Future Land Use Supporting Data

The purpose of the Land Use Element is to describe the existing and future land use patterns to be developed on the University and to address how this land use pattern will be coordinated with what is planned by the host community.

1. Inventory and Analysis of Existing Conditions

The existing land use pattern at the Florida State University Main Campus has evolved over the years as a series of reactions to imposed conditions. The original historic campus was a self-contained community in that all functions (academic, residential, recreation, food service, etc.) were contained within a comfortable walking distance. As the University grew westward down the hill toward undeveloped fields and woods, major construction developed along a linear spine parallel to Tennessee Street, along and on both sides of Call Street. This development pattern occurred largely in responses to the occurrence of low elevations at the southwest corner of the site, (a portion of which lies within the 100-year flood plain) which created unfavorable building conditions. Also, building sites tended to follow a ridgeline from the Westcott Building north then west between Call St. and Tennessee St. Additionally, the intrusion of the automobile has resulted in the disruption of the pedestrian environment within the central or core campus and some choice parcels are being utilized as parking lots.

An inventory of FSU's properties, including the Main Campus, other parcels in Tallahassee/Leon County, and other parcels throughout the state is shown in **Table 4.1**. Refer to **Figure 4.1** for locations of facilities throughout the state.

TABLE 4.1 Florida State University Properties (As of May 2015)

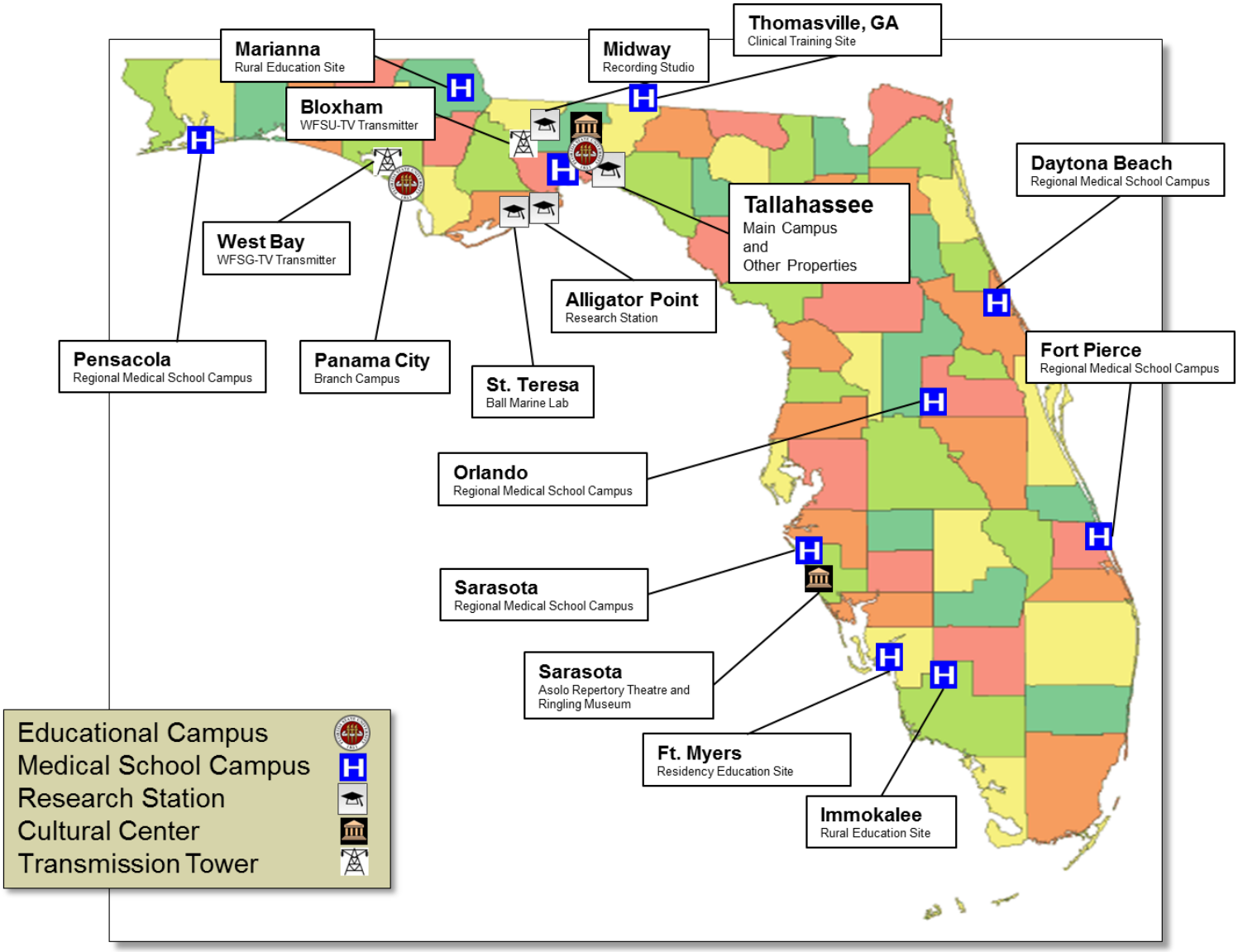
☐ = Property is included in this Campus Master Plan

Site No.	Site/Property Name	County	City	Property Acres	Site Acres
1	Alligator Point	Franklin	Sopchoppy		23.5
2	Ball Marine Laboratory	Franklin	St. Teresa		78.0
3	Cascade Lake	Leon	Tallahassee		79.4
4☐	FSU Main Campus	Leon	Tallahassee	445.05	474.5

5	FSU Mission Road Biological Sciences Research Station	Leon	Tallahassee		13.7
6☐	Plant Street	Leon	Tallahassee		1.0
7	FSU Reservation	Leon	Tallahassee		61.5
8☐	Southwest Campus (includes Seminole Golf Course, Alumni Village, Public Broadcast Facility)	Leon	Tallahassee		599.2
9	Sarasota Center / Ringling Center	Sarasota	Sarasota		56.9
10☐	Panama City Branch Campus	Bay	Panama City		25.6
14☐	Medical School	Leon	Tallahassee	6.5	Incl. in 4
17☐	FAMU/FSU College of Engineering	Leon	Tallahassee	22.2	Incl. in 8
18☐	Innovation Park (Magnet Lab)	Leon	Tallahassee	32.5	Incl. in 8
19	Gadsden County	Gadsden	Midway		2.0
20	Southwood	Leon	Tallahassee		50.4
23	Heritage Grove	Leon	Tallahassee		37.6
26	Collier County / Immokalee Med. Ctr.	Collier	Immokalee		9.4
27	WFSU-TV Tower	Leon	Tallahassee		0.3
32	Research North	Leon	Tallahassee		0
34	Commonwealth	Leon	Tallahassee		7.8
38	Northwest Campus	Leon	Tallahassee		5.0
40☐	Capitol Center	Leon	Tallahassee		6.6
41	Former State Motor Pool	Leon	Tallahassee		N/A
42	The Lakes Site	Leon	Tallahassee		8.7

Source: Florida State University Office of Institutional Research, 2013-2014 Fact Book

FIGURE 4.1 FSU Statewide Facilities



l.a. Facilities Within the State

Florida State University has an inventory of properties in Leon County, Bay County, Franklin County, Sarasota County, and Collier County. In Leon County, the University's inventory includes not only the Main Campus, but also numerous outlying parcels, both developed and undeveloped. Statewide properties include the following:

- **FSU Marine Laboratory at St. Teresa (Franklin County):** This facility is located on the Gulf of Mexico shoreline, approximately 50 miles south of Tallahassee. US Highway 98, running east and west, divides the tract into 70 undeveloped acres on the north and 8 acres to the south on the Gulf, where the marine laboratory is located.

  Existing facilities on the south side of US 98 include an administrative building, laboratory building, residential buildings, a maintenance building, and dockage for research vessels. A small harbor separates the research buildings from approximately 5 acres on the western side of the basin that are undeveloped. Future plans for additional resident housing and educational facilities have been envisioned for this 5-acre piece.

  The basin is approached from the sea by way of a dredged channel extending into the Gulf of Mexico. There are continuing problems with outfall and sediment build-up in this channel and it requires periodic re-dredging to keep it accessible by research vessels. The Florida State University Lands Management Plan suggests that portions of the northward 70 acres across Highway 98 may provide location for spoil deposition resulting from dredge activities.

- **The Alligator Point Tract (Franklin County):** Site of a former marine research facility, (which was relocated to St. Teresa for better access by deep water vessels), this tract contains six one-story structures, totaling 8,242 SF, along the south shoreline of Alligator Bay. The tract is accessible from Gulf Shores Boulevard and contains not only the structures noted above, but also a system of dredged waterways, presumably once used as holding facilities for large marine specimens. Much of the property is covered with natural vegetation. The tract is approximately 10 miles east of the St. Teresa Property on a long peninsula known as Alligator Point, which is primarily residential use. Site area is 23.5 acres.

- **Panama City Branch Campus (Bay County):** The campus is located on the south edge of North Bay, west of downtown Panama City. It is bounded on the east by a residential subdivision, on the south by Collegiate Drive and the campus of Gulf Coast State College, and on the west by Carl Gray Park, a county recreation facility. The site is wooded with scattered oaks and pines, and existing buildings have been sited in a sensitive way to produce an attractive, enjoyable campus environment. There are three existing contemporary brown brick buildings. An old residence, the Bland Conference Center, has been renovated for use as a student activities facility. Parking lots are irregular in shape, laid out to save existing oak trees. Total site area is 25.6 acres.
- **The Asolo Repertory Theatre (Sarasota County):** This property is home to the Asolo Repertory Theatre, Florida State University/Asolo Conservatory for Actor Training and The Sarasota Ballet. It contains a three-story concrete block, brick-faced main building of 116,531 square feet, a one-story generator building, and parking facilities on a 2.9-acre site adjacent to the Ringling Museum of Art.
- **The Ringling Museum of Art:** In 2000, the Legislature assigned to FSU the responsibility to maintain, operate and develop the John and Mable Ringling Museum of Art in Sarasota. Situated on approximately 60 acres on the bay, the complex features Ca' d'Zan, historic and lavish winter home of the Ringlings is currently undergoing a complete restoration, the Museum of Art, the Circus Museum, the old Asolo Theatre from Italy, and several support buildings.
- **Southwood:** Southwood is the home for the Florida State University Schools (FSUS) located in the southeast part of Tallahassee. This K-12 charter school provides research and development opportunities for educators as well as providing a laboratory for teacher education. With a Florida-typical student population base of 1,600 students, it has strong academic programs as well as award-winning arts and athletic programs.

1.b. Facilities Within the City of Tallahassee/Leon County

In addition to the Main Campus near downtown Tallahassee, the University controls other properties, as listed below. Refer to **Figure 4.2**.

- **Heritage Grove:** Located approximately one-half mile west of the Main Campus, Heritage Grove provides housing for various student organizations. The Property was developed through an arrangement with the Leon County Educational Facilities Authority. It is located at the northeast intersection of Honeysuckle Drive and Ocala Road. Site area is 37.3 acres.
- **The FSU Reservation:** Located approximately four miles southwest of the Main

Campus along the shore of Lake Bradford. There are nine buildings on the site containing 21,246 square feet, which are used primarily for student recreation purposes. There is a concrete pier extending into Lake Bradford that forms a large protected area for swimmers. Site area is 61.5 acres.

- **The Cascade Lake Tract:** Located several miles west of the Main Campus, this property is on Cascade Lake, one of a chain of cypress ponds and lakes, which includes Lake Bradford. Cascade Lake has periodically gone dry, and the tract includes a portion of lake bottom. There are no physical improvements, and the site is considered to be environmentally sensitive. Site area is 79.4 acres.
- **"The Lakes" Site:** A narrow tract immediately south of the Main Campus, it has been developed into a regional stormwater management facility to serve the Main Campus. Site area is 8.7 acres.
- **The Mission Road Biological Sciences Research Station:** A long, narrow parcel located off Mission Road to the northwest of the Main Campus. Facilities include a greenhouse complex and storage building totaling approximately 22,448 square feet. The greenhouse is used for horticultural programs. The property falls in elevation almost 50 feet from east to west, with dense tree coverage over the central and western portions of the tract. The long, narrow proportions of the site and the change in grade elevation make it difficult to plan for future development. Site area is 13.65 acres.
- **Hosford Transmitter Site:** A small tract located in the Leon-Wakulla Wildlife Area west of Tallahassee, this property is leased by FSU for radio, television, and other transmitting equipment.
- **The Southwest Campus:** Located within 1.5 miles southwest of the Main Campus, this mixed-use tract contains a total of 127 buildings which house 791,630 square feet of space. It is the largest single land holding of the university, with a total site area of 599.2 acres.
- **Former State Motor Pool:** Located just south of Gaines St. and east of Lake Bradford Rd. near the Main Campus, this property is designated to become the new Maintenance Complex.
- **Off-campus Support Locations:** Several years ago, the State reassigned four properties to FSU. Two of these properties have since been reassigned to other agencies. The Warren and Winchester buildings are located south of the State Capitol and east of the Main Campus.
- **Recycling Center:** The University's recycling center, formerly located on Madison St., has been relocated to the former Morgan Electric property west of Lake Bradford Rd. and south of Doak Campbell Stadium.

Land uses are broken down as follows:

1. ***Alumni Village Housing*** - A former residential complex that provided 795 housing units for married and single university students. There were approximately 99 one and two-story buildings with brick exteriors and gable end roofs. The complex occupies 108 acres in the eastern sector of the Southwest Campus and is currently in the process of being demolished with the exception of five buildings, two of which are being used for daycare.

2. ***FAMU- FSU College of Engineering*** - Planned as a four-phase building complex to house a joint program between Florida A&M University and Florida State University, the Engineering College is master planned to provide more than 400,000 gross square feet of academic, laboratory, and office space. The first and second phase buildings, (110,000 GSF) and (97,000 GSF), have been completed. Two more buildings are master planned.

