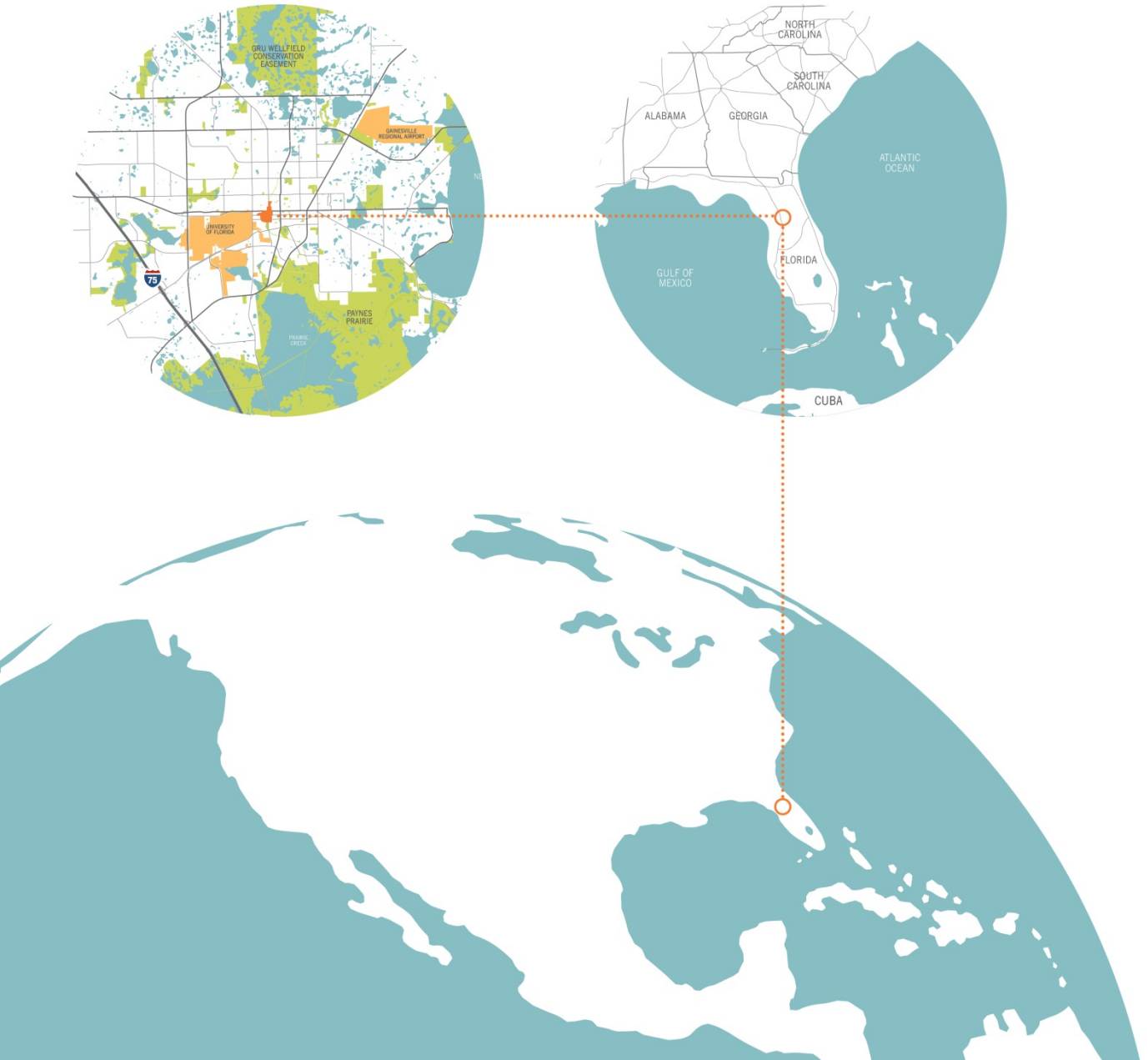
INNOVATION SQUARE.

FROM PLAN TO REALITY IN THREE YEARS.

ENVISIONING INNOVATION SQUARE.
2010.

TRANSFORMING A MEGA BLOCK.

CREATING A HUB FOR RESEARCH AND INNOVATION.

