4.0 FUTURE LAND USE ELEMENT

Florida International University faces no greater challenge than to accommodate its future expansion needs while facing dwindling land resources, preserving important environmental resources and managing complex development influences exerted by Florida's largest urban metropolitan area.

At Modesto A. Maidique, three strategies are used to accommodate future expansion needs. First, housing and surface parking from the northeast corner of the site are relocated to create an expansion zone for academic health sciences programs. The building sites in this zone are clustered near the existing facilities serving health and life sciences programs. Second, infill sites are identified and build upon adjacencies with academic or student life functions. Third, infill and building sites are shaped to preserve and strengthen existing open spaces and pedestrian corridor axes.

At Modesto A. Maidique, the goal is to move toward a more compact, efficient urban scale of development. This can be accomplished by increasing allowable heights for new construction. The master plan recommends a six-story height for potential building sites. Moreover, by using the best and highest use of land, academic facilities will dominate the campus core. Surface parking will be re-located to the periphery, reducing vehicular and pedestrian conflicts and creating a safer, more fluid environment for its users (see Figure 4.1b).

Engineering Center will remain a preferred location for expansion opportunities for specific academic and research programs in engineering and applied sciences, and technology development. To effectively develop this site, a more efficient access and circulation pattern is recommended. The relocation of the main entrance and better parking facilities creates a more user-friendly atmosphere for faculty and students. Building sites between the existing building and the Wall of Wind will accommodate new facilities and shape central open space development. The central open space reflects the landscape structure of the Modesto A. Maidique Campus which includes buildings organized around open space quadrangles and shared axes (See Figure 4.2a and 4.2b).

Development at Biscayne Bay Campus must place renewed emphasis on embracing the unique value of the bayfront while consolidating a highly fragmented development pattern. Similar to the Modesto A. Maidique Campus and Biscayne Bay Campus, this is accomplished by creating open space quadrangles that extend east-west across the campus, enhancing views to the bay. These quads are organizing elements for campus development including academic, research and student life facilities. The quadrangles unify the surrounding facilities. Future academic and research expansion sites are located at the perimeter of the quadrangles, adjacent to similar academic or student life programs.

Student housing is located along the main street that runs north-south on the campus, bridging the academic core with new program development (such as the sports medicine facilities). To take advantage of land values and bay views, land on the southern edge of the campus, near the wetland restoration area, has been reserved for potential

faculty/staff/retiree housing. As at the Engineering Campus, the organization of land use, identified building sites and open space structure of the Modesto A. Maidique Campus, creating a shared physical identity among the three disparate campuses (See Figure 4.3b)

GOAL 1: **Manage land use on the campuses of Florida International University in a manner which facilitates the academic mission, conserves land for future needs, protects valuable natural resources, coordinates with land use policies of the host communities, and addresses the exigencies of global climate change and impacts in this region.**

Objective 1.1 **Protection of Natural Resources:**
Ensure that future campus development conserves valuable marine, wetlands, surface waters and upland natural resources consistent with Federal, State and Miami-Dade County regulations.

Policy 1.1.1 Prepare and, thereafter, maintain information documenting key development limitations including but not limited to jurisdictional wetlands, and habitats of threatened or endangered species.

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Policy 1.1.2 Establish an internal "land management review process" to ensure compliance of future campus development activities with environmental and regulatory constraints. Prior to development commitments, building siting or deviations from the land use plan, the following procedures shall be followed:

-Any future development will be assessed for potential impact to any identified natural or historic resource.

-The University will coordinate with DERM when potential impacts on wetlands are anticipated.

-Where potential impacts on historical or archaeological resources are anticipated consult with the County, State Historic Preservation Officer and City staff to identify mitigation measures, as appropriate.

-Prior to siting unanticipated new academic and support uses on campus, contact City staff in order to calculate land requirements for buildings and parking to ensure that sufficient land resources remain to accommodate academic facility and support requirements through 2015 and maintain consistency with the City's Comprehensive Plan and Land Development Regulations.

-Discourage development of any additional facility not directly related to the academic mission of the University, except for planned joint use facilities with the Miami-Dade County Fair and Exposition and Tamiami Park.

-Include information related to the internal review of each capital improvement project and compliance with applicable regulatory requirements in the building program of each development project.

Objective 1.2 **Protections of Historic and Archaeological Resources:**

Ensure that future campus development projects identified within historic and archeological resources are consistent with federal, state and local requirements.

Policy 1.2.1 Provide for the protection of the Wolfsonian building, (the sole documented historic resource of FIU), and Tamiami Airport Control Tower (building C01), (a possible historic resource), by consulting with the faculty preservation committee regarding any possible development plans for the structures.

Policy 1.2.2 In coordination with state, City and local historic preservation officials, maintain an information file which identifies and evaluates portions of the Modesto A. Maidique and Biscayne Bay Campus which may contain historic or archaeological resources which appear to qualify for the National Register of Historic Places. Include documentation of State regulations governing development in areas where such resources may be present.

Policy 1.2.3 FIU shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 1.2.4 The University shall consider the effect of any undertaking on any historic property that is included, or eligible for inclusion, on the National Register of Historic Places. The University shall afford the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

Policy 1.2.5 Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form, integrity or archaeological or historical value, the University shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate

archaeological salvage excavation or recovery action.

