

PROPOSED CHANGES

- INCREASE BUILDING S.F. - 665,000 S.F. TO 950,000 S.F.
- INCREASE GARAGE S.F. - 350,000 S.F. TO 380,000 S.F.
- INCREASE RESIDENTIAL UNITS - 490 TO 500
- SPECIFY MAX. HOTEL ROOMS – 250
- INCREASE USABLE OPEN SPACE FROM 31% TO 44% OF SITE
- INCREASE BUILDING STORIES FROM 8' TO 10' AND BUILDING HEIGHT FROM 95' TO 110'
- INCREASE GARAGE HEIGHT FROM 95' TO 110'
- REVISED ELEVATIONS



UNIVERSITY CORNERS

- FIRST APPROVED IN 2005
- MODIFIED IN 2007

KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING



KEY ISSUES:

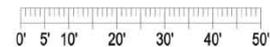
- **BUILDING HEIGHT**
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING



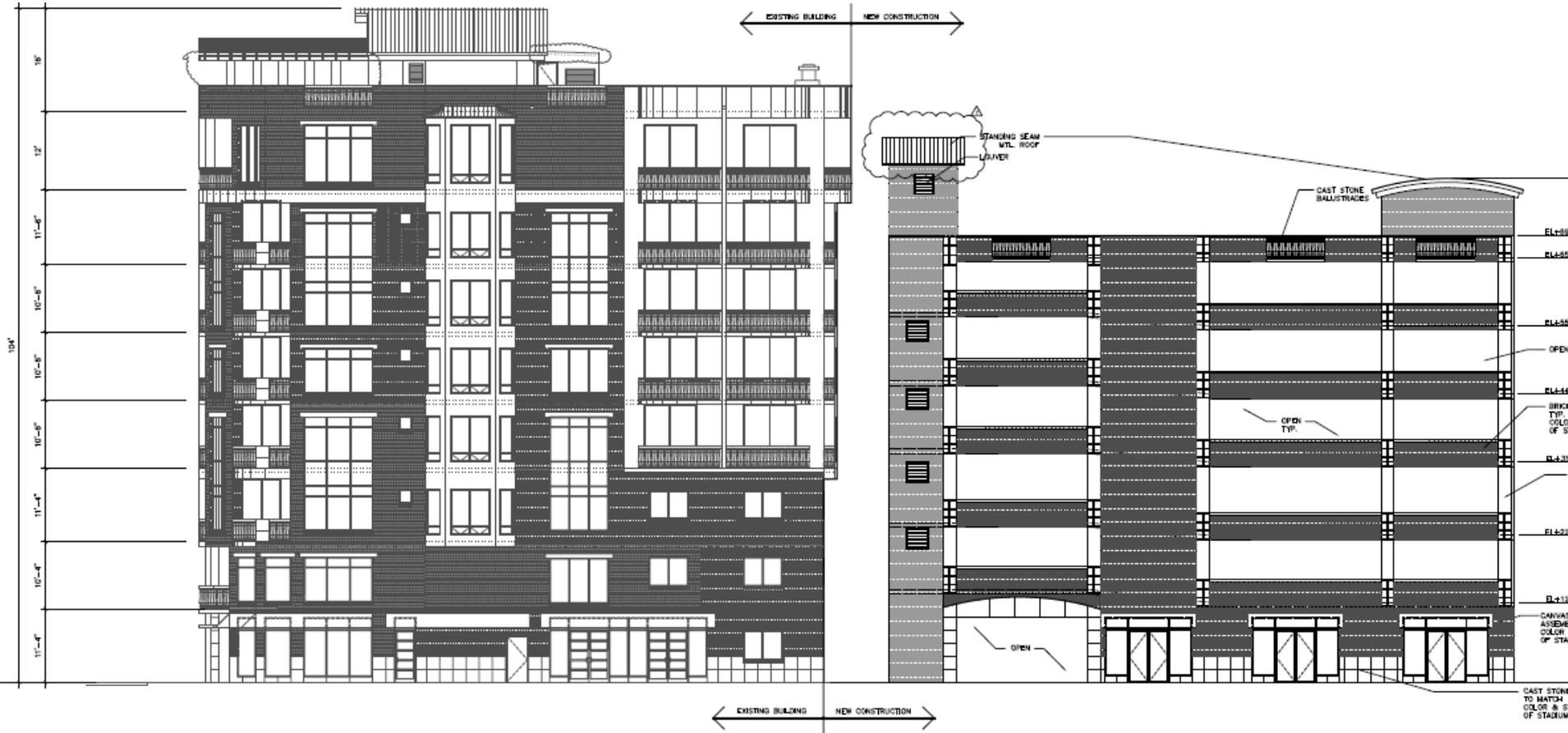
9 STORIES (101') FACING UNIVERSITY AVENUE.



