

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 STORIES FROM 9' TO 10' AND GARAGE HEIGHT FROM 95' TO 110'
- REMOVE REMEDIATION LANGUAGE

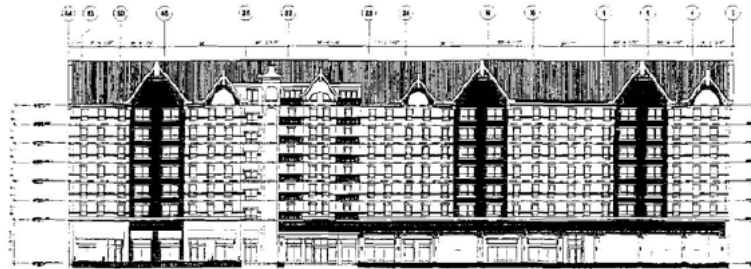


UNIVERSITY CORNERS

- FIRST APPROVED IN 2005
- MODIFIED IN 2007

BUILDING ELEVATIONS APPROVED IN 2005

APPROVED



2ND FLOOR NORTH ELEVATION (SECTION 1A)



1ST FLOOR NORTH ELEVATION (SECTION 1A)



15TH STREET ELEVATION (SECTION 1B)



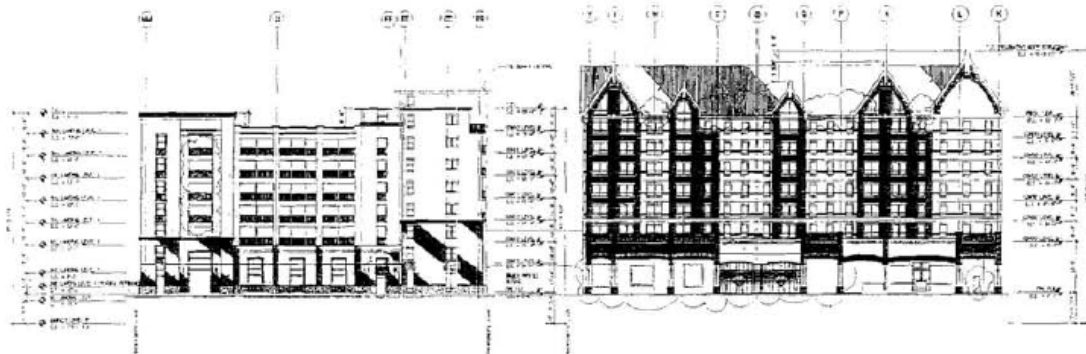
1ST FLOOR SOUTH ELEVATION (SECTION 1A)

<p>UNIVERSITY CORNERS LLC 1500 UNIVERSITY AVENUE SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p> <p>ARCHITECT MORRIS ARCHITECTS 1000 UNIVERSITY AVENUE SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p> <p>DATE 10/10/05</p> <p>PROJECT UNIVERSITY CORNERS LLC 1500 UNIVERSITY AVENUE SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p> <p>DATE 10/10/05</p> <p>PROJECT UNIVERSITY CORNERS LLC 1500 UNIVERSITY AVENUE SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p>	 <p>morris architects</p> <p>1000 UNIVERSITY AVENUE SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p> <p>INTERNET WWW.MORRISARCHITECTS.COM</p> <p>NOT FOR CONSTRUCTION</p> <p>UNIVERSITY CORNERS</p> <p>ELEVATIONS</p> <p>A2.00</p>
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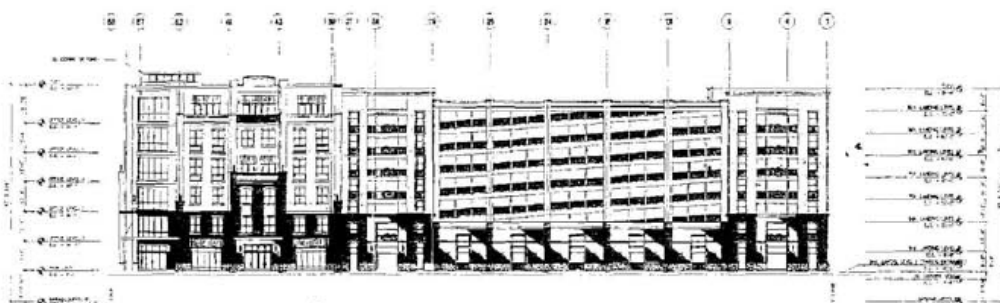
UNIVERSITY CORNERS - ELEVATION 1

