



ORANGE AVENUE

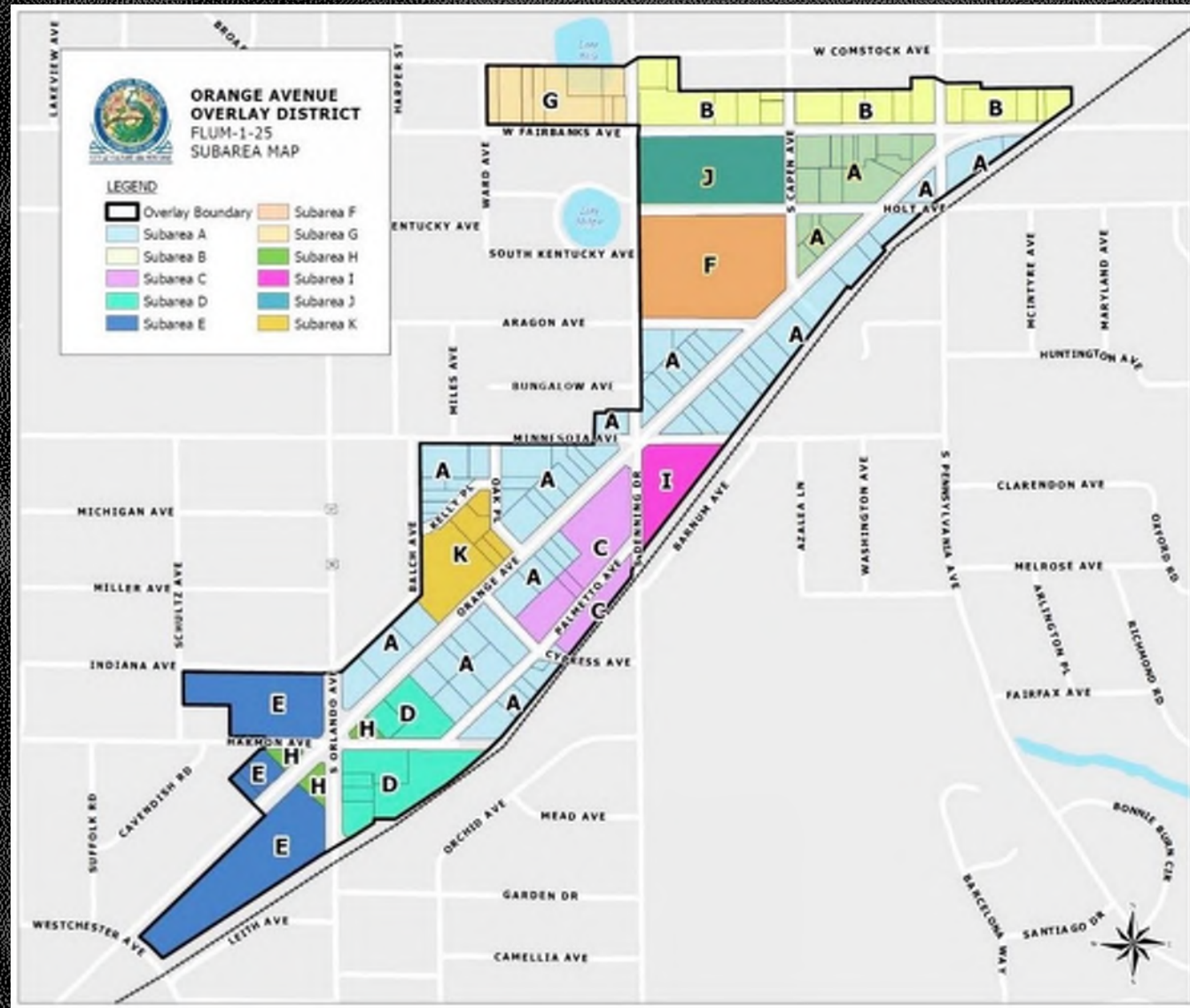
*VISUALIZATION MODELING
& MASSING STUDIES*

