

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 Southwest Campus have been converted to other uses, such as: Alumni Village – housing (now closed); Innovation Park -- research; Seminole Golf Course -- golf; FAMU-FSU College of Engineering-- academics. 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.

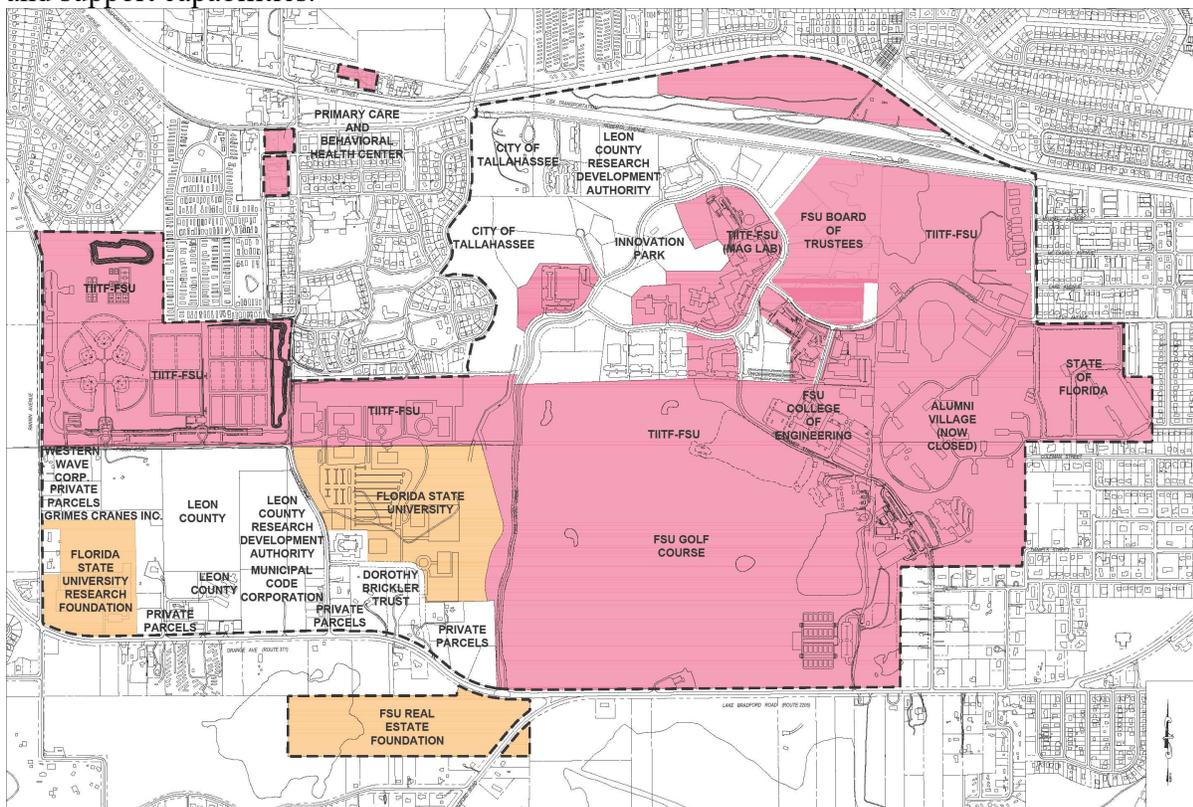


Figure SWC.1 Ownership map of the Southwest Campus. Dotted line shows approximate boundary of original Farm property.