Sheet 1 of 2



UNIVERSITY CORNERS - ELEVATION 2

Sheet 2 of 2



UNIVERSITY CORNERS - ELEVATION 3

Sheet 3 of 3

APPROVED

UNIVERSITY CORNERS LLC
 1000 UNIVERSITY AVENUE
 SUITE 100
 ANN ARBOR, MI 48106-1000
 (734) 763-1000

ARCHITECT
 WALTER P. MOORE
 1000 UNIVERSITY AVENUE
 SUITE 100
 ANN ARBOR, MI 48106-1000
 (734) 763-1000

ENGINEER
 TUCKER COMPANY INC
 1000 UNIVERSITY AVENUE
 SUITE 100
 ANN ARBOR, MI 48106-1000
 (734) 763-1000

PLANNING
 GRAPHICS AND ASSOCIATES, PC
 1000 UNIVERSITY AVENUE
 SUITE 100
 ANN ARBOR, MI 48106-1000
 (734) 763-1000



APPROVED FOR CONSTRUCTION

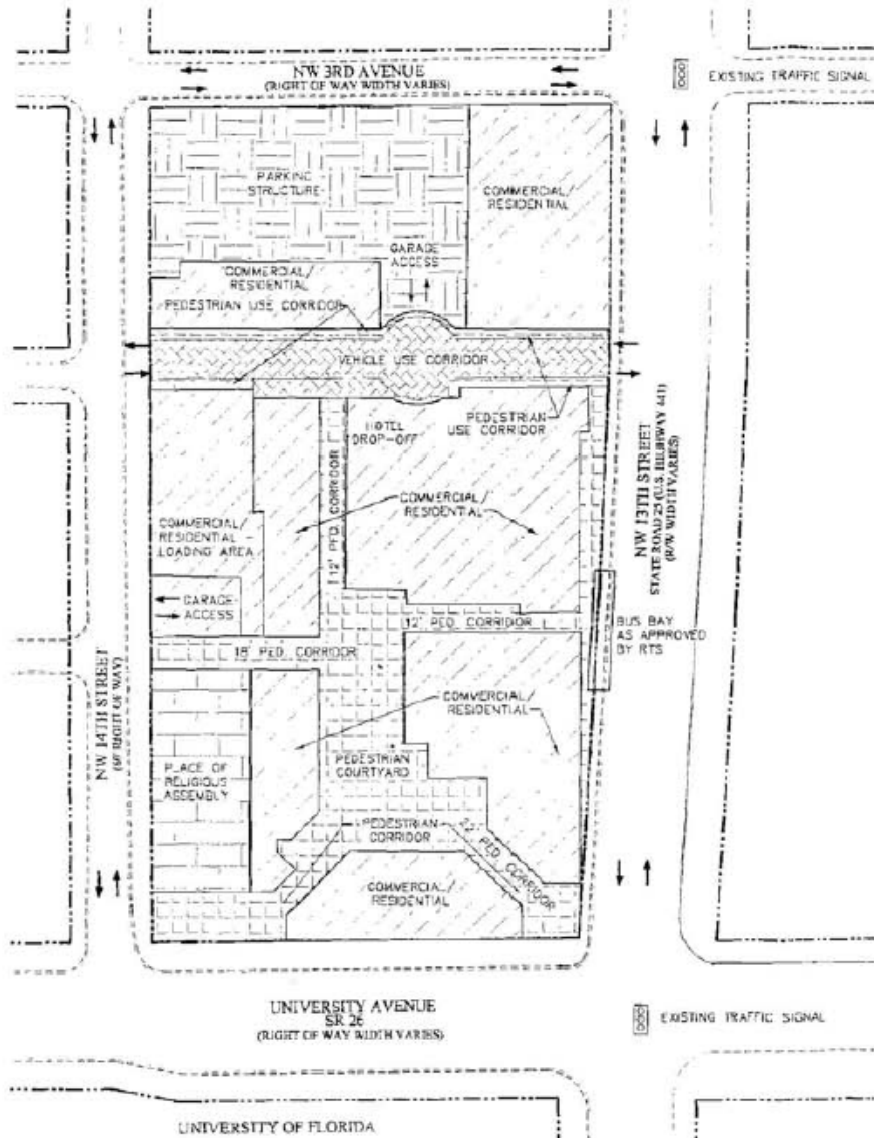
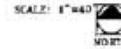
NOT FOR CONSTRUCTION

