

**URBAN DESIGN ELEMENT**

NOTE: Unless otherwise noted, the goals, objectives and policies contained in this element shall Guide development of the Main Campus and Southwest Campus in Tallahassee as well as the Panama City Campus in Panama City, Florida.

**Goal 1**

**To establish and follow conceptual principles for the organization of future development, including buildings and open spaces, on the University campus.**

**Objective 1A**

**Protect and enhance symbolic open spaces.**

**Policy 1A-1**

Preserve and enhance the symbolic campus open spaces such as Westcott Building, Landis Green, the Mina Jo Powell Alumni Green, the Southgate Green or Greek Park, and Union Green among others (see **Figure 3.2**) by dedicating these places as open spaces, maintaining the landscape materials and features, and improving signage, street furniture, lighting, edge conditions, walkways, etc., to enhance the aesthetics and usability of the spaces.

**Policy 1A-2**

At the Panama City Campus, preserve and enhance the natural edge of vegetation along the shoreline of North Bay as symbolic green space and as a buffer to the academic building zone (as shown in **Figure 3.6**).

**Policy 1A-3**

At the Southwest Campus, preserve and enhance the areas of natural vegetation along portions of the campus, such as the Seminole Golf Course, the Intramural Sports Complex, Alumni Village, and the former dairy operations located north of Levy Street (see **Figure 3.3**).

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**Objective 1B**

**Establish a system of dedicated open spaces around which to develop future University facilities.**

**Policy 1B-1**

As shown in **Figure 3.4** for the Main Campus and in **Figure 3.7** for the Panama City Campus, use the organizing system of dedicated open spaces and functional linkages to direct future facility development.

**Policy 1B-2**

Develop facilities around the planned system of dedicated open spaces to help create those open spaces, by placing the majority of every building's courtyard facade within a 50-foot building zone around the approximately 200-foot-wide courtyard. The 200-foot width is a function of the height of the surrounding buildings. Because it has been recommended that FSU use a four- to five-story standard building height (about 50- to 55-feet on average, excluding roof) to preserve the historic proportions used on campus, the corresponding proportional courtyard width for FSU is four times the building height, or approximately 200 feet. The model for this proportion is the open space north of Dodd Hall, between Bryan and Westcott (Ruby Diamond Auditorium). Significant changes in courtyard width should be met with proportional changes in building height. See the explanatory diagrams of **Figure 3.1** on p. 3-4.

**Policy 1B-3**

Develop dedicated courtyards prior to or simultaneous with the construction of the first facility of that courtyard. Each subsequent facility construction budget should allot funds to further enhance the courtyard, until it is complete.

**Policy 1B-4**

Seek the development of the Main Campus spatial environment according to the following sequence and priorities for major campus development projects.

- Move Maintenance Complex to south of Gaines Street.
- Continue land acquisition program.
- Improve and expand facilities in the Science district
- Redevelop Mendenhall Maintenance site.

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**3 Urban Design**

Complete development of the Student Life quadrangle.  
Continue Call Street Corridor pedestrian bikeways improvements.  
Continue expansion of university facilities south toward Gaines St.  
Begin redevelopment of the Northwest quadrant.  
Improve Gaines Street Corridor.  
Continue improvements to Inner Loop.

**Policy 1B-5**

Seek to improve the Panama City Campus spatial environment according to the following sequence and priorities for major campus development projects.

