

Master Plan Overview

The Southwest Campus (SWC) of Florida State University (FSU) is located in southwestern Tallahassee about a mile to the southwest of the Main Campus (see **Figure MC.MP.5**) on approximately 740 acres remaining out of a large parcel often called “The Farm”, a nickname derived from a dairy farm that once operated on the site. Over the years portions of The Farm have been converted to other uses, such as: Alumni Village -- housing; Innovation Park -- research; Seminole Golf Course -- golf; FAMU/FSU College of Engineering-- academics. The perception has long been that there is a lot of land still available in what is now being called the Southwest Campus. Actually, there is less available than expected. This Master Plan promotes an orderly allocation of land uses and proposes several projects to support the continuing development of FSU’s research, academic, and support capabilities.

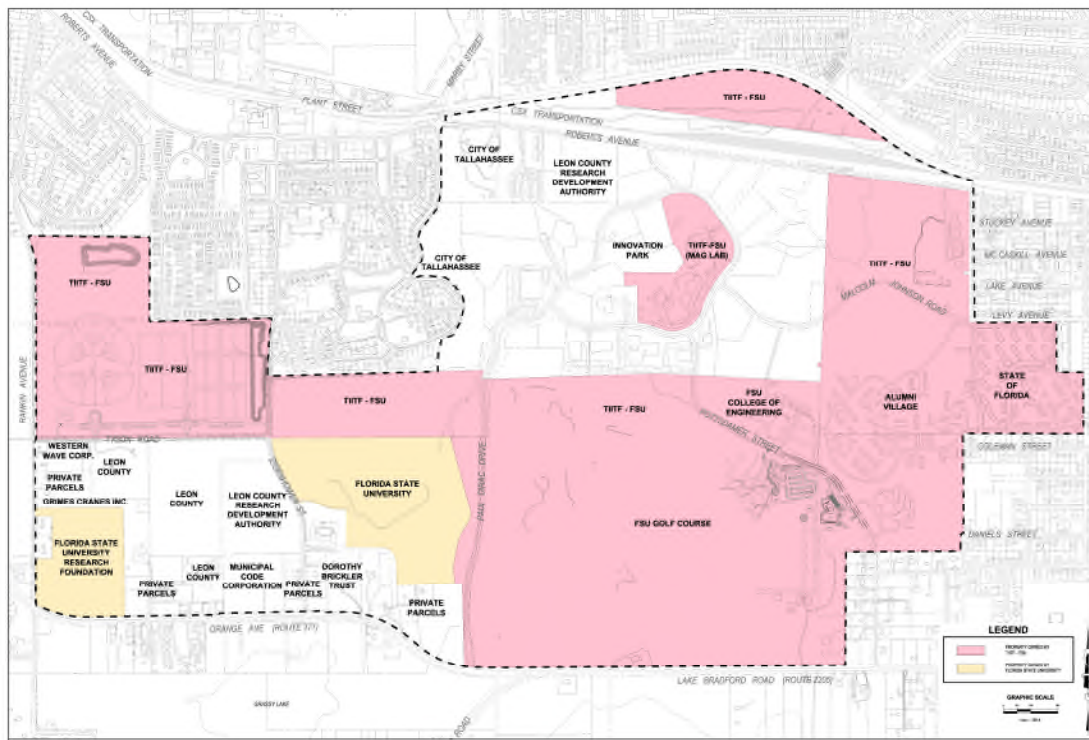


Figure SWC.1 Ownership map of the Southwest Campus. Dotted line shows approximate boundary of original Farm property.

