Executive Summary

INTRODUCTION

The development of the 2015-2025 FAMU Master Plan Update is a requirement pursuant to Subsection 1013.30 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.

The 2015-2025 FAMU Master Plan Update is being completed in response to those changes requested by FAMU to update the 2010-2020 Master Plan Update 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 locations 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 summarizes the 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 increase. Table 1.1 reflects FAMU's projected pattern through 2021 for the Main Campus.

Table 1.1 Anticipated Total Student Headcount Projections

	Fall 2016 Enrollment	2020-2021
Total Headcount	9,614	11,458

Source: FAMU, 2017 University Work Plan

ELEMENT 4 - FUTURE LAND USE

The 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 Existing Context Area Land Use and Zoning Map (4.0 Future Land Use Element, Figure 4.3A) identifies the developable parcels of University property and depicts the land use zones appropriate for each.

The academic functions of the University are projected to remain concentrated within the northern portion of the campus throughout this planning period with primary emphasis placed on efficient infill of available lands in this area. This will become most evident within those areas designated as academic land use zones. The effort to create a central core of campus includes placement of housing and support facilities adjacent to academic facilities. This initiative will, however, be met with an equal placement of importance on the retention and creation of campus green spaces. The northern portion of the campus will also absorb the majority of recommended transportation improvements that will create a more efficient traffic pattern around the University. Included in these plans are the development of an arrival plaza and the closing of certain roadway segments including a portion of Martin Luther King, Jr. Boulevard. These improvements will combine to improve vehicular circulation around the periphery of the University and will assist in limiting pass-through traffic enabling FAMU to better function as a true destination. A limited amount of redeveloped and renovated housing and support facilities shall be located in the southern quadrant of campus near Palmetto and Adams Streets.

Recreation and open space land use zones, including those along Wahnish Way, will continue to have their activities focused in clustered arrangements. This is particularly true for intercollegiate athletic and intramural facilities that will remain arranged in a larger centralized area around the southern portion of campus.

ELEMENT 7 - HOUSING ELEMENT

FAMU presently maintains 2,383 bed spaces in 11 on-campus housing facilities. An inventory of bed spaces by facility and age of each facility is shown in Table 1.2.

Table 1.2: Inventory of Existing Beds, Main Campus

Bldg. No(s).	Name of Residence	Year	Maximum Bed Capacity	FY 2015-16 Capacity
	Traditional			
0005	Young Hall (Female)	1929	79	79
0044	Truth Hall (Female)	1959	103	103
0048	Sampson Hall (Male)	1938	159	159
0059	Gibbs Hall (Male)	1955	302	302
0115	Paddyfote Complex “A” (Single)(Female)	1967	60	232
0116	Paddyfote Complex “B” (Single)(Female)	1967	56	
0117	Paddyfote Complex “C” (Single)(Female)	1967	56	
0118	Paddyfote Complex “D” (Single)(Female)	1967	60	
	Suites			
0136	FAMU Village	2014	796	796
	Apartments			
0152-59	Palmetto Street North	1974	126	126
0605-08	Palmetto Street South (Male/Female)	1993	356	356
0162-63	Palmetto Street Phase III (Male/Female)	1996	356	356
	TOTAL Existing, Main Campus		**2,509**	**2,509**

Source: FAMU Office of Housing and Residence Life, 2017

Cropper, Diamond, McGuinn, and Wheatley Halls have been closed, eliminating 769 beds. These facilities will either be renovated or replaced with new construction. See Table 7.1.2.

The University currently adheres to a policy of providing housing for at least 30 percent of its student body by the year 2015 and which then shall increase to 33 percent by the year 2025.

The University does not anticipate the need for any more traditional dormitory rooms at this time. Current and projected trends for student housing in general call for more attention to privacy while still maintaining some degree of sharing and socialization among students, i.e. suite or apartment style residences with single occupancy bedrooms as well as living-learning initiatives.