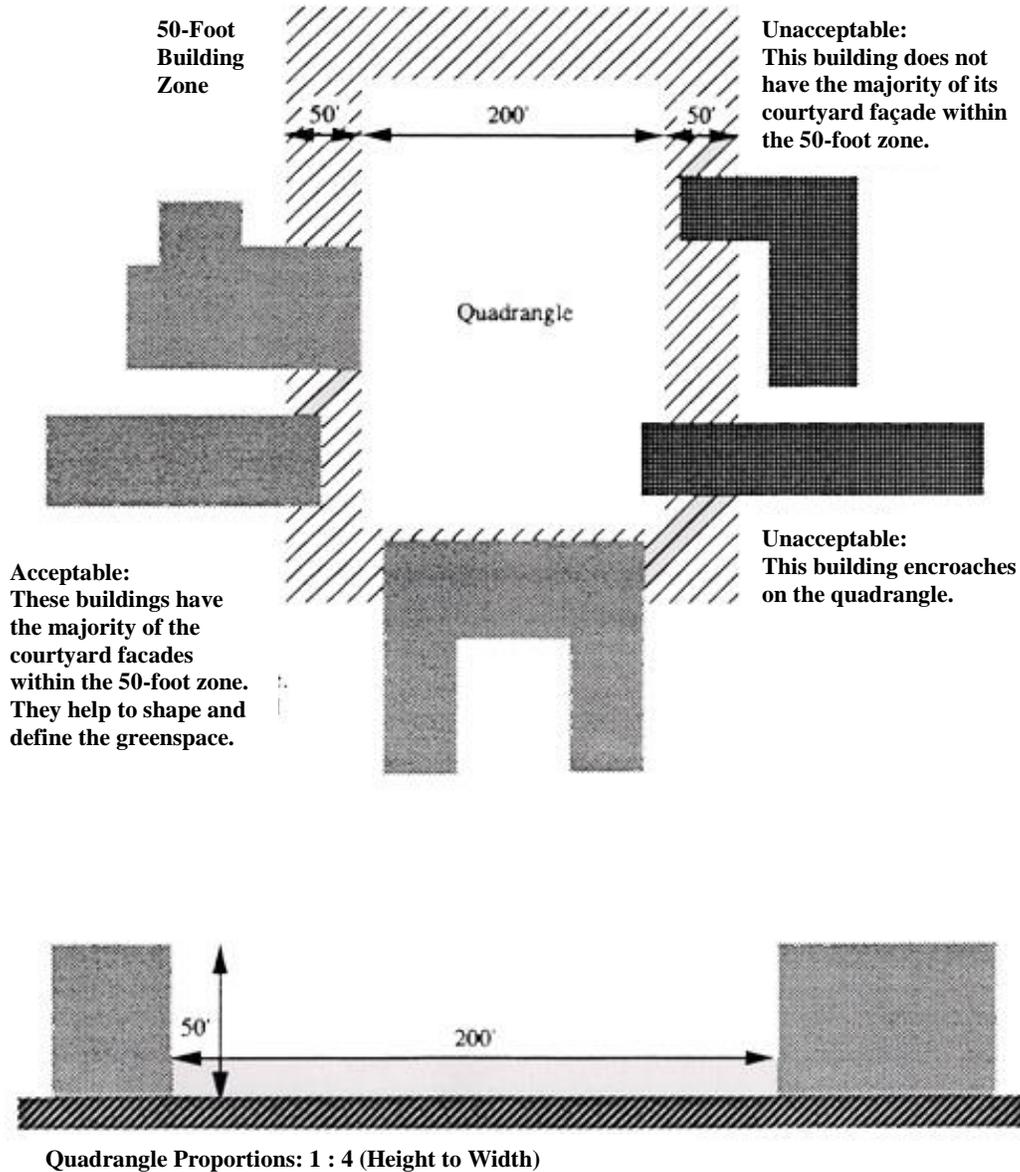
Develop academic buildings and quadrangle along The North Bay.  
Improve Collegiate Drive and main entrance.  
Expand and enhance the parking zone along Collegiate Drive.

**Policy 1B-6**

Seek the development of the Southwest Campus spatial environment according to the following sequence and priorities for major campus development projects.

Continue development of Research Facilities.  
Continue development of new Academic Facilities including:  
    College of Engineering Phase 3 and 4  
    College of Education Multipurpose Teaching Facility  
Continue development of the Intramural Sports Outdoor Complex Phase 2.  
Develop new Athletic Facilities.

Figure 3.1: Quadrangle Development Guidelines



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**Objective 1C****Enhance the visual quality of the campus.****Policy 1C-1**

Continue to manage and review the design of new campus facilities, as well as ensure compliance with other master plan goals, objectives and policies assigned to it throughout this Plan.

**Policy 1C-2**

Preserve and improve major campus axes that define entries and provide focal points. See **Figure 3.3**.

**Policy 1C-3**

Improve view corridors into the Main Campus. See **Figure 3.5**.

**Policy 1C-4**

Preserve the campus' significant vegetation, including "heritage oaks." Relocation can be an option, when it is possible.

**Policy 1C-5**

Organize service and loading functions and facilities away from main campus visual and pedestrian axes.

**Policy 1C-6**

Place service and loading functions and facilities in enclosures so that they are screened from view.

**Policy 1C-7**

Consideration shall be given for the placement of artwork, landscape features, or other similar improvements in areas of the Main Campus as shown on **Figure 3.8**. As new properties are acquired and existing areas are redeveloped, consideration shall be extended to these areas. The Master Plan will be amended to include any changes.

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**Objective 1D**

**Work together with the City of Tallahassee to develop compatible land uses in the context area of the University.**

**Policy 1D-1**

Work with the City of Tallahassee to create along FSU's boundary landscaped boulevards to transition from the campus to the context area using appropriately wide setbacks for non-FSU development.

**Policy 1D-2**

Along campus borders, promote land use guidelines, aesthetic controls, and signage decisions in concert with the City of Tallahassee that will benefit both the University and the context area.

**Policy 1D-3**

Work with the City of Tallahassee to review projects and any development guidelines to ensure that the residential scale of the context areas to the east and west of the campus retains their residential character.

**Policy 1D-4**

Seek zoning or building restrictions for development adjacent to the campus to be compatible in scale and mass.

**Objective 1E**

**Maintain, enhance, and extend functional linkages between major campus activity centers.**

**Policy 1E-1**

Include funds in new facility budgets to develop and enhance campus spaces and linkages. PECO funds, capital improvements funds, and other state appropriations should be augmented whenever possible by funds derived from private sources.

**Policy 1E-2**

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**3 Urban Design**

Retain an easy, cross-campus walking distance on Main Campus and Panama City Campus.

**Policy 1E-3**

Improve existing open spaces to be more attractive and comfortable for pedestrians.