3. ***Seminole Golf Course and FSU Nursery*** - the University's NCAA Division I Golf Teams use an eighteen-hole golf course of approximately 113 acres, located on the south side of the Southwest Campus, as a practice venue. It is also open to the general public at specified times for a nominal fee. A clubhouse and educational facility of 25,110 GSF constructed in 2001 to house the Professional Golf Management degree program. Immediately south of the driving range is a small area presently used as a plant nursery. The golf course provides for a pleasing first impression as one enters the Southwest Campus property.

4. ***WFSU Broadcast Center, Warehouse Area, Mobile Home Park and Miscellaneous*** - The remaining Southwest Campus property consists of less intensely developed parcels: 52 acres undeveloped north of Innovation Park; a former 16-acre mobile home park west of the golf course; a 7-acre parcel to the southwest containing the WFSU Broadcast Center; a warehouse area north of Alumni Village; and the rest of the property (approximately 188 acres) vacant land or woodlands.

5. ***National High Magnetic Field Laboratory*** - At the north boundary, the engineering complex is contiguous to Innovation Park, a 226-acre office/ industrial development of over forty 3- to 5-acre sites, in which is located the 280,000 square foot National High Magnetic Field Laboratory, a non-proprietary research facility operated jointly by FSU, the University of Florida, and the Los Alamos National Laboratory in New Mexico. This facility is one of the premier magnet laboratories in the world, allowing 400 to 600 guest scientists per year to be able to perform experiments and interface with students and faculty on the Main Campus. There will be a need to solve commuting and transit problems between this facility and the Main Campus.

6. ***The Rec SportsPlex:*** The University owns a recreation facility on an approximate 100 acre parcel located at the western edge of the Southwest Campus. The first phase

was completed for student use in the fall of 2007 and provides multiple fields for various intramural sports, including football, soccer, and softball. Parking, restroom facilities, administrative space, and maintenance / storage facilities are also be provided. Phase two will be completed in the future.

7. ***Marine Science Research and Training Center:*** This Center, completed in spring of 2008, provides practice and competition facilities for both men's and women's swimming and diving teams, instructional space for the University's academic and diving programs, and general recreational use for students. The approximate seven-acre site is located immediately west of The FSU Broadcast Center on Pottsdamer Road.

8. ***College of Education Multi-Purpose Teaching Facility:*** Shared with Athletics, this combination classroom, enclosed tennis stadium, and academic support facility is adjacent to the Marine Science Research and Training Center on the Southwest Campus.

1.c. Student Enrollment Projections

Refer to Element 2, **Tables 2.5, 2.6,** and **2.7.**

1.d. Legal Descriptions and How Lands Acquired

The Facilities Department maintains a database of property assigned to Florida State University that includes legal descriptions. Persons should contact the Facilities Department to learn more about legal descriptions of any University parcel.

Since its inception, all property assigned to Florida State University and its predecessors has been obtained either by purchase, donation or through trade.

1.e. Title Interest Held by the Board of Trustees of the Internal Improvements Trust Fund

There are no known reservations or encumbrances on University property other than those easements granted to outside parties such as local governments that involve utility right-of-way, road projects, and the like. For information relating to these easements, contact the FSU Facilities Department.

1.f. Designated Management

Generally speaking, all property assigned to Florida State University is designated as a single use and that use is educational.

1.g. Alternative (Non-Educational) Use of Leased Property

All property assigned to Florida State University is utilized in support of the

University's educational, research and public service enterprises.

1.h. Proximity of University Property to Other Significant Local, State, or Federal Land or Water Resources

The University maintains the State Lands Management Plan in order to verify existing conditions as well as to include properties not in the Campus Master Plan. Information relating to the proximity of University property to other significant local, state, or federal land or water resources can be obtained in this Management Plan.

1.i. University Property Within an Aquatic Preserve or Area of Critical State Concern

Information relating to whether University property is located within an aquatic preserve or a designated area of critical state concern can be found in the State Land Management Plans document described above.

1.j. Existing Land Uses and Zoning for the Context Area

Existing land uses in the context areas immediately adjacent to the Main Campus are shown in **Figure 4.3.1** & **4.3.2.** These land uses coincide with the Tallahassee/Leon Comprehensive Plan (2014), and are not anticipated to change radically in the near future. Generally, they are described as follows:

- **All-Saints**
- **Central Urban:** Areas to the north and southwest of the campus in which a variety of uses are permitted. Typically, they would include high density residential, commercial, and employment (includes light manufacturing).
- **Capitol Center Planning District**
- **Commercial Parkway**
- **Downtown**: The large zone to the east of the campus encompassing the Central Business District.
- **Industrial/Cultural/University Transition:**
- M**edium Density Residential**
- **Mixed Use C:** Areas to the west of the main campus in which housing and commercial uses are permitted.
- **Residential Preservation:** An area to the west containing numerous single-family dwellings that is limited in density to six units per acre, in order to preserve the small-scale character of the neighborhood.
- **Targeted Retail/Office Growth:**
- **University Transition:** Areas within the Main Campus boundary, with a variety

of land uses permitted, such as high density residential, commercial, office, restaurants, religious, and the like.

- **Urban Pedestrian**

1.k. Existing Land Uses on Main Campus

Refer to **Figures 4.4.1 and 4.4.2** for the locations of existing land uses at the Main Campus, broken down into the following classifications:

- **Academic Use** - Zones primarily occupied by or designated for classrooms, teaching laboratories, research laboratories, and library spaces.
- **Support Use** - Zones primarily occupied or designated for administrative offices, general auxiliary, and student support services and activities.
- **Athletics and Recreation** - Land designated for passive recreation, unstructured, or informal athletic-type pursuits, parks, general open or green space, playing fields and facilities for organized sports activities (football, soccer, tennis, track, baseball, softball, basketball, etc.) for both intercollegiate and intramural/extramural teams.
- **Mixed Academic & Support Use** – Zones occupied by a combination of both academic and support functions.
- **Fine Arts** – Zone primarily occupied by academic and support spaces (performance halls, theaters) devoted to the visual and performing arts program on campus.
- **University Housing** - Parcels used for student housing including dormitories, apartments, and scholarship housing.
- **Future Mixed Use** – Potential zones for a combination of commercial, residential, and support functions.
- **Future Open Space/Recreation & Parking** – Potential zones for surface parking lots, garages, passive recreation, unstructured, or informal athletic-type pursuits, and general open or green space.

1.l. Other Categories of Land Use

None required.

1.m. Acreage and Density of Land Uses

To reach the goal of applying Floor Area Ratios (F.A.R.) to proposed land use zones as a means of estimating the development capacity of the land, it was first necessary to examine the existing conditions on campus. Woodward Avenue bisects the campus into East and West areas that are also referred to as the Historical Area and the Science Area respectively. As depicted in **Figure 4.5 Campus Planning Zone F.A.R.,** the East and

West areas were divided into subzones based on the City's Traffic Analysis Zones (TAZ), to define areas of similar character for analysis of floor area ratios and Ground Cover Ratios (G.C.R.). Where a zone included land not owned by the University, only the campus property was calculated. The land within each zone was segregated into land use categories and both separate calculations for each land use and aggregate calculations for the zone were made. The resulting F.A.R.'s are documented in **Tables 4.2a and 4.2b**, while the G.C.R.'s are tabulated in **Tables 4.3a and 4.3b**. The F.A.R. and G.C.R. calculations for each land use are summarized in **Table 4.4**. The summary F.A.R.'s for each campus zone are graphically depicted on **Figure 4.5**.

During both the programming interviews and casual conversations, it was consistently noted that the Historical zone (best defined by Zones E-2, E-4, E-5 and E-9) was the favorite part of the campus. Reasons included the architectural character, the scale of the buildings and courtyards, the amount and distribution of open space, and the progression and variety of spaces among the buildings. On the other hand, the Science area (defined by Zone W-3) was described as functional but harsh and uninviting due to the austere use of materials in the modern architecture, the unfriendly vertical scale and perceived lack of open space, and the lack of continuity.

By comparing the F.A.R. and G.C.R. of a zone with the reported perceptions of that area, it was determined that these density factors fairly represented and consistently measured what the commenters felt about the spatial quality desired for the University. It is assumed that by applying these factors to the various building zones, an appropriate capacity can be determined and allocated. Of course, the success of the buildings and spaces ultimately depends on the quality of design by the architect and the commitment of the university to achieve it. Refer to **Figures 4.5 and 4.7** for graphic representation of the information in **Tables 4.5 through 4.8**.

TABLE 4.2a Floor Area Ratio for Zones East of Woodward Avenue

	ACADEMIC/ SUPPORT	RESIDENTIAL	PARKING GARAGES	UTILITIES	ATHLETICS	TOTAL GSF	EXISTING CAMPUS SF	FAR
E-1		156,258				156,258	486,565	0.32
E-2	935,414	107,444				1,042,858	998,395	1.04
E-3	95,998					95,998	401,188	0.24
E-4	553,434	362,220				915,654	1,161,310	0.79
E-5	317,137					317,137	458,687	0.69
E-6	115,183		367,763			482,946	299,257	1.61
Subtotal Core	2,017,166	625,922	367,763	0	0	3,010,851	3,805,402	0.79
E-7	6,504					6,504	788,872	0.01
E-8						0	914,760	0
E-9	234,666	205,090	69,868	70,000		579,624	820,235	0.71
E-10						0	998,395	0
E-11	8,232					8,232	789,307	0.01
E-12	75,744		362,836			438,580	723,096	0.61
E-13	154,959					154,959	636,847	0.24
E-14	566,122				59,588	625,710	947,866	0.66
E-15	38,388					38,388	1,171,764	0.03
E-16	4,588					4,588	755,330	0.01
E-17						0	354,143	0
Subtotal Periphery	1,089,203	205,090	432,704	70,000		1,796,997	8,900,615	0.2
Total	3,106,369	831,012	800,467	70,000	0	4,807,848	12,706,017	0.38

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.2b Floor Area Ratio for Zones West of Woodward Avenue

	ACADEMIC/ SUPPORT	RESIDENTIAL	PARKING GARAGES	UTILITIES	ATHLETIC	TOTAL BUILDIG GSF	EXISTING CAMPUS SF	FAR
W -1	51,744					51,744	1,003,622	0.05
W-2	161,851	481,762				643,613	1,329,016	0.48
W-3	1,631,148		352,920			1,984,068	2,657,596	0.75
W-4	1,007,369		513,030		192,891	1,713,290	2,801,344	0.61
W-5	334,143	476,545				810,688	1,234,926	0.66
W-6	1,423,252				1,960,955	3,384,207	2,423,243	1.4
W-7	9,826		392,494			402,320	594,158	0.68
W-8	2,811					2,811	603,742	0
Total	4,622,144	958,307	1,258,444		2,153,846	8,992,741	12,647,647	0.71
TOTAL E & W Zone	7,728,513	1,789,319	2,058,911	70,000	2,153,846	13,800,589	25,353,664	0.54

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.3a Ground Coverage Ratio for Zones East of Woodward Avenue

	SUPPORT	RESIDENTIAL	GARAGES	UTLITIES	ATHLETICS	GROUND FL	CAMPUS SF	GCR
E-1		20,550				20,550	486,565	0.04
E-2	522,663	56,995				579,658	998,395	0.58
E-3	53,511					53,511	401,188	0.13
E-4	308,458	214,461				522,919	1,161,310	0.45
E-5	165,829					165,829	458,687	0.36
E-6	71,828		31,043			102,871	299,257	0.34
Subtotal Core	1,122,289	292,006	31,043		0	1,445,338	3,805,402	0.38
E-7	3,055					3,055	788,872	0.00
E-8						0	914,760	0.00
E-9	126,507	80,788				207,295	820,235	0.25
E-10						0	998,395	0.00
E-11	6,856					6,856	789,307	0.01
E-12	31,505		322,931			354,436	723,096	0.49
E-13	86,201					86,201	636,847	0.14
E-14	225,098				106	225,204	947,866	0.24
E-15	22,473					22,473	1,171,764	0.02
E-16	2,614					2,614	755,330	0.00
E-17						0	354,143	0.00
Subtotal Periphery	504,309	80,788	322,931		106	908,134	8,900,615	0.10
Total	1,626,598	372,794	353,974		106	2,353,472	12,706,017	0.19

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.3b Ground Coverage Ratio for Zones West of Woodward Avenue

	ACADEMIC/ SUPPORT	RESIDENTIAL	PARKING GARAGES	UTILITIES	ATHLETIC	TOTAL BUILDING GROUND FL	EXISTING CAMPUS SF	GCR
W-1	24,541					24,541	1,003,622	0.02
W-2	87,213	285,779				372,992	1,329,016	0.28
W-3	967,119		283,177			1,250,296	2,657,596	0.47
W-4	542,757		498,000		146,528	1,187,285	2,801,344	0.42
W-5	160,507	208,951				369,458	1,234,926	0.3
W-6	433,629				325,981	759,610	2,423,243	0.31
W-7	7,183		311,290			318,473	594,158	0.54
W-8	1,120					1,120	603,742	0
Total	2,224,069	494,730	1,092,467		472,509	4,283,775	12,647,647	0.34
TOTAL E & W ZONE	3,850,667	867,524	1,446,441	0	472,615	6,637,247	25,353,664	0.26

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.4 Comparisons of F.A.R. and G.C.R. by Land Use Categories (from 1995 Master Plan)

	TOTAL BUILDING G.S.F.	TOTAL GROUND FLOOR S.F.	TOTAL LAND USE S.F.	FLOOR AREA RATIO	GROUND FLOOR RATIO
Academic	2,127,621	863,459	2,536,748	0.84	0.34
Residential	1,225,078	239,172	2,111,647	0.58	0.11
Research	1,397,766	158,433	1,200,732	1.16	0.13
Support	1,412,938	613,251	4,258,622	0.33	0.14
Utilities	22,608	16,958	87,828	0.26	0.19

Source: FSU Physical Plant, January 1993; FSU Building Information, May 1993

TABLE 4.5 Historical Area Floor Area Ratio

ZONE	LAND	BUILDING G.S.F.	F.A.R.
E-2	998,395	1,042,858	1.04
E-4	1,161,310	915,654	0.79
E-5	458,687	317,137	0.69
E-9	820,235	579,624	0.71
Total	3,438,627	2,855,273	0.83

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.6 Science Area Floor Area Ratio

ZONE	LAND	BUILDING G.S.F.	F.A.R.
W-3	2,657,596	1,984,068	0.75
Total	2,657,596	1,984,068	0.75

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.7 Historical Area Ground Coverage Ratio

ZONE	LAND	GROUND FLOOR G.S.F.	G.C.R.
E-2	998,395	579,658	0.58
E-4	1,161,310	522,919	0.45
E-5	458,687	165,829	0.36
E-9	820,235	207,295	0.25
Total	3,438,627	1,475,701	0.43

Source: FSU Facilities, FSU Building Information 2015

TABLE 4.8 Science Area Ground Coverage Ratio

ZONE	LAND	BUILDING G.S.F.	F.A.R.
W-3	2,657,596	1,250,296	0.47
Total	2,657,596	1,250,296	0.47

Source: FSU Facilities, FSU Building Information 2015

1.n. Natural Resources

1.n.1. Beaches and Shores
None

1.n.2. Surface Waters
None

1.n.3. Wetlands
None

1.n.4. Native Vegetative Areas
None

1.n.5. Minerals and Soils None

1.o. Historic and Archaeological Resources
There are no sites on the Main Campus listed in the Florida Site File of the National Register of Historic Places.

