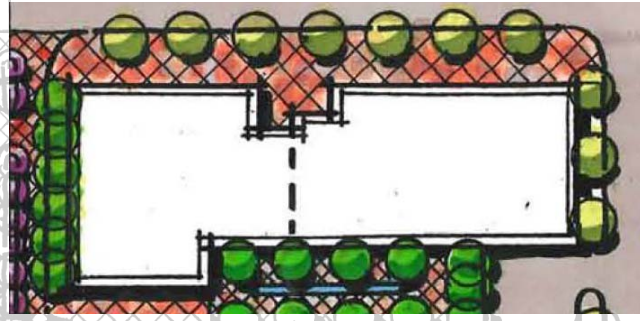


Innovation Square

Gainesville, Florida

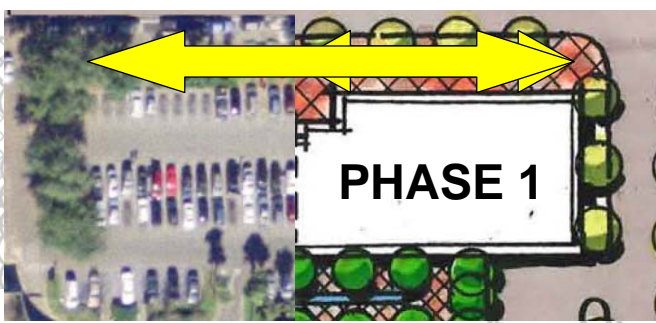
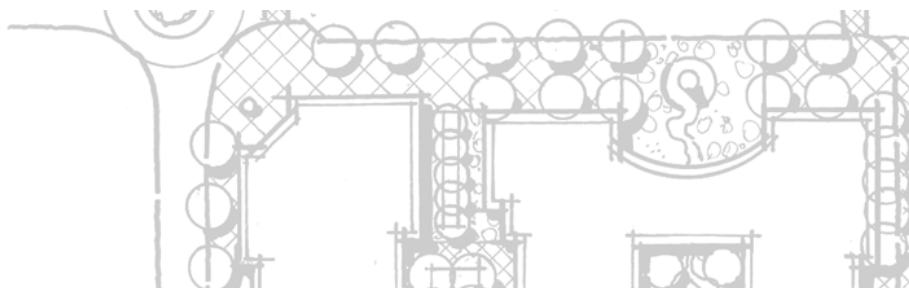
The Hub



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.

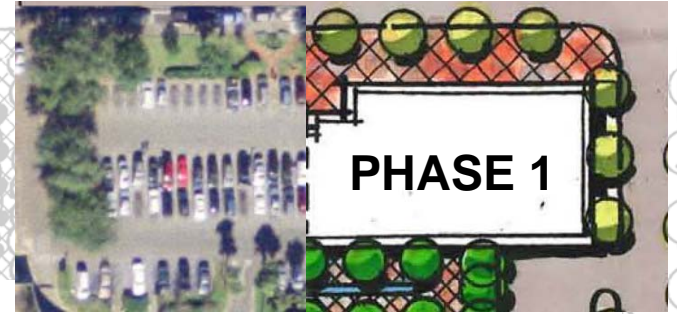
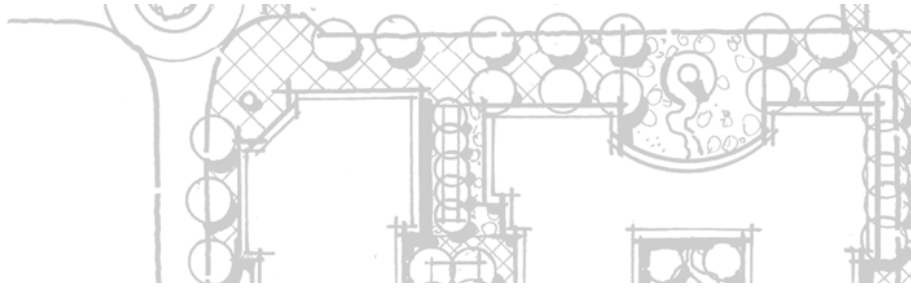
Building Placement:	
Building Width	80 ft. maximum
Building Frontage	70% minimum to 100% maximum lot frontage

