

Florida Agricultural and Mechanical University  
2015 – 2025 Campus Master Plan Update  
(Five Year Comprehensive)  
BR-352

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Final Master Plan  
January 2018

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**FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY  
2015-2025 MASTER PLAN UPATE**

**FINAL MASTER PLAN**

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## **Executive Summary**

### **INTRODUCTION**

The development of the 2015-2025 Florida Agriculture & Mechanical (FAMU) Master Plan Update is a requirement pursuant to Subsection 1013.30 (9) F.S. The Final Master Plan and Supporting Inventory and Analysis documents are used to determine necessary facility requirements, building placement and proposed campus expansion to support the proposed student enrollment.

Resolution No. XX-XX of the Board of Trustees of FAMU signed on November 1, 2012 authorized the completion of the University's 2010-2020 Master Plan Update given that the 2000-2015 FAMU Master Plan Update was approved by the FAMU Board of Trustees in December 2002.

This 2015-2025 FAMU Master Plan Update is being completed in response to those changes requested by FAMU to update the 2015-2025 Master Plan to encompass the next ten-year planning period. As part of this update, all six (6) master plan elements were included and data was collected where available. The master plan elements included in this update consist of the Future Land Use, Housing, Recreation and Open Space, General Infrastructure, Transportation, and Capital Improvements.

The 2010-2020 FAMU Master Plan Update included the following Branch Campus locations: Lafayette Vineyards Center Viticulture Sciences in Tallahassee, / Leon County, Florida; Quincy Farms Campus in Quincy, / Gadsden County, Florida, and the Alatex Building in Crestview, / Okaloosa County, Florida. The 2015-2025 FAMU Master Plan Update is for the Main Campus only. The requirements of the 2010-2020 FAMU Master Plan Update for the Branch Campus remain valid despite not being included in the current plan. Documentation and graphics are offered in this update for submittal to and review by those agencies responsible for review.

The completion of these elements will serve as the basis for a new Campus Development Agreement to be executed between the University's Board of Trustees and the City of Tallahassee.

The following data summarize those prioritized elements that were updated to reflect FAMU's projected student enrollment and facilities development to support this enrollment.

### **STUDENT ENROLLMENT PROJECTIONS**

Within the 10-year planning period, student enrollment is projected to decrease. Tables 1 reflects FAMU's projected pattern through 2020 for the Main Campus.

**Table 1.1      Anticipated Total Student Headcount Projections**

	<b>Fall 2016 Enrollment</b>	<b>2020-2021</b>
Total Headcount	9,614	11,458

Source: \*FAMU, 2017 University Work Plan

### **ELEMENT 4 – FUTURE LAND USE**

The Florida Agricultural and Mechanical University (FAMU) Future Land Use Element represents existing and proposed development patterns within the campus boundaries to be coordinated and not conflict with the adjacent areas planned by the City of Tallahassee. The Future Land Use Maps (Figures 4.A) identify the developable parcels of University property and depict the land use zones appropriate for each.

The academic functions of the University are projected to remain concentrated within the northern campus throughout the planning period. The development pattern of the plan seeks to create a dense core of support and housing uses adjacent to academic uses. Although unimproved land resources to accommodate new buildings are limited, primary emphasis will be placed on efficient densification of this area. This will become most evident within those areas designated as academic land use zones. This initiative will, however, be met with an equal placement of importance on the retention and creation of connected campus green spaces.

Housing demolition and new construction will occur in both the northern and southern portions of campus, creating 'bookends' and providing connection to the academic campus core. McGuinn, Truth, Cropper, Diamond, and Wheatley Halls will be demolished and replaced with new dormitories. The housing initiatives in the southern portion of campus includes the planned public-private partnership at the current site Palmetto Scholarship House, Palmetto South and North as well as the redevelopment of the Palmetto Street Apartments. Complementing this housing in the south will be a new stadium with supporting athletic facilities and mixed use retail.

Conservation areas will be focused along the southeast portion of the campus boundary formed by Orange Avenue and Adams Street to the south and land area south of Orange Avenue adjacent to the Community Garden.

Agriculture has always been, and will continue to remain, a focus of the University. As a result, those designated areas south of Orange Avenue within campus boundaries will remain available for the agricultural and research/testing functions of FAMU.

**ELEMENT 7 – HOUSING ELEMENT**

With the recent completion of the FAMU Village residence hall, Florida Agricultural and Mechanical University (FAMU) now maintains about 2,383 bed spaces in 11 on-campus dormitory facilities. Over 80% of housing is double occupancy, i.e. two beds per room or apartment.

FAMU has adopted a policy goal of increasing student bed spaces to thirty percent (30%) of student enrollment to thirty-three percent (33%) by the end of 2020. The University has projected a FTE enrollment of 9,407 for the Main Campus as of August 1, 2016 (Note actual numbers which varies from the 8,397 enrollment identified in the adopted 2016 University Work Plan). Thirty percent of 9,407 is a projected needed bed capacity of about 2,822. Thus, the current capacity of 2,383 beds is approximately 439 short of the 30% standard. With a projected enrollment of 9,304 for Main Campus in 2020 and bed capacity of 2,751, FAMU should meet the established policy goal. Note that bed capacity fluctuates over time and can therefore never be precise, and that numbers are rounded. Table 7.1 provides a summary of campus housing units that are programmed for demolition, redevelopment and / or renovation, and construction through 2020 when compared with the 30% policy goal.

**Table 1.2 Campus Housing through 2021**

	<b>2016-2017</b>	<b>2019-20**</b>
Enrollment	9,614	11,458
Housing Units	2,383	2,751
30% Housing Goal	2,884	3,437
	(501)	(686)

Source: FAMU Facilities Planning & Construction, 2016 University Work Plan, FAMU Office of Housing and Residential Life and Office of Institutional Research

A Student Housing Market Study was prepared for FAMU in July of 2016. The study provides recommendations for the phased implementation of new construction, redevelopment, or renovation of housing on campus as well as the types of housing the University should offer. Further, the University is evaluating new campus housing opportunities through public-private partnerships (P3) as allowed for by

Section 1013.171(1), Florida Statutes. FAMU seeks to further enhance campus through its living learning community's initiative with the addition of an Honors College.

## **ELEMENT 8 – RECREATION AND OPEN SPACE ELEMENT**

Florida Agricultural and Mechanical University (FAMU) faces a challenge in maintaining and providing adequate recreation and open space facilities specifically those for Intercollegiate Athletics. Several existing facilities are in need of improvements to maintain adopted level-of-service standards presently recommended for the University. Much of this is primarily due to deterioration resulting from the age and heavy use that these facilities currently experience. Numerous intramural and athletic facilities were constructed during prior planning periods and serve the University adequately and meet the adopted level of service standards.

Several types of facilities and acreage have been classified for this element. The recreational facilities, both land and improvements, are organized into two (2) distinct classifications of use; active and passive. Active recreational uses consist of organized and informal group activities. With a few passive exceptions like picnic areas and nature trails or paths, active recreational facility improvements are for a specifically intended function. By contrast, passive recreational uses consist of less formal activities and do not rely on focused formal or organized group activities. Examples of passive activities include picnic areas, observation areas, nature trails and unimproved open spaces. For the purposes of this plan, the two have been combined to define one recreational acreage level-of-service standard.

## **ELEMENT 9 – GENERAL INFRASTRUCTURE ELEMENT**

**DRAINAGE and STORMWATER:** Prior to 1993 the level of stormwater management required at Florida Agricultural and Mechanical University (FAMU) was limited to only collection, conveyance and disposal. Since 1993 FAMU has constructed stormwater management facilities (SWMF) for treatment and attenuation of stormwater runoff for all new construction projects. These SWMFs have been designed per state and local governing agencies. They provide stormwater management functions for the localized stormwater runoff for each new construction project in accordance with the current Development Agreement with the City of Tallahassee and state regulatory requirements. FAMU will continue to provide stormwater management for each project and will endeavor to incorporate innovative approaches to the reduction of runoff such as Low Impact Development (LID) and Green Infrastructure. This approach to new development and redevelopment will manage the stormwater as close as possible to its source by using such LID techniques as rain gardens, rain barrels, cisterns, green roofs, bio-retention areas, grey water harvesting, pervious pavement, and other techniques. These sustainable stormwater practices when applied on a large scale can contribute significantly to FAMU's stormwater management. Along with the use of these sustainable techniques to reduce stormwater runoff, FAMU should endeavor to develop a regional stormwater facility with the City of Tallahassee.

**WATER:** The majority of the water distribution facilities including water mains, water meters, and fire hydrants are currently operated and maintained by the City of Tallahassee. In most cases, FAMU is only responsible for the water service laterals routed between the water supply main and the individual buildings.

FAMU has completed the "Potable Water System Analysis" in conjunction with the City of Tallahassee. The University will coordinate with the City of Tallahassee to evaluate the findings in conjunction with the Master Plan Update including, but not limited to identify water consumption, delivery of adequate water supply and pressure in the future, identify deficiencies and corrective actions by the appropriate agency.

**SEWER:** FAMU is only responsible for the sewer collection system located on campus. The regional sewer collection system (off campus) and associated wastewater treatment plant are the responsibility of the City of Tallahassee.

FAMU has completed the "Sanitary Sewer Collection and Disposal System Analysis" in conjunction with the City of Tallahassee. The University will coordinate with the City of Tallahassee to evaluate the findings in conjunction with the Master Plan Update including, but not limited to video inspection findings, inflow/infiltration findings, identify deficiencies and corrective actions by the appropriate agency.

**SOLID WASTE:** Solid waste is currently being collected and disposed of by the City of Tallahassee. FAMU is only responsible for the collection and disposal of yard trash and debris. Solid waste is currently either recycled or sent to the Leon County landfill. The operation and maintenance of the landfill is the responsibility of Tallahassee-Leon County. To be consistent with the policies within the county's comprehensive plan, FAMU shall adopt a recycling goal to reduce the solid waste volume by at least twenty (20) percent from existing levels.

## **ELEMENT 11 – TRANSPORTATION ELEMENT**

FAMU lies immediately south of the Downtown area of Tallahassee. Although physically close to the heart of the City's business and governmental activities, the campus is separated from this core district by the St. Augustine Branch and CSX railway corridor. Efforts are underway to create a cohesive transportation network and land uses to support an 18-hour downtown linking the educational institutions of FAMU, Florida State University (FSU) and Tallahassee Community College (TCC). The Tallahassee-Leon County Planning Department (TLCPD) extended the Multimodal Transportation District (MMTD) in late 2010, to include these educational institutions.

Changes have occurred to StarMetro service surrounding the University as well as FAMU providing on campus shuttle service. A Mobility Element included in the Tallahassee-Leon County Comprehensive Plan offers a strong focus on bicycle, pedestrian and transit mobility. Technology enhancements related to transportation have also been identified consistent with FAMU and local agency initiatives to reduce dependency on private automobile, improve operational efficiencies and sustainability.

FAMU's recent acquisition of two shuttle buses, which allows any registered student to ride, suggests that vehicle trips through and around campus may decrease. In addition, FAMU is proposing to increase on-campus student housing. All totaled, more contained growth with increased incentives for transit, bicycle and pedestrian travel suggest that University-related growth on the surrounding transportation infrastructure will be moderate with adequate capacity and a more balanced, multimodal transportation network to absorb it.

This Master Plan Update furthers previously initiated measures to address the ongoing traffic circulation challenges as follows:

- Continuing to address a lack of strict control of the movement of vehicles on roadways in and through the core campus area, which tend to invite non-campus traffic onto campus facilities.
- Scattered vehicle parking.
- Increasing policies and practices which encourage the use of alternative travel modes over the use of personal automobiles as the preferred means of travel to, from and around campus.
- Placing facilities that promote community interface activities as close as possible to arterial and major collector roadways, leaving minor collector and local roadways available to carry neighborhood and University-related traffic only.
- Parking would be concentrated to accommodate future parking demand without significantly adding to the total land devoted to parking facilities, many smaller lots will be closed while other surface lots would be expanded as either multi-story parking structures or enlarged and aesthetically improved surface parking lots.
- Activity-related general public travel on campus would be directed to the parking areas adjacent to recreation centers and multi-purpose centers.



- The internal transportation network of the campus would be designed to support pedestrian, bicycle and transit as preferred modes of travel and reduce vehicle miles traveled and greenhouse gases. The existing roadways would be redesignated for use by these other travel modes, support services and/or emergency vehicles.
- The University's pedestrian and bicycle systems would be integrated into the surrounding community. The campus pedestrian/bicycle system would be tied into the City of Tallahassee's developing plans for establishment of a bikeway along Orange Avenue between Monroe Street and Lake Bradford Road; existing bicycle lanes, sidewalks and shared-use paths along FAMU Way and Capital Cascades Trail; existing sidewalks along Palmer Avenue; and efforts to nurture commercial/residential development along the Adams Street corridor and the adjacent Capital Center, FAMU Way, Gaines Street and All Saints areas.
- The University's pedestrian and bicycle systems would be integrated into the surrounding community. The campus pedestrian/bicycle system would be tied into the City of Tallahassee's developing plans for establishment of a bikeway along Orange Avenue between Monroe Street and Lake Bradford Road; bicycle lanes, sidewalks and shared-use paths along FAMU Way – FAMU Way Extension; planned sidewalks along Palmer Avenue; and efforts to nurture commercial/residential development along the Adams Street corridor and the adjacent Capital Center, Gaines Street and All Saints areas.

#### **ELEMENT 14 – CAPITAL IMPROVEMENTS ELEMENT**

The majority of capital improvements required by growth and continued educational enhancement efforts of the University are supported by funding mechanisms such as Public Educational Capital Outlay (PECO) and Capital Improvement Trust Fund (CITF) program monies that are administratively funded and allocated by the Florida Board of Governors. The importance of each specific capital improvement identified by this plan must be specified by FAMU. Table 14.1 accomplishes this objective and outlines all Board of Governors-eligible capital improvements for the first five (5) years of this Master Plan. This table also identifies those improvements that are not, at this time, considered eligible for Board of Governors funding and, as a result, represent the funding requirements of this plan that will be fiscally imposed on FAMU for implementation.

There are several complexities which will evolve annually from the implementation of this plan. As a result, the Master Plan Update and its effectiveness can only be ensured through a procedural update to this element that is recommended for completion on an annual basis. These efforts hinge on several initiatives authorized by the adoption of this Master Plan but may equally depend on existing procedures such as the Capital Improvement Projects (CIP) planning process that currently takes place with the Board of Governors on an annual basis.

In conclusion, this Master Plan Update calls for capital improvements in excess of \$550 million. Changing priorities resulting from the implementation of plan policies and FAMU/Florida Board of Governors directives may result in fluctuations to the amount budgeted in the CIP by the end of the planning period. The Goals, Objectives and Policies of the Capital Improvements Element outline many of the procedures and strategies that will be implemented to realize this Master Plan Update in the most efficient and fiscally sound manner.