2. Future Needs/Requirements

2.a. Analysis of the Amount of Land that will be required to accommodate the Planned Future Enrollment of the University

The FSU Main Campus is a densely developed - often called "compact" - community in comparison to the other universities in the State system. As shown in **Table 4.9**, FSU has one of the highest headcount per acre of any of the ten state campuses yet one of the smallest campuses in acreage.

TABLE 4.9 Comparison of Florida Universities

School	Student Enrollment FTE	Campus Size Acres	Students per Acre
Florida State University	27,526	475	58.01
Florida International	30,109	576	52.30
Central Florida	37,327	1,415	26.38
Florida Atlantic	17,722	746	23.76
Florida A&M	7,273	317	22.94
University of Florida	32,444	2,000	16.22
South Florida	22,434	1,913	11.73
Florida Gulf Coast	8,745	360	24.29
North Florida	10,109	1,300	7.78
New College	665	119	5.61
West Florida	7,046	1,600	4.40

Source: SUS Fact Book, 2011-2012

Despite the positive aspects of this compactness, such as short walking distances and times and the "intimate" or "personal" feeling of the spaces, there is a universal desire on campus to not increase the density as more facilities are added. Therefore, four guidelines are apparent to permit increased building area without increasing densities:

1. Do not build more facilities within the densest zones of the campus (unfortunately, almost all of the approved building projects on the PECO list are sited in the dense zones and will remove precious open space);

2. Redevelop underdeveloped areas up to desirable levels of density;

3. Acquire additional land to replace and preferably increase the amount of recreation and open space to maintain, if not improve, the density ratios.

4. Move appropriate functions off campus that need not be on-campus to operate.

In 2006, the Main Campus had a total of 464 acres with a student headcount enrollment of 35,985. Assuming that the amount of land required should be proportional to the number of students enrolled in the future and that the current ratio be maintained, a total future land requirement can be calculated. Refer to **Table 4.10**.

TABLE 4.10 Amount of Land per Student Enrollment (Main Campus Only)

	Main Campus ACRES	**ENROLLMENT**	**ENROLLMENT/ACRE**
2013-2014 Main Campus	475	41,773	88
2014-2015	482	42,400	88
2015-2016	489	43,036	88
2016-2017	496	43,681	88
2017-2018	504	44,336	88
2018-2019	511	45,001	88
2019-2020	519	45,676	88
2020-2021	527	46,362	88

Source: FSU Facilities 2015

If FSU were to expand to match the ratios of the remainder of its sister institutions, such as the University of South Florida which is comparable in population, the resulting Main Campus would be a very large 1,493 acres.

2.b. Projected Future Academic Space Needs

Refer to **Table 4.11** below for net academic space need projections for the future. These are described more fully in **5-ACADEMIC FACILITIES ELEMENT, Table 5.9 and Table 5.10.**

TABLE 4.11 Projected Net Future Academic Space Needs

	CLASSROOMS	TEACH LABS	RESEARCH LABS	STUDY
*Main Campus	32,187	19,011	345,387	273,009
Panama City	10,436	14,284	27,816	19,542

Source:
Main Campus: Supplemental Educational Plant Survey 2012-2013, projected for year 2017-2018.
Panama City Campus: FSU Facilities Space Management Database, March 2015. Facilities Calculation for Space Need Projections based on 2020-2021 FTE Enrollment projections from Table 2.5 and Table 8 (Space Standards Used in the Ten Space Category Needs Generation) of the April 2013 Educational Plan Survey.

*Quantities for Main Campus include satellite facilities including Alligator Point, Ball Marine Lab, Cascade Lake, Mission Road Station, Plant Street, FSU Reservation, Southwest Campus, Innovation Park, Gadsden County, National Forest, Commonwealth, North Campus and Capitol Center.

2.c. Projected Future Support Space Needs

Refer to **Table 4.12** below for net support space need projections for the future (2017-2018). These are described more fully in Element 6 Support Facilities, **Tables 6.5 and 6.6**.

TABLE 4.12 Projected Future Support Space Needs

	OFFICE	AUDITORIUM/ EXHIBITION	CAMPUS SUPPORT SERVICES	INSTRUCTIONAL MEDIA	GYMNASIUM	STUDENT ACADEMIC SUPPORT
*Main Campus	(-16,742)	5,950	8,441	19,483	30,520	2,605
Panama City	39,382	N/A	5,055	N/A	N/A	N/A

Source:
Main Campus: Supplemental Educational Plant Survey 2012-2013, projected for year 2017-2018.
Panama City Campus: FSU Facilities Space Management Database, March 2015. Facilities Calculation for Space Need Projections based on 2020-2021 FTE Enrollment projections from Table 2.5 and Table 8 (Space Standards Used in the Ten Space Category Needs Generation) of the April 2013 Educational Plan Survey.

*Quantities for Main Campus include satellite facilities including Alligator Point, Ball Marine Lab, Cascade Lake, Mission Road Station, Plant Street, FSU Reservation, Southwest Campus, Innovation Park, Gadsden County, National Forest, Commonwealth, North Campus and Capitol Center.

2.d. Suitability of Vacant or Undeveloped Land on Campus for Development

The FSU Main Campus is a highly developed campus with very few vacant or undeveloped sites. Of the few sites that are "vacant", each is small and in the 100-year floodplain. Open space is at a premium and the areas with natural stands of large oak trees should only be used to traverse, such as a new walkway linking the University Center with the Student Union zone. Most people interviewed believe parking is also at a premium. Today, whenever a new facility is built, existing open space and parking are generally eliminated for the new building.

Existing campus constraints that will have an impact on future development, as shown in **Figure 4.10,** include the 100-year floodplain and major drainage easements.

2.e. Redevelopment or Elimination of Inconsistent Uses

Future land use development on-campus, even with land acquisition, involves using existing parking lots or the improvement of under-utilized tracts of land, such as the parking lots adjacent to the Fine Arts Complex, Education building, and Dorman Hall, as shown in **Figure 4.8.** It is important to understand that there are no more undeveloped or vacant sites within the current campus boundaries. Any development will have to demolish some facility that has been constructed with State funds and which will need to be replaced and probably expanded or enhanced.

For example, the 1995 Master Plan identified the site of the former Florida State University School (FSUS) as a candidate for redevelopment as an academic science zone or quad. Subsequently, FSU was granted a Medical School by the State Legislature. The FSUS site has been redeveloped for the Medical School as well as

sites for new Psychology and Life Sciences facilities. The FSUS operations were relocated to new and enhanced facilities in Southwood.

With only few exceptions, the land use patterns within the campus work well together. The exceptions are the locations in the middle of the campus in what have become prime spots for academic expansion. The Mendenhall Maintenance Complex and the Central Utility Plant were once located on the edge of the campus and are now in the heart of the campus. While this is ideal for radial utility distribution lines, today the site is better used for core academic uses. Service traffic to the plant must penetrate to the center of the campus and use very congested roadways (Woodward and Learning Way) to get there. However, the density and investment in utilities serving the campus through the Central Plant makes any changes cost prohibitive.

Likewise, the Mendenhall Maintenance Complex occupies a key site for a future academic center. When there were no other properties available, this was a reasonable choice. Looking to the future for both key building sites and anticipating a linkage from the University Center to the heart of the academic campus, the Mendenhall Maintenance Complex sits squarely in the way. Again, service traffic must traverse into and out of the inner campus adding to already severe congestion.

Long-term, beyond the study period of this plan, the Mike Long Track and the Speicher Tennis Courts should be considered for relocation off campus and the sites made available for redevelopment for academic and support activities.

2.f. Consistency with State Lands Management Plan

The planned land uses on the Main Campus are considered to be consistent with the "Inventory and Analysis" document described earlier in this Element.

2.g. Analysis of Future Additional Land Requirements

As previously noted, FSU is severely limited in its development potential and quality of campus environment by its restricted land area. The University for several years pursued an aggressive program of land acquisition at the behest of the Legislature. However, the current funding has been expended or committed. It is very important to the long-term well-being and strategic positioning of the University that the acquisition program be supported and funded until completion, i.e., purchase of all property between Jefferson and Gaines St. to the South and between Copeland St. and Macomb St. to the East. Attempting to purchase and consolidate a large urban area like this in a piecemeal fashion is unlikely to succeed and stymies the ability to develop the University's needs in an orderly manner or to accommodate unplanned opportunities as

they arise. In this way, land often has a much greater value to the University for the opportunity it allows than just its market cost. Proper use also involves adding aesthetic and environmental qualities to the physical space as well as the economic and functional rationale of its consumption.

Carrying the new boundaries of the University to Gaines St. and Macomb St. will create a new campus of approximately 583 acres. Accomplishing the development of this area will take many years. But the planning must start now with the confidence that the land will be there and will be configured in this manner.

By making the Gaines Street corridor the marking of the southern boundary, the campus geometry is the most compact and suitable for pedestrian traffic and the University Center is best integrated with the campus. The proposed expanded perimeter encloses sufficient area for foreseeable development and offers the public assurance of "responsible growth" contained within those boundaries.

Redevelopment by the University near Gaines St. has the added benefit to the City of a much-improved entryway to the Capitol Center from the airport. Safety on the campus may be improved by extending the boundary to Gaines St. and Macomb St. because this gives a more defined edge to the campus and allows more integration of all student-related activities within the confines of the University's control.

From the previous Master Plan, two new facility proposals requiring land purchases outside the primary target area described above are a new maintenance complex and a relocated and expanded recycling center. As described earlier, the current site of the Mendenhall Maintenance Complex is a prime site for development of a new academic quadrangle, especially now that Woodward Avenue has been closed. Therefore, the maintenance facility should be relocated to the light industrial area south of Gaines Street near Lake Bradford Road. This location will allow convenient access to the Main Campus, closer travel to the Southwest Campus, and more convenient access to the other properties. The former State Motor Vehicle site has been acquired for this use but funds have not yet been allocated to complete the new facilities. Additionally, for similar reasons of higher and better use and to achieve greater capacity, a large site for the recycling center has been acquired and is close to the proposed maintenance complex. Recycling operations have been moved to this site.

The plan to develop four phases of the College of Engineering at the Southwest Campus site has been confirmed and is actively being pursued.

Until sufficient new funds for major land acquisition in the target zone between Jefferson and Madison/Gaines can be allocated by the Legislature, targets of opportunity should be pursued from the State by reassigning underutilized or recently vacated facilities to FSU. If grants or donations can be arranged, seeking private property when available should be pursued, even if targeted for later land swaps.

The Plan recommends using an F.A.R. of 0.83 for the overall site derived from the average Historical area density (**Table 4.5**).

New Academic and Research land uses are recommended for a maximum F.A.R. of 0.84, which is the aggregate F.A.R. for Academic land uses (see **Table 4.4**).

2.h. Assessment of Any Surplus Lands

There are no lands considered "surplus" by the University.

2.i. Identify Potential Land Areas for Expansion in the Context Area

The University is actively pursuing land acquisition to accommodate the demands of growth and to correct deficiencies. Refer to **Figure 4.9** for the areas adjacent to the Main Campus that are in the Acquisition Program. The majority of land to be acquired is just south of campus toward Gaines Street and to the east toward Macomb Street.

2.i.1. Present Land Use

Refer to **Figure 4.3.1** and **Figure 4.3.2** for the present land use in the context area. To the east of the old campus is the area designated in the City's zoning plan as CC & SCD. CC is an abbreviation for Central Core District. This district intends to create a critical mass of activity in the central core of the city, allowing a residential density of up to 150 dwelling units per acre. Bicycle and pedestrian activity is encouraged. SCD represents the Special Character District. The intent is to complement the historical nature of this area. Encourage a mix or uses supporting eighteen-hour activity including specialty retail/restaurant/entertainment uses. Community facilities including college and university facilities are one of its listed principal uses. Expansion of Greek housing and development of low-intensity university facilities and parking in keeping with the overall scale and density would be appropriate.

Immediately south across Jefferson is a University Transition zone. Moving south to Gaines, the uses change to new residential, commercial, and entertainment. The City of Tallahassee has been studying a significant mixed-use redevelopment program for this zone along Gaines St. Corridor.

On the west side of campus, the aging residential area of primarily single family residences is in transition to private housing serving students, faculty, and staff. Along Tennessee are several commercial strips that cater somewhat to the university personnel and students. The major roadway provides a hard edge to the campus even though a few uses exist on university property on the north side of the road.

