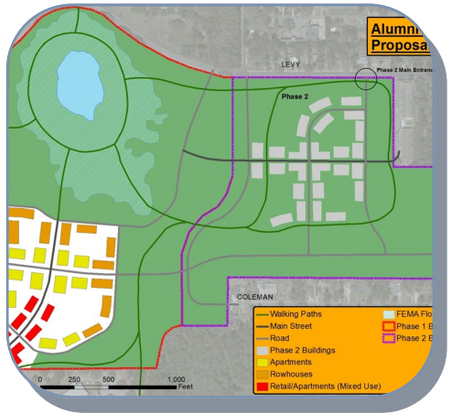
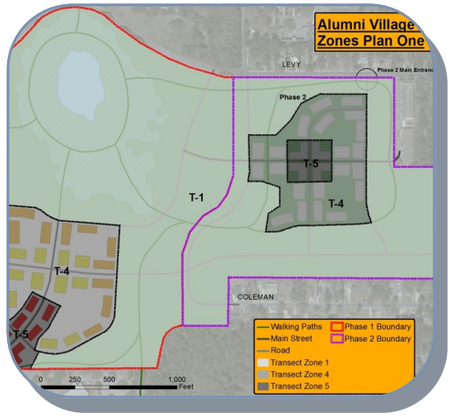
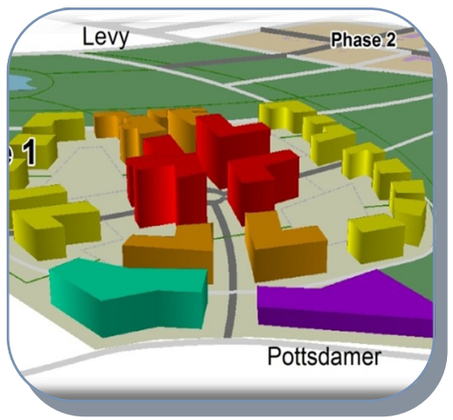




VOLUME II: Creating a Community of Scholars: The Plan

GRADUATE HOUSING STUDIO



Florida Planning & Development Lab

Department of Urban & Regional Planning, Spring 2012

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Introduction

The intent of this conceptual Plan Document is to bring the "village" back to Alumni Village. The Technical Document detailed the purpose of this study and the work the Studio has done in order to understand the housing needs of graduate students. In the Technical Document, the Studio identified affordability, sustainability, and community as three overarching themes that informed the conceptual plan presented in this document. The Studio determined that Alumni Village would be the best location for graduate student housing based on student preferences and the lack of suitable parcels around campus. The Plan Document will take you on a journey through the conceptual redevelopment of Alumni Village, and provide an overview of how the Technical Document informed the decisions that were made in the plan. This document also presents an expanded description of why the Studio selected Alumni Village and an outline of its current conditions.

The work outlined in the Technical Document demonstrates that the existing Alumni Village site represents a significant opportunity for FSU to improve student perceptions about university graduate housing, and to make Alumni Village a tool for the recruitment of future students. The Studio came to this conclusion after an exhaustive review of case studies and related literature, community engagement and visioning activities with stakeholders, and an analysis of survey results. The concept Plan Document details how these student preferences and case study research helped the Studio develop planning principles and determine building needs. The Studio developed two concept site plan proposals, and discussed the rationale for having two concept plans and specific attributes of each. An analysis of building types and a discussion of the implementation plan is then presented. Finally, the document outlines next steps so the work presented here can be used in the future.

How Our Research Informed the Plans

In the creation of the Plan, the Studio consistently referred back to the technical document as a tool to integrate the best practices from the case studies and literature review, the lessons learned from the survey, and the wants and needs that students expressed during the community engagement sessions. Although the connections between the technical document and the plans are described in more detail in the individual sections of this document, some specific examples are highlighted below.

Case Studies and Literature Review

Many of FSU's peer institutions implemented innovative graduate housing solutions. Our review of existing literature and case studies yielded many best practices. While creating the Plan, the Studio incorporated many of the best features found at these institutions, while crafting a product distinguished from them.

- At the University of Florida and Penn State, graduate housing facilities incorporate centralized community centers. A study of student housing at Florida International University (FIU) revealed that administrators wanted to ensure that new graduate housing at that university included retail, recreation, and academic spaces within a "campus main street" corridor. The FIU administrators wanted the new graduate student housing to not only attract potential graduate students, but to attract visitors from the surrounding area. Within these centralized community centers, students enjoy a variety of services, activities, and multipurpose rooms. The community centers provide students the opportunity to walk to food markets and coffee shops. They also provide ideal spaces for students to work collaboratively on various academic projects as well as socialize. Both of the Studio's proposed plan alternatives contain this type of flexible-use community space.
- Louisiana State University, Texas A&M, and the University of Florida all offer accredited childcare programs for students with children. As Alumni Village currently has two National Association for the Education of Young Children accredited childcare centers, we recommend that the redevelopment of Alumni Village continue this excellent tradition and therefore, sited childcare facilities in the plan.
- Aspirational institutions (MIT and Georgia Tech) have constructed sustainable, LEED-certified housing on campus. Using those schools as examples, our planning principles incorporated environmentally-friendly features.

Survey

The graduate housing survey provided a wealth of information that helped inform the plans. Analysis of the results provided the Studio with a detailed picture of graduate student preferences and needs, and these results were used to help produce our site plan alternatives.

For example, when asked which housing features were most important, respondents chose study space and quiet areas, a walkable distance to amenities, and a graduate student exclusive environment as the three top

choices out of six. These are three of the main themes that the plan proposals emphasize.

Another survey question asked respondents to rank images of housing types by order of preference. The top three housing types that students preferred were attached townhomes, detached cottages, and mixed-use apartments. Two of these three general housing types were incorporated into the proposed plans.

The Studio also learned that 66% of students would prefer to live in an area where they could walk or bike to campus and 45% of students are willing to take transit to campus. The plan's strengthening of Alumni Village's bus service and connectivity to the surrounding streets will facilitate the students' commuting preferences in a sustainable manner.

Affordability was also a top concern among survey respondents. When asked which housing features were most important, affordability was far and away the #1 choice. In order to accommodate students on a limited budget, the Studio feels it will be important to implement cost-saving and energy-efficient construction practices. According to the survey, graduate students currently pay about $547 for rent, $99 for utilities, $54 for cable/internet, and $68 for transportation, for a total of about $768 per person per month. By incorporating connections to surrounding facilities, retail, and practical amenities within walking distance, these plans hope to reduce some of these costs, especially in regards to transportation. In addition, substantial utility savings can be achieved through the use of energy-efficient buildings.

Community Engagement and Visioning

Additionally, community engagement activities such as departmental visioning board exercises, conversation with students at the Global Coffee Hour, and focus groups with Alumni Village residents provided information that enhanced our site plan and provided guidance in creating a "community of scholars." Central themes that the Studio gathered from the departmental visioning board exercises included students' desire to live within biking/walking distance to Florida State University's main campus, that Alumni Village should be re-modeled or re-developed, that students desired to be connected to academic, social, and recreational activities, in addition to connectivity to shopping for food and basic necessities.

In our Global Coffee Hour conversations, students were excited to be asked about their housing experiences and had a great deal of information to share. The studio found that graduate students desired to live in a more mature community, more specifically, away from undergraduate students. Additionally, students shared their ideas about potential changes in housing. Key themes were sustainability, access to study lounges, community gardens, affordability, and safety. These key themes prompted us to utilize design principles and build in a sustainable manner in accordance with Florida Statutes.

Our focus groups at Alumni Village provided a more in-depth view as to what students truly desire, as residents at Alumni Village were open and candid in providing their appreciation and concerns about Alumni

Village. Information recorded from focus group participants affirmed our existing conditions analysis of Alumni Village in which students perceived housing to be outdated and in critical need of repair. Additionally, safety was an extreme concern of focus group participants as they were open to the idea of additional entrances but were wary of potential crime "outsiders" might bring.

The valuable information from the case studies and related literature, analysis of survey results, and community visioning activities with stakeholders shaped the Studio's plan for a redeveloped Alumni Village. The plan documents that follow re-create an Alumni Village that integrates connectivity, sustainability and community. Fasten your seatbelt, for the journey has just begun.

Why Alumni Village?

Encompassing approximately 85 acres, Alumni Village gives the University the opportunity to implement fresh ideas without the constraints that would be experienced on smaller parcels elsewhere. The Studio made this conclusion based on the disparity between the characteristics of properties in close proximity to the main campus versus the requirements derived from our research findings. The Studio's findings show that no parcels exist that meet the needs to accommodate a "community of scholars" within walking distance of the main campus.

The Studio examined two sites close to the main campus, the Studio Green and Plaza Apartments site, and the Ready Mix USA cement plant site. The Studio Green/Plaza Apartments site was later determined unusable because it was purchased in November 2011 by a private developer. The Ready Mix USA cement plan site was deemed impracticable by the Studio because a change in the FAMU Way Extension. The original FAMU Way Extension was to pass through the site and at the time, the City of Tallahassee had determined the cement plan asked twice its value.

Private developers continue to show interest in the Gaines Street Corridor and the area immediately south of Florida State University. Developers have completed or begun several multi-family residences in the Gaines Street Corridor. In analyzing this district, the Studio recognizes that the private sector interest in this corridor makes assemblage of parcels into magnitude necessary to meet our needs an unachievable task at this time.

Based on these analyses, we recommend that to create a "community of scholars" that anticipates future needs, FSU should focus its efforts on the redevelopment of Alumni Village. Its large size, its relatively close location (approximately two miles' walking distance from the main campus), and its ownership by the University make it the most suitable location for new graduate housing. Although Alumni Village does not currently meet the community, sustainability, and amenity standards for housing established by FSU's peer and aspirational institutions, it does provide an exciting opportunity for redevelopment using a new model of university housing. The following concept plans promote a new way of thinking about Alumni Village. In formulating these plans, we considered community, sustainability, and commute costs as well as a number of alternative approaches.

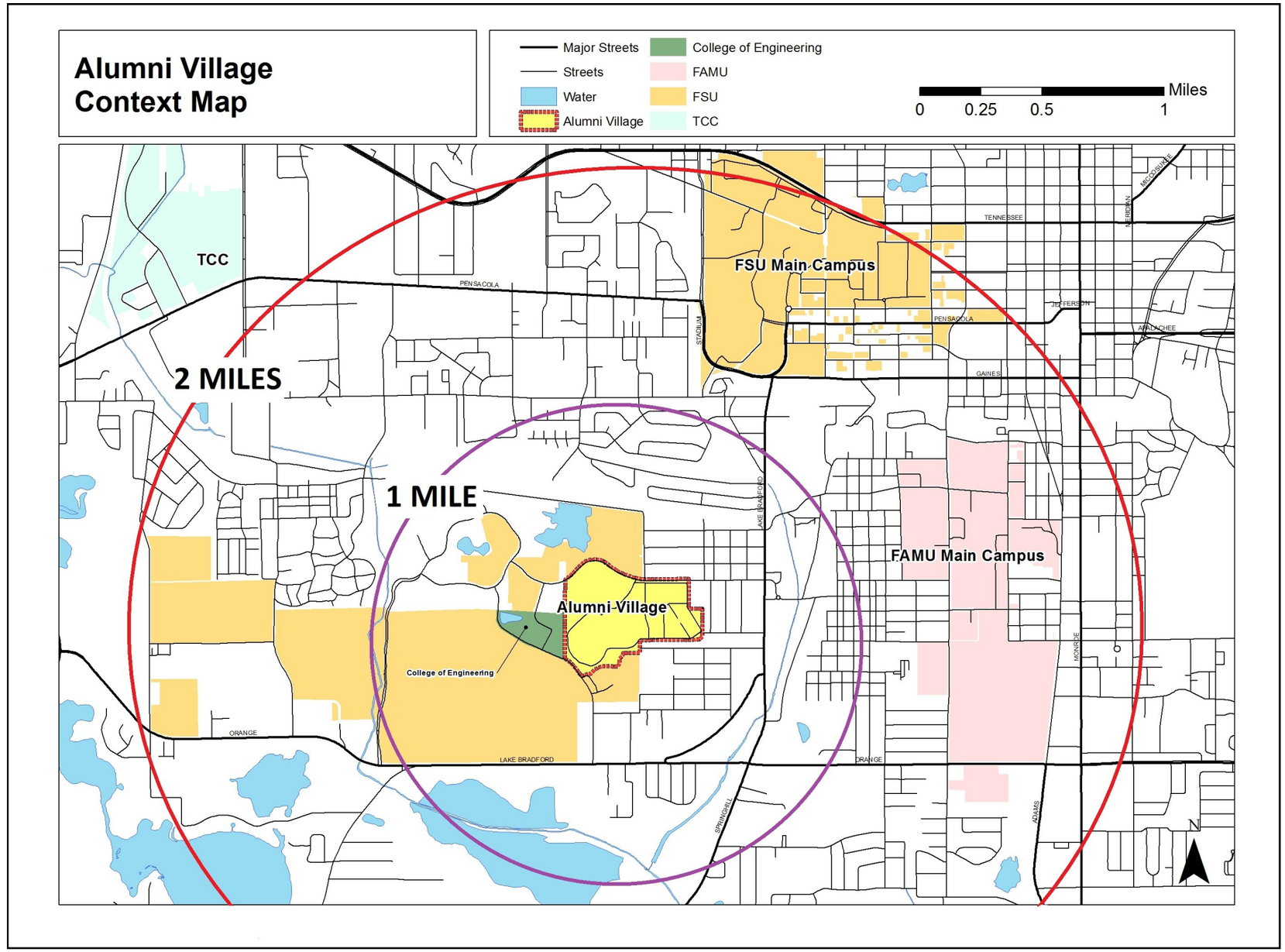


Figure 3.1: Alumni Village Context Map

Source: Graduate Housing Studio

Existing Conditions at Alumni Village

Today, Alumni Village presents both real and perceived problems. These problems include physical issues such as aging infrastructure and a lack of mobility options. They also include psychological issues including negative safety perceptions and a sense of isolation.

Psychological – Safety

Though the reality of the situation on the ground may not match the perceptions, safety within and around Alumni Village was a main concern noted by survey respondents. Some key safety-related quotes from the survey include:

- "Alumni Village would be ok if it had a safer reputation- cheap is good, but not rundown, or **high crime** area."
- "I am not sure, I have not experienced it first-hand. I have heard that Alumni Village is a **terrifying** neighborhood with old facilities."
- "Someone told me Alumni Village was in a **bad** neighborhood so I cancelled my housing plan there and found somewhere else."

Psychological – Isolation

Alumni Village consists of a large number of two story apartment-style buildings that lack any relationship to one another aside from occupying the same site. The arrangement of these buildings does not create distinctly recognizable and navigable areas within the site. Alumni Village is completely disconnected from the main campus, and with the exception of a small gate in the western fence, it is separated from the College of Engineering adjacent. The site lacks a true entrance on the west side that could facilitate integration with the surroundings. This lack of connection is both physical and psychological, as it inhibits both the flow of people and ideas.

The buildings in Alumni Village do not cultivate a sense of a true community because they are arranged in various configurations with large surface parking lots separating them. This arrangement makes it difficult for communal activities to take place, as it tends to isolate residents from one another. In addition, there is a high fence that extends around the entire perimeter of the site. This fence presents both a physical and psychological barrier, preventing students from entering or exiting except to the north (and west), and creates an artificial segregation between Alumni Village and the "outside world."

