

Tallahassee Campus Master Plan Overview

Florida State University (FSU) is one of the premier institutions of higher learning in the State of Florida. FSU has a statewide presence of over 1,600 acres with facilities located in many of the major population areas. Total enrollment is nearly 43,000 students and approximately 7,000 faculty and staff. Most of this acreage and the majority of the students are located in Tallahassee, Florida on the Tallahassee Campus, (see **Figure 12.1**). FSU's Tallahassee Campus currently covers approximately 480 acres in area and serves the vast majority of FSU's students plus faculty and staff who are housed in over 12 million square gross feet of buildings. This Campus Master Plan does not anticipate a significant increase of student population headcount in the next ten years, however, the balance of graduate students to undergraduate students is expected to shift slightly toward more graduate students. Within the next ten years, the campus population will benefit from approximately 700,000 gross square feet of new construction within existing campus acreage. Some demolition of existing facilities will occur to make way for this. Remodeling of existing facilities are also planned to occur within the ten year planning period.



The Campus Master Plan as represented on the rendered site plans shows diagrammatically how the campuses will be developed to meet these requirements in accordance with the planning parameters of the Goals, Objectives, and Policies reported herein. The graphic portrays the FSU campus after a 10-year build-out assuming all of the projects are funded and constructed.

The intermediate steps required to achieve the FSU Master Plan for the Tallahassee Campus are depicted in two intermediate stages for the planning periods: Years 1-5 and Years 6-10. The projects comprising each planning period are described at the end of this overview in two sets of phased-development implementation figures and accompanying tables: Years 1-5 are depicted in **Figure MC.MP.2** and **Table MP.1.1**; and Years 6-10 are depicted in **Figure**

MC.MP.3 and **Table MP.2.1**. See Element 14 Capital Improvements for more information about the projects.

The existing Tallahassee Campus core reflects an urban density that is among the highest in the State’s public universities. In the mid 1990’s, the Legislature endorsed and funded a major land acquisition program to expand the campus boundaries. Although the funds have proven inadequate to achieve the entire acquisition plan, much has been accomplished. The Master Plan has adopted the target borders. The proposed new land area will enable the university to maintain the proportionate sizing of today’s ratio of students per acre as the campus population grows.

As the university population grows, beyond this ten-year planning period, it requires additional facilities – academic, research, housing, recreation, open space, parking, roadways, and infrastructure – all organized in an efficient and aesthetically pleasing campus plan.

In addition to placing limits on current campus life, the existing campus size is inadequate to accommodate growth without significant loss of key features of the campus environment and setting. There are no building sites within the existing campus that can be developed without cannibalizing essential and historic public open spaces or demolishing some kind of improvement that will need to be replaced somewhere else.

Any significant growth in the future will require additional acreage or have existing functions relocated off-campus – or both. The space uses and densities of the historic area are the models for the development desired by faculty, staff, and students. Maintaining and achieving this character requires adequate land and careful planning. The current open space to the southwest (between the Moore University Center and Mendenhall Maintenance Complex) is less suitable for building construction since it is in the 100-year floodplain. For this reason, this area has been dedicated to parking lots and to athletic and recreational fields (which are already in very short supply on the core campus). Long-term flexibility for unique facilities and unforeseen developments also requires additional land. Reallocations of some parcels would only push incompatible land uses to other locations. In addition, the ever-growing need for parking reallocation and improved access, combined with pedestrian safety, increase the strain on the current campus. Efforts to increase transit use are expected to intensify.

The Campus Master Plan, therefore, proposes to extend the *primary boundaries* of the Tallahassee Campus south towards Gaines Street and east to Duval Street. However, the *effective area* of the Tallahassee Campus now extends south of Gaines with the acquisition of several scattered parcels. The former State Motor Pool facility south of Gaines Street was acquired nearly two decades ago from the State for relocating the Maintenance Complex from its present central campus location. Several years ago, the State reassigned to FSU four

properties southeast of the Capitol; in addition, a property called the Morgan Electric parcel was acquired south of the stadium and west of the future maintenance facility for relocating and enlarging the FSU Recycling Center. Since then, two of those properties have been re-assigned elsewhere. One property, the Warren Building, has been substantially remodeled, and one building, the Winchester Building, remains underutilized while the University seeks funds for its renovation. The FSU Recycling Center is in full operation and the enlarged facilities have greatly increased and enhanced the University's waste management operations.

More recently, the University acquired a number of parcels east of Macomb Street. The more substantial acquisitions included the Donald L. Tucker Civic Center and the O'Connell property which is located immediately south of the Tucker Center's approximate 20-acre site. A number of smaller parcels located primarily in the western and southwestern areas of the Tallahassee Campus have also been added to the University's land totals. These parcels are individually smaller than either the Tucker Center or O'Connell properties, but their strategic values are just as important. Recently, the University acquired a parcel on Duval Street.

Leading with Vision

Key concepts for the Tallahassee Campus Master plan include: 1) improving connections and open space; 2) enriching the student experience; 3) advancing academic and research excellence; and 4) creating a more welcoming, accessible campus; no matter the person—student, faculty, staff, first time visitor or long-time alumnus. Creating a welcoming and accessible campus is critical to the experience and image of Florida State University. This master plan also seeks to preserve and enhance campus edges and improve gateways into the campus.

Student experience and success is built on much more than just academics. Florida State's ever-expanding vision to address the whole student is manifested in this master plan, which seeks to enhance the student experience with several integrated projects that build on existing student life functions. First, the Oglesby Student Union improvements (under construction) creates a major new investment in student life in the heart of campus. This master plan seeks to build on this by tying together other functions around health, wellness, recreation, student life, and student services within one student-centered corridor.

Florida State University has recently exceeded its goal of becoming one of the top 25 public universities in the United States, landing 18 on the 2020 U.S. News and World Report rankings.

This master plan recommends resources to build on and improve this academic and research excellence through a series of building renovations and infill projects.

Projects are sited to improve adjacencies, frame existing and planned open spaces, and enhance the campus fabric. Although it will not be realized in this 10-year planning period, visioning studies recommend improvements within the Northwest Quadrant and existing Mendenhall site; new academic clusters are envisioned that will transform learning and research communities at FSU.

Where possible, the plan identifies a number of opportunities to update existing facilities, stewarding university resources and existing infrastructure. Where new facilities are envisioned, they should be designed for flexibility in both research and teaching environments in order to support current programs while being adaptable to accommodate future needs which are yet unknown.