**Table 1.3 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2018-23**

Priority No.	Project	2018-19	2019-20	2020-21	2021-22	2022-23
<b>PECO ELIGIBLE PROJECT REQUESTS</b>						
1	Student Affairs Building / CASS	\$21,473,149	\$3,100,000	\$0	\$0	\$0
2	Infrastructure-Central Plant Improvements	\$4,850,000	\$4,400,000	\$7,850,000	\$0	\$0
3	Classroom Technology / Distance Learning Upgrade / New	\$10,671,100	\$87,500	\$0	\$0	\$0
4	FAMU / FSU College of Engineering Phase III	\$15,200,000	\$66,000,000	\$5,800,000	\$0	\$0
5	Interdisciplinary Research Buildout	\$13,968,122	\$0	\$0	\$0	\$0
6	Stem Teaching Lab / Dyson Building Re-Purpose (Remodel)	\$0	\$4,953,500	\$11,202,200	\$2,650,000	\$0
7	Army ROTC / Howard Hall Re-Purpose (Remodel)	\$0	\$674,758	\$6,880,974	\$518,640	\$0
8	Foote - Hilyer Ground and 1 <sup>st</sup> Floor Re-Purpose (Remodel)	\$0	\$5,053,500	\$17,360,700	\$0	\$0
9	Navy ROTC / Perry-Paige Re Purpose (Remodel) / Addition	\$0	\$2,442,439	\$24,689,405	\$1,620,000	\$0
10	Computer Information Systems Building	\$0	\$3,177,000	\$47,372,400	\$2,725,362	\$0
11	Science Teaching Facility (STEM)	\$0	\$4,210,167	\$48,485,560	\$2,737,678	\$0
12	Social Sciences Building	\$0	\$2,026,000	\$28,115,951	\$1,337,080	\$0
13	Engineering Technology Building	\$0	\$1,417,200	\$21,819,904	\$1,650,000	\$0
14	General Classroom Phase II	\$0	\$0	\$2,872,401	\$34,135,427	\$1,432,627
15	Land Acquisitions	\$0	\$6,500,000	\$4,500,000	4,500,000	\$0

**Table 1.3 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2018-23 (Continued)**

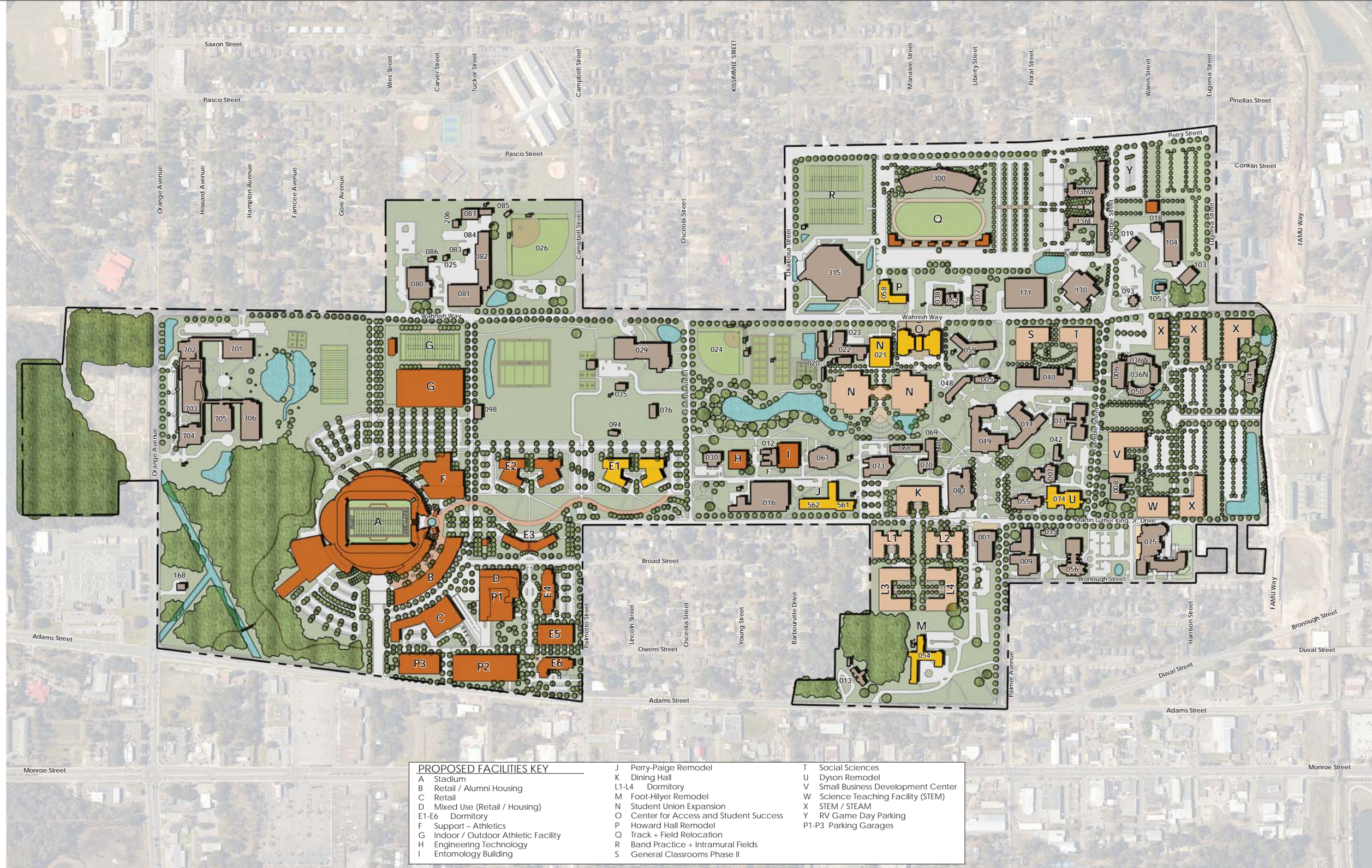
<b>CITF PROJECT REQUESTS</b>						
<b>Priority No.</b>	<b>Project</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>
1	Student Union	\$2,200,000	\$23,800,000	\$3,100,000	\$0	\$0
<b>REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT</b>						
1	P3 Housing – Pentaplex and Town Center	\$22,580,547	\$22,580,547	\$22,580,547	\$22,580,547	\$0
2	P3 - Retail	\$2,151,227	\$2,151,227	\$2,151,227	\$0	\$0
3	P3 – Parking Garage and Surface Parking	\$10,609,715	\$10,609,715	\$10,609,715	\$0	\$0
4	Food Service Building	\$960,000	\$12,000,000	\$2,040,000	\$0	\$0
5	P3 – Stadium and Athletic Fields	\$22,679,862	\$22,679,862	\$22,679,862	\$0	\$0
6	Tallahassee Biological Control (Entomology Facility)	\$1,617,500	\$23,126,882	\$518,640	\$0	\$0

Source: FAMU, Capital Improvement Plan 2018-2019 through 2022-23, September 2017

\* Conjunction in request with similar request from Florida State University



EXISTING FACILITIES KEY											
001 LEE HALL	013 PRESIDENT'S HOUSE	024 UNIVERSITY SOFTBALL FIELD	042 COUNSELING CENTER	068 FOSTER-TANNER MUSIC CTR.	082 P.O.M. BLDG. C	104 TRIO / ASAP	561-562 PERRY-PAIGE BUILDING				
003 UNIVERSITY COMMONS	014 TUCKER HALL	025 HAZARDOUS STORAGE C	049 COLEMAN LIBRARY	069 FOSTER-TANNER CERAMIC CTR.	083 P.O. HAZARDOUS STORAGE-A	105 ELECTRICAL SUBSTATION-NORTH	701 NEW D.R.S. GYMNASIUM				
005 N.B. YOUNG HALL	015 HONOR HOUSE	026 UNIV. BASEBALL FIELD	050 S.B.I. EAST	070 FOSTER-TANNER ART CTR.	084 P.O. HAZARDOUS STORAGE-B	134 CHILDCARE CENTER	702 NEW D.R.S. ADMINISTRATION BUILDING				
006 S.B.I. SOUTH	018 MAIN GARAGE	029 MULTI-PURPOSE REC. CENTER	051 WHEATLEY HALL	071 GORE EDUCATION COMPLEX	085 P.O. MAINTENANCE SHOP-E	136E-W FAMU VILLAGE	703 NEW D.R.S. ELEMENTARY SCHOOL				
007 CARNEGIE CENTER	019 ENVIRONMENTAL SCIENCES INST	030 USDA TELECONFERENCE CTR.	052 CENTRAL HEAT PLANT	073 FOSTER-TANNER BAND BLDG.	086 P.O. MECH. CHILLER	161 WILLIAM GRAY JR. PLAZA	704 NEW D.R.S. CAFETERIUM				
008 LUCY MOTEN	020 SWIMMING POOL LOCKER HOUSE	032 M.S. THOMAS BUILDING	054 FOOTE-HILYER ADMIN CENTER	074 DYSON PHARMACY	087 P.O.M. STORAGE	168 ELECTRICAL SUBSTATION-SOUTH	705 NEW D.R.S. MIDDLE SCHOOL				
009 WARE-RHANEY	021 GAITHER GYM	035 UNIVERSITY BAND STORAGE	055 JONES HALL	075 COLLEGE OF PHARMACY	093 WELCOME CENTER	170 STUDENT SERVICES CENTER	706 NEW D.R.S. HIGH SCHOOL				
011 ATHLETIC STORAGE BUILDING	022 GAITHER OFFICE & CLASSROOM	036 S.B.I. WEST & NORTH	056 SCIENCE RESEARCH FACILITY	076 SMALL ANIMAL LAB	094 FOSTER TANNER OBSERV. TWR.	171 PARKING GARAGE-I					
012 GEORGR CONOLY GREENHOUSE	023 LS BARTLEY ATHLETIC COMPLEX	038 CENTRAL CHILLED WATER PLNT.	058 HOWARD HALL	080 P.O.M. BLDG. A	098 RECREATION STORAGE LOCKER	206 POLICE STORAGE					
	021 GAITHER GYM	040 SCHOOL OF JOURNALISM	059 GIBBS HALL	081 P.O.M. BLDG. B	103 PHYSICAL PLANT STORAGE A	315 MULTI-PURPOSE TEACHING GYM					



PROPOSED FACILITIES KEY					
A	Stadium	J	Perry-Paige Remodel	T	Social Sciences
B	Retail / Alumni Housing	K	Dining Hall	U	Dyson Remodel
C	Retail	L1-L4	Dormitory	V	Small Business Development Center
D	Mixed Use (Retail / Housing)	M	Foot-Hilyer Remodel	W	Science Teaching Facility (STEM)
E1-E6	Dormitory	N	Student Union Expansion	X	STEM / STEAM
F	Support - Athletics	O	Center for Access and Student Success	Y	RV Game Day Parking
G	Indoor / Outdoor Athletic Facility	P	Howard Hall Remodel	P1-P3	Parking Garages
H	Engineering Technology	Q	Track + Field Relocation		
I	Entomology Building	R	Band Practice + Intramural Fields		
		S	General Classrooms Phase II		

LEGEND

	EXISTING FACILITY		2020 - 2025 PROPOSED FACILITY
	2015 - 2020 PROPOSED FACILITY		+ 2025 PROPOSED FACILITY

# FLORIDA AGRICULTURAL & MECHANICAL UNIVERSITY

## DRAFT FINAL MASTER PLAN

CAMPUS MASTER PLAN UPDATE 2015 - 2025

TALLAHASSEE, FLORIDA  
FEBRUARY 2018





## **4.0 Future Land Use Element**

The Florida Agricultural and Mechanical University (FAMU) Future Land Use Element represents existing and proposed development patterns within the campus boundaries to be coordinated and not conflict with the adjacent areas planned by the City of Tallahassee. The Future Land Use Maps (Figures 4.A) identify the developable parcels of University property and depict the land use zones appropriate for each.

The main campus of FAMU is separated into two (2) distinct areas for planning purposes. The northern portion of campus includes the majority of academic facilities as well as housing, recreation/open space, and support services. The area extends to campus-owned boundaries to the north at FAMU Way, west to Perry Street, east to Martin Luther King Drive/Bronough Street/Adams Street parallel, and south to the Okaloosa/Osceola Street parallel match line. The southern portion of campus, while also consisting of some academic facilities, housing, and support services, is primarily utilized for conservation and recreation/open space use. The southern portion of campus extends to the campus boundaries south (along both sides of Orange Avenue), west (along both sides of Wahnish Way), east to Martin Luther King Drive/Adams Street parallel, and north to the Okaloosa/Osceola Street parallel match line.

The academic functions of the University are projected to remain concentrated within the northern campus throughout the planning period. The development pattern of the plan seeks to create a dense core of support and housing uses adjacent to academic uses. Although unimproved land resources to accommodate new buildings are limited, primary emphasis will be placed on efficient densification of this area. This will become most evident within those areas designated as academic land use zones. This initiative will, however, be met with an equal placement of importance on the retention and creation of connected campus green spaces.

Housing demolition and new construction will occur in both the northern and southern portions of campus, creating 'bookends' and providing connection to the academic campus core. McGuinn, Truth, Cropper, Diamond, and Wheatley Halls will be demolished and replaced with new dormitories. The housing initiatives in the southern portion of campus includes the planned public-private partnership at the current site Palmetto Scholarship House, Palmetto South and North as well as the redevelopment of the Palmetto Street Apartments. Complementing this housing in the south will be a new stadium with supporting athletic facilities and mixed use retail.

Conservation areas will be focused along the southeast portion of the campus boundary formed by Orange Avenue and Adams Street to the south and land area south of Orange Avenue adjacent to the Community Garden.

Agriculture has always been, and will continue to remain, a focus of the University. As a result, those designated areas south of Orange Avenue within campus boundaries will remain available for the agricultural and research/testing functions of FAMU.

In conclusion, the land uses at FAMU have been established to more efficiently and compatibly address future growth. Transitional buffers between land use zones are further seen as an improvement to historical intrusions and lack of differentiation between land uses. The Goals, Objectives and Policies further outline the mechanisms that will be employed to address future growth at FAMU in a systematic and cohesive manner.

## **Future Land Use Element**

**GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall promote a development pattern that guides future growth into developable areas and away from environmentally sensitive areas in a manner that is compatible with the City of Tallahassee.**

**Objective 1.1: FAMU shall develop and adopt a Future Land Use Plan which establishes the following land use zones for the University-owned properties:**

- **Academic**
- **Agricultural**
- **Conservation**
- **Housing**
- **Parking (including surface & garage)**
- **Recreation/Athletics/Open Space**
- **Support Facilities (including utilities, roadways & infrastructure)**
- **Community Interface**

### Policy 1.1.1

FAMU shall continue to participate in the Florida Board of Governors master planning process, adopting a Master Plan Update, updating it in succeeding five (5)-year intervals and assessing progress toward achieving its stated goals, objectives and policies through the Florida Board of Governors strategic planning process.

### Policy 1.1.2

FAMU shall define and approve the Future Land Use Map (Figure 4.1) as part of the master planning process which reflects the input of representatives of the University's administration, student body, faculty, and support personnel. The Future Land Use Map establishes land use zones that include academic, agricultural, conservation, community interface, housing, parking, recreation/open space, and support services which shall include utilities and infrastructure.

### Policy 1.1.3

FAMU shall endeavor to retain, at a minimum, an existing 75 acres of the University's property, which has been previously identified and determined to be environmentally sensitive as Conservation land use zones on the Future Land Use Map.

### Policy 1.1.4

FAMU shall identify the developable parcels on the University's property and shall establish and adopt intensities and densities to be implemented for each land use zone shown on Table 4.1 and Figure 4.1. These standards shall serve as maximum development thresholds for each land use zone.

**Table 4.1 Land Use Zones/Maximum Intensities and Densities for Development**

<b>LAND USE ZONE</b>	<b>ACREAGE<sup>1</sup></b>	<b>Maximum F.A.R.</b>
Academic	58.0	0.80
Agricultural	11.0	0.30
Community Interface	5.0	.80
Conservation	43.0	0.10
Housing	34.0	0.80
Parking (S) <sup>2</sup>	64.0	0.1
Recreation/Athletics/Open Space	153.0	.10 / .30 / .10
Support Facilities	46.0	0.80

Source: Figure 4.A – Future Land Use Map; WPI, 2017

<sup>1</sup> Acreage totals include miscellaneous lands such as sidewalks, service areas, roads etc.

<sup>2</sup>At a minimum, these spaces shall be not less than approximately nine (9) by eighteen (18) feet in size. (S) = Surface Parking. Excludes structured parking.

**Policy 1.1.5**

FAMU shall establish a buffer area around each of the designated conservation areas. The criteria for establishing and adopting these buffers is contained within 13.0 Conservation Element and shall be followed when designating these buffer areas.

**Policy 1.1.6**

In accordance with Florida Statute, variation(s) from and/or exception(s) to the Future Land Use Map (Figure 4.1) may require an amendment to this Master Plan Update. Amendments that, alone or in conjunction with other amendments, exceed the thresholds established in s. 1030.30 (a) F.S., shall be reviewed and adopted under the provisions of s. 1030.30 (6)-(8) F.S. When amendments fall below the established thresholds an amendment to this Master Plan Update will not be required.

**Objective 1.2: Using the Future Land Use Map (Figure 4.1) as a base, FAMU shall develop Master Plan Maps which detail the location and types of facilities required by the growth in student population anticipated during the planning period to meet their needs in the areas of academic, agricultural, conservation, community interface, housing, parking, recreation/open space, and support services and other related facilities improvements.**

**Policy 1.2.1**

FAMU shall adhere to the 2015-2025 Master Plan Update Map when authorizing construction of new facilities or when relocating or expanding existing facilities.

**Policy 1.2.2**

FAMU shall coordinate land use and development decisions with the priorities of capital improvement implementation specified within Table 14.1 of the 14.0 Capital Improvements Element.

Policy 1.2.3

In the event that unforeseen grant awards or other circumstances create a need to modify the Master Plan Update Map, FAMU shall, at a minimum, ensure that the planned facility is consistent with the Future Land Use Map.

Policy 1.2.4

The FAMU Director of Facilities Planning and Construction shall be responsible for coordinating future development densities with appropriate land use zones and shall amend the Capital Improvement Plan each year, if needed, under the requirements of 14.0 Capital Improvements Element. FAMU shall further coordinate inconsistent land use policies with the procedures established herein.

**Objective 1.3: FAMU shall use the 2015-2025 Master Plan Update Map and Future Land Use Map to correct existing internal land use compatibility problems through such actions as densification, relocation, and acquisition of adjacent properties while continuing to avoid land use compatibility conflicts with surrounding non-University properties.**

Policy 1.3.1

FAMU shall create more integrated land use zones through densification and the integration of non-academic facilities (such as housing, agriculture and parking) to newly developed areas in the core of campus, generally described as being along the northern portion of Martin Luther King, Jr. Boulevard.

Policy 1.3.2

FAMU shall locate Community Interface activities on the periphery of the University property. Such activities may include, but are not limited to, expanded athletic facilities, research facilities, multi-purpose educational facilities, mixed use development, and hospitality / conference facilities, and in certain cases, academic facilities of not more than fifty (50) percent of the net assignable square footage of proposed building construction or additions. This will allow functions including public/private research and teaching functions to be conducted in a nontraditional academic environment when deemed appropriate by FAMU.

