

#002175

submitted @
LW King

12/12/01

The Corradino Group
Architects

Wilbur Smith and Associates / Skinner Vignola McLean / Beers Construction Company
12.10.01

Downtown Gainesville Parking Garage Project

Urban Design Strategy

The Downtown Gainesville 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 First Avenue - consistent with the unique and intense pedestrian experience supported by the existing commercial buildings along the street. Also located along First Avenue is a layer of storefronts that attached to the main body of the garage. This layer allows for the building's gradual increase in scale from one to five stories. Conversely, the vehicular and service entrances are located on Second Street - a secondary artery with less pedestrian or building activity.

A uniform row of storefronts defines the First Street façade, connecting the sites most prominent corner (1st St. & 1st Ave.) with the open corner on Second Avenue. This open corner vestibule also provides a covered area for pedestrians traveling to and from the courthouse to the south of the garage. The Second Avenue façade is addressed in a similar manner. A corner element to the east and a secondary stair tower to the west flank the column bays and storefronts 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 addressed in the design. The building also appropriately respects the importance of the new courthouse by providing a formally neutral response to the block.

Architectural Character

The primary architectural character of the parking garage is derived from a combination of programmatic and contextual influences. The garage's efficient and straightforward structural assembly generates the building's predominant rhythm of columns and bays. This adherence to the structural geometry gives the building's façade its overall cadence and tempo. Programmatic elements such as the elevator and stair towers provide the overall 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 "loggia"

that supports the main body of the garage and houses the retail component. Metal brackets at each column grid complete the top of each bay and provide a vertical transition from middle to top. A metal grill fills the space between the column bays. The grill is olive green and is designed as an abstract representation of foliage. The grill also helps to partially conceal 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, will be noticeably different from the one to be installed at the new courthouse.

The lower scale layer of storefronts along First 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, creating the illusion of a second floor while providing added natural light into each retail space. The corner element on the corner of First Avenue and Second Street is treated as a unique point of entry and is identified by a large archway and curved canopy.

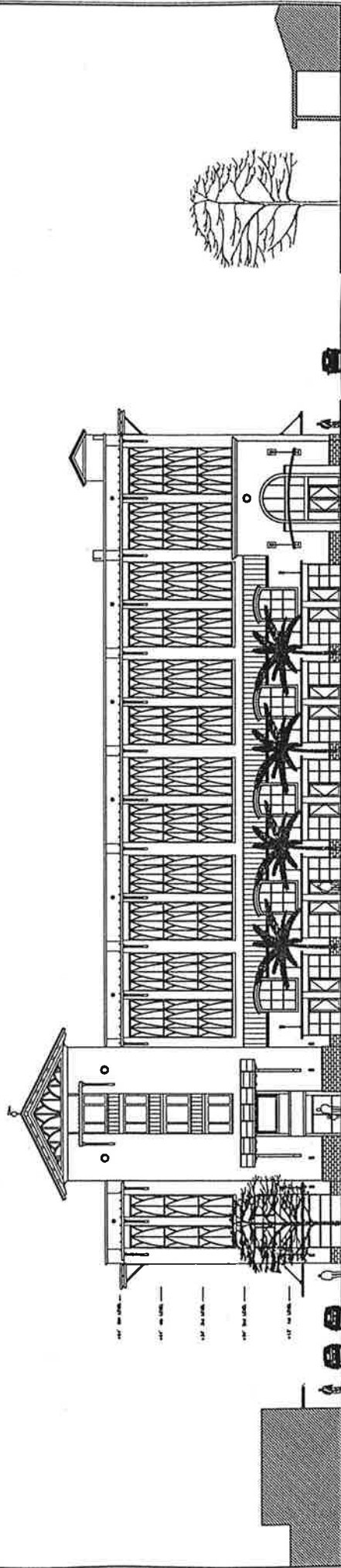
The building's main vertical component is the elevator and stair tower located on the corner of First Avenue and First Street. This brick-clad element provides access to all levels of the building and affords the user views of the street from the various landings. The elevators are clad in glass and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

Building Program

The ground floor of the garage includes 22,844 sq. ft. of retail / commercial space. The space is enclosed by storefronts along the street and an internal service corridor within the building. The storefronts address First Avenue to the north, First Street to the east and Second Avenue to the south. The vehicular entrance is located on Second Street along with the required service rooms (mechanical, electrical, trash).

The main vehicular access ramp to the first level of parking is sloped to clear the height of the retail spaces below. The typical parking level is comprised of three equal tiers of diagonal parking with access to the elevator / stair tower on the northeast corner and a secondary exit stair on the southwest corner.

The five level scheme contains 506 parking spaces and is 57'0" above the street level. The four level scheme accommodates 398 parking spaces and is 47'0" above street level. Other than the obvious height difference, the two schemes are aesthetically similar in every respect.



