 1.0 INTRODUCTION for projected University enrollment over the 10-year planning timeframe.

See 2.0 FUTURE LAND USE & URBAN DESIGN, Figure 2.0-1 Future Land Use Map, for areas of campus that are intended for housing.

See 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION for housing projects projected in the 10-year planning timeframe.

### STATUTE & REGULATION



The Housing Element, 3.0 HOUSING, is required by Florida Statute 1013.30.

The purpose of the element is described in Florida Board of Governors regulation Chapter 21, Section 21.206, as follows:

"The intent is to ensure the availability of housing facilities on the university campus and within the host and/or affected communities, that are adequate to meet the needs of the projected university enrollment; and eliminate substandard student housing."

The specific requirements for the element are also in BOG 21.206.

## 3.0 HOUSING GOALS, OBJECTIVES, & POLICIES

### GOALS, OBJECTIVES, & POLICIES

**GOAL 1: Ensure the provision of public and private housing facilities on campus and within the host community are adequate to meet the needs of the projected University enrollment during the planning period.**

**OBJECTIVE 1.1: Ensure the availability of affordable housing units and support facilities on-campus and through University-managed and -affiliated housing properties to meet the projected need for student housing.**

POLICY 1.1.1: The University shall provide enough beds to house 75% of the FTIC students and 50% of the retained 2nd year undergraduate students.

POLICY 1.1.2: The University shall continue to provide a variety of on-campus housing options for students. Mixed-use developments shall be considered.

POLICY 1.1.3: University-owned housing shall be built on campus grounds.

POLICY 1.1.4: Parking ratios for student housing shall not be less than one space per 1.85 residents. Parking space consideration should be included in the cost of new construction.

POLICY 1.1.5: Future housing sites shall be located on the southern and northwest portions of the campus. These locations shall be amended upon completion of a comprehensive housing master plan.

POLICY 1.1.6: Density for on-campus residences shall be relatively compact, similar to that of the Academic Village development, with a minimum of 57.2 and maximum of 125.0 students per acre.

POLICY 1.1.7: Land for privately-developed housing on campus shall be subleased to requesting Greek alumni associations that meet the requirements set forth by the Division of Student Development and Enrollment Services.

POLICY 1.1.8: The timing and phasing requirements and priorities for future on-campus student housing shall be identified in the Capital Improvements & Implementation Element and shall be amended upon completion of a comprehensive housing development study.

POLICY 1.1.9: Sanitary sewer, potable water, stormwater management, and solid waste facilities (waste and recycling facilities) shall be provided at established levels of service prior to occupancy of future housing facilities.

**OBJECTIVE 1.2: Ensure the availability of off-campus housing and support facilities within close proximity to the campus to meet the projected student enrollment.**

POLICY 1.2.1: University-managed and -affiliated off-campus housing shall be provided to ensure availability of housing within close proximity to campus. The University shall apply similar rules and regulations to students living in these facilities as to on-campus housing, and shall provide services (e.g., shuttles) to create and maintain functional connections to the Main Campus.

POLICY 1.2.2: The University shall provide information on projected student enrollment to private developers and local governments, to ensure that the off-campus housing stock (beds) and support

## 3.0 HOUSING GOALS, OBJECTIVES, & POLICIES



**OBJECTIVE 1.3: Provide structural and aesthetic improvements of existing student housing to prevent or eliminate substandard student housing.**

facilities continue to meet the demands of the student body projected not to be housed on campus.

POLICY 1.2.3: The University shall continue to provide information to students concerning the availability of affordable, off-campus housing within proximity to campus.

POLICY 1.2.4: The University, in conjunction with Orange and Seminole Counties, shall establish a housing coordination office to:

- Monitor the supply, costs, and suitability of off-campus housing;
- Establish a registry of off-campus housing providers;
- Monitor factors pertaining to safety, transit utilization, pedestrian access, etc.;
- Ensure that future off-campus, student-oriented housing opportunities are located within walking or bicycling distance to campus; and
- Ensure that convenient service and shopping opportunities for students exist near off-campus, student-oriented housing units.

POLICY 1.3.1: Preventative maintenance programs shall be established and reviewed periodically. Programs shall be consistent with the policies listed under Objective 1.3 and the Facilities Maintenance Element.

POLICY 1.3.2: Plumbing and HVAC units shall be inspected on a periodic basis, kept in reasonably good repair, and replaced as funding is available.

