

Tallahassee Campus Southwest Master Plan Overview

Florida State University's Tallahassee Campus Southwest is located about a mile to the southwest of the campus core (see **Figure 12.1**) on approximately 740 acres. The site delights in ample green spaces and woodland acres. Tallahassee Campus SW is substantially larger in its land holdings than the campus core, while being significantly less developed. It contains over 70 buildings and nearly 1.5 million gross square feet of space.

The southwest district of FSU's Tallahassee Campus is currently characterized by lower density development, large areas of programmed open space, as well as underdeveloped land. The Tallahassee Campus SW is a hub of research, athletics, and recreation for Florida State University. The National High Magnetic Field Laboratory (MagLab) contains what is currently the highest-powered magnet in the world, having a major impact on science and technology, research, and education. The FSU Rec SportsPlex provides students with an expanse of outdoor recreation fields that are the envy of many institutions. The Seminole Legacy Golf Club has recently undergone a major redesign as a Jack Nicklaus Legacy Course and is anticipated to be a major regional draw. In addition, Tallahassee Campus Southwest is home to the FAMU-FSU College of Engineering.

Showcasing these assets will be critical to attracting private investment to drive future development in this area. Large areas of undeveloped land include the former Alumni Village site.

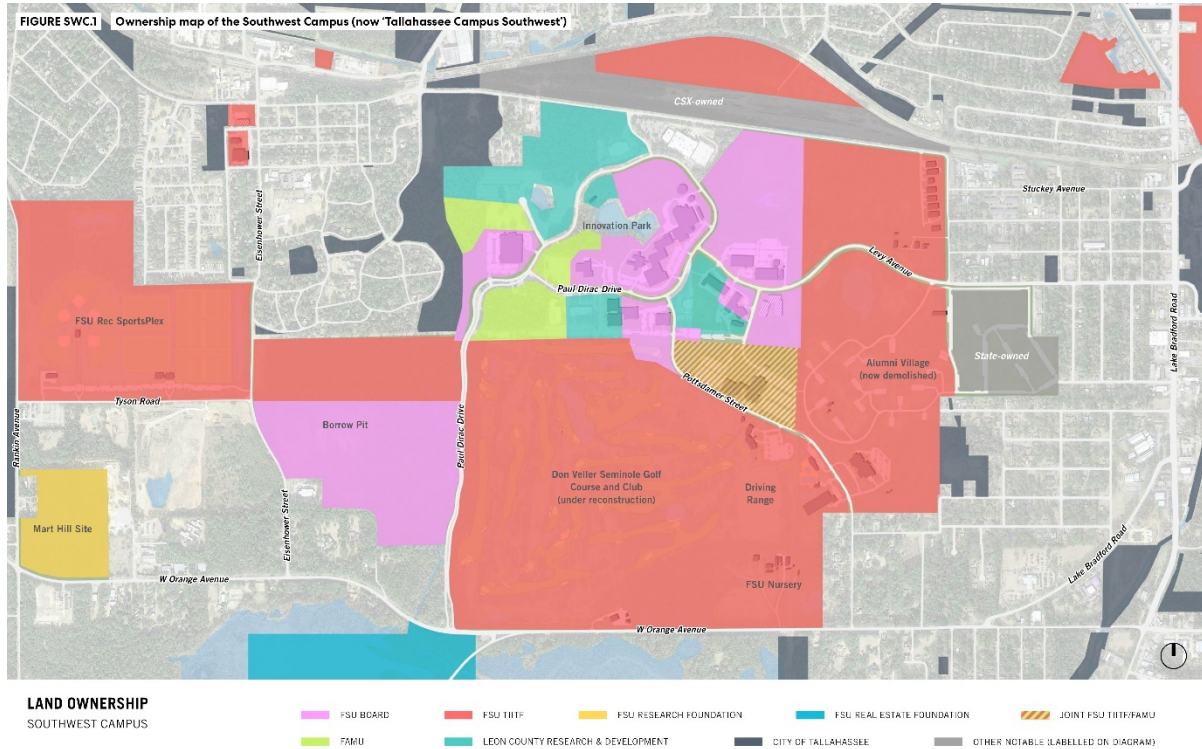


Figure SWC.1 Ownership map of the Tallahassee Campus Southwest.

