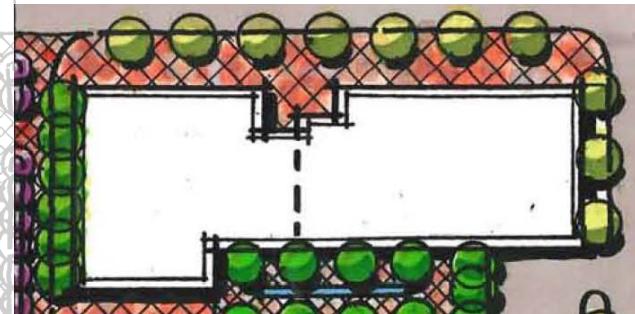


# Innovation Square

# Gainesville, Florida

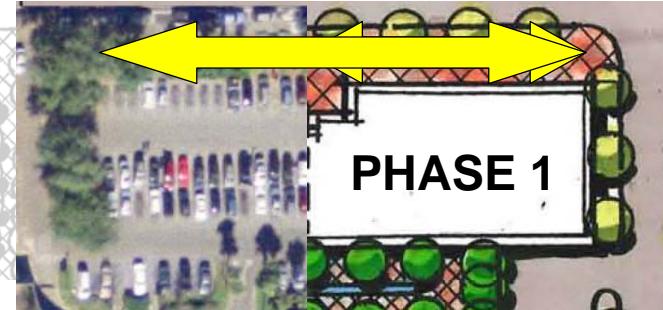
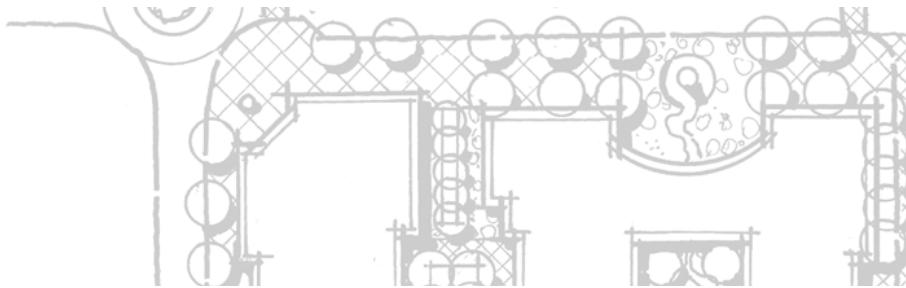
# The Hub



## Waivers

- Building Width
- Frontage
- Parking Width & Screening
- Finishing Materials

# Frontage and Building Width



## Land Development Code

### Appendix A, Section 6. IV. V.

Office Building: An office building is appropriate to line wider thoroughfares. It is placed towards the front of its lot and features a first story roughly level with the sidewalk.

#### Building Placement:

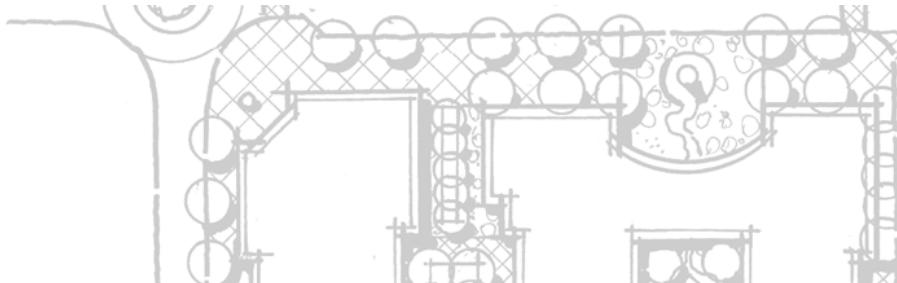
Building Width	80 ft. maximum
Building Frontage	70% minimum to 100% maximum lot frontage

## Waiver Issues

Phase 1 Building Width is 182 ft. Total Width w/ Phase 2 is 293 ft.

Phase 1 Building Frontage is 56%. Total Frontage w/ Phase 2 is 90%.