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SWC-1

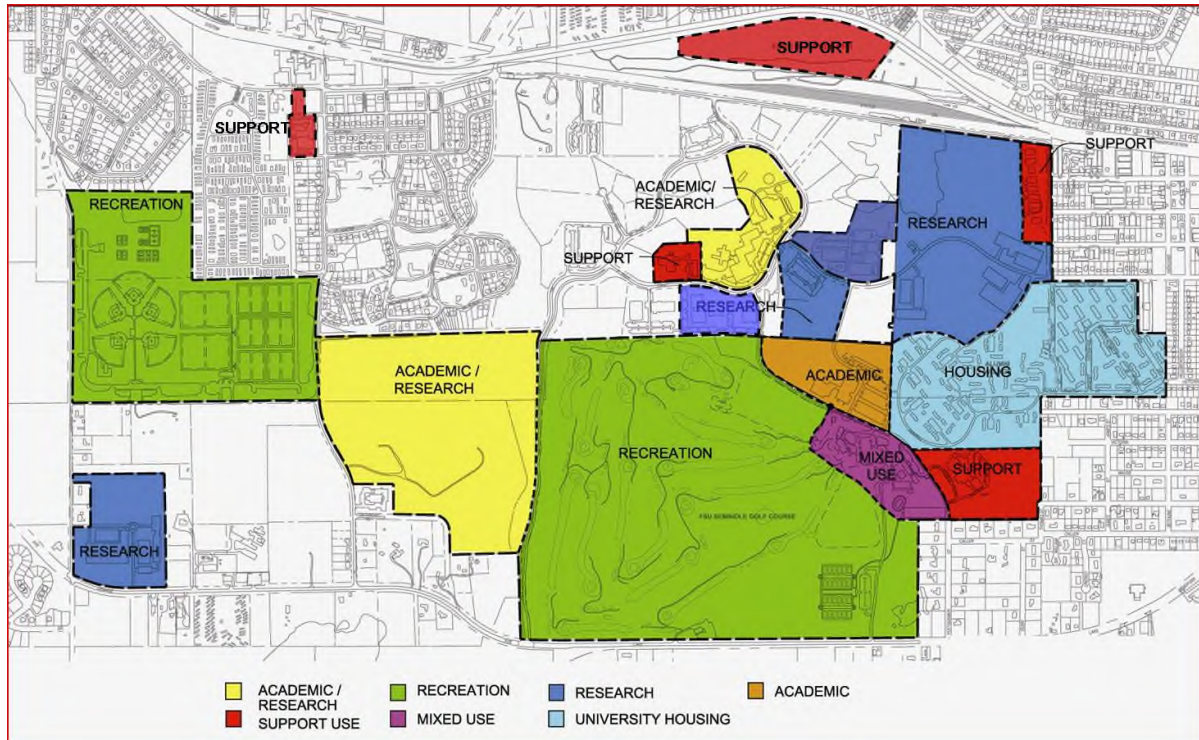


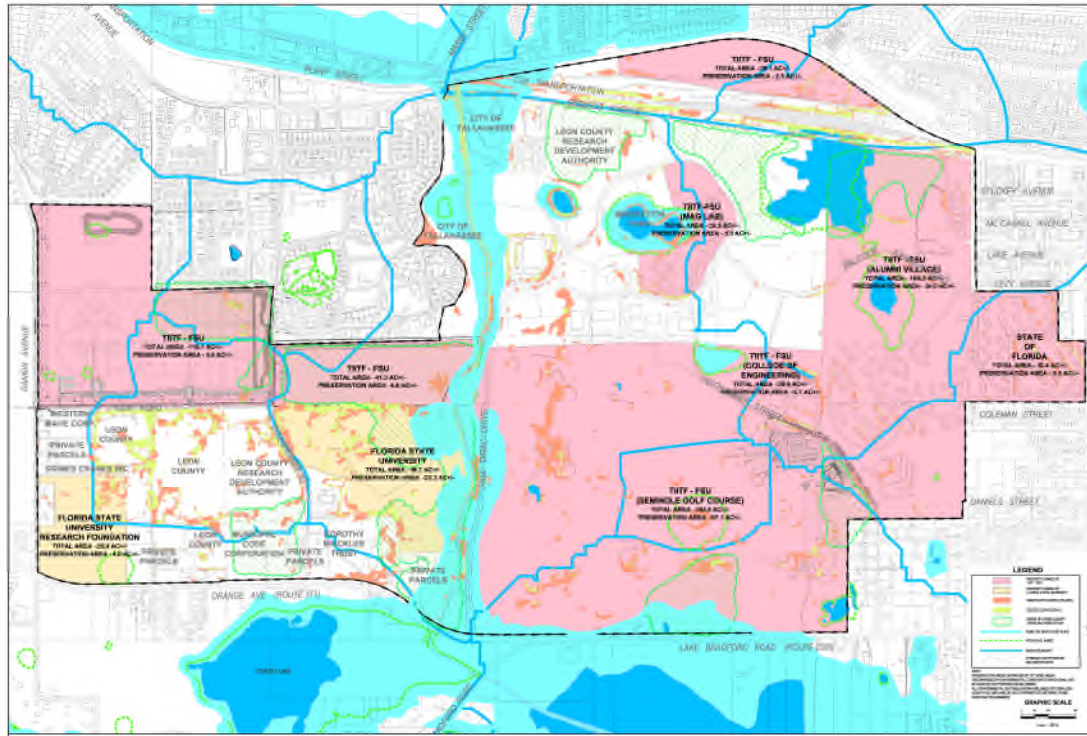
Figure SWC. 2 Future land uses map for FSU SWC property.

