

4 Future Land Use**Future Land Use Supporting Data**

The purpose of the Land Use Element is to describe the existing and future land use patterns to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community.

1. Inventory and Analysis of Existing Conditions

The existing land use pattern at the Florida State University Main Campus has evolved over the years as a series of reactions to imposed conditions. The original historic campus was a self-contained community in that all functions (academic, residential, recreation, food service, etc.) were contained within a comfortable walking distance. As the University grew westward down the hill toward undeveloped fields and woods, major construction developed along a linear spine parallel to Tennessee Street, along and on either side of Call Street. This development pattern occurred largely in responses to the occurrence of low elevations at the southwest corner of the site, (a portion of which lies within the 100-year flood plain) which created unfavorable building conditions. Also, building sites tended to follow a ridgeline from Westcott north then west between Call St. and Tennessee St. Additionally, the intrusion of the automobile has resulted in the disruption of the pedestrian environment within the central or core campus and some choice parcels are being utilized as parking lots.

An inventory of FSU's properties, including the Main Campus, other parcels in Tallahassee/Leon County, and other parcels throughout the state is shown in **Table 4.1**. Refer to **Figure 4.1** for locations of facilities throughout the state.

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SUPPORTING DATA**2008 UPDATE****4 Future Land Use****TABLE 4.1 Florida State University Property (As of October 2006)**

Site No.	Site/Property Name	County	City	Property Acres	Site Acres
1	Alligator Point	Franklin	Alligator Point		23.5
2	Ball Marine Laboratory	Franklin	St. Teresa		78
3	Cascade Lakes	Leon	Tallahassee		79.4
4	FSU Main Campus	Leon	Tallahassee		451.55
.1	“The Lakes” Property	Leon	Tallahassee	8.7	Inc. above
.3	Hosford Transmitter Property	Leon	National Forest	Leased	
.4	Regional Stormwater Facility	Leon	Tallahassee	25.89	Inc. above
5	FSU Mission Road Biological Sciences Research Station	Leon	Tallahassee		13.65
6	Plant Street	Leon	Tallahassee		1
7	FSU Reservation	Leon	Tallahassee		59.50
8	Southwest Campus (includes Seminole Golf Course, Alumni Village, Public Broadcast Facility, FAMU/FSU College of Engineering)	Leon	Tallahassee		618.20
9	Sarasota Center	Sarasota	Sarasota		56.90
.1	Center for the Performing Arts	Sarasota	Sarasota	2.90	Inc. above
.2	Ringling Cultural Center	Sarasota	Sarasota	54.00	Inc. above
10	Panama City Branch Campus	Bay	Panama City		25.60
11	Appleton Cultural Center	Marion	Ocala	27.88	Leased
18	Innovation Park (Magnet Lab)	Leon	Tallahassee		23.50
19	Gadsden County	Gadsden	Havana		2.00
20	Southwood	Leon	Tallahassee		50.40
23	The Rodrigue/Atkins Property	Leon	Tallahassee		37.7

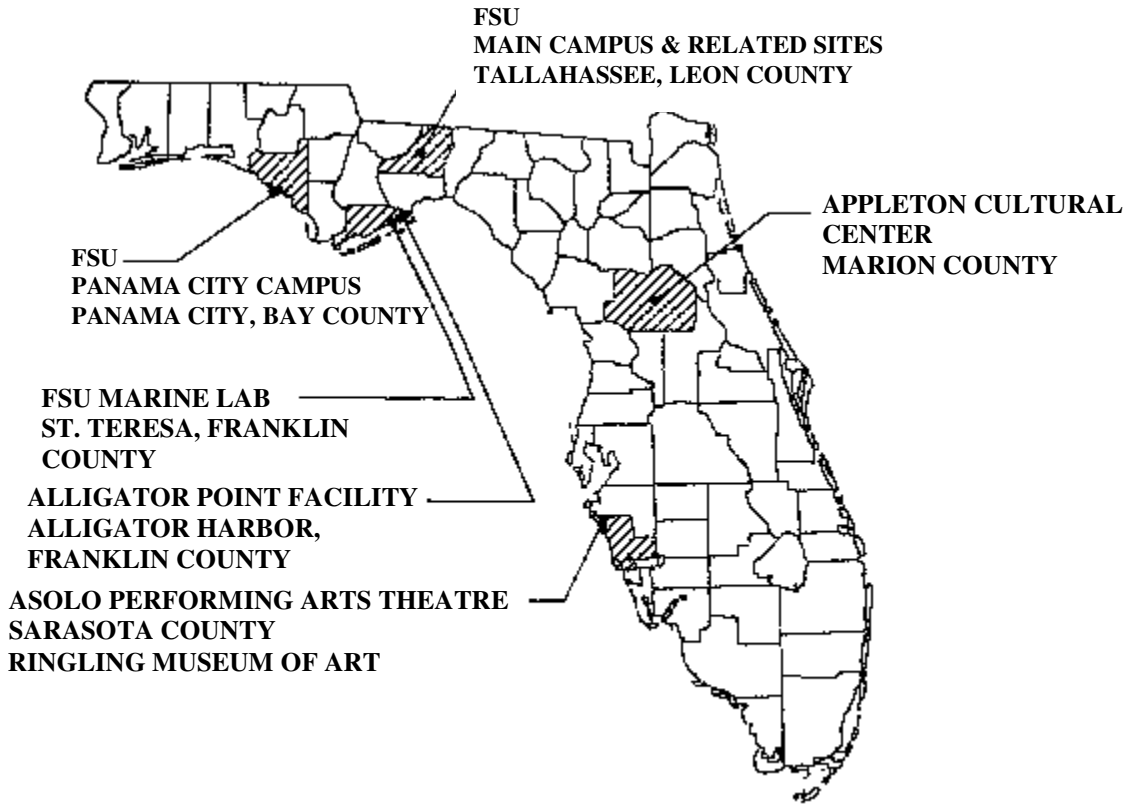
Source: Florida State University Office of Space Utilization and Analysis

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FIGURE 4.1 FSU Statewide Facilities



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I.a. Facilities Within the State

Florida State University has an inventory of properties in Leon County, Bay County, Franklin County, Sarasota County, and Marion County. In Leon County, the University's inventory includes not only the Main Campus, but also numerous outlying parcels, both developed and undeveloped. Statewide properties include the following.