August 17, 2021

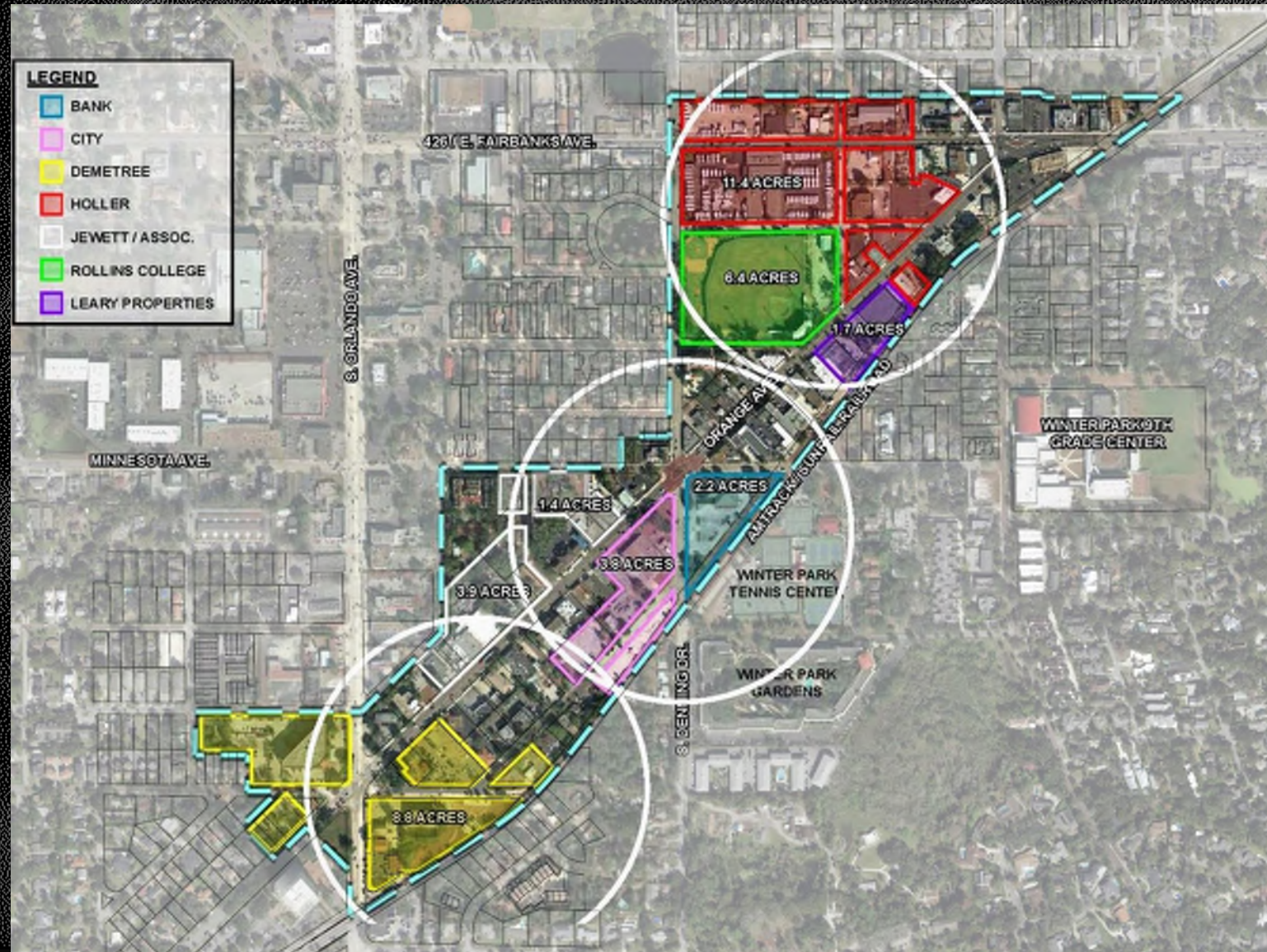


LandDesign.
CREATING PLACES
THAT MATTER.