UNIVERSITY CORNERS

ELEVATIONS

A2.01

PD LAYOUT PLAN
FOR
UNIVERSITY CORNERS
A TRACT OF LAND LYING IN
SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA



SITE DATA

OWNER: UNIVERSITY CORNERS, LLC
ADDRESS: 130 NW 14TH STREET
CORNER: UNIVERSITY AVENUE
CARTERVILLE, FL, 32011
PHONE NUMBER: (904) 397-8000
TOTAL AREA FOR TAX PARCELS 1980-000-000 1980-000-000
1980-000-000 1980-000-000 1980-000-000
1980-000-000 1980-000-000 1980-000-000
1980-000-000 1980-000-000 1980-000-000
TOTAL PROJECT SITE AREA: 4.000 ACRES
UNAPPROVED AREA: 4.330 ACRES (100%)
MAXIMUM BUILDING AREA: 1,370 ACRES (100%)
MAXIMUM FLOOR AREA: 6,600,000 SQ. FT.
BUILDING SETBACK: 10 FT.
BUILDING HEIGHT: 10-STORIES TO MAX. TO TOP FLAT
TOP ELEV: 4'

SIDEWALK WIDTH REQUIREMENTS

MIN. SIDEWALK WIDTH:
UNIVERSITY AVENUE: 12'
NW 3RD AVENUE: 7'
NW 14TH STREET: 7'
NW 13TH STREET: 7'

CONSTRUCTION SCHEDULE

DEEM INVESTIGATION: JULY 2014
COMPLETE CONSTRUCTION: DEC. 2016

LEGEND

- COMMERCIAL/RESIDENTIAL
- PROPOSED VEHICLE USE CORRIDOR
- PROPOSED OPEN SPACE AND PEDESTRIAN USE CORRIDOR
- PLACE OF RELIGIOUS ASSEMBLY
- PARKING STRUCTURE

PROPOSED LAND USE DATA

Description	Area (Acres)	Quantity	Total
Open Space	1.70	170	170
Proposed Vehicle Use Corridor	1.30	130	130
Proposed Open Space and Pedestrian Use Corridor	1.00	100	100
Place of Religious Assembly	0.00	0	0
Parking Structure	0.00	0	0
Commercial/Residential	1.00	100	100
Other	0.00	0	0
Total	4.00	400	400

THE TOTAL OF THE PROPOSED LAND USE DATA IS 4.00 ACRES, WHICH IS THE TOTAL AREA OF THE TRACT. THE PROPOSED LAND USE DATA IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AS PART OF THE DEVELOPMENT PLAN REVIEW PROCESS AND IS NOT GUARANTEED TO BE AS SHOWN. THE BOARD OF COUNTY COMMISSIONERS MAY MODIFY THE PROPOSED LAND USE DATA AS PART OF THE DEVELOPMENT PLAN REVIEW PROCESS. THE BOARD OF COUNTY COMMISSIONERS MAY ALSO MODIFY THE PROPOSED LAND USE DATA AS PART OF THE DEVELOPMENT PLAN REVIEW PROCESS. THE BOARD OF COUNTY COMMISSIONERS MAY ALSO MODIFY THE PROPOSED LAND USE DATA AS PART OF THE DEVELOPMENT PLAN REVIEW PROCESS.

APPROVED

AMENDED IN 2007

University Corners



NW 13th Street



Kimley-Horn
and Associates, Inc.

University United Methodist Church

Building Perspective





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GATOR WESLEY



University Avenue Elevation

11|15|06



13th Street Elevation

11 | 15 | 06



morris
architect

© 2006 MORRIS ARCHITECT



Kimley-Horn
and Associates, Inc.



14th Street Elevation
11|15|06



© 2006 MORRIS ARCHITECTS



Kimley-Horn
and Associates, Inc.



