



ORANGE AVENUE

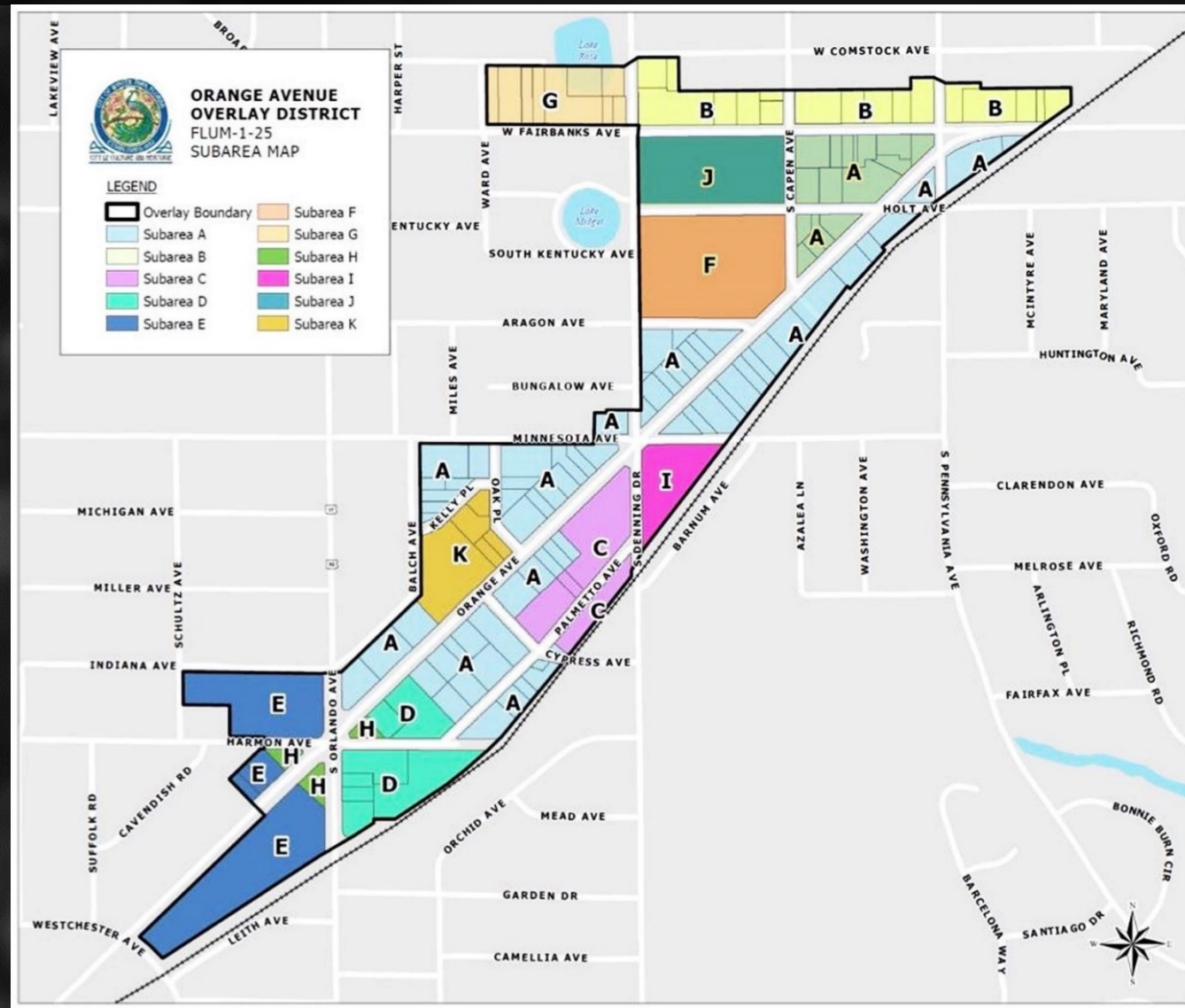
*VISUALIZATION MODELING
& MASSING STUDIES*

SEPTEMBER 24, 2020



LandDesign.
CREATING PLACES
THAT MATTER.