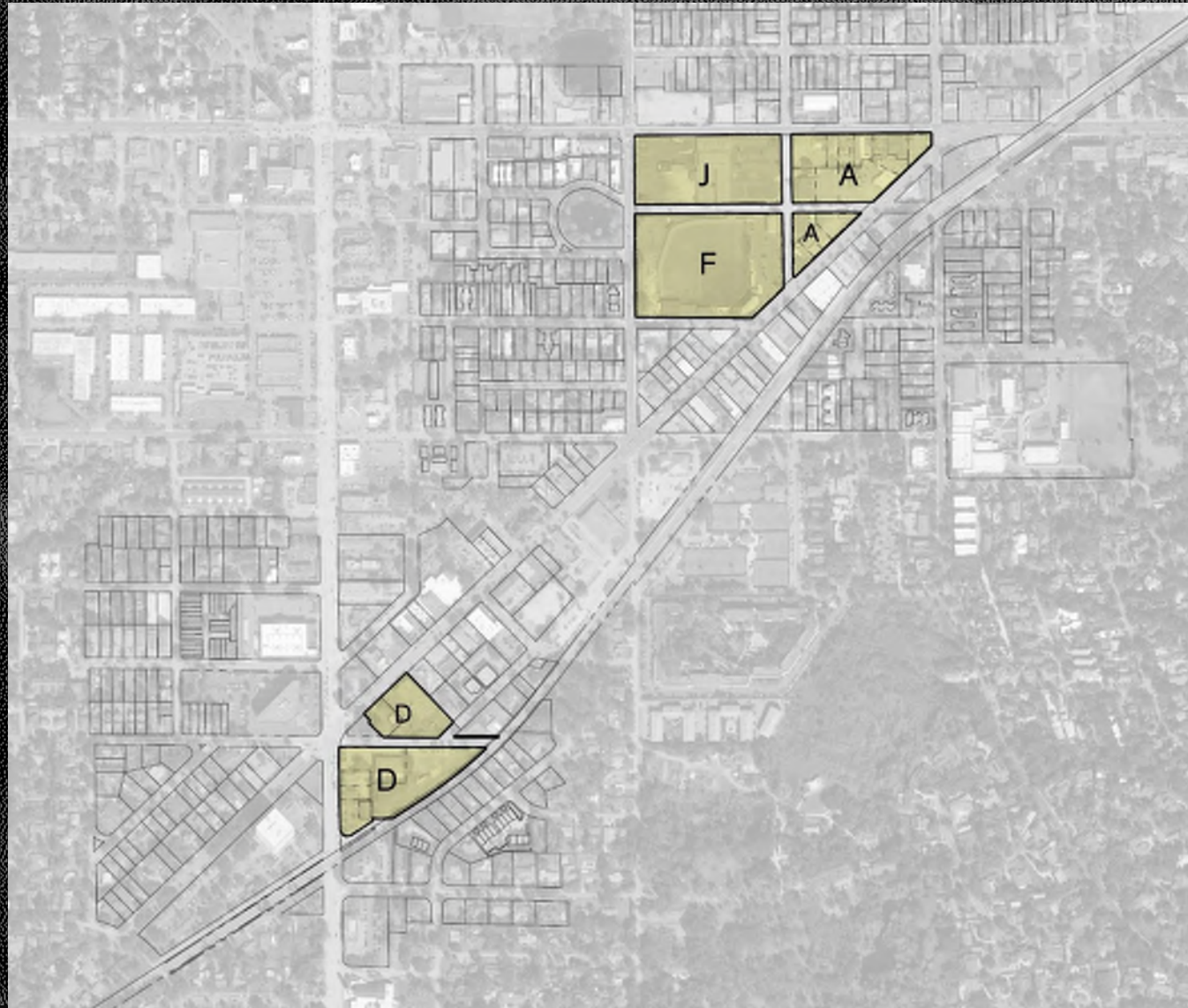
Orange Ave Overlay - District Sub Areas



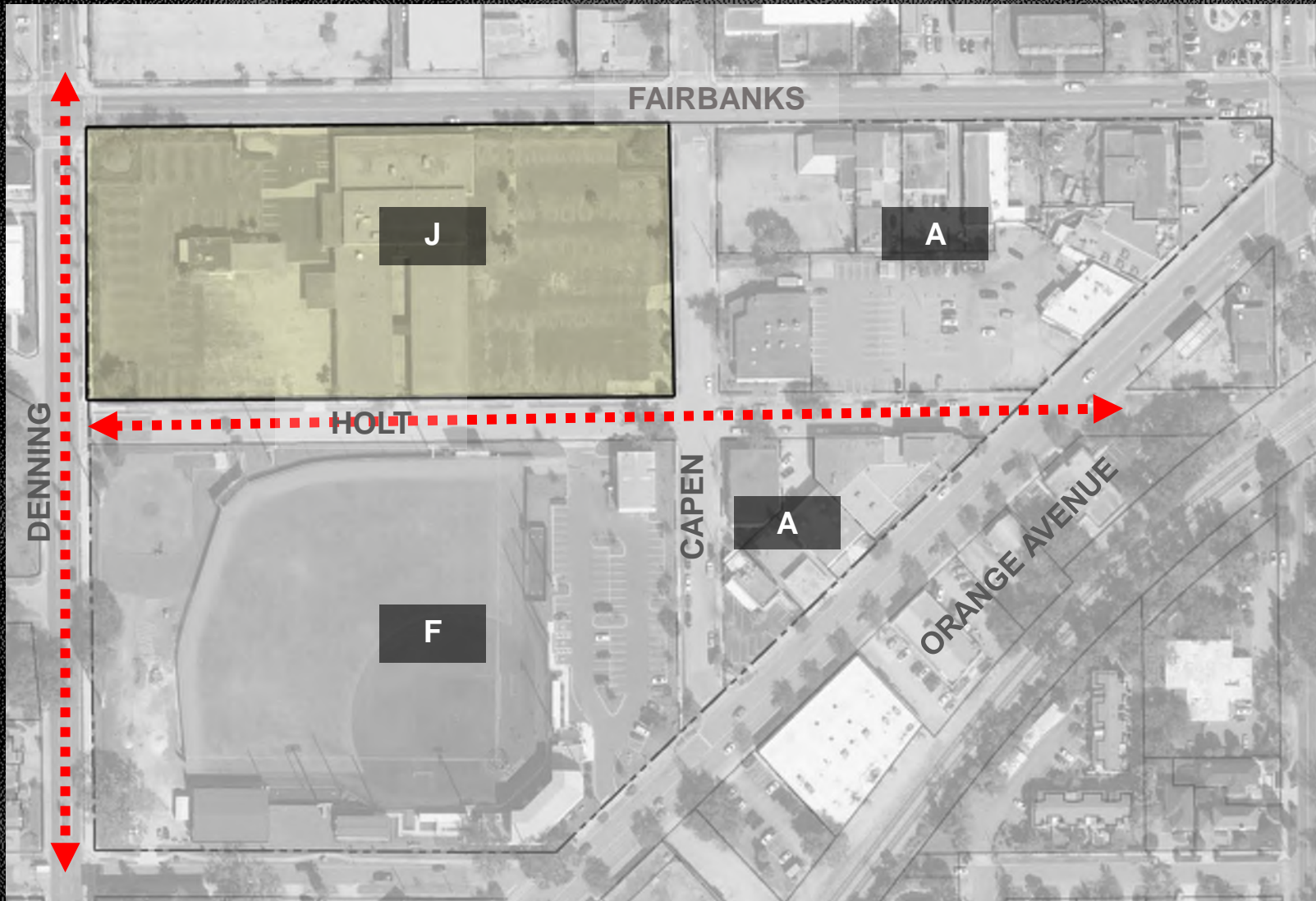
Walkability & Parking Distribution



Orange Ave Overlay – Density Study Areas



North Gateway Parcels / Ped-Bike Connectivity



CONCEPTUAL DEVELOPMENT PROGRAM					
NORTH GATEWAY – HOLLER AREA					
		New			
FAR	0.6	1.0	1.25	1.5	2
Acreage (AC)	4.22	4.22	4.22	4.22	4.22
Height Limit	3	3	3	3	4
Buildable SF	110,294	183,800	229,779	275,735	367,646
Garage (SF) (33,600 SF/FL)					
	SURFACE	UNDER	67,200	100,800	100,800
Office (SF)	72,000		-	-	-
Hotel (SF)	-	90,000	-	90,000	90,000
MF Residential (SF)	-	77,000	155,000	76,935	166,846
Retail (SF)	36,000	8,000	8,000	8,000	10,000
TOTAL (SF)	108,000	175,000	230,200	275,735	367,646
Open Space (AC)					
	0.45	2.3	1.65	1.65	1.33
MF – Residential (1,000 SF)		77 units	155 units	77 units	167 units
Residential – DUA* (17)		18	37	18	40
Hotel – Units (615 SF)	-		-	146 rooms	146 rooms
Total Parking Spaces/350sf					
		384	288	384	384
Est Parking Required**	418	295	304	295	458
Parking Levels calc'd in FAR		0	2.0	3.0	3.0
Total Parking Levels		4	3	4	4
Parking Area	146,160	134,400	100,800	134,400	134,400
Parking (Ac)	3.36		0.77	0.77	0.77
Parking Area as % of Site Area	80%		18%	18%	18%

PARKING DEMAND			
NORTH GATEWAY – HOLLER AREA			
	Industry Ave Parking Code Multiplier	Car Spaces Req'd per 1,000	Multipliers
Restaurant	0.007	7	600%
Retail	0.005	5	400%
Office	0.0033	5	230%
MF Residential	0.0017	1.7	70%
Hotel (.85/Unit)	0.00142	1.42	42%
SF Residential		1	