The Future Land Uses map shows the parcels currently owned by FSU and denotes the principal activities proposed for each segment. To the east and northwest, the SWC abuts residential neighborhoods. The north side adjoins and intermingles with Innovation Park, the research park of which FSU is a participant and within which FSU owns the property on which the National High Magnetic Field Laboratory is located. To the south are several parcels (formerly part of “the Farm”) owned mostly by other governmental entities.

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SWC-2



Within the SWC boundaries there are several significant environmental areas that reduce the usable area and require careful monitoring. Some are sensitive drainage ways, others are sink holes or karst areas and wetlands. Some have thick mixed pine and hardwood forest, some areas like the former FDOT property (shown in tan) located between the creek bed and Eisenhower Road have been used for construction material dumping or as borrow pits.

Recently, FSU conducted a thorough stormwater study of the Southwest Campus in conformance with policies in the master plan. The goal was to ascertain for itself and the City of Tallahassee the current and long-term physical characteristics of the campus and identify appropriate strategies for managing the evolving stormwater conditions as the proposed facilities are developed. The executive summary of this study is included in the Appendix of the Supporting Data volume.

SWC-3

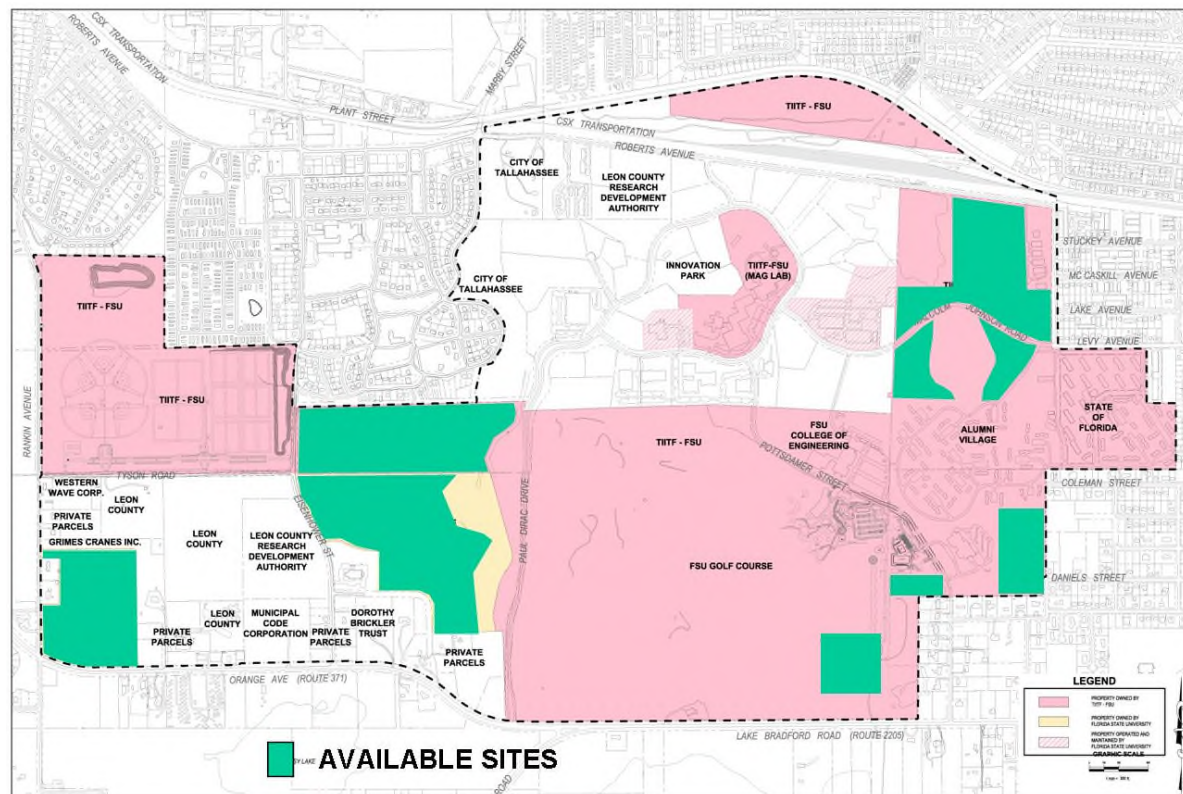


Figure SWC. 4 The green blocks are the remaining areas suitable for buildings at the SWC.