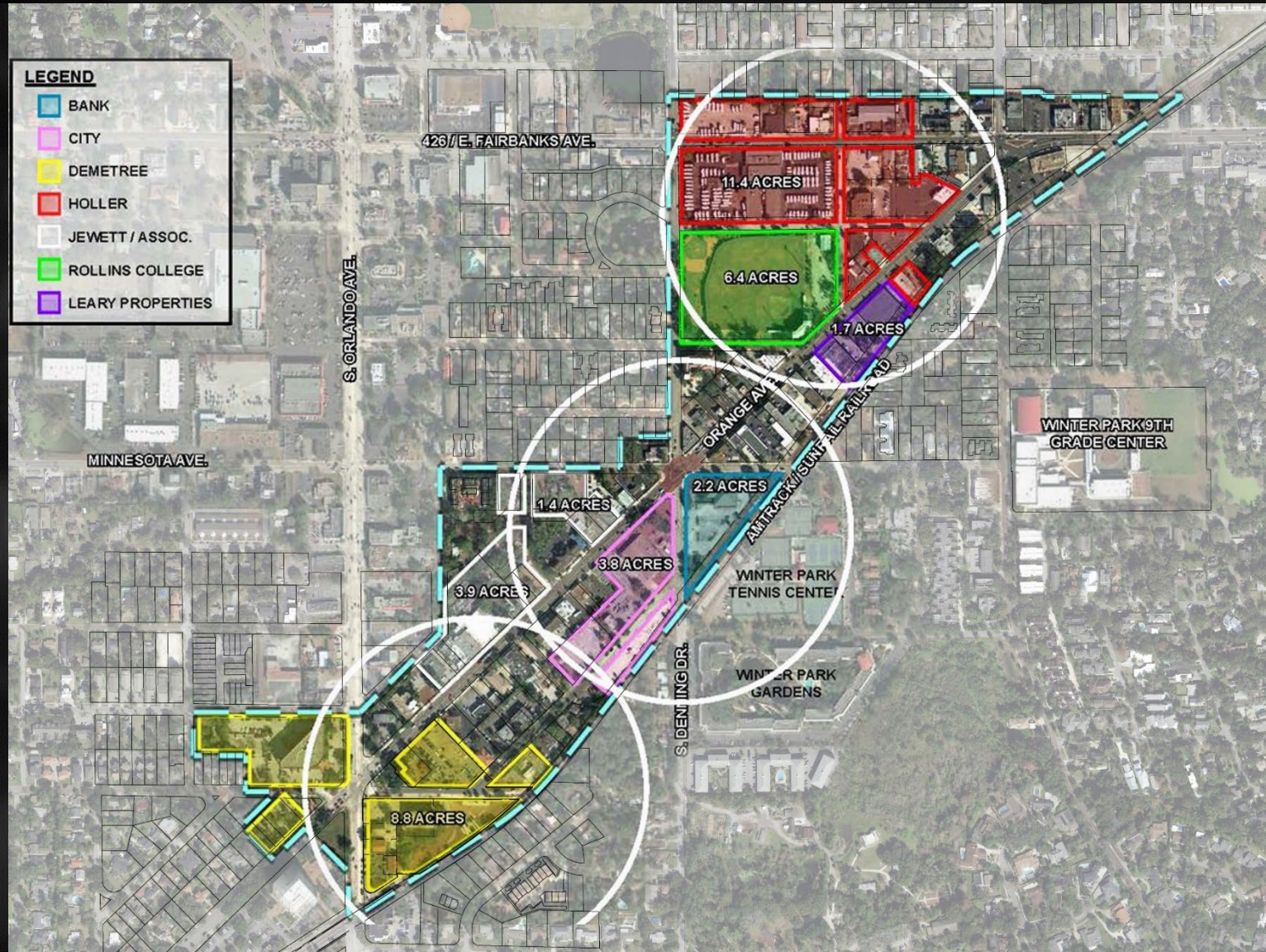
Orange Ave Overlay - District Sub Areas



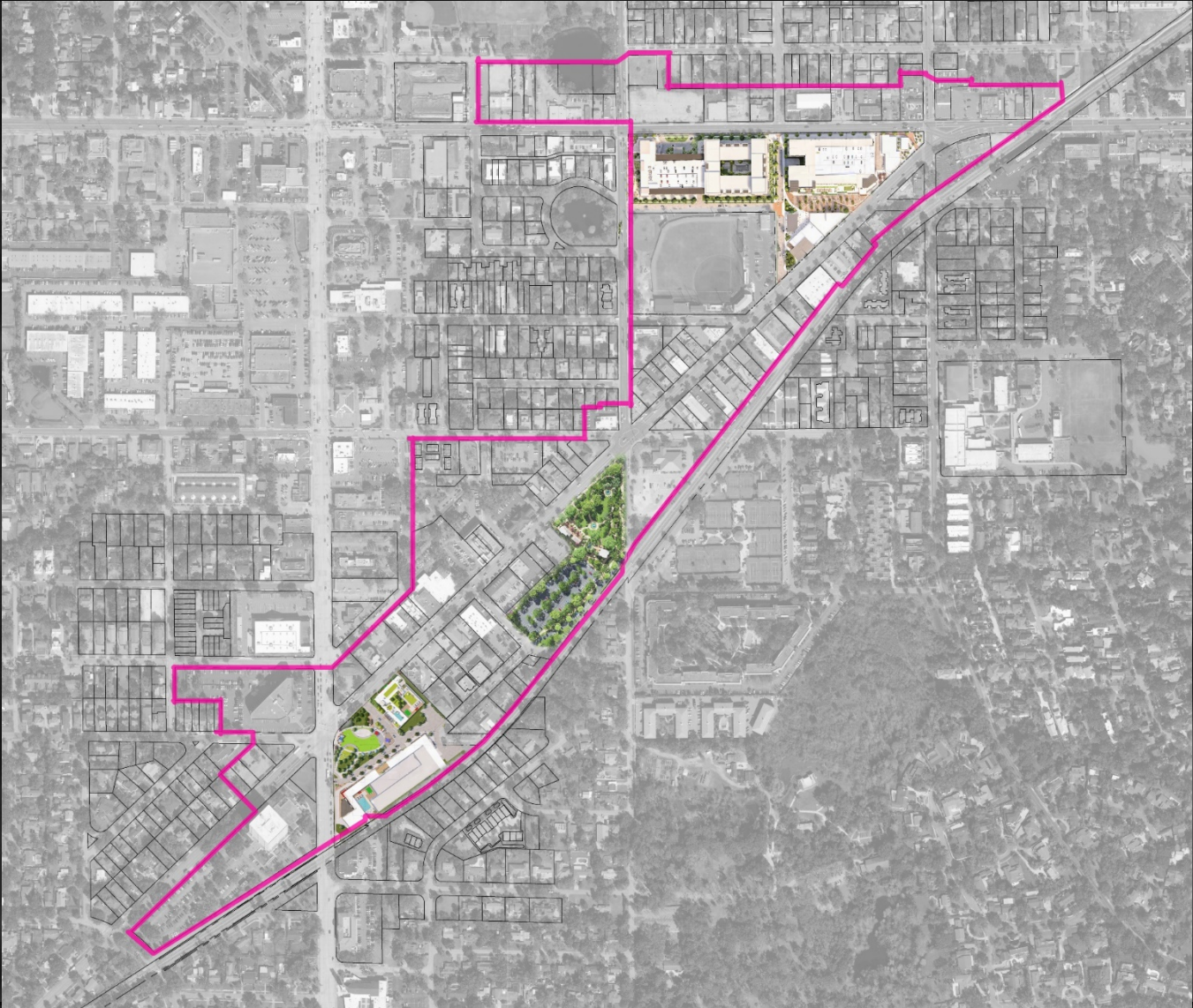
Context Area Map



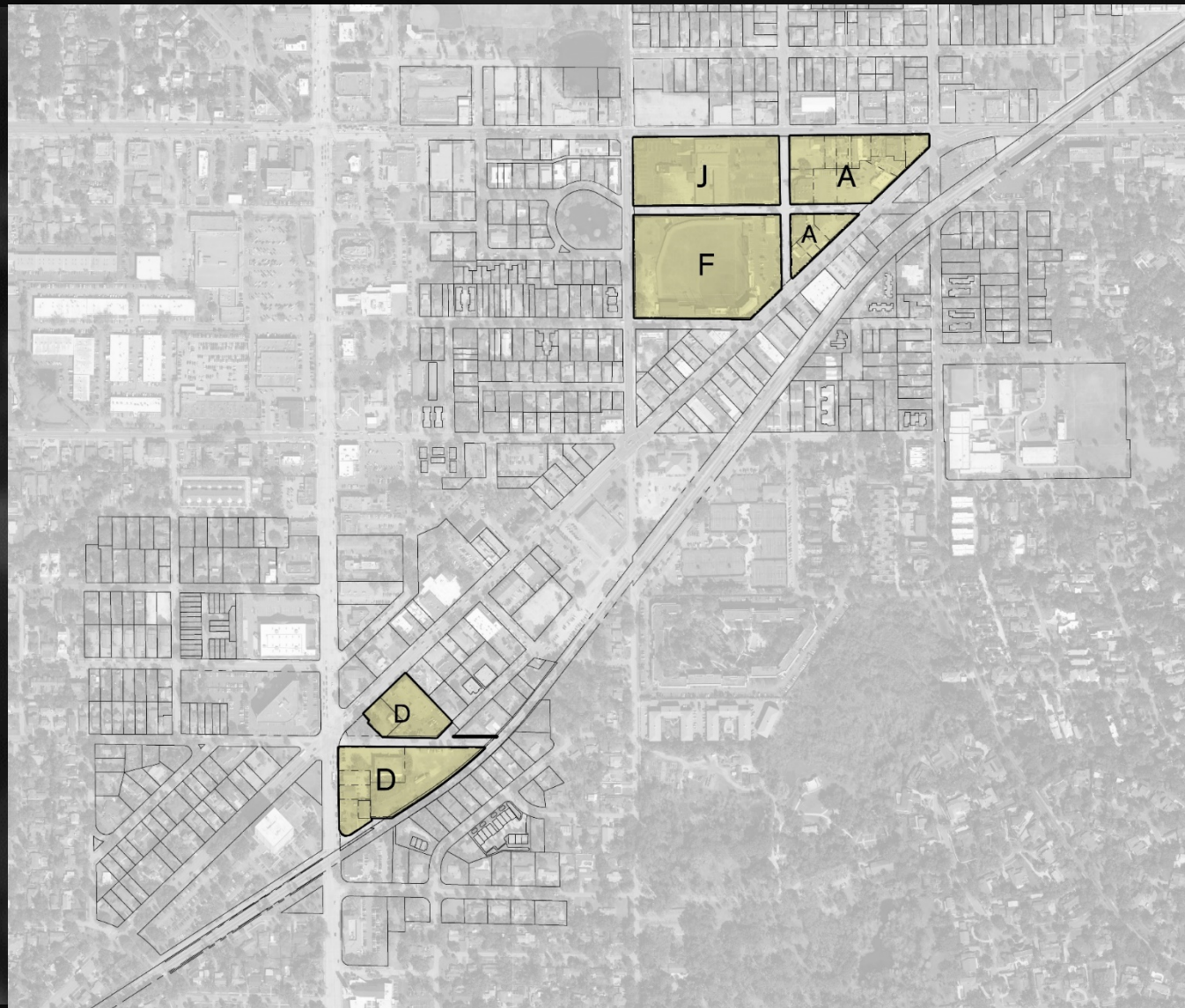
Walkability & Parking Distribution



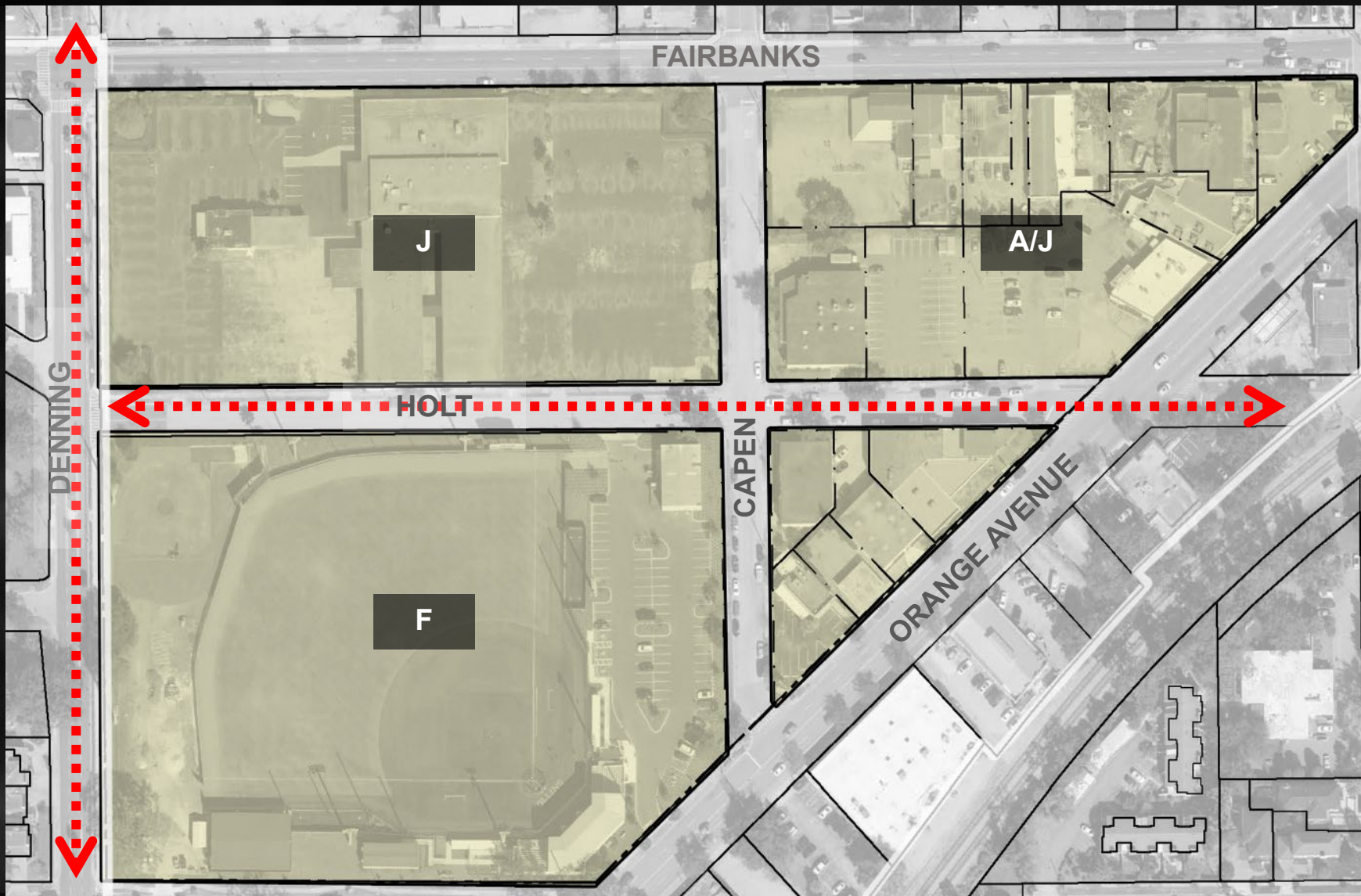
Gateway Land Owners



Orange Ave Overlay – Density Study Areas