"Alumni village would be ok if it had a safer reputation- cheap is good, but not rundown, or high crime area."

"I am not sure, I have not experienced it first-hand. I have heard that Alumni Village is a terrifying neighborhood with old facilities."

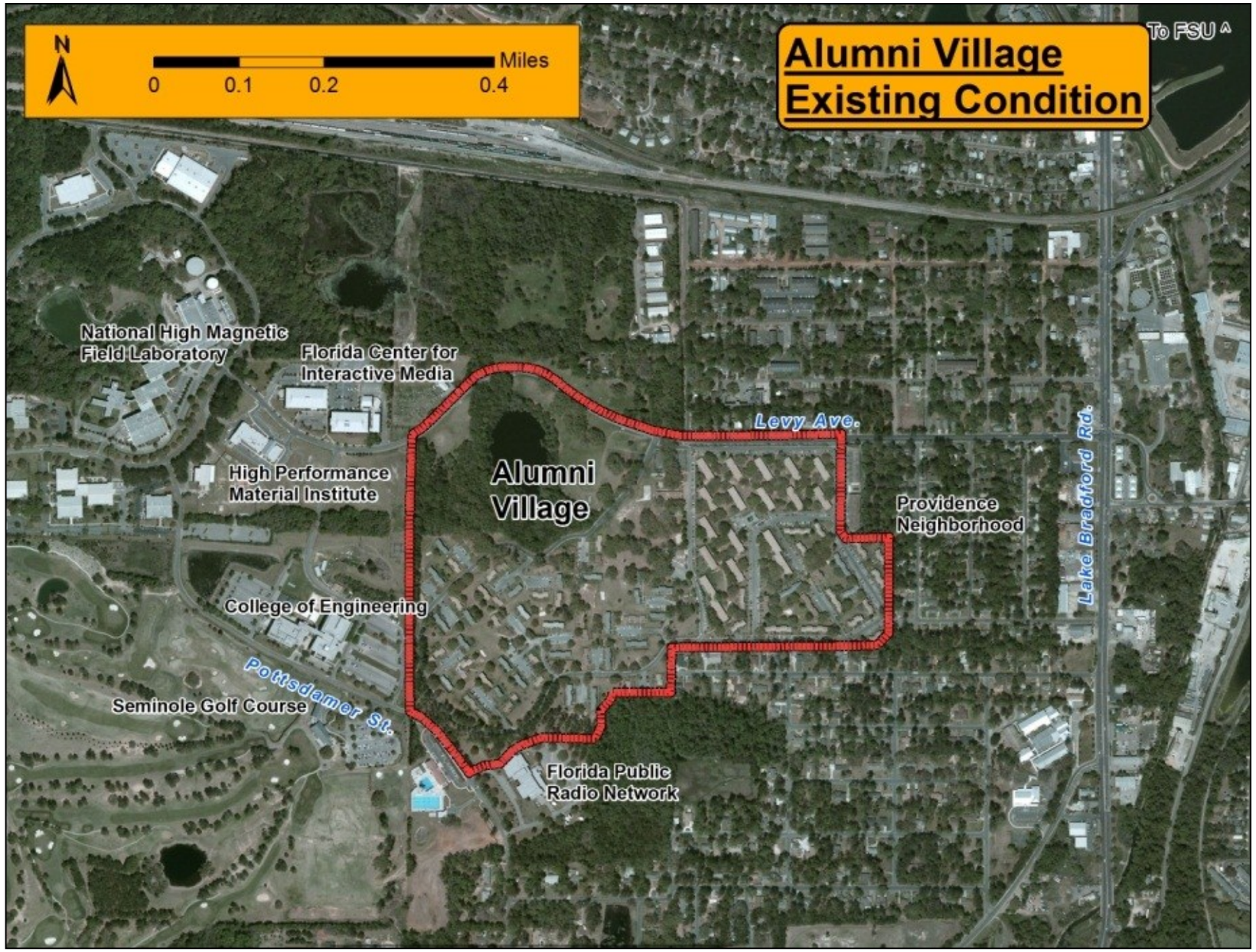


Figure 4.1: Alumni Village Existing Conditions Map

Source: Graduate Housing Studio

Physical – Infrastructure

The existing building are not well insulated and the appliances are old and outdated, therefore not energy efficient. They were built over fifty years ago and although at the time they were modern in design and construction, knowledge and technology have advanced. Alumni Village buildings have a significant amount of deferred maintenance for such components as insulation, windows, and piping. The expense necessary to renovate and modernize the buildings raises the question of whether those funds might be more wisely spent on new construction. The buildings face various directions, and most do not align with an east-west axis. This alignment will reduce energy consumption. Students are sensitive to costs, therefore it behooves the university to factor these costs into the redevelopment site plan.

Physical – Mobility

All vehicular ingress to and egress from Alumni Village occurs at one entrance on Levy Avenue. Limited and poorly distributed entrances create poor connections between the site and the rest of the surrounding area for both automobiles and pedestrians. The only bus stop for Alumni Village residents is located at the entrance of the site, on Levy Avenue. This bus stop requires those residents who live furthest from the stop to walk fifteen minutes between their home and the bus. These mobility issues cause economic and quality of life inefficiencies. A safe and convenient circulation network will improve the livability of Alumni Village.

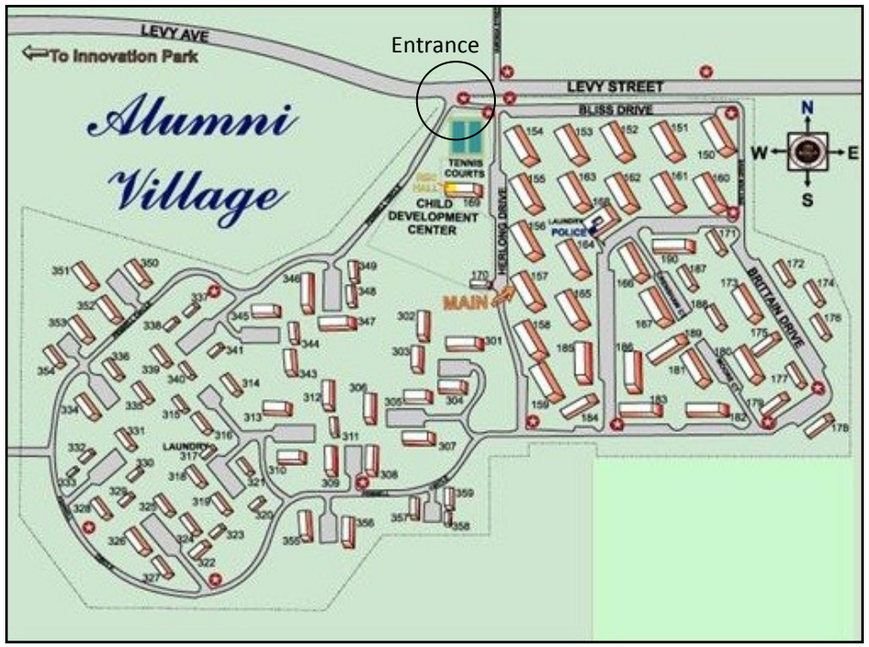


Figure 4.2: Alumni Village Buildings Map

Source: Fsu.edu

Image 4.1: Typical Apartments at Alumni Village

Source: Fsunews.com

Surrounding Area

The neighborhoods adjacent to Alumni Village are potentially important stakeholders in the redevelopment of Alumni Village. Currently, the neighborhoods, businesses, and the Florida State University Southwest Campus are separate and distinct communities with inherent social, economic, and educational community-based assets. As a best practice, universities and colleges around the country have begun to recognize and incorporate the role of adjoining neighborhoods in supporting student populations. To accomplish this, the Alumni Village redevelopment plan will incorporate a number of design elements that enhance integration and interconnectivity with adjoining neighborhoods and communities. The following is a short description of the primary communities adjacent to Alumni Village including Providence Neighborhood, Innovation Park, and The FSU-FAMU College of Engineering.

Providence Neighborhood

Providence Neighborhood lies east of Alumni Village. Like many neighborhoods throughout the city, an influx of student housing occurred in Providence during the late 1970s through the 1990s culminating in a reported 33% student population in the neighborhood in 2002 (Providence Plan, 2002). By the 1970s, Providence experienced dramatic socioeconomic changes, such as moving from a family-oriented community to student-oriented, and from primarily owner-occupied to renter-occupied. Over time, other issues such as crime, deteriorating infrastructure, and a general lack of neighborhood cohesion, began to drive residents to organize.

From 2000-2003, the Providence Neighborhood Association collaborated with the City of Tallahassee, The Florida State University, and Florida A&M University to write the Providence Neighborhood Action Plan. The Plan outlines improvements to neighborhood infrastructure, including sidewalks and signage at the entrance to the neighborhood, plans for building a neighborhood community center (recently completed), increasing home ownership, and a rezoning plan (Providence Plan, 2003). Conversations with members of the

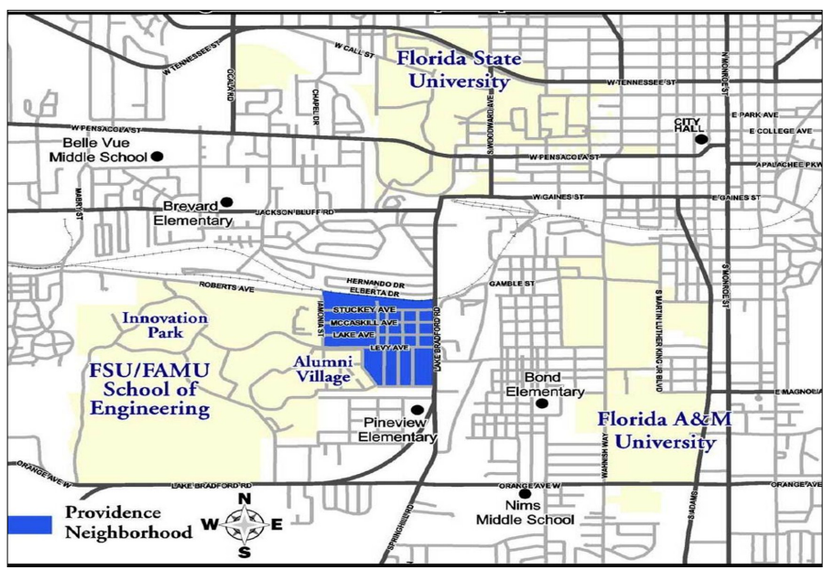


Figure 5.1: Alumni Village Vicinity Map

Source: Tallahassee-Leon County GIS

Image 5.1: National High Magnetic Field Laboratory

Source: Magnet.fsu.edu

Image 5.2: College of Engineering Logo

Source: Nanocore.fsu.edu

Image 5.3: College of Engineering

Source: Eng.fsu.edu

neighborhood association reveal a desire to include Alumni Village in monthly meetings to collaborate on continued improvements to the community.

Innovation Park

Innovation Park, located on Paul Dirac Drive, is a 208 acre site owned by the Leon County Research and Development Authority (LCRDA). The site includes the National High Magnetic Field Laboratory, High Performance Materials Institute, Bing Energy, and the Technology incubator which includes Ubiquitous Technologies, an innovator in photovoltaic devices. Entering the Park from Lake Bradford Road onto Levy Avenue takes visitors through Providence Neighborhood, passes by the current entrance to Alumni Village, and past the green space currently part of Alumni Villages' 85 acres.

College of Engineering

The College of Engineering, located on Paul Stammer Road, is a joint program between FSU and Florida A&M University, established in 1982. Known for its achievements in research and public service, the College of Engineering offers Bachelor degrees in chemical, civil, computer, electrical, industrial and mechanical engineering, as well as Master of Science and Ph.D. programs. The College of Engineering includes advance research centers that specialize in the following areas: manufacturing of composite materials; alternative energy technologies; and intelligent systems, control, and robotics. Many students living in Alumni Village attend the College of Engineering, which is accessible through a path at the western edge of the community.

Figure 5.3: Innovation Park Layout

Source: Innovation-park.com

Planning Principles

The survey, community engagement, and case studies results revealed the planning principles. These components mirrored what graduate students identified as important to them and what case studies have identified as emerging trends and as best practices: **connectivity, sustainability, and community**.

- **Connectivity** refers to how road, transit, and pedestrian networks connect to each other. Good connectivity makes it easier to get from one place to another.

- **Sustainability** refers to building design and construction methods that allow for long term resource stewardship. In other words, buildings that are energy, water, and resource efficient save on resource usage in the long run.

- **Community** refers to a general sense of togetherness and support that successful neighborhoods can engender amongst their residents. Residents of these neighborhoods tend to have close, long-term relationships.

These planning principles were used to shape the building guidelines, the street guidelines, and the overall site plans that we prepared for the redevelopment of Alumni Village.

There are three planning organizations whose development principles integrate many of the features that the surveyed students desire. These organizations and guidelines are: The Center for Applied Transect Studies' SmartCode, National Complete Streets Coalition's guidelines, and the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) guidelines. The organizations' development principles also support the university's vision for energy-efficient, high-quality, sustainable student housing that fosters the wellness and academic endeavors of its students. The Studio identified these organizations and their guiding principles to help shape our planning principles, as they are recognized as best practices by planning professionals, architects, and urban designers. These guiding principles also support the connectivity, sustainability, and community that surveyed students identified as important determinants in their housing choice.

The Studio recommends adopting specific criteria consistent with the SmartCode and the National Complete Streets Coalition's guidelines to develop planning principles for Alumni Village that limit negative impacts on the natural environment, potentially reduce energy costs, and promote the sense of community that students want. The Studio also recommends the use of certain criteria that meet the LEED-ND guidelines. The Studio identified, for this preliminary exercise, the criteria that best fit the context of the site, which helps insure the integration of connectivity, sustainability, and community, while also

reducing the initial costs associated with LEED certification.

The benefits of the proposed planning principles stretch beyond the environmental and cost savings. Those who own or live in green buildings and developments can also expect potential health benefits that are associated with improved indoor air quality and neighborhood walkability. In addition, green buildings adhere to the University's commitment to buildings that last one hundred years.

In the following sections, we will describe in further detail the various guiding principles that helped shape our final recommended planning principles. These annotated descriptions will be followed by recommended design guidelines and site plans for the redevelopment of Alumni Village. To better understand how the organizational guidelines relate to our planning principles, please refer to the Planning Principles Table, Figure 6.1.

SmartCode

The Studio group researched the SmartCode guidelines to identify how they would best display the urban transect. SmartCode is a form-based code that uses new urbanism principles. It is based on a rural-to-urban transect and does not employ a separation of zoning types. Figure 6.1 displays the typical rural-to-urban transect zones.

	Connectivity	Sustainability	Community
SmartCode	**X**	**X**	**X**
Complete Streets	**X**		**X**
LEED-ND			
Smart Location & Linkage	**X**	**X**	
Neighborhood Pattern & Design	**X**		**X**
Green Infrastructure & Buildings		**X**	

Table 6.1: Planning Principles Table

Source: Graduate Housing Studio

The Studio proposes building guidelines, street guidelines, and a site plan for Alumni Village that incorporates a mix of uses to allow for walkable, compact development that is similar to many historic cities developed in earlier eras, which supports the SmartCode guidelines. The Tallahassee Mobility District also employs SmartCode and was researched for linkages to Alumni Village redevelopment. The aim of SmartCode and the Studio's planning principles is to establish a framework for the form of the proposed buildings and spatial-environmental structure. According to SmartCode guidelines, the transect zones to be used for a redevelopment of Alumni Village are the T-1, T-4, and T-5 zones.

