Appendix C

The following information is the Executive Summaries of the Florida State University Campus Master Plan. These pages have been reformatted and edited to fit within this document so the layout may differ from the original however, the information is the same. The adoption date for all document pages is June 13, 2008.

FLORIDA STATE UNIVERSITY MASTER PLAN
Main Campus

Master Plan Overview

The Florida State University (FSU) is one of the premier institutions of higher learning in the State of Florida. Located in Tallahassee, Florida (see **Figure MC.MP.5**), FSU's Main Campus currently covers approximately 460 acres in area and serves over 37,000 students plus faculty and staff who are housed in over 5 million square feet of buildings. This Master Plan anticipates a student population in ten years of 42,000 students and 6,000 plus faculty and staff. These will be housed in approximately 7.5 million square feet of buildings located on an expanded primary campus of around 593 acres.

The Master Plan as represented on the rendered site plan, **Figure MC.MP.1**, shows diagrammatically how the campus will be developed to meet these requirements in accordance with the planning parameters of the Goals, Objectives, and Policies reported herein. This graphic portrays the FSU campus after a 10-year build-out. The intermediate steps required to achieve the FSU Master Plan are depicted in two intermediate stages for the planning period years 1-5 and the years 6-10, described at the end of this overview, in two phased-development implementation figures, **Figure MC.MP.2** and **MC.MP.3**, and their associated tables. **Table MP.1.1** lists the projects shown on **Figure MC.MP.2** and **Table MP.2.1** lists the projects shown on Figure **MC.MP.3**. See Element 14 Capital Improvements for more information about the projects.

The existing campus reflects an urban density that is the second highest among the State's public universities. In the mid 1990's, the Legislature endorsed and funded a major land acquisition program to expand the campus boundaries. Although the funds have proven inadequate to achieve the entire acquisition plan, much has been accomplished. The Master Plan has adopted the target borders. The proposed new area of about 593 acres closely matches the proportionate sizing required to maintain today's ratio of students per acre as the campus population grows.

University officials believe that the population growth, noted above, could be reached sooner if resources are made available. Such a population growth requires additional facilities – academic, research, housing, intramural fields, recreation, open space, parking, roadways, and infrastructure – all organized in an efficient and aesthetically pleasing campus plan.

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

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

The Campus Master Plan, therefore, extends the primary boundaries of the Main Campus south towards Gaines Street and east to Macomb Street. Additional land has been acquired from the State south of Gaines for relocating the Maintenance Complex from its present central campus location.

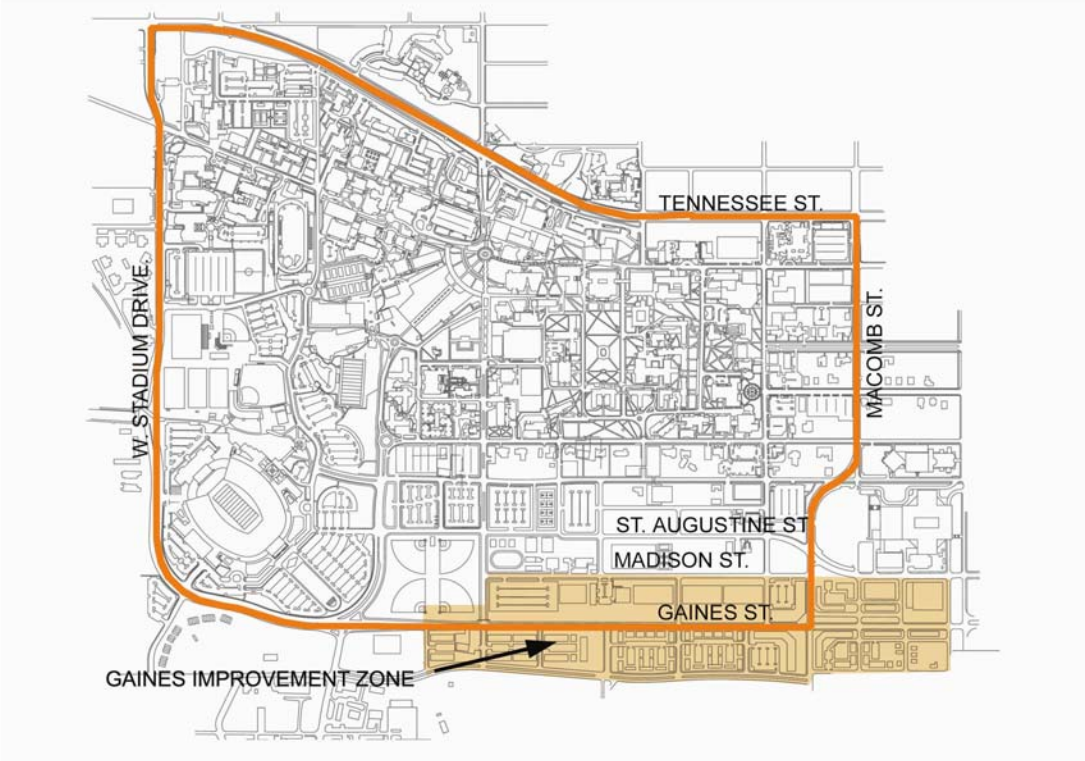
The Plan maintains the importance of the perimeter circulation system of major public streets (the Outer Loop) that route city traffic around most of the Main Campus. The Plan also develops an Inner Loop road system that creates a transit and service loop, that provides access to several new parking garages, and that allows for the interior of the campus to be zoned for mainly pedestrian and bicycle traffic. The Plan promotes continued development of transit systems, both regional bus and local shuttles, to accommodate growth and reduce dependence on single-occupant automobiles. The reduced level of traffic contributes to an integrated campus, a pedestrian environment and improved air quality through reduced use of fossil fuels.

Major interior developments are in the “Wedge” area roughly along Learning Way and the “Student Life Mall” zone along the closed portion of Woodward Avenue in the area southwest of the North Woodward Avenue bend (current location of the Maintenance Complex), and on the former site of the Florida State University School at the western edge of campus and now designated as the major medical/science expansion zone. Interior developments build on the historic FSU model, and the historic area itself is maintained and enhanced. More on-campus student housing is proposed as part of the Student Life zone developments.

The Master Plan supports continued development of three major open spaces. The first one is the new green or lawn running north-south in the middle of the new medical school and science quad. Similar to Landis Green it provides an organizing vista and a community-or neighborhood-building armature as well as gathering space for the academic community. The second major open space was formerly called “The FSU Commons” in previous editions of the master plan. Informal in shape and feeling, the intent was to connect the University Center and the new campus node N. Woodward Avenue bend, called the Woodward / Call Plaza, with a park-like pedestrian way to better integrate the University Center with the main body of the campus. This greenspace is in an area subject to flooding but with the continuing demand for parking, part of the greenspace has been committed to parking lots and the band practice field developed into an all-weather athletic field shared with the band. The connection to the University Center is still being developed but in

a less deliberate manner. The third space is the Student Life Mall along the closed section of Woodward from Call Street to Park Avenue. This urban style pedestrian street joins the east (historic) and west (modern) areas of campus like a seam or a zipper and provides a gathering place for students and activities supportive of campus life. Several other smaller quads or courtyards are proposed as new buildings and zones are developed.

Another major open area includes the belt of land between Gaines Street and St. Augustine Street, which is dedicated initially to recreational facilities and surface parking (the exact extent of which may be dependent on the final determination by the City of the Gaines Street corridor configuration). This edge substantially improves the image along the new southern edge of the campus, which is also the primary route between downtown and the airport.
On the following pages, salient features of the Plan are discussed and located on the graphic. Also, there are descriptions of the impacts that the Plan will have on campus systems: transit, circulation, parking, and utility plants.



Outer Traffic Loop
The Plan confirms the concept established by the previous master plan of an outer traffic loop formed by Tennessee Street, Macomb Street, Gaines Street, and Stadium Drive that diverts through-traffic around the campus. The Plan shows both existing and new FSU development along the entire northern boundary of Tennessee Street. The existing service road, Academic Way, parallels much of the northern boundary. Major landmark, landscape, and signage features will be developed at the intersections of Tennessee Street with Stadium Drive, Woodward Avenue, and Macomb Street. In addition, some facilities will be extended along or close to the street to tie the campus functionally and visually to the vehicular and pedestrian traffic along Tennessee Street. Planting will be enhanced to give definition to the campus

edge.

The eastern edge to the FSU Main Campus is Macomb Street, which has been widened into four lanes. The campus will expand to Macomb Street and a new landscaping scheme will create a coherent and pleasing perimeter definition. Major campus entry statements along Macomb Street, from north to south, will be at its intersections with Call Street as the main entry to the Fine Arts district and with College Avenue, which leads to Westcott Plaza as an improved functional and visual link between FSU and downtown Tallahassee. Pensacola Street will remain for this planning period an arterial one-way street leading from the downtown, but eventually it will cease to function as a city thoroughfare and will be converted to a major connector for interior FSU traffic.

The western edge to FSU remains Stadium Drive, which has been widened into four lanes and extended north to Tennessee Street. Past improvements allow through traffic to be routed around the campus that with Macomb, allowed Woodward to be closed, improving traffic flow past the campus and eliminating a major safety hazard for pedestrians. The western campus boundary has been enhanced with the development of the new Medical/Science quad and the new West Gate ceremonial entrance at Call Street. Entry statements along Stadium Drive, from north to south (top to bottom), will be at the intersection with Call Street at the new West Gate, at the intersection with the Spirit Way that services the athletic fields, and at the restructured Pensacola bypass.

Gaines Street Enhancement

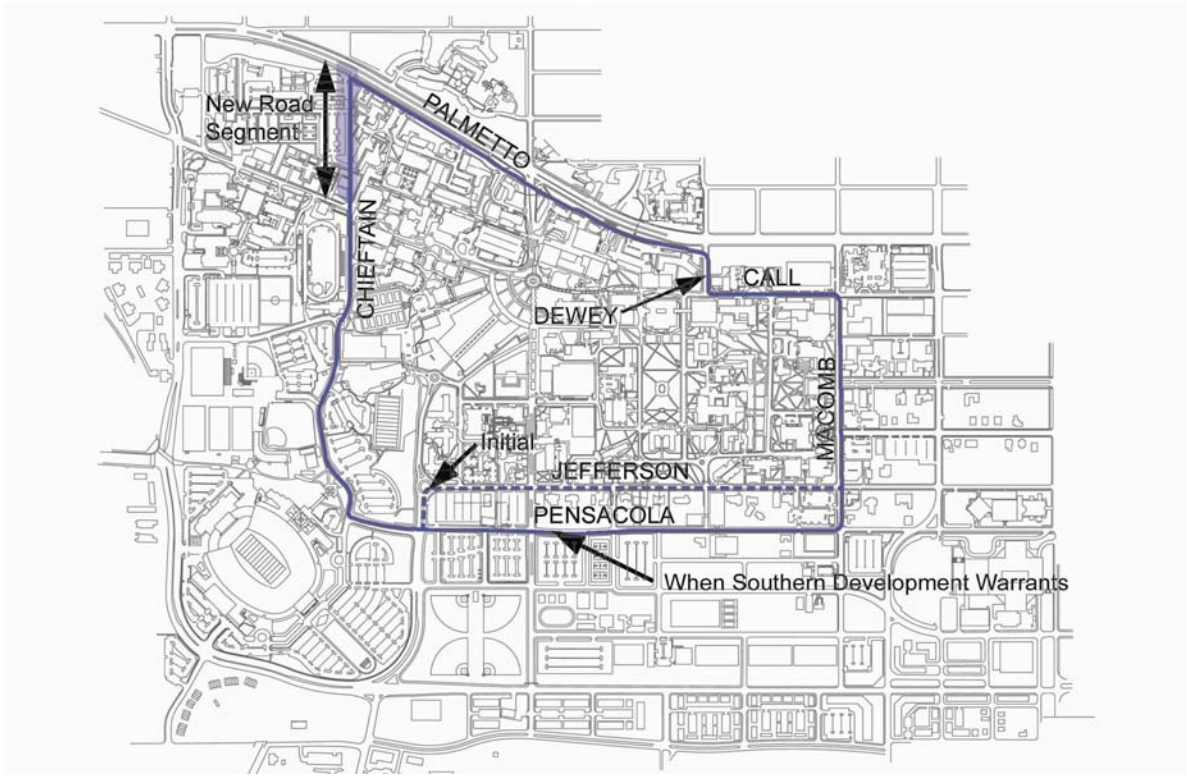
The Master Plan defines the general southern edge of the Main Campus as Madison Street. At the time of this writing, the City has not finalized its detailed plans for the redevelopment of Gaines Street and the corridor that surrounds it. The University therefore shall continue to work with the City of Tallahassee and other appropriate agencies on the redevelopment of the Gaines Street Corridor. It is the goal of both the University and the City to see that this area is redeveloped for University and commercial purposes as well as the substantial improvements to the appearance of the area and the function of Gaines Street. The campus should expand southward from Jefferson Street towards Gaines Street and the FSU boundary should be set off with appropriate planting, lighting, and signage.

On the macro scale, the southern edge to the campus is set back on the north side of Gaines Street by the placement of major active and passive recreational greenspaces, landscaped parking lots, and other student-related facilities. These large-scale greenswards both define the campus boundary and provide a properly gracious spatial buffer along Madison Street. This strip of relatively flat land is most suitable for recreation facilities and such, leaving the slopes to the north toward Jefferson Street for building development.

Developments along the south side of Gaines Street should be planned with FSU’s strategic development partners (City of Tallahassee, FAMU, private enterprise) to have the same high aesthetic value as those to the north of the street.

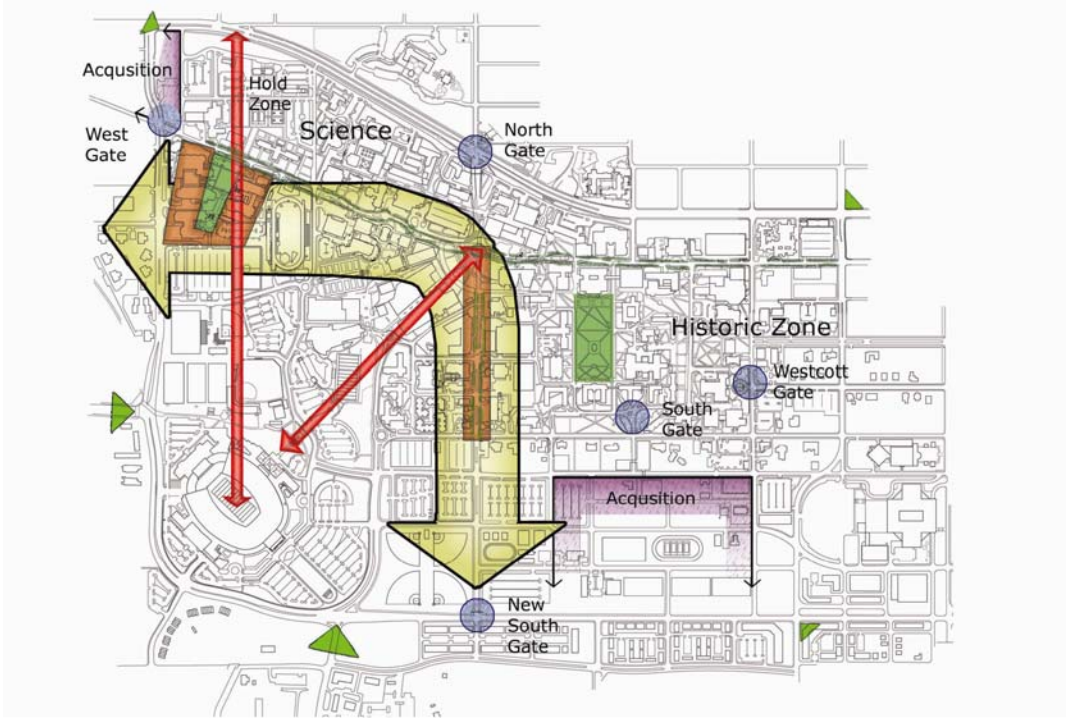
Major entry statements along Gaines Street, from west to east (left to right), include the intersection with Stadium Drive, with Lake Bradford Road, with Woodward Avenue, at the

entrance to a proposed South quadrangle (beyond the time frame of this planning period), and at Macomb Street. The intersection of Stadium Drive and Lake Bradford Road is a major visual node, marked with distinguished FSU landmarks, landscaping, and signage. The University will work with the City to make this roadway connect to the inner loop system. The primary focus at the Lake Bradford Road intersection is Langford Green, which forms a strong visual axis to the University Center entry.



Inner Traffic Loop

The inner traffic loop is designed to serve the FSU campus as a low-speed, two-way road that provides internal circulation around the campus, access to important parking areas/garages, and bicycle circulation. It also delineates the "inner campus" and establishes it as a strongly pedestrian-oriented core, with limited parking and reduced vehicular traffic (the exceptions being emergency, handicapped, and service vehicles). Many small parking lots currently inside the inner loop will be returned to greenspace or reserved for building expansion space. The loop is achieved by linking existing streets; an improvement will be the reconfiguration at the loop's northwest corner. As property between Jefferson Street and Gaines Street is acquired and campus development moves south toward Gaines Street, the southern leg of the Loop may shift to Pensacola Street if through traffic can be further diminished.

