

The Corradino Group
Architects
www.tcgarchitects.com
11.26.01

Downtown Gainesville Parking Garage Project

Urban Design Strategy

The parking garage is sited in a manner consistent with the traditional urban design guidelines fostered by the City of Gainesville. Each of the building's four sides responds to and reinforces the distinct character of the streets and blocks that define the site. The building's main pedestrian entrance is located on SW 1st Avenue; consistent with the unique and intense pedestrian experience supported by the existing commercial buildings along the street. Also located along SW 1st Avenue is a low layer of storefronts that attaches itself to the main body of the garage. This layer allows for the building's gradual increasing of scale from one to five stories. Conversely, the vehicular and service entrances are located on SW 2nd Street – a street with minimal pedestrian or building activity.

A rigorous colonnade that begins on the north end in an open-air plaza and ends on the south in a covered corner vestibule defines SW 1st Street. This gesture not only addresses the corner, but also provides a covered area for pedestrians coming to and from the courthouse to the south. SW 2nd Avenue is addressed in a similar manner. A corner element to the east and a secondary stair tower to the west flank the column bays along the avenue.

The 200' x 200' block is thus appropriately reinforced and respected by the garage's footprint while the needs and requirements of the site's four distinct sides are also reflected in the design.

Building Design Strategy

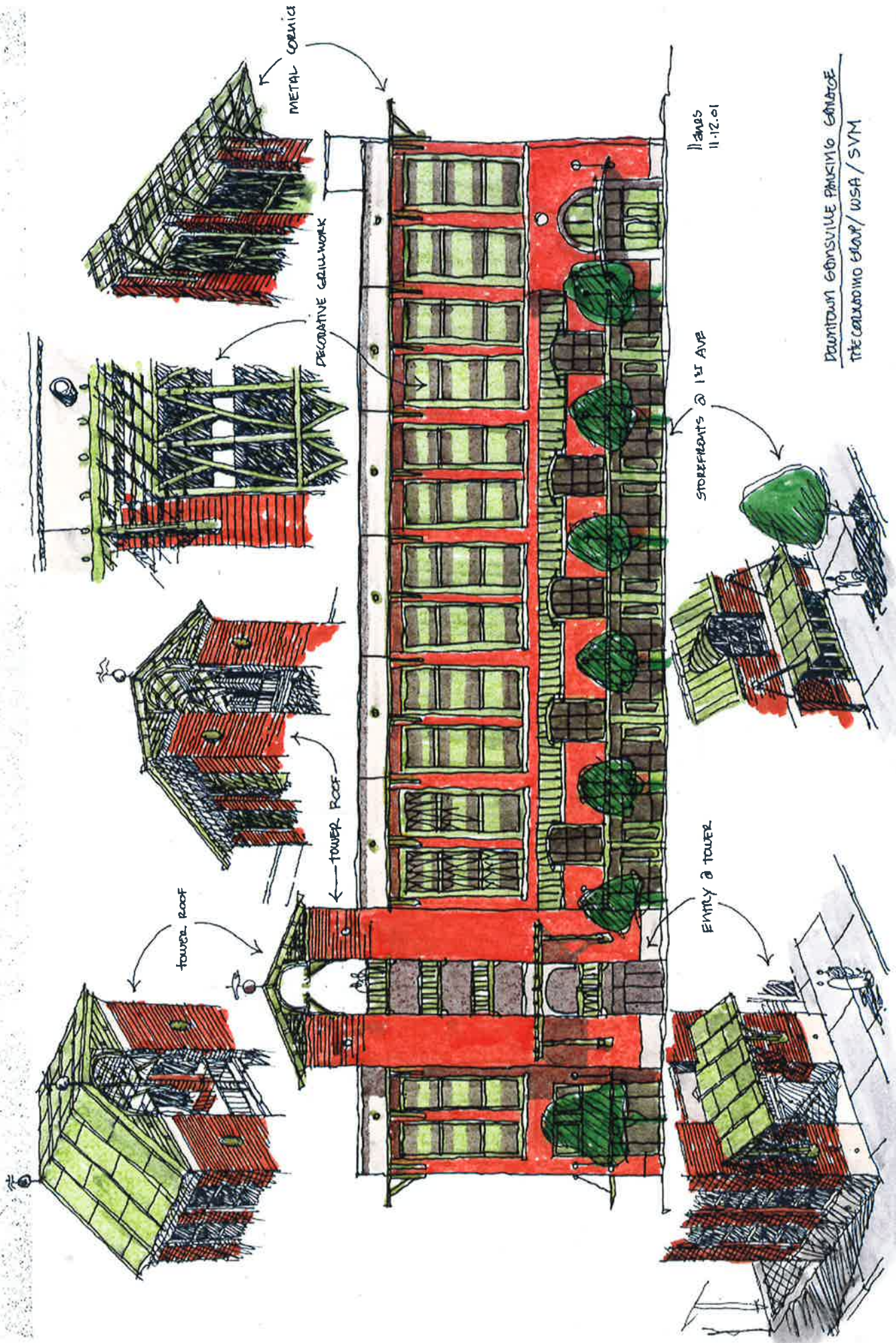
The primary architectural character of the parking garage is derived from a combination of programmatic and contextual influences. The garage's efficient straightforward structural assembly generates the building's predominant rhythm of columns and bays. This element gives the building's façade its overall cadence and tempo. Programmatic elements such as the elevator and stair towers provide the massing with points of vertical punctuation. The location of these components is a product of convenience, code-related issues, context and existing (and future) site conditions.