Portions of FSU property within the southwest district are contained within Innovation Park, a research and development park established in 1978 and managed by the Leon County Research and Development Authority (LCRDA). Florida State University, Florida A&M University, and the LCRDA all own land within the park. Though a large portion of Innovation Park is not controlled by FSU, it is critical to think holistically about all of the property and consider improvements that can benefit Tallahassee Campus Southwest as a whole.

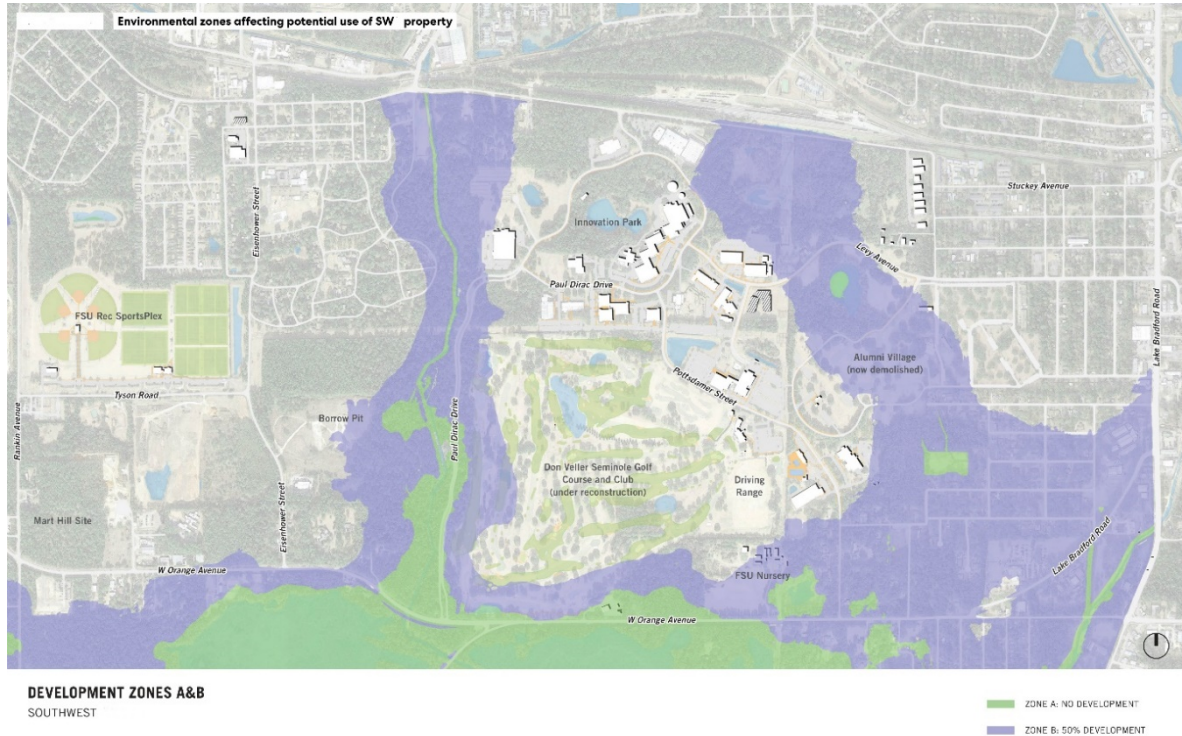


Figure SWC. 2 Development Zones affecting potential use of Tallahassee Campus Southwest land.

Within the Tallahassee Campus SW boundaries there are several significant environmental areas that reduce the usable building and development 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 Florida Department of Transportation (FDOT) property located between the creek bed and Eisenhower Road have been used for construction material dumping or as borrow pits.

