



2.0 FUTURE LAND USE

2020-30 CAMPUS MASTER PLAN UPDATE

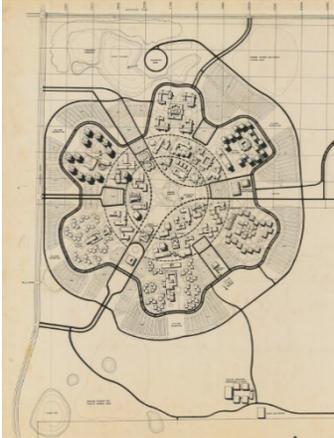
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2.0 FUTURE LAND USE & URBAN DESIGN INTRODUCTION

INTRODUCTION

NARRATIVE



The University of Central Florida recognizes that the element of FUTURE LAND USE is intertwined with the element of URBAN DESIGN and its associated guiding principles. Therefore, UCF has combined these two related elements.

FUTURE LAND USE addresses the long-range vision for land use on campus in coordination with future land use plans of the host and/or affected local governments.

URBAN DESIGN is the process by which UCF shapes the physical features of campus to provide a quality campus experience. It addresses the character of the University and the unified vision for future campus development, such as building groupings, patterns of streets and sidewalks, and features of public spaces. The ultimate goal is to create urban areas that are attractive, functional, and sustainable.

The University's commitment to sustainability and the protection of the environment is evident throughout this element. The original 1995-2000 Campus Master Plan established the academic core as a pedestrian-friendly environment. As development continues, the University will continue to preserve natural lands through careful consideration of developmental densities and adjacent lands.

RELATED ELEMENTS

See 1.0 INTRODUCTION for Projected Enrollment over the 10-year planning timeframe.

See 4.0 ATHLETICS, RECREATION & OPEN SPACE for information on activity-based recreation, resource-based recreation, and open space.

See 9.0 CONSERVATION regarding UCF's commitment to maintain conservation lands.

See 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION for capital projects projected for the campus within the 10-year planning time frame.

STATUTE & REGULATION



2.0 FUTURE LAND USE & URBAN DESIGN is a combined element. Combining related elements is permitted under BOG 21.202(1)(b); which states that "the campus master plan shall contain an explanation of such combinations. See 1.0 INTRODUCTION for the explanations of combined elements.

- The Future Land Use Element is required by Florida Statute 1013.30(3). The element must follow the guidelines stated in Florida Board of Governors (BOG) Regulations, Chapter 21.

2.0 FUTURE LAND USE & URBAN DESIGN INTRODUCTION

BOG 21.204 states the purpose of the element as follows:

“This element designates existing and future development as reflected in the goals, objectives and policies of the campus master plan, and describes how future development will be coordinated with land uses planned by the host and/or affected local governments in the planning study area.”

- Urban Design is an optional element. Optional elements are permitted under BOG 21.212, but are not subject to review under Chapter 21.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

2.1 FUTURE LAND USE

NARRATIVE

The Future Land Use Element sets forth the existing and future land use patterns at the University of Central Florida. This element addresses how land use patterns correlate to those planned by the host and affected local governments in the planning study area.

Future Land Use on the UCF Campus shall be consistent with this Campus Master Plan, and the master plans of the Host Local Government¹ and the affected local governments.

The 2010-2030 Orange County Future Land Use Map, designates only four (4) land use categories for the UCF Main Campus. They are: Institutional, Conservation, Water Body, and Industrial (the Eastern Reserve). Link: [Orange County, Florida Future Land Use Map](#)

The Board of Governors allows universities the option of using either the land uses established in their host local government's comprehensive plan or using their own land use categories. UCF has established its own land use categories delineated in Figure 2.0-1 Future Land Use Map, along with standards of use for each:

- Academic Use (includes Research Use)
- Support Use
- Residential Use
- Utility Use
- Parking Use
- Mixed Use
- Athletics, Recreation & Open Space Use
- Conservation Use – Conservation Easements, Wetlands, and Uplands²
- Lakes – natural and man-made (stormwater retention)

GOALS, OBJECTIVES, & POLICIES

GOAL 1: To create developmental patterns that direct future growth to appropriate areas on campus, promote the educational mission of the University, protect environmentally-sensitive areas, and ensure compatibility with the community.

OBJECTIVE 1.1: The Campus Master Plan shall define Future Land Use

POLICY 1.1.1: The University shall designate Future Land Use categories (See Figure 2.0-1 Future Land Use Map).

¹ UCF's host local government is Orange County, and the affected local governments are Seminole County, Orlando, and Oviedo.

² Riparian buffers are included in the conservation areas on Figure 2.0-1 Future Land Use Map, and delineated around the borders of areas in Figure 9.0-1 Conservation Map (see 9.0 CONSERVATION).

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

Categories and related density/intensity of use.

Academic Land Use

An explanation of each land use category, and the associated standards for density/intensity of use, including the Floor Area Ratio (FAR), are designated below.

The Academic Land Use category supports academic and research uses and is largely concentrated within the Academic Core of campus. For clarity, it may also be referred to as the Academic/Research category. This category includes buildings with classroom, research, and office spaces for faculty, staff, and administration that support academics.

The Academic Land Use classification identifies campus areas where topography, adjacent land uses, existing space utilization, utility locations, proximity to multimodal transportation systems, and existing development patterns will support academic and research facilities.

The higher Floor Area Ratio (FAR) allowed within the Academic category concentrates existing and emerging academic and research facilities within reasonable walking distance to classes, and facilitates the cohesive functioning of academic units.

- Density/Intensity: target FAR 3.0

Support Land Use

The Support Land Use category identifies campus areas where topography, soil conditions, adjacent land uses, existing space utilization, and existing development patterns are appropriate for administrative, student support, facilities support, and similar nonacademic support spaces. Careful planning allows support facilities to be within, or immediately adjacent to, academic/research and housing areas.

- Density/Intensity: target FAR 1.0

Residential Land Use

The Residential Land Use category identifies campus areas where topography, soil conditions, adjacent land uses, existing space utilization, and existing development patterns are appropriate for housing development. Future Residential Land Use will be promoted outside of the academic core to encourage students to walk to the academic core.

- Density/Intensity: target 57.2 to 125 beds per acre

Utility Land Use

The Utility Land Use category identifies campus areas where topography, soil conditions, adjacent land uses, and existing and proposed development patterns, are appropriate for utility development and telecommunications facilities, and can best serve the existing and projected demands for facilities on campus.

- Density/Intensity: target FAR 1.0

Parking Land Use

The Parking Land Use category identifies campus areas where parking lots or parking structures are appropriate.

- Parking structures will be sited to promote a pedestrian-friendly, academic-oriented campus.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

Mixed Land Use:

- UCF will endorse development of an “intercept garage” concept in the future to relieve traffic congestion in the campus core.
- Adjacent land uses and projected needs will be considered when selecting appropriate sites for parking development.
- Structured parking facilities will be used to conserve available land.
- Roadways must have adequate capacity to effectively fill and empty garages and lots and minimize impact.
 - Density: target 800 spaces per acre for structured parking

The Mixed Land Use category allows for an assortment of facility types in a specific area. Land uses allowed under this designation include academic, research, support, residential, parking, recreation/open space, and utilities.

The purpose of this category is to identify specific areas where it is advantageous to combine one or more uses during the planning and development process.

- Density/Intensity: target FAR 3.0

Recreation & Open Space Land Use

The Recreation & Open Space Land Use category shall allow active and passive recreation uses, as well as general open space areas.

- Density/Intensity: target FAR 2.0

- Active Recreation

Active Recreation or Activity-based Recreation includes:

Intercollegiate Athletics: sporting event venues (football, soccer, softball, etc.) and training facilities for University teams, e.g., Wayne Densch Sports Center

Intramural and Recreational sports: indoor and outdoor recreation facilities, e.g., intramural sports facilities and clubs (softball, soccer, tennis, etc.), gymnasias (including Recreation & Wellness Center), and the UCF Band Practice Facility

- Passive Recreation

Passive Recreation or Resource-based Recreation includes recreation areas for the passive enjoyment of nature (picnic areas, hiking trails, lakes, etc.)