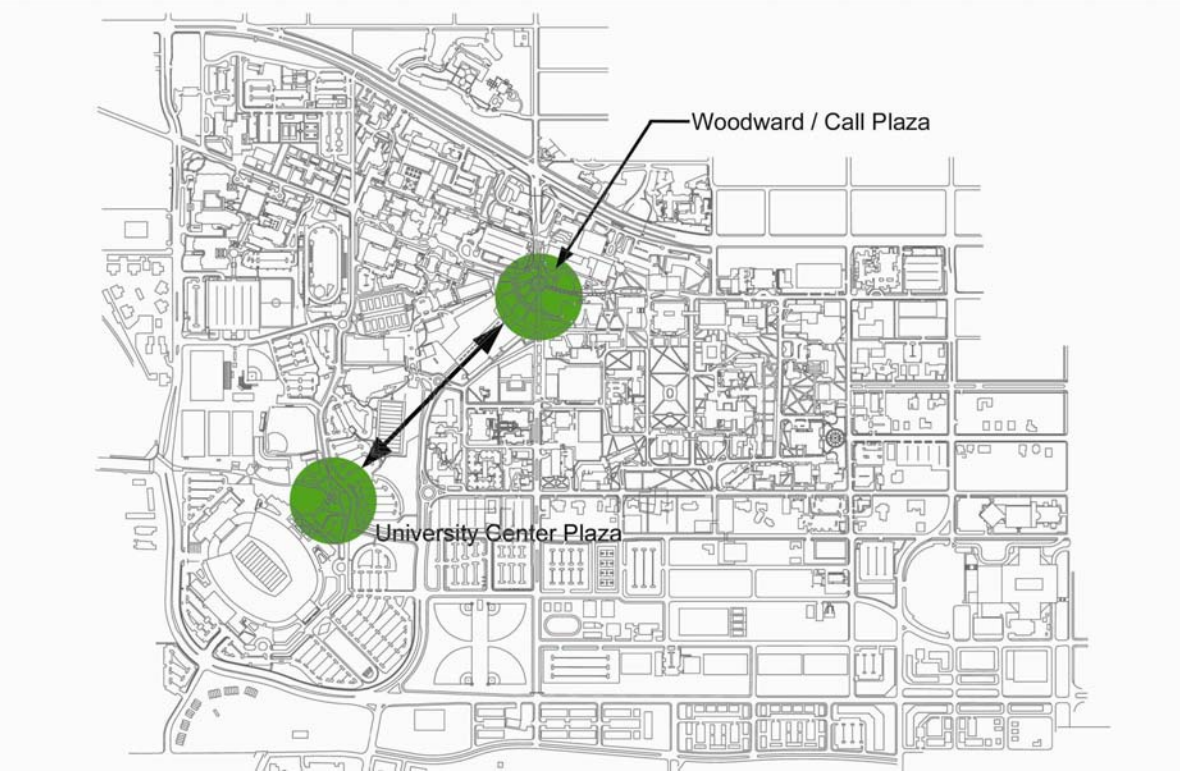


Focus of New Development – The "Elbow"

Within the existing areas of major development – primarily the "Historic" zone east of Woodward Avenue and the "Science" zone occupying the northern high ground between Tennessee Street and Call Street, there is little vacant land for large buildings, none for new quadrangles, and only a few small sites for additions to existing buildings. There are five zones around the campus that are appropriate for major redevelopment.

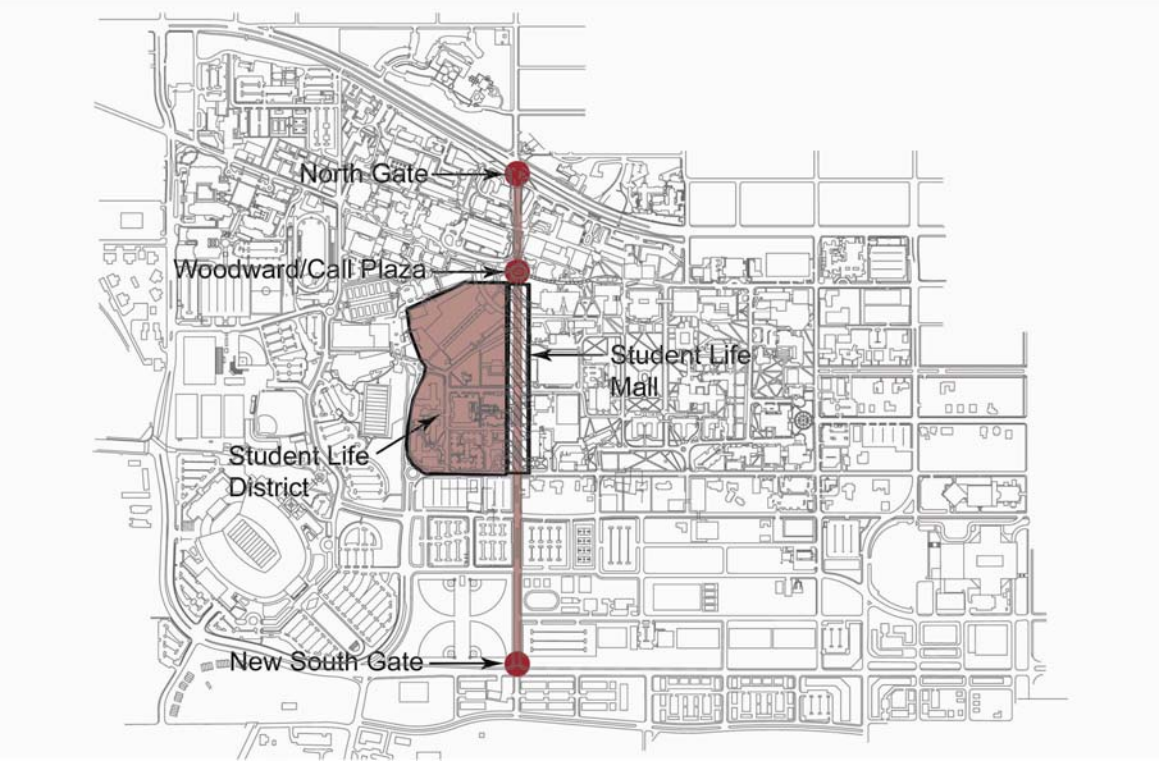
- The New Medical/Science Quad with the new Life Sciences and Psychology Buildings currently under construction.
- The current site of the Mendenhall Maintenance Complex.
- The area along Learning Way often called "the Wedge".
- Along Woodward Avenue from Park Avenue to Gaines Street.
- The Northwest corner of campus between Call Street and Tennessee Street.

By connecting these zones with the right-angled double ended arrow shaded in yellow and nicknamed the "Elbow" as in the diagram above, a clear pattern for development becomes evident. The Master Plan seeks to establish a clear framework along the "Elbow" for pedestrian linkages between organized building sites and green space to achieve efficient use of the land and create a strong sense of campus.



University Center Connection

The Master Plan proposes a major pedestrian connection between the University Center and North Woodward Avenue bend outside the Student Union. In contrast to the more formal connections elsewhere on campus, this walkway has a more informal, park-like aesthetic. After leaving the major pedestrian crossroads of the Call Street and Woodward Avenue promenades, the walkway passes through what will eventually be the redeveloped quadrangle where the Maintenance Complex now stands and then passes along the Leach Center to the major diagonal axis between the University Center and the North Woodward Avenue bend. At that point, the walkway will wind around the redeveloped all-weather athletic and band practice field, the new parking lots, and the lowlands where the Circus currently sits. The walkway provides access to the athletic/recreation and parking area west of Chieftain to the new Wedge quadrangle, east of Learning Way, and to the Circus (until it relocates). Most of the park lies within the 100-year flood plain.



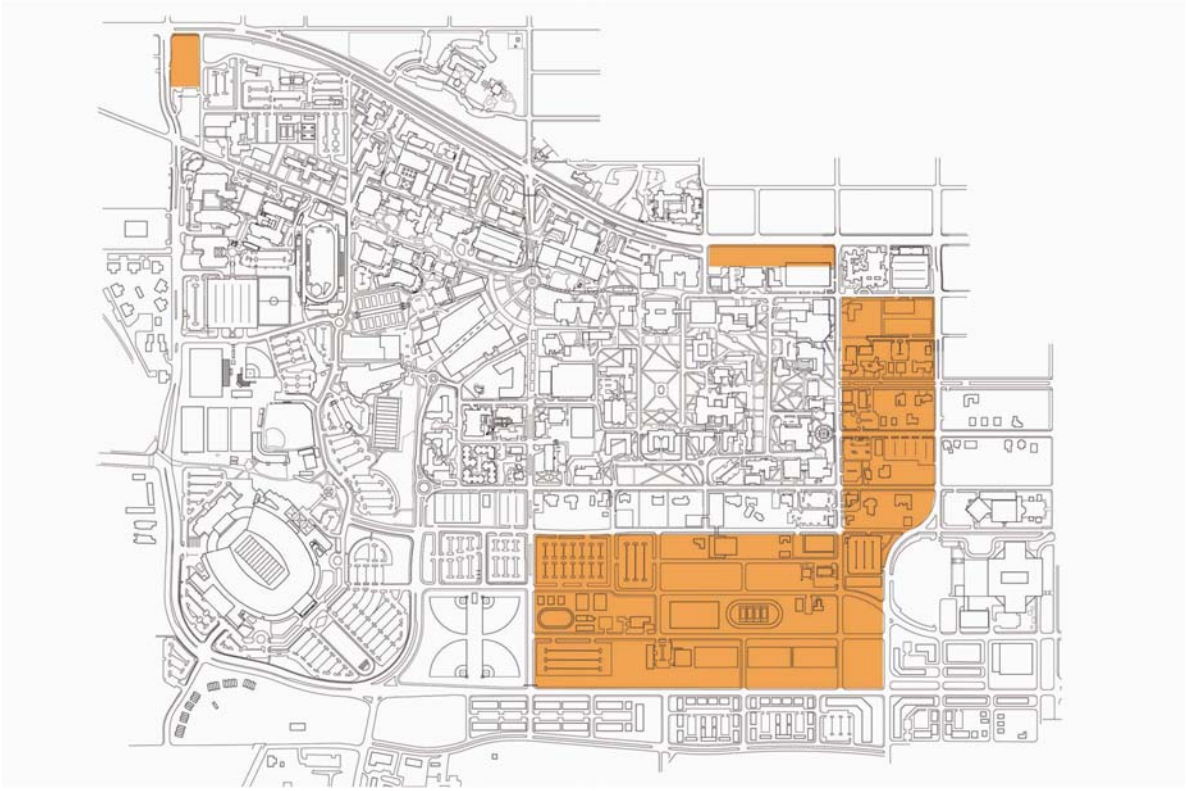
Woodward Avenue Redevelopment & Student Life Mall

The continued redevelopment of Woodward Avenue as the location for student-related functions and services is one of the priorities of the Campus Master Plan. With the completion of the outer traffic loop system, a portion of Woodward Avenue was closed to through traffic and a short stretch of pedestrian mall was created between Call Street and Traditions Way. The accompanying sketches and photographs depict the development concept and the reality achieved so far. The Mall will eventually extend south toward Jefferson Street. The buildings along the mall will house student organizations, student services, appropriate retail, and support functions. The Student Life Mall is ideally located at both the geographic center and traffic crossroads of the campus with parking garages at either end.

FSU has begun development of a North Gate entry feature at the intersection with Tennessee Street. The corresponding intersection at Gaines Street is also an opportunity for a significant FSU landmark New South Gate. Both ends of the Woodward axis should celebrate entry into the campus as well as mark Woodward as an important connection to the inner traffic loop.

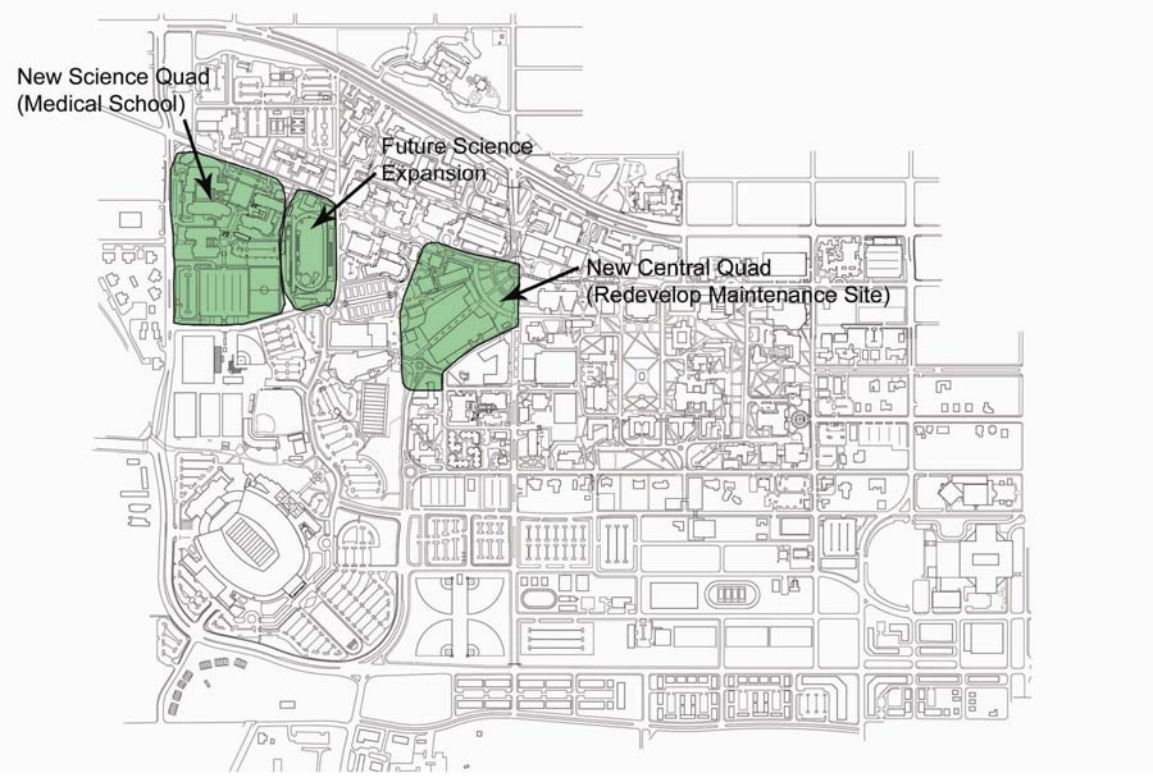
Looking south along the Woodward Ave. corridor to the Student Life Mall

View along Student Life Mall



Acquisition Zones

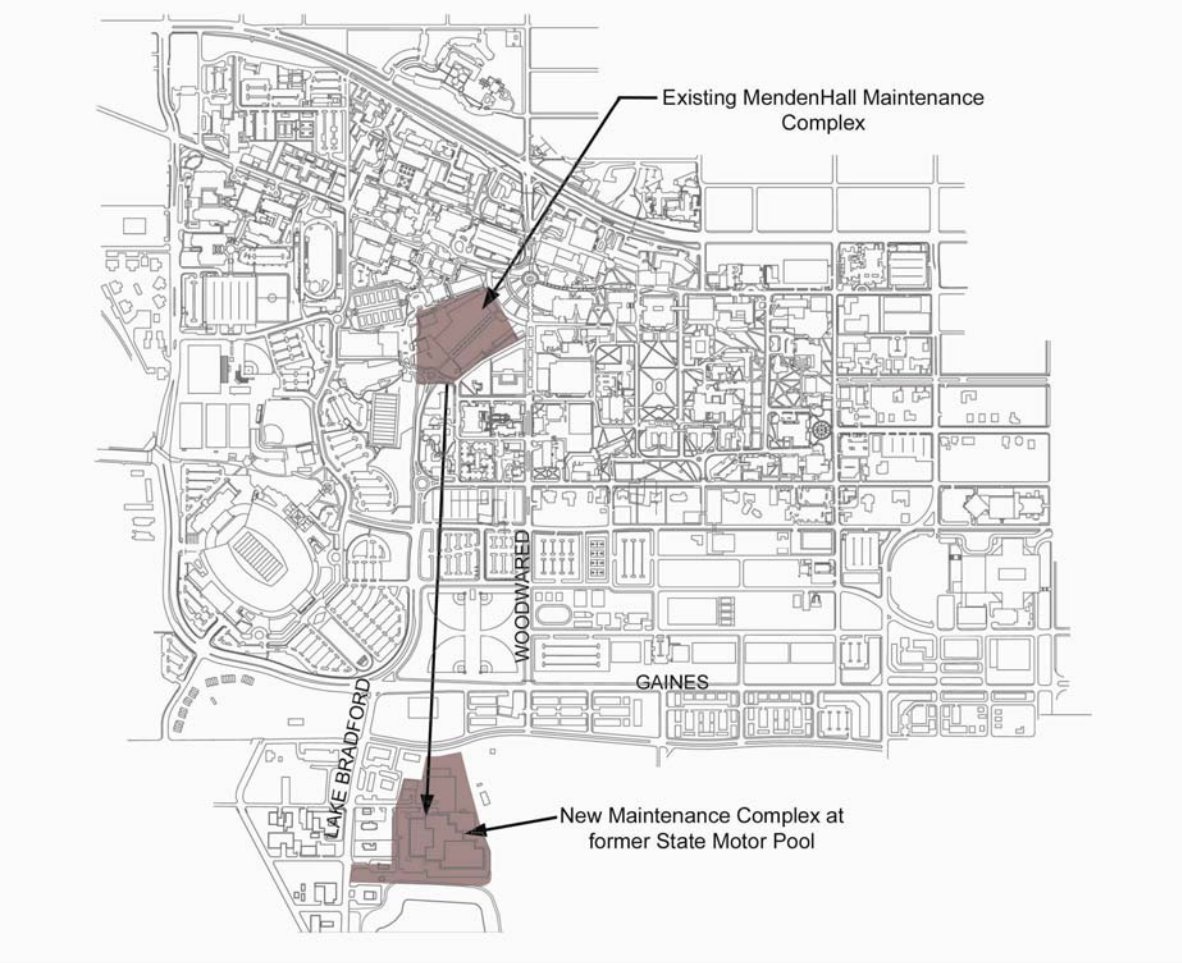
It is crucial that FSU acquire additional land to provide room for sustained growth while maintaining the current sense of density that is a major asset of the campus. There are no more empty or undeveloped sites for buildings. To the east and south of the campus there are significant areas contiguous to FSU that are clearly in transition and suitable for redevelopment. The large shaded area in the diagram extends from Copeland Street eastward to Macomb Street and southward from Jefferson Street to Gaines Street. A few scattered tracts have already been acquired but considerably more funding will be required to obtain adequate amounts of land to aggregate into useful parcels. Two smaller areas to the north, 1) along the "town-gown" strip of Tennessee Street and 2) in the northwest corner at Tennessee Street and Stadium Drive, should be acquired to complete the landholdings in a useful configuration on those edges.



