

4.0 Future Land Use Element

PURPOSE

The purpose of this element is to describe the existing and future land use pattern to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community in areas adjacent to the University property.

(1) DATA REQUIREMENTS. This element shall be based on the following data:

a) A description of the location(s) of University facilities within the State.

The Florida Agricultural and Mechanical University (FAMU) lies within the Tallahassee Hills and the Apalachicola Coastal Lowlands of Leon County and the urban development area of the City of Tallahassee in the Florida panhandle. FAMU is a 411.5-acre site in the north central part of the State of Florida (see Figure 4.2A: Host Community Map located at the end of this element).

b) A description of the location of University facilities within the host community including an identification of all facilities on University lands not under the jurisdiction or operation of the State University System (SUS).

The host community for FAMU is the City of Tallahassee. FAMU is located in the southwest region of Tallahassee and is situated on one of the higher areas of the Tallahassee Hills (see Figure 4.1A: State of Florida – FAMU Location Map and 4.2A: Host Community Map).

c) Student enrollment projections as prescribed in the General Requirements section of this Guideline.

Table 4.1 Anticipated Total Student Headcount Projections

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

Source: FAMU, 2017 University Work Plan

d) A legal description of the property within the University's jurisdiction and a description of the land acquisition program under which the property was obtained.

Main Campus:

Begin at a point of intersection of the extend south boundary line of Eugenia Street and the east boundary line of Wahnish Way (formerly Railroad Avenue) said point being thirty (30) feet south of and thirty (30) feet east of the northeast corner of the southwest quarter of the northwest quarter (SW1/4 of NW1/4) of Section 1, Township-1-South, Range-1-West, thence run north along said east boundary line of Wahnish Way four hundred and seventy-five (475) feet plus or minus, to the intersection of the south boundary line of Canal Street, thence run

in a southeasterly and easterly direction along said south boundary line of Canal Street one thousand, two hundred and eighty-five (1,285) feet plus or minus to the west boundary line of Martin Luther King, Jr. Boulevard (formerly South Boulevard), thence run south along said west boundary line of Martin Luther King, Jr. Boulevard one thousand, two hundred and three (1,203) feet plus or minus, thence run east three hundred and sixty-three (363) feet plus or minus to the west boundary line of Bronough Street, thence run south along said west boundary line of Bronough Street four hundred and eighty (480) feet plus or minus to the south boundary line of Adams Street one thousand, two hundred and eighty (1,280) feet plus or minus to the north boundary line of Barbourville Drive, thence run along said north boundary line of Barbourville Drive N.80°W-142.28 feet, thence run north 239.9 feet, thence run N88°30'W-210.7 feet, thence run N.14°14'E-26.8 feet, thence run N88°37'W-218.5 feet, thence run north 187.4 feet, thence run west 555.05 feet to the aforementioned west boundary line of Martin Luther King, Jr. Boulevard, thence run south along said west boundary line of Martin Luther King, Jr. Boulevard eight hundred and ninety (890) feet plus or minus to a point where said Martin Luther King, Jr. Boulevard widens, thence run west five (5) feet, thence continue south along said west boundary line of Martin Luther King, Jr. Boulevard fifty (50) feet plus or minus, thence run west one hundred and sixty (160) feet plus or minus, thence run south one hundred and twenty (120) feet plus or minus to the north boundary line of Osceola Street, then run west along said north boundary line of Osceola Street four hundred and ten (410) feet plus or minus, thence run south one hundred and ninety (190) feet plus or minus, then run east three hundred and thirteen (313) feet plus or minus, thence run south fifty-nine (59) feet plus or minus, then run east 315.5 feet plus or minus to the aforementioned west boundary line of Martin Luther King, Jr. Boulevard, thence run south along said west boundary line of Martin Luther King, Jr. Boulevard four hundred and fifty-one (451) feet plus or minus to a point on the south boundary line of aforementioned Section 1, T-1-S; R-1-W (same line being the north boundary line of Section 12, T-1-S; R-1-W), thence run east along said section line one thousand and ninety-five (1,095) feet plus or minus to the aforementioned west boundary line of Adams Street, thence run southerly along said west boundary line of Adams Street two thousand, six hundred and forty (2,640) feet plus or minus to the north boundary line of Orange Avenue, thence run west along said north boundary line of Orange Avenue nine hundred (900) feet plus or minus, thence run south three hundred and fifty (350) feet plus or minus, thence run east one hundred and sixty-five (165) feet plus or minus to a point on the east boundary line of the northeast quarter of the southwest quarter (NE1/4 of SW1/4) of aforementioned Section 12, T-1-S; R-1-W, thence run south along said boundary line of the NE1/4 of SW1/4 of Section 12, five hundred and ten (510) feet plus or minus, thence run west nine hundred and seventy-nine (979) feet, thence run north two hundred and fifty (250) feet to a point on a drainage ditch, thence run northwesterly along said ditch three hundred and forty-five (345) feet plus or minus to the aforementioned east boundary line of Wahnish Way, thence run north along said east boundary of Wahnish Way one hundred and eighty-three (183) feet plus or minus, thence run east three hundred and fifty (350) feet plus or minus, thence run north three hundred and ninety-five (395) feet plus or minus to the aforementioned north boundary of Orange Avenue, then run west along said north boundary line of Orange Avenue three hundred and fifty (350) feet plus or minus, to the aforementioned east boundary line of Wahnish Way, thence run north along said east boundary line of Wahnish Way one thousand, four hundred and fifty (1,450) feet plus or minus, thence run west one thousand, three hundred and fifty-five (1,355) feet plus or minus to the west boundary line of aforementioned section to the northwest corner of Section 12, T-1-S; R-1-W, thence run north along said

west boundary line of Section 12, one thousand, one hundred and sixty (1,160) feet plus or minus to the northwest corner of said Section 12, thence run east along the north boundary of said Section 12 (same line being south boundary line of aforementioned Section 1) one thousand, three hundred and ninety-five (1,395) feet plus or minus to the said east boundary of Wahnish Way, thence run north along said east boundary of Wahnish Way six hundred and fifty-eight (658) feet plus or minus to the south boundary line of aforementioned Osceola Street, thence run west along said south boundary line of Osceola Street twenty-five (25) feet, thence run north along said east boundary line of Wahnish Way six hundred and sixty-seven (667) feet plus or minus to the extended north boundary line of Okaloosa Street, thence run west along said south boundary line of Osceola Street twenty-five (25) feet, thence north along said east boundary line of Wahnish Way six hundred and sixty-seven (667) feet plus or minus to the extended north boundary line of Okaloosa Street, thence run west along said north boundary line of Okaloosa Street one thousand and thirty-five (1,035) feet plus or minus to the east boundary line of Perry Street, thence run northerly along said east boundary line of Perry Street two thousand, six hundred and ten (2,610) feet plus or minus to the aforementioned south boundary line of Eugenia Street, thence run east along said north boundary line of Eugenia Street one thousand and ninety (1,090) feet plus or minus to the point of beginning less and except all rights-of-way for streets, roads and easements.

e) Discussion of title interest held by the Board of Trustees of the Internal Improvements Trust Fund (including reservations and encumbrances such as leases).

The Board of Trustees of the Internal Improvement Trust Fund holds title to the lands being utilized by FAMU. These lands and their associated improvements are presently being leased to the University for a term of 99 years. This arrangement will expire in the year 2073. No major reservations or encumbrances to this property are known to exist at this time.

f) Designated single-use or multiple-use management, as defined in Chapter 18-4.003, Florida Administrative code, for the property.

FAMU is designated for single use management as a University within the Florida Board of Governors. This use has existed since October 3, 1891.

g) A description of alternative (non-educational) uses of the leased premises considered by the University but never adopted, if appropriate.

No such uses have been considered or adopted.

h) Proximity of University property to other significant local, state or federal land or water resources, as identified in adopted plans.

The only public property adjacent to the FAMU campus is the Walker-Ford Community Center and pool, which is managed by the City of Tallahassee Parks and Recreation Department. City of Tallahassee, Leon County and the State of Florida Capital facilities are located in proximity to FAMU. However, neither falls in the context area defined by this plan. No water resources are proximate to FAMU including any major lakes or rivers.

i) A statement as to whether the University property is within an aquatic preserve or a designated area of critical state concern or an area under study for such designation.

