

## 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

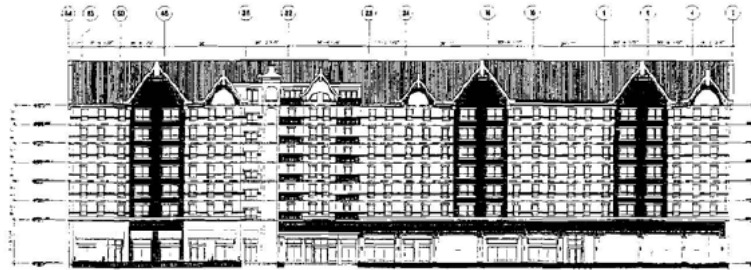


### UNIVERSITY CORNERS

- 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)

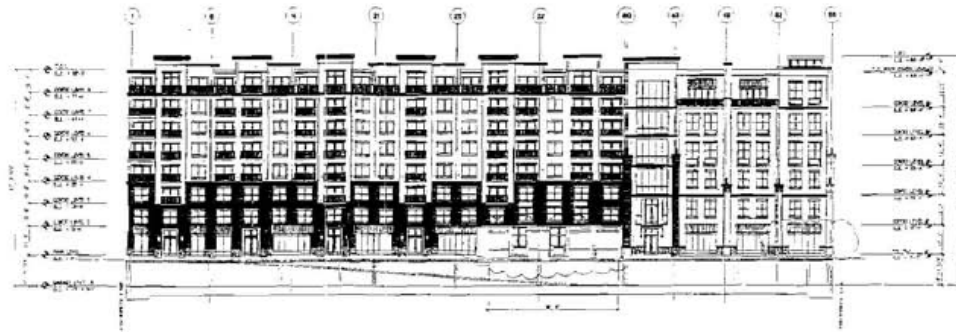


15TH STREET ELEVATION (SECTION 1A)



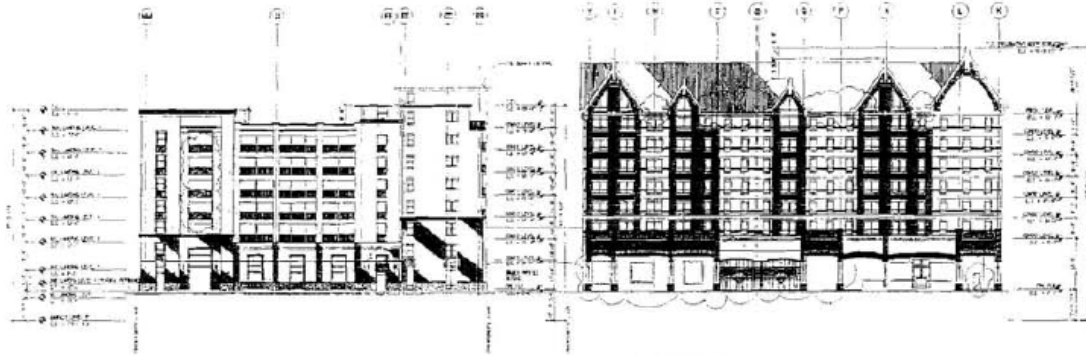
1ST FLOOR SOUTH ELEVATION (SECTION 1A)

<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: 08/11/05</p> <p>PROJECT: UNIVERSITY CORNERS LLC                  1500 UNIVERSITY AVENUE, SUITE 100                  ANN ARBOR, MI 48106-1500                  (734) 763-1000</p> <p>DATE: 08/11/05</p> <p>PROJECT: UNIVERSITY CORNERS LLC                  1500 UNIVERSITY AVENUE, SUITE 100                  ANN ARBOR, MI 48106-1500                  (734) 763-1000</p>	 <p><b>morris</b> architects</p> <p>1000 UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106-1500 (734) 763-1000</p> <p>PERMIT REVIEW</p> <p>NOT FOR CONSTRUCTION</p> <p>UNIVERSITY CORNERS</p> <p>ELEVATIONS</p> <p>A2.00</p>
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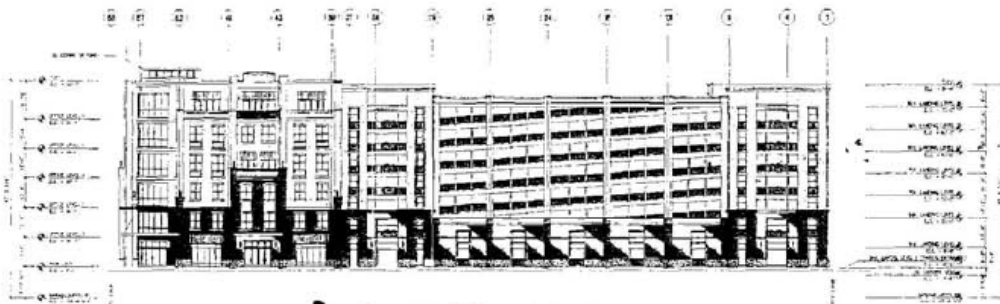
UNIVERSITY CORNERS - ELEVATION 1