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

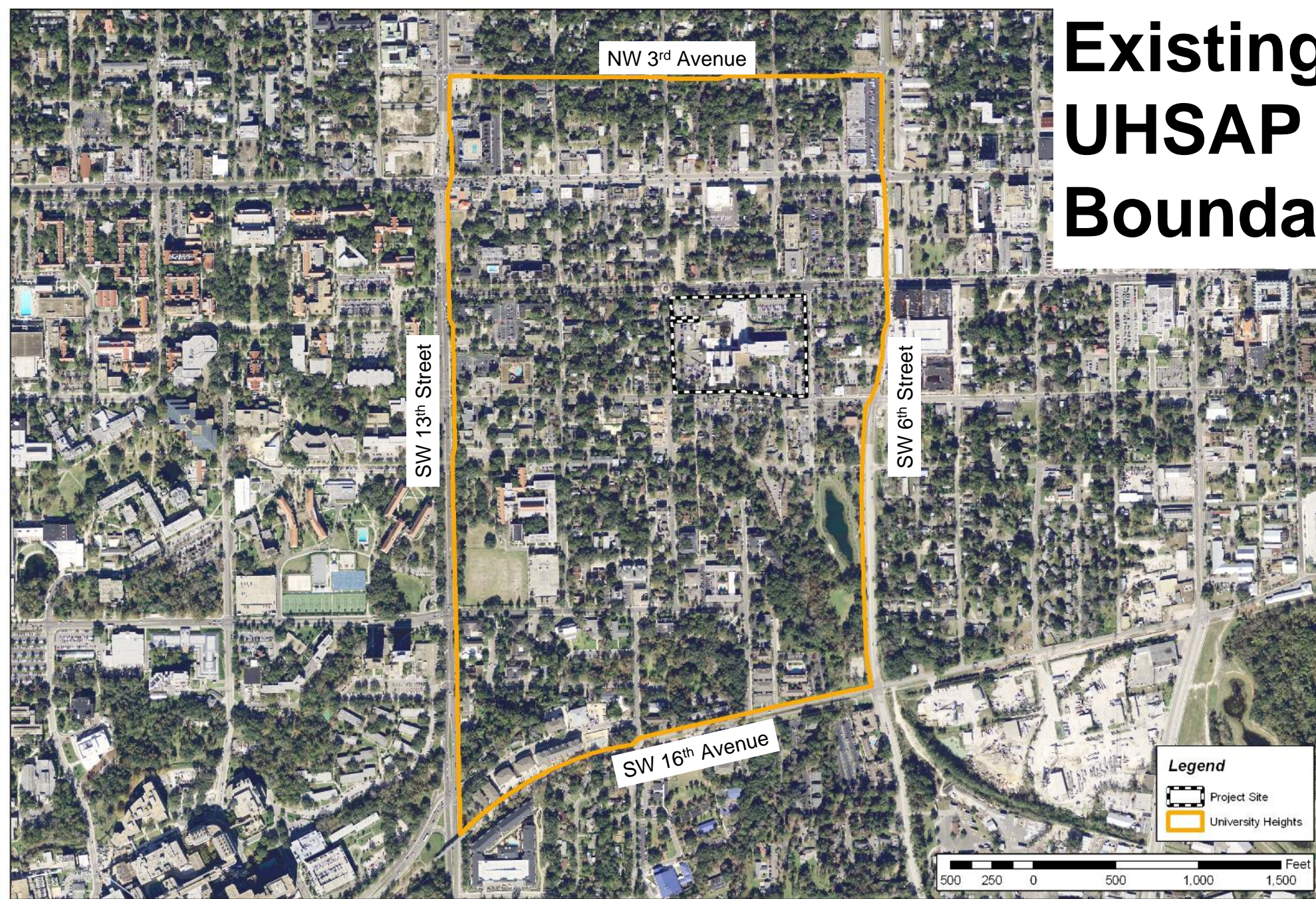
- Concrete masonry units with stucco (C.B.S.)
- Stucco on frame and synthetic stucco
- Reinforced concrete with stucco
- Fiber-cement exterior siding
- Wood siding, painted or natural (cypress and cedar preferred)
- Brick
- Chert Stone