POLICY 1.3.3: On-campus housing facilities shall be inspected by qualified University personnel during the second quarter of every year to determine if repair or replacement is necessary.

POLICY 1.3.4: Routine maintenance shall be conducted on campus housing facilities' exterior walls, windows, and doors, as needed. Routine roof maintenance shall be completed every year.

POLICY 1.3.5: Campus housing interior walls shall be painted every three to five (3-5) years, or as needed, and carpet/flooring shall be replaced every seven (7) years or as needed.

POLICY 1.3.6: The University shall identify housing units that may be adapted for use by individuals with accessibility needs. The adopted Campus Master Plan shall be amended as needed to reflect the timing and phasing requirements and priorities for adapting these units.

### DATA & ANALYSIS

### HOUSING

<b>Description of On-Campus Housing</b>	UCF has numerous on-campus housing communities built between 1968 and 2013. The bed counts for the housing described below are listed in Figure 3.0-1 Inventory of beds on the Main Campus.
ADA Compliance	UCF Housing complies with ADA Accessibility Guidelines (ADAAG) throughout the building inventory.
Apollo Community	The University's first housing project, the Apollo Community, opened in the fall of 1968. It consists of four residence halls (Volusia, Lake, Osceola, and Polk Halls) that are two-story structures with suite-style living units. Each suite consists of two double rooms, a common living area and bath, and in some cases, a single room.
Libra Community	UCF's second housing project, the Libra Community, was built in 1980 to accommodate 446 student spaces. It consists of three residence halls (Brevard, Orange, and Seminole Halls) and a Commons building. Orange and Seminole Halls are four-story buildings, and Brevard Hall is a three-story building. All rooms in this community are suite-style, with two double rooms sharing one bathroom.
Lake Claire Community Apartments	In 1994, the on-campus housing options for students were further diversified with the opening of the Lake Claire Community Apartments. This community consists of fifteen, three-story buildings and a Commons building. The apartments were designed to meet the needs of upper-level, single undergraduates and graduate students. In addition to offering cooking facilities, which the residence halls do not have, each apartment has four single bedrooms, two bathrooms, and a living room.
Libra Community II	Phase II of the Libra Community opened in the spring of 1999. Citrus, Sumter, and Flagler Halls were designed to meet the continued demand to house freshmen and sophomores on-campus. All rooms are double occupancy, suite-style, with four students sharing a bathroom. The rooms are configured around a common lounge/student space. Additional common area spaces were added to the Libra Community with this project.
The Academic Village	This project was constructed in two phases. Phase I opened in 2001 (Nike), and Phase II in 2002 (Hercules). Academic Village consists of suite-style residence halls where four students share a bathroom, and apartments that house either two or four students, with two students sharing one bathroom. The residence halls are three-story structures, with the apartment building ranging from two to four stories in height. Student programming space is included in both phases of the project.
Academic Village II	Academic Village II (Neptune) opened in August 2013. This project consists of three buildings, ranging in height from four to five stories. The living units are in a suite configuration, with four single bedrooms

## 3.0 HOUSING DATA & ANALYSIS

The Towers at  
Knights Plaza  
(UCF-Managed On-  
Campus)

UCF-Managed and  
UCF-Affiliated Housing  
Off-Campus

**Figure 3.0-1a Inventory  
of Beds on the Main  
Campus**



sharing two bathrooms. Every residential floor has a communal kitchen, TV lounge, study room, and laundry room. Community amenities include a 60-seat classroom, a large multipurpose room and kitchen, two large group study rooms, a grab-and-go food store, a mail center, a large outdoor patio space with wireless internet, and offices for residence life staff, an academic advisor, and a counselor.

The Towers, four seven-story buildings with a combined design capacity of 2,004 student spaces, was constructed in three phases, opening in 2006, 2007, and 2008 respectively. Students may choose from a combination of 4 bedroom/2 bath, 4 bedroom/4 bath, and 1bedroom/1bath apartments. All bedrooms are single occupancy. Small study lounges are included on six (6) of the seven (7) floors. The ground floor lobbies and adjacent courtyards provide student programming space for educational and social events.

UCF manages three (3) properties<sup>1</sup> located off-campus, of which only NorthView serves the Main Campus.

When all UCF-owned and UCF-managed facilities have reached full capacity, students are referred to University-affiliated housing.

UCF-Affiliated properties include Knights Circle and The Pointe at Central. The University provides UCF Residence Life services at Knights Circle, and the UCF Police provides services at both Knights Circle and The Pointe at Central.