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  
 WASHINGTON, DC 20004

ARCHITECT  
 WALTER H. POORE  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 WASHINGTON, DC 20004

ENGINEER  
 TUCKER COMPANY INC  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 WASHINGTON, DC 20004

DATE  
 06/10/04



**morris**  
 architects

APPROVED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

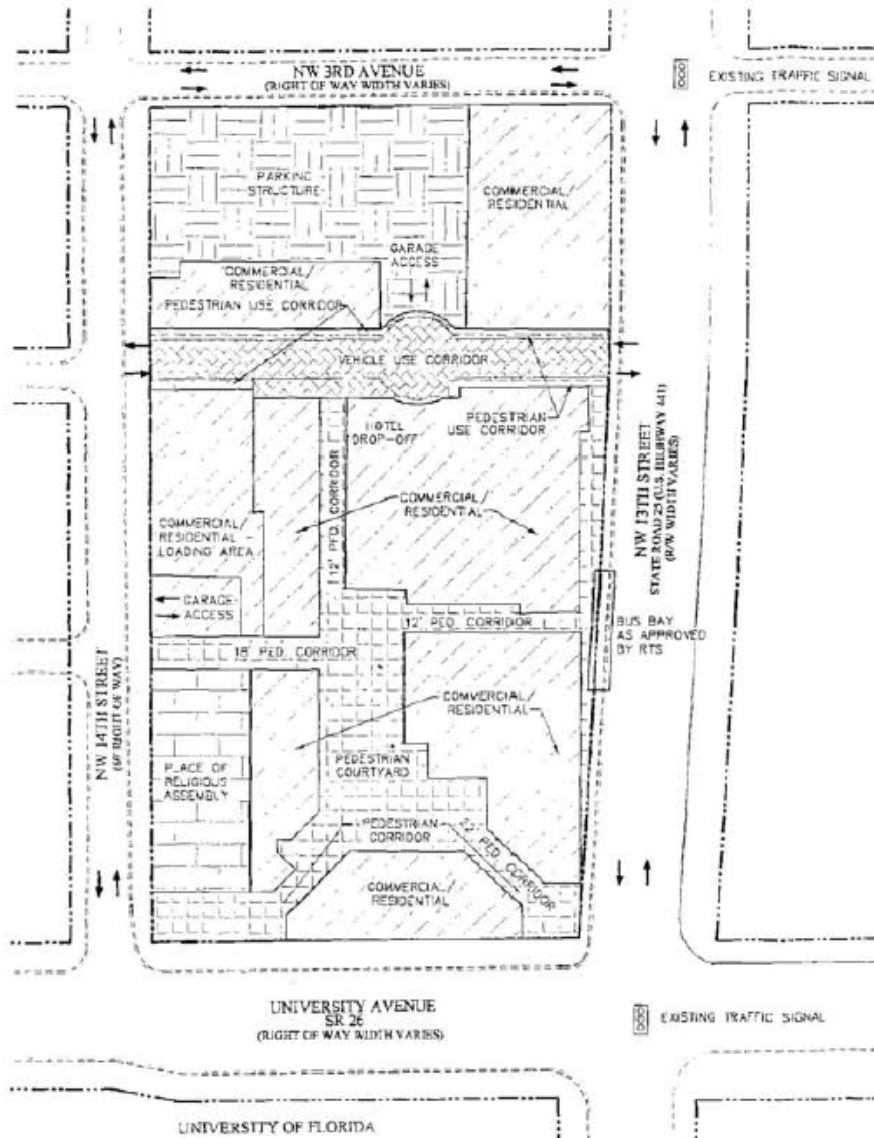
UNIVERSITY CORNERS

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

SCALE: 1"=40'  
NORTH



**SITE DATA**

OWNER: UNIVERSITY CORNERS, LLC  
ADDRESS: 100 NW 14TH STREET  
CORRECTION: J. F. 2001  
PHONE NUMBER: (904) 397-8000  
TOTAL AREA FOR TAX PARCELS 1987-000-000 1988-000-000  
1989-000-000 1990-000-000 1991-000-000  
1992-000-000 1993-000-000 1994-000-000  
1995-000-000 1996-000-000 1997-000-000  
TOTAL PROJECT SITE AREA: 4.000 ACRES  
UNAPPROVED AREA: 4.330 ACRES (100%)  
MAXIMUM BUILDING AREA: 1,270 ACRES (100%)  
MAXIMUM FLOOR AREA: 6,666,667 SQ. FT.  
BUILDING SETBACK: 10 FT.  
BUILDING HEIGHT: 6-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 2004  
COMPLETE CONSTRUCTION: OCT. 2006

