2020 - 2030
USF Master Plan Updates
Appendix D.1: Architectural Design Guidelines

UNIVERSITY OF SOUTH FLORIDA

TAMPA | ST. PETERSBURG | SARASOTA - MANATEE

Appendix D.1 Architectural Design Guidelines

The plan update retains the basic architectural design guidelines outlined in the 2010 Master Plan Update. It includes setback and "build-to" lines defining the placement of future building edges to ensure that architecture shapes open spaces and street edges in a unified way. It indicates pedestrian and visual corridors to be preserved, and locations where architectural "landmark" features such as corner entry cupolas may be introduced to emphasize important campus locations. The guidelines recommend ways for architecture to respond to the Florida climate by the use of colonnades, breezeways, sunscreens and shading devices. Building heights on the south and southeast side of the campus core are largely determined by the airport approach contours. Most of the future development sites are located north of the most restrictive contour so that buildings can be three stories, progressing to five stories and toward Fifth Avenue South. The recommended range of campus building heights for functional and aesthetic purposes is three to five stories.

Plan Framework for Design Guidelines

The master plan update seeks to establish a framework that will guide and structure open space systems, visual linkages, movement patterns, appropriate building placement and orientation, and a 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.

The urban design framework for the USFSP campus is based on the existing city grid modified to create a series of distinct campus open spaces. New buildings are intended to clearly define the primary public spaces including: the Harborwalk on the north-south axis, and a pedestrian promenade at the Seventh Avenue South east-west axis, as well as other pedestrian corridors, campus drives and city streets. Surface Parking and service areas are generally confined to the middle of blocks with access via mid-block alleys, a condition that exists throughout the surrounding neighborhoods.

While the campus, as an urban place, has several points of entry, the principal symbolic point of arrival is envisioned to be the northern edge of the Harborwalk, providing primarily pedestrian access to the south of this point.

The existing architectural environment of the USFSP campus is still in a formative stage. The "core complex" of campus buildings between the Seventh Avenue South corridor and the bayfront is the only ensemble of structures built to date as part of the University Campus. However, with the development of Residence Hall One and the parking garage with its ground-level uses, the Campus Activity Center and the Peter Rudy Wallace Florida Center for Teachers no longer appear isolated. These structures are still on sites removed from the core group, and lack neighboring buildings to the south of Sixth Avenue that would help to visually link them to the core campus. The campus buildings on the peninsula are part of a mix of old and new structures housing University functions. Significantly, the non-University buildings (and older buildings acquired by the University) within the campus perimeter reflect a relatively diverse array of traditional street-oriented urban structures, such as the USGS (Studebaker) building, Bayboro Tower and Piano Man building.

The objective of establishing architectural and landscape design guidelines is to establish design parameters for future development that will help to build 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.

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 the larger community context. They will be used in an on-going design review process as an effective mechanism to guide and control the project design.

Each new building on campus has two primary functions:

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

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

Therefore, each building describes a constituent and a communal need. Neither should be compromised in the design process.

Architectural design for USFSP 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 which places it firmly in subtropical Florida. 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 to permit architects creative freedom in designing individual projects within the larger coherent framework.

There is no single model to follow in establishing an architectural vocabulary for the future development of the campus, but there are clues that can be followed in developing urban campus architecture appropriate to USFSP:

- The remnants of the urban fabric, such as the USGS (Studebaker) building, demonstrate how simple structures can frame a street or open space, relying on a lively texture of windows and masonry to provide richness at the pedestrian scale.
- The intensity and intricacy of development on the peninsula, including the new Marine Science Lab, and the Knight Oceanographic Research Center demonstrate that a great deal of vitality can be derived from the close juxtaposition of buildings.
- The street and block grid can be a framework or armature for organizing buildings to form coherent edges at the sidewalk lines, framing campus open spaces, pedestrian, and vehicle corridors. By locating service areas and building "backs" in the mid-block areas the public spaces of the campus can be reinforced.

Building Placement

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.