North Gateway – Area J – 0.6 FAR



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



FAIRBANKS AVE

North Gateway – Area J – 0.6 FAR



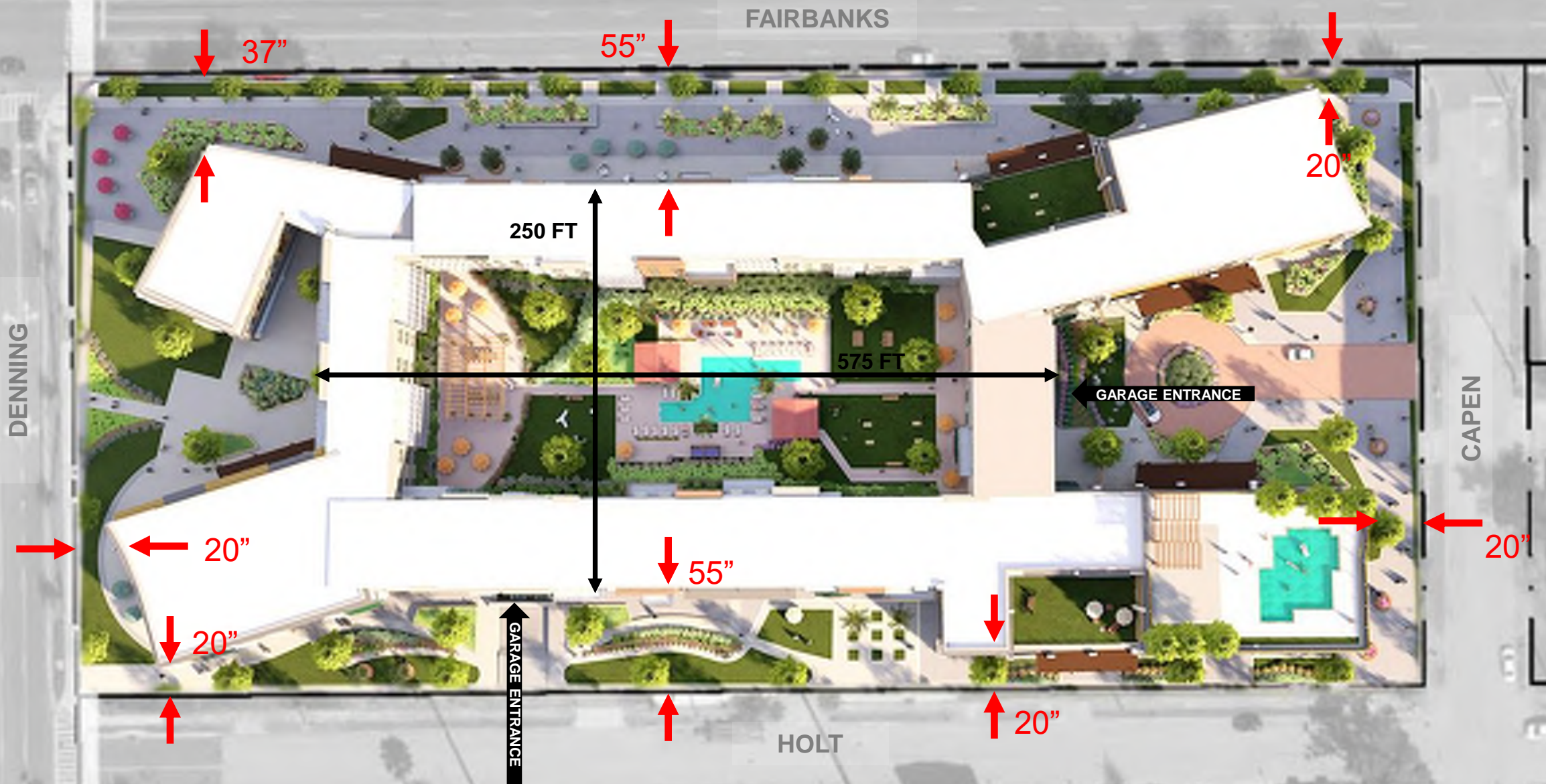
FAIRBANKS AVE

DENNING

North Gateway – Area J – 0.6 FAR



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



HOLT

CAPEN

Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



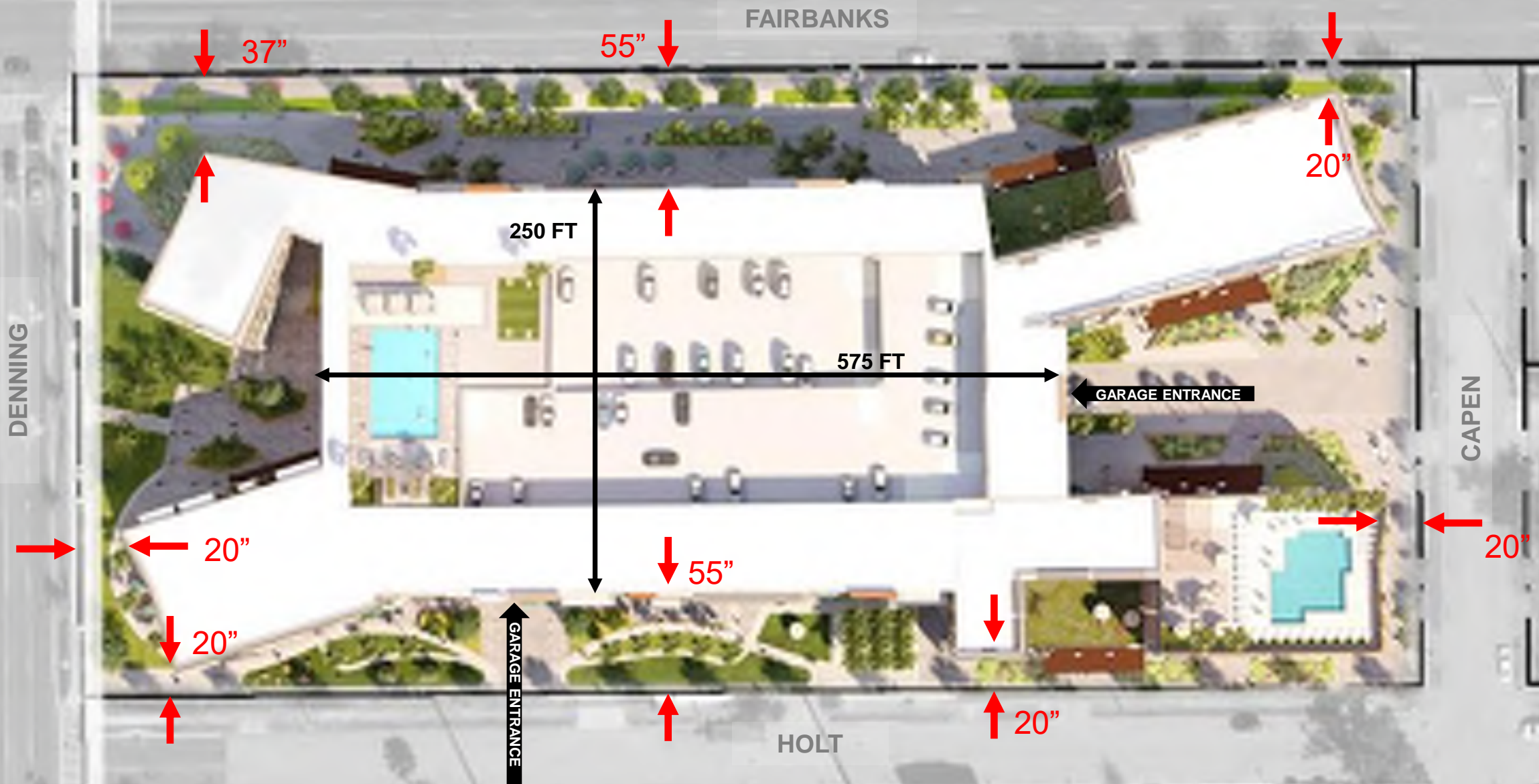
Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.00 FAR (Garage Under.) 3 Story