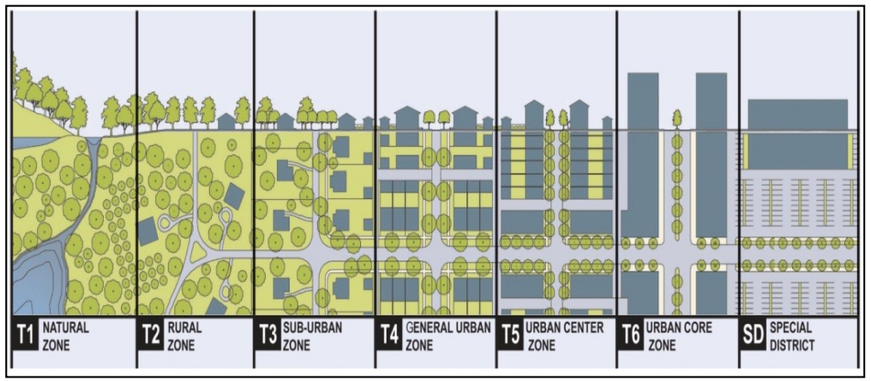


Figure 6.1: Transect Zones

Source: Center for Applied Transect Studies

- **T-1 Natural Zone** consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- **T-4 General Urban Zone** consists of mixed use but primarily residential urban fabric. It may have a wide range of building types: single, side yard, and row houses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- **T-5 Urban Center Zone** consists of higher density mixed use buildings that accommodates retail, offices, row houses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks.

Complete Streets

Complete Street guidelines help the practitioner establish street plans that ensure safe mobility options for pedestrians, bicyclists, motorists and transit riders of varying ages and abilities. As such, they are valuable tools for urban and regional planners, neighborhood developers, and transportation professionals. Complete Street features include: pedestrian pathways and islands, bike lanes, bus lanes and stops, and narrow car-travel lanes (Complete Streets, 2012). When practitioners incorporate these features, with consideration to the context of the street, the result is a Complete Street.

Complete Street practices are not a one-size-fits-all solution, but instead offer guidelines and recommendations based on the context of the street and the street types in a particular development. A Complete Street in a compact, urban setting is different from one in a suburban or country setting. A Complete Street in a compact, urban setting might include tree-shaded sidewalks, covered bus stops, narrow car-travel lanes, and separate bike lanes. A four-lane Complete Street in a suburban setting might add pedestrian islands at crosswalks. These pedestrian islands serve as a half-way point on wider roads to offer pedestrians a safe place to stop, if they are unable to completely cross the street before the light changes. A Complete Street in a rural setting might only include a worn pathway on one side of the street, if it is in an area where few pedestrians are present.

The Studio incorporates Complete Street practices in each of the street types proposed, so that the streets in a redeveloped Alumni Village are more convenient, appealing, and safer for residents and visitors. The context or place-based Complete Street practices incorporated into the plan are more clearly delineated in the Transect Plan sections of this document.

LEED for Neighborhood Development

Florida House Bill 7135, passed in June 2008, requires that all buildings constructed and financed by the state must comply with state or nationally recognized, high-performance green building rating systems, such as the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, or the Florida Green Building Coalition rating system. As planners, architects, and urban designers identify LEED as the most widely recognized green building standard, the Studio used LEED-ND as a guiding document. LEED-ND is a valuable certification for Alumni Village because it addresses the relationships between buildings and the conflict of development. If the University is to consider attaining one of four specific LEED certifications, then planning for such certification should begin at the earliest possible stage. This Studio hopes that the use of LEED as a guiding principle will aide in any future goal of LEED certification for graduate student housing, as well as help with compliance to state statute.

The USGBC's LEED for Neighborhood Development (LEED-ND) is a rating system that was created in partnership between the USGBC, the Congress for New Urbanism, and the Natural Resources Defense Council. The LEED-ND rating system offers several levels of certification based on points in the following categories: Smart Location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. In order for a project to qualify for LEED-ND certification, it must meet all of the identified prerequisites and earn a minimum of 40 points from the various categories. The following is an overview of the LEED-ND categories, highlighting each of the prerequisites and other potential credits. See the appendix for the complete list of LEED-ND prerequisites and potential credits and points.

Smart Location and Linkage

The purpose of the Smart Location and Linkages category is to encourage the development of neighborhoods that are located near existing amenities and infrastructure. Neighborhoods near existing amenities provide residents with the opportunity to walk or bike to work, school, shopping, and meet other daily needs. In the Studio survey, students identified cost as one of the key determinants of their housing choice. If students have the ability to walk or bike to nearby amenities, not only do they benefit from the added convenience, but they also the opportunity to save money. They also realize health benefits associated with exercise. In addition, when developers locate

neighborhoods near existing infrastructure, such as roads, water, and sewer, the infrastructure costs and impacts are typically lower than those at a site that does not have nearby, existing infrastructure. The prerequisites in the Smart Location and Linkage category include floodplain avoidance and ecosystem protection-related criteria (LEED 2009 for Neighborhood Development). As Alumni Village is an existing neighborhood that is close to schools and commercial development, its redevelopment satisfies some of the LEED-ND prerequisites.

Neighborhood Pattern and Design

The Neighborhood Pattern and Design category fosters connectedness and walkability within a development (LEED 2009 for Neighborhood Development). Walkability refers to the convenience, attractiveness, and safety of the street and sidewalk network within and near the neighborhood. The building guidelines, street guidelines, and site plan recommended have multiple connections within the neighborhood circulation plan and feature the following standards that are also indicated as potential LEED-ND credits:

- A mixed use center
- Reduced parking footprint
- Shaded streets
- Access to public spaces, recreation, and public transportation

These features are exemplified in the prerequisites for this category: walkable streets, compact development, and connected and open community.

Green Infrastructure and Buildings

The LEED-ND system includes a Green Infrastructure and Buildings category with prerequisites to include at least one new or retrofitted building to be certified LEED, as well as minimum building energy efficiency, minimum water efficiency, and construction activity pollution prevention requirements. The Studio recommends the incorporation of green building practices into all of the proposed new buildings at Alumni Village. The green building practices benefit the future residents, and the environment at large. The benefits to future residents may include improved indoor air quality and lower utility bills associated with energy efficient appliances and air conditioning/heating systems. The benefits to the surrounding community may include reduced pollution, reduced heat island effect, reduced storm water runoff, and increased protection of surrounding natural areas. All of these benefits reduce the University's exposure to related, future costs and closely align with identified University sustainability goals.

Building and Parking Requirements

Building Needs

As of Spring 2012, students and their families occupy 524 out of 791 units at Alumni Village, which represents a 66 percent occupancy rate. In order to meet a potential increase in future demand, the studio recommends a total of 554 units in a redeveloped Alumni Village. The justification for this number is that the anticipated popularity of this project will create more demand for housing units than the number occupied by the residents of Alumni Village currently. Based on the Studio's survey results, the plan recommends the following numbers of each type of unit: 83 studios, 166 one-bedrooms, 166 two-bedrooms, and 140 three-bedroom units. The Studio followed these steps to determine net residential square footage, gross residential square footage, and building footprints.

Step 1 – Determine net residential square footage

Residential Buildings, Including Footprints								
Building Type	Type	# of Units	Size (sq ft)	Net Sq Ft	Multiplier Addition	Gross Sq Ft	Sum of Gross Sq Ft: Residential	Footprint (Sq Ft)
Town Center	Studio	83	415	34,445	3,445	37,890	130,950	65,475
Town Center	1 Bedroom	141	600	84,600	8,460	93,060		
Row House	2 Bedroom	83	900	74,700	7,470	82,170	166,870	83,435
Row House	3 Bedroom	70	1100	77,000	7,700	84,700		
Apt Building	1 Bedroom	25	600	15,000	1,500	16,500	166,540	83,270
Apt Building	2 Bedroom	83	800	66,400	6,640	73,040		
Apt Building	3 Bedroom	70	1000	70,000	7,000	77,000		
								232,180

Table 7.1: Residential Building Needs

Source: Graduate Housing Studio

- Each of the unit types were distributed into the three building types.
  - Studio apartments were only sited in the community center.
  - The one-bedroom units were divided between the community center and apartment buildings, with the majority (141 units) in the community center.
  - The two- and three-bedroom units were divided evenly amongst the row houses and apartments (83 each).
- The square footage of each the two- and three-bedroom row-house units was increased by 100 square foot to adjust for the stairways.
- For each unit type, its number of units per building type was then multiplied by its square footage per building type.
- The resulting product was the net square footage (column 5) for each unit type for each of the building types.

Step 2 – Determining gross residential square footage

- A ten percent multiplier was used on each of the net square footage results to identify the gross residential square footage (column 7). This multiplier accounts for corridors and other non-living space.

The gross square footage for each of the unit types is then summed

within each of their respective building types to yield the gross residential square footage for each building type:

- Community Center = 130,950 gross square feet
- Rowhouse = 166,870 gross square feet
- Apartment Buildings = 166,540 gross square feet

Step 3 – Determining the building footprint

- The gross square footage for each of the building types was divided by two, as the residential portion of each of the building types spans two stories, to yield the building footprint of each building type:
  - Community Center = 65,457 square feet
  - Rowhouse = 83435 square feet
  - Apartment Buildings = 83,270 square feet

The Studio analyzed non-residential buildings in order to determine the necessary square footage for all non-residential uses in the new Alumni Village plan. We looked at the square footage of buildings that serve the same purpose elsewhere in the city. For buildings where the intensity of use matches what was anticipated as proper for this development, the Studio obtained gross square footage from the Leon County Property Appraiser website for the appropriate parcels (Leon County GIS, 2012). Where the building use of interest was part of another structure or part of a lot that contains multiple buildings, the Studio gathered the square footage by taking measurements via Google Earth. In instances where building square footage could not be easily applied to our needs, the Studio made estimates using appropriate guidelines to obtain a net square footage.

In the special case of determining the necessary square footage for a daycare center, the Studio used the National Association for the Education of Young Children (NAEYC) guidelines for child care facilities. In the document containing all criteria for NAEYC certification (NAEYC, 2012), they recommended 35 net square feet of floor space for each child. Using the current enrollment, the Studio calculated the projected necessary square footages. The net square footages were multiplied by a factor of 1.2 to find the gross square footage. The total gross square footage was used as a basis for the footprints of the mixed use buildings in the community centers of the first phase of both site plans.

Use	Net Square Footage	Gross Square Footage
Multi-Purpose Space	8,000	9,600
Computer Lab	1,250	1,500
Administrative Space	2,000	2,400
Child Care Center	5,450	6,540
Laundry Facility	3,000	3,600
Urban Grocery	15,850	19,020
Café	2,000	2,400
Bookstore	6,500	7,800
Bank	5,850	7,020
Extra Retail Space	4,000	4,800
Total		64,680

Table 7.2: Non-residential Building Needs

Source: Graduate Housing Studio

Parking Needs

Though the Studio aims to reduce automobile dependency and encourage walking, it will nevertheless be necessary to accommodate residents and outside visitors with parking spaces. Because many banks are risk averse, financing opportunities for potential retail establishments should increase with the inclusion of parking. The site plan alternatives include these parking spaces in the form of off-street courtyard parking (plan one only), and on-street parking (both plans on Main Streets and Roads). Based upon our street guidelines, we assume average dimensions of:

- 9 feet per parking space in the courtyard parking areas
- 8 feet on Main Streets
- 7 feet on Roads
- the average length for all parking spaces will be 20 feet

The Studio applied the Tallahassee Mobility District General Parking Ratios for the T-4, General Urban, and T-5, Urban Center areas. These parking ratios are a maximum requirement and fit well with the Studio's use of SmartCode, as the Tallahassee Mobility District has employed SmartCode as well. The residential requirement for parking within the T-4 and T-5 areas is 0.75 spaces per bed for multi-family residential. Table 7.3 shows that there is a maximum need of 750.75 parking spaces for residential. The Studio applied the Tallahassee Mobility District ratios for General Commercial in the T-5 area. This district requires a maximum of 3.0 spaces per 1,000 square feet of commercial space. Table 7.3 shows that for the total 64,680 gross square footage of commercial the Studio proposes, there will be a maximum of 194.04 parking spaces required.

Residential			
Type of Unit	# of Units	# of Beds/ unit	Total
Studio	83	1	83
1 Bedroom	166	1	166
2 Bedroom	166	2	332
3 Bedroom	140	3	420
		Total Beds	1001
		Parking Multiplier	0.75
Total Residential Parking Spaces			**750.75**

Commercial		
Total Gross Square Foot		64,680
3.0 parking spaces / 1,000 sq ft		194.04

Table 7.3: Maximum Parking Space Requirements

Source: Graduate Housing Studio

With the road width and parking space size assumptions, the Studio calculated the potential availability of parking spaces by dividing the length of roads by the average parking space size. Table 7.5 shows that the conceptual Site Plan One provides for 486 parking spaces and Site Plan Two providing for 801 parking spaces, about 315 more spaces than Site Plan One. This difference in the two conceptual plans is

Maximum Parking Requirement	
Total Residential	750.75
Total Commercial	194.04
Total Parking Spaces	944.79

Table 7.4: Maximum Parking Requirement Totals

Source: Graduate Housing Studio

	Site Plan One	Site Plan Two
Main Streets	110	200
Roads	376	272
Courtyard Parking	---	329
Total Spaces	**486**	**801**

Table 7.5: Parking Space Availability in Conceptual Proposal

Source: Graduate Housing Studio

because of the additional courtyard parking.

In comparison, the two conceptual site plans the Studio has proposed offers between fifty and eighty-five percent of the maximum parking spaces. With enhanced connectivity of bike paths, increased headways of busses and use of zip cars, the necessary parking will be reduced. In addition, when Alumni Village residents are at the main campus, their parking spaces will be available for additional general commercial parking spaces. With increased walkability, residents and commercial patrons will have easy access to walk to and from the College of Engineering. This creates an additional source of parking at the College of Engineering's surface parking lot, which is currently underutilized.

Why Two Site Plans?

The Studio garnered valuable information from the case studies, survey data, and community engagement. In order to explore alternative impacts and implications that are associated with site plan variations, the Studio developed two conceptual site plans. The site plans present two different schemes, but are constructed according to the same three complementary principles of **community**, **sustainability**, and **connectivity**. The two concepts present FSU an opportunity to explore different options towards a redevelopment of Alumni Village while knowing that both site plans fully address the current needs of graduate students. To develop these conceptual site plans, the Studio followed the urban design principles outlined in Complete Streets guidelines, LEED standards, and the SmartCode. These two conceptual site plans allow FSU to think critically about the configuration of a future development of Alumni Village.

The concept of community can be incorporated at either an intra-site or inter-site scale. In other words, a future Alumni Village community can be one that incorporates strictly what is within the boundaries of the site or one that integrates with the broader area around the site. The specifics of each plan will be addressed below, but the most significant difference between the plans is that Site Plan One features a community center directly on Pottsdamer Street, while the community center of Site Plan Two is located within the interior of the site. The plan with the community center adjacent to Pottsdamer Street draws attention to the activities that occur at the nearby Engineering School and Innovation Park. The plan with the community center located within the interior of the site keeps the focus internal to the development. The difference in placement of the community centers dictates much about how a redeveloped Alumni Village would interface with the surrounding area. These differences are a reflection of the values and priorities underlying the configuration of each that will ultimately be decided by FSU.