- 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. The Building Placement Guidelines diagram defines critical edges which should be recognized as part of a campus wide continuum. The solid line represents a straight edge which the buildings must follow along 90 percent of its length. The remaining 10 percent allows for entry recesses and relief in massing. The dashed lines suggest flexibility in building size, shape and layout. This will assure well-defined public open spaces while still allowing architects flexibility and freedom in developing creative solutions and addressing unknown programmatic requirements (See Figure 15-a).

  The dotted lines identify important pedestrian routes through building edges and the asterisk (*) identifies areas requiring special treatment due to their particular landmark position.

- 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 fabric for the campus. It must be recognized that building walls will frame the edges of campus quadrangles and pedestrian thoroughfares and that these outdoor spaces have equal importance in creating a desirable and functional campus setting.

Building Size and Mass

- All buildings that include over 40,000 gross square feet of space should be designed at a minimum of four stories in height. The height restrictions regarding the adjacent airport should also be taken into account. Sprawling single story buildings are not encouraged since they consume large amounts of land-area and limit future growth. Buildings less than 40,000 gross square feet should be designed with enough building height and mass to frame adjacent open space and to accommodate future expansion when appropriate. The support services building and physical plant building may be less than three levels in height.

Climatic Response

- Critical to the success of architectural design of USFSP campus will be how buildings respond to the climate and culture of the place. The existing buildings on campus have shaded walkways integrated into their design but the large, uninterrupted blank walls do not support a lively public environment.
- Building design should respond to the unique characteristics of the regional climate by providing appropriate shelter from sun and rain, yet accommodating natural ventilation. An architecture of colonnades, breezeways, 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.
- The intense Florida sun and frequent downpours require a particular response regarding pedestrian circulation. A system of arcades and covered walkways is proposed for new development on the campus. Arcades should be incorporated into buildings which frame public open

space. Freestanding covered walkways should link building arcades to provide continuity. Entries to buildings should relate directly to the arcades and should be clearly visible from adjacent public spaces.

Façades, Edges and Entries

- Building facades and edges should be designed to reinforce the integrity and vitality of all adjacent open spaces, and support the basic structural organization of the campus. They should in general align or work with adjacent facades to reinforce the clarity of the physical organization and cohesion of building groups.
- Building faces adjacent to public open spaces and pedestrian thoroughfares should be treated as fronts and should activate the public environment.
- Buildings with an everyday use (classrooms, academic buildings, the Multi-purpose Student Center) should be designed to be explicitly collegiate in character and 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 articulated in a manner that clearly identifies public circulation areas and allows clues as to the activities within. The tendency to create windowless inward looking buildings should be discouraged. Glass should not be reflective or smoked, but should allow observation of activity inside the building.
- Building entries should be easily identifiable, addressing primary public open spaces and thoroughfares rather than parking lots. They should be ordered so that they correspond to the ordering of public spaces and circulation routes within the building. Entries should be prominent and should encourage people to approach and enter the building as well as linger before class or wait for a friend. Main entrances are encouraged to incorporate cylindrical designs with intent to complement existing traditional architectural features on campus.
- Areas of the building requiring security should be securable without compromising the viability of public space, building facades or continuity of public circulation routes.
- Arbitrarily individualistic architectural statements are inconsistent with the overall campus fabric, and should not be permitted to compromise a more cohesive campus image.

Exterior Wall Material and Color

- In order to have a campus which 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 life cycle of the buildings.
- 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. 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.
- Material selection should take into account the buildings hierarchical classification (i.e., landmark building vs. infill or "background" building) as well as visibility and texture at the pedestrian level.
- Building surfaces should generally be light in color and should avoid large areas of dark color which tend to be more appealing in historic campus settings or northern climates. Colorful elements or accent colors are intended to be used where architectural emphasis is desirable.