S.W. 1st Street

S.W. 2nd Street

S.W. 1st AVENUE ELEVATION

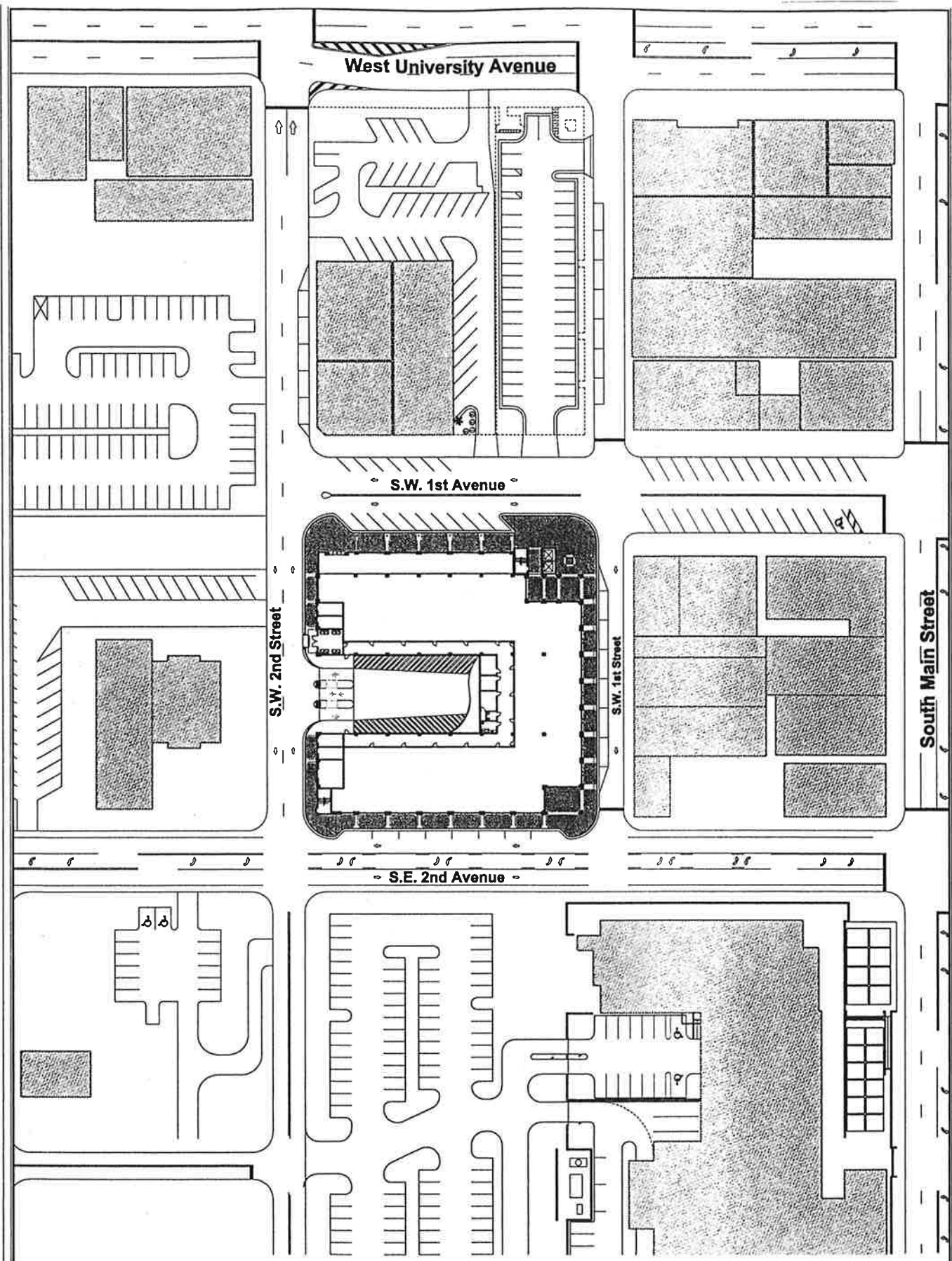
NORTH ELEVATION

SCALE: 3/32" = 1'-0"

CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP





SITE / LOCATION PLAN

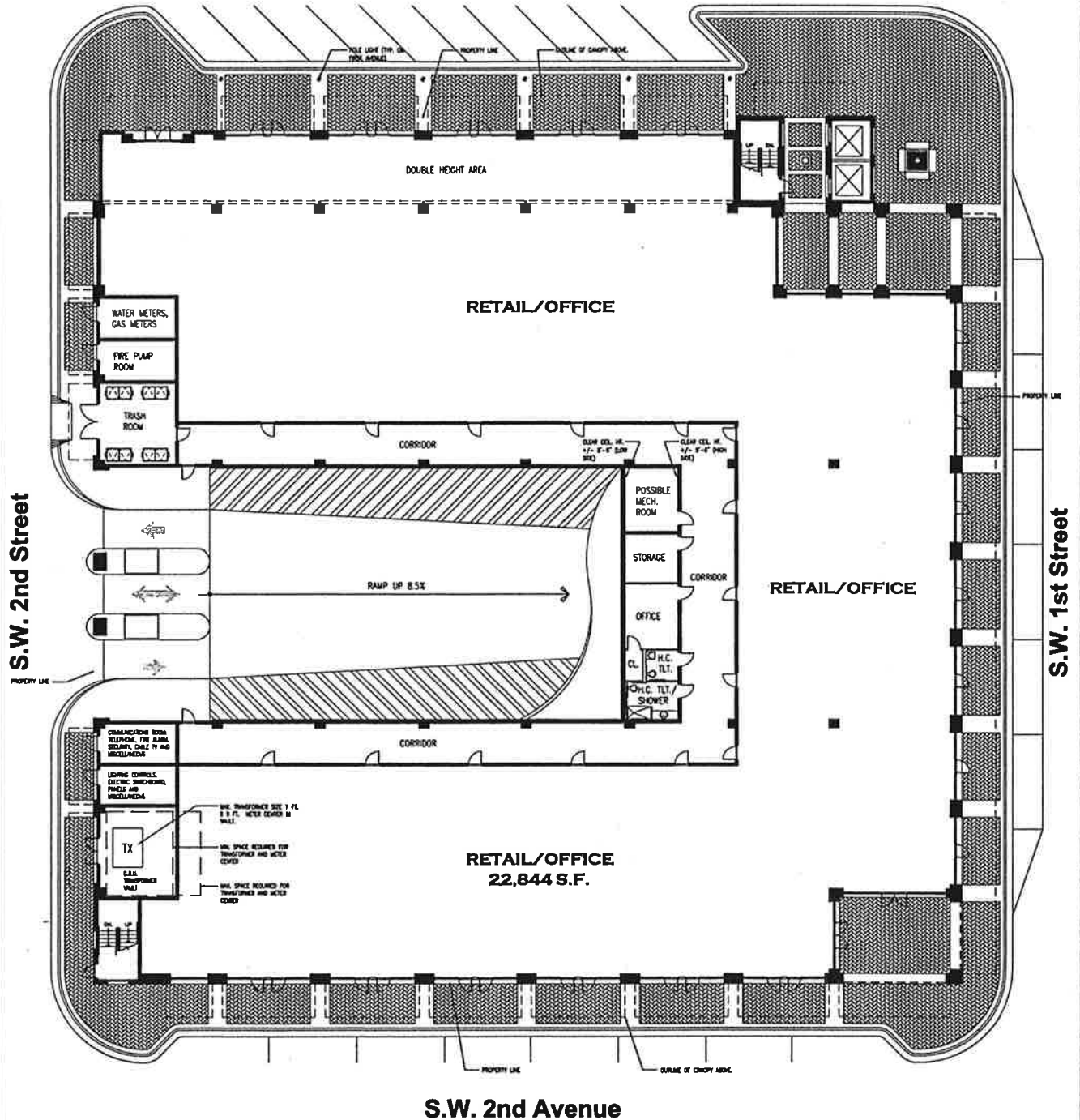
SCALE 1" = 30'