- **FSU Marine Laboratory at St. Teresa (Franklin County):** This facility is located on the Gulf of Mexico shoreline, approximately 50 miles south of Tallahassee. US Highway 98, running east and west, divides the tract into 70 undeveloped acres on the north and 8 acres to the south on the Gulf, where the marine laboratory is located.

Existing facilities on the south side of US 98 include an administrative building, laboratory building, residential buildings, a maintenance building, and dockage for research vessels. A small harbor separates the research buildings from approximately 5 acres on the western side of the basin that are undeveloped. Future plans for additional resident housing and educational facilities have been envisioned for this 5-acre piece.

The basin is approached from the sea by way of a dredged channel extending into the Gulf of Mexico. There are continuing problems with outfall and sediment build-up in this channel, and it requires periodic re-dredging to keep it accessible by research vessels. The Florida State University Lands Management Plan suggests that portions of the northward 70 acres across Highway 98 may provide location for spoil deposition resulting from dredge activities.

- **The Alligator Point Tract (Franklin County):** Site of a former marine research facility, (which was relocated to St. Teresa for better access by deep water vessels), this tract contains six one-story structures, totaling 8,242 SF, along the south shoreline of Alligator Bay. The tract is accessible from Gulf Shores Boulevard and contains not only the structures noted above, but also a system of dredged waterways, presumably once used as holding facilities for large marine specimens. Much of the property is covered with natural vegetation. The tract is approximately 10 miles east of the St. Teresa Property on a long peninsula known as Alligator Point, which is primarily residential use. Site area is 23.5 acres.

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- **Panama City Branch Campus (Bay County):** The campus is located on the south edge of North Bay, west of downtown Panama City. It is bounded on the east by a residential subdivision, on the south by North Bay Road and the campus of Gulf Coast Community College, and on the west by Gray Park, a county recreation facility. The site is wooded with scattered oaks and pines, and existing buildings have been sited in a sensitive way to produce an attractive, enjoyable campus environment. There are three existing contemporary brown brick buildings. An old residence, the Gray House, has been renovated for use as a student activities facility. Several modular buildings have been added recently to accommodate overflow faculty and classrooms. Parking lots are irregular in shape, laid out to save existing oak trees. In the southwest corner of the campus are three one-story buildings originally constructed as quadplex residences, which have since been converted to university use. Total site area is 25.6 acres.
- **The Asolo Performing Arts Theater (Sarasota County):** This property is home to the Florida State University Conservatory of Professional Actor Training and The Florida State University Conservatory of Motion Picture, Television and Recording Arts. It contains a three-story concrete block, brick-faced main building of 116,531 square feet, a one-story generator building, and parking facilities on a 2.9-acre site adjacent to the Ringling Museum of Art.
- **The Ringling Museum of Art:** In 2000, the Legislature assigned to FSU the responsibility to maintain, operate and develop the John and Mable Ringling Museum of Art in Sarasota. Situated on approximately 60 acres on the bay, the complex features C`a d`Zan, historic and lavish winter home of the Ringlings currently undergoing a complete restoration, the Museum of Art, the Circus Museum, the old Asolo Theater from Italy, and several support buildings.
- **The Appleton Cultural Center (Marion County):** FSU operates this 45,000 sf museum in Ocala. Two parcels of land totaling 27.88 acres separated by a civic theater center comprise this site. The second parcel is undeveloped. Parking is shared with the civic theater.
- **Southwood:** Southwood is the home for the Florida State University Schools (FSUS) located in the southwest part of Tallahassee. This K-12 charter school provides research and development opportunities for educators as well as providing a laboratory for teacher education. With a Florida-typical student population base of 1600 students, it has strong academic programs as well as award-winning arts and athletic programs.

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1.b. Facilities Within the City of Tallahassee/Leon County

In addition to the Main Campus near downtown Tallahassee, the University controls other properties, as listed below. Refer to **Figure 4.2**.

- **Heritage Grove:** Located approximately one-half mile west of the Main Campus, Heritage Grove provides housing for various student organizations. The property was developed through an arrangement with the Leon County Educational Facilities Authority. It is located at the northeast intersection of Honeysuckle Drive and Ocala Road. Site area is 37.3 acres.
- **The FSU Reservation:** Located approximately four miles southwest of the Main Campus along the shore of Lake Bradford. There are nine buildings on the site containing 21,246 square feet and they are used primarily for student recreation purposes. There is a concrete pier extending into Lake Bradford that forms a large protected area for swimmers. Site area is 59.5 acres.
- **The Cascade Lake Tract:** Located several miles west of the Main Campus, this property is on Cascade Lake, one of a chain of cypress ponds and lakes, which includes Lake Bradford. Cascade Lake has periodically gone dry, and the tract includes a portion of lake bottom. There are no physical improvements, and the site is considered to be environmentally sensitive. Site area is 79.4 acres.
- **“The Lakes” Site:** A narrow tract immediately south of the Main Campus, it has been developed into a regional stormwater management facility to serve the Main Campus. Site area is 8.7 acres.
- **The Mission Road Biological Sciences Research Station:** A long, narrow parcel located off Mission Road to the northwest of the Main Campus. Facilities include a greenhouse complex and storage building totaling approximately 22,448 square feet. The greenhouse is used for horticultural programs. The property falls in elevation almost 50 feet from east to west, with dense tree coverage over the central and western portions of the tract. The long, narrow proportions of the site and the change in grade elevation make it difficult to plan for future development. Site area is 13.65 acres.
- **Hosford Transmitter Site:** A small tract located in the Leon-Wakulla Wildlife Area west of Tallahassee, this property is leased by FSU for radio, television, and other transmitting equipment.
- **The Southwest Campus:** Located within 1.5 miles southwest of the Main Campus, this mixed-use tract contains a total of 127 buildings which house 791,630 square feet of space. It is the largest single land holding of the university, with a total site area of 618.6 acres.