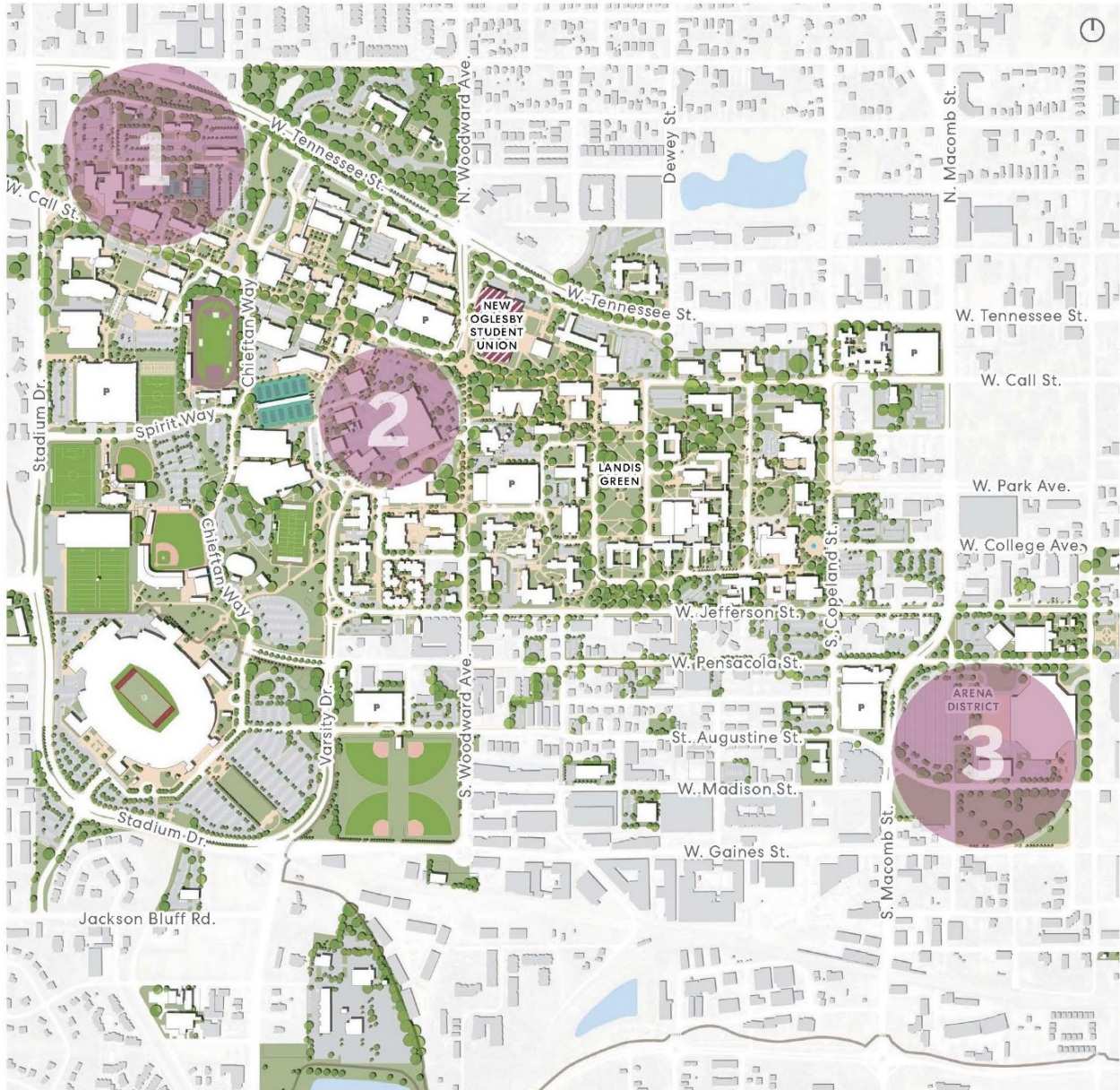
Three areas of the core Tallahassee Campus have been identified as major “opportunity sites”: the Northwest Quadrant, the Mendenhall site and the Arena District. This master plan focuses on reimagining the Arena district by building density, adding green space, and transforming the campus experience. Improvements to the Northwest Quadrant will begin with construction of two residence hall replacement buildings. Improvements to the Mendenhall site, however, will not be realized in this planning period of the Campus Master Plan.

The Northwest Quadrant is the area bounded by Call Street, Chieftan Way, Tennessee Street and Stadium Drive. It currently contains three older residence halls: Salley, Rogers, and McCollum. The property is underutilized, as it contains an abundance of surface parking. Beyond the term of this campus master plan, replacing existing residence halls is envisioned. There is an opportunity to truly transform this area into a pedestrian friendly vibrant academic and residential village. Envisioned from the northwest corner of Call St. and Chieftan Way are new residence halls with residence life offices and dining facilities occupying the first floors. The Northwest Quadrant also presents a major opportunity for future academic and research on the campus.

The Mendenhall site, bounded on the north and east by dedicated pedestrian malls, currently contains the home of the Facilities Department. This parcel was at one time “frontier” but is now the center of the Tallahassee Campus. The extensive parking lots, service yards, gates and hedges create a difficult to penetrate barrier for pedestrian circulation. Relocating this complex creates an enormous opportunity to open up the heart of campus, to re-think

circulation and to provide centrally located student-focused facilities. These improvements, however will take place beyond the 10-year campus master planning period.

The Arena District is anchored by the Donald L. Tucker Civic Center with the College of Law serving as its northern boundary and the future College of Business serving as its southern boundary. Currently the district feels isolated, underutilized, distant and separate from the rest of the campus. The relocation of the College of Business to this area creates opportunities for associated development and the chance to use this part of campus to create a bridge between the Tallahassee Campus and downtown Tallahassee, thus projecting a stronger image of Florida State University in this area. Additional academic, athletic and auxiliary facilities, including a hotel, will fill out the Arena District, creating a new cluster to support and enhance the existing and planned anchors in this reimagined area of campus.



Opportunity Areas within the Tallahassee Campus

Building on the campus' strong open space and pedestrian network is envisioned for the future. Significant new open spaces are envisioned in this campus master plan and beyond its planning period. Transformation of underutilized areas and enhance pedestrian connections through campus and to adjacent neighborhoods is sought. Streetscape improvements along Woodward Avenue will help student access to campus from the burgeoning College Town to the south. Beyond this 10-year planning period, two new significant open spaces west of Woodward Avenue are envisioned. The first is "Seminole Green" on the current Mendenhall site, and the second is the Northwest Quad. Major improvements to connectivity are envisioned to eventually run from Integration Plaza, through Seminole Green to Doak Campbell Stadium/Moore University Center.