**Objective 1F**

**Develop all new buildings and facilities to meet state energy efficiency standards and promote concepts of sustainability.**

**Policy 1F-1**

Meet or exceed state-mandated energy guidelines for all new facilities and continue programs for retrofitting existing facilities.

**Policy 1F-2**

Site new buildings along the best energy-conserving solar orientation within appropriate functional parameters for the building program.

**Policy 1F-3**

To promote energy efficiency and conservation, cluster facilities, buildings, parking lots, etc. to minimize energy distribution losses and minimize expenditures of energy for movement of goods, people and utilities.

**Objective 1G**

**Expand and develop the Main Campus in steps that will maintain a contiguous campus.**

**Policy 1G-1**

Plan land acquisition sequences to acquire parcels that are contiguous to the campus to the degree that is possible and reasonable under the circumstances.

**Policy 1G-2**

Develop new areas of the campus that are adjacent to already developed zones to avoid a "checkerboard" approach.

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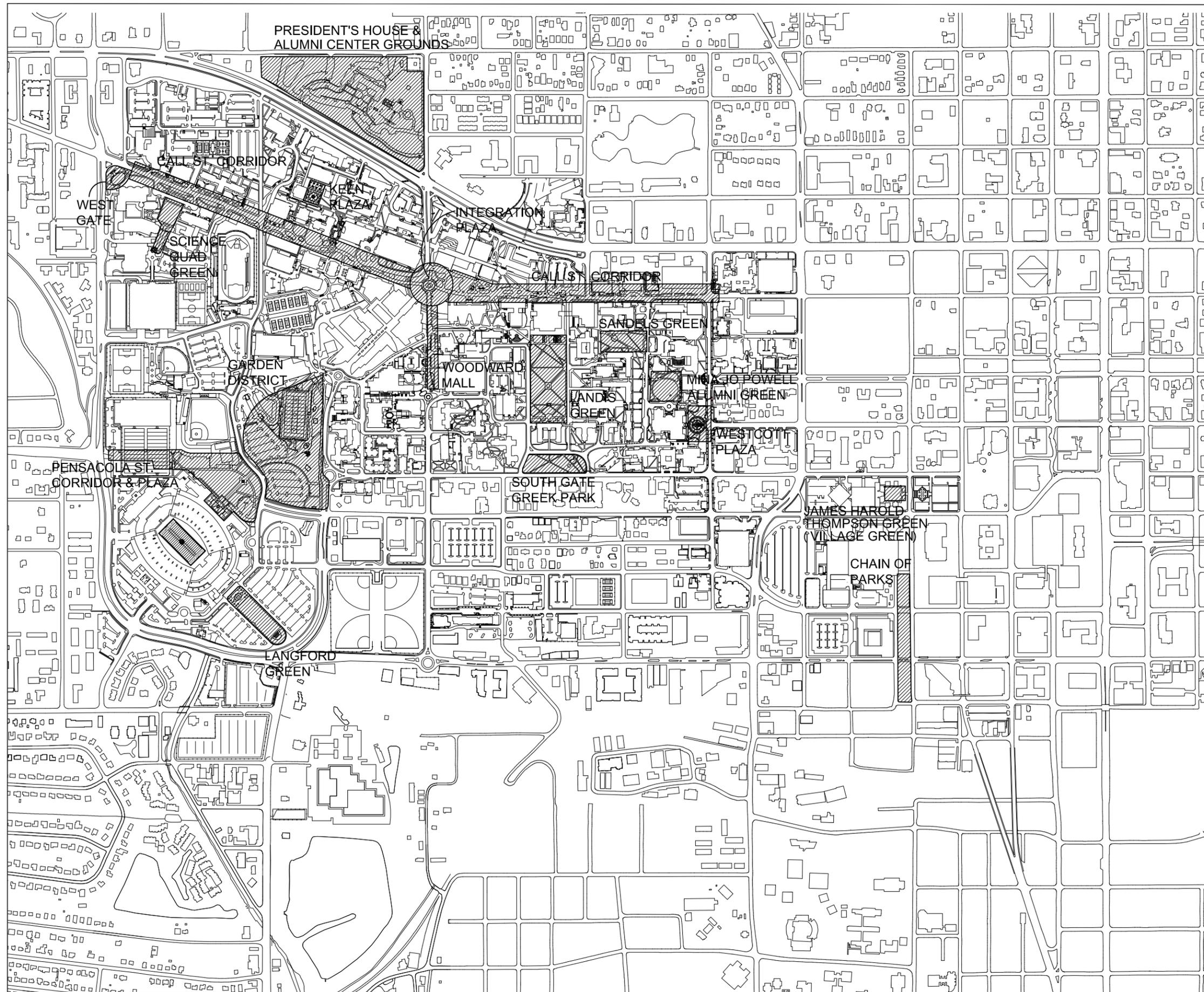