Northern Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



North Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



North Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



North Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



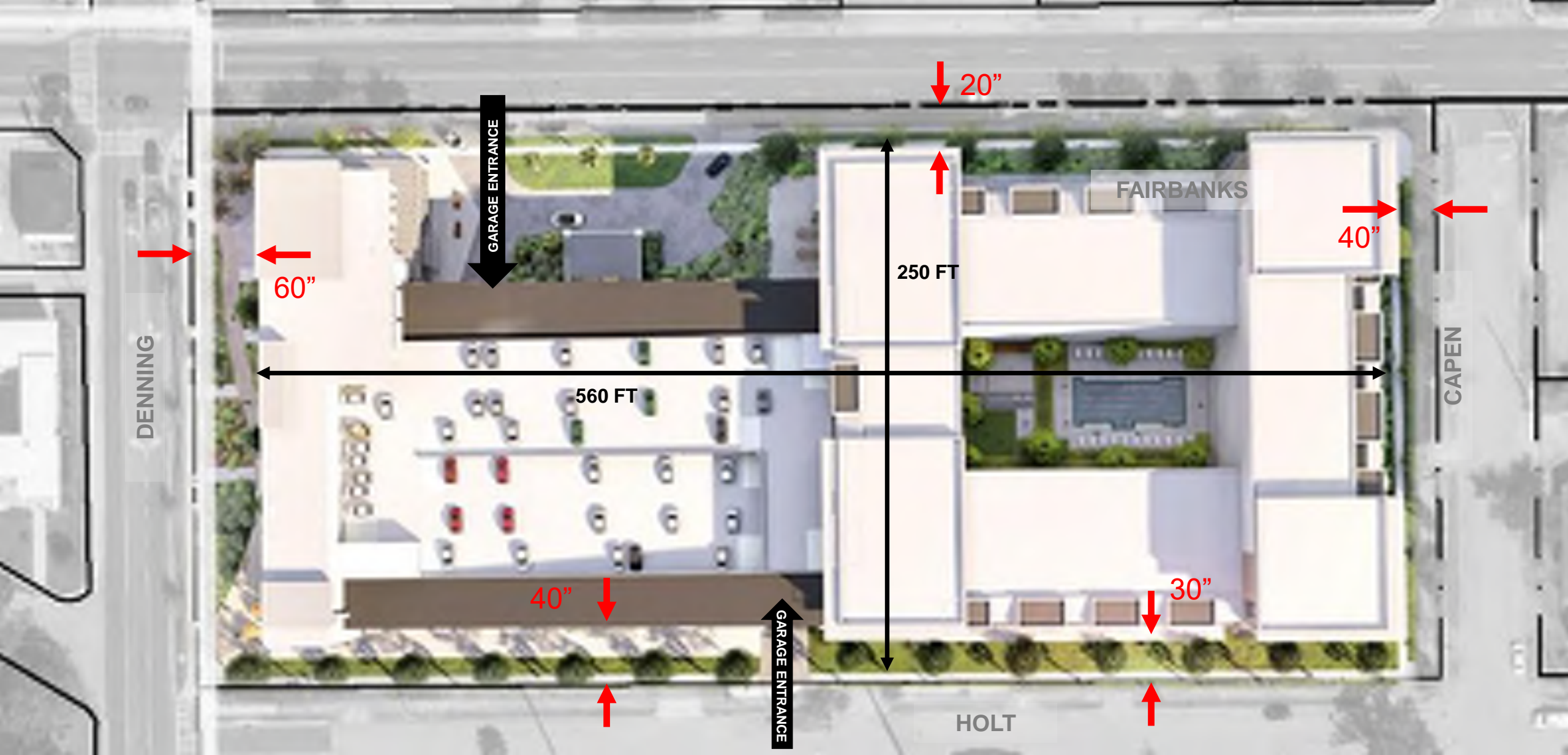
North Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



North Gateway – Area J – 1.25/1.5 FAR (Garage Incl.) 3 Story



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



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

DENNING

60"

GARAGE ENTRANCE

250 FT

20"

FAIRBANKS

40"

CAPEN

560 FT

560 FT

40"

GARAGE ENTRANCE

30"

HOLT

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



FAIRBANKS

20"

J

J/A

560 FT

250 FT

60"

40"