North Gateway Parcels / Ped-Bike Connectivity



CONCEPTUAL DEVELOPMENT PROGRAM				
NORTH GATEWAY – HOLLER AREA				
				OAO Ordinance
				03/02/20
FAR	0.6	1.5	2	1.5
Acreage (AC)	4.22	4.22	4.22	7.52
Height	4	4	4	5
Buildable SF	110,294	275,735	367,646	491,357
Garage (SF) (30,000 SF/FL)	SURFACE	60,000	90,000	OUT
Office (SF)	72,000	-	-	9,000
Hotel (SF)	-	90,000	85,660	107,075
Residential (SF)	-	117,000	190,000	325,000
Amenity Deck	-	YES	YES	YES
Retail (SF)	36,000	8,000	10,000	50,000
TOTAL (SF)	108,000	275,000	375,660	491,075
25% Open Space (AC)	YES	YES	YES	YES
MF – DUA (Residential) (1,000 SF)		117 units	190 units	325 units
Hotel – Units (550 SF)		160 rooms	155 rooms	195 rooms

North Gateway – Area J – 0.6 FAR

FAR	0.6
Acreage (AC)	4.22
Height	4
Buildable SF	110,294
Garage (30,000 SF/FL)	SURFACE
Office	72,000
Hotel	-
Residential	-
Amenity Deck	-
Retail	36,000
Total	108,000
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	-
Hotel – Units (550SF)	-