- Open Space

Open Space includes man-made landscapes (malls, courtyards, plazas, quadrangles, parks, etc.) and passive recreational facilities (nature trails, uplands, etc.)

Conservation Land Use

The Conservation land use category shall allow conservation uses in conformance with the Conservation Element of the Campus Master Plan. Conservation areas are shown in Figure 2.0-1 Future Land Use Map and Figure 4.0-1 Athletics, Recreation & Open Space Map (some open space is conservation area) and Map 9.0-1 Conservation.

There shall be no construction in these areas, with the exception of minimal structures and improvements required to provide safe access and essential support functions, except pursuant to an amendment to this Plan adopted in accordance with the requirements set forth in Florida Law and this Plan. The Conservation classification identifies

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

OBJECTIVE 1.2: Protect natural resources, including surface waters and wetlands.

campus areas where topography, soil conditions, archaeological and historic sites, plant species, wildlife habitats, wetlands, required setback buffer areas, and instructional uses are appropriate.

- Density/Intensity: maximum FAR 0.05

POLICY 1.2.1: The University shall allow for conservation areas as identified on Figure 2.0-1 Future Land Use Map and Figure 9.0-1 Conservation Map. No construction is anticipated in these areas, with the exception of minimal structures and improvements necessary to ensure safe access and essential support functions.

POLICY 1.2.2: The University shall review all available and economical options, including the costs of mitigation, before any construction is authorized and a plan of development is approved. If an intensive review indicates that development in designated conservation areas is the only viable option, then UCF shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to these areas.

POLICY 1.2.3: Should mitigation be deemed necessary, Facilities Planning and Construction (FPC) shall be responsible for coordinating any necessary actions with the appropriate UCF departments, and with federal, state, and regional agencies, in accordance with their permitting processes.

POLICY 1.2.4: The Arboretum site, established by the 1996 Hartman Survey, shall be maintained for the study and preservation of native plant and animal species. The Landscape and Natural Resources (LNR) Director and the FPC Director shall work together to develop the Arboretum into a renowned institution.

OBJECTIVE 2.1: Minimize land use compatibility issues between the University and the Host Community.

Policy 2.1.1: Pursuant to Florida Statue 1013.30(6)-(9), any amendment to the adopted UCF Campus Master Plan shall be transmitted to the host and affected local governments and other external review agencies for review, if such amendment, alone or in conjunction with other amendments, would:

- Increase density or intensity of use of land on campus by more than 10%;
- Decrease the amount of natural areas or open space on campus by more than 10%; or
- Rearrange land uses in a manner that will increase the impact of development by more than 10% on a road or another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

Policy 2.1.2: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in Florida Statue 1013.30(9), and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, do not require host and affected local government review; however, they may be submitted for a courtesy review.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

Policy 2.1.3: The University shall maintain a buffer between the campus and any Low-Density Residential Land Use (LDR) associated with the Orange County Comprehensive Plan, as delineated on the Figure 2.0-1 Future Land Use Map.

Options for buffers between conservation land and LDR include:

- 200-foot-wide natural buffer
- 100-foot-wide natural buffer (may include conservation land as part of the buffer) and a six-foot tall barrier

Options for buffers between developable campus land and LDR include:

- 200-foot-wide natural buffer
- 50-foot-wide natural or landscaped buffer and a six-foot tall barrier

In order to maintain the effectiveness of the buffers, only non-invasive native plant species will be used for landscaping purposes.

POLICY 2.1.4: The University shall safeguard compatibility between UCF and the LDR areas on the University's borders, e.g. University Estates, Regency Park, Ginger Creek, and Bonnevillie, by providing buffers, fences or walls, building setbacks, and stormwater retention areas to meet the needs of any new development.

POLICY 2.1.5: Prior to adopting any amendments that affect lands designated as conservation, the University shall:

- Perform reasonable site-specific environmental analyses, including qualitative state- and federal-listed plant and animal species surveys, water quality impact analyses, and alternative location assessments;
- Comply with Florida Statute 1013.30, even for those amendments that fall within the exemptions set forth in Florida Statute 1013.30(9)(a)-(c);
- Require no less than a two-thirds majority vote of the University's Board of Trustees to approve such amendments; and
- Notify the LNR Director of any proposed amendments to lands designated as conservation.

OBJECTIVE 2.3: Correct existing land use compatibility problems on the University campus.

POLICY 2.3.1: Permanent academic functions shall be located in the Academic Core, an area between the 400-foot radius (Pegasus Circle) and the Gemini Boulevard. Research functions may be located inside or outside of the Academic Core.

POLICY 2.3.2: Academic Core areas are defined by important formal open space systems, and shall be created by locating academic uses that are linked, similar, or adjacent to each other.

POLICY 2.3.3: Surface parking areas shall be located outside of the 1,200-foot radius (Apollo Circle), in order to reduce vehicular versus pedestrian conflicts on campus.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

POLICY 2.3.4: Overflow parking areas may be located outside of Gemini Boulevard.

POLICY 2.3.5: Temporary buildings, low density areas, and grade parking lots may remain until future projects for those areas are developed.

POLICY 2.3.6: Parking shall be consolidated into structured parking garages, in order to preserve the open space nature of the campus and minimize impervious surfaces.

POLICY 2.3.7: "Intercept garages" shall be placed at strategic points near campus entrances to minimize traffic. These garage locations will intercept a high volume of vehicles before they penetrate the campus and cause congestion.

POLICY 2.3.8: The University Master Planning Committee (UMPC), along with University Administration and FPC, shall review all development proposals for compliance with the UCF Campus Master Plan's criteria for element 2.0 FUTURE LAND USE & URBAN DESIGN.

POLICY 2.3.9: The University shall coordinate all decisions concerning land use and development on campus, especially those specifically mentioned in element 2.0 FUTURE LAND USE & URBAN DESIGN, with the present Capital Improvements Plan and all other applicable Campus Master Plan elements.

OBJECTIVE 1.4: Coordinate future land uses with the availability of facilities and services.

POLICY 1.4.1: Projects that propose increases to campus infrastructure, utilities, facilities, or services shall be approved for construction only if such facilities are funded to address concurrency with infrastructure, utilities, facilities, or service needs.

POLICY 1.4.2: The University shall prioritize coordination of land uses with appropriate facilities and services:

1. Eliminate existing system deficiencies which may prevent future development.
2. Maintain the existing system as long as it is deemed capable of meeting immediate needs.
3. Expand systems to accommodate campus needs.

POLICY 1.4.3: Campus development that might increase demands for solid waste collection and disposal shall be approved under provisions delineated in element 5.0 GENERAL INFRASTRUCTURE & UTILITIES.

POLICY 1.4.4: Campus development that may increase the quantity of impervious surface areas shall be approved upon provision of a drainage system that adheres to the conditions set forth in element 5.0 GENERAL INFRASTRUCTURE & UTILITIES, and the campus stormwater permit issued by the St. Johns River Water Management District (SJRWMD).

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

OBJECTIVE 1.5: Minimize off-campus constraints which limit future development on campus, e. g., traffic, utilities, and minimize on-campus conflicts with land uses within the context area.

OBJECTIVE 1.6: Coordinate future land uses with the appropriate topography and soil conditions.

POLICY 1.4.5: Within the academic core, utility easements shall be reserved along routes of easy access and where future building development is not planned, e.g., along the three (3) radius sidewalks (Pegasus, Mercury, and Apollo), along radial pedestrian walks, and in dedicated open spaces.

POLICY 1.5.1: The University shall request roadway improvements along Alafaya Trail and McCulloch Road as they become warranted.

POLICY 1.5.2: The University shall underscore the compatibility between land use and transportation.

