DESIGN & CONSTRUCTION GUIDELINES

APPENDIX F

CAMPUS MASTER PLAN
ARCHITECTURAL DESIGN GUIDELINE
(TAMPA CAMPUS)

REVISED: MARCH 21, 2014
USF FACILITIES PLANNING & CONSTRUCTION
APPENDIX F – CAMPUS MASTER PLAN ARCHITECTURAL DESIGN GUIDELINES

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1. ARCHITECTURAL DESIGN GUIDELINES ELEMENT

1.1 PLAN FRAMEWORK FOR DESIGN GUIDELINES

A. The Master Plan seeks to establish a framework that will guide and structure open space systems, visual linkages, movement patterns, appropriate building placement and orientation, and logical distribution of land uses. It is essential that the design of new buildings take into account guidelines for building siting as well as architectural treatment. Poorly sited buildings, no matter how well designed, will always be a detriment to the overall campus environment.

B. The composition of the existing USF campus, its buildings and landscape, reflects the design of many architects and engineers as the campus has developed incrementally over the past four decades. The objective of establishing architectural and landscape design guidelines is to establish design parameters for future development that will help to create a campus of coherence and beauty. These design parameters are established by the Master Plan and the design review process, which consists of budgeting, designer selection, and project design review, as well as the implementation of general and site specific design guidelines.

C. The Master Plan provides a diagrammatic framework for land use, open space, circulation, parking and building placement. The role of the design guidelines is to assure that the specific designs implemented within the Master Plan framework are consistent with and contribute positively to the overall campus development and to the larger community context. They will be used in an on-going design review process as a mechanism to guide and control the project design.

D. Each new building on campus has two primary functions:

   a. To accommodate its program in a manner that is appropriately functional, elegant, and beautiful.

   b. To enhance and reinforce the overall campus urban design framework including open space, circulation, and to animate the public domain.

E. Each building serves a constituent and a communal need; neither should be compromised in design process. Architectural design for the USF campuses should take into account the
unique characteristics of the regional climate. An appropriate design response will help achieve an identity and image for the campus that places it firmly in subtropical Florida.

F. The design guidelines seek to establish general parameters for future buildings that will help create a coherent and attractive campus. The goal is not to exert excessive control over future designers but rather permit the architects’ creative freedom in designing individual projects within the larger coherent framework.

1.1.1 Building Placement

A. The urban design framework plan will guide future development on the campus. New buildings should be positioned on their sites in a manner that responds to and reinforces the intent described in the framework plan.

B. Buildings should be carefully sited to establish and/or reinforce a series of open spaces on campus. Each new building adjacent to one of these spaces should be designed so that its mass contributes positively to the definition of the exterior spaces of the campus. This will assure well-defined public open spaces while still allowing architects the flexibility and freedom required to develop creative solutions and meet as yet unknown programmatic requirements.

C. Most importantly, on the Tampa Campus, no new buildings should negatively impact the Greenway, which extends from the pond at Bruce B. Downs Boulevard to the wetlands at Fletcher Avenue and 50th Street. The Greenway must be recognized for its functional role in providing suitable stormwater retention/detention area and for its aesthetic role in providing a sense of clarity and orientation to the campus. It is imperative that this designated land be preserved and maintained as open space.

D. The siting of future buildings must take into account the open space configuration that results from the building placement. Buildings should not be sited such that they leave remnant, unusable open space. The intention is not that every open space must have a use, but rather that buildings should be designed with consideration of their role as part of the whole campus fabric. It must be recognized that building walls often frame the edge of a quadrangle or thoroughfare and that these outdoor elements have equal importance in creating a desirable and functional campus setting.

E. Site and building landscaping must be an integral part of building design so that landscape responds in harmony with building to spatial and climatic issues.

1.1.2 Building Size and Mass

A. All buildings that have over fifty-thousand (50,000) gross square feet of space should be designed at a minimum of three (3) stories in height. Sprawling single story buildings are not encouraged since they consume large amounts of land area and limit future growth. Buildings less than fifty-thousand (50,000) gross square feet should be designed with enough building height and mass to frame adjacent open space and to accommodate future expansion when appropriate.

B. Taller buildings, maximum eight (8) stories, are permitted in the medical district due to land area constraints and adjacent non-University property densities across Bruce B. Downs Boulevard and Fletcher Avenue.