Policy 1.3.3

FAMU shall continue to be an active participant in City of Tallahassee-Leon County planning and zoning activities to assure that decisions regarding University land uses have a neutral or positive impact on surrounding land uses and, conversely, that land use decisions affecting properties proximate to the University have a neutral or positive impact on University activities.

Policy 1.3.4

FAMU Facilities, Planning, Construction and Safety shall be responsible for ensuring compliance in coordinating land use and development decisions with the schedule of capital improvements specified in 14.0 Capital Improvements Element.

**Objective 1.4: FAMU shall use the Future Land Use Map and 2015-2025 Master Plan Update Map to optimize the University's developable land resources and protect its natural resources, including its historic and archeological resources, while allowing the University flexibility in meeting its long-range needs.**



Policy 1.4.1

Respecting the University property's natural resources, improvement and expansion of University facilities for the ten (10)-year planning period shall be limited to those areas identified in the Future Land Use Map.

Policy 1.4.2

As part of the design process for any programmed improvements and prior to approval and acceptance of the design of the University, FAMU shall require that geotechnical testing be conducted to determine the relevant soil characteristics of the site.

Policy 1.4.3

FAMU shall require that appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. These specific methods shall include, at a minimum, the following:

1. Local, State, and Federal regulatory requirements.
2. Adherence to the adopted Architectural Design Guidelines.
3. Adherence to the adopted Landscape Design Guidelines.
4. Adherence to stormwater level-of-service standards specified in 9.0 General Infrastructure Element.

Policy 1.4.4

FAMU shall require integration of natural topographic and other physical features in project designs in order to develop University property in harmony with its natural environment.

Policy 1.4.5

FAMU shall permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map as Conservation with the exception of passive recreation uses that shall not impact protected features.

Policy 1.4.6

FAMU shall adopt and adhere to the policies stated in 13.0 Conservation Element with regard to environmental management and shall require adherence to these standards by all parties performing design and construction of facilities on University property.

Policy 1.4.7

FAMU shall protect and preserve all existing structures deemed to be historically or archaeologically significant. Methods for protection/ preservation are outlined in 15.0 Architectural Design Guidelines Element.

**Objective 1.5: FAMU shall make provisions for the infrastructure, parking and traffic circulation, utilities and support services systems required by new, expanded and/or relocated facilities concurrent with the facilities' construction. These provisions shall include required land(s) set aside.**

Policy 1.5.1

As part of the planning, programming, design and construction of new facilities or the relocation or expansion of existing facilities, FAMU shall include modification of those infrastructure, utilities, parking and traffic circulation, and other support systems which are required to maintain the minimum service levels

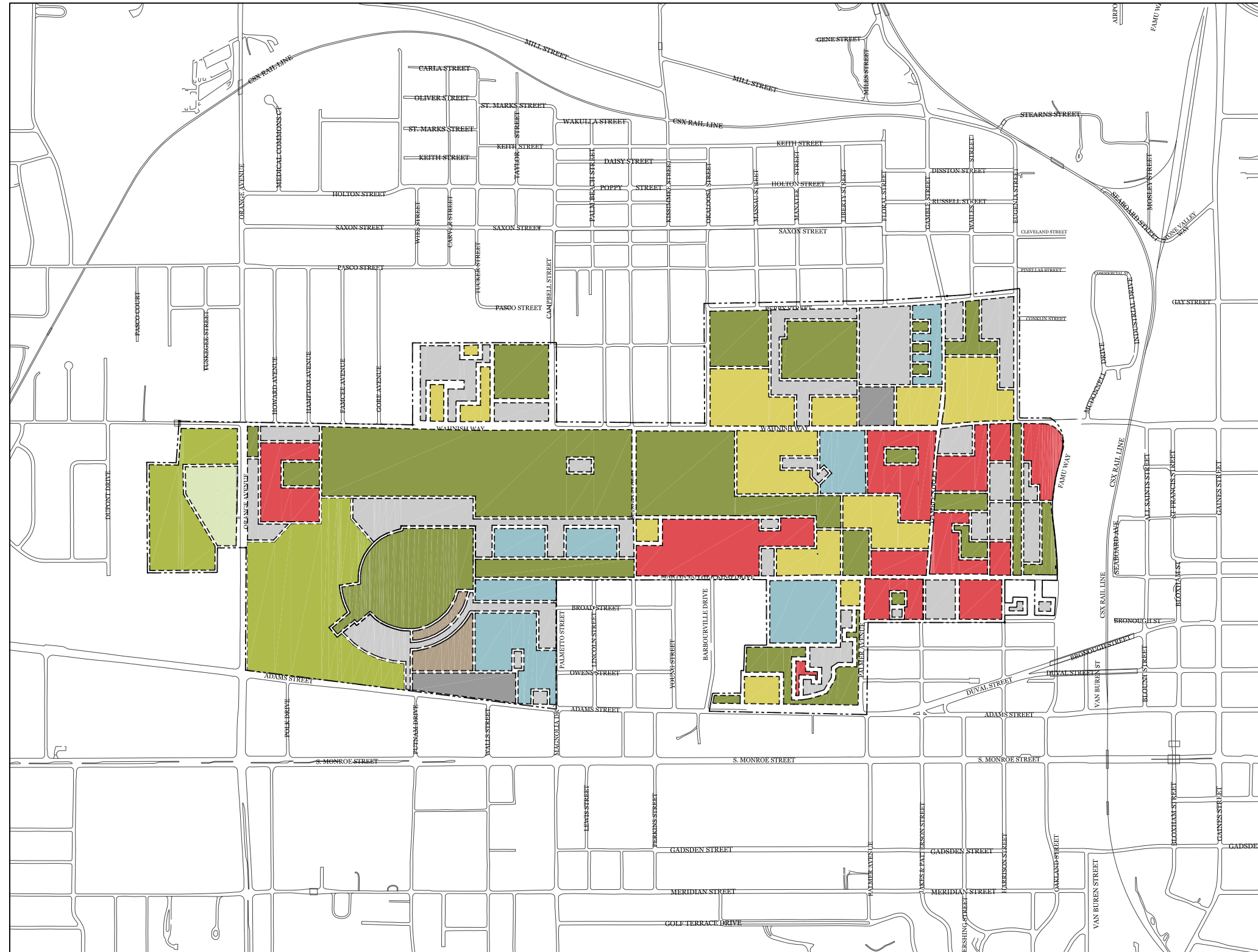
established under 9.0 General Infrastructure Element 10.0 Utilities Element and 11.0 Transportation Element of this Master Plan Update.

Policy 1.5.2

FAMU shall require that the modification of infrastructure, utilities and support service systems shall be completed concurrent with occupancy of new or expanded programmed facilities.



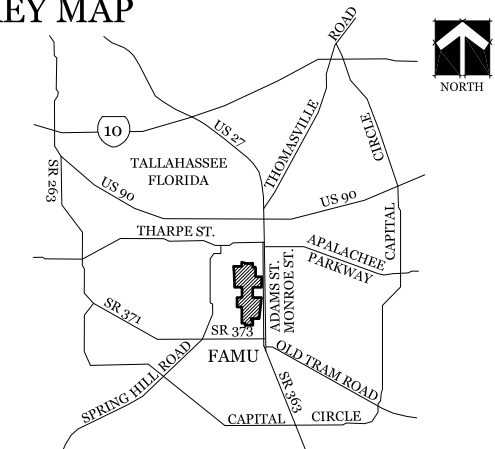
# FUTURE LAND USE MAP



**LEGEND:**

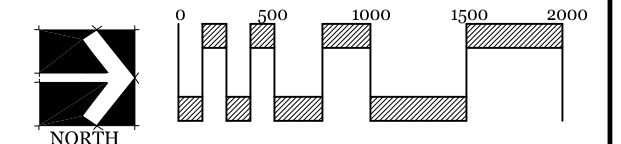
- ACADEMIC
- AGRICULTURAL
- CONSERVATION
- COMMUNITY INTERFACE
- HOUSING
- SURFACE PARKING
- GARAGE PARKING
- RECREATION/ATHLETICS/  
OPEN SPACE
- SUPPORT FACILITIES

**KEY MAP**



2015-2025 MASTER PLAN  
FINAL MASTER PLAN  
**FLORIDA A&M  
UNIVERSITY**  
TALLAHASSEE, FLORIDA

DATE: JANUARY 2018



## 7.0 Housing Element – Summary Narrative

Florida Agricultural and Mechanical University (FAMU) was founded as a land-grant University nearly 129 years ago in 1887, making it one of the three oldest public institutions of higher education in the State of Florida. As a result, many of the structures which support the core purpose of the University are extremely dated, and most of the oldest buildings are residence halls. Although Branch Campus locations are included in this Master Plan Update, housing is only provided and applicable to the Tallahassee Main Campus. At the main campus, a total of eight residence halls were built more than fifty years ago representing 80% of bed capacity in the core area of campus and more than 50% of total bed capacity. With these factors in mind, FAMU will need to efficiently balance the selective demolition, renovation, historic preservation and repair of existing spaces with the addition of new housing necessary to accommodate the growing and innovating needs of the University.

With the recent completion of the FAMU Village residence hall, Florida Agricultural and Mechanical University (FAMU) now maintains about 2,383 bed spaces in 11 on-campus dormitory facilities. Over 80% of housing is double occupancy, i.e. two beds per room or apartment.

FAMU has adopted a policy goal of increasing student bed spaces to thirty percent (30%) of student enrollment to thirty-three percent (33%) by the end of 2020. The University has projected a FTE enrollment of 9,407 for the Main Campus as of August 1, 2016 (Note actual numbers which varies from the 8,397 enrollment identified in the adopted 2016 University Work Plan). Thirty percent of 9,407 is a projected needed bed capacity of about 2,822. Thus, the current capacity of 2,383 beds is approximately 439 short of the 30% standard. With a projected enrollment of 9,304 for Main Campus in 2020 and bed capacity of 2,751, FAMU should meet the established policy goal. Note that bed capacity fluctuates over time and can therefore never be precise, and that numbers are rounded. Table 7.1 provides a summary of campus housing units that are programmed for demolition, redevelopment and / or renovation, and construction through 2020 when compared with the 30% policy goal.

**Table 7.1 Campus Housing through 2021**

	<b>2016-2017</b>	<b>2020-2021</b>
Enrollment	9,614	11,458
Housing Units	2,383	2,751
30% Housing Goal	2,884	3,437
	(501)	(686)

Source: FAMU Facilities Planning & Construction, 2016 University Work Plan, FAMU Office of Housing and Residential Life and Office of Institutional Research

A Student Housing Market Study was prepared for FAMU in July of 2016. The study provides recommendations for the phased implementation of new construction, redevelopment, or renovation of housing on campus as well as the types of housing the University should offer. Further, the University is evaluating new campus housing opportunities through public-private partnerships (P3) as allowed for by Section 1013.171(1), Florida Statutes. FAMU seeks to further enhance campus through its living learning community's initiative with the addition of an Honors College.

Aside from all of the above, which may be incorporated into student housing facilities, housing support facilities such as nearby parking, recreation and open spaces are also important associated amenities.

To meet these challenges and needs, the Goal, Objectives and Policies that follow highlight the following strategies and measures to meet the housing needs of the projected student enrollment:

1. Adhere to the recommendations contained within the Student Housing Market Study, dated July 20, 2016.
2. Review and evaluate housing facility efficiency, economy and sustainability
3. Provide and ensure adequate housing and housing support facilities
4. Use the Student Housing Comprehensive Plan to ensure market competitiveness
5. Incorporate and integrate technology in housing facility planning and construction
6. Maintain housing facilities at an acceptable level-of-service
7. Support and encourage privately initiated student housing developments
8. Enhance campus housing and student experiences through the expansion of the living-learning communities initiative
9. Pursue all funds and resources to implement stated Goal, Objectives and Policies

## **7.0 Housing Element – Goal(s), Objectives and Policies**

**GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall continue to provide stable and secure student housing facilities within the FAMU campus boundaries, offering a social environment that is affordable and conducive to the academic enrichment and development of the University's student enrollment, and shall support and encourage the development of off-campus student housing meeting these same needs.**

**Objective 1.1: FAMU shall, as part of the Educational Plant Survey process, review and evaluate all existing housing facilities, planned housing projects, and housing support facilities; for efficiency, economy and sustainability.**

### Policy 1.1.1

Adhere to the recommendations contained within the Student Housing Market Study, dated July 20, 2016, or other housing studies and reports that the University may prepare.

### Policy 1.1.2

By the end of the planning period, FAMU shall have begun the process of reviewing and evaluating the cost-benefit and sustainability of existing and planned housing and housing support facilities; which is not limited to but may include:

- Site location, context, micro-climate and site suitability; to include pedestrian environment and access to multi-modal forms of mobility
- Building orientation, materials and methods of construction, and efficiency of fenestration and other elements of the building envelop
- Building efficiency, and safety and security, and IT planning, systems and infrastructure
- Age and efficiency of building systems, utilities and central plant infrastructure
- Need for abatement or removal of environmental or other hazards
- Requirements for ADA and other code or capital renewal corrective measures

### Policy 1.1.3

By the end of the planning period, and as an output or result of Policy 1.1.1, above, FAMU shall furthermore identify potential or planned measures to enhance efficiency, economy and sustainability of existing and planned housing facilities; which may include:

- Relocation of functions or uses, re-purposing of spaces or adaptive re-use
- Re-planning / re-design of planned housing facility projects
- Selective demolition(s) and/or historic preservation
- Renovation, remodeling, capital renewal, re-roofing and/or addition(s)

### Policy 1.1.4

FAMU shall coordinate housing and housing support facility projects with other applicable sustainability initiatives outlined in Elements 5 and 6 of this Master Plan.

**Objective 1.2: FAMU shall provide and ensure the availability of an adequate supply of affordable on-campus student housing units and support facilities, located within walking distance of the University's academic buildings, and shall strive to maintain a housing bed space inventory for up to approximately thirty (30) percent of the University's student enrollment, based on headcount.**

### Policy 1.2.1

To provide and ensure the availability of an adequate supply of affordable housing, FAMU

will explore public-private partnership opportunities and other sources such as the U.S. Department of Education, as further noted in Objective 1.6, below.

#### Policy 1.2.2

To enhance energy efficiency of and conservation in housing facility projects, in addition to Objective 1.1 and Policies noted above, FAMU shall incorporate the various other elements of the Master Plan, in particular the elements most closely integral to building facility projects, including (but not limited to):

- Element 3 – Urban Design (where applicable to maintain rural character of campus(es) and refrain from urban patterns of development)
- Element 4 – Future Land Use
- Elements 9, 10 and 11 – General Infrastructure, Utilities & Transportation
- Element 15 – Architectural Design Guidelines
- Element 16 – Landscape Design Guidelines
- Element 17 – Facilities Maintenance

#### Policy 1.2.3

FAMU shall include safety and security concerns into housing planning and construction, e.g. Crime Prevention Through Environmental Design (CPTED).

#### Policy 1.2.4

As required for housing facility operations, FAMU shall include utilities, capital renewal, code corrective and infrastructure improvements in of all housing facility projects at the prescribed level-of-service standards; and housing support facilities, including:

- Parking, transportation, pedestrian paths and multi-modal mobility
- Recreation and open spaces
- Other support facilities that may be deemed appropriate and financially feasible according to the Student Housing Comprehensive Plan and market analyses

#### Policy 1.2.5

FAMU shall periodically validate housing inventories and determine, as required, additional future needs for housing renewal and new construction housing projects.

**Objective 1.3: FAMU shall regularly update the Student Housing Comprehensive Plan, and include local-national University housing trends and market analysis, to increase student and parent satisfaction and ensure market competitiveness.**

#### Policy 1.3.1

FAMU shall endeavor to accommodate an increased percentage of students in on-campus housing, improve recruitment and retention efforts, and increase student and parent satisfaction with on-campus living options.

#### Policy 1.3.2

FAMU shall evaluate and consider providing newer and various living arrangements and amenities to increase student/parent satisfaction and enhance market competitiveness:

- Convenient locations and proximity to central academic buildings
- Traditional, suite and apartment style units
- Single, double, or more occupancy
- Private, semi-private or communal baths
- Associated support spaces such as lounges, study areas, recreation and gaming

- rooms, laundry, vending, computer rooms or productivity centers, etc.
- Internet technology, common area TVs and individual room cable TV outlets, HVAC systems with individual room controls, security systems, sound systems
- Food prep or kitchens for student use, fitness facilities, ATMs, retail spaces, flexible and modular furniture, “green” furnishings, private sleeping nooks
- Classrooms, dining halls, other mixed-use functions

Policy 1.3.3

FAMU shall consider project financial feasibility, revenue and pro formas, and elasticity of rental rates students and parents are willing to pay in making final determinations of living arrangements, amenities, and housing support facilities to be provided.