POLICY 1.5.3: The University shall continue to review and upgrade multimodal transportation services and facilities supporting the ongoing development of the University.

POLICY 1.6.1: The University shall not plan development within the Federal Emergency Management Agency (FEMA) 100-year flood zone.

POLICY 1.6.2: The University shall maintain a database of existing topographic and soil conditions which shall be updated on a regular basis.

POLICY 1.6.3: Areas containing severe soil constraints, such as those that are found in and around wetland sites and Lakes Lee and Claire, shall remain undisturbed. Soil constraints shall be demonstrated through formal studies prior to development.

POLICY 1.6.4: Future development shall not alter the topographical features and surface water run-off patterns adopted by this Campus Master Plan and the current Campus Stormwater Master Plan approved by the SJRWMD.

POLICY 1.6.5: The University shall review future construction projects for consistency with existing topographic and soil data, consistent with policies listed in this element.

POLICY 1.6.6: The University shall ensure that appropriate methods of controlling soil erosion and sedimentation are used during site development and final use, to help minimize the destruction of soil resources.

Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare soil is exposed to rainfall;
- Using temporary ground cover on cleared areas if construction or other stabilization is not imminent; and
- Giving special consideration to maintaining vegetative cover on areas of high soil erosion potential, e.g., steep or long slopes, banks of streams, stormwater conveyances, etc.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

OBJECTIVE 1.7: Ensure that future campus development is consistent with regulations regarding historically- or archaeologically-significant resources.³

POLICY 1.6.7: The University shall require the integration of natural topographic and other physical features in project designs, in order to develop the campus in harmony with its natural environment.

POLICY 1.7.1: In coordination with state and local historic preservation officials, the University shall maintain an information file, identifying and locating properties under University ownership that may contain historic or archaeological resources which appear to qualify for inclusion in the National Register of Historic Places.

POLICY 1.7.2: The University shall consider the effect of any undertaking on any historic property that is included, or eligible for inclusion, in the National Register of Historic Places.

POLICY 1.7.3: The University shall consult with the State's Division of Historical Resources prior to any land clearing, ground disturbance, 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.

POLICY 1.7.4: The University shall consult with the State's Division of Historical Resources prior to demolishing or substantially altering an historic property in a manner that adversely affects its character, form, integrity, or archaeological value. The intent is to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

GOAL 2: Maintain a commitment to the protection of campus ecosystems and lands of significant environmental importance, and ensure that these resources are protected for the benefit of present and future generations, while accommodating the continued development and expansion of the man-made environment of the campus.

OBJECTIVE 2.1: Designate environmentally-sensitive lands for protection based on state and regional criteria.

POLICY 2.1.1: The University shall continue to reserve Conservation Easement Lands in perpetuity pursuant to a recorded conservation easement. This designation shall allow very low-impact recreational or educational uses, such as hiking, non-motorized boating, bird watching, horseback riding, fishing, primitive camping, nature study, and such other activities which do not violate the recorded conservation easement. See also element 9.0 CONSERVATION.

³ It is important to note that UCF is aware of no historically significant resources or archaeologically significant resources. However, UCF has always included this Objective in the Campus Master Plan because the University could one day encounter archaeologically significant resources or qualify as having historically significant resources.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

2.2 URBAN DESIGN

NARRATIVE

The URBAN DESIGN Element of the UCF Campus Master Plan gives an overview of the existing concepts and principles guiding development on campus.

The desired campus character is achieved by the placement of buildings; the organization of open spaces; the celebration of symbolic and memorable places; the approach to pedestrian and vehicular circulation; linkages to and from campus; public safety; and the campus visual structure.

It is important to use the existing framework as a foundation and guide for conceptual principles involved in the structuring of future campus development.

GOALS, OBJECTIVES & POLICIES

GOAL 1: Create a cohesive campus environment characterized by appropriate building or landscape placement, framing organized open spaces, logical pedestrian pathways, and simplified vehicular circulation.

OBJECTIVE 1.1: Protect, enhance, and develop meaningful campus exterior spaces.

POLICY 1.1.1: FPC, together with the University Master Planning Committee (UMPC) and the Administration, shall review proposed campus development for compliance with the Campus Master Plan.

POLICY 1.1.2: Within the academic core, UCF shall encourage radial “spokes” of open space framed by buildings to serve as visual corridors in and out of the University.

POLICY 1.1.3: Building facades shall reinforce the edges of interstitial open spaces within the Academic Core and housing areas.

POLICY 1.1.4: Landscaping and covered walkways shall be used as tools of enclosure and space makers, as well as elements of continuity.

POLICY 1.1.5: Academic quadrangles shall be developed within the academic core. Internal open spaces shall be encouraged and preserved.

POLICY 1.1.6: Physical connections and movement from open space to open space shall be emphasized to reinforce pedestrian connectivity to the Academic Core.

POLICY 1.1.7: The Academic Core shall be emphasized as a pedestrian environment. Future buildings shall not detract from established or planned exterior settings, or obstruct pedestrian pathways. Vehicular access to the campus core shall be minimized, while providing service access and access to disabled parking.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

OBJECTIVE 1.2: Organize the placement of service and loading functions to avoid interference with campus open spaces and circulation.

OBJECTIVE 1.3: Preserve Pedestrian Safety on- and off-campus.

OBJECTIVE 1.4: Ensure the compatibility of the University with the host community and abutting neighborhood context.

POLICY 1.1.8: When feasible, UCF shall preserve, enhance, and develop new open spaces by consolidating parking lots within the campus core into parking structures.

POLICY 1.1.10: The University shall consider the redevelopment of older, low-rise structures when determining sites for future projects, to use land more efficiently and at a higher density.

POLICY 1.1.11: The development of the campus spatial environment, as determined by the placement of buildings and open spaces shall occur in coordination with construction projects.

POLICY 1.1.12: The University shall encourage beautification of the campus boundaries, especially along Alafaya Trail and entrances such as Libra Drive.

POLICY 1.1.13: The University shall pursue the development of pedestrian and bicycle paths that link to trail systems in Orange and Seminole counties, as required by a 2016 Campus Development Agreement between UCF and Orange County.

POLICY 1.1.14: The University shall employ Crime Prevention Through Environmental Design (CPTED) strategies in all new building designs and major renovations to promote a secure and safe campus.

POLICY 1.2.1: Service and loading areas within the 1,200-foot radius (Apollo Circle) shall be located to serve multiple buildings to minimize the number of sites.

POLICY 1.2.2: Service and loading areas shall be visually and acoustically screened from their surroundings, through the use of landscaping, fencing, walls, and placement of buildings.

POLICY 1.2.3: Vehicular access to service and loading areas shall be restricted to University vehicles and properly-registered vendor vehicles.

POLICY 1.3.1: To avoid pedestrian safety issues, vehicular and non-vehicular traffic (bikes, golf carts, etc.) should be isolated from pedestrian traffic, when feasible.

POLICY 1.3.2: Golf cart use within the academic core shall be minimized.

POLICY 1.3.3: The UCF Police, Administration, Environmental Health and Safety (EHS), and Facilities Management shall work together to improve and promote Pedestrian Safety.

POLICY 1.4.1: Consider bordering neighborhood context with respect to new project building location, orientation, mass and scale, landscape character, and ground level character.

POLICY 1.4.2: A landscape buffer shall be maintained where the campus borders low-density residential neighborhoods, as detailed in 2.0 FUTURE LAND USE, Policy 2.1.3.

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

OBJECTIVE 1.5: Maintain and enhance functional linkages between major campus activities.

POLICY 1.4.3: The University shall coordinate with the host and affected local governments regarding issues related to the urban design character within the context area.

POLICY 1.4.4: Visual and physical links with the community shall be developed to encourage public participation in campus activities.

POLICY 1.4.5: The University shall maintain a dense development pattern to use land efficiently for future programming.

POLICY 1.5.1: Campus activities of similar function shall be clustered together.