1.1.3 Climate Responses

A. Critical to the success of architectural design on campus will be the response of building design and associated site landscaping to the climate and culture of the place. The Tampa campus Fine Arts Building is a good example, in principle, of an appropriate response to these qualities. The building is organized around well-defined courtyards that offer a shaded microclimate within the larger campus environment. Entries and movement systems are clearly identified and integrated with overall patterns. Breezeways and arcades are incorporated to provide shade and shelter as well as natural ventilation. The building is generally light in color with a balance of brick and stucco surfaces.
B. The Tampa Campus Communications and Information Sciences Building (CIS), identifies its entry with a trellis, which defines a small shaded area. Unfortunately, it is an isolated event within that part of the Tampa Campus, causing it to appear somewhat domestic in scale. The glass-enclosed atrium of the CIS building, however, is not an appropriate solution for the Florida climate. No shade from landscape is provided on the south side of the building to mediate this problem. Although the Tampa Campus Business Administration Building incorporates breezeways and exterior shaded spaces, its closed form and earthen embankments are not conducive to a unified campus setting.

C. Building design should respond to the unique characteristics of the regional climate by providing appropriate shelter from sun and rain while accommodating natural ventilation. Architecture of colonnades, breezeways, courtyards, sunscreens and shading devices should be encouraged. These should take precedence over enclosed atriums, blank walls, curtain walls and dark building surfaces, which are more appropriate in northern climates.

D. Arcades should be incorporated in buildings which frame primary public open spaces, such as the Tampa Campus Central Lawn, Circle Forecourt and new buildings within the Interdisciplinary District, which help define the northern edge of the Tampa Campus Greenway. Covered walkways should link building arcades to provide continuity. Entries to buildings should relate directly to arcades and should be clearly visible from adjacent public spaces.

1.1.4 Facade, Edges and Entries
A. Building facades and edges should be designed to reinforce the integrity and vitality of all adjacent open spaces and should support the basic structural organization of the campus. They should, in general, align or work with adjacent facades to reinforce the clarity of the public network and the cohesion of building groups.

B. Building faces adjacent to public open spaces and thoroughfares should be treated as fronts and should activate the public environment.

C. Buildings with an everyday use (classrooms, academic buildings, etc.) should be designed to be explicitly collegiate in character and should include good proportions, visible points of entry, and well-crafted expression of human scaled elements such as windows, doors, door frames, steps, ramps and rails. Facades that are oriented to public areas should be lively and should be articulated in a manner that clearly identifies public circulation area and offers clues as to the activities within. The tendency to create windowless inward looking buildings should be discouraged.

D. Building entries should be easily identifiable, and should face primary public open spaces and thoroughfares rather than parking lots. Entries should relate directly to pedestrian pathways and thoroughfares as well as to key visual axes. They should be ordered so that they correspond to the ordering of public spaces and circulation routes within the building. Entries should be prominent, encouraging people to approach and enter the building as well as to linger before class, or wait for a friend or converse with a professor. Lobbies should be transparent in order to provide clarity of orientation both inside and outside the building and to welcome those approaching.

E. Areas of the building requiring security should be securable without compromising the viability of public space, building facades, or continuity of public circulation routes.

F. Arbitrarily individualistic architectural statement inconsistent with the overall campus fabric should not be permitted to compromise a more cohesive campus image.

G. Landscape areas adjacent to buildings must be designed to allow for the areas to be supportive to plant growth and for appropriate planting relative to building scale and massing.

1.1.5 Exterior Wall Materials and Colors
A. In order to have a campus that reflects the image of a great university, a commitment to materials of permanence and quality is required. This does not mean a lack of concern for
economy. Quality construction must mean long-term cost effectiveness over the lifecycle of the buildings.

B. Exterior wall materials should provide a cohesive and consistent architectural character. To help unify the campus visually, masonry materials are required to be used in designs for exterior building surfaces. The term masonry includes natural and manufactured materials such as cut stone, concrete (including panels fabricated from combinations of stone, concrete and related binding materials), brick, and stucco.

C. Material selection should take into account the building’s hierarchical classification (i.e. landmark building vs. infill or ‘background’ building) as well as visibility and texture at the pedestrian level.

D. Metal and architectural glass may also be used to good effect in limited amounts, but they are too severe to be used in large quantities.

E. Building surfaces should generally be light in color. Large areas of dark color, which tend to be more appealing in historic campus settings or northern climates, should be avoided. Colorful elements or accent color are intended to be used where architectural emphasis is desirable.

1.1.6 Landmark Buildings
Buildings that serve a larger public purpose should be statelier and should use more refined materials and detailing. This applies to buildings located in highly visible locations. Prominent and/or public buildings include the Tampa Campus Library, Phyllis P. Marshall Center, and the Administration Building. Their placement within the plan framework as well as their function suggests that they be considered landmarks and thus be budgeted and funded appropriately.

1.1.7 Parking Structures
A. The design of parking structures should be sensitive to scale and form so as not to detract from the campus image. Large blank walls and continuous sloped strip openings should be avoided. Ramped areas should be located within the garage structure so that their form is not visible from the exterior. Louvers or screens should be used to animate facade surfaces and to create an articulated structure that fits in with neighboring campus buildings. Structures should be designed for passive surveillance by maximizing openings and minimizing walls.

B. Where possible, the first-floor level of parking garages should be considered for human occupancy uses such as office or service functions that will maintain activity at the ground level.