2nd Avenue North Elevation

11 | 15 | 06

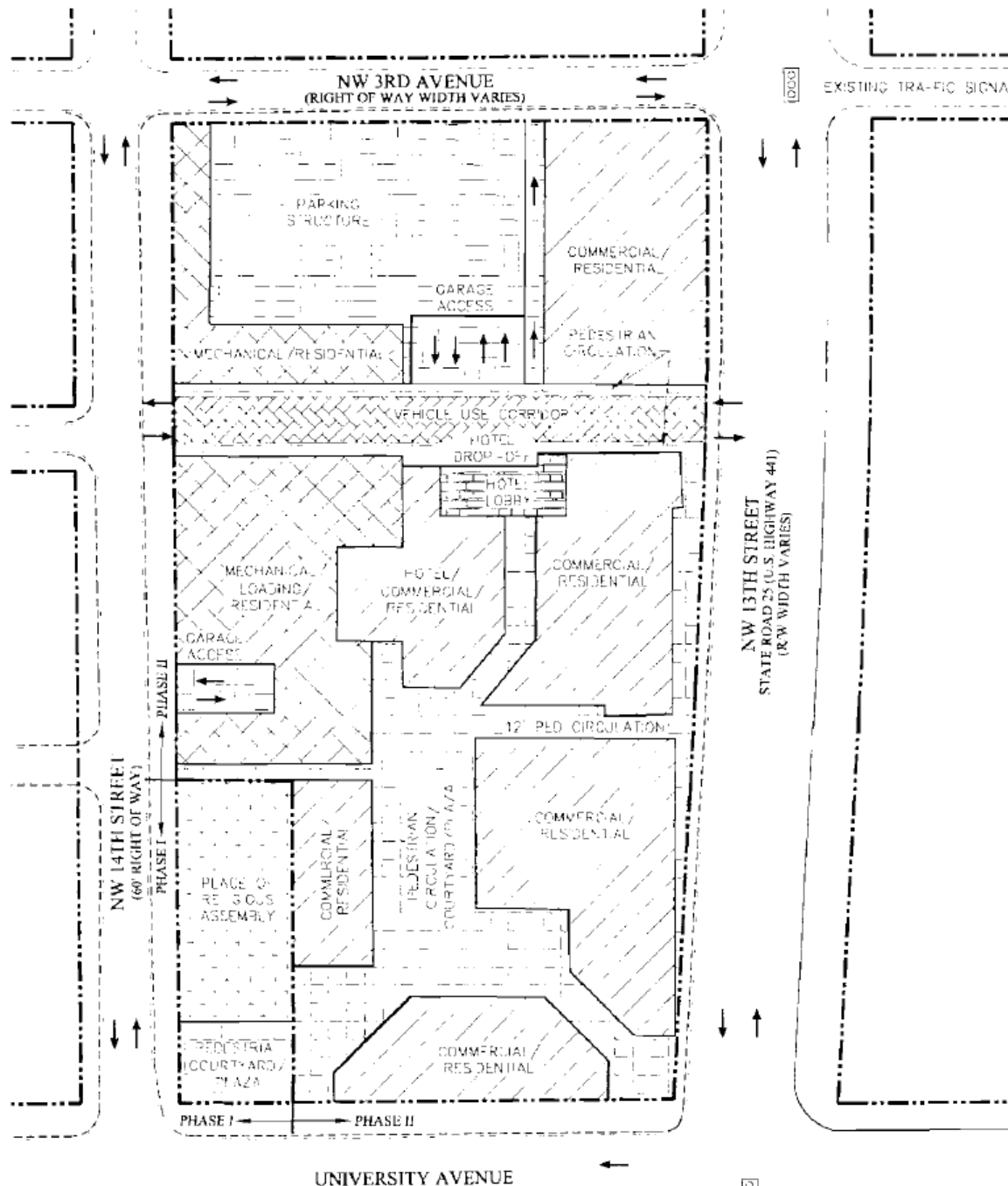


Kimley-Horn
and Associates, Inc.



Northwest 3rd Avenue Elevation

11|15|06



KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE



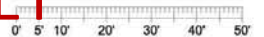
KEY ISSUES:

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





BUILDING HEIGHT COMPARISON @ 13TH STREET



KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE



14TH STREET FAÇADE ALREADY APPROVED



14th Street Elevation
11|15|06

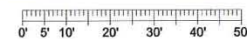


14TH STREET FAÇADE REVIEWED BY CITY PLAN BOARD



14th STREET ELEVATION

NORTH

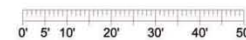


14TH STREET FAÇADE REVISED



14th STREET ELEVATION

NORTH



14TH STREET FAÇADE REVIEWED BY CITY PLAN BOARD



14TH STREET FAÇADE REVISED

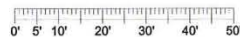


14TH STREET FAÇADE REVIEWED BY CITY PLAN BOARD



14th STREET ELEVATION

SOUTH



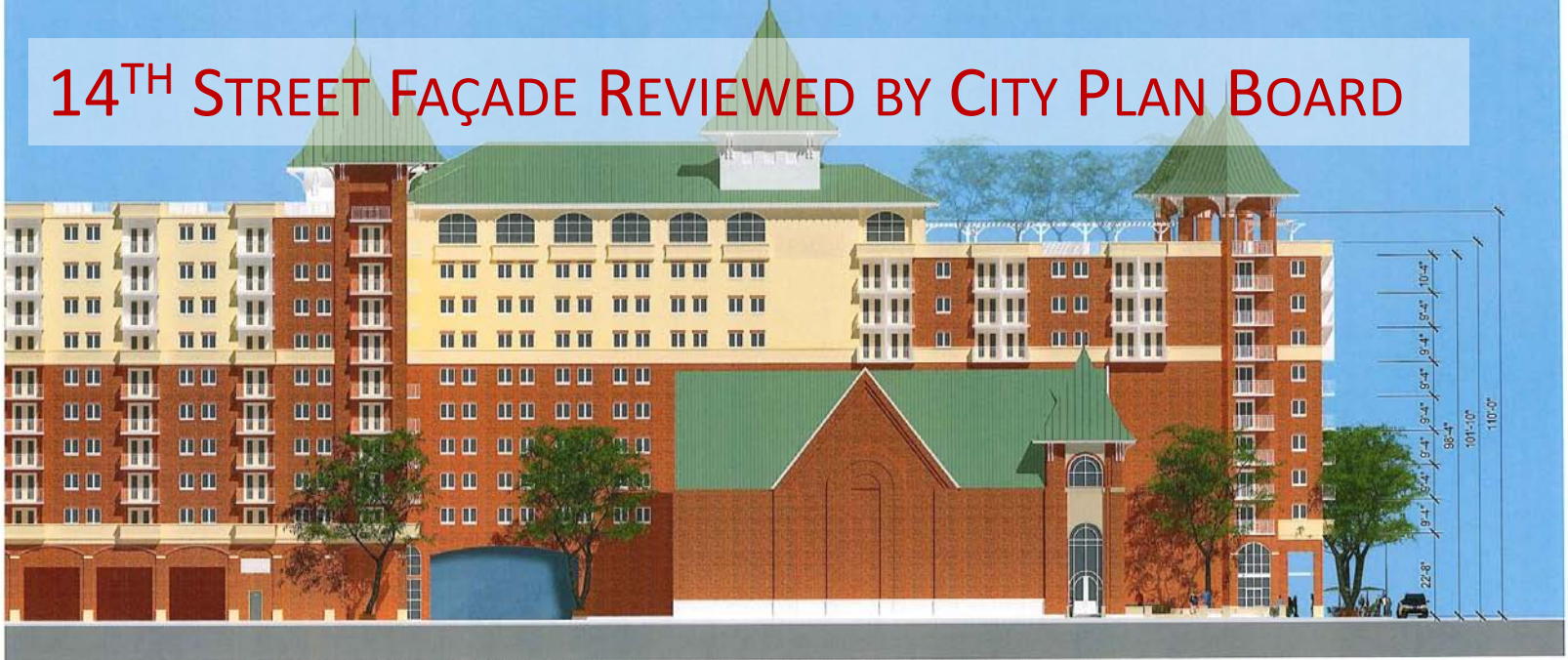
14TH STREET FAÇADE REVISED



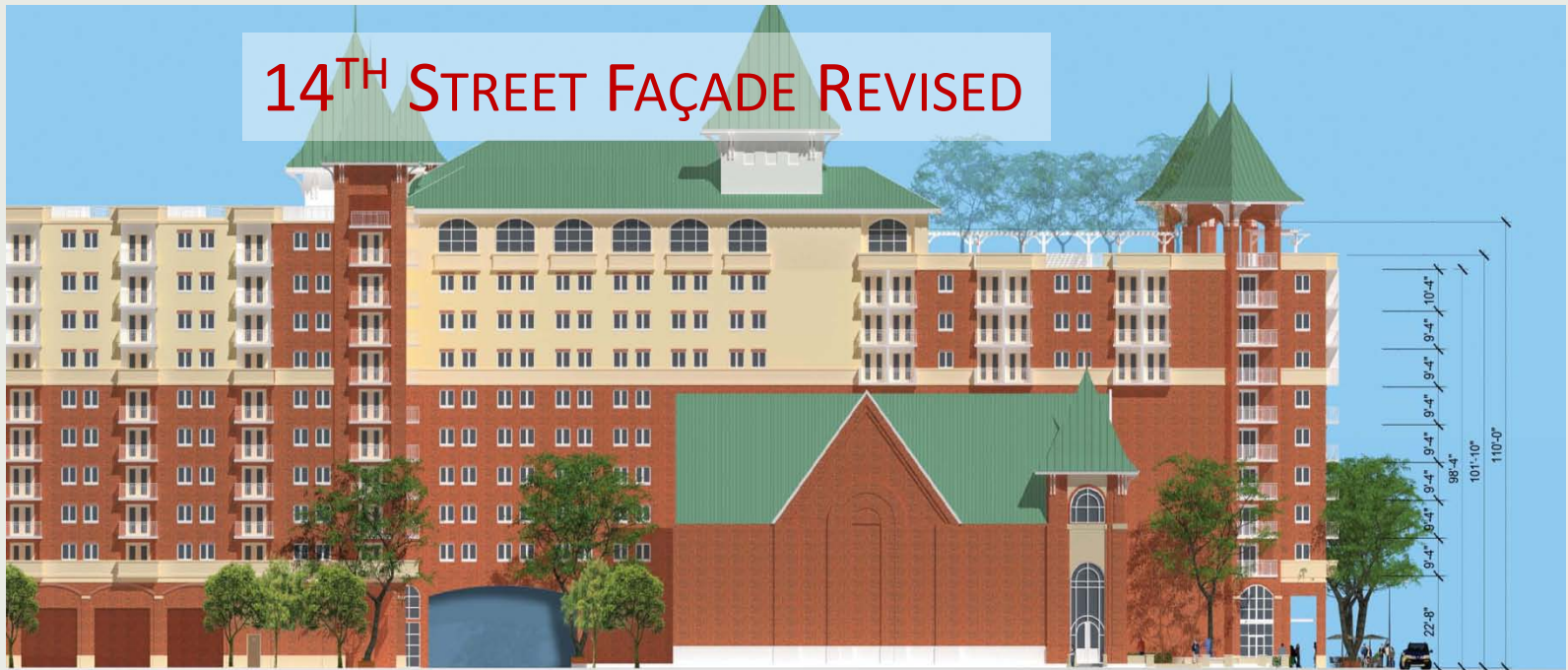
14th STREET ELEVATION

SOUTH

14TH STREET FAÇADE REVIEWED BY CITY PLAN BOARD



14TH STREET FAÇADE REVISED





GATOR WESLEY



Northwest 14th Street, Gainesville, Florida, United States
Address is approximate



GATOR VIBRY MEMORIAL

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KEY ISSUES:

- BUILDING HEIGHT
- 14TH STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE





University & 13th Street Corner Streetscape



13th Street Streetscape



13th Street & University Avenue Aerial View



13th Street Aerial View

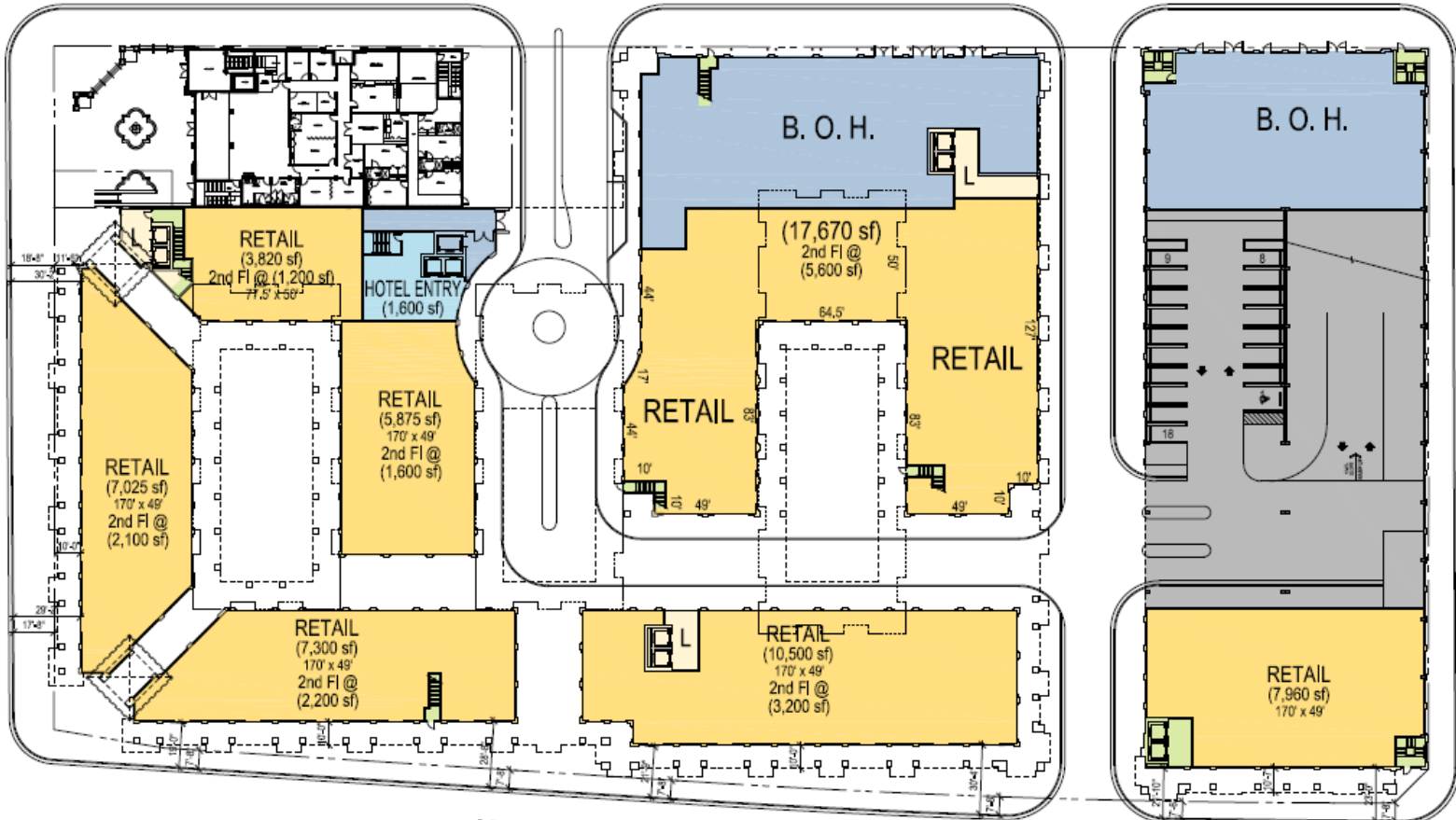
UNIVERSITY AVE