Large parcels of the SWC are occupied by venerable Alumni Village on the east side, a student housing complex, FSU's Seminole Golf Course in the middle, and the newly completed Intramural Fields complex in the northwest corner. On the accompanying map (see **Figure SWC.4** above) the areas depicted in green are the only remaining undeveloped sites suitable for building. This is considerably less acreage than most people assume to be the case.

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SWC-4



Figure SWC. 5 The primary development focus at the SWC will be for research.

Innovation Park was carved out of the original “Farm” property. FSU retains ownership of the parcels for the prestigious National High Magnetic Field Laboratory. Along Levy Street, FSU has begun development of a series of academic-oriented research facilities to house both pure research and related centers, institutes, and technology transfer organizations. Two newly acquired parcels in the southwest corner at the intersection of Orange Avenue and Rankin Avenue and in the center between Eisenhower Street and the creek ravine along Paul Dirac Drive (combination of the former “trailer park” site and the FDOT property) are proposed for initial developments within the 10-year planning horizon. Altogether these parcels could ultimately support upwards of 2 million square feet of research-related facilities. These developments would significantly improve the image of the southwest corner of Tallahassee as well as provide close access to the airport, FSU, and downtown Tallahassee. They are close to the Capitol Circle loop leading to the Interstate 10 corridor and the residential neighborhoods to the north of town. These research enclaves may offer FSU opportunities to explore and demonstrate a new paradigm for environmental stewardship while providing needed facilities for research that fuels economic development.