New Campus Quadrangles

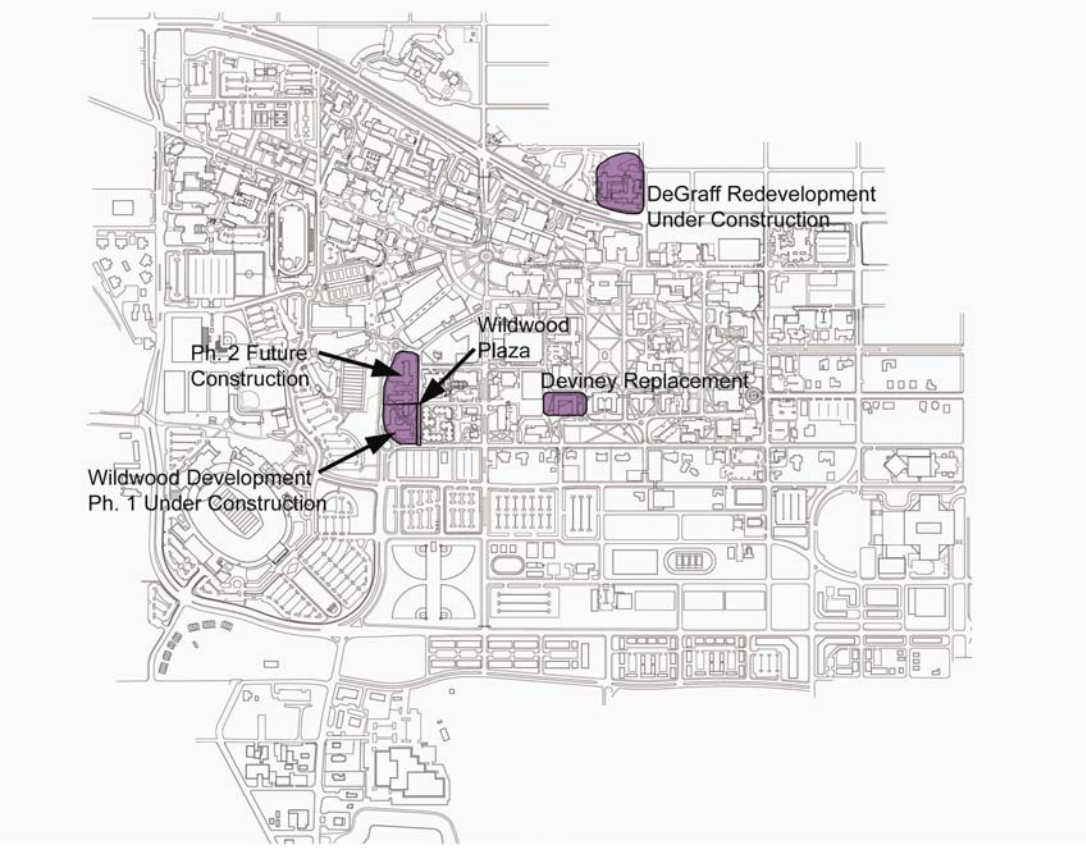
There are two significant zones suitable for redevelopment as major academic quadrangles. One, the former site of the Florida State University School, is already being redeveloped as a new medical and science quad. Located along Call Street at the Stadium Drive edge, the Medical/Science Quad is home for the new Medical School, Life Science, and Psychology Buildings, and a new 1,500 car garage. Other sites are available around the quad and someday in the future, if the Mike Long Track is moved, another major zone will be appended to this concentration of scientific teaching and research facilities.

The second new quad will be developed on the current site of the Mendenhall Maintenance Complex in the heart of the campus at the intersection of the Call Street pedestrianway and the Woodward Avenue Mall. The Mendenhall site is an ideal location for northward expansion of the Student Life Quad in its convergence with the academic corridor along Call Street Serious attention must be give to this location to insure an appropriate significant architectural presence is created here.



Maintenance Complex

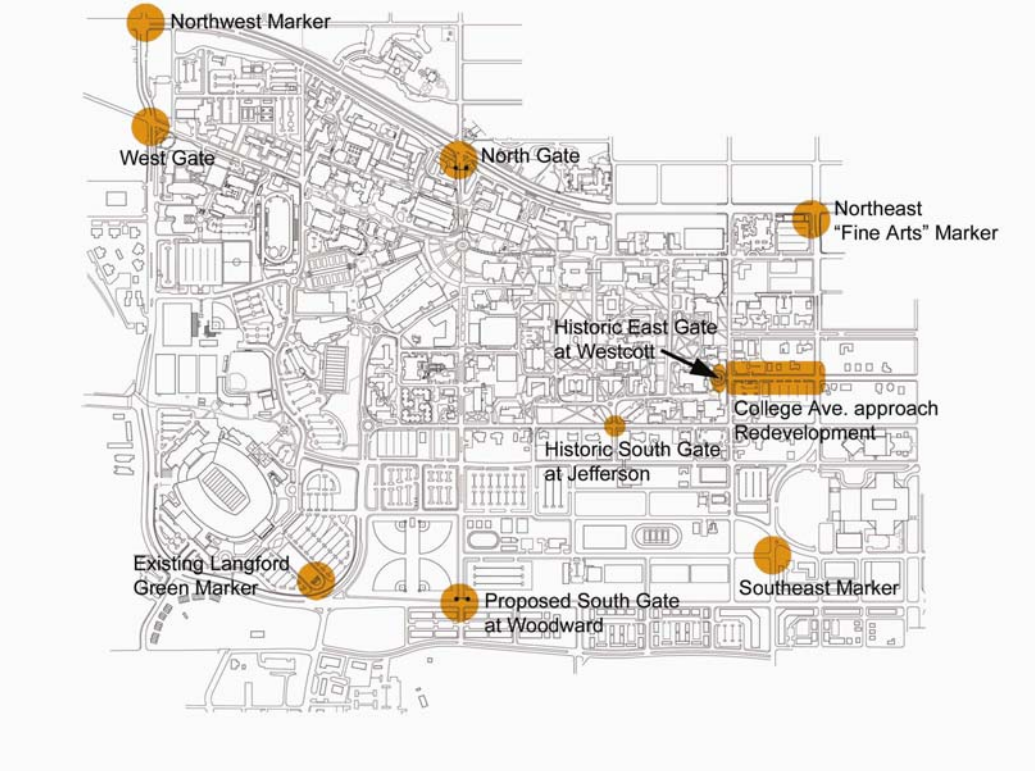
The new Maintenance Complex will be relocated to an area that is south of Gaines Street, formerly the site of the State Motor Pool facility. Although off-campus, the site will have access to the campus via Lake Bradford Road and the Outer Loop by extending Woodward Avenue south to the site. By relocating the Maintenance Complex here, the University will make available invaluable land in the heart of the campus for new development.



Campus Housing Initiatives

To keep pace with rising enrollments and the continued interest by students to live on campus, especially during the first year or two, additional housing will be required to maintain the current ratio of on-campus beds.

A new residence facility, Wildwood Halls, recently been completed at the intersection of Learning Way and Jefferson Street. When opened in the fall of 2007, it will provide approximately 700 beds. A second phase of approximately 350 beds is anticipated during the ten-year planning period. A short segment of Learning Way has been closed to through traffic and converted into a new plaza shared with Ragans Hall to create an urban amenity for the students that live in the area. DeGraf Hall north of Tennessee Street has been demolished and has been rebuilt to provide about 700 beds. Deviney Hall is scheduled for replacement during the ten-year planning period. The University will also continue to make on-going improvements to other existing residence halls, such as Kellum Hall, that are routine in nature.



Enhanced Formal Entrances

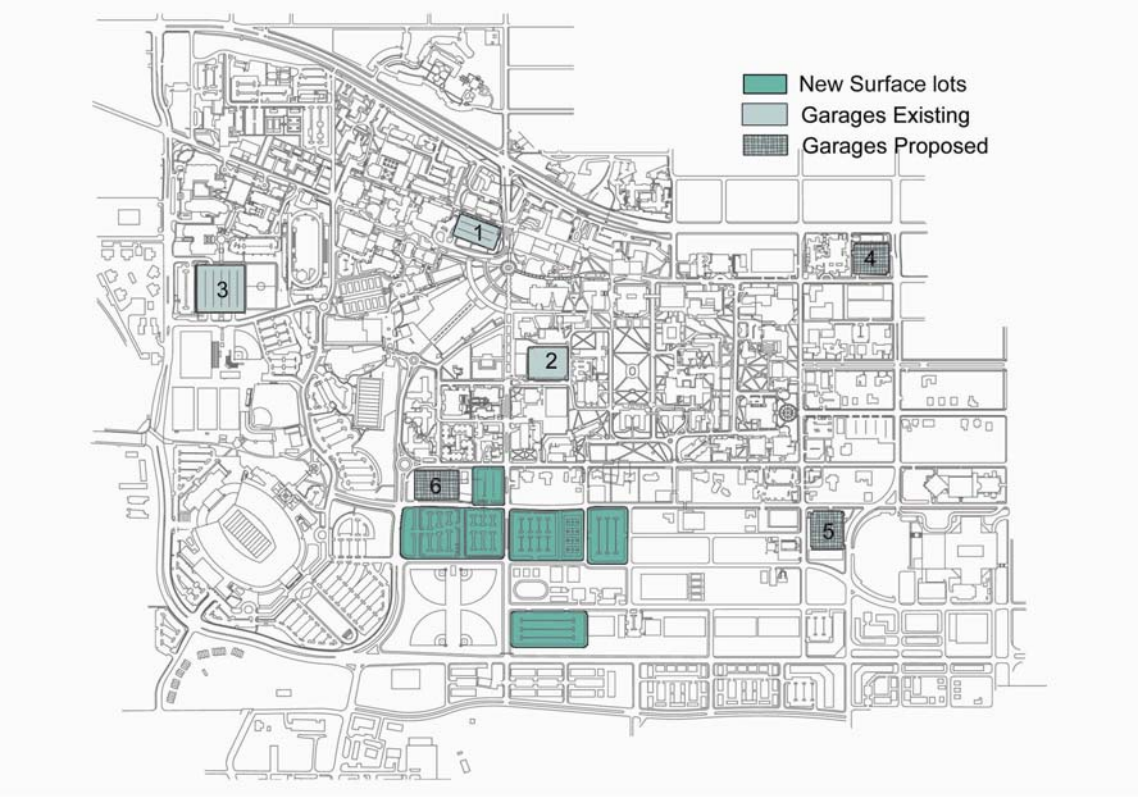
The historic zone of the campus is defined in part by two picturesque gateways that mark the edges of the old campus and also symbolically suggest "portals to knowledge". As the campus has incrementally grown, the edges and the entryways to the campus have become non-uniform and unclear. With the accomplishment of the Outer Loop, the Plan establishes four major gateways to symbolically proclaim the University's domain: East, South, West, and North. On the East side of the campus, the dramatic brick and wrought iron gate at Westcott Plaza is one of the most picturesque settings on campus. The ensemble of the gate, the fountain in the plaza, and the façade of Westcott Building form the most universally recognized image of FSU. As the eastern edge of the campus expands from Copeland Street to Macomb Street there is an opportunity to make a strong entry statement along the approach to Westcott and the East Gate on College Avenue. Low-scale development and generous setbacks will enhance the ceremonial "front door" to FSU.

As a part of the low-density development that is continued in the area east of Copeland Street, College Avenue should be converted to an area of University-related activities that will be appropriate to this important entry. These facilities should be sited to provide a substantial and gracious setback along College Avenue, and the trees trimmed back and powerlines placed underground, which will afford a clear, dramatic view of Westcott, even from downtown, and create a formal front door to the campus.

The historic South Gate along Jefferson Street will someday be in the heart of the campus. It will always signify entrance to the academic core. With emphasis on expansion to Gaines Street and the existing prominence of Woodward Avenue as an entry into the campus, as well as the growing

ownership there, a major New South Gate at Gaines Street and Woodward Avenue is called for.
On the west side, Call Street is a major entryway for autos, pedestrians, and bicycles. The new College of Medicine is a significant feature at the intersection with Stadium Drive. A new West Gate structure was recently completed continuing the imagery of entrance to academia and the perimeter demarcation of the campus.

At the primary northern entrance to the campus at Tennessee Street and Woodward Avenue, the brick pillars of North Gate have been erected and await the funding of the black steel archway to complete the ensemble in a manner reflective of the Westcott and South Gates.
Finally, at the corners of the expanded campus, major signage and landscape features are recommended to demarcate the beginning of the campus to the public traveling along the roadways that form the Outer Loop. The brick and stone signage element marking the head of Langford Green at the intersection of West Stadium Drive, Lake Bradford Road., Varsity Drive and Gaines Street is the type of feature recommended.

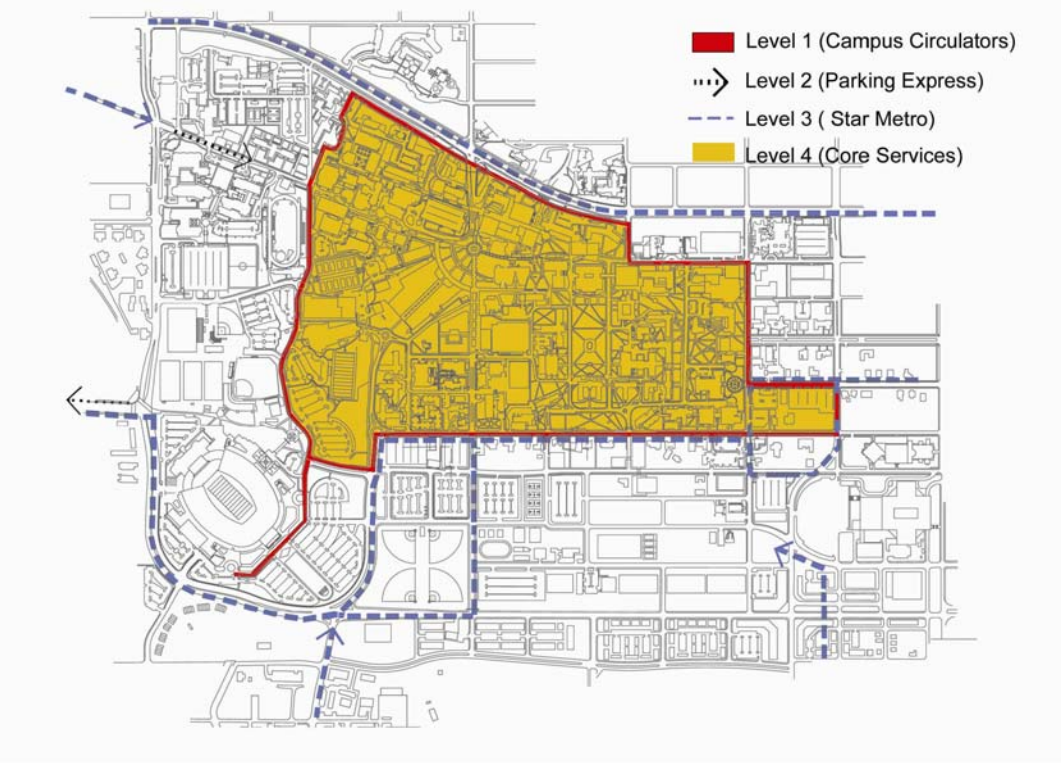


Parking Garages

The Master Plan continues the shift of the parking philosophy at FSU away from the historic model of providing parking adjacent to the building it serves. This new philosophy is manifested in the provision of perimeter parking lots and multi-story garages served by shuttle buses traversing the Inner Loop. The Master Plan calls for an expansion of this concept. While currently there are small parking areas scattered throughout the campus core, the Plan establishes a pedestrian-oriented core encircled by the inner traffic loop. Parking within the inner loop would be limited primarily to service and handicapped vehicles. Several small lots in the core campus would be removed from service and either returned to greenspace or reserved for building expansion.

The Plan provides for additional surface parking in the new southern expansion area located around Woodward Avenue. As available sites for surface lots are used up, especially since land acquisition is slow and unfunded, more reliance on multi-story garages is required to approach the parking goals for the campus.

The campus will be served by two new parking garages, in addition to the four current ones. All the garages are accessible to the inner loop, providing safe pedestrian connections from the garages to the campus core. Additional garage and surface lot sites are constantly being evaluated and will be reported in periodic plan updates. As new parcels are acquired, they are usually converted to surface parking as an interim, if not permanent use.