The experience of moving from the Oglesby Union and Integration Statue to the Moore University Center is expected to be transformed beyond this version of the master plan. In the future, Mendenhall along with its parking lots and service yards will be transformed into a new greenspace framed by future academic and student life facilities. Planned is a generously landscaped multi-use path continuing past the band practice fields across Chieftan Way to a plaza terminus.

Beyond the planning period of this campus master plan, as the northwest portion of campus redevelops, it is critical to include new open spaces within this district. As pedestrians cross Chieftan Way moving westward on the Call Street Corridor Legacy Walk, a new diagonal walkway will depart heading northwest through a series of open spaces. The first would be an open lawn, activated by dining services and residence life offices on the first floor of new residence halls. The second is a formal green shared by these halls as well as new academic buildings that would also be built beyond this 10-year planning period. Plans include setting aside the farthest northwest open space for recreation facilities, which could be outdoor courts or flexible surfaces to accommodate a range of activities.

On the following pages, salient features of the Plan are discussed and located on the graphic. Also, there are descriptions of the impacts that the Plan will have on campus systems: **transit, circulation, parking, and utility plants.**

The campus master plan maintains the importance of an external roadway system (perimeter traffic loop) of major public streets that route city traffic around most of the Tallahassee Campus. These roads will also serve the university by providing a conduit from the host community for university related traffic. Although roadways connect parking lots, particularly for disabled and service uses, automobile traffic within the Tallahassee Campus is less

convenient as the campus strives to be more pedestrian and bicycle friendly. The campus master plan promotes the use of parking garages near the perimeter of campus rather than surface parking adjacent to each building for the Tallahassee Campus. The plan promotes continued development of transit systems, including regional, city and campus busses, to accommodate growth and reduce dependence on single-occupant automobiles. The resulting reduced level of traffic contributes to an integrated campus, a pedestrian environment and improved air quality through reduced use of fossil fuels.

External Roadway System (Perimeter Traffic Loop)

The plan maintains the concept established by the previous master plan of a perimeter traffic loop formed by Tennessee Street, Macomb Street, Gaines Street, and Stadium Drive that diverts through-traffic around the campus. See **Figure 11.2A**. The Plan shows both existing and new FSU development along the northern boundary of Tennessee Street and Academic Way service road which parallels much of the northern boundary. Major landmark, landscape, and signage features enhance the intersections of Tennessee Street with Woodward Avenue, and Macomb Street. In addition, some facilities will be extended along or close to the street to tie the campus functionally and visually to the vehicular and pedestrian traffic along Tennessee Street. Planting will be enhanced to give definition to the campus edge.

Although FSU now has significant holdings east of Macomb Street with the College of Law, and plans to develop the Arena District, including a new College of Business, this four-laned arterial remains the eastern edge to the balance of the FSU Tallahassee Campus. In the future, the campus will move more to Macomb Street and a new landscaping scheme will create a coherent and pleasing perimeter definition. Major campus entry statements along Macomb Street, from north to south, will be at its intersections with Call Street as the main entry to the Fine Arts district and with College Avenue, which leads to Westcott Plaza as an improved functional and visual link between FSU and downtown Tallahassee. Pensacola Street will remain for this planning period an arterial one-way street leading from the downtown, but eventually it will cease to function as a city thoroughfare and will be converted to a major connector for interior FSU traffic. The acquisition of the Tucker Civic Center and the O'Connell property creates the need to take a closer look at the details of the Perimeter Traffic Loop but the overall concept for such a transportation hierarchy is still valid.

The western edge to FSU remains the four-laned Stadium Drive. The western campus boundary is enhanced with the Medical/Science quad and the West Gate ceremonial entrance at Call Street. Entry statements along Stadium Drive, from north to south, will be at the intersection with Call Street at the West Gate and at the intersection with Spirit Way that services the athletic fields.

Gaines Street Enhancement

The Master Plan defines the general southern edge of the Main Campus as Madison Street. Since the date of the last Master Plan Update, private development activity along Gaines and Madison Street has increased considerably. Additionally, the City of Tallahassee has completed the roadway improvements which have transformed Gaines Street from a four-lane to a two-lane thoroughfare. As expected, private development has responded with the construction of several mixed-use developments with more on the way. The University, therefore, shall continue to work with the City of Tallahassee and other appropriate agencies on the redevelopment of the Gaines Street Corridor. It is the goal of both the University and the City to see development in this area continues for University and commercial purposes as well as the substantial improvements to the appearance of the area and the function of Gaines Street. The campus should expand southward from Jefferson Street towards Gaines Street and the FSU boundary should be set off with appropriate planting, lighting, and signage.

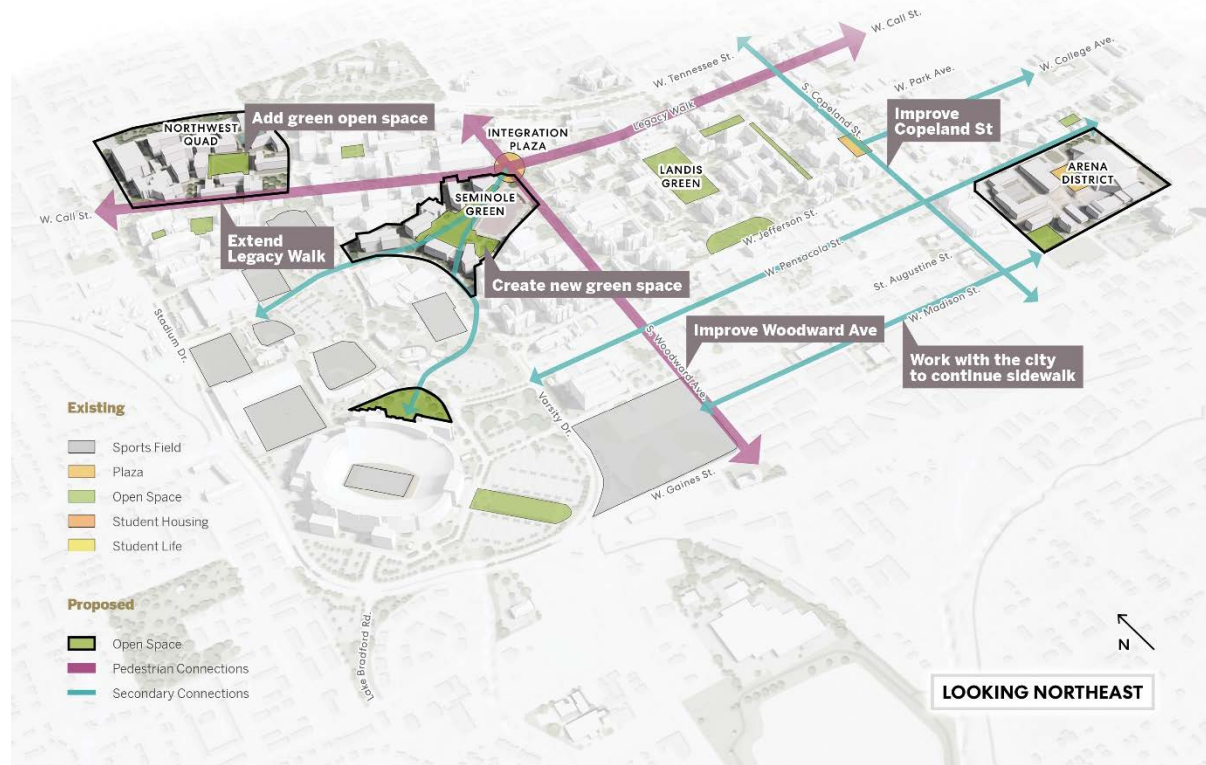
Developments along both sides of Gaines Street should be planned with FSU's strategic development partners (City of Tallahassee, FAMU, private enterprise) to have the same high aesthetic value as those anticipated by FSU to the north of the street. The City has a redevelopment vision akin to New Urbanism promoting mixed use retail and housing with on-street parking, narrower streets, etc.

