

15.0 ARCHITECTURAL DESIGN GUIDELINES ELEMENT

PURPOSE

The purpose of this element is to establish guidelines to assist in achieving a high level of quality in architectural design throughout the State University System (SUS).

(1) **DATA REQUIREMENTS.** This element shall be based, at a minimum, on the following data:

a) **A general description of the existing campus/community architectural character including building language, proportion, scale, etc.**

MODESTO A. MAIDIQUE CAMPUS

Modesto A. Maidique Campus is located within an urban setting, it is surrounded by residential/commercial buildings on all its boundaries. It has grown substantially since it's opening in 1968, to becoming a very important part of the community. It offers a broad range of educational programs and services to a growing student population, which is made up of local residents and students from abroad. The University has international blend of students and professors, offering many services to the continuously growing community.

The original campus buildings were developed around a central rotunda, which are connected by the use of covered walks.

The existing original buildings, which include (Primera Casa, Deuxime Maison, Graham Center, etc.) are primarily exposed concrete finish buildings (see Photographs 15.1 and 15.2). As other buildings have been developed the introduction of other architectural elements has been included, more noticeably is the use of 90-degree arches and keystone finishes. These elements are evident in the entranced archway and in various buildings such as Education Building, Graham Center, etc.



Photograph 15.1 Ernest R. Graham University Center



Photograph 15.2 Primera Casa

The design of some of the original buildings was massive in nature without the use of fenestrations and contained interior open courtyards, which are seen in the Deuxime Maison and the Owa Ehan. In more recent buildings the use of colonnades with arches, more fenestration, and a reduction in scale the building form and massing.

BISCAYNE BAY CAMPUS

Biscayne Bay Campus is located directly on the bay with excellent views. It is reached by a single road, which leads to the entrance of the campus. It serves a student population that is limited due to the limited amount of academic courses that it offers. Its location is prime for many reasons, not only the views, but it is located on the northern side of the county close to the Broward / Dade county line. It's potential for being a very important campus is tremendous, it can serve as a key point for Miami-Dade and Broward County communities.

Hospitality Management was the first building built when this site was previously to be used as a trade and amusement center. The original academic buildings, Academic One, Academic Two, and Wolfe University Center (see Photograph 15.4) were laid out in a stepping pattern, which are interconnected by aligned interior corridors, establishing a mall theme. Bay Vista Housing is located within wooded areas hidden from any possible views to the bay.

The original academic buildings began to establish a similarity in architectural scale and form, the primary materials used were pre-cast with embedded aggregates, cast-in-place concrete, and some fluted and split face block. Glass areas are primarily storefront glass, there is some use of metal shading louvers at Hospitality Management. The more recent buildings are primarily stucco painted finish exteriors with the use of storefront type glass. The colors used on buildings is mostly low key palette, the use of more aggressive colors is found only on the metal work, such as railings, and some accent tile work.



Photograph 15.3 The Engineering Center



Photograph 15.4 Wolfe University Center

This campus should focus its architectural direction in taking the most advantageous views of the bay. The location also blends itself to create a more secluded educational environment away from the more urban settings. As students and staff approach the campus it should create a transitional process for students and the community, to promote the educational environment that is so important to conducting the motivation for learning. The buildings should be more oriented and designed to be open towards the bay side, with the use of architectural elements that enhance the natural surroundings of the site. There are recent buildings, such as the Kovens Center, which represent a very different architectural approach that departs from some of the more prevailing themes at the campus. Strong consideration needs to be given to creating design guidelines that will maintain a certain level of continuity, while allowing each building its ability to create its own character.

OTHER UNIVERSITY SITES

Engineering Center (TEC)

Engineering Center, as an extension of Modesto A. Maidique Campus, is located within an urban setting, it is surrounded by residential/commercial buildings on all its boundaries. The original building remains an academic facility, offering specialized engineering courses within the curriculum of FIU and remains an important component of the surrounding community (see Photograph 15.3).

b) A description of architecturally significant historic buildings including style, age, etc.

MODESTO A. MAIDIQUE CAMPUS

The original building on site, prior to the University acquiring the property, is the aviation tower that was built when this site was known as the Tamiami Airport. This building may have some possible historic value, but as of date this is not documented (see Photograph 15.5).

BISCAYNE BAY CAMPUS

This campus was opened in 1973, the original building on this site, prior to FIU acquiring the property is Hospitality Management, previously known as the Trade Center.