**Objective 1.4: FAMU shall incorporate and integrate technology in housing facility planning and construction to enable and enhance meeting student needs in an appropriate, efficient and cost-effective manner.**

Policy 1.4.1

FAMU shall include technology systems in student housing facilities to meet student needs and maintain market competitiveness.

Policy 1.4.2

FAMU shall coordinate housing and housing support facility projects with other applicable technology initiatives outlined in 5.0 Academic Elements and 6.0 Housing Element of this Master Plan.

**Objective 1.5: FAMU shall maintain housing facilities at an acceptable level-of-service, eliminate substandard student housing, and provide needed structural, code-corrective and aesthetic improvements to encourage their maximum, efficient and cost-effective usage.**

Policy 1.5.1

FAMU shall continue to staff maintenance personnel to respond to routine repairs and upkeep of the student housing and housing support facilities.

Policy 1.5.2

FAMU shall provide housing inspection surveys, at a minimum of every two (2) years; to include review and evaluation for efficiency, economy and sustainability as noted in Objective 1.1, above; so that future maintenance costs may be limited and repairs initiated prior to further deterioration and/or wear and tear of housing and support facilities.

Policy 1.5.3

FAMU shall thoroughly evaluate substandard and deficient housing and plan for maintenance, improvements, remodeling, adaptive re-use or demolition as needed (Source: Student Housing Comprehensive Plan, April 2004); including:

- Fire alarm, sprinkler systems, rated doors and other life safety basic needs
- Roof repairs and other remedial work to ensure integrity of building envelope
- Abatement of asbestos, lead or other environmental hazards
- Compliance with the Americans with Disabilities Act (ADA)
- Site and/or building modifications to mitigate against flooding
- Inferior or deteriorating plumbing, HVAC, electrical and IT systems
- Dated or deficient windows, finishes, fixtures, furniture, etc.



Policy 1.5.4

FAMU shall maintain newly renovated and historically significant Sampson and Young residence halls, and evaluate other structures for potential historic preservation.

**Objective 1.6: FAMU shall maintain policies that are flexible and that support and encourage privately initiated student housing developments that meet the same needs as on-campus student housing, for the balance of the University's student enrollment not already provided, based on total headcount.**

Policy 1.6.1

FAMU shall coordinate with the City of Tallahassee-Leon County Planning Department on all off-campus student housing developments. This intergovernmental coordination shall include, but not be limited to, development review, growth management and concurrency issues, and the mitigation of off-campus impacts created by such housing. This coordination shall be facilitated by the preparation, adoption and regular updating of a formal Development Agreement between Board of Education, Division of Colleges and Universities/FAMU and the City of Tallahassee and Leon County.

Policy 1.6.2

FAMU shall explore options and opportunities to partner with the private sector and/or non-profit corporations to meet student housing needs, whether for on-campus housing or off-campus housing developments.

Policy 1.6.3

Support and encouragement from FAMU for privately and for public-private partnership initiated student housing are contingent upon meeting all requirements and development agreements with applicable local governing authorities.

Policy 1.6.4

FAMU shall continue to recognize the role of the private sector market to meet off-campus student housing facility demands over the ten (10)-year planning period.

**Objective 1.7: FAMU shall continue to pursue all available fund appropriations and resources, including public-private partnerships, to implement the Goal, Objectives and Policies stated above.**

Policy 1.7.1

FAMU shall continue to use University housing revenues as its primary source of funding for all future housing expansions and renovations. The FAMU Housing Advisory Committee shall be responsible for the prioritization of annual excess revenues received from Housing Department operations.

Policy 1.7.2

FAMU shall explore and consider privatization and/or partnerships with private sector entities and nonprofit organizations seeking to leverage or obtain new funding sources and strategies to provide student housing and housing support facilities and services.

Policy 1.7.3

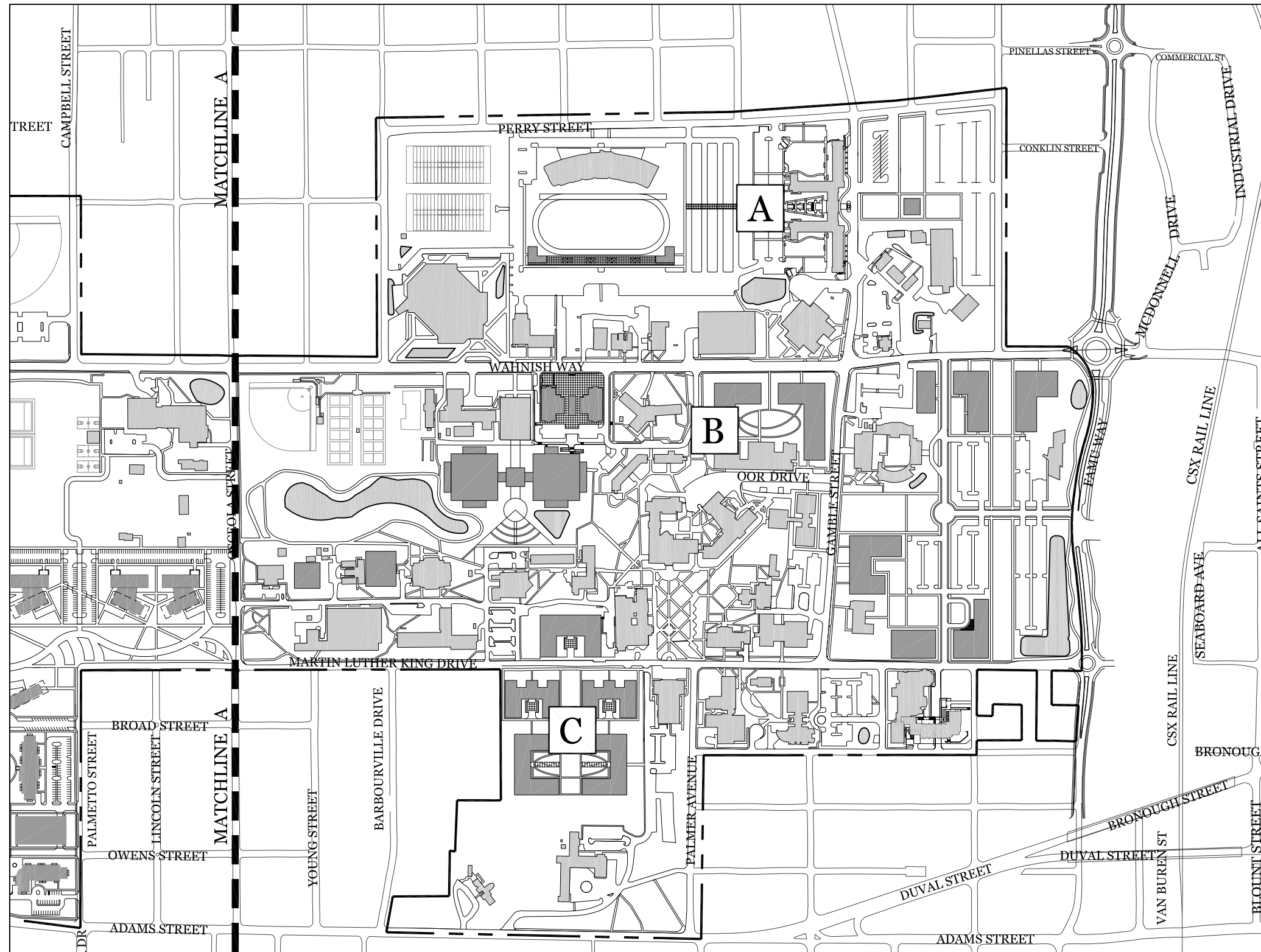
In line with Objective 1.1, and Policies noted above, FAMU shall fully investigate and quantify sustainability, efficiency, conservation and cost-effectiveness; and related grant or monetary opportunities as may be available; as important fiscal resources to meet the housing and housing support facility needs of the projected student enrollment.

**Policy 1.7.4**

FAMU shall continue to maintain a Housing Department Funding Program for identified renovation, maintenance and repair needs.



# ON-CAMPUS HOUSING LOCATION MAP (NORTH)

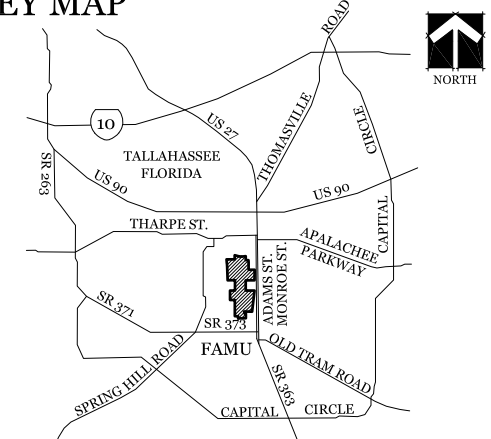


**LEGEND:**

- A FAMU Village
- B GIBBS, SAMPSON, AND YOUNG HALLS
- C PROPOSED RESIDENCE HALL

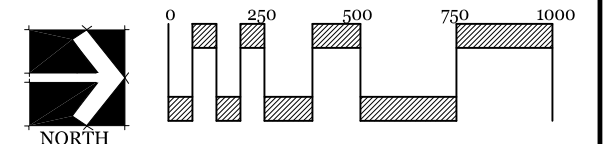
- EXISTING FACILITIES
- PROPOSED FACILITIES

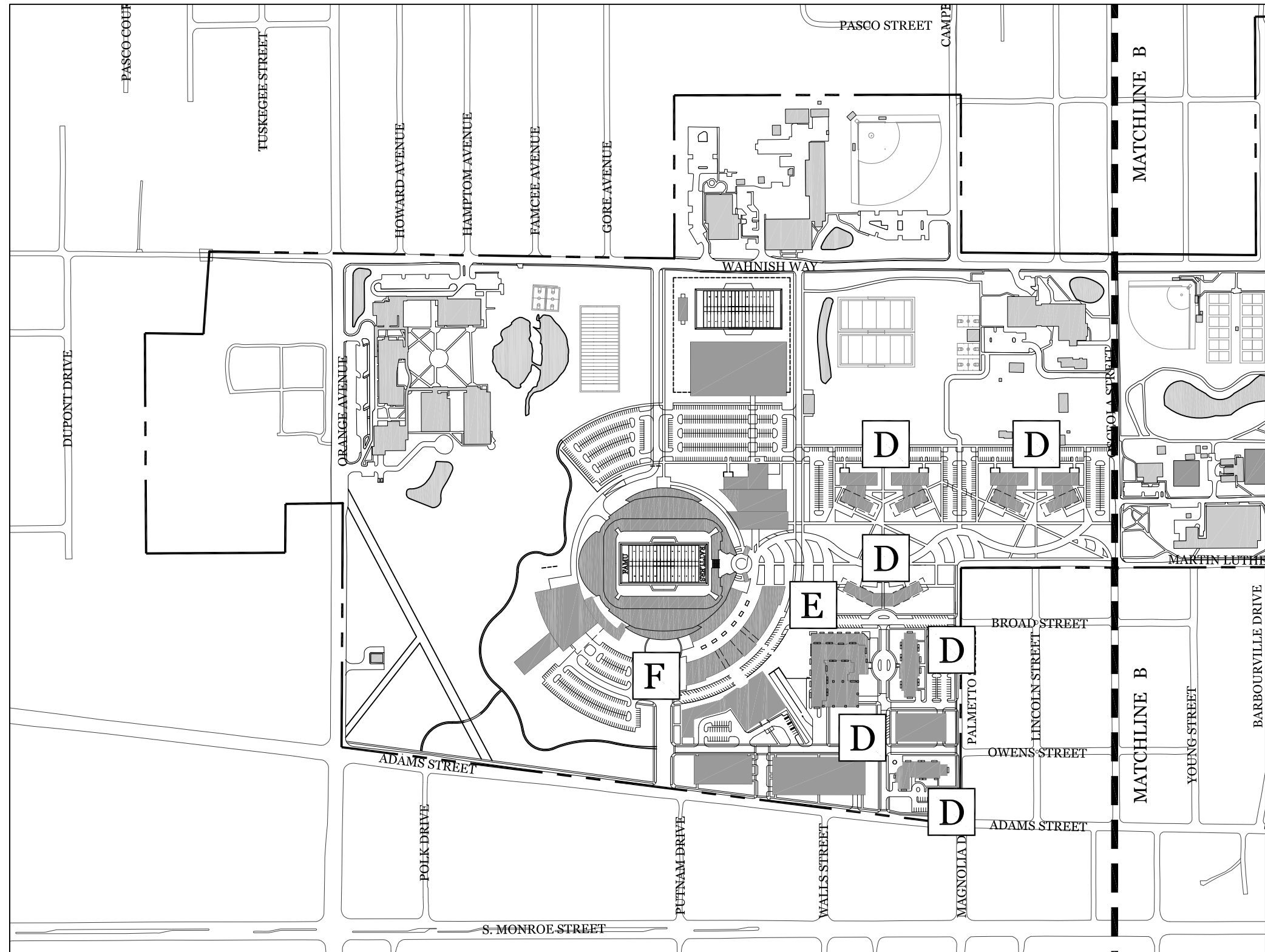
**KEY MAP**



2015-2025 MASTER PLAN  
 FINAL MASTER PLAN  
**FLORIDA A&M UNIVERSITY**  
 TALLAHASSEE, FLORIDA

DATE: JANUARY 2018





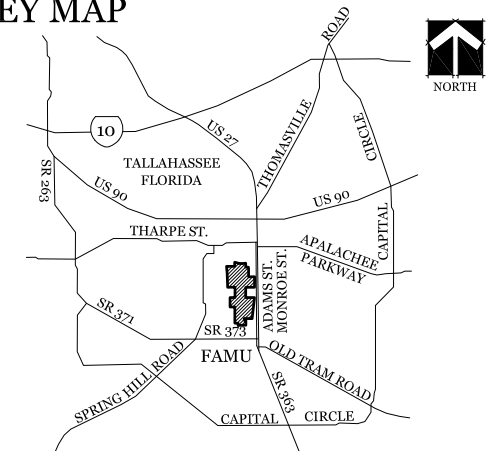
# ON-CAMPUS HOUSING LOCATION MAP (SOUTH)

**LEGEND:**

- D PROPOSED RESIDENCE HALL
- E MULTI-FAMILY HOUSING / RETAIL
- F ALUMNI HOUSING / RETAIL

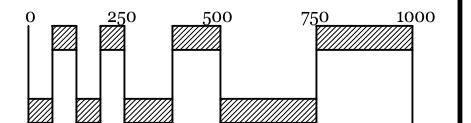
- EXISTING FACILITIES
- PROPOSED FACILITIES

**KEY MAP**



2015-2025 MASTER PLAN  
 FINAL MASTER PLAN  
**FLORIDA A&M UNIVERSITY**  
 TALLAHASSEE, FLORIDA

DATE: JANUARY 2018



## **8.0 Recreation and Open Space Element**

Florida Agricultural and Mechanical University (FAMU) faces a challenge in maintaining and providing adequate recreation and open space facilities specifically those for Intercollegiate Athletics. Several existing facilities are in need of improvements to maintain adopted level-of-service standards presently recommended for the University. Much of this is primarily due to deterioration resulting from the age and heavy use that these facilities currently experience. Numerous intramural and athletic facilities were constructed during prior planning periods and serve the University adequately and meet the adopted level of service standards.

Several types of facilities and acreage have been classified for this element. The recreational facilities, both land and improvements, are organized into two (2) distinct classifications of use; active and passive. Active recreational uses consist of organized and informal group activities. With a few passive exceptions like picnic areas and nature trails or paths, active recreational facility improvements are for a specifically intended function. By contrast, passive recreational uses consist of less formal activities and do not rely on focused formal or organized group activities. Examples of passive activities include picnic areas, observation areas, nature trails and unimproved open spaces. For the purposes of this plan, the two have been combined to define one recreational acreage level-of-service standard.

In addition, several maintenance and improvement items are required to maintain the quality of the University's existing facilities. All recreation facilities improvements, including those above, are shown on the 2015-2025 Master Plan Update Map.

**GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall continue to provide, maintain and expand recreation and open space facilities at acceptable service standards to meet the anticipated demands created by existing and anticipated faculty and student enrollment growth.**

**Objective 1.1: FAMU shall ensure the availability of an adequate supply of on-campus recreation and open space facilities at adopted level-of-service standards for the University's faculty and student enrollment growth anticipated to occur through the year 2015.**

Policy 1.1.1

FAMU shall adopt a minimum level-of-service standard for recreational acreage, both active and passive, equating to fourteen (14) acres per one thousand (1,000) students.

Policy 1.1.2

FAMU shall adopt the following minimum level of service standards in Table 8.1 for recreational space facility improvements through the planning period.

**Table 8.1 Minimum Level of Service Standards**

<b>Type of Facility</b>	<b>Minimum Level of Service</b>
Basketball Court	One per 5,000 Students
Volleyball Court	One per 15,000 Students
Racquetball Court	One per 5,000 Students
Tennis Court	One per 2,000 Students
Softball/Baseball Field	One per 8,000 Students
Multipurpose Field	One per 8,000 Students

Source: State University System of Florida – Board of Governors.