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SWC-1

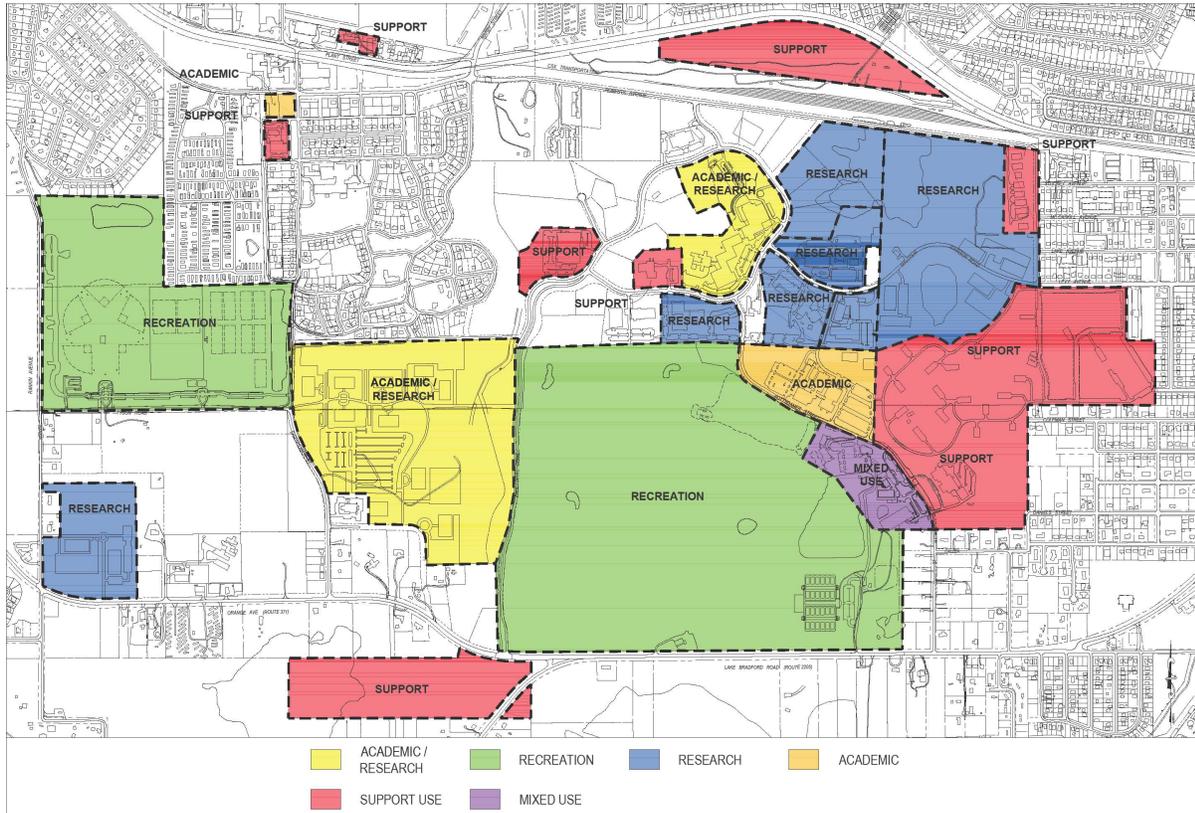


Figure SWC. 2 Future land uses map for FSU SWC property.

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. FSU acquired several additional parcels in Innovation Park which were included in a previous minor amendment. To the south are several parcels owned mostly by other governmental entities.

