

Florida Agricultural and Mechanical University
2020 – 2030 Campus Master Plan Update
(Five Year Comprehensive)
BR-352

Final Master Plan
January 2023

FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY
2020-2030 CAMPUS MASTER PLAN UPATE

FINAL MASTER PLAN

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FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY
2020-2030 CAMPUS MASTER PLAN UPDATE

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Executive Summary

INTRODUCTION

The development of the 2020-2030 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 2015-2025 Master Plan Update given that the 2010-2020 FAMU Master Plan Update was approved by the FAMU Board of Trustees in December 2002.

This 2020-2030 FAMU Master Plan Update is being completed in response to those changes requested by FAMU to update the 2020-2030 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 2015-2025 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 Alatech Building in Crestview, / Okaloosa County, Florida. The 2020-2030 FAMU Master Plan Update is for the Main Campus only. The requirements of the 2015-2025 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

	<i>Actual Enrollment</i>	<i>Approved Enrollment Goal</i>			
	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024
Undergraduate	7,082	8,095	8,295	8,460	8,670
Graduate	1,759	1,840	1,870	1,900	1,930
Total Headcount	8,841	9,935	10,165	10,360	10,600

Source: FAMU, 2021 Accountability 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 northern portion of campus includes the largest concentration of academic facilities surrounded by housing, recreation/open space, and support services. This 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 future land use pattern for this area will remain consistent with the proposed infill of academic, housing, and support facilities. Recent acquisition of off-campus multi-family parcels has expanded the campus boundary north to FAMU Way establishing the University's presence on the thoroughfare. The addition of these parcels will augment FAMU's housing needs for the foreseeable future.

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. This portion of campus has been transformed through the replacement of surface parking lots with new housing and support facilities. The campus master plan update continues the development of this area with the addition housing facilities. The long-term vision, beyond this planning period, includes the relocation of collegiate athletic and support facilities. 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 pursuits are the core 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 Towers residence halls, Florida Agricultural and Mechanical University (FAMU) now maintains about 2,450 bed spaces in 7 on-campus dormitory facilities. Approximately 65% of housing is single occupancy, which is attributable to preferences voiced by the FAMU student body in housing surveys and analyses indicating that double occupancy is not as favorable as it was with past generations of students.

FAMU has adopted a policy goal of increasing student bed spaces from twenty-five percent (25%) of student enrollment to forty-four percent (44%) by the end of 2030. The University has a FTE enrollment of 9,272 for the Main Campus as of July 2021. Thirty-three percent of 9,272 is a projected needed bed capacity of about 2,782. Thus, the current capacity of 2,450 beds is approximately 332 short of the 33% standard. With a projected enrollment of 10,600 for Main Campus in 2024 and bed capacity of 3,180, FAMU will need to construct additional housing facilities to 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 2025 when compared with the 33% policy goal.

Table 7.1 Campus Housing through 2025

	2019-2020	2024-2025
Enrollment (Undergraduate)	9,272	10,600
Housing Units	2,450	3,180
33% Housing Goal	2,782	3,498
	(332)	(318)

Source: FAMU Office of University Housing, 2021. Calculations based on FAMU 2021 Accountability Plan

A Student Housing Market Study was completed for FAMU in December of 2021. 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), through funding received from the Blueprint Intergovernmental Agency has overcome some of the challenges the institution was facing associated with deterioration, specifically Bragg Memorial Stadium. Other facilities, such as the swimming pool and swimming locker room were demolished as they exceeded their life cycle and eligibility for renovation. Due to a decrease in demand for certain intramural and athletic facilities, one baseball field, one softball field, and one soccer field were demolished and replaced with a new housing development. Numerous other intramural and athletic facilities were constructed during prior planning periods and serve the University adequately.

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. For any new development, FAMU shall consider partnership with the city to promote new ideas and the construction of a regional stormwater facility.

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 previously completed the "FAMU Water & Sewer Utility Analysis ("Water & Sewer Analysis")" in conjunction with the City of Tallahassee. The University will continue to coordinate with the City of Tallahassee to evaluate the findings in conjunction with the Master Plan Update including, but not limited

to, identifying water consumption, delivery of adequate water supply and pressure in the future, identifying 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 previously completed the "Water & Sewer Analysis" in conjunction with the City of Tallahassee. The University will continue to 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, identifying 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 regional landfill located in Jackson County. The operation and maintenance of the landfill is the responsibility of Waste Management, Inc. To be consistent with the policies within the county's comprehensive plan, FAMU shall strive for consistency with Solid Waste Prevention and Reduction Objective 1.1, Policy 1.1.1 and 1.1.2 (SW), Objective 1.2, Policy 1.2.1, 1.2.2, and 1.2.3 (SW).

ELEMENT 11 – 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 continue 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 automobiles, improve operational efficiencies, and sustainability.

FAMU provides on-campus transit service through two shuttle busses, which allows any registered student to ride, suggesting that vehicle trips through and around campus may be minimized through consistent ridership. 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 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; proposed sidewalks included in the Monroe-Adams Placemaking project, 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.

ELEMENT 14 – CAPITAL IMPROVEMENTS ELEMENT

Most 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. FAMU must specify the importance of each specific capital improvement identified by this plan. 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 upwards of \$465 million across various funding sources. 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 14.1.1 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2023-24 through 2027-28

Prio rity No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
PECO ELIGIBLE PROJECT REQUESTS						
1	Chemical and Biological Research Laboratory Center	\$1,904,217	\$22,966,777	\$2,997,696	\$0	\$0
2	Dyson Pharmacy Building Demolition	\$576,185	\$3,269,500	\$0	\$0	\$0
3	School of Business and Industry South	\$1,910,617	\$23,475,507	\$2,145,000	\$0	\$0
4	Benjamin Banneker Complex Demolition	\$6,547,541	\$0	\$0	\$0	\$0
Prio rity No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
PECO ELIGIBLE PROJECT REQUESTS (CONTINUED)						
5	Howard Hall	\$1,567,487	\$9,030,385	\$2,990,000	\$0	\$0
6	Perry-Paige	\$1,051,583	\$9,804,422	\$0	\$0	\$0
7	FAMU/FSU College of Engineering Building C*	\$0	\$0	\$0	\$20,100,000	\$97,000,000
8	Old DRS High School Gym/Transitional Classrooms/Offices Demolition	\$4,648,049	\$0	\$0	\$0	\$0
9	Land Acquisition	\$7,592,000	\$0	\$8,469,500	\$5,869,500	\$5,869,500
CITF PROJECT REQUESTS						
1	Student Union	\$3,120,000	\$31,694,000	\$4,030,000	\$0	\$0

Table 14.1.2 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2023-24 through 2027-28

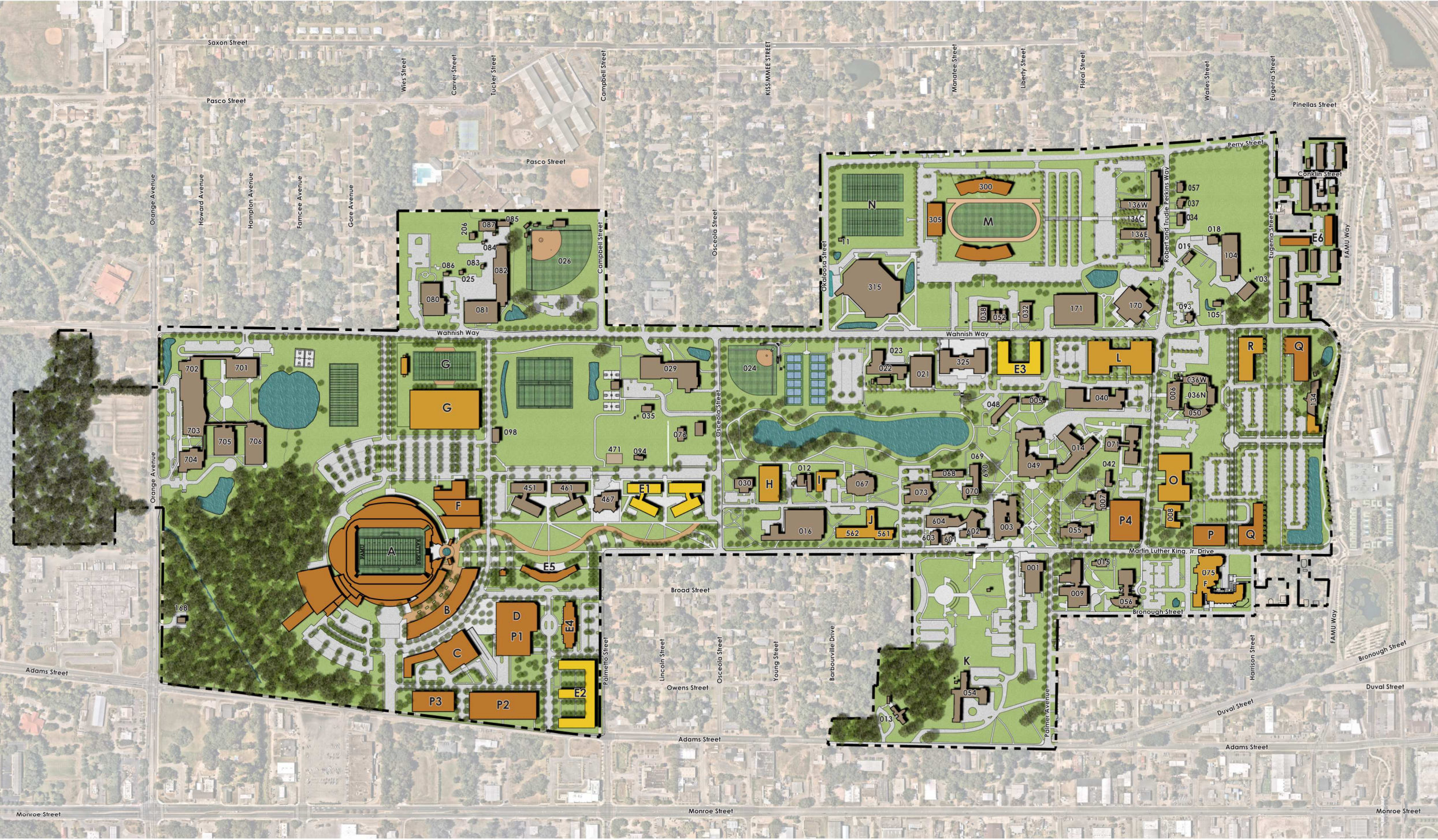
Priority No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT (P3 PROJECTS)						
1	P3 Housing – Pentaplex and Town Center	\$22,580,547	\$22,580,547	\$22,580,547	\$22,580,547	\$0
2	P3 – Retail	\$2,151,227	\$2,151,227	\$2,151,227	\$0	\$0
3	P3 – Parking Garage 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 2023-24 through 2027-28, June 2022

* Conjunction in request with similar request from Florida State University

Existing Facilities Key

001 Lee Hall	013 President's House	025 Hazardous Storage C	038 Central Chilled Water Plant	056 Science Research Facility	075 College of Pharmacy	087 P.O.M. Storage	161 William Gray Jr. Plaza	451 FAMU Towers South	701 D.R.S. Gymnasium
003 University Commons	014 Tucker Hall	026 Univ. Baseball Field	040 School of Journalism	057 Office of Equal Oppy Prog.	076 Small Animal Lab	093 Welcome Center	168 Electrical Substation - South	461 FAMU Towers North	702 D.R.S. Admin. Bldg
005 N.B. Young Hall	015 Honor House	029 Multi-Purpose Rec. Center	042 Counseling Center	058 Howard Hall	080 P.O.M. Bldg A	094 Foster Tanner Observ. Twr.	170 Student Services Center	467 The Hub	703 D.R.S. Elem. School
006 S.B.I. South	018 Main Garage	030 USDA Teleconference Ctr.	049 Coleman Library	059 Gibbs Hall	081 P.O.M. Bldg B	098 Recreation Storage Locker	171 Parking Garage - I	471 Chiller Plant	704 D.R.S. Cafetorium
007 Carnegie Center	019 Environmental Sciences Inst	032 M.S. Thomas Building	050 S.B.I. East	068 Foster-Tanner Music Ctr.	082 P.O.M. Bldg C	103 Physical Plant Storage A	206 Police Storage	561 - 562 Perry-Paige Bldg	705 D.R.S. Middle School
008 Lucy Moten	021 Gailther Gym	034 Conf. Educ. Conf. Cntr	051 Wheatley Hall	069 Foster-Tanner Ceramic Ctr.	083 P.O. Hazardous Storage - A	104 Trio /ASAP	300 Bragg Stadium	601 Student Union Office Bldg	706 D.R.S. High School
009 Ware-Rhaneey	022 Gailther Office & Classroom	035 Univ. Band Storage	052 Central Heat Plan	070 Foster-Tanner Art Ctr.	084 P.O. Hazardous Storage - B	105 Electrical Substation - North	305 Gaimore-Powell Athl Fieldhouse	602 Student Union Multi-Use Bldg	
011 Athletic Storage Building	023 LS Bartley Athletic Complex	036 S.B.I. West & North	054 Foote-Hilyer Admin Center	071 Gore Education Complex	085 P.O. Maintenance Shop - E	134 Childcare Center	315 Multi-Purpose Teaching Gym	603 Student Union Career Ctr	
012 George Conoly Greenhouse	024 University Softball Field	037 Continuous Education	055 Jones Hall	073 Foster-Tanner Band Bldg	086 P.O. Mech. Chiller	136E-W-C Polklinghorne Village	325 CASS Bldg	604 Student Union Grand Ballroom	



Legend		Proposed Facilities							
Existing Facility	2025-2030 Proposed Facility	A Stadium	D Mixed Use (Retail / Housing)	G Indoor / Outdoor Athletic Facility	J Perry-Paige Renovation	M Track + Field Relocation	P Science Teaching Facility (STEM)	P1-P4 Parking Garages	
2020-2025 Proposed Facility	2030+ Proposed Facility	B Retail / Alumni Housing	E1-E6 Residence Halls/Mixed Use Apartments	H Entomology	K Foot-Hilyer Remodel	N Intramural Fields	Q STEM / STEAM		
		C Retail	F Chemical + Biological Research Lab Ctr.	I Greenhouse	L Student Union	O Computer Information Systems Building	R Data Center		

4.O 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 undergoing a transformation through the demolition of academic and housing facilities that have exceeded their lifecycle and are not eligible for renovation. This has allowed FAMU to examine infill opportunities across campus and establish a vision for the future development pattern that remains consistent with the framework of the prior campus master plan.