FAMU is not an aquatic preserve nor does the University fall within a designated area of critical state concern. These conditions are not anticipated to change.

j) A description of existing land uses and zoning for the context area. Land use categories shall be identified on the existing land use map or map series and described in accordance with categories adopted by the local government in their Comprehensive Plan.

Figures 4.3A-B: Existing Context Area Land Use and Zoning Map, located at the end of the element, depicts the existing land uses and zoning districts as described below. The northwestern corner of the FAMU property along Eugenia Street is adjacent to a University Transition (UT) district consisting mostly of single and multi-family residential. The northern boundary along FAMU Way is a Central Core (CC) district. The northeastern boundary along Martin Luther King, Jr. Boulevard and the northern boundary along Palmer Avenue is adjacent to a Central Urban (CU) district.

The eastern boundary of University property along Adams Street is adjacent to a Central Urban (CU) district from FAMU Way to Orange Avenue. The area between Barbourville Drive and Palmetto Street is designated as Residential Preservation (RP). The southeastern tip of the University property is adjacent to a United States Post Office at the southwest intersection of Adams Street and Orange Avenue. The southwestern most parcel of the FAMU property south of Orange Avenue (S.R. 373) is adjacent to Residential Preservation (RP) land use. The southwestern boundary of University property along Wahnish Way is adjacent to a Residential Preservation (RP) district, with the exception of a minor parcel at the northwest intersection of Orange Avenue and Wahnish Way, which is Urban Pedestrian (UP). The University property extending west of Wahnish Way and 330' north of Gore Street and north to Campbell Street is adjacent to a Central Urban (CU) district, which includes the Walker-Ford City Recreation Area to the west. The central portion of the western boundary of University property along Wahnish Way north of Campbell Street and south of Okaloosa Street is designated as Central Urban (CU). The northwestern most parcel of University property extending west of Wahnish Way, north of Okaloosa Street, west to Perry Street and south of Eugenia Street is also designated as CU.

k) The following generalized land uses on University property shall be shown on the existing land use map or map series:

1. Academic Use
2. Support Use
3. Residential Use
4. Recreational and Open Space Uses
5. Utilities Use
6. Parking Use
7. Vacant or Undeveloped Land
8. Research Use
9. Conservation Areas; and
10. Other Public Facilities

Figures 4.4A-B: Existing Campus Land Use Map, located at the end of the element, depicts the generalized existing land uses with the boundaries of the FAMU Main campus.

l) If the University determines it necessary to utilize other categories of land use, or to combine categories of land use, such categories or combinations of categories shall be shown on the existing land use map or map series and clearly identified in the legend.

The categories utilized for this Campus Master Plan Update deviate only slightly from those previously discussed and are clearly identified in the legend.

m) The approximate acreage and general range of density or intensity of use shall be provided in tabular form for the gross land area included in each existing land use category.

Densities and intensities of use were obtained from a general evaluation of existing conditions on the FAMU campus. The current densities and intensities by use are depicted in Table 4.2. If FAMU intends to expand its current boundary, the acreage of the land use zones and maximum intensities and densities will be identified in the Final Master Plan - 4.0 Land Use Element.

Table 4.2 Land Use Zones/Maximum Intensities and Densities for Development

LAND USE ZONE	ACREAGE¹	INTENSITY²	DENSITY⁴
Academic	77.0	0.80	1.50 FAR ⁴
Agricultural	11.0	0.10	.25 FAR
Community Interface	0.0	NA	NA
Conservation	47.0	0.00	0.00
Housing	29.0	0.70	60 Bed Spaces
Parking (P)	2.0	0.80	125 Spaces ⁶ (P)
Parking (S)	80.0	0.80	NA
Recreation/Athletics/Open Space	128.0	NA	NA
Support Facilities	38.0	0.80 ³	1.25 FAR ⁵

Source: Wood+Partners, Inc. 2017

¹ Acreage totals do not include miscellaneous lands such as sidewalks, service areas, roads etc.

² Represents the maximum percentage, per acre, of allowed impervious improvements.

³ Not applicable to required utility/infrastructure improvements.

⁴ Represents the maximum density (by unit) per acre allowed to be developed within each land use. Per level thresholds apply to housing and parking garage.

⁵ FAR = Floor Area Ratio, including multilevel construction not to exceed fifty (50) feet in height.

⁶ At a minimum, these spaces shall be not less than approximately nine (9) by eighteen (18) feet in size. (P) = Parking Garage, (S) = Surface Parking.

NA = Not applicable to the land use category.

n) The following natural resources shall be shown on the existing land use map or map series:

1. Beaches and shores
2. Surface waters
3. Wetlands
4. Native vegetative areas
5. Minerals and soils

Figures 4.5A-B Existing Campus Soils and Wetlands Map, located at the end of the element, depicts these natural resources within the boundaries of the FAMU Main and branch campuses.

o) Historic and archaeological resources (including all sites listed in the Florida Site File of the National Register of Historic Places) shall be shown on the existing land use map or map series.

The Black Archives at Carnegie Library is recognized as a historic structure by FAMU and is on file with the National Register of Historic Places. In addition, the FAMU original campus, 16 buildings along Martin Luther King Boulevard, generally bound by S. Adams Street and Wahnish Way, are also on the National Register of Historic Places. The Black Archives, although registered separately, is within this district.

(2) ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus Master Plan:

a) An analysis of the amount of land that will be required to accommodate the projected future enrollment of the University, including:

Current estimates indicate a student population close to 11,500 by SY 2020/2021. This enrollment growth may require additional academic program needs and additional housing facilities, which ultimately will necessitate improvement and additions to the academic and support facility inventories at FAMU. These needs are further discussed below.

1. The categories of land use and their densities or intensities of use.

At this time it is not anticipated that additional land will be required to the support the estimated student population, academic, support, and housing facilities. The University shall continue to evaluate its need for additional land throughout the planning period.

2. The estimated gross acreage for each category.

Table 4.3 Estimated Gross Acreage

LAND USE ZONE	GROSS ACREAGE
Main Campus	
Academic	58.0 Acres
Agricultural	11.0 Acres
Community Interface	5.0 Acres
Conservation	43.0 Acres
Housing	34.0 Acres
Parking	71.0 Acres
Recreation/Athletics/Open Space	153.0 Acres
Support Facilities	46.0 Acres

Source: Wood+Partners, Inc. 2017

3. A description of the methodology used.

The methodology should be based on floor area ratio (F.A.R.) or other acceptable means of establishing the relationship between land requirements and building areas.

Land requirements in relationship to building sizes only apply to those uses needed for academic buildings.

b) An analysis of projected future space and building needs for academic facilities, developed in the "Analysis Requirements" of the Academic Facilities Element:

See Table 4.4 for an analysis of projected future space and building needs for academic facilities.

Table 4.4 Future Building Requirements for Academic Space Types

	Classroom	Teaching Lab	Study	Research Lab	Total NASF
Space Needs by Space Type 2019-2020	102,348	127,935	161,795	219,195	611,273
Current Inventory as of June 2014					
A) Satisfactory Space	115,391	205,904	115,363	36,099	472,757
B) Unsatisfactory Space to be Remodeled	1,294	7,672	0	6,806	15,772
C) Unsatisfactory Space to be Demolished/Terminated	12,689	11,497	0	20,262	44,448
D) Total Under Construction	4,500	0	14,000	10,000	38,760
Total Current Inventory	133,874	225,073	129,636	73,167	561,477
Projects Funded for Construction thru June 2014					
Total Funded Construction	0	0	0	0	0
Total Planned Demolition	12,689	11,497	0	20,262	44,448
Net Space Needs	-18,837	-85,641	32,432	166,290	94,244

Source: FAMU Needs Assessment, Analysis of Space Needs by Category – Form B, 2014

c) An analysis of projected future space and building needs for support facilities, developed in the "Analysis Requirements" of the Support Facilities Element.

See Table 4.5 for an analysis of projected future space and building needs for support facilities.