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SWC-2

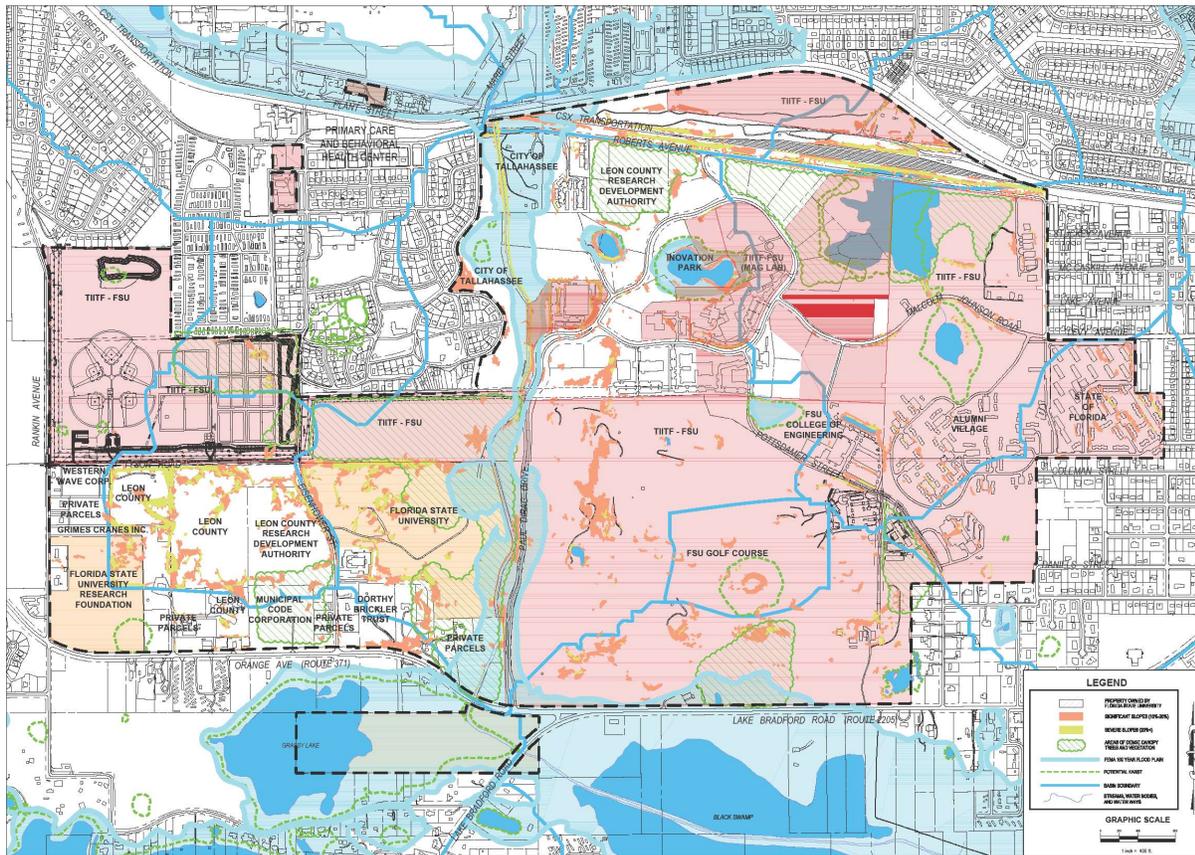


Figure SWC.3 Environmental zones affecting potential use of SWC property

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, 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.

FSU has 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

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developed. (A copy of this study can be accessed by contacting the Facilities Department at Florida State University.)

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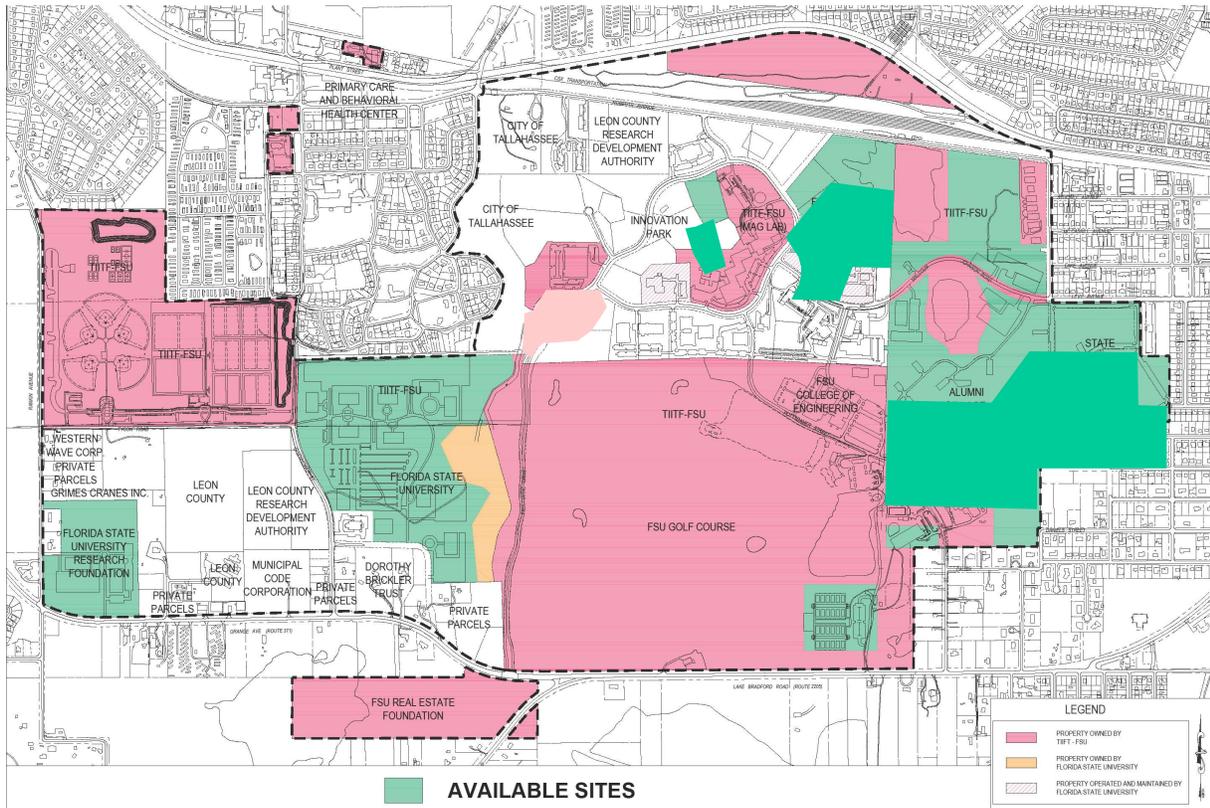


Figure SWC. 4 The green blocks are the remaining areas suitable for buildings at the SWC.