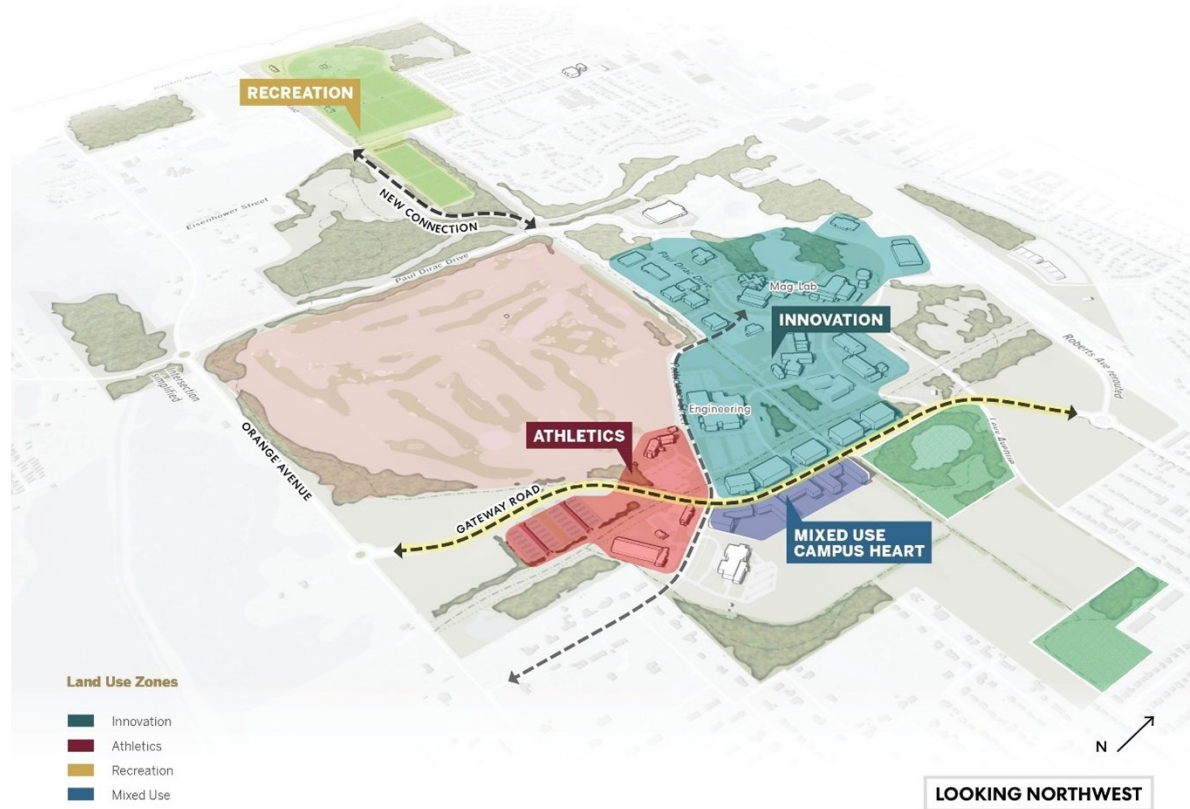


Figure SWC. 3 Future land uses map for FSU Tallahassee Campus SW property.

While the Tallahassee Campus SW does have a number of unique assets, their uses are sometimes unrelated and facilities are relatively disconnected from one another. This master plan seeks to initiate a critical mass of activities in focused nodes. While significant site area is available for development, land is a precious resource. Careful effort is taken to ensure that future improvements do not support sprawl nor become a ‘catch-all’ for incompatible land uses that have not been able to find a home elsewhere. While existing facilities are constructed on a low density, suburban office park model, in the future, development density should be higher, creating a more human-centric walkable environment, with well-connected nodes of activity and an emphasis on all modes of mobility.

This campus master plan features the concept of an airport gateway road. The planned ‘gateway road’ promises not only to serve as a mobility connector, but it provides an opportunity for something that is lacking – the creation of a ‘heart’ and a destination for the southwest district of the Tallahassee Campus. The southwest district lacks public gathering space, a focused major activity node, and an overall sense of place. Therefore, an opportunity exists to create something special that establishes an image and identity at this ‘new’ destination.