The level-of-service standard does not include proposed facility improvements. FAMU shall amend this plan, if needed, to raise adopted level-of-service standards as new facilities are constructed.

Policy 1.1.3

FAMU shall count those areas designated for conservation (as shown in the Future Land Use Map, Figure 4.A) towards the minimum level of service standards adopted for Recreational Acreage ensuring that on-campus open space and natural conservation area requirements are maximized.

Policy 1.1.4

FAMU shall base the criteria for setting the priority, timing and phasing of future required recreation and open space improvements on future identified deficiencies related to the adopted minimum level of service standards. At a minimum, these criteria shall call for an annual report to be completed by an established Recreation Advisory Committee that evaluates deficiencies and replacement needs.

Policy 1.1.5

FAMU shall utilize properties to assist in meeting recreational acreage requirements, where appropriate.

Policy 1.1.6

FAMU shall maintain intensities and densities for the development of the campus which maximize the retention of on-campus open space. These intensities and densities are provided in the 4.0 Future Land Use Element.

Policy 1.1.7

FAMU shall continue to respect on-campus resource areas of cultural and/or historical significance.

**Objective 1.2: FAMU shall maintain policies that support and encourage the coordination and use of public and private resources to meet the projected demands of the University faculty, student enrollment and intercollegiate athletic program growth anticipated to occur through the planning period. Consideration of fiscal resources shall include state and federal grants, public-private partnerships, user fees, gifts, foundations, required developer donations for on-campus projects and other applicable funding sources.**

Policy 1.2.1

The Recreation Advisory Committee shall advise on matters related to University recreation and open space needs. This advisory committee shall, at a minimum, consist of two representatives from the University Recreation/Athletic Department, one from Facilities Planning and Construction, one full-time FAMU student and two FAMU faculty representatives. This committee shall ensure coordination between the host community and FAMU on matters related to the joint provision of on-campus recreation and open space.

Policy 1.2.2

FAMU shall coordinate with the host community and state and federal agencies to identify available funding sources for future recreation and open space facilities. Such coordination mechanisms shall be specified by an Interlocal Agreement or Memorandum of Understanding or other similar mechanism between the Board of Education, Division of Colleges and Universities/FAMU and the City of Tallahassee.

Policy 1.2.3

To provide and ensure the availability of an adequate recreation and open space facilities, including Intercollegiate Athletics, FAMU will explore public-private partnership opportunities and other funding sources.

## 9.0 General Infrastructure Element

The purpose of this element is to ensure adequate provision of public facilities and services required to meet the future needs of the University, including the following:

1. Provision of adequate stormwater management capacity to protect the welfare of both the University's and host community's residents and prevent water damage to public and private property.
2. Provision of sufficient potable water to meet anticipated University needs.
3. Provision of adequate sanitary sewer and treatment capacity to meet anticipated University needs.
4. Provision of adequate solid waste handling and disposal capacity to meet anticipated University needs.

**DRAINAGE and STORMWATER:** Prior to 1993 the level of stormwater management required at Florida Agricultural and Mechanical University (FAMU) was limited to only collection, conveyance and disposal. Since 1993 FAMU has constructed stormwater management facilities (SWMF) for treatment and attenuation of stormwater runoff for all new construction projects. These SWMFs have been designed per state and local governing agencies. They provide stormwater management functions for the localized stormwater runoff for each new construction project in accordance with the current Development Agreement with the City of Tallahassee and state regulatory requirements. FAMU will continue to provide stormwater management for each project and will endeavor to incorporate innovative approaches to the reduction of runoff such as Low Impact Development (LID) and Green Infrastructure. This approach to new development and redevelopment will manage the stormwater as close as possible to its source by using such LID techniques as rain gardens, rain barrels, cisterns, green roofs, bio-retention areas, grey water harvesting, pervious pavement, and other techniques. These sustainable stormwater practices when applied on a large scale can contribute significantly to FAMU's stormwater management. Along with the use of these sustainable techniques to reduce stormwater runoff, FAMU should endeavor to develop a regional stormwater facility with the City of Tallahassee.

**WATER:** The majority of the water distribution facilities including water mains, water meters, and fire hydrants are currently operated and maintained by the City of Tallahassee. In most cases, FAMU is only responsible for the water service laterals routed between the water supply main and the individual buildings.

FAMU has completed the "Potable Water System Analysis" in conjunction with the City of Tallahassee. The University will coordinate with the City of Tallahassee to evaluate the findings in conjunction with the Master Plan Update including, but not limited to identify water consumption, delivery of adequate water supply and pressure in the future, identify deficiencies and corrective actions by the appropriate agency.

**SEWER:** FAMU is only responsible for the sewer collection system located on campus. The regional sewer collection system (off campus) and associated wastewater treatment plant are the responsibility of the City of Tallahassee.

FAMU has completed the "Sanitary Sewer Collection and Disposal System Analysis" in conjunction with the City of Tallahassee. The University will coordinate with the City of Tallahassee to evaluate the findings in conjunction with the Master Plan Update including, but not limited to video inspection findings, inflow/infiltration findings, identify deficiencies and corrective actions by the appropriate agency.

**SOLID WASTE:** Solid waste is currently being collected and disposed of by the City of Tallahassee. FAMU is only responsible for the collection and disposal of yard trash and debris. Solid waste is currently either recycled or sent to the Leon County landfill. The operation and



maintenance of the landfill is the responsibility of Tallahassee-Leon County. To be consistent with the policies within the county's comprehensive plan, FAMU shall adopt a recycling goal to reduce the solid waste volume by at least twenty (20) percent from existing levels.

## **9.0 General Infrastructure Element**

### **STORMWATER MANAGEMENT SUB-ELEMENT**

**GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall provide adequate stormwater management/drainage capacity to protect the welfare of both**

**the University and City of Tallahassee residents and to prevent water damage to public and private property.**

**Objective 1.1: It shall be the responsibility of FAMU to ensure that all construction projects on the campus included in this Master Plan are consistent with the City of Tallahassee land development regulations that implement the Comprehensive Plan and all applicable statutory requirements for permit review with the Northwest Florida Water Management District (NFWFMD) Environmental Resource Permit (ERP). FAMU branch campus locations shall adhere to all local governing regulations as well as the NFWFMD.**

Policy 1.1.1

FAMU shall adopt a level-of-service standard for stormwater management and drainage which meets State of Florida water quality regulations and other applicable local, state and federal regulations. The level-of-service standard for FAMU shall be consistent with the City of Tallahassee and NFWFMD levels of service for drainage and stormwater management water quality.

Policy 1.1.2

FAMU shall require that the provision of stormwater management/drainage components associated with new construction projects be constructed in accordance with adopted level-of-service standards prior to occupancy of any new University building.

Policy 1.1.3

FAMU shall correct any stormwater management/drainage improvement mandated by state regulatory agencies.

Policy 1.1.4

FAMU shall coordinate the on-campus and off-campus drainage improvements with the Northwest Florida Water Management District (NFWFMD) and the City of Tallahassee Growth Management Department. FAMU will submit plans and/or drainage calculations to the NFWFMD and the City of Tallahassee, Growth Management Department for review prior to campus development and/or start of construction. FAMU will submit to NFWFMD and the appropriate local governing agency for improvements on branch campuses.

Policy 1.1.5

FAMU shall endeavor to conduct, in conjunction with the City of Tallahassee, a master drainage study to determine if an off-campus regional stormwater facility can be developed which could provide stormwater management for FAMU's future development.

Policy 1.1.6

FAMU shall endeavor to develop innovative and sustainable Low Impact Development (LID) and Green Infrastructure techniques. Techniques shall include but are not limited to rain barrels, rain gardens, cisterns, green roofs, bio retention areas, grey water harvesting, and pervious pavement.

Policy 1.1.7

FAMU shall endeavor to seek demonstration projects, grants, and appropriations to establish itself as an educational source and model for LID and Green infrastructure techniques.

Policy 1.18

FAMU shall maintain the quality of on-campus jurisdictional wetland resources, natural stormwater management, and hydrological areas by requiring that on-campus stormwater run-off meet all water quality regulations of the NFWFMD and University level-of-service standards identified.

Policy 1.1.9

Following identification of any needed system improvement or expansion project, FAMU shall reprioritize the projects in its 14.0 Capital Improvement Element and shall subsequently amend this Master Plan Update to reflect same.

**POTABLE WATER SUB-ELEMENT**

**GOAL 2: Florida Agricultural and Mechanical University (FAMU) shall ensure adequate provision of potable water supply and distribution for domestic use and fire protection use which meet the current and projected needs of the University.**

**Objective 2.1: FAMU shall provide water distribution system to meet and maintain adopted level-of-service standards for water supply and system working pressures.**

Policy 2.1.1

FAMU shall establish and adopt a level-of-service standard for water demand for the entire campus of fifty-five (55) gallons per day (GPD) per FTE [full-time equivalent (FTE) student]. This standard shall not conflict with the City of Tallahassee standards for level-of-service and concurrency for potable water currently set at one hundred sixty (160) gallons per day per capita.

Policy 2.1.2

FAMU shall establish and adopt a level-of-service standard for fire pressure flows of two thousand (2,000) gallons per minute at twenty (20) pounds per square inch (PSI) minimum.

Policy 2.1.3

The "Potable Water System Analysis" is currently being performed by FAMU in conjunction with the City of Tallahassee. This analysis includes, at a minimum, the following efforts:

- Evaluation of the existing water distribution system against the University's adopted level-of-service standards.
- Evaluation of preliminary potable water improvements shown on Figures 9.1A and 9.1B of this element and revision of preliminary improvements as necessary.
- Identification of specific deficiencies within the existing system.
- Identification of corrective measures and determination of associated costs to upgrade the existing system to meet the adopted level-of-service standards.
- Evaluation of off-campus potable water impacts on the city's potable water facilities and analysis of factors or conditions affecting continued service to the University.
- Establishment of priorities for implementing the identified corrective actions.

Policy 2.1.4

By the end of the planning period, FAMU shall endeavor to continue to upgrade the water distribution system to correct deficiencies and improve water flow and working pressure for domestic and fire protection use as determined by the "Potable Water System Analysis."

**Objective 2.2: FAMU shall ensure adequate provision of potable water service in support of projected facilities growth in accordance with the University's adopted level-of-service standards.**

Policy 2.2.1

FAMU shall continue to ensure that improvements to or expansion of the potable water system as identified in the "Potable Water System Analysis" required to maintain the University's adopted level-of-service standards are to be constructed prior to occupation of any new or expanded facility.

Policy 2.2.2

FAMU shall continue to coordinate with the City of Tallahassee for the construction of additional water main services as required and identified within the Potable Water System Analysis.

Policy 2.2.3

Following implementation of any system improvement or expansion project, FAMU shall reprioritize the remaining projects in its 14.0 Capital Improvement Element and shall subsequently amend this Master Plan Update to reflect improvements.

**Objective 2.3: FAMU shall establish practices to protect and conserve potable water sources.**

Policy 2.3.1

As part of the Design Review Committee review procedures (15.0 Architectural Design Guidelines), FAMU shall ensure that construction specifications require water-conserving fixtures and grey water use for all new construction or renovation projects.

Policy 2.3.2

FAMU shall encourage water conservation habits by the students and employees through distribution of informational literature and periodic conservation awareness workshops.

Policy 2.3.3

FAMU shall pursue the practice of using non-potable water for irrigation purposes. Such consideration shall include the University's existing on site wells presently used to provide chilled water.

Policy 2.3.4:

FAMU shall comply with conservation and protection practices established in the 13.0 Conservation Element of this Master Plan Update.

**SANITARY SEWER SUB-ELEMENT**

**GOAL 3: Florida Agricultural and Mechanical University (FAMU) shall ensure adequate provision of sanitary sewer collection and disposal to meet the current and projected needs of the University.**

**Objective 3.1: FAMU shall provide sanitary sewer collection and disposal system to meet and maintain its adopted level-of-service standards.**

### Policy 3.1.1

FAMU shall establish and adopt a level-of-service standard for sanitary sewer collection capability of fifty (50) GPD per FTE. This standard shall not conflict with the City of Tallahassee standards for level-of-service and concurrency for sanitary sewer collection and disposal currently set at a minimum of one hundred and forty (140) gallons per capita per day (GPCD) for all land use zones.

### Policy 3.1.2

The "Sanitary Sewer Collection and Disposal System Analysis" is currently being performed by FAMU in conjunction with the City of Tallahassee. The scope of the portion of the "Sanitary Sewer Collection and Disposal System Analysis" includes, at a minimum, the following efforts:

- Evaluation of the existing system against the University's adopted level-of-service standard.
- Evaluation of the existing system by video inspection and inflow and infiltration measurements.
- Evaluation of preliminary sanitary sewer improvements shown on Figures 9.2A and 9.2B of this element and revision of preliminary improvements as necessary.
- Identification of specific deficiencies in the existing system. Identification of corrective measures and determination of associated costs required to achieve the University's adopted level-of-service standard.
- Establishment of priorities for implementing the recommended corrective actions.

### Policy 3.1.3

FAMU shall amend this campus Master Plan, as needed, to incorporate the results of the "Sanitary Sewer Collection and Disposal System Analysis." Such amendments shall include, at a minimum, the timing, phasing and priority requirements for necessary improvements identified within the analysis.

**Objective 3.2: FAMU shall provide adequate sanitary sewer collection and treatment service in support of projected facilities growth in accordance with the University's adopted level-of-service standards.**

### Policy 3.2.1

The "Sanitary Sewer Collection and Disposal System Analysis", based on forecasts through the planning period, FTE counts provided in 2.0 Academic Program Element is currently being performed by FAMU in conjunction with the City of Tallahassee. The analysis considers projected sanitary sewer collection and disposal needs requirements against the University's level-of-service standards. The scope of the portion of the "Sanitary Sewer Collection and Disposal System Analysis" addressing future needs includes, at a minimum, the following efforts:

- Identification of long-range needs through the planning period.
- Forecasts of system deficiencies.
- Identification of projects required to address these shortfalls and determination of associated costs.
- Establishment of priorities for future sanitary sewer collection and treatment service projects to be implemented prior to initiation of new construction projects.

### Policy 3.2.2

FAMU shall establish that expansion of the sanitary sewer collection system in accordance with the recommendations of the "Sanitary Sewer Collection and Disposal System Analysis" required to maintain the University's adopted level-of-service standards shall be constructed prior to occupation of any new or expanded facility.

Policy 3.2.3

FAMU shall coordinate with the City of Tallahassee for the planning, design or construction of any new city sewer distribution lines providing service to the University.

Policy 3.2.4

FAMU shall continue to utilize the City of Tallahassee sanitary sewer transmission and treatment system.

Policy 3.2.5

Following implementation of any system improvement or expansion project, FAMU shall reprioritize the remaining projects in its 14.0 Capital Improvement Element and shall subsequently amend this Comprehensive Master Plan to reflect same.

**SOLID WASTE SUB-ELEMENT**

**GOAL 4: Florida Agricultural and Mechanical University (FAMU) shall ensure adequate provision of solid waste handling and disposal capacity to meet current and projected University needs.**

**Objective 4.1: FAMU shall maintain the services of the City of Tallahassee to provide solid waste handling and disposal services to meet the University's adopted level-of-service standards for current and future needs of the University.**

Policy 4.1.1

FAMU shall endeavor to establish and adopt a level-of-service standard as shown in Table 9.1:

**Table 9.1 Solid Waste Level-of-Service Standards (in pounds/FTE/day)**

<b>YEAR</b>	<b>LOS</b>
2015	7.40
2016	7.45
2017	7.50
2018	7.55
2019	7.60
2020	7.65

Source: Continuation of County LOS based on LOS of 6.95 in 2006 and .05 annual increase

Policy 4.1.2

FAMU Plant Operation and Maintenance (POM) Division shall maintain a monitoring program to estimate the solid waste generation at the University.

Policy 4.1.3

FAMU shall continue to utilize the City of Tallahassee for solid waste handling and transporting services.

Policy 4.1.4

FAMU shall continue to rely upon Tallahassee-Leon County for the provision of acceptable disposal facilities.

Policy 4.1.5

FAMU shall create and execute a formal Development Agreement with the City of Tallahassee that addresses, at a minimum, the assessment and mitigation of off-campus impacts on the city's solid waste disposal facilities and the city's capability to provide continued service to FAMU.

Policy 4.1.6

FAMU shall, if necessary, amend this master plan in the event that future deficiencies for the construction of solid waste disposal facilities are recognized through the annual monitoring program and shall, at that time, establish the priority, timing and phasing of recommended improvements.

**Objective 4.2: FAMU shall provide appropriate locations and screening materials for all exterior solid waste containers.**

Policy 4.2.1

By the end of the planning period, FAMU shall endeavor to review the locations of existing dumpsters and other exterior solid waste containers in accordance with established University Landscape Design Guidelines.

Policy 4.2.2

FAMU shall continue to implement appropriate relocations and screening projects for those solid waste facilities that are not consistent with the University's Landscape Design Guidelines.