Objective 1.3 **Expansion of the University:**
Provide for the long term growth of Modesto A. Maidique enrollment by anticipating and planning for the expansion of the campus after 2015.

Policy 1.3.1 FIU will continue to pursue an agreement with Miami-Dade County for:

-Joint use and development of student recreational and sports activities, parking and other joint uses.

Policy 1.3.2 FIU will pursue additional offsite land acquisition for academic, housing and recreational use.

Objective 1.4 **Land Use Compatibility with the Host Communities:**

Coordination with Miami-Dade County, the City of Sweetwater, the City of North Miami, the City of Miami Beach and other entities within the context area to eliminate or minimize present land use conflicts, avoid future land use compatibility problems and ensure that future construction is consistent with height limits established in respective comprehensive plans.

Policy 1.4.1 Monitor and consult with the City on land use planning activity, development regulations, and proposed developments for the University context areas by Miami-Dade County, Sweetwater, the City of North Miami and other entities within the context area for the Modesto A. Maidique and Biscayne Bay Campus, respectively.

Policy 1.4.2 Evaluate the impact of off-campus land use on all on-campus University development activity and document findings as part of the land management review process.

Policy 1.4.3 Evaluate the impact of on-campus land use on neighboring facilities to minimize conflicts.

Objective 1.5 **Land Use Compatibilities On Campus:**
Develop Modesto A. Maidique, Engineering Campus and Biscayne Bay Campus to ensure compatibility of academic, support and service functions.

Policy 1.5.1 MODESTO A. MAIDIQUE:

As depicted in future land use map, Figure 4.1b, implement the following land use patterns:

-Concentrate future academic and directly related support functions inside the loop road to reinforce the planned sequence of major and minor axes, quadrangles and malls.

-Concentrate future academic and research facilities to the northeast corner of the campus, adjacent to similar existing facilities.

-Locate additional housing in conjunction with the Graduate School of Business complex.

-Locate additional housing in a "Main Street" mixed-use development between the Stadium and Performing Arts Center.

-Expand housing adjacent to Panther Village

-Expand housing adjacent to the existing Greek housing at the southeast corner of the campus.

-Distribute future parking on the campus perimeter to accommodate future facility development within the academic core.

-Construct mixed-use future parking structures at the campus perimeter.

-Provide major support, service and outdoor recreational activities outside and to the west of the loop road.

-Develop the southern campus edge with joint use activities with the Miami-Dade County Fair and Exposition and Tamiami Park.

Policy 1.5.2 ENGINEERING CENTER:
As depicted in the future land use map, Figure 4.2b, implement the following land use patterns:

-Provide adequate open space along SW 107th Avenue for the creation of a landscape buffer.

-Provide adequate open space along Flagler Street for creation of a campus "park" landscape buffer, and mixed use connections across SW 107th Avenue for access to potential transit facilities.

-Create an open space pedestrian connection from Flagler Street to

the academic core.

-Concentrate new facility construction in an academic core to reinforce a pedestrian corridor and establish minor axes, quadrangles and malls.
-Maintain fenced and walled open space around the Wall of Wind to protect adjacent facilities from noise and damage.

-Maintain support facilities to the perimeter of the academic core and campus.

-Concentrate community interface facilities to the campus perimeter.

Policy 1.5.3 BISCAYNE BAY CAMPUS:
As depicted on the Future Land Use Map, Figure 4.3b , implement the following land use patterns.

-Site future facilities to strengthen and protect key open space quadrangles; to the north of Academic One/Wolfe University Center and to the south of Academic One/Wolfe University Center

-Designate an outdoor teaching and research zone around campus ponds and along the vegetated "Main Street."

-Locate future hotel and support facilities south of the Kovens Center.

-Locate potential sports medicine complex and recreation facilities west of the Kovens Center.

-Locate additional housing on the "Main Street," west of the academic quadrangles.

-Locate potential faculty/staff/retiree housing at the southern edge of the campus.

-Maintain a linear park along Biscayne Bay, with unobstructed bay views. Enhance with landscaping.

- Provide additional sports / recreation open space northeast of the academic core.

-Provide all parking to the west of the academic core to eliminate pedestrian vehicular conflicts.

-Locate all support and services uses to the northwest corner of campus.

-Enhance conservation zones bordering Oleta State Park to the north, canals and "Main Street" plantings west of the Kovens Center, and wetlands / native plant habitats at the southwest corner of the campus.

-Any future installation of buildings, facilities or infrastructure, such as proposed Visitor Accommodations, Chiller Plant, open recreation spaces and recreation fields in the Biscayne Bay Campus should consider avoidance of potential adverse impact to natural resources

Policies 1.5.4 As part of the “land management review process” address unanticipated development requirements with the following siting criteria.

-Confirm that all proposed developments within the academic core are directly related to the academic programs of the University and/or otherwise necessitate a central location. Seek alternative sites outside the academic core for facilities that do not meet this criterion.

-Confirm that all proposed developments outside the academic core meet land use plan guidelines and are directly supportive of the mission of the University. Seek alternative off-campus sites for facilities that do not meet this criterion.

Policy 1.5.5 Develop campus land uses to the following maximum densities and intensities applying building height recommendations and gross Floor Area Ratio (total building area divided by total (gross) land area) standards. See attachment at the end of the chapter.