Having two site plan concepts also gave the Studio an opportunity to experiment with different building and road type placements within the transect zones. As mentioned previously, our plans feature three of SmartCode's seven zones. Within T-5 zones (Urban Center), and are the site plans' most urban concentrations, featuring higher density, mixed-use buildings. T-4 zones (General Urban) are able to accommodate slightly less dense uses. T-1 zones (Natural) generally do not contain urban uses. Instead, these zones will feature open green space and recreational facilities.

Site Plan Alternative 1

Introduction

The current Alumni Village site is bounded by Levy Avenue to the north, Pottsdamer Street and the Florida Public Radio Network on the south, the Southwest Campus of FSU on the west, and the Providence Neighborhood on the east. The site is surrounded by a seven foot tall fence around the entire perimeter, and the only one vehicular entrances located next to each other. There is a pedestrian-only entrance to the western portion of the site. In our focus group activities with the residents of Alumni Village, the Studio found that those who attend courses at the Engineering School tend to use this entrance to get to their classes.

A phasing plan was developed to allow a portion of existing Alumni Village buildings to continue serving the residents while the construction of new facilities is carried out. The first phase will be built on the southwest portion of the site, given the importance of the proximity of the Engineering School to the current residents of Alumni Village with a the new entrance directly on Pottsdamer Street. This new entrance on Pottsdamer Street creates a much more enticing and visible path that Alumni Village residents and visitors alike can use to travel to and from not only the Engineering School, but the entirety of the Southwest Campus of FSU.

Phase I will completely fulfill the anticipated need for graduate housing and other functions as they currently exist. A Community Center forms the heart of each phase, with apartments and rowhouses comprising the remainder of the structures on the site. Although Phase II is shown in this plan as a well-defined entity complete with a Community Center and residential-only buildings, it is only intended as a representation of what could be constructed, should the model of Phase I prove successful. The roads and pedestrian paths shown in Phase II are intended to be taken as fixed, as they provide proper circulation throughout the entire site, but the configuration of the buildings and open spaces can be changed according to future changes and demand.

A large open area in the middle of the site provides a distinct but very permeable boundary between the first and second phases of Alumni Village. This open space is a crucial component of the principle of community in that it allows residents to have comfortable spaces in which they can mingle with one another, share ideas, and build friendships. All of the residential buildings on the site are situated far from the existing lake, so as to keep all of the structures and roads out of the floodplain and minimize the environmental impact of the redeveloped Alumni Village.

This conceptual site plan for an Alumni Village redevelopment allows for the creation of a sense of community. A mix of residential, common, and commercial uses allow for a more complete

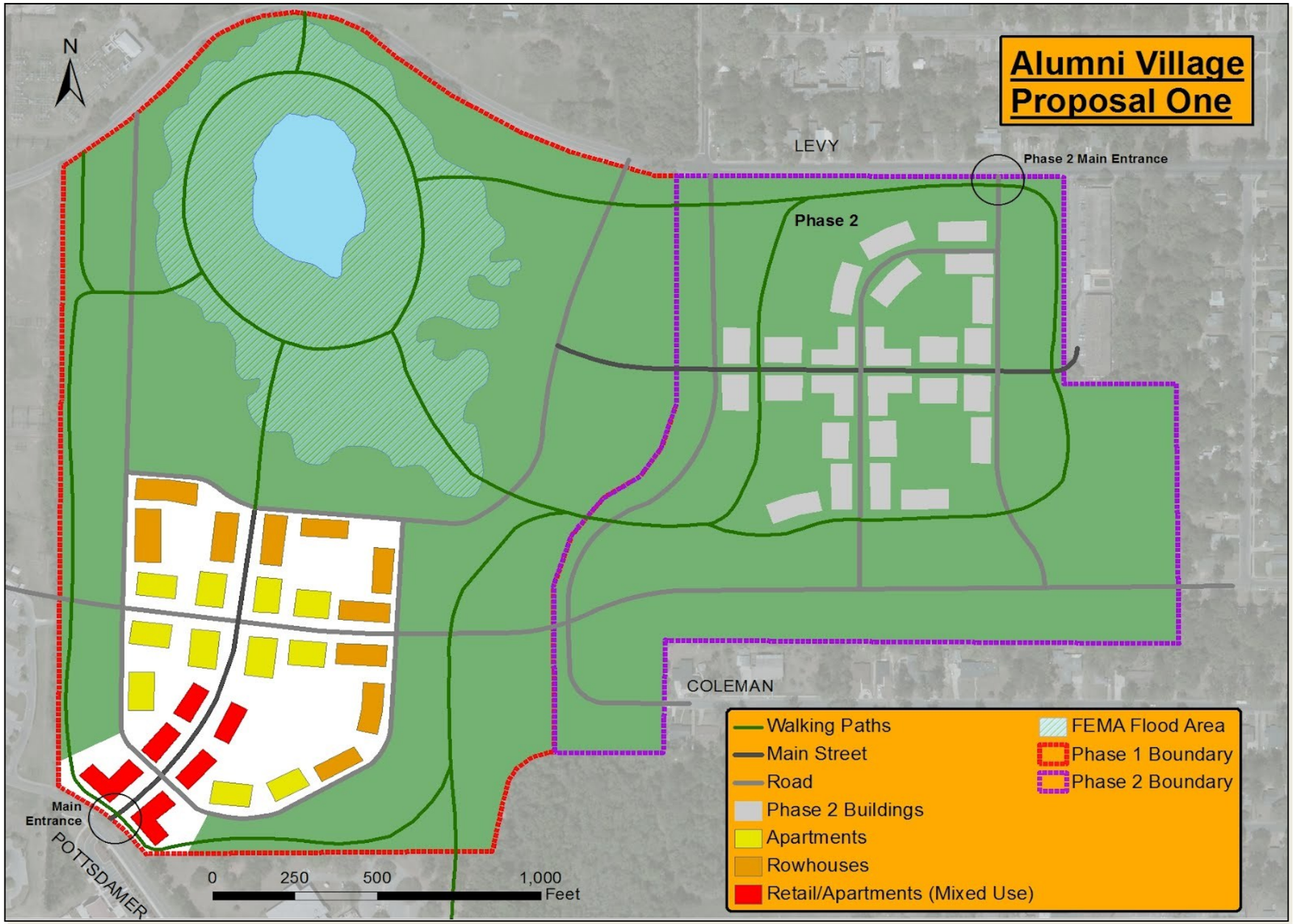


Figure 9.1: Alumni Village Site Plan Alternative One

Source: Graduate Housing Studio

neighborhood experience. This means increased social interaction within the community and the ability of residents to fulfill many of the necessities of their daily routine within an area no larger than what can be covered in an easy 5 minute walk. This redevelopment plan fosters a sense of community beyond the immediate site, and makes Alumni Village a focal point for both the entire Southwest campus of Florida State University and the adjacent Providence neighborhood. This site plan ties together the entire surrounding area by allowing people to move freely through the community, with Alumni Village serving as a central nexus at which people of all walks of life can gather and enjoy the company of each other.

According to the results of the survey, many of the residents of Alumni Village do not own cars and must therefore walk to destinations within a reasonable distance, and use bus service to reach places farther away. This fact has implications for all of the components of the redevelopment, beginning with the circulation system. The Studio gives pedestrians equal treatment relative to automobiles in this site plan, which allows the plan to address both sustainability and circulatory needs. The Studio decided that accommodating those who travel on foot is one of the most important concerns in this site plan. In order to provide a proper pedestrian-friendly environment, the streets, paths, and blocks have all been designed according to our circulation guidelines. In order to get a sense of the distance a person can easily travel on foot, the Studio included a layer on the Circulation Plan, Figure 9.3, showing a quarter mile radius around the Community Center of each phase. According to the Complete Streets guidelines, a quarter mile, which amounts to a five minute walk for the average pedestrian, is the maximum distance that someone will walk, be it a park, classroom, or café. In order make this redevelopment as pedestrian-friendly as possible, the Studio designed this site plan with these quarter mile walk zones in mind.

The site plan proposes many new connections between Alumni Village and the Providence Neighborhood to the east and the Southwest Campus of FSU to the west. The nine entrances proposed provide a much higher level of porosity for the site, which facilitates better movement to and from Alumni Village and a makes it a central hub of activity and energy for the broader community in which it is situated. All of the residential units are no more than a quarter mile from their respective Community Centers. This means that a resident living in one of the rowhouses nearest the pond could walk to the grocery store located in the Community Center for a loaf of bread in less than five minutes. If said resident wanted a particular organic cereal that is not carried by that grocery store, she could catch a bus from the central stop which is also located in the Community Center. The Community Centers in both phases feature a covered bus stop that protects riders from the hot sun and unpredictable rains that are so common to Tallahassee. The addition of new entrances and expanded bus services

greatly enhances the circulation for not only Alumni Village, but the entire surrounding area.

Alumni Village does not currently have any grocery stores or pharmacies within walking distance. By incorporating retail space that includes groceries and a pharmacy into the Community Center, the residents of Alumni Village will not need to leave the campus in order to get food or medicine. Integration of these services in close proximity to student housing would decrease the time and expense of driving to distant locations. Such conveniences are within walking or biking distance, and being active potentially improves one's the health. The concept of the community is articulated through attention to the configuration and type of streets, buildings, and open space used in a development. Many circulation and sustainability principles laid out by the Complete Streets and LEED-ND guidelines are also addressed through the use of community building ideas.

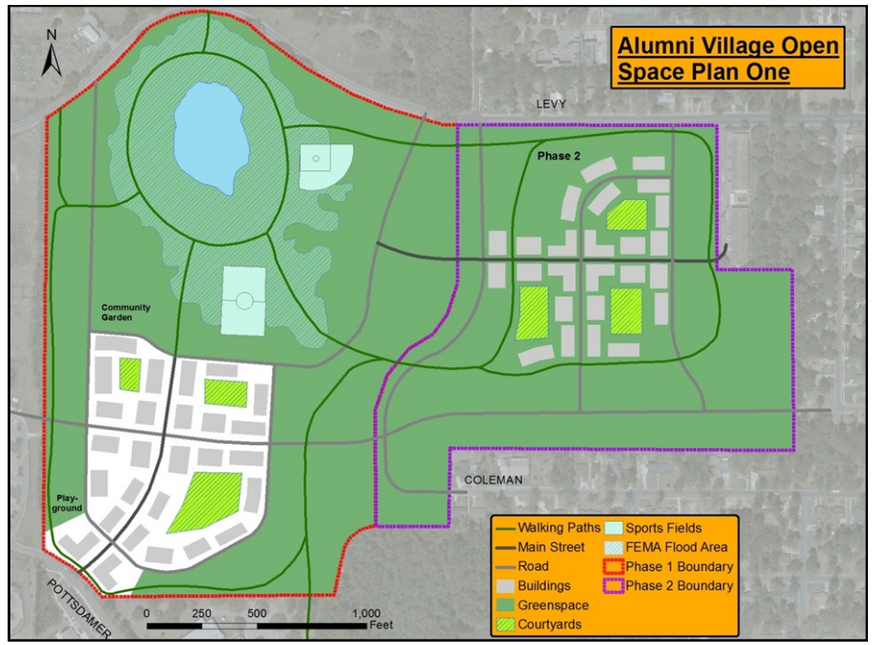


Figure 9.2: Alumni Village Open Space Plan One

Source: Graduate Housing Studio

Transect Plan

This transect plan shows the general density of the different sections of the site as outlined in the SmartCode. The T-5 zones are the most densely built, and consist of a Community Center featuring residential, common, and retail space, with a main street bisecting the buildings. The T-4 zones are less dense, and feature apartments and rowhouses, with roads that handle lower volumes of traffic and courtyard spaces for recreation. The T-1 zone features no buildings and has an abundance of open space, outdoor amenities, and walking trails that feature the pond in the northwest corner of the site.

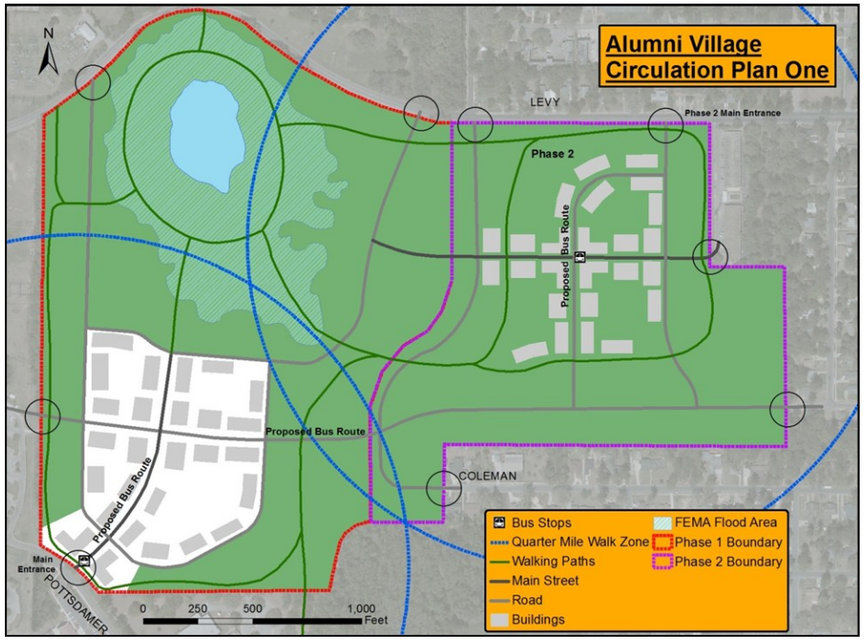


Figure 9.3: Alumni Village Circulation Plan One

Source: Graduate Housing Studio

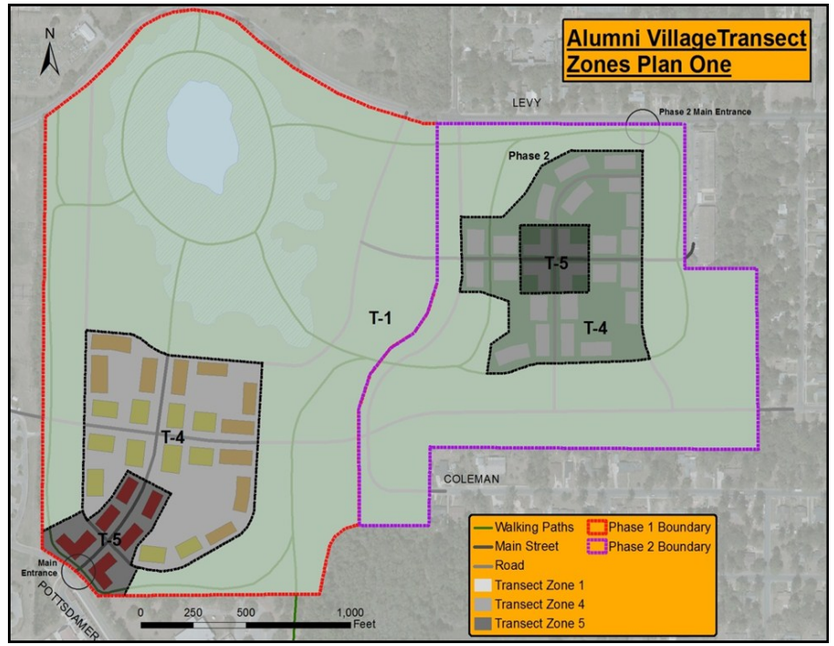


Figure 9.4: Alumni Village Transect Plan One

Source: Graduate Housing Studio

Transect Zone 5

The T-5 zone is the most intensely developed portion of the site plan. Community Centers are the only building type present in this zone, and incorporate a mix of studio and one-bedroom apartments in two floors above shops and university-related functions on the ground floor. The presence of these ground floor amenities allows residents of Alumni Village to carry out many of their daily activities within the same buildings, enhancing the aforementioned sense of community. The Community Center also features daycare services and “flex-space” for conferences and Alumni Village indoor activities.