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP

S.W. 1st Avenue



S.W. 2nd Street

S.W. 1st Street

RETAIL/OFFICE
22,844 S.F.

S.W. 2nd Avenue

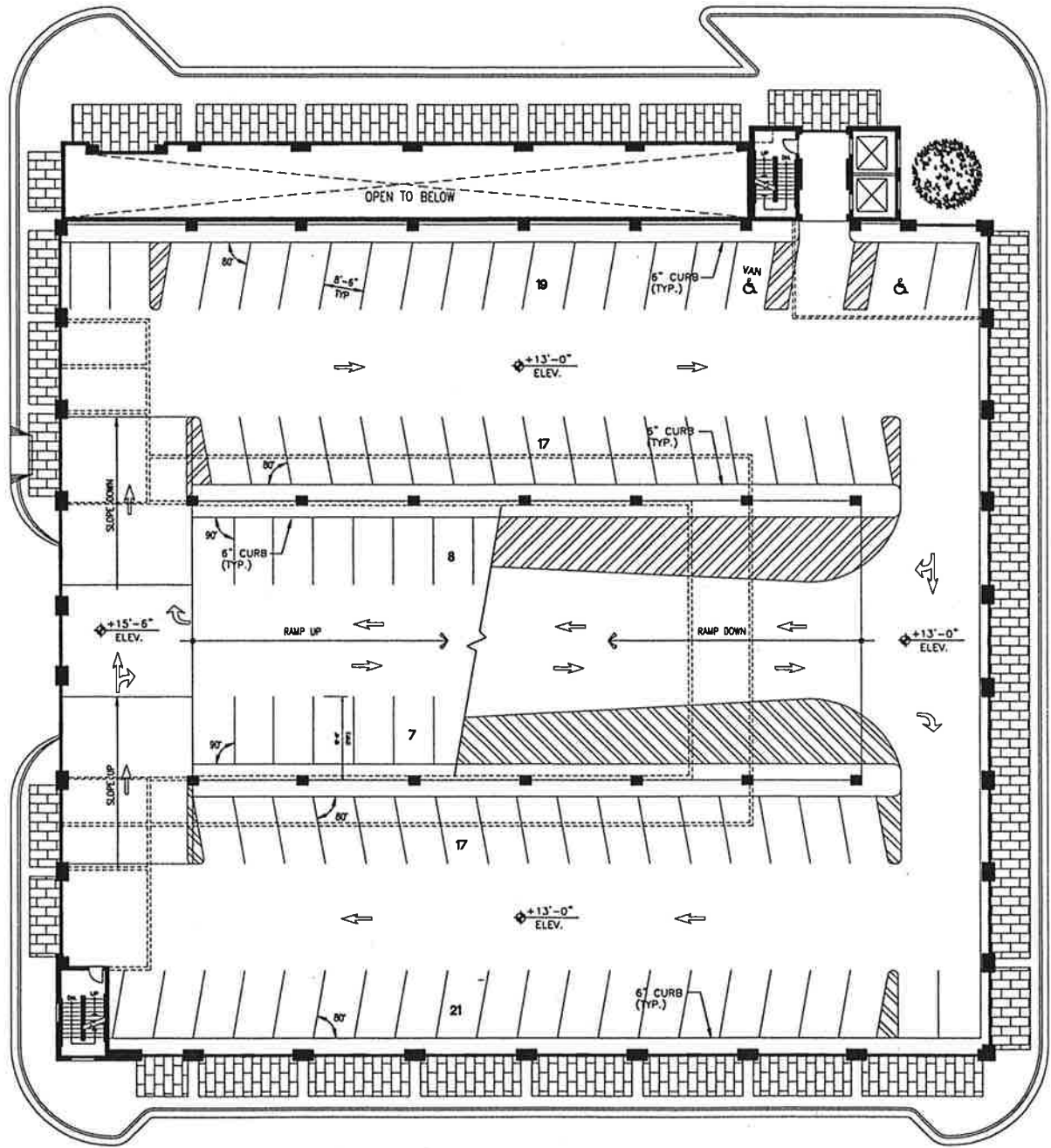
GROUND LEVEL PLAN

SCALE 3/32" = 1'-0"