POLICY 1.5.2: Principal academic buildings shall be contained within the Academic Core, within Gemini Boulevard and generally inside of the 1,200-foot radius sidewalk (Apollo Circle).

POLICY 1.5.3: Separation of vehicular and non-vehicular circulation shall be encouraged.

POLICY 1.5.4: Vehicular and non-vehicular paths shall be articulated and distinguished with landscaping, surface paving materials, striping, grading design, building edges, and signage.

POLICY 1.5.5: Retail and support services shall be located near campus residential areas.

POLICY 1.5.6: Parking facilities shall be located to support the academic, recreational, and housing centers on campus.

OBJECTIVE 1.6: Develop energy-efficient campus facilities, as detailed in the UCF Standards.⁴

POLICY 1.6.1: Whenever possible, UCF shall minimize the east and west exposures of building facades.

POLICY 1.6.2: South-facing windows shall be constructed to minimize sun exposure and thermal transmittance by the provision of window tint, shading devices (internal and external), etc..

POLICY 1.6.3: All future and existing campus facilities shall continue to connect to the centrally-controlled Energy Management System (EMS). See element 5.0 GENERAL INFRASTRUCTURE & UTILITIES.

POLICY 1.6.4: Landscaping shall be positioned in a manner that provides shade to campus buildings.

POLICY 1.6.5: Windows may have tinting, but their color and reflectance shall comply with the UCF Design, Construction, and Renovation Standards, and be approved by the FPC Director.

POLICY 1.6.6: Lighting shall be high-efficiency.

POLICY 1.6.7: Other energy-saving features, such as occupancy controls on lighting, shall be required for future and existing facilities.

POLICY 1.6.8: The University shall encourage stormwater management practices to ensure that post-development runoff is less than or equal to pre-development runoff.

⁴ [UCF Design, Construction, and Renovation Standards](#)

2.0 FUTURE LAND USE & URBAN DESIGN GOALS, OBJECTIVES, & POLICIES

POLICY 1.6.9: All new UCF buildings shall be LEED-certified (Leadership in Energy and Environmental Design), and each new project shall achieve LEED Gold certification as defined by the U.S. Green Building Council.

POLICY 1.6.10: The construction or installation of temporary and portable buildings on campus shall be discouraged.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

2.1 FUTURE LAND USE

DATA & ANALYSIS

Inventory and Analysis of Existing Conditions

a) Existing and Projected Vacant, Open, Or Underdeveloped Land

Room to grow

There are currently 1,415 acres of land that make up the University of Central Florida’s Main Campus. While developed areas have grown to over 600 acres, an even larger area has been set aside as perpetual and long-term conservation lands.

Nearly 150 acres of the Main Campus is underdeveloped, vacant, or open land that UCF considers developable. This acreage will accommodate all projected growth within the planning timeframe and well into the future.

Figure 2.0-1

Current Land Utilization Table

DEVELOPED LAND	601.7	Acres
Developed land with infill sites available	215.0	The Campus Core is that part of the campus inside of Gemini Boulevard. The area inside of the 1,200-foot radius sidewalk (Apollo Circle) is known as the Academic Core. Outside of Apollo Circle are student housing, parking garages and lots, student services, and the Arboretum (see undevelopable land).
	164.0	South Campus lies between Libra Drive and Central Florida Blvd and is home to Recreation and Wellness Center facilities and intramural fields, student housing, the UCF Band Facility, the Facilities and Safety Complex, and a few academic buildings.
	68.9	The Kenneth G. Dixon Athletics Village in the northeast area of campus is home to UCF Athletics facilities on both sides of N. Orion Blvd.
	24.9	Ara Drive is a research and campus support neighborhood on the southeast edge of campus.
Fully developed land with no infill sites	25.0	The existing Greek Park is a neighborhood of large Greek houses.
	5.9	Lake Claire Recreation Area is a park on Lake Claire at the north edge of campus.
	26.0	The Knights Plaza area, once known as UpTown UCF has a mix of student housing, intercollegiate sports facilities, and retail venues.
	72.0	Roads, etc.
DEVELOPABLE LAND	147.8	Acres
Large tracts of undeveloped or underdeveloped land	47.0	Parcel A – a parcel on the east side of campus, set aside for a future UCF president, also known as the Partnership Campus or the President’s Reserve.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

	57.9	Parcel B – a parcel on the southeast side of campus from Ara Drive to Percival Road, also known as the East Parcel or 2912 Percival Rd.
	28.8	Parcel C – the parcel bounded by University and Central Florida Boulevards, Alafaya Trail, and Gemini Boulevard. The only development in this parcel is Burnett House.
	6.8	Parcel D – a parcel of Alafaya Trail frontage north of Gemini Boulevard North at Alafaya, has been set aside for an extension to Greek Park.
	7.3	Parcel E – two parcels of Alafaya Trail frontage, north and south of Centaurus Bvd.
UNDEVELOPABLE	665.5	Acres (includes the UCF Arboretum)
Perpetual conservation easements and lands set aside for long-term conservation	217.2	Conservation Easements (SJRWMD) & buffer
	240.4	Wetlands & buffer
	46.8	Upland Conservation & buffer
	71.6	Lakes and Ponds
	23.5	Buffers between UCF and LD-Residential
	66.0	Undevelopable areas (landlocked, etc.)
MAIN CAMPUS	1415.0	Total Acres
	The Main Campus acreage does not include the 134.71-acre McKay Tract (11566 University Blvd) or the 4.59-acre FDOT parcel along Alafaya Tr.	
TIITF Properties Within The Planning Study Area	<p>UCF controls the following properties within the Context Area, where title interest is held by the Board of Trustees of the Internal Improvement Trust Fund (TIITF):</p> <ul style="list-style-type: none"> • McKay parcel: 134.7 acres at 11566 University Blvd is separate and not considered part of the UCF Main Campus. • Percival parcel: 217.2 acres at 2912 Percival Rd. borders, and is considered part of, the UCF Main Campus. 	
Surplus Lands	<p>There are no surplus lands on campus. While conservation lands cannot be used for future development, they are not surplus. They serve as living laboratories for research and study by campus departments such as Biology, as well as for passive recreation spaces as defined in element <u>4.0 ATHLETICS, RECREATION & OPEN SPACE</u>.</p>	
Use of Underdeveloped Land	<p>University policy calls for the prudent use of underdeveloped land in the future, and the preservation of areas of environmental significance. In order to use the University's land resources efficiently and allow for the continuation of natural systems, future development will be relatively dense in character. Efforts will be made to minimize the impact of future development on the UCF Arboretum and other natural lands.</p>	

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

Existing Natural, Archeological, or Historic Resources

There are no known existing Areas of Critical State Concern⁵, e.g., natural, archeological, or historic resources within the planning study area.

UCF Main Campus

1. Future Land Uses for the UCF Main Campus

The allowable land uses for on-campus development are illustrated in Figure 2.0-1 Future Land Use Map. This figure identifies the land use categories associated with future development sites which will accommodate proposed construction projects identified in element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION.

Land Uses shown on Figure 2-1 Future Land Use Map:

- Academic/Research
- Support
- Residential
- Utility
- Mixed Use
- Parking
- Recreation & Open Space (includes Athletics)
- Wetland
- Upland
- Conservation Easement (under SJRWMD)
- Ponds and Lakes

Existing and planned buildings and infrastructure on the UCF Main Campus are indicated on Map 10.3 CAPITAL IMPROVEMENTS & IMPLEMENTATION found in element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION.

The University performs a cost/benefit analysis on site alternatives prior to constructing a building. Stormwater, utilities, proximity to related buildings, and other criteria are considered to ensure that the proposed site is the most appropriate.

Context Area: Orange County

2a. Future Land Uses and Zoning for the Orange County Context Area

UCF is bordered by Orange County on its east, south, and west sides. Orange County is UCF's host local government. The [Orange County Comprehensive Plan 2010-30](#) includes the [Future Land Use Map 2010-30](#), designating future land uses (FLUM) for all property in unincorporated Orange County.