Some of the Community Center buildings are L-shaped in order to provide the most urban feel possible at the main intersections. The Community Center is also the location of the main bus stop and there are multiple bike racks here and throughout the remainder of the site. The location of the Community Center is important because it will have an effect on the way in which people outside of Alumni Village interact with the community. The Community Center sits at the edge of the site, prominently visible from the outside road, and thus will receive more attention from passer-by traffic.

The streets in this zone consist of main streets and roads. Both street types include sidewalks, with the former intended for higher intensity use by automobiles and pedestrians alike. There are two separate main streets in the development, including one for each phase. The main street for Phase I runs from the main entrance on Pottsdamer Street towards the pond and that of Phase II runs from a different entrance towards the pond as well. Both of the main streets run through the Community Centers, in order to accommodate the heavier amount of pedestrian and vehicular traffic in those areas, and to indicate their importance. On-street parking on both sides of the main streets allows those with cars to access the retail portions of this zone while alleviating the need for surface parking lots.

Transect Zone 4

A mix of building types in the T-4 portion of the development provides a more interesting visual environment and gives those in the development a distinct sense of their location, separate from the T-5 portion. The two building types in this zone include apartment buildings and rowhouses. Both the apartment buildings and rowhouses are two stories tall. There are two-bedroom and three-bedroom apartments in the rowhouses and one, two, and three-bedroom units in the apartment buildings. The larger apartment-style buildings are located closer to the Community Centers than the rowhouses, so as to provide a greater intensity of activity as one approaches the central area in each of the two phases.

Courtyards in this zone are enclosed urban spaces that feature paved plazas and landscaping, open to the public and usable as a place to meet and greet other people, or simply as a place to relax or study outside. These courtyards are located within the spaces formed by the buildings, and create convenient outdoor space that is easily accessible to anyone from any building in Alumni Village. The courtyards nestled within the T-4 zone enhance the sense of community that is desired by graduate students.

The roads in the T-4 zones feature on-street parking, but only on one side, as befits the lower intensity of use around them. Placing parking on the street provides easy access to buildings, a more protected space for those on sidewalks per the Complete Streets guidelines, and extra land for open space elsewhere on the site. The streets are configured in such a way as to allow users to easily understand their location within the development, but are curved and narrow enough to discourage drivers from travelling at a speed that creates an uncomfortable and unsafe situation for crossing pedestrians. The speed limit for the entire development should be no greater than 20 miles per hour. The employment of such a low speed limit follows the Tallahassee Mobility District standards as they apply to both the T-4 and T-5 transect zones.

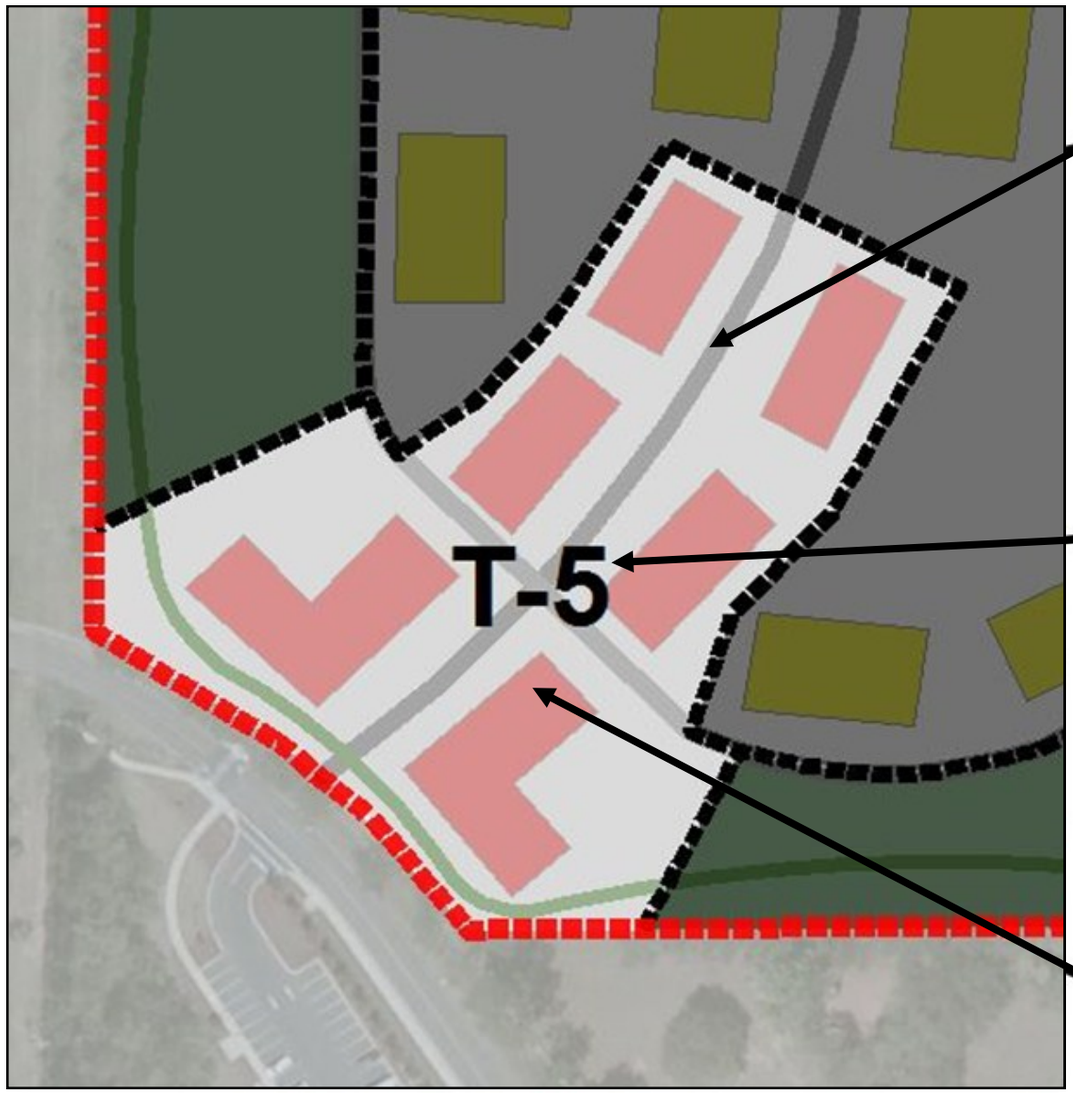


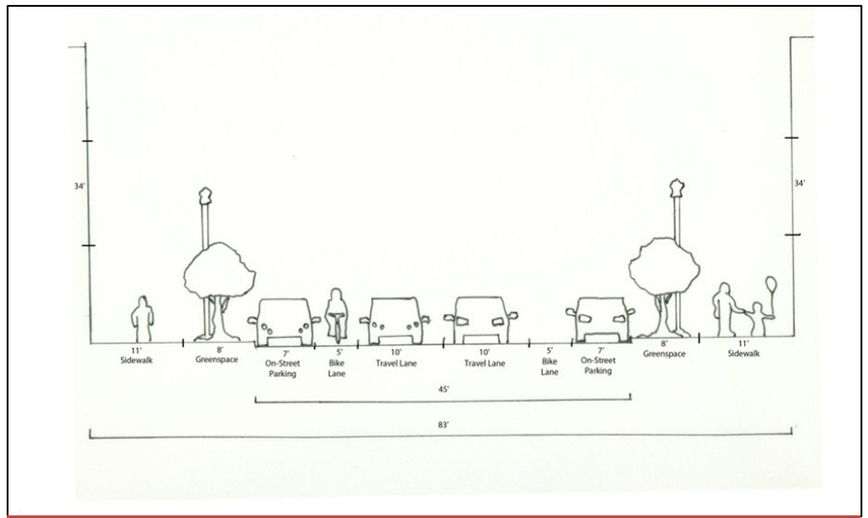
Figure 9.5: T-5 Transect, Plan One

Source: Graduate Housing Studio

Image 9.1: Main Street
Source: Joule Apartments, Seattle

Image 9.2: Bus Stop
Source: Charlotte, North Carolina

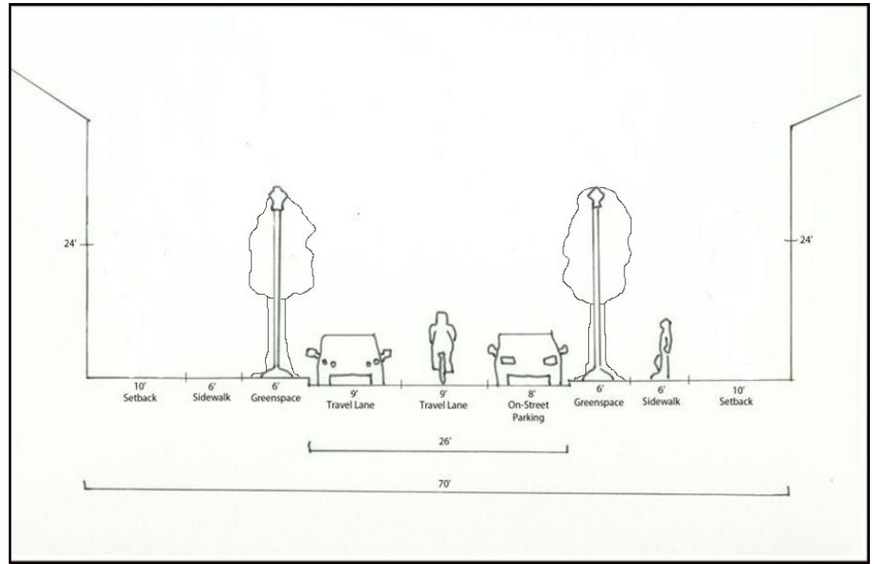
Image 9.3: Community Center
Source: ?



- Mobility: 10 ft. Sidewalks, 10 ft. Travel Lanes, 5 ft. Bike Lanes
- Speed Limit: 20 mph
- Benches = Yes
- Landscaping = Yes
- Street Trees: Every 40 ft. or Less
- Lighting = Yes
- Trash Receptacles = Yes
- Bus Stops = Yes
- Bicycle Parking = Yes
- On Street Parking: 7 ft. Lane
- Housing Types: Community Center Apartments, Flat-style Apartments

Figure 9.6: Main Street Section with Features

Source: Graduate Housing Studio



- Mobility: 6 ft. Sidewalks, 9 ft. Travel Lanes
- Speed Limit: 20 mph
- Benches = Yes
- Landscaping = Yes
- Street Trees: Every 40 ft. or Less
- Lighting = Yes
- Trash Receptacles = No
- Bus Stops = Yes
- Bicycle Parking = Yes
- On Street Parking: 7 ft. Lane
- Housing Types: rowhouses, Flat-style Apartments

Figure 9.7: Road Section with Features

Source: Graduate Housing Studio

Figure 9.8: T-4 Transect, Plan One

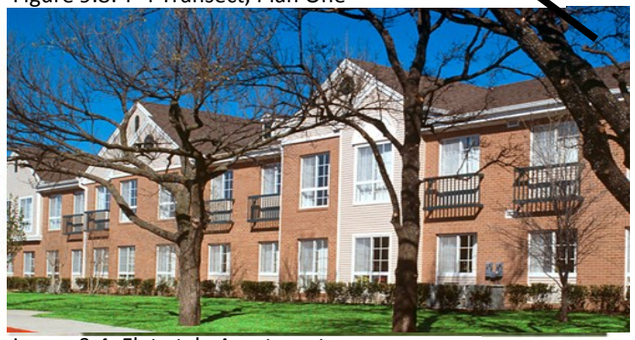


Image 9.4: Flat-style Apartments
Source: Dallas, Texas

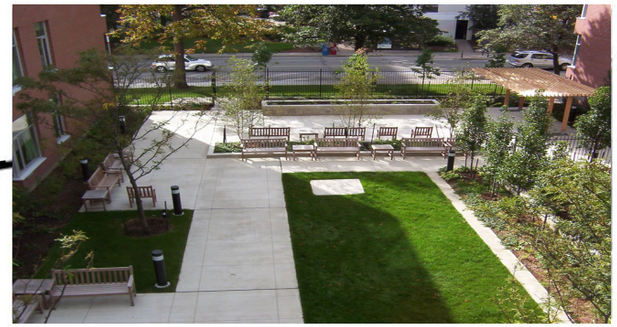


Image 9.5: Courtyard
Source: Toronto, Canada

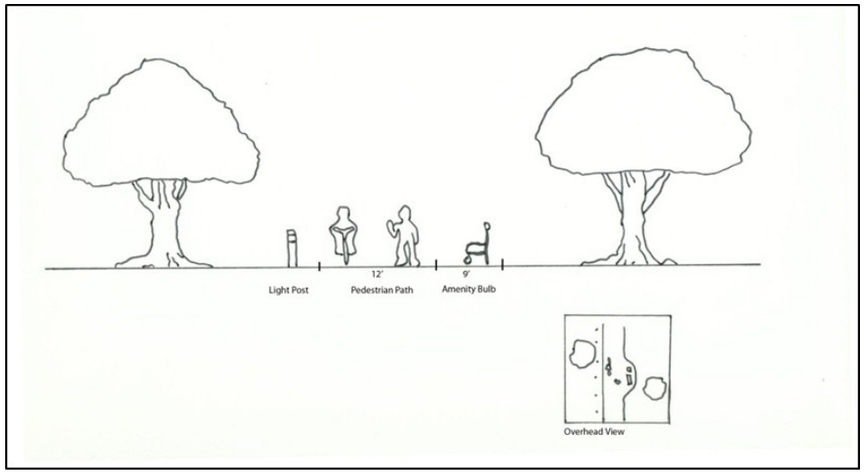
Image 9.6: Road
Source: Toronto, Canada

Image 9.7: Rowhouses
Source: Saratoga Springs, New York

Transect Zone 1

As indicated by the survey, open space is a fundamental community component that all graduate students highly value. Consolidating all of the buildings in Alumni Village into tightly packed clusters allows the rest of the site to feature a wide and varied mix of open spaces that typify a T-1 zone. Amenities such as community gardens, playgrounds, sports fields, and green space can all be seen in Figure 9.9. Also shown are the street and pedestrian path networks, which enable an easy flow of people from residences and the site entrances through the site.

A separate pedestrian path system covers the entirety of the development. This system, which crosses streets as few times as possible, allows those on foot to comfortably and safely go wherever they need to. There is a pedestrian path leading from where the main street running through Phase I terminates, to the pond in the northwest corner of the site. From the entrance of Phase I to the pond, there is a continuously curving view corridor that sparks curiosity for a person travelling along the Main Street of Alumni Village, and entices them to continue moving along the road in order to discover what is around the corner. At the end of this corridor, a pleasant view of the pond emerges, which invites people to linger in the area and be surrounded by the natural environment.