Photograph 15.5 Aviation Tower

OTHER UNIVERSITY SITES

Engineering Center

There are no architecturally significant historical buildings at this site.

The Wolfsonian

The Wolfsonian does not have any recreation and open space facilities.

c) **A detailed inventory of existing material use, proportion, color, etc. for the following architectural elements:**

1. Materials, 2. Color, 3. Architectural Detailing, 4. Style, 5. Scale, 6. Siting and 7. Image

MODESTO A. MAIDIQUE CAMPUS

Materials

This campus uses various material types, which include the following: Original buildings are monolithic exposed concrete finish, fluted block, and split face block with very little glass. The more recent buildings incorporate stucco finish, keystone, a wall cladding system and more use of storefront glass and windows.

Color

The use of color is limited, primarily found on the metal work or in a limited fashion on the buildings, mostly the newer buildings. The later structures have introduced elements that have softened their appearance.

Architectural Detailing and Style

There are a variety of architectural styles on the campus which need architectural elements that would create a theme that will help blend the buildings. It also needs some general sense of orientation to help guide the students and/or visitors through the campus.

Other distinctive spaces on campus are associated with prominent buildings. These include Golden Panther Arena, Ryder Business Administration and Wertheim Conservatory (Greenhouse). Ryder Business Administration is distinctive in part because of its axial location at the end of the campus entry mall, and by its glass atrium that projects out from the main building facade. The greenhouse is an all-glass structure that contrasts with the concrete exterior of the adjacent Engineering and Computer Science building. Although these structures are not "landmarks" in a historical or legal sense, they do provide a sense of orientation within the campus.

More recently constructed buildings include Campus Support Complex (see Photograph 15.6), Graham Center addition, Parking Garages One and Two (see Photograph 15.7) and the Executive Center. The Campus Support Complex's design has a Mediterranean influence with its colonnaded entry and courtyard. The building's smooth, beige stucco façade has crisp lines highlighted by a pale blue trim. The superb building finishes and site furnishings offer a standard for campus-wide guidelines. The Graham Center's style and finishes are similar to those of the Campus Support Complex. The Graham Center's façade has distinct lines with a white and pale coral smooth finish and sharp scoring. The southern side of the Graham Center has a prominent building ingress accentuated with an arched entry with the building name, cut keystone coral and a clock inset in the building's facade. Parking Garage One has offices on the

ground floor and an outstanding patterned façade of arches and geometric shapes. This creative treatment of a utilitarian building function transforms this facility into an architectural gem. Each of these buildings through their consistency of design and repetition of patterns, textures, colors and shapes begin to establish a visual theme in the campus appearance.

Scale

A determination of the preferred mass and scale of new buildings for Modesto A. Maidique Campus will have a profound effect on how the campus is perceived. The architectural style of earlier campus development has been described as brutalist modern. These buildings are massive heavy concrete construction with minimal articulation of facades. More recent architecture has more of a Mediterranean style with pastel colors and increased building articulation. These buildings have a lighter, softer and airier feel. Typically it is easier to blend this architectural style with the buildings surroundings. There has been dialogue at Modesto A. Maidique Campus concerning the degree of individuality of design appropriate for buildings on campus. Guidelines must be established to encourage design creativity and ensure that every new building is not a monument unto itself. Typically architectural style of future buildings should be consistent with existing campus vernacular.

Appropriate building heights is another critical issue that must be resolved to establish campus identity for future growth. Building mass and height has a direct affect on visual appearance, ground level scale and also affects the



Photograph 15.6 Architectural detail of Campus Support Complex



Photograph 15.7 Distinctive architectural style of the Parking Garage

perception of campus identity. Due to the scarcity of developable land remaining at Modesto A. Maidique Campus, there is tremendous pressure to go vertical with new buildings. However, as observed in a couple of the taller monument buildings on campus, Green Library (see Photograph 15.8) and University Towers, it is difficult to relate massive structures to the human scale.



Photograph 15.8 The Green Library

The scale of the original buildings is relatively massive and monolithic, the later buildings have departed from this approach and have reduced the Architectural scale. There is a need for creating more inviting people spaces to that will establish a better relation between buildings and people.