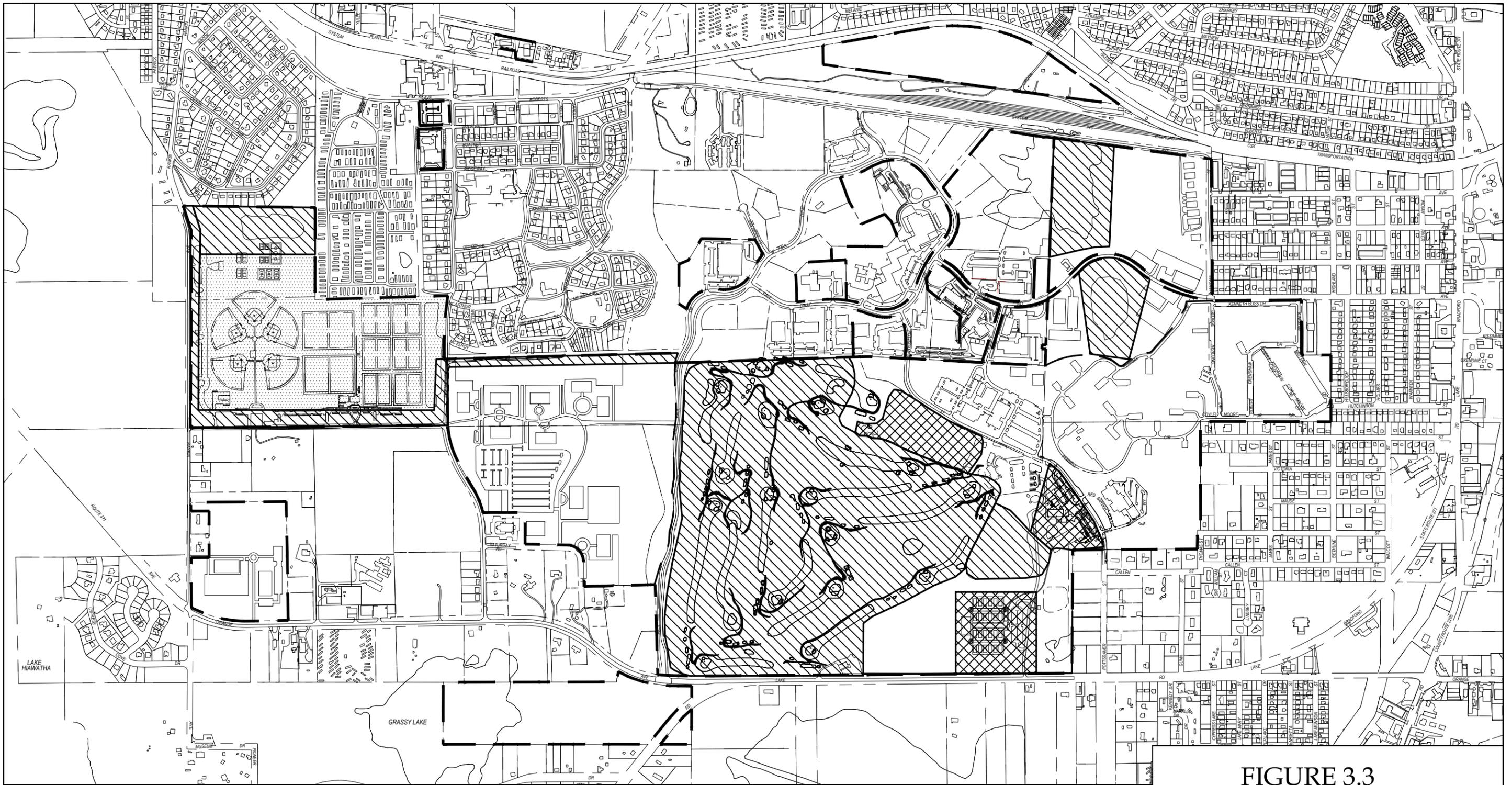
FIGURE 3.2

EXISTING SYMBOLIC  
CAMPUS OPEN SPACES

SOURCE:  
BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
FLORIDA STATE UNIVERSITY  
TALLAHASSEE, FLORIDA  
GOP  
13 JUNE 2008  
REV: 10 JUNE 2016





**LEGEND:**



INTERCOLLEGIATE  
ATHLETICS



RECREATION/ INTRAMURAL  
FIELDS



GENERAL DEDICATED  
OPEN SPACE

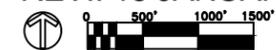
SOURCE:  
BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN:  
**FLORIDA STATE UNIVERSITY**  
TALLAHASSEE, FLORIDA