DENNING

ORANGE AVE

GARAGE ENTRANCE

GARAGE ENTRANCE

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



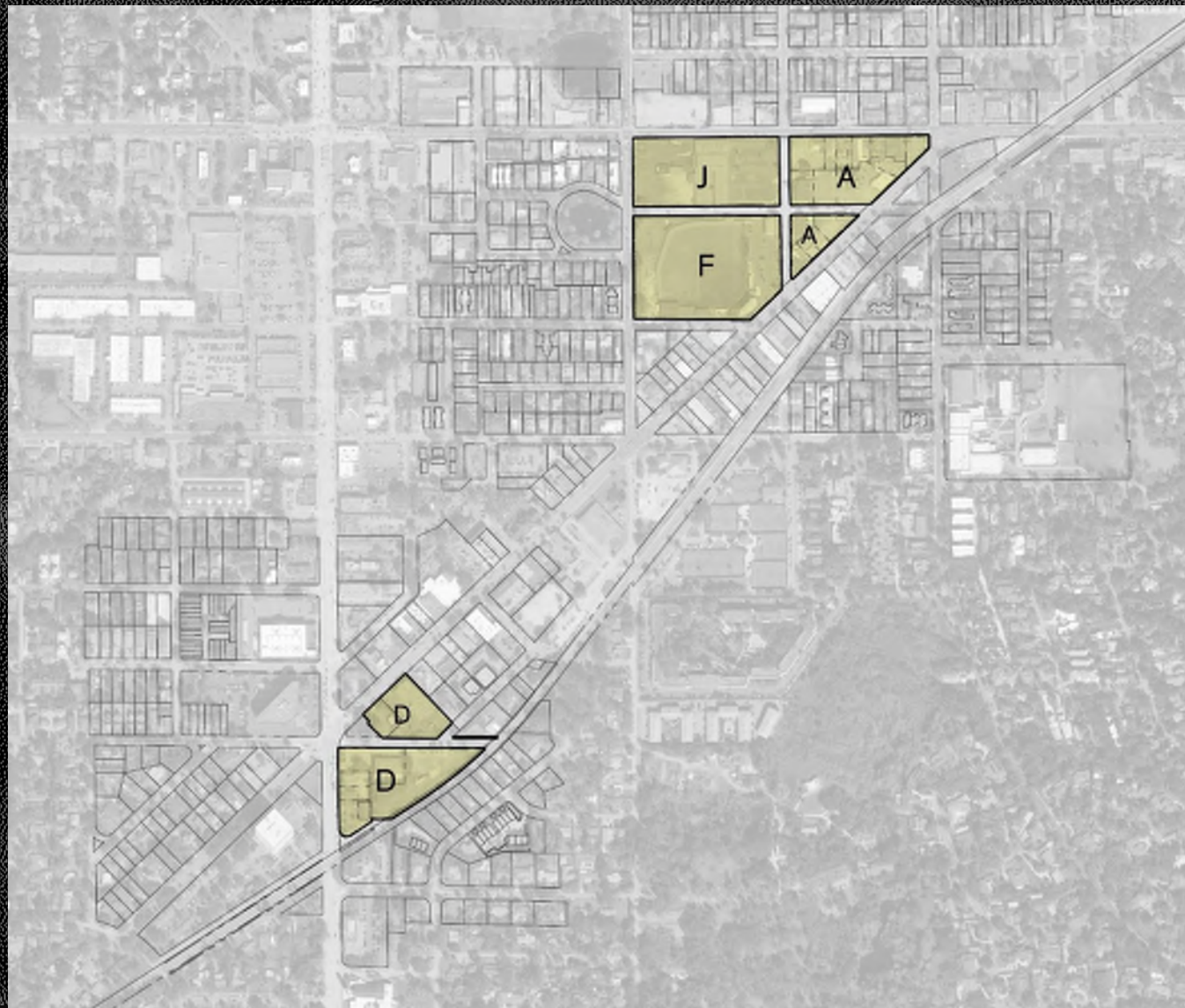
North Gateway – Area J + A – 1.5 FAR (Garage Excluded) 5 Story



North Gateway – Area J + A – Holt Piazza



Orange Ave Overlay – Density Study Areas



South Gateway Parcels



CONCEPTUAL DEVELOPMENT PROGRAM					
SOUTH GATEWAY – DEMETREE AREA					
		New			
FAR	0.6	1.0	1.25	1.5	2
Acreage (AC)	4.67	4.67	4.67	4.67	4.67
Height Limit	3	5	5	5	5
Buildable SF	122,055	203,425	254,282	305,138	406,850
Garage (SF) 51,600 SF (Base)	SURFACE	50,000	100,800	103,200	154,800
Office (SF)	-	11,000	11,000	-	-
Hotel (SF)	95,500	118,000	118,000	95,550	95,550
MF Residential (SF)	-	-	-	100,000	138,000
Retail (SF)	-	25,000	25,000	-	20,000
TOTAL (SF)	95,550	204,000	254,800	298,750	408,350
Open Space (AC)	1.17		1.70	1.30	1.30
Existing City Open Space	0.19		0.19	0.19	0.19
MF – Residential (1,000 SF)			-	100 units	138 units
Residential – DUA* (17)				21	30
Hotel – Units (615 SF)	155 rooms	192 rooms	192 rooms	155 rooms	155 rooms
Total Parking Spaces/350sf	132	384	384	442	590
Est Parking Required**	132	324	324	302	467
Parking Levels calc'd in FAR		1.0	2.0	2.0	3.0
Total Parking Levels		4	4		4
Parking Area	46,221		134,400	154,800	206,400
Parking (Ac)	1.06		0.77	1.18	1.18
Parking Area as % of Site Area			17%	25%	25%

PARKING DEMAND			
SOUTH GATEWAY – DEMETREE AREA			
	Industry Ave Parking Code Multiplier	Car Spaces Req'd per 1,000	Multipliers
Restaurant	0.007	7	600%
Retail	0.005	5	400%
Office	0.0033	5	230%
MF Residential	0.0017	1.7	70%
Hotel (.85/Unit)	0.00142	1.42	42%
SF Residential		1	