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SWC-5

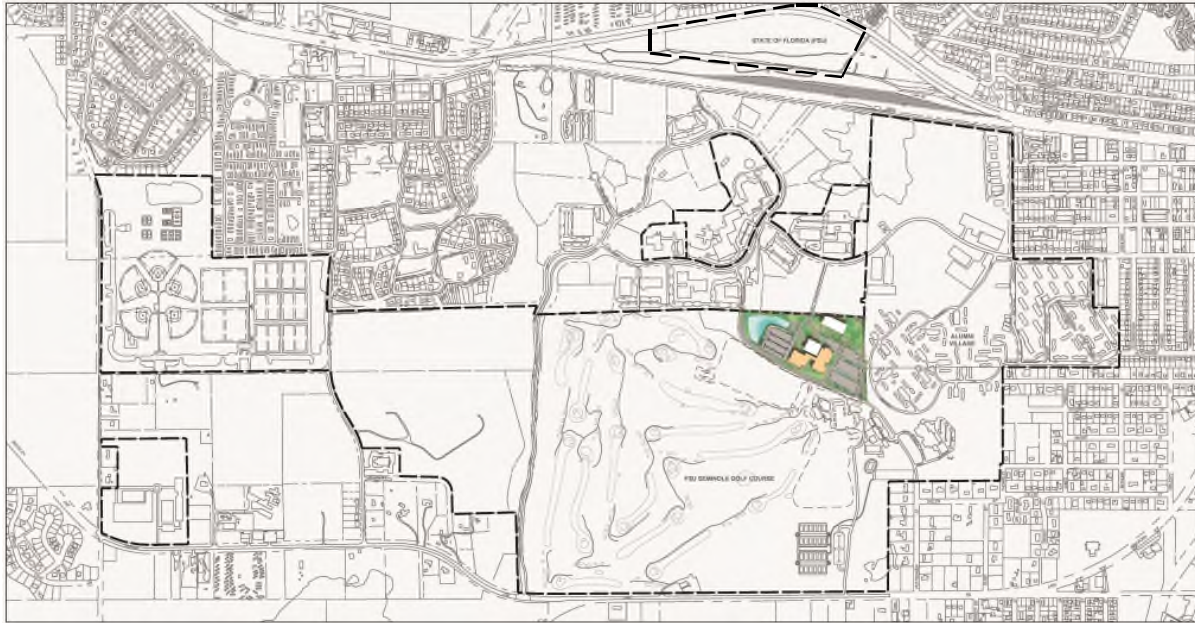


Figure SWC. 6 The SWC is the site for the jointly operated FAMU/FSU College of Engineering.

The joint FAMU-FSU College of Engineering is located in the middle of the SWC accessed by Pottsdamer Street. Contemplated in the Capital Improvements Element are a third and eventually a fourth phase expansion. Other academic programs at the SWC include the golf management program, science activities related to the National High Magnetic Field Laboratory and other research offices.

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SWC-6



Figure SWC.7 The Seminole Golf Course is joined by the new 110-acre Intramural Sports Complex.

Joining a trend that other large universities are pursuing to move large land allocations required for sports and recreation programs off their main campuses, FSU is building a major Intramural Sports Complex in the northwest corner along Rankin Avenue. The first phase of the complex has been completed with the second phase awaiting funding. This new facility will allow some activities to be off-loaded from the Main Campus to yield room there for more intense academic development while at the same time greatly expanding the overall scope and capability for student-related recreation, intramural and club sports.

Many Tallahassee residents and visitors alike know the Southwest Campus as the location of the FSU golf course, enjoyed by the general public as well as being the home course of the varsity men's and women's golf teams. A new clubhouse also houses the Professional Golf Management program, one of only a few in the country. Part of the golf course area is an underused nursery in the southeast corner along Orange Avenue. This parcel is targeted for a future tennis complex once the land on which the existing facilities are located on the Main Campus are needed for higher-and-best use academic functions. A new combined tennis stadium and College of Education teaching facility is under construction adjacent to the new Marine Research facility located along Pottsdamer Street.