# Parking Width and Screening



## Land Development Code

### *Appendix A, Section 6. IV. F. 4.*

All motor vehicle surface parking shall be located in the rear or interior side of the building, or both, with rear encouraged. No surface parking area shall extend for a width of more than 70 ft along any street frontage without a building, outdoor cafe, or a vertically prominent and articulated pedestrian-oriented feature interrupting the parking streetscape. Surface parking shall not occupy lots which terminate a street vista.

## Waiver Issue

Existing surface lot will be utilized until completion of Phase 2 building. Existing lot is 150 ft. in length. Street buffer meeting the UHSAP 25% opacity will be provided.

# Finish Materials



## Land Development Code

Appendix A, Section 6, VI. A. 2. - Building Walls, Permitted Finish Materials

- Concrete masonry units with stucco (C.B.S.)
- Stucco on frame and synthetic stucco
- Reinforced concrete with stucco
- Fiber-cement exterior siding
- Wood siding, painted or natural (cypress and cedar preferred)
- Brick
- Chert Stone

## Waiver Issue

The Hub proposes an architectural metal panel

# Existing UHSAP Boundary

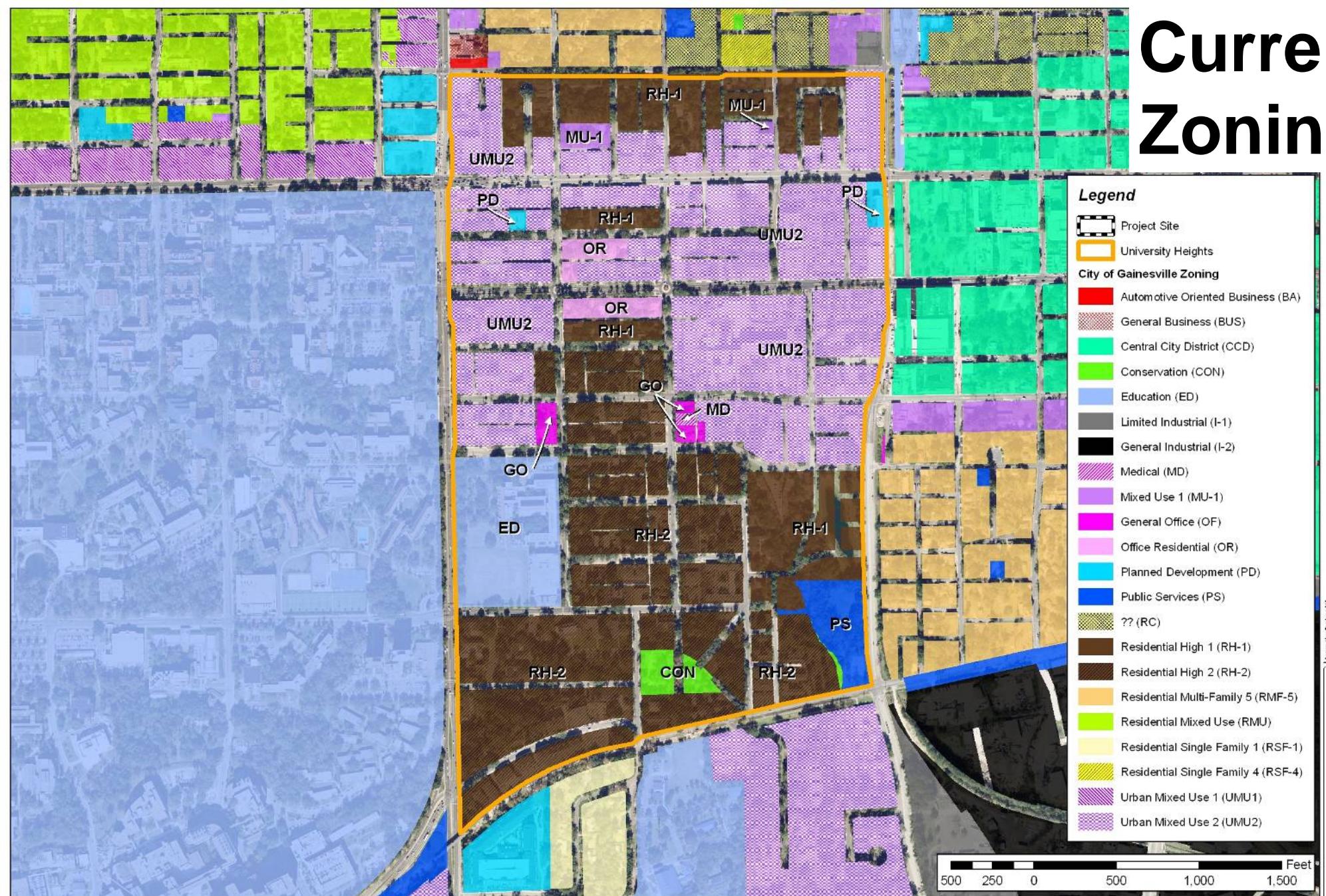


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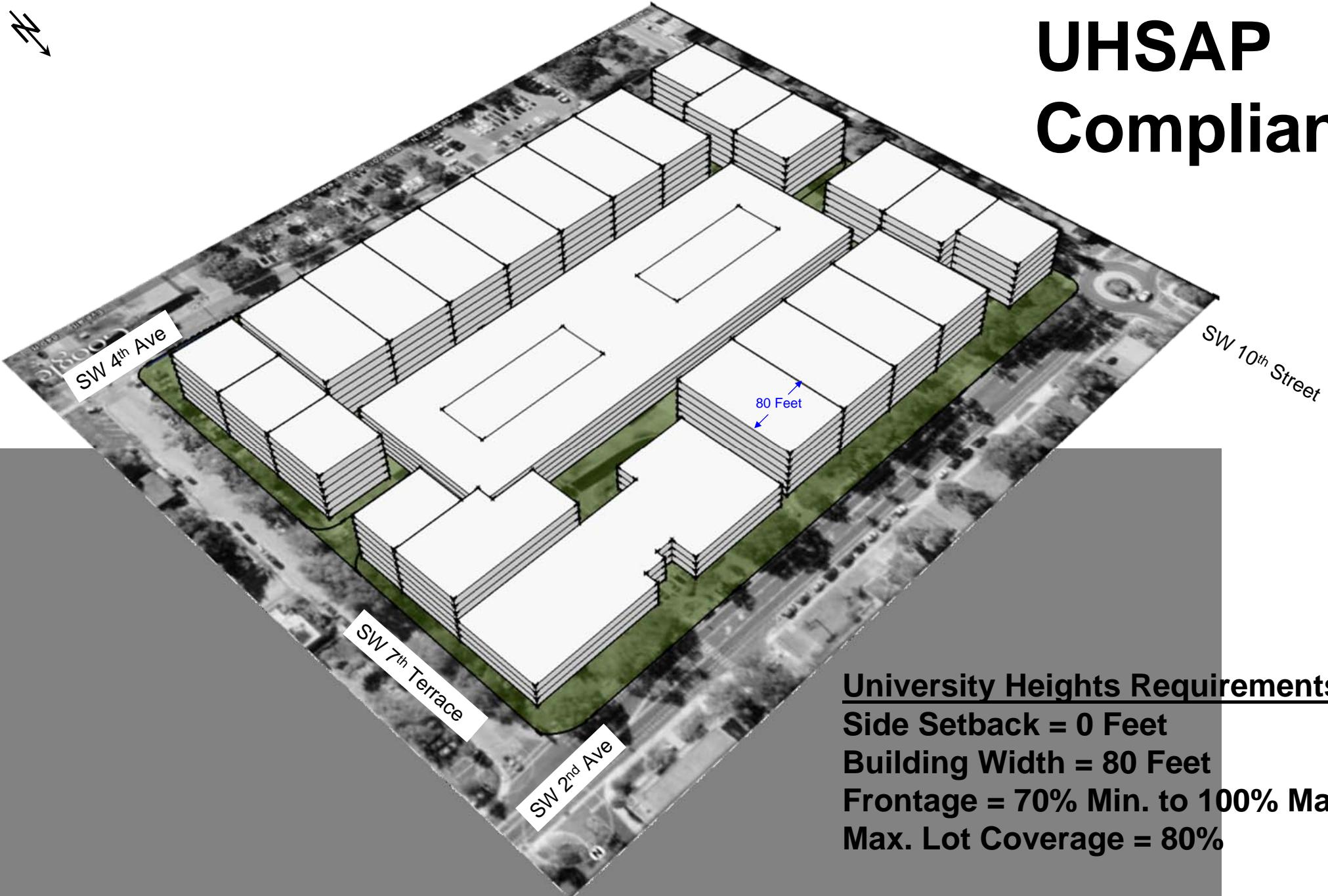
# Current Zoning



