

**URBAN DESIGN ELEMENT**

NOTE: Unless otherwise noted, the goals, objectives, and policies contained in this element shall guide development of the Tallahassee Campus in Tallahassee, Florida as well as the Panama City Campus in Panama City, Florida. This Campus Master Plan covers a ten-year horizon, beginning January 1, 2020 until December 31, 2029. Sustainable policies are designated with ***italicized bold green font*** with sustainability goal category in parentheses. The four sustainability goal categories are: Climate Action; Waste Minimization; Resource Stewardship; and Education for Sustainability. For more information on sustainability goals, see the Introduction Tab of this Volume.

**Goal 1**

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

**Objective 1A**

**Protect and enhance symbolic open spaces.**

**Policy 1A-1**

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

***Policy 1A-2 (Resource Stewardship)***

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

***Policy 1A-3 (Resource Stewardship)***

At the Tallahassee Campus Southwest, preserve and enhance the areas of natural vegetation along portions of the campus, such as the Seminole Legacy Golf Club and the Rec Sportsplex, (see **Figure 3.3**).

**Objective 1B**

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

***Policy 1B-1 (Resource Stewardship)***

As shown in **Figure 3.4** for the Tallahassee Campus and in **Figure 3.6** for the Panama City Campus, use the organizing system of dedicated open spaces and functional linkages to direct future facility development.

***Policy 1B-2 (Resource Stewardship)***

Develop facilities around a planned system of dedicated open spaces. Established open spaces in the historic areas of campus should be respected. Courtyards, quadrangles, or open areas shall be maintained or developed in a way that the building height to width of open space is proportional. While the dedicated open space in the other parts of campus need not honor the same mathematical proportions, they should echo proportions of the historic older parts of campus. While building heights may increase in the newer parts of campus the width of dedicated open space should be provided proportionally.

**Policy 1B-3**

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

**Policy 1B-4**

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

- Move Maintenance Complex to south of Gaines Street.
- Continue land acquisition program.
- Improve and expand facilities in the Science district.
- Redevelop existing Mendenhall Maintenance site.
- Complete development of the Arena District.
- Continue Call Street Corridor pedestrian bikeway improvements.
- Begin redevelopment of the Northwest quadrant.
- Improve Gaines Street Corridor.

**3 Urban Design****Policy 1B-5**

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

Develop academic buildings and quadrangle along the North Bay.

Improve Collegiate Drive and main entrance.

Expand and enhance the parking zone along Collegiate Drive.

**Policy 1B-6**

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

Continue development of Research Facilities.

Continue development of new Academic Facilities including future phases of the College of Engineering.

Continue development of the Intramural Sports Outdoor Complex Phase 2.

Develop new Athletic Facilities.

Relocate Facilities Nursery.

Work with local agencies with the development of the gateway road.

Commence academic support facilities.

**Objective 1C**

**Enhance the visual quality of the campus.**

**Policy 1C-1**

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

**Policy 1C-2**

Preserve and improve major campus axes that define entries and provide focal points. See **Figure 3.4. and 3.5**

**Policy 1C-3**

Improve view corridors into Campus. See **Figure 3.4 and 3.5**.