Policy 4.2.3

Following implementation of any system improvement or expansion project, FAMU shall reprioritize the remaining projects in its 14.0 Capital Improvement Element and shall subsequently amend this Master Plan Update to reflect same.

**Objective 4.3: FAMU shall reduce the solid waste stream from the University operations and shall strive to increase recyclable volumes by twenty (20) percent more than present per FTE equivalent rates.**

Policy 4.3.1

By the end of the planning period, shall endeavor to promote recycling through periodic educational emphases for the student and employee bodies.

Policy 4.3.2

FAMU shall maintain existing and secure additional recycling containers from the City of Tallahassee and place these strategically throughout the University's facilities for ease of use.

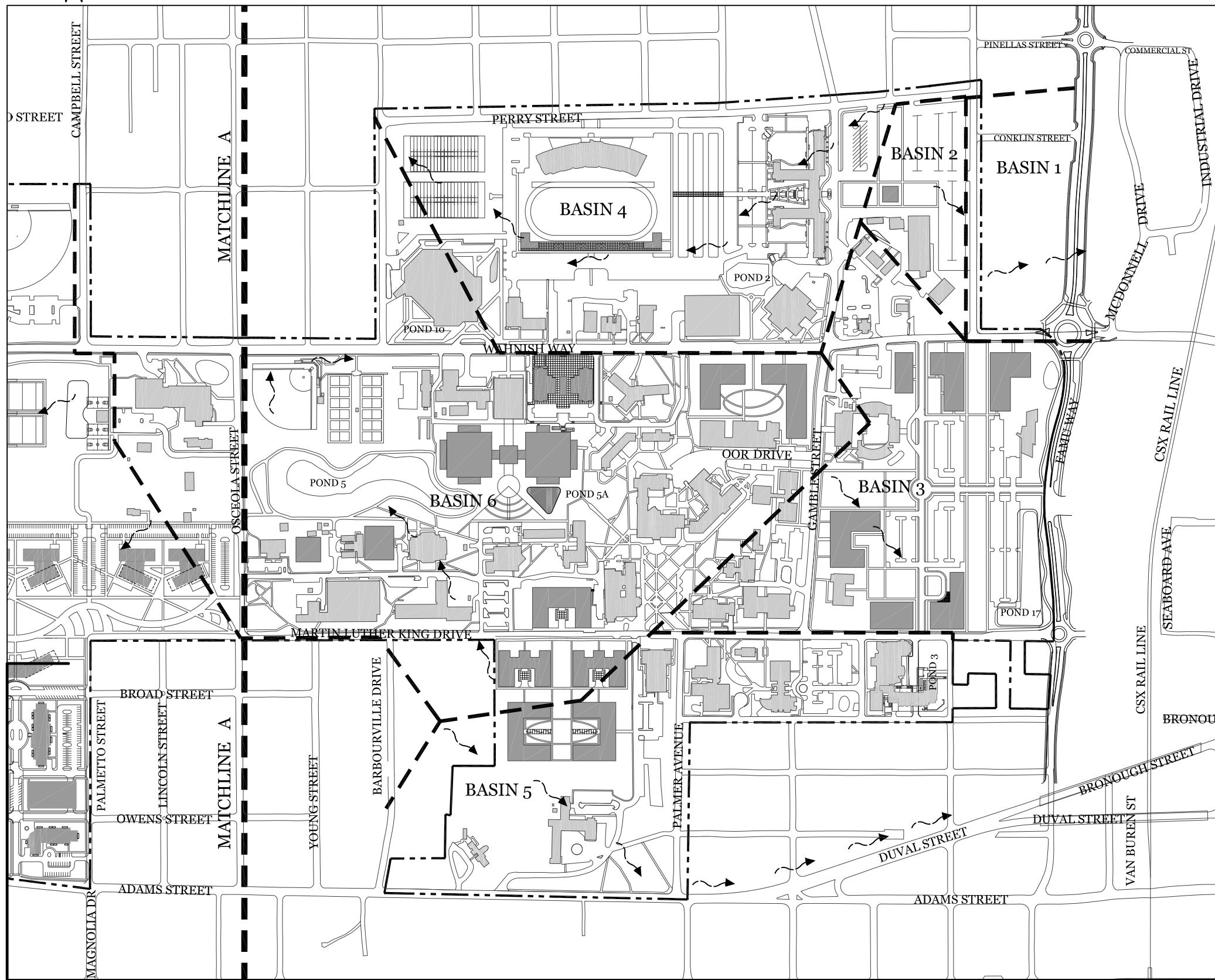
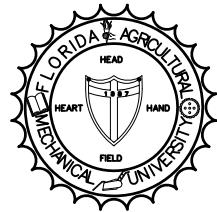
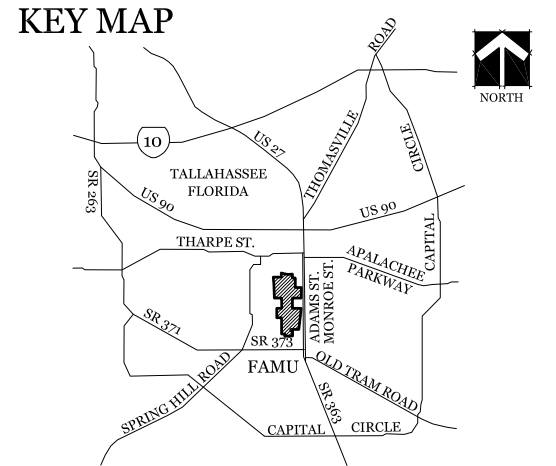


FIGURE NUMBER 9.1A

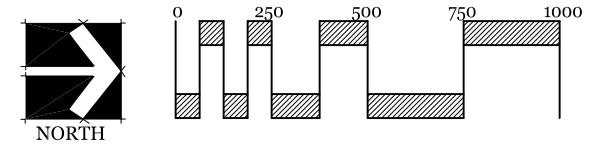
# FUTURE UTILITY IMPROVEMENTS DRAINAGE MAP (NORTH)

- LEGEND:**
- DRAINAGE BOUNDARY
  - FLOW ARROW
  - BASIN DIVIDE
  - FUTURE DRAINAGE BOUNDARY EXTENSION
  - EXISTING POND
  - PROPOSED POND

NOTE: FIGURE SHALL BE UPDATED UPON DEVELOPMENT OF THE FINAL CAMPUS MASTER PLAN



2015-2025 MASTER PLAN  
 FINAL MASTER PLAN  
**FLORIDA A&M UNIVERSITY**  
 TALLAHASSEE, FLORIDA  
 DATE: JANUARY 2018













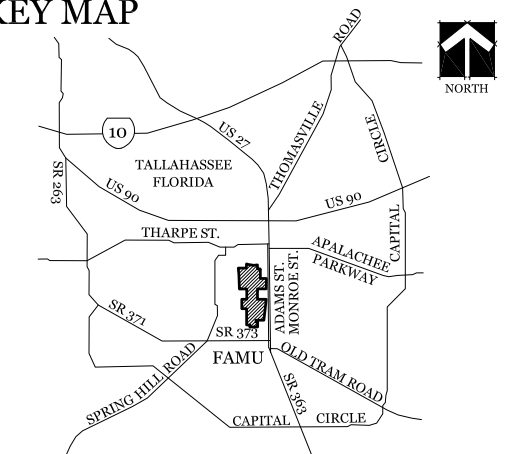
# FUTURE UTILITY IMPROVEMENTS DRAINAGE MAP (SOUTH)

**LEGEND:**

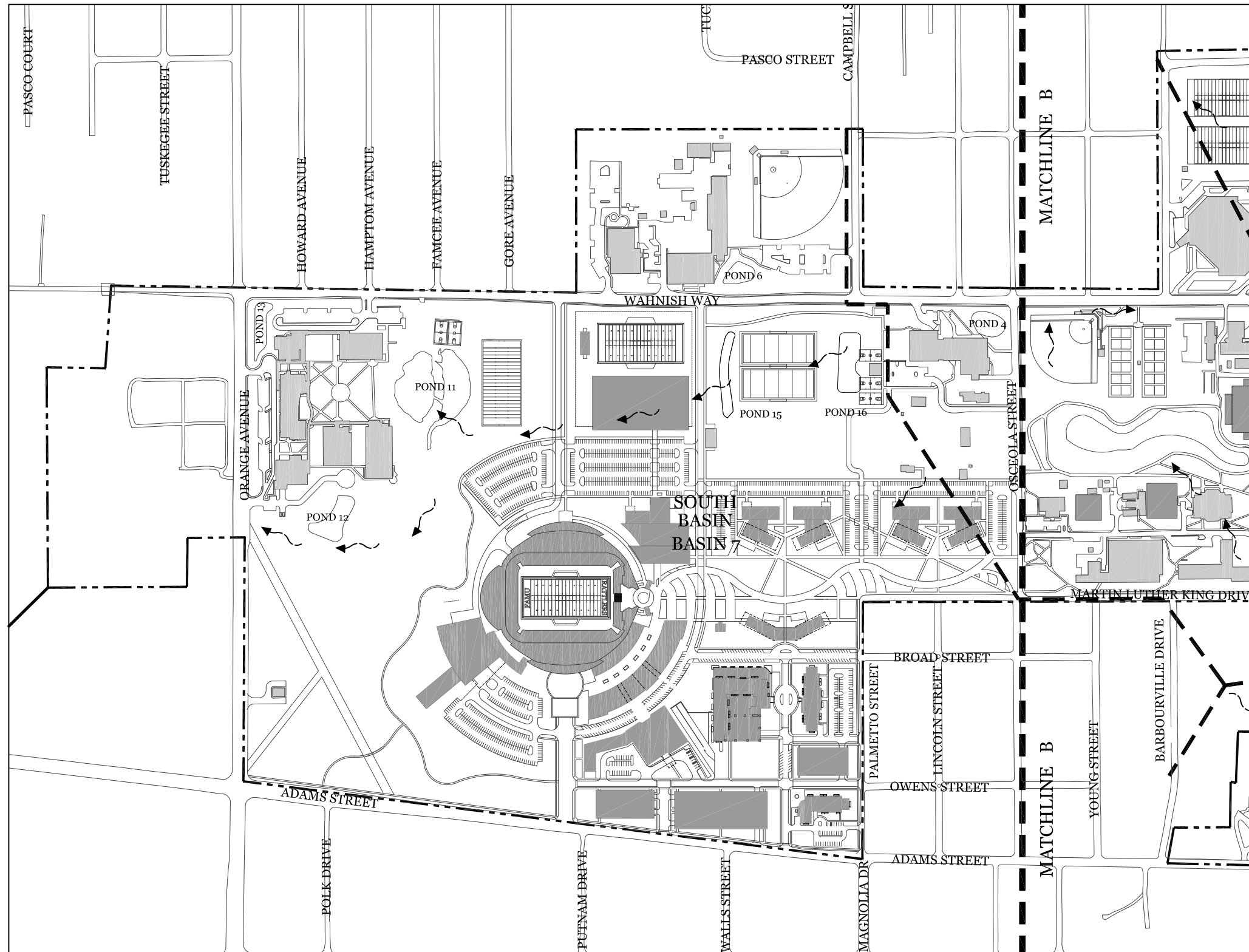
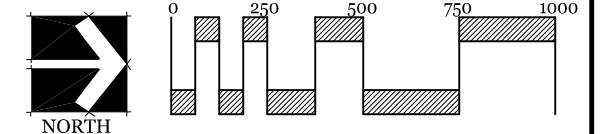
-  DRAINAGE BOUNDARY
-  FLOW ARROW
-  BASIN DIVIDE
-  FUTURE DRAINAGE BOUNDARY EXTENSION
-  EXISTING POND
-  PROPOSED POND

NOTE: FIGURE SHALL BE UPDATED UPON DEVELOPMENT OF THE FINAL CAMPUS MASTER PLAN

**KEY MAP**



2015-2025 MASTER PLAN  
FINAL MASTER PLAN  
**FLORIDA A&M  
UNIVERSITY**  
TALLAHASSEE, FLORIDA  
DATE: JANUARY 2018

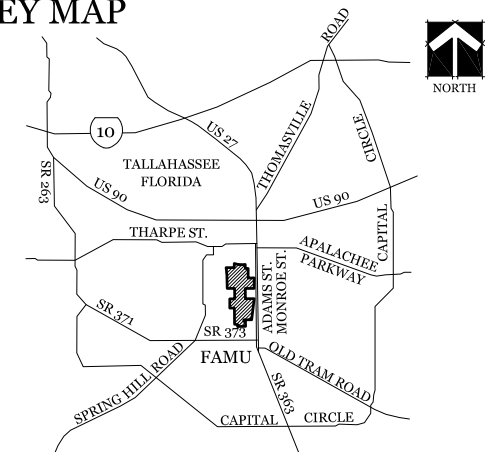




# FUTURE UTILITY IMPROVEMENTS WATER MAP

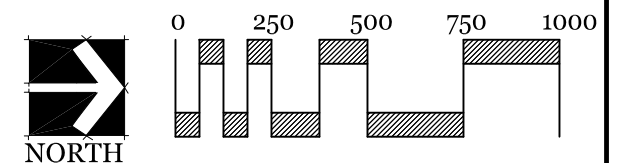
SEE APPENDIX A - FLORIDA A&M  
UNIVERSITY WATER & SEWER UTILITIES  
ANALYSIS - 2015-2025 MASTER PLAN UPDATE

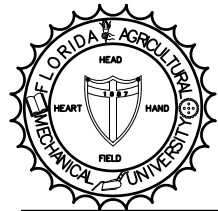
## KEY MAP



2015-2025 MASTER PLAN  
FINAL MASTER PLAN  
FLORIDA A&M  
UNIVERSITY  
TALLAHASSEE, FLORIDA

DATE: JANUARY 2018

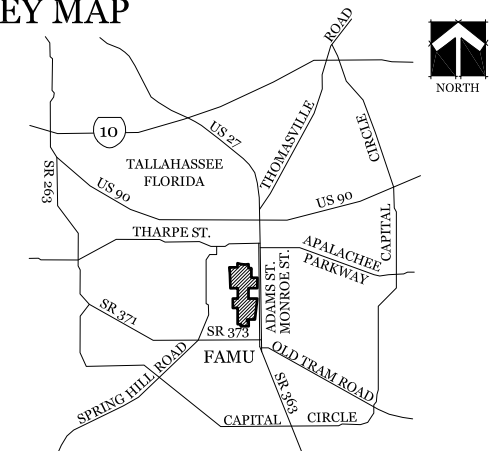




# FUTURE UTILITY IMPROVEMENTS SEWER MAP

SEE APPENDIX A - FLORIDA A&M  
UNIVERSITY WATER & SEWER UTILITIES  
ANALYSIS - 2015-2025 MASTER PLAN UPDATE

## KEY MAP

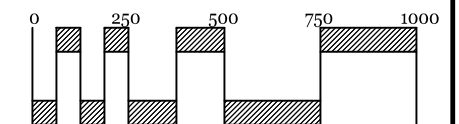


2015-2025 MASTER PLAN  
FINAL MASTER PLAN  
**FLORIDA A&M  
UNIVERSITY**  
TALLAHASSEE, FLORIDA

DATE: JANUARY 2018



NORTH



## **11.0 Transportation Element**

Florida Agricultural and Mechanical University (FAMU) lies immediately south of the Downtown area of Tallahassee. Although physically close to the heart of the City's business and governmental activities, the campus is separated from this core district by the St. Augustine Branch and CSX railway corridor. Efforts are underway to create a cohesive transportation network and land uses to support an 18-hour downtown linking the educational institutions of FAMU, Florida State University (FSU) and Tallahassee Community College (TCC). The Tallahassee-Leon County Planning Department (TLCPD) extended the Multimodal Transportation District (MMTD) in late 2010, to include these educational institutions.

Changes have occurred to StarMetro service surrounding the University as well as FAMU providing on campus shuttle service. A Mobility Element included in the Tallahassee-Leon County Comprehensive Plan offers a strong focus on bicycle, pedestrian and transit mobility. Technology enhancements related to transportation have also been identified consistent with FAMU and local agency initiatives to reduce dependency on private automobile, improve operational efficiencies and sustainability.

FAMU's recent acquisition of two shuttle buses, which allows any registered student to ride, suggests that vehicle trips through and around campus may decrease. In addition, FAMU is proposing to increase on-campus student housing. All totaled, more contained growth with increased incentives for transit, bicycle and pedestrian travel suggest that University-related growth on the surrounding transportation infrastructure will be moderate with adequate capacity and a more balanced, multimodal transportation network to absorb it.

### **Existing Transportation Network**

A framework of principal and minor arterial roadways surrounds the FAMU campus: principal arterial Monroe Street (SR 61) on the east and minor arterials FAMU Way and Gaines Street to the north, Adams Street to the east, Orange Avenue to the south, and Lake Bradford Road to the west. (All of these and subsequently named roadways are shown in Figure 4.1: Transportation Overview Map.) The original configuration of the roadway system designated Gamble Street, Wahnish Way and FAMU Way (formerly Canal Street and portions of Oakland Avenue) as the collector facilities to tie the campus to this arterial structure.