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Land uses are broken down as follows:

1. ***Alumni Village Housing*** - A residential complex providing 795 housing units for married and single graduate university students. There are approximately 99 one- and two-story buildings with brick exteriors and gable end roofs. The complex occupies 108 acres in the eastern sector of The Southwest Campus.

2. ***FAMU/FSU College of Engineering*** - Planned as a four-phase building complex to house a joint program between Florida A&M University and Florida State University, the Engineering College is master planned to provide more than 400,000 gross square feet of academic, laboratory, and office space. The first and second phase buildings, (110,000 GSF) and (97,000 GSF), have been completed. Two more are master planned.

3. ***Seminole Golf Course and FSU Nursery*** - the University's NCAA Division I Golf Teams use an eighteen-hole golf course of approximately 113 acres, located on the south side of the Southwest Campus, as a practice venue. It is also open to the general public at specified times for a nominal fee. A new clubhouse and educational facility of 25,110 GSF was constructed in 2001 to house the Professional Golf Management degree program. Immediately south of the driving range is a small area presently used as a plant nursery. The golf course provides for a pleasing first impression as one enters the Southwest Campus property.

4. ***WFSU Broadcast Center, Warehouse Area, Trailer Park and Miscellaneous*** - The remaining Southwest Campus property consists of less intensely developed parcels: 52 acres undeveloped north of Innovation Park; a former 16-acre mobile home park west of the golf course; a 7-acre parcel to the southwest containing the WFSU Broadcast Center; a warehouse area north of Alumni Village; and the rest of the property (approximately 188 acres) vacant land or woodlands.

5. ***National High Magnetic Field Laboratory*** - At the north boundary, the engineering complex is contiguous to Innovation Park, a 226-acre office/ industrial development of over forty 3- to 5-acre sites, in which is located the 280,000 square foot National High Magnetic Field Laboratory, a non-proprietary research facility operated jointly by FSU, the University of Florida, and the Los Alamos National Laboratory in New Mexico. This facility is one of the premier magnet laboratories in the world, allowing 400 to 600 guest scientists per year to be able to perform experiments and interface with students and faculty on the Main Campus. There will be a need to solve commuting and transit problems between this facility and the Main Campus.

6. ***Intramural Sports Outdoor Complex***: The University is currently developing a new recreation facility on an approximate 100 acre parcel located at the western edge of the Southwest Campus. The project is planned for two phases of development. The first phase is expected to be ready for student use in the fall of 2007 and will

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provide multiple fields for various intramural sports, including football, soccer, and softball. Parking, restroom facilities, administrative space, and maintenance / storage facilities will also be provided.

7. Marine Science Research and Training Center: The University is currently developing a new academic/athletic/recreation facility for programs that require swimming and diving facilities. This Center, when completed in spring of 2008, will provide practice and competition facilities for both men's and women's swimming and diving teams, instructional space for the University's academic and diving programs, and general recreational use for students. The approximate seven-acre site is located immediately west of The FSU Broadcast Center on Potsdammer Road.

1.c. Student Enrollment Projections

Refer to Element 2, **Tables 2.5, 2.6, and 2.7.**

1.d. Legal Descriptions and How Lands Acquired

The Facilities Department maintains a database of property assigned to Florida State University that includes legal descriptions. Persons should contact the Facilities Department to learn more about legal descriptions of any University parcel.

Since its inception, all property assigned to Florida State University and its predecessors has been obtained either by purchase, donation or through trade.

1.e. Title Interest Held by the Board of Trustees of the Internal Improvements Trust Fund

There are no known reservations or encumbrances on University property other than those easements granted to outside parties such as local governments that involve utility right-of-way, road projects, and the like. Information relating to these easements can be found in the document entitled, "An Inventory and Analysis of Land Use Suitability of the Parcels Under the Control of The Florida State University July 29, 1994."

1.f. Designated Management

Generally speaking, all property assigned to Florida State University is designated as a single use and that use is educational.

1.g. Alternative (Non-Educational) Use of Leased Property

All property assigned to Florida State University is utilized in support of the University's educational, research and public service enterprises.

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1.h. Proximity of University Property to Other Significant Local, State, or Federal Land or Water Resources

Concurrent with the 1995 Master Plan, the University contracted to have its State Lands Management Plan updated to verify existing conditions as well as to include recently acquired properties. The name of the document has been changed to “An Inventory and Analysis of Land Use Suitability of the Parcels Under the Control of The Florida State University July 29, 1994.” None of the findings have materially changed. Information relating to the proximity of University property to other significant local, state, or federal land or water resources can be obtained in this Management Plan.

1.i. University Property Within an Aquatic Preserve or Area of Critical State Concern

Information relating to whether University property is located within an aquatic preserve or a designated area of critical state concern can be found in the “Inventory and Analysis” document described above.

1.j. Existing Land Uses and Zoning for the Context Area

Existing land uses in the context areas immediately adjacent to the Main Campus are shown in **Figure 4.3**. These land uses coincide with the Tallahassee/Leon Comprehensive Plan (1990), and are not anticipated to change radically in the near future. Generally, they are described as follows:

- **Central Urban:** Areas to the north and southwest of the campus in which a variety of uses are permitted. Typically, they would include high density residential, commercial, and employment (includes light manufacturing).
- **University Transition:** Areas to the east and south of the Main Campus, again with a variety of land uses permitted, such as high density residential, commercial, office, restaurants, religious, and the like.
- **Mixed Use C:** Areas to the west of the main campus in which housing and commercial uses are permitted.
- **Residential Preservation:** An area to the west containing numerous single-family dwellings that is limited in density to six units per acre, in order to preserve the small-scale character of the neighborhood.
- **Governmental/Operational:** In this map, the site of the Civic Center arena operated by the City of Tallahassee.
- **Downtown:** The large zone to the east of the campus encompassing the Central Business District.
- * **Schools:** The current Main Campus boundary.