Table 4.5 Future Building Requirements for Support Space Types

	Office	Audit/ Exhibit	Instruct. Media	Student Support	Gym	Support Serv	Total NASF
Space Needs by Space Type 2015-16	312,136	25,587	17,058	0	61,579	51,382	909,264
Current Inventory as of June 2014							
A) Satisfactory Space	238,943	12,020	3,625	0	44,851	43,577	343,016
B) Unsatisfactory Space to be Remodeled	36,516	0	0	0	0	8,160	44,676
C) Unsatisfactory Space to be Demolished/ Terminated	44,757	0	2,637	0	0	1,228	48,622
D) Total Under Construction	12,000	0	1,500	760	0	8,000	22,260
Total Current Inventory	332,216	12,020	7,762	760	44,851	60,965	458,574
Projects Funded for Construction thru June 2014							
Total Funded Construction	0	0	0	0	0	0	0
Total Planned Demolition	44,757	0	2,637	0	0	1,228	48,622
Net Space Needs	24,677	13,567	11,933	-760	16,728	-8,335	57,810

Source: FAMU Needs Assessment, Analysis of Space Needs by Category – Form B, 2014

d) An analysis of existing vacant and undeveloped land on the University campus to determine its suitability for use, including where available:

FAMU lands considered vacant and appropriate for development are contained along the south portion of the campus. Although infill and densification can occur in the north section of the campus, no detriments are known to exist in this area. Therefore, this discussion will only focus on the southern portion of the existing FAMU campus boundary.

1. Gross vacant or undeveloped land area:

Approximately 139 acres currently exist in Recreation, Open space, and Agricultural land. Of those 139 acres, 62 acres are vacant or undeveloped open space and /or agricultural areas available for development. However these areas are utilized to meet Level of Service Standards for on-campus Recreation and Open Space. The Agricultural area serves as a critical community asset in the form of a community garden. Conservation areas are not included in this acreage.

2. Soils:

Soil conditions would have to be explored in more detail to determine the viability for development. A comprehensive soil study is recommended as a condition of these areas considered for development. Campus area-wide soil conditions are discussed in 13.0 Conservation Element.

3. Topography:

The gently rolling topography in the southern portion of campus will offer unique design opportunities. Lands to the west and east are relatively flat creating minimum development constraints.

4. Natural resources:

The southern portion of campus is bounded by wooded areas and wetlands. No development proposed for this portion of campus will encroach into these areas. Any stormwater retention ponds planned for this area will work with the natural resources, enhancing these natural resources. No other natural resources are known to exist on other areas planned for development. Tree surveys will be undertaken to provide an opportunity to incorporate significant vegetation into all design development alternatives.

5. Historic and archaeological resources:

No historic or archeological resources are known to exist in these areas at this time.

e) An analysis of opportunities for redevelopment and for elimination of uses that are inconsistent with the University's character and proposed future land uses.

Redevelopment through renovation to existing structures is seen as a viable alternative to meeting FAMU's projected space needs. All new development planned for the campus will be consistent with existing land uses proposed by this master plan.

f) A finding as to whether each planned use of University property is consistent with the adopted conceptual State Lands Management Plan.

No determination has been made by FAMU. However, the plan is considered to be consistent with the State Lands Management Plan.

g) If the analysis in 2 a) through e) indicate that the existing University campus will not provide sufficient capacity to accommodate the future needs of the University, an analysis shall be undertaken identifying how much additional land would be required to meet future needs including:

1. The categories of land use and their densities or intensities of use;
2. The estimated gross acreage for each category; and
3. A description of the methodology used. The methodology should be based on (F.A.R.) or other acceptable means of establishing the relationship between land requirements and building areas.

The analysis in 2 a) through e) indicates no need for additional capacity to accommodate the future needs of the University.

h) An assessment as to whether any portion of the University property should be declared surplus for release by the University for use or disposal by the state.

No property held by the University should be declared surplus for release at this time. Future right-of-way requirements may allow FAMU to release such areas in cooperation with the host community in order to receive additional benefits or improvements on or near the campus. FAMU will continue to cooperate to the greatest extent possible in handling these matters with the host community, particularly as they relate to future transportation and infrastructure improvements.

i) In the event additional land is determined to be necessary for the future development of the University, an analysis of the context area shall be undertaken to identify potential land areas for such expansion. This analysis shall consider, at a minimum, the following:

1. Existing Land Use;
2. Property Values;
3. Constraints that may limit future development;
4. Future Proposed Land Use;
5. Building Conditions (if appropriate);
6. Property Ownership; and
7. Potential Acquisition and Relocation Costs.

Analysis in 2 a) through e) indicates no need for additional capacity to accommodate the future needs of the University.

j) In conjunction with the analysis conducted in 2 i), an analysis shall be undertaken identifying and evaluating alternatives to

additional land acquisition. At a minimum, this analysis should address:

1. Potentials for increasing development height, intensity or density on the campus:

At this time, FAMU does not envision a need to increase the existing development parameters.

2. Potentials for increasing the utilization of existing and future academic spaces to reduce future facility needs in order to fit within existing land resources:

FAMU will continue to practice its ability to remodel and retrofit existing buildings in lieu of proposing new structures when and where feasible. Space utilization is presently perceived as very low with room for more efficient utilization.

3. Potentials for reducing the planned future student enrollment:

FAMU does not plan to substantially reduce student enrollment over the course of this planning period.

4. Potentials for transfer of programs to existing University satellite sites:

There are no plans for transferring academic programs, other than continuing education, to satellite sites, however the transfer of research programs in the future is possible.

5. Transfer of programs to other existing institutions (community colleges, etc.) which may have excess land development capacity:

There are no plans for transferring academic programs.

k) An analysis of constraints that may limit the amount or location of future land use development on the University campus, including:

1. Areas of vegetation, surface waters, wetlands, or wildlife habitat protected by State or Federal regulations:

These issues and areas are discussed at length in 13.0 Conservation Element of the 2010-2020 Master Plan Update and remain the same in this update.

2. Areas encumbered by Federal land use development restrictions related to airports or other federally regulated facilities in the vicinity of the University:

No such encumbrances are known to exist.

3. Areas encumbered by flood hazard areas as defined by the Federal Emergency Management Agency:

These issues and areas are discussed at length in 13.0 Conservation Element of the 2010-2020 Master Plan Update and remain the same in this update.

4. Areas encumbered by stormwater management or other utility requirements or easements:

These issues and areas are discussed at length in 9.0 General Infrastructure Element of this update and 10.0 Utilities Element of the 2010-2020 Master Plan Update and remain the same in this update.

5. Areas on the University campus identified by the host community in its comprehensive plan to be developed for a particular land use or uses:

The campus is designated as an Institutional land use. This use is not anticipated to change and would require a land use amendment by the host community.

6. Areas encumbered by electromagnetic radiation, nuclear radiation, explosion or other catastrophic hazards:

No such encumbrances are known to exist.

7. Areas encumbered by existing buildings or other facilities considered likely to remain for the planning period:

No such encumbrances are known to exist.

l) An analysis of off-campus constraints that may limit the amount or location of future land use development on the University campus, including:

1. The availability of public facilities and services to serve new development (electricity, potable water, sanitary sewer, stormwater management, etc.):

Public facilities, primarily infrastructure and utility requirements, are anticipated to be provided for by the host community as they are now.

2. Traffic capacity on roadways within the context area. Traffic counts and origin/destination studies will be used to generate data:

Transportation needs are discussed in greater detail with 11.0 Transportation Element. Traffic capacity level-of-service standards for roadways within the context area have already been established by the host community. FAMU will similarly establish a level-of-service standard for roadways within the campus perimeter.

3. Other constraints:

No constraints other than those imposed by Florida Statute or those to be negotiated in future Interlocal Agreements or Memorandum of Understanding with the host community are known to exist.

m) An analysis of the goals, objectives and policies adopted by the host community in their comprehensive plan related to development of land uses in the context area.

Goal 1:

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Goal 2:

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity, consistent with adequate levels of service and efficient use of facilities and the protection of natural resources and residential neighborhoods.

Goal 3:

Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community.

Objective 1.1:

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities and the service capacity to accommodate growth in an environmentally acceptable manner.

Policy 1.1.2:

Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

Policy 1.1.7:

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

Policy 1.1.8:

Compliance with the 13.0 Conservation Element shall be met prior to consideration of requirements in the Land Use Element.

Objective 1.2:

Coordinate the location of land uses with local soil conditions, topography, and aquifer vulnerability as well as available services.

Policy 1.2.1:

Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.