C. Vertical pedestrian circulation elements and entry/exits should be clearly articulated and visible from adjacent public spaces and nearby circulation routes.

E. Parking structures, unless otherwise specified, should be a maximum of five (5) levels including the roof level.

F. Lighting within the parking structure should be designed to minimize glare towards the exterior. The interior should be uniformly illuminated.

1.1.8 Building Service
A. Service areas should be located and designed to efficiently support building functions.

B. Service areas should, in general, be located away from public open spaces and thoroughfares. If this cannot be done, design treatment should emphasize pedestrian comfort and compatibility.

C. Provide two (2) cart parking spaces and one (1) state vehicle parking space minimum. One (1) additional space for each fifty-thousand (50,000) gross square feet.

D. Provide service access, loading and unloading, etc.
E. Provide a protected designated area for recycling containers.

1.1.9 Technical Performance
A. Building projects should be subjected to lifecycle costing to determine the best fit between capital costs, operating costs, and ongoing maintenance costs.
B. Buildings should be designed to reduce maintenance costs and energy consumption.
C. Buildings should not be permitted to emit unacceptably noxious or otherwise unpleasant fumes or gases.
D. Noise from building systems should not be allowed to intrude on adjacent interior or exterior public spaces; noise-generating activities should be located within the building, which should be designed to protect users in other buildings or in public open spaces.

1.2 GOAL
The Architectural Design Guidelines goal is to create a unified architectural environment that defines and creates a coherent series of interconnected and pedestrian-scaled campus open spaces.

1.3 SUMMARY OF OBJECTIVES
Objective 1: Establish the standards for selection of materials in accordance with the measures documented in this plan element.

Objective 2: Establish standards for building siting and linkages in accordance with the measures documented in this plan element.

Objective 3: Establish guidelines for architectural treatments along the campus edges in accordance with measures documented in this plan element, and the Urban Design Element and Landscape Architectural Design Guidelines Element.

1.4 SUMMARY OF POLICY STATEMENTS
Policy 1: A Design Review Council, administered by the Office of Facilities Planning and Construction, has been established for the sole purpose of reviewing projects and providing recommendations at three (3) critical points in their design development:
   a. An initial meeting with the University Architect will be held prior to commencement of schematic design for the purpose of defining the guidelines and expectations with respect to the Master Plan.
   b. A review of the building design at approximately the 2/3-point in preparation of schematic drawings for the purpose of discussing height, massing, proportions, entry locations, service locations, linkages and relationships to other structures, and general design character.
   c. A review of the design at approximately the 2/3-point in the preparation of design development drawings for the purpose of discussing details of fenestration, materials, facade execution, graphics, pedestrian amenities, landscape features, and energy conservation measures.

   The Design Review Council should supplement the established process and consist of a member of the Office of Facilities Planning and Construction, the Office of the Provost, a member of the academic community and others as may be appropriate. The mandate of the Design Review Council should be to function as an objective exponent of the Master Plan Guidelines as a means of maintaining campus unity, order, and amenity.

Policy 2: The University shall undertake a periodic review of the Guidelines to determine whether they are being fulfilled in the actual development of campus facilities. The determination should be based on whether the design as executed satisfies the Master Plan objectives. The review should occur after at least two (2)
buildings/site development projects have been developed to form an ensemble with one another and with existing buildings and campus spaces.

Policy 3: The University shall place priority on quality construction and shall require materials to be cost effective over the lifecycle of the building and shall require decisions regarding exterior wall materials and building color to be guided by criteria as outlined in this plan element under Plan Framework: Exterior Wall Materials and Color.

Policy 4: The University shall require adherence to guidelines for technical performance as outlined in this plan element under Plan Framework: Technical Performance.

Policy 5: The University shall require the placement of buildings to be in conformance with building placement guidelines described in this plan element under Plan Framework: Building Placement.

Policy 6: The University shall require that all future buildings over fifty-thousand (50,000) gross square feet of space be designed at a minimum of three (3) stories in height. Buildings less than fifty-thousand (50,000) gross square feet are to be designed with enough building height and mass to frame adjacent open space and to accommodate future expansion when appropriate.

Policy 7: The University shall require future building design to respond in a manner sympathetic to the characteristics of the regional climate and to address points outlined in this plan element under Plan Framework: Climatic Response.

Policy 8: The University shall require design of building facades, edges and entries to respond to guidelines as outlined in this plan element under Plan Framework: Facades, Edges and Entries.

Policy 9: The University shall identify future landmark buildings as such and shall direct the architects of these buildings to specify the use of more refined materials and detailing than commonly used in campus facilities.

Policy 10: The University shall require design of future parking structures to respond to guidelines outlined in this plan element under Plan Framework: Parking Structures.

Policy 11: The University shall require service areas to be designed to efficiently support building functions and to be located away from public open spaces and thoroughfares to the extent possible.