1.k. Existing Land Uses on Main Campus

Refer to **Figure 4.4** for the locations of existing land uses at the Main Campus, broken

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down into the following classifications:

- **Academic Areas** - Zones primarily occupied by or designated for classrooms, teaching laboratories, research laboratories, and library spaces.
- **Support Areas** - Zones primarily occupied or designated for administrative offices, general auxiliary, and student support services and activities.
- **Athletics and Recreation** - Land designated for passive recreation, unstructured, or informal athletic-type pursuits, parks, general open or green space, playing fields and facilities for organized sports activities (football, soccer, tennis, track, baseball, softball, basketball, etc.) for both intercollegiate and intramural/extramural teams.
- **Mixed Academic & Support Use** – Zones occupied by a combination of both academic and support functions.
- **Fine Arts** – Zone primarily occupied by academic and support spaces (performance halls, theaters) devoted to the visual and performing arts program on campus.
- **University Housing** - Parcels used for student housing including dormitories, apartments, and scholarship housing.
- **Future Mixed Use** – Potential zones for a combination of commercial, residential, and support functions.
- **Future Open Space/Recreation & Parking** – Potential zones for surface parking lots, garages, passive recreation, unstructured, or informal athletic-type pursuits, and general open or green space.

1.l. Other Categories of Land Use

None required.

1.m. Acreage and Density of Land Uses

To reach the goal of applying Floor Area Ratios (F.A.R.) to proposed land use zones as a means of estimating the development capacity of the land, it was first necessary to examine the existing conditions on campus. Woodward Avenue bisects the campus into East and West areas that are also referred to as the Historical Area and the Science Area respectively. As depicted in **Figure 4.5 Campus Planning Zone F.A.R.**, the East and West areas were divided into subzones based on the City's Traffic Analysis Zones (TAZ), to define areas of similar character for analysis of floor area ratios and Ground Cover Ratios (G.C.R.). Where a zone included land not owned by the University, only the campus property was calculated. The land within each zone was segregated into land use categories and both separate calculations for each land use and aggregate calculations for the zone were made. The resulting F.A.R.'s are documented in **Tables 4.2a and 4.2b**,

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while the G.C.R.'s are tabulated in **Tables 4.3a and 4.3b**. The F.A.R. and G.C.R. calculations for each land use are summarized in **Table 4.4**. The summary F.A.R.'s for each campus zone are graphically depicted on **Figure 4.5**.

During both the programming interviews and casual conversations, it was consistently noted that the Historical zone (best defined by Zones E-5, E-6 and E-7) was the favorite part of the campus. Reasons included the architectural character, the scale of the buildings and courtyards, the amount and distribution of open space, and the progression and variety of spaces among the buildings. On the other hand, the Science area (defined by Zone W-3) was described as functional but harsh and uninviting due to the austere use of materials in the modern architecture, the unfriendly vertical scale and perceived lack of open space, and the lack of continuity.

By comparing the F.A.R. and G.C.R. of a zone with the reported perceptions of that area, it was determined that these density factors fairly represented and consistently measured what the commenters felt about the spatial quality desired for the University. It is assumed that by applying these factors to the various building zones, an appropriate capacity can be determined and allocated. Of course, the success of the buildings and spaces ultimately depends on the quality of design by the architect and the commitment of the university to achieve it. Refer to **Figures 4.5 and 4.7** for graphic representation of the information in **Tables 4.5 through 4.8**.

TABLE 4.2a Floor Area Ratio for Zones East of Woodward Avenue

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	ACAD.	RES.	RESEARCH	SUPPORT	UTIL.	TOTAL BUILDING G.S.F.	EXISTING CAMPUS S.F.	FAR
E-2		30,987				30,987	478,412	0.06
E-3	200,992		3,250	250,091		454,333	690,044	0.65
E-4	185,143			11,388		196,531	1,064,988	0.18
E-5	530,691	242,534		68,505	23,223	864,953	1,744,590	0.50
E-6	242,850	362,220		307,239		912,309	1,193,882	0.76
E-7	226,170		46,255	44,712		317,137	463,916	0.68
Subtotal Core	1,385,846	635,741	49,505	681,935	23,223	2,776,250	5,635,832	0.48
E-8				9,031		9,031	366,368	0.03
E-9	119,325			36,454		155,779	263,464	0.23
E-10								
E-11	8,232					8,232	233,619	0.04
E-12				54,770		54,770	158,482	0.35
E-13	17,916			36,232		54,148	402,578	0.13
E-14				4,588		4,588	48,968	.09
E-15								
Subtotal periphery	145,473	0	0	141,075	0	286,548	1,473,479	0.20
Total	1,531,319	635,741	49,505	823,010	23,223	3,062,798	7,109,311	0.34

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

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SUPPORTING DATA**4 Land Use****TABLE 4.2b Floor Area Ratio for Zones West of Woodward Avenue**