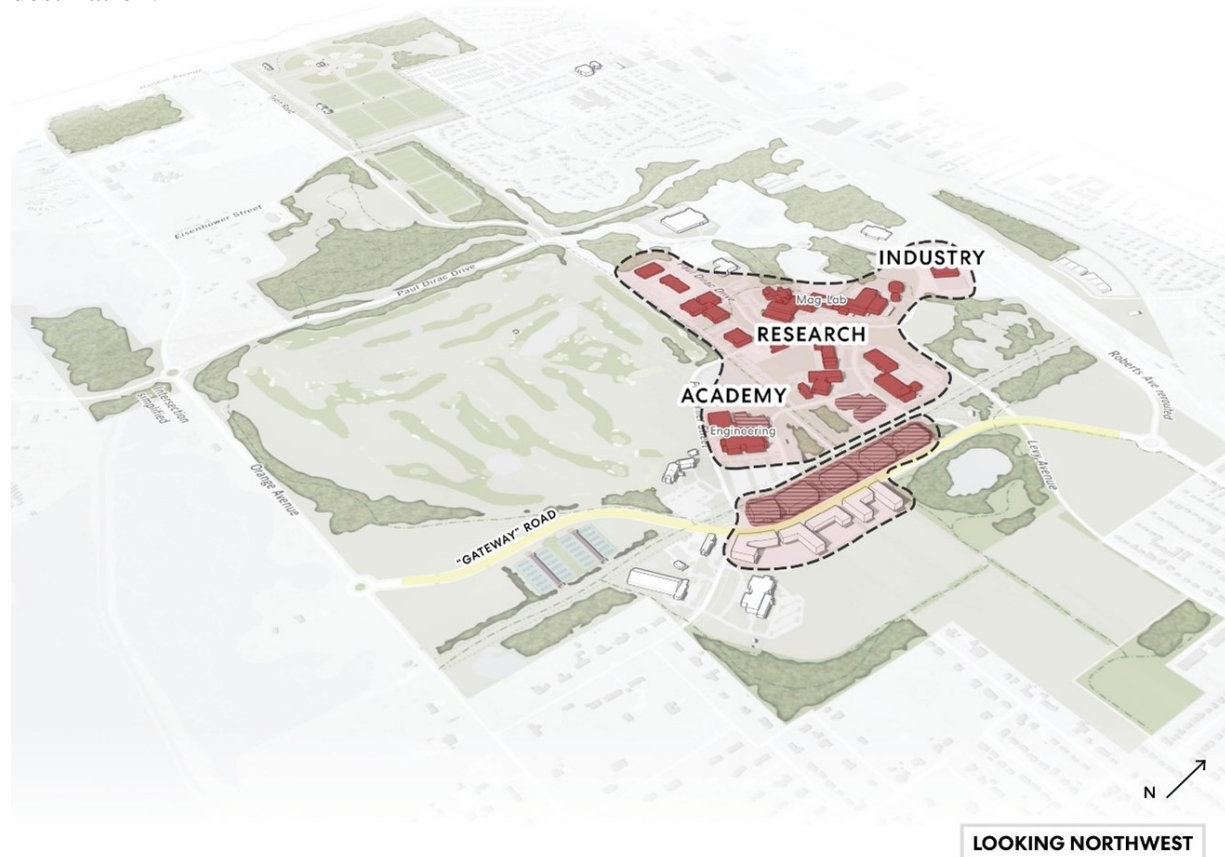


Figure SWC.4 Future Land Uses Tallahassee Campus Southwest

While there are many disparate uses at the Tallahassee Campus SW, the research and engineering uses represented by Innovation Park and the FAMU-FSU College of Engineering provide an opportunity upon which further variety of supporting and mixed-use amenities can be realized. While supporting and further advancing truly world class research facilities, such

as the Mag Lab, FSU can further diversify its partnership opportunities beyond the present academic and industry research and development collaborations. The master plan dispenses with an outmoded 20th Century suburban technology and business park model and envisions an evolved, rich and vibrant research and innovation ecosystem that is highly interactive, collaborative, and interdisciplinary. This approach is evidenced in the site design and should be employed through implementation with a dynamic mix of programmatic uses on each project and within each building.

The proposed gateway road, supported by local and university funding sources, provides a new southwest entrance from the airport to FSU, FAMU, and downtown Tallahassee. The opportunity also exists to realign Roberts Avenue to better accommodate community access to this gateway and a new destination. The geometry of the proposed gateway road alignment is based upon a preliminary evaluation and consideration of existing building and environmental constraints. In addition, where new development is allowable on site, consideration has been given to roadway alignment, as this new sequence of arrival will shape the image of FSU from the southwest. The gateway road alignment and structure is expected to discourage development as a high-speed vehicular thoroughfare. Vehicular speeds and traffic calming techniques should be employed to encourage a rich multi-modal mix of transportation options that strongly encourage pedestrian connectivity within a vibrant emerging mixed-use innovation ecosystem. As the road travels through the center of the southwest district of the Tallahassee Campus, a mixed-use campus “heart” is envisioned in the long-term. Although it will not be fully realized in this 10-year version of the Campus Master Plan, this center, one day will include a cluster of high-density development on the street frontage, providing opportunity for visibility and improved access. Capitalizing on the large infrastructure investment to catalyze development of a high-quality destination, the University can ensure the best first impression and reinforce the FSU brand.