On the FLUM, the UCF Campus is located within Range 31 East and Township 22 South, and is designated for Institutional, Industrial, and Conservation land uses.

⁵ The Areas of Critical State Concern Program was created by the "Florida Environmental Land and Water Management Act of 1972." The program is intended to protect resources and public facilities of major statewide significance, within designated geographic areas, from uncontrolled development that would cause substantial deterioration of such resources.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

There are six (6) future land uses bordering UCF in Orange County:

- East Low-density Residential
- South Industrial
- West Medium-density Residential; Planned Development; Commercial; and Office

Within the Context Area, there are other designated land uses farther to the east, south, and west in unincorporated Orange County.

- | | |
|--|---|
| <ul style="list-style-type: none"> • Institutional (INST): | <p>Institutional is the primary land use designation for the University of Central Florida.</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum FAR 2.0 |
| <ul style="list-style-type: none"> • Industrial (I) | <p>Industrial uses are permitted south and southeast of campus, and include manufacturing light assembly. Both the Central Florida Research Park and the easternmost Main Campus area, bordering Percival Road, are designated for Industrial land use.</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum FAR 0.75 |
| <ul style="list-style-type: none"> • Commercial (C) | <p>West of campus, along University Boulevard, Commercial uses include neighborhood-scale commercial and office developments serving community needs (e.g., neighborhood centers, community centers, and village commercial).</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum FAR 3.0 |
| <ul style="list-style-type: none"> • Office (O) | <p>West of Alafaya Trail and north of University Boulevard, Office uses include professional office and office-park developments.</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum FAR 3.0 |
| <ul style="list-style-type: none"> • Low-density Residential (LDR) | <p>LDR is located east of campus. This category generally includes suburban single family to small lot single family development.</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum 4 dwelling units per acre (du/ac) |
| <ul style="list-style-type: none"> • Medium-density Residential (MDR) | <p>MDR is located south of University Boulevard and west of Alafaya Trail, and includes urban-style multifamily residential.</p> <ul style="list-style-type: none"> • Density/Intensity: Maximum 20 du/ac |
| <ul style="list-style-type: none"> • Conservation | <p>This use recognizes lands designated for conserving natural resources.</p> <ul style="list-style-type: none"> • Density/Intensity: 0.01-1.0 Impervious Surface Area Ratio (ISAR) |

Context Area: Seminole County

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

2b. Future Land Uses for the Context Area within Seminole County

UCF is bordered by Seminole County to the north.

The [Seminole County Comprehensive Plan](#) webpage has links to the Comprehensive Plan and the Future Land Use Maps.

There are three (3) future land uses bordering UCF, immediately north of McCulloch Road: Commercial (COM), Higher-Intensity Planned Development (HIP), and Planned Development (PD).

Seminole County Future Land Uses

- *Commercial (COM)*
 These areas are primarily along Alafaya Trail and provide a variety of neighborhood and community shopping areas.
 - Density/Intensity: Maximum 0.35 FAR.
- *High Density Residential (HDR)*
 These residential areas are predominantly along McCulloch Road, Alafaya Trail, and Lockwood Boulevard.
 - Density/Intensity: Maximum 20 du/ac.
- *Higher Intensity Planned Development- (HIP)*
 These areas, bordering McCulloch Road, provide strategic locations to accommodate employment centers and higher-intensity mixed uses.
 - Density/Intensity: Maximum 20 du/ac and 0.35 FAR.
- *Planned Development (PD)*
 These areas are primarily located east of Lockwood Boulevard and bordering McCulloch Road.
 - Density/intensity: TBD per Policy FLU 5.16.
- *Low Density Residential (LDR)*
 Low-density residential areas are located north of the Higher Density (HDR, HIP) and Planned Development (PD) uses bordering McCulloch Road. The remaining single-family neighborhood (Creekwood) bordering McCulloch Road is designated as future HDR.
 - Density/Intensity: Maximum 4 du/ac (Max.7 du/ac Affordable Housing)
- *Medium Density Residential (MDR)*
 Medium Density residential areas are located north of the Higher Density (HDR, HIPT) and Planned Development (PD) uses bordering McCulloch Road.
 - Density/Intensity: Maximum 10 du/ac (Max. 12 du/ac Affordable Housing)
- *Industrial (IND)*
 These areas, located east of Alafaya Trail and northwest of the MDR area, provide locations for a variety of heavy commercial and industrial land uses.
 - Density/Intensity: Maximum 0.65 FAR.
- *Preserved/Managed Lands (PML)*
 This land use, east of Old Lockwood Road, consists of protected natural lands in public ownership.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

- Density/Intensity: Maximum 0.10 FAR.

Central Florida Research Park

Impact of Surrounding Land Use in Meeting Future Needs of UCF



The Central Florida Research Park (Research Park) is a campus-like environment for business, located directly south of UCF.⁶

“The Central Florida Research Park is a campus-like environment for business, located adjacent to the University of Central Florida. Businesses that desire a “university relationship” can purchase land in the Research Park on which to construct a facility or can lease space for office, office/lab, or light manufacturing uses.

Research Park tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations, graduate and undergraduate internships and part-time employment programs. Research Park tenants can also contract with the University for use of computer resources and laboratory facilities.

Employees in the Research Park can pay the appropriate fee and obtain UCF parking decals and UCF ID cards, which allow for the use of recreational facilities and the UCF library.

The Research Park consists of 1,027 acres of land with 65 buildings, housing 145 companies with approximately 10,000 employees. The Research Park is designated for Industrial and Conservation land use by Orange County.

UCF owns buildings in the Research Park, and also leases space from the UCF Foundation for a variety of activities, e.g., incubator space, research labs, the College of Nursing, the Nanoscience Technology Center, Human Resources and Purchasing offices, Regional Campus offices, and more.

Name (Acronym)	Bldg. #	Own/Lease
Research Pavilion (PVL)	8102	Owned, Leased to Others
University Tech Center (UTC)	8110	Privately Owned/Not Leasing
Partnership 1 - Center for Public Safety (CPS)	8111	State-Owned
Innovative Center (IC)	8112	Owned, Leased to Others
Orlando Tech Center (OTC3)	8113	Owned, Leased to Others
Biomolecular Research Annex (BMRA)	8114	Owned, Leased to Others
University Tower (UTWR)	8118	Owned, Leased to Others
Partnership 2 (P2)	8119	State-Owned
Orlando Tech Center Bldg. 500 (OTC5)	8120	Owned, Leased to Others
Orlando Tech Center Bldg. 600 (OTC6)	8121	Owned, Leased to Others

⁶ Description and data below are taken verbatim from the Research Park website <http://cfrp.org/about-cfrp/>

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

Simulation Training Center Bldg. 700 (STTC)	8125	Owned, Leased to Others
Partnership 3 (P3)	8126	State-Owned
Bennett Building 3	8129	State-Owned
Bennett Building 4	8130	State-Owned
USGS Facility	8150	Leased
Partnership 4	8151	State-Owned
Partnership 5	8152	State-Owned
Digital Learning Center	8155	Owned, Leased to Others

2.2 URBAN DESIGN

DATA & ANALYSIS

1. EXISTING CONTEXT

Narrative

UCF's Main Campus is located 13 miles east of downtown Orlando and south of the city of Oviedo.

The Academic Core of campus is located within Gemini Boulevard, centered around a cypress wetland in the heart of the campus adjacent to the Student Union.

- Pegasus Circle, the 400-foot radius path, surrounds the cypress wetland core and the Student Union
- Mercury Circle is an 800-foot radius path
- Apollo Circle is a 1,200-foot radius path
- Gemini Boulevard comprises the outermost border of the Academic Core

The campus outside of Gemini Boulevard serves Residential, Recreational, Intercollegiate Athletic, and Support areas; as well as an extensive, forested wetland system in the southeastern portion of the campus that eventually drains into the Econlockhatchee River.