NW 1st AVE

NW 2nd AVE

NW 3rd AVE

NW 14th ST



NW 13th ST

1st FLOOR PLAN



1" = 50'



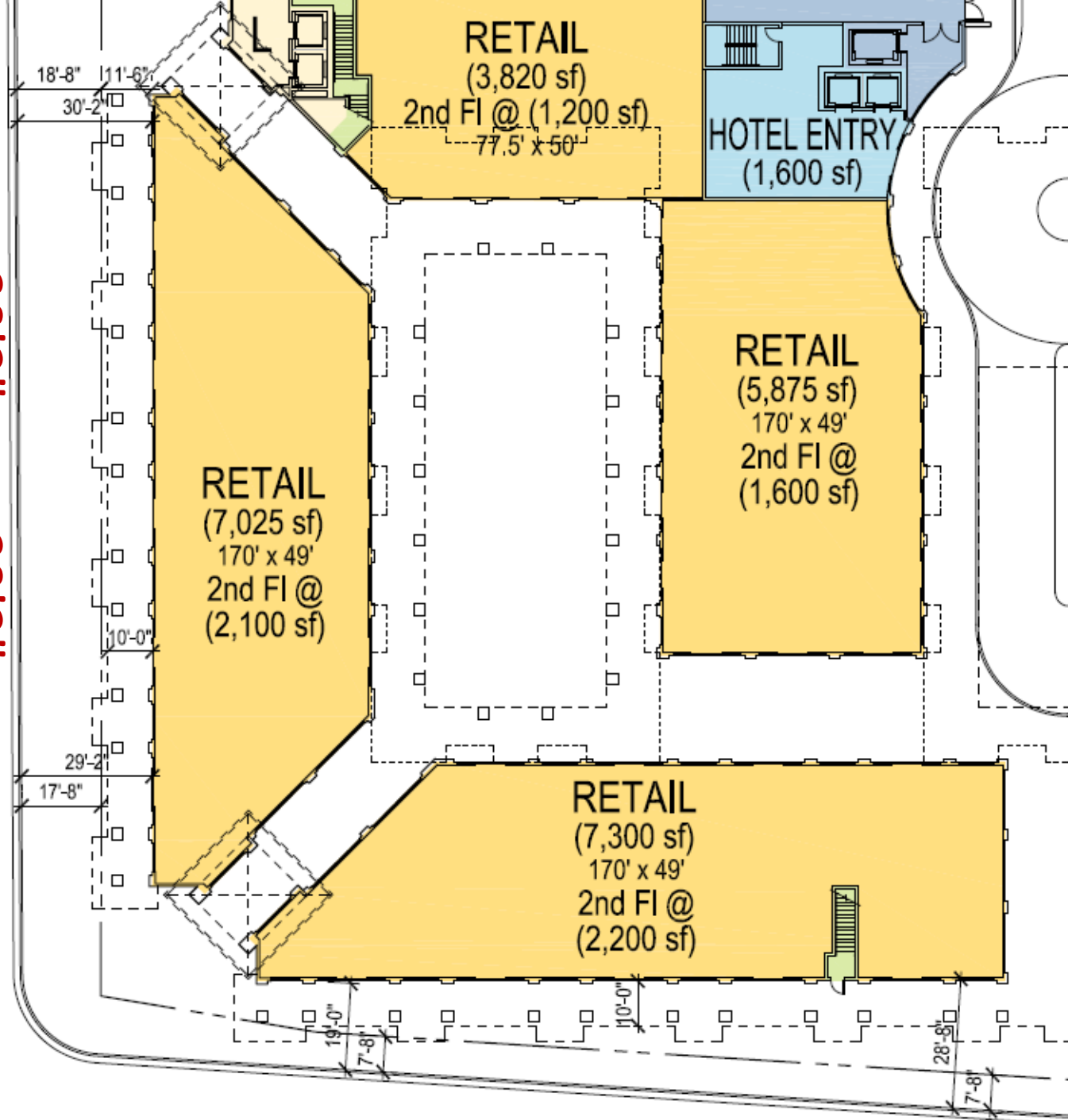
Jan. 02, 2013

UNIVERSITY AVE

30'2" to 29'2"

PEDESTRIAN
SPACE

UNIVERSITY AVE.