Major entry statements along Gaines Street, from west to east (left to right), include the intersection with Stadium Drive, with Lake Bradford Road, with Woodward Avenue, and at Macomb Street. The intersection of Stadium Drive and Lake Bradford Road is a major visual node, marked with distinguished FSU landmarks, landscaping, and signage. The primary focus at the Lake Bradford Road intersection is Langford Green, which forms a strong visual axis to the University Center entry.

Internal Roadway System

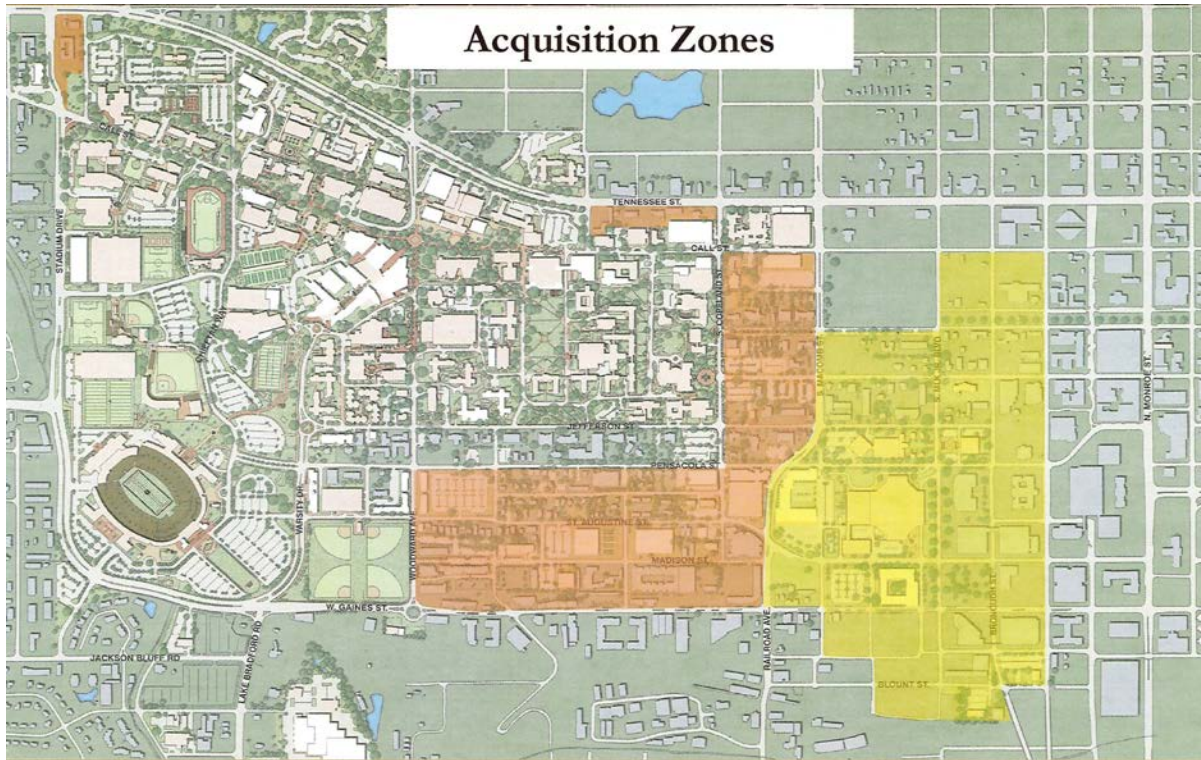
Previous versions of the campus master plan described an inner traffic loop concept with low-speed, two-way roads providing internal circulation around the campus. The segments of the loop were Chieftan and Academic Way; Call, Copeland and Jefferson Streets. This set up a concept of an inner campus core area where pedestrians and bicyclists predominate and vehicular traffic is reduced. While parts of this concept still resonate, particularly with transit circulation, other vehicular circulation inside the perimeter loop merely access parking through a series of internal roadway systems. Most of the vehicular traffic is quiet inside the perimeter loop, but one road, Collegiate Loop, now one-way is becoming a defacto drop off near the Strozier Library. It is near Traditions Garage, which adds a vehicle load to the roads where it

is not wanted. One of the concepts that came out of the master plan studies, but not likely to be implemented within this ten year planning period, was to create a road by attaching the north end of Varsity Way to Spirit Way. This of course would penetrate the original inner traffic loop, but vehicular traffic could be blocked off with gates or bollards during times of high pedestrian use.



Pedestrians, Bike Paths, and Open Space Linkages

Two of the characteristics of the FSU campus are 1) the relative compactness and 2) the system of open spaces and pedestrian linkages that interconnect it. The Plan promotes enhancement of the existing spaces of all types and sizes by recognizing the network of walkways and roads that connect them. Providing additional width and safety designs for accommodating bicycles and pedestrians is important to increasing cross-campus flow and safety for all concerned. A good example is the Call Street Corridor or Legacy Walk as it is sometimes referred to. The pathways highlighted on the graphic require improvements to allow for increased use by both pedestrians and bicycles.