**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	17.0	17.0	17.0
Proposed Vehicle Use Corridor	1.0	1.0	1.0
Proposed Open Space and Pedestrian Use Corridor	1.0	1.0	1.0
Place of Religious Assembly	1.0	1.0	1.0
Commercial/Residential	1.0	1.0	1.0
Parking Structure	1.0	1.0	1.0

THE TOTAL OF ALL PROPOSED DEVELOPMENT SHALL BE AS SHOWN ON THIS PLAN AND SHALL NOT EXCEED THE PERMITTED DEVELOPMENT IN THE ZONING PLANNING AREA OF "UNIVERSITY CORNERS" AND "PLACE OF RELIGIOUS ASSEMBLY" UNLESS ANY INCREASE OR DECREASE AS PART OF THE DEVELOPMENT PLAN REVISY PROCEEDS AND IS SHOWN BETWEEN SAID ZONES BY UP TO BE AS LONG AS THE MAXIMUM PERMITTED FLOORAGE OF COMMERCIAL AND OPEN SPACE IS STATED IN THE P.D. REPORT IS NOT EXCEEDED. THE MAXIMUM OF UNITS OF "RESIDENTIAL" AND "HOTEL/LODGING" MAY INCREASE / DECREASE AS PART OF THE DEVELOPMENT PLAN REVISY PROCEEDS UP TO THE MAXIMUM AS LONG AS THE MAXIMUM PERMITTED FLOORAGE OF "RESIDENTIAL" AS STATED IN THE P.D. REPORT IS NOT EXCEEDED.

**APPROVED**

AMENDED IN 2007

# University Corners



**NW 13<sup>th</sup> Street**



Kimley-Horn  
and Associates, Inc.