Any planned new construction or major renovations should consider this and any other new housing market trends. The University may want to consider replacement of old obsolete residence structures with new suite or apartment-style residences in the future.

ELEMENT 8 - RECREATION AND OPEN SPACE

FAMU has made several strides towards the maintenance and provision of adequate recreation and open space facilities including those for Intercollegiate Athletics over the course of the prior planning periods. New intramural fields, Phase II of the Recreation Center, and the Multi-Purpose Teaching Gymnasium were constructed during the prior planning periods. The resurfacing of the track and the football field at Bragg Stadium was completed. Improvements to the dive and swimming pool are required. With the completion of these improvements to recreation and open space facilities the University is currently meeting its adopted level of service standards. However, Intercollegiate Athletic facilities are in need of maintenance and upgrades due to their age and frequency of use. The University is seeking funding opportunities for improvements to the Intercollegiate Athletic facilities through a variety of funding sources including public-private partnerships (P3), alumni, and other revenue streams. The campus master plan update offers provisions for relocating the stadium and associated athletic facilities to the southeastern portion of campus.

ELEMENT 9 - GENERAL INFRASTRUCTURE ELEMENT

DRAINAGE:

The current level of stormwater management practiced at FAMU is limited to only collection, conveyance and disposal. Retention ponds have been constructed to handle runoff from the addition of facilities as they have been constructed and stormwater management improvements are in place to accommodate levels of retrofit activity. Prior to the construction of any new treatment facility, the University must coordinate and obtain an approved drainage permit and state regulatory agencies including the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District (NWFWMD) and the Environmental Protection Agency (EPA).

Currently the University does not have additional capacity for stormwater management on-the Main Campus. The City of Tallahassee does not provide or offer additional capacity for stormwater management. As the University develops, stormwater management facilities are being constructed on a project-by-project basis. The University should explore opportunities for a centralized or regional stormwater facility to accommodate future development. Additional consideration should be given to a partnership for a joint stormwater management 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. Future full-time student enrollment (FTE) at FAMU is not projected to significantly increase during the planning period. Despite this increase in student enrollment, it is believed that water consumption will not increase

when compared to prior planning periods as the Student Headcount has generally decreased overall. As required by the current Campus Development Agreement, to ensure adequate water supply and pressure in the future, FAMU has completed a potable water distribution analysis and study of the entire water system which serves the campus. Water distribution deficiencies have been determined by the study. The University is coordinating prioritization of project upgrades with the city.

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. Therefore, it is critical that there exist close coordination between FAMU and the city of Tallahassee in order to maintain adequate sewer collection, wastewater treatment and disposal through and beyond this planning period. As required by the current Campus Development Agreement, to ensure sewer collection and disposal in the future, FAMU has completed a sanitary sewer collection and disposal analysis and study of the entire sewer system which serves the campus. Sewer deficiencies have been determined by the study. The University is coordination prioritization of project upgrades with the city.

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 for the Main Campus. 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 has adopted recycling goals to reduce the solid waste volume by at least twenty (20) percent by 2020.

ELEMENT 11 – TRANSPORTATION ELEMENT

ROADWAY NETWORK:

Further enhancements are being evaluated including improvements along Orange Avenue and Adams Street, which will require the involvement of the Florida Department of Transportation, the Capital Region Transportation Planning Agency, and the City of Tallahassee should they advance. On-going coordination with the City of Tallahassee will be maintained for general improvements to the roadway network in and around campus including resurfacing, sidewalk improvements, and the providing for bike lanes or shared use lanes.

PARKING:

Since SY 2009/2010, there was a slight decrease in the number of spaces. Other parking lots were affected by the addition or subtraction of a few spaces. A number of handicap spaces were added in both existing and new lots. New parking was created at the Recreation fields adjacent to 2400 Wahnish Way and at the new DRS School on the south end of Wahnish Way. Overall, the decrease in the number of spaces was minor.