	ACAD.	RES.	RESEARCH	SUPPORT	UTIL.	TOTAL BUILDING G.S.F.	EXISTING CAMPUS S.F.	FAR
W-1		626		8,284		8,910	921,928	0.01
W-2	92,845	481,762		5,681		581,622	1,277,290	0.45
W-3	343,572		394,250	352,920		1,090,742	1,031,477	1.06
W-4	124,580					124,580	1,067,674	0.12
W-5				8,610	6,006	14,166	343,193	0.04
W-6	229,574		121,252	140,367		409,035	1,162,218	0.35
W-7				49,579		49,579	1,209,048	0.04
W-8				257,864		257,864	938,551	0.27
W-9		8,270		89,191		97,461	687,707	0.14
W-10				10,000		10,000	N/A	N/A
W-11				748,983		748,983	2,255,913	0.33
W-12				6,554		6,554	193,987	0.03
W-13				2,811		2,811	723,909	0.004
Total	829,183	490,658	515,502	1,680,394	6,006	3,483,131	11,812,895	0.24
Total E & W Zone	2,360,502	1,126,399	565,007	2,503,404	29,229	6,545,929	18,922,206	0.29

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

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	ACAD.	RES.	RESEARCH	SUPPORT	UTILITIES	TOTAL GROUND FL. S.F.	EXISTING CAMPUS S.F.	G.C.R.
E-2		11,513				11,513	478,412	0.02
E-3	63,887		3,965	110,407		178,259	690,044	0.26
E-4	93,158			5,587		98,745	1,064,988	0.09
E-5	120,478	39,566		30,438	13,681	204,163	1,744,590	0.12
E-6	68,082	81,299		106,896		256,277	1,193,882	0.21
E-7	88,790		9,529	8,982		107,301	463,916	0.23
Subtotal Core	434,395	132,378	13,494	262,310	13,681	856,258	5,635,832	0.16
E-8				11,349		11,349	366,368	0.03
E-9	47,206			13,655		60,861	263,464	0.23
E-10								
E-11	10,119					10,119	233,619	0.04
E-12				40,109		40,109	158,482	0.25
E-13	17,550			38,318		55,868	402,578	0.14
E-14				3,499		3,499	48,968	0.07
E-15								
Subtotal Periphery	74,875			106,930		181,805	1,473,479	0.13
Total	509,270	132,378	13,494	369,240	13,681	1,038,063	7,109,311	0.14

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

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SUPPORTING DATA**4 Land Use****TABLE 4.3b Ground Coverage Ratio for Zones West of Woodward Avenue**

	ACAD.	RES.	RESEARCH	SUPPORT	UTILITIES	TOTAL GROUND FL. S.F.	EXISTING CAMPUS S.F.	G.C.R.
W-1		831		4856		5,687	921,928	0.01
W-2	30,877		66,638	7,290		104,805	1,277,290	0.08
W-3	122,662		81,576	59,319		263,557	1,031,477	0.26
W-4	110,709					110,709	1,067,674	0.10
W-5				4,487	3,618	8,465	343,193	0.02
W-6	45,545		30,489	101,686		177,720	1,162,218	0.15
W-7				29,252		29,252	1,209,048	0.02
W-8				127,426		127,426	938,551	0.14
W-9		3,494		46,301		49,795	687,707	0.07
W-10				5,500		5,500	N/A	N/A
W-11				203,714		203,714	2,255,913	0.09
W-12				4,702		4,702	193,987	0.02
W-13				2,736		2,736	723,909	0.004
Total	309,793	4,325	178,703	597,269	3,618	1,094,068	11,812,895	0.08
Total E &W Zone	819,063	136,703	192,197	966,509	17,236	2,132,131	18,922,206	0.11

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

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SUPPORTING DATA**4 Land Use****TABLE 4.4 Comparisons of F.A.R. and G.C.R. by Land Use Categories
(from 1995 Master Plan- not updated per university instructions)**

	TOTAL BUILDING G.S.F.	TOTAL GROUND FLOOR S.F.	TOTAL LAND USE S.F.	FLOOR AREA RATIO	GROUND FLOOR RATIO
Academic	2,127,621	863,459	2,536,748	0.84	0.34
Residential	1,225,078	239,172	2,111,647	0.58	0.11
Research	1,397,766	158,433	1,200,732	1.16	0.13
Support	1,412,938	613,251	4,258,622	0.33	0.14
Utilities	22,608	16,958	87,828	0.26	0.19

Source: FSU Physical Plant, January 1993; FSU Building Information, May 1993

TABLE 4.5 Historical Area Floor Area Ratio

ZONE	LAND	BUILDING G.S.F.	F.A.R.
E-5	1,744,590	864,953	0.50
E-6	1,193,882	912,309	0.76
E-7	463,916	317,137	0.68
Total	3,402,388	2,094,399	0.61

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

TABLE 4.6 Science Area Floor Area Ratio

ZONE	LAND	BUILDING G.S.F.	F.A.R.
W-3	1,031,477	1,090,742	1.06
Total	1,031,477	1,090,742	1.06

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

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TABLE 4.7 Historical Area Ground Coverage Ratio

ZONE	LAND	GROUND FLOOR G.S.F.	G.C.R.
E-5	1,744,590	204,163	0.12
E-6	1,193,882	256,277	0.21
E-7	463,916	107,301	0.23
Total	3,402,388	567,741	0.17

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

TABLE 4.8 Science Area Ground Coverage Ratio

ZONE	LAND	GROUND FLOOR G.S.F.	G.C.R.
W-3	1,031,477	263,557	0.26
Total	1,031,477	263,557	0.26

Source: FSU Physical Plant, January 1998; FSU Building Information, May 2001

1.n. Natural Resources

1.n.1. Beaches and Shores

None

1.n.2. Surface Waters

None

1.n.3. Wetlands

None

1.n.4. Native Vegetative Areas

None

1.n.5. Minerals and Soils None

1.o. Historic and Archaeological Resources

There are no sites on the Main Campus listed in the Florida Site File of the National Register of Historic Places.

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2. Future Needs/Requirements

2.a. Analysis of the Amount of Land that will be required to accommodate the Planned Future Enrollment of the University

The FSU Main Campus is a densely developed - often called “compact” - community in comparison to the other universities in the State system. As shown in **Table 4.9**, FSU has one of the highest headcount per acre of any of the ten state campuses yet one of the smallest campuses in acreage.