The Central Florida Research Park borders the southern edge of campus.

A wide, natural buffer borders much of the nearly 8-mile campus perimeter boundary, including:

- Nearly a mile and a quarter of conservation and wetland along McCulloch Road;
- Nearly two miles of natural land along the eastern boundary of campus, adjacent to residential areas and Percival Road; and
- Much of the western border of campus along Alafaya Boulevard; however, this area is likely to succumb to development within the next ten to twenty years.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

1a Character of Existing Context Area

Orange County designates the University as Institutional Future Land Use. The area, in which the University is situated, comprises a mix of housing, industrial, planned development, and commercial uses.

UCF is bordered by areas classified for diverse uses. On its southern border lies the Central Florida Research Park, whose designation is predominately for high-tech industrial use. Small commercial areas, multi-family housing, and vacant land are found to the west of Alafaya Trail, and south of University Boulevard. A planned development called the Quadrangle exists to the north of University Boulevard. This complex comprises a mix of offices, commercial areas, and hotel facilities. The demand for space will undoubtedly grow as more corporations relocate to the UCF area.

2. BUILDING PLACEMENT



The UCF Landscape Master Plan and Design Guidelines includes a map explaining the organization of the campus (see Figure 2.0-2 Urban Design Map).

The Student Union is at the heart of the Academic Core of campus, encircled by concentric circle sidewalks at radii of 400, 800, and 1,200 feet, and then by Gemini Boulevard.

The campus is bisected from southwest to northeast by a dominant linear axis that links some of the most prominent campus landmarks. The axis starts at the head of Central Florida Boulevard and extends northeast, connecting the Duke Energy University Welcome Center, Millican Hall, the Reflecting Pond, John C. Hitt Library, the Student Union, Memory Mall, Knights Plaza and the Additions Arena.

Academic functions are located primarily between the 400 foot and 1,200-foot circles, an area known as the Academic Core.

Certain identifiable districts have developed within the Academic Core. For example, Engineering, Mathematics, Sciences, CREOL, Technology, Chemistry, and Research I are concentrated in the southeastern quadrant.

Grouping similar functions and areas of study into districts is encouraged, since it places similar resources in close proximity to one another. This leads to greater efficiency and accessibility and a reduction of vehicular trips.

Outside the 1,200-foot radius circle but within Gemini Boulevard, there are a few academic buildings; but mostly student housing, parking garages and lots, and support facilities.

Intramural Fields and Student Recreation are concentrated in the south of campus and north of the Research Park, along with some Support facilities and Housing.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

Student housing in the northwest area of campus includes the Lake Claire Community Apartments, and Greek Park, a neighborhood for sorority and fraternity housing.

Intercollegiate fields and facilities are outside of Gemini Boulevard to the northeast of campus in the area recently named the Kenneth G. Dixon Athletics Village.

3. ORGANIZATION OF OPEN SPACES

Significant, high-activity buildings and open spaces:

- Reflecting Pond and Surrounding Lawn

Open spaces on campus are shaped by the buildings and landscapes that surround them. Open spaces range from the formal to the natural, from the public to the intimate.

They serve a variety of functions, such as places for gathering, recreation, reflection, and study; and they provide visual and sound buffers.

Open spaces can serve as nodes of diverse activities and functions, and they should be linked in a logical and sequential way. These linkages can be the glue that binds together corresponding districts, as well as the cohesive force connecting the various areas of the campus.

Open space can also be characterized as a setting which features soft, suburban, curvilinear, green, and passive components.

- Memory Mall

The open space between Millican Hall and the John C. Hitt Library is part of the University's Central Axis (see Figure 2.0-2 Urban Design Map). The focal point of this greenspace is the Reflecting Pond, a campus landmark that plays host to a UCF Homecoming tradition, "Spirit Splash", and other memorable events.

This Mall is a formal, linear open space flanked by academic buildings. It functions as a stage for campus activities, such as tailgating during football games and ROTC formations, as well as casual and spontaneous activities.

- Arboretum

The UCF Arboretum provides opportunities for students, faculty, staff, and visitors to explore and learn about the plant life and other natural wonders of our beautiful campus. It serves as an outdoor living laboratory that enables students to engage in relevant, experience-based learning.

- Recreation and Wellness Center

Located near a large portion of UCF housing, this facility is a hub for health and wellness, and a vibrant node of student activity.

- Student Union

Located at the center of the campus, natural boardwalks hover over the wetlands and meander between the bearded cypress trees, leading to the Student Union.

- John C. Hitt Library

The Library serves as an active space for study, socializing, and meetings.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

- | | |
|---|--|
| <ul style="list-style-type: none"> • John T. Washington Student Center Walkway | <p>The signature sky-lit, covered breezeway is an outdoor gathering place flanked by the UCF Barnes & Noble Bookstore, credit union, restaurants, and student services.</p> |
| <ul style="list-style-type: none"> • Greenspace at South Memory Mall | <p>Raised planters with grassy berms and arching palms, provide an oasis where students relax in hammocks, sit and talk, and walk along the adjacent, brick-paved Pegasus circle.</p> |
| <ul style="list-style-type: none"> • Lake Claire Recreation Area | <p>This beautiful recreation facility offers activities such as kayaking, canoeing, and picnicking; as well as hiking or strolling in the adjacent natural areas.</p> |
| <ul style="list-style-type: none"> • Addition Arena and Knights Plaza | <p>This lively civic hub hosts large, public activities both in the Addition Financial Arena and on the beautiful Knight’s Plaza.</p> |
| <ul style="list-style-type: none"> • East and West Plaza Drive | <p>Shopping, dining, and housing activities make these corridors into energetic urban ways. West Plaza Drive winds around the north edge of Kenneth G. Dixon Athletics Village and connects Gemini Boulevard to North Orion Boulevard.</p> |

4. CAMPUS VISUAL STRUCTURE

Permanent buildings on campus range in height from one to seven stories. The exteriors of these buildings are predominantly brick. Additional exterior materials include concrete, metal panels, and glazing. The predominance of brick, accompanied by the relative scale of the buildings on campus, helps create a significant level of visual continuity.

The campus is shaped by the natural landscape from which it has been carved. The concentric organization gives further structure to the visual environment. Pegasus Circle (400-foot radius), Mercury Circle (800-foot radius), Apollo Circle (1,200-foot radius), and Gemini Boulevard help students with visual wayfinding.

5. EXISTING FUNCTIONAL LINKAGES

Automobile

Primary vehicular access to the campus is through University Boulevard, Alafaya Trail, Research Park, and McCulloch Road.

Vehicular access to the Main Campus from the eleven-county Service Area and other UCF campuses uses various major roadways, including I-4, the Beachline Expressway (SR 528), the East-West Expressway (SR 408), and Colonial Drive (SR 50).

- Campus Entrances

Of UCF’s six (6) entrance roads, four (4) enter from Alafaya Trail (SR 434):

- University Boulevard is the main vehicular entrance into campus, serving more than 21,000 vehicles per day.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

- Central Florida Boulevard displays the most formalized type of entry into the campus, because of its axial relationship to campus landmarks. However, it is the least used entrance.
- Gemini Boulevard North is heavily used by more than 16,000 vehicles per day. It is bordered on the north by Conservation Land and the Lake Claire Recreation Area.
- Centaurus Boulevard will eventually be the cultural entrance to campus, as it will align with a future Performing Arts Center.

The remaining two entrances are from the north and south:

- North Orion Boulevard enters from Seminole County to the north, and wraps around the entire east border of the Kenneth G. Dixon Athletics Village.
- Libra Drive is the only southern entrance, entering from the Central Florida Research Park. It is the most convenient means to travel to UCF after exiting SR 408.