# UHSAP Office Building Requirements

<b>Building Placement:</b>	
<b>Building Width</b>	<b>80 ft. maximum</b>
<b>Building Frontage</b>	<b>70% minimum to 100% maximum lot frontage</b>
<b>Build-to line locations</b>	<b><i>Corner Lots:</i></b> 0—15 ft. from the front property line (see note 6 below)
	0—15 ft. from the side street property line (see note 6 below)
	<b><i>Interior Lots:</i></b> 0—15 ft. from the property line (see note 6 below)
<b>Side Setback</b>	None when next to other office buildings, storefront buildings, rowhouses, nonresidential vacant lot and outbuildings;
	8 ft. when next to all other types or next to a residential vacant lot
<b>Building Coverage</b>	<b>80% maximum</b>
<b>Height:</b>	
<b>Maximum Height</b>	<b>58 ft. above grade, except in the UMU-2 zoning district, where Sec. 30-65.2 shall apply.</b>
<b>Minimum Height</b>	<b>2 stories at least 27 ft. above grade. Dormers are not considered stories.</b>
<b>First Story Elevation</b>	<b>10 feet floor to ceiling minimum.</b>

# UHSAP Compliant



**University Heights Requirements**

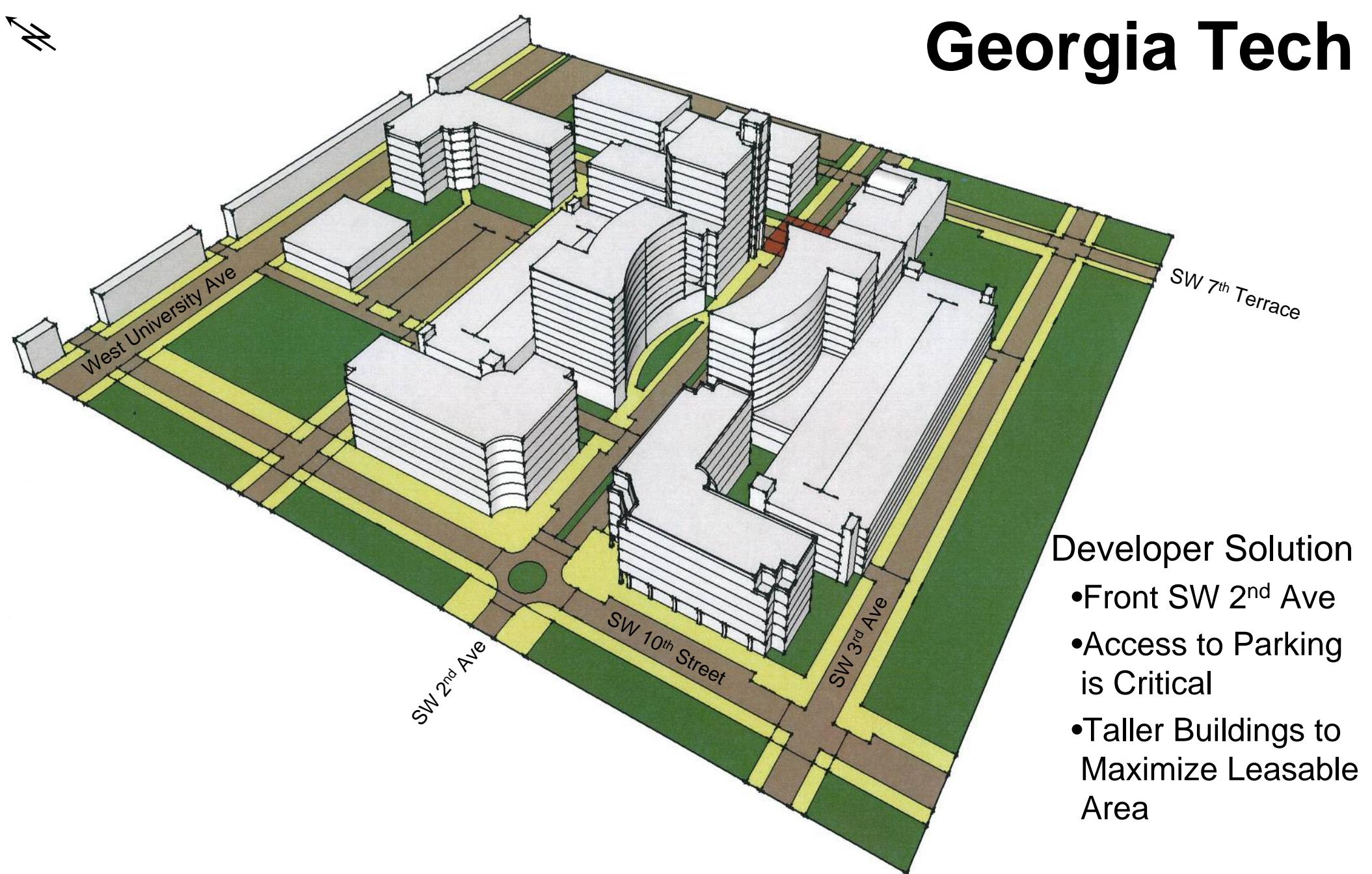
**Side Setback = 0 Feet**

**Building Width = 80 Feet**

**Frontage = 70% Min. to 100% Max.**

**Max. Lot Coverage = 80%**

# Georgia Tech



# Concept Plan





## INNOVATION SQUARE

May 17, 2010

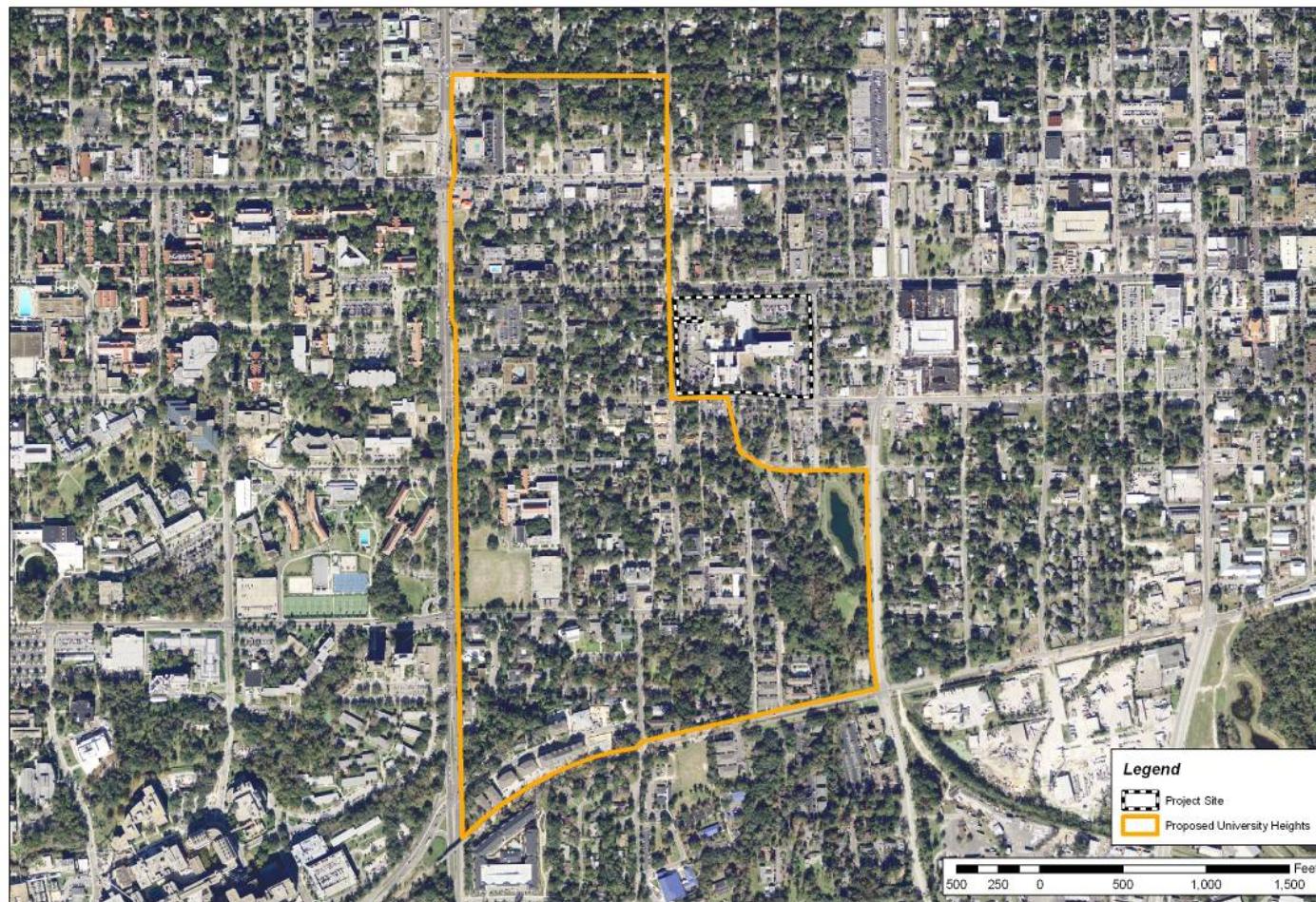
## Urban Details



Landscape Architecture | Urban | Environmental Design



# Options to Allow Redevelopment



***Option 1:***  
**Amend UHSAP  
Boundary**

***Option 2:***  
**Amend UHSAP  
Requirements**

***Option 3:***  
**Create a New  
Category**

# Options to Allow Redevelopment

## Six Amendments

1. Building widths
2. Frontage
3. Structured Parking
4. Large Building Footprints
5. Maximum Parking
6. Additional Building Types

### ***Option 1:***

**Amend UHSAP  
Boundary**

### ***Option 2:***

**Amend UHSAP  
Requirements**

### ***Option 3:***

**Create a New  
Category**

# Amendment #1



## Building Widths

- Eliminate Maximum Width for Office Buildings
- Address Office Building Articulation in Revised Requirements

# Amendment #2



## Frontage

- Allow Office Building Frontage Requirements to be Met at Buildout
- Ensure Consistency with Maximum Building Width Requirements

# Amendment #3



## Structured Parking

- Reduce 30' Setback Requirements for Office Building Parking Structures
- Eliminate Requirement for Liner Buildings



# Amendment #4



## Large Footprint Buildings

- Eliminate S.U.P. Requirement for Office Buildings w/ Footprint > 20,000 sq. ft.

# Amendment #5



## Maximum Parking

- Eliminate  
Maximum Parking  
Allowance (1  
Space per 400 sq.  
ft. GFA) for  
Structured Parking



## Amendment #6

### Additional Building Types

- Allow Hotels and Conference Centers

# Options to Allow Redevelopment

Create New UHSAP  
Development Standards  
for Innovation Square and  
Large Lot Redevelopment