The University campus is transected by a number of roadways. On the west side of the campus, the collector roadway, Wahnish Way, lies on a north-south axis tying into FAMU Way and Gaines Street and Orange Avenue. Gamble Street and Osceola Street cut through the campus on east-west axis. Prior to development of the 1987 FAMU Campus Master Plan, Martin Luther King, Jr. Boulevard also passed through the eastern part of the campus from north to south, which has since been closed to private vehicles between Barbourville Drive and Palmer Avenue now successfully established as a pedestrian promenade/transit mall.

A number of on-campus roadways carry FAMU-destined traffic to paved and unpaved parking lots located throughout campus, as well as to the 410 space parking garage along Wahnish Way south of Gamble Street. An additional nineteen (19) local roadways connect directly with roadways which skirt the campus. More rigorous enforcement of campus-related parking areas (designated on-campus, near-campus parking facilities and on-street) has helped to discourage University-related vehicle parking on neighborhood streets. Campus enforcement has been shared by both University Police patrols and the City of Tallahassee's Police Department.

## Future Transportation Network

This Master Plan Update furthers previously initiated measures to address the ongoing traffic circulation challenges as follows:

- Continuing to address a lack of strict control of the movement of vehicles on roadways in and through the core campus area, which tend to invite non-campus traffic onto campus facilities.
- Scattered vehicle parking.
- Increasing policies and practices which encourage the use of alternative travel modes over the use of personal automobiles as the preferred means of travel to, from and around campus.
- Placing facilities that promote community interface activities as close as possible to arterial and major collector roadways, leaving minor collector and local roadways available to carry neighborhood and University-related traffic only.
- Parking would be concentrated to accommodate future parking demand without significantly adding to the total land devoted to parking facilities, many smaller lots will be closed while other surface lots would be expanded as either multi-story parking structures or enlarged and aesthetically improved surface parking lots.
- Activity-related general public travel on campus would be directed to the parking areas adjacent to recreation centers and multi-purpose centers.
- The internal transportation network of the campus would be designed to support pedestrian, bicycle and transit as preferred modes of travel and reduce vehicle miles traveled and greenhouse gases. The existing roadways would be redesignated for use by these other travel modes, support services and/or emergency vehicles.
- The University's pedestrian and bicycle systems would be integrated into the surrounding community. The campus pedestrian/bicycle system would be tied into the City of Tallahassee's developing plans for establishment of a bikeway along Orange Avenue between Monroe Street and Lake Bradford Road; existing bicycle lanes, sidewalks and shared-use paths along FAMU Way and Capital Cascades Trail; existing sidewalks along Palmer Avenue; and efforts to nurture commercial/residential development along the Adams Street corridor and the adjacent Capital Center, FAMU Way, Gaines Street and All Saints areas.

The following goals, objectives and policies provide mechanisms for realization of these plans. The element is defined in two parts. The first, Parking, Circulation and Transit Sub-Element focuses on themes related to motorized transportation modes. The Pedestrian and Non-Motorized Vehicle Sub-Element concentrates on development of on-campus facilities for non-motorized transportation modes. Improvements to the campus transportation network are referenced in the subsequent goals, objectives and policies and shown on the 2015-2025 Master Plan Update.

## 11.0 Transportation Element

### PARKING, CIRCULATION AND TRANSIT SUB-ELEMENT

**GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall provide staged expansion and improvement to existing transportation facilities (parking, automobile circulation and transit) to efficiently meet the needs of its student body, faculty, staff and support personnel as its student body continues to grow through the 2025 planning horizon year.**

**Objective 1.1: FAMU shall provide increased parking capacity without committing a significant increase in the acreage dedicated to parking facilities through construction of additional parking garages and fostering a decreased demand for parking facilities.**

#### Policy 1.1.1

If financially feasible, the University shall strive to construct additional multi-level parking structures on campus, locating them in areas which are the focus of activities that attract large concentrations of outside visitors such as recreational facilities, convocation and graduation activities.

#### Policy 1.1.2

FAMU shall endeavor to develop and implement strategies to encourage use of alternative transportation modes to reduce dependence on the private automobile and increase auto-occupancy rates to result in lowering the current ratio of parking spaces per person by five (5) percent from existing levels by the year 2025. The present rate of utilization shall be maintained throughout the planning period.

#### Policy 1.1.3

FAMU shall continue to evaluate the feasibility of establishing a rate for visitor parking on campus, on a daily basis, which is not less than the cost of a round-trip transit fare to the campus, based on the current rate structure established by StarMetro.

#### Policy 1.1.4

The FAMU Administration Office shall coordinate with Commuter Services of North Florida and Tallahassee-Leon County Planning Department (TLCPD) to investigate the feasibility of implementing programs, which have as one of their primary objectives, to increase the auto occupancy rate of personal vehicles on campus and a corresponding reduced dependence on the personal vehicle as the primary means of access to the campus. The following programs shall be investigated, at a minimum.

- Parking strategies to encourage carpooling
- Student and employee participation in carpooling, either through student-sponsored organization or in cooperation with Commuter Services of North Florida

#### Policy 1.1.5

FAMU shall evaluate the feasibility of establishing a high-occupancy-vehicle parking incentive program which provides preferential parking treatment for automobiles carrying three (3) or more persons.

Policy 1.1.6

FAMU shall limit construction of new paved parking areas on the northern portion of campus (north of Osceola Street) to peripheral or multi-story parking facilities. Construction of new surface parking facilities on the southern portion of campus shall be limited to housing and new recreational facilities.

Policy 1.1.7

FAMU shall evaluate if adequate parking is provided for students, faculty and visitors at all campuses, including the main campus. If parking is not adequate, FAMU shall strive to achieve minimum parking standards.

**Objective 1.2: FAMU shall restructure on-campus traffic circulation to accommodate future growth and shall work with local and state agencies to mitigate off-campus impacts of this growth.**

Policy 1.2.1

FAMU Administration shall coordinate and cooperate with the TLC PD, Capital Region Transportation Planning Agency (CRTPA) and the Florida Department of Transportation (FDOT) in the design of improvements to Adams Street which provide for the inclusion of non-motorized travel modes, particularly pedestrians, within the right of way. The University supports design alternatives for portions of the Adams Street corridor, as identified in the Master Plan Update, which provide accommodations for pedestrians and for the special needs of the transportation disadvantaged such as speed limits not exceeding thirty-five (35) mph, landscaped medians which can be used as refuge areas, signal timings which permit adequate pedestrian crossings, mid-block pedestrian crossings/treatments, five (5) to eight (8)-foot sidewalks on each side of the roadway, and sufficient street lighting to ensure safe use of the corridor by pedestrians during evening hours.

Policy 1.2.2

In coordination with the City of Tallahassee, Blueprint, TLC PD, CRTPA, City and FDOT, FAMU shall identify and work to establish gateways along the periphery of campus to define a sense of arrival into campus.

Policy 1.2.3

FAMU shall coordinate with the TLC PD to determine the most cost-effective and mutually beneficial means of curtailing unlimited access from local roadways into the FAMU campus. A determination of specific streets to be affected and the mechanisms for achieving the desired intersection and through-street closures shall be jointly investigated by the University and TLC PD staff.

Policy 1.2.4

FAMU may restructure its internal roadway network to eliminate through movements on campus roadways except for emergency, transit and University maintenance vehicles.

Policy 1.2.5

FAMU may endeavor to initiate the closure or partial closure of internal roads such as indicated on the Master Plan Update in order to reinforce internal pedestrian promenades/transit corridors. FAMU shall cooperate with the City of Tallahassee, CRTPA and TLC PD to identify mitigation strategies related to mitigate through traffic resulting from the closure or partial closure of these roadways.

Policy 1.2.6

FAMU shall establish procedures for coordination on transportation issues and mitigation of off-campus transportation impacts, as applicable within the Multimodal Transportation District, through execution of a Campus Development Agreement.

Policy 1.2.7

The operation of the on-campus transportation network facilities shall be required to meet minimum level-of-service standards for collector and local roadways established by the City in its Comprehensive Plan. Since all on-campus facilities serve as either collector or local roadways, LOS E shall be the minimum standard for collector roadways and LOS D for local roadways as compiled using peak hour data, unless City of Tallahassee policies dictate otherwise.

Policy 1.2.8

FAMU shall comply with the concurrency management system procedures for transportation facilities contained in the 1993 State University System Transportation Study (BR-52).

Policy 1.2.9

FAMU shall coordinate and cooperate with Tallahassee-Leon County transportation officials to assure proper credit is given to FAMU for any and all extra measures undertaken by the University to encourage increases in auto occupancy, and to support the use of alternative transportation modes.

Policy 1.2.10

FAMU shall adhere to the timing and priority for transportation improvements set forth in the 14.0 Capital Improvements Element, Table 14.1.

Policy 1.2.11

FAMU shall program the construction of on-campus roadway and intersection improvements, should they be required as the growth in student population and available funding dictate, and as the facilities they are designed to serve are constructed.

Policy 1.2.12

FAMU will evaluate the installation of entrances as shown on the Master Plan Update.

Policy 1.2.13

FAMU will evaluate the installation of a roundabout at Martin Luther King, Jr. Boulevard and Magnolia Drive and a limited access road on Adams Street generally described as being between the Palmetto North and Palmetto South housing complex.

**Objective 1.3: FAMU administrators and staff shall ensure that design and construction of proposed campus expansions and improvements enable and encourage use of transit and other alternative transportation modes (such as bicycle, skating, walking, etc.) along with use of new technology in efficiently meeting the future travel demands of students, faculty, staff and support personnel.**

Policy 1.3.1

FAMU shall continue its support of transit use by maintaining existing points of dissemination for information on transit schedules and fares. Additional



locations for positioning of information kiosks along with transit shelters and benches will be identified as the size and diversity of campus facilities expands.

Policy 1.3.2

In coordination with StarMetro and the TLCPD, FAMU will work to facilitate or incorporate new technology to encourage efficient transportation mobility such as StarMetro's transit trip planner or next bus text alerts, solar power sign operations or light-emitting diodes (LEDs) for signals.

Policy 1.3.3

FAMU shall coordinate with StarMetro as additional pedestrian promenades/transit corridors are developed, such as the successful designation of a portion of Martin Luther King Jr. Boulevard. Coordination includes enhancements to the Star Metro's transit route/schedule.

Policy 1.3.4

The development, review and acceptance of all phases of campus facilities plans, designs and construction contract documents shall reflect the need for and use of alternative transportation modes in the implementation of short and long-range facilities improvements programs. FAMU shall not adopt as policy under any other program element such objectives or policies which would prevent the implementation of this policy.

Policy 1.3.5

FAMU shall continue to coordinate with TLCPD, CRTPA, StarMetro and FDOT officials and staff in the planning, design and construction of area transportation facilities and Multimodal Transportation District improvements through its role as an active participant in the CRTPA's transportation facilities planning process.

Policy 1.3.6

FAMU should continue to coordinate with StarMetro to utilize the bus pass for its students, available through arrangement with the transit agency as a benefit of their University registration. The University should also encourage employees to take advantage of transit as a reliable means of accomplishing home-work/work-home trips for their full-time employees.

Policy 1.3.7

In coordination with StarMetro transit service, FAMU and its Student Government Association (SGA) may consider supplemental transit service to be operated by FAMU to service student needs.

Policy 1.3.8

FAMU may consider use of golf carts and/or electric vehicles to provide maintenance services or during special events in and around campus. If pursued, FAMU shall work with the City of Tallahassee to designate a golf cart friendly zone with installation of appropriate traffic control devices to safely accommodate these vehicles along the roadway network.

Policy 1.3.9

FAMU will develop an internal pedestrian and vehicular way-finding system throughout campus in conjunction with perimeter gateway features.

## **PEDESTRIAN AND NON-MOTORIZED VEHICLE CIRCULATION SUB-ELEMENT**

**GOAL 2: FAMU shall develop and maintain an orderly, safe on-campus pedestrian and bicycle circulation system which encourages use of non-motorized transportation modes and is coordinated with the Tallahassee-Leon County and CRPTA plans for non-motorized traffic circulation and Multimodal Transportation District (MMTD) improvements.**

**Objective 2.1: FAMU shall continue development of an orderly and safe pedestrian and bicycle circulation system throughout the developed portions of University property, with particular attention to connections between activity hubs.**

### Policy 2.1.1

By the end of the planning period, FAMU should develop a series of tree-lined, multi-use corridor through FAMU's main campus which connects the recreational land use zone south of Orange Avenue with the recreational/open space and student housing areas of the southern portion of campus. These areas, in turn, are to be connected to the athletic facilities on the west side of the campus and the academic and support services activity hubs in the northern portion of campus.

### Policy 2.1.2

When considering bicycle and pedestrian enhancements along or adjacent to the internal campus roadways, FAMU shall investigate opportunities for 'Complete Streets' allowing for the integration of bicycling, walking and transit amenities to achieve safety, convenience and comfort for all users of the street.

### Policy 2.1.3

FAMU shall install bicycle racks at selected locations within the campus core. These bicycle racks shall be installed in accordance with the University's Landscape Design Guideline. Bicycle racks shall be placed in strategic locations at the perimeter of building clusters to discourage bicycle circulation in heavy pedestrian usage areas.

### Policy 2.1.4

Separate bicycle corridors will not be considered until such time the volume of bicycles on campus equals or exceeds five (5) percent of total vehicle traffic volume. Until the bicycle volume reaches this level, bicycle traffic shall be expected to utilize bicycle-friendly roadway facilities and pedestrian corridors. Roadways may be designated as 'Share the Road' facilities in coordination with the maintaining agency to safely accommodate bicycle travel. Once the five (5) percent threshold is reached, as determined by the FAMU Director of Facilities Planning and Construction, bicycle-only corridors may be considered. The on-campus design of these facilities shall be in accordance with the Landscape Design Guidelines.

### Policy 2.1.5

FAMU shall include pedestrian and bicycle access to new facilities constructed on University property as part of the capital investment of support and infrastructure facilities of these new facilities and in accordance with the City's *Land Development Code*.

#### Policy 2.1.6

As part of the design and construction of pedestrian and bicycle access, FAMU shall install lighting in accordance with the University's Landscape Design Guidelines and recommendations developed as part of a FAMU Campus Safety Plan.

#### Policy 2.1.7

FAMU shall adequately fund the maintenance of newly constructed pedestrian promenades/multi-use corridors to encourage their continued use. Maintenance considerations shall include an adequate lateral clearance free of intrusion of tree limbs and grass overgrowth, adequate drainage to prevent pooling of water and soil accumulation, and repair of cracks or breaks in the corridor surface.

#### Policy 2.1.8

FAMU shall adequately fund the restoration and maintenance of existing sidewalks and pedestrian promenades/multi-use corridors in the same manner stated for new facilities.

#### Policy 2.1.9

The timing and priority of pedestrian and non-motorized vehicle circulation facilities implemented as part of new facilities construction shall be in accordance with the schedule for those new facilities shown in 14.0 Capital Improvements Element, Table 14.1. New pedestrian and non-motorized vehicle circulation facilities to be implemented independent of new facilities construction shall be considered part of the Utilities / Infrastructure / Capital Renewal / Roofs item listed in the 14.0 Capital Improvements Element, Table 14.1, with their timing and priority established accordingly. New facilities, through a combination of on-street and off-street, shall be considered to address pedestrian-vehicular conflicts and to service campus plazas (as identified on the Campus Plaza Location Map and Functional Linkages Maps included in the Updated Inventory and Analysis Report).

### **Objective 2.2: The pedestrian and bicycle circulation plans for FAMU shall be coordinated with Tallahassee-Leon County and CRTPA plans for non-motorized transportation modes and Multimodal Transportation District (MMTD) improvements.**

#### Policy 2.2.1

FAMU shall plan, design and construct pedestrian and bicycle corridors in accordance with recognized standards, such as the Latest Edition of the Florida Department of Transportation (FDOT) *Plans Preparation Manual (PPM)*, *Florida Greenbook* (for local roads) and *FDOT Design Standards* (for state highways).

#### Policy 2.2.2

FAMU multi-use corridors and pedestrian promenades shall interconnect with proposed off-campus non-motorized transportation corridors to the northwest connecting with Florida State University (FSU), to the northeast connecting with the Capital Center, downtown commercial district and Capital Cascades Trail, to the south/southwest connecting to the St. Marks Trail and planned St. Marks Trail Extension, and to other off-campus pedestrian and bicycle corridors.

Policy 2.2.3

In coordination with TLCPD, FAMU will encourage pedestrian and bicycle linkages between the campus' high pedestrian activity areas and surrounding supporting land uses. Emphasis to establish pedestrian connectivity between the campus and Adams Street along the many City roadways without sidewalks along both; off-campus corridors such as Lincoln Street, Osceola Street and Young Street, and roadways bordering FAMU's campus including Palmer Avenue and Barbourville Drive.

Policy 2.2.4

FAMU shall continue to coordinate with local transportation officials, FDOT and FSU in the planning, design and construction of non-motorized transportation systems through its role as an active participant in CRTPA transportation facilities planning and established SUS processes.