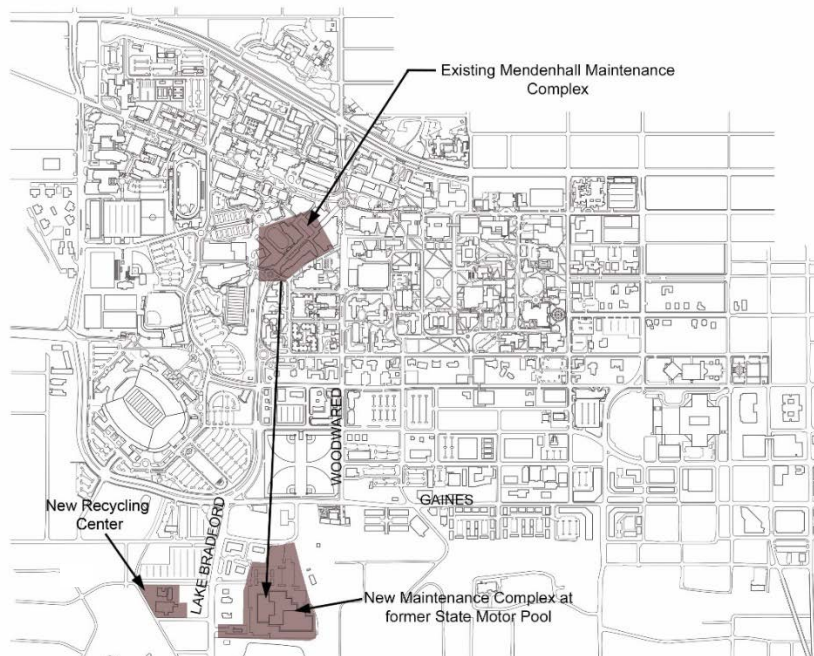


Acquisition Zones

It is crucial that FSU acquire additional land to provide room for sustained growth while maintaining the current sense of density that is a major asset of the campus. There are no more empty or undeveloped sites for new buildings – whenever a new facility is constructed, something already improved by FSU will have to be demolished and hopefully replaced somewhere else. To the east and south of the campus there are significant areas contiguous to FSU that are clearly in transition and suitable for redevelopment. The orange shaded area in the diagram extends from Copeland Street eastward to Macomb Street and southward from Jefferson Street to Gaines Street and represents previous acquisition zone. The yellow shading represents the expanded acquisition zone. This is in response to the heightened interest in the area between the Tallahassee Campus and downtown Tallahassee. FSU currently has several programs that exist east of Macomb St. The Law School, the planned relocation of the College of Business, the Tucker Civic Center, the proposed university hotel, the FSU Foundation, the Real Estate Foundation, and the FSU Center for the Advancement of Human Rights are all located in this area. Expansion of the “Acquisition Zone” from Macomb Street to Duval Street

allows strategic acquisitions in this area that will continue to support the academic purpose of Florida State University. Two smaller areas to the north, 1) along the “town-gown” strip of Tennessee Street and 2) in the northwest corner at Tennessee Street and Stadium Drive, should be acquired to complete the landholdings in a useful configuration on those edges.

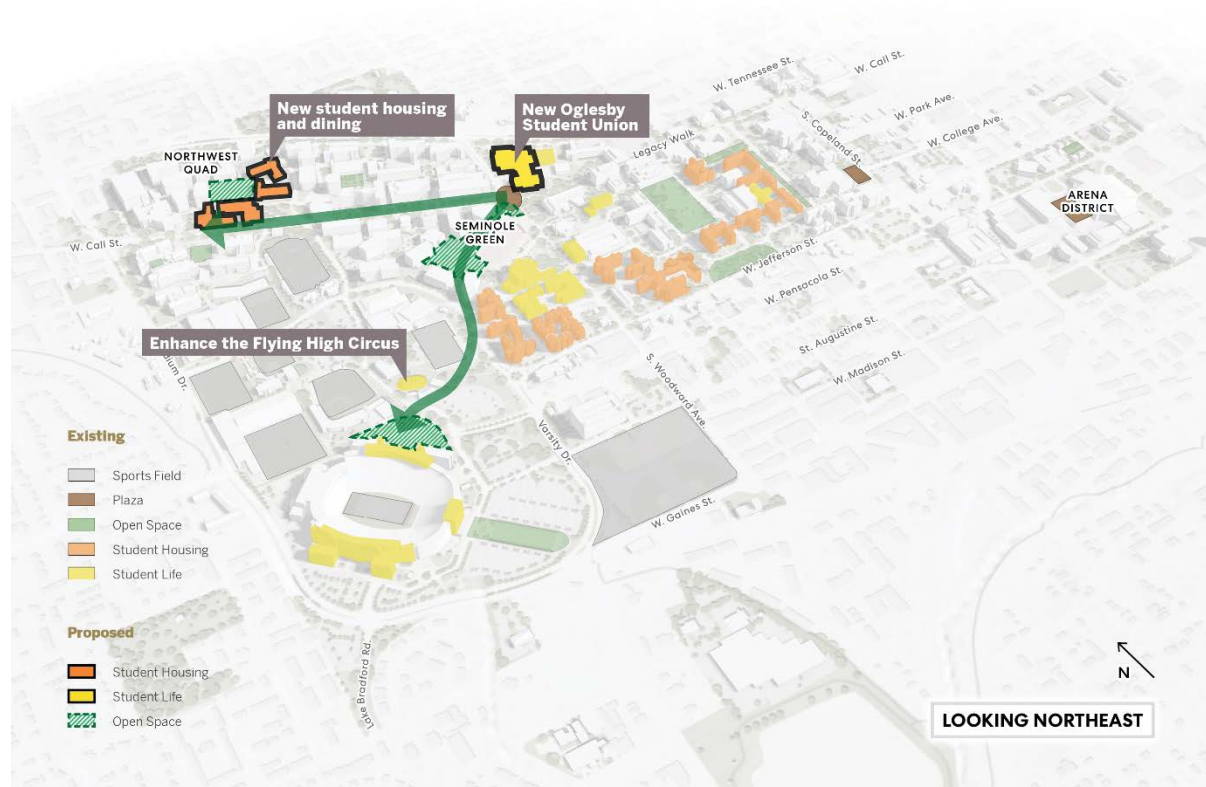
The University will probably continue to acquire scattered parcels around the campus as unique opportunities become available. However, these may dilute the focus on the primary zones depicted in the graphic.



New Facilities Complex

The new Facilities Complex will occur beyond the ten-year planning period of this campus master plan. The long-term vision is to relocate the programs in the Mendenhall Maintenance Complex to an area that is south of Gaines Street, formerly the site of the State Motor Pool facility. Although remote to the core of the Tallahassee Campus, the site will have access to the campus via Lake Bradford Road and the external roadway system (perimeter traffic loop). By relocating the Maintenance Complex here, the University will make available invaluable land in the heart of the campus for new development.