The northern portion of campus includes the largest concentration of academic facilities surrounded by housing, recreation/open space, and support services. This 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 future land use pattern for this area will remain consistent with the proposed infill of academic, housing, and support facilities. Recent acquisition of off-campus multi-family parcels has expanded the campus boundary north to FAMU Way establishing the University's presence on the thoroughfare. The addition of these parcels will augment FAMU's housing needs for the foreseeable future.

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. This portion of campus has been transformed through the replacement of surface parking lots with new housing and support facilities. The campus master plan update continues the development of this area with the addition housing facilities. The long term vision, beyond this planning period, includes the relocation of collegiate athletic and support facilities. 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 pursuits are the core 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 address future growth efficiently and compatibly. 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 open developable areas without encroaching into 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 by 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.A) 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 48 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.A. 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

LAND USE ZONE	ACREAGE ¹	Maximum F.A.R.
Academic	53	0.80
Agricultural	7	0.30
Community Interface	5	.80
Conservation	48	0.10
Housing	35	0.80
Parking (S) ²	78	0.1
Recreation/Athletics/Open Space	151	.10 / .30 / .10
Support Facilities	46	0.80

Source: Figure 4.A – Future Land Use Map; Kimley-Horn, 2023

¹ Acreage totals include miscellaneous lands such as sidewalks, service areas, roads etc.

²At 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

FAMU shall incorporate design features for new development along the edges of campus that limit or mitigate negative impacts with adjacent residential areas including but not limited to features such as buffers and step back building configurations.

Policy 1.1.7

In accordance with Florida Statute, variation(s) from and/or exception(s) to the Future Land Use Map (Figure 4.A) 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.A) as a base, during the planning phase, FAMU shall develop Master Plan Maps which detail the location and type of facilities required by the anticipated student population growth. These facilities shall meet the 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 2020-2030 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. If needed, they shall amend the Capital Improvement Plan each year under the requirements of 14.0 Capital Improvements Element. FAMU shall further coordinate inconsistent land use policies with the procedures established herein.

Policy 1.2.5

FAMU shall coordinate with the City of Tallahassee-Leon County on proposed southeast campus development with the redevelopment area of South Monroe Street near Putnam Drive.

Objective 1.3: FAMU shall use the 2020-2030 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 additional integrated land use zones through densification and the integration of non-academic facilities (such as housing and support facilities) to newly developed areas in the core of campus, generally described as being between Gamble Street and FAMU Way.

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. In certain cases, academic facilities of not more than fifty (50) percent of the net assignable square footage of proposed building construction or additions can also be included. 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, through the Development Agreement with the City of Tallahassee, maintain consistency with the Tallahassee-Leon County Comprehensive Plan and the City of Tallahassee's Land Development Code for locating medium and high-density residential and non-residential uses adjacent to low-density residential neighborhoods, focusing specifically on those that have a majority of owner-occupied units. FAMU shall also coordinate with the City of Tallahassee to

address any incompatibilities and / or other impacts to these neighborhoods from the development and redevelopment of the FAMU campus.

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 2020-2030 Master Plan Update Map to optimize the University's developable land resources and protect its natural, historic, and archaeological resources, while allowing the University flexibility in meeting its long-range needs.

Policy 1.4.1

Respecting the University'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

Prior to approval and acceptance of the design and as part of the design process for any programmed improvement, FAMU shall require that geotechnical testing be conducted to determine the relevant soil characteristics of the site.

Policy 1.4.3

FAMU shall require techniques of minimizing soil impacts through the appropriate methods of erosion and sediment control 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 the integration of physical features, such as natural topography, in project designs intent on developing a harmonious landscape within University property.

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.

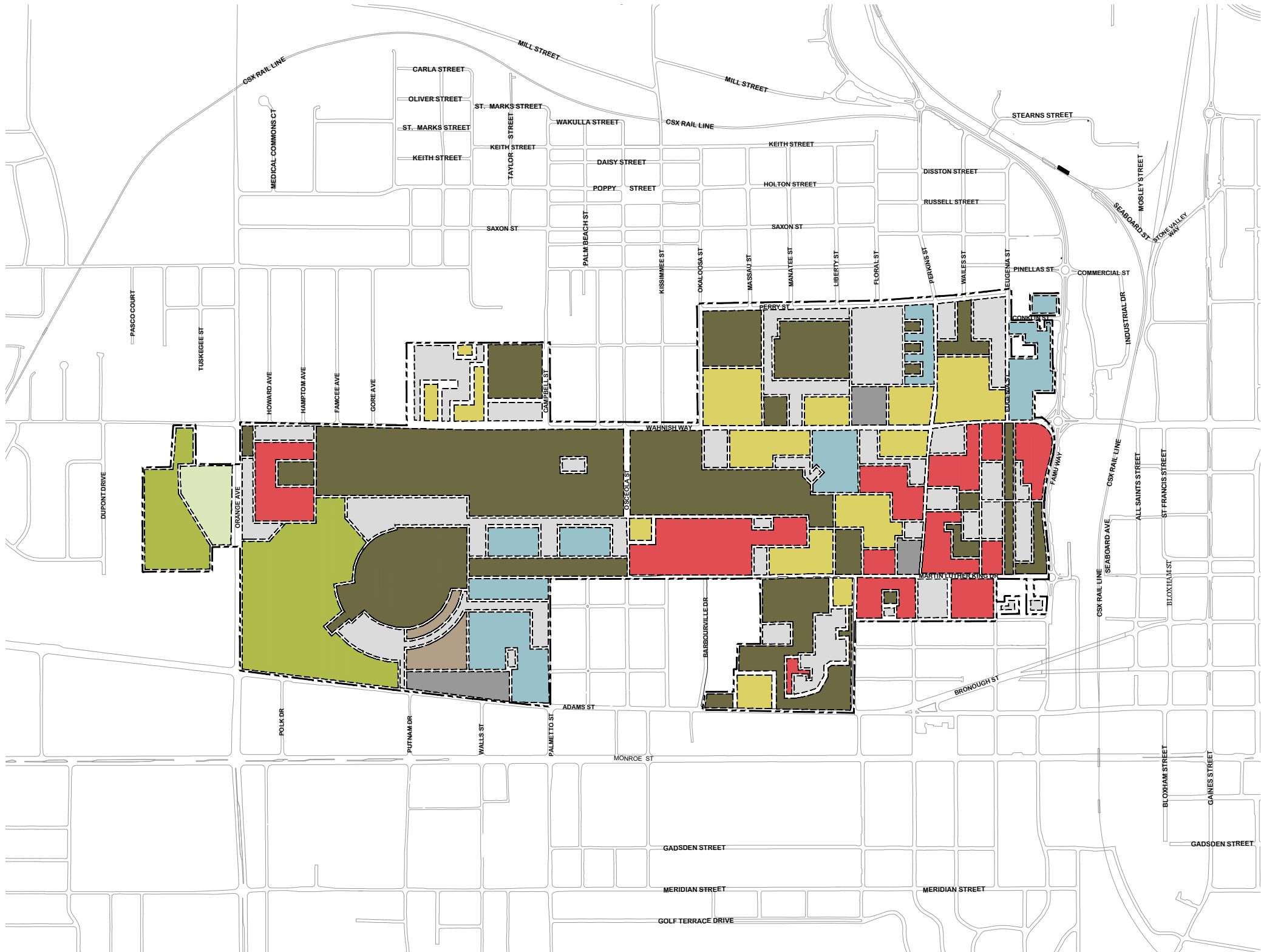
Objective 1.5: FAMU shall make provisions for the infrastructure, parking and traffic circulation, utilities, and support service systems required by new, expanded and/or relocated facilities concurrent with the facilities' construction. These provisions shall include required land(s) set aside.

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.

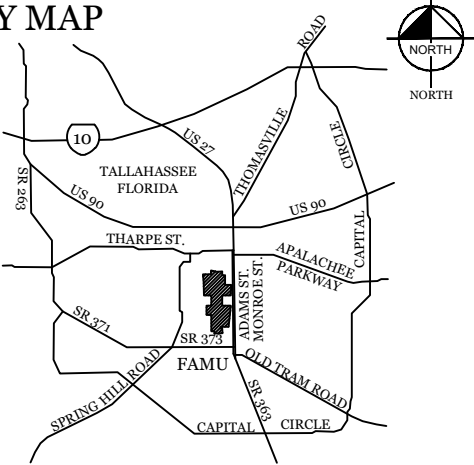


FUTURE LAND USE MAP

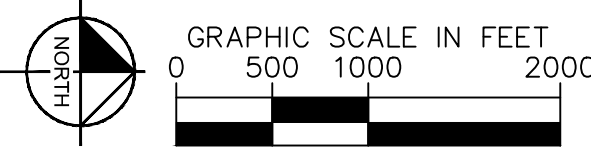
LEGEND:

- 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 2023



O5.O Academic Facilities Element – Summary Narrative

Florida Agricultural and Mechanical University (FAMU) was founded as a land-grant university nearly 135 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; nearly half of which are more than fifty (50) years old.. 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 academic spaces necessary to accommodate the growing and innovating needs of the University.

Student headcount and FTE enrollment are projected to grow through the 2030 planning horizon. In accommodating this growth, FAMU must not and will not be able to sacrifice its long-standing commitment to provide exceptional instruction and research; new and dynamic academic programs; and continuing education and public service to predominately African-American, other ethnic minority, and now exceptionally diverse international communities. While student headcount and FTE enrollment fell slightly during the years surrounding the COVID-19 pandemic, the university is working to maintain and grow those numbers and accommodate a wide-variety of student needs that were not previously considered, such as broad offerings for remote learning opportunities.

As part of this update, only the Tallahassee Main campus was evaluated.

Significant factors which are expected to play a role in determining future academic facility needs include the Educational Plant Survey, which includes remedial measures needed to comply with the Americans with Disabilities Act (ADA); a Space Utilization Inventory, and previous 2015-2025 Master Plan Update reports, including the Inventory and Analysis. These factors coupled with projected FTE enrollment and headcounts indicate Future Building Requirements for Academic Space Types, as noted in Table 5.1.

As noted in Table 5.1, the university currently has negative net space needs, indicating an excess of space. However, this information can be misleading. As shown in Table 5.1, the university has surplus space when it comes to classroom and teaching lab space, but more pressing need when it comes to research labs and study areas. These numbers also indicate that while space may be available, the current condition or build out of the space may limit its ability to serve a specific needed use.

In addition to academic space types, support facility needs will be incomplete without the central plant utilities, infrastructure, and capital renewal projects including roofing and ADA improvements to accompany new or renovated facilities. The Capital Improvements Element (14.0) indicates an average legislative budget request of approximately \$24 M per year over five years, or \$120 M between 2022-2027, to provide for these campus-wide utility and capital renewal needs.

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

1. Review and evaluate academic facility efficiency, economy and sustainability
2. Provide academic facilities through new construction, renovation, or adaptive re-use and identify buildings for demolition where it is cost prohibitive to renovate or re-use and does not impact the historical integrity of the institution.
3. Incorporate and integrate technology in campus facility planning and construction
4. Maintain academic facilities at an acceptable level-of-service
5. Pursue all funds and resources to implement stated Goal, Objectives and Policies

Clearly, the increasing demand for innovative technologies to maintain University competitiveness will have to be scrutinized and balanced against rising costs and funding limitations, constraints, and opportunities. IT rationalization, consortium connectivity services, elastic and scalable IT systems, virtualization and Voice over Internet Protocol (VoIP) services, alignment with vendor warranties, data center energy efficiency, transformation of traditional computer labs and mobile apps are all strategies to *"stay current and on budget"* (Source: *College Planning & Management*, 'Done Doing More With Less?', May 2011) as technology is incorporated and integrated into campus facility planning and construction.

Given the magnitude of these needs, challenges and issues, and the University's limited ability to fund such facilities, FAMU will continue to look to the Board of Education, Division of Colleges and Universities to fund this considerable undertaking and uphold new standards for academic facilities supported by this Master Plan Update. The university will also continue to pursue grant funds and other donations for achieving some of these goals where appropriate.