Community	Building	Type	Beds
<b>APOLLO COMMUNITY</b>			
	Lake Hall	Suite	108
	Osceola Hall	Suite	103
	Polk Hall	Suite	108
	Volusia Hall	Suite	108
<b>Apollo Total Beds</b>			<b>427</b>
<b>LIBRA COMMUNITY</b>			
	Brevard Hall	Suite	121
	Orange Hall	Suite	156
	Seminole Hall	Suite	162
	Citrus Hall	Suite	116
	Sumter Hall	Suite	232
	Flagler Hall	Suite	232
<b>Libra Total Beds</b>			<b>1,019</b>
<b>LAKE CLAIRE COURTYARD APARTMENTS</b>			
	Building 55	Apartment	47
	Building 56	Apartment	47
	Building 57	Apartment	47

<sup>1</sup> Three UCF-managed properties are NorthView, UnionWest (UCF Downtown) and Rosen Apartments (RCHM).

## 3.0 HOUSING DATA & ANALYSIS



Building 58	Apartment	47
Building 59	Apartment	47
Building 60	Apartment	47
Building 61	Apartment	47
Building 62	Apartment	47
Building 63	Apartment	47
Building 64	Apartment	43
Building 66	Apartment	47
Building 67	Apartment	47
Building 68	Apartment	47
Building 69	Apartment	47
Building 70	Apartment	47
<b>Lake Claire Total Beds</b>		<b>701</b>

### ACADEMIC VILLAGE

Nike Community	Building 101	Suite	143
	Building 102	Suite	151
	Building 103	Suite	169
	Buildings 104-105	Apartment	176
	Buildings 106-107	Apartment	176
Hercules Community	Building 108	Suite	139
	Building 109	Suite	151
	Building 110	Suite	169
	Buildings 111-112	Apartment	176
	Buildings 113-114	Apartment	180
Neptune Community	Building 156	Suite	204
	Building 157	Suite	210
	Building 158	Suite	254
<b>Academic Village Total Beds</b>			<b>2,298</b>



### TOWERS AT KNIGHTS PLAZA (Managed Housing)

	Tower 1	Apartment	502
	Tower 2	Apartment	510
	Tower 3	Apartment	474
	Tower 4	Apartment	506
<b>Towers Total Beds</b>			<b>1,992</b>

### Total Main Campus Beds

**6,437**

### 3.0-1b Inventory of Greek Beds on the Main Campus

### GREEK (State-owned buildings)

	Alpha Epsilon Phi	Greek	39
	Kappa Alpha Theta	Greek	45
	Chi Omega	Greek	40
	Kappa Kappa Gamma	Greek	40

## 3.0 HOUSING DATA & ANALYSIS



### Housing Need on the Main Campus

**Figure 3.0-2 Main  
Campus Bed Demand**

<b>GREEK (Other building owners)</b>			
	Zeta Tau Alpha Sorority	Greek	40
	Delta Delta Delta Sorority	Greek	52
	Pi Beta Phi Sorority	Greek	39
	Alpha Tau Omega Fraternity	Greek	34
	Alpha Xi Delta Sorority	Greek	21
	Alpha Delta Pi Sorority	Greek	32
	Kappa Delta Sorority	Greek	28
	Sigma Chi Fraternity	Greek	33
	Kappa Sigma Fraternity	Greek	24
<b>Total Greek Beds</b>			<b>467</b>
<b>Total Main Campus Beds, incl. Greek Housing</b>			<b>6,904</b>
<p>The University strives to provide on-campus housing for 75% of FTIC students to enhance students' first-year experience and the overall collegiate environment. Additionally, 50% of second-year students will be provided on campus housing in an effort to support University retention efforts.</p> <p>Additional on-campus housing will continue to strengthen the University community, increase retention and progression, and alleviate the University's impact on neighborhoods within the context area.</p> <p>In the absence of enrollment projections<sup>2</sup> for the planning timeframe, UCF will strive to address the deficit shown in the 2015-25 CMP and confirmed in the 2020-30 CMP.</p>			
<b>Main On-Campus Housing Needs</b>		<b>2014</b>	<b>2019</b>
Headcount Enrollment		49,923	54,867
2014 Total Beds Needed - 80% FTIC & 50% 2nd Year		8,220	
2019 Total Beds Needed - 75% FTIC & 50% 2nd Year			7,713
Global UCF Program			250
Athletics			300
Inclusive Education			16
<b>Total Beds Needed</b>		<b>8,220</b>	<b>8,279</b>
Main Campus Beds, incl Greek beds		6,933	6,904 <sup>3</sup>
<b>Total Beds Deficit</b>		<b>(1,287)</b>	<b>(1,375)</b>
UCF-Affiliated Beds (Knights Circle, The Pointe at Central)		3,756	3,756
UCF-Managed Beds (NorthView)		598	594 <sup>4</sup>

<sup>2</sup> Enrollment Projections are being studied by a presidential committee as described in 1.0 INTRODUCTION.