Landmark Buildings

- Buildings that serve a larger public purpose should be more stately and should use more refined materials and detailing. This also applies to buildings located in highly visible locations. Prominent and/or public buildings include the Multi-Purpose Student Center. Their placement within the plan framework as well as their function suggests that they be considered landmarks and thus be budgeted and funded appropriately.
- Certain parts of buildings should also be considered as landmarks. These include areas that, because of their location, are highly visible. An example of this is the southwest corner of the Multi-Purpose Student Center building where the Harborwalk, the Seventh Avenue pedestrian walk and the Poynter Library entry come together. Other examples are the corner treatments of the new auditorium and parking structure at Fifth Avenue South. These are at entry positions to the campus and should be designed as welcoming landmark features.

Parking Structures

- A parking deck was constructed on Third Street South between Fifth and Sixth Avenues South. It is a six-story structure with ground-level program space to activate the street edge. At the corner of Third Street South and Fifth Avenue South, the bookstore –a Barnes and Noble- rises two-stories. The structure is grounded by a brick façade at its base story; the light-colored concrete of its upper stories helps it fade into the bright sky. The dimensions of the deck are such that the drive ramps can be internal to the structure, thus eliminating sloped walls at the

structure's public edge. A "green screen" was added to the east side of the parking structure to provide a buffer for neighbors in Bayboro Tower. Proposed future additions on the south side of the parking structure should compliment the existing architectural style, texture and finish of the original structure.

- The design of future parking structures should be sensitive to scale and form so as to not detract from the campus image. Large blank walls and continuous sloped strip openings should be avoided. Louvers or screens should be used to animate facade surfaces and to create an articulated structure that fits in with neighboring design.
- Lighting within the parking structure should be designed to minimize glare towards the exterior. The interior should be uniformly illuminated.
- Ramped levels should be located facing mid-block or service areas rather than the street or public spaces.
- Vertical pedestrian circulation elements and entry/exits should be clearly articulated and visible from adjacent public spaces and nearby circulation routes.
- Where possible, the first-floor level of parking garages should be used for human occupancy uses such as office or service functions that will maintain activity at the ground level.
- Surface parking areas that are visible from public spaces should be screened so that cars do not dominate, yet a sense of security pervades. Pedestrian connections should be clearly made to the covered walkways and arcades from parking areas.

Building Service

- Service areas should be located and designed to efficiently support building functions.
- Service areas should in general be located in the mid-block areas and alleys, away from public open spaces and thoroughfares. If this cannot be done the design treatment should emphasize pedestrian comfort and compatibility.
- Sustainable Design: Architectural design for USFSP will allocate an agenda of sustainable design principles. The benefits of this practice will challenge the collaboration of the design process and deliver an accountable construction program. Technical performance projection need to be verified long after buildings are constructed. Sustainable design will not only save water and energy but will also administer a higher standard of indoor air quality. USFSP shall set a good example in the community by provision of healthy indoor environments for its students and faculty.

Per 2008 Florida Statute 255.2575 all state universities shall be constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System, the Green Building Initiative's Green Globe Rating System, the Florida Green Building Coalition Standards, or a nationally recognized, high performance green building rating system as approved by the Department of Management Services. At a minimum USFSP will require a silver certification per USGBC benchmark.

Technical Performance

- Building projects should be subjected to life-cycle costing to determine the best fit between capital costs, operating costs and ongoing maintenance costs.
- Buildings should be designed to reduce maintenance costs and energy consumption.
- Buildings should not be permitted to emit unacceptably noxious or otherwise unpleasant fumes or gases.
- Noise from building systems should not be allowed to intrude on adjacent interior or exterior public spaces. Building design should protect users in other buildings and public open spaces from noise-generating activity within the building.

Goal

The Architectural Design Guidelines goal of the USFSP campus plan is to create an architectural environment that reinforces and enhances the urban fabric where St. Petersburg meets Bayboro Harbor.

Summary of Objectives and Policies

Objective D.1.2:
Establish the standards for selection of materials in accordance with the measures documented in this plan element.

Policy D.1.1: USFSP shall place priority on quality construction and shall require materials to be cost effective over the life cycle 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 D.1.2: USFSP shall require adherence to guidelines for technical performance as outlined in this plan element under Plan Framework: Technical Performance.