Policy 1.5.6 As part of the “land management review process” ensure adequate provision of stormwater management, open space, safe and convenient on-campus traffic flow and needed vehicle.

Policy 1.5.7 As part of the "land management review process", ensure that the coordination of land use and development decisions with the schedule of capital improvements (Table 14.1 and 14.2) established in the campus plan is maintained. Revisions to land use and development policies and decisions will be accompanied by a review and analysis of required capital improvements, along with a revision to the schedule of capital improvements as necessary, prior to administrative approval and submission of State

University System Florida Board of Governors, Division of Colleges and Universities facility funding requests.

Objective 1.6 **Coordination with Topographical and Soil Conditions: Ensure that future development on Modesto A. Maidique and Biscayne Bay Campus is consistent with the limitations imposed by topographic and soil conditions.**

Policy 1.6.1 Maintain information of existing topographic and soil conditions, updated with as-built and survey data developed for future construction projects.

Policy 1.6.2 Apply topographic, soil and hydrologic data in the siting and design of all future construction projects and review consistency with such factors as part of the “design and construction process”.

Policy 1.6.3 FIU shall require that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation

- Minimizing the amount of land area that is cleared

- Limiting the amount of time bare land is exposed to rainfall

- Use of temporary ground cover on cleared areas if construction is not imminent

- Maintaining vegetative cover on areas of high soil erosion (e.g., banks of streams, steep or long slopes, conveyances, etc.).

Objective 1.7 **Coordination with Off-Campus Facilities and Services: Maintain coordination with off-campus utility and service providers to ensure adequacy of services and facilities.**

Policy 1.7.1 As part of the "land management review process" notify all off-campus utility and service providers with all annual revisions of the Ten Year Capital Improvement Schedule, as adopted in the Capital Improvements Element and request written confirmation of each providers ability to provide adequate service.

Policy 1.7.2 FIU shall continue to participate with Miami-Dade County, the City of Sweetwater, the City of Miami Beach and the City of North Miami in the reciprocal review of plans and development proposals,

consistent with policies supporting Intergovernmental Coordination Element.

Objective 1.8 **Coordination of On-Campus Utility Requirements: Ensure the adequate provision of long range infrastructure improvements are consistent with development of a climate action plan - as a signatory of the American College and University Presidents Climate Commitment (ACUPCC) - and the university-driven direction that all new facilities meet United States Green Building Council (USGBC) standards and be LEED certified.**

Policy 1.8.1 As part of the land management review process, review and evaluate all construction projects to ensure adequate provisions for long range infrastructure needs by documenting:

- Maintenance and protection of planned utility corridors, easements and points of connection

- Provision of adequate utility capacities to accommodate future development and facility expansion

Policy 1.8.2 Maintain an up-to-date file of campus utility systems, updated with as-built survey data from future construction projects.

Policy 1.8.3 Specify in future Five Year Capital Improvement Plans infrastructure improvements and associated costs necessary to support long-range facility needs.

Policy 1.8.4 Encourage and assist the State University System and State Legislative funding procedures to ensure efficient and timely construction and expansion of utility improvements.

Policy 1.8.5 Install instrumentation to record actual utility levels of service to permit optimum utilization of available resources.

Policy 1.8.6 BISCAYNE BAY CAMPUS
Survey will be conducted for all infrastructure, especially chilled water, to ascertain if it remains adequate for future development. Emphasis of development should be directed toward the southeast quadrant of campus, requiring a satellite utility plant.

-Any future installation of buildings, facilities or infrastructure, such as proposed Visitor Accommodations, Chiller Plant, open recreation spaces and recreation fields in the Biscayne Bay Campus should consider avoidance of potential adverse impact to natural resources

Objective 1.9 **Off Campus Constraints/Context Area Conflicts: Off-campus constraints and impacts of campus development are anticipated and minimized.**

Policy 1.9.1 FIU shall, in coordination with Miami-Dade County, the City of Sweetwater, the City of Miami Beach, the City of North Miami, Florida Department of Transportation, other entities within the context area and applicable utility providers, monitor traffic and utility volumes and levels of service. By interlocal agreement with each entity, FIU shall request to be notified of any planned or proposed improvement which may materially affect traffic or utility level of service in the context area. FIU shall request to review and comment upon any off-campus development, which may create conflicts with campus development, prior to the issuance of development approvals or permits.

Objective 1.10 **Administration Procedures to Amend Master Plan: Ensure that future master plan amendments undergo appropriate intergovernmental and public review appropriate to the degree of proposed plan modification**.

Policy 1.10.1 All proposed "major" plan modifications which exceed the threshold contained in 1013.30 Florida Statues must be reviewed and approved in accordance with 1013.30155 Florida Statutes.

Policy 1.10.2 Pursuant to Administrative Rule 6C-21.103(3), F.A.C., plan amendments which alone, or in conjunction with other plan amendments, do not exceed the thresholds established in s.1013.30F.S., shall be consolidated into a single annual submission and submitted to the FIU Board of Trustees, Division of Colleges and Universities for review and approval. Prior to and as a part of minor plan modification requests the following review procedures shall be followed.

- Florida International University shall apply criteria for site location suitability.

- Florida International University shall assess the impact of proposed plan modifications on surface waters, wetlands, upland natural resources and historic resources.