- Mobility: 12 ft. Path
- Benches = Yes
- Landscaping = Yes
- Street Trees: Every 40 ft. or Less
- Lighting = Yes
- Trash Receptacles = Yes
- Bus Stops = No
- Bicycle Parking = Yes
- Housing Types: Community Apartments, rowhouses, Apartments

Figure 9.9: Pedestrian Path Section with Features

Source: Graduate Housing Studio

Figure 9.10: T-1 Transect, Plan One

Source: Graduate Housing Studio

Image 9.9: Sports Field

Source: Columbia, Missouri

Image 9.10: Green Space

Source: Columbia, Missouri

Image 9.8: Community Garden

Source: Chicago, Illinois

Image 9.11: Walking Path

Source: Columbia, Missouri

Site Plan Alternative 2

Introduction

The second site proposal for the redevelopment of Alumni Village also emphasizes community, sustainability, and connectivity. Many features, including a two-step phasing plan, a green buffer between phases, and incorporation of the T-5, T-4, and T-1 zones remain the same between the two site plan alternatives. The main difference between the two site plans is in the placement of the community center. The first site plan's community center is located along the southern entrance, adjacent to Pottsdamer Road. This allows for increased passerby traffic from neighboring facilities, including from students at the College of Engineering who may wish to stop by for lunch. The second site plan's community center, on the other hand, is located within the center of the development. This placement allows for easier access for the residents within Alumni Village. Another major difference is the inclusion of courtyard parking, allowing for parking spaces behind buildings between green space, an attractive alternative to traditional asphalt covered parking lots.

To obtain a community feel, the plan focuses around a Community Center with buildings containing ground floor retail and common spaces, and residential above. Rowhouses and flats radiate outwards from the center. By including options for walking and transit use, sustainability will inherently be incorporated into the design. Finally, connectivity with the surrounding community will be facilitated through an increase in site entrances and connected streets. In addition, an improved street layout should make getting to and from Alumni Village easier.

We believe that current students in Alumni Village will welcome the proposed changes. For graduate students, easier access to the College of Engineering should prove invaluable. For prospective students, a more attractive Alumni Village featured on a new website could act as a recruitment and social media tool. For current students without access to a car, our proposed bus and pedestrian connection improvements will help these students get to and from school more easily. In addition, incorporating Alumni Village into the surrounding community will facilitate better "town and gown" relationships with residents living nearby. The Studio produced the following plan to incorporate the feedback we received from community engagement events, our graduate housing survey, and from research of other recently built graduate housing options throughout the country.

As mentioned in our planning principles, the SmartCode and transect concepts greatly influenced this plan. We planned for all buildings, recreational facilities, and the circulation system to adhere to transect guidelines, specifically those for the T-5, T-4, and T-1 zones.

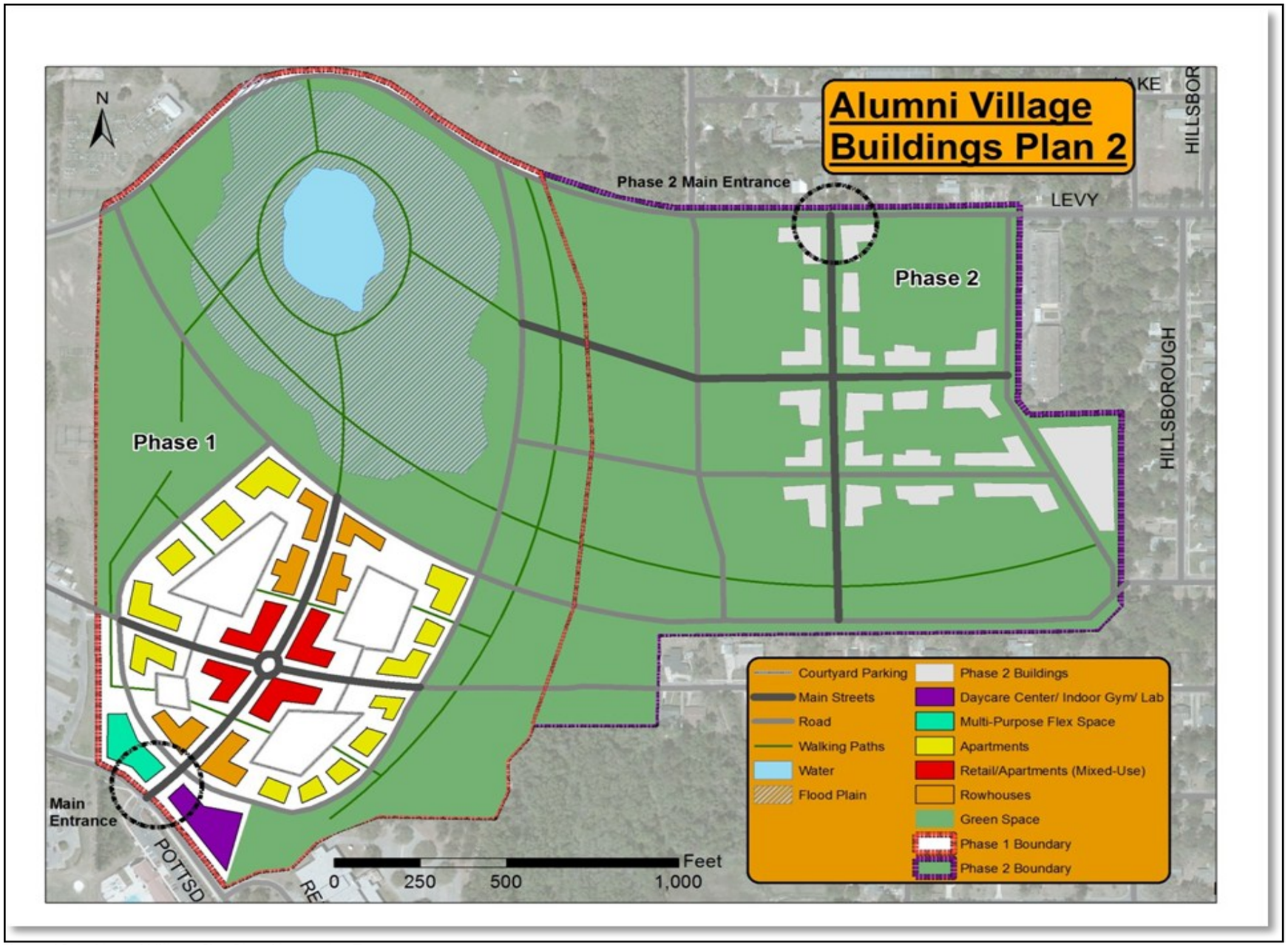


Figure 10.1: Alumni Village Site Plan Alternative Two

Source: Graduate Housing Studio

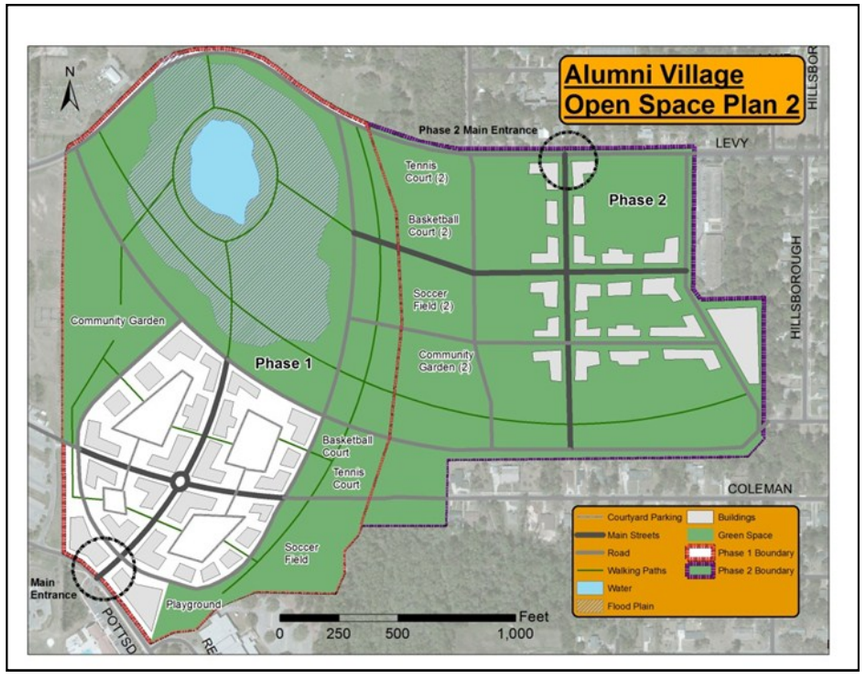


Figure 10.2: Alumni Village Circulation Plan Two

Source: Graduate Housing Studio

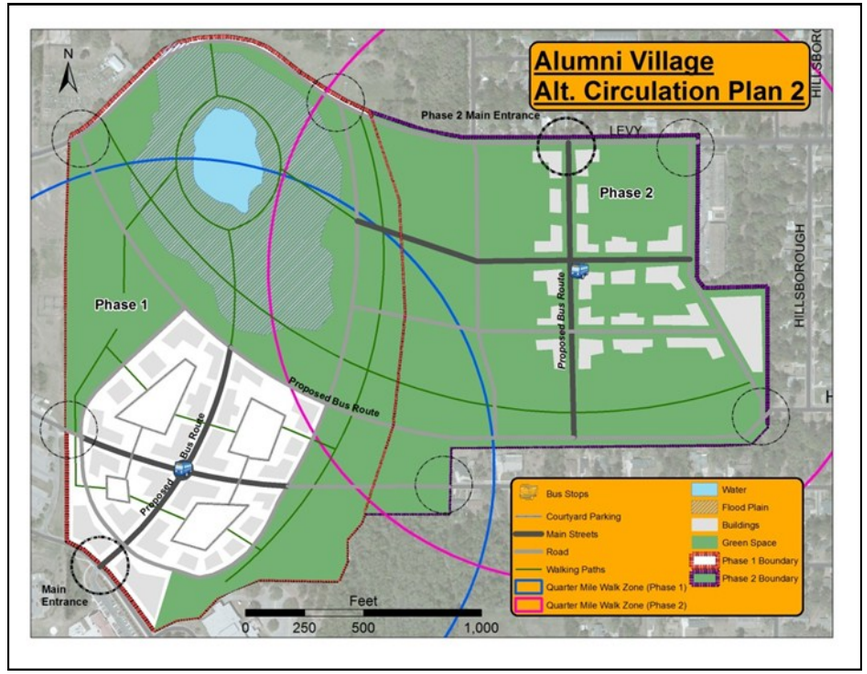


Figure 10.3: Alumni Village Open Space Plan Two

Graduate Housing Studio

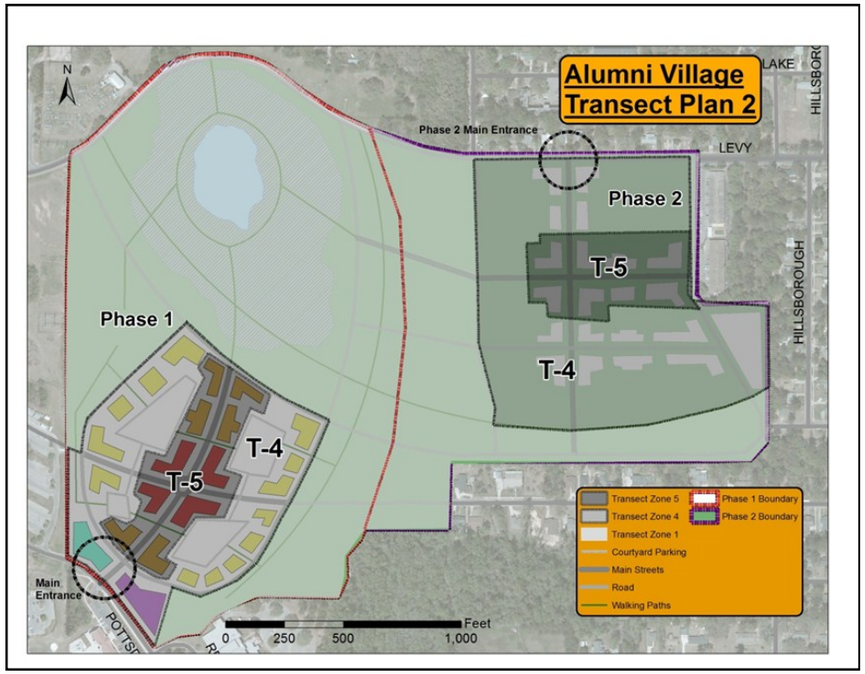


Figure 10.4: Alumni Village Transect Plan Two

Source: Graduate Housing Studio

Transect Zone 5

Within the more urban T-5 zone, community center apartments with residences on the second and third floors and retail and common space on the ground floor will be featured. These three-story buildings will be the tallest, clearly delineating the core. An estimated total of 200 community center apartment units and 85,000 square feet are planned. The second housing type will be rowhouses. Well-known New Urbanist developments in Florida, such as Baldwin Park in Orlando feature this type of housing. Rowhouses allow for attached residential units that total of 190 rowhouse style apartment units and 130,000 square feet are proposed. Non-residential space will include about 50,000 square feet of ground floor retail and common space in the Community Center.

Because it is a large site, circulation patterns and volumes within Alumni Village will vary according to the road type. Thru-traffic will certainly increase given the number of additional site entrances. In order to accommodate regional verses internal traffic, two street types are proposed. The T-5 zone features “main streets,” which have an urban feel, with larger mixed use and rowhouse apartment buildings surrounding them. On-street parking is present on both sides of the street, as shown in Image 10.2.

For transit riders, the community center will feature a covered bus stop, allowing for a centralized, element-protected place to get the bus. No resident should need to walk further than 0.1 miles to reach the bus stop. Because of the increased connectivity of the new street plan, the bus can take several different looped routes, taking students from Alumni Village to College of Engineering and the main campus and back.