TABLE 4.9 Comparison of Florida Universities

	UF	FSU	FAMU	USF	FAU	UWF	UCF	FIU	UNF	FGC
Acres*	2,051	464	423	1,493	746	1,666	1,415	342	1,300	765
Headcount	47,280	37,072	12,907	39,563	25,139	9,412	41,185	33,601	13,837	5,776
Head/Acre	23.05	79.90	30.51	26.50	33.70	5.65	29.11	98.25	10.64	7.55
FTE	32,948	25,636	8,756	23,636	13,933	5,602	26,577	21,052	8,577	3,317
FTE/Acre	16.06	55.25	20.70	15.83	18.68	3.36	18.78	61.56	6.60	4.34

* Main Campus Only

Source: SUS Fact Book, 2003-2004

Despite the positive aspects of this compactness, such as short walking distances and times and the “intimate” or “personal” feeling of the spaces, there is a universal desire on campus to not increase the density as more facilities are added. Therefore, four guidelines are apparent to permit increased building area without increasing densities:

1. Do not build more facilities within the densest zones of the campus (unfortunately, almost all of the approved building projects on the PECO list are sited in the dense zones and will remove precious open space);
2. Redevelop underdeveloped areas up to desirable levels of density;
3. Acquire additional land to replace and preferably increase the amount of

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recreation and open space to maintain, if not improve, the density ratios.

4. Move appropriate functions off campus that need not be on-campus to operate.

The Main Campus in 2006 had a total of 464 acres with a student headcount enrollment of 35,985. Assuming that the amount of land required should be proportional to the number of students enrolled in the future and that the current ratio be maintained, a total future land requirement can be calculated. Refer to **Table 4.10**.

TABLE 4.10 Amount of Land per Student Enrollment (Main Campus Only)

	ACRES	ENROLLMENT	ENROLLMENT/ACRE
2003-2004 Main Campus	464	35,985	77.6
10-Year Growth	509.2	39,511*	77.6
20-Year Growth	NA	NA	NA

Source: SUS Fact Book, 2006-2007

*Enrollment projections provided by FSU Office of Institutional Research, November 2006.

The projection in **Table 4.10** of 509.2 acres is calculated using today's density of 77.6 enrollment/acre. The proposed expanded boundaries of the Land Acquisition Program, approximately 583 acres which would be capable of a larger growth. If we kept the same ratio, that size campus would support over 45,000 students. See discussion in **Section 2.g**.

If FSU were to expand to match the ratios of the remainder of its sister institutions, such as the University of South Florida which is comparable in population, the resulting Main Campus would be a very large 1,493 acres.

2.b. Projected Future Academic Space Needs

Refer to **Table 4.11** below for net academic space need projections for the future (2004-2005). These are described more fully in **5-ACADEMIC FACILITIES ELEMENT, Table 5.9 and Table 5.10**.

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TABLE 4.11 Projected Net Future Academic Space Needs

	CLASSROOMS	TEACH LABS	RESEARCH LABS	STUDY
*Main Campus	113,485	102,399	91,125	312,189
Panama City	(21,657)	6,144	11,857	(5,176)

Source: May 2006 BOG Form B Submittal, based on inventory as of June 30, 2005, for Projected FY 2012-2013.

*Quantities for Main Campus include satellite facilities including Alligator Point, Ball Marine Lab, Southwest Campus, Mission Road Station, Plant Street and Innovation Park.

2.c. Projected Future Support Space Needs

Refer to **Table 4.12** below for net support space need projections for the future (2004-2005). These are described more fully in Element 6 Support Facilities, **Tables 6.5 and 6.6**.

TABLE 4.12 Projected Future Support Space Needs

	OFFICE	AUDITORIUM / EXHIBITION	CAMPUS SUPPORT SERVICES	INSTRUCTIONAL MEDIA	GYMNASIUM	STUDENT ACADEMIC SUPPORT
*Main Campus	182,888	11,332	14,438	12,434	51,671	9,266
Panama City	4,549	(957)	686	367	0	440

Source: Supplemental Educational Plant Survey, January 2003

*Quantities for Main Campus include satellite facilities including St. Teresa, Southwest Campus, Mission Road, Innovation Park, FSU Reservation and Gadsden County.

2.d. Suitability of Vacant or Undeveloped Land on Campus for Development

The FSU Main Campus is a highly developed campus. In essence there are no vacant or undeveloped sites. Of the few sites that are “vacant”, each is small and in the 100-year floodplain. Also, they are the only remaining sites of natural stands of large oak trees. These should only be used to traverse along a new walkway linking the University Center with the Student Union zone.

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Open space and recreation spaces are at a premium. FSU has the least amount of intramural and recreation space of any of the ACC members. Most people interviewed believe parking is also at a premium. Today, whenever a new facility is built, open space and parking must be eliminated for the building but are not being replaced.

Existing campus constraints that will have an impact on future development, as shown in **Figure 4.10**, include the 100-year floodplain and major drainage easements.

2.e. **Redevelopment or Elimination of Inconsistent Uses**

Future land use development on-campus, even with land acquisition, involves using parking lots (which are in great demand) or the improvement of under-utilized tracts, such as those in the “Wedge” area west of Woodward Avenue. The low-density functions that are now in this area could be relocated in the area east of Copeland or consolidated into new buildings in the Wedge. Land that now functions as parking lots adjacent to the Fine Arts Complex, Education, and Dorman Hall could also be future development sites. Refer to **Figure 4.8**.

The 1995 Master Plan identified the site of the former Florida State University School (FSUS) as a candidate for redevelopment as an academic science zone or quad. Subsequently, FSU was granted a Medical School by the State Legislature. The FSUS site is currently being redeveloped for the Medical school in the as well as sites for new Psychology and Life Sciences facilities.

With only few exceptions, the land use patterns within the campus work well together. The exceptions are the locations in the middle of the campus, in what have become prime spots for academic expansion, of the Mendenhall Maintenance Complex and the Central Plant; also, the various counseling clinics housed in the Regional Rehab Center.