Pedestrian

The UCF campus was planned and developed with pedestrians in mind, based on a maximum walking time of eight minutes to the center of campus from the 1,200-foot outer radius (Apollo Circle). The 800-foot radius (Mercury Circle) provides a five-minute walking trip to the campus center, and the 400-foot radius Pegasus Circle frames the center of campus. A network of secondary pedestrian paths with corresponding offshoots provides access between buildings throughout campus.

- Pedestrian Safety

Pedestrian hazards are created whenever vehicular circulation and pedestrian ways cross, or when vehicular circulation crosses parking lots, as it does in many instances throughout campus. UCF has been working to identify and mitigate existing hazards, and to limit future hazards through effective planning and design. UCF is also working on various projects with Orange County to improve pedestrian safety along Alafaya Trail (SR 434).

Bicycle

Bicycles provide many students with an economical and efficient source of transportation, due to the proximity of off-campus housing. There are bicycle paths found throughout campus, including those on Libra Drive and Gemini Boulevard North, and along Central Florida Boulevard.

Bicycle racks are currently provided for approximately 6,500 bicycles on campus. Bicycling is a healthy and environmentally-supportive alternative and should be encouraged as a means of reducing vehicular traffic on campus.

Transit

UCF is meeting the demand for student transportation by offering both on-campus and off-campus shuttle service (see 6.0 TRANSPORTATION). Shuttles provide free, safe and convenient transportation services to and from the main campus, including to nearby housing communities, and satellite campuses (Rosen College, Health Sciences, and Downtown Campus. Strategically

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

located shuttle stops minimize the walking distance to classrooms or campus activities.

ANALYSES

The evolution of the development pattern of University buildings and open spaces

There has been significant development on campus since the first Campus Master Plan in 1995. Much of the original campus development spread concentrically from the heart of campus.

As program needs continue to demand more academic and support space, development should respect our historic evolution around the circular pattern of the campus, while maintaining a relatively dense pattern.

Particular attention should be paid to the creation of attractive open spaces, reinforced by careful site-planning. Of important concern is the preservation and enhancement of axial pedestrian links to and from the center of campus, which work to create long views and facilitate wayfinding.

Facilities

Not all facilities are named here. See 3.0 HOUSING for more on the dates and development of housing communities. Support facilities were also provided, but most are not listed.

- Pre-1995

Millican Hall, John C. Hitt Library, Chemistry, Theatre, Ferrell Commons, Mathematical Sciences, Technology Commons, Howard Phillips Hall, Colbourn Hall (demolished), Biological Sciences, Education, John T. Washington Center, Wayne Densch 1 and 2 (demolished), Engineering I, Business Administration I, UCF Arena (now Addition Arena), Visual Arts, and housing.

- 1995 – 2000

The Student Union, CREOL Building, College of Sciences, Barbara Ying Center, College of Arts & Humanities, Health & Public Affairs I, the Nicholson School.

- 2000 – 2005

Classroom Building, I, Recreation and Wellness Center, Health & Public Affairs II, Engineering II, Burnett Honors College, Teaching Academy, Business Administration II, and housing.

- 2005 – 2010

Fairwinds Alumni Center, Health Center, Nicholson Field House, Harris Engineering Center, the Towers, Psychology Building, UCF Stadium (Now Spectrum Stadium), Knights Plaza.

- 2010 – 2015

Performing Arts Center, Physical Sciences Building, Classroom Building II, Public Safety Building, Visitor and Parking Information, and housing.

- 2015 – 2020

Wayne Densch Center for Student-Athlete Leadership, Student Health Center Expansion, UCF Global, Research I, Trevor Colbourn Hall, CREOL expansion.

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

Advantages and Disadvantages of Alternative Spatial Configurations

UCF will continue to coordinate the pattern of buildings and spaces leading to the center of campus and those along the university/community boundaries. Buildings should be organized in a way that complements and frames the open spaces around them. The deliberate planning and preservation of open spaces creates memorable landmarks and improves the pedestrian experience, and the importance of these spaces cannot be overstated.

Axial relationships to the center of campus should be enforced and programmed in the future growth framework, while maintaining the circular paths and roadways important to the history of the University.

The Central Axis

Memory Mall is an example of central axis development, as buildings along its edge reinforce the connection between the Student Union and Knights Plaza.

This axis continues across the Student Union and is mirrored at the front door to the campus, where the Duke Energy University Welcome Center is located at the head of Central Florida Boulevard. See Figure 2.0-2 Urban Design Map for a diagram of the Central Axis.

South of the Campus Core

A new activity hub was formed, south of Gemini Boulevard, when the Academic Villages housing complex, the Recreation and Wellness Center (RWC), and the RWC Intramural fields were created. Links to the campus core from this area should continue to be reinforced.

Alternative location and linkage concepts for the campus and the context area

Gateway configurations tie the campus to its neighboring communities, define the perimeter access to campus, and create a lasting first impression for visitors.

UCF Entrances

UCF has six entrances, each of which represents an opportunity to tie UCF to its host and affected communities.

- Main Campus Entrance

The main entrance to UCF is University Boulevard, entering off of Alafaya Trail. This entrance does not make a strong entrance statement despite being 4 lanes wide with a narrow median. UCF intends to improve this entrance, concurrent with an upcoming partnership project with Orange County to improve pedestrian safety along Alafaya Trail.

- Secondary Campus Entrances

Other entrances to campus are understated, but at this time, there are no plans to improve them. They include:

- North Orion Boulevard (north entrance)
- Gemini Boulevard North (west entrance)
- Centaurus Boulevard (west entrance)
- Central Florida Boulevard (west entrance)
- Libra Drive (south entrance)

2.0 FUTURE LAND USE & URBAN DESIGN DATA & ANALYSIS

West University/Community Boundary

The campus frontage along Alafaya Trail has long remained an undeveloped buffer between UCF and the burgeoning urban retail and residential areas west of Alafaya Trail.

The construction of the Celeste Hotel,⁷ on the UCF frontage north of University Boulevard, crosses the buffer and links UCF to the Plaza on University, a popular urban retail and residential development at the northwest corner of Alafaya Trail and University Boulevard.

North University/Community Boundary

The campus frontage along McCulloch Road will remain an undeveloped buffer between UCF and Seminole County, because it predominately comprises Conservation land.

Further, McCulloch Road is not user-friendly or safe:

- Both sides of the road lack continuous sidewalks. There is a sidewalk on the north side of the road from Alafaya to Lockwood, and on the south side from North Orion to Tanner Road.
- There are no street lights, except for a few decorative ones near the entrance to Carillon.
- No midblock crossing is available between Alafaya to Lockwood, a distance of nearly a mile.
- “Beaten paths” through the natural areas just south of McCulloch Road invite students to randomly cross the street.
- The natural areas on the north border of campus must be improved for the safety and welfare of students coming from the apartment complexes north of campus.