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



FIRST LEVEL PARKING PLAN

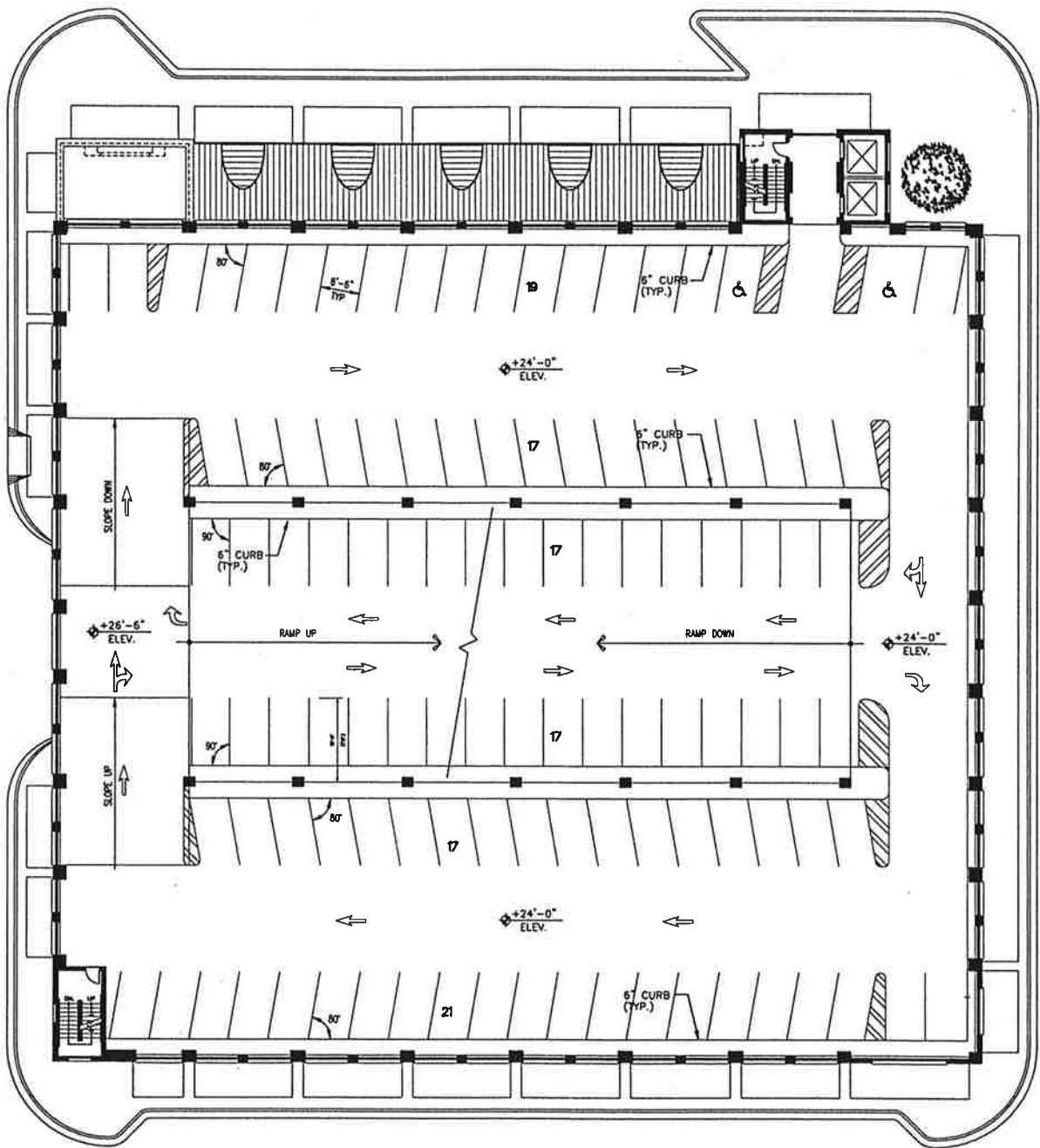
SCALE: 3/32" = 1'-0"