The vertical arrangement of the building's façade follows the traditional base / middle / top composition. More specifically, the typical bay is composed of a two-story "arcade" that supports the main body of the garage. Metal brackets at each column grid, representing the building's cornice, complete the top of each bay. A painted metal grill, an abstract representation of foliage, fills the space between the column bays. The grill, painted olive green, also partially conceals the repetitive form of the parking structure within.

The predominant material used throughout the garage is brick. The brick's color and finish is to be consistent with the color and finish of the site's surrounding buildings. The selected brick, however, should be noticeably different from the one to be installed at the new courthouse.

The lower scale layer of storefronts along SW 1st Avenue is designed to reflect and reinforce the existing façade of shops on both the north and south sides of the street. This strip of storefronts is flanked on the east and west sides by the main entry tower and an enhanced corner element, respectively. A large window is located above each storefront. This element creates the illusion of a second floor while providing added natural light into each retail space. The corner element on the corner of SW 1st Avenue and 2nd Street is treated as a unique point of entry and is identified by a large archway and curved canopy.

The building's main vertical component is the elevator and stair tower located on the corner of SW 1st Avenue and 1st Street. This brick-clad element provides access to all levels of the building and affords the user views of the street from the various landings. The elevators are clad in glass and the stair well is open on the sides promoting enhanced visibility/security and natural ventilation. The tower is topped by a standing-seam metal gable roof with exposed trusses. The finish and color of this element will be consistent with the railings and grills used throughout the building.