South Gateway – Area D – 0.6 FAR



ORANGE AVENUE

ORLANDO AVENUE

20'

20'

20'

175 FT

175 FT

150 FT

500 FT

South Gateway – Area D – 0.6 FAR



South Gateway – Area D – 0.6 FAR



South Gateway – Area D – 0.6 FAR



South Gateway – Area D – 0.6 FAR



South Gateway – Area D – 0.6 FAR



South Gateway – Area D – 1.00 FAR



South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



ORANGE AVENUE

South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



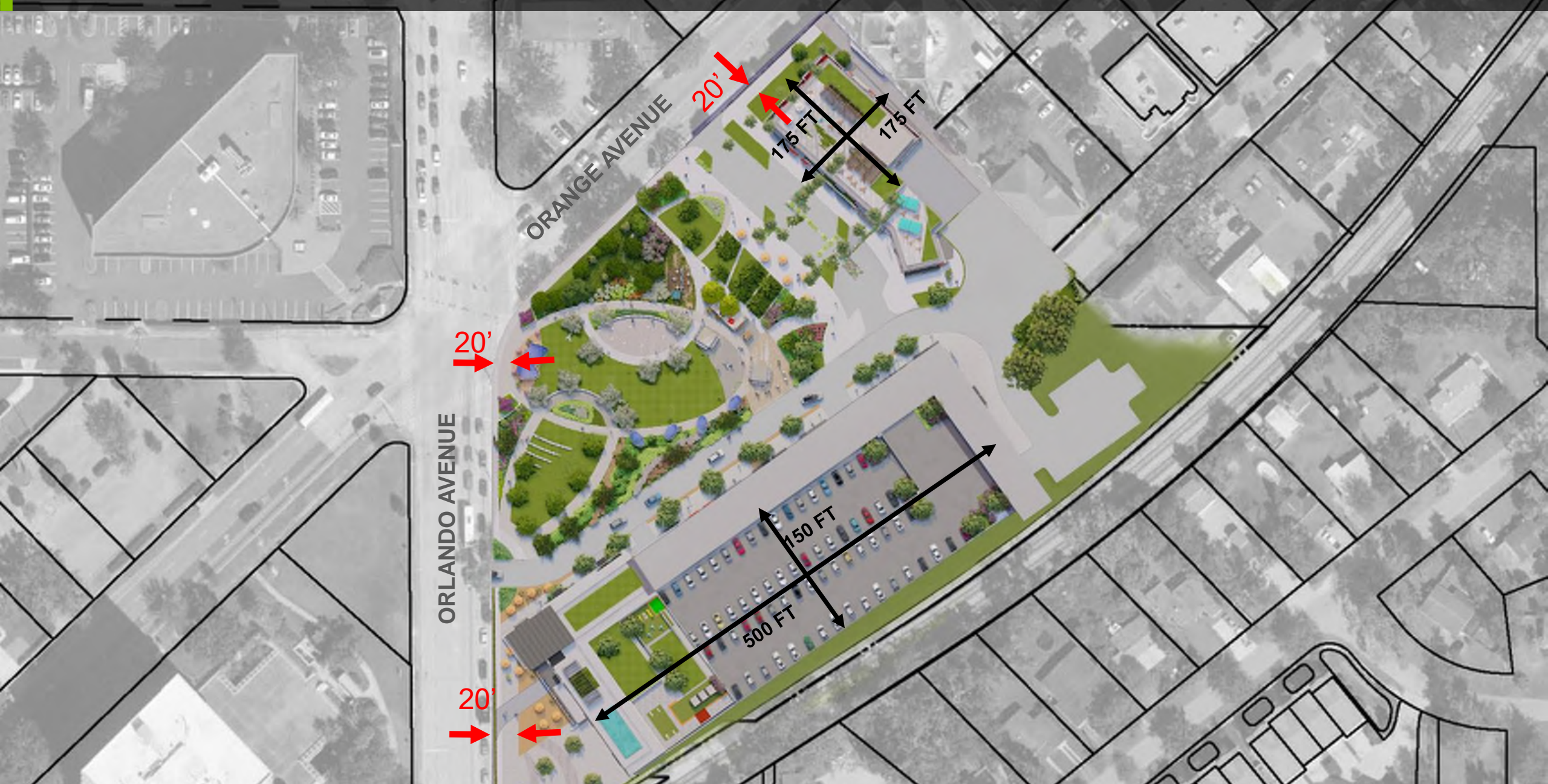
PALMETTO AVENUE

South Gateway – Area D – 1.00 FAR (Garage Incl.) 5 Story



PALMETTO AVENUE

South Gateway – Area D – 1.25 FAR



ORANGE AVENUE

20'

175 FT

175 FT

20'

ORLANDO AVENUE

20'

150 FT

500 FT

South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



ORANGE AVE

South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



ORLANDO AVE

ORANGE AVE

South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



ORLANDO AVE

South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



ORLANDO AVE

South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



South Gateway – Area D – 1.25 FAR (Garage Incl.) 5 Story



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



ORANGE AVE

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



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



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