Once located on the edge of the campus, the Central Plant is now in the heart of the campus. While this is ideal for radial utility distribution lines, today the site is better used for core academic uses. Service traffic to the plant must penetrate to the center of the campus and use very congested roadways (Woodward and Wildwood) to get there. However, the density and investment in utilities serving the campus through the Central Plant makes any changes cost prohibitive.

Likewise, the Maintenance Center occupies a key site for a future academic center. When there were no other properties available, this was a reasonable choice. Looking to the future for both key building sites and anticipating a linkage from the University Center to the heart of the academic campus, the Maintenance Complex sits squarely in

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the way. Again, service traffic must traverse into and out of the inner campus adding to already severe congestion.

Although conveniently housed near the offices of key faculty who provide the staffing and supervision, the counseling services and clinics in the Regional Rehab Center are inappropriately located for their clientele and the overall functioning of the campus. The internal location is very congested for parking and access and it requires “outsiders” to find their way in and add to the congestion. As a matter of privacy as well as convenient access, these clinics should be on the periphery of the campus. Relocating them would free up space for internally oriented campus activities and reduce unnecessary traffic.

Long-term, beyond the study period of this plan, the Mike Long Track and the Speicher Tennis Courts should be considered for relocation off campus and the sites made available for redevelopment for academic and support activities.

2.f. Consistency with State Lands Management Plan

The planned land uses on the Main Campus are considered to be consistent with the “Inventory and Analysis” document described earlier in this Element.

2.g. Analysis of Future Additional Land Requirements

As previously noted, FSU is severely limited in its development potential and quality of campus environment by its restricted land area. The University has been pursuing an aggressive program of land acquisition at the behest of the Legislature. However, the current funding has been expended or committed. It is very important to the long-term well-being and strategic positioning of the University that the acquisition program be supported and funded until completion, i.e., purchase of all property between Jefferson and Gaines St. to the South and between Copeland St. and Macomb St. to the East. Attempting to purchase and consolidate a large urban area like this in a piecemeal fashion is unlikely to succeed and stymies the ability to develop the University’s needs in an orderly manner or to accommodate unplanned opportunities as they arise. In this way, land often has a much greater value to the University for the opportunities it allows than just its market cost. Proper use also involves adding aesthetic and environmental qualities to the physical space as well as the economic and functional rationale of its consumption.

Carrying the new boundaries of the University to Gaines St. and Macomb St. will create a new campus of approximately 583 acres. Accomplishing the development of this area will take many years. But the planning must start now with the confidence that

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the land will be there and will be configured in this manner.

By making the Gaines Street corridor the marking of the southern boundary, the campus geometry is the most compact and suitable for pedestrian traffic and the University Center is best integrated with the campus. The proposed expanded perimeter encloses sufficient area for foreseeable development and offers the public assurance of “responsible growth” contained within those boundaries.

Even if new buildings were not to emerge on the acquired land but were to stay within the confines of the existing campus, considerable land is needed to bring the intramural, recreation and open space uses up to norms as well as provide for additional parking and to gain control of the University’s perimeter for aesthetic and safety reasons.

Redevelopment by the University near Gaines St. has the added benefit to the City of a much-improved entryway to the Capitol Center from the airport. Safety on the campus may be improved by extending the boundary to Gaines St. and Macomb St. because this gives a more defined edge to the campus and allows more integration of all student-related activities within the confines of the University’s control.

From the previous Master Plan, two new facility proposals requiring land purchases outside the primary target area described above are a new maintenance complex and a new undergraduate facility for the FAMU/FSU College of Engineering. As described earlier, the current site of the Mendenhall Maintenance Complex is a prime site for development of a new academic quadrangle, especially now that Woodward Avenue has been closed. The Main Campus is deficient in recreation and open space and intramural/extramural fields and facilities. The flat expanses of land within the perimeter loop roads are required to meet these needs. Therefore, the maintenance facility should be relocated to the light industrial area south of Gaines Street near Lake Bradford Road. This location will allow convenient access to the Main Campus, closer travel to the Southwest Campus, and more convenient access to the other properties. The former State Motor Vehicle site is being considered for this use.

The proposal to relocate the FSU/ FAMU College of Engineering proposed in the previous plan was later rejected and has been removed from the plan. The plan to develop four phases of the College of Engineering at the Southwest Campus site has been confirmed and is actively being pursued.

The Plan recommends using an F.A.R. of 0.61 for the overall site derived from the average Historical area density (**Table 4.5**).

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New Academic and Research land uses are recommended for a maximum F.A.R. of 0.84, which is the aggregate F.A.R. for Academic land uses (see **Table 4.4**).

2.h. Assessment of Any Surplus Lands

There are no lands considered “surplus” by the University.

2.i. Identify Potential Land Areas for Expansion in the Context Area

The University is actively pursuing land acquisition to accommodate the demands of growth and to correct deficiencies. Refer to **Figure 4.9** for the areas adjacent to the Main Campus that are in the Acquisition Program. The majority of land to be acquired is just south of campus toward Gaines Street and to the east toward Macomb Street.

2.i.1. Present Land Use

Refer to **Figure 4.2** and **Figure 4.3** for the present land use in the context area. To the East of the old campus is the area designated in the City's zoning plan as University Transition. Basically this means that the old residential area between the campus and downtown is slowly being replaced by some university-related housing such as fraternities and sororities, apartments, rental single-family houses, and businesses using housing structures as offices. Expansion of Greek housing and development of low-intensity university facilities and parking in keeping with the overall scale and density would be appropriate.

