



Columbia Village Apartments consists of seven three-story buildings and a Commons Building providing support facilities. The entire project is located on a beautiful, naturally wooded site adjacent to a creek running through University property. Each building is constructed of institutional quality and durability using concrete block walls, stucco veneer and standing-seam metal roofs, and provides

garden-style, walk-up convenience to the students. While each student enjoys the privacy of individual bedrooms, compartmentalized bathrooms, a kitchen and living room in each of the 84 four-bedroom apartments, it is the setting that makes this on-campus student housing unique.

The housing is connected to the rest of the campus and a new 152-space parking garage by a 182-foot, free-span bridge that crosses Crane Creek. Water management requirements, site utilization, city council and neighborhood concerns were all challenges that had to be met. All were put to rest with a site plan that protected over 50 percent of the existing trees on site, created a 50-foot natural buffer from adjacent properties, and maintained the pristine natural setting that separates it from the main campus by a short walk.



Although this new housing community is convenient to academic buildings, food service, and University activities, the complex has a very private feel. This is a setting that Florida Tech students will enjoy for years to come, as it is truly unique among on-campus housing locales.



**Project Name and Location:**

Columbia Village  
Florida Institute of Technology  
Melbourne, Florida

**Project Specifics:**

Beds - 336  
Project Completion - Fall 2003  
Completed on time  
Completed within budget

(Budget includes 152-space parking garage and pedestrian bridge.)

**Nature of Firm's Responsibility:**

- At-Risk Development
- Finance
- Design
- Construction
- Market and Demand Study
- Residence Life Programming
- Team Integration
- Program Scheduling
- Project Reporting
- Master Planning

**Reference:**

Mr. Brian Dailey  
Director of Auxiliary Services  
(321) 674-7707

**Development Manager:**

University Housing Services, Inc.

**Design Firm:**

HADP Architecture, Inc.

**Construction Manager:**

M.H. Williams Construction Group, Inc.

**Financial Consultant:**

The Frazer Lanier Company, Inc.