***Policy 1C-4 (Resource Stewardship)***

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

**3 Urban Design****Policy 1C-5**

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

**Policy 1C-6**

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

**Policy 1C-7**

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

**Objective 1D**

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

**Policy 1D-1**

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

**Policy 1D-2**

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

**Policy 1D-3**

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

**Policy 1D-4**

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

**Objective 1E**

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

**Policy 1E-1**

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

***Policy 1E-2 (Resource Stewardship)***

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

***Policy 1E-3 (Resource Stewardship)***

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

**Objective 1F**

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

***Policy 1F-1 (Climate Action)***

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

***Policy 1F-2 (Climate Action)***

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

***Policy 1F-3 (Climate Action)***

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

**3 Urban Design**

**Objective 1G**

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

**Policy 1G-1**

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

**Policy 1G-2**

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





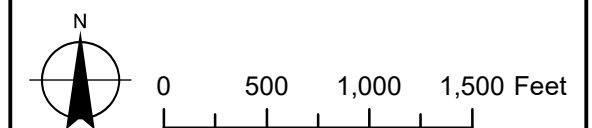


**LEGEND:**

- SOURCE:**  
FSU FACILITIES PLANNING  
TLCGIS

**FLORIDA STATE UNIVERSITY**  
TALLAHASSEE CAMPUS  
SOUTHWEST

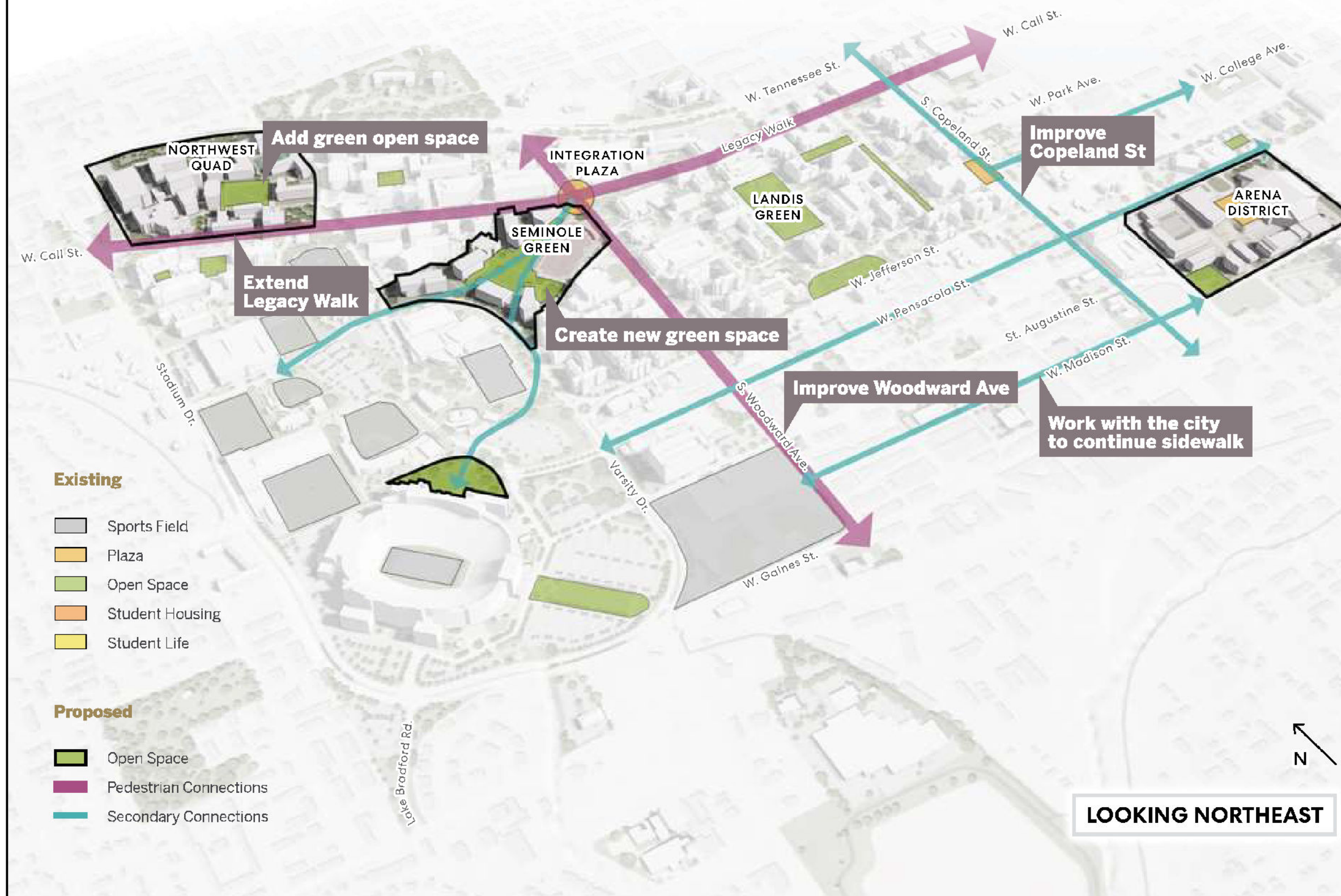
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24 SEPTEMBER 2021





**FIGURE 3.4**

**SYSTEM OF  
SPACES AND  
LINKAGES**



**SOURCE:**  
FSU FACILITIES PLANNING  
PERKINS & WILL 2020 STUDY

**FLORIDA STATE UNIVERSITY  
TALLAHASSEE CAMPUS**

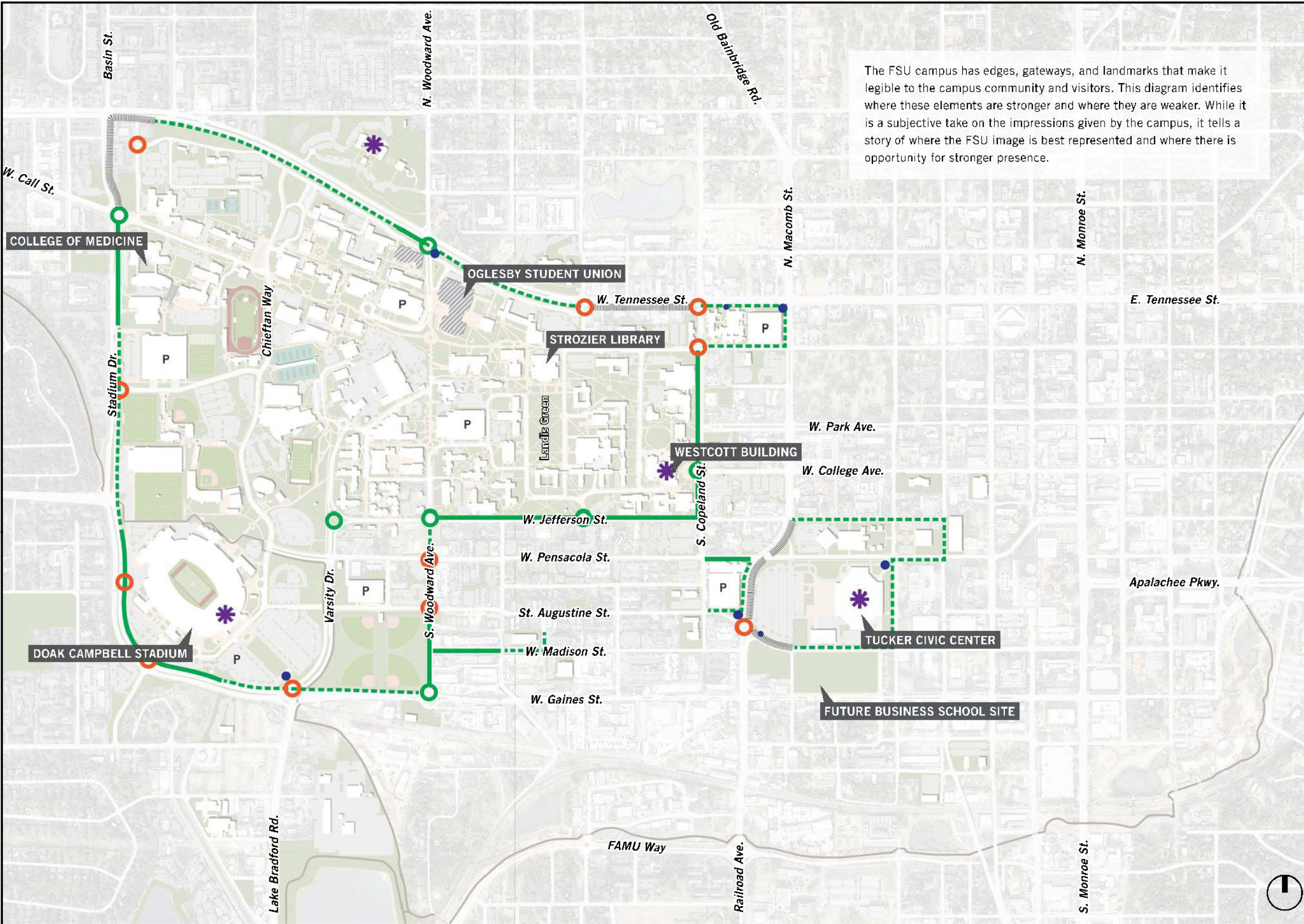
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**FIGURE 3.5**

**MAJOR CAMPUS  
ENTRY AXES AND  
FOCAL POINTS**

The FSU campus has edges, gateways, and landmarks that make it legible to the campus community and visitors. This diagram identifies where these elements are stronger and where they are weaker. While it is a subjective take on the impressions given by the campus, it tells a story of where the FSU image is best represented and where there is opportunity for stronger presence.



**SOURCE:**  
FSU FACILITIES PLANNING  
PERKINS & WILL 2020 STUDY

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TALLAHASSEE CAMPUS**

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## FIGURE 3.6

### OPEN SPACES



SOURCE:  
FSU FACILITIES PLANNING  
PERKINS & WILL 2020 STUDY

**FLORIDA STATE UNIVERSITY**  
PANAMA CITY

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