Policy 1.2.2:

The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

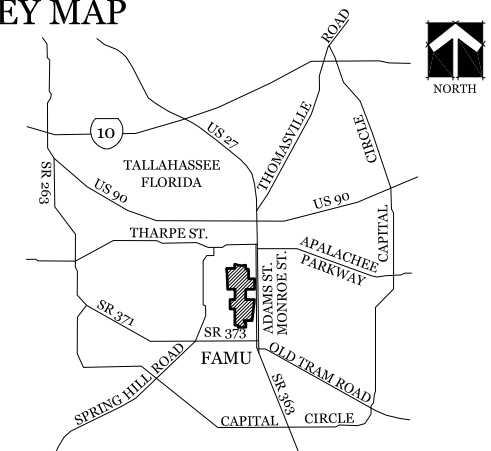
Objective 5.1:

Coordinate the future plans of state government, school board, the institutions of higher learning and other applicable entities with this Comprehensive Plan.

STATE OF FLORIDA - FAMU LOCATION MAP

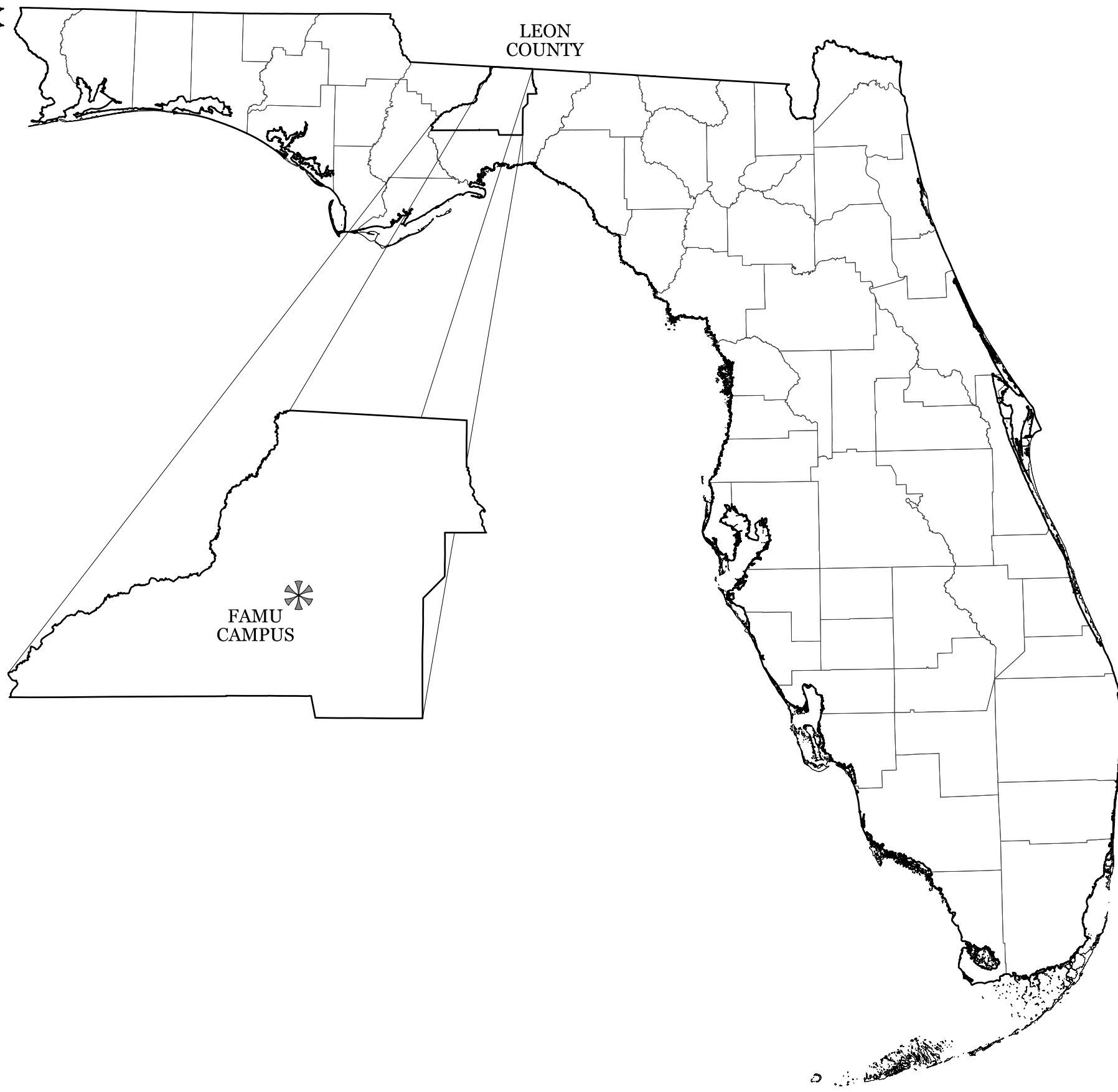
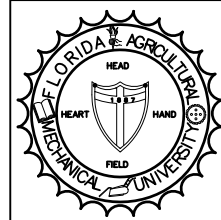
 FAMU CAMPUS

KEY MAP



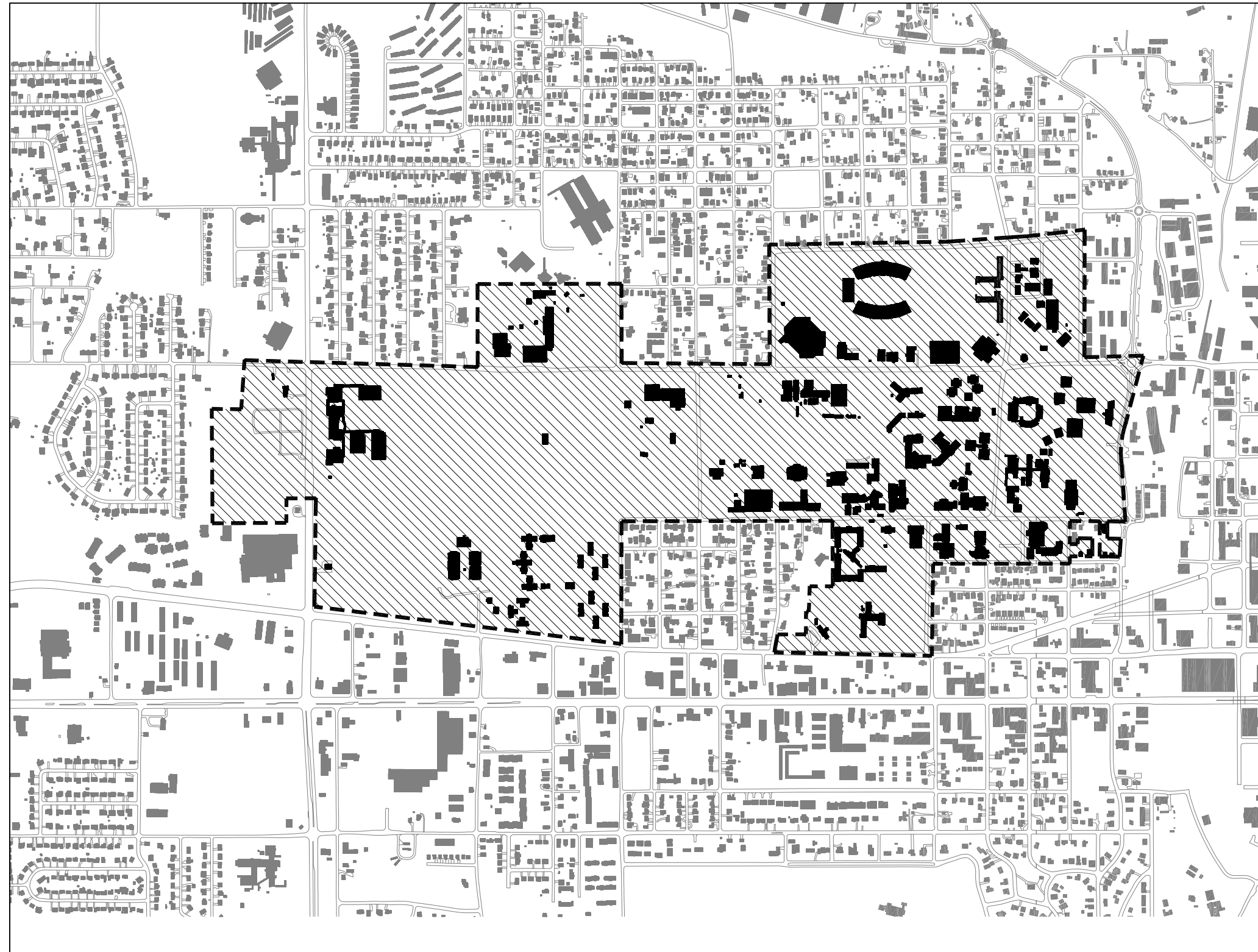
2015-2025 MASTER PLAN
INVENTORY & ANALYSIS
**FLORIDA A&M
UNIVERSITY**
TALLAHASSEE, FLORIDA