North Gateway – Area J – 0.6 FAR



North Gateway – Area J – 0.6 FAR



North Gateway – Area J – 0.6 FAR



CAPEN

FAIRBANKS AVE

North Gateway – Area J – 0.6 FAR



North Gateway – Area J – 0.6 FAR



North Gateway – Area J – 0.6 FAR



Northern Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story

FAR	1.5
Acreage (AC)	4.22
Height	4
Buildable SF	275,735
Garage (30,000 SF/FL)	60,000
Office	-
Hotel	90,000
Residential	117,000
Amenity Deck	YES
Retail	8,000
Total	275,000
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	117 units
Hotel – Units (550SF)	160 rooms



North Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 1.5 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 2.0 FAR (Garage Incl.) 4 Story

FAR	2.0
Acreage (AC)	4.22
Height	4
Buildable SF	367,646
Garage (30,000 SF/FL)	90,000
Office	-
Hotel	85,660
Residential	190,000
Amenity Deck	YES
Retail	10,000
Total	375,660
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	190 units
Hotel – Units (550SF)	155 rooms



North Gateway – Area J – 2.0 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 2.0 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 2.0 FAR (Garage Incl.) 4 Story



North Gateway – Area J – 2.0 FAR (Garage Incl.) 4 Story



North Gateway – Area J + A – 1.5 FAR (Garage Excluded) 5 Story

FAR	1.5
Acreage (AC)	7.52
Height	5
Buildable SF	491,357
Garage (30,000 SF/FL)	OUT
Office	9,000
Hotel	107,075
Residential	325,000
Amenity Deck	YES
Retail	50,000
Total	491,075
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	325 units
Hotel – Units (550SF)	195 rooms



North Gateway – Area J + A – 1.5 FAR (Garage Excluded) 5 Story



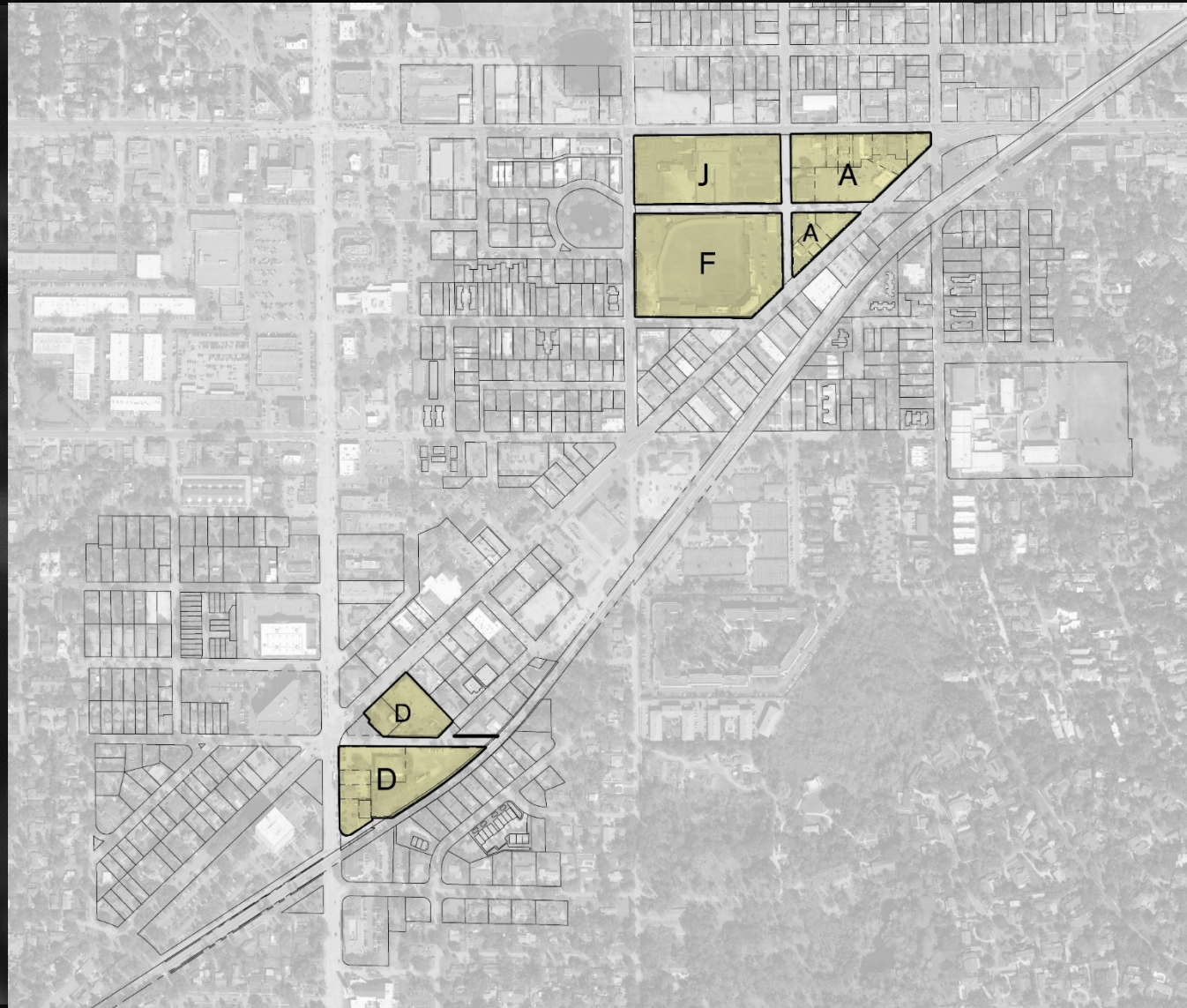
North Gateway – Area J + A – 1.5 FAR (Garage Excluded) 5 Story