74 PARKING SPACES



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



SECOND LEVEL PARKING PLAN

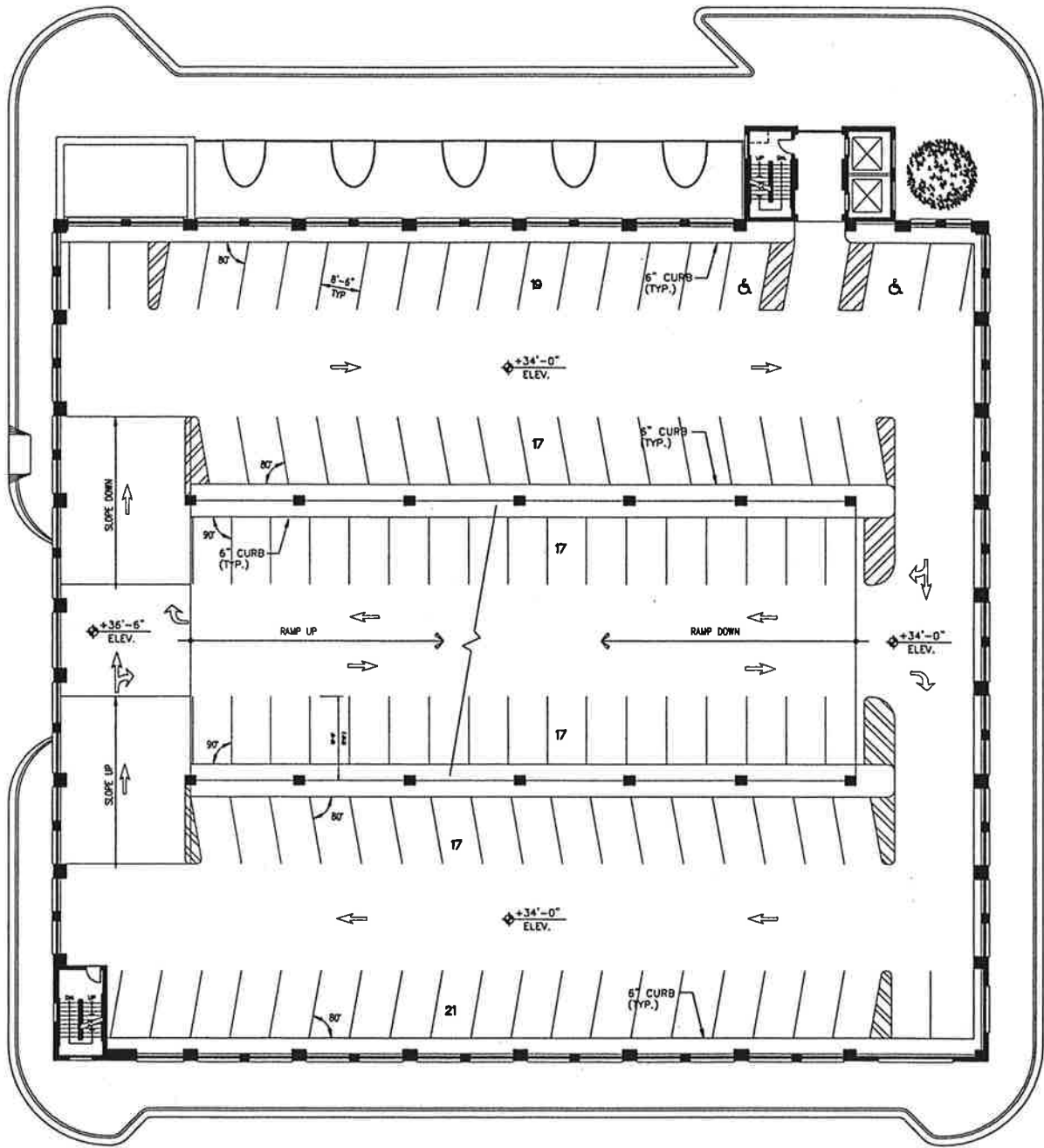
SCALE: 3/32" = 1'-0"

106 PARKING SPACES



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



THIRD LEVEL PARKING PLAN

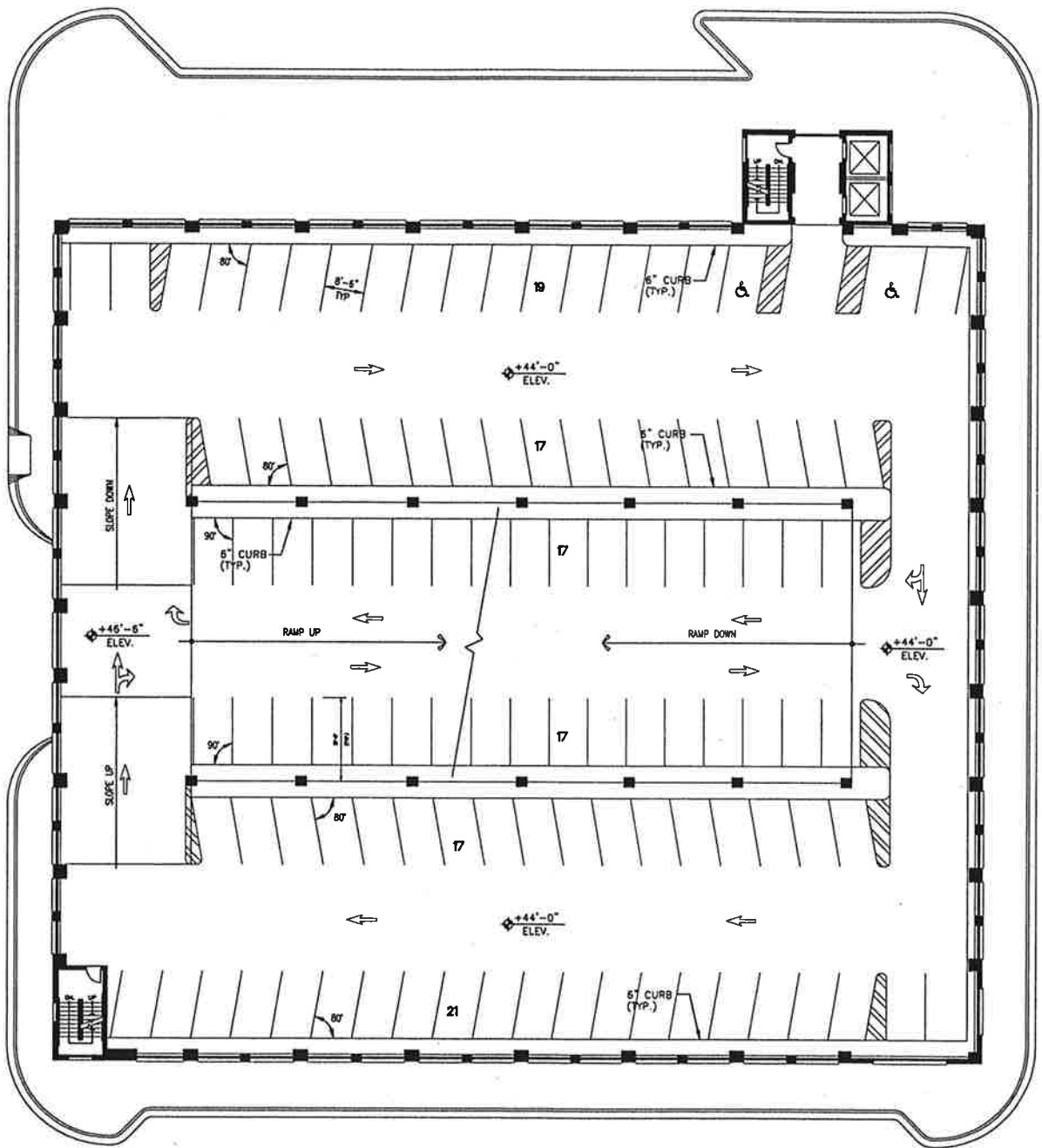
SCALE: 3/32" = 1'-0"