METAL CORNICE

DECORATIVE GRILLWORK

tower roof

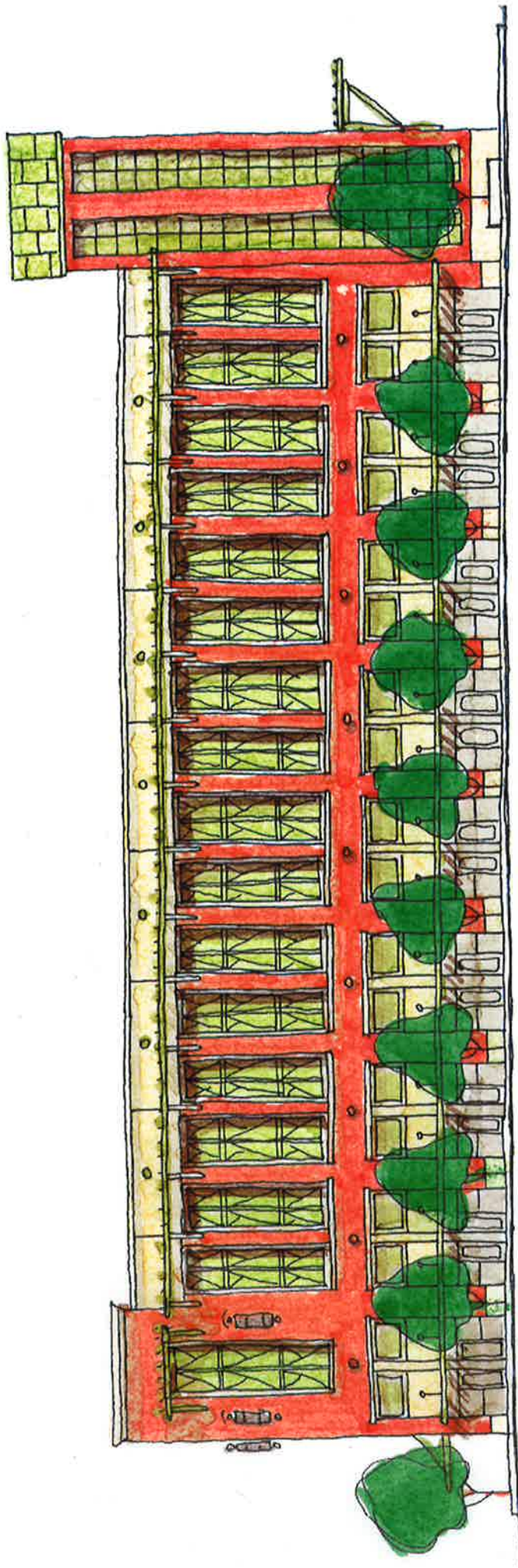
tower roof

11/12/01

STOREFRONTS @ 1st AVE

ENTRY @ TOWER

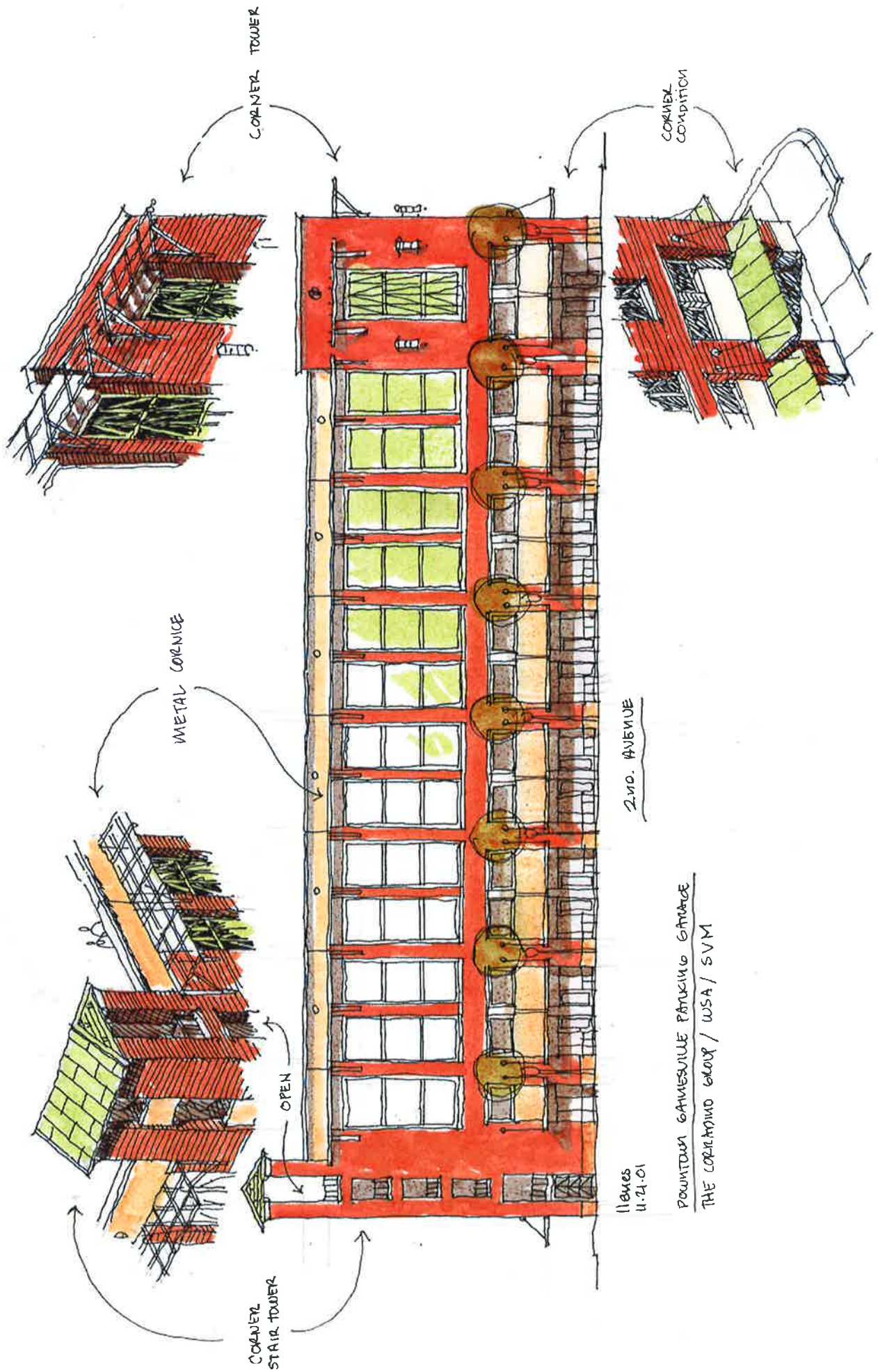
DOWNTOWN GREENSBORO PARKING GARAGE