- Florida International University shall determine impacts upon utilities, campus pedestrian and vehicular circulation patterns and

confirm the ability to meet land needs for planned academic and support structures.

- Florida International University shall prepare a "Minor Plan Modification Report" as part of the "Land Management Review Process" for internal administrative review and for review and approval by the FIU Board of Trustees, Division of Colleges and Universities. FIU shall also inform Miami-Dade County, City of North Miami and the State of Florida Department of Community Affairs about alterations, modifications or additions to the master plan - outlining current, concluded and anticipated development activity. FIU will also inform Miami-Dade County, City of North Miami and the State of Florida Department of Community Affairs if no changes have occurred since adoption of initial plan.

- FIU is encouraged to include submerged vegetation in their planned assessment to determine adverse impacts of proposed plan modifications.

Policy 1.10.3 Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s.1013.30, F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services, or natural resources, shall be submitted to the host and affected local governments for a courtesy review

Biscayne Bay Campus

Fall 2008	FTE	2,971
		7,469
	Faculty FYE	170
	Staff: Admin + Prof	100
	General Staff	190

Under Const ASF + CIP Plan ASF

2015	FTE	3,413
	HC	8,580
	Faculty FYE	195
	Staff: Admin + Prof	115
	General Staff	218

2034	FTE	4,972
	HC	12,499
	Faculty FYE	284
	Staff: Admin + Prof	167
	General Staff	318

Space Code	*Space Category*	Florida Standard[c]	*FIU Cats*	Existing ASF[a]	Exstg ASF/FTE	Guideline ASF	Guideline ASF/FTE	Surplus (Deficit)		Projected Exstg ASF[b]	Guideline ASF	Surplus (Deficit)	Projected Exstg ASF	Guideline ASF	Surplus (Deficit)
110	Classrooms + Service	11.84	-	43,093	14.50	35,177	11.84	7,916	8,000	51,093	40,407	10,686	51,093	58,865	(7,772)
210	Teaching Labs + Service	9.73	-	49,713	16.73	28,908	9.73	20,805	1,000	50,713	33,206	17,507	50,713	48,375	2,338
220	Open Labs		-	22,548	7.59	20,797	7.00	1,751		22,548	23,889	(1,341)	22,548	34,802	(12,254)
250	Research Labs + Service	13.08	-	16,108	5.42	38,861	13.08	(22,753)	8,000	24,108	44,639	(20,531)	24,108	65,030	(40,922)
300	Offices / Computer	29.08	-	81,395	27.40	86,397	29.08	(5,002)	17,800	99,195	99,243	(48)	99,195	144,578	(45,383)
400	Study / Library	16.51	-	31,174	10.49	49,051	16.51	(17,877)	7,000	38,174	56,344	(18,170)	38,174	82,083	(43,909)
520	Teaching Gymnasium	0.00	-	8,779	2.95	8,779	2.95	0	0	8,779	10,084	(1,305)	8,779	14,691	(5,912)
530	Instructional Media	0.50	-	1,529	0.51	1,486	0.50	44	800	2,329	1,706	623	2,329	2,486	(157)
540	Clinic			0	0.00	1,188	0.40	(1,188)	—	0	1,365	(1,365)	0	1,989	(1,989)
550	Demonstration			0	0.00	297	0.10	(297)	—	0	341	(341)	0	497	(497)
560	Field Buildings			0	0.00	0	0.00	0	—	0	0	0	0	0	0
570	Animal Quarters			0	0.00	0	0.00	0	—	0	0	0	0	0	0
580	Greenhouses			49	0.02	1,486	0.50	(1,437)	—	49	1,706	(1,657)	49	2,486	(2,437)
590	Other			0	0.00	0	0.00	0	—	0	0	0	0	0	0
610	Assembly	3.00 (610/620)	-	16,279	5.48	8,913	3.00	7,366	—	16,279	10,238	6,041	16,279	14,915	1,364
620	Exhibition		-		Included Above in Cat 610				—	Included Above in Cat 610					
630	Food Service			23,437	7.89	24,977	8.41	(1,540)	—	23,437	28,691	(5,254)	23,437	41,798	(18,361)
640	Day Care			0	0.00	0	0.00	0	—	0	0	0	0	0	0
650	Student Lounge			1,403	0.47	8,913	3.00	(7,510)	—	1,403	10,238	(8,835)	1,403	14,915	(13,512)
660	Merchandising			6,813	2.29	7,428	2.50	(615)	—	6,813	8,532	(1,719)	6,813	12,429	(5,616)
670	Recreation			1,971	0.66	4,457	1.50	(2,486)	—	1,971	5,119	(3,148)	1,971	7,458	(5,487)
680	Meeting Room (other than 690)	0.60		1,499	0.50	1,783	0.60	(284)	2,000	3,499	2,048	1,451	3,499	2,983	516
690	Student Academic Meeting Room		-		Included Above in Cat 680				*Incl w/ 680*	Included Above in Cat 680					
710	Central Computer / Telecomm		-	24,220	8.15	21,035	7.08	3,185	—	24,820	24,162	658	24,820	35,200	(10,380)
720	Shop / Central Service		-		Includes Cats 710-760				—	Includes Cats 710-760					
730	Central Storage		-		Includes Cats 710-761				—	Includes Cats 710-761					
740	Vehicle Storage (ramps not incl)	7.08	-		Includes Cats 710-762				—	Includes Cats 710-762					
750	Central Service		-		Includes Cats 710-763				600	Includes Cats 710-763					
760	Hazardous Materials		-		Includes Cats 710-764				—	Includes Cats 710-764					
800	Health Care			1,111	0.37	2,291	0.77	(1,180)	—	1,111	2,632	(1,521)	1,111	3,834	(2,723)
	TOTAL ACADEMIC SPACE			331,121	111.45	352,222	118.55	(21,101)	45,200	376,321	404,592	(28,271)	376,321	589,414	(213,093)
								(21,101)							
									Increase		52,370			184,822	
									Assumed annual growth rate	→		2.00%			2.00%
									Accumulated Rate	→ 7	Years =	114.87%	19	Years =	145.68%