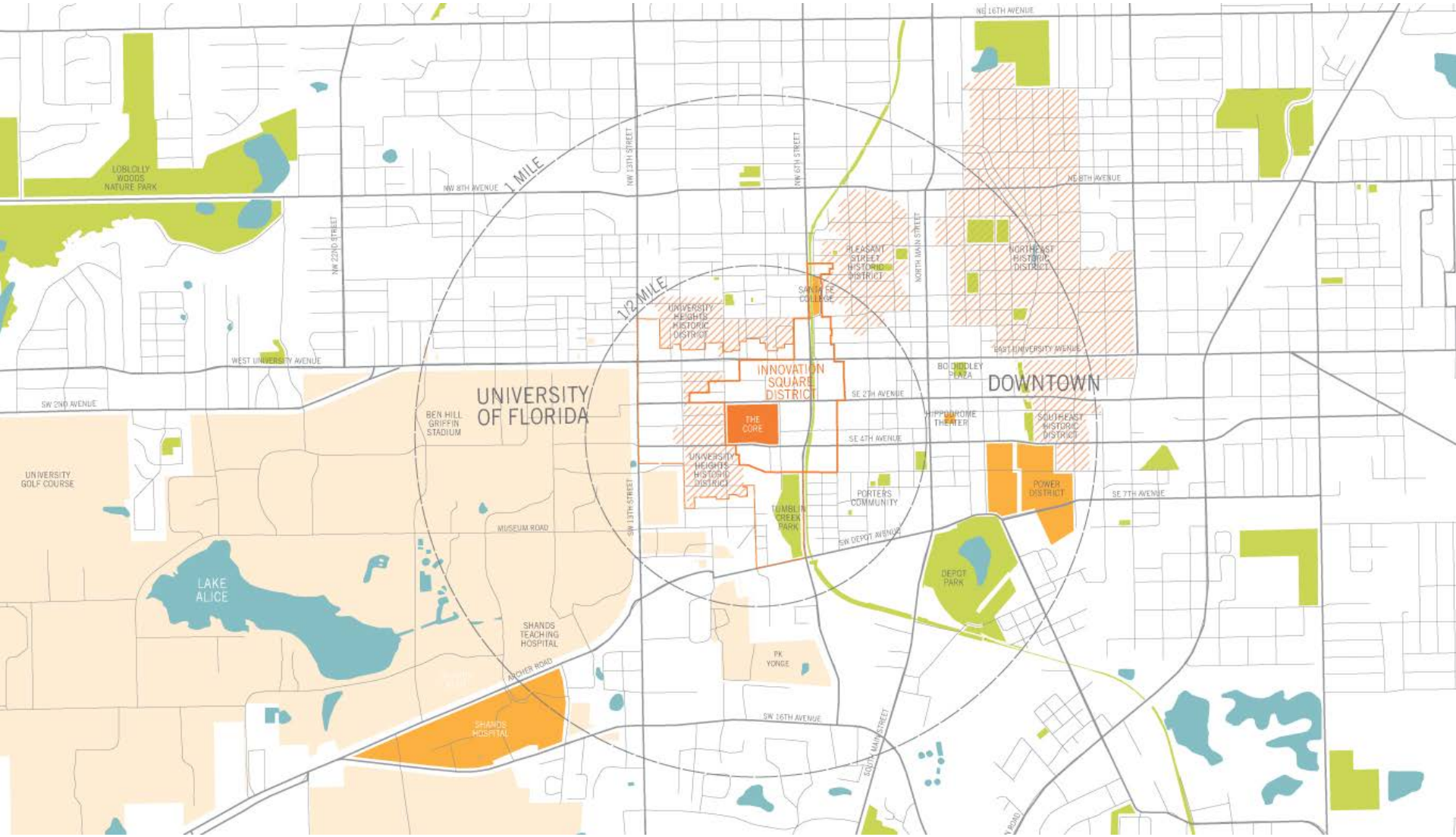


ORIGINAL SITE PROPOSAL.

REDEFINING INNOVATION.