Policy 2.2.5

Through participation in community-based Citizen Advisory Committees, FAMU shall support and encourage FDOT and local transportation officials to utilize a portion of their enhancement funds, transportation concurrency or applicable mobility fees to design and construct pedestrian and bicycle facilities along the surface roadway network between FAMU and FSU, between FAMU and the downtown area and to install barriers to local roadways from the main campus which accommodate non-motorized vehicles.

**Objective 2.3: FAMU shall regularly review pedestrian and bicycle plans and shall incorporate pedestrian and non-motorized transportation issues in its Campus Safety Plan.**

Policy 2.3.1

Responsibilities of the FAMU Design Review Committee (defined in 15.0 Architectural Design Guidelines Element) shall include review for provision of adequate pedestrian/multi-use corridors in its assessment of new facilities.

Policy 2.3.2

A primary consideration in the review of multi-use corridors shall be the provision of adequate lighting to ensure visibility and personal security during evening hours. In addition, FAMU shall consider Crime Prevention Through Environmental Design (CPTED) guidelines to enhance security for users.

Policy 2.3.3

FAMU shall promote the separation of motorized and non-motorized transportation modes in the planning, design, construction and review of proposed multi-use corridors.

Policy 2.3.4

The planning, design and construction of multi-use corridors on FAMU property shall be performed in accordance with the Florida Americans with Disabilities Accessibility Implementation Act and the Americans with Disabilities Act Accessibility Guidelines for the special needs of the transportation disadvantaged.

Policy 2.3.5

FAMU shall consider annual statistics for on-campus single-person pedestrian and bicycle corridor user crimes, pedestrian/bicycle crash experience, motorized

vehicle/pedestrian crash experience and motorized vehicle/bicycle crash experience in its development of its Campus Safety Plan.

Policy 2.3.6

The FAMU Campus Safety Plan shall recognize the need to limit pedestrian and non-motorized vehicle crossings to minimize traffic conflict and promote the safety of users for both motorized and non-motorized transportation systems.

Policy 2.3.7

FAMU shall consider installation of traffic control devices such as raised pedestrian tables, mid-block pedestrian crosswalks, in-pavement flashers at pedestrian crosswalks, etc. to enhance safety and minimize conflicts for non-motorized traffic,

Policy 2.3.8

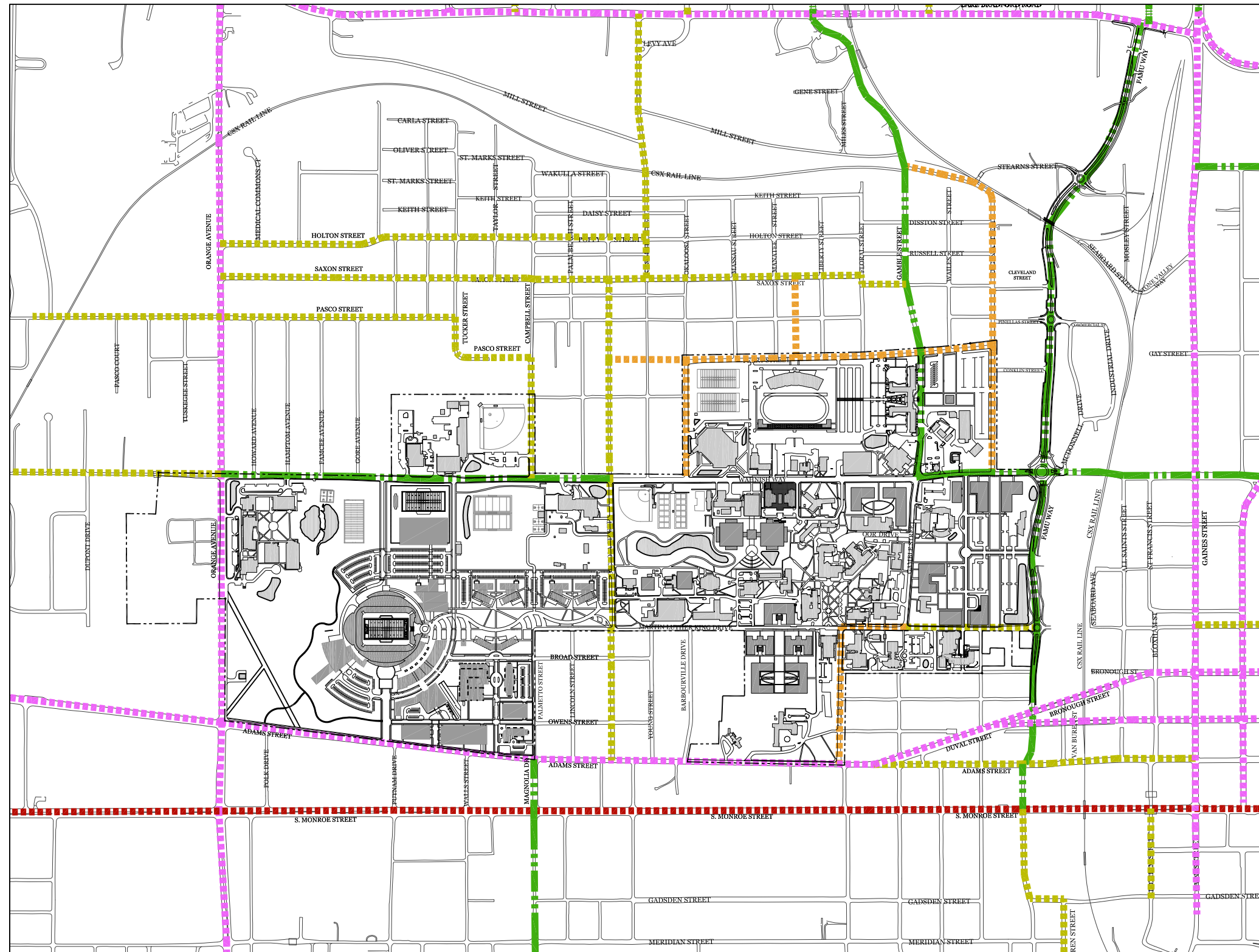
Enforcement by University Police and the City of Tallahassee Police Department of bicycle, pedestrian and vehicle regulations, concerning obedience of traffic control devices, use of pedestrian crossings, etc., through proper and consistent use of signs, pavement markings and traffic calming devices to enhance recognition and safety for pedestrian and non-motorized vehicle circulation.

Policy 2.3.9

Provide adequate and secure bicycle parking facilities near transit stops, FAMU student housing, recreational centers, student services and other high pedestrian activity areas.



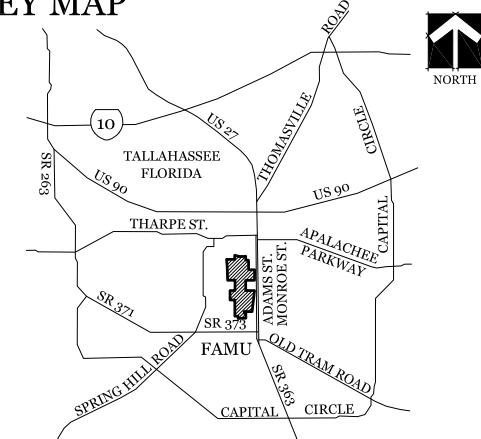
# TRANSPORTATION OVERVIEW MAP



**LEGEND:**

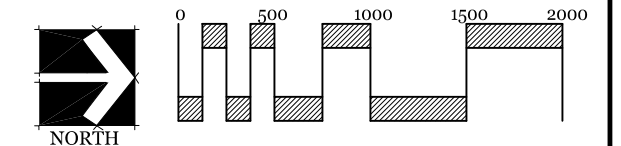
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROAD
- UNCLASSIFIED
- EXISTING FACILITIES
- PROPOSED FACILITIES

**KEY MAP**



2015-2025 MASTER PLAN  
 FINAL MASTER PLAN  
**FLORIDA A&M UNIVERSITY**  
 TALLAHASSEE, FLORIDA

DATE: JANUARY 2018



## **14.0 Capital Improvements Element**

The funding of capital improvements which constitute this Master Plan Update is one of the most critical steps in the planning process. In fact, the implementation of this Master Plan Update is contingent upon the identification, application and efficient use of both the Florida Board of Governors monies and those made available to or by FAMU from non-legislative sources.

The majority of capital improvements required by growth and continued educational enhancement efforts of the University are supported by funding mechanisms such as Public Educational Capital Outlay (PECO) and Capital Improvement Trust Fund (CITF) program monies that are administratively funded and allocated by the Florida Board of Governors. The importance of each specific capital improvement identified by this plan must be specified by FAMU. Table 14.1 accomplishes this objective and outlines all Board of Governors-eligible capital improvements for the first five (5) years of this Master Plan. This table also identifies those improvements that are not, at this time, considered eligible for Board of Governors funding and, as a result, represent the funding requirements of this plan that will be fiscally imposed on FAMU for implementation.

There are several complexities which will evolve annually from the implementation of this plan. As a result, the Master Plan Update and its effectiveness can only be ensured through a procedural update to this element that is recommended for completion on an annual basis. These efforts hinge on several initiatives authorized by the adoption of this Master Plan but may equally depend on existing procedures such as the Capital Improvement Projects (CIP) planning process that currently takes place with the Board of Governors on an annual basis.

In conclusion, this Master Plan Update calls for capital improvements in excess of \$550 million. Changing priorities resulting from the implementation of plan policies and FAMU/Florida Board of Governors directives may result in fluctuations to the amount budgeted in the CIP by the end of the planning period. The Goals, Objectives and Policies of the Capital Improvements Element outline many of the procedures and strategies that will be implemented to realize this Master Plan Update in the most efficient and fiscally sound manner.

**Table 14.1 Five-Year Capital Improvement Plan and Legislative Budget Request  
Period Fiscal Years 2018-23**

Priority No.	Project	2018-19	2019-20	2020-21	2021-22	2022-23
<b>PECO ELIGIBLE PROJECT REQUESTS</b>						
1	Student Affairs Building / CASS	\$21,473,149	\$3,100,000	\$0	\$0	\$0
2	Infrastructure-Central Plant Improvements	\$4,850,000	\$4,400,000	\$7,850,000	\$0	\$0
3	Classroom Technology / Distance Learning Upgrade / New	\$10,671,100	\$87,500	\$0	\$0	\$0
4	FAMU / FSU College of Engineering Phase III	\$15,200,000	\$66,000,000	\$5,800,000	\$0	\$0
5	Interdisciplinary Research Buildout	\$13,968,122	\$0	\$0	\$0	\$0
6	Stem Teaching Lab / Dyson Building Re-Purpose (Remodel)	\$0	\$4,953,500	\$11,202,200	\$2,650,000	\$0
7	Army ROTC / Howard Hall Re-Purpose (Remodel)	\$0	\$674,758	\$6,880,974	\$518,640	\$0
8	Foote - Hilyer Ground and 1 <sup>st</sup> Floor Re-Purpose (Remodel)	\$0	\$5,053,500	\$17,360,700	\$0	\$0
9	Navy ROTC / Perry-Paige Re Purpose (Remodel) / Addition	\$0	\$2,442,439	\$24,689,405	\$1,620,000	\$0
10	Computer Information Systems Building	\$0	\$3,177,000	\$47,372,400	\$2,725,362	\$0
11	Science Teaching Facility (STEM)	\$0	\$4,210,167	\$48,485,560	\$2,737,678	\$0
12	Social Sciences Building	\$0	\$2,026,000	\$28,115,951	\$1,337,080	\$0
13	Engineering Technology Building	\$0	\$1,417,200	\$21,819,904	\$1,650,000	\$0
14	General Classroom Phase II	\$0	\$0	\$2,872,401	\$34,135,427	\$1,432,627
15	Land Acquisitions	\$0	\$6,500,000	\$4,500,000	4,500,000	\$0
<b>CITF PROJECT REQUESTS</b>						
1	Student Union	\$2,200,000	\$23,800,000	\$3,100,000	\$0	\$0



**Table 14.1 Five-Year Capital Improvement Plan and Legislative Budget Request  
Period Fiscal Years 2018-23 (Continued)**

<b>REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT</b>						
<b>Priority No.</b>	<b>Project</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>
1	P3 Housing – Pentaplex and Town Center	\$22,580,547	\$22,580,547	\$22,580,547	\$22,580,547	\$0
2	P3 - Retail	\$2,151,227	\$2,151,227	\$2,151,227	\$0	\$0
3	P3 – Parking Garage and Surface Parking	\$10,609,715	\$10,609,715	\$10,609,715	\$0	\$0
4	Food Service Building	\$960,000	\$12,000,000	\$2,040,000	\$0	\$0
5	P3 – Stadium and Athletic Fields	\$22,679,862	\$22,679,862	\$22,679,862	\$0	\$0
6	Tallahassee Biological Control (Entomology Facility)	\$1,617,500	\$23,126,882	\$518,640	\$0	\$0

Source: FAMU, Capital Improvement Plan 2018-2019 through 2022-23, September 2017  
 \* Conjunction in request with similar request from Florida State University

## **14.0 Capital Improvements Element**

**GOAL 1: The Florida Agricultural and Mechanical University (FAMU) shall undertake appropriate actions necessary to provide academic and support facilities to all enrolled students in a manner that protects the investment and maximizes the use of existing facilities and promotes orderly, planned campus development.**

**Objective 1.1: FAMU shall provide capital improvements to correct existing deficiencies, to accommodate anticipated campus growth and to replace aging or obsolete facilities, as indicated in 2017-2022 Capital Improvement Program of this element (Table 14.1).**

### Policy 1.1.1

FAMU in cooperation with the Florida Board of Governors shall, as a matter of priority, schedule and fund capital improvement projects listed in Table 14.1.

### Policy 1.1.2

The FAMU Vice President of Administration or a designated representative shall have final authority for the purpose of evaluating, ranking and revising the order of priority for projects included in 2017-2022 Capital Improvement Program of this element (Table 14.1).

### Policy 1.1.3

FAMU shall evaluate and rank proposed capital improvement projects in order of priority according to the following criteria:

1. Elimination of existing capacity deficits as determined by the level-of-service standards adopted as part of this plan and the University Strategic Plan;
2. Determination of consistency with the individual elements adopted as part of this plan; Consideration and consistency with University-approved development agreements and plans of other entities that provide facilities on the FAMU campus;
3. Locational placement consistent with the 4.0 Land Use Element adopted as part of this plan;
4. Identification and securitization of adequate funding for the implementation of the identified project; and
5. Incorporation of additional study findings called for by this plan regarding the replacement and renewal of capital facilities that include, at a minimum, the Educational Plan Survey and the Deficiency Survey.

**Objective 1.2: FAMU shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of this plan, the development agreements called for by this plan and the availability of necessary facilities needed to support this development at the time needed.**

Policy 1.2.1

FAMU shall create development agreements with the City of Tallahassee that addresses the requirements and provisions of this plan and those adopted by Section 1013.30 FS.

Policy 1.2.2

FAMU shall use level-of-service standards for infrastructure (see 9.0 General Infrastructure Element, recreation and open space (see 8.0 Recreation and Open Space) and roadways (see 11.0 Transportation Element) in coordinating and implementing the capital improvement programs of this plan.

Policy 1.2.3

FAMU shall adhere to adopted level-of-service standards prior to the occupancy of any new or expanded on-campus capital improvement with the exception of roadways.

Policy 1.2.4

FAMU shall ensure compliance with adopted roadway level-of-service standards by ensuring that transportation facility improvements necessary to serve new development shall be in place or under construction no more than three (3) years after taking occupancy of any new or expanded facility improvement.

**Objective 1.3: FAMU shall adhere to sound fiscal policies in providing the capital improvements of this Master Plan Update and shall not proceed with new capital improvements, expansions or replacements until adequate funding sources have been identified and committed.**

Policy 1.3.1

FAMU shall continue to adopt a ten (10)-year Capital Improvement Program and annual capital budget as part of its annual budgeting process.

Policy 1.3.2

FAMU shall continue to adhere to existing capital improvement programming procedures adopted by the Florida Board of Governors and shall amend this Master Plan Update, as needed, to revise the Capital Improvement Program priorities on an annual basis.

Policy 1.3.3

FAMU shall continue to rely on by the Florida Board of Governors and other non-legislative funds for the funding and implementation of capital projects listed in Table 14.1.

Policy 1.3.4

FAMU shall evaluate those capital improvement projects identified in Table 14.1 for inclusion into annual updates and amendments to this Capital Improvement Element.

**Policy 1.3.5**

FAMU shall fund and implement capital projects listed in Table 14.1 through the coordination and use of auxiliary funds identified and anticipated to be received over the 2015-2025 planning period.

**Policy 1.3.6**

FAMU shall adhere to a debt service coverage ratio of not less than 1.25 when leveraging auxiliary funds for the purpose of implementing capital projects identified in Table 14.1.

**Policy 1.3.7**

FAMU shall ensure that future facility costs and programming efforts include consideration of the following:

1. Site improvements;
2. Utility extension and easements;
3. Parking needs and traffic circulation improvements;
4. Compliance with standards established; and
5. Compliance with Architectural and Landscape Design Guidelines.