THE CAROLINO HOTEL / USA / SVM



1ST STREET

11.26.01

POWATTOUR GAINESVILLE PARKING GARAGE
THE CORRADINO GROUP / WSA / SUM



CORNER TOWER

CORNER COUPTION

METAL CORNICE

CORNER STAIR TOWER

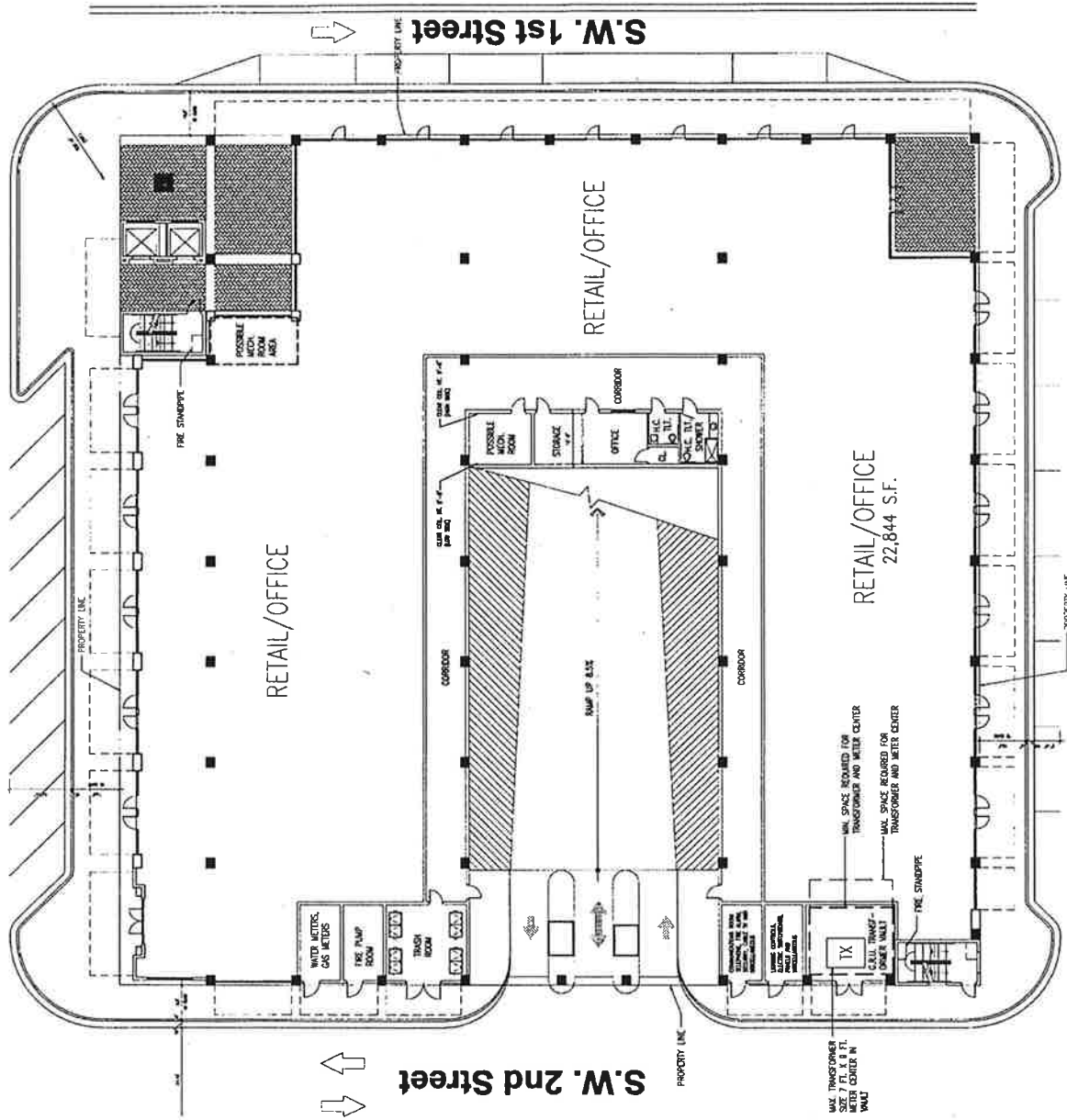
OPEN

2 NO. AVENUE