Waiver Issue

The Hub proposes an architectural metal panel



Existing UHSAP Boundary



Legend



Project Site



University Heights

Causseaux, Hewett & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



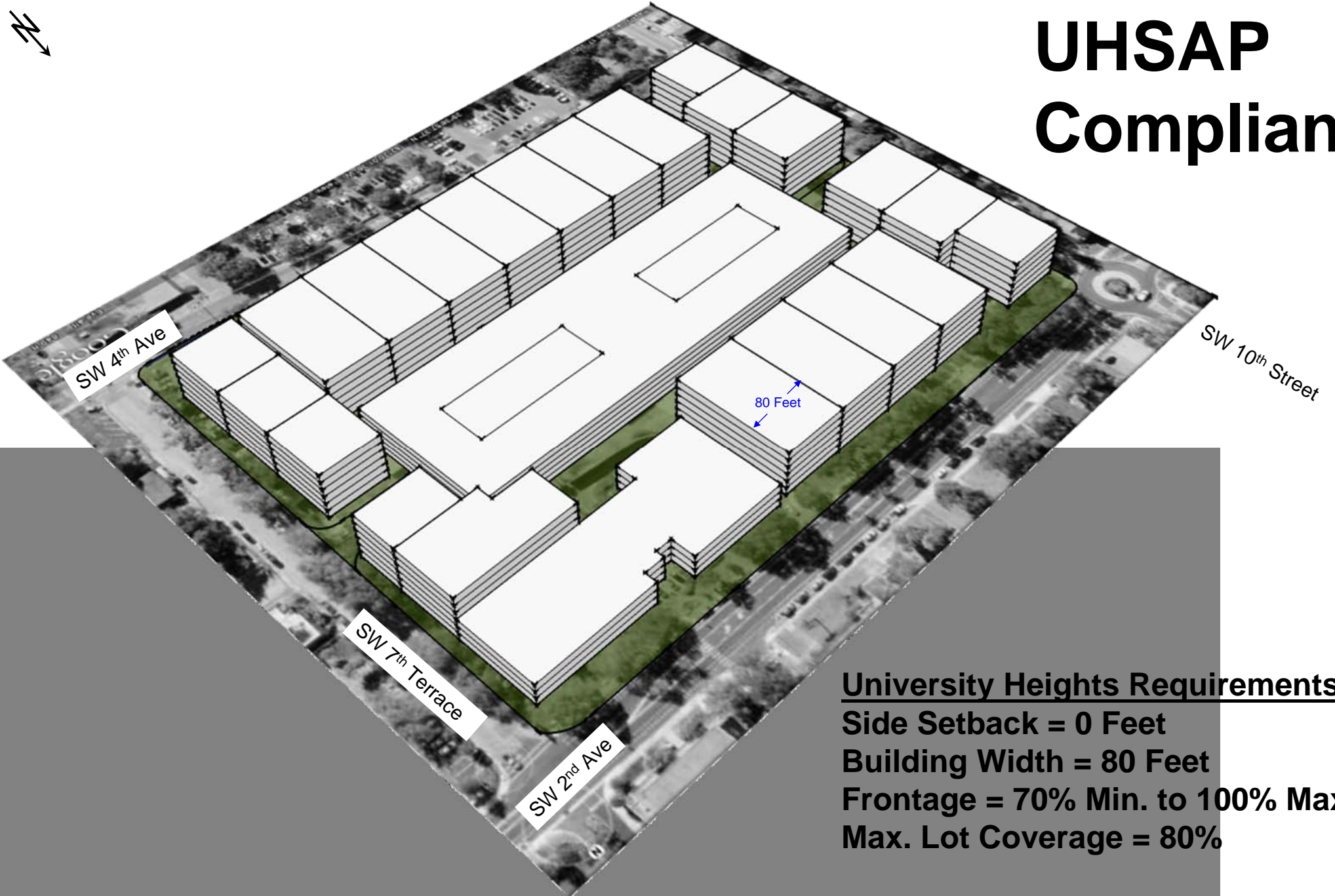
CHW-1997-04-2017

FW-0102000004115-0100000000