Image 10.1: Community Center
Source: Pasadena, California

Image 10.2: Main Street
Source: Rosemary Beach, Florida

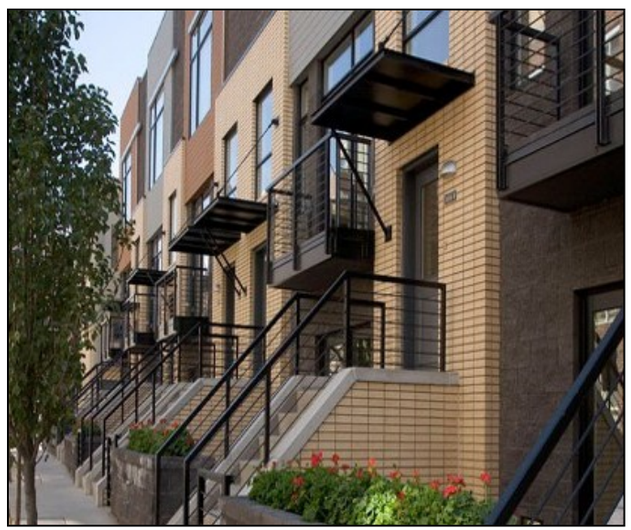


Image 10.3: Rowhouse Apartments
Source: Denver, Colorado

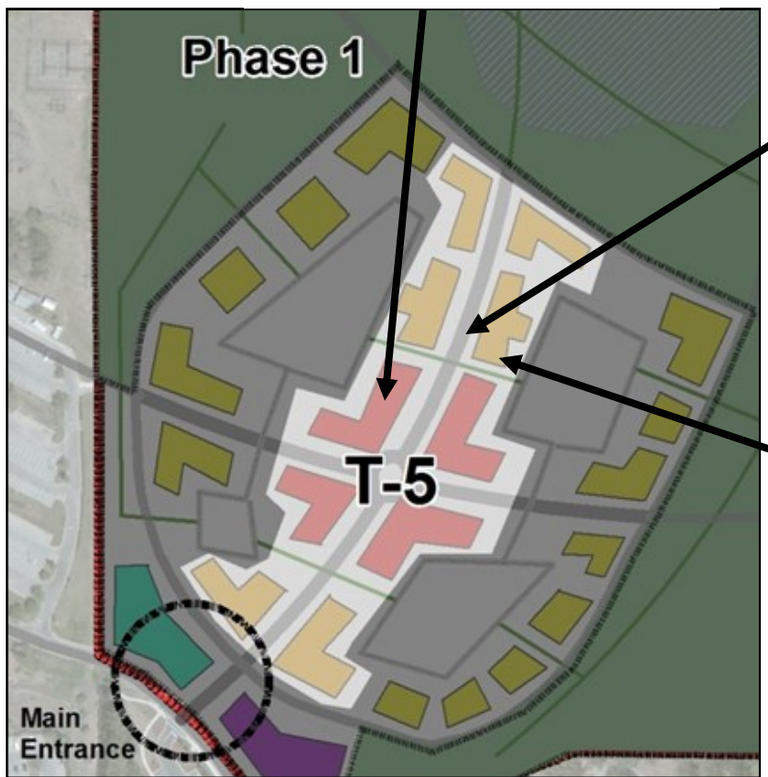


Figure 10.5: T-5 Transect, Plan Two
Source: Graduate Housing Studio

Transect Zone 4

T-4 zones will feature primarily flat-style apartments. Architecturally, they might resemble traditional southern-vernacular homes with porches, yet be big enough to house several apartment units with shared walls. A total of 180 units, occupying 180,000 square feet, are planned. Most of the non-residential building space will be located inside the T-4 zone. This space includes 35,000 square feet of multi-purpose "flex space" and 23,000 square feet dedicated to a combination day care/indoor gym/computer lab. The flex space can be used for multiple purposes, including meeting space and lecture or classroom space. From survey results, a majority of students (55%) said they would like to live in or would like to know more about living/learning communities. This flex space should allow for a place where students can eat, play, and work, as is common in living/learning communities. The proposed daycare facility can be combined with an indoor gym and other amenities for residents.

Roads will follow T4 SmartCode guidelines, only allowing for flat-style apartment buildings. Parking can be accommodated behind buildings in "courtyard" style lots, allowing for green space and walking paths between buildings and providing for a more attractive environment. Parking shall be accessed by rear alleys and masked with the frontage of a Building or street screen. The community center will incorporate a roundabout, slowing traffic down for pedestrians.

Image 10.4: Road
Source: Rosemary Beach, Florida

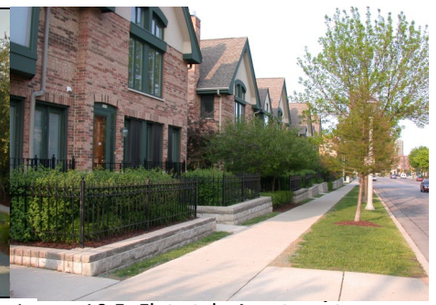


Image 10.5: Flat-style Apartments
Source: Melissa Saunders

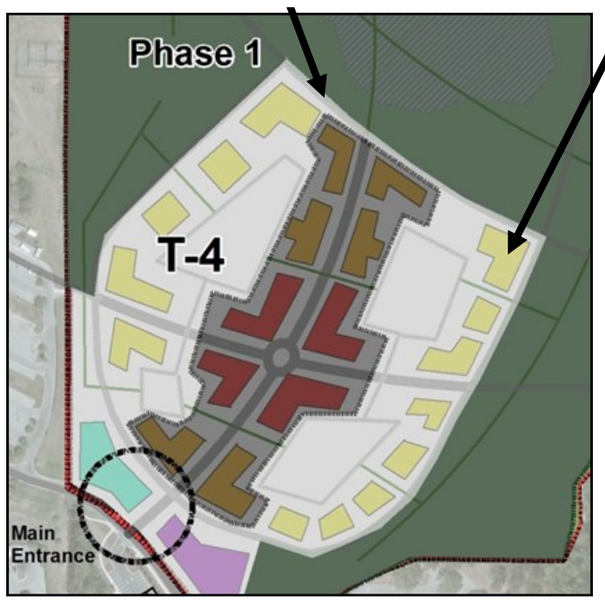


Figure 10.6: T-4 Transect, Plan Two

Source: Graduate Housing Studio

Transect Zone 1

Because housing will be more densely configured than Alumni Village's current configuration, recreational opportunities and green space will increase. Transect Zone T-1 will contain most of these areas. A primary feature of the new site plan will be the green "belt" separating the two phases. Inside this area, basketball courts, tennis courts, soccer fields, baseball fields, and community gardens can be shared. Another opportunity for recreational space can be utilized at the present day pond. No impervious construction will be built inside the flood plain surrounding it, but walking paths can create picturesque views of the water, in a similar fashion to Lake Ella. By staying out of the floodplain and the pond, the site plan meets the LEED-ND Smart Location and Linkage prerequisite for wetland and water body conservation. Further environmental review of the site will be necessary to assess existing trees, vegetation & other existing features.

One main north-south and one main east-west walking path will meander through the development. Landscaped attractively, the paths will connect the recreational facilities and will allow for a pedestrian-friendly environment. Each road will also feature appropriately sized sidewalks and crosswalks for pedestrians and bikes.

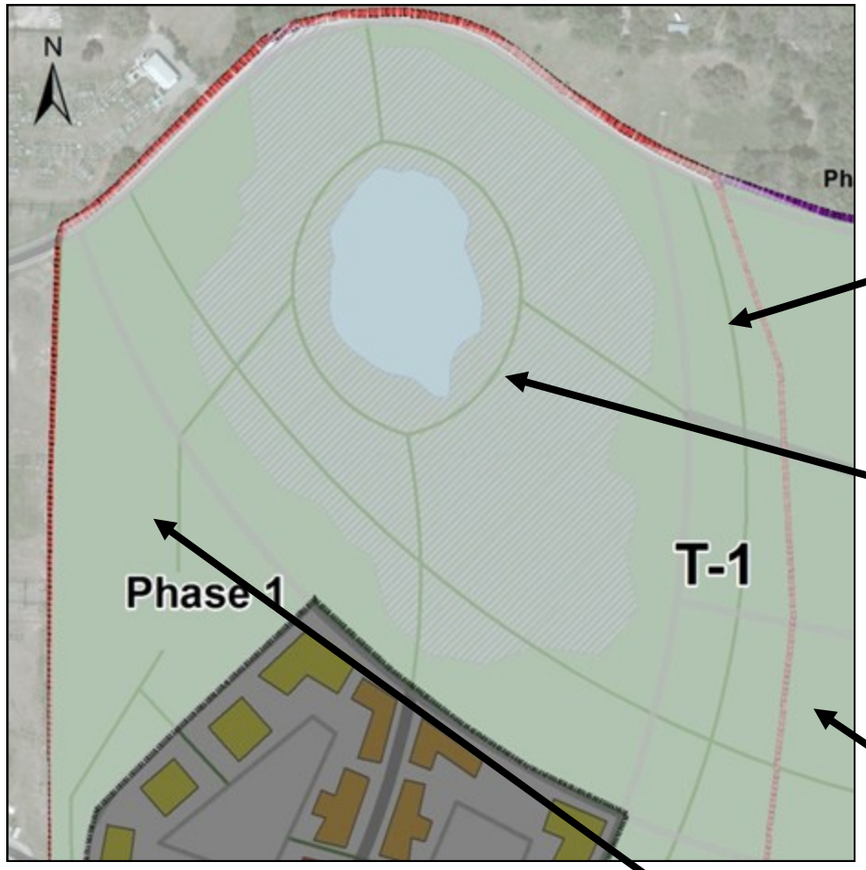


Figure 10.7: T-1 Transect, Plan Two

Source: Graduate Housing Studio

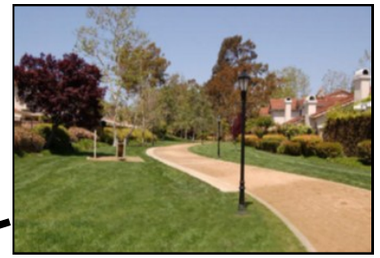


Image 10.6: Walking Path

Source: La Jolla, California

Image 10.7: Bench Overlooking Lake

Source: Largo, Florida

Image 10.8: Tennis Court

Source: Tenniscourtrepairs.com

Image 10.9: Community Garden

Source: Chicago, Illinois

Building Types

The Studio designed both site plans around a common set of building concepts in order to maintain the same design standards in both iterations. This commonality is based around the design guidelines of connectivity, sustainability, and community as expounded upon previously. Shown in Images 11.1-11.6 are the three prototypical building types employed in the site plans, each with physical specifications. These specifications govern the features of the structures such that they conform to the guidelines of the SmartCode, LEED, and Complete Streets. Please refer to the Building Type chart for additional information.

Image 11.1: Community Center (1)
Source: Melissa Saunders

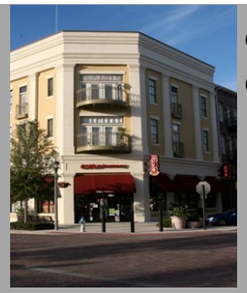


Image 11.2: Community Center (2)
Source: Melissa Saunders

Community Center

- Unit Types: Commercial and Community Center Apartments (Studio – 1 bedroom)
- Front Setback: 0 ft.
- Stories: 3
- Windows Required on All Sides = Yes
- Awnings and Overhangs Suggested = Yes
- Outdoor Seating along Public Spaces = Yes
- Off Street Parking Is Less than 20% of Development Footprint = Yes
- Private/Semi-private Outdoor Space-
  - Balcony or Porch = Yes
  - Backyard Area = Yes
- Doors Required Every 75 ft. or less = Yes
- **Transect Zone = T5**

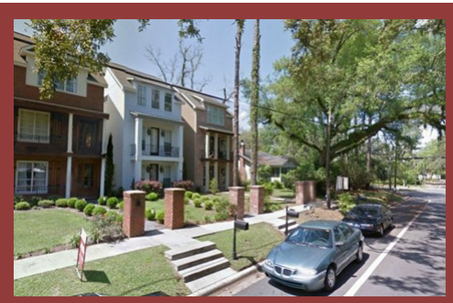


Image 11.3: Rowhouses (1)
Source: Tallahassee, FL

Image 11.4: Rowhouses (2)

Source: ?

- Unit Types: Commercial and Community Center Apartments (Studio – 1 bedroom)
- Front Setback: 0 – 10 ft.
- Stories: 2
- Windows Required on All Sides = Yes
- Awnings and Overhangs Suggested = Yes
- Off Street Parking Less than 20% of Development Footprint = Yes
- Outdoor Seating along Public Spaces = Yes
- Private/Semi-private Outdoor Space-
  - Balcony or Porch = Yes
  - Backyard Area = Yes
- Doors Required Every 75 ft. or less = Yes
- **Transect Zone = T5/T4**

Rowhouses

Image 11.5: Flat-style Apartments (1)

Source: St. Louis, Missouri

Image 11.6: Flat-style Apartments (2)

Source: Denver, Colorado

- Unit Types: Commercial and Community Center Apartments (Studio – 1 bedroom)
- Front Setback: 0 – 10 ft.
- Stories: 2
- Windows Required on All Sides = Yes
- Awnings and Overhangs Suggested = Yes
- **Transect Zone = T4**
- Off Street Parking Less than 20% of Development Footprint = Yes
- Outdoor Seating along Public Spaces = Yes
- Private/Semi-private Outdoor Space-
  - Balcony or Porch = Yes
  - Backyard Area = Yes
- Doors Required Every 75 ft. or less = Yes

Apartments

	Community Center Apts.	Row Houses	Apt Building	SmartCode	Complete Streets	LEED ND
Unit Type (Number of Bedrooms)	Studio - 1 br	2-3 bedroom	2-3 bedroom			
Front Setback	0 ft	0-10ft	0-20ft	x		x
Number of Sories	3	2	2	x		
Mixed-Use, retail on first floor	✔			x	x	x
Flex Space	✔					
Windows required on all sides	✔	✔	✔		x	x
Large box shaped buildings discouraged	✔	✔	✔		x	
Blank Walls discouraged	✔	✔	✔		x	
Awnings and overhangs suggested	✔	✔	✔		x	
Parking location, less than 20% of development footprint	front & rear courtyard	front & rear courtyard	front & rear courtyard	x		x
Outdoor seating along public spaces	✔	✔	✔		x	
Private/Semi-Private outdoor space:	✔	✔	✔			
Balcony/Porch	✔	✔	✔	x		
Backyard Area	✔	✔	✔	x		
Doors required every 75 feet or less of building						x
Glazing on windows should be minimal for transparancy	1st floor			x	x	x
LEED Certified Buildings	✔	✔	✔			x

Table 11.1: Building Guidelines

Source: Graduate Housing Studio

	Main Streets	Road	Pedestrian Path	SmartCode	Complete Streets	LEED ND
Pathway			12 foot			
Sidewalks	10 foot	6 foot		x	x	x
Travel lanes	10 Foot	9 Foot		x	x	
Bike lanes	5 Foot	Sharrows		x	x	x
20 mph Speed Limit	✔	✔		x	x	x
Benches	✔	✔	✔	x	x	
Landscaping	✔	✔	✔	x	x	
Street Trees < or = 40'	✔	✔	✔	x	x	x
Lighting	✔	✔	✔	x	x	
Trash receptacles	✔		✔			
Bus Stops	✔	✔				x
Bicycle parking	✔	✔	✔		x	x
Courtyard Parking	✔	✔		x		
On Street Parking	✔	✔		x	x	x
Housing Type:						
Community Center Apts.	✔		✔	x		x
Row Houses		✔	✔	x		x
Apartments	✔	✔	✔	x		x

Table 11.2: Street Guidelines

Source: Graduate Housing Studio

Implementation/Phasing

The selection of Alumni Village as the site for a future Community of Scholars raises the question of how to build it without disrupting current Alumni Village residents who must be accommodated during construction. The new development will replace some of the buildings, but students will require continuous housing. The Studio proposes a phasing plan to provide the most seamless transition. All of the current residents of Alumni Village could be housed in just half of the existing buildings on the eastern side of the site. This concentration allows redevelopment to occur off the western side. Upon completion of the first phase and move-in of the current residents, the remainder of the old buildings in Alumni Village could be demolished.

There are two phases shown on each site plan. In both site plans, Phase I covers the area that is currently the western half of Alumni Village. Many of the roads in the first phase connect to the existing network within the second phase. This allows for minimal disruption of travel from the old eastern portion of the site to the first phase as it nears completion. The circulation pattern established by the streets and pedestrian paths in the redevelopment borrow some right-of-way from the existing site, but most of the circulation network will be completely new. All of the structures in the redevelopment will be new and there will be open space in many areas that previously lacked it.