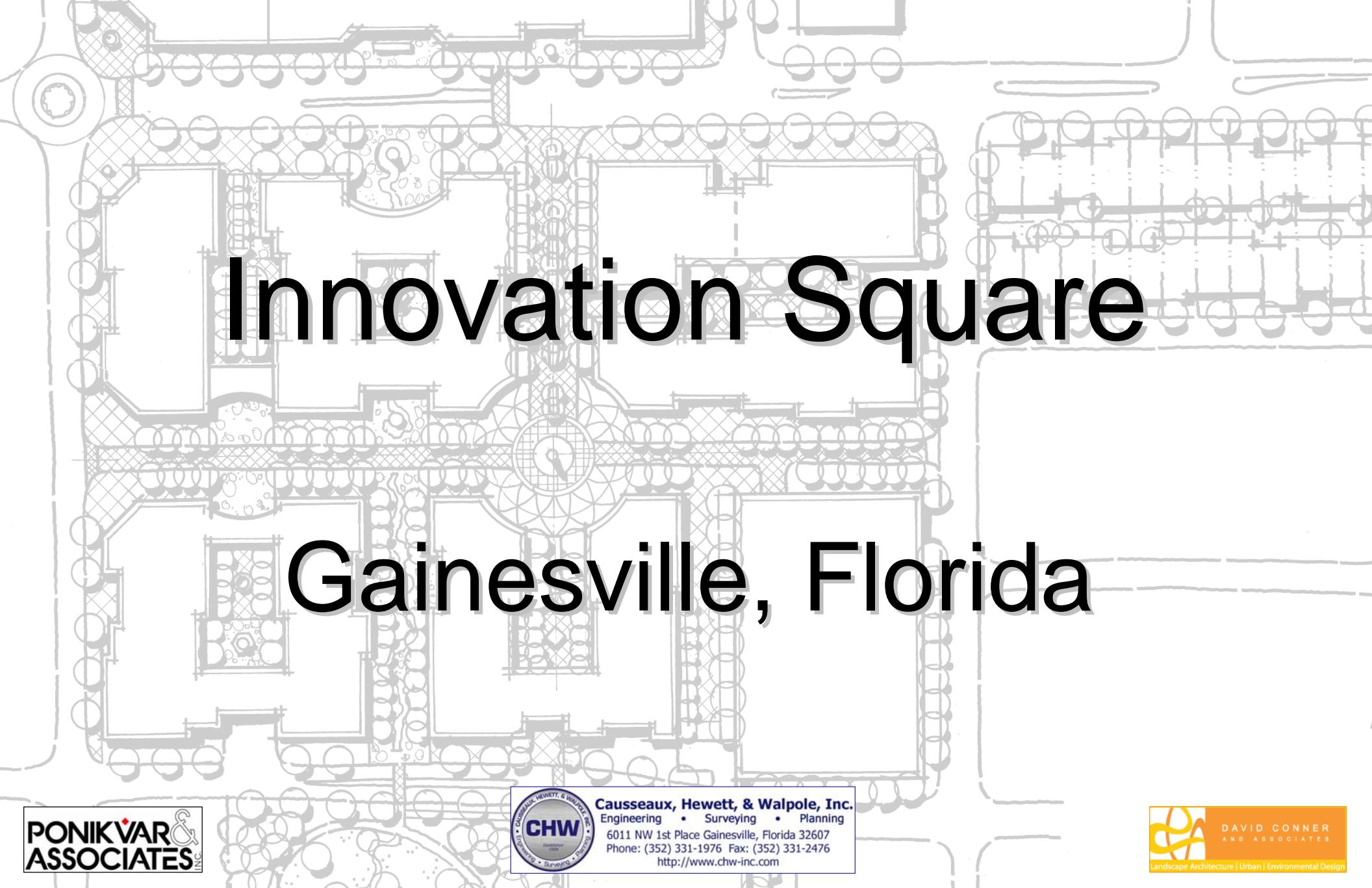
**Option 1:**  
Amend UHSAP  
Boundary

**Option 2:**  
Amend UHSAP  
Requirements

**Option 3:**  
Create a New  
Category

# Recap

- Hub Waivers
- Design Alternatives
- Options to Allow Redevelopment
  - Hub Waivers
  - Design Alternatives
  - Options to Allow Redevelopment



# Innovation Square

# Gainesville, Florida