Immediately south across Jefferson is another University Transition zone. Moving south to Gaines, the uses change to commercial and light industrial, many buildings being in a dilapidated state. The Plan proposes to develop primarily recreation facilities, parking and open space along the strip neighboring the north side of Gaines St. This would improve the edge of the campus considerably and be a buffer to the inner activity areas. It might also spur eventual redevelopment on the south side of Gaines St. prompted by the proposed improved roadway system. The City of Tallahassee has been studying a significant mixed-use redevelopment program for this zone along Gaines St.

On the west side of campus, the aging residential area of primarily single family residences is in transition to private housing serving students, faculty, and staff. Along Tennessee are several commercial strips that cater somewhat to the university personnel and students. The major roadway provides a hard edge to the campus even though a few uses exist on university property on the north side of the road.

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2.i.2. Property Values

Costs for land in the acquisition areas are provided in **Table 4.13**. Refer to **Figure 4.9** for land acquisition areas.

TABLE 4.13 Land Acquisition Program

	ACRES
Acquired to Date for Main Campus only, beginning 1992	62.53
Being Appraised, Negotiated, Closed	None presently
Future Acquisition (Unfunded, Approval Required)	*

Source: FSU Facilities Department, October 2006

* Information not available from FSU

2.i.3. Constraints That May Limit Future Expansion

Funding by the Legislature. This funding is non-recurring and the amount allocated varies from year to year. This inconsistency makes land acquisition difficult. Funding allocation affects the timing, intensity, and density of university development.

2.i.4. Future Planned Land Use

The Tallahassee-Leon County Comprehensive Plan designates the acquisition land use as University Transition in its Future Land Use Plan. Land uses designed to provide services to the university are encouraged. Residential development may be permitted up to 50 dwelling units per acre.

University-uses planned for the acquisition area include all aspects of the community: academic, research, housing, support, recreation and open space, parking, and utilities.

2.i.5. Building Conditions

Buildings for the most part in the acquisition area are comprised of single story wood frame houses and light industrial structures. Refer to **Figure 3.8**.

2.i.6. Property Ownership

Multiple individuals own the parcels in consideration for acquisition.

2.i.7. Potential Acquisition and Relocation Costs

Refer to **Table 4.13** for potential acquisition costs.

2.j. Identify and Evaluate Alternatives to Additional Land Acquisition

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2.j.1 Potentials for Increasing Height, Intensity or Density on Campus

The desired density for the Main Campus is described as an F.A.R. in Section 2.g, which is the density of the original Historic area of campus. Increasing the density or intensity of use is not recommended for future building zones.

2.j.2 Potentials for Increasing the Utilization of Existing and Future Academic Spaces to Reduce Future Facility Needs in order to fit within Existing Land Resources

There is low to no potential since FSU has been working to increase utilization and is still facing increased density. It is desirable for FSU to reduce or at least maintain overall density at present levels to preserve campus quality. Current PECO projects will increase campus densities in the near future, but with an aggressive program of land acquisition, this situation should be eased.

2.j.3 Potentials for Reducing the Planned Future Student Enrollment

There presently are no plans to reduce student enrollment. University projections for the next 10 years based on anticipated student demand suggest continued increase in enrollment.

2.j.4 Potentials for Transfer of Programs to Existing University Satellite Sites

There are presently no plans to transfer programs to other existing institutions.

2.j.5 Transfer of Programs to other Existing Institutions (Community Colleges, etc.) that may have Excess Land Development Capacity

There are presently no plans to transfer programs to other existing institutions.

2.k On-Campus Constraints to Future Land Use

Refer to **Figure 4.11** for potential physical constraints to future land use on the Main Campus. Generally, they are drainage and flood plain related, and there are no perceived limitations created by protected wildlife and vegetation, federally encumbered areas, and hazardous conditions. Potential drainage and flood plain related constraints on the Main Campus exist primarily within the area of the 100 Year Flood Plain as established by FEMA. Such constraints limit the location for future facility development. Existing buildings are shown on **Figure 4.11** as well. Potential physical constraints on the Southwest Campus are likewise limited and include similar drainage and floodplain areas, a select few vegetative areas, karst features, and man-made improvements such as surrounding neighborhoods, schools, and the like. Most of these types of improvements occur on the edge of campus and not necessarily within the

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limits of the Southwest Campus. The Panama City Branch Campus is limited primarily by the size of its campus and the immediacy of North Bay which serves as its northern boundary. There are no on-campus potential physical constraints.

2.l Off-Campus Constraints to Future Land Use

Refer to **Figure 4.11** for perceived and actual off-campus restraints to future land use on campus.

2.m Goals, Objectives, and Policies for Context Areas Adjacent to the University

The Tallahassee/Leon County Comprehensive Plan (1990, 2002 Add.) lists specific goals, objectives, and policies for land use on pages I-29 through I-49 in Volume 1 issued 1991, with revisions listed in the 2002 Addendum on pages 14 through 29. The intended functions of the various land use categories, excerpted from the Comprehensive Plan, are as follows:

- **Central Urban:** “Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large-scale commercial activities to serve retail needs of large portion of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development may be permitted up to 45 dwelling units per acre.”
- **University Transition:** “Contains lands located between Florida State University and Florida A & M University. Land uses designed to provide services to each university are encouraged. A functional transportation network coordinated with FSU and FAMU master plans shall be incorporated to link universities and provide access to land uses within area. Residential development may be permitted up to 50 dwelling units per acre.”
- **Mixed Use C:** “Intended Function: Create a cosmopolitan urban center wherein employment opportunities, including offices, retailing, and enclosed manufacturing, and medium to high density residential development are integral components. Opportunities for shopping, recreation, and entertainment are also

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provided, maximizing day and nighttime activity in the cosmopolitan urban center. Mixed Use C is intended to provide all the benefits of urban life close by, perhaps within walking distance; the close location of multi-family residences to employment centers, especially office center; the provision of shopping and dining opportunities for workers and residents; cultural and entertainment amenities for the enjoyment of residents as well as the entire community. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.”

- **Residential Preservation:** “Characterized by existing homogeneous residential areas within the community that are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.”

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