Policy 12: The University requires materials, openings, lighting systems, and HVAC to be designed to meet contemporary standards. System energy conservation standards are mandated to be in compliance with Florida Energy Conservation in Building Act of 1974. The USF Professional Services Guide (PSG) specifies that an energy analysis design submission, in compliance with the above legislation, be submitted for all subject projects at the advanced schematic design stage of development.

Policy 13: The University shall review and evaluate all existing buildings relative to their energy consumption and role in campus-wide energy costs and demand patterns, and shall establish an energy management system which allows campus-wide intelligence regarding energy use and opportunities for energy savings.

Policy 14: The University shall coordinate with other institutions in the design of satellite university facilities occupying sites on campuses that are not part of the State University System.

Policy 15: The University has established and will continue to effectuate a priority program for implementing accessibility improvements based on implementation priorities identified in the American Disability Act Accessibility Guidelines study previously undertaken by the University in accordance with the Capital Improvements...
Program. The following priorities for implementing accessibility improvements have been established by the University:

a. Ensuring accessible routes from designated parking spaces to facilities accessible entrances;
b. Ensuring accessible classrooms, offices, housing, and restrooms; and
c. Ensuring accessible campus routes between facilities.

Policy 16: Archaeologically significant historic structures shall be preserved and protected.

Policy 17: Campus-wide design standards/prototypes shall be developed for bus shelters, pavilions, and trellises.

Policy 18: Bicycle racks shall be included in all programs for parking structures, occupied facilities, and recreational facilities. Bicycle racks shall be installed in new construction and major renovation projects.

2 LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES ELEMENT

2.1 PLAN FRAMEWORK FOR LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

A. While the basic open network of the campus is defined by streets and buildings, its character and the way it is perceived are determined largely by the landscape treatment of open spaces. The overall landscape intent should be to create an atmosphere of natural beauty characterized by simplicity, restraint and harmony among the various parts of the landscape.

B. The objective of landscape design guidelines is to establish general criteria to be used in directing future site and building design efforts as the Master Plan is implemented. Each future project will present its own set of specific and unique opportunities and constraints. The role of the design guidelines is to assure that the specific designs implemented within the Master Plan framework are consistent with and contribute positively to the overall development and the larger context. They will be used in an ongoing design review process as an effective mechanism to guide and control the project design. The guidelines seek to foster a consistency in landscape materials, form, and organization, and will collectively result in a coherent campus environment of high quality. The following guidelines are recommended as a basis for achieving the desired campus landscape.

2.2 LANDSCAPE STANDARDS

2.2.1 Plantings

New plantings and husbandry of significant existing plantings will be an important component of the future campus landscape. Plantings should be both functional and attractive and should achieve the following broad guidelines:

A. Plantings should reinforce the basic structure of the Master Plan, positively shape open space areas, and be functional rather than simply decorative in defining and unifying streets, paths and open spaces.

B. Tree, shrub, and hedge plantings should be appropriate to the scale, uses, and microclimate of the University setting. The use of native plants should be the highest priority in all plantings, and where possible, community associations should be established to promote attractive and sustainable plantings.

C. The dominant landscape character of the campus should be one of informal naturalism. Exceptions to this include major vehicular and pedestrian axes and small courtyard spaces closely associated with buildings. The informal naturalistic approach has the advantage of allowing work to be phased over time and is readily achievable at a maintainable level of perfection, compatible with the remaining islands of native landscape, and widely accepted as an appropriate and desirable aesthetic theme.

D. Broad use of plants in rows and large masses rather than in fussy, detailed plantings is recommended in principal open spaces. The use of exotic materials with unusual habit or
color should be discouraged. Likewise, the use of a great variety of plant in close proximity for the sake of horticultural interest is not desirable because such an approach undermines the fundamental idea of unity and restraint that is central to the plan.

E. To the degree possible, landscape plans should include the use of plant species that are indigenous to the natural plant communities of the region and which promote the use of xeriscape principles. In cases where non-invasive exotic plants are used to enhance the landscape, plantings should be limited to those non-invasive species that are able to resist periods of drought and which require little fertilization and use of chemicals.

F. Existing non-native invasive plants may be designated for removal from the campus grounds if such exotics are listed on the Exotic Pest Plant Council’s list of “Florida’s Most Invasive Species”. As these species are located on the campus, USF staff shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species.

In addition to these broad principles, a number of site-specific guidelines concerning new plantings should be followed.

G. Street trees at the Tampa Campus along the loop road, and ceremonial entry malls off Fowler Avenue and other campus entry roadways should be native oaks and should be planted opposite one another rather than in an alternating staggered pattern. Opposite placement creates a stronger sense of order.