<sup>3</sup> Discrepancy, because 29 beds are used for professional staff and not counted as student beds.

<sup>4</sup> Discrepancy, because 4 beds are used for a model apartment.

## 3.0 HOUSING DATA & ANALYSIS

### Meeting Housing Need

With a deficit on the Main Campus, UCF relies on other means to meet demand:  
UCF-Managed Housing

- UCF-Affiliated Housing
- UCF Managed Housing on Satellite Campuses
- Privately-owned Apartment Complexes
- Private Rental Homes in and near the Context Area

### Figure 3.0-3 Inventory of UCF-Managed Main Campus Beds

NORTHVIEW (Main Campus)	597
<b>Total UCF-Managed Beds serving the Main Campus</b>	<b>597</b>

### Figure 3.0-4 Inventory of UCF-Affiliated Main Campus Beds

KNIGHTS CIRCLE (Main Campus)	2,507
THE POINTE AT CENTRAL (Main Campus)	1,216
<b>Total UCF-Affiliated Beds serving the Main Campus</b>	<b>3,723</b>

<b>GRAND TOTAL</b> (including Greek, Affiliated, and Managed)	<b>11,244</b>
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### Figure 3.0-5 Satellite Campus Housing, UCF-Managed

Housing on satellite campuses has the potential to offset demand on the Main Campus for students who take coursework on both campuses and choose to live on the satellite campus.

ROSEN (Rosen College of Hospitality Management)	388
UNIONWEST (UCF Downtown)	639
<b>Total UCF Managed Beds on Satellite Campuses</b>	<b>1,027</b>

### Figure 3.0-6 Off-Campus Non-University Controlled Facilities

Housing in nearby apartment communities offsets UCF's housing need.

Private Apartment Facilities	Rental Range per person/month	# Beds
Boardwalk	\$675	480
College Station	\$660	304
Crossing at Alafaya	\$640	895
HUB	\$809 - \$857	745
The Lofts	\$678 - \$1,288	730
The Marquee	\$700 - \$1,115	1,527
Mercury 3100	\$717 - \$740	840
Northgate Lakes	\$744 - \$819	710
Orion on Orpington	\$713	624
The Plaza on University	\$810 - \$888	1,300
The Quad	\$765	384
The Retreat	\$765 - \$793	894
Riverwind	\$650	440
The Station on Alafaya	\$869 - \$920	750
University House	\$782 - \$1,215	995
The Verge	\$782 - \$1,215	930
Village at Science Drive	\$729 - \$789	732

## 3.0 HOUSING DATA & ANALYSIS

### Off-Campus Homes

Rental homes within and near the Context Area offset UCF's housing need. The quantity of students renting houses or rooms in houses varies by semester.