# University United Methodist Church

## Building Perspective





# 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.

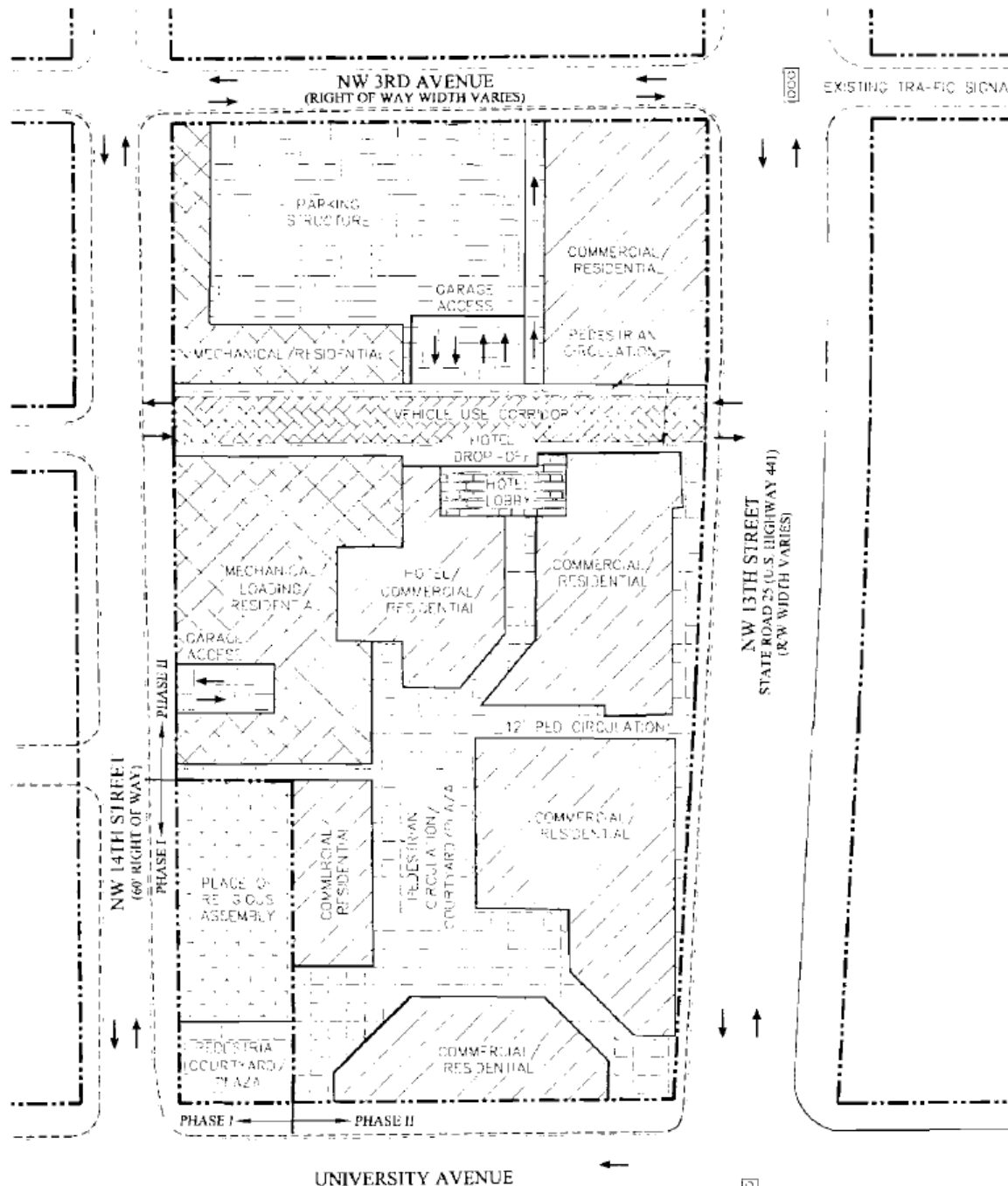


Northwest 3rd Avenue Elevation

11 | 15 | 06



Kimley-Horn  
and Associates, Inc.



# KEY ISSUES:

- BUILDING HEIGHT
- 14<sup>TH</sup> STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE



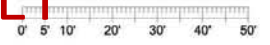
# KEY ISSUES:

- **BUILDING HEIGHT**
- 14<sup>TH</sup> STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE





# BUILDING HEIGHT COMPARISON @ 13<sup>TH</sup> STREET





# KEY ISSUES:

- BUILDING HEIGHT
- 14<sup>TH</sup> STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE



# 14<sup>TH</sup> STREET FAÇADE ALREADY APPROVED



14th Street Elevation  
11|15|06

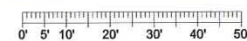


# 14<sup>TH</sup> STREET FAÇADE REVIEWED BY CITY PLAN BOARD



## 14th STREET ELEVATION

NORTH

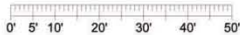


# 14<sup>TH</sup> STREET FAÇADE REVISED



## 14th STREET ELEVATION

NORTH



# 14<sup>TH</sup> STREET FAÇADE REVIEWED BY CITY PLAN BOARD



# 14<sup>TH</sup> STREET FAÇADE REVISED

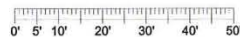


# 14<sup>TH</sup> STREET FAÇADE REVIEWED BY CITY PLAN BOARD



14th STREET ELEVATION

SOUTH



# 14<sup>TH</sup> STREET FAÇADE REVISED

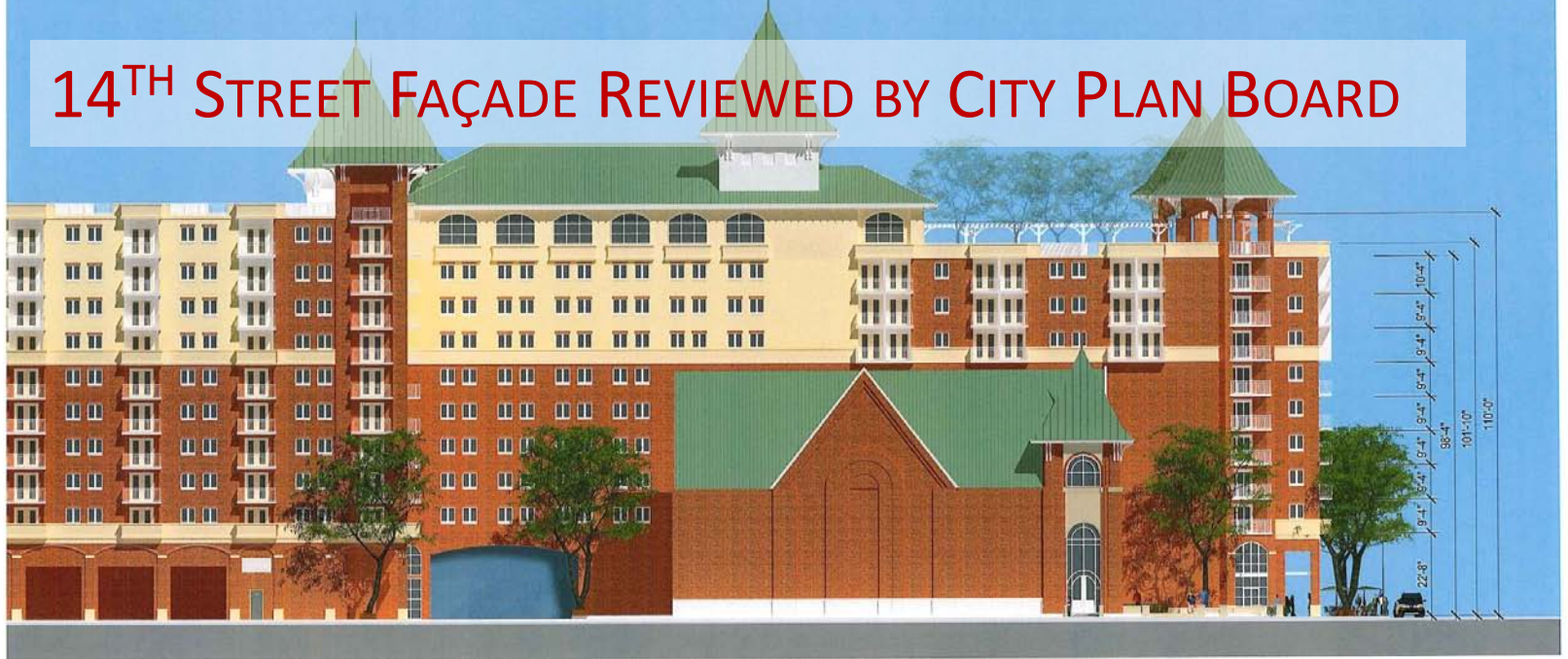


## 14th STREET ELEVATION

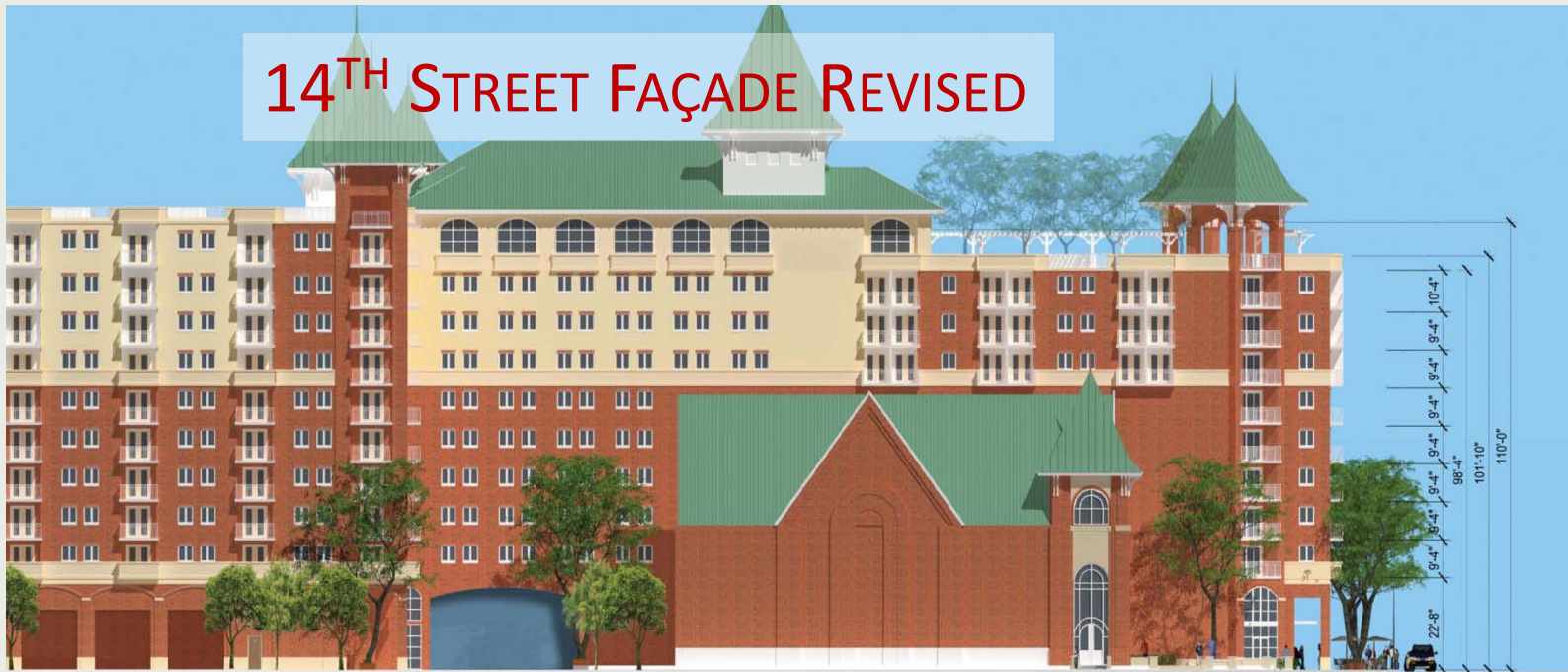
SOUTH



# 14<sup>TH</sup> STREET FAÇADE REVIEWED BY CITY PLAN BOARD



# 14<sup>TH</sup> STREET FAÇADE REVISED







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# GATOR WESLEY



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



GATOR VIBRANT HERMISTON

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# KEY ISSUES:

- BUILDING HEIGHT
- 14<sup>TH</sup> STREET FIRST FLOOR FAÇADE
- PEDESTRIAN SPACE





University & 13th Street Corner Streetscape



13th Street Streetscape



13th Street & University Avenue Aerial View



13th Street Aerial View

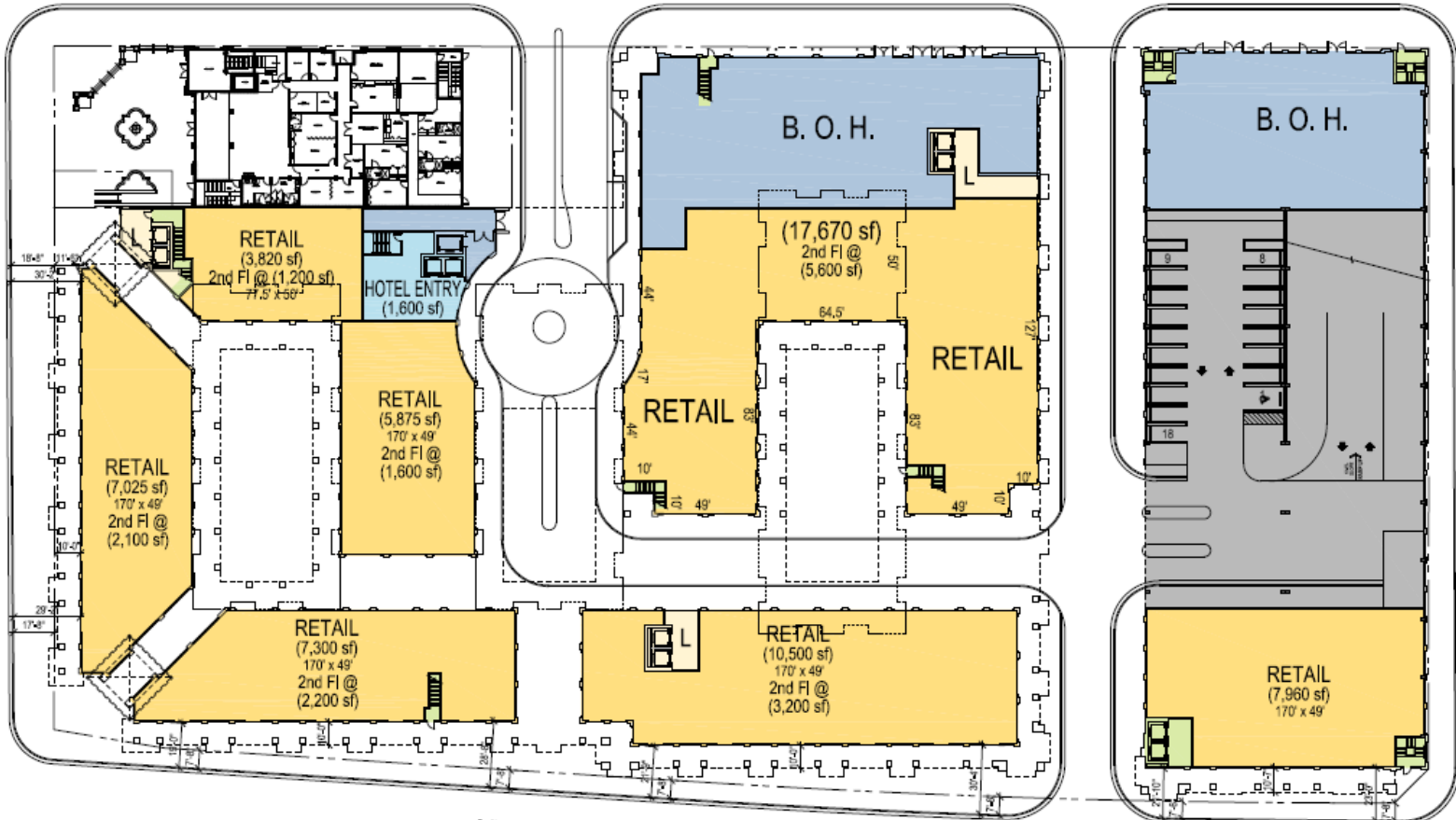