108 PARKING SPACES



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



FOURTH LEVEL PARKING PLAN

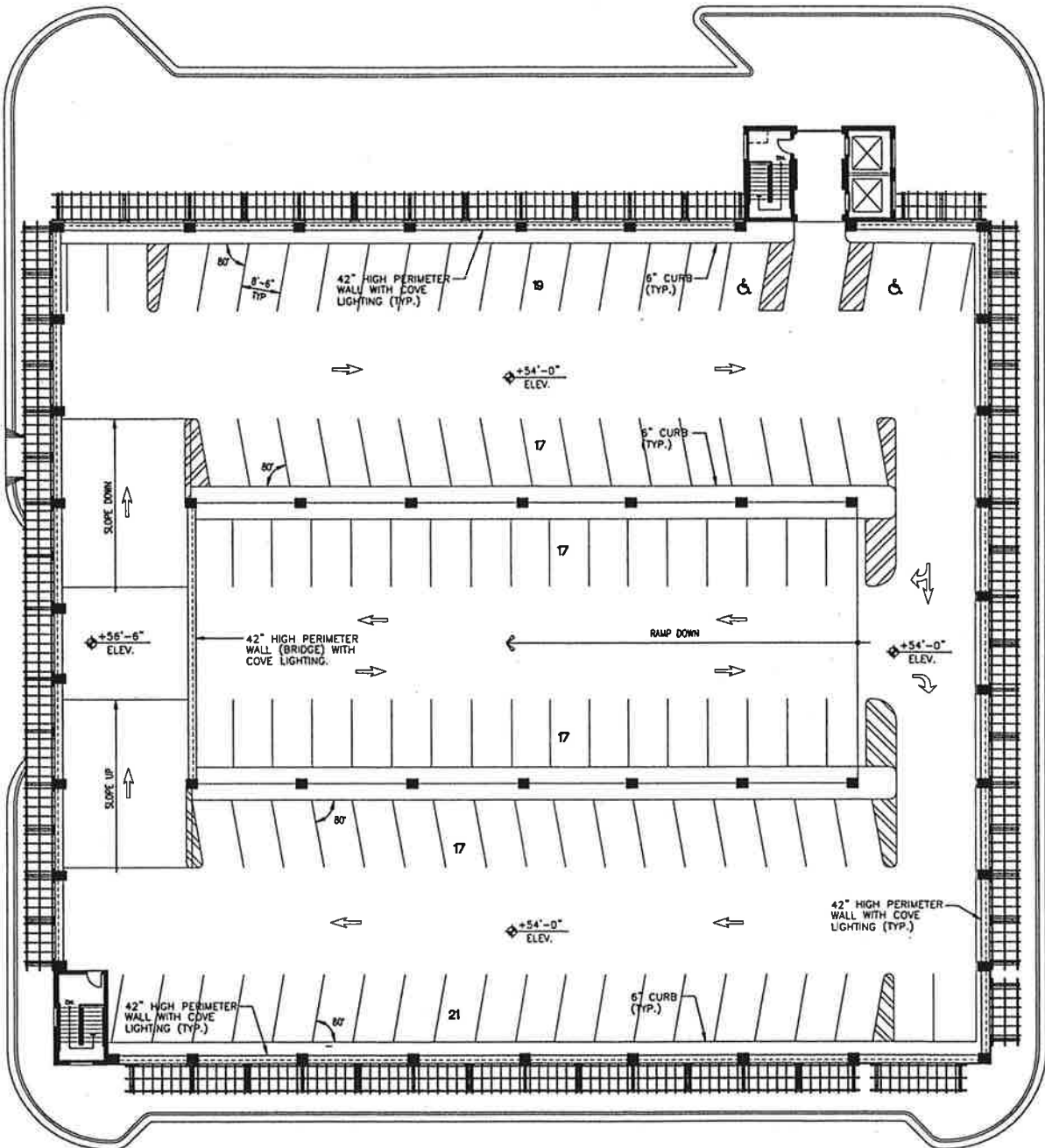
SCALE: 3/32" = 1'-0"