11/2005
11.21.01

POWERTOWN GAMESVILLE PARKING GARAGE
THE CORRIDOR 600R / USA / SVM

S.W. 1st Avenue



S.W. 2nd Street

S.W. 1st Street

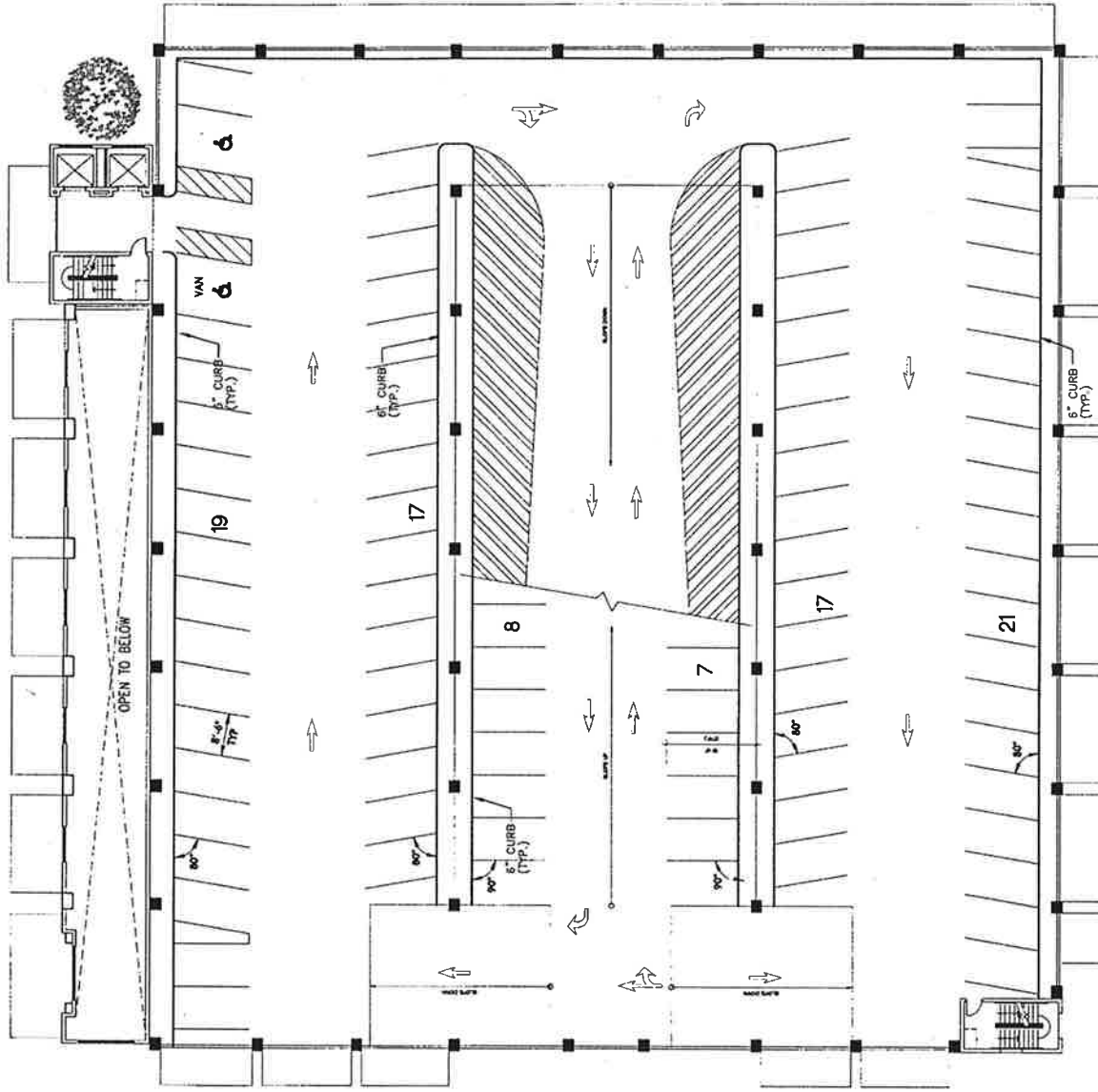
S.W. 2nd Avenue

GROUND LEVEL PLAN

11.28.01

N.T.S.