Already relocated nearby is the enlarged FSU Recycling Center utilizing facilities at the former Morgan Electric. This site is two blocks west of the future Facilities Complex.



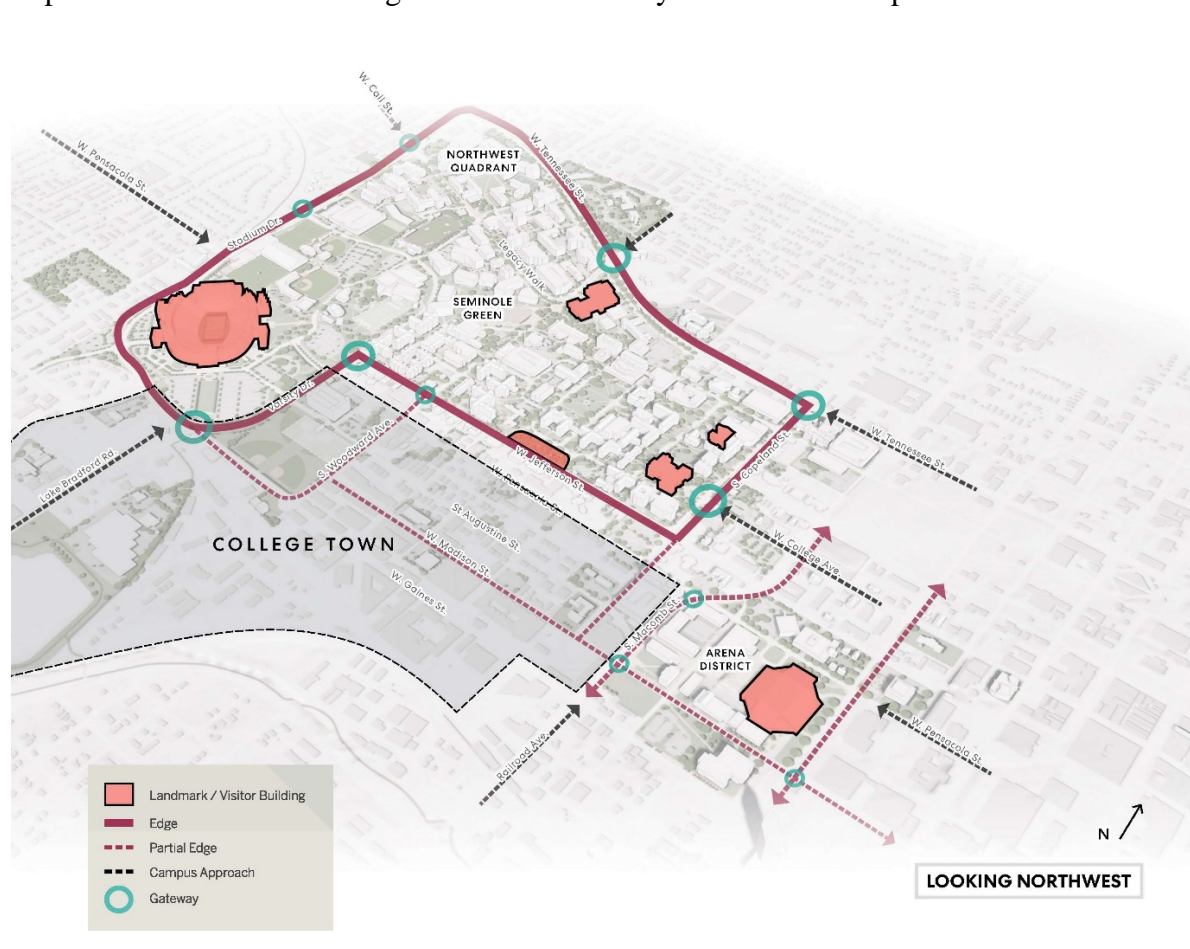
Campus Housing Initiatives

Although no new residence halls are planned for this 10-year planning period of the Campus Master Plan, in order to keep pace with the potential for rising enrollments in the years beyond as well as the continued interest by students to live on campus, especially during the first year or two, additional housing will be required to maintain the current ratio of on-campus beds.

Replacements for Kellum, Smith, Salley, and Rogers Halls are expected to occur first, but even these are beyond the 10-year planning period of this Campus Master Plan. As new halls are completed and occupied renovations can begin on Gilchrist, Cawthon and Ragans Halls.

Enhanced Formal Entrances

As the university and the neighborhoods have grown, their edges have shifted. The College Town neighborhood, while not a part of the campus itself, has become an appendage to the campus, blurring the perceived campus boundary and creating a new portal to the University. As development of College Town has surged, residential projects have outpaced pedestrian improvements needed to bring these students safely to and from campus.



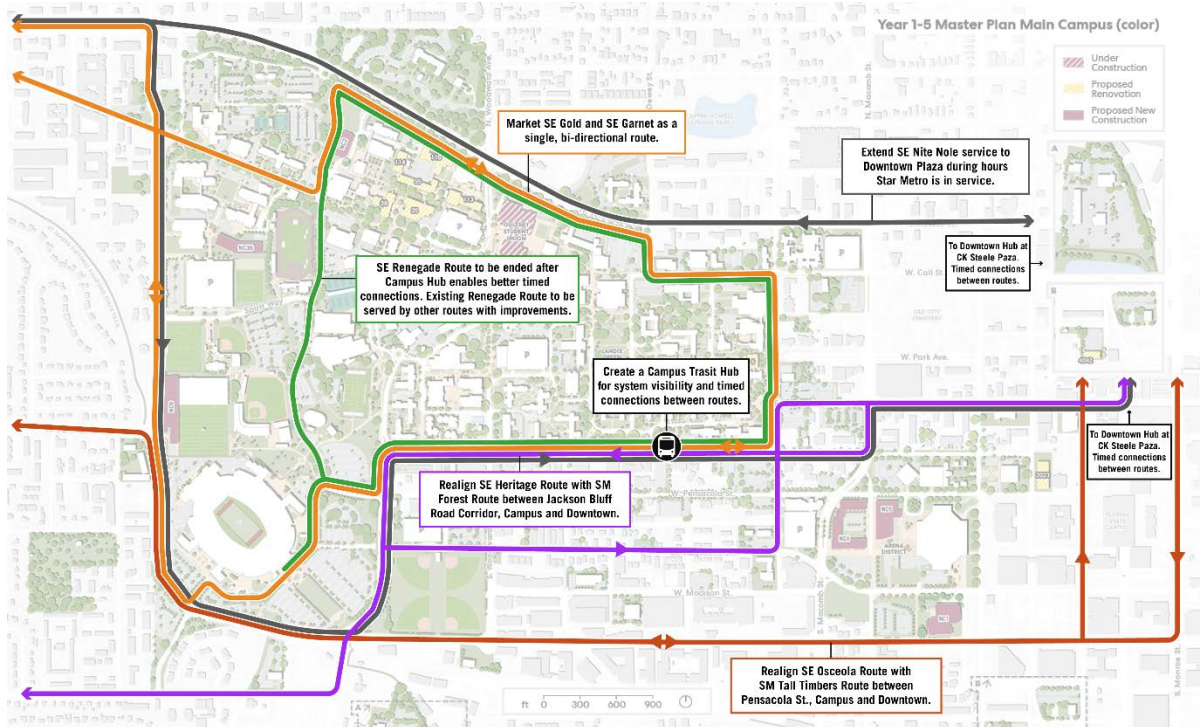
The image of the university is projected on several key edges, landmarks, and approaches and the master plan seeks to bolster many of these. It enhances the historic front door of the university and Westcott Fountain by calling for pedestrian and roadway enhancements along Copeland Street. The potential for major new construction along Tennessee Street creates a