UNIVERSITY AVE

NW 1st AVE

NW 2nd AVE

NW 3rd AVE

NW 14th ST



NW 13th ST

NW 3rd AVE

# 1st FLOOR PLAN



1" = 50'



Jan. 02, 2013

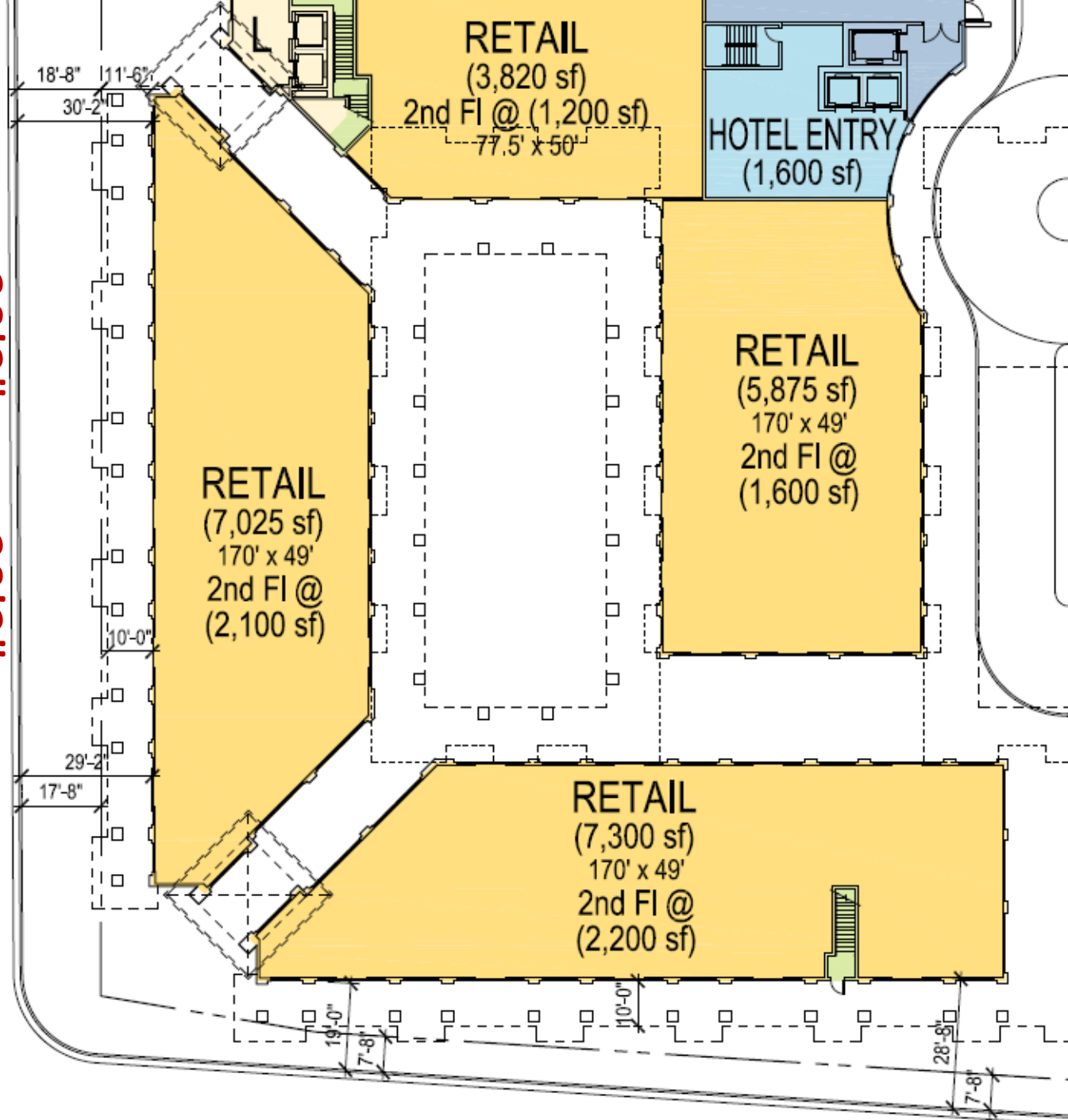


UNIVERSITY AVE

30'2" to 29'2"

PEDESTRIAN  
SPACE

UNIVERSITY AVE.

