



**DESIGN &
CONSTRUCTION
GUIDELINE**

**APPENDIX F
ARCHITECTURAL AND LANDSCAPE
DESIGN GUIDELINE**

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USF FACILITIES MANAGEMENT - PLANNING

APPENDIX F – ARCHITECTURE & LANDSCAPE DESIGN GUIDELINES

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SECTION 1 ARCHITECTURAL DESIGN

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.

1.1 FRAMEWORK FOR DESIGN GUIDELINES

A. The Campus 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.

<https://www.usf.edu/administrative-services/facilities/planning/campus-planning.aspx>

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 since 1956. 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 efficient on the use of funds.
- 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 Lake Behnke and the USF Botanical Gardens 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.
- F. Orthogonal building placement contributes to the orderly and understandable arrangement of campus buildings, open spaces, connectivity, and wayfinding.

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. USF projects are expected to maximize the building height for the preservation of open space and future expansion. All projects designs must account for future expansion.

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. East-west building layouts are the ideal orientation for this climate; minimizing the east and west exposures to the sun lower in the sky, southern exposure which can be mitigated with solar devices, and the northern exposure which has the least solar exposure.

Also effective is an organization around well-defined courtyards that offer a shaded microclimate within the larger campus environment. Entries and movement systems must be clearly identified and integrated with overall patterns. Breezeways and arcades are incorporated to provide shade and shelter as well as natural ventilation. Light color exterior and roof materials reduce heat gain. Glass-roofs and skylights are not an appropriate solution for the Florida climate, although clerestory natural lighting with roof overhangs are appropriate solutions.

- B. 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, and dark building surfaces, which are more appropriate in northern climates.
- C. Arcades should be incorporated in buildings which frame primary public open spaces, such as the Tampa Campus Central Lawn 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 facades adjacent to public open spaces and thoroughfares should be treated as fronts and should activate the public environment.
- C. Buildings such as classrooms, academic buildings, etc. should be designed to be explicitly collegiate in character and should include good proportions, highly 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. All major entrances must include bike loops adequate to support the occupants of the building. 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 must be compatible in architectural character with the adjacent context. 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 must be statelier and use more refined materials and detailing. This applies to buildings located in highly visible locations. Prominent and/or public building 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 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, shielded from view.
- 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.

SECTION 2 LANDSCAPE DESIGN

The Landscape Design Guideline 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.

2.1 FRAMEWORK FOR LANDSCAPE DESIGN GUIDELINE

- 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, consistency, and harmony among the various parts of the campus 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 ease of maintenance 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 Live Oaks and should be planted opposite one another rather than in an alternating staggered pattern. Opposite placement creates a stronger sense of order.
- H. All major entrances must include bike loops adequate to support the occupants of the building.
- I. At the Tampa Campus, pedestrian corridors including Sessums Mall, 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 color and 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 lot islands trees and lighting must be designed so that trees will not obscure lighting. Locate light poles in the parking area out of landscape islands that have trees.
- M. Parking lots should be planted with trees in generously sized landscaped islands to provide shade and visual relief with one tree for every 20 (twenty) parking spaces.
- N. Islands in parking lots, which measure less than 8 feet in width, shall not be planted with trees.

2.2.2 Walkways

- A. Campus walkways should be constructed of six (6) 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 very 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 walkways on campus.

2.2.3 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. Any 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, major campus gateways are Fowler Avenue and Leroy Collins Boulevard, Fletcher Avenue and North Palm Drive, and Bruce B. Downs Boulevard and West Holly Drive should be readily recognized by visitors and include a visitor information booth.
- B. 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 generally designated as open spaces and recreation playfield areas behind the perimeter fence line. 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:** Most bicycle parking is currently provided outdoors or in parking garages and typically located near building entrances. 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. The campus standard is a single plastic coated bike loop type, which accommodates all bike types.
- B. **Seating:** Plastic coated metal benches are comfortable and unobtrusive and should continue 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 Sessums 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 metal standard for tables and chairs should continue. 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 green metal receptacle, clustered in pairs and distinguished by color-coded label for trash and recycling (glass, cans, and trash).
- E. **Emergency Telephones:** Emergency phones should be visibly located in proximity to outdoor gathering spots, near seating, and should provide service for each campus district,

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 in a staggered, alternating pattern.
- B. **Secondary roads, principal roadways, and service areas:** should be illuminated with a visible source luminary to reinforce principal campus organization during evening hours. The luminaries should be mounted on USF standard pole assemblies of a thirty-two (32) feet and six (6) inch luminaire mounting height. The luminaire mast arm length from pole is eight (8) feet.
- C. **Walkways:** should be illuminated by visible source luminaries installed on USF standard pedestrian pole assemblies with a luminaire nominal mounting height of ten (10) feet.
- D. **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.
- E. **Light sources for roadways and walkways:** should be USF standard LED luminaires. Light levels shall adhere to USF Design and Construction Guidelines.

2.2.8 Sculpture and Fountains

- A. **Potential site for sculpture and fountains** include outdoor seating and gathering areas.
- 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 Signage and Graphics

- A. Due to the fact that visitors are the most unfamiliar with campuses and require the most assistance, destinations listed on directional signs will reflect Information locations on the north and south sides of campus and visitor-oriented destinations.
- B. A formal arrangement of landscape elements and signage are incorporated at key campus entrance points and 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.
- 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.

- D. To create the perception of association, it is important to implement a consistent system of signs with consistent landscape treatment within the medical area and campus environments. The new sign types will be consistent in form, materials, colors, and placement.

2.3 TIMING AND PHASING OF LANDSCAPE IMPROVEMENTS

- A. Highest priority should be placed on the development of the open space framework, 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, stormwater detention ponds, 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.
-