UNIVERSITY AVENUE ELEVATION



Stadium Club = 98' facing University Ave



MAXIMUM HEIGHT ON GARAGE AT 110'



2nd AVENUE ELEVATION

SOUTH ELEVATION



KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING



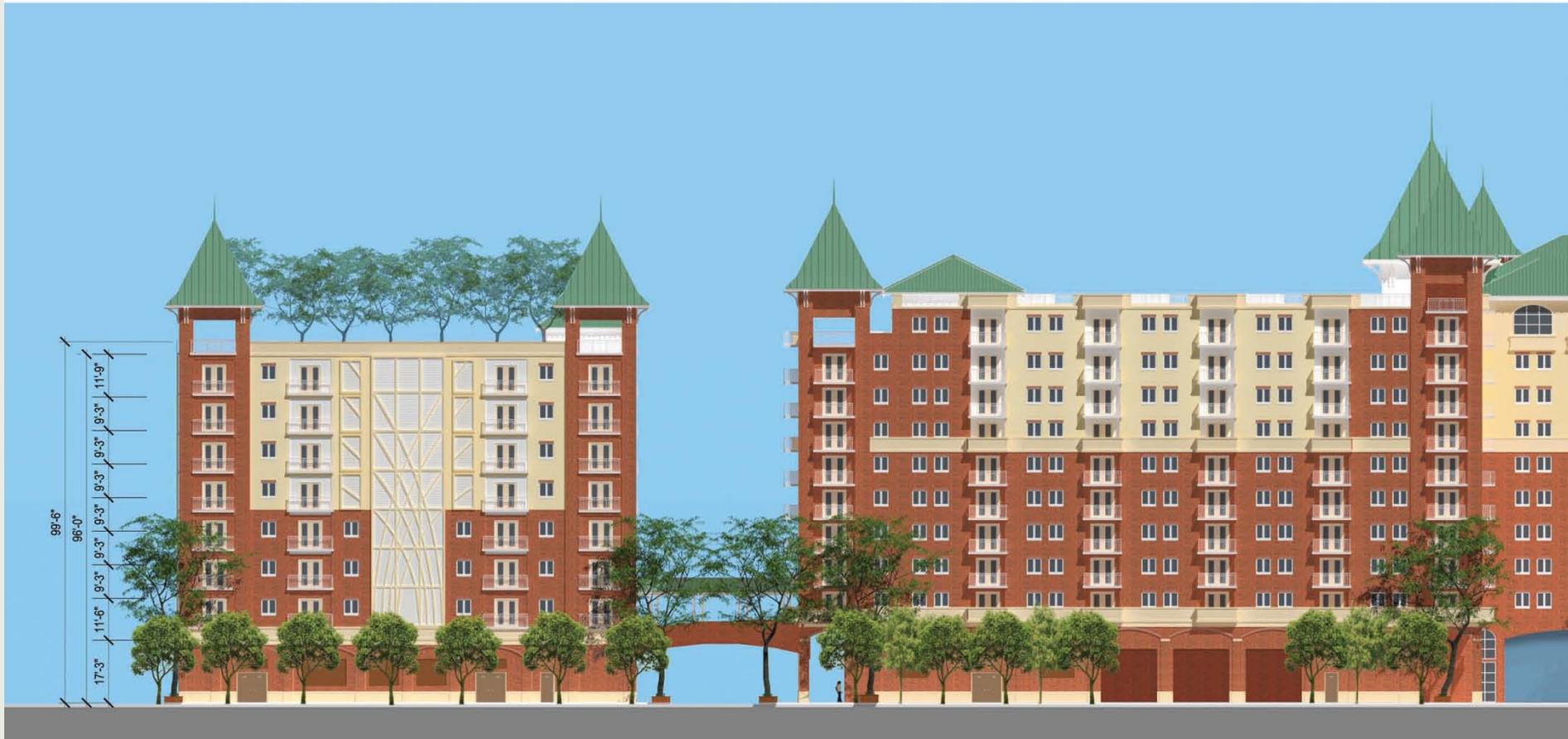
14TH STREET FAÇADE ALREADY APPROVED



14th Street Elevation
11|15|06

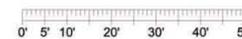


14TH STREET FAÇADE REVISED AND PRESENTED AT PETITION HEARING