[a] Exstg ASF per Form B Existing Data: Run date 11/25/08

[b] Projected Exstg ASF = Existing + CIP/New Const - Demolition

[c] Per Florida Bd of Governors, Space Standards for Fixed Capital Outlay Needs Generation Formula"

NOTES:

e) Projections based on 2008 FTE and 2% per annum growth rate to Year 2015
f) Space Standards Per Florida Bd of Governors, "Space Standards for Fixed Capital Outlay Needs Generation Formula"
g) Space Standards not listed by Florida Bd of Governors used a hybrid of CEFPI Standards and P+W benchmark data
h) Grossing Factor: ASF = 62% of GSF

a) All space categories include supporting service space
b) Category 250 Research Lab space was prorated between UP and EC as follows: UP 90% and EC = 10%
c) Exstg ASF per 'SPA-FIU.MIS.SPAPRD.F200808.GOODFILE.G0396V00(BOR)' (forwarded by PC 8 Jan 09)
d) Proposed CIP projects soruce: 2008 CIP Plan

Modesto A. Maidique Campus (MAMC)

Fall 2008	FTE	18,038
		31,568
	Faculty FYE (est)	965
9.88	Staff: Admin + Prof (est)	707
	General Staff (est)	942

Under Const ASF + CIP Plan ASF

2015	FTE	20,720
	HC	36,262
	Faculty FYE	1,108
	Staff: Admin + Prof	812
	General Staff	1,082

2034	FTE	30,185
	HC	52,826
	Faculty FYE	1,615
	Staff: Admin + Prof	1,183
	General Staff	1,576

Space Code	*Space Category*		Florida Standard[c]	*FIU Calc*	Existing ASF[a]	Exstg ASF/FTE	Guideline ASF	Guideline ASF/FTE	Surplus (Deficit)		Projected Exstg ASF[b]	Guideline ASF	Surplus (Deficit)	Projected Exstg ASF	Guideline ASF	Surplus (Deficit)
110	Classrooms + Service		12.08	▪	129,909	7.20	217,899	12.08	(87,990)	92,120	222,029	250,298	(28,269)	222,029	364,636	(142,607)
210	Teaching Labs + Service		13.77	▪	162,194	8.99	248,383	13.77	(86,189)	59,310	221,504	285,314	(63,810)	221,504	415,649	(194,145)
220	Open Labs			▪	77,980	4.32	126,266	7.00	(48,286)		77,980	145,040	(67,060)	77,980	211,296	(133,316)
250	UP Research Labs + Service	90%	8.89	▪	159,126	8.82	160,394	8.89	(1,268)	46,528	205,654	184,242	21,412	205,654	268,406	(62,752)
250	EC Research Labs + Service	10%	0.99	▪	68,128	3.78	17,822	0.99	50,306	0	68,128	20,471	47,657	68,128	29,823	38,305
300	Offices / Computer		36.88	▪	498,958	27.66	665,241	36.88	(166,283)	219,243	718,201	764,153	(45,952)	718,201	1,113,227	(395,026)
400	Study / Library		17.54	▪	183,998	10.20	316,387	17.54	(132,389)	85,680	269,678	363,429	(93,751)	269,678	529,447	(259,769)
520	Teaching Gymnasium		5.77	▪	109,139	6.05	104,079	5.77	5,060	0	109,139	119,554	(10,415)	109,139	174,168	(65,029)
530	Media Production		1.13	▪	9,975	0.55	20,383	1.13	(10,408)	3,350	13,325	23,414	(10,089)	13,325	34,109	(20,784)
540	Clinic				0	0	7,215	0.40	(7,215)	—	0	8,288	(8,288)	0	12,074	(12,074)
550	Demonstration				4,033	0.22	1,804	0.10	2,229	—	4,033	2,072	1,961	4,033	3,019	1,014
560	Field Buildings				0	0.00	0	0.00	0		0	0	0	0	0	0
570	Animal Quarters				1,294	0.07	11,000	0.61	(9,706)	—	1,294	12,636	(11,342)	1,294	18,408	(17,114)
580	Greenhouses				3,466	0.19	9,019	0.50	(5,553)	—	3,466	10,360	(6,894)	3,466	15,093	(11,627)
590	Other				6,639	0.37	6,639	0.37	0	—	6,639	7,626	(987)	6,639	11,110	(4,471)
610	Assembly		3.00	▪	67,389	3.74	54,114	3.00	13,275	18,699	86,088	62,160	23,928	86,088	90,555	(4,467)
620	Exhibition		(610/620)	▪	Included Above in Cat 610					*Incl w/ 610*	Included Above in Cat 610			Included Above in Cat 610		
630	Food Service				45,405	2.52	124,820	6.92	(79,415)	—	45,405	143,379	(97,974)	45,405	208,877	(163,472)
640	Day Care				0	0	0	0.00	0							
650	Student Lounge				19,299	1.07	36,076	2.00	(16,777)	—	19,299	41,440	(22,141)	19,299	60,370	(41,071)
660	Merchandising				38,402	2.13	54,114	3.00	(15,712)	—	38,402	62,160	(23,758)	38,402	90,555	(52,153)
670	Recreation				36,048	2.00	36,076	2.00	(28)	—	36,048	41,440	(5,392)	36,048	60,370	(24,322)
680	Meeting Room (other than 690)		0.60	▪	25,263	1.40	10,823	0.60	14,440	2,000	27,263	12,432	14,831	27,263	18,111	9,152
690	Student Academic Meeting Room			▪	Included Above in Cat 680				—	*Incl w/ 680*	Included Above in Cat 680			Included Above in Cat 680		
710	Central Computer / Telecomm		7.08	▪	73,560	4.08	127,709	7.08	(54,149)		73,560	146,698	(73,138)	73,560	213,711	(140,151)
720	Shop / Central Service			▪	Includes Cats 710-760						Includes Cats 710-760			Includes Cats 710-760		
730	Central Storage			▪	Includes Cats 710-761						Includes Cats 710-761			Includes Cats 710-761		
740	Vehicle Storage (ramps not incl)			▪	Includes Cats 710-762					32,490	Includes Cats 710-762			Includes Cats 710-762		
750	Central Service			▪	Includes Cats 710-763					*Incl 710-760*	Includes Cats 710-763			Includes Cats 710-763		
760	Hazardous Materials			▪	Includes Cats 710-764						Includes Cats 710-764			Includes Cats 710-764		
800	Health Care				5,730	0.32	6,811	0.38	(1,081)	—	5,730	7,824	(2,094)	5,730	11,398	(5,668)
	TOTAL ACADEMIC SPACE				1,725,935	95.68	2,363,075	131.01	(637,140)	559,420	2,252,865	2,714,430	(461,565)	2,252,865	3,954,412	(1,701,547)
									(637,140)							
										Increase		351,355			1,239,982	
										Assumed annual growth rate	→		2.00%			2.00%
										Accumulated Rate	→ 7	**Years =**	114.87%	19	**Years =**	145.68%