H. At the Tampa Campus, the new Leroy Collins ceremonial entry drive should be planted with a double row of street trees. It should be designed to provide a visual setting for the Administration Building and be large enough to ensure easy and economical maintenance. At the Tampa Campus, the new Circle Forecourt in front of the Administration Building should be planted with palm trees and the plaza area adjacent to the buildings should be equipped with walkways, benches, and other special features in order to make it a useable destination for students and faculty.

I. At the Tampa Campus, pedestrian corridors including Elm Drive, the northern and southern edges of the Central Lawn, and the Interdisciplinary Mall should be designed as single landscape units to insure their strength and continuity. Their design should be simple, coherent, and expressive. Tree colonnades should be used to define the corridor edges.

J. Planting at building edges that face streets and campus open spaces should consist of small colorful ornamental trees in a simple mulched or lawn “terrace” around the building. In high exposure areas such as building entrances, plant materials should be selected for year-round attractiveness.

K. Parking and service areas should be visually separated from major streets and visually and functionally separated from public spaces. Brick walls, fences, grading, and screen plantings are recommended as site treatment options for service areas. New buildings should be designed to orient service areas away from pedestrian circulation and building entries.

L. In parking lots, islands should not be shared with light standards and trees, unless designed so that trees will not obscure lighting.

M. Parking lots should be planted with trees in generously sized landscaped islands to provide shade and visual relief.

N. Islands in parking lots, which measure six (6) feet or less in width, shall not be planted with trees.

2.2.2 Walkways

A. Campus walkways restricted to pedestrian should be constructed of four (4) inch thick concrete with bell footing on each side and be sized to accommodate pedestrian flows. A minimum walk width of eight (8) feet should be employed except for minor low use walks, which may be six (6) feet wide.
B. Walks serving combined pedestrian/service functions should be reinforced for vehicular travel and be a minimum width of **ten (10)** feet and **six (6)** inches thick.

C. Specialty pavements should be used for unique places within the campus to identify significant public spaces and activity areas. Specialty pavements include stone, brick and precast concrete pavers as a complement to the predominantly concrete buildings on campus. At the Tampa Campus, areas suitable for these pavements include the plaza area at the eastern end of the Central Lawn, the Circle Forecourt, the Library courtyard and the pedestrian mall between the Moffitt and Health Sciences Center.

02.2.3 Bicycle Ways

The plan recommends identification of bicycle routes through painted graphic symbol on the travel surface. Bicycle route within roadway curbcuts should be a minimum of **five (5)** feet in width. Proposed shared bicycle/pedestrian ways in the Tampa Campus Greenway should have a minimum width of **ten (10)** feet and should clearly identify travel lanes with painted graphics.

- **Standard Bike Lane Intersection Diagram**

2.2.4 Gateways

A. At the Tampa Campus, new major campus gateways are proposed at Fowler Avenue and Leroy Collins Boulevard, Fletcher Avenue and North Palm Drive, and Bruce B. Downs Boulevard and West Holly Drive. These **three (3)** principal gateways to the Tampa Campus should be developed as significant landmarks, including appropriate planting, signage, lighting, and architectural treatment to distinguish them from secondary entries.

B. The **three (3)** principal vehicular gateways to the Tampa Campus at Leroy Collins Boulevard off Fowler Avenue, North Palm Drive off Fletcher Drive, and West Holly Drive off Bruce B. Downs Boulevard should be readily recognized by visitors and include a visitor information booth. Secondary entries to the Tampa Campus should be punctuated by special plantings within the context of the campus street edges.

2.2.5 Campus Edges

Campus edges are designated as open spaces and recreation playfield areas. The landscape character of the public edges along Tampa Campus Fowler Avenue, Bruce B. Downs Boulevard and Fletcher Avenue should be informal, land characterized plantings of trees, dominated by oaks and pine, in open expansive lawn. Massings of smaller ornamental trees that penetrate the edge, add interest to edge walks and bikeways. The landscape should be simple and unified in response to the scale of the edge roadways and the speed of travel along them.

2.2.6 Furnishings

Site furnishings include benches, tables, litter receptacles, bicycle racks, bollard and chain barriers, and newspaper dispensers.

A. Bicycle Racks: All bicycle parking is currently provided outdoors and is typically located near building entrances. The plan proposes development of a variety of storage lots including commuter bike lots within proposed garage structures and covered bike storage shelters for residence hall users to encourage ridership to the campus and on the campus. Outdoor storage areas should be conveniently sited in proximity to building entries, with good visibility and paved surface, configured with respect to adjacent components of the landscape, and in numbers proportional to demand. A single plastic coated bike loop type, which accommodates all bike types, should be established as a campus wide standard.

B. Seating: The newest, plastic coated expanded metal benches are comfortable and unobtrusive and should be considered for designation as the campus standard. The designated bench should be located throughout the campus in appropriate locations such as on the Tampa Campus Central Lawn, the Elm Pedestrian Mall corridor and along the Greenway.
Opportunities for informal seating such as steps and low site walls incorporated into buildings and site design work should be encouraged.