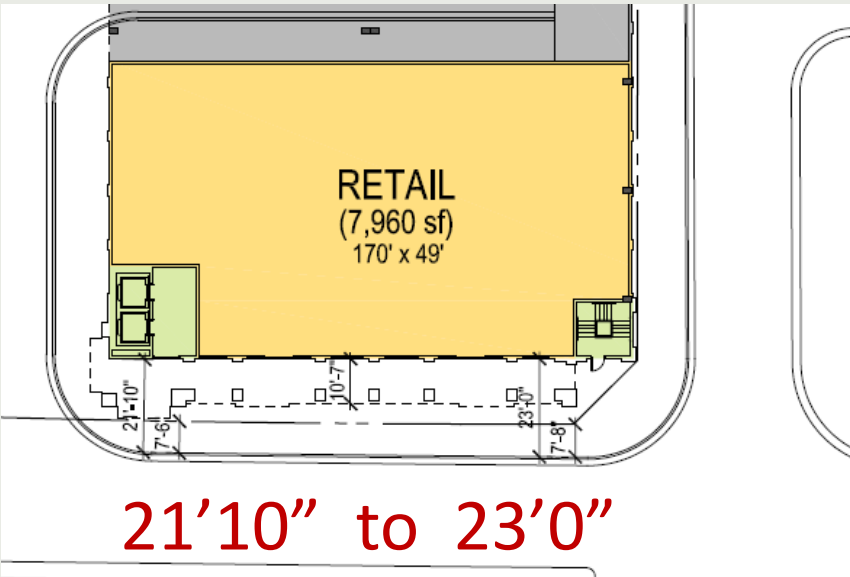
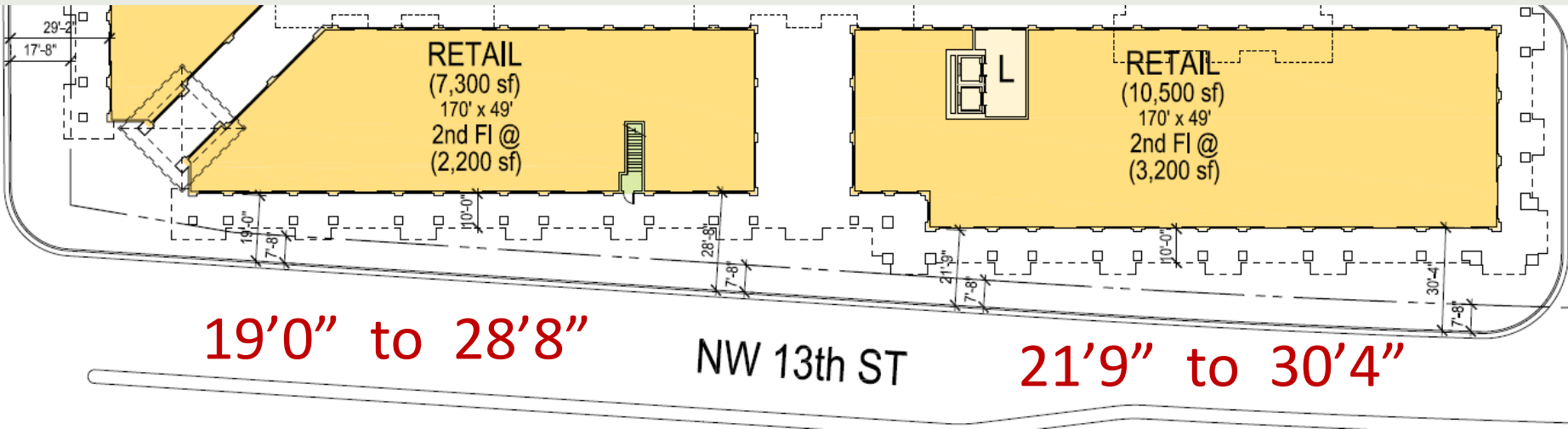




University Retail Arcade Streetscape

PEDESTRIAN SPACE

NW 13TH STREET



Q&A