new street frontage and project the FSU brand onto this major roadway. As more student housing, restaurant, and retail options open up in Gaines Street Corridor and College Town District, pedestrian routes and gateways from the south are enhanced to recognize this increasing foot traffic and importance of creating this student neighborhood connection.

Parking Garages

The Master Plan continues the shift of the parking philosophy at FSU away from the historic model of providing parking adjacent to the building it serves. This more sustainable philosophy is manifested in the provision of perimeter parking lots and multi-story garages served by shuttle buses. The campus currently has six parking garages and a potential seventh will not occur until beyond the 10-year planning period of this campus master plan and will likely be in the northwest quadrant.

Additional garage and surface lot sites are constantly being evaluated and will be reported in periodic plan updates. As new parcels are acquired, they are usually converted to surface parking as an interim, if not permanent use.

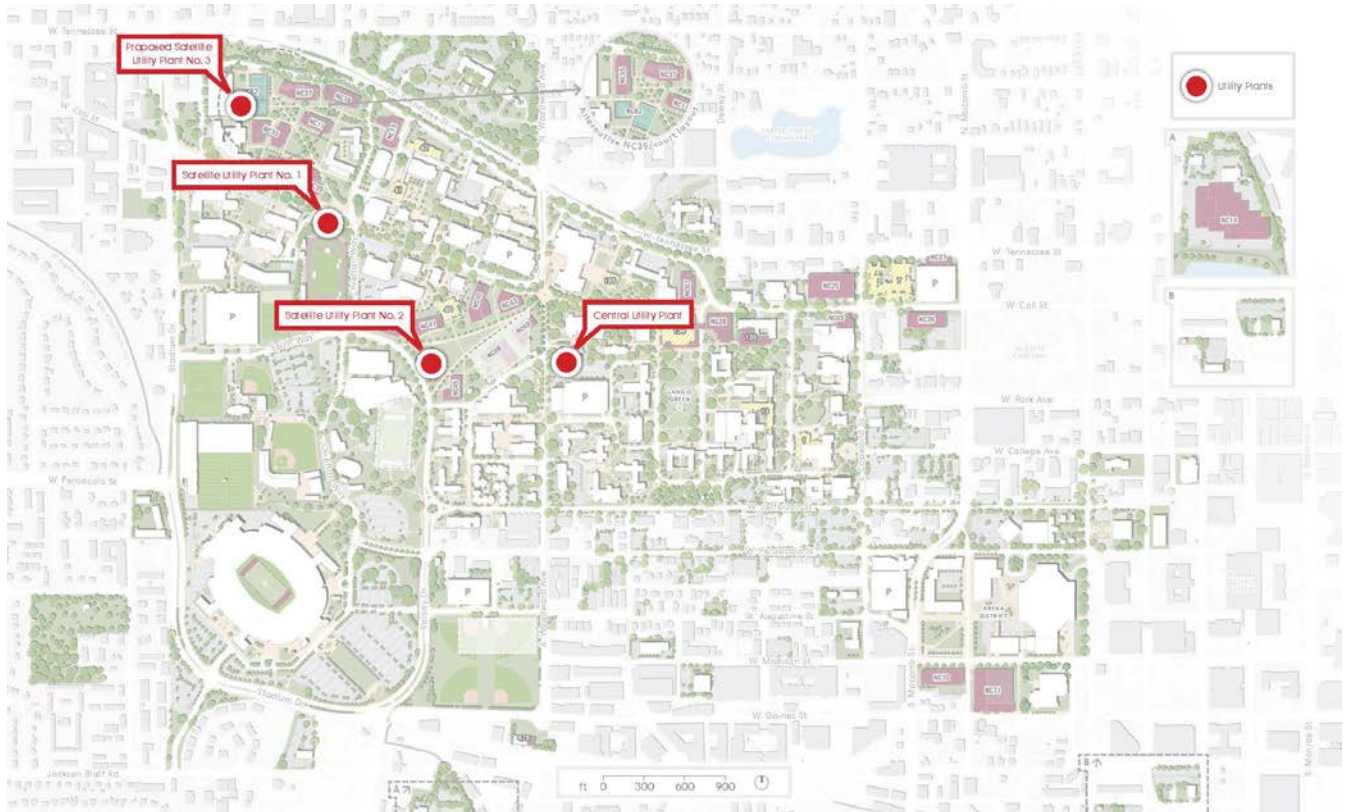


Transit

The Plan promotes multi-modal access to the campus using a combination of public transit (currently StarMetro buses), university-sponsored shuttles (proposed small-capacity, alternative-fueled buses), automobiles, bicycles, and pedestrians. FSU wants to maintain and enhance the pedestrian-oriented campus particularly the area within the campus interior.

Currently off-campus bus service provided by StarMetro (a “fare-free” service is included in student fees) connects the campus with regional routes. StarMetro operates connecting or shuttle-like routes around campus and to outlying venues like the College of Engineering at the Tallahassee Campus Southwest, Heritage Grove, and to FAMU. Service will need to expand as campus population increases to reduce dependence on single-occupant automobiles.

The Plan recommends continued use of the local circulator around the campus interior (formerly known as the Inner Loop) to reduce or eliminate automobiles within the pedestrian core. Smaller vehicles provide special services transportation, such as para-transit, or event transportation. Existing linkages to the garages and surface lots will be expanded as perimeter capacity grows and the campus population further adapts to multi-mode transit services.