2.i.2. Property Values

Costs for land in the acquisition areas are provided in **Table 4.13.** Refer to **Figure 4.9** for land acquisition areas.

TABLE 4.13 Land Acquisition Program

	ACRES
Acquired to Date for Main Campus only, beginning 1992	84.53
Being Appraised, Negotiated, Closed	3.97
Future Acquisition (Unfunded, Approval Required)	4.4

Source: FSU Facilities Department, May 2015

2.i.3. Constraints That May Limit Future Expansion

Funding by the Legislature is non-recurring and the amount allocated varies from year to year. This inconsistency makes land acquisition difficult. Funding allocation affects the timing, intensity, and density of university development.

2.i.4. Future Planned Land Use

The Tallahassee-Leon County Comprehensive Plan designates the acquisition land use as University Transition in its Future Land Use Plan. Land uses designed to provide services to the university are encouraged. Residential development may be permitted up to 50 dwelling units per acre.

University-uses planned for the acquisition area include all aspects of the community: academic, research, housing, support, recreation and open space, parking, and utilities.

2.i.5. Building Conditions

Buildings for the most part in the acquisition area are comprised of single-story wood frame houses and light industrial structures. Refer to **Figure 3.8**.

2.i.6. Property Ownership
Multiple individuals own the parcels in consideration for acquisition.

2.i.7 Potential Acquisition and Relocation Costs
N/A.

2.j. Identify and Evaluate Alternatives to Additional Land Acquisition

2.j.1 Potentials for Increasing Height, Intensity or Density on Campus
The desired density for the Main Campus is described as an F.A.R. in Section 2.g, which is the density of the original Historic area of campus. Increasing the density or intensity of use is not recommended for future building zones.

2.j.2 Potentials for Increasing the Utilization of Existing and Future Academic Spaces to Reduce Future Facility Needs in order to fit within Existing Land Resources

There is low to no potential since FSU has been working to increase utilization and is still facing increased density. It is desirable for FSU to reduce or at least maintain overall density at present levels to preserve campus quality. Current PECO projects will increase campus densities in the near future, but with an aggressive program of land acquisition, this situation should be eased.

2.j.3 Potentials for Reducing the Planned Future Student Enrollment
There presently are no plans to reduce student enrollment. University projections for the next 10 years based on anticipated student demand suggest continued increase in enrollment.

2.j.4 Potentials for Transfer of Programs to Existing University Satellite Sites
There are presently no plans to transfer programs to other existing institutions.

2.j.5 Transfer of Programs to other Existing Institutions (Community Colleges, etc.) that may have Excess Land Development Capacity
There are presently no plans to transfer programs to other existing institutions.

2.k On-Campus Constraints to Future Land Use
Refer to **Figure 4.11.1 & 4.11.2** for potential physical constraints to future land use on the Main Campus. Generally, they are drainage and flood plain related, and there are no perceived limitations created by protected wildlife and vegetation, federally encumbered areas, and hazardous conditions. Potential drainage and flood plain related

constraints on the Main Campus exist primarily within the area of the 100 Year Flood Plain as established by FEMA. Such constraints limit the location for future facility development. Existing buildings are shown on **Figure 4.11** as well. Potential physical constraints on the Southwest Campus are likewise limited and include similar drainage and floodplain areas, a select few vegetative areas, karst features, and man-made improvements such as surrounding neighborhoods, schools, and the like. Most of these types of improvements occur on the edge of campus and not necessarily within the limits of the Southwest Campus. The Panama City Branch Campus is limited primarily by the size of its campus and the immediacy of North Bay which serves as its northern boundary. There are no on-campus potential physical constraints.

2.l Off-Campus Constraints to Future Land Use

Refer to **Figure 4.11.1** and **4.11.2** for perceived and actual off-campus restraints to future land use on campus.

2.m Goals, Objectives, and Policies for Context Areas Adjacent to the University

The Tallahassee/Leon County Comprehensive Plan (1990, 2002 Add.) lists specific goals, objectives, and policies for land use on pages I-29 through I-49 in Volume 1 issued 1991, with revisions listed in the 2002 Addendum on pages 14 through 29. The intended functions of the various land use categories, excerpted from the Comprehensive Plan, are as follows:

- **Central Urban:** "Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large-scale commercial activities to serve retail needs of large portion of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development may be permitted up to 45 dwelling units per acre."
- **University Transition:** "Contains lands located between Florida State University and Florida A & M University. Land uses designed to provide services to each university are encouraged. A functional transportation network

coordinated with FSU and FAMU master plans shall be incorporated to link universities and provide access to land uses within area. Residential development may be permitted up to 50 dwelling units per acre."

- **Mixed Use C:** "Intended Function: Create a cosmopolitan urban center wherein employment opportunities, including offices, retailing, and enclosed manufacturing, and medium to high density residential development are integral components. Opportunities for shopping, recreation, and entertainment are also provided, maximizing day and nighttime activity in the cosmopolitan urban center. Mixed Use C is intended to provide all the benefits of urban life close by, perhaps within walking distance; the close location of multi-family residences to employment centers, especially office center; the provision of shopping and dining opportunities for workers and residents; cultural and entertainment amenities for the enjoyment of residents as well as the entire community. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers."
- **Residential Preservation:** "Characterized by existing homogeneous residential areas within the community that are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval."

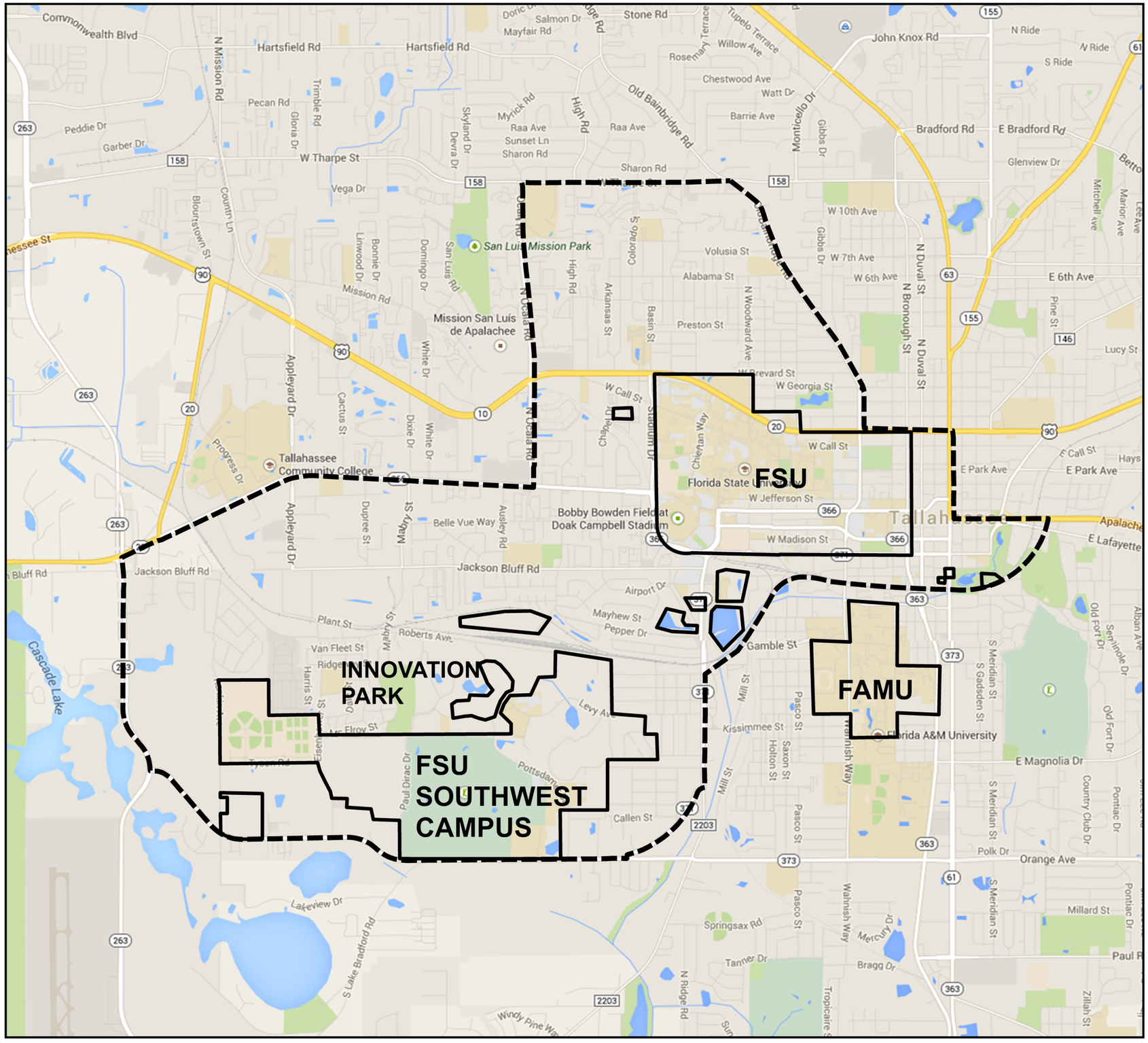


FIGURE 4.2

FSU CONTEXT AREA

LEGEND:

CAMPUS BOUNDARY

CONTEXT AREA

SOURCE:

BASE MAP: GOOGLE MAPS (2015)

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 2,000 4,000
Feet

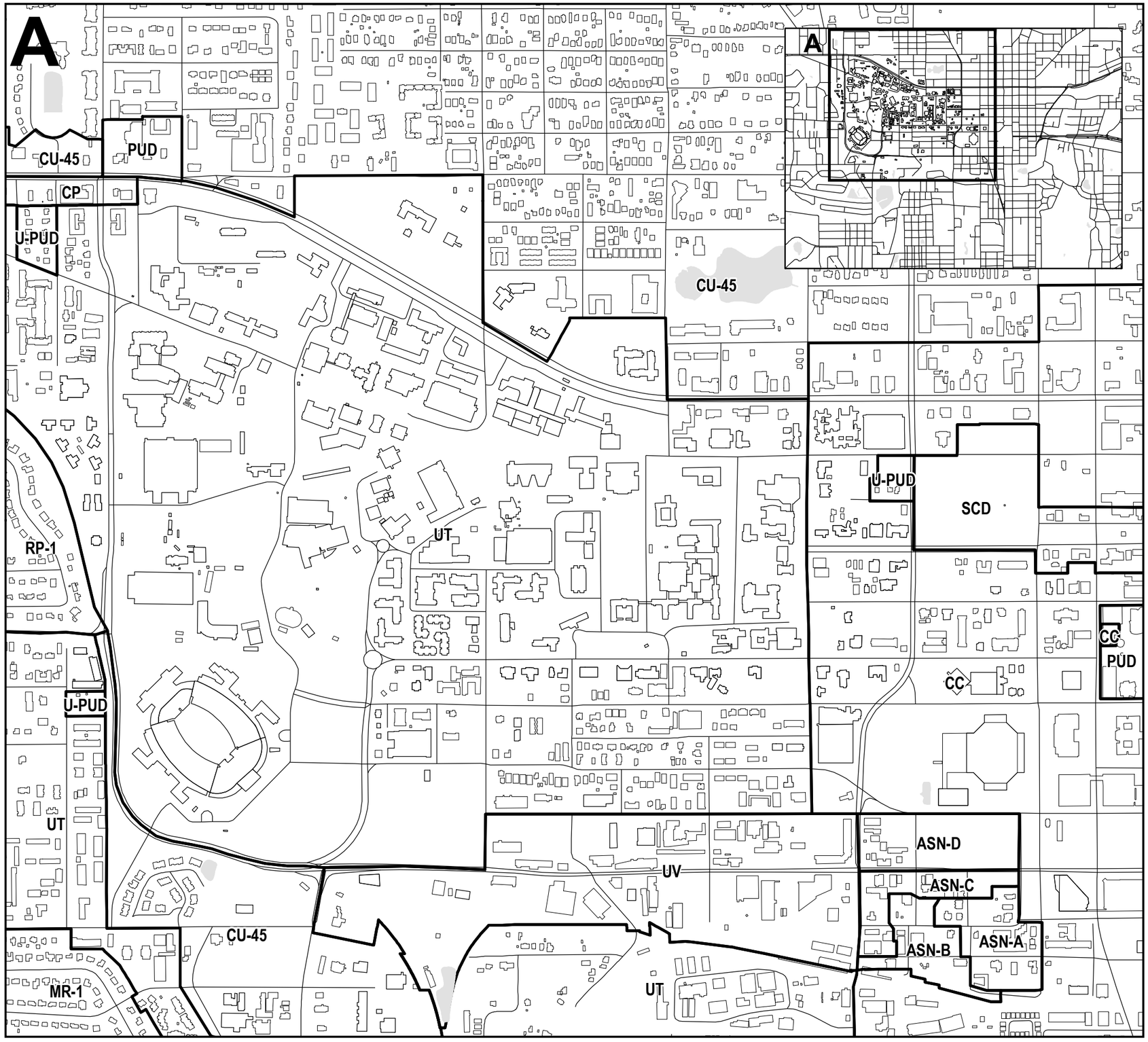


FIGURE 4.3.1

ZONING MAP

LEGEND:

CU	CENTRAL URBAN
DI	INDUSTRIAL / CULTRAL / UNIVERSITY TRANSITION
CCPD	CAPITOL CENTER PLANNING DISTRICT
UT	UNIVERSITY TRANSITION
RP	RESIDENTIAL PRESERVATION
UV	TARGETED RETAIL / OFFICE GROWTH
UP	URBAN PEDESTRIAN
CP	COMMERCIAL PARKWAY
ASN	ALL-SAINTS
MR	MEDIUM DENSITY RESIDENTIAL
CC	CENTRAL CORE
SCD	SPECIAL CHARACTER DISTRICT

SOURCE:

LEON COUNTY
COMPREHENSIVE PLAN (2014)