Figure SWC.5 Embrace Natural Features

Tallahassee Campus SW is sprinkled with wetlands, overlaid by floodplains, and contains sensitive environmental systems. The master plan acknowledges and preserves these natural features, referencing them as guideposts around which responsible development may occur. Where practical, integration of the natural and ecological systems should be woven into the built environment as amenities or unique placemaking features. While the core of the Tallahassee Campus is largely developed with manicured landscape, here there exists an opportunity to build selectively while protecting sensitive areas. Although this is not expected to be fully realized during the ten-year planning period of this master plan, this presents an

opportunity of establishing a trail system, parks, and preserves that celebrate the natural elements of the site.

Stormwater

Stormwater management for the proposed development of the Tallahassee Campus Southwest is tied to the stormwater management for the (airport) gateway road project. Facilities should be constructed that will serve both elements of the Tallahassee Campus Southwest and allow for new roads, structures and other improvements to be phased over time.

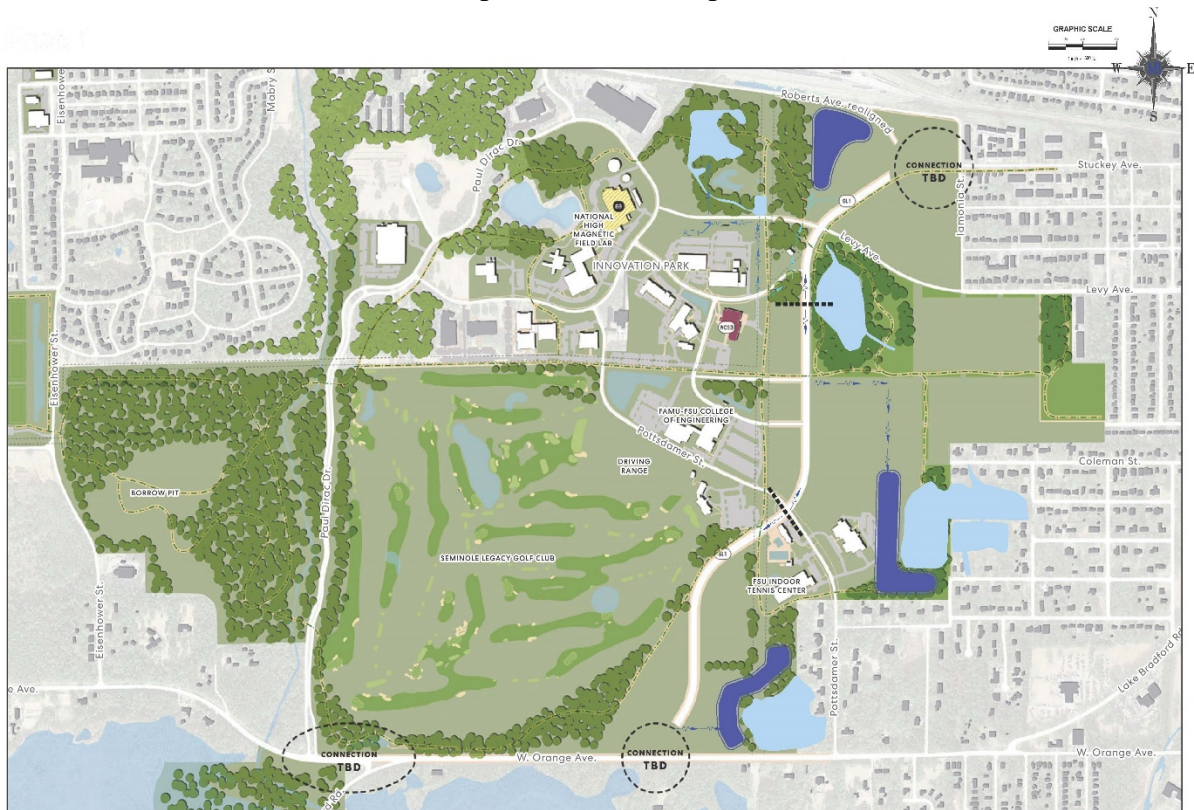


Figure SWC.6 Stormwater Facilities with Near-Term Development

The facilities can be identified as north, central, and south in location, with the north facility as an expansion (as allowed by eventual permitting) to the existing Innovation Park stormwater facility to the west. The central stormwater management facility will be located west of the

existing floodplain and may require reconstruction of some of the FSU Broadcast Station parking lot. The south pond will be similarly located outside of the existing floodplain at the southwestern end of the Callen neighborhood.