C. **Tables and Chairs:** Plastic coated expanded metal standard for tables and chairs should be established either campus-wide or by campus district. Table furnishings should be inviting and comfortable, and in character with the architectural surroundings. The plan recommends placing movable table and chairs near food service and lounge spaces. Shade, in the form of umbrellas, building shade structures, trellis, or trees, should be provided for table seating areas.

D. **Litter Receptacles:** Plastic coated expanded metal standard should be established for litter/recycling receptacles. The plan suggests a durable black metal receptacle, clustered in groups of three (3), and distinguished by color-coded label for recycling (glass, cans, and trash). Selected standard ash urns should be placed at each building entry.

E. **Telephones:** Public phones should be visibly located in proximity to outdoor gathering spots, near seating, and should provide service for each campus district. Multiple phones should be clustered or aligned. Blue light phones should be clearly visible and easily accessible from all areas of the campus and at Tampa Riverfront Park.

F. **Newspaper Dispensers:** Dispensers should be grouped together, aligned and plumb, and located in proximity to major lounge/food service areas or primary classroom buildings such as the Tampa Campus Phyllis P. Marshall Center, Engineering Building II, Cooper Hall, and Health Sciences Center. Placement of a variety of services including papers, telephones, receptacles, and seating in a coordinated composition is encouraged.

### 2.2.7 Lighting

A. **Campus lighting:** should be organized in simple patterns that reinforce the basic structure of open spaces and sidewalks. Where lights follow streets or sidewalks, they should be placed in straight rows on one or both sides. When on both sides they should align directly across the route. Walkway lighting will ordinarily require lighting from only one side. Roadway lighting may require lighting on two sides, in which case lights should be placed opposite one another rather than in a staggered, alternating pattern.

B. **Principal roadways:** should be illuminated with a visible source luminary to reinforce principal campus organization during evening hours. The luminaries should be mounted on a pole height of twenty-five (25) feet.

C. **Secondary roads, parking areas, and service areas:** should be illuminated by cut-off luminaries mounted on a pole height of twenty-five (25) feet.

D. **Walkways:** should be illuminated by both traditional and cut-off luminaries. Primary walkways along the Tampa Campus Elm Pedestrian Mall, Interdisciplinary Mall and within the Central Lawn should be illuminated by visible source luminaries installed on fixtures twelve to fifteen (12 - 15) feet in height. Secondary walkways along the Tampa Campus Greenway and surrounding areas should be illuminated by cut-off luminaries on simple fixtures twelve to fifteen (12 - 15) feet in height.

E. **Specialty lighting:** should be provided for athletic fields and courts, building facades, and unique activity spaces such as the proposed amphitheater. Exterior lighting of buildings should be confined to entrance points. Entrance lighting may use exposed or concealed source fixtures. If exposed source fixtures are used, they should be compatible with walkway fixtures.

F. **Light sources for roadways and walkways:** should be high-pressure sodium vapor, the established campus standard. A light level of one-half (1/2) foot candle should be maintained on all roads and walks.

### 2.2.8 Sculpture and Fountains
A. **Potential site for sculpture and fountains** include the Tampa Campus Central Lawn (landmark tower, water feature, sculpture), the Tampa Campus Circle Forecourt (sculpture, water feature), the Tampa Campus Interdisciplinary District (sculpture), and the new Tampa Campus Library Courtyard (water feature).

B. **Appropriate scale and character** of sculptural elements is critical to their success. They should be understood as objects, which endure over time, and should be of a classical, timeless quality rather than of a style associated with short-lived trends. Their scale should be large enough to fit with surrounding spaces, buildings, and landscaping.

### 2.2.9 Graphics

A. Based on the evaluation of the University’s sign system and the developments and enhancements proposed in this Master Plan, the signage should achieve the following guidelines.

- *Identify Campus Boundaries and Entrances*

B. A formal arrangement of landscape elements and signage are incorporated at key entrance points and campus boundaries to create an arrival statement and establish a sense of place. A hierarchy of entrance elements is established to visually distinguish the importance of one entrance over another. These elements will maintain the same vocabulary of form, proportions, and materials at each location, so that they will be recognized and remembered as belonging to the University.

- *Provide Efficient Access to Major Public Facilities on Campus*

C. Entrances into the campus that directly access major public facilities such as the Tampa Campus hospitals and the Sun Dome will include the facility identification on the entrance signage.

- *Visually Unify the Medical Area with the Campus*

D. To create the perception of association, it is important to implement a consistent system of signs within the medical area and campus environments. The sign system may need to be expanded to include sign types required solely in the medical area. These new sign types must be consistent in form, materials, colors, and placement.