SY 2014/2015: 5,072 spaces in 60 lots/designated parking areas

Only one multi-level parking facility exists on campus, the 410-space parking garage (Building #171), located on the west side of Wahnish Way and south of Gamble Street and the Student Services Facility (Building #170). All other parking is provided by means of surface spaces. Of the 4,662 surface parking spaces, 60 spaces are located parallel to the Wahnish Way curb, between Osceola Street and Gamble Street, and 19 spaces are located parallel to Martin Luther King, Jr. Boulevard. The remaining 4,583 spaces are located in parking lots and along select internal circulation service drives. Table 1.3 indicates the Number of Vehicles to be accommodated in 2015-2025 for the Main Campus.

PEDESTRIAN AND NON-VEHICULAR CIRCULATION:

The existing pedestrian and non-vehicular circulation faculties on the University Main Campus consist primarily of concrete sidewalks. In the campus core and the student services area, walkways are broader and are often associated with pedestrian plazas and special pavings comprised primarily of scored concrete and concrete paver blocks. The campus core and student services areas are linked to the parking areas, dormitories, athletic and support facilities by typical five (5) foot wide concrete sidewalks. There is no separation of facilities for bicycles. Exiting bicycle racks on campus are located at the Student Services Center, FAMU Village, Gibbs Hall, Paddyfote, the School of Journalism building and one out front of Coleman Library. Despite the presence of an extensive sidewalk network, circulation and way-finding on the Main Campus is in need of enhancement in order to provide direct and discernible pedestrian circulation routes.

As the City's priority in achieving a multi-modal transportation system advances, the planning for secure and central parking areas for bicycle commuters in the primary University land uses including housing, student services, academic and athletic areas, is necessary. Bicycle facilities and usage should be further promoted through the designation of 'Shared Lane' markings and signs to indicate roadways are shared with cyclists.

Pedestrian linkages from existing campus activities to anticipated expansion should offer comfortable and convenient access to accommodate peak loads of pedestrian traffic. Specifically, FAMU should pursue the City to install recommended east-west sidewalk connections to the Main Campus from Adams Street and a bicycle route with sidewalks on both sides along Martin Luther King, Jr. Boulevard (both projects as indicated in their current Bicycle-Pedestrian Plan). An installation of a sidewalk on the south side of Osceola Street is desired for enhanced mobility, along with a need for additional bus shelters or benches at transit stops.

Table 1.3 Number of Vehicles to be Accommodated: 2015-2025, in 5-year increments, Main Campus

Users	Vehicle Occupancy Rate	2015	2020	2025
Students	1.96	4,237	4,672	5,319
Residential	1.96	607	668	735
Commuter	1.96	3,629	4,004	4,419
Employees	1.48	880	970	1,068
TOTAL No. of Vehicles		**5,117**	**5,642**	**6,207**

Sources: FAMU Housing Department, 2015; calculations by Wood+Partners, Inc., 2015

ELEMENT 14 - CAPITAL IMPROVEMENTS ELEMENT

FAMU relies heavily on the timing and receipt of funds generated from PECO and CITF. These funds are administered by SUS and therefore require that planned improvements be funded and consistent with state approval and timing, particularly as they relate to the use of PECO Funds. The University does maintain more flexibility in funding housing and parking area improvements since these are typically funded through the commitment of rental rates and parking fees towards debt service requirements. The timing of these improvements is, however, guided by the demand for such facilities since their efficient

utilization is needed to pay for these improvements. Table 1.4 identifies a partial listing of those facilities, currently set forth in the Five-year Capital Improvement Plan (CIP), necessary to fulfill the mission of the University and its projected student enrollment.

Table 1.4 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
PECO ELIGIBLE PROJECT REQUESTS						
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 1st 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
CITF PROJECT REQUESTS						
1	Student Union	$2,200,000	$23,800,000	$3,100,000	$0	$0
REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT						
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 2017-18 through 2021-22, May 2016. *Conjunction in request with similar request from Florida State University