DATE: JANUARY 2018



LEON
COUNTY

FAMU
CAMPUS

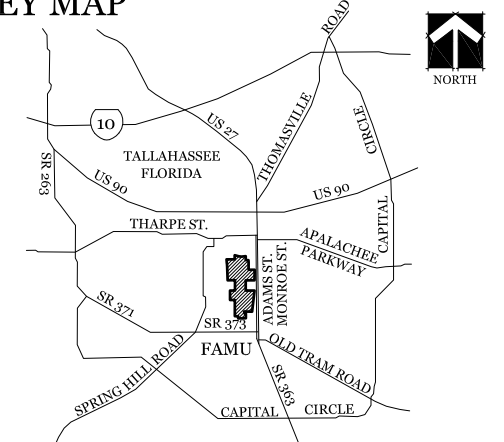


HOST COMMUNITY MAP

LEGEND:

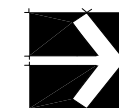
-  EXISTING CAMPUS DEVELOPMENT

KEY MAP

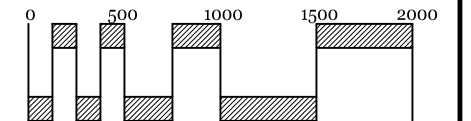


2015-2025 MASTER PLAN
INVENTORY & ANALYSIS
**FLORIDA A&M
UNIVERSITY**
TALLAHASSEE, FLORIDA

DATE: JANUARY 2018

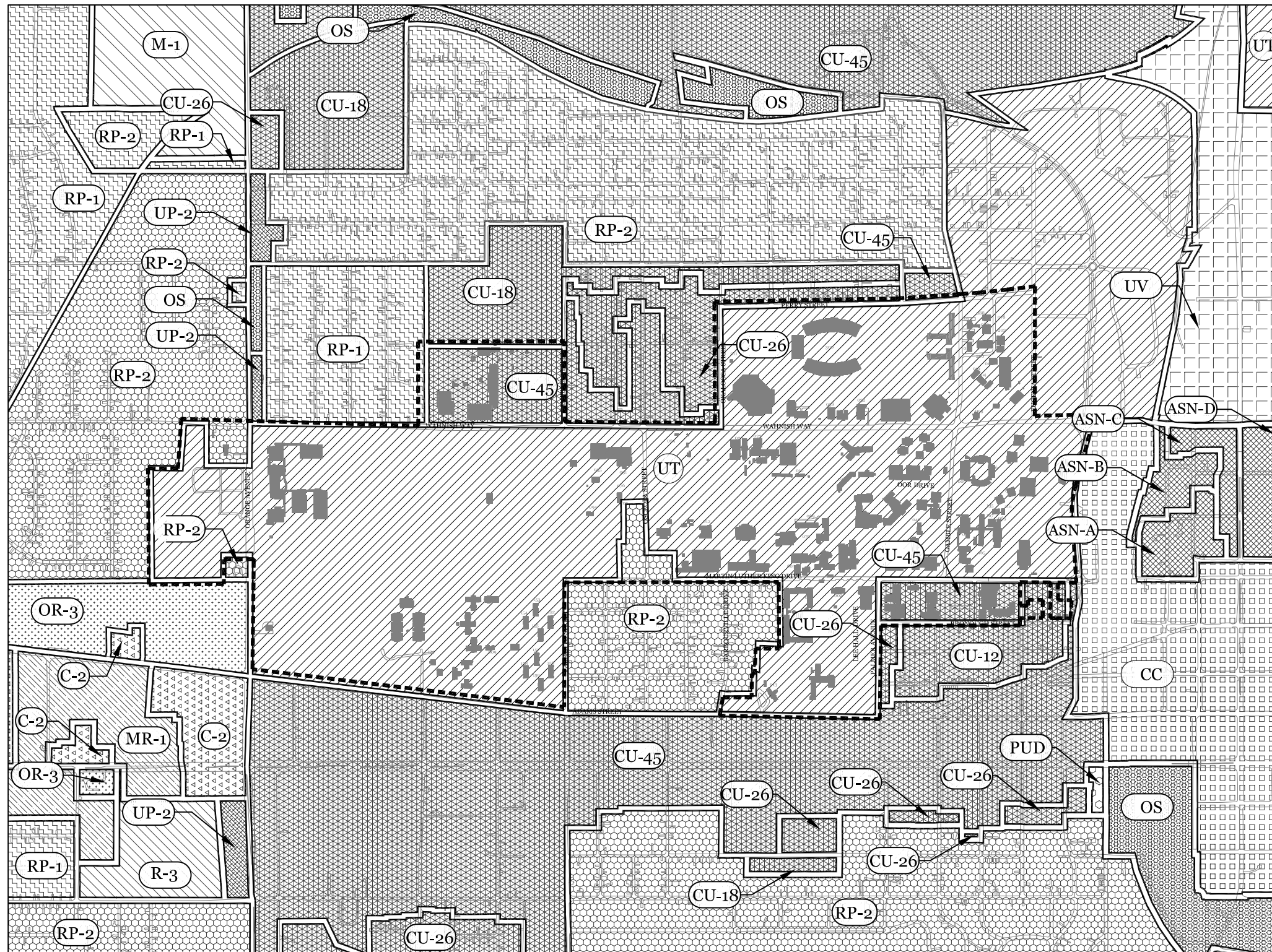


NORTH





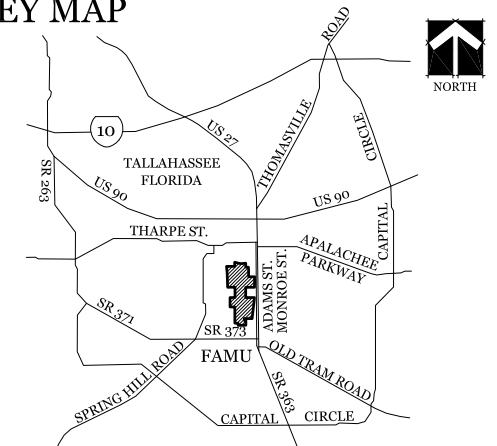
EXISTING CONTEXT AREA LAND USE AND ZONING MAP



LEGEND:

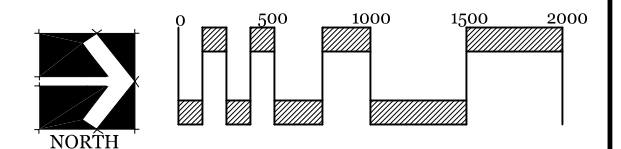
- C-1-NEIGHBORHOOD COMMERCIAL
- C-2-GENERAL COMMERCIAL
- CU-CENTRAL URBAN
- CC-CENTRAL CORE DISTRICT
- RP-1-RESIDENTIAL PRESERVATION 1
- RP-2-RESIDENTIAL PRESERVATION 2
- UT-UNIVERSITY TRANSITION DISTRICT
- OR-3-OFFICE/RESIDENTIAL PRESERVATION
- UP-2-URBAN PEDESTRIAN
- OS-OPEN SPACE
- ASN-ALL SAINTS NEIGHBORHOOD-A,B,C,D
- M-1-LIGHT INDUSTRIAL
- MH-MANUFACTURED HOME PARK
- MR-1-MEDIUM DENSITY RESIDENTIAL
- R3-SINGLE FAMILY DETACHED, ATTACHED TWO FAMILY RESIDENTIAL
- UV-UNIVERSITY URBAN VILLAGE DISTRICT
- PUD-PLANNED UNIT DEVELOPMENT