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SWC-7

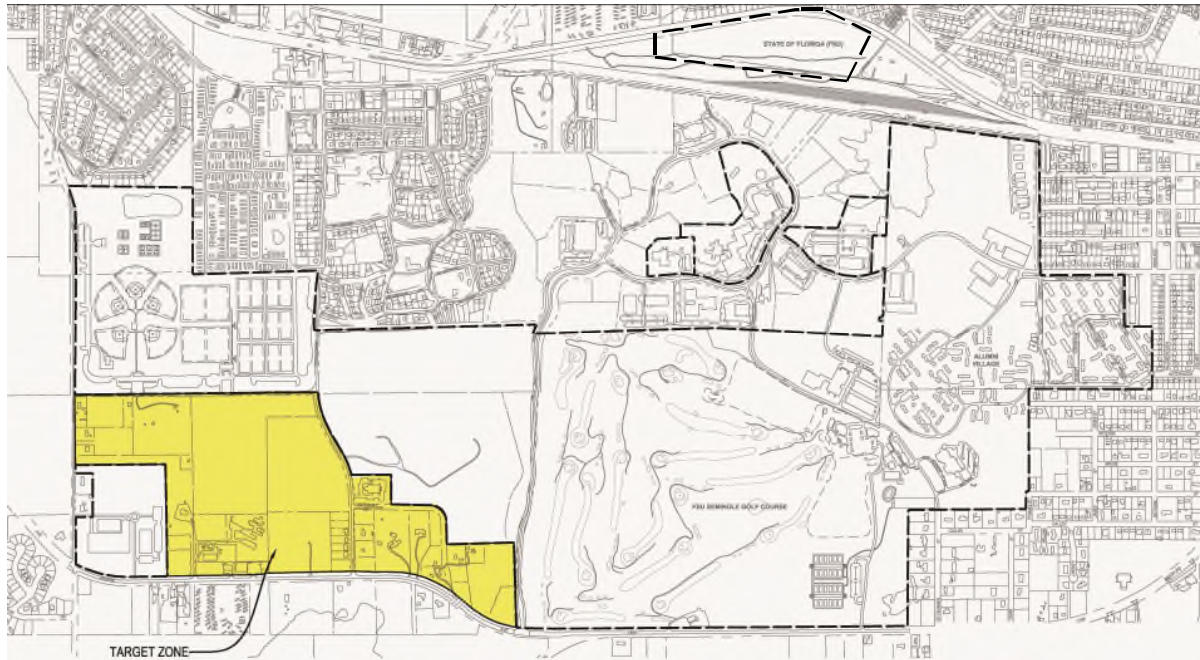


Figure SWC. 8 The large area in yellow depicts the long-range expansion target for the SWC.

Although many see the open ground or forested tracts along Orange Avenue or the undeveloped parcels in Innovation Park, there is far less land at the Southwest Campus for future growth than most people think. This is an opportune time to acquire the underutilized properties shown in yellow as a land bank for the future.

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SWC-8

TABLE MP.3.1 Southwest Campus

New Construction and Remodeling/Renovations

(* = completed, under construction, or previously funded)

Figure # MP.6	New Construction	Remodeling/Renovations
Years 1-5		
SW1*	Materials Research Center	
SW2	College of Education Multipurpose Teaching Facility	
SW4	FAMU-FSU College of Engineering, Phase 3	
SW5*	Research and Development Facility, Number 4 (AME)	
SW8B	Magnetic Operations Building Expansion	
SW8A	FEL Building Expansion	
SW14*	Marine Science Research and Training Center	
SW15	Facilities Support Buildings A&B	
SW16*	Intramural Sports Outdoor Complex, Phase 1	
Years 6-10		
SW6	Research and Development Facility, Number 5	
SW7	Research and Development Facility, Number 6	
SW8C	NMR Building Expansion	
SW9	FAMU College of Engineering (Phase 4)	
SW10	FSU Research and Development Complex, Phase 1	
SW11	Research and Development Facility, Number 7	
SW12	Academic/Research Center (Phase 1)	
SW13	Research and Development Center, Number 8	
SW17	Intramural Sports Outdoor Complex, Phase 2	
SW18	Tennis Court Expansion	