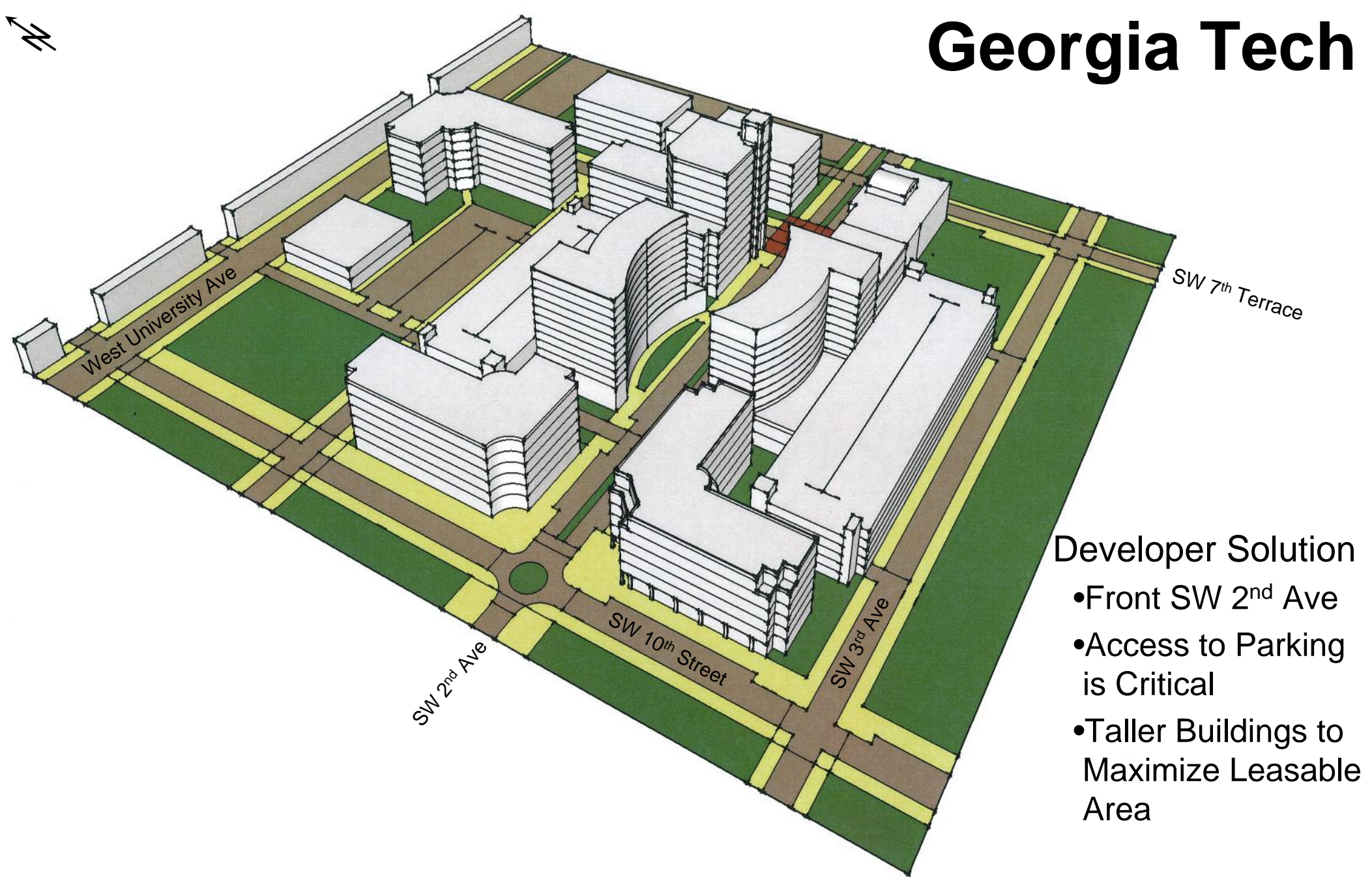
UHSAP Office Building Requirements

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

UHSAP Compliant



Georgia Tech



Developer Solution

- Front SW 2nd Ave
- Access to Parking is Critical
- Taller Buildings to Maximize Leasable Area