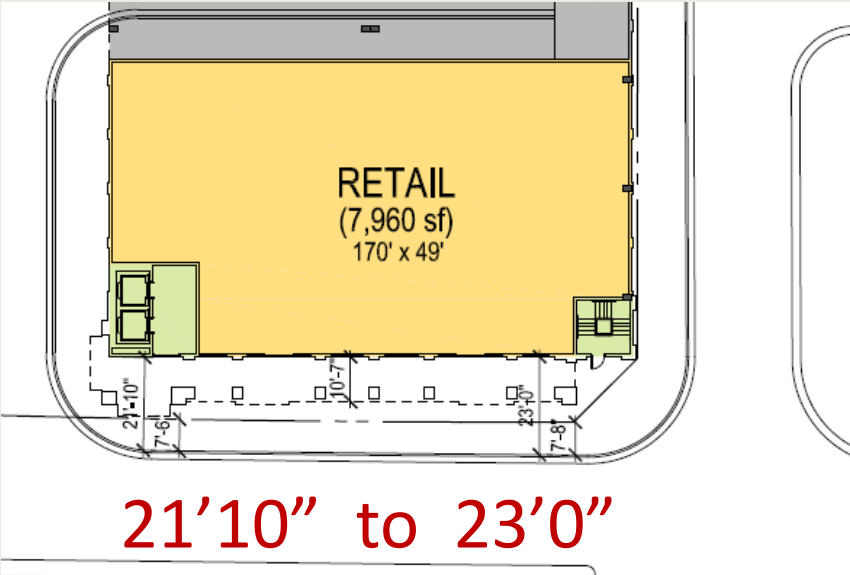
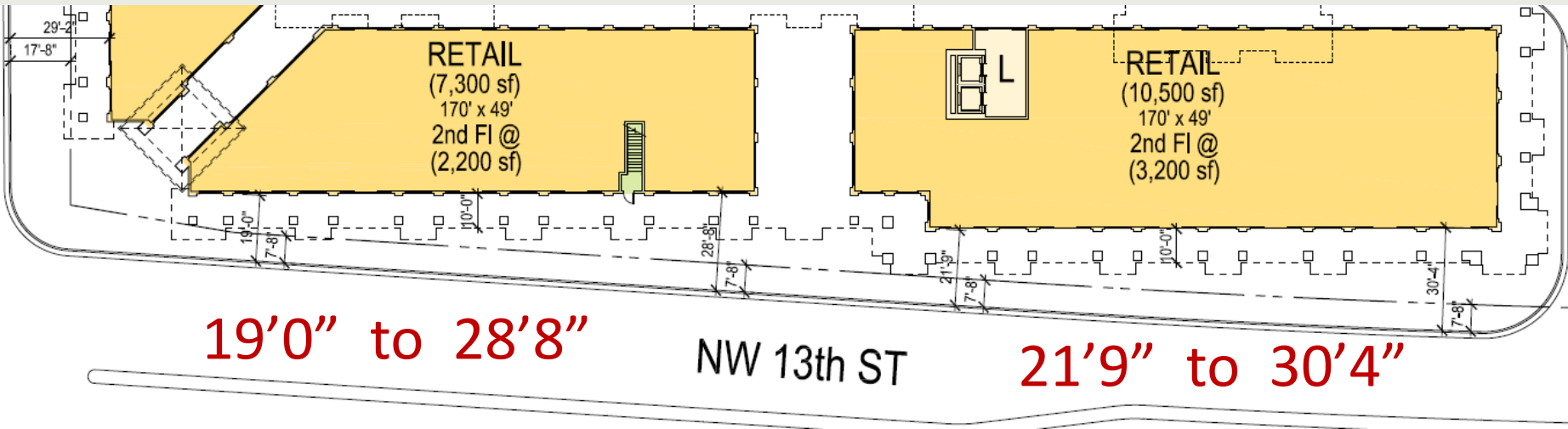




University Retail Arcade Streetscape

# PEDESTRIAN SPACE

## NW 13<sup>TH</sup> STREET



# Q&A