14th STREET ELEVATION

NORTH



UNIVERSITY AVE

NW 1st AVE

NW 2nd AVE

NW 3rd AVE

NW 14th ST

NW 3rd AVE

NW 13th ST

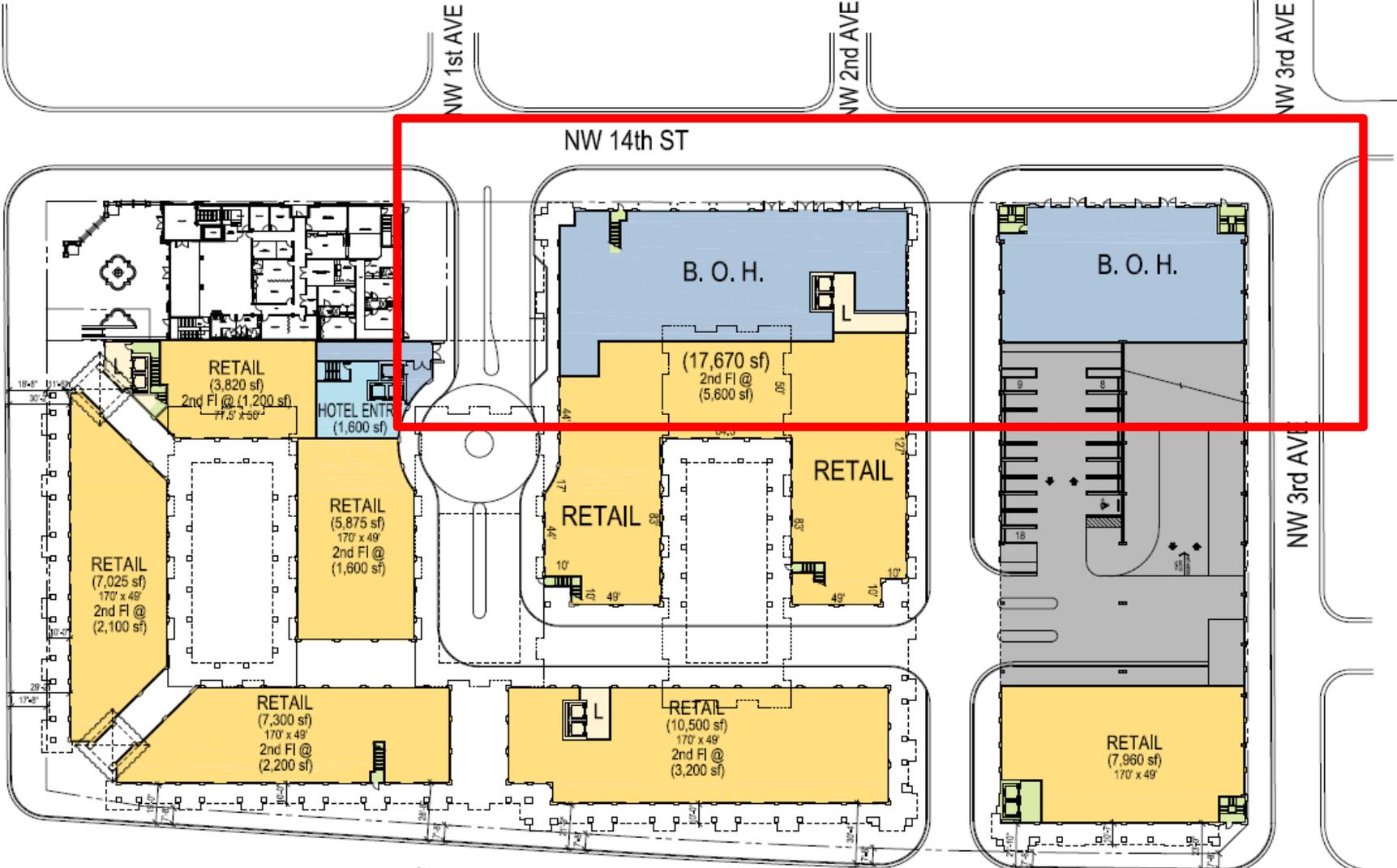
1st FLOOR PLAN



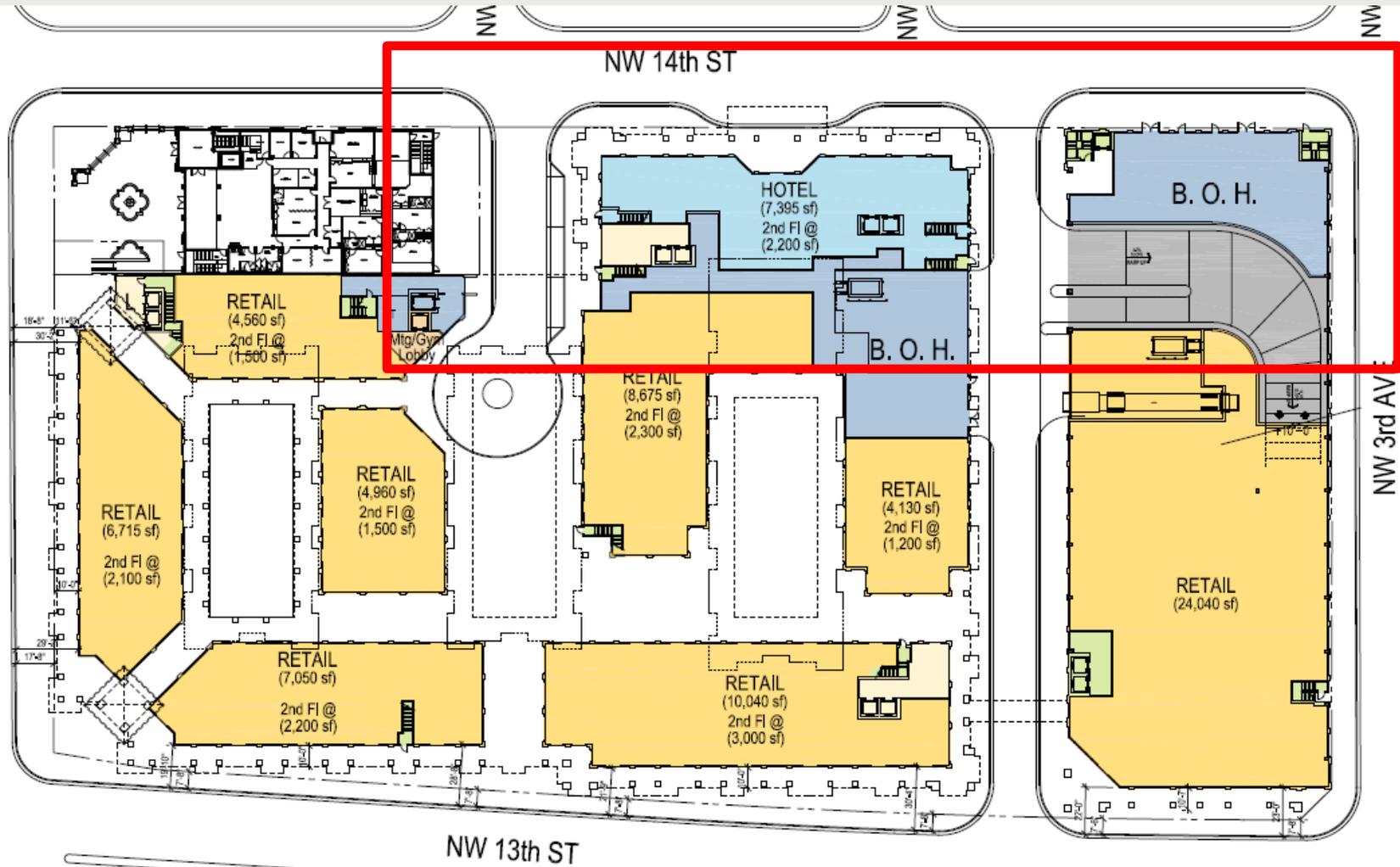
1" = 50'