Concept Plan





INNOVATION SQUARE Gainesville, Florida

May 17, 2010

Urban Details

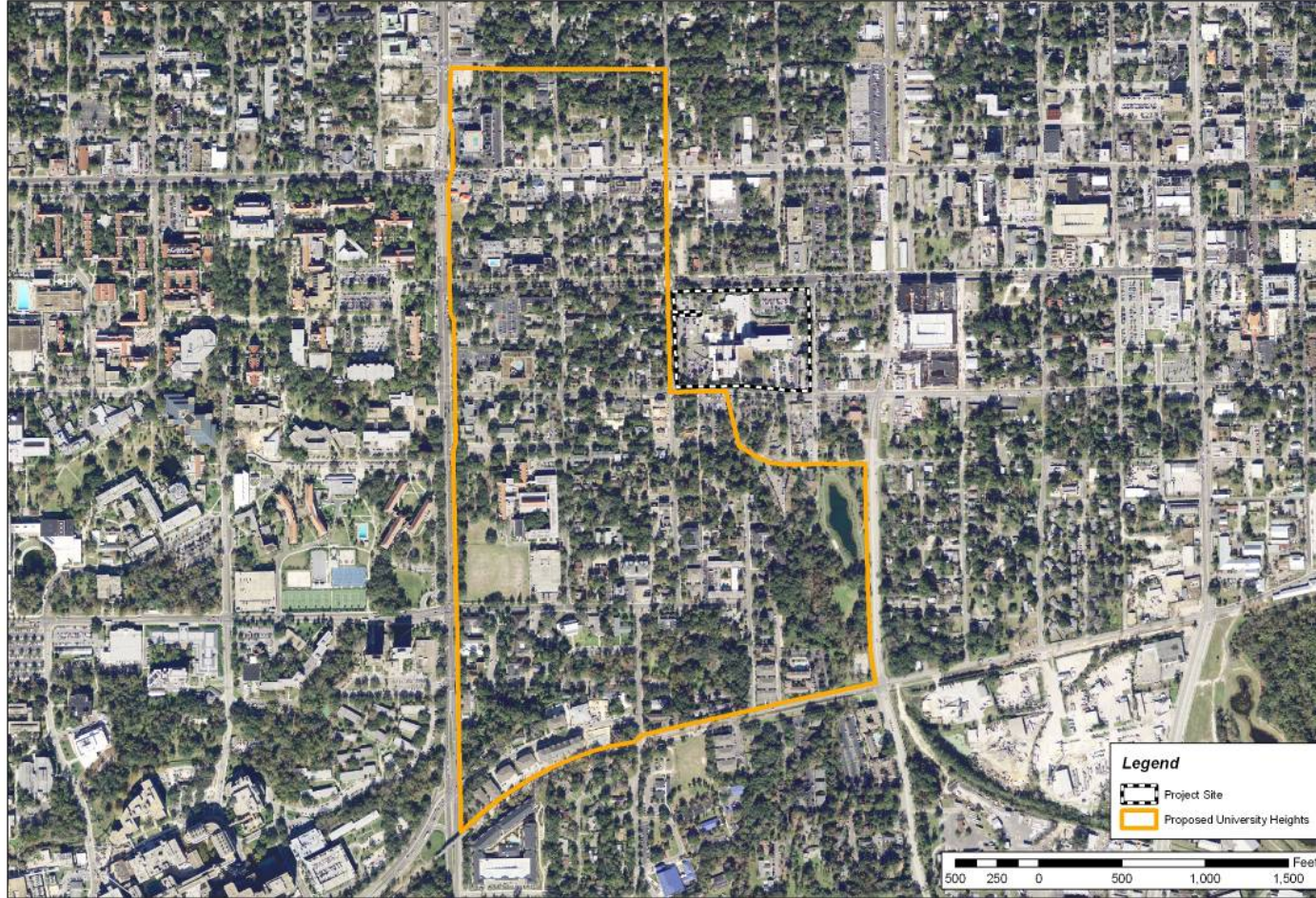


**DAVID CONNER
and ASSOCIATES**

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

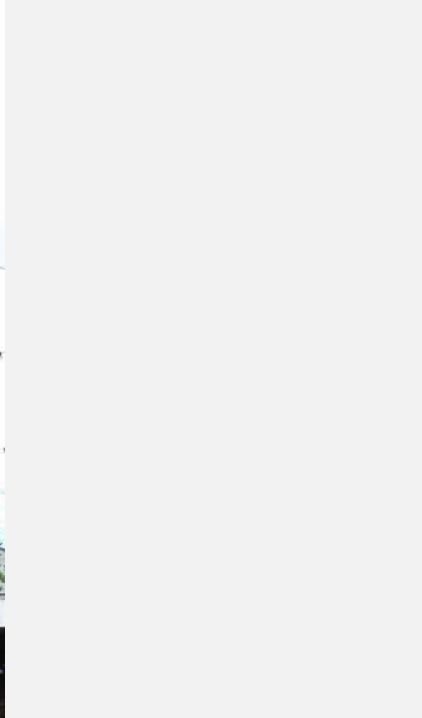
- Allow Office Building Frontage Requirements to be Met at Buildout