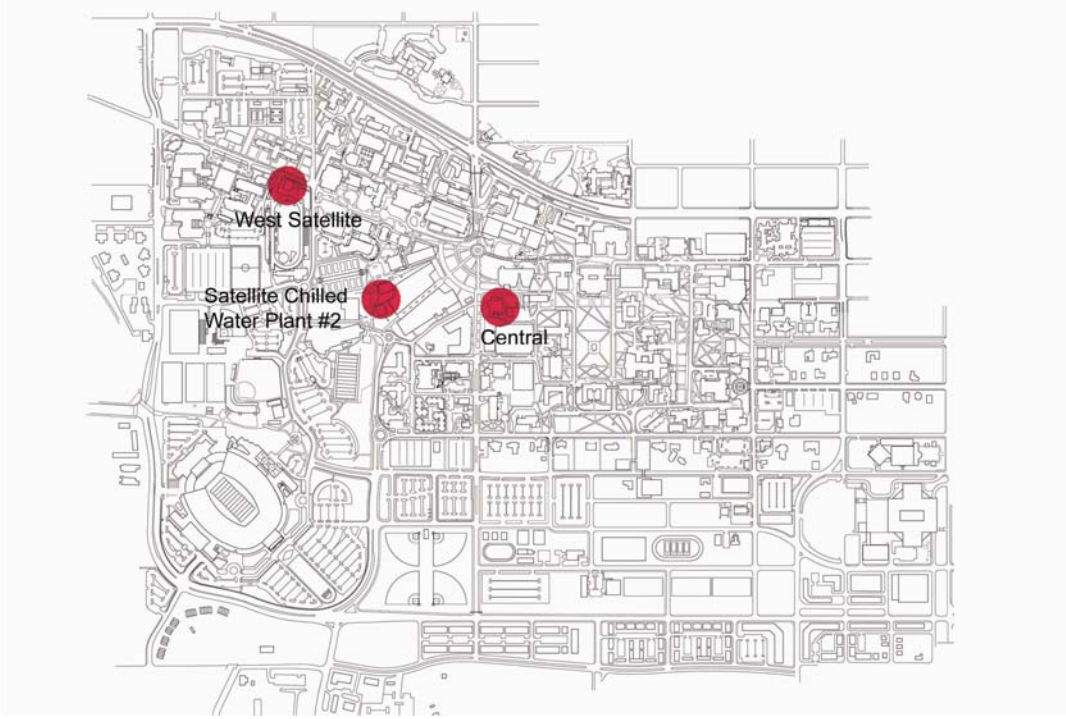


Transit

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

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

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

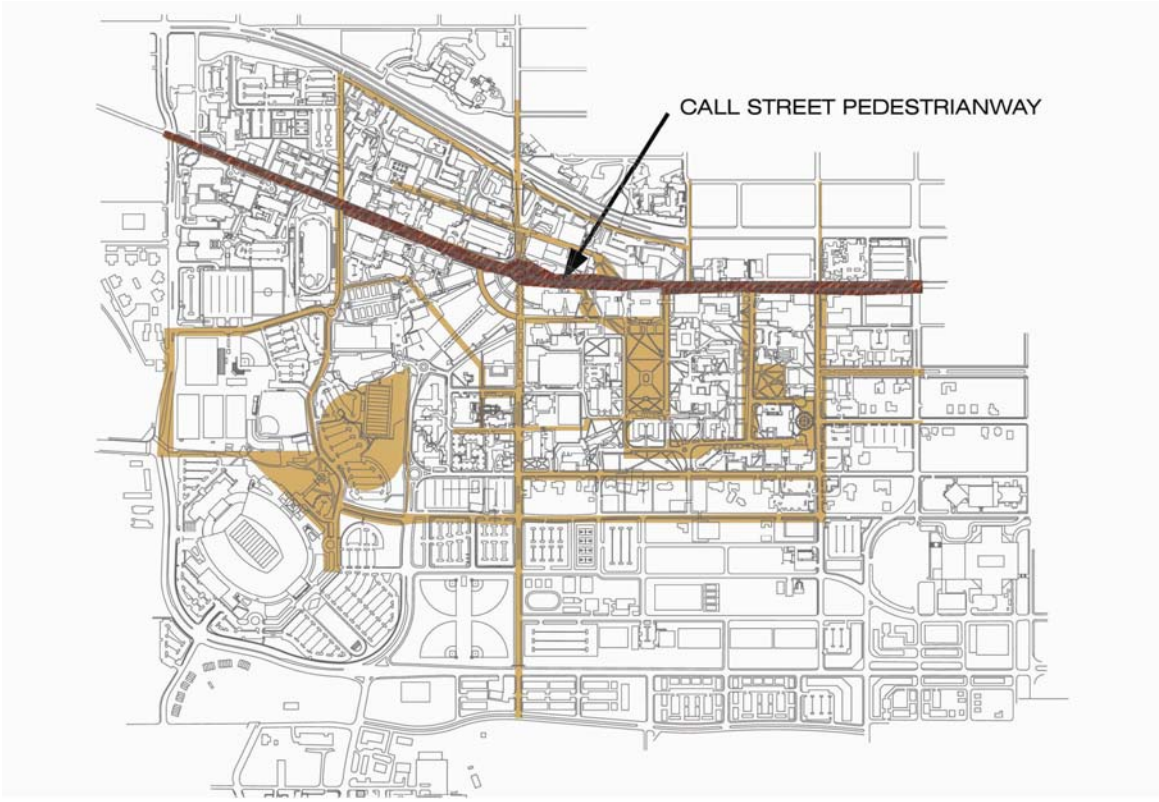


Utilities Plants

The existing steam production facility of the Central Utilities Plant has significant excess capacity. However, the Central Plant's existing chilled water system is loaded to capacity. In response, the University has adopted a satellite generation and distribution concept. The West Satellite Utility Plant has been expanded to accommodate the west side expansion. A second satellite chilled water plant is under construction to the west of the Mendenhall Maintenance Complex. With all three plants operational, there will be sufficient chilled-water and steam to provide for the projects described in the Capital Improvements Element.

As campus facilities are added beyond those on the CIP list, especially to the south of Jefferson, additional steam and chilled water capacity may be required. Significant improvements to the distribution systems will also be needed. The interconnected distribution systems of all three plants provides improved back-up capability, flexibility in responding to new facility loads, and (by decentralizing the steam system) reduced energy consumption.

The University continues to investigate and implement methods for conserving overall energy use and reducing per capita consumption.



Pedestrians, Bike Paths, and Open Space Linkages

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

FLORIDA STATE UNIVERSITY MASTER PLAN
Main Campus

Main Campus numbering applies only to this table and **Fig. MP.4** and does not apply to other numbering systems found in the CIP and other elements.

TABLE MP.1.1 Years 1-5 Main Campus
New Construction and Remodeling/Renovations

Figure # MP.4	New Construction	Remodeling/Renovations
1	Basic Science Bldg (College of Medicine)	
2	Chemistry Research Building	
3	President's Residence	
4	Psychology Center	
5	Life Sciences Teach & Research Center	
6	Classroom Building A	
7	Stone Building Expansion	
8		College of Medicine Simulation Ctr
9	New Satellite Chilled Water Plant II	
10		Ruby Diamond Auditorium Renov
11	Nursing/Health Facility	
12		Johnston Bldg Remodel & Expan
13	Academic Support Building	
14	Clinical Training Center (Non-Medical)	
15	Library Information Commons	
16		Dittmer Building Renovation
17		Tully Gym Renovation and Expansion
18	College of Law Remodeling & Expansion	
19	Academic Community Complex	
20		Gunter Building Renovation
21	Student Success Facility	
22	Student Success Facility, Phase 2	
23		Landis Hall Remodeling
24	Wildwood Residence Halls, Phase 1	
25	Degraff Hall Reconstruction	
26	Parking Garage #4	
27		Building 141 Remodeling
28	Parking Garage #5/Conference Center	
29	Parking Garage #6	
30	Mike Long Track House Renov & Expan	
31		Athletic Fields Improvements
32	College of Criminology & Criminal Justice	
33	College of Business Building	
34	Sandels Building Expansion	

TABLE MP.2.1 Years 6-10 Main Campus
New Construction and Remodeling/Renovations

Figure # MP.5	New Construction	Remodeling/Renovations
1		Eppes Building Remodeling
2		Kellogg Research Bldg Remodeling
3	Classroom Building B	
4		Biology Unit 1 Renovation
5		Hoffman Teach Lab Renovation
6		Fire Arts Bldg Remodeling & Expansion
7		Math/Meteorology Complex
8	Shores Building Expansion	
9		Harpe Johnson Remodeling
10		Westcott Building Remodeling
11	Physics Building	
12	Cogeneration Plant #1	
13		Collins Building Renovation
14	Housewright Music School Addition	
15	Antarctic Research Facility	
16		Strozier Library Annex Renovation
17		Duxbury Hall Renovation
18	College of Visual Arts, Dance & Theatre Facility (Theatre)	
19		Diffenbaugh Building Renovation
20	General Academic Building A	
21	General Academic Building B	
22		Keen Building Renovation
23	College of Music Library Expansion	
24	College of Visual Arts, Dance and Theatre Facility (Visual Arts)	
25	Academic Museum Facility	
26	General Academic Building C	
27	Clinic Services Building	
28		Oglesby Student Union Renovation, Phase 2
29	Oglesby Student Union Expansion, Phase 1	
30	Oglesby Student Union Expansion, Phase 2	
31	FSU Flying High Circus Relocation	
32	Thagard Building Expansion	
33	Leach Student Rec. Center Expansion	
34	Racquet Sports Complex	
35		Kellum Hall Renovation
36	Wildwood Residence Halls, Phase 2	
37	Deviney Hall Reconstruction	
38	Practice Fields Improvements	

TABLE MP.3.1 Southwest Campus
New Construction and Remodeling/Renovations

Figure # MP.6	New Construction	Remodeling/Renovations
Years 1-5		
SW1	Materials Research Center	
SW2	College of Education Multipurpose Teaching Facility	
SW4	FAMU-FSU College of Engineering, Phase 3	
SW5	Research and Development Facility, Number 4	
SW8	Magnetic Operations Building Expansion	
SW8	FEL Building Expansion	
SW15	Intramural Sports Outdoor Complex, Phase 1	
SW14	Biomass/Renewable Energy Center	
SW17	Marine Science Research and Training Center	
Years 6-10		
SW6	Research and Development Facility, Number 5	
SW7	Research and Development Facility, Number 6	
SW8	NMR Building Expansion	
SW9	FAMU College of Engineering (Phase 4)	
SW10	FSU Research and Development Complex, Phase 1	
SW11	Research and Development Facility, Number 7	
SW12	Academic/Research Center (Phase 1)	
SW13	Research and Development Center, Number 8	
SW16	Intramural Sports Outdoor Complex, Phase 2	
SW18	Tennis Court Expansion	

TABLE MP.4.1 Panama City Campus
New Construction and Remodeling/Renovations

Figure # MP.7	New Construction	Remodeling/Renovations
Years 1-5		
PC1	Administrative Services Center	
PC2	Academic Building	
PC3		Barron Building Remodeling
PC4		Campus Building Renovations
Years 6-10		
PC6	Community Outreach Programming Building	
PC7	Academic Building B	
PC8	Academic Building C	

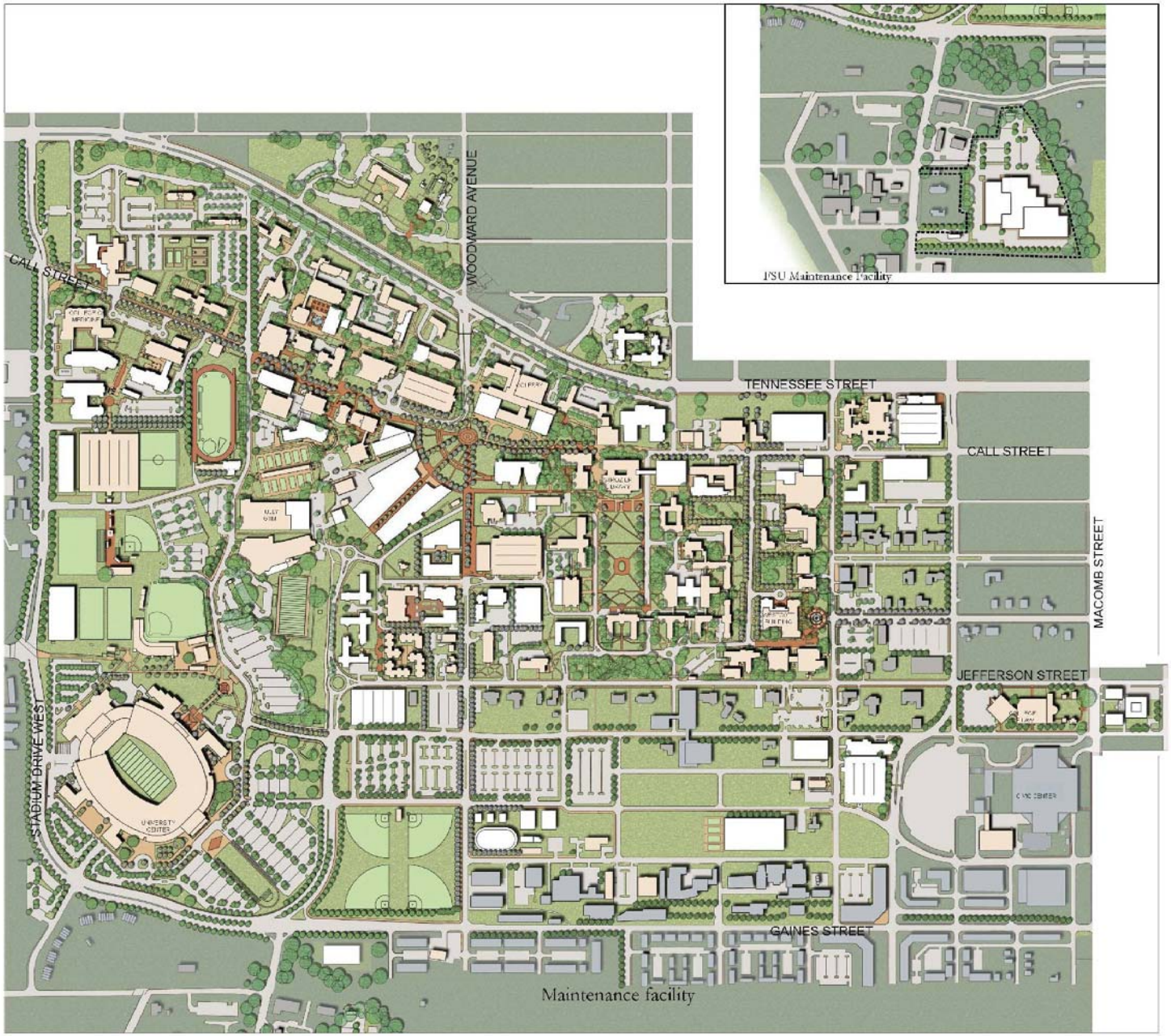


FIGURE MC.MP.1

MASTER PLAN
10 YEAR

SOURCE:
BASE MAP BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

GOP
100% DRAFT
20 MAY 2007

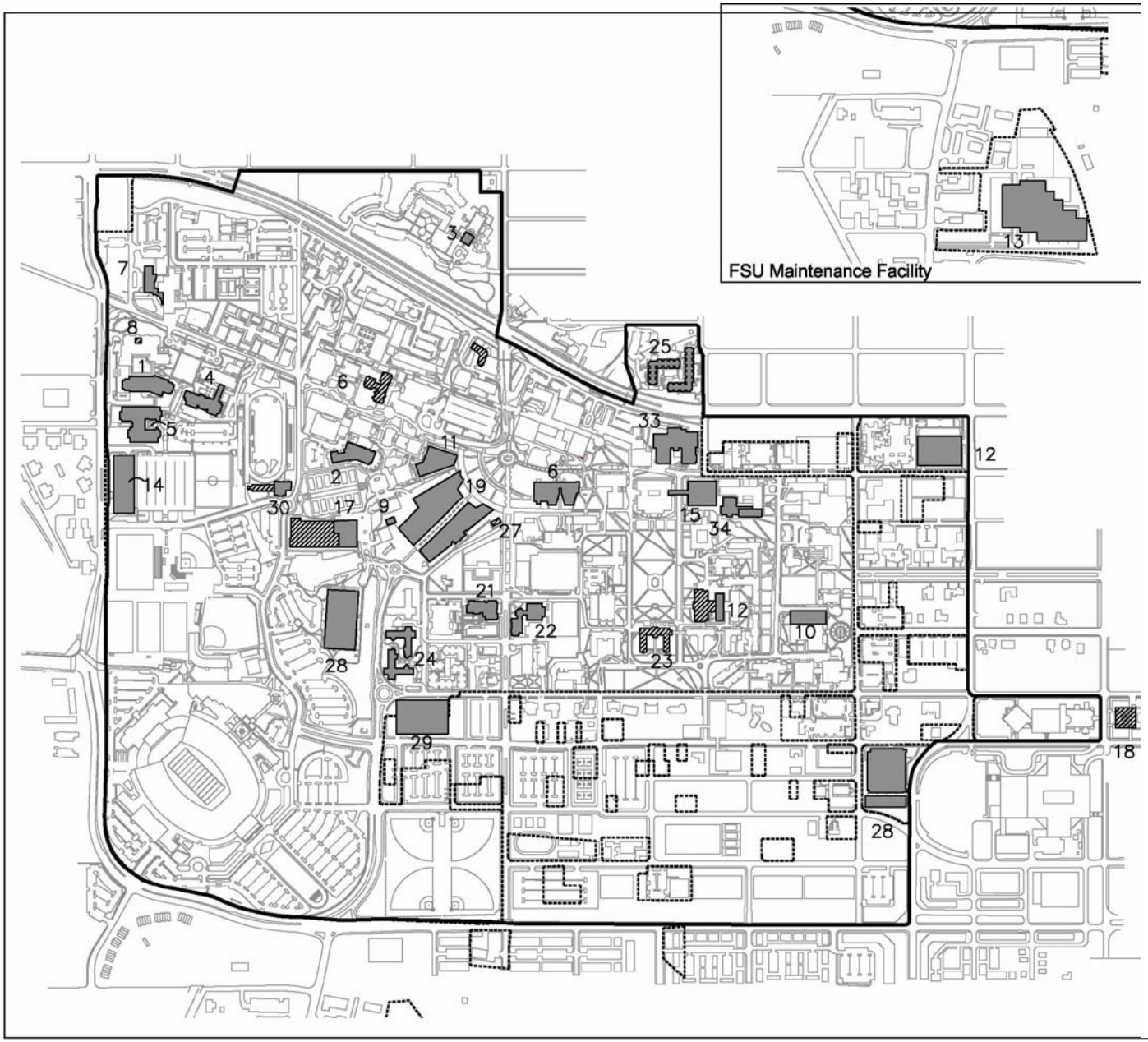


FIGURE MC. MP.2

MAIN CAMPUS YEAR 1-5 MASTER PLAN

LEGEND:

- BUILDING RENOVATIONS
- BUILDING CONSTRUCTION
- ---- CURRENT MAIN CAMPUS
- —— FUTURE CAMPUS BOUNDARY

SOURCE:
SCHEDULE BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA
GOP
100 % DRAFT
20 MAY 2008