Table 5.1 Future Building Requirements for Academic Space Types

	Classroom	Study	Teaching Lab	Research Lab	Total NASF
Space Needs by Space Type 2019-2020	84,348	142,425	105,435	197,813	530,021
Current Inventory as of July 2021					
A) Satisfactory Space	131,837	122,137	165,091	60,199	479,264
B) Unsatisfactory Space to be Remodeled	0	0	0	0	0
C) Unsatisfactory Space to be Demolished/Terminated	16,592	9,364	29,723	19,172	74,851
D) Total Under Construction	0	865	0	20,671	21,536
Total Current Inventory	148,429	131,501	194,814	79,371	554,115
Projects Funded for Construction thru July 2021					
Total Funded Construction	0	865	0	20,671	21,536
Total Planned Demolition	16,592	9,364	29,723	19,172	74,851
Net Space Needs	-47,489	19,423	-59,656	116,943	-29,221

Source: FAMU, Needs Assessment – Form B, Educational Plant Survey 2020

5.0 Academic Facilities Element – Goal(s), Objectives and Policies

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall meet the academic needs of the projected student enrollment through the construction of new academic facilities; and through the efficient maintenance, renovation, adaptive re-use and expansion of existing academic buildings.

Objective 1.1: FAMU shall, as part of the Educational Plant Survey and Space Utilization Inventory processes, review and evaluate existing academic facilities, and all planned facility projects; for efficiency, economy and sustainability.

Policy 1.1.1

By the end of the planning period, FAMU shall identify the expertise and mechanisms to re-establish an inter-disciplinary and multi-stakeholder Sustainability Institute at FAMU, and to join the growing network of Florida SUS Sustainability Centers.

Policy 1.1.2

By the end of the planning period, FAMU shall, through this emerging inter-disciplinary and multi-stakeholder Sustainability Institute, clearly define sustainability for the purpose of evaluating academic facilities; which may include both short and long-term efficiency and economy, and impacts to local-to-global ecological and carbon footprints.

Policy 1.1.3

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 all planned academic 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
- Age and efficiency of building systems, utilities and central plant infrastructure
- Space utilization according to SUS space use standards
- Need for abatement or removal of environmental or other hazards
- Requirements for ADA and other code or capital renewal corrective measures

Policy 1.1.4

By the end of the planning period, and as an output or result of Policy 1.1.3, above, FAMU shall furthermore identify potential or planned measures to enhance efficiency, economy and sustainability of existing and all planned academic facilities; which may include:

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

Policy 1.1.5

By the end of the planning period, FAMU may also have begun the process of establishing a Sustainability Institute to house the Sustainability Center, which would be expected to:

- Be an interactive learning and research center for students and faculty
- Be a focal point and resource to maximize the planning and construction of efficient, economical and sustainable University facilities

- Explore incorporation of Central Plant functions and sources of renewable resources, e.g. solar thermal, solar PV, bio-mass, wind, recycled grey water, etc.
- Provide information, resources and technical expertise to local, state and broader communities; as a function of serviced based learning in the community and/or fee-based.

Objective 1.2: FAMU shall provide academic facilities within the Academic land use zones, in accordance with the Future Land Use Map (Figure 4.1) to meet the needs of an expanding academic program and to correct deficiencies identified using the Board of Governors space use standards.

Policy 1.2.1

By the end of the planning period, FAMU shall plan, design, renovate, construct, or demolish the Top Five Priority Projects identified in the Five-Year Capital Improvement Plan (CIP) to ensure that the university meets its need for research labs, study space, and as indicated by the Board of Trustees and FAMU employees, housing. The Top Five Priority Projects include:

- Utilities/Infrastructure
- Chemical and Biological Research Laboratory Center
- Dyson Pharmacy Building Demolition
- School Business and Industry South Construction
- Benjamin Banneker Complex Demolition

Policy 1.2.2

As required for academic facility operations, FAMU shall include required physical plant utilities, capital renewal and infrastructure improvements in the planning, design and construction of all academic facilities at the prescribed level-of-service standards.

Policy 1.2.3

To enhance energy efficiency of and conservation in academic facility projects, in addition to Objective 1.1 and Policies 1.1.1 – 1.1.5, 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 1.2.4

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

Policy 1.2.5

FAMU shall periodically validate and cross-reference the Educational Plant Survey updates with this Master Plan, including Element 14.0 Capital Improvements Element, coupled with available funds and resources, into an evolving CIP process.

Objective 1.3: FAMU shall incorporate and integrate technology in campus facility planning and construction to enable and enhance meeting academic needs in an appropriate, efficient and cost-effective manner.

Policy 1.3.1

FAMU shall research and evaluate all cost-effective and energy-efficient IT, tele-communications and other advanced technology planning, systems and infrastructure; and consider student technology fees as a subsidy or supplement to technology funding; to maintain academic competitiveness with maximum cost-benefit.

Policy 1.3.2

FAMU shall include building efficiency, and safety and security concerns into IT planning, systems and infrastructure; e.g. building performance, security lighting and cameras, emergency call stations, connectivity to law enforcement, and monitoring systems.

Policy 1.3.3

By the end of the planning period, FAMU shall be pro-actively integrating technology in facility planning and construction, e.g. accounting for distance learning programs, interfacing technology and learning opportunities in student housing, and planning for inter-disciplinary and multi-purpose facilities across multiple degree tracks.

Objective 1.4: FAMU shall maintain academic facilities at an acceptable level-of-service to encourage their maximum, efficient and cost-effective usage.

Policy 1.4.1

FAMU, at the minimum, shall complete five (5)-year incremental updates of its Educational Plant Survey and Space Utilization Inventory; to include review and evaluation for efficiency, economy and sustainability; as noted in Objective 1.1, above.

Policy 1.4.2

In coordination with Element 17, Facilities Maintenance, FAMU shall employ regular cleaning, custodial, decorating, restoration, repair, replacement and maintenance services in all academic facilities at prescribed level-of-service standards.

Objective 1.5: FAMU shall continue to pursue all available fund appropriations and resources to implement the Goal, Objectives and Policies stated above.

Policy 1.5.1

FAMU shall adhere to all existing Board of Governors funding rules and procedures in pursuing funding appropriations for the development of new and expanded academic facilities through the current planning period, according to the timing and priority specified 14.0, Capital Improvements Element.

Policy 1.5.2

FAMU shall follow established administrative procedures for the funding of academic buildings which allows secondary funding sources (e.g., grants, alumni contributions, private sector funding, user fees) to be utilized in the funding of academic facilities. The priority for development of such funded academic facilities shall be waived.

Policy 1.5.3

In line with Objective 1.1, and Policy 1.2.3, 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 academic needs of the projected student enrollment.

Policy 1.5.4

In the event that future academic buildings are funded by secondary sources, FAMU shall amend this plan including the 14.0 Capital Improvements Element to reflect new priorities in the funding of remaining identified academic facilities.

6.0 Support Facilities Element – Summary Narrative

Florida Agricultural and Mechanical University (FAMU) was founded as a land-grant university nearly 135 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; nearly half of which are more than fifty (50) years old. 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 support facility spaces necessary to accommodate the growing and innovating needs of the University.

Student headcount and FTE enrollment are projected to grow through the 2030 planning horizon. In accommodating this growth, FAMU must not and will not be able to sacrifice its long-standing commitment to provide exceptional instruction and research; new and dynamic academic programs; and continuing education and public service to predominately African-American, other ethnic minority, and now exceptionally diverse international communities. While student headcount and FTE enrollment fell slightly during the years surrounding the COVID-19 pandemic, the university is working to maintain and grow those numbers and accommodate a wide-variety of student needs that were not previously considered, such as broad offerings for remote learning opportunities.

As part of this update, only the Tallahassee Main campus was evaluated. Significant factors which are expected to play a role in determining future academic facility needs include the Educational Plant Survey, which includes remedial measures needed to comply with the Americans with Disabilities Act (ADA); a Space Utilization Inventory, and previous 2015-2025 Master Plan Update reports, including the Inventory and Analysis. These factors coupled with projected FTE enrollment and headcounts indicate Future Building Requirements for Support Space Types, as noted in Table 6.1.

As noted in Table 6.1., the university currently has negative net space needs, indicating an abundance of usable space. In terms of support space, the university has more than enough to accommodate its needs, even with some demolition planned for administrative and office space, as well as gymnasium and athletic space.

Although there are few support facility needs outlined in the Needs Assessment from 2019-2020, the campus would benefit from the update and pursuit of new facilities where appropriate when it comes to central plant utilities, infrastructure, and capital renewal projects including roofing and ADA improvements to accompany new or renovated facilities. The Capital Improvements Element (14.0) indicates an average legislative budget request of approximately \$24 M per year over five years, or \$120 M between 2022-2027, to provide for these campus-wide utility and capital renewal needs.

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

1. Review and evaluate support facility efficiency, economy and sustainability
2. Provide support facilities through new construction, renovation or adaptive re-use and identify buildings for demolition where it is cost prohibitive to renovate or re-use and does not impact the historical integrity of the institution.
3. Incorporate and integrate technology in campus facility planning and construction
4. Maintain support facilities at an acceptable level-of-service
5. Pursue all funds and resources to implement stated Goal, Objectives and Policies

Clearly, the increasing demand for innovative technologies to maintain University competitiveness will

have to be scrutinized and balanced against rising costs and funding limitations, constraints, and opportunities. IT rationalization, consortium connectivity services, elastic and scalable IT systems, virtualization and Voice over Internet Protocol (VoIP) services, alignment with vendor warranties, data center energy efficiency, transformation of traditional computer labs and mobile apps are all strategies to “*stay current and on budget*” (Source: *College Planning & Management*, ‘Done Doing More With Less?’, May 2011) as technology is incorporated and integrated into campus facility planning and construction.

Given the magnitude of these needs, challenges and issues, and the University's limited ability to fund such facilities, FAMU will continue to look to the Board of Education, Division of Colleges and Universities to fund this considerable undertaking and uphold new standards for support facilities supported by this Master Plan Update. The university will also continue to pursue grant funds and other donations for achieving some of these goals where appropriate.

Table 6.1 Future Building Requirements for Support Space Types

	Admin / Office	Exhibition / Auditorium	Gymnasium / Athletics	Campus Support / Plant	Total NASF
Space Needs by Space Type 2019-2020	237,375	21,087	42,174	44,706	345,342
Current Inventory as of July 2021					
A) Satisfactory Space	292,979	52,024	72,114	56,566	473,683
B) Unsatisfactory Space to be Remodeled	0	0	0	0	0
C) Unsatisfactory Space to be Demolished/Terminated	26,468	0	2,701	0	29,169
D) Total Under Construction	0	0	0	0	0
Total Current Inventory	319,447	52,024	74,815	56,566	502,852
Projects Funded for Construction thru July 2021					
Total Funded Construction	0	0	0	0	0
Total Planned Demolition	26,468	0	2,701	0	29,169
Net Space Needs	-55,604	-30,937	-29,940	-11,860	-128,341

Source: FAMU, Needs Assessment – Form B Educational Plant Survey, 2020

6.0 Support Facilities Element – Goal(s), Objectives and Policies

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall provide support facilities to efficiently meet University needs of current and projected student enrollment through the construction of new support facilities; and through the efficient maintenance, renovation, adaptive re-use and expansion of existing support buildings.

Objective 1.1: FAMU shall, as part of the Educational Plant Survey and Space Utilization Inventory processes, review and evaluate existing support facilities, and all planned facility projects; for efficiency, economy and sustainability.

Policy 1.1.1

By the end of the planning period, FAMU shall identify the expertise and mechanisms to re-establish an inter-disciplinary and multi-stakeholder Sustainability Center at FAMU, and to join the growing network of Florida SUS Sustainability Centers.

Policy 1.1.2

By the end of the planning period, FAMU shall, through this emerging inter-disciplinary and multi-stakeholder Sustainability Center, clearly define sustainability for the purpose of evaluating support facilities; which may include both short and long-term efficiency and economy, and impacts to local-to-global ecological and carbon footprints.

Policy 1.1.3

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 all planned 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
- Age and efficiency of building systems, utilities and central plant infrastructure
- Space utilization according to SUS space use standards
- Need for abatement or removal of environmental or other hazards
- Requirements for ADA and other code or capital renewal corrective measures

Policy 1.1.4

By the end of the planning period, and as an output or result of Policy 1.1.3, above, FAMU shall furthermore identify potential or planned measures to enhance efficiency, economy and sustainability of existing and all planned support facilities; which may include:

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

Policy 1.1.5

By the end of the planning period, FAMU may also have begun the process of establishing a Sustainability Institute to house the Sustainability Center, and to:

- Be an interactive learning and research center for students and faculty
- Be a focal point and resource to maximize the planning and construction of efficient, economical and sustainable University facilities
- Explore incorporation of Central Plant functions and sources of renewable

- resources, e.g. solar thermal, solar PV, bio-mass, wind, recycled grey water, etc.
- Provide information, resources and technical expertise to local, state and broader communities; as a function of serviced based learning in the community and/or fee-based.

Objective 1.2: FAMU shall provide support facilities within the Academic land use zones, in accordance with the Future Land Use Map (Figure 4.1) to meet the needs of an expanding academic program and to correct deficiencies identified using the Board of Governors space use standards.