106 PARKING SPACES



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



FIFTH LEVEL PARKING PLAN

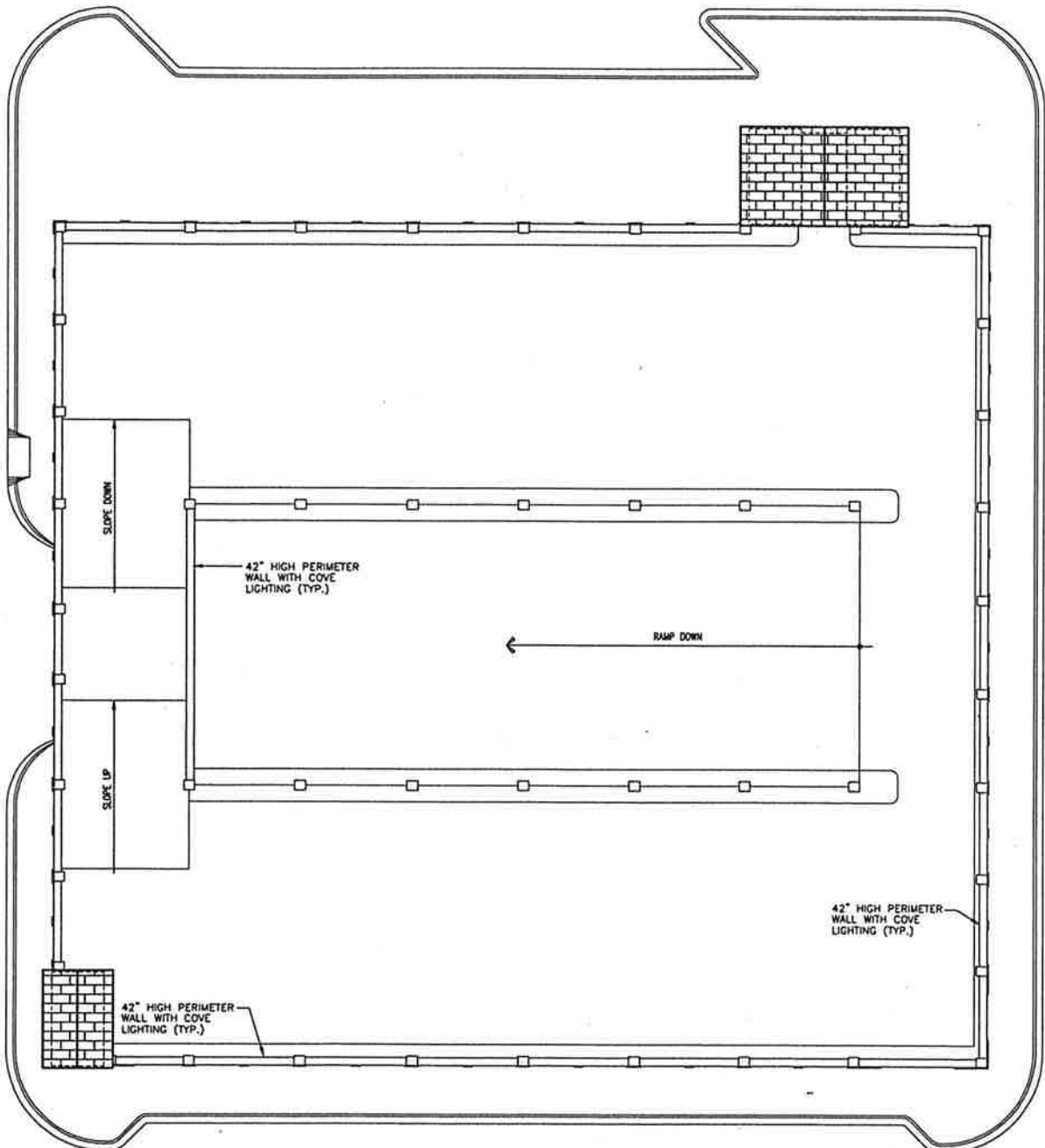
SCALE: 3/32" = 1'-0"