Information from the student survey that was conducted by the studio tells us that many of the current residents of Alumni Village live there because of its proximity to the Engineering School and the other science and math related facilities at Innovation Park. Because there is clearly demand for housing near these facilities, it is logical to locate the first phase of the development nearest to them. Phase I of each site plan completely fulfills the anticipated need for housing and other functions as they exist now, and fully integrates housing with the College of Engineering, MagLab, and Seminole Golf Course. Although Phase II is shown in each plan as a well-defined entity, it is a conceptual representation of what could be constructed, should the model of Phase I prove successful. The roads and pedestrian paths of Phase II in each plan are fixed in order to provide proper circulation throughout the entire site. The configuration of the buildings and open spaces for Phase II can be changed according to future needs.

How to finance a proposed project is always a primary concern of universities in today's economy. Ever-shrinking state education budgets, particularly in Florida, create a need for universities to think deeply about how a new project, such as a housing development, will be financed. A variety of strategies can be used to defray the costs of such an undertaking as the redevelopment of Alumni Village. Case

study research done by the Studio informs us that one approach that is employed by universities with regards to housing is a public-private partnership between the university and a private development company or a non-profit corporation.

In these situations, universities contribute land while developers provide some or all of the capital costs for the project. When the project is completed, the developer retains ownership of the building, the land, or both, and will usually be responsible for managing the property as well. In other instances, instead of partnering with a developer, a university will look to a non-profit corporation. In some cases, these are preexisting organizations with a mission that is in some way tied to enhancing education or housing. Some of these non-profit corporations are created by the university and serve the express purpose of providing an alternative way of financing a housing project. In either case, the advantage of partnering with a non-profit organization is that tax-exempt bonds can be issued for the development.

The Studio spoke with private developers and a non-profit corporation in assessing financing possibilities for graduate housing. Many useful insights were gained from these individuals. Jim Shaffner, with the development company Atlantic Student Assets, stated that he believes that graduate housing is undersupplied, even though it can be attractive to developers. He mentioned that the preference that most graduate students have for less profitable one and two bedroom apartments, as opposed to the four to six bedroom units typical of undergraduate-oriented developments makes graduate housing a less attractive prospect for the private developers. Alan Hooper, the project manager of the College Town housing and entertainment development in Tallahassee, stated that his only concern was the profit margin. For him, the bottom line is simply the profit margin, and he would not be averse to working on graduate housing as long as it is sufficiently profitable. It is likely that this is true of most developers, and a university-related project such as the redevelopment of Alumni Village would guarantee that there would be demand for the units. There exists a local non-profit organization, the Leon County Education Facilities Authority, which was established in order to negotiate financial partnerships between various parties on constructing particular facilities. This organization could be a way to facilitate a partnership between Florida State University and a private developer, which would make financing this redevelopment of Alumni Village easier.

Next Steps

To place the "Village back in Alumni Village" there are core items that University administrators must collaboratively address. These core items include selecting one of the two conceptual site plans, or a mix of both; how to facilitate the uses of the proposed commercial areas; how to address the affordability of redeveloped Alumni Village apartments; and how to engage with the City of Tallahassee regarding Alumni Village's public transportation and surrounding neighborhoods. The Studio believes that an immense opportunity is before FSU to make a significant impact for not only graduate students, but its surrounding community.

University administrators must reimagine the concept of "housing" as a "community of scholars" grounded in the financial realities of filling beds. This new community of scholars has its conceptual roots in "creating academic utopias" that provide students a sense of community, security, and belonging to the FSU community.

Graduate students augment teaching budgets, attract research dollars, and publish scholarly research that enhances FSU's global footprint. The Studio believes it is necessary for universities to provide creative communities where interdisciplinary research, intercultural exchanges, academic support lounges, and social enclaves are present, in order to attract and retain the best and brightest graduate students.

If FSU is to create a "community of scholars" at Alumni Village, where graduate students thrive academically and socially, in order to progress professionally, then it needs to take a series of actions. These actions include: the interdepartmental collaboration of FSU's existing departments, the evaluation of financial decisions that graduate students make, and thinking creatively about commercial activities that will support this community of scholars.

A change in how FSU views, values, and constructs graduate student housing will alter future actions and maintain perceptions of FSU as a nationally recognized research institution. To ensure this vision occurs, we propose University administrators:

- Assemble an ad-hoc committee with leadership from Business Services, University Housing, Facilities Planning and Space Management, The Graduate School, Congress of Graduate Students, Community Relations Sub-Committee of the Diversity and Inclusion Council, private developers, and the Department of Urban and Regional Planning;
- Ensure that creating a "community of scholars" is a top priority for this institution; and
- Examine policies that prohibit or enable public-private partnerships with private housing developers.

Commercial Options

In evaluating commercial options to support this "community of scholars," University administrators must explore non-traditional commercial mediums, such as food trucks, urban grocery stores, research space, and business activities that will support the community's needs. Commercial activities selected from FSU's Business Services Department should reflect the community ethos and values of the University. The University can better gauge potential sectors to support this community by exploring these various mediums of commercial activity.

FSU has an opportunity to improve relations with the communities surrounding Alumni Village, and grant them access to these commercial activities, such as an urban grocery store, cafés, and other retail spaces. It is the Studio's belief that surrounding communities such as Providence Neighborhood, and residential areas along Lake Bradford Road would be consumers at these future commercial destinations. Community residents on Levy Avenue now travel three to four miles to reach the nearest grocery store on Ocala Road.

As FSU creates this community of scholars, it is important to think creatively and strategically about how to fill these community spaces. To ensure this occurs, we propose University administration take the following steps:

- Conduct an economic feasibility study of commercial activities that Alumni Village and surrounding communities could support;
- Foster relationships with mobile food truck companies and non-traditional commercial activities;
- Work with Business Services Department to explore dining options with Aramark and other vendors;
- Restore relationships with the Providence Neighborhood; and
- Begin to speak with local food markets.

Affordability of Units

The Studio's research found that affordable housing is one of the most pressing issues that graduate students face. From the literature review, the student surveys, and the community engagement activities, the cost of housing was a recurring theme that the University must address in order to make graduate student housing a more seamless decision for students.

From our survey research we found that an average graduate student at FSU pays $700 to $800 a month in housing expenses, including graduate students at Alumni Village. A phased redevelopment of Alumni Village must take into account factors that will keep rental rates affordable for graduate students. The Studio proposes that in

order to maintain affordability for a broad range of graduate students, the University create a community with a variety of housing types including studio, one-bedroom, two-bedroom, and three-bedroom units. This "community of scholars" should also encompass housing for faculty and visiting scholars, as the Studio established that peer institutions also house faculty and visiting scholars in their graduate housing facilities. Faculty and visiting scholar units should be priced higher, which would offset expenses for below market units.

Incorporating principles of sustainability into the redevelopment and redesign of Alumni Village will help address affordability of housing. The triple bottom line principles of sustainability look at the economic, environmental, and social impacts of an activity. The Studio conceptually proposes a redeveloped Alumni Village that is more walkable, more energy-efficient, and more community focused, which will incorporate these principles. Current housing stock is dated and housing facilities are inefficient, which has led to increased rental rates and higher utilities for graduate students. To address these issues, we propose that the University:

- Conduct further market studies to better understand the full cost of living for graduate students;
- Examine a complete range of unit types to ensure the proposed mix of units are defined as affordable;
- Incorporate Complete Street guidelines that promote compact, walkable neighborhoods that identify amenities, such as shaded streets, bike racks, and covered bus stops to make walking, biking, and using public transportation more appealing and convenient; and
- Redevelop Alumni Village according to LEED for New Construction standards that ensure buildings are energy and water efficient, and better insulated, while building units with more energy efficient appliances.

These proposed energy efficiencies, combined with units that are slightly smaller than their traditional counterparts, can provide further cost savings. By proposing smaller, more efficient units, the Studio not only addresses affordability, but also privacy. Students taking advantage of the above savings are in a better position to afford single bed units.

Affordability of housing goes beyond the cost of rent. Utility costs, which are typically higher in larger, less efficient apartments, are one part of the equation. Transportation costs are another part of the equation that directly relates to where graduate students lives. They are typically higher in less walkable and less bike-friendly areas. The Studio addresses these additional, housing-related costs through the incorporation of sustainable neighborhood and building design, which can lead to lower costs for Alumni Village residents. The Studio also proposes to set aside additional green space for the incorporation of a large community garden may addresses the cost of

living beyond just rent, and can help improve the discretionary income for residents of Alumni Village.

Affordability of Buses

To attract the best and brightest graduate students, it is important for FSU to consider the mobility issues that residents of Alumni Village face. Within this community, international students comprise the majority of the Alumni Village population. The Studio's survey and community engagement activities consistently found that transportation to and from campus, as well as to nearby conveniences, was a problem.

The Studio recommends that in order to improve the quality of life, and thus the academic success of Alumni Village residents, the University share a portion of the transportation burden. FSU can better address this transportation burden by working with StarMetro to decrease the bus headways and expand service on weekends. The additional costs associated with decreased headways might be offset by replacing some of the larger buses that currently serve Alumni Villagers with smaller shuttles. These smaller shuttles are more fuel efficient and thus cheaper to operate.

Although the majority of the Studio's survey respondents identified the automobile as their primary source of transportation, when asked to identify all other methods that they prefer to reach campus, fifty-seven percent of the students reported they also prefer to walk, while forty-five percent said they prefer to take public transit, and thirty-five percent of the students said they prefer to bike to campus. Though many students may not choose to forego using an automobile, having alternative modes of transportation that are appealing and convenient may reduce their frequency of car use. When the residents of Alumni Village are able to reduce their automobile use, the realized savings make other expenses more affordable.

We propose that University administrators conduct the following activities to ensure that residents of Alumni Village have adequate transportation services:

- Conduct financial feasibility studies to ascertain the cost of continuous shuttle services for Alumni Village residents;
- Partner with the City of Tallahassee to implement design standards and bike lanes on Levy Avenue and Lake Bradford Road; and
- Establish a partnership between Business Services, University Housing, and Student Government Association to create a funding channel for transportation services.

Moving Forward

The Studio believes that without a vision, graduate housing will languish. Without interdepartmental collaboration for housing, FSU becomes reactive and not proactive. FSU has an opportunity to address three important ideas: to be a national leader in research, to enhance and support the Tallahassee community, and provide a vibrant and supportive environment for graduate students.

Interdepartmental collaboration will ensure that a “community of scholars” is created, and ensures FSU’s perception as a national recognized institution. University enhancements, such as creating a graduate student community, require bold leadership and interdepartmental collaboration. This will inspire change in how FSU envisions and creates housing for future Seminoles.

As Alumni Villages’ current condition has proven to be a financial burden to FSU, leaders of this institution must heed to the call for reimagining graduate students housing.

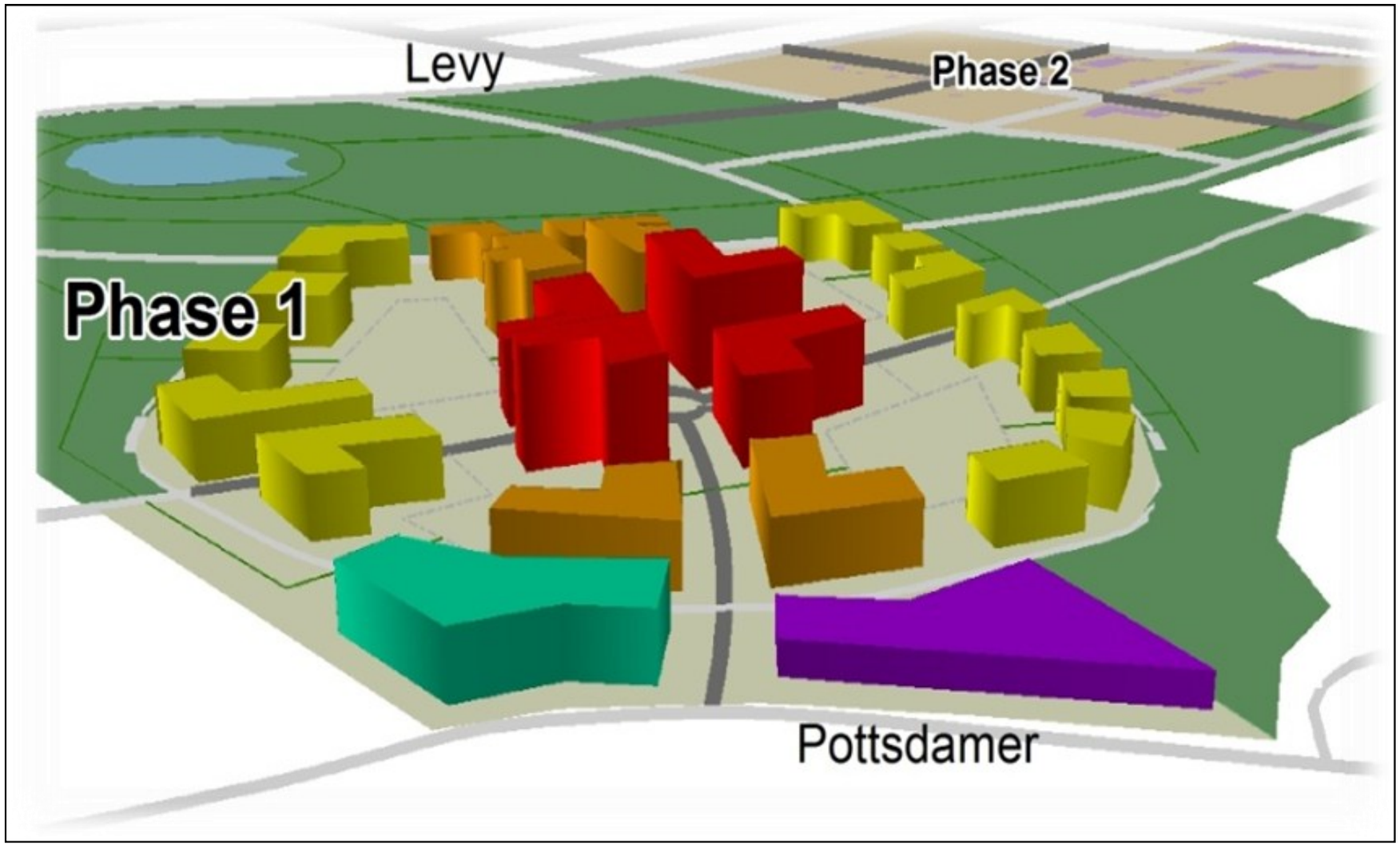


Figure 14.1: 3D Visualization of Site Plan Two

Source: Graduate Housing Studio

Conclusion

While Florida's public institutions of higher education struggle to set priorities and goals due to budget constraints, it is important that Florida State University not abandon graduate student housing. Housing graduate students is more than creating rooms and beds. It is creating communities where scholars can have cross-cultural exchanges and interdisciplinary collaborations, feel connected to campus life but mature as students, and create global residents and alumni that will showcase Florida State University to the world.

Creating a "Community of Scholars" is not predicated on building for 2012, but allowing data and research to inform how we envision and create a "Community of Scholars" for 2020. A "Community of Scholars" would allow a prospective graduate student to take a virtual tour of Alumni Village and partner with their roommate online. This experience in a "Community of Scholars" would also allows a newly admitted graduate student to grow an affinity for Florida State University, and think about how they can give back as alumni. This community will ensure that our best and brightest students are able to enjoy the benefits of an improved Alumni Village.

Graduate students provide a tremendous value to Florida State University, as they are the recipients of nationally recognized fellowships, conduct important work, publish scholarly research, and present their research at international, national, and regional conferences.

Alumni Village has been Florida State University's hidden gem, as it historically represents a proud and vibrant international culture. Florida State University must refine, redevelop, and polish Alumni Village into a "Community of Scholars."