Policy 1.2.1

By the end of the planning period, FAMU shall plan, design, renovate, construct, or demolish the Top Five Priority Projects identified in the Five-Year Capital Improvement Plan (CIP) that pertain to support facilities to ensure that the university meets its need for adequate and updated support facilities as indicated by the Board of Trustees and FAMU employees, housing. The number one project on this list is related to Utilities/Infrastructure updates that pertain to support facilities.

Policy 1.2.2

As required for support facility operations, FAMU shall include required physical plant utilities, capital renewal and infrastructure improvements in the planning, design and construction of all academic facilities at the prescribed level-of-service standards.

Policy 1.2.3

To enhance energy efficiency of and conservation in support facility projects, in addition to Objective 1.1 and Policies 1.1.1 – 1.1.5, 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 1.2.4

FAMU shall provide collegiate athletic and recreation facilities in correlation with Recreation and Open Space, Element 8, and Conservation, Element 13.

Policy 1.2.5

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

Policy 1.2.6

FAMU shall periodically validate and cross-reference the Educational Plant Survey updates with this Master Plan, including Element 14.0 Capital Improvements Element, coupled with available funds and resources, into an evolving CIP process.

Objective 1.3: FAMU shall incorporate and integrate technology in campus facility planning and construction to enable and enhance meeting academic needs in an appropriate, efficient and cost-effective manner.

Policy 1.3.1

FAMU shall research and evaluate all cost-effective and energy-efficient IT, tele-communications and other advanced technology planning, systems and infrastructure; and consider student technology fees as a subsidy or supplement to technology funding; to maintain academic competitiveness with maximum cost-benefit.

Policy 1.3.2

FAMU shall include building efficiency, and safety and security concerns into IT planning, systems and infrastructure; e.g. building performance, security lighting and cameras, emergency call stations, connectivity to law enforcement, and monitoring systems.

Policy 1.3.3

By the end of the planning period, FAMU shall be pro-actively integrating technology in facility planning and construction, e.g. accounting for distance learning programs, interfacing technology and learning opportunities in student housing, and planning for inter-disciplinary and multi-purpose facilities across multiple degree tracks.

Objective 1.4: FAMU shall maintain support facilities at an acceptable level-of-service to encourage their maximum, efficient and cost-effective usage.

Policy 1.4.1

FAMU, at the minimum, shall complete five (5)-year incremental updates of its Educational Plant Survey and Space Utilization Inventory; to include review and evaluation for efficiency, economy and sustainability; as noted in Objective 1.1, above.

Policy 1.4.2

In coordination with Element 17, Facilities Maintenance, FAMU shall employ regular cleaning, custodial, decorating, restoration, repair, replacement and maintenance services in all support facilities at prescribed level-of-service standards.

Objective 1.5: FAMU shall continue to pursue all available fund appropriations and resources to implement the Goal, Objectives and Policies stated above.

Policy 1.5.1

FAMU shall adhere to all existing Board of Governors funding rules and procedures in pursuing funding appropriations for the development of new and expanded support facilities through the current planning period, according to the timing and priority specified 14.0, Capital Improvements Element.

Policy 1.5.2

FAMU shall follow established administrative procedures for the funding of support buildings which allows secondary funding sources (e.g., grants, alumni contributions, private sector funding, user fees) to be utilized in the funding of academic facilities. The priority for development of such funded support facilities shall be waived.

Policy 1.5.3

In line with Objective 1.1, and Policy 1.2.3, 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

support facility needs of the projected student enrollment.

Policy 1.5.4

In the event that future support facility buildings are funded by secondary sources, FAMU shall amend this plan including the 14.0 Capital Improvements Element to reflect new priorities in the funding of remaining identified support facilities.

7.0 Housing Element – Summary Narrative

Florida Agricultural and Mechanical University (FAMU) was founded as a land-grant University nearly 135 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 many of the oldest buildings are residence halls. At the main campus, recent demolitions and construction of housing buildings have completely changed the offerings for student housing on FAMU's campus, with less than 10% of beds located in residence halls that exceed 30 years of age. Impressively, over 60% of available beds are located in residence halls built within the last 10 years. FAMU has worked to upgrade and modify their offerings to be more in line with the preferences voiced by students over the last several years. Moving forward, FAMU will need to efficiently balance the selective demolition, renovation, historic preservation with the construction of new housing necessary to accommodate the growing and innovating needs of the University.

With the recent completion of the FAMU Towers residence halls, Florida Agricultural and Mechanical University (FAMU) now maintains about 2,450 bed spaces in 7 on-campus dormitory facilities.. Approximately 65% of housing is single occupancy, which is attributable to preferences voiced by the FAMU student body in housing surveys and analyses indicating that double occupancy is not as favorable as it was with past generations of students.

FAMU has adopted a policy goal of increasing student bed spaces from twenty-five percent (25%) of student enrollment to forty-four percent (44%) by the end of 2030. The University has a FTE enrollment of 9,272 for the Main Campus as of July 2021. Thirty-three percent of 9,272 is a projected needed bed capacity of about 2,782. Thus, the current capacity of 2,450 beds is approximately 332 short of the 33% standard. With a projected enrollment of 10,600 for Main Campus in 2024 and bed capacity of 3,180, FAMU will need to construct additional housing facilities to 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 2025 when compared with the 33% policy goal.

Table 7.1 Campus Housing through 2025

	2019-2020	2024-2025
Enrollment (Undergraduate)	9,272	10,600
Housing Units	2,450	3,180
33% Housing Goal	2,782	3,498
	(332)	(318)

Source: FAMU Office of University Housing, 2021. Calculations based on FAMU 2021 Accountability Plan

A Student Housing Market Study was completed for FAMU in December of 2021. 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 December 1, 2021.
2. Review and evaluate housing facility efficiency, economy and sustainability
3. Provide and ensure adequate housing and housing support facilities
4. Use the Housing Study from 2021 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 December 1, 2021, 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-three (33) percent by 2025 and thirty-five (35) percent by 2030 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
- 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 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 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 is 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

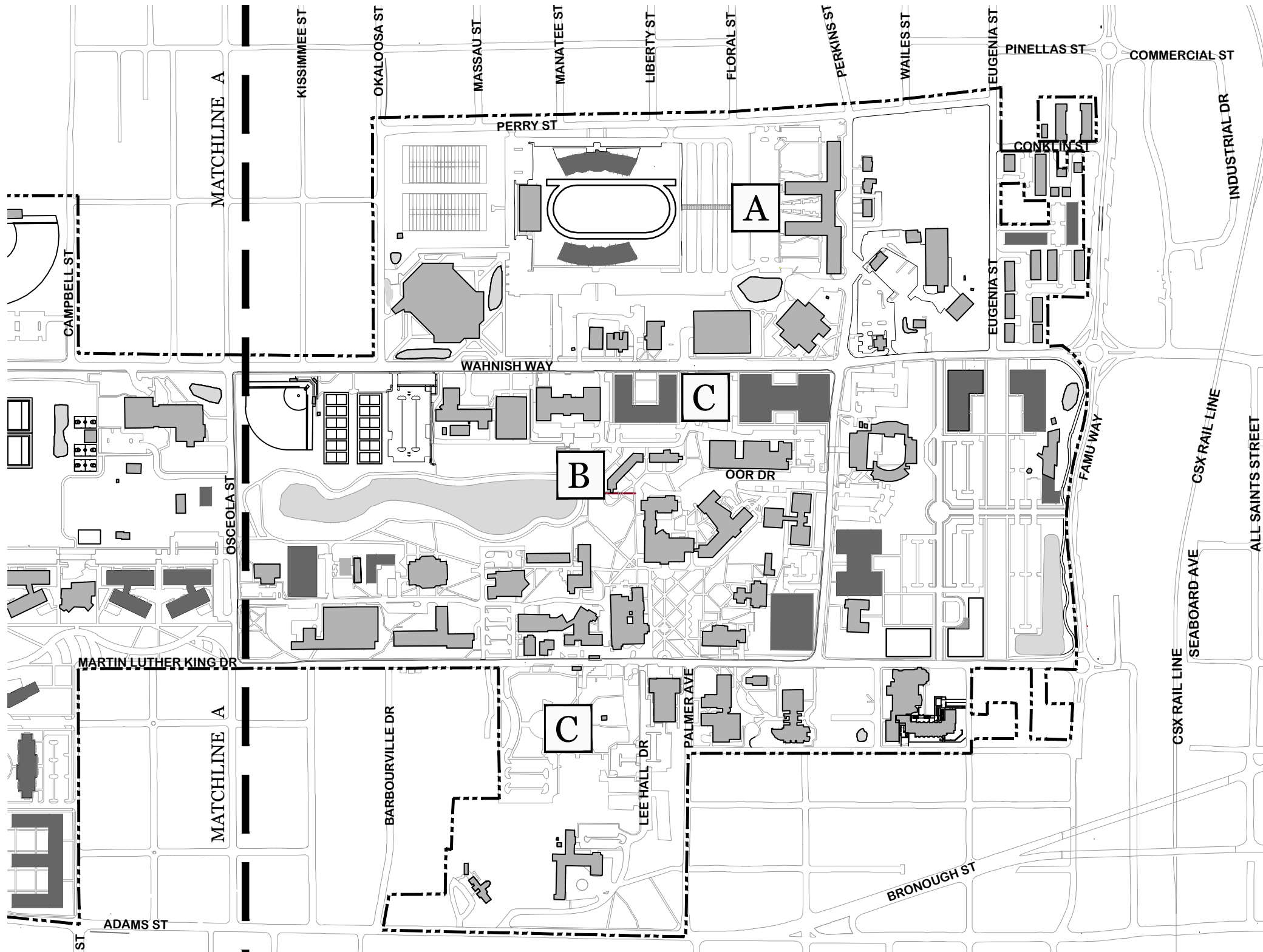
FAMU shall explore and consider privatization and/or partnerships with private sector entities and nonprofit organizations seeking to leverage or obtain new funding sources and strategies to provide student housing and housing support facilities and services.

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.

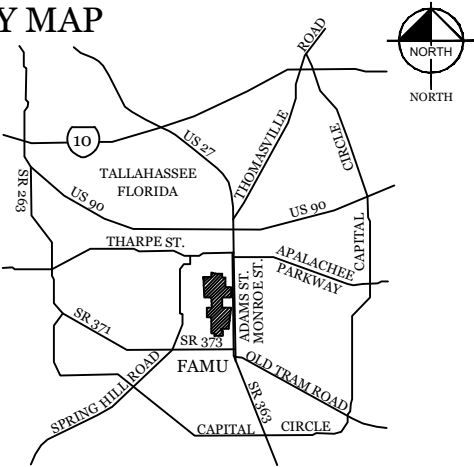


ON-CAMPUS HOUSING LOCATION MAP (SOUTH)

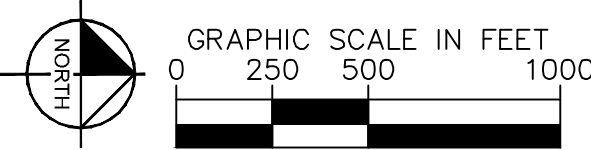
LEGEND:

- A POLKINGHORNE VILLAGE
- B 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 2023



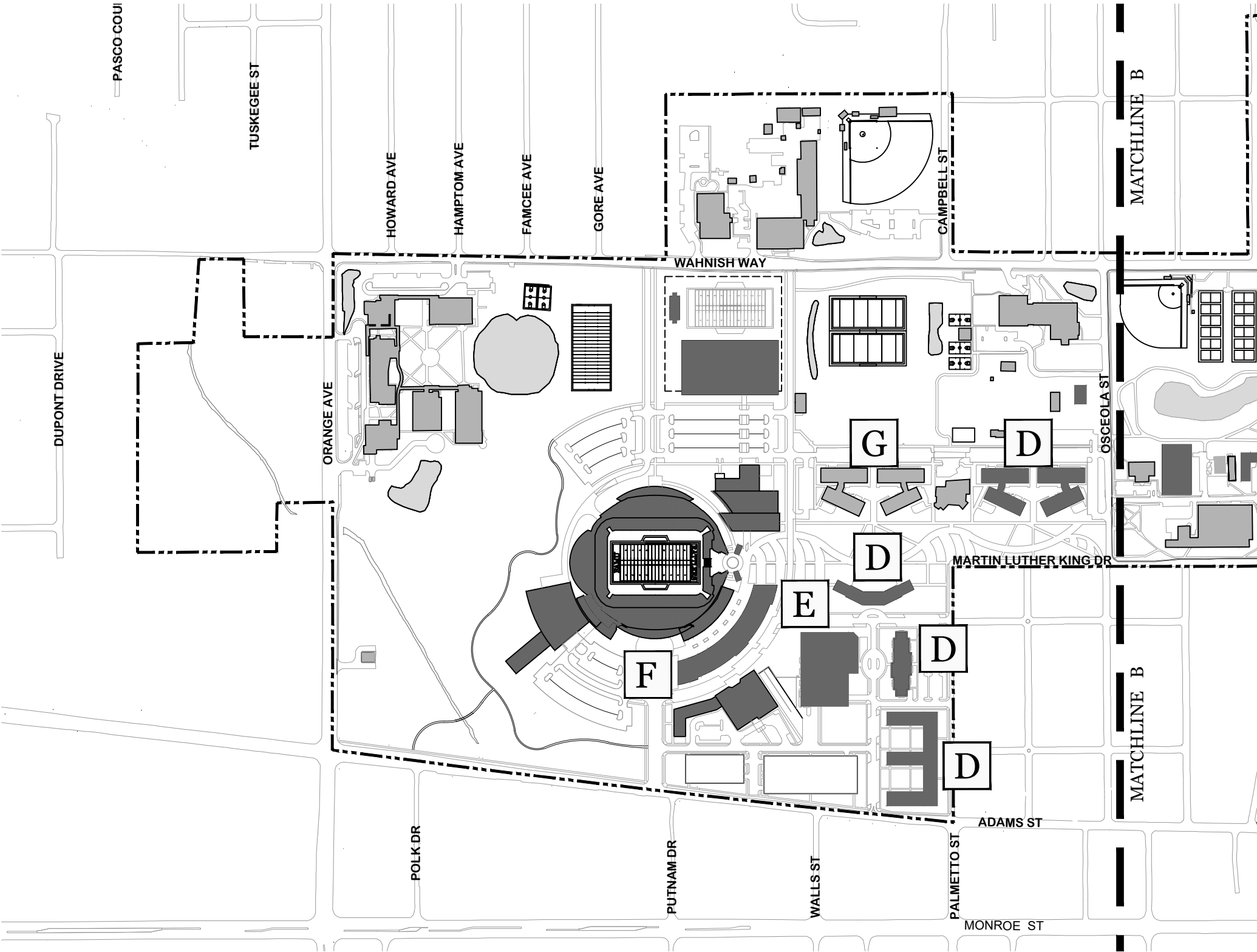


FIGURE NUMBER

7.B

ON-CAMPUS
HOUSING LOCATION
MAP (SOUTH)