Large parcels of the SWC include FSU’s Seminole Golf Course, the SportsPlex, and the former Alumni Village site. 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-5

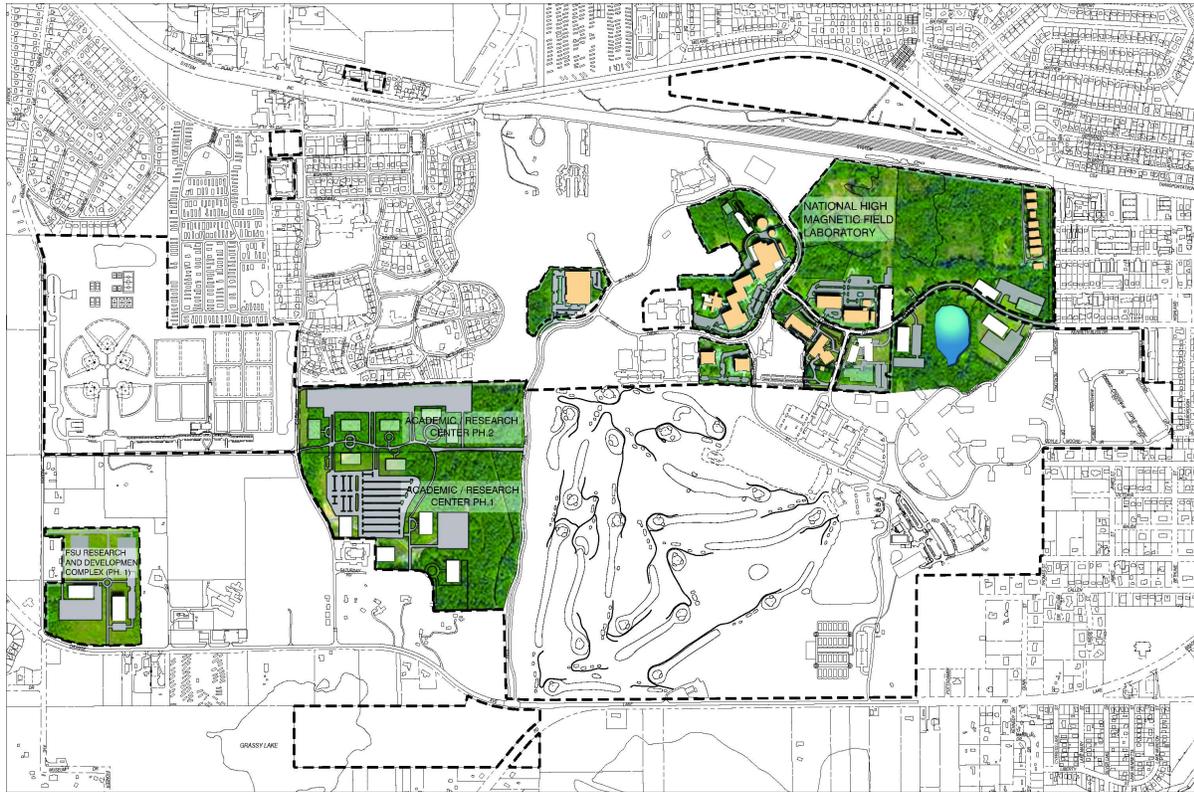


Figure SWC. 5 The primary development focus at the SWC will be for research.

Innovation Park was carved out of the original “Farm” property. Along Levy Street, FSU has developed a series of research facilities that house both pure research and related centers, institutes, and technology transfer organizations. Two parcels are proposed for initial developments within the 10-year planning horizon. The first is an area located near the intersection of Orange and Rankin Avenues, and the second is located between Eisenhower Street and Paul Dirac Drive. Combined, these parcels could ultimately support upwards of 2 million square feet of research facilities. These developments would significantly improve the image of the southwest corner of campus as well as provide close access to the airport, FSU, and downtown Tallahassee. They are close to Capital Circle leading to the I-10 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 fuel economic development.