- Ensure Consistency with Maximum Building Width Requirements

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

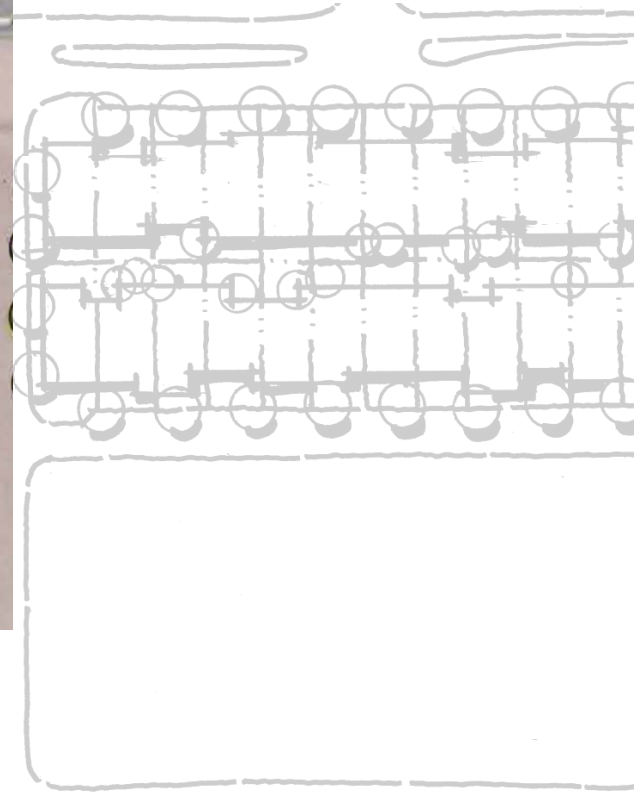
- Eliminate Maximum Parking Allowance (1 Space per 400 sq. ft. GFA) for Structured Parking



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