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SWC-9



LEGEND: --- CAMPUS BOUNDARY EXISTING BUILDING NEW CONSTRUCTION

FIGURE SWC. MP.1

MASTER PLAN 10 YEAR

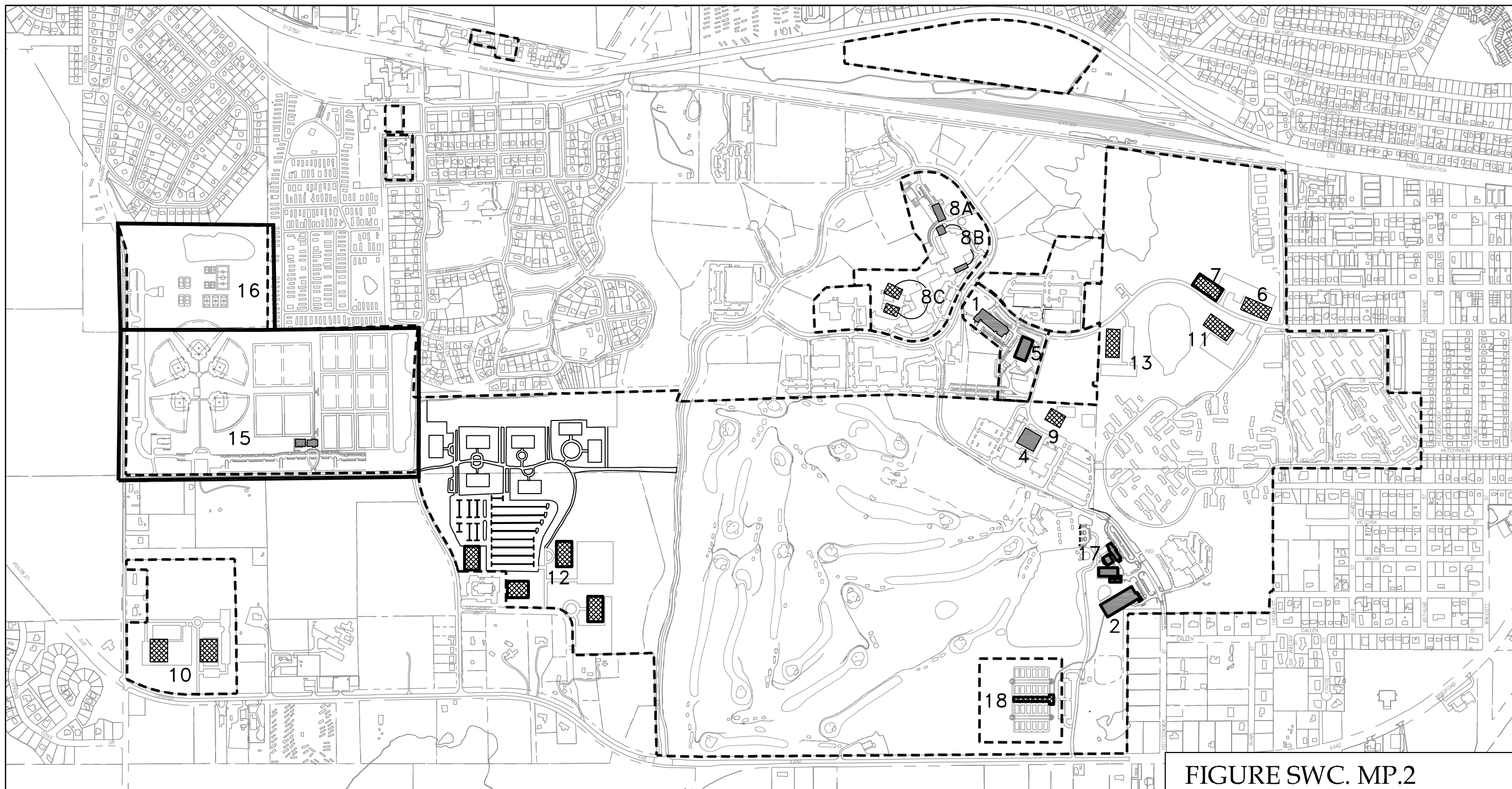
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SOURCE:
BASEMAP BY FSU
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
GOALS, OBJECTIVES AND POLICIES



LEGEND: BUILDING RENOVATION YEAR 1-5 BUILDING CONSTRUCTION YEAR 1-5 FUTURE RENOVATION YEAR 6-10 FUTURE BUILDING CONSTRUCTION YEAR 6-10