Jan. 02, 2013



UNIVERSITY AVE



NW 14th ST

NW 13th ST

NW 3rd AVE

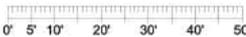
1st FLOOR PLAN

REVISED 14TH STREET ELEVATION WITH HOTEL FRONTAGE



14th STREET ELEVATION

NORTH



KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING



UNIVERSITY AVE

NW 1st AVE

NW 2nd AVE

NW 3rd AVE

NW 14th ST

NW 3rd AVE

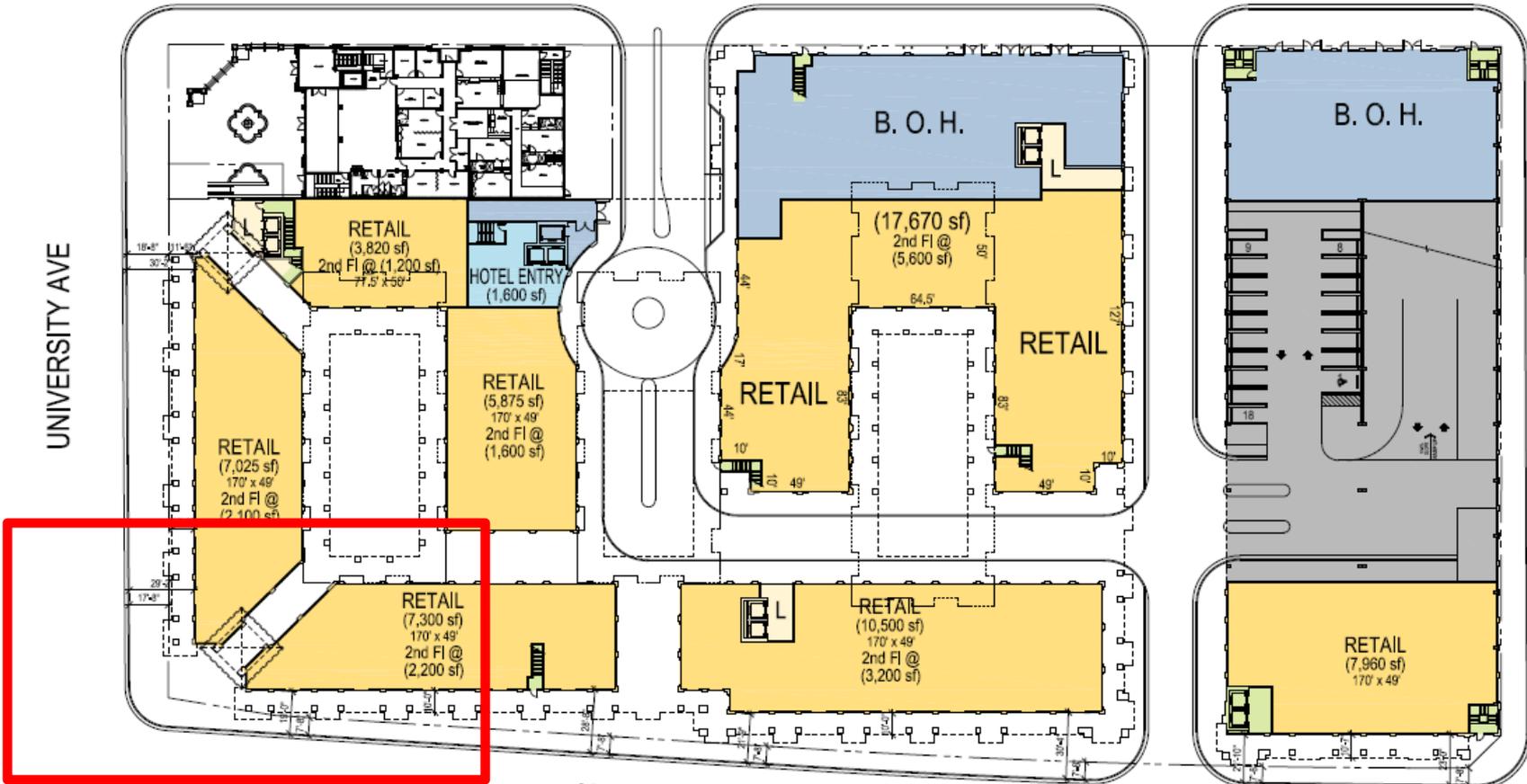
NW 13th ST

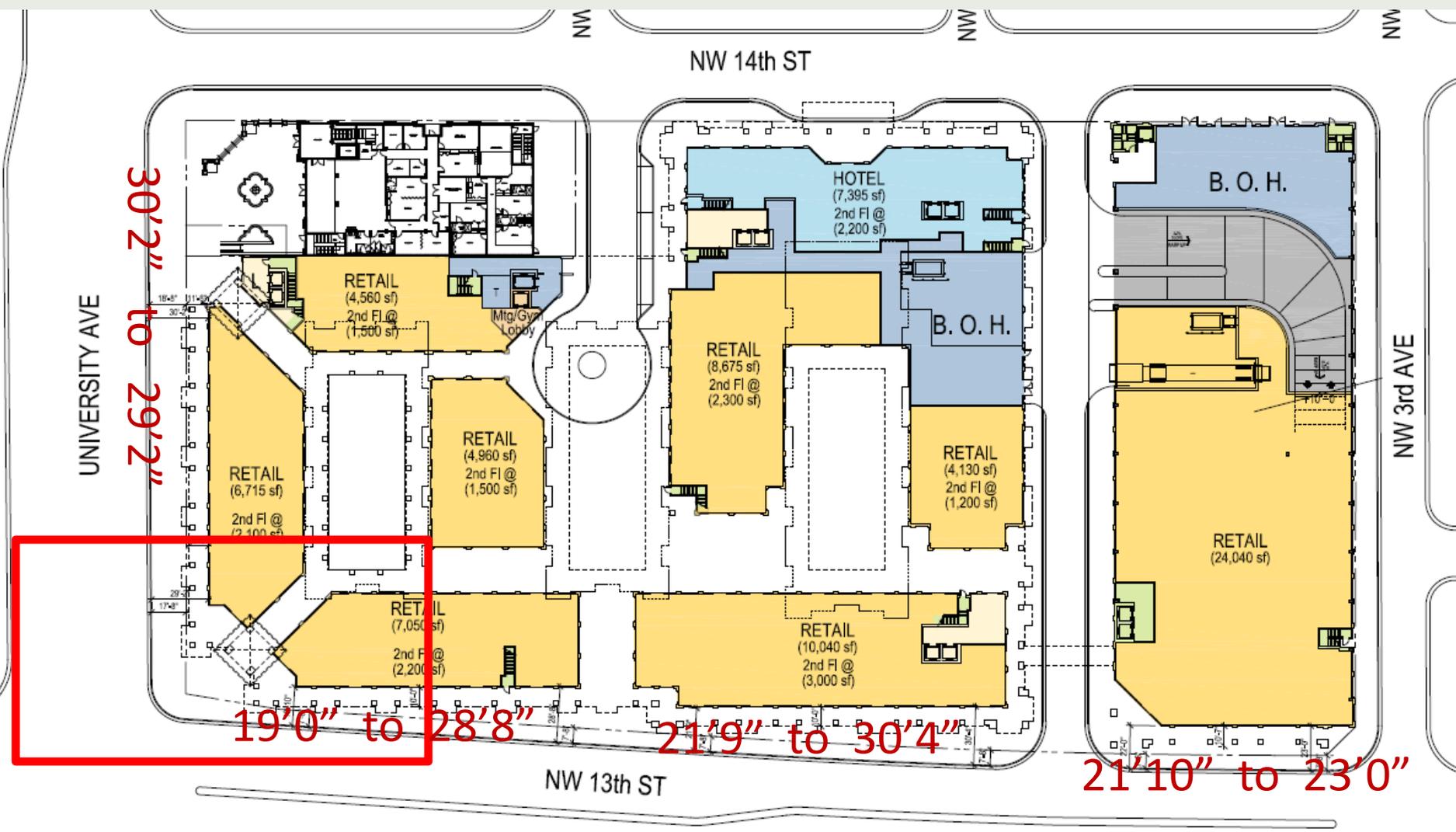
1st FLOOR PLAN

1" = 50'



Jan. 02, 2013





1st FLOOR PLAN



University & 13th Street Corner Streetscape



13th Street Streetscape



13th Street & University Avenue Aerial View



13th Street Aerial View



University Retail Arcade Streetscape

KEY ISSUES:

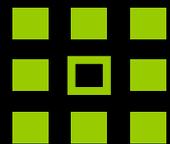
- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING





Walkability in Gainesville University Corners

Richard A. Hall, PE, CNU



HPE

Hall Planning & Engineering, Inc.