**SOUTHWEST CAMPUS**  
GOALS, OBJECTIVES AND POLICIES

**FIGURE 3.3**  
**OPEN SPACES**

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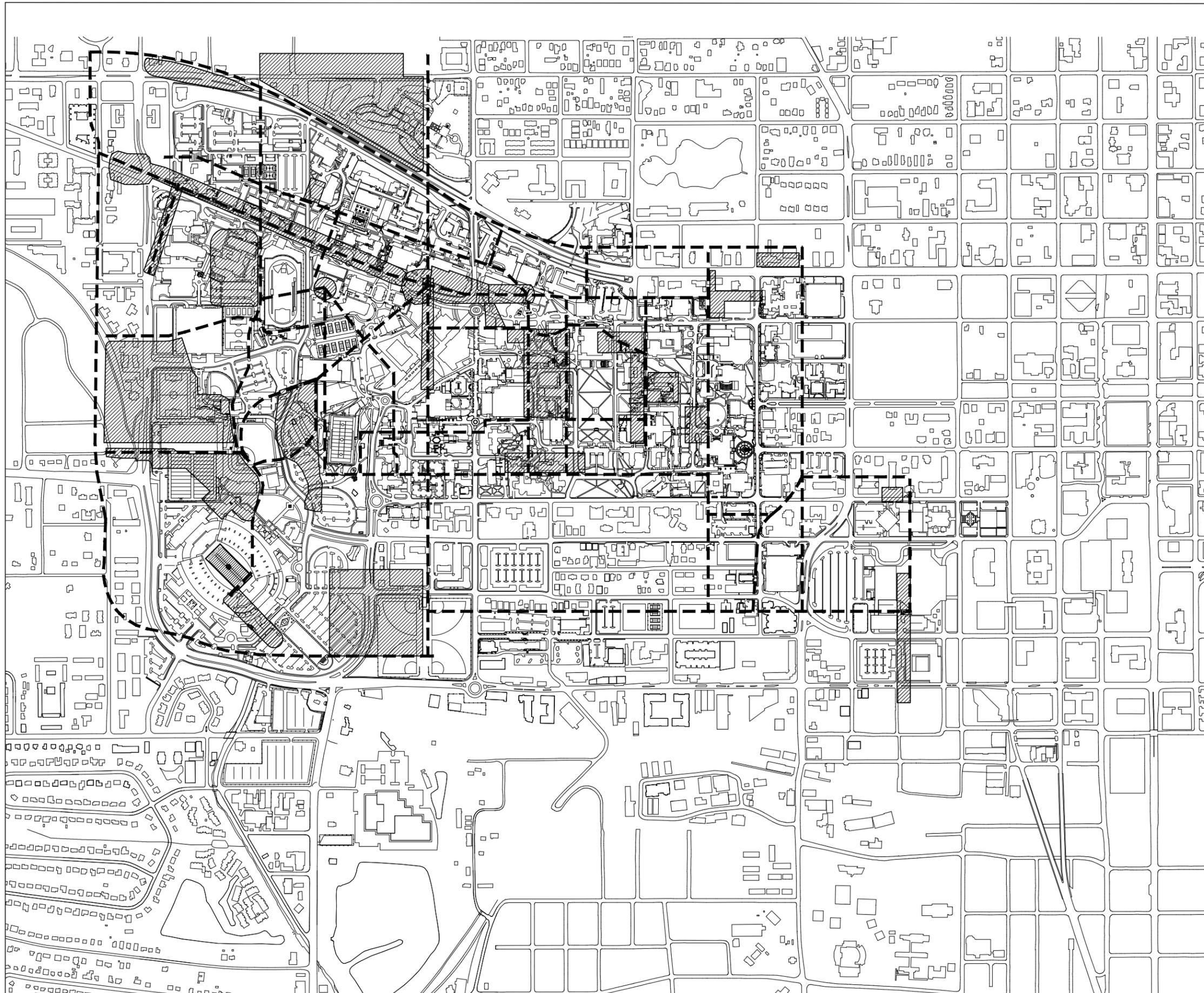


FIGURE 3.4

SYSTEM OF SPACES  
AND LINKAGES

LEGEND:

-  MAJOR OPEN SPACES
-  PEDESTRIAN LINKAGE

SOURCE:

BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
FLORIDA STATE UNIVERSITY  
TALLAHASSEE, FLORIDA  
GOP

13 JUNE 2008  
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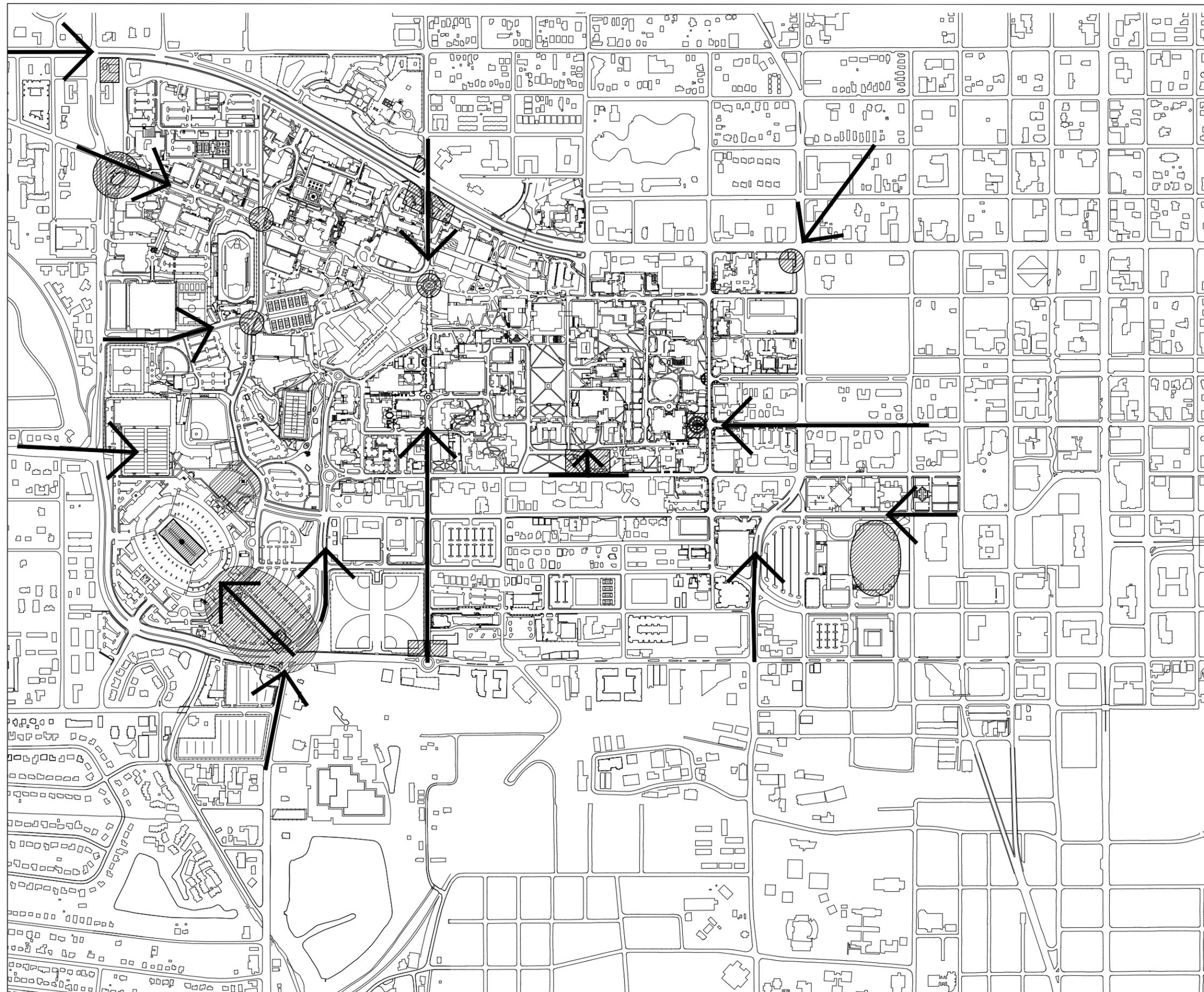


FIGURE 3.5

MAJOR CAMPUS  
ENTRY AXES AND  
FOCAL POINTS

LEGEND:

-  MAJOR OPEN SPACES
-  PEDESTRIAN LINAGE

SOURCE:

BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
FLORIDA STATE UNIVERSITY  
TALLAHASSEE, FLORIDA  
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FIGURE 3.6

# PANAMA CITY SYMBOLIC OPEN SPACES

LEGEND:

 SPECIAL OPEN SPACES

SOURCE:

BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
FLORIDA STATE UNIVERSITY  
TALLAHASSEE, FLORIDA  
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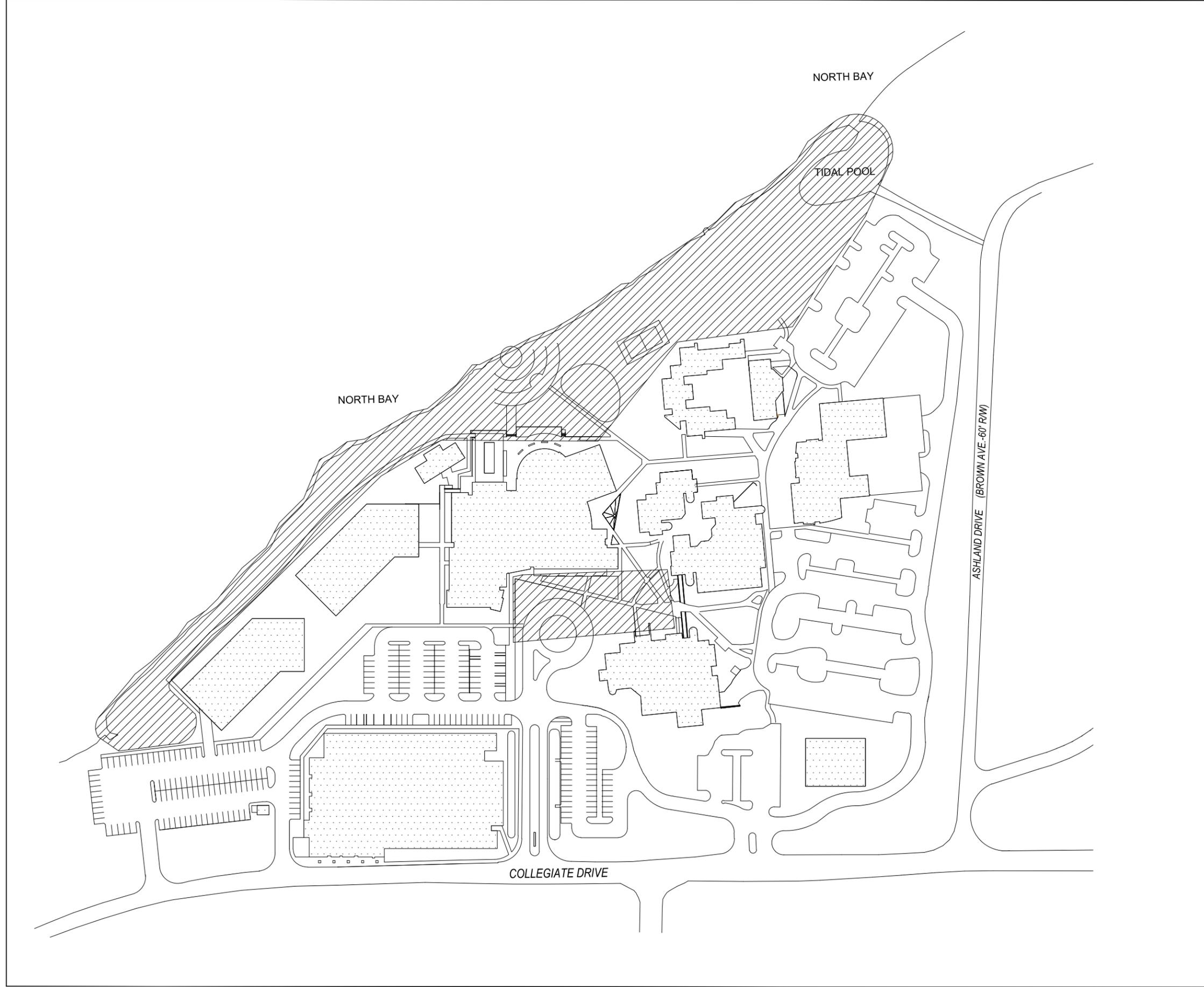
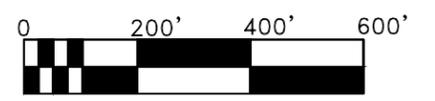