[a] Exstg ASF per 'SPA-FIU.MIS.SPAPRD.F200808.GOODFILE.G0396V00(BOR)' (forwarded by PC 8 Jan 09)

[b] Projected Exstg ASF = Existing + CIP/New Const - Demolition

[c] Per Florida Bd of Governors, "Space Standards for Fixed Capital Outlay Needs Generation Formula"

EC is 5.5% of total ASF, with exception of Cat 250 which will set based on ration agreed to by FIU admin.

NOTES:

e) Projections based on 2008 FTE and 2% per annum growth rate to Year 2015
f) Space Standards Per Florida Bd of Governors, "Space Standards for Fixed Capital Outlay Needs Generation Formula"
g) Space Standards not listed by Florida Bd of Governors used a hybrid of CEFPI Standards and P+W benchmark data
h) Grossing Factor: ASF = 62% of GSF

a) All space categories include supporting service space
b) Category 250 Research Lab space was prorated between UP and EC as follows: UP 90% and EC = 10%
c) Exstg ASF per 'SPA-FIU.MIS.SPAPRD.F200808.GOODFILE.G0396V00(BOR)' (forwarded by PC 8 Jan 09)
d) Proposed CIP projects soruce: 2008 CIP Plan

LEGEND

- UPC — University Park Campus
- EC — Engineering Campus

KEY MAP

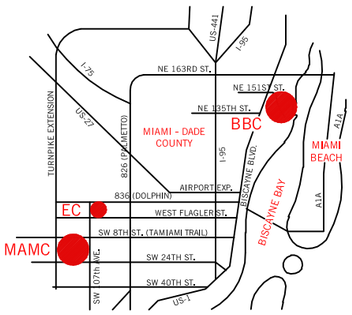


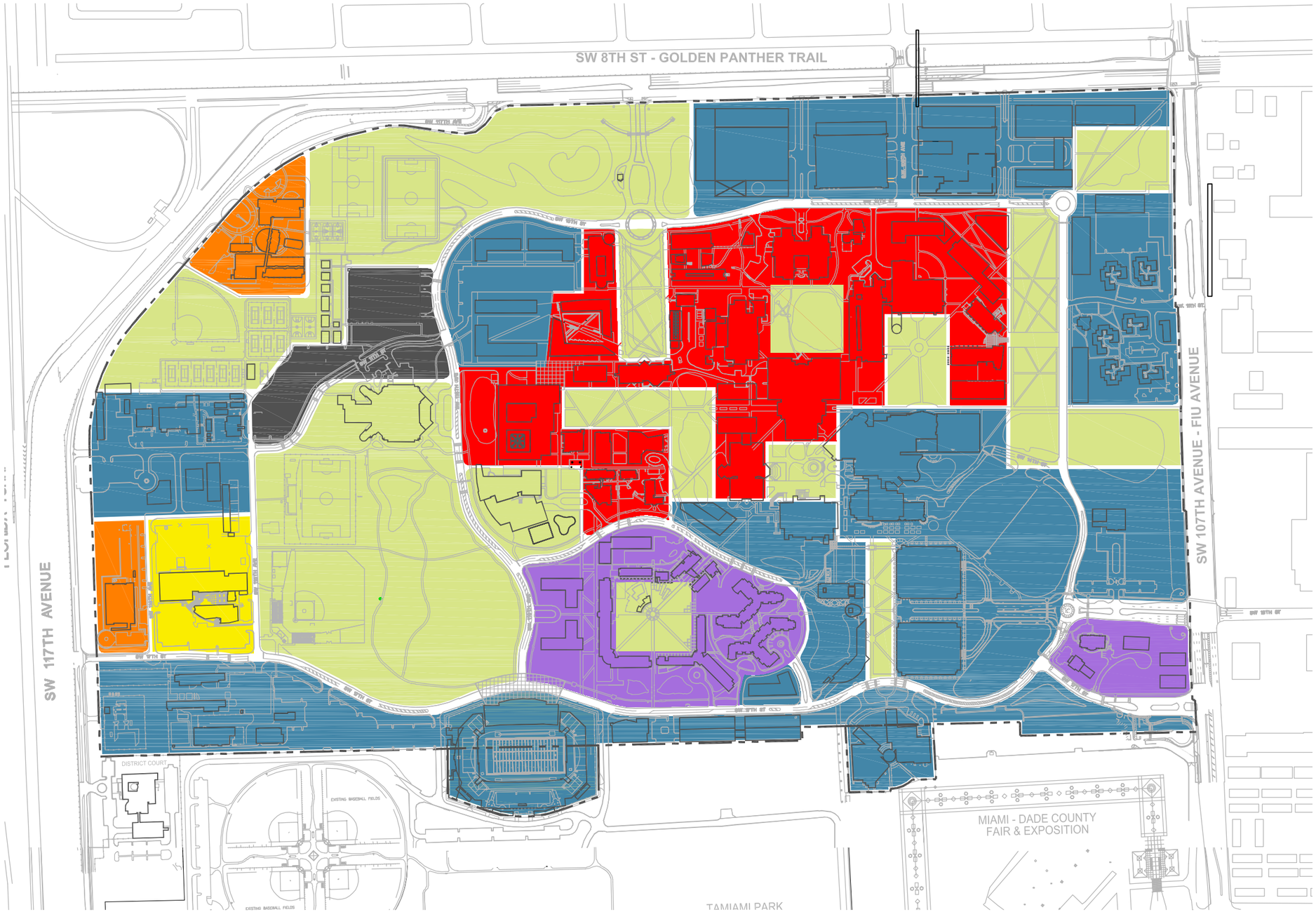
FIGURE 4.1a
Modesto A Maidique Campus
& Engineering Center
Context Area Map

FLORIDA INTERNATIONAL UNIVERSITY

Campus Master Plan - June 2010

0 250 500 1000

PERKINS +WILL



LEGEND

- Academic & Research Facilities (46.58 acres)
- Support Facilities (6.88 acres)
- Housing Facilities (21.06 acres)
- Athletics / Recreation / Open Space (69.43 acres)
- Community Interface (8.48 acres)
- Parking (7.78 acres)
- Conservation (0)
- Mixed Use (119.45 acres)