Areas south of the Pottsdamer will be conveyed to a new master stormwater facility south of the existing FSU Indoor Tennis Center, near the corner of Orange Avenue and Pottsdamer. Currently, there is an area of known flooding near the intersection. The flooding area is partially located on FSU property and several residential lots. The new facility will be located along the western edge of existing wetlands and floodplain. The facility will be designed to help alleviate flooding issues in the area.

The middle section, from Pottsdamer to Levy Avenue will be conveyed to a new master stormwater facility near the southeastern corner of what was previously Alumni Village. The facility will be along the western edge of existing flood plain and wetlands in the area. Additionally, there is an existing City of Tallahassee owned stormwater management facility located at James and Daniels Streets. This facility may be a good candidate for expansion if flood plain and wetland issues can be addressed.

The northern section of the gateway corridor, from Levy Avenue north will be conveyed to a new stormwater facility located south of Roberts along the eastern boundary of Innovation Park. It should be noted that this area may be considered a closed basin by the City of Tallahassee.

There is an existing stormwater management facility with permitted capacity (50% impervious) for the eastern portion of Innovation Park. It is possible this capacity could be reallocated to allow for the construction of Interdisciplinary Research and Commercialization Building (IRCB) without the need to build the master stormwater facility associated with the gateway project. However, this would diminish the development potential of other areas within the eastern portion of Innovation Park. Alternatively, IRCB could use the stormwater facility constructed for the northern leg of the gateway corridor.

Projects Plan for the Planning Term of the Campus Master Plan

Long-term vision (not within this 10-year planning period) for this area is to have a new major activity node along the proposed gateway road just north of the intended intersection of Pottsdamer Street. It will include a mix of academic and research buildings and a large central open space, along with potential for office, retail, hospitality, and other mixed-used

development to create a vibrant district and support existing uses for Tallahassee Campus Southwest. However, the near and mid-term plans demonstrated in this ten-year planning period of the Campus Master Plan are much more modest.

In the near-term, the Blueprint funded gateway road will be realized. The master plan attempts to identify a preferred location for the new roadway, but the final decision will ultimately be part of the Blueprint gateway project. The gateway road will likely create the need to relocate the nursery operations that are maintained by the University Facilities Grounds Section. A site north of Roberts Road has been targeted for this possible relocation. In addition to the need to relocate the nursery operations, it is possible that one or more of a series of warehouses located along Iamonia Street may need to be relocated as well. Building investments will include academic, research and support space. Construction of a fifth research and development facility, IRCB is planned for the near-term. It will support the planned growth in the University research programs.

In the mid-term plan, investment in a new Research facility is proposed alongside the new road as the first link in the development of a “spine” through Tallahassee Campus SW. Additional facilities along this spine are not expected to occur within the 10-year planning period of this Campus Master Plan.

The third phase of the College of Engineering is expected to be constructed during the mid-term also.

The Intramural SportsPlex will realize its Phase 2 expansion during this planning term as well. It will include both active and passive recreation facilities for students. A Tyson Road extension is planned adjacent to the southern border of the Phase 2 Intramural SportsPlex. This road project will extend Tyson Road eastward, to connect to Paul Dirac Drive. This improvement is intended to provide better mobility for cars, trucks, bicyclists, and pedestrians.

TABLE MP.3.1 Tallahassee Campus Southwest




New Construction and Remodeling/Renovations

Figure # SWC.MP.2	New Construction	Remodeling/Renovations
Near-Term		
NC9	FSU Grounds (Nursery) Relocation	
NC53	Interdisciplinary Research & Commercialization Building (IRCB)	
NC63	Warehouses Relocation	
69		National High Magnetic Field Lab (NHMFL / Mag Lab) Phase I
Mid-Term		
Figure # SWC.MP.3	New Construction	Remodeling/Renovations
NC8	FAMU-FSU College of Engineering Phase 3	
NC48	FSU Rec SportsPlex Phase 2	
NC54	Future Research Building 1	

FIGURE SWC.MP.1

TALLAHASSEE CAMPUS SOUTHWEST 10-YEAR MASTER PLAN (YEARS 1-10)

LEGEND:

-  EXISTING BUILDINGS
-  FUTURE BUILDINGS
-  AREA OF PROPOSED ROADWAY

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS
SOUTHWEST

24 SEPTEMBER 2021

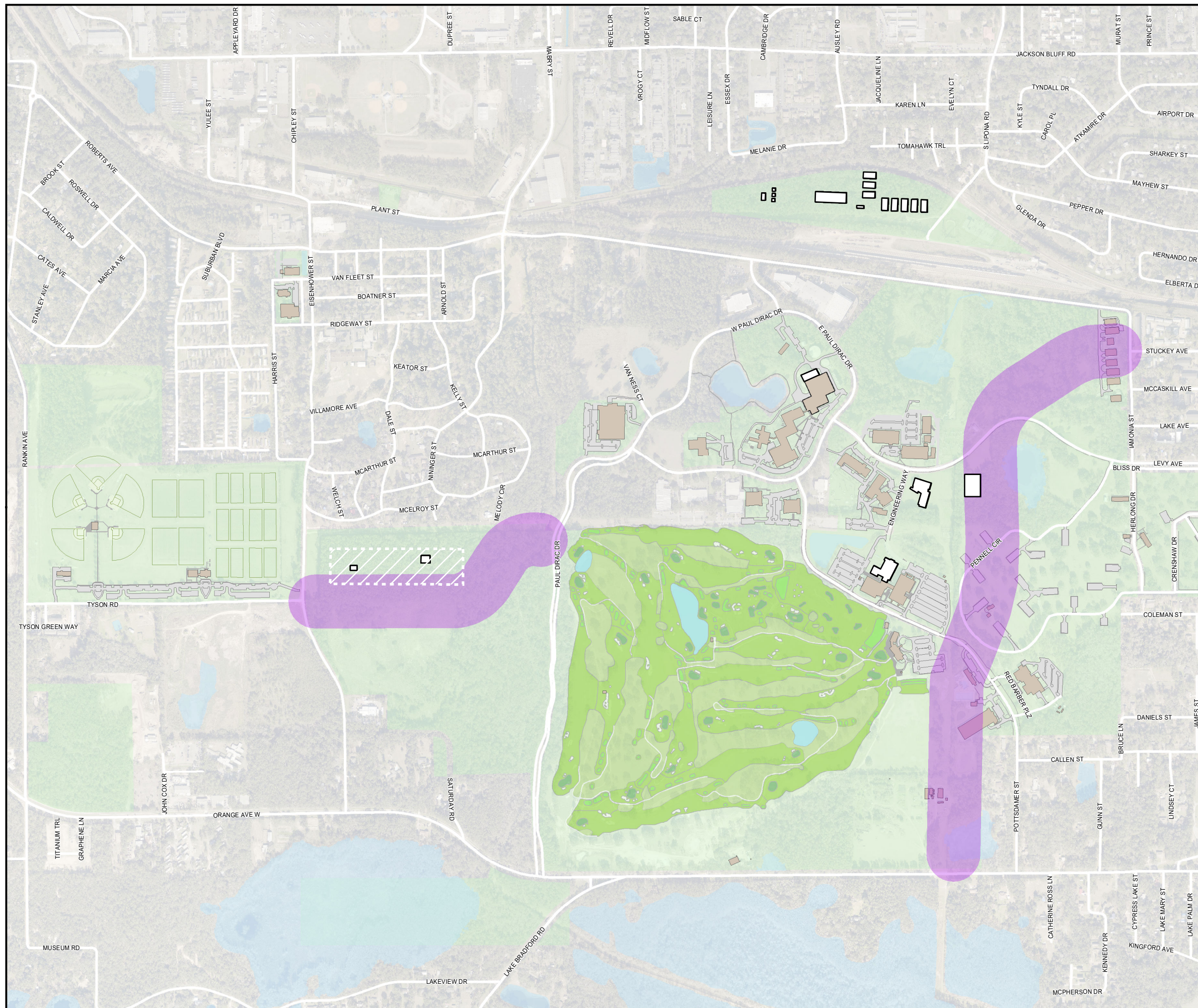
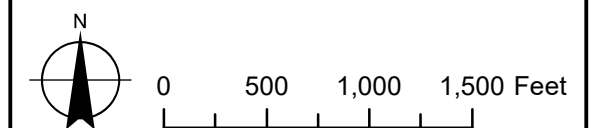





FIGURE SWC.MP.2

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

LEGEND:

