

University of South Florida - Saint Petersburg 2004 Master Plan Update
 LAND USE DENSITY BY DISTRICT **UPDATED 12/9/2004**

Table 4-a

| DISTRICT | | | EXISTING CONDITIONS | | | | DEMOLITION | | | CURRENT 10-YEAR PROGRAM (USFSP, USF - Tampa, Associated Agencies) | | | | TOTAL BUILD-OUT & RESIDUAL CAPACITY BASED ON URBAN DESIGN CRITERIA | | | TOTAL ADDITIONAL DEVELOPMENT AUTHORIZED BY THE DEVELOPMENT AGREEMENT | | |
|--------------|------------------|------------------|--------------------------------------|-------------------------------------|--------------------------------------|-------------|--------------------|--------------------|-----------------------|--|-----------------------------|------------------|-----------------------------------|--|--------------------|---|--|---|--|
| | | | 1995 | | 2004 | | | | | Total Future | Future PKG | FAR | Residual | | FAR | | | | |
| No. | Total Area (ac*) | Total Area (sf) | Existing Building Area (sf) 1995 (1) | All Built & Acquired since 1995 (2) | Existing Building Area (sf) 2004 (3) | 2004 FAR | To Be Removed (sf) | To Remain (sf) (4) | Projected Program (5) | Total Future Built Area (sf)(Includes garages) (6) | Structured Parking (sf) (7) | Total 10 Yr. FAR | Total Build-out Capacity (sf) (8) | Residual Capacity (sf) (9) | Total Buildout FAR | Total Authorized as per Exhibit "A" in the Development Agreement (10) | Total Development Planned for Completion 1995-2009 (11) | Remaining Development Permitted Under the Current Agreement | |
| 1 | 11 | 475,300 | 461,900 | 10,460 | 491,941 | 1.04 | 0 | 491,941 | 0 | 491,941 | 0 | 1.04 | 640,000 | 148,059 | 1.35 | | | | |
| 2 | 42 | 1,832,700 | 452,600 | 65,404 | 432,670 | 0.24 | 19,367 | 413,303 | 589,150 | 1,494,063 | 491,610 | 0.82 | 1,750,000 | 255,937 | 0.95 | | | | |
| 3 | 5 | 196,575 | 11,100 | 48,500 | 48,500 | 0.25 | 0 | 48,500 | 50,000 | 98,500 | 0 | 0.50 | 263,000 | 164,500 | 1.34 | | | | |
| TOTAL | 58 | 2,504,575 | 925,600 | 124,364 | 973,111 | 0.39 | 19,367 | 953,744 | 639,150 | 2,084,504 | 491,610 | 0.83 | 2,653,000 | 568,496 | 1.06 | 1,278,600 | 2,084,504 | (805,904) | |

Notes

- Existing space in 1995 AS REPORTED including areas NOT assigned for University use such as NOAA and USGS.
 - Includes new construction and acquisition since 1995 as reported by USFSP 3/20/01 (Table name: Difference between 1995 Master Plan, Current and Projected)
 - Existing building area AS REVISED by USFSP in 2002 including all new construction since 1995
 - To Remain = Column F minus H (19,367 GSF of demolition is proposed including: CUP, ONE, Public Safety, Geology Lab, SVB, SPN)
 - Facilities under consideration as of June 2002 including USFSP academic, support and housing facilities, USF - Tampa and Associated Agency Facilities. (Includes purchase of the Fountain Inn)
 - Total Future Built Area = Columns I + J + L and is inclusive of USFSP, USF-Tampa and Associated Agency Facilities.
 - Garage proposed at corner 4th St and 6th Ave (1500 car graze at 7 levels - 70,300 gsf / level)
 - Based on development potential of the site as shown in the Urban Design Illustrative Plan Long Range. Note: Urban design and development capacity differs from 1995 plan due to revisions to Long-Range Plan.
 - Residual Capacity = Column N minus K minus L.
 - Total = 1995 Existing Development Total (Column D) + 353,000 SF (Total Development allowed from 1995 - 2004 as per Exhibit "A" of the Development Agreement of April 13, 1998)
 - Includes all 2002 Existing Development + all proposed development for USFSP, USF - Tampa and Associated Agencies.
 - Column Q minus R
- * includes Fountain Inn Property at 1.6 acres