KEY MAP

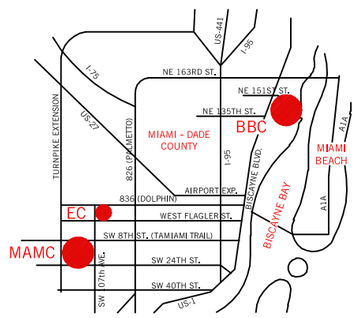


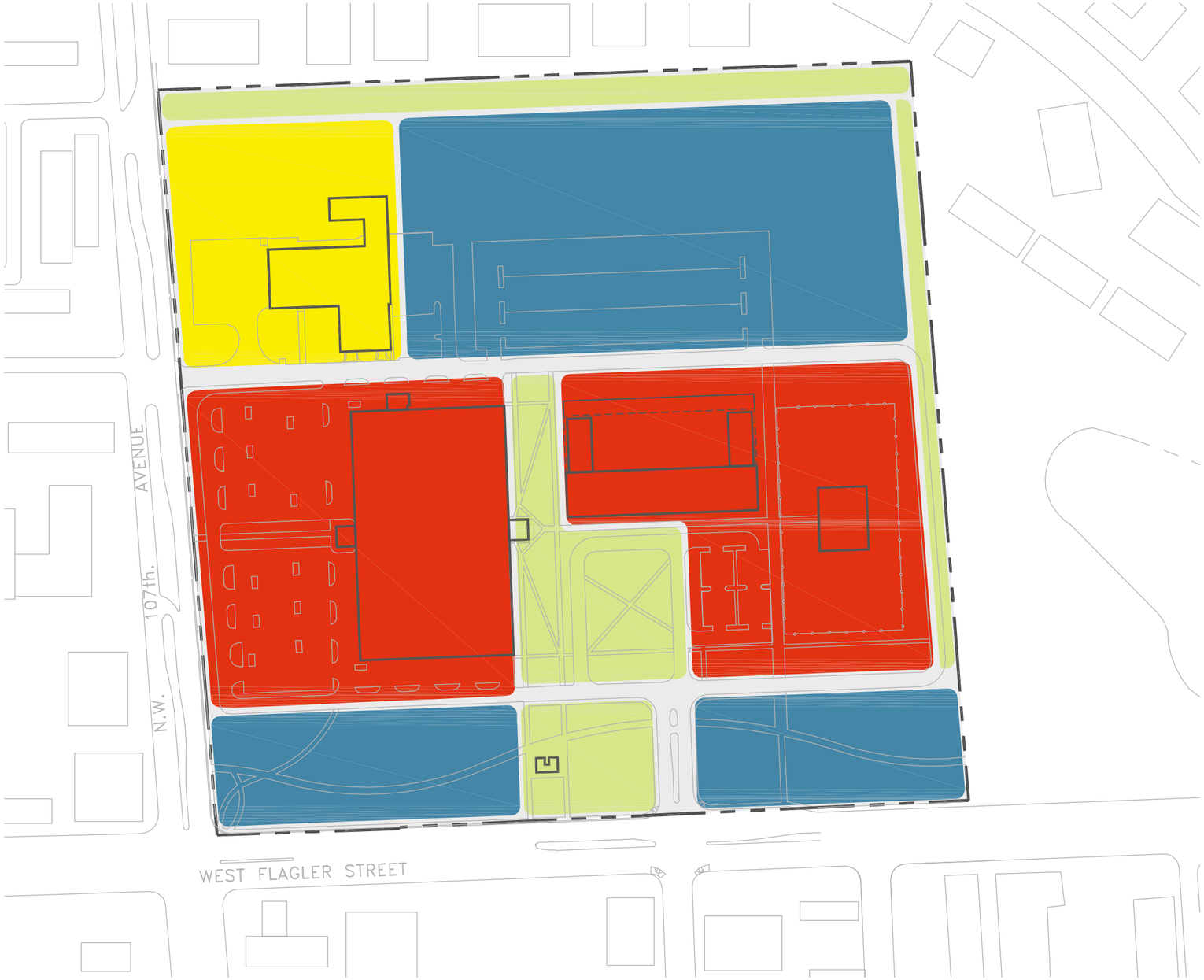
FIGURE 4.1b
Modesto A Maidique Campus
Land Use Plan

FLORIDA INTERNATIONAL UNIVERSITY

Campus Master Plan - June 2010

0 250 500 1000

PERKINS +WILL



LEGEND

- Academic & Research Facilities (12.25 acres)
- Support Facilities (3.45 acres)
- Housing Facilities (0 acres)
- Athletics / Recreation / Open Space (3.54 acres)
- Community Interface (0 acres)
- Parking (0 acres)
- Conservation (0 acres)
- Mixed Use (11.77 acres)

KEY MAP

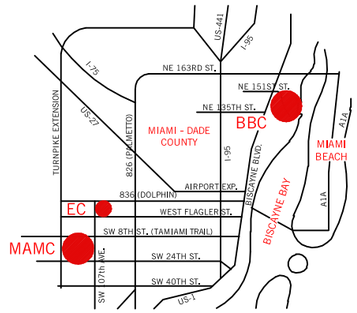


FIGURE 4.2b
Engineering Center
Land Use Plan

FLORIDA INTERNATIONAL UNIVERSITY

Campus Master Plan - June 2010

0 100 200 400

PERKINS +WILL