-  PROPOSED RENOVATION/REMODEL
-  PROPOSED NEW CONSTRUCTION
-  AREA OF PROPOSED ROADWAY

SOURCE:
FSU FACILITIES PLANNING
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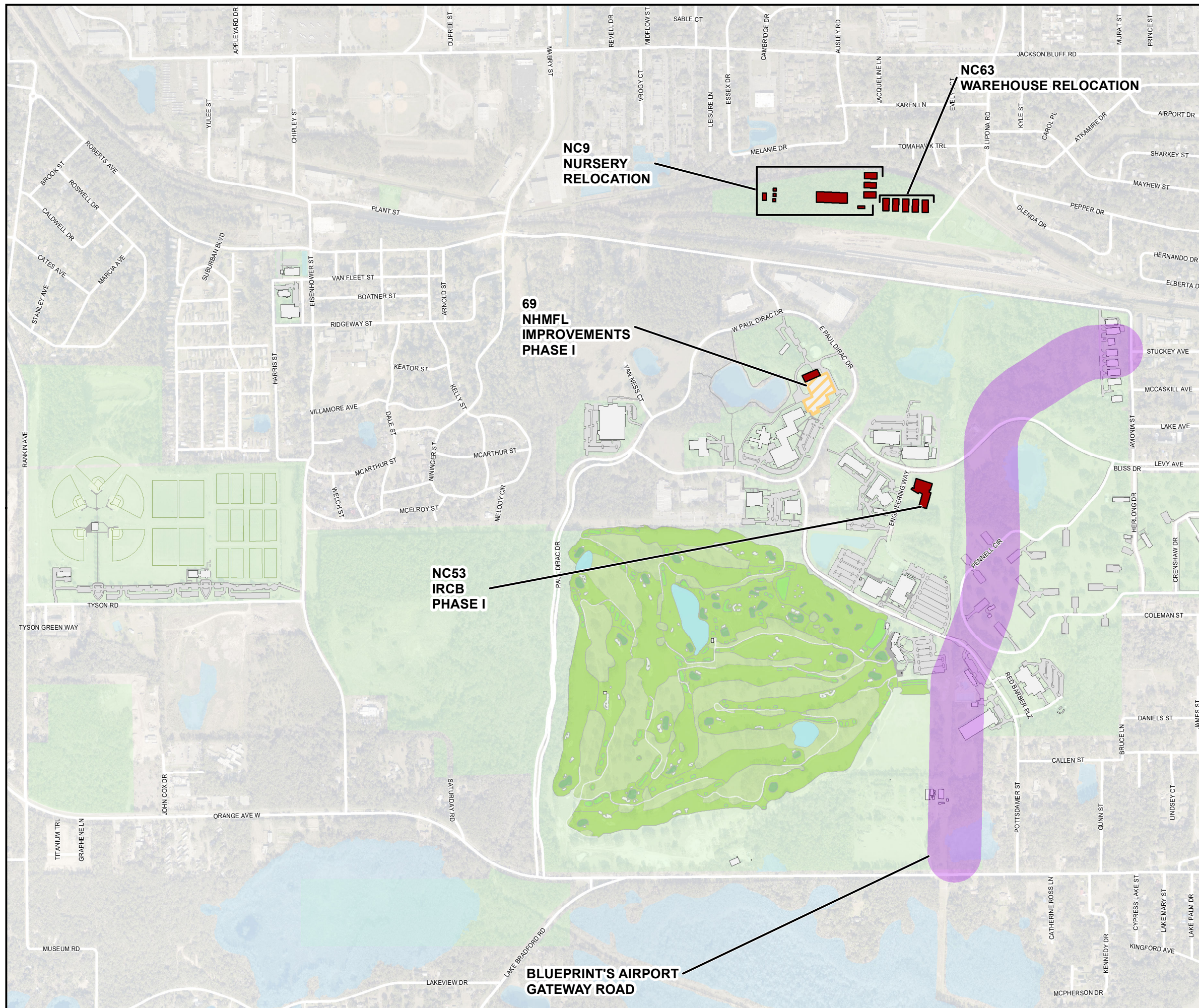
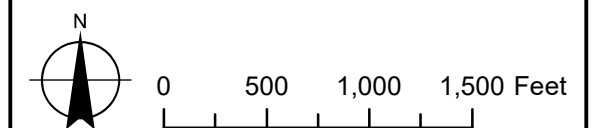





FIGURE SWC.MP.3

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

LEGEND:

-  PROPOSED RENOVATION/REMODEL
-  PROPOSED NEW CONSTRUCTION
-  AREA OF PROPOSED ROADWAY

SOURCE:
FSU FACILITIES PLANNING
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