FIGURE 3.7

PANAMA CITY  
SYSTEM OF SPACES  
& LINKAGES, MAJOR  
CAMPUS ENTRY  
AXES AND FOCAL  
POINTS

LEGEND:

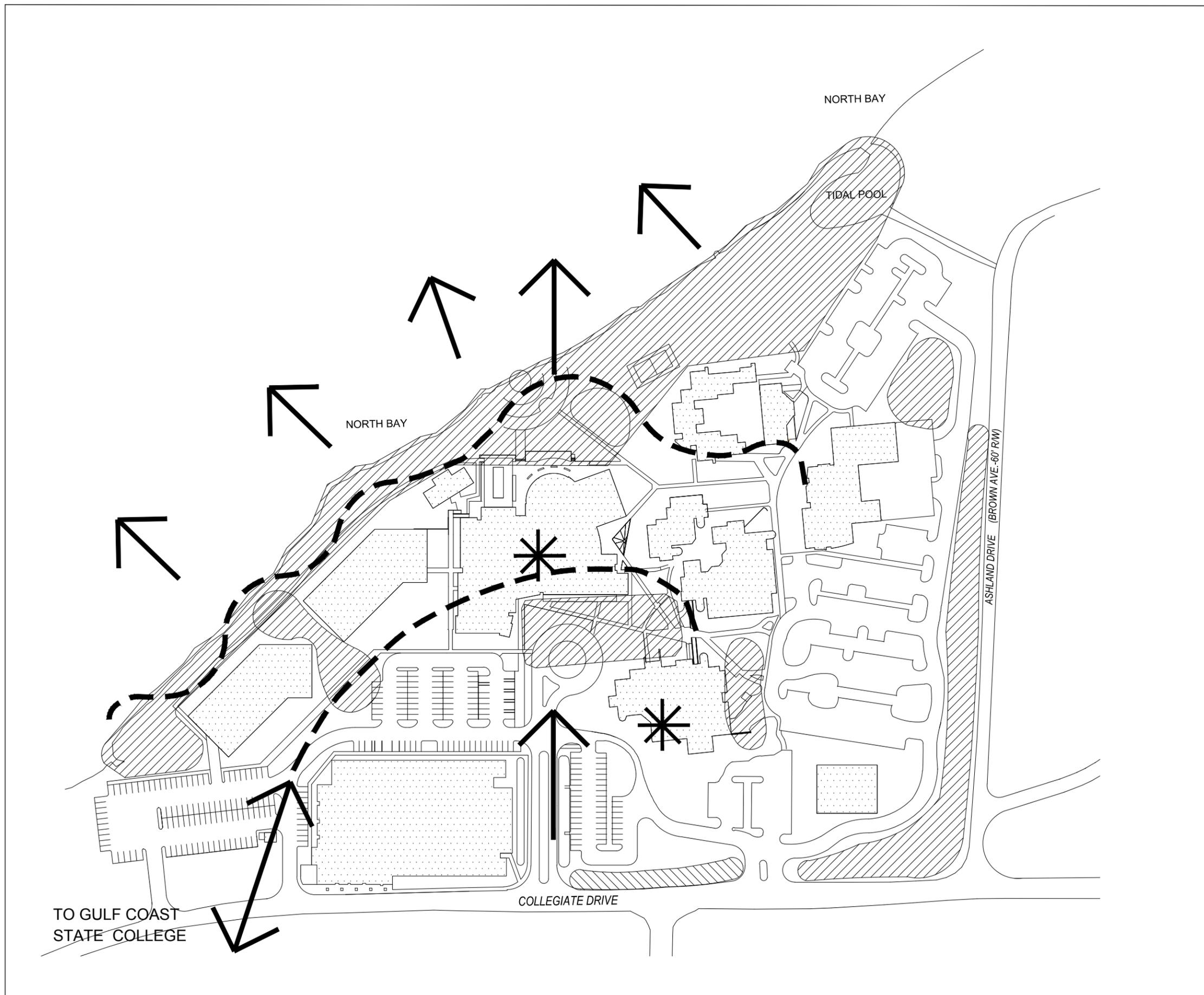
-  LINKAGES
-  VIEWS
-  OPEN SPACES
-  FOCAL POINTS

