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, and 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 ow 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 Street and Tennessee Street. 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.

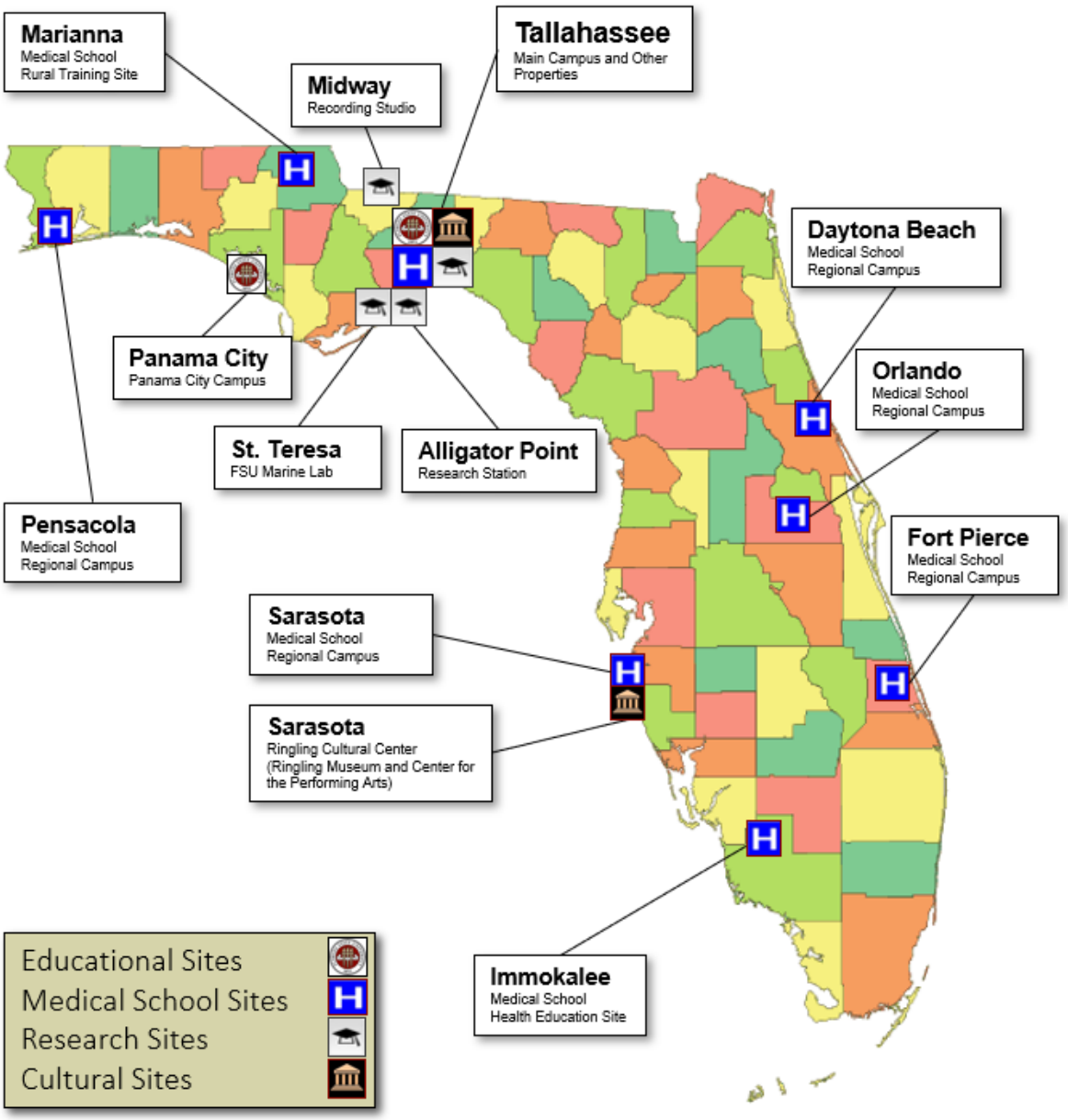
TABLE 4.1 Florida State University Locations in Florida

Site No.	Included in this Master Plan	Site Name	County	City	Owned	Property Acres	Site Acres
0001	**Yes**	Main Campus	Leon	Tallahassee	Yes	486.65	524.13
0002	No	FSU Marine Lab	Franklin	St. Teresa	Yes	78	
0003	No	Cascade Lakes	Leon	Tallahassee	Yes	79.4	
0004	No	Alligator Point	Franklin	Panacea	Yes	23.5	
0005	No	Mission Road	Leon	Tallahassee	Yes	13.65	
0006	**Yes**	Plant Street	Leon	Tallahassee	Yes	1	Incl. in 8
0007	No	The Reservation	Leon	Tallahassee	Yes	58.88	

Site No.	Included in this Master Plan	Site Name	County	City	Owned	Property Acres	Site Acres
0008	**Yes**	Southwest Campus (includes Golf Course, Alumni Village, Public Broadcast Facility, FSU Nursery, Intramural Fields, Morcom Center, Indoor Tennis, Warehouses, Roberts Rd.	Leon	Tallahassee	Yes	705.02	836.76
0009	No	Ringling Cultural Center	Sarasota	Sarasota	Yes	63.28	
0010	**Yes**	Panama City Campus	Bay	Panama City	Yes	25.6	
0013	**Yes**	Ridgeway	Leon	Tallahassee	Yes	3.78	Incl. in 8
0016	**No**	Kleman Plaza	Leon	Tallahassee	No	n/a	
0017	**Yes**	Engineering	Leon	Tallahassee	Yes	22.2	Incl. in 8
0018	**Yes**	Innovation Park	Leon	Tallahassee	Yes	104.76	Incl. in 8
0019	No	Gadsden County	Gadsden	Havana	Yes	2	
0020	No	Southwood	Leon	Tallahassee	Yes	50.4	
0021	**Yes**	Downtown	Leon	Tallahassee	Yes	0.17	Incl. in 1
0023	No	Heritage Grove	Leon	Tallahassee	Yes	41.7	
0028	No	Lynn Haven	Bay	Lynn Haven	Yes	40	
0041	No	Northwest Campus	Leon	Tallahassee	Yes	14.35	
0042	No	North Campus	Leon	Tallahassee	Yes	5	
0061	No	COM - Daytona Beach Regional Campus	Volusia	Daytona Beach	No	n/a	
0062	No	COM - Fort Pierce Regional Campus	St. Lucie	Ft. Pierce	No	n/a	
0063	No	COM - Orlando Regional Campus	Orange	Orlando	No	n/a	
0064	No	COM - Pensacola Regional Campus	Escambia	Pensacola	No	n/a	
0065	No	COM - Sarasota Regional Campus	Sarasota	Sarasota	No	n/a	
0066	No	COM - Tallahassee Regional Campus	Leon	Tallahassee	No	n/a	
0067	No	COM - Immokalee Health Education Site	Collier	Immokalee	Yes	9.41	
0068	No	COM - Marianna Rural Training Site	Jackson	Marianna	No	n/a	
0080	**Yes**	Regional Retention Ponds	Leon	Tallahassee	Yes	37.31	Incl. in 1

Source: FSU Facilities, Office of Planning and Space Management, extract from AiM database, April 2020.