- *Improve Wayfinding Inside the Campus*

E. Due to the fact that visitors are the most unfamiliar with campuses and require the most assistance, destinations listed on directional signs will reflect primarily visitor-oriented destinations. Pedestrian directional signs will be provided to help visitors reach their destinations from parking areas. This will also encourage the use of pedestrian malls.

### 2.3 TIMING AND PHASING OF LANDSCAPE IMPROVEMENTS

A. Highest priority should be placed on the development of the open space framework, in particular the Tampa Campus Central Lawn, Circle Forecourt, Elm Pedestrian Mall, primary pedestrian/bikeways and related tree planting and lighting, and campus entries. Priority should also be given to phasing in the Tampa Campus Greenway circulation, detention facilities, and planting.

B. Replacement of existing non-standard furnishings and lighting with established campus standards in new project areas and sites of highest levels of activity should also be a high priority, again with the goal of establishing campus areas and linkages that appear complete and connected. All new development should contribute to the overall framework and visual coherence of the campus and should include phasing out existing furnishings and lighting that do not comply with established campus standards.

### 2.4 GOAL

The Landscape Architectural Design Guidelines goal is to create a spatial order and landscape vocabulary that unifies the campus in a manner that is inviting, safe, and that allows the natural and formal landscapes to complement one another.

### 2.5 SUMMARY OF OBJECTIVES
Objective 1: Establish the overall conceptual framework as described in this plan element.

Objective 2: Establish the standards for selection of plant materials for use on the campus as described in this element under Landscape Standards - Plant Materials.

Objective 3: Establish the standards for selection of furnishings, lighting, and graphics as described in this plan element under Landscape Standards - Furnishings, Lighting, and Graphics.

Objective 4: Establish the standards for campus edge treatment as described in this plan element under Landscape Standards - Gateways and Campus Edges.

Objective 5: Establish the standards for treatment of retention and stormwater management facilities as described in this plan element under Landscape Standards - Drainage and Retention.

Objective 6: Identify major proposed public open spaces to receive priority for implementation of concentrated improvement efforts.

Objective 7: Establish the proposed landscape framework within the ten (10) year planning timeframe through a systematic approach to implementation, which emphasizes the formation of the larger campus framework over the independent development of building specific landscape treatments. Establish highest priority for the implementation of landscape improvements associated with the Tampa Campus Greenway, Central Lawn, Circle Forecourt, and Elm Pedestrian Promenade.

2.6 SUMMARY OF POLICY STATEMENTS

Policy 1: The University shall place highest priority on the development of the open space framework; in particular the Tampa Campus Central Lawn, Circle Forecourt, Elm Pedestrian Mall, primary pedestrian/bicycle ways and related tree planting and lighting, and campus entries in accordance with the capital improvements program.

Policy 2: The University places high priority on the phased implementation of the Tampa Campus Greenway circulation, detention facilities, and planting.

Policy 3: The University has established a campus-wide pedestrian and bicycle circulation system in accordance with guidelines outlined in this plan element under Landscape Standards: Walkways and Bicycle Ways.

Policy 4: The University requires site design to be in accordance with established standards for selection of plant materials and shall encourage design response to follow criteria outlined in this plan element under Landscape Standards: Plantings.

Policy 5: The University has undertaken a campus-wide tree inventory to assess the extent of the tree work (limb removal, bracing, cabling, fertilizing, and tree removals) required to assure the long-term health and safety of existing campus trees. The inventory serves as a basis for the development of a long-term tree maintenance program, which will include planned new tree planting and maintenance of mixed-age plantings.

Policy 6: The University Facilities Planning and Construction, in coordination with campus representatives from Physical Plant, have identified and established campus standards for furnishings and lighting based on criteria outlined in this plan element under Landscape Standards: Furnishings, Lighting.

Policy 7: The University Facilities Planning and Construction, in coordination with campus representatives from Physical Plant, shall review the existing graphics system plan in light of Master Plan analysis and criteria established in this plan element under Graphics and shall confirm or revise existing campus graphic standards.

Policy 8: The University shall upon establishing specific furnishing, lighting, and graphic standards implement a systematic program targeting new projects and sites of...
highest levels of activity for the replacement of non-standard furnishings, lighting, and graphics. All new development should contribute to the phasing out of existing furnishings and lighting that do not comply with the established campus standards in accordance with the Capital Improvement Program as described in the Capital Improvements Element.

Policy 9: The University shall require selection and placement of new furnishings to be in conformance with established campus standards on all future site improvement projects.

Policy 10: The University shall direct the replacement of all existing non-standard furnishings and lighting found within the limit of work of campus site development or renovation projects. Site seating and bicycle racks shall be required for all new construction and major renovations.

Policy 11: The University shall encourage artist involvement on major site improvement projects including, but not limited to, the Tampa Campus Central Lawn, the Circle Forecourt, the Interdisciplinary District and the proposed Library Courtyard when sculpture and/or fountains are suggested in the programming of the space.