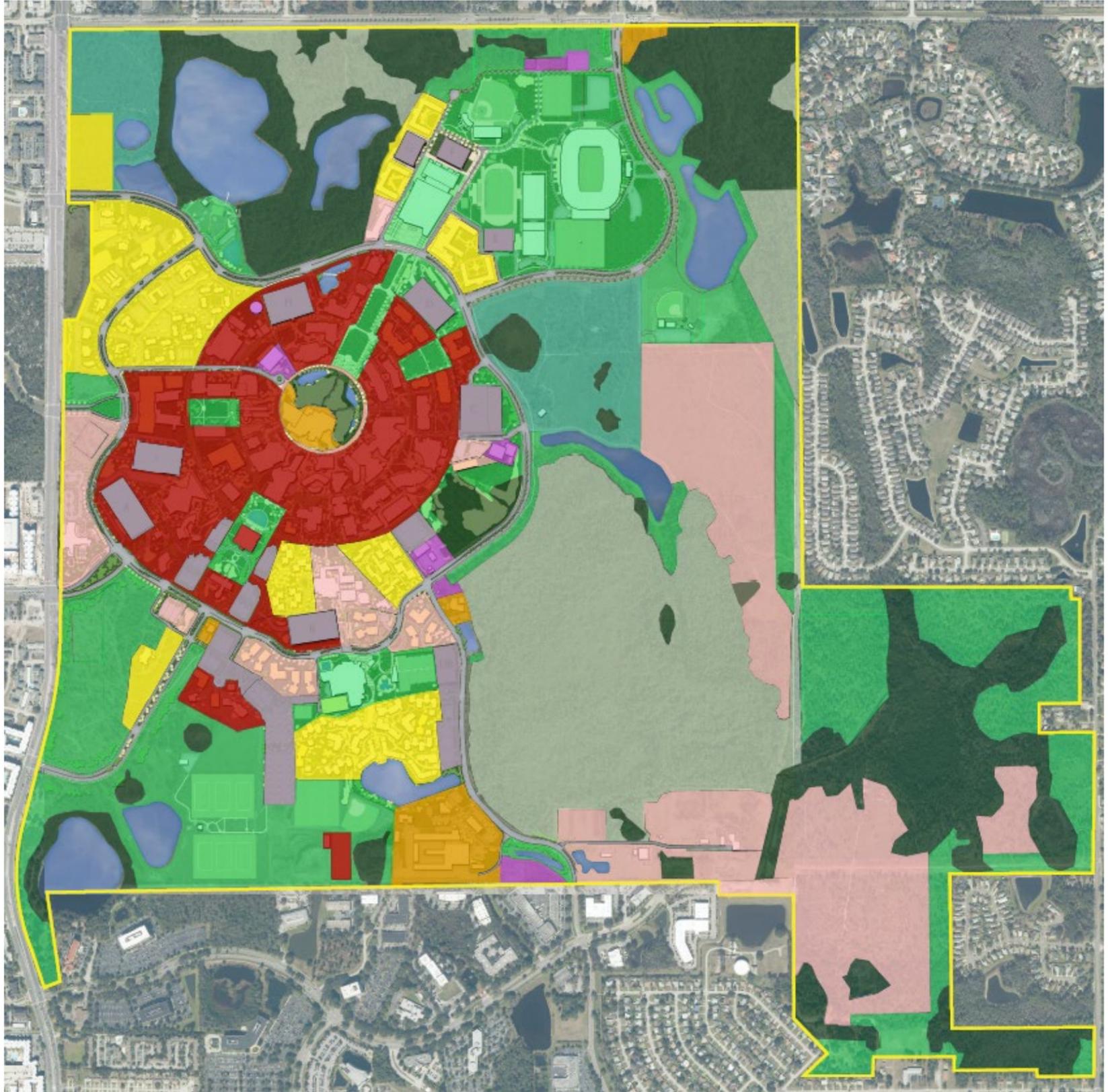
UCF will work with Seminole County to improve the safety of this campus border road.

⁷ The Celeste Hotel was originally known as the Pegasus Hotel.

2.0 FUTURE LAND USE & URBAN DESIGN

MAPS

Figure 2.0-1
Future Land Use
Map



- Land Use Category**
- Academic
 - Support
 - Residential
 - Mixed Use
 - Utility
 - Parking
 - Recreation/ Open Space
 - Wetland
 - Upland Conservation
 - Conservation Easement
 - Lakes

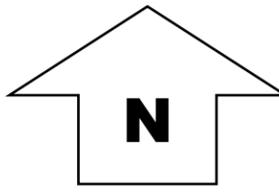
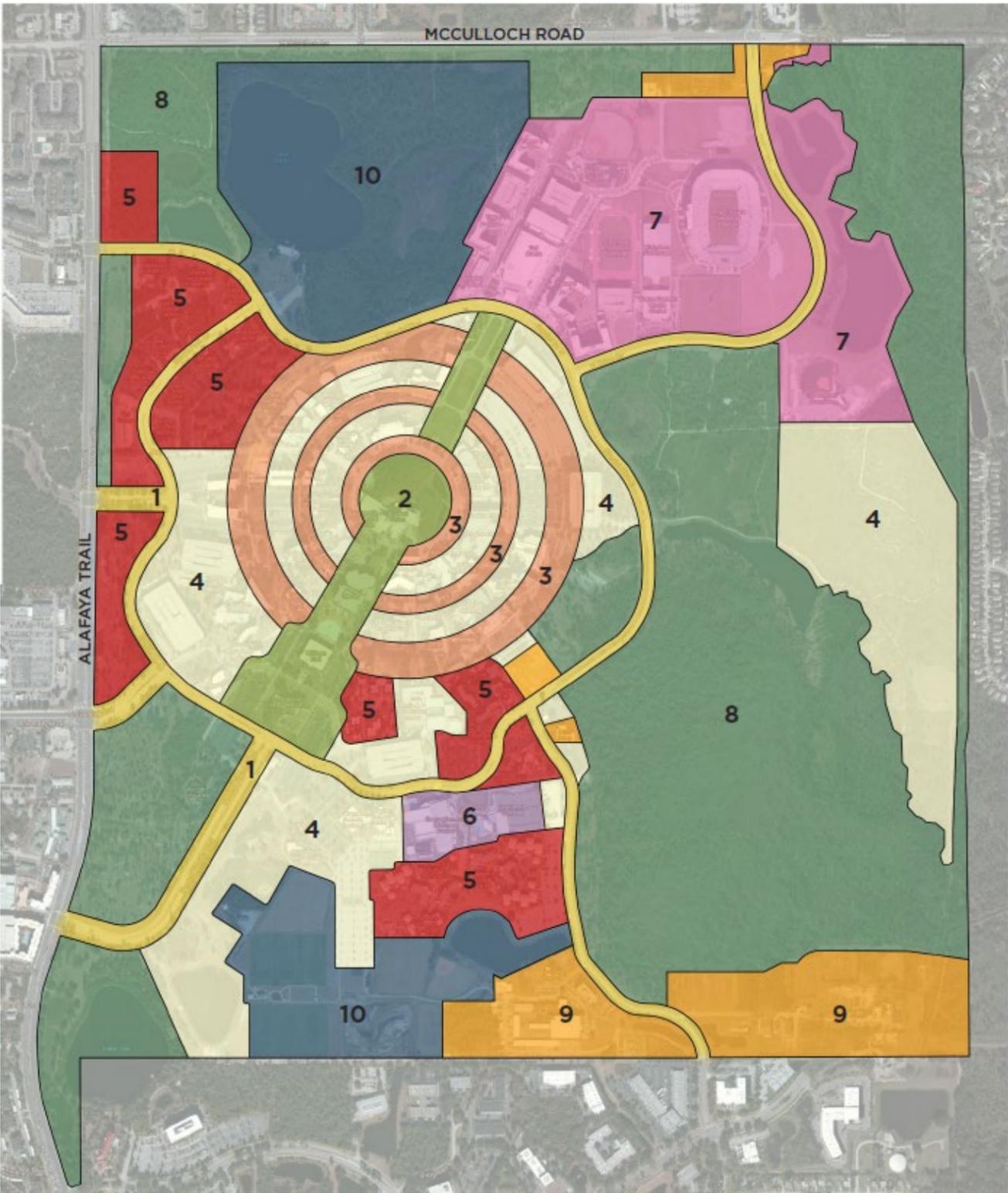


Figure 2.0-2
Urban Design Map



CAMPUS DISTRICTS

The UCF campus is divided into ten districts, defined by their geographic location and/or predominant use.

- UCF Landscape Master Plan and Design Guidelines 2016

- 1. CAMPUS STREETSAPES
- 2. CENTRAL AXIS
- 3. CAMPUS CIRCLES
- 4. GENERAL CAMPUS
- 5. RESIDENTIAL AREAS
- 6. RECREATION & WELLNESS (RWC) AREAS
- 7. ATHLETICS AND KNIGHTS PLAZA
- 8. NATURAL AREAS
- 9. CAMPUS SUPPORT AND RESEARCH AREAS
- 10. RWC PARK AND OUTDOOR RECREATION