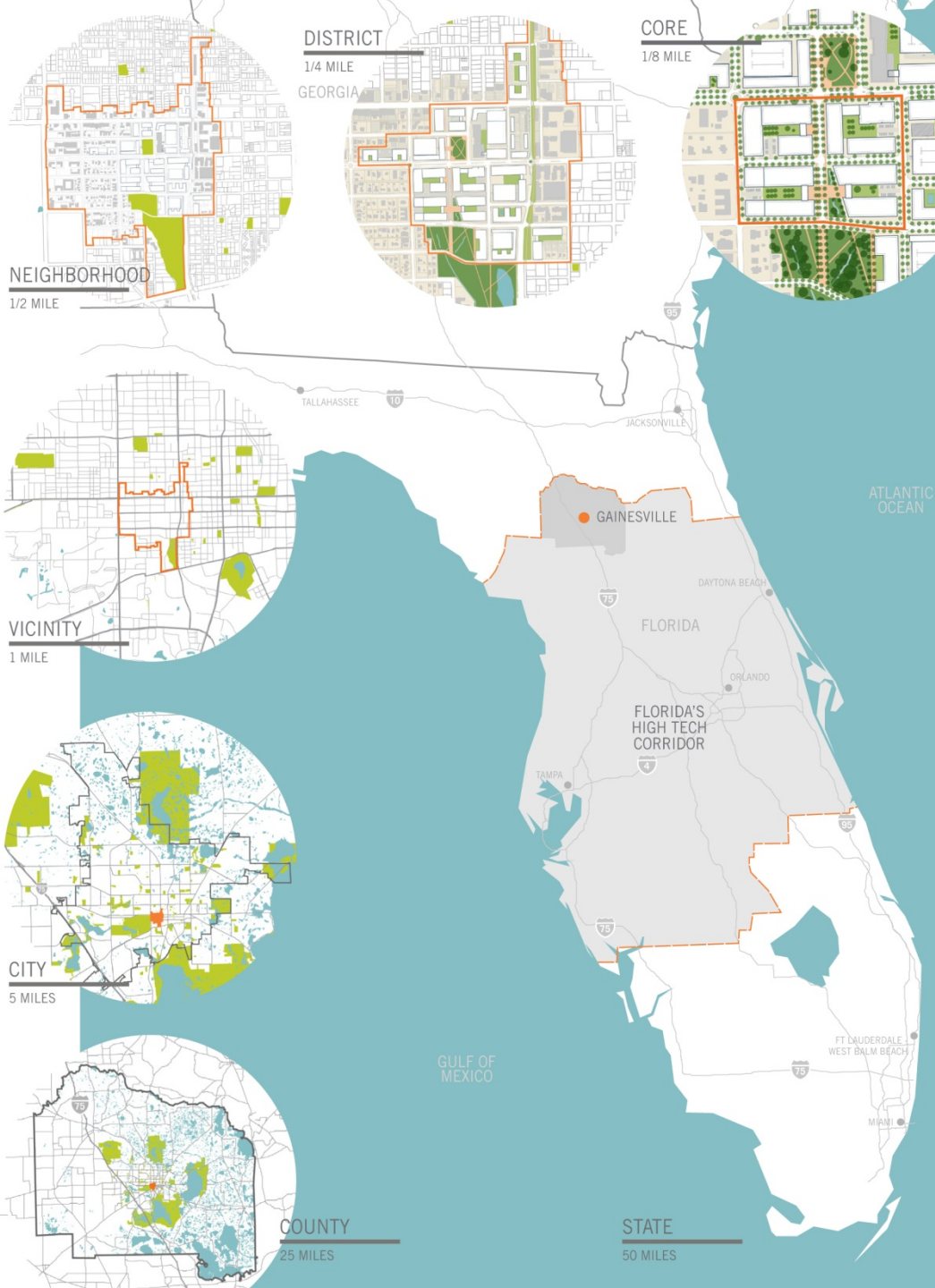
Breaking down barriers between town and gown to create a collaborative space for research and discovery.

CONNECTING DOWNTOWN AND UF.



A SERIES OF DISTRICTS.

Innovation Square is envisioned as one among a series of interrelated districts within the larger stakeholder community; districts that create symbiotic relationships, providing benefits for all.



INNOVATION SQUARE.

REGULATING A RESEARCH DISTRICT.
2010.

CLARITY.

SIMPLE MAPS

Regulations are structured around simple, transparent sentences and diagrams to confirm alignment of goals and outcomes, and to avoid unintended consequences.

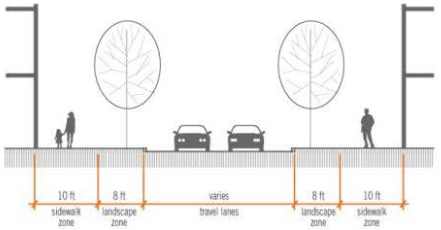
SIMPLE CHARTS

Operation of these regulations is such that administration is streamlined, variations, when appropriate, are adopted, definitions are minimized, information is centrally located and easily apprehended.