### Potential On-Campus Housing Sites

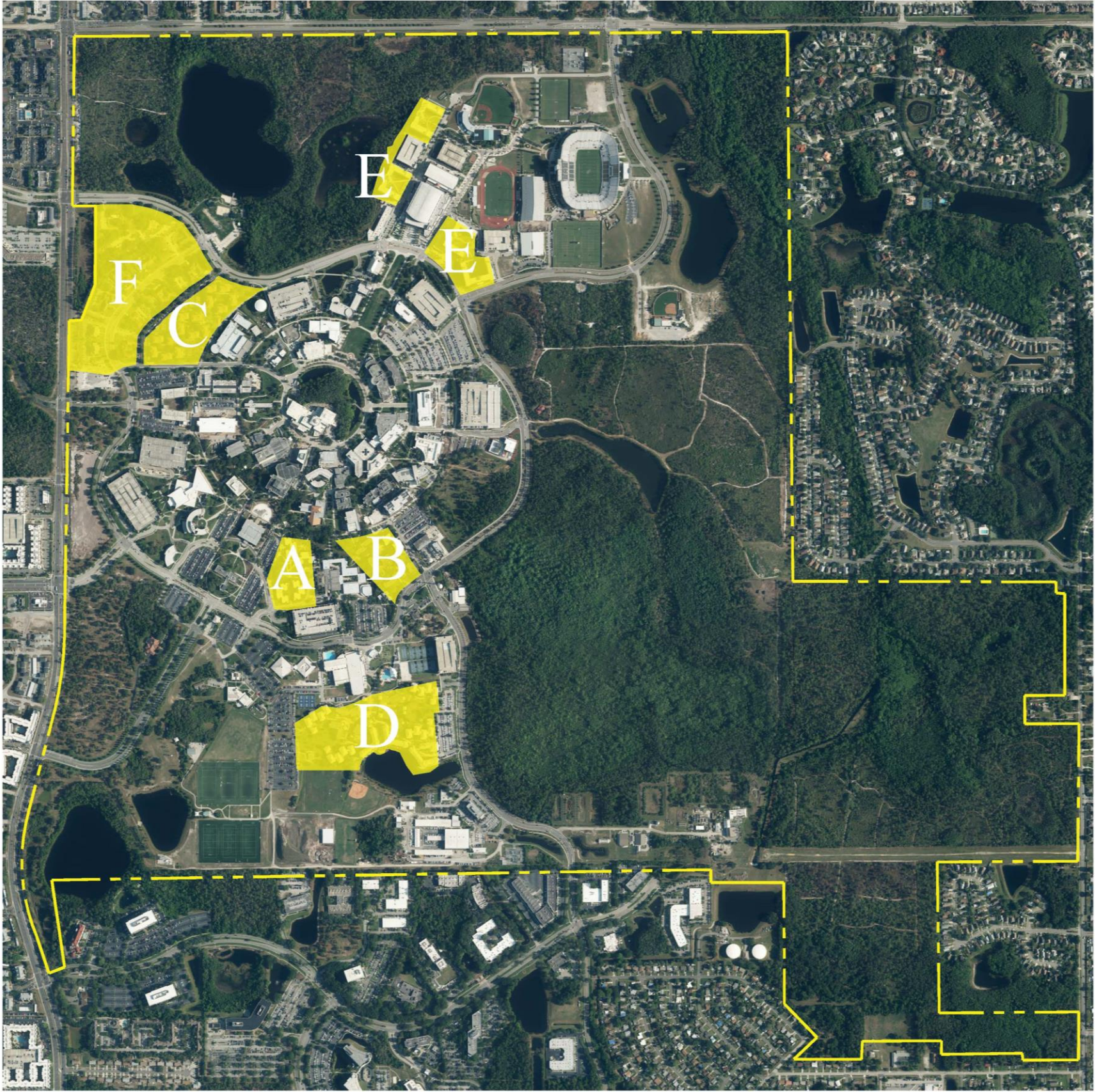
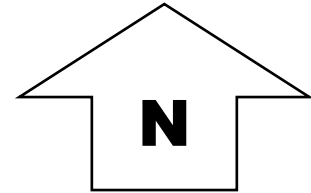
In order to address the on-campus housing deficit reported in Figure 3.0-2, UCF has identified potential sites for future housing:

- The former site of Wayne Densch Buildings 38 and 39, on Gemini Boulevard, has been set aside by the BOT for the future "Dining, Housing, and Residential Life Facility."
- A Specialty Housing area, at the northwest corner of Alafaya Trail and Gemini Boulevard North, has been set aside by the BOT as the future "Greek Park Extension."
- East and west of the existing Academic Village, there are two infill sites that could support more housing.

Based on the results of a future *Housing Master Plan*, projected housing projects and sites may be revised from those shown in 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION. Any revisions will require a Minor Amendment to the 2020-30 Campus Master Plan Update.