North Gateway – Area J + A – Holt Piazza



Orange Ave Overlay – Density Study Areas



South Gateway Parcels



CONCEPTUAL DEVELOPMENT PROGRAM				
SOUTH GATEWAY – DEMETREE AREA				
				OAO Ordinance
				03/02/20
FAR	0.6	1.5	2	1.5
Acreage (AC)	4.67	4.67	4.67	4.67
Height	5	5	5	6
Buildable SF	122,055	305,138	406,850	305,138
Garage (SF)				
51,600 SF (Base)	SURFACE	120,320 x 2.3*	198,660 x 3*	OUT
Office (SF)	-	-	-	-
Hotel (SF)	95,550	95,550	95,550	115,500
Residential (SF)	-	84,000 2 sides*	138,000 3sides*	171,000 3 sides*
Amenity Deck	-	13,200	13,200	13,200
Retail (SF)	-	20,300	25,000	25,000
TOTAL (SF)	95,550	333,370	413,650	324,800
25% Open Space (AC)				
	YES	YES	YES	YES
MF – DUA (Residential) (1,000 SF)	-	84 units	138 units	171 units
Hotel – Units (600 SF)	155 rooms	155 rooms	155 rooms	190 rooms

South Gateway – Area D – 0.6 FAR

FAR	0.6
Acreage (AC)	4.67
Height	5
Buildable SF	122,055
Garage	SURFACE
Office	-
Hotel	95,550
Residential	-
Amenity Deck	-
Retail	-
Total	95,550
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	-
Hotel – Units (550SF)	155 rooms















South Gateway – Area D – 0.6 FAR



ORLANDO AVE

South Gateway – Area D – 0.6 FAR









South Gateway – Area D – 1.5 FAR (Garage Incl.) 5 Story

FAR	1.5
Acreage (AC)	4.67
Height	5
Buildable SF	305,138
Garage	120,320 x 2.3*
Office	-
Hotel	95,550
Residential	84,000 2 sides*
Amenity Deck	13,200
Retail	20,300
Total	333,370
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	84 units
Hotel – Units (550SF)	155 rooms



South Gateway – Area D – 2.0 FAR (Garage Incl.) 5 Story

FAR	2.0
Acreage (AC)	4.67
Height	5
Buildable SF	406,850
Garage	141,900 x 3*
Office	-
Hotel	95,550
Residential	138,000 3 sides*
Amenity Deck	13,200
Retail	25,000
Total	413,650
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	138 units
Hotel – Units (550SF)	155 rooms





South Gateway – Area D – 1.5/ 2.0 FAR (Garage Incl.) 5 Story





Spatzle

















FORGE

Datzie STURAW



South Gateway – Area D – 1.5 FAR (Garage Excluded) - 6 Story

FAR	1.5
Acreage (AC)	4.67
Height	6
Buildable SF	305,138
Garage	OUT
Office	-
Hotel	115,500
Residential	171,000 3 sides*
Amenity Deck	13,200
Retail	25,000
Total	324,800
25% Open Space (AC)	YES
MF-DUA (Residential) (1,000 SF)	171 units
Hotel – Units (550SF)	190 rooms