Utility Plants

The existing steam production facility of the Central Utilities Plant has significant excess capacity. However, the Central Plant's existing chilled water system is loaded to capacity. In response, the University has adopted a satellite generation and distribution concept. One Satellite Utility Plant is located east of Psychology and the other is west of the Mendenhall Maintenance Complex.

A new utility plant in the northwest corner of the Tallahassee Campus is likely to be provided beyond this 10-year planning period to support future growth in the area.

The interconnected distribution systems of all three current plants provide improved back-up capability, flexibility in responding to new facility loads, and (by decentralizing the steam system) reduced energy consumption. The University continues to investigate and implement methods for conserving overall energy use and reducing per capita consumption.

TABLE MP.1.1 Near-Term Planning -Tallahassee Campus

New Construction and Remodeling/Renovations.

Figures # MC.MP.2	New Construction	Remodeling/Renovations
NC1	College of Business (Legacy Hall)	
NC4	Arena District Hotel	
NC6	Football Operations Facility	
NC13	Veterans Legacy Complex	
38		Dittmer Building Renovation
		Blueprint’s Campbell Stadium Project

TABLE MP.2.1 Mid-Term Planning



New Construction and Remodeling/Renovations

Figure # MC.MP.3	New Construction	Remodeling/Renovations
NC29	Basketball Training Facility	
NC32	Residence Hall Replacement	
NC33	Residence Hall Replacement	
NC60	FSU Flying High Circus North Building	
NC61	FSU Flying High Circus South Building	
NC64	Reimaginers Collaborative Center	
6		Kellogg Research Building Remodeling
20		Dirac Library Info. Commons (Library Systems Improvements Phase 1)
54		Housewright Music Bldg. Addition, Remodeling and Renovation
55		Carothers Remodeling
114		Engineering Lab (ELB) Remodeling
132		Tully Gym Renovation
226		University Center Building D Renovation

FIGURE MC.MP.2

TALLAHASSEE CAMPUS MASTER PLAN NEAR-TERM (YEARS 1-5)

LEGEND:

-  PROPOSED RENOVATION/REMODEL
-  PROPOSED NEW CONSTRUCTION

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

24 SEPTEMBER 2021

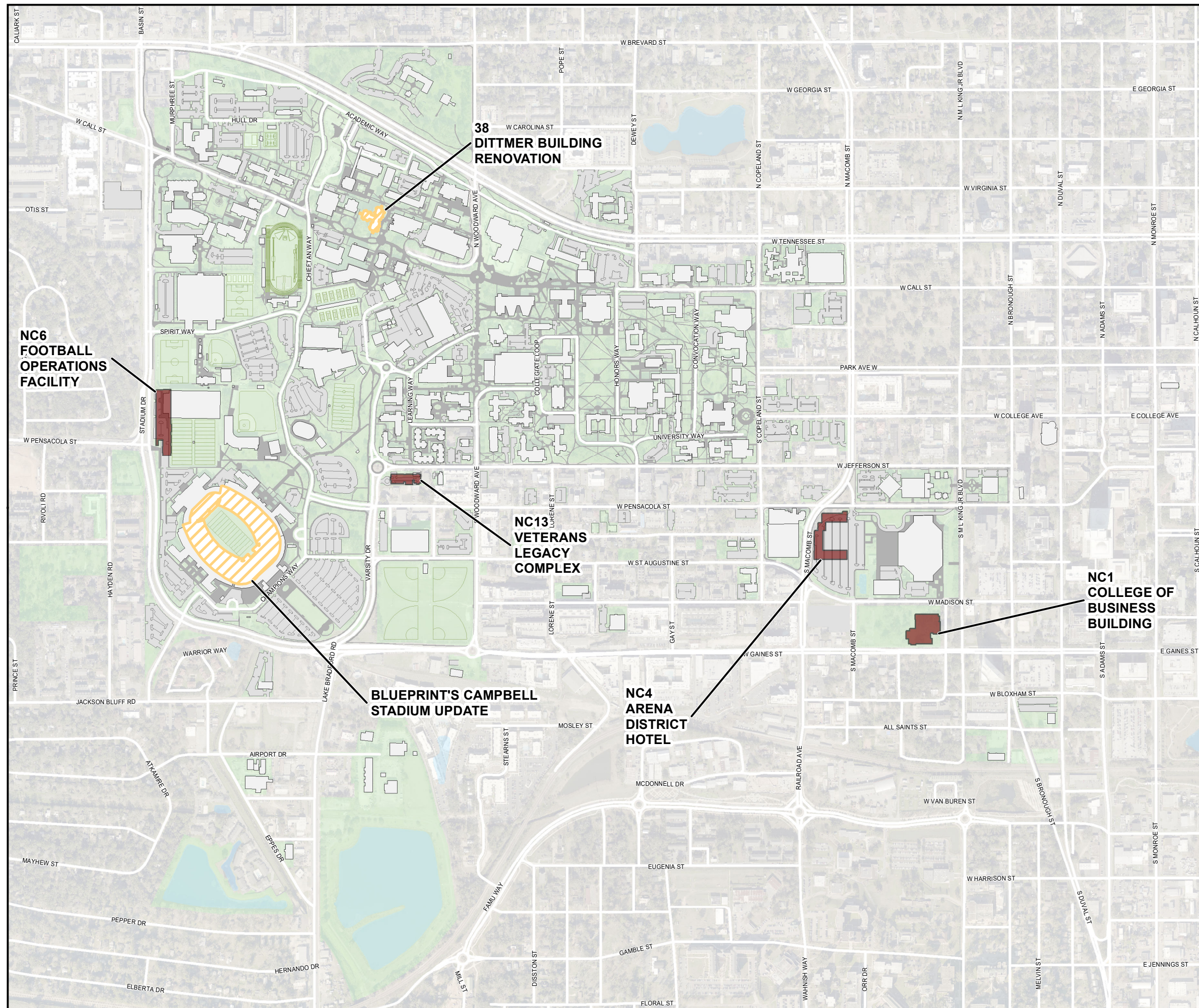
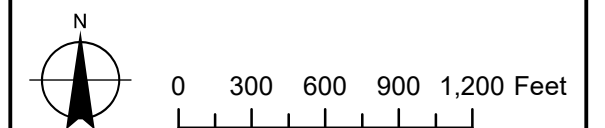




FIGURE MC.MP.3

TALLAHASSEE CAMPUS MASTER PLAN MID-TERM (YEARS 6-10)

LEGEND:

-  PROPOSED RENOVATION/REMODEL
-  PROPOSED NEW CONSTRUCTION

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

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