Siting and Image

The campus is surrounded by urban development, it has various locations where emphasize should be made to announce the entrance to the campus. There is a colonnade entrance feature from SW 8th Street (Tamiami Trail), and another entry point is located of SW 107th Avenue. The corner of SW 8th Street and SW 107th Avenue is a prime location for a structure that will clearly show the presence of the University.

BISCAYNE BAY CAMPUS

Material

The primary material used is precast concrete with embedded aggregates, cast-in-place concrete, fluted block, split face block, and also stucco finish has been used on more recent buildings. Glass is used in the form of storefront panels (see Photograph 15.10) .

Color

The majority of the buildings are precast panel with aggregate finish, some buildings the exposed concrete finish has been painted with low tone color.

The original buildings started to establish a blend between buildings by using similar exterior materials and a continuous internal connection between buildings.

Architectural Design and Style

The architectural style of recent buildings have significantly departed from original styles, they incorporate elements very different that shift the newer buildings in a different architectural direction.



Photograph 15.10

Architectural example – Biscayne Bay Campus

Scale

The majority of the buildings are three-story high, they have certain elements which help in creating a scale that relates to people. Creating people spaces, in particular on the bay side, would help to encourage a better architectural scale (see Photograph 15.11).

Siting and Image

This campus is located away from urban development and its location on the bay creates a site with amenities that are found in very few other Universities. The single main entrance, located at the crossing of N.E. 151st Street and U.S. 1, would be the best location where the presence of the University is to be developed.



Photograph 15.11 Architectural Scale –Biscayne Bay Campus

OTHER UNIVERSITY SITES

Engineering Center

The academic building at this site is precast concrete with embedded aggregates, cast-in-place concrete, fluted block, split face block and stucco finishes. Glass is used in the form of storefront panels (see Photograph 9).



Photograph 15. 9 Architectural example – The Engineering Center

(2) **ANALYSIS REQUIREMENTS.** This element shall be based, at a minimum, on the following analyses:

- a) **An assessment of the degree to which existing building designs are coordinated, and the degree to which they contribute to or detract from the present visual or functional quality of the University.**

MODESTO A. MAIDIQUE CAMPUS

Designs of the existing buildings were coordinated through the requirements dictated by FIU's Architectural Design Guidelines, which include criteria for the creation of facilities to blend into the academic environment and learning experience. This criteria preserves and enhances the image of higher education that has been the base concept for past design and has served as the foundation for development of FIU. While the designs highlight unique styles of architecture, the buildings must also be able to blend into its existing environment and not overpower other facilities.

Discussions about re-assessing building height restrictions will create opportunities for new building design as well as for renovations to existing facilities. Care must be placed on good design and building placement for equal distribution of building footprint within the existing land and for accommodations of open space, covered walkways and gathering spaces.

BISCAYNE BAY CAMPUS

The existing academic and housing facilities are fairly muted in texture, color and material, often overlooked as a viable asset to the campus. While these buildings struggle for an identity within the academic core, other buildings, such as The Library, Hospitality Management and the Wolfe University Center, bring color and new textures to the overall design palate. Any renovation and enhancement projects that might occur to the academic and housing facilities should encompass similar design components of the more attractive facilities, incorporating more color and texture.

While the campus offers spectacular bay views to its visitors and users, such an attractive asset should be enhanced with new architectural elements included into new facility construction. The need to capture and retain people at the campus creates opportunities to offer ancillary functions, such as boardwalks, outdoor cafes and recreational areas. These amenities can be incorporated into new construction by careful and thoughtful design, giving definition for functionality to its users.

OTHER UNIVERSITY SITES

Engineering Center

The existing academic facility has undergone a much-needed "facelift". New colors and textures have been included as part of this enhancement and, along with new plant material, has accentuated the site within the community. In

keeping with a South Florida theme, the new colors are bold and eclectic, bringing the facility into a new decade with energy and a renewed sense of placement within its environment.

With the addition of a new classroom planned for future expansion, there will be the need to re-assess how the University wants to project its image to the community, so the new classroom design must blend into the site and not compete with the existing building. With the creation of quads and pedestrian-friendly areas, properly placed landscape and vegetative buffers along edges, the new addition can enhance the site and create a facility which opens up to the community and does not distract from the overall vitality of the surrounding community.

b) An assessment of the accessibility of University buildings to disabled persons.

All buildings on all FIU campuses are built in accordance with the “Accessibility Requirements Manual” by the Department of Community Affairs Florida Board of Building Codes and Standards.