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

The 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 science programs.

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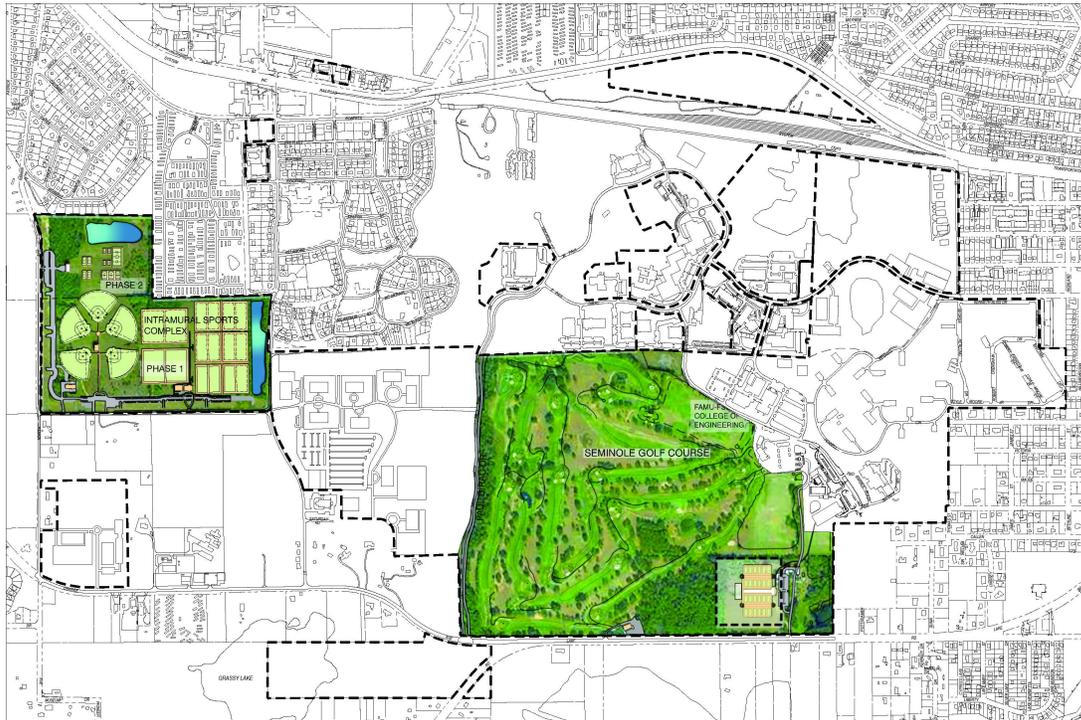


Figure SWC.7 The Seminole Golf Course and the Campus Recreation Intramural Sports Complex. (Rec SportsPlex)

Like other large Universities, FSU has joined the trend of moving sports and recreation programs off its main campus. FSU has constructed a major Intramural Sports Complex, called the Rec SportsPlex, in the northwest corner along Rankin Avenue. The first phase of the Rec SportsPlex has been completed while the second phase awaits funding. This move has created the potential for more intense academic development on the Main Campus. At the same time the overall scope and capability for student-related recreation, intramural and club sports has greatly expanded.

Many people 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. The clubhouse also houses a PGA Golf Management Program, one of only a few in the country. The FSU Facilities Department has a nursery complex in the southeast corner along Orange Avenue. This parcel is targeted for a future tennis complex which would house

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academic, athletic and recreation activities. The Morcom Aquatic Center is located along Pottsdamer Street, across from the WFSU Broadcasting Center.