FIGURE SWC. MP.2

SWC MP CONSOLIDATED

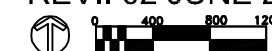
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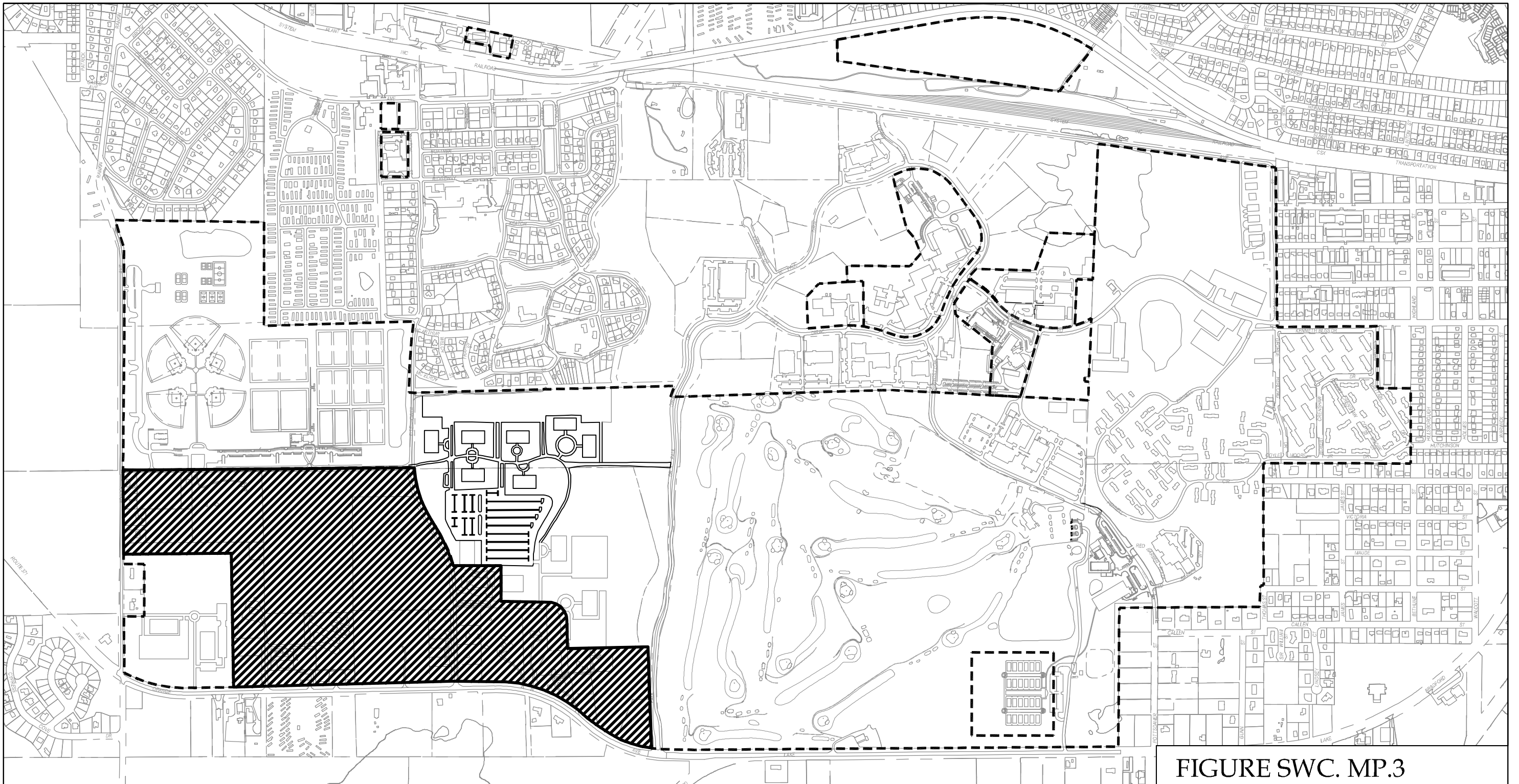
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SOUTHWEST CAMPUS

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LEGEND: --- CAMPUS BOUNDARY ▨ TARGET ACQUISITION ZONE

FIGURE SWC. MP.3

LAND ACQUISITION

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