108 PARKING SPACES



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

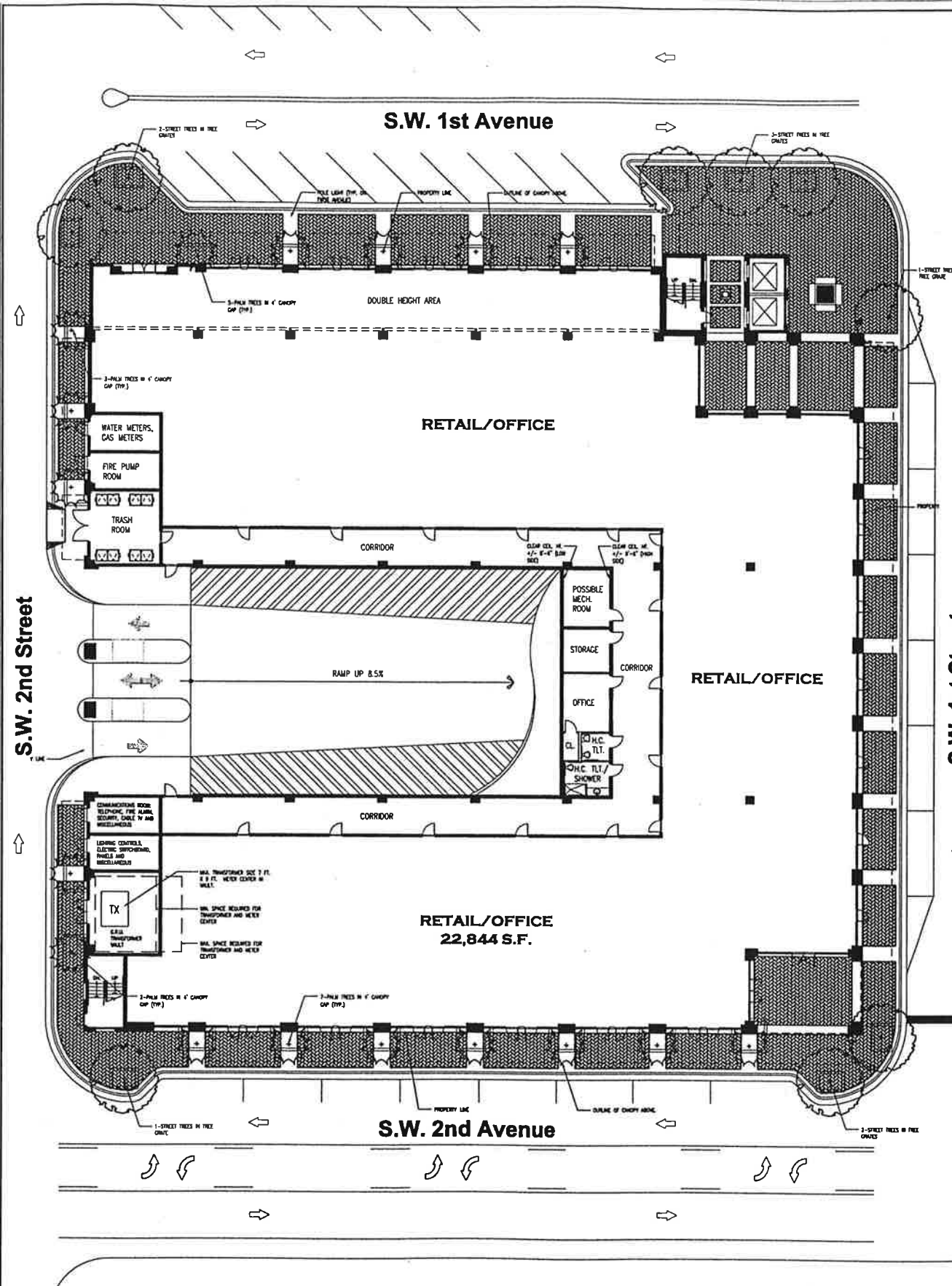
THE CORRADINO GROUP



ROOF PLAN

SCALE 3/32" = 1'-0"





S.W. 1st Avenue

S.W. 2nd Street

S.W. 1st Street

S.W. 2nd Avenue

RETAIL/OFFICE

RETAIL/OFFICE

RETAIL/OFFICE
22,844 S.F.

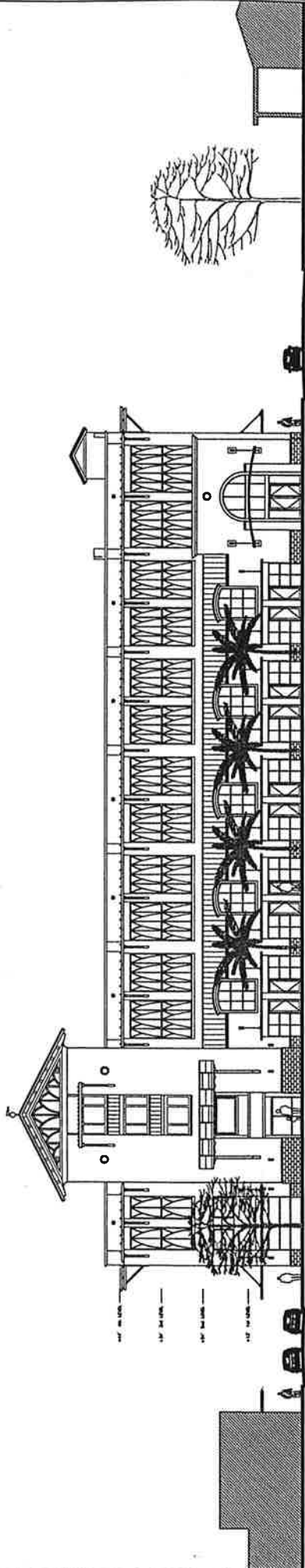
LANDSCAPE STUDY PLAN

SCALE: 3/32" = 1'-0"



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP



S.W. 2nd Street

S.W. 1st Avenue ELEVATION

S.W. 1st Street

NORTH ELEVATION

SCALE: 3/32" = 1'-0" (FOUR LEVEL PARKING GARAGE OPTION)



CITY OF GAINESVILLE PARKING GARAGE
GAINESVILLE, FLORIDA

THE CORRADINO GROUP

Downtown Gainesville Parking Garage Project

Response to 11/01/01 DRAB Comments

1 – Board prefers more traditional roof element at elevator tower. 10/25/01 sketch was preferred.

Design Response:

A more conventional gable roof will be designed for the top of the main tower. This element will be consistent in material and design with the metal railings and grill work found throughout the building. The final design will be similar to the 10/25/01 sketch.

2 – Board was concerned with the use of landscaping or vines at the cornice and various canopies. Maintenance was cited as the concern.

Design Response:

It is not necessary for the metal cornice to have landscaping or shrubbery. The use of landscaping on any elevated elements does pose a long-term maintenance problem. We would like to explore abstract references to vines in the main grillwork and main entry canopy.

3 – Main grillwork to be a rich green color.

Design Response:

The main grillwork will be green in color and convey an abstraction of foliage in its pattern.

4 – Provide continuous awning from entry tower to the corner of 1st Street and 2nd Avenue. Cutouts should accommodate trees and lighting.

Design Response:

The canopy will be designed as a continuous element with cutouts for trees and light poles.

5 – Utilize the volume in the 1st Avenue two-story element for additional program such as a café.

Design Response:

This option is not possible for a variety of factors. Limited accessibility and ADA compliance issues make it very difficult to utilize this space. It is anticipated that individual tenants could explore unique ways to use the volume. The large picture windows will bring in a significant amount of natural (north) light into the retail spaces, helping to create unique entry experiences into the shops or offices.

6 – Board liked the color scheme as presented. Consider maintenance as a deciding factor in selecting building materials.

Design Response:

The drawings show a reddish brick color for the main body of the building with buff colored stucco panels at each typical bay. The roof element is depicted as standing seam metal with a green patina finish. The metal grills, railings and miscellaneous metal components are depicted as forest or olive green in color.

Regarding maintenance: The use of brick, while initially more costly, poses less long-term maintenance problems than stucco. If the building is executed primarily in stucco, it is anticipated that long-term maintenance issues will include periodic painting, patching and miscellaneous repairs to the finish.