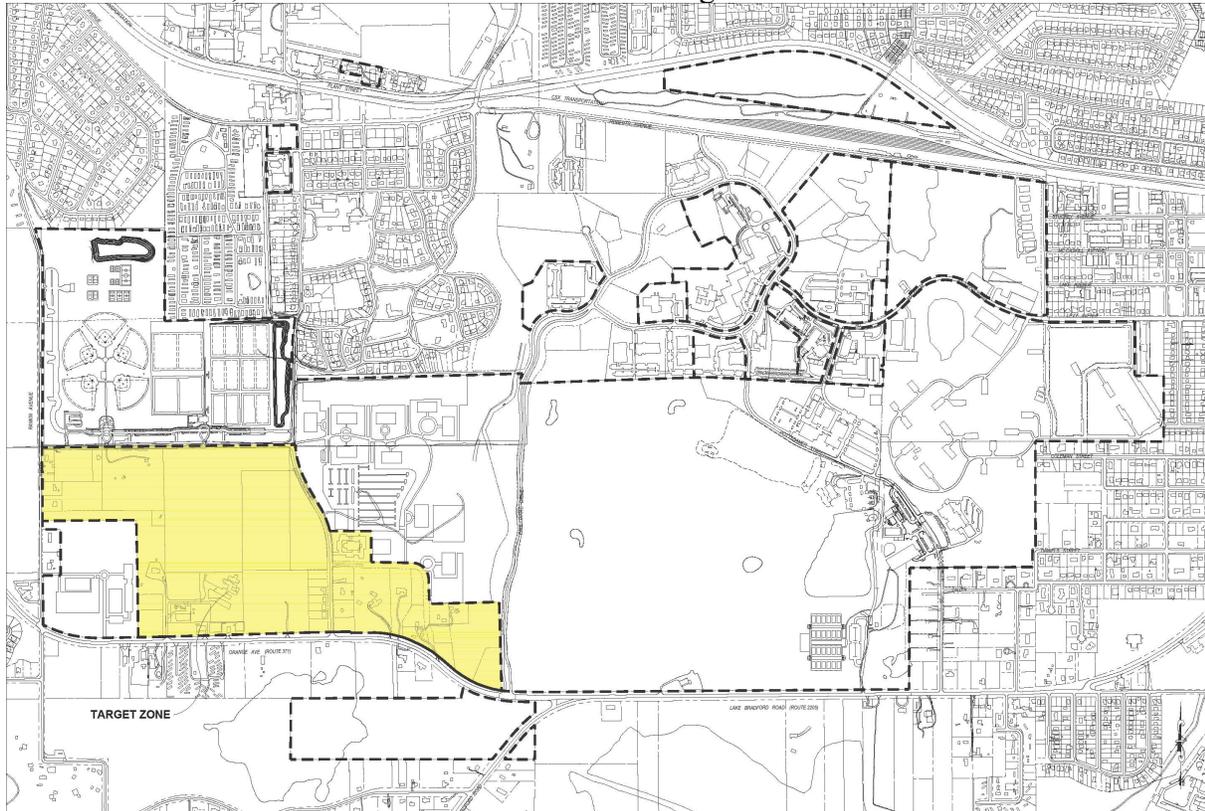


Figure SWC. 8 The large area in yellow depicts the long-range expansion target for the SWC.

Although many see the open ground or forested tracts along Orange Avenue or the undeveloped parcels in Innovation Park as opportunities for new development, 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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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	
SW*2	College of Education Multipurpose Teaching Facility	
SW4	FAMU-FSU College of Engineering, Phase 3	
SW5*	Research and Development Facility, Number 4 (AME)	
SW6	Research and Development Facility, Number 5 (IRCB/Phase 1)	
SW8A	FEL Building Expansion	
SW8B	Magnetic Operations Building Expansion	
SW14*	Marine Science Research and Training Center (Morcom)	
SW15A	Facilities Support Buildings A	
SW16*	Intramural Sports Outdoor Complex, Phase 1 (Rec SportsPlex)	
SW19	Primary Care and Behavioral Health Center	
SW20	Seminole Golf Course Improvements	
Years 6-10		
SW7	Research and Development Facility, Number 6	
SW8C	NMR Building Expansion	
SW9	FAMU-FSU 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	
SW15B	Facilities Support Buildings B	

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SW17	Intramural Sports Outdoor Complex, Phase 2 (Rec SportsPlex)	
SW18	Tennis Court Expansion	