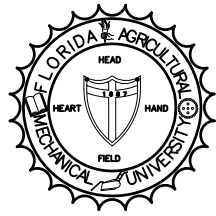
KEY MAP



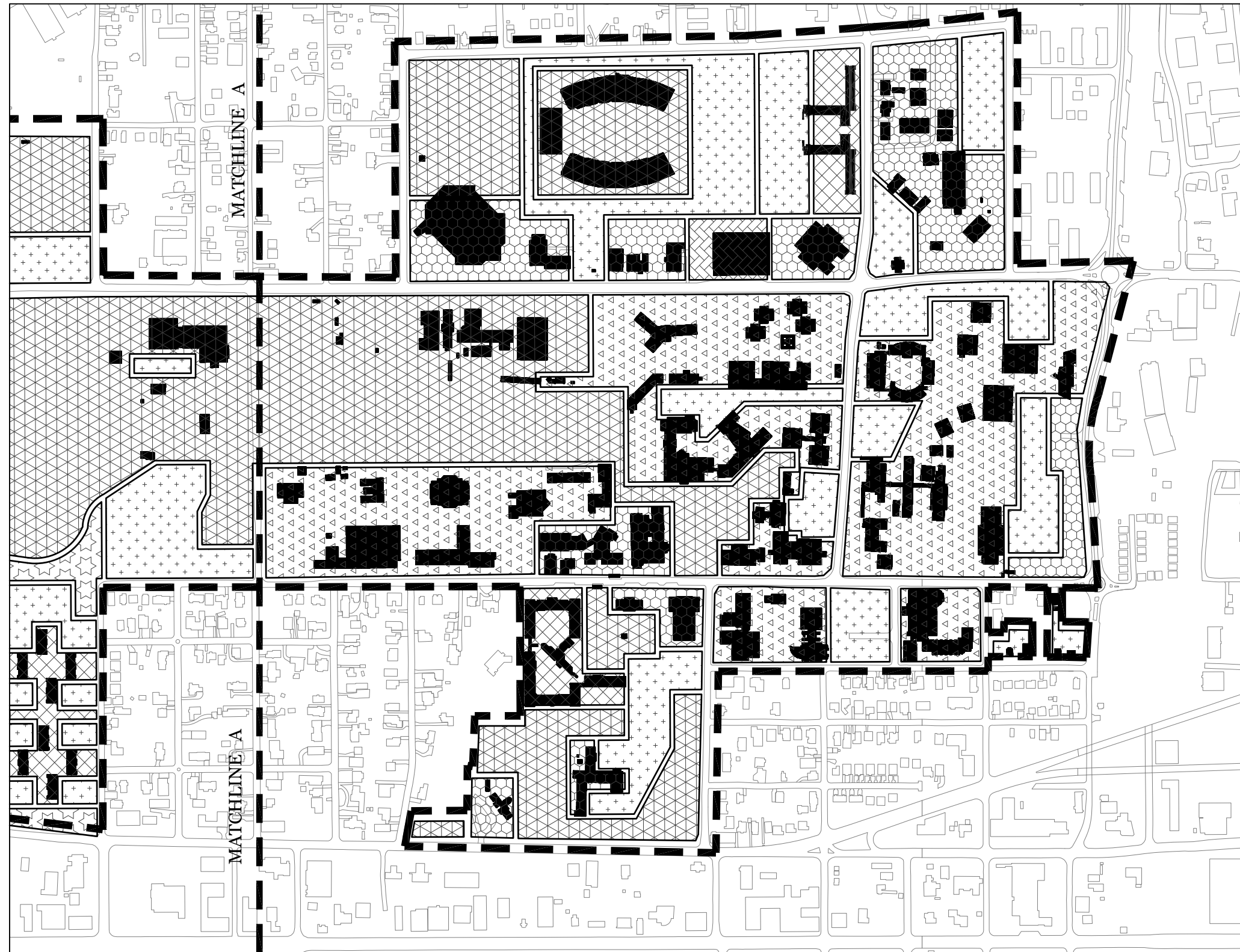
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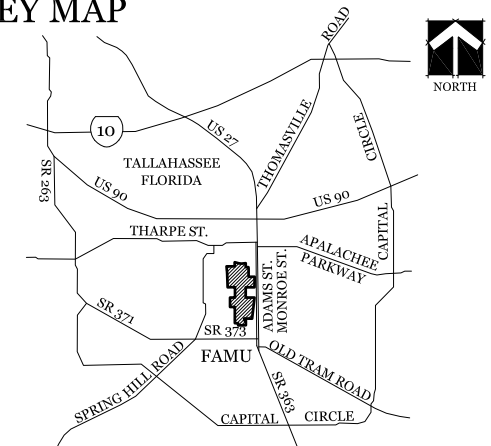
EXISTING CAMPUS LAND USE MAP (NORTH)



LEGEND:

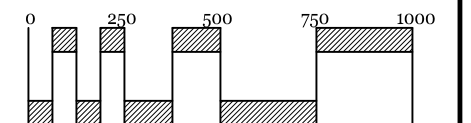
- ACADEMIC
- AGRICULTURAL
- CONSERVATION
- COMMUNITY INTERFACE
- HOUSING
- SURFACE PARKING
- GARAGE PARKING
- RECREATION/ATHLETICS/
OPEN SPACE
- SUPPORT FACILITIES

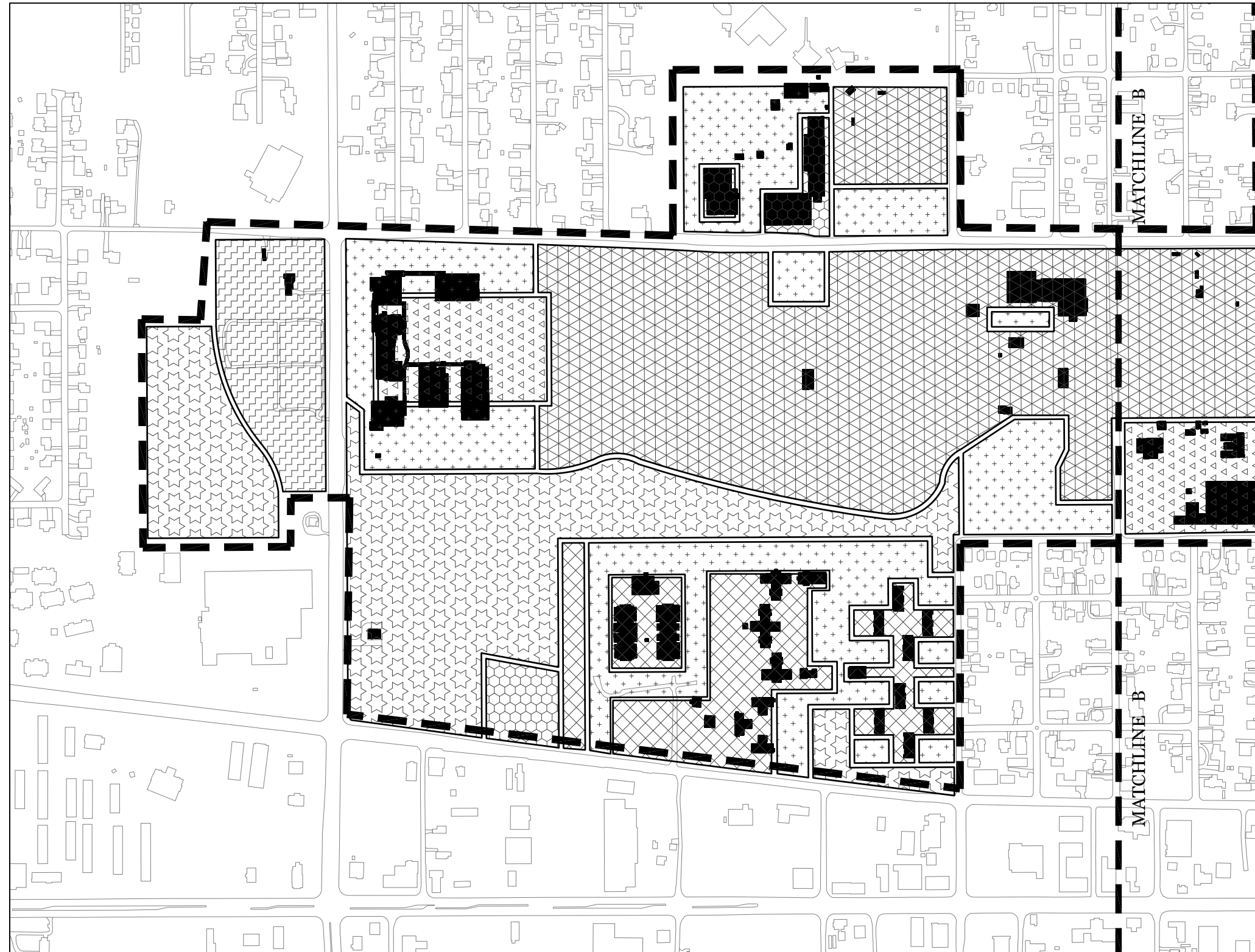
KEY MAP



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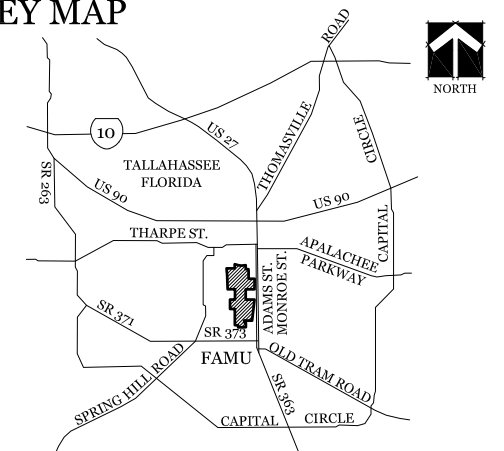


EXISTING CAMPUS LAND USE MAP (SOUTH)

LEGEND:

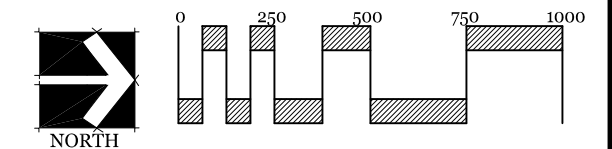
- ACADEMIC
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- HOUSING
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- 001 - LEE HALL
- 002 - JACKSON DAVIS HALL
- 003 - UNIVERSITY COMMONS
- 005 - N.B. YOUNG HALL
- 006 - S.B.I. / SOUTH WING
- 007 - CARNEGIE CENTER
- 008 - LUCY MOTEN
- 009 - WARE / RHANEY BUILDING
- 010 - TRACK & FIELD TOWER
- 011 - ATHLETIC STORAGE BUILDING
- 012 - GEORGE CONOLY GREENHOUSE
- 013 - PRESIDENT'S HOUSE
- 014 - TUCKER HALL
- 015 - HONOR HOUSE
- 016 - SCHOOL OF ARCHITECTURE
- 018 - MAIN GARAGE
- 017 - INTERNATIONAL LANGUAGE
- 019 - ENVIRONMENTAL SCIENCES INST.
- 021 - GAITHER GYMNASIUM

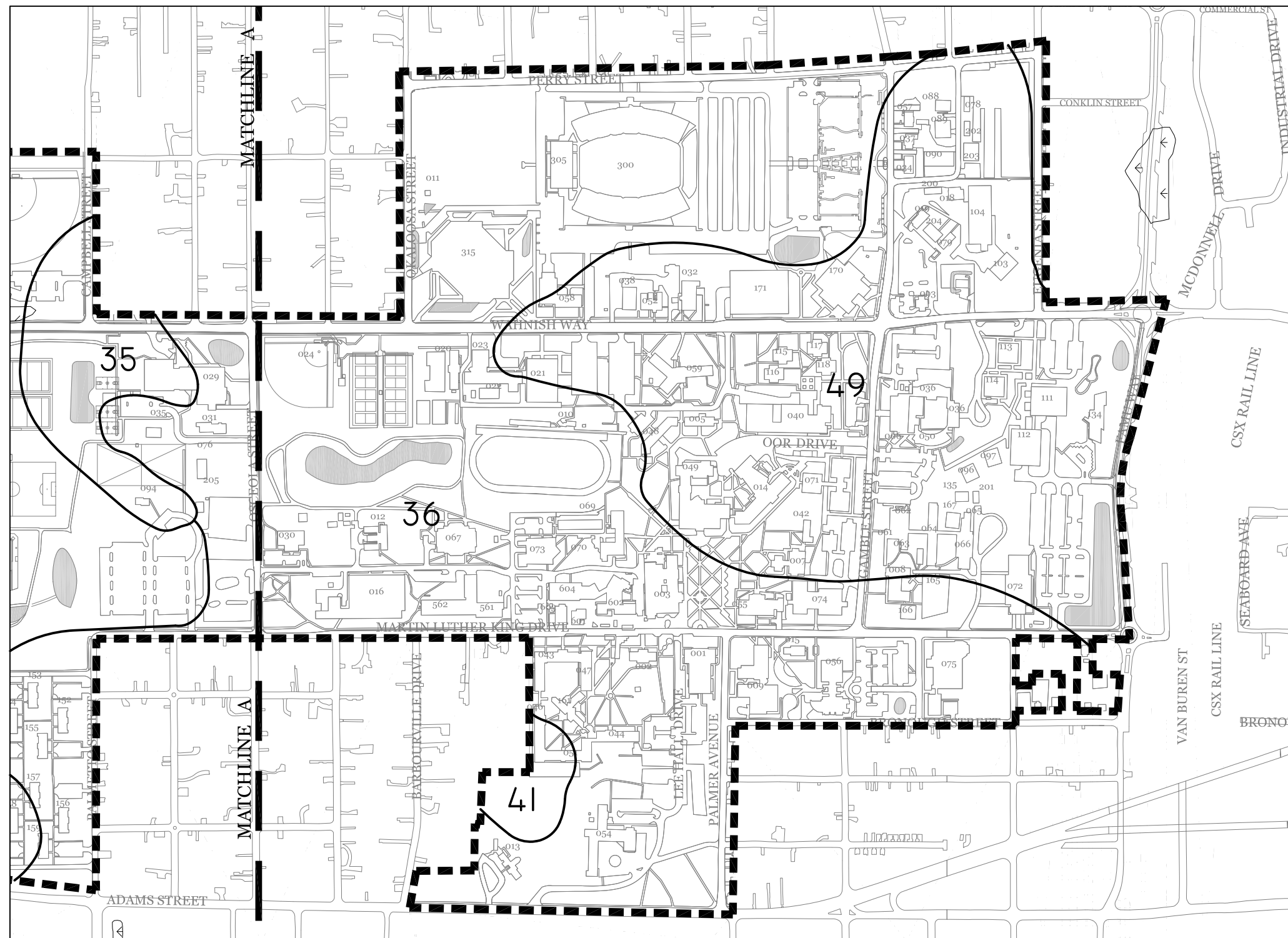
- 022 - GAITHER OFFICE & CLASSROOM
- 023 - L.S. BARTLEY ATHLETIC COMPLEX
- 024 - UNIVERSITY SOFTBALL DUGOUT
- 025 - HAZARDOUS STORAGE
- 026 - UNIVERSITY BASEBALL DUGOUT
- 029 - RECREATION CENTER
- 030 - USDA TELECONFERENCE CENTER
- 031 - DAIRY BARN AND WINERY
- 032 - M.S. THOMAS INDUSTRIAL ARTS LAB
- 034 - CONTINUING EDUC. CONF. CENTER
- 035 - UNIVERSITY BAND STORAGE
- 036 - S.B.I. / WEST & NORTH
- 037 - CONTINUING EDUCATION
- 038 - CENTRAL CHILLED WATER PLANT
- 040 - SCHOOL OF JOURNALISM
- 041 - UNIVERSITY ACTIVITIES CENTER
- 042 - COUNSELING CENTER
- 043 - MCGUINN HALL
- 044 - TRUTH HALL

- 046 - CROPPER HALL
- 047 - DIAMOND HALL
- 048 - SAMPSON HALL
- 049 - COLEMAN LIBRARY
- 050 - S.B.I. / EAST WING
- 052 - CENTRAL HEAT PLANT
- 054 - FOOTE / HILYER ADMIN. CENTER
- 055 - JONES HALL
- 056 - SCIENCE RESEARCH FACILITY
- 057 - CNTR FOR EQUITY & CULT. DIVERSITY
- 058 - HOWARD HALL
- 059 - GIBBS HALL
- 061-066 - OLD D.R.S.
- 067 - GENERAL CLASSROOM
- 068 - FOSTER-TANNER MUSIC CENTER
- 069 - FOSTER-TANNER CERAMIC CENTER
- 070 - FOSTER-TANNER ART CENTER
- 071 - GORE EDUCATION COMPLEX
- 072 - D.R.S. GYM

- 073 - FOSTER-TANNER BAND BUILDING
- 074 - DYSON PHARMACY
- 075 - COLLEGE OF PHARMACY
- 078 - F&P
- 079 - UNIVERSITY PARKING SERVICES(M)
- 080-082 - P.O.M. BUILDINGS A-C
- 083 - P.O. HAZARDOUS STORAGE-A
- 084 - P.O. HAZARDOUS STORAGE-B
- 086 - P.O. MECH. CHILLER
- 087 - P.O.M. STORAGE
- 088 - ATHLETICS ACADEMICS
- 089 - LEARNING DEVELOPMENT EDUC. CENTER
- 090 - (M)
- 092 - TITLE THREE-FGMP(M)
- 093 - UNIVERSITY PARKING SERVICES / INFO
- 094 - FOSTER-TANNER OBSERVATION TOWER
- 096 - S.B.I. (M) I
- 097 - S.B.I. (M) II

- 103 - PHYSICAL PLANT STORAGE-A
- 104 - PHYSICAL PLANT TRANSITION CENTER
- 111-114 - BENJAMIN BANNEKER BLDGS A-D
- 115-118 - PADDYFOOTE COMPLEX A-D
- 124 - GIBBS COTTAGE
- 131-133 - SCHOLARSHIP HOUSES
- 134 - CHILDCARE CENTER
- 135 - D.R.S. HEALTH
- 136-151 - POLKINGHORNE VILLAGE APTS.
- 152-160 - PALMETTO STREET APARTMENTS
- 161 - WILLIAM GRAY, JR. PLAZA
- 162-164 - PALMETTO HOUSING PHASE III
- 165-167 - OLD D.R.S.
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- 203 - FAMU UNDERGRAD PROGRAM

- 204 - A&S ELECTRONIC CLASSROOM
- 205 - SCHOOL OF ARCHITECTURE
- 206 - POLICE STORAGE
- 300 - BRAGG STADIUM
- 305 - GALIMORE-POWELL ATHLETIC FIELD HOUSE
- 315 - MULTI-PURPOSE GYMNASIUM
- 501-502 - PERRY-PAIGE BUILDING
- 601-604 - STUDENT UNION COMPLEX
- 605-608 - SOUTH PALMETTO BLDG A-D
- 609 - S. PALMETTO COMMONS BLDG-E
- 610 - S. PALMETTO COMMONS BLDG-F
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- 703 - NEW D.R.S. ELEMENTARY SCHOOL
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- 705 - NEW D.R.S. MIDDLE SCHOOL
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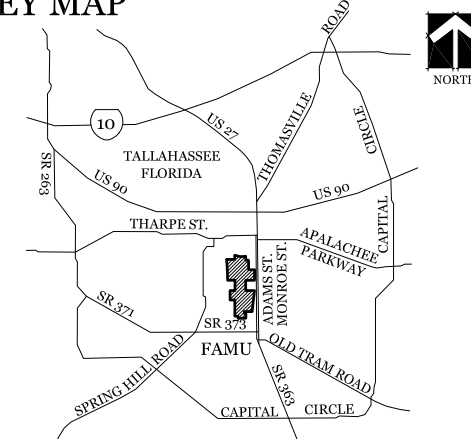
EXISTING CAMPUS SOIL AND WETLANDS MAP (NORTH)

LEGEND:

- 35 ORANGEBURG FINE SANDY LOAM, 8-12% SLOPES
- 36 ORANGEBURG-URBAN LAND COMPLEX, 2-12% SLOPES
- 41 PLUMMER FINE SAND
- 49 URBAN LAND
- WETLAND

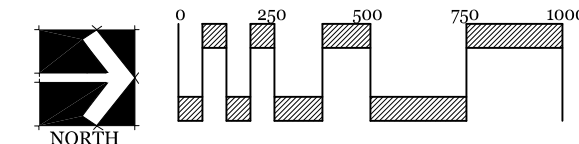
SOURCE: SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY, AUGUST 8, 2017.

KEY MAP



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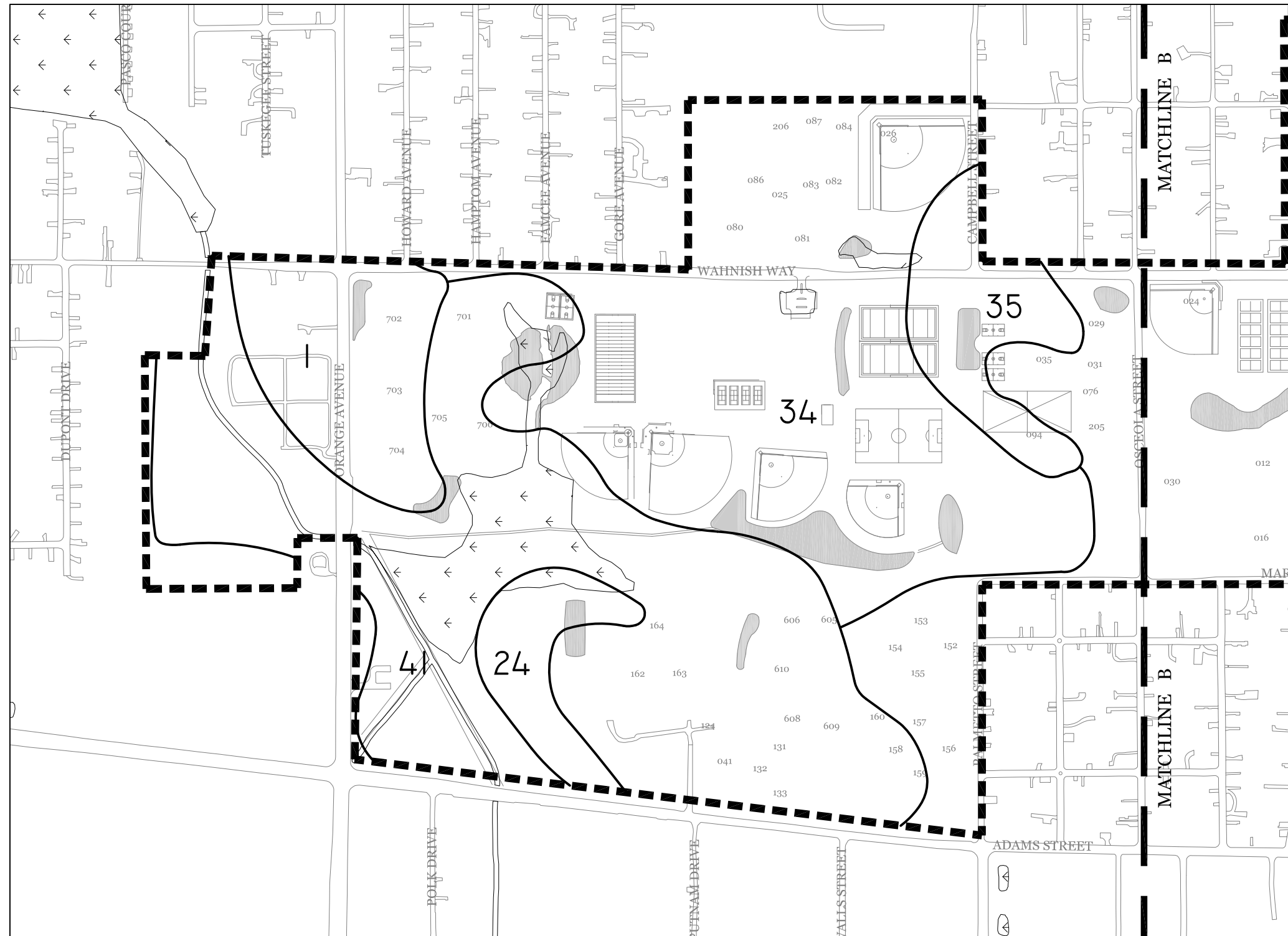
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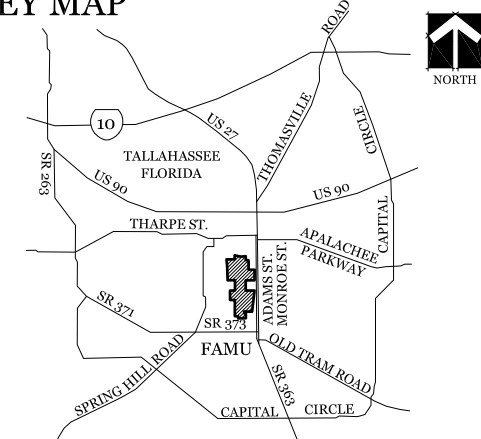
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