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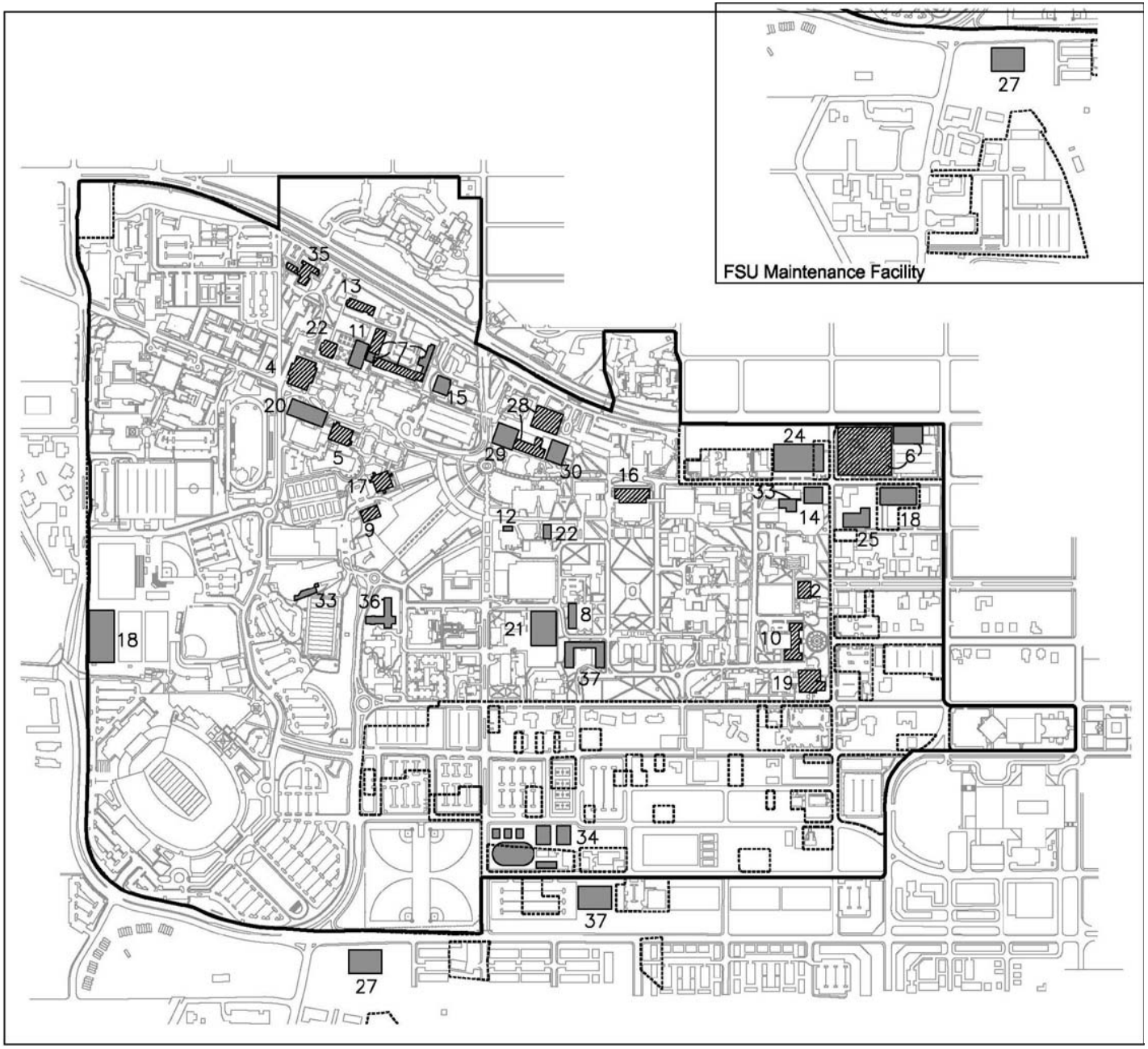

FIGURE MC. MP.3

MAIN CAMPUS YEAR 6-10 MASTER PLAN

LEGEND:

- BUILDING RENOVATIONS
- BUILDING CONSTRUCTION
- ---- CURRENT MAIN CAMPUS
- —— FUTURE CAMPUS BOUNDARY

SOURCE:
SCHEDULE BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA
GOP
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20 MAY 2008

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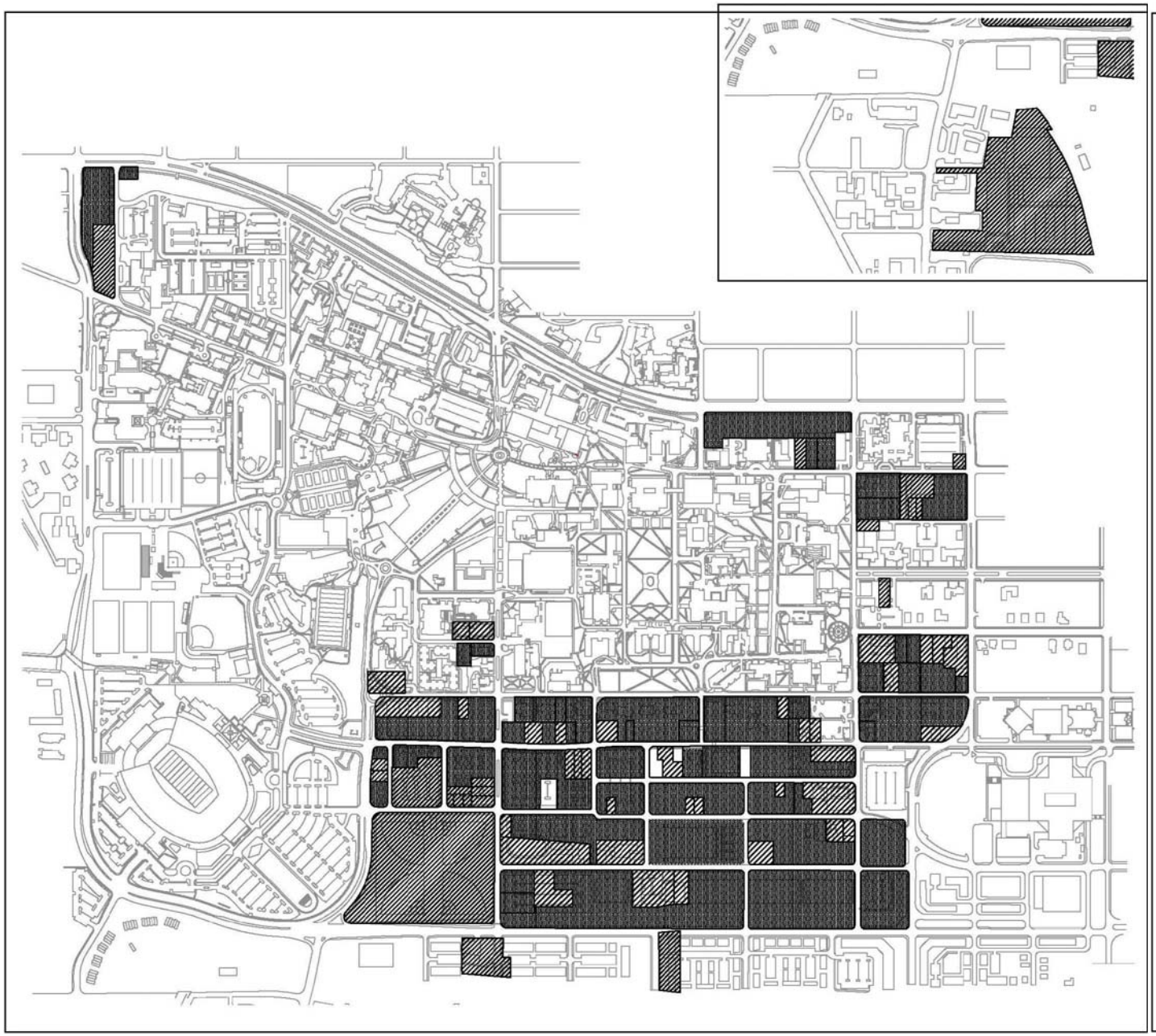

FIGURE MC. MP.4

LAND ACQUISITION PROGRAM

LEGEND:

- LAND ACQUIRED TO DATE DURING APPROX. LAST 10 YEARS
- FUTURE ACQUISITIONS

SOURCE:
FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

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20 MAY 2008

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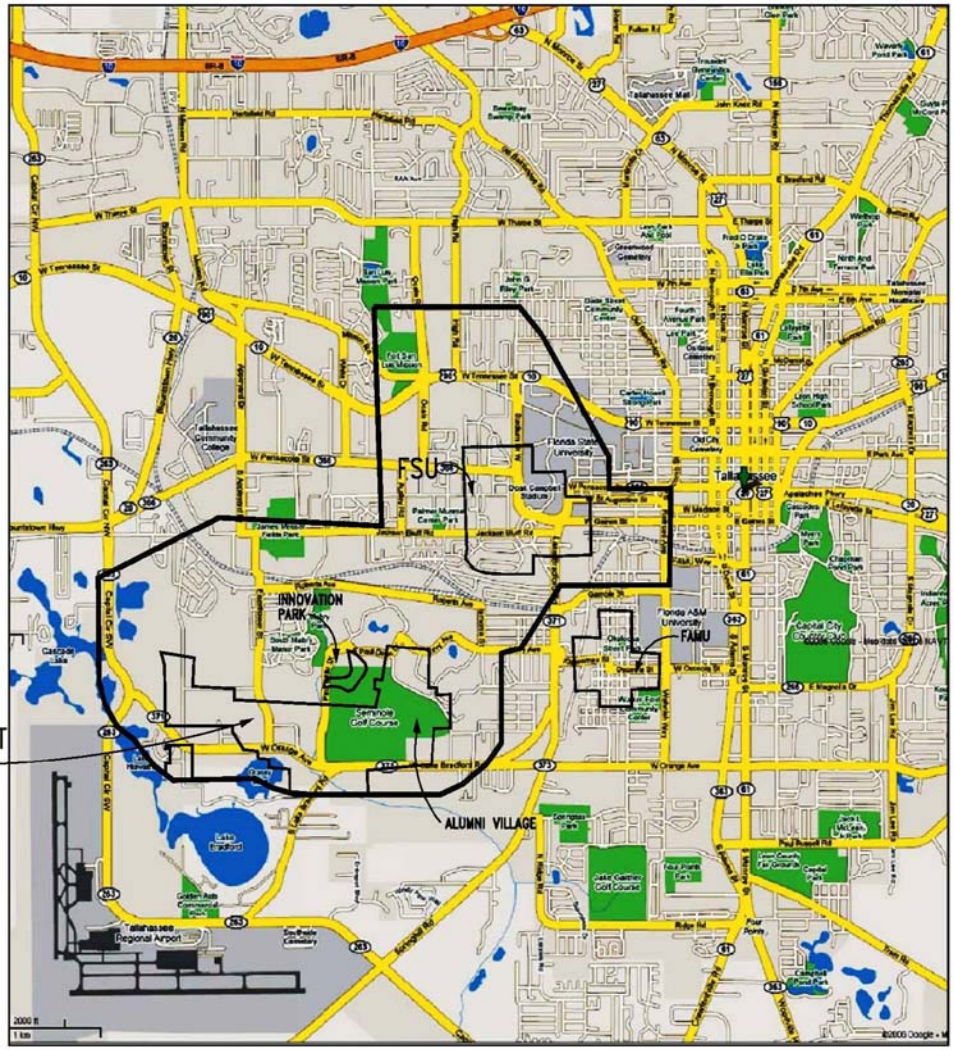

FIGURE MC.MP.5

FSU CONTEXT AREA

LEGEND:

BOUNDARY OF FSU CONTEXT AREA

SOURCE:

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

GOP
100 % DRAFT
20 MAY 2008

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FLORIDA STATE UNIVERSTIY
Southwest Campus

Master Plan Overview

The Southwest Campus (SWC) of Florida State University (FSU) is located in Tallahassee about a mile to the southwest of the Main Campus (see **Figure MC.MP.5**) on approximately 740 acres remaining out of a large parcel often called "The Farm", a nickname derived from a dairy farm that once operated on the site. Over the years portions of The Farm have been converted to other uses, such as: Alumni Village --housing; Innovation Park --research; Seminole Golf Course --golf; FAMU/FSU College of Engineering--academics. The perception has long been that there is a lot of land still available in what is now being called the Southwest Campus. Actually, there is less available than expected. This Master Plan promotes an orderly allocation of land uses and proposes several projects to support the continuing development of FSU's research, academic, and support capabilities.

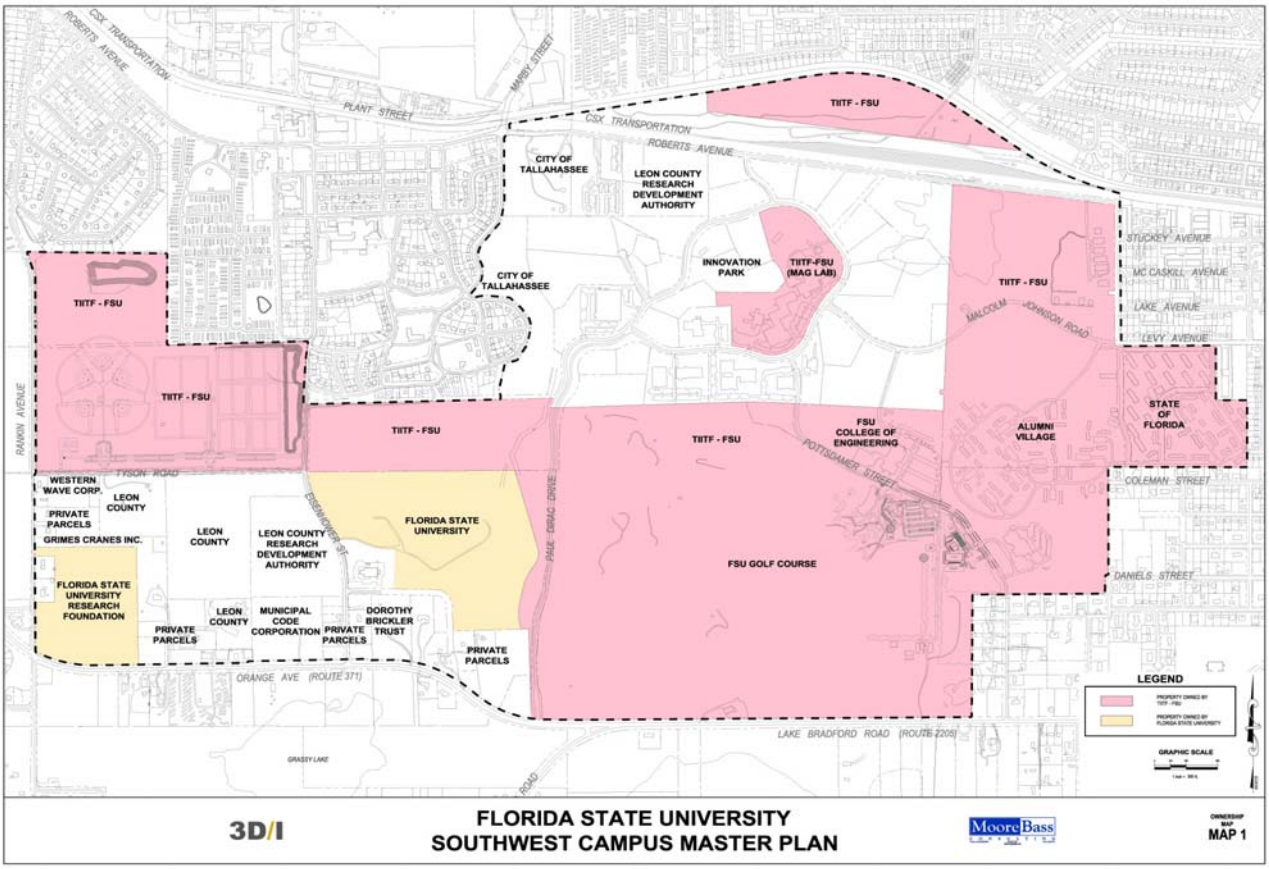


Figure SWC.1 Ownership map of the Southwest Campus. Dotted line shows approximate boundary of original Farm property.

FLORIDA STATE UNIVERSTIY
Southwest Campus

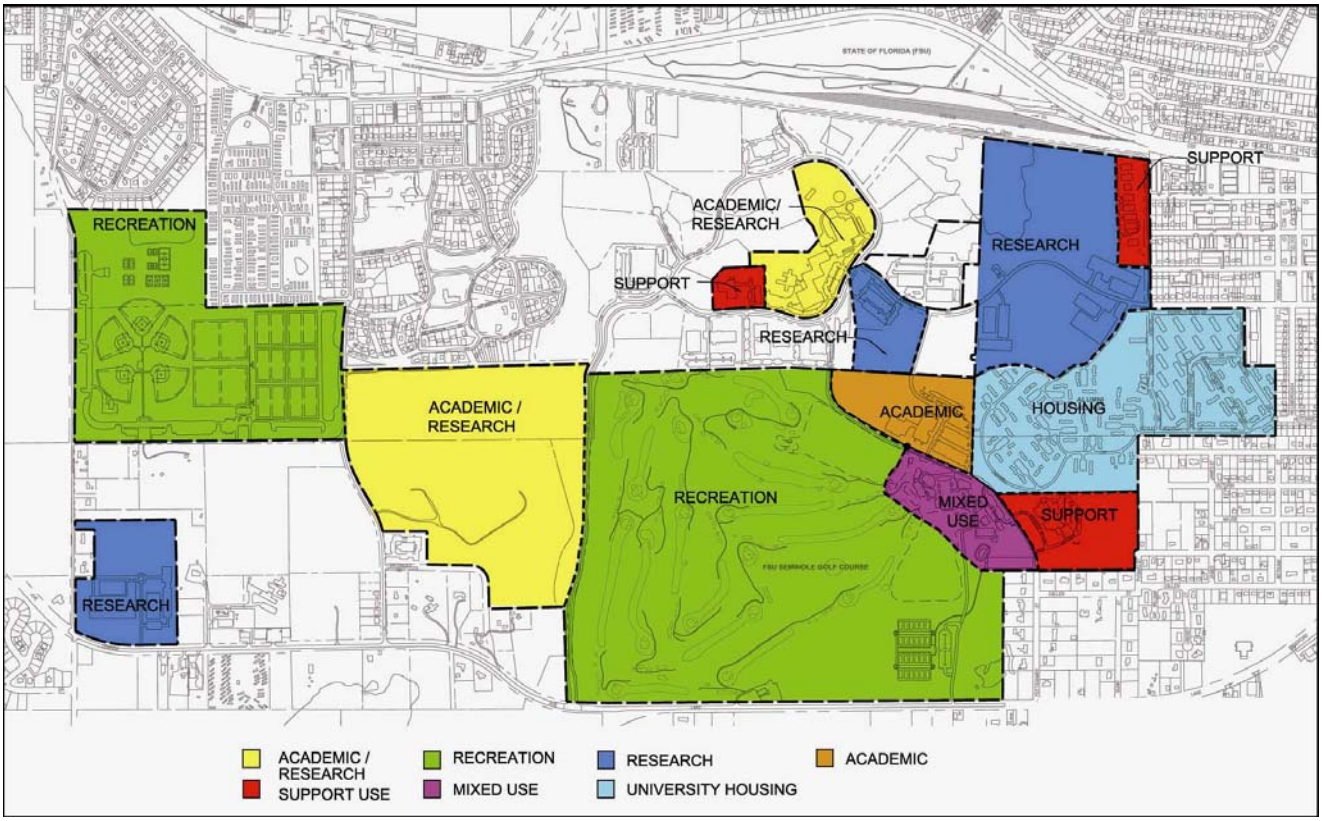


Figure SWC. 2 Future land uses map for FSU SWC property.

The Future Land Uses map shows the parcels currently owned by FSU and denotes the principal activities proposed for each segment. To the east and northwest, the SWC abuts residential neighborhoods. The north side adjoins and intermingles with Innovation Park, the research park of which FSU is a participant and within which FSU owns the property on which the National High Magnetic Field Laboratory is located. To the south are several parcels (formerly part of "the Farm") owned mostly be other governmental entities.