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SWC-11



FIGURE SWC. MP.1
 MASTER PLAN 10-YEAR

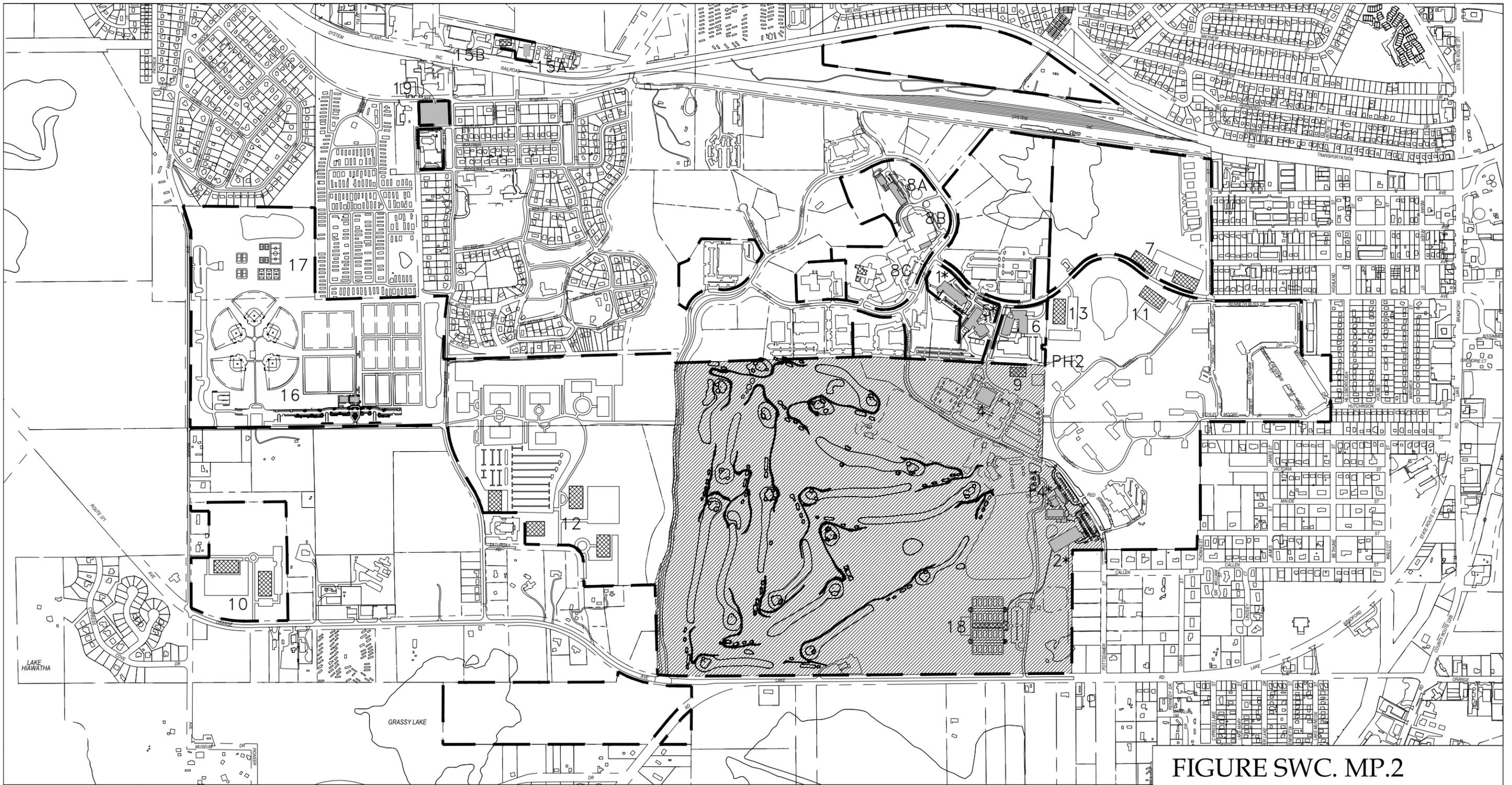
LEGEND: --- CAMPUS BOUNDARY ■ EXISTING BUILDING □ NEW CONSTRUCTION

GOP
 13 JUNE 2008
 REV.: JANUARY 18, 2018
 0 400' 800' 1200'

SOURCE:
 BASEMAP BY FSU
 MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN:
FLORIDA STATE UNIVERSITY
 TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
 GOALS, OBJECTIVES AND POLICIES

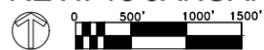


LEGEND:

 BUILDING RENOVATION YEAR 1-5	 FUTURE RENOVATION YEAR 6-10	* COMPLETED, UNDER CONSTRUCTION, OR FUNDED
 BUILDING CONSTRUCTION YEAR 1-5	 FUTURE BUILDING CONSTRUCTION YEAR 6-10	

FIGURE SWC. MP.2
SWC MP CONSOLIDATED

GOP
 13 JUNE 2008
 REV.: 18 JANUARY 2018



SOURCE:
 BASEMAP BY FSU
 MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN:
FLORIDA STATE UNIVERSITY
 TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
 GOALS, OBJECTIVES AND POLICIES