## **3.0 HOUSING MAPS**

Figure 3.0-7  
Exiting On-Campus  
Housing Map

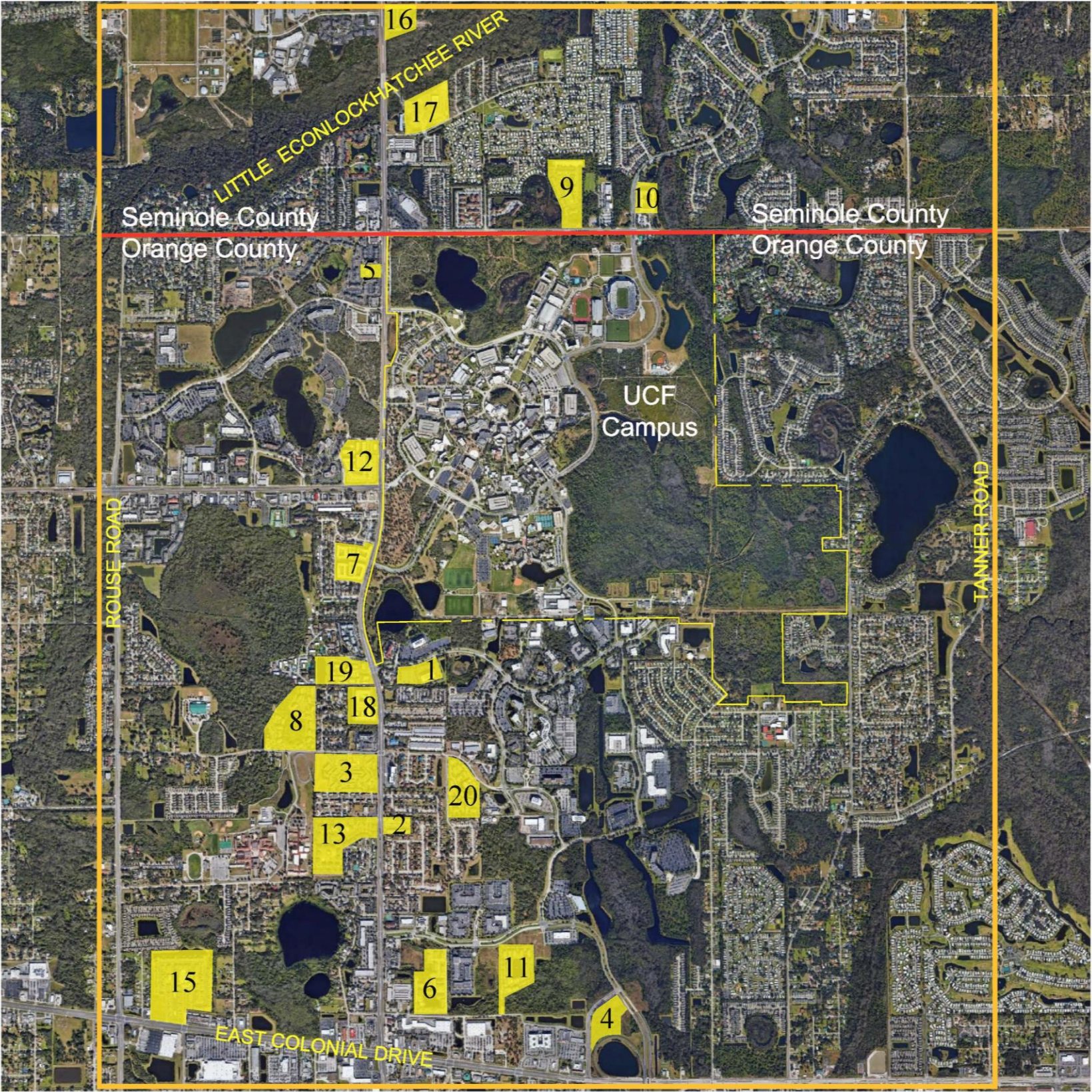
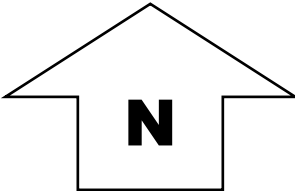


3.0 HOUSING  
Figure 3.0-7

EXISTING ON-CAMPUS HOUSING

- A. Apollo Community
- B. Libra Community
- C. Lake Claire Community Apartments
- D. Academic Villages
- E. The Towers at Knights Plaza
- F. Greek Park

Figure 3.0-8  
Off-Campus Housing  
Map (Context Area)



**OFF-CAMPUS HOUSING**

1. Boardwalk
2. College Station
3. Crossing at Alafaya
4. HUB
5. Knights Circle (UCF Affiliated)
6. The Lofts
7. The Marquee
8. Mercury 3100
9. Northgate Lakes
10. NorthView (UCF managed)
11. Orion on Orpington
12. The Plaza on University
13. The Pointe at Central (UCF Affiliated)
14. The Quad (outside of Context Area)
15. The Retreat
16. Riverwind
17. The Station Alafaya
18. University House
19. The Verge
20. Village at Science Drive