FLORIDA STATE UNIVERSTIY
Southwest Campus

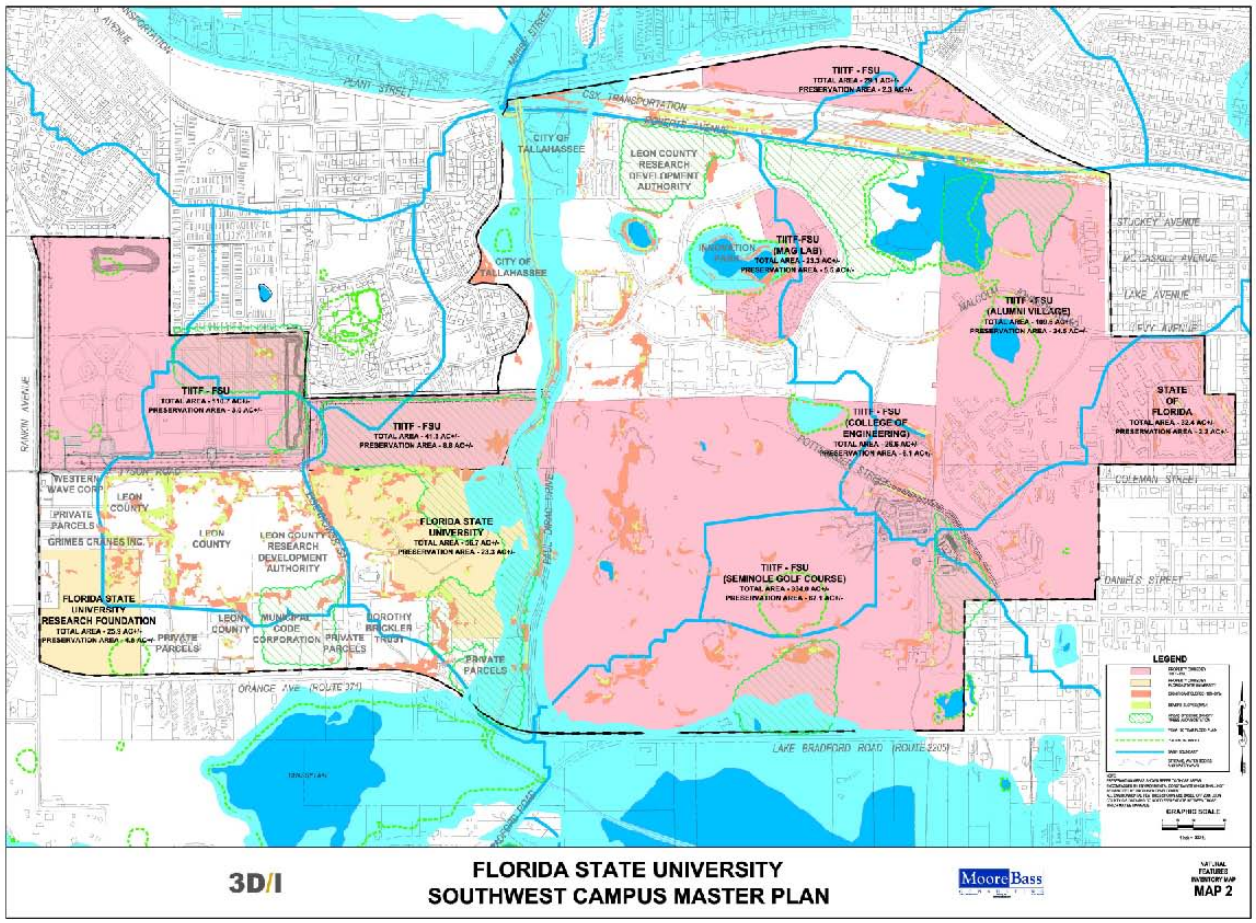


Figure SWC. 3 Environmental zones affecting potential use of SWC property.

Within the SWC boundaries there are several significant environmental areas that reduce the usable area as well as need careful monitoring. Some are sensitive drainage ways others are sink holes or karst areas and wetlands. Some areas have thick mixed pine and hardwood forest, some areas like the former FDOT property (shown in tan) located between the creek bed and Eisenhower Road have been used for construction material dumping or disturbed by other activities.

FLORIDA STATE UNIVERSTIY
Southwest Campus

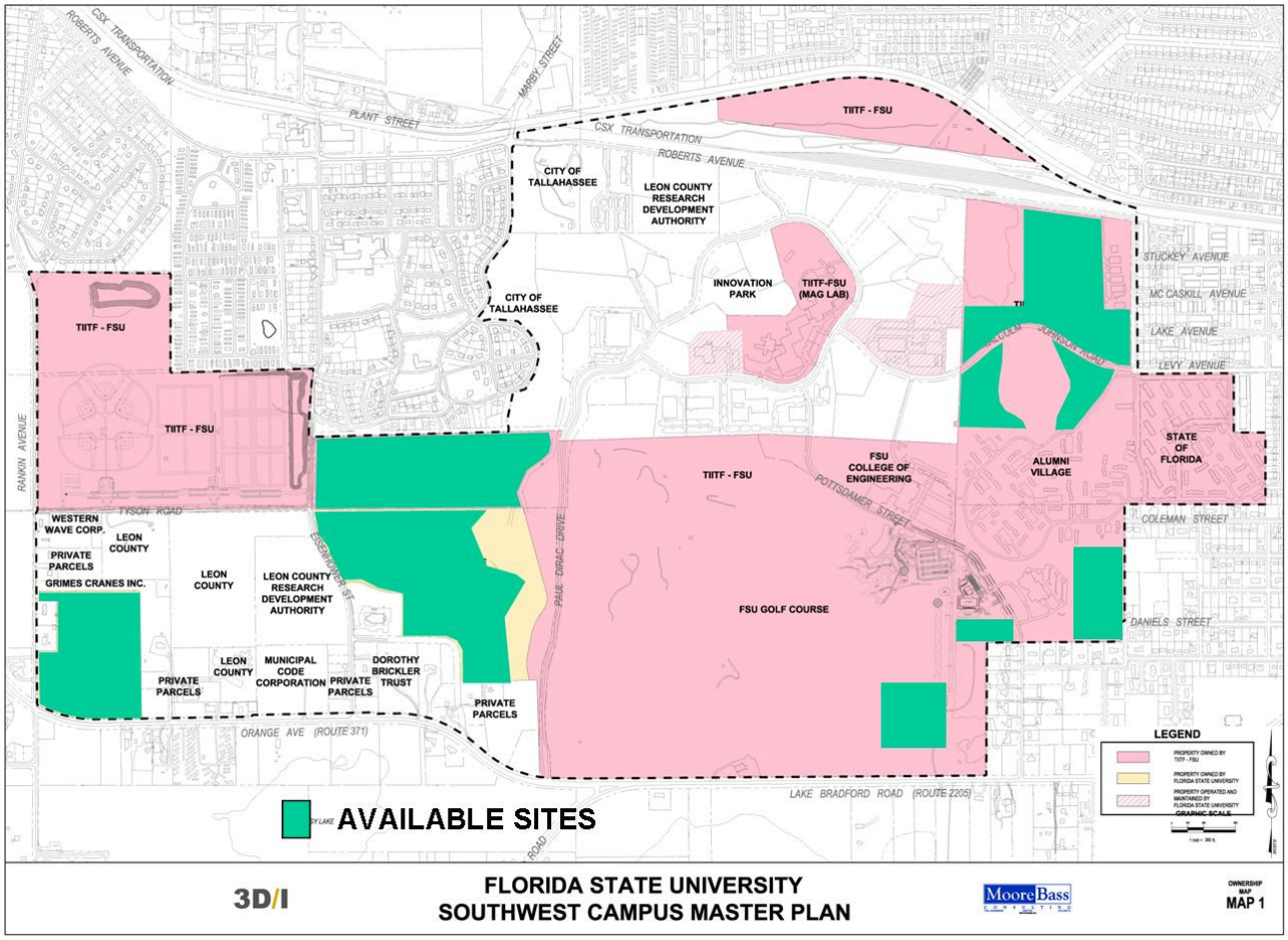


Figure SWC. 4 The green blocks are the remaining areas suitable for buildings at the SWC.

Large parcels of the SWC are occupied by venerable Alumni Village on the east side, a student housing complex, FSU's Seminole Golf Course in the middle, and the new Intramural Fields complex currently under construction in the northwest corner. On the accompanying map (see **Figure SWC.4**) the areas depicted in green are the only remaining undeveloped sites suitable for building. This is considerably less acreage than most people assume to be the case.

FLORIDA STATE UNIVERSTIY
Southwest Campus

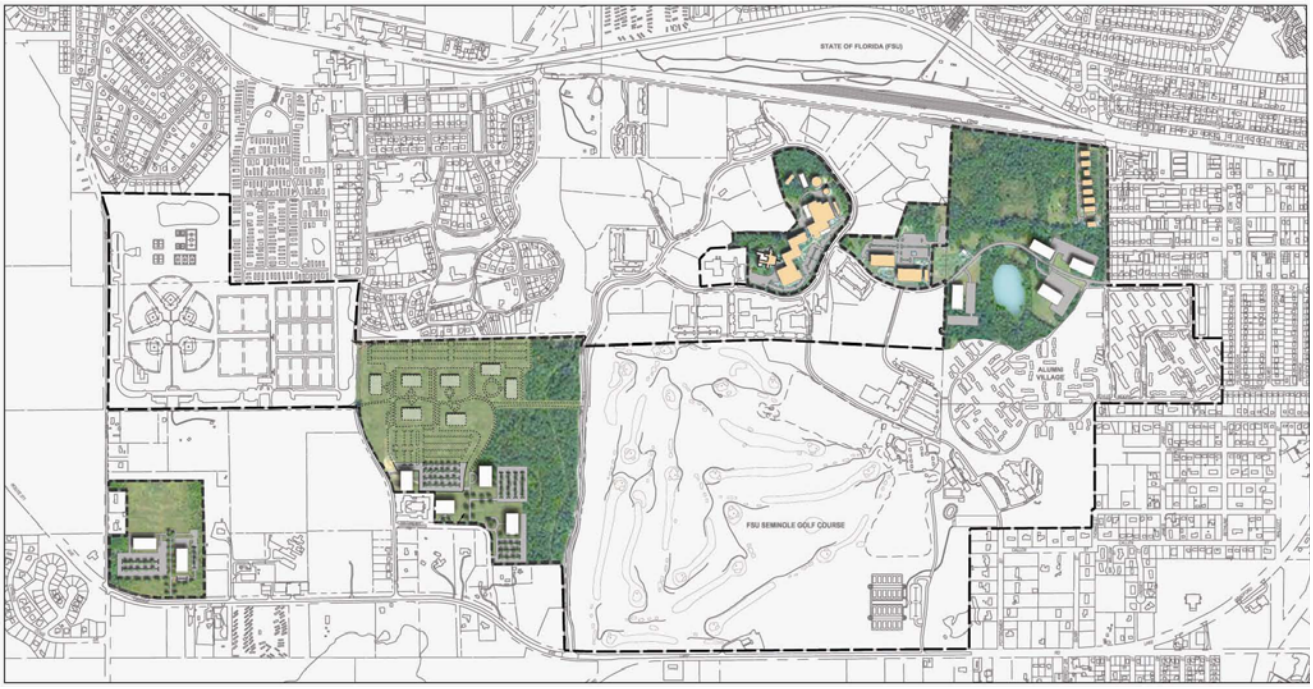


Figure SWC. 5 The primary development focus at the SWC will be for research.

Innovation Park was carved out of the original "Farm" property. FSU retains ownership of the parcels for the prestigious National High Magnetic Field Laboratory. Along Levy Street, FSU has begun development of a series of academic-oriented research facilities to house both pure research and related centers, institutes, and technology transfer organizations. Two newly acquired parcels in the southwest corner at the intersection of Orange Avenue. and Rankin Avenue and in the center between Eisenhower Street and the creek ravine along Paul Dirac Drive (combination of the former "trailer park" site and the FDOT property) are proposed for initial developments within the 10-year planning horizon. Altogether these parcels could ultimately support upwards of 2 million square feet of research-related facilities. These developments would significantly improve the image of the southwest corner of Tallahassee as well as provide close access to the airport, FSU, and downtown Tallahassee. They are close to the Capitol Circle loop leading to the Interstate 10 corridor and the residential neighborhoods to the north of town. These research enclaves may offer FSU opportunities to explore and demonstrate a new paradigm for environmental stewardship while providing needed facilities for research that fuels economic development.

FLORIDA STATE UNIVERSTIY
Southwest Campus

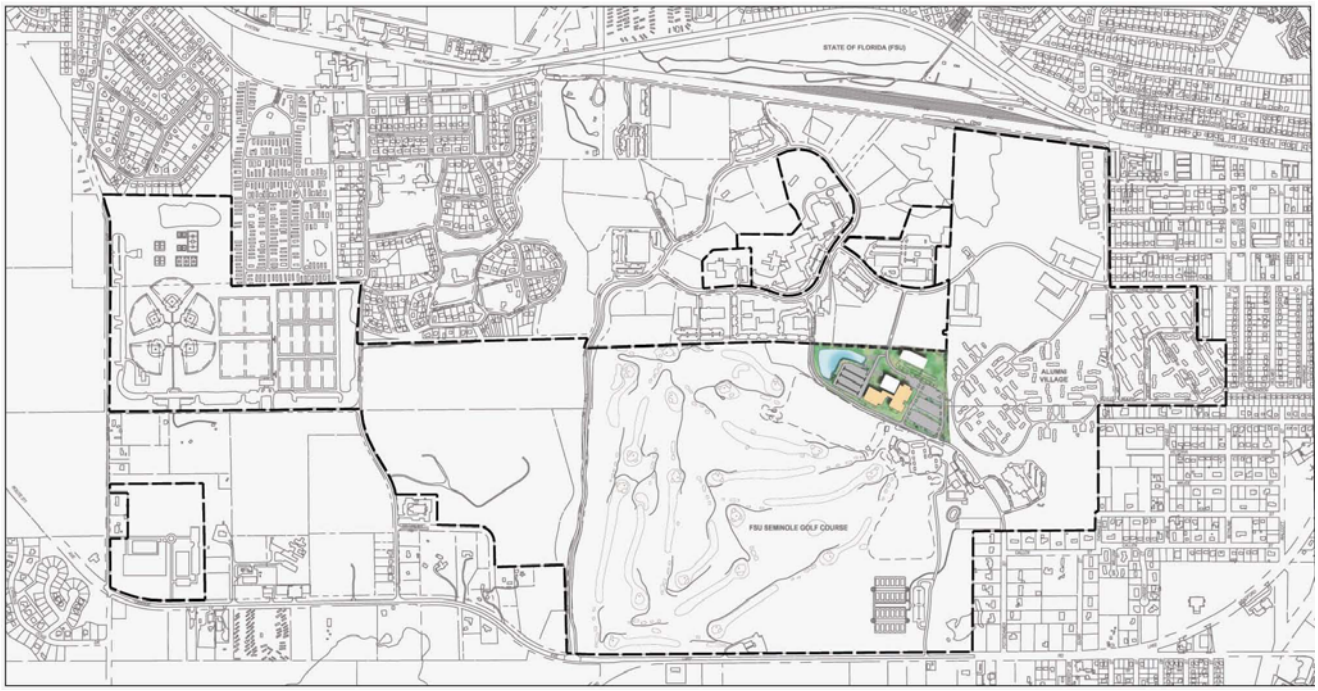


Figure SWC. 6 The SWC is the site for the jointly operated FAMU/FSU College of Engineering.

The joint FAMU-FSU College of Engineering located in the middle of the SWC accessed by Pottsdamer Street Contemplated in the Capital Improvements Element are a third and eventually a fourth phase expansion. Other academic programs at the SWC include the golf management program, science activities related to the National High Magnetic Field Laboratory and other research offices.

FLORIDA STATE UNIVERSTIY
Southwest Campus

Figure SWC.7 The Seminole Golf Course is joined by the new 110-acre Intramural Sports Complex.

Joining a trend that other large universities are pursuing to move large land allocations required for sports and recreation programs off their Main Campuses, FSU is building a major Intramural Sports Complex in the northwest corner along Rankin Avenue. The new Intramural Sports Complex is being constructed in two phases as funding is developed. This new facility will allow some activities to be off-loaded from the Main Campus to yield room there for more intense academic development while at the same time greatly expanding the overall scope and capability for student-related recreation, intramural and club sports.

Many Tallahassee residents and visitors alike know the Southwest Campus as the location of the FSU golf course, enjoyed by the general public as well as being the home course of the varsity men's and women's golf teams. A new clubhouse also houses the Professional Golf Management program, one of only a few in the country. Part of the golf course area is an underused nursery in the southeast corner along Orange Avenue. This parcel is targeted for a future tennis complex once the land on which the existing facilities are located on the Main Campus are needed for higher-and-best use academic functions. A new combined tennis stadium and College of Education teaching facility is proposed adjacent to the new Marine Diving facility located along Pottsdamer Street.