Policy D.1.3: USFSP 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 D.1.4: USFSP 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 D.1.5: USFSP shall require 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 State University System Professional Services Guide 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 D.1.6: USFSP shall follow its energy management system, which allows campus-wide intelligence regarding energy use and opportunities for energy savings.

Policy D.1.7: USFSP 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.

Objective D.1.2:
Establish standards for the preservation of historic buildings within the campus bounds, Studebaker Building (U.S.G.S.) and Snell and Williams Houses, including renovation/rehabilitation, accommodation of current code standards, and implementation of energy conservation measures in accordance with the Secretary of Interiors Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

Policy D.1.1: USFSP shall ensure the preservation of historic campus buildings, the Studebaker Building (U.S.G.S.) and the Snell and Williams Houses, including renovation/rehabilitation according to standards established by the Secretary of Interiors Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

Policy D.1.2: USFSP shall ensure that all future improvements to the above historic buildings for the purpose of meeting current code standards are in keeping with the historic character of the buildings and shall not detract from desired integrity of the structures or site.

Policy D.1.3: Archaeologically significant historic structures shall be preserved and protected in accordance with Future Land Use Element 4.

Objective D.1.3:
Establish standards for building siting and linkages in accordance with the measures documented in this plan element.

Policy D.1.1: USFSP's Design Review Council shall review and act on all selected development proposals in accordance with review procedures and design criteria established in the master plan. The Council shall consist of a member of the Office of Facilities Planning and Construction, the Office of the Dean, and a member of the campus academic community and others as appropriate. The Design Review Council should be an objective exponent of the master plan guidelines as a means of maintaining campus unity, order, and amenity. The Design Review Council should convene with the project professional and members of the project building committee on at least three occasions:

- An initial meeting upon selection of the project professional and prior to commencement of schematic design, for the purpose of defining the guidelines and expectations with respect to the master plan.
- A review of the building design at approximately the two-third point in preparation of schematic drawings for the purpose of discussing, height, massing, proportions, entry locations, service location, linkages and relationships to other structures, and general design character.
- A review of the design at approximately the two-third 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.

Policy D.1.2: USFSP shall require the placement of buildings to be in conformance with building placement guidelines as identified in Figure 15-a and described in this plan element under Plan Framework: Building Placement.

Policy D.1.3: USFSP shall require design of future parking structures to respond to guidelines outlined above in this plan element under Plan Framework: Parking Structures.

Policy D.1.4: USFSP shall require service areas to be designed to efficiently support building functions and to be located in the mid-block areas and alleys away from public open spaces and thoroughfares to the extent possible.

Policy D.1.5: USFSP has established and will continue to effectuate a priority program for implementing accessibility improvements based on implementation priorities identified in the Florida Building Code Chapter 11 Accessibility and American Disability Act Accessibility Guidelines Study, previously undertaken by the University in accordance with the capital improvements program as described in the Capital Improvements Element. The following priorities for implementing accessibility improvements have been established by USFSP:

- Ensuring accessible routes from designated parking spaces to facilities;
- Ensuring accessible classrooms, offices, housing, and restrooms; and
- Ensuring accessible campus routes between facilities.

Objective D.1.4:
Establish guidelines for architectural treatments along the campus edges in accordance with measures documented in this plan element, and the Urban Design Element and the Landscape Architectural Design Guidelines Element.

Policy D.1.1: USFSP 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 buildings/site development projects have been developed to form an ensemble with one another and with existing buildings and campus spaces.

Policy D.1.2: USFSP shall require that all future buildings over 40,000 gross square feet of space be designed at a minimum of four stories in height. Buildings less than 40,000 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. The height restrictions related to the adjacent airport shall be observed. The physical plant building may be less than three levels.

Policy D.1.3: USFSP shall require design of building facades, edges and entries to respond to guidelines as outlined above in this plan element under Plan Framework: Facades, Edges and Entries.

Policy D.1.4: Campus-wide design standards/prototypes shall be developed for bus shelters, pavilions, and trellises.

Policy D.1.5: Bicycle racks shall be included in all programs for parking structures, occupied facilities, and recreational facilities. Bicycle racks shall be considered in new construction and major renovation projects.