S.W. 1st Avenue



S.W. 2nd Avenue

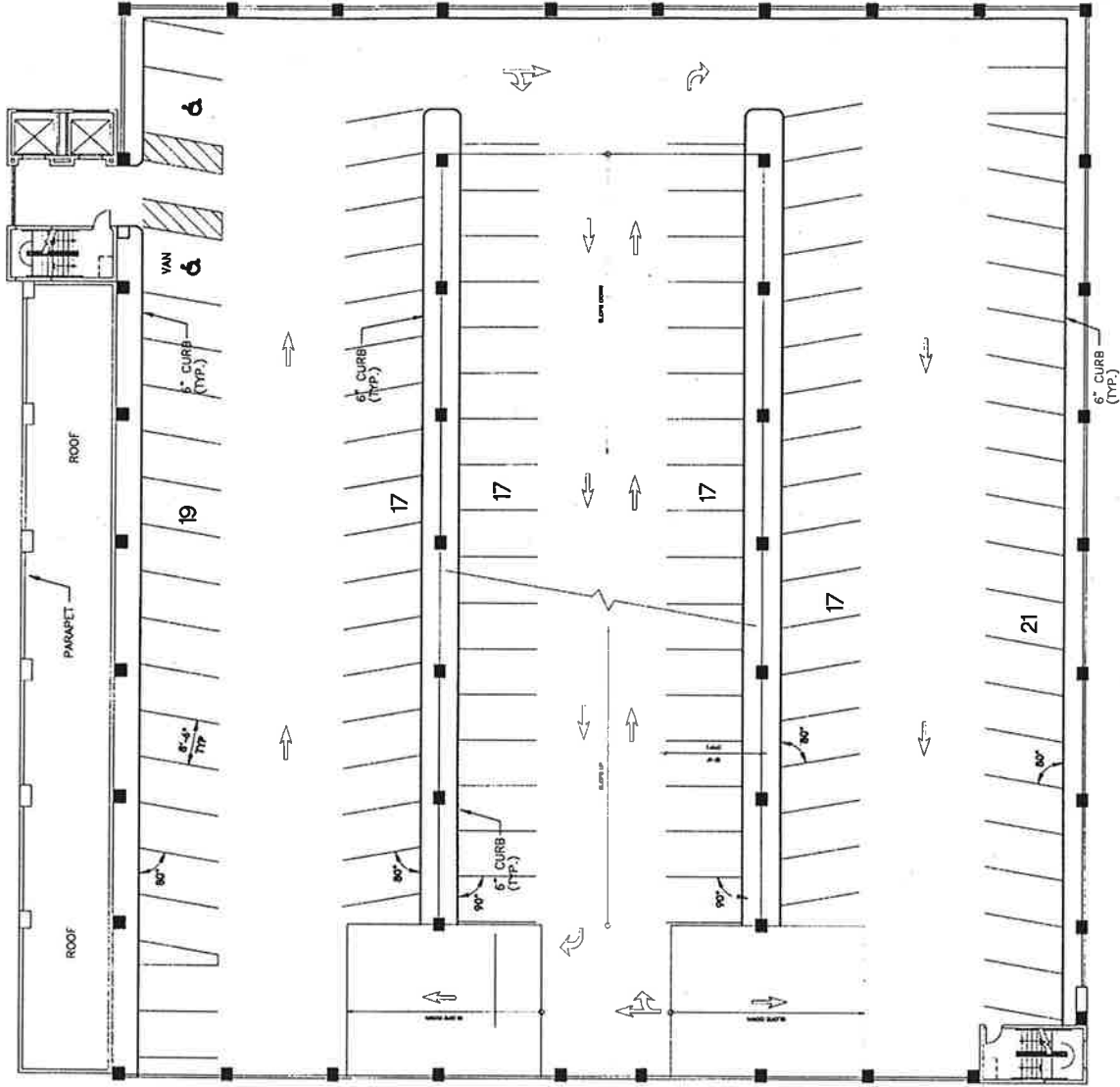


FIRST LEVEL PLAN

11.20.01

N.T.S.

S.W. 1st Avenue



S.W. 2nd Avenue

N ↑
SECOND LEVEL PLAN
N.T.S. 11.28.01