FLORIDA STATE UNIVERSTIY
Southwest Campus

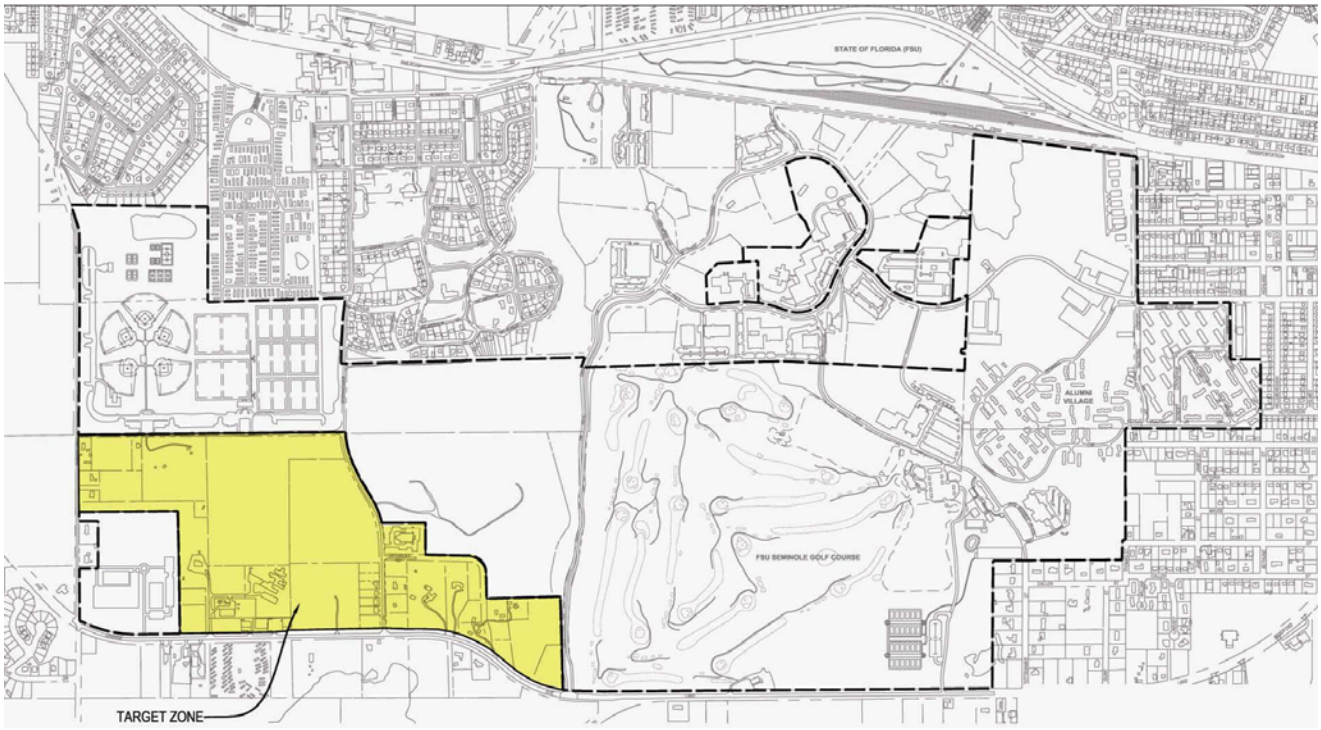
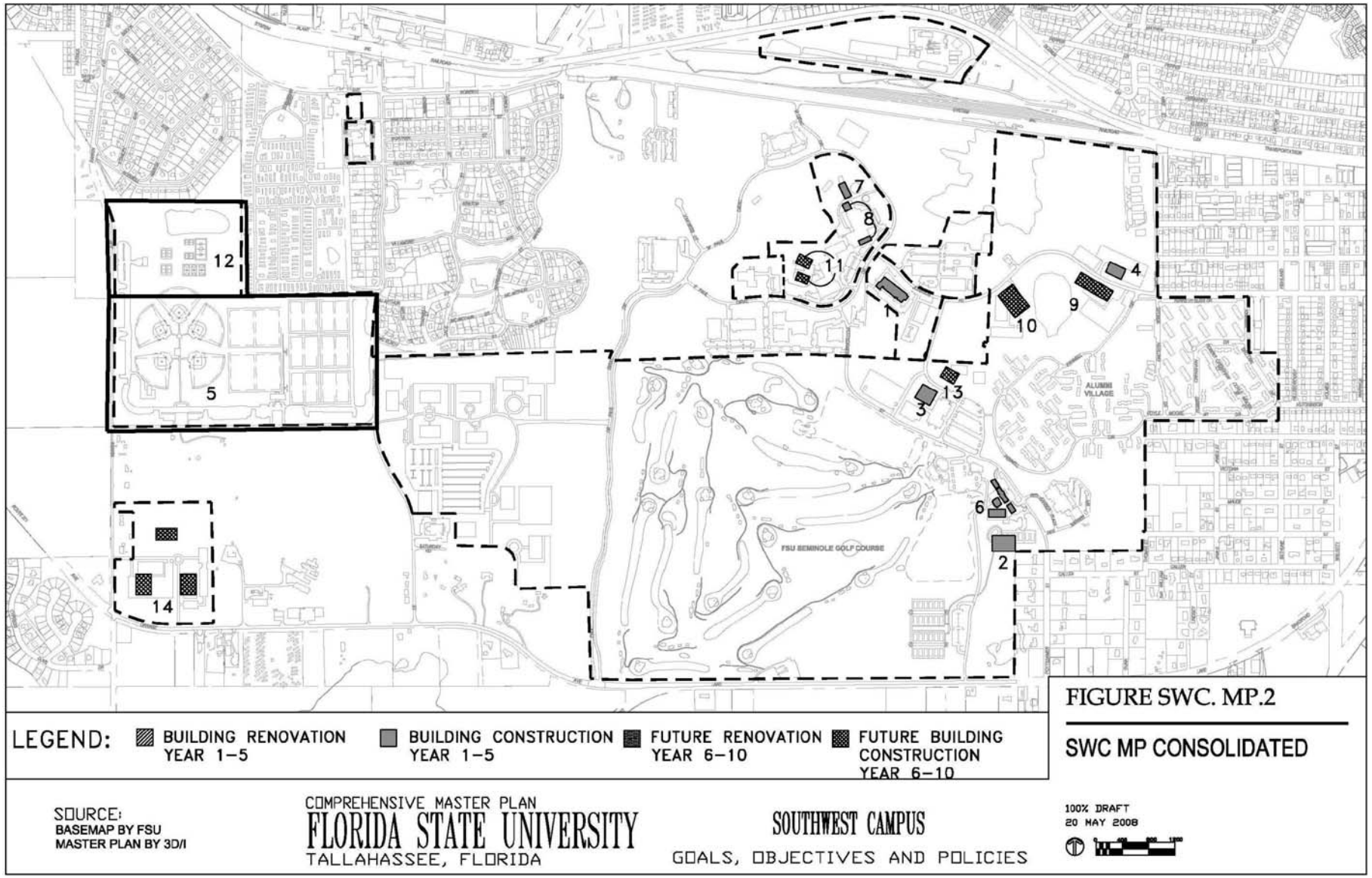


Figure SWC. 8 The large area in yellow depicts the long-range expansion target for the SWC.

Although many see the open ground or forested tracts along Orange Avenue or the undeveloped parcels in Innovation Park, there is far less land at the Southwest Campus for future growth than most people think. This is an opportune time to acquire the underutilized properties shown in yellow as land bank for the future.


12
5
14
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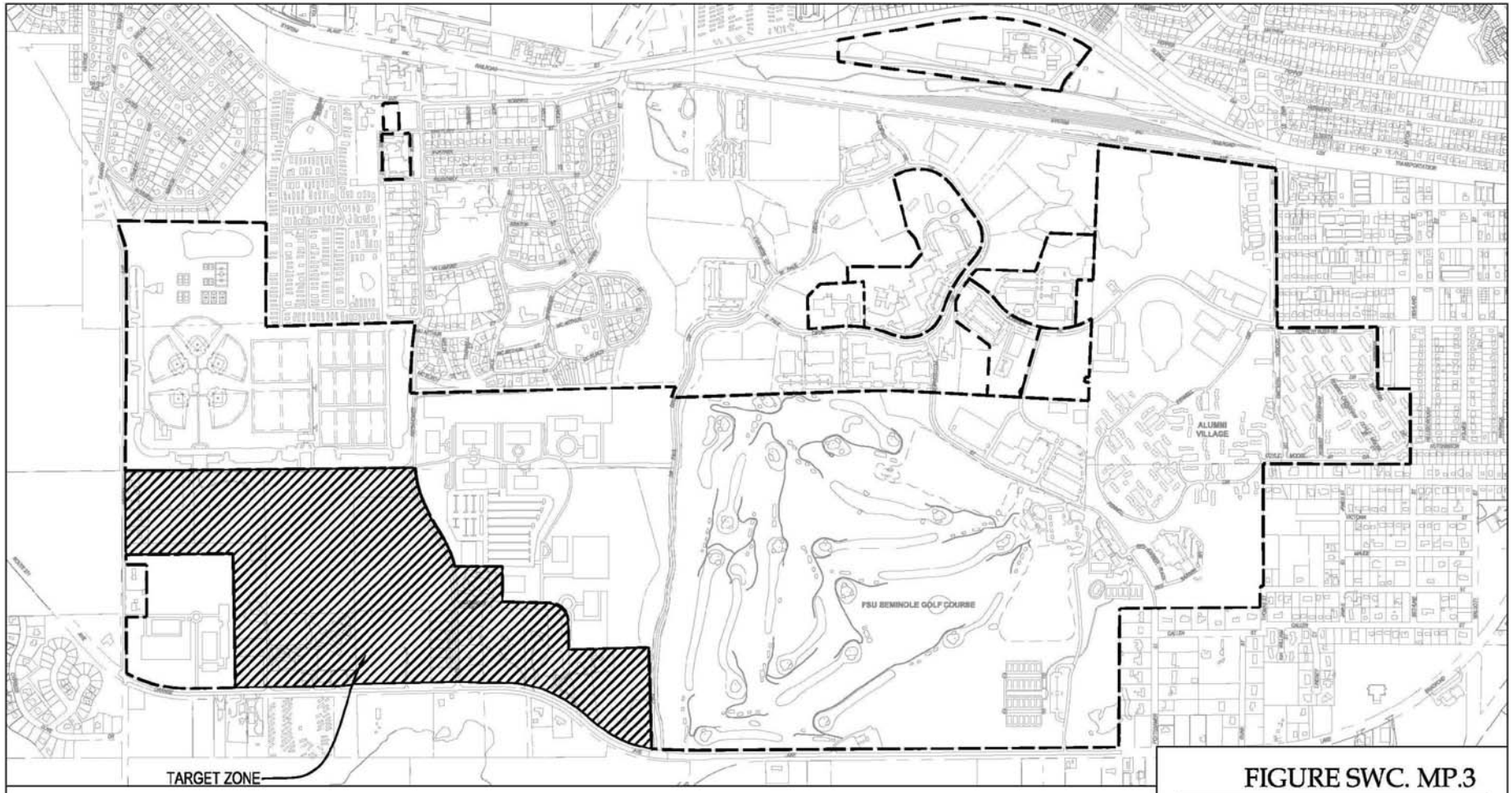
3
6
2
ALUMNI VILLAGE
FSU SEMINOLE GOLF COURSE
LEGEND:
BUILDING RENOVATION YEAR 1-5
BUILDING CONSTRUCTION YEAR 1-5
FUTURE RENOVATION YEAR 6-10
FUTURE BUILDING CONSTRUCTION YEAR 6-10
FIGURE SWC. MP.2
SWC MP CONSOLIDATED
SOURCE:
BASEMAP BY FSU
MASTER PLAN BY 3D/I
COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA
SOUTHWEST CAMPUS
GOALS, OBJECTIVES AND POLICIES
100% DRAFT
20 MAY 2008



LEGEND: ---- CAMPUS BOUNDRAY TARGET ACQUSITION ZONE

FIGURE SWC. MP.3

LAND ACQUISITION

SOURCE:
BASEMAP BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
SUPPORTING DATA

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20 MAY 2008

FLORIDA STATE UNIVERSITY
Panama City Campus

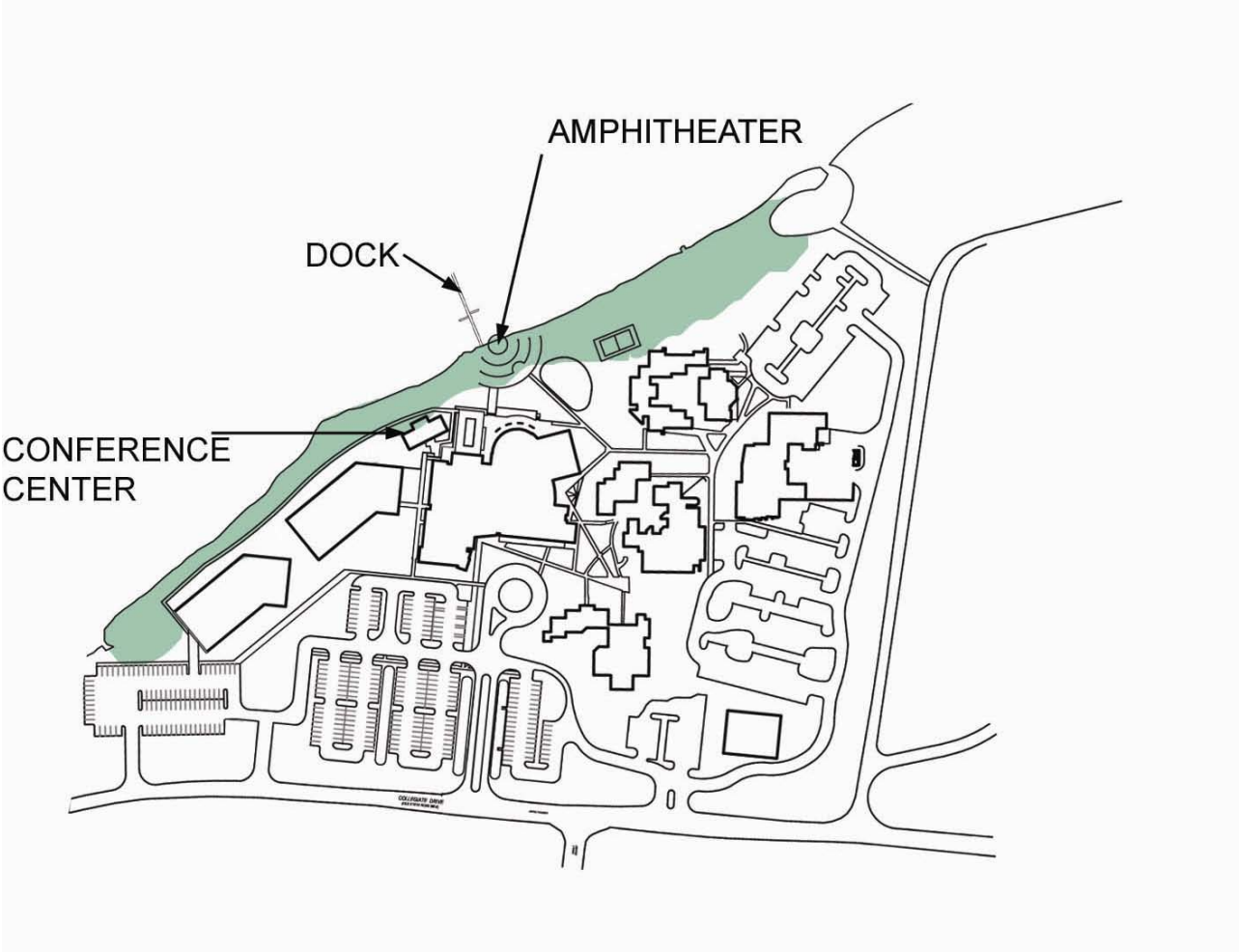
FSU Panama City Overview

The Panama City Campus is a non-residential commuter campus or a branch campus as defined by the State of Florida. This 28-acre campus, situated on a beautiful site along the south shore of North Bay, serves a current enrollment over 1,000 (divided between day and evening students) and contains twelve facilities (including existing modulars). Enrollment is projected to exceed 2,000 in ten years, requiring additional facilities to accommodate the additional programs and students. Panama City is rapidly growing and developing. As the campus population grows and more day classes are offered, the range of student activities and services will increase. The University also plans to become a cultural center both for its own students and the Panama City community. The need to serve this projected growth must be balanced with responsible stewardship of the land. The Panama City Campus Master Plan graphic, **Figure PC.MP.1,** shows how the campus will be developed.

Predominantly a wooded site in a suburban setting, the campus has three main clusters of academic and support buildings with adjacent surface parking. The lots are sensitively arranged. The land between the main buildings and the shore transitions from a man-made lawn and landscaping treatment to natural woods and shore vegetation. The lush trees many of which are draped with Spanish moss, lawns, and landscaping plus the personal scale and texture of the multi-shaped brick buildings exude a suburban air of repose and comfort and welcome. The Academic cluster of buildings houses both classrooms, faculty offices, administration and maintenance/support functions. Recreation and open spaces are primarily around the northern and western sides of the buildings toward the water. Maintenance and support activities also occur at the three quads on Bay Drive in the southwest corner.

The natural amenity of North Bay provides a northern boundary to the site as well as a spectacular view. Across Brown Avenue to the east is a modest, well-kept neighborhood of single-family homes. Gulf Coast Community College is to the south across Collegiate Drive with which FSU Panama City shares a library and police service and whose playing fields and courts are available to FSU students. FSU Panama City Campus will continue to explore additional common facility and infrastructure opportunities with Gulf Coast Community College. The site also adjoins a local county park on the west and lies in close proximity to the Gulf of Mexico.