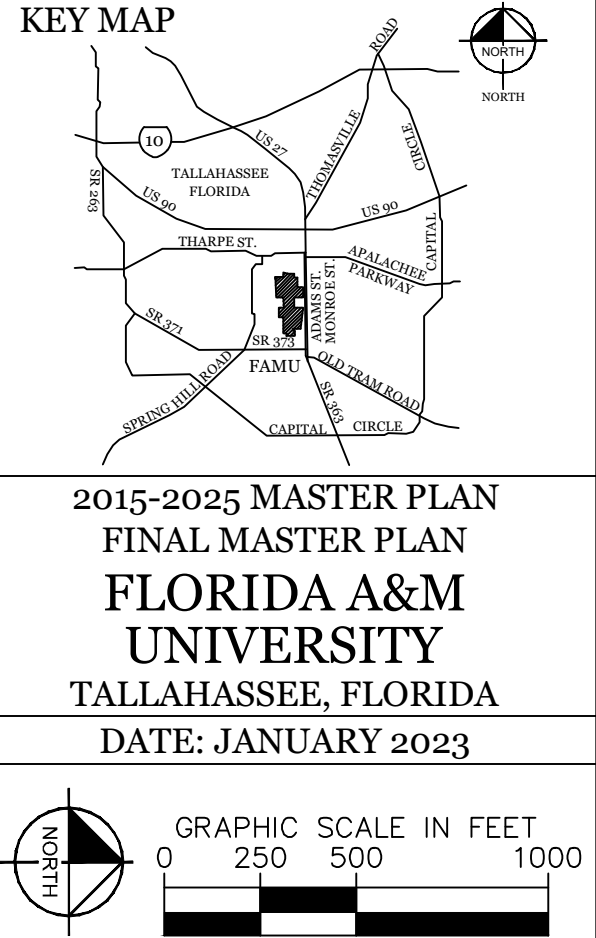
- LEGEND:
- D

PROPOSED RESIDENCE HALL
- E

MULTI-FAMILY HOUSING /
RETAIL
- F

ALUMNI HOUSING / RETAIL
- G

FAMU TOWERS SOUTH
- EXISTING FACILITIES
- PROPOSED FACILITIES



8.0 Recreation and Open Space Element

Florida Agricultural and Mechanical University (FAMU), through funding received from the Blueprint Intergovernmental Agency has overcome some of the challenges the institution was facing associated with deterioration, specifically Bragg Memorial Stadium. Other facilities, such as the swimming pool and swimming locker room were demolished as they exceeded their lifecycle and eligibility for renovation. Due to a decrease in demand for certain intramural and athletic facilities, one baseball field, one softball field, and one soccer field were demolished and replaced with a new housing development. Numerous other intramural and athletic facilities were constructed during prior planning periods and serve the University adequately.

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 2020-2030 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 2030.

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

Type of Facility	Minimum Level of Service
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. For any new development, FAMU shall consider partnership with the city to promote new ideas and the construction of a regional stormwater facility.

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 previously completed the "FAMU Water & Sewer Utility Analysis ("Water & Sewer Analysis")" in conjunction with the City of Tallahassee. The University will continue to 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 previously completed the "Water & Sewer Analysis" in conjunction with the City of Tallahassee. The University will continue to 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 regional landfill located in Jackson County. The operation and maintenance of the landfill is the responsibility of Waste Management, Inc. To be consistent with the policies within the county's comprehensive plan, FAMU shall strive for consistency with Solid Waste Prevention and Reduction Objective 1.1, Policy 1.1.1 and 1.1.2 (SW), Objective 1.2, Policy 1.2.1, 1.2.2, and 1.2.3 (SW).

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. FAMU recognizes the existence of floodplain on the campus and will plan its improvements such that floodplain impacts are minimized and floodplain storage is preserved. If floodplain impacts are anticipated, compensating floodplain storage shall be provided within the campus boundary or at a city approved off-site location and shall be equivalent to existing flood storage at a minimum. All new construction of campus facilities shall be planned to avoid floodplain areas. Flood resistant structures shall be designed for all new construction within the floodplain boundary. All construction within the FEMA Special Flood Hazard Area shall meet City of Tallahassee floodplain management requirements.

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 1.1.8

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 "Water & Sewer Analysis" was previously completed 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

The "Water & Sewer Analysis" is part of this Master Plan. 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 "Water & Sewer 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 "Water & Sewer Analysis." Any water main improvements which include relocation or adjustments of a City main, will require the execution of a "Letter of Agreement" between the City and FAMU prior to construction of such improvements.

Policy 2.2.3

Following implementation of any system improvements, FAMU shall update the "Water & Sewer Analysis" to reflect such improvements. Likewise, following and building related expansion projects, 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 "Water & Sewer Analysis" was previously completed by FAMU in conjunction with the City of Tallahassee. The scope of the portion of the "Water & Sewer 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

The "Water & Sewer Analysis" is part of this Master Plan. FAMU shall amend this campus Master Plan, as needed, to incorporate the results of the "Water & Sewer 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 "Water & Sewer 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 "Water & Sewer 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 "Water & Sewer 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. Any water main improvements which include relocation or adjustments of a City main, will require the execution of a "Letter of Agreement" between the City and FAMU prior to construction of such improvements.

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 improvements, FAMU shall update the "Water & Sewer Analysis" to reflect such improvements. Likewise, following and building related expansion projects, 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)

YEAR	LOS
2020	7.40
2021	7.40
2022	7.40
2023	7.40
2024	7.40
2025	7.40

Source: Tallahassee-Leon County Comprehensive Plan – Utilities: Solid Waste, Solid Waste and Reduction, Objective 1.5, Policy 1.5.1 – Table 13

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 on the Jackson County Landfill and WastePro, Inc as an acceptable disposal facilities.

Policy 4.1.5

FAMU may 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.

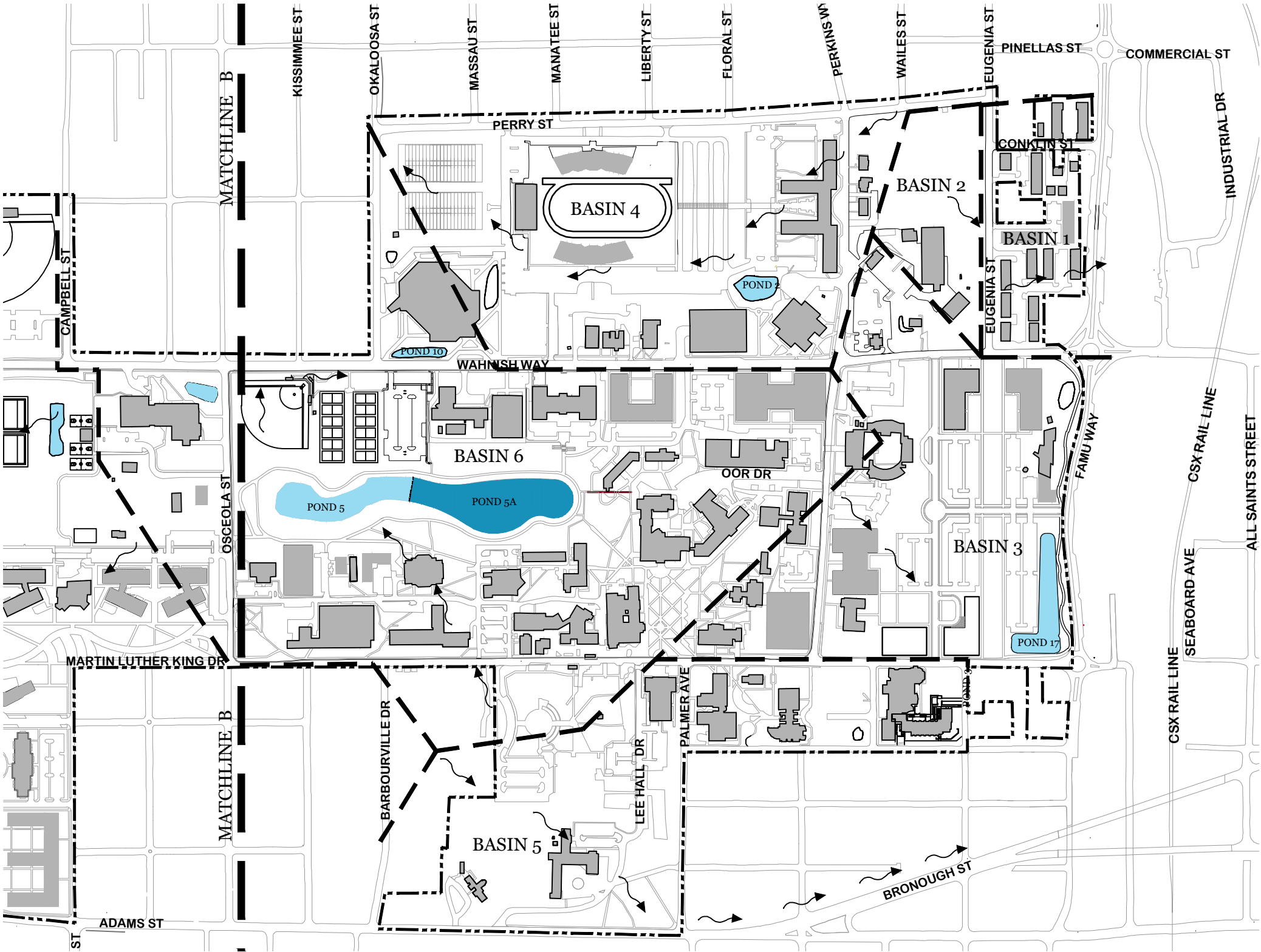
Objective 4.3: FAMU shall reduce the solid waste stream from the University operations and shall strive to increase recyclable volumes by twenty (20) percent more than present per FTE equivalent rates.

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.



DRAINAGE BASINS ON
FLORIDA A&M CAMPUS
(NORTH)

- LEGEND:
- DRAINAGE BOUNDARY

FLOW ARROW

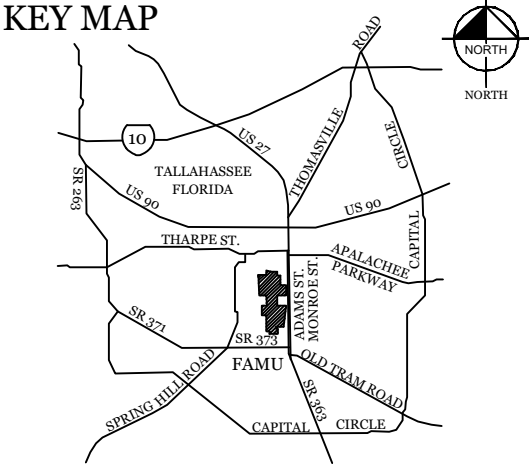
BASIN DIVIDE

FUTURE DRAINAGE
BOUNDARY EXTENSION

POND
EXISTING POND

POND
PROPOSED POND

NOTE: ADDITIONAL STORMWATER MANAGEMENT FACILITIES NOT DEPICTED ON THIS PLAN WILL BE REQUIRED TO SUPPORT THE PROPOSED DEVELOPMENT. FAMU WILL COORDINATE WITH THE CITY OF TALLAHASSEE AND NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT ON THE SITING AND DESIGN OF STORMWATER FACILITIES PRIOR TO CONSTRUCTION.