highly walkable streetside



highly permeable blocks

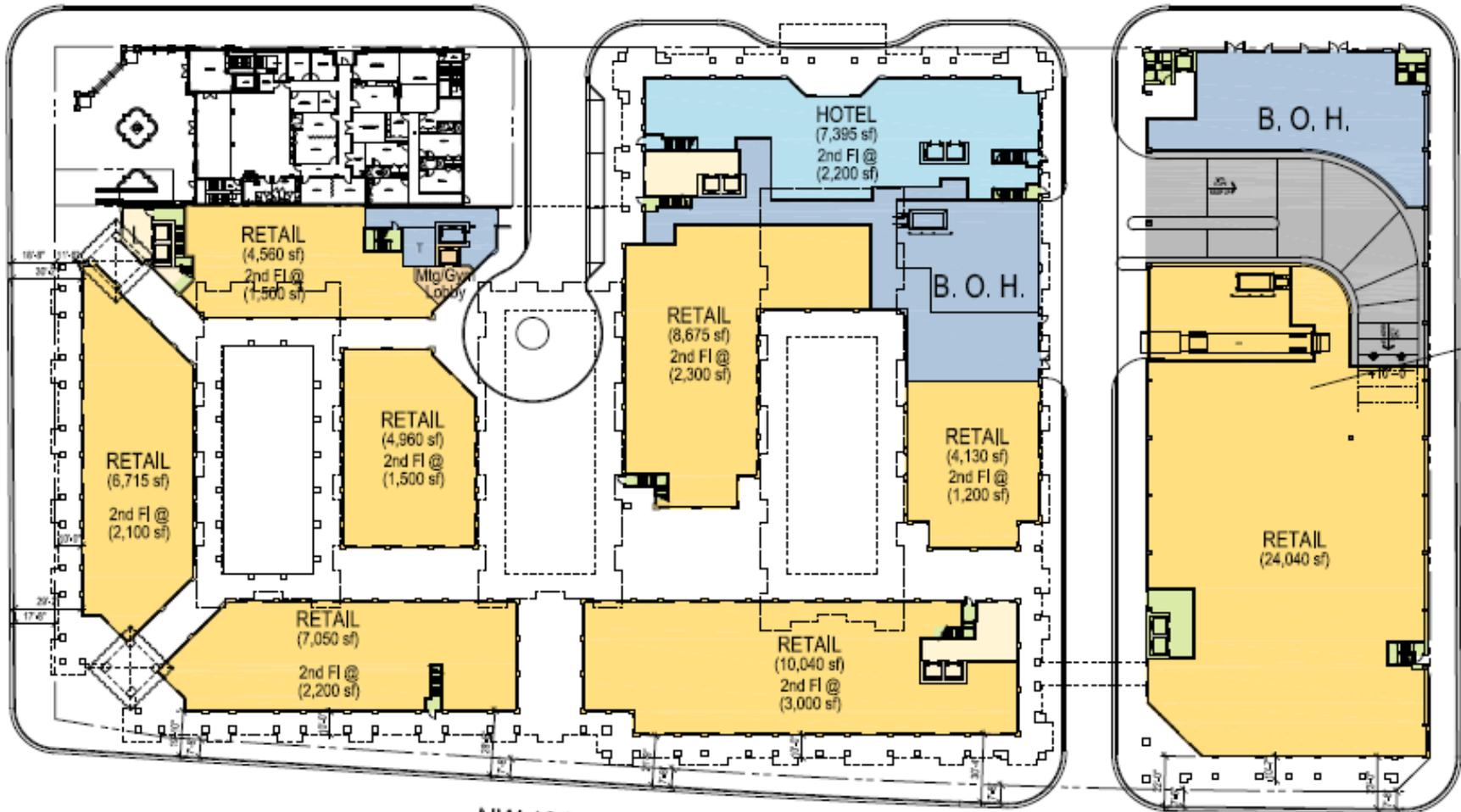
UNIVERSITY AVE

NW 1st AVE

NW 2nd AVE

NW 3rd AVE

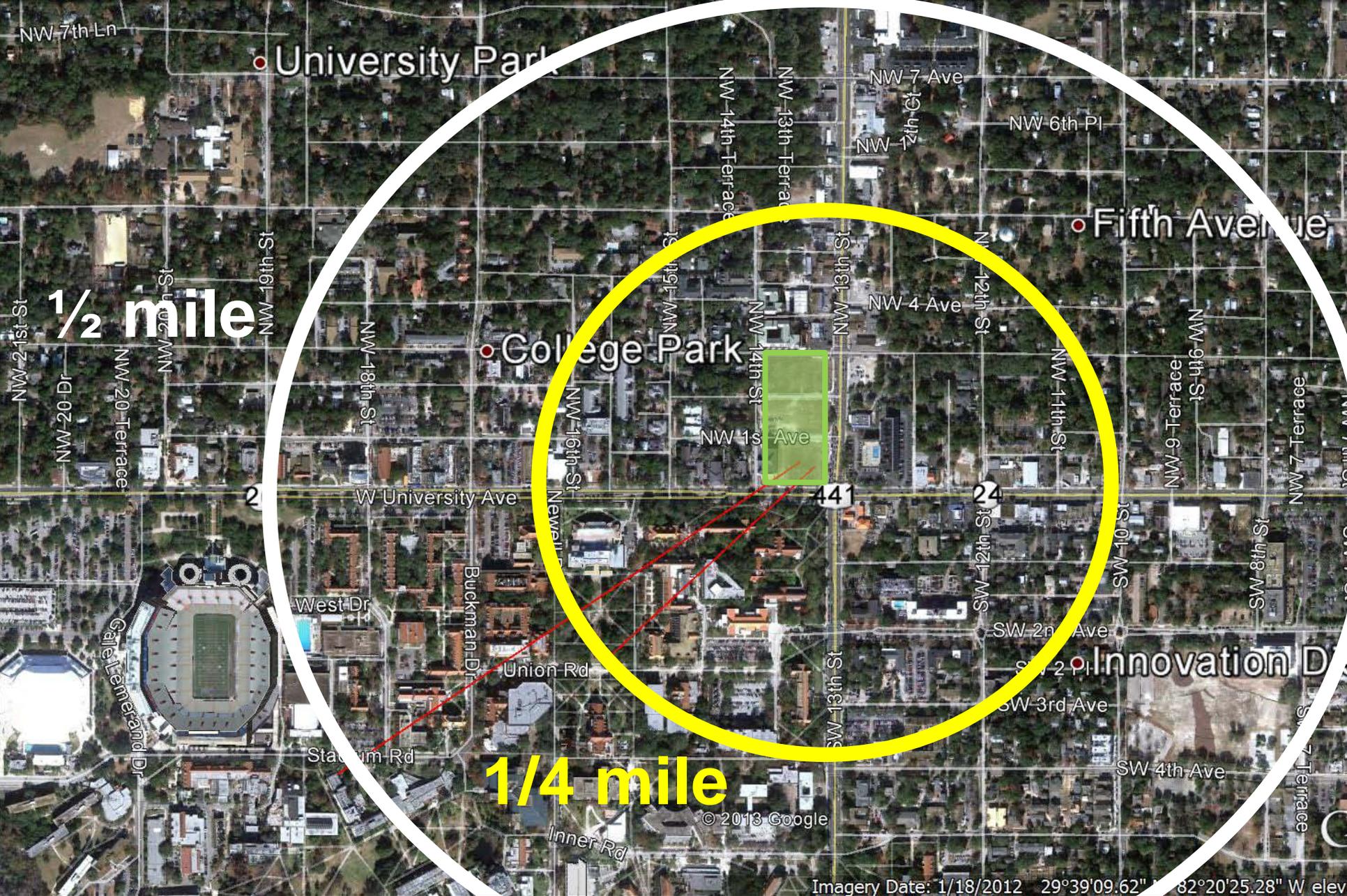
NW 14th ST



NW 13th ST

NW 3rd AVE

highly mixed uses



1/2 mile

1/4 mile

walk radii of 1/2 and 1/4 miles

10 walkability index measures

- off-peak free flow speed 4
- pavement width 4
- on-street parking 0
- sidewalk width 8
- Connectivity 10
- pedestrian features 10
- street enclosure [w:h] 6
- land use mix 10
- façade design 8
- bus stops, bike features 8

68 on NW13th St

Easily 76 w east fix up

ten points each for potential score of 100

walkability index grades

- 90 - 100 points High Walkability (A)
- 70 - 89 points Very Walkable (B)
- 50 - 69 points Moderately Walkable (C)
- 30 - 49 points Basic Walkability (D)
- 20 - 29 points Minimal Walkability (E)
- 19 points or less Uncomfortable/hazardous for Walking (F)

68 to 76 , C to B

KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE
- TRAFFIC CONGESTION
- PARKING



Parking

Ordinance

- Revised to allow additional level of parking deck to increase achievable number of spaces by 136 within height limitation on garage while accommodating a grocer on the ground floor

Management

- All tenants required to lease sufficient parking in garage to accommodate anticipated employee demand plus customer demand
- Many employees expected to be students and residential tenants

Q&A