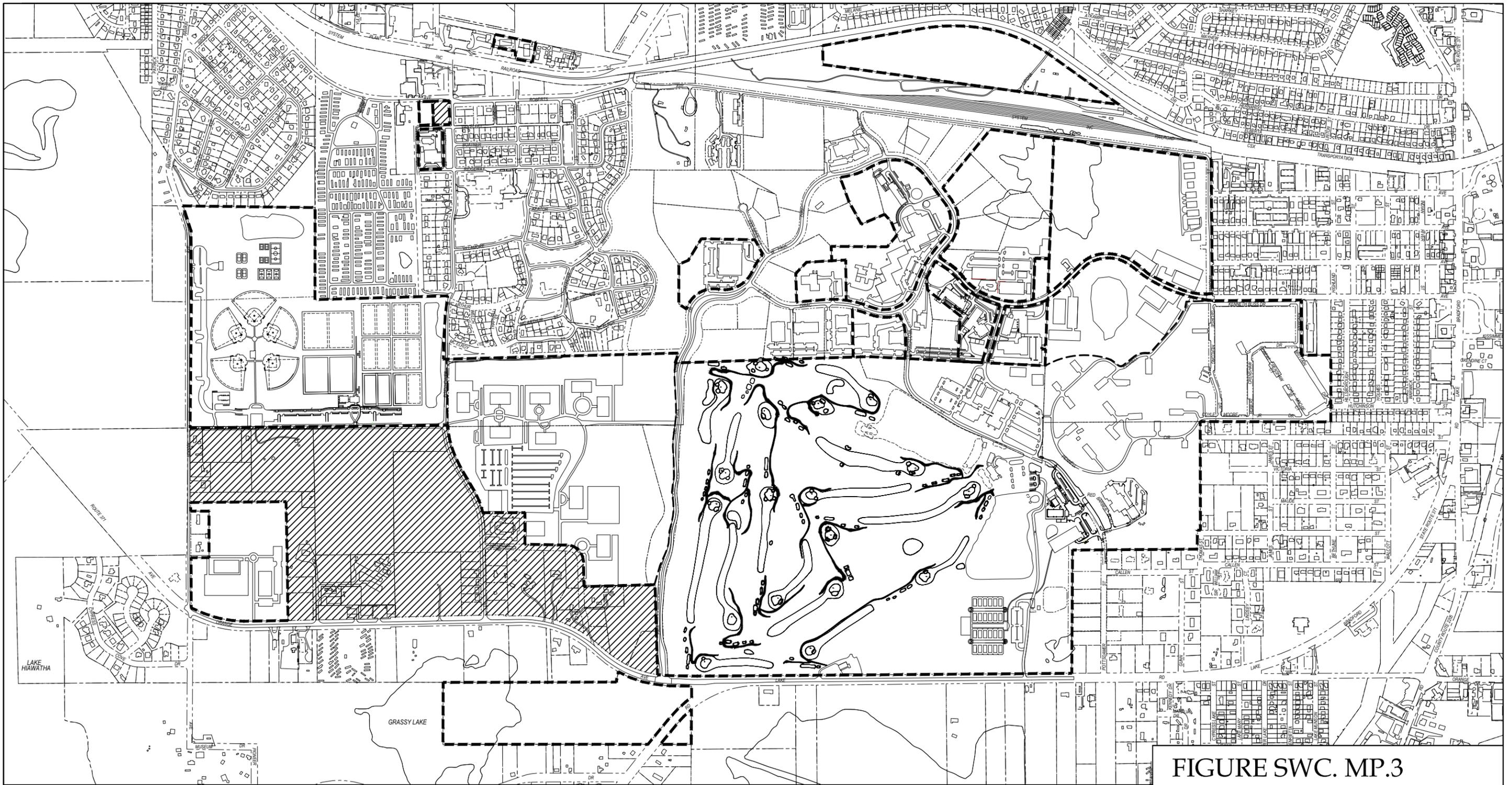
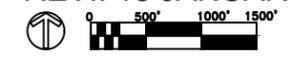


FIGURE SWC. MP.3

LAND ACQUISITION

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 13 JUNE 2008
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LEGEND: ——— CAMPUS BOUNDARY ▨ TARGET ACQUISITION ZONE

SOURCE:
 BASEMAP BY FSU
 MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN:
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SOUTHWEST CAMPUS
 GOALS, OBJECTIVES AND POLICIES