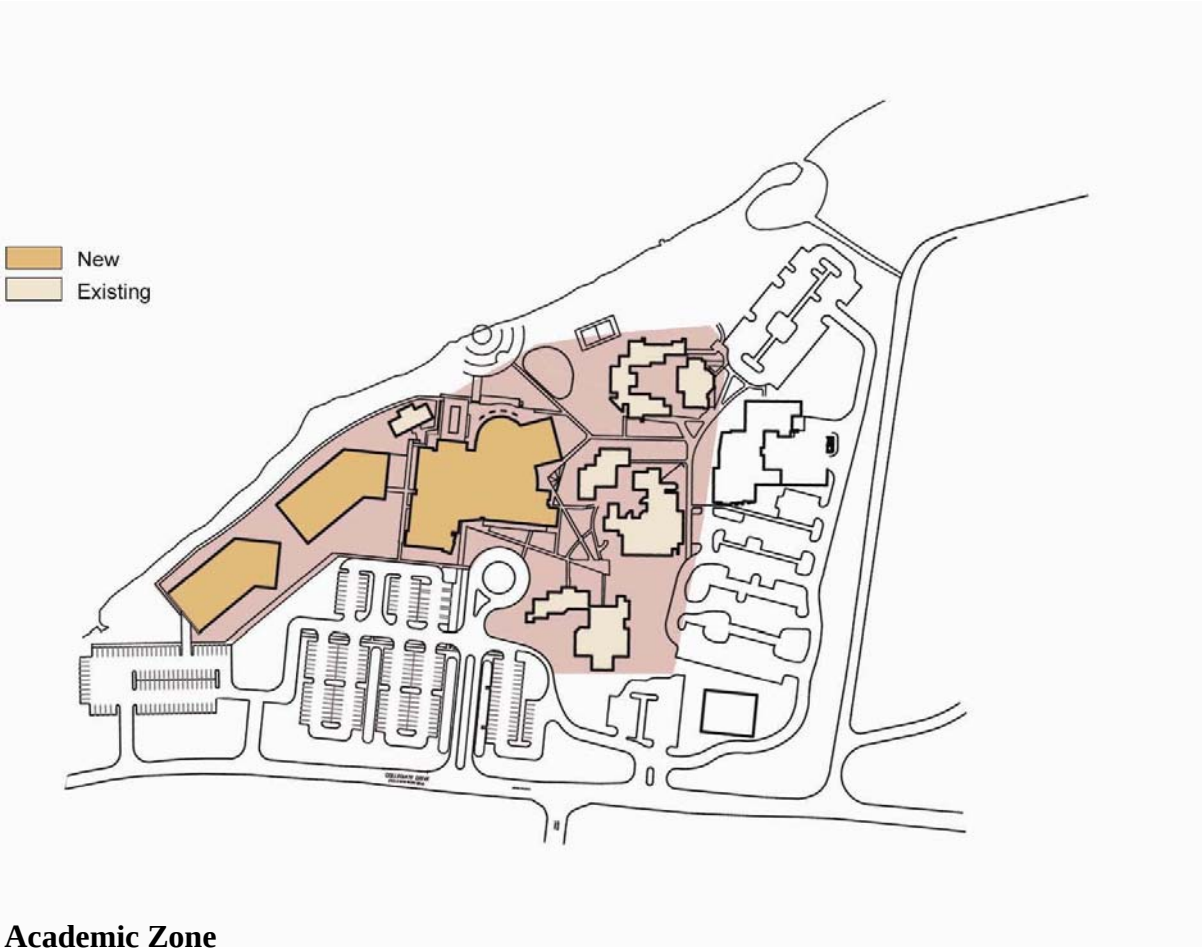
FLORIDA STATE UNIVERSITY
Panama City Campus



Preservation Zone

The Master Plan for the Panama City Campus divides the site into three zones. The first zone is called the Preservation Zone and lies along the water's edge. It is aptly named to reflect the University's commitment to protect this sensitive riparian interface between land and sea. It preserves the site view corridors and contains three structures: a wood deck amphitheater, the remains of a small dock, and a conference center for students, faculty, staff, visitors, and community groups. In the future a naturalistic, curvilinear walkway system will connect the existing campus buildings to three Academic Centers, one of which is currently under construction. This walkway will stretch from the tidal pool in the far northeast to a new, accessible clearing on the western edge adjoining the county park. By pulling the walkway away from the shore and penetrating the shoreline growth only at selected points, the water's edge can be both enjoyed and protected. Lighting, benches, and tables that take advantage of the filtered sun and the canopy of oaks should enhance the walkway. This zone should be maintained as a park and passive recreation area.

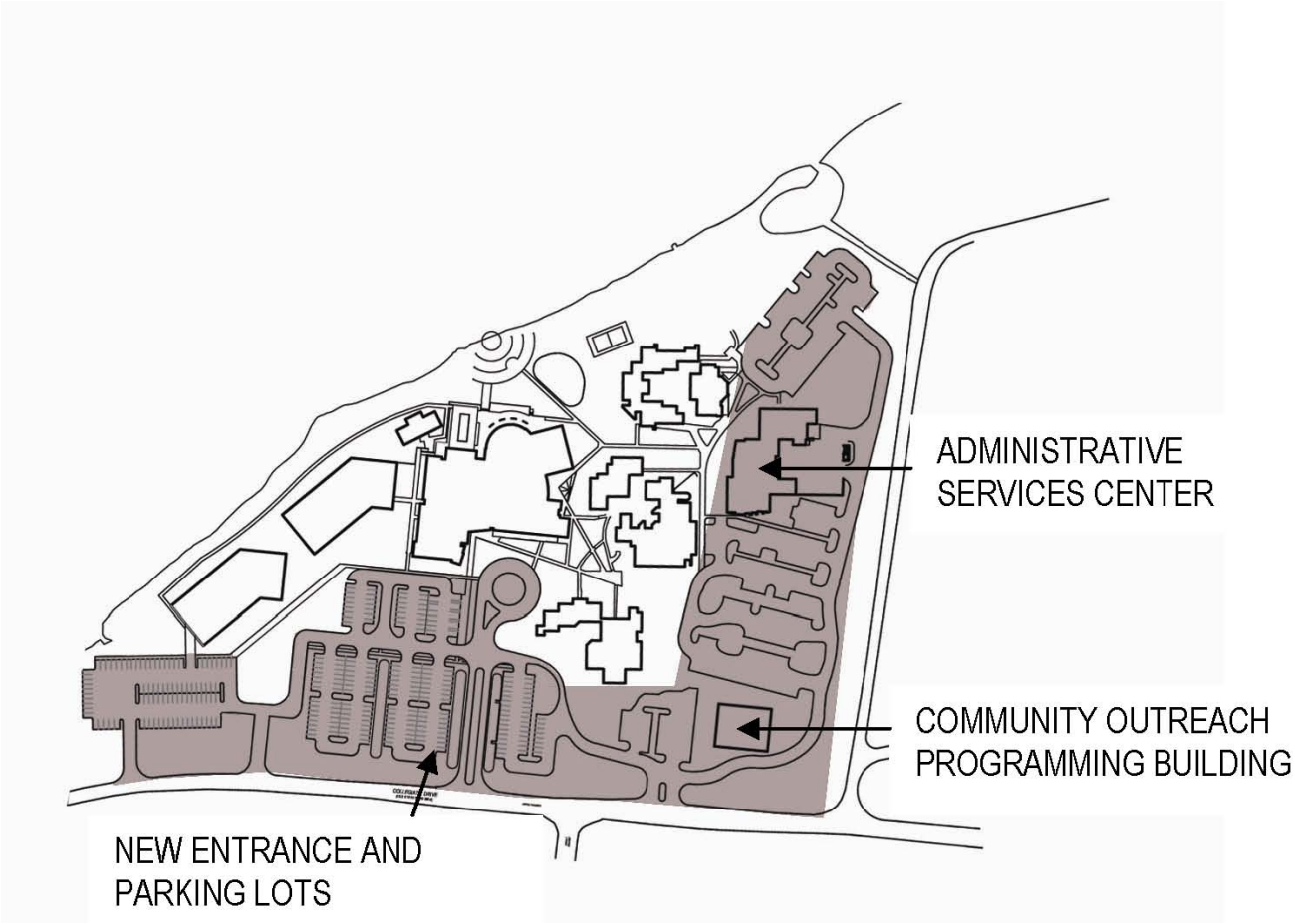
FLORIDA STATE UNIVERSITY
Panama City Campus



Academic Zone

The Academic Zone lies to the south of the Preservation Zone squarely in the center of the site. The original three buildings are situated on the east side of the Campus and line-up along a north-south axis. The three future structures envisioned as "Academic Centers" curve westward along the edge of the Preservation Zone. They will be primarily academic facilities that will include science, engineering, and laboratory spaces, in addition to general purpose classrooms, faculty offices and administrative offices. The first of the three Academic Centers will be completed in 2008. All three Academic Centers will have a height, a density, and an architectural design that complements the rest of the campus. The Academic Centers will be more focused to the water and to each other, creating courtyards and pedestrian connections that are user-friendly and combine the assets of sun, shade, seating, views, and landscaping to enhance academic life. The existing modulars will be removed from the campus once the new facilities have been constructed. Compact arrangement of all new facilities will facilitate the preservation of the mature trees in this area to the maximum extent possible.

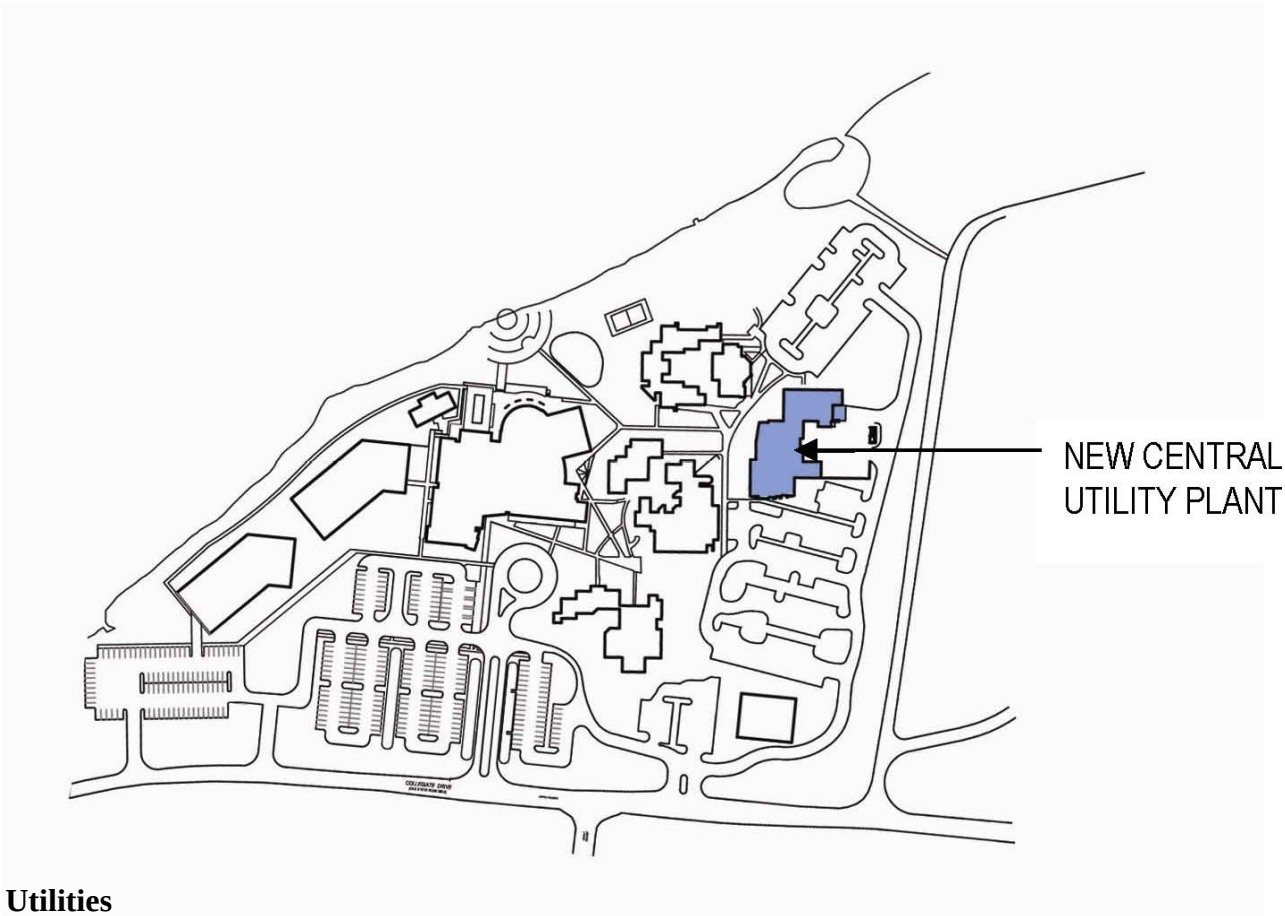
FLORIDA STATE UNIVERSITY
Panama City Campus



Service Zone

The Service Zone contains parking areas, service areas, the new Administrative Services Center (scheduled for completion in Spring 2007), and the new Community Outreach Programming Building. The proposed Community Outreach Programming Building has been located in the southeast corner of the campus to allow for maximum exposure and easy access to the public requiring minimal intrusion into the academic areas of the campus. Parking lots and drives will be planned around the mature trees in this area to the maximum extent possible, as they are now. The main entry to the Panama City Campus has been reconfigured to provide a stronger approach to the heart of the campus, additional visitor parking, and a better connection to the campus registration and information functions. The main campus sign will be relocated to this entry to provide clear signage to visitors and first-time students and their families. Along the edge of this front entry, a green space has been preserved to provide a gracious entry for the public and an attractive connection to Gulf Coast Community College.

FLORIDA STATE UNIVERSITY
Panama City Campus



Utilities

Increased utilization of the Panama City Campus is anticipated by increasing the hours of use for the facilities as well as the number of students, faculty/staff, and community. Increasing the hours of us will not affect the operation or capability of the electrical system or of the telecommunications system because these systems were designed to handle the estimated maximum demand. Extending the operating hours does not increase the demand factor.

Also, increasing the hours of use in the existing facilities will not affect the operation or capability of the steam and chilled water system. It is assumed that the building air conditioning and loads were calculated based on worst-case design scenarios (daytime occupancy for cooling, night conditions for heating). Increased usage will, however, shorten the life of the building equipment and hasten the need to replace or repair the systems. Increased usage will affect the life cycle costs of replacement systems and may be a sufficient change in use to justify significant revisions to the central energy plant. The Administrative Services Center and the new Academic Building will require additional chilled water. In order to serve these loads a new central plant is under construction and is expected to be complete by the end of 2007.

FLORIDA STATE UNIVERSITY
Panama City Campus

Conclusion

With the further development of these three zones over the next ten years, the Panama City Campus, as guided by the Master Plan, provides a campus that will meet academic needs, foster student life, and support future growth. The existing natural amenities are enhanced and used in such a way that will both protect them as well as permit their enjoyment.

The goals, objectives, and policies for the Panama City Campus have been incorporated into each Element of the FSU Master Plan. Unless otherwise noted, the principles for guiding development on the Main Campus in Tallahassee shall apply to the Panama City Campus. In instances where an objective or policy is specifically applicable to Panama City, it is so noted.

The context area for the Panama City Campus is that area within three-quarter miles of the property boundaries. The Panama City Campus is encouraged to explore expansion opportunities to accommodate projected growth on campus. Through land acquisition, the proposed coastline boundaries of the Panama City Campus will be extended westward towards the existing park. The proposed west acquisition will include the existing ditch that leads to the Bay and the property immediately west of the existing campus. Eastward expansion towards the intersection of Collegiate Drive and 23rd Street will also be explored.

Further information about the Panama City Campus may be obtained from the Florida State University State Lands Management Plan. The priorities, timing, and phasing for University projects on the Panama City Campus are identified in Element 14 Capital Improvements.

FIGURE PC.MP.3

PANAMA CITY MASTER PLAN

SOURCE:
BASEMAP BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

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100% DRAFT
20 MAY 2007

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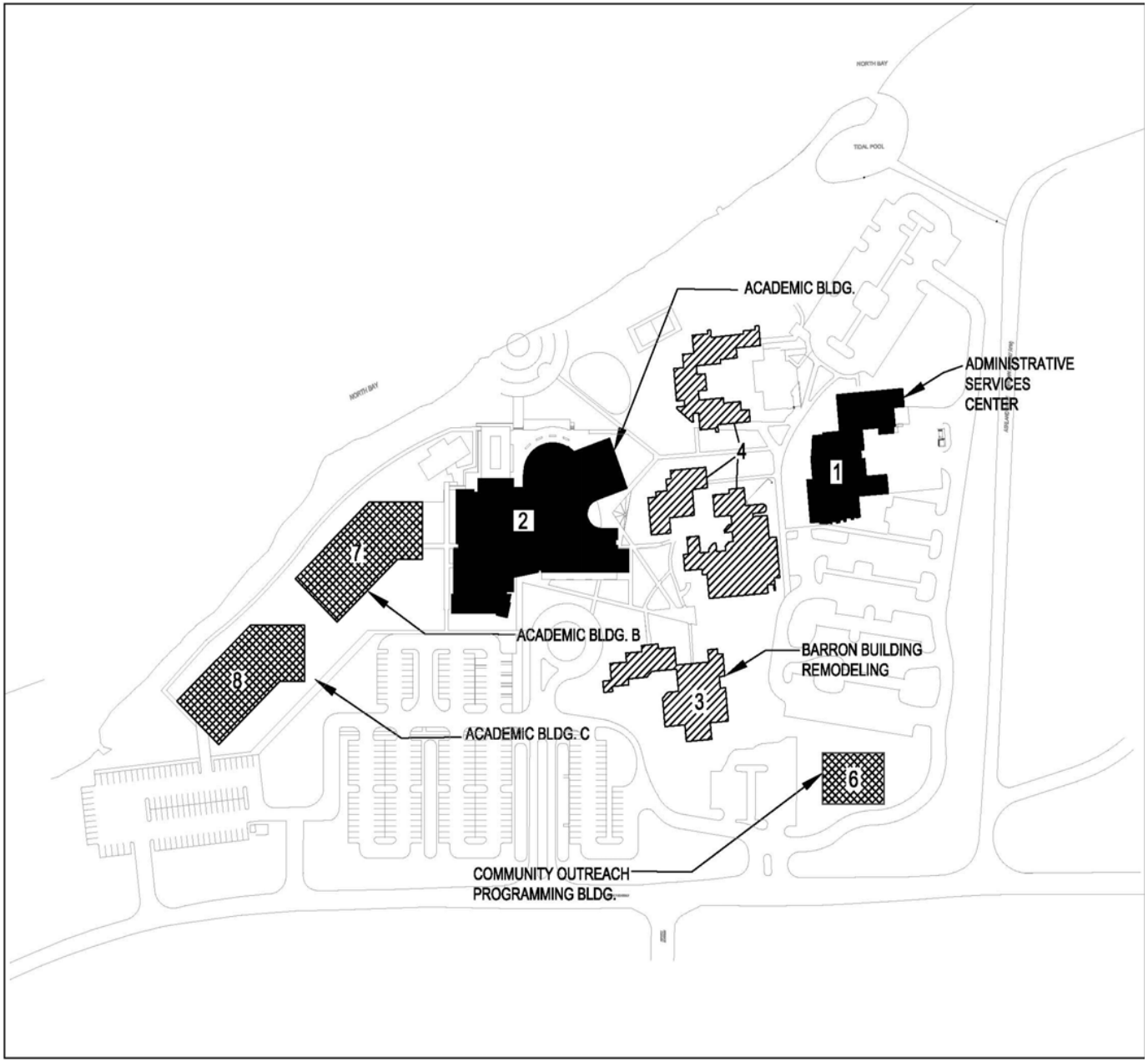

FIGURE PC. MP. 2

PANAMA CITY MASTER PLAN YEARS 1-10

LEGEND:

- FUTURE BUILDINGS YEAR 1-5
- FUTURE RENOVATIONS YEAR 1-5
- FUTURE BUILDINGS YEAR 6-10
- FUTURE RENOVATIONS YEAR 6-10

SOURCE:
BASEMAP BY FSU
MASTER PLAN BY 3D/I

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

GOP
100 % DRAFT
20 MAY 2008

0 200