Policy 12: The University shall insist that future sculptural elements are appropriate in scale and in character for their setting.

Policy 13: The University shall follow guidelines set forth in this plan element under Landscape Standards: Gateways and Campus Edges in implementing campus entry and edge improvements.

Policy 14: The University has established a Design Review Council authorized to review and act on all selected development proposals in accordance with review procedures and design criteria established in the Master Plan as described in the Architectural Design Guidelines Element, Policy 1. Responsibilities of the Council shall include monitoring potential impact of specific projects on proposed campus landscape structure and ensuring that new project work does not interfere with implementation of the desired campus landscape framework.

Policy 15: The University shall explore procedures for funding campus landscape framework improvements independent of individual building construction projects, while at the same time monitoring site design funded through new building project budgets for consistency with the overall campus landscape design intent. For example, a campus site implementation and maintenance fund supported by an established set percentage of new building cost (i.e., 5%) could be created to allow funds to be distributed in a targeted manner, prioritized for the funding development having the greatest campus impact and good. The intent shall be to implement a campus landscape framework that is visibly composed as a whole rather than a collection of individual, unrelated small landscape pieces.

Policy 16: The University has established and will continue to effectuate a priority program implementing accessibility improvements based on implementation priorities identified in the Americans with Disabilities Act Accessibility Guidelines Study previously undertaken by the University in accordance with the Capital Improvements Program as described in the Capital Improvements Element.

Policy 17: The University shall coordinate with other adjacent institutions and neighborhood groups to establish cross sectional standards for addressing lighting, walkways and planting, in accordance with procedures identified in the Intergovernmental Coordination Element.

Policy 18: It is the policy of the University to remove all non-native invasive plants (whether trees, shrubs or grasses) which are identified on the Exotic Pest Plant Council’s “Florida’s Most Invasive Species List” from the campus grounds.
Policy 19: Prescribed burning of fire dependent plant communities shall continue to be part of the ongoing ecological research conducted by the Tampa Campus Biology Department.

Policy 20: The University shall relocate existing plant materials in conflict with campus improvements when at all practical.

3 FACILITIES MAINTENANCE ELEMENT

3.1 INTRODUCTION

The Facilities Maintenance Element addresses the goals and objectives that lead to the desired level of performance for the exteriors, interiors, and systems of buildings on the campus as well as the acceptable use and capacity for each facility. The policies in furtherance of the above objectives consist of establishing standards for review of existing systems, setting priorities for maintenance and improvement projects, continuing the scheduled maintenance program and program for elimination of deficiencies in conformance to current codes and standards, and establishing a review process for use and capacity of buildings.

3.2 GOAL

To provide for properly functioning and readily maintainable buildings.

3.3 OBJECTIVES

Objective 1: To have building exteriors which have a minimum useful life of forty (40) years without the need for major repair or replacement effort in that period.

Objective 2: Interior spaces shall have a useful life of twenty (20) years without need of major renovation or repair in that period.

Objective 3: Building systems shall have a useful life of twenty (20) years.

3.4 SUMMARY OF POLICY STATEMENTS

Policy 1: The University shall utilize and improve upon criteria that have been established in the USF Design & Construction Guidelines (DCG) and the USF Cost Containment Guidelines (CCG) for new construction and renovations. Those documents consist of specifications for materials and fixtures, which have proven to be cost effective from both an initial capital and maintenance cost standpoint.

Policy 2: The University Facilities Maintenance organization shall utilize early planning coordination, review, inspection and forecasting systems to provide the necessary level of maintenance. This coupled with the receipt of adequate resources for the maintenance and operation of buildings will insure that buildings function properly.

Policy 3: The University shall review existing buildings by means of the formal and automated Facilities Audit Program, currently being implemented. This program establishes standards for the review of existing systems components and the resultant prioritizing of maintenance and improvement projects.

Policy 4: The University shall select materials and equipment, which meet optimum life cycle, cost criteria and meet the standards as established by the Facilities Maintenance organization.

Policy 5: The University will interface the Facilities Audit Program with the scheduled maintenance program to insure that buildings are effectively maintained and will reach their useful life.

Policy 6: In the creation or renovation of any occupied or visible facility the University shall promote the use of low maintenance, durable materials which contribute to energy efficiency.
Policy 7: The University shall ensure that exterior and interior colors and materials shall be compatible with other colors and materials on the campus and shall be conducive to the functions and users of the facility.

Policy 8: The University will continue to require the use of materials with integral color to reduce the need for maintenance of painted surfaces, except in special cases.

Policy 9: The Facilities Audit Program developed, and currently being implemented, by USF Physical Plant should continue.

Policy 10: The schedule and timing of maintenance, renovation, and code violation projects will continue to be updated and prioritized in the annual Capital Improvement Plan.

Policy 11: The University space needs will continue to be assessed through the SUS Educational Plant Survey process every five (5) years.