SOURCE:

BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
FLORIDA STATE UNIVERSITY  
TALLAHASSEE, FLORIDA  
GOP

13 JUNE 2008  
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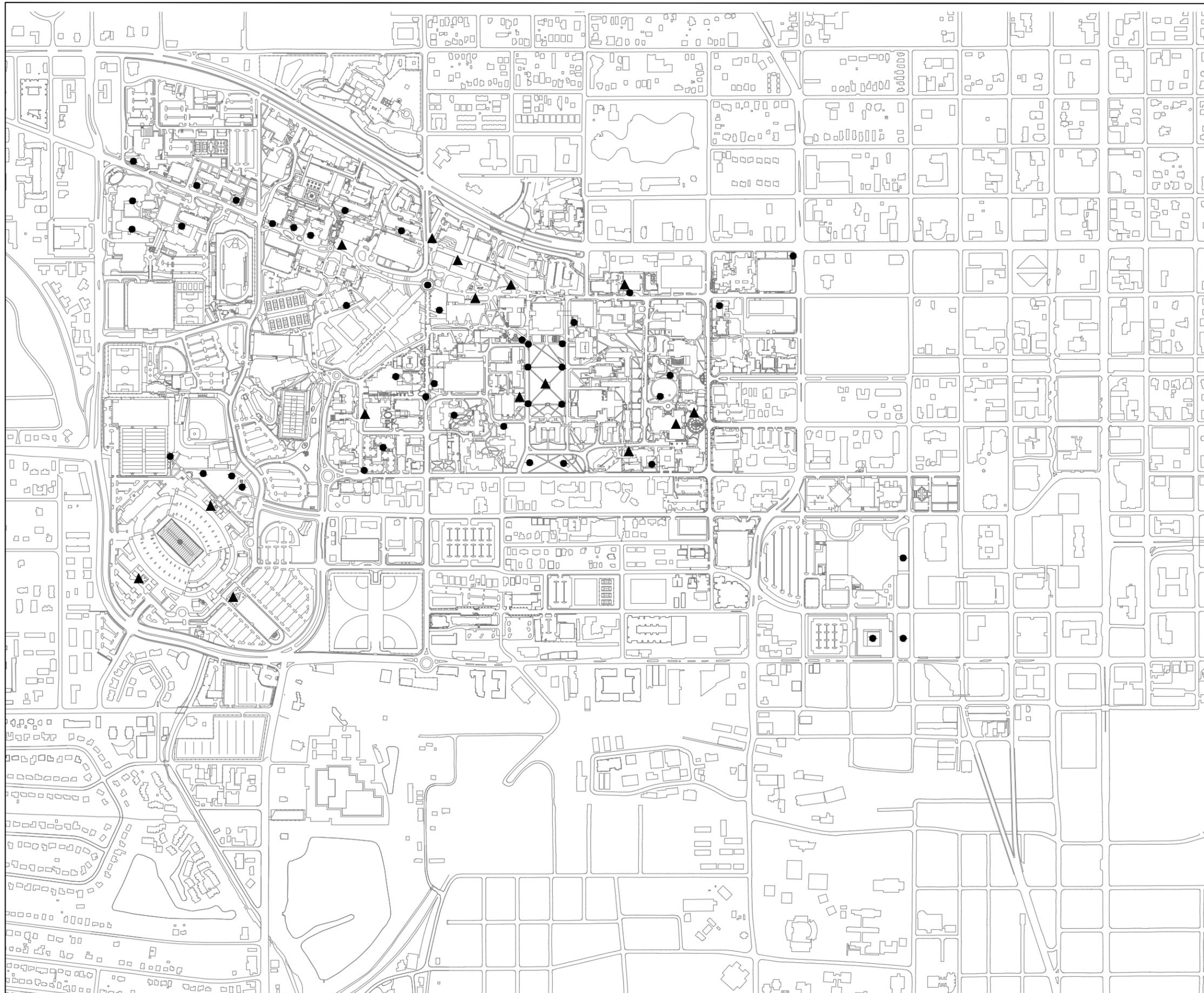


FIGURE 3.8

FUTURE ART  
LOCATIONS

LEGEND:

- ▲ EXISTING ART LOCATIONS
- POTENTIAL ART LOCATIONS

SOURCE:

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MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
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TALLAHASSEE, FLORIDA  
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