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

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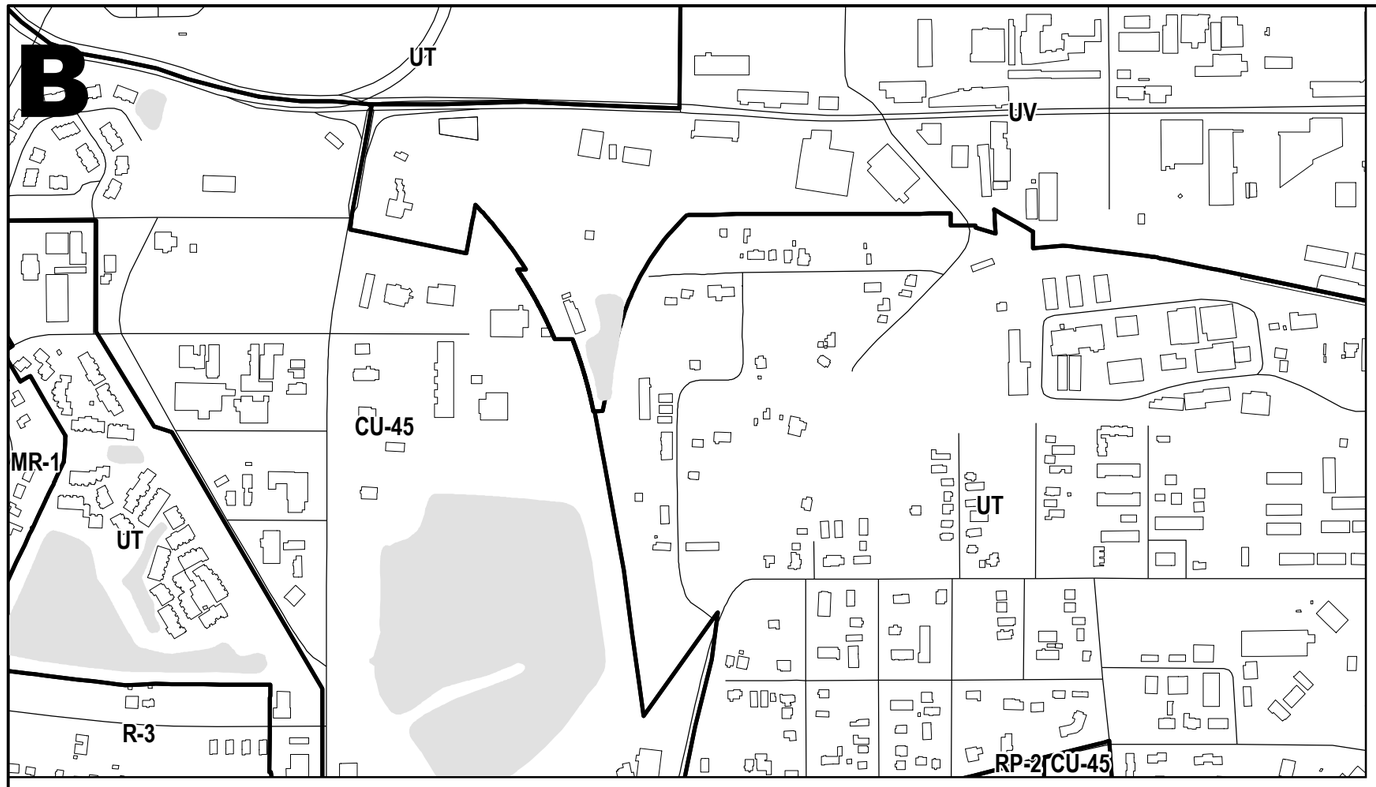
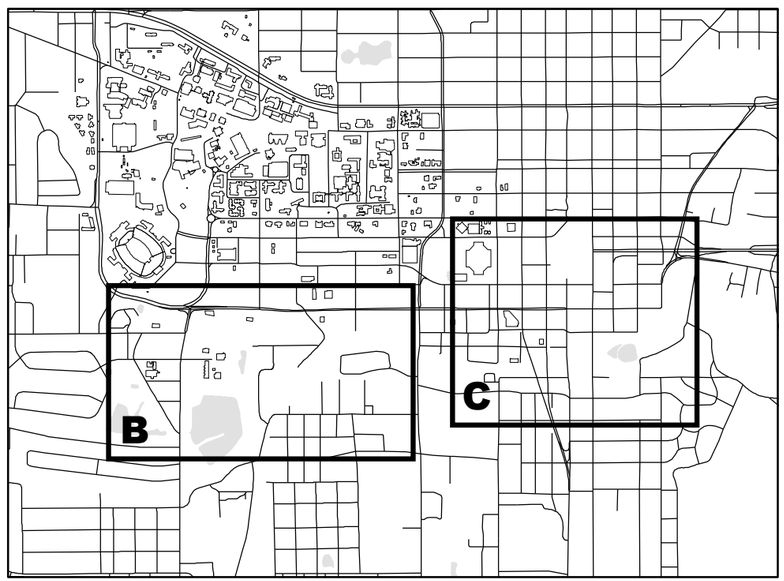
Feet





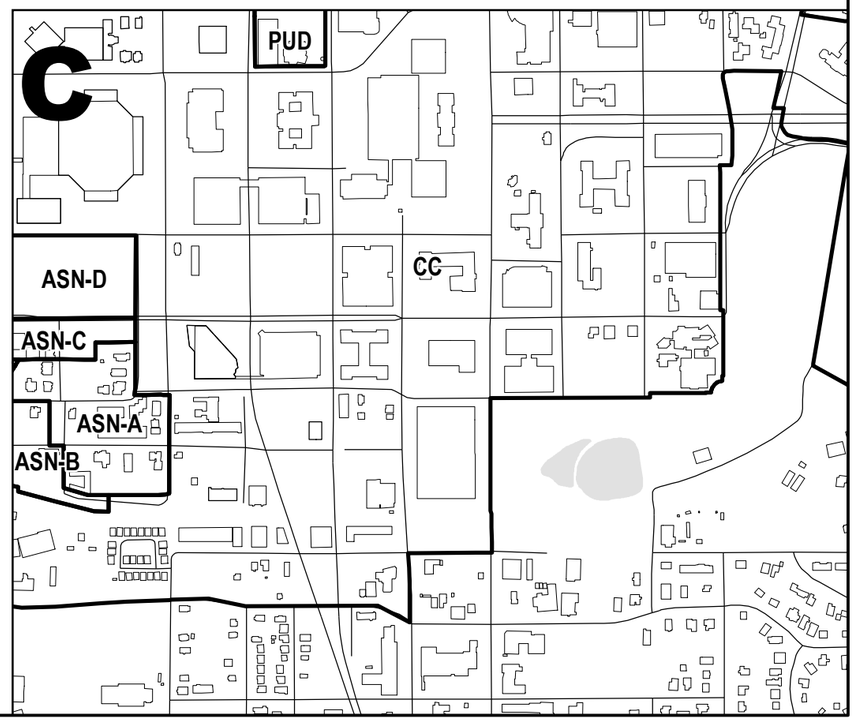


FIGURE 4.3.2

ZONING MAP

LEGEND:

CU	CENTRAL URBAN
DI	INDUSTRIAL / CULTRAL / UNIVERSITY TRANSITION
CCPD	CAPITOL CENTER PLANNING DISTRICT
UT	UNIVERSITY TRANSITIONAL
RP	RESIDENTIAL PRESERVATION
UV	TARGETED RETAIL / OFFICE GROWTH
UP	URBAN PEDESTRIAN
CP	COMMERCIAL PARKWAY
ASN	ALL-SAINTS
MR	MEDIUM DENSITY RESIDNTIAL

SOURCE:

LEON COUNTY
COMPREHENSIVE PLAN (2014)

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

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Feet

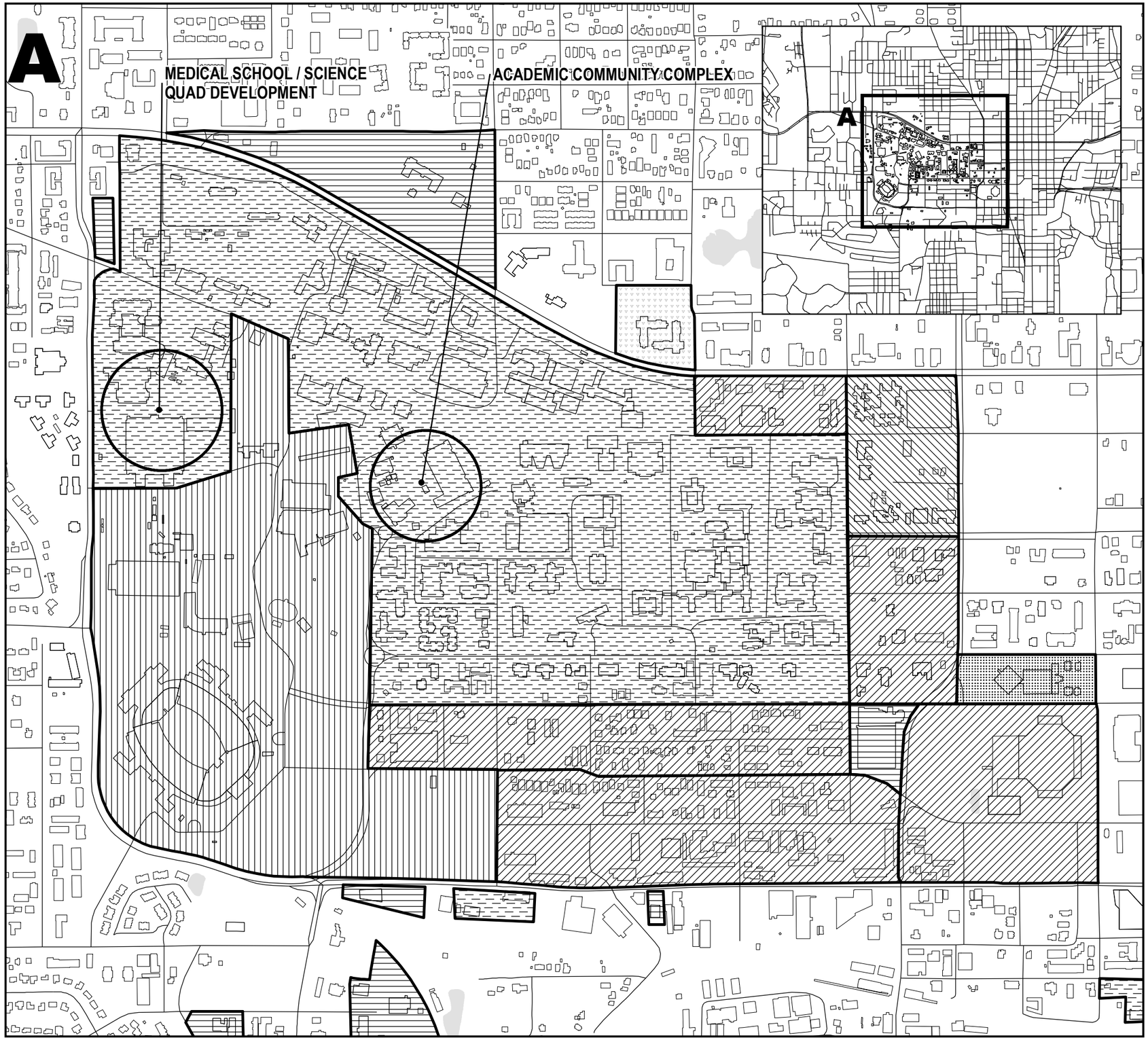

FIGURE 4.4.1

LAND USE TREND

LEGEND:

- ACADEMIC USE
- SUPPORT USE
- ATHLETICS & RECREATION
- MIXED ACADEMIC & SUPPORT USE
- FINE ARTS
- UNIVERSITY HOUSING
- FUTURE MIXED USE
- FUTURE OPEN SPACE/ RECREATION & PARKING

SOURCE:

FSU BUILDING INFORMATION (DATABASE) 2015
SITE OBSERVATIONS

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

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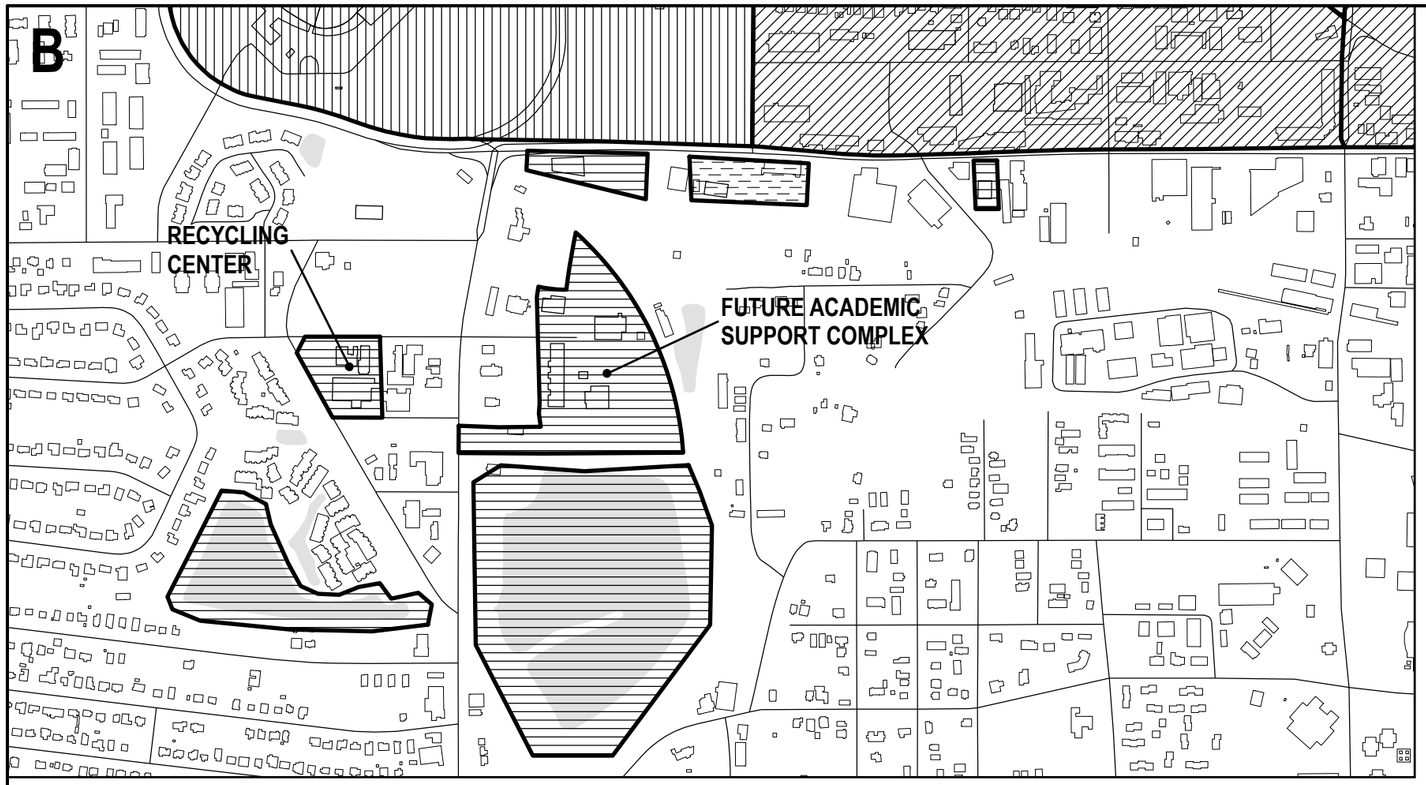
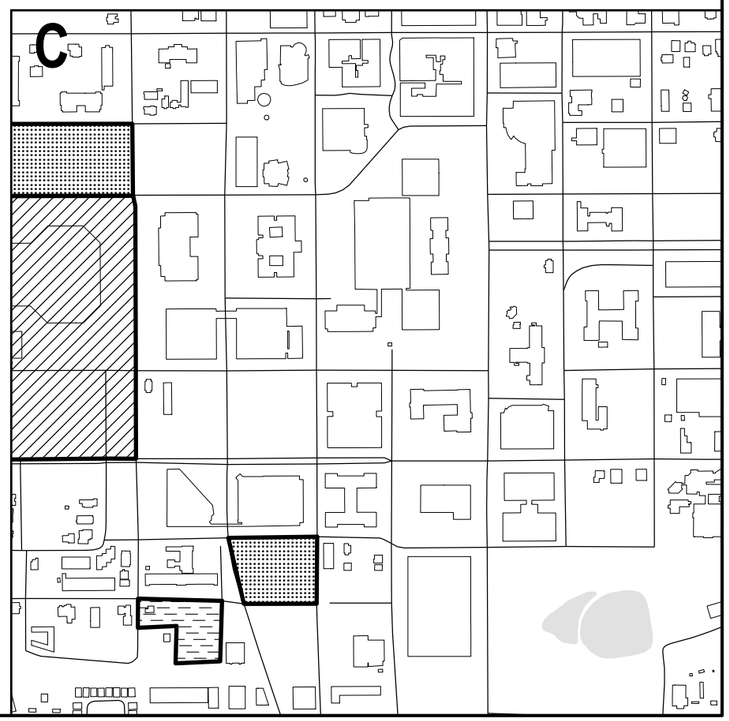
Feet





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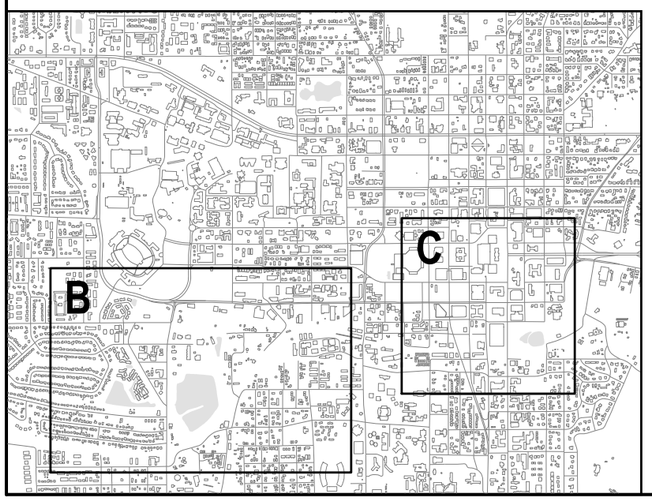

FIGURE 4.4.2

LAND USE TRENDS

LEGEND:

- ACADEMIC USE
- SUPPORT USE
- ATHLETICS & RECREATION
- MIXED ACADEMIC & SUPPORT USE
- FINE ARTS
- UNIVERSITY HOUSING
- FUTURE MIXED USE
- FUTURE OPEN SPACE/ RECREATION & PARKING

SOURCE:

FSU BUILDING INFORMATION (DATABASE) 2015
SITE OBSERVATIONS

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

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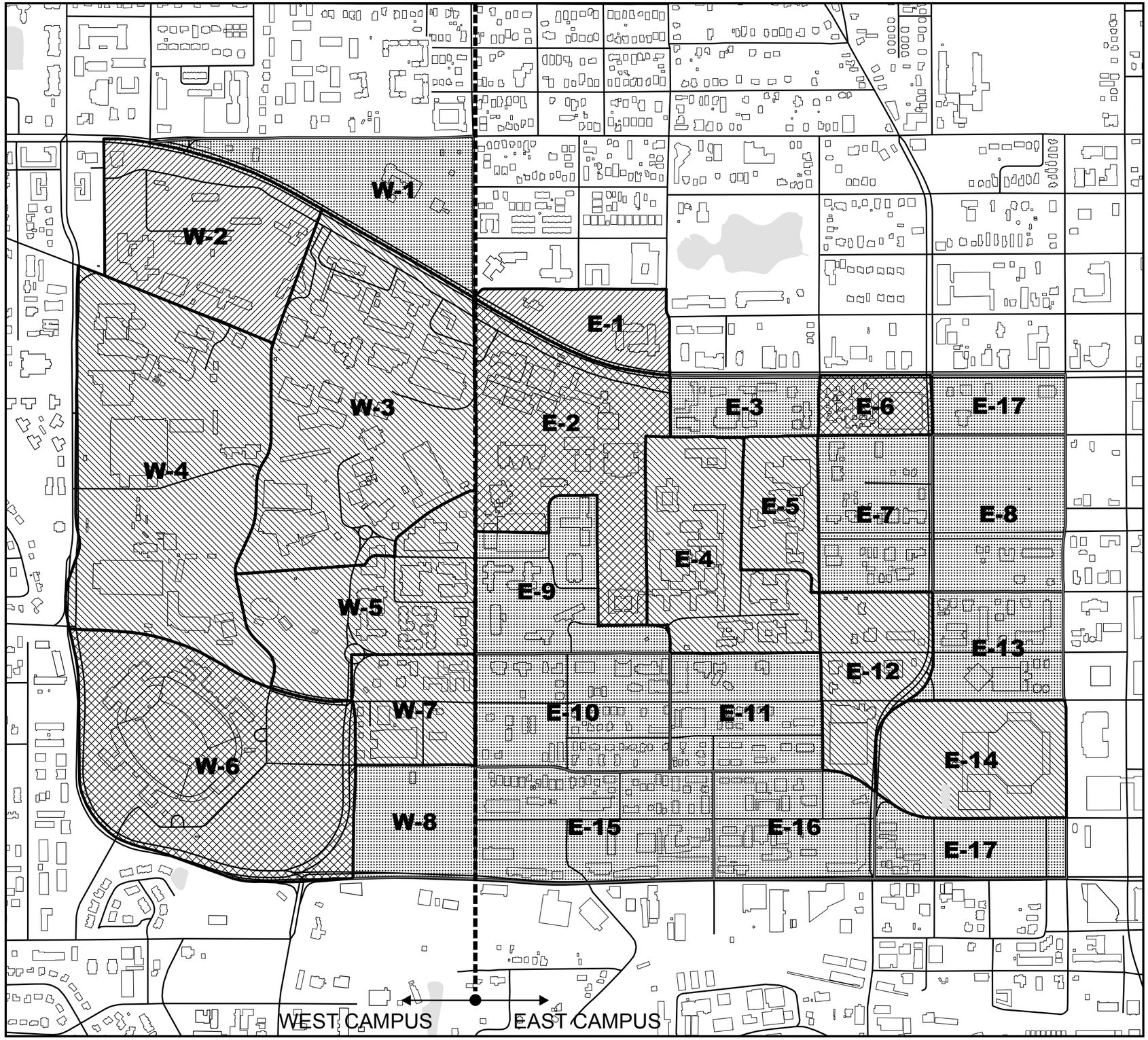

FIGURE 4.5

FLOOR AREA RATIOS (F.A.R.) BY CAMPUS ZONE

LEGEND:

- 0 - .3 F.A.R.
- .3 - .6 F.A.R.
- .6 - 1 F.A.R.
- 1 - 2 F.A.R.

SOURCE:

FSU BUILDING INFORMATION 2015 (DATABASE)
LEON COUNTY GIS 2014

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 300 600 1,200
Feet

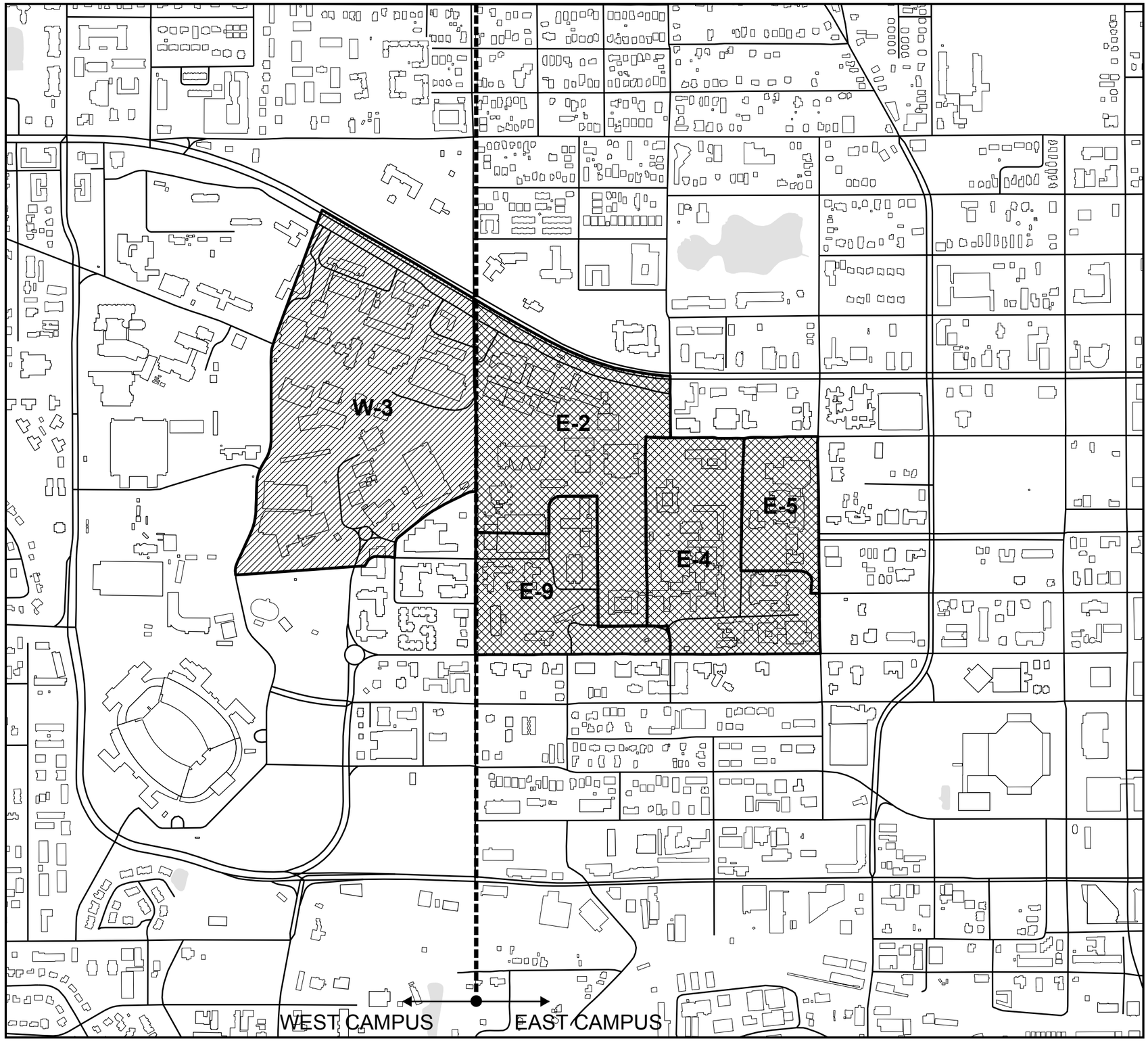

FIGURE 4.6

CAMPUS FLOOR AREA RATIOS (F.A.R.) COMPARISON

LEGEND:

HISTORICAL AREA
F.A.R. (.75)

SCIENCE AREA
F.A.R. (.69)

SOURCE:

FSU BUILDING INFORMATION
2015 (DATABASE)
LEON COUNTY GIS 2014

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 300 600 1,200
Feet

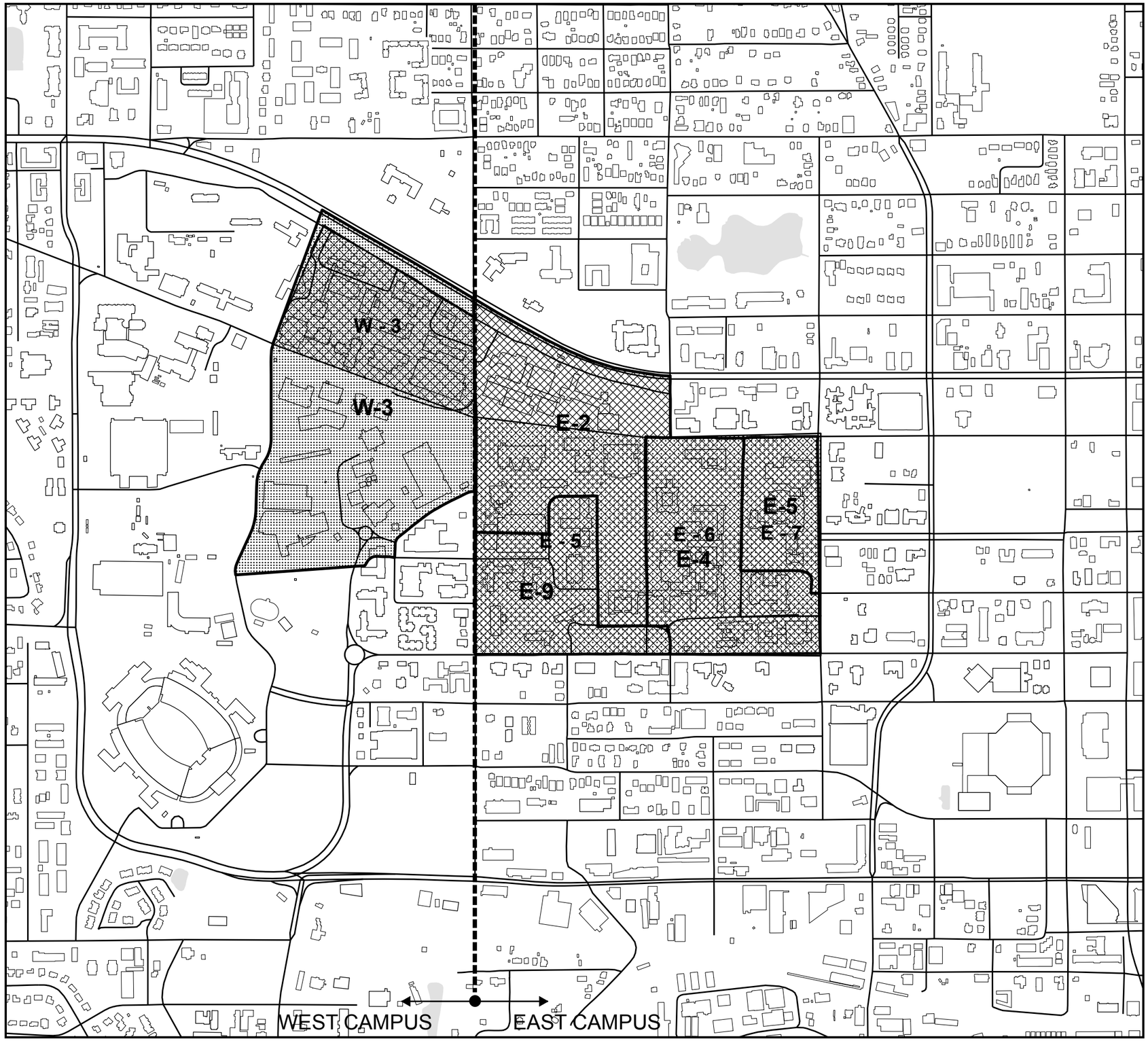

FIGURE 4.7

CAMPUS GROUND COVERAGE RATIO COMPARISON

LEGEND:

HISTORICAL AREA
G.C.R. (.47)

SCIENCE AREA
G.C.R. (.35)

SOURCE:

FSU BUILDING INFORMATION
2015 (DATABASE)
LEON COUNTY GIS 2014

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

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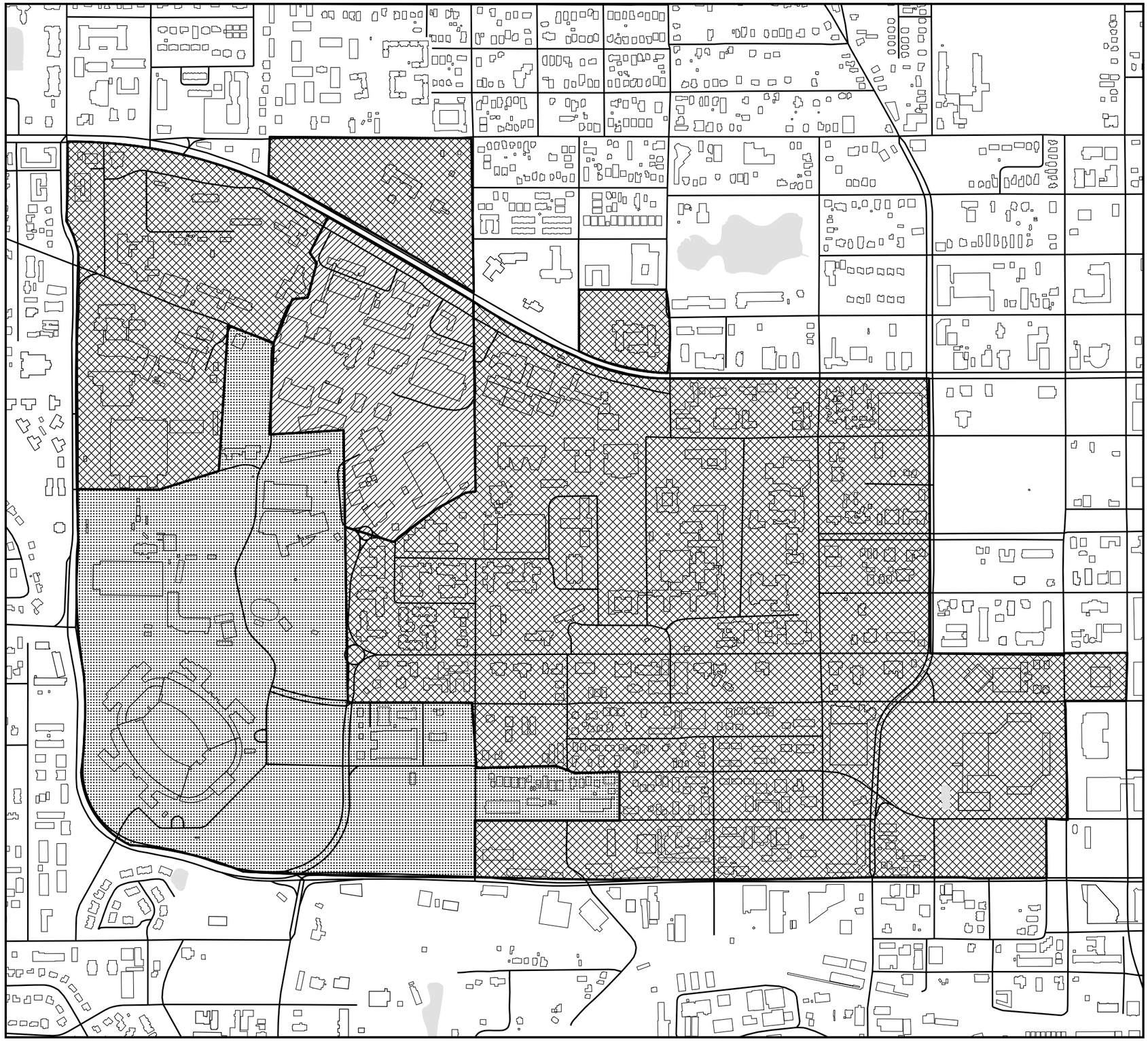


FIGURE 4.8

CAMPUS FUTURE LAND CAPACITY

LEGEND:

- 0 - .3 F.A.R.
- .3 - .6 F.A.R.
- .6 - 1 F.A.R.

SOURCE:

FSU

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 300 600 1,200
Feet

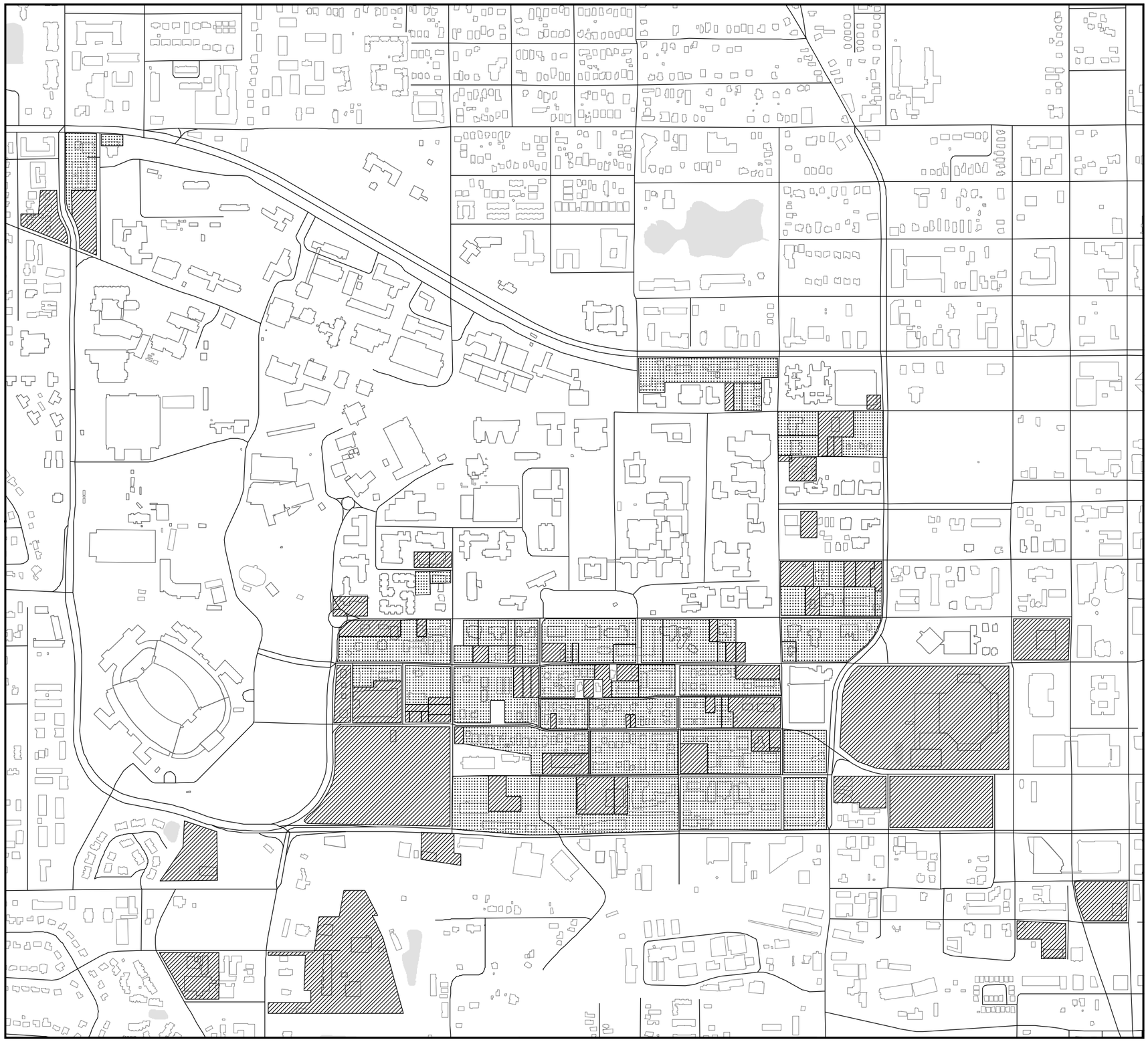


FIGURE 4.9

LAND ACQUISTION PROGRAM

LEGEND:

LAND ACQUIRED TO DATE DURING APPROX. LAST 20 YRS.

FUTURE ACQUISITIONS

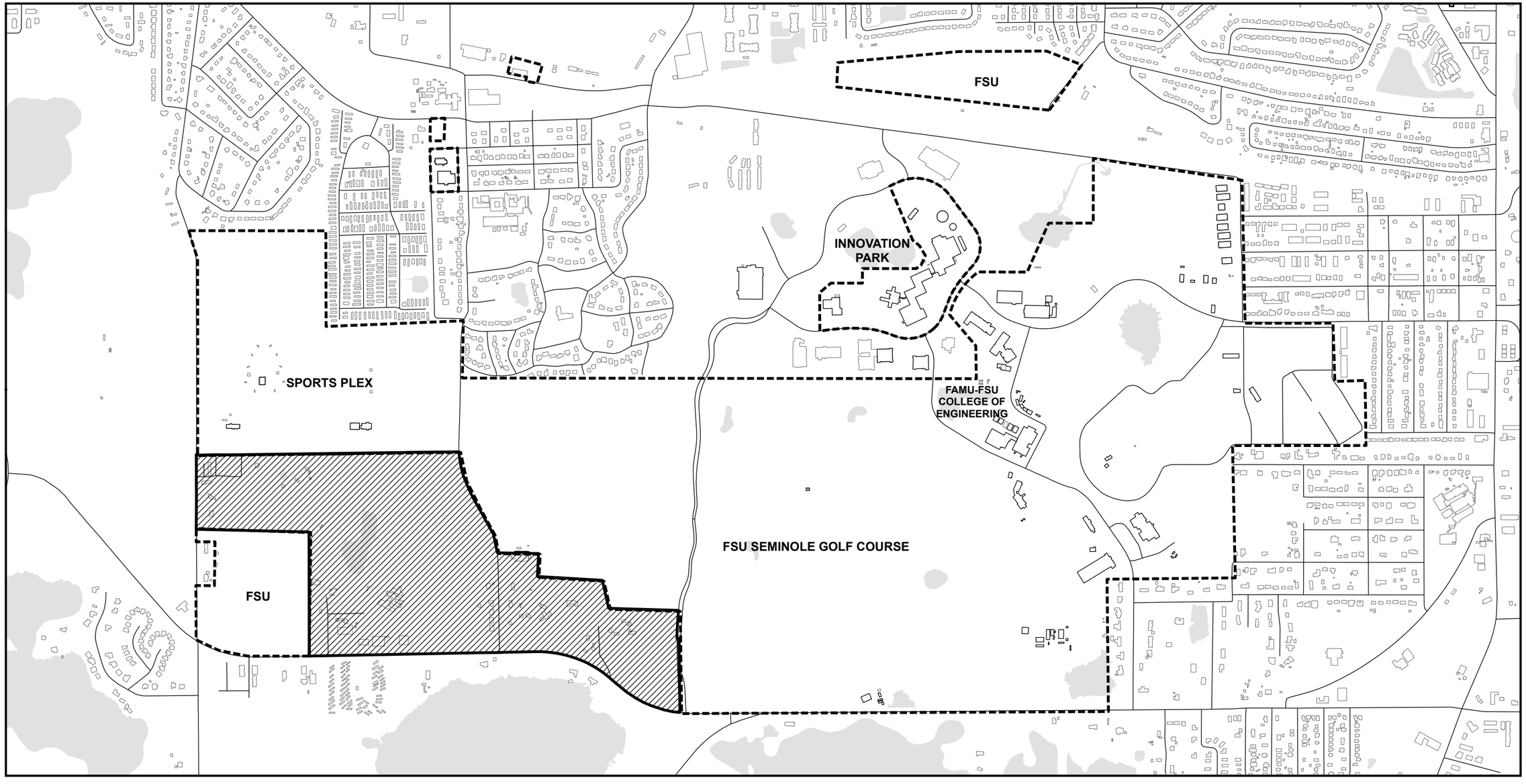
SOURCE:

FSU

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 300 600 1,200
Feet



LEGEND: ------- CAMPUS BOUNDARY ▨ TARGET ACQUISITION ZONE

SOURCE:

BASE MAP BY FSU

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
SUPPORTING DATA

FIGURE 4.10

LAND ACQUISITION

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 500 1,000 2,000 Feet

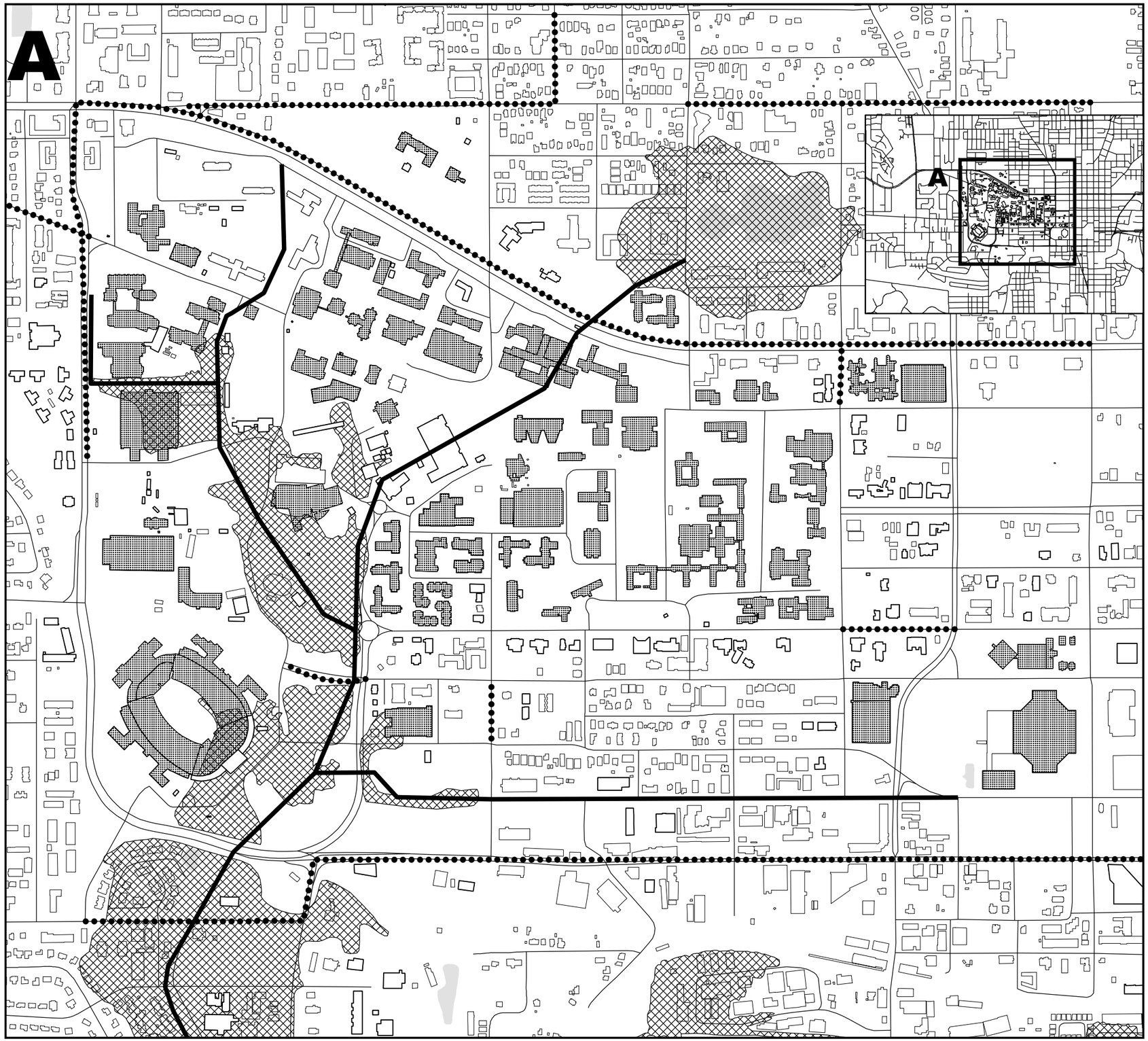


FIGURE 4.11.1

CAMPUS CONSTRAINTS

LEGEND:

- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS NOT CONSIDERED PERMANENT
- TEMPORARY BUILDINGS
- FLOOD HAZARD AREAS
- MAJOR DRAINAGE CONVEYANCE
- ROADS APPROACHING / OVER CAPACITY

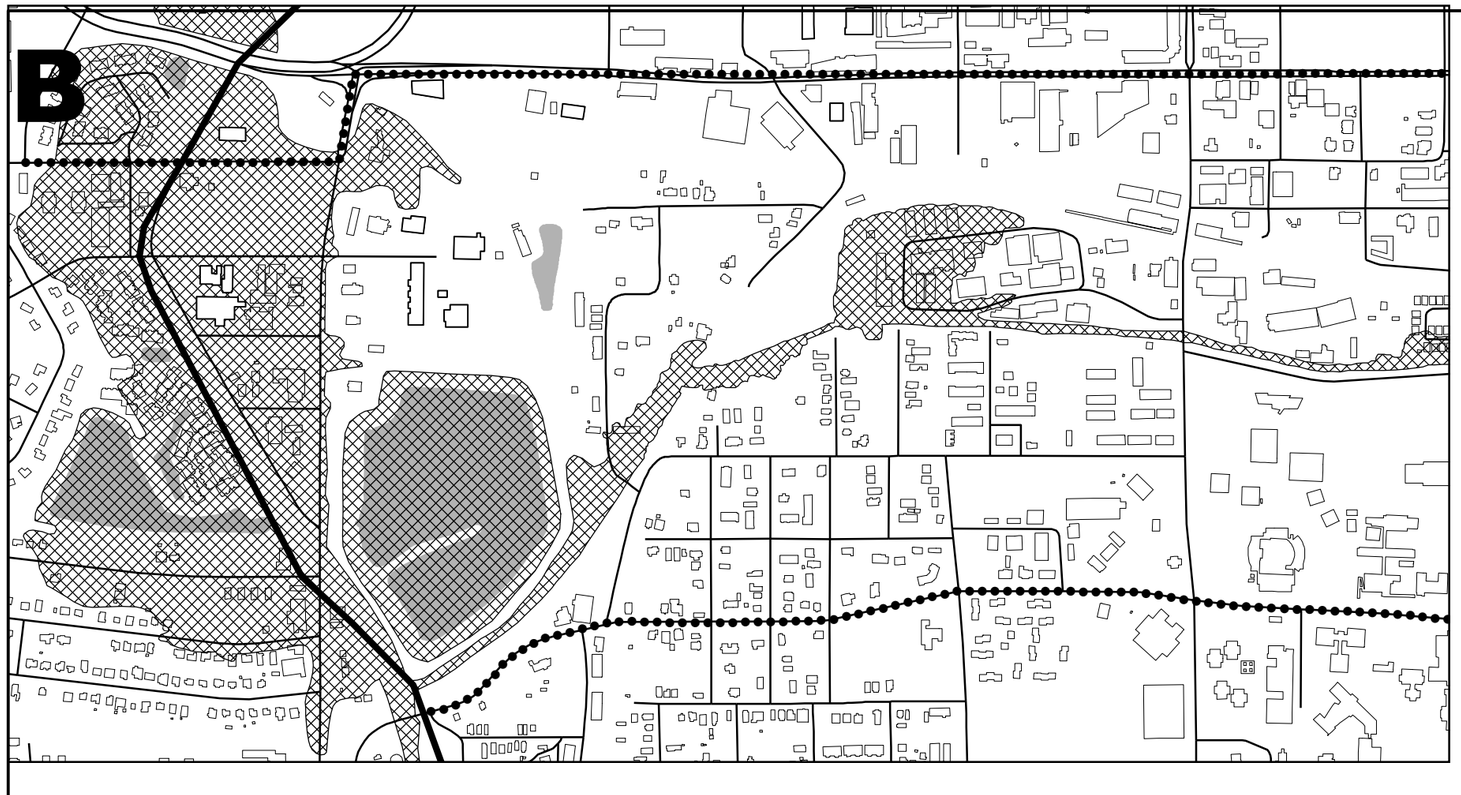
SOURCE:

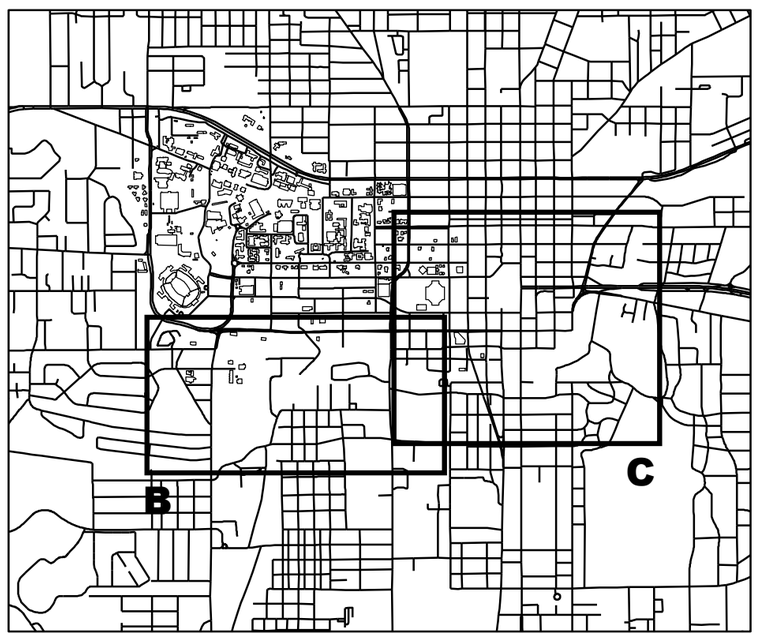
SITE OBSERVATIONS
FEMA FIRM MAPS (2014)

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 300 600 1,200
Feet





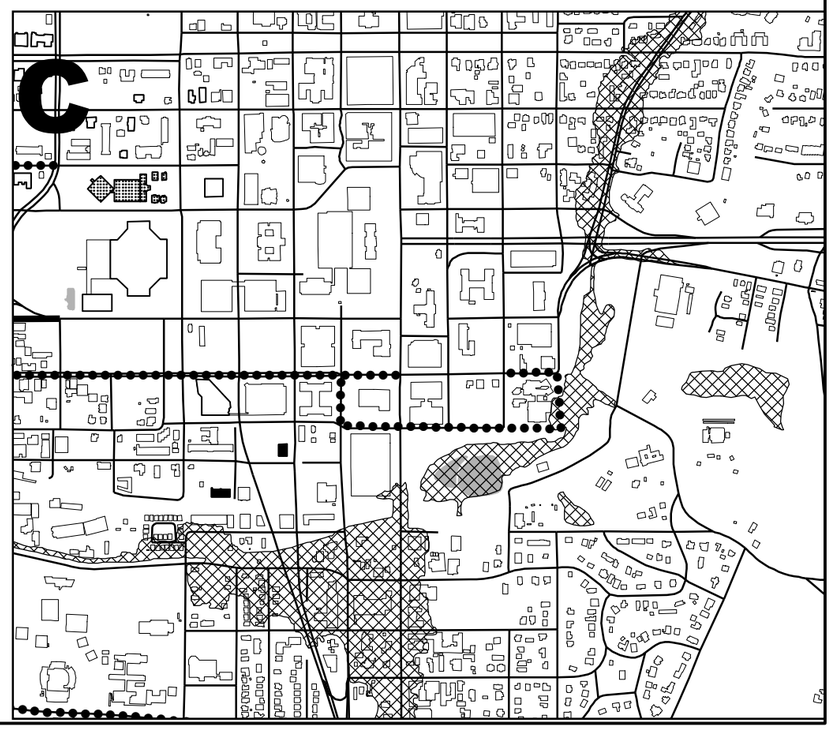


FIGURE 4.11.2

CAMPUS CONSTRAINTS

LEGEND:

- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS NOT CONSIDERED PERMANENT
- TEMPORARY BUILDINGS
- FLOOD HAZARD AREAS
- MAJOR DRAINAGE CONVEYANCE
- ROADS APPROACHING / OVER CAPACITY

SOURCE:

SITE OBSERVATIONS
FEMA FIRM MAPS (2014)

CAMPUS MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SUPPORTING DATA
13 JUNE 2008
REV.: 26 JUNE 2015

0 305 610 1,220
Feet