2015-2025 MASTER PLAN

FINAL MASTER PLAN

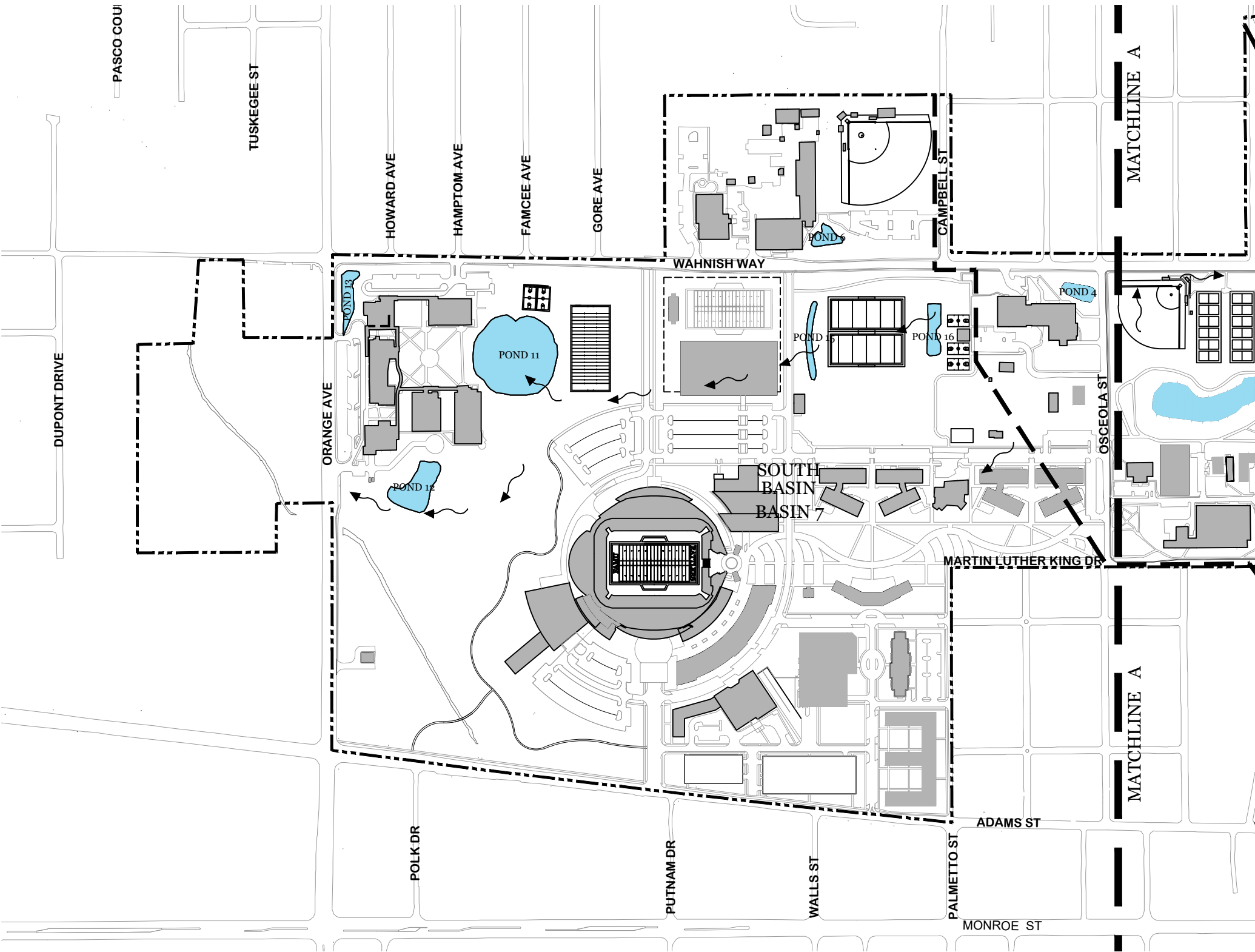
FLORIDA A&M

UNIVERSITY

TALLAHASSEE, FLORIDA

DATE: JANUARY 2023

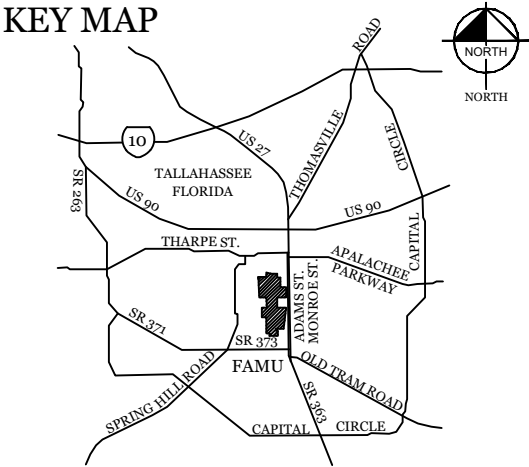




DRAINAGE BASINS ON
FLORIDA A&M CAMPUS
(SOUTH)

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

NOTE: ADDITIONAL STORMWATER MANAGEMENT FACILITIES NOT DEPICTED ON THIS PLAN WILL BE REQUIRED TO SUPPORT THE PROPOSED DEVELOPMENT. FAMU WILL COORDINATE WITH THE CITY OF TALLAHASSEE AND NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT ON THE SITING AND DESIGN OF STORMWATER FACILITIES PRIOR TO CONSTRUCTION.



2015-2025 MASTER PLAN
FINAL MASTER PLAN
FLORIDA A&M
UNIVERSITY
TALLAHASSEE, FLORIDA
DATE: JANUARY 2023

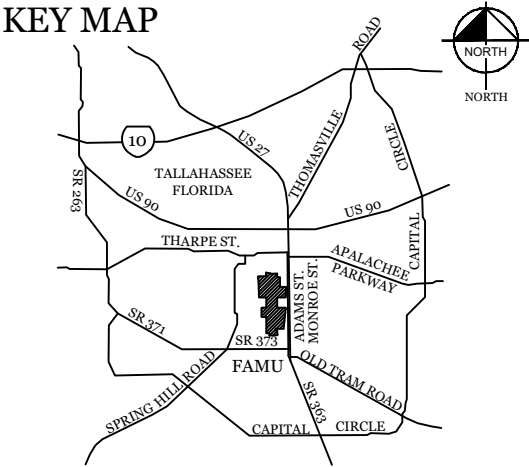




FIGURE NUMBER9.2

FUTURE UTILITYIMPROVEMENTSWATERMAP

SEE APPENDIX A - FLORIDA A&M
UNIVERSITY WATER & SEWER UTILITIES
ANALYSIS - 2020-2030 MASTER PLAN UPDATE



2015-2025 MASTER PLAN
FINAL MASTER PLAN
FLORIDA A&M
UNIVERSITY
TALLAHASSEE, FLORIDA
DATE: JANUARY 2023

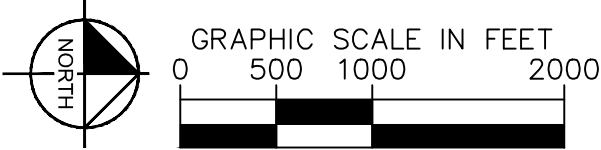
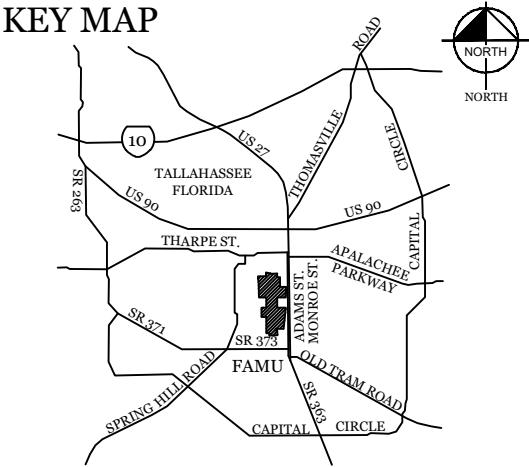




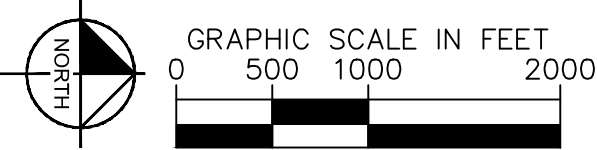
FIGURE NUMBER9.3

FUTURE UTILITY
IMPROVEMENTS
SEWER
MAP

SEE APPENDIX A - FLORIDA A&M
UNIVERSITY WATER & SEWER UTILITIES
ANALYSIS - 2020-2030 MASTER PLAN UPDATE



2015-2025 MASTER PLAN
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FLORIDA A&M
UNIVERSITY
TALLAHASSEE, FLORIDA
DATE: JANUARY 2023



11.O 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 continue 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 provides on-campus transit service through two shuttle busses, which allows any registered student to ride, suggesting that vehicle trips through and around campus may be minimized through consistent ridership. 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 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; proposed sidewalks included in the Monroe-Adams Placemaking project, 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 2020-2030 Master Plan Update.

11.O 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 2030 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. Such multi-level parking structures, where visible to adjacent off-campus land uses, may include active uses on the ground floor

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 TLCPD, 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 1.2.1

In coordination with the City of Tallahassee, Blueprint, TLCPD, 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 1.2.2

FAMU shall coordinate with the City of Tallahassee and CRTPA 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 the City of Tallahassee and CRTPA.

Policy 1.2.3

FAMU may restructure its internal roadway network to eliminate through movements on campus roadways except for emergency, transit and University maintenance vehicles. Prior to implementing such modifications, FAMU will coordinate with the City of Tallahassee and CRTPA staff and verify that there are no resulting negative impacts to traffic flow within the surrounding traffic network and ensure no negative impacts to residential neighborhoods.

Policy 1.2.4

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 TLCPD to identify mitigation strategies related to mitigate through traffic resulting from the closure or partial closure of these roadways.

Policy 1.2.5

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 1.2.6

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 1.2.7

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

Policy 1.2.8

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 1.2.9

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

Policy 1.2.10

FAMU shall program the construction of on-campus roadway and intersection improvements no more than three (3) years after taking occupancy of any new or expanded facility improvement, should they be required as the growth in student population and available funding dictate.

Policy 1.2.11

FAMU will evaluate the installation of entrances as shown on the Master Plan Update. The Campus Development agreement will include an evaluation of roadway improvements to accommodate new development.

Policy 1.2.12

FAMU will evaluate the installation of a limited access road on Adams Street generally described as being south of Palmetto Street.

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. StarMetro shall be consulted on transit shelter and bench selection and location to ensure compliance with Federal and state requirements.

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

If financially feasible, the University shall strive to 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 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 Guidelines. 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 among 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

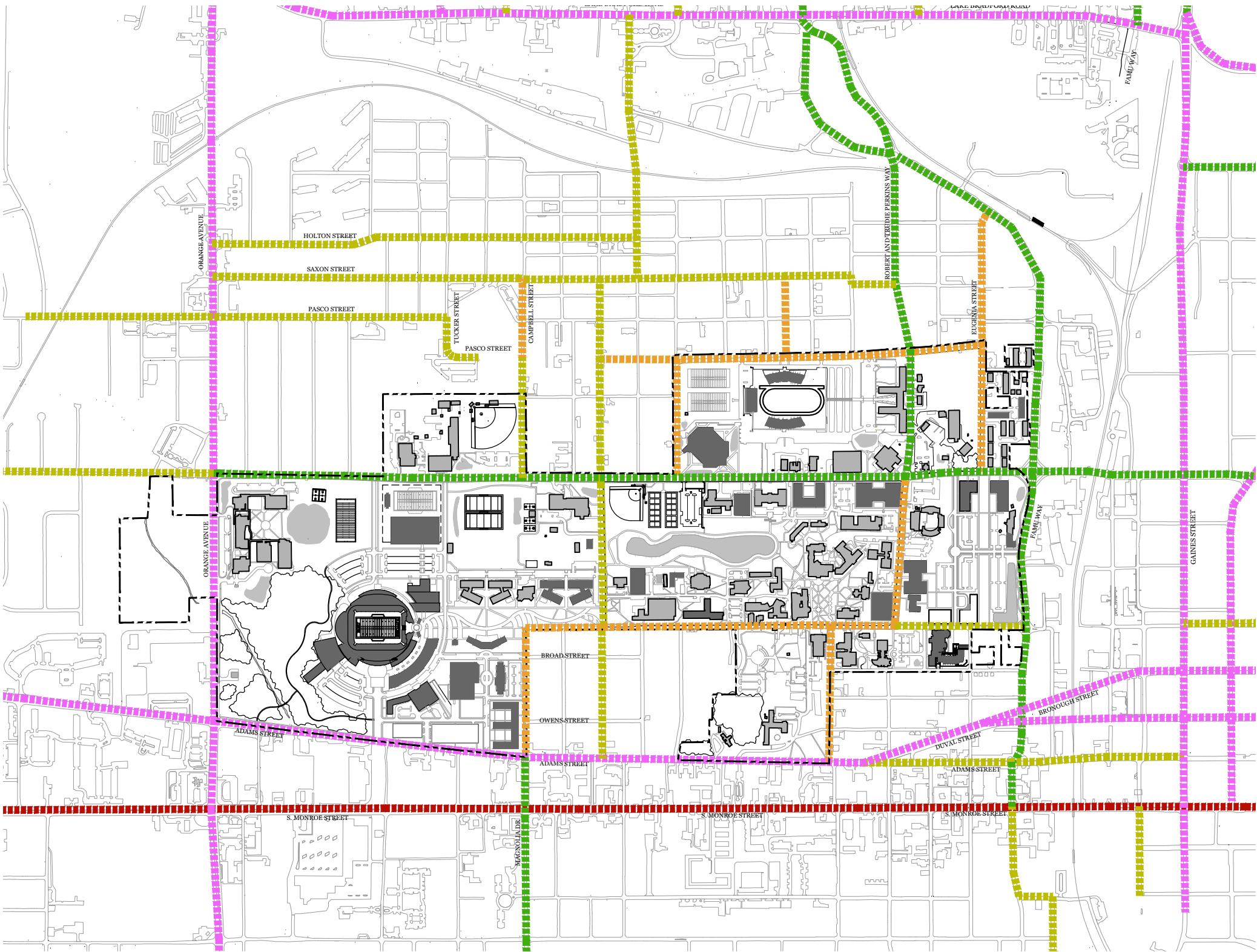
FAMU shall consider installation of traffic control devices such as raised pedestrian tables, mid-block pedestrian crosswalks, in-pavement flashers at pedestrian crosswalks, etc. to enhance safety and minimize conflicts for non-motorized traffic,

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.