LEGEND

BBC Biscayne Bay Campus

KEY MAP

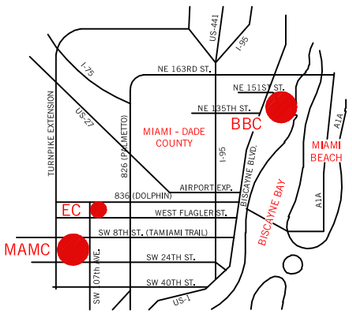


FIGURE 4.3a
Biscayne Bay Campus
Context Area Map

FLORIDA INTERNATIONAL UNIVERSITY

Campus Master Plan - June 2010

0 250 500 1000

PERKINS + WILL

LEGEND

- Academic & Research Facilities (39.52 acres)
- Support Facilities (5.66 acres)
- Housing Facilities (9.18 acres)
- Athletics / Recreation / Open Space (56.90 acres)
- Community Interface (0 acres)
- Parking (0 acres)
- Conservation (28.69 acres)
- Mixed Use (22.40 acreas)

KEY MAP

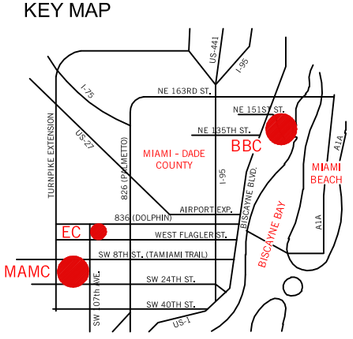


FIGURE 4.3b
Biscayne Bay Campus
Land Use Plan

FLORIDA INTERNATIONAL UNIVERSITY

Campus Master Plan - June 2010

0 250 500 1000

PERKINS +WILL