FIGURE 4.1 Florida State University Locations in Florida



1.a. Facilities Within the State

Florida State University has an inventory of properties in Leon County, Bay County, Frank County, Sarasota County, and Collier County. Outside of Leon County, the University's inventory includes 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 of the highway and 8 acres to the south, where the marine laboratory is located on the Gulf. Existing facilities on the south side of US Highway 98 include an administrative building, laboratory building, classroom laboratory building, residential buildings, greenhouses, numerous small buildings for storage, maintenance buildings, and dockage for research vessels. A small harbor separates the main facilities from approximately 5 acres on the western side of the basin. This area currently has a boat storage facility and an open-air classroom. Plans in the future for this 5-acre parcel include additional educational facilities and additional residential housing. 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 for research vessels. The Florida State University Lands Management Plan suggest that portions of the northward 70 acres across US Highway 98 may provide a location for spoil deposition resulting from dredging activities.
- **The Alligator Point Tract (Franklin County):** The site of a former marine research facility, (which was relocated to St. Teresa for better access by deep water vessels), this contains one remaining 1-story structure, totaling 1,304 net square feet, on the south shoreline of Alligator Bay. The tract is accessible from Gulf Shores Boulevard The area in Alligator Bay has a system of dredged waterways, presumably one use as holding facilities for large marine specimens. Much of the 23.5 acres of 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.
- **Panama City Campus (Bay County):** The campus is located on the south edge of North Bay, west of downtown Panama City. It is bounded on the south by Gulf Coast State College, and on the west by Carl Gray Park, a county recreation facility. The original 5 contemporary brown brick buildings have been enhanced by then addition of an Administrative Services building to the east of the original buildings and large Academic Center building to the west. An old residence, close to the shoreline, was

renovated to use for student activities and is now known as the Bland Conference Center. Plans for this site are the construction of student housing, west of the conference center along the shoreline, and additional academic buildings in the southwest area of this 25.6-acre parcel.

- **Lynn Haven:** This 40-acre parcel is undeveloped and there are no plans in the short term to develop.
- **Gadsden County (Gadsden County):** This 2-acre parcel is home to the Torchlight Learning Center, which is part of the College of Motion Pictures Arts. Located in Critchfield Hall, a former recording studio, it is 11,943 GSF.
- **The Ringling Culture Center (Sarasota County):** This property is home to the Center for the Performing Arts and the John and Mable Ringling Museum of Art which sits on 63.28 acres.

  The Center for the Performing Arts was completed in 1989 with a $19M legislative appropriation with the condition that the facility would be given to FSU upon completion. The facility is home to the Asolo Repertory Theatre, Florida State University/Asolo Conservatory for Actor Training, and The Sarasota Ballet. The facility was constructed on 2.9 acres and is adjacent to the Ringling Museum and consists of a main facility that is 3-stories high, constructed of concrete block with stucco facing, and a 1-story generator building, for a total of 116,531 net square feet.

  The 12.2 acres of property to the south of the Center for the Performing Arts belonged to the Ringling Museum and contained a large unpaved parking lot and the entrance to the Ringling Museum. As part of the Center for the Performing Arts construction, the unpaved lot was paved, and eventual the Ringling Plaza (entrance to the Cultural Center) was redesigned and became part of the Ringling Culture Center when the Ringling Museum of Art was assigned to FSU in 2000. The .48-acre unpaved parking to the south of the Plaza was acquired in 2010, making the total acreage of the parking and entrance 12.68 acres.

The John and Mable Ringling Museum of Art was assigned to FSU in 2000 by the Florida Legislature with the responsibility to maintain, operate and develop the Museum. Situated on approximately 44.8 acres on the Sarasota Bay, the original historical portion consisted of the Ca' d'Zan (the historic and lavish winter home of the Ringlings), the Museum of Art (built to house John and Mable's extensive collection of art), the Circus Museum (which houses memorabilia from the Ringling Brothers Circus), a caretakers residence, the North Gatehouse (which was the entrance for horse drawn carriages), Banyan Café, and a facility build to house the Asolo Theater.

Since FSU was assigned the property the Ca' d'Zan has been renovated, the Museum of Art has been renovated and extended with the addition of the Searing Wing and the Asian Art Wing, the construction of the Visitor's Pavilion (where the Asolo Theater was moved to), Tibbals Learning Center, Johnson-Blalock Center, numerous support facilities and extensive landscaping.

A warehouse owned by the State was transferred to FSU in May of 2019. While not contiguous with The Ringling Culture Center but for simplicity, the .47 acres were added to the Site total, making the total owned property in Sarasota 60.9 acres.

- **College of Medicine Immokalee Health Education Site (Collier County):** Located in Immokalee, this 9.41-acre site is one of two medical sites owned by the university. (The second being the College of Medicine on Main Campus). Established as a Clinic, this facility and land was gifted to the Florida State University Board of Trustees in April 2007. Constructed in 1994, the facility was half completed when gifted to FSU. In 2008, the rest of the shell space was completed.

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

In addition to the Main Campus near downtown Tallahassee, the University owns other properties within the City of Tallahassee/Leon County, 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 fraternities as well as housing for the general student population. The area was developed through an arrangement with the Leon County Educational Facilities Authority in which the property is leased to the Authority. It is located on east sided of Ocala Road, south of West Tennessee Street. The site area is 37.3 acres.

- **Mission Road Biological Sciences Research Station:** A long, narrow parcel located on the north side of Mission Road, it is northwest of the Main Campus. Facilities include a caretaker house, two large greenhouses, and aviary, and a pole barn. The primary purpose of the site is to support biological horticultural research. The 13.65-acre site, which falls in elevation almost 50 feet from east to west (the narrow portion), the dense tree coverage in the central and western portions of the track make it difficult to plan for future development.

- **Southwood:** Southwood is home to FSU's laboratory school the Florida State University Schools (FSUS) located in the southeast part of Tallahassee. This K-12 charter school provides research and development opportunities for the College of 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. The 50.4-acrea

property is owned by FSU but leased to FSUS, Inc. through a ground lease. The school is not part of FSU but, FSU does provide administrative and other services to the school.

- **Regional Retention Facility:** The Regional Retention Facility consists of 2 retention ponds used to manage stormwater. Purchased by the state and through an agreement with the City of Tallahassee, the ponds are maintained by the City. The first area, known as 'The Lakes', is a long, narrow track immediately south of Main Campus of approximately 8.7 acres. The second area is directly east of 'The Lakes'. With a grant from the Apalachee Audubon Society, this 28.61-acre parcel was transformed into a park known as Lake Elberta City Park. With the help of the Florida Native Plant Society, roughly 300 plants were added, and the park is now a favorite for bird watchers. The combined areas provide a 37.31-acre Regional Retention Facility.
- **FSU Reservation:** Located approximately four miles southwest of the Main Campus on Lake Bradford, the 'REZ' is primarily used for student recreation purposes. There is a building that can serve as a conference center, cabins that can be rented, a recreation center, a bathhouse, a boat house, and a new pier with covered boat slips. There are also numerous covered areas near the shoreline, and observation tower, and a high-ropes course. Students can rent kayaks, canoes, and small sailing boats. There are areas for sand volleyball, outdoor gilling, and a disk golf course that runs throughout the property. The property is 58.88 acres, approximately 29.13 acres is in Lake Bradford, and has over 1,000 feet of waterfront.
- **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, northwest of Lake Bradford which is also included in the chain. Cascade Lake has periodically gone dry, and the tract includes the lake itself. There are no physical improvements, and since the area is considered to environmentally sensitive, the 79.4 acres will remain unimproved property.
- **Downtown:** This site is home to the Jim Moran Institute located in the 23,852 GSF Jim Moran Building. Sitting on approximately .17 acres in downtown Tallahassee, it is approximately 2 blocks from the State Capital.
- **Northwest Campus:** Located northwest of Main Campus on 14.35 acres, this site contains 3 buildings – two are research facilities and the third is home to the Multidisciplinary Center which is part of the College of Social Work.
- **North Campus**: Located north of Main Campus on 5 acres, this site contains 1 building. The 26,498 GSF facility is part of the College of Fine Arts where artists, designers, and

scientists can access a variety of tools to create unique 3D objects and explore and visualize form in a tactile, multisensory way.

- **Southwest Campus:** Located within 1.5 miles southwest of the Main Campus, this mixed-use tract is the largest single land holding of the university, with a total site area of 705.02 acres. The areas included in this acreage are:

  1. **Alumni Village –** A former residential complex that contained approximately 96 one and two-story apartment buildings and 5 support facilities, only 5 buildings remain. Of the 5 remaining facilities, 3 are being used by FSU Public Safety and the other 2 are being used by Facilities for campus support functions. The former residential complex occupies 115.16 acres in the eastern sector of the Southwest Campus.

  2. **Athletic/Academic Areas –** There are 3 locations in the Southwest Campus that are shared by Athletics and Academics:

     a. **Seminole Golf Course** – The University's NCAA Division I Golf Teams use an 18-hole golf course located on the south side of the Southwest Campus, as a practice venue. A clubhouse and educational facility, constructed in 2001, is home to the Professional Golf Management degree program. There is a standalone indoor Golf Practice Lab, a driving range, and putting green. The maintenance facilities are located south of the Golf Course. The entire area is approximately 231.6 acres.

     b. **Marine Science Research and Training Center** – Called the Morcom Aquatic Center, this facility provides practice and competition facilities for both men's and women's swimming and diving teams, instructional space for the University's academic diving programs, and general recreational use for student. The approximate 3.9-acre site is located immediately west of the FSU Broadcast Center on Pottsdamer Road.

     c. **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 on approximately 4.38 acres.

  3. **FSU Nursery and Grounds Operations –** Located south of the driving range is area that serves as plants and trees storage for placement on campus. There is a large shade greenhouse, two enclosed greenhouses, a small 3-room office facility, and multiple small buildings for equipment and chemical storage. Much of this area is cleared but undeveloped and is approximately 43.9 acres.

4. **WFSU Broadcast Center –** This 18.8-acre parcel, located on Pottsdamer Road, is home to WFSU – TV and WFSU – FM broadcasting facilities. There are also numerous transmitter and satellite structures on this property.

5. **Rec Sports Plex –** The University owns a recreational site at the western edge of the Southwest Campus. Phase I, completed in Fall of 2007, provides multiple fields for various intramural sports including football, soccer, and softball. Parking, restroom facilities (including showers), administrative space, as well as maintenance and storage facilities are provided. Phase II, to the north of the existing fields, is planned for in the future. The entire area – developed and undeveloped - is approximately 108.7 acres.

6. **Miscellaneous Lands –** There are several areas in the Southwest Campus that are not specifically designated. They are:

   a. A parcel on Roberts Street that is undeveloped which is approximately 29.4 acres

   b. A parcel which contains the Warehouses, the remnants of the old Dairy Farm, and a wet land that is environmental sensitive which is approximately 48.4 acres.

   c. A parcel of approximately 59.78 acres that is used for disposal of concrete for use around campus.

   d. A parcel that is cleared that once housed trailers (known as the FSU Trailer Park) for student housing which is approximately 41 acres.

- **Southwest Campus for Master Plan:** There are several sites that are not part of the defined Southwest Campus but for the purpose of the Master Plan they are referenced as part of the Southwest Campus. There will be a need to solve commuting and transit problems between these facilities and Main Campus. Total acreage of these additional sites is 131.74 acres. The areas are:

7. **FAMU-FSU College of Engineering –** Planned as a 4-phase building complex to house a joint program between Florida A&M University and Florida State University is now an entity of its own. The master plan for the college is to provide more than 400,000 gross square feet of classrooms, teaching labs, research labs and office space. Phase I and II buildings (110,000 GSF and 97,000 GSF) have been completed. Two more buildings are planned for this site of approximately 22.2 acres.

8. **Innovation Park** – At the north boundary of the engineering complex and FSU Golf Course is Innovation Park, a 226-acre office/research/industrial development complex of over forty 3- to 5- acre sites, owned by Florida State University, Florida

A&M University, the Leon County Research and Development Authority and one private company. Of the 226 acres in the park, FSU owns 104.76 acres, 75.33 which have been developed, and 29.43 undeveloped. The facilities within the park that belong to the university are:

a. National High Magnetic Field Laboratory (NHMFL) – This non-proprietary research facility is 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 more than 1,800 scientists and engineers – most at no cost to them -to be able to perform experiments, develop magnets, and interface with students and faculty on the Main Campus. This 23.52-acre site contains 15,000 square feet of cooling equipment, storage buildings, and 3 independent facilities connected by covered walkways. The 3 independent facilities are:

1) General Science Building which is a 201,654 GSF facility that has research labs, offices, and classrooms.

2) Nuclear Magnetic Resonance (NMR) and Magnetic Resonance Imaging/Spectroscopy (MRI/S) Facility which is a 29,941 GSF facility that is primarily research labs.

3) DC Field Facility which is 98,962 GSF and contains 14 resistive magnet cells, several superconducting magnets, and the operations for powering the equipment for all the facilities.

b. Research Foundation Facilities – Operated by the FSU Research Foundation, there are 2 main facilities (A & B), and several facilities/laboratories that support the Center for Advanced Power Systems (located in Building A).

c. Materials Research Building (MRB) and the Aero-Propulsion Mechatronics and Energy Building (AME) – These two facilities sit on 11.79 acres of land to the southwest of the Research Foundation Facilities. The 50,238 GSF MRB houses the High-Performance Materials Institute and has a complete set of state-of-the-art processing, testing, characterization and computing facilities for materials, composites and nanocomposite research. The 61,726 GSF AME building supports advanced research in aerospace and aviation, mechatronics (robotics) and sustainable energy engineering. The FAMU-FSU College of Engineering faculty and researchers are the primary occupants.

d. Don Fuqua Research Complex – This complex is a cluster of 3 buildings connected by a common core and 1 independent facility. When Innovation Park divested itself of some properties, 1 of the buildings in the cluster (Sliger

Building) and the independent building (Shaw Building) and the 5.52-acre parcel which they sit upon, titled to the FSU Board of Trustees. The 40,521 GSF Sliger building houses the supercomputer that provides all the information technology to the University. The 42,111 GSF Shaw building houses the Applied Superconductivity Center which is part of the NHMFL.

e. Northwest Regional Data Center (NWRDC) – Founded in 1972, NWRDC is the State's leading computing provider in both educational and governmental communities, offering infrastructure for system support and application hosting. When the facility was constructed it was on FSU property and operated by the Florida Board of Regents (BOR). When the FSU property was transferred to create Innovation Park in 1979, the BOR also gave full control to FSU to operate the 23,952 GSF facility. Locate on a 4.65-acre parcel, it became the first building in the park.

f. Technical Services Building – Located on 9.16 acres on the west edge of Innovation Park, this 80,234 GSF facility is home to FSU's Information Technology Services (ITS). It is the central IT organization for FSU, providing IT support to a diverse community of more than 50,00 students, faculty, staff, alumni and retirees and providing technology services to support the teaching, research, and administrative mission of FSU.

g. Interdisciplinary Research and Commercialization Building (IRCB) – The facility will be constructed on 7.58-acre parcel on the east edge of Innovation Park, just north of the College of Engineering parcel. Facility is intended to accommodate research needs of FSU faculty and collaborative groups.

h. Open Parcels – There are 4 parcels of undeveloped property that belong to FSU in Innovation Park, totaling 29.43 acres. There are currently no plans to develop these areas.

9. Ridgeway Site – This 3.78-acre site contains 3 buildings. Two of the buildings were the old Florida Highway Patrol Training Facility and Dormitory Facility that are currently unoccupied due to contamination. There are no plans to use these facilities in the future. The third facility is the new FSU College of Medicine's PrimaryHealth clinic. The 9,986 GSF facility serves as a location for community primary care. Care includes promoting healthy habits, disease prevention, health maintenance, counseling, patient education and diagnosis and treatment of acute and chronic illnesses.

10. **Plant Street –** This approximately 1-acre site once contained 3 wooden barns used for storage, which have been demolished. There are currently no plans for this area.

1.c. Student Enrollment Projections

Refer to Element 2, Tables 2.5 and 2.6.

1.d. Legal Descriptions and How Lands are 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, or owned by the FSU Board of Trustees, has been obtained either by purchase, donation, reassignment by the State, or through trade.

1.e. Title Held by the Florida Board of Trustees the Internal Improvements Trust Fund (TIITF) or the FSU Board of Trustees

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 or owned by the FSU Board of Trustees, 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 Tallahassee Campus are shown in **Figure 4.3.** These land uses coincide with the Tallahassee/Leon Comprehensive Plan (1990, January 19, 2020 amendment) 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** 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 have traditionally been thought of as the Historic Area and the Science Area respectively. From this, the Tallahassee Campus was divided into Visual Zones depicted in **Figure 4.5**, 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 **Table 4.2**, while the G.C.R.'s are tabulated in **Table 4.3**. The F.A.R. and G.C.R. calculations for each land use are summarized in **Table 4.4**.

During both the programming interviews and casual conversations, it was consistently noted that the Historic Zone 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 District 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 **Figure 4.5, 4.6, and 4.7** for graphic representation of the information in **Table 4.5** and **Table 4.6**.

TABLE 4.2 Floor Area Ratio (F.A.R.)

Visual Zone	Academic	Residential	Research	Support	Utilities	Parking Garages	Athletics	Total GSF	Area Acreage in Sq. Ft.	F.A.R.
President's House & Alumni Center	-	16,092	-	26,849	-	-	-	42,941	728,161	0.06
Northwest Zone	127,871	278,877	-	22,295	-	-	-	429,043	1,122,244	0.38
Science District	452,452	-	887,036	-	-	304,921	-	1,644,409	1,430,038	1.15
University Center & Stadium	597,839	-		2,748	-	-	971,170	1,571,757	19,690,767	0.08
Athletic Fields	-	-	21,231	-	-	-	237,061	258,292	1,762,858	0.15
Life Sciences Quad	172,334	-	519,356	962	-	520,885	-	1,213,537	893,312	1.36
Garden District	-	-	-	7,970	-	-	-	7,970	574,405	0.01
Recreation Fields	-	-		-	-	-	2,763	2,763	525,504	0.01
Physical Plant	-	-	-	109,539	32,558	-	-	142,097	466,463	0.30
Student Life Zone	96,874	946,279	-	320,928	-	236,577	-	1,600,658	1,114,892	1.44
Campus Core	486,638	-		61,527	-	-	-	548,165	702,363	0.78
Historic Zone	983,068	487,120	47,161	195,307	-	-	-	1,712,656	2,016,360	0.85
Fine Arts	255,411	-	-	-	-	295,730	-	1,051,141	471,458	2.23
Arena District	219,910	-	-	73,236	-	279,863	544,661	1,117,670	1,843,260	0.61
Athletic/Recreation	-	-	-	140,990	-	-	91,893	232,883	244,749	0.95
Totals/Averages	**3,392,397**	**1,728,368**	**1,474,784**	**962,351**	**32,558**	**1,637,976**	**1,847,548**	**11,575,982**	**33,586,834**	**0.69**

Source: FSU Facilities, FSU Building Information 2020

TABLE 4.3 Ground Coverage Ratio (G.C.R.)

Visual Zone	Academic	Residential	Research	Support	Utilities	Parking Garages	Athletics	Ground Floor	Area Acreage in Sq. Ft.	G.C.R.
President's House & Alumni Center	-	4,961	-	24,426	-	-	-	29,387	728,161	0.04
Northwest Zone	41,143	39,849	-	22,295	-	-	-	103,287	1,122,244	0.09
Science District	122,865	-	184,272	-	-	63,933	-	371,070	1,430,038	0.26
University Center & Stadium	101,151	-		2,748	-	-	360,516	464,415	1,969,077	0.24
Athletic Fields	-	-	14,290	-	-	-	177,875	192,165	1,762,858	0.11
Life Sciences Quad	52,228	-	137,695	962	-	133,284	-	324,169	893,313	0.36
Garden District	-	-	-	6,176	-	-	-	6,176	574,405	0.01
Recreation Fields	-	-		-	-	-	2,763	2,763	525,504	0.01
Physical Plant	-	-	-	97,200	23,880	-	-	121,080	466,463	0.26
Student Life Zone	37,266	179,187	-	103,886	-	78,997	-	399,336	1,114,893	0.36
Campus Core	141,417	-		24,441	-	-	-	165,858	702,363	0.24
Historic Zone	260,958	107,713	9,380	56,103	-	-	-	434,154	2,016,360	0.22
Fine Arts	96,473	-	-	-	-	86,802	-	183,275	471,458	0.39
Arena District	82,002	-	-	26,300	-	71,291	173,851	353,444	1,549,109	0.23
Athletic/Recreation	-	-	-	79,501	-	-	46,712	126,213	244,749	0.52
Totals/Averages	**935,503**	**331,710**	**345,637**	**444,038**	**23,880**	**434,307**	**761,717**	**3,276,792**	**15,570,993**	**0.22**

Source: FSU Facilities, FSU Building Information 2020

TABLE 4.4 Comparisons of F.A.R. and G.C.R. by Building Primary Function

Building Primary Function	Total Building Gross Square Feet	Total Ground Floor Square Feet	Total Area Acreage Square Footage	Floor Area Ratio (F.A.R.)	Ground Cover Ratio (G.C.R.)
Academic	3,392,397	935,503	3,929,394	0.86	0.24
Residential	1,728,368	331,710	1,734,546	1.00	0.19
Research	1,474,784	345,637	1,354,135	1.09	0.26
Support	962,351	444,038	2,753,395	0.35	0.16
Utilities	32,558	23,880	106,878	0.30	0.22
Parking	1,637,976	434,307	1,631,837	1.00	0.27
Athletics	1,847,548	761,717	4,354,958	0.42	0.17
Totals/Averages	**11,075,982**	**3,276,792**	**15,865,144**	**0.72**	**0.22**

Source: FSU Facilities, FSU Building Information 2020

TABLE 4.5 Comparison of Science District and Historic Zone Floor Area Ratio (F.A.R.)

Visual Zone	Total Building Gross Square Feet	Total Area Acreage Square Footage	Floor Area Ratio (F.A.R.)
Science District	1,476,600	1,430,038	1.03
Historic Zone	1,712,656	2,016,360	0.85

Source: FSU Facilities, FSU Building Information 2020

TABLE 4.6 Comparison of Science District and Historic Zone Ground Cover Ratio (G.C.R.)

Visual Zone	Total Ground Floor Square Feet	Total Area Acreage Square Footage	Ground Cover Ratio (G.C.R.)
Science District	371,070	1,430,038	0.26
Historic Zone	434,154	2,016,360	0.22

Source: FSU Facilities, FSU Building Information 2020

1.n. Natural Resources

- **Beaches and Shores** - None
- **Surface Waters** – None
- **Wetlands** – None
- **Native Vegetative Areas** - None
- **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 headcounts 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	Student Enrollment Headcount	Main Campus Acreage	FTE per Acre	Headcount per Acre
Florida State University	39,649	40,348	486	81.58	83.02
Florida International University	46,935	50,574	342	137.24	147.88
University of Central Florida	56,334	67,721	1,415	39.81	47.86
Florida Atlantic University	24,920	28,104	694	35.91	40.50
Florida A&M University	9,590	9,583	423	22.67	22.65
University of Florida	50,632	52,190	1,830	27.67	28.52
University of South Florida	43,756	48,673	1,913	22.87	25.44
Florida Gulf Coast University	12,996	14,684	765	16.99	19.19
University of North Florida	14,383	16,411	1,188	12.11	13.81
New College of Florida	957	837	110	8.70	7.61
Florida Polytechnic University	1,372	1,422	534	2.57	2.66
University of West Florida	10,446	12,179	1,666	6.27	7.31

Source: SUS Fact Book, 2018-2019

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 (Tallahassee 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, FSU Building Information 2020

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.**

TABLE 4.11 Projected Net Future Academic Space Needs (Tallahassee Campus Only)

	Classrooms	Teaching Labs	Research Labs	Study
Main Campus	5,023	(20,292)	149,882	218,965

Source: Main Campus Educational Plant Survey 2017-2018 projected for year 2022-2023. Main Campus include facilities located at Sites Alligator Point, FSU Marine Lab, Mission Road Station, Ridgeway, Southwest Campus, Innovation Park, Commonwealth, Northwest Campus and North Campus.

2.c. Projected Future Support Space Needs

Refer to **Table 4.12** below for net support space need projections for the future (2022-2023). These are described more fully in **Element 6 Support Facilities**, **Tables 6.5** and **6.6.**

TABLE 4.12 Projected Future Support Space Needs (Main Campus Only)

	Office	Auditorium/ Exhibition	Instructional Media	Gymnasium	Campus Support Services
Main Campus	(378,818)	(47,763)	123,561	120,755	37,548

Source: Same as **TABLE 4.11**.

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 4.11,** 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. 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 and 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 university expansion. See **Figure 4.8**. 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 university use. 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 0.85 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 0.86 and 1.09 respectively (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 Tallahassee 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.

- **Present Land Use** - Refer to **Figure 4.3** 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 are 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.

- **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, FSU Building Information 2020

- **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.
- **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.
- **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 4.9**.

- **Property Ownership** - Multiple individuals own the parcels in consideration for acquisition.
- **Potential Acquisition and Relocation Costs -** N/A.

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

- **Potentials for Increasing Height, Intensity or Density on Campus** - The desired density for the Tallahassee Campus is described as an F.A.R. in Section 2.g, which is the density of the original Historic area of campus. A wholesale increase of density or intensity of use is generally not recommended for future building zones. That being said, this plan identifies three major opportunity areas on the Tallahassee campus for denser development: The Northwest Quadrant, The Mendenhall Site and The Arena District. See **Figure 4.8**.
- **Potentials for Increasing the Utilization of Existing and Future Academic Spaces** - To reduce future facilities needs to fit within existing land resources, the optimal utilization of academic space will need to be achieved.

  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 a program of land acquisition, this situation should be eased.
- **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.
- **Potentials for Transfer of Programs to Existing University Satellite Sites** - There are presently no plans to transfer programs to other existing institutions.
- **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** for potential physical constraints to future land use on the Tallahassee 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** 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, 2020 Add.) lists specific goals, objectives, and policies for land use on pages 1-129. The intended functions of the various land use categories, excerpted from the Comprehensive Plan, are as follows:

- **Central Urban -** "Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers."
- **University Transition -** "The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to

protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition. Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts. The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC"

- **Central Core - Intended Function – "**The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed-use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit-oriented development. Residential development may be permitted up to 150 units per acre."

- **Residential Preservation -** "Characterized by existing homogeneous residential areas within the community which 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

- FLORIDA STATE UNIVERSITY
- FLORIDA A&M UNIVERSITY
- TALLAHASSEE COMMUNITY COLLEGE

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 0.25 0.5 0.75 1 Miles

FIGURE 4.3

ZONING MAP

LEGEND:

ASN	ALL-SAINTS
CC	CENTRAL CORE
CP	COMMERCIAL PARKWAY
CU	CENTRAL URBAN
GO	GOVERNMENT OPERATIONS
MR	MEDIUM DENSITY RESIDENTIAL
OS	OPEN SPACE
RP	RESIDENTIAL PRESERVATION
SCD	SPECIAL CHARACTER DISTRICT
UT	UNIVERSITY TRANSITION
UV	UNIVERSITY URBAN VILLAGE

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 1,200 Feet

FIGURE 4.4

LAND USE TREND

LEGEND:

- ACADEMIC
- ATHLETICS & RECREATION
- FINE ARTS
- FUTURE MIXED USE
- MIXED ACADEMIC, HOUSING, & SUPPORT
- SUPPORT

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

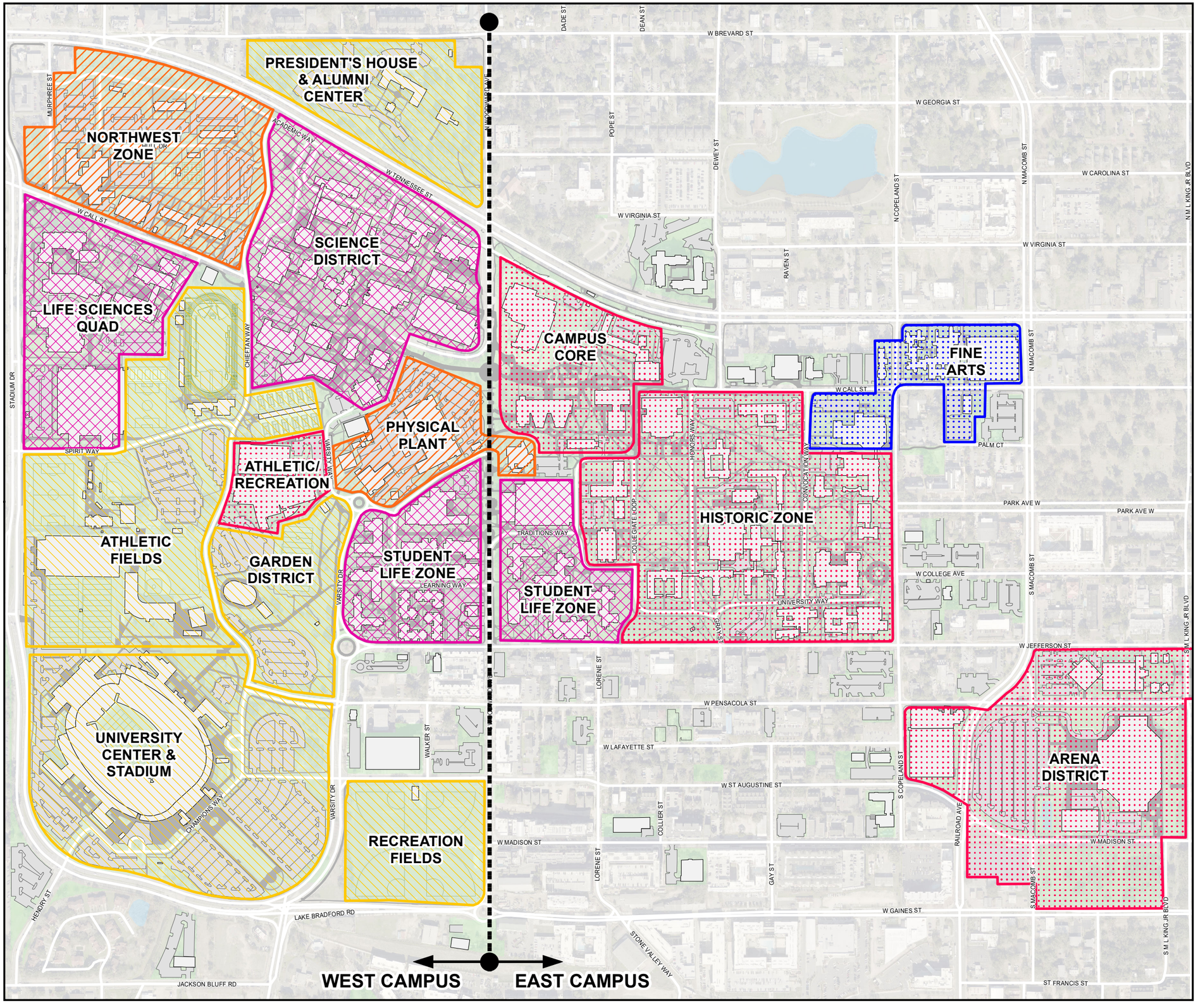
SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 1,200 Feet

FIGURE 4.5

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



LEGEND

- 0 - 0.3 F.A.R.
- 0.3 - 0.6 F.A.R.
- 0.6 - 1.0 F.A.R.
- 1.0 - 2.0 F.A.R.
- 2.0 - 3.0 F.A.R.

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 Feet

FIGURE 4.6

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

LEGEND

- HISTORIC ZONE F.A.R. (0.85)
- SCIENCE DISTRICT F.A.R. (1.03)

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 Feet

FIGURE 4.7

CAMPUS GROUND COVERAGE RATIO COMPARISON

LEGEND

- HISTORIC ZONE G.C.R. (0.22)
- SCIENCE DISTRICT G.C.R. (0.26)

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 Feet

SCIENCE DISTRICT

HISTORIC ZONE

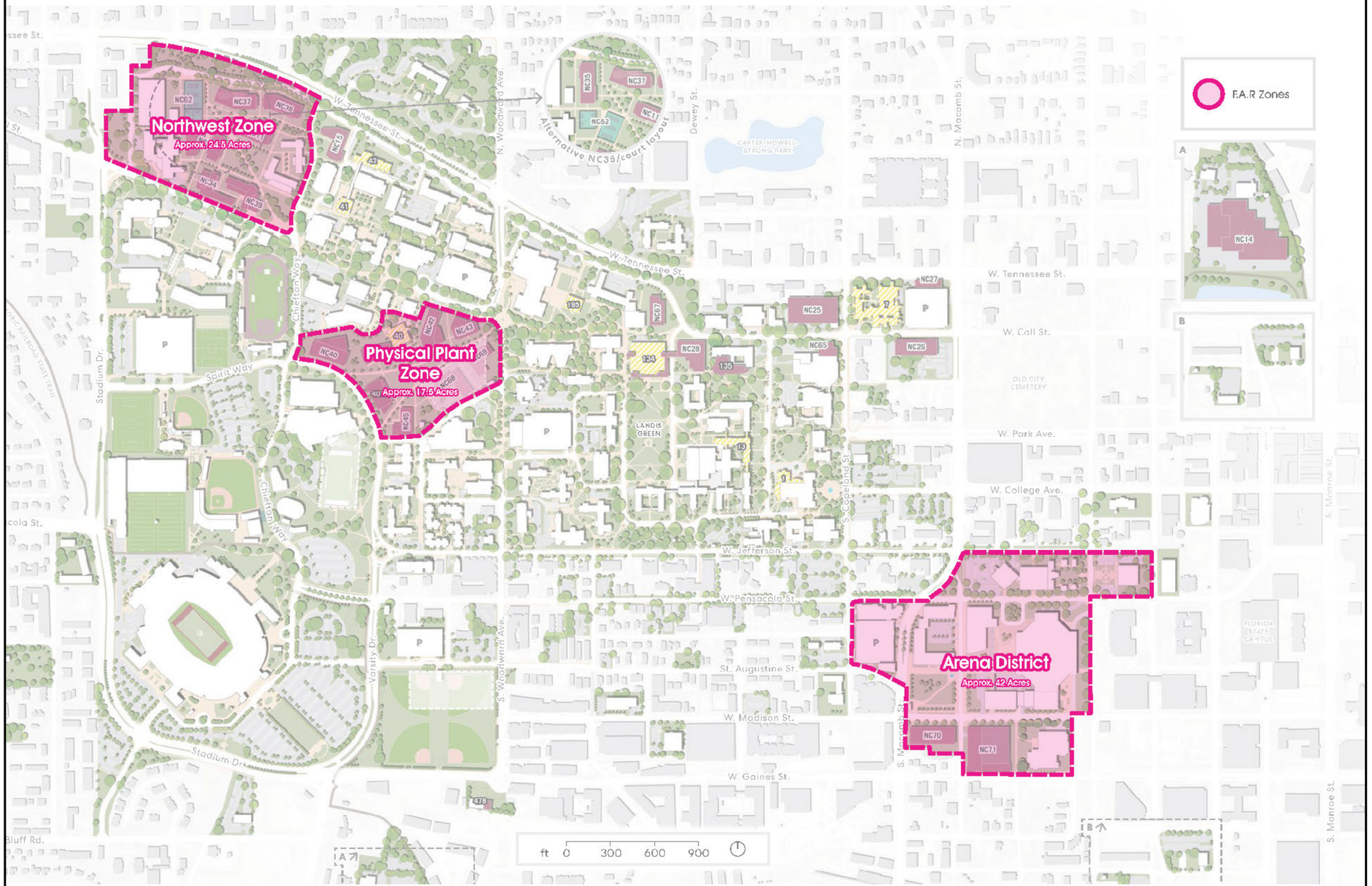
WEST CAMPUS

EAST CAMPUS

MURPHREE ST
HULL DR
W CALL ST
ACADEMIC WAY
W TENNESSEE ST
CHIEFTAN WAY
STADIUM DR
SPIRIT WAY
VARSITY WAY
VARSITY DR
LEARNING WAY
TRADITIONS WAY
CHAMPIONS WAY
HENDRY ST
LAKE BRADFORD RD
JACKSON BLUFF RD
WALKER ST
N MONROE ST
DADE ST
DEAN ST
POPE ST
W BREVARD ST
W GEORGIA ST
DEWEY ST
W VIRGINIA ST
RAVEN ST
N COPELAND ST
N MACOMB ST
W CAROLINA ST
N M L KING JR BLVD
HONORS WAY
COLLEGIATE LOOP
CONVOCATION WAY
UNIVERSITY WAY
GRAY ST
PALM CT
PARK AVE W
W COLLEGE AVE
S MACOMB ST
S M L KING JR BLVD
W JEFFERSON ST
LORENE ST
W PENSACOLA ST
W LAFAYETTE ST
W ST AUGUSTINE ST
S COPELAND ST
COLLIER ST
RAILROAD AVE
W MADISON ST
GAY ST
W GAINES ST
STONE VALLEY WAY
ST FRANCIS ST

FIGURE 4.8

CAMPUS FUTURE LAND CAPACITY



SOURCE:
FSU FACILITIES PLANNING
ARCHITECTS LEWIS+WHITLOCK

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

FIGURE 4.9

LAND ACQUISITION PROGRAM

LEGEND:

- LAND ACQUIRED 2010-2020
- LAND ACQUIRED 1990 - 2010
- FUTURE ACQUISITION ZONE

* 535 W COLLEGE AVE ACQUIRED IN 2021

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 1,200 Feet

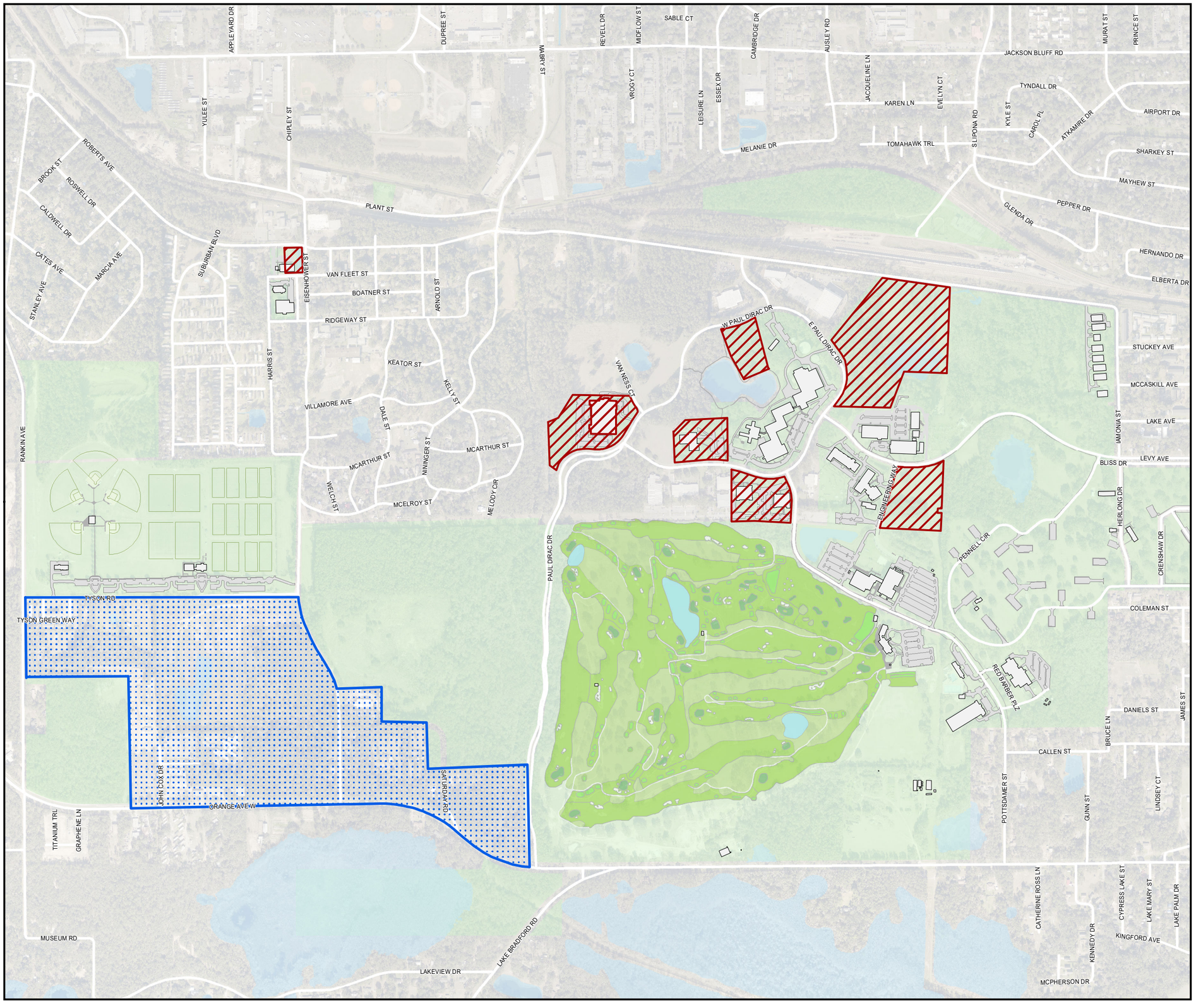


FIGURE 4.10

LAND ACQUISITION

LEGEND:

- LAND ACQUIRED 2010-2020
- LAND ACQUIRED 1990 - 2010
- FUTURE ACQUISITION ZONE

SOURCE:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS
SOUTHWEST

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 500 1,000 1,500 Feet

FIGURE 4.11

CAMPUS CONSTRAINTS

LEGEND:

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

SOURCE:
FSU FACILITIES PLANNING
TLCGIS
TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
FEMA

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

SUPPORTING DATA
24 SEPTEMBER 2021

N

0 300 600 900 1,200 Feet