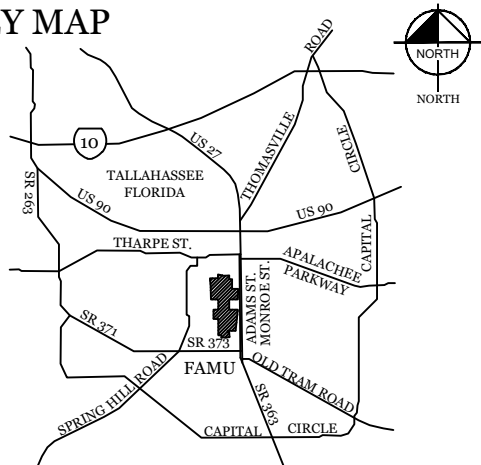


TRANSPORTATION OVERVIEW MAP

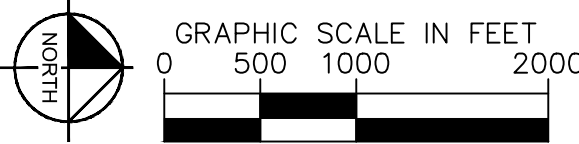
LEGEND:

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROAD

KEY MAP



2015-2025 MASTER PLAN
FINAL MASTER PLAN
FLORIDA A&M UNIVERSITY
TALLAHASSEE, FLORIDA
DATE: JANUARY 2023



12.0 Intergovernmental Coordination Element

In the past, master plan development at Florida Agricultural and Mechanical University (FAMU) has focused on two (2) areas:

- Rectifying facility deficiencies throughout the one hundred plus (100+) year-old campus.
- Identifying additional facilities, services and programs which enable FAMU to achieve its academic mission.

Historically, FAMU has played a unique role in higher education in Florida meeting the educational needs of African Americans and other minorities in an increasingly diverse, multicultural society. It has an impressive record of active involvement and communication with the neighborhood groups in the area immediately surrounding the University. The University has also been involved with the City of Tallahassee-Leon County planning and development representatives as both parties have considered alternate means of addressing such varied topics as the proposed College of Dentistry; design and configuration of Monroe | Adams Corridor Sense of Place initiative, specifically Palmer Avenue, and the FAMU WAY Extension / Capital Cascades Trail.

The 2020-2030 Master Plan Update, in general, and 12.0 Intergovernmental Coordination Element in particular, recognize that cooperation, consideration and coordination are the three (3) most important factors in successful comprehensive planning.

- Cooperation: The Master Plan Update recognizes the importance of the existing regulatory structure at the local (city and county), state and federal levels of government. Throughout the Master Plan Update, FAMU states its intention to cooperate with the permitting, concurrency and other applicable code requirements of overseeing regulatory agencies and departments of local and state government.
- Consideration: FAMU is the single largest institution south of the Tallahassee Government Center, between the Gaines Street corridor and Orange Avenue. The existing campus was first used in 1891; the University and surrounding neighborhood have grown up together. As both the neighborhood and the University have felt increasing pressures of urbanization, the University has maintained a continuous, mutually beneficial dialogue with neighborhood groups' representatives addressing a myriad of issues: on-street parking, off-campus housing, decline in commercial viability, and redevelopment potential to name just a few.

Much of the informal dialogue currently taking place with the University, its neighbors, representatives of public agencies as participants are formalized in the 3.0 Urban Design Element; 4.0 Land Use Element; 7.0 Housing Element; 11.0 Transportation Element; 15.0 Architectural Design Guidelines Element; and 16.0 Landscape Design Guidelines Element.

- Coordination: Much of the intergovernmental coordination with the local governments has been streamlined by the cooperative arrangement established between the City of Tallahassee and Leon County. Two jurisdictions have chosen to combine many overview offices into a single city/county structure, such as the Planning Department.. This serves to expedite the bureaucratic and development review processes for the University. FAMU will continue to forge relationships with local governments who host the branch campus locations.

FAMU has undertaken a concerted effort to improve the organization of its campus structures and transportation routes, which began with the 1988 Master Plan. An example of this is the

action that FAMU took to begin accommodation of balancing transit and non-motorized transportation mode facilities with those provided for personal vehicles. As a direct result of 1988 Master Plan efforts, Martin Luther King Boulevard was closed for a block and half in front of the Student Union. Today this area is known as The Set, one of the two most successful commons areas on campus. This project was only able to be undertaken with close cooperation between the University, Board of Education, Division of Colleges and Universities, the City of Tallahassee and the local transit agency, StarMetro.

FAMU intends to expand the use of non-motorized transportation corridors introduced in the 1988 plan and reinforced in the 1995 Comprehensive Master Plan. As previously identified and refined within this 2020-2030 Master Plan Update, a perimeter roadway system is proposed and as well as peripherally located parking facilities. The internal roadway network is proposed for conversion to maintenance/emergency/mass transit vehicle use only with replacement by pedestrian esplanades. At some point beyond the current planning period, the University envisions portions of Wahnish Way will be closed to vehicular traffic to strengthen the internal campus pedestrian movement concept. Again, these changes can only be made possible by consultation and coordination between all affected parties. This coordination process is described here and in other plan elements.

FAMU has initiated the interlocal coordination process by setting level-of-service standards for University activities (such as traffic circulation, stormwater management and drainage, and others) which are not in conflict with City of Tallahassee-Leon County levels of service for these same functions. Likewise, all elements of the Master Plan Update require that expansion or improvement of service capacity required to accommodate new University facilities at the adopted levels of service be in place prior to occupation of the new facility. This meets City of Tallahassee-Leon County concurrency management system requirements.

The Master Plan Update also requires adherence to the regulations of such agencies as the Florida Department of Transportation and Florida Department of Environmental Protection. Continuing cooperation with City of Tallahassee agencies providing utility and infrastructure services to the University are also an integral part of the functional policies of this Master Plan Update.

The goals, objectives and policies of this Intergovernmental Coordination Element summarize the many coordination components, which exist throughout this Master Plan Update. It also identifies the few areas where additional intergovernmental coordination is needed. FAMU is working to establish an Intergovernmental Coordination Committee which will be responsible for formalizing agreements between the University and agencies which have heretofore been performed on an informal basis. In addition, the Intergovernmental Coordination Committee will serve as the body for resolution of disagreements, which may develop between the University and other bodies.

12.0 Intergovernmental Coordination Element

GOAL 1: The Florida Agricultural and Mechanical University (FAMU) shall coordinate the planning and policy making of the University with the Host Communities and other local, regional, state, federal agencies to ensure that the University develops, provides services and implements the goals, objectives and policies of this Comprehensive Master Plan.

Objective 1.1: FAMU shall establish level-of-service standards and concurrency requirements for public facilities which are not in conflict with the Host Community's (local) level-of-service standards and concurrency management provisions contained in s. 1013.30, F.S. and concurrency management procedures for transportation facilities contained in the 1993 State University System Transportation Study (BR-052).

Policy 1.1.1

FAMU shall require that level-of-service standards for those University public facilities and services that interconnect with local facilities and services for which the local government(s) has operational and maintenance responsibility meet and are consistent with those of the local government(s). These standards shall include the following items, referenced to the element of this plan in which the level-of-service standards are established.

2.9 General Infrastructure Element

Stormwater Management Sub-Element

- Stormwater quantity
- Stormwater quality

Potable Water Element

- Potable water capacity

Sanitary Sewer Element

- Sanitary sewage collection and treatment capacity

Solid Waste Sub-Element

- Solid waste collection and disposal facility capacity

2.11 Transportation Element

- Roadways

Policy 1.1.2

FAMU shall require that projects proposed for construction on the University campus not be in conflict with requirements for concurrency in the provision of infrastructure services and facilities as contained in s. 1013.30, F.S. and concurrency management procedures for transportation facilities contained in the 1993 State University System Transportation Study (BR-052).

Objective 1.2: FAMU shall establish a process for the reciprocal plan review by University and the Host Community officials of the Local Government Comprehensive and Campus Comprehensive Master Plans.

Policy 1.2.1

The FAMU Vice President, Finance and Administration, representing the Board of Education, Division of Colleges and Universities, shall meet with local officials, through Host Community representatives, to determine an appropriate process for reciprocal review and comment of appropriate elements of the FAMU Comprehensive Master Plan by the local governments and appropriate elements of the local governments' Comprehensive Master Plans by the University. FAMU Master Plan elements to be reviewed by the local governments shall be limited to the 4.0 Land Use Element, 7.0 Housing Element, 8.0 Recreation and Open Space Element, 9.0 General Infrastructure Element, 11.0 Transportation Element, 12.0 Intergovernmental Coordination Element, 13.0 Conservation Element and 14.0 Capital Improvements Element.

Policy 1.2.2

FAMU shall submit proposed amendments to the adopted Master Plan Update which exceed thresholds established in s. 1013.30 (9), F.S., for its review and comment, by local governments and local, regional and state jurisdictional agencies.

Policy 1.2.3

It shall be FAMU policy that amendments to the Host Communities Comprehensive Plans which have the effect(s) of altering or impacting land uses adjacent to the University campus and/or campus facilities, services or natural resources shall be submitted to the University Vice President of Administration for review and comment.

Policy 1.2.4

FAMU, through the Board of Governors and the local governments (Host Communities) shall formalize this reciprocal plan review process through the execution of an Interlocal Agreement, Memorandum of Understanding or other similar mechanism.

Policy 1.2.5

FAMU shall continue to utilize existing local planning forums for the purpose of coordinating planning activities. These forums shall include the Community's Planning Commission, Environmental Protection Board (or equivalent) and the Host Community's Metropolitan Planning Organization. To ensure this continued participation, FAMU shall be included on the mailing list for notification of meetings of these organizations. Other appropriate forums may be mutually identified by the University and the local governments. Such additions shall be included in the Interlocal Agreement, Memorandum of Understanding or other similar mechanism.

Policy 1.2.6

The Interlocal Agreement, Memorandum of Understanding or other similar mechanism shall include provisions for resolution of conflicts between the parties. These provisions shall, as a minimum, comply with the provisions of s. 1013.30 (17), F.S.

Until such time as the FAMU Master Plan Update has been adopted and the Campus Development Agreement has been negotiated, University and local officials shall resolve such conflicts as may arise by the process established in s. 10103.30 (8), F.S.

Objective 1.3: FAMU, representing the Board of Education, Division of Colleges and Universities, and representatives of local, regional and state agencies shall establish an Intergovernmental Coordination Committee (ICC) to develop a development review process to assess the impacts of proposed on-campus development on significant local, regional and state facilities and resources.

Policy 1.3.1

Except when otherwise stated in s. 10103.30 , F.S., the provisions of this Master Plan Update and the future Campus Development Agreement shall supersede the requirements of Part II of Chapter 163, F.S.

Policy 1.3.2

Following adoption of this Master Plan Update and prior to execution of a Campus Development Agreement between FAMU, Board of Governors and the Host Communities, FAMU officials shall participate and cooperate with local officials in the review of proposed campus development to assess potential impacts on local, regional and state resources and facilities.

Policy 1.3.3

Following execution of the Campus Development Agreement, all campus development may proceed without further review by the Host Community if such development is consistent with the adopted Master Plan Update and the Campus Development Agreement between FAMU, Board of Governors and the local governments.

Policy 1.3.4

Through the ICC, FAMU shall participate and cooperate with the local governments and concerned agency officials in the identification of appropriate strategies to mitigate the impacts of proposed campus development on local, regional and state off-campus resources and facilities.

Policy 1.3.5

Any dispute between FAMU and the local governments or any jurisdictional agency regarding the assessment or mitigation of impacts shall be resolved in accordance with the process and provisions established in Subsection 1013.30 (8), F.S.

Objective 1.4: FAMU shall be informed of and permitted opportunities for review and comment on proposed development activities within the University's context area.

Policy 1.4.1

The Interlocal Agreement, Memorandum of Understanding or other similar mechanism between FAMU (Board of Governors) and the local governments shall include provision(s) requiring the local governments to transmit to the University Vice President of Administration any application for development order or construction permit within the designated context area surrounding the University.

Policy 1.4.2

Upon receipt of an application for development order or construction permit proposed for the context area surrounding the University, the University's Vice President of Administration shall assess the potential impacts of the proposed project on FAMU facilities and resources. Findings of same, and proposed mitigation of any impacts noted, shall be remitted, in writing, to the Host Community's planning agency. This process shall be formalized through the Interlocal Agreement, Memorandum of Understanding or other such mechanism executed by FAMU (Board of Education, Division of Colleges and Universities) and the local governments.

Objective 1.5: FAMU shall coordinate its Master Plan Update with plans of units of government, other than the local governments, at the local, regional and state level providing services, including those not having regulatory authority over land use.

Policy 1.5.1

FAMU shall adhere to the requirements of agencies and authorities having regulatory authority over land use and practices. These agencies and authorities shall include the following:

- Northwest Florida Water Management District (NFWFMD).
- Florida Department of Environmental Protection (FDEP).
- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Economic Opportunity (FDEO).

Policy 1.5.2

FAMU shall submit appropriate elements of the FAMU Master Plan Update to local, regional and state agencies having jurisdictional authority for land use issues for review and comment in accordance with the provisions of s. 1013.30 (9), F.S. These agencies and authorities shall include the following:

- Florida Department Transportation (FDOT).
- Northwest Florida Water Management District (NFWFMD).
- Apalachee Regional Planning Council (ARPC).
- Florida Department of Environmental Protection (FDEP).
- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Economic Opportunity (FDEO).

The University shall submit proposed amendments to the adopted Master Plan Update which exceed thresholds established in s. 1013.30 (9), F.S., to these same agencies for their review and comment.

Policy 1.5.3

FAMU shall coordinate periodically with these reviewing agencies through continued participation in local planning forums in which they are invited participants. These activities shall include, but are not necessarily limited to, the Community's Planning Commission, Environmental Protection Board (or equivalent) and the Host Community's Metropolitan Planning Organization.

Policy 1.5.4

FAMU shall coordinate with local agencies and authorities responsible for provision of facilities or services not having regulatory authority over land use and practices.

13.O Conservation Element

The purpose of the Conservation Element is to ensure the conservation, protection, and wise use of the natural resources and ecosystems on the Florida Agricultural and Mechanical University (FAMU) property and in the context of areas adjacent to the University. As a predominately urbanized campus, there is a limited amount of undisturbed, natural flora and fauna remaining on University property. No known threatened or endangered species inhabit University property. Remaining wetlands are limited to the southern sector of the campus where channelized drainage ditches to Munson Slough are located. Rows of large wetland trees with adjoining large oaks in neighboring uplands provide valuable nesting and foraging habitat. Recognition of these valuable wetland areas and forested uplands in the future land use map will aid in their protection. Implementation of corrective measures is also necessary to respond to current impacts to these areas. Evidence of past dumping practices in the wooded wetlands is observable. The discharge of refuse along the channelized ditch leading to Munson Slough has also occurred. Clean-up and maintenance is a necessary step to preserve the aesthetic and functional value of these areas. Reoccurring passive recreational use of conserved areas will not be achieved if such areas are not aesthetically pleasing.

Development on the main campus will include improvements to stormwater treatment systems. The overall effect will include positive visual impacts from these landscaped ponds but also improved surface water quality discharges from the campus. Best Management Practices regarding stormwater are to be instituted during both the construction of new facilities and during the operation of current and future facilities.

Best Management Practices and Pollution Prevention Plans will also be developed and followed in the management of solid and hazardous wastes. Cost-effective recycling should follow a waste stream analysis which identifies the major components of waste generation and means to reduce and reuse such waste products. The University will incorporate the use of less hazardous and nonhazardous agents to these hazardous materials, where possible, in its laboratories and maintenance operations. Where hazardous waste generation is impossible to avoid, management of this waste will continue to be a priority of the University's Environmental Safety Director. Means to control hazardous waste include the reduction of satellite accumulation points, education of staff and students regarding the safe handling, storage, and regulated disposal of such waste, and potential reclaiming of spent hazardous materials.

The University will encourage its contractors and on-campus staff to access the Florida Department of Environmental Protection's (FDEP's) Waste Reduction Assistance Program including use of available software such as the Solvent Alternatives Guide (SAGE) for use of more environmentally safe materials. Overall waste reduction and use of less toxic/hazardous materials will reduce the potential for accidental contamination, lower the University's cost of handling and disposal of solid and hazardous waste, and extend the life of community landfills.

13.0 Conservation Element

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall conserve, protect and provide for the appropriate management of its natural resources and conservation areas.

Objective 1.1: FAMU shall continue to facilitate conservation programs that protect the campus air quality and that allow for the conservation and appropriate utilization of existing and future energy sources throughout the remainder of this ten (10)-year plan.

Policy 1.1.1

FAMU Environmental Safety Director's Office shall continue to maintain an annual preventative maintenance and inspection program of its stationary sources of air discharges to minimize the generation of on-campus air pollution. At a minimum, this program shall consider the following:

1. An inspection of all known points of discharge including boilers and laboratory flues.
2. Air quality monitoring using hand-held monitors during each fall period's inversion episodes, where appropriate.
3. Preparation of an annual summary report which identifies needed maintenance improvements.

Policy 1.1.2

The FAMU Physical Plant Division shall encourage new recycling programs that strive to support programs at FAMU that are presently funded and initiated by the City of Tallahassee. FAMU shall also encourage and support future recycling program initiatives sponsored by the University's students or faculty, where deemed appropriate.

Policy 1.1.3

FAMU shall continue to maintain the energy conservation program that considers the following criteria:

1. The provision for energy audits of campus buildings when deemed appropriate.
2. The development and continued use of energy-efficient engineering design materials and mechanisms on newly constructed or substantially renovated campus buildings.
3. Support and recognition of energy conservation suggestions made by outside utility departments including the City of Tallahassee Public Utilities Department, when deemed appropriate.
4. Consideration of an on-campus energy awareness program.
5. The evaluation and consideration of limiting certain on-campus facilities operating hours to encourage more energy-efficient utilization and conversely lower operating costs.

Policy 1.1.4

FAMU shall continue to adhere to the criteria of the Florida Clean Indoor Air Act.

Policy 1.1.5

FAMU shall adopt conservation land use areas, as shown on Figure 4.1 in the 4.0 Land Use Element.

Objective 1.2: FAMU shall conserve and appropriately and efficiently utilize its water resources, both water quality and water quantity, throughout the ten (10)-year planning period and beyond.

Policy 1.2.1

Due to the absence of cones of influence at the University, FAMU shall not require the determination and subsequent protection of such cones but shall amend this plan in the event future cones of influence are identified on campus properties.

Policy 1.2.2

FAMU shall, to the extent practicable, utilize existing stormwater retention ponds or harvested grey water for irrigation purposes and utilize water wise irrigation control systems that incorporate components such as rain and/or moisture sensors.

Policy 1.2.3

The FAMU campus is not considered to be a regional aquifer recharge area and therefore, shall not warrant additional protection or restrictions for such areas but shall amend this plan in the event existing conditions change.

Policy 1.2.4

FAMU shall continue to minimize stormwater borne pollutants through the implementation of a system of Best Management Practices (BMPs).

Policy 1.2.5

FAMU shall continue to protect and conserve wetland and soil areas by maintaining compliance with FDEP, the Northwest Florida Water Management District (NFWFMD), the U.S. Army Corps of Engineers (USACOE), and City of Tallahassee regulations and procedures.

Policy 1.2.6

Due to the absence of rivers on University-owned property, FAMU shall not adopt policies that protect or allow for the conservation of such areas but shall amend this plan in the event that existing conditions change.

Policy 1.2.7

FAMU shall comply with all applicable federal, state and local regulations impacting the development of flood prone areas and shall comply with the mitigation procedures required to offset such development impacts.

Policy 1.2.8

FAMU shall continue to comply with those regulations adopted by the FDEP, NFWFMD, USACOE and City of Tallahassee that provide for the subsequent designation of on-campus environmentally sensitive lands.

Policy 1.2.9

FAMU shall continue to maintain the cleanup program for the forested wetland in the southern portion of the University. Corrective measures to be explored will include the following:

1. Initiation of a public service trash cleanup effort of the general area utilizing campus organizations and/or student volunteers.
2. Establishment of a periodic cleanup schedule to maintain the area.
3. Consideration of construction of velocity checks within the ditches to reduce scouring effects.

Policy 1.2.10

FAMU shall continue to comply with existing water quantity and quality consumption and protection programs including those impacting wetlands of the FDEP, NFWFMD, USACOE, and the City of Tallahassee, where appropriate.

Policy 1.2.11

FAMU will endeavor to recognize the campus as a natural recharge area if criteria established in the Florida Aquifer Vulnerability Assessment is appropriate.

Objective 1.3: FAMU shall continue to conserve and protect its wildlife habitat and native vegetative communities throughout the ten (10)-year planning period and shall appropriately care for these resources with the continued development of the campus.

Policy 1.3.1

FAMU shall continue to minimize destruction of vegetative communities and undeveloped upland parcels and known wetlands by identifying and acquiring future upland parcels needed to satisfy the demands originating from campus growth over the ensuring ten (10)-year planning period.

Policy 1.3.2

FAMU shall adopt a buffer of twenty-five (25) feet for those upland areas adjacent to existing known on-campus wetland areas. This buffer requirement may be waived under the following circumstances:

1. Needed transportation improvements including future road construction.
2. Utility improvements including stormwater retention, water and sewer lines, electric and telecommunication lines and other utilities and general infrastructure requirements as determined by the University's Director of Facilities Planning.

Policy 1.3.3

FAMU shall continue to protect and conserve endangered and threatened species of plant and wildlife by adhering to the Endangered Species Act of 1973, amended by Public Law 97-304 in February 1983.

Policy 1.3.4

FAMU shall continue to utilize the Florida Committee on Rare and Endangered Plants and Animals list and the Convention of International Trade in Endangered Species of Wild Fauna and Flora list as a consensus planning mechanism for the development of the FAMU campus over the ensuring ten (10)-year planning period.

Policy 1.3.5

FAMU shall continue to comply with and abide by existing native vegetative and wildlife habitat protection and conservation programs and procedures of the U.S. Fish and Wildlife Service, the Florida Game and Freshwater Fish Commission, the Florida Department of Agriculture and Consumer Services and the City of Tallahassee where appropriate.

Objective 1.4: FAMU shall continue to actively reduce the volume and degree of hazardous wastes generated by University personnel and operations.

Policy 1.4.1

FAMU shall adopt its Hazardous Communication Program Policy to assist the University in managing its generated hazardous wastes.

Policy 1.4.2

FAMU shall continue to re-evaluate its existing hazardous waste policy program to, at a minimum, consider the following:

1. An inventory of hazardous waste accumulation points with initiatives developed to reduce such points.
2. An evaluation of ideas and initiatives necessary to minimize on-campus hazardous waste accumulation points.
3. An evaluation of ideas and initiatives that help replace more hazardous waste discharge with less hazardous waste discharge.
4. An evaluation of ideas and initiatives seeking to reduce the volume discharge of hazardous waste that is consistent with recycling program initiatives developed and adopted by FAMU.
5. Evaluation of similar programs and initiatives encouraged by the City of Tallahassee for incorporation by FAMU.

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.

Most 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. FAMU must specify the importance of each specific capital improvement identified by this plan. 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 upwards of \$465 million across various funding sources. 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 14.1.1 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2023-24 through 2027-28

Priority No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
PECO ELIGIBLE PROJECT REQUESTS						
1	Chemical and Biological Research Laboratory Center	\$1,904,217	\$22,966,777	\$2,997,696	\$0	\$0
2	Dyson Pharmacy Building Demolition	\$576,185	\$3,269,500	\$0	\$0	\$0
3	School of Business and Industry South	\$1,910,617	\$23,475,507	\$2,145,000	\$0	\$0
4	Benjamin Banneker Complex Demolition	\$6,547,541	\$0	\$0	\$0	\$0

Priority No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
PECO ELIGIBLE PROJECT REQUESTS (CONTINUED)						
5	Howard Hall	\$1,567,487	\$9,030,385	\$2,990,000	\$0	\$0
6	Perry-Paige	\$1,051,583	\$9,804,422	\$0	\$0	\$0
7	FAMU/FSU College of Engineering Building C*	\$0	\$0	\$0	\$20,100,000	\$97,000,000
8	Old DRS High School Gym/Transitional Classrooms/Offices Demolition	\$4,648,049	\$0	\$0	\$0	\$0
9	Land Acquisition	\$7,592,000	\$0	\$8,469,500	\$5,869,500	\$5,869,500

CITF PROJECT REQUESTS						
1	Student Union	\$3,120,000	\$31,694,000	\$4,030,000	\$0	\$0

Table 14.1.2 Five-Year Capital Improvement Plan and Legislative Budget Request Period 2023-24 through 2027-28

Priority No.	Project	2023-24	2024-25	2025-26	2026-27	2027-28
REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT (P3 PROJECTS)						
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 2023-24 through 2027-28, June 2022

* Conjunction in request with similar request from Florida State University

FAMU 2020-2030 Master Plan Update

14-2

January 2023

Final Master Plan

BR-352

Capital Improvements Element

DRAFT

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 2022-2023 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 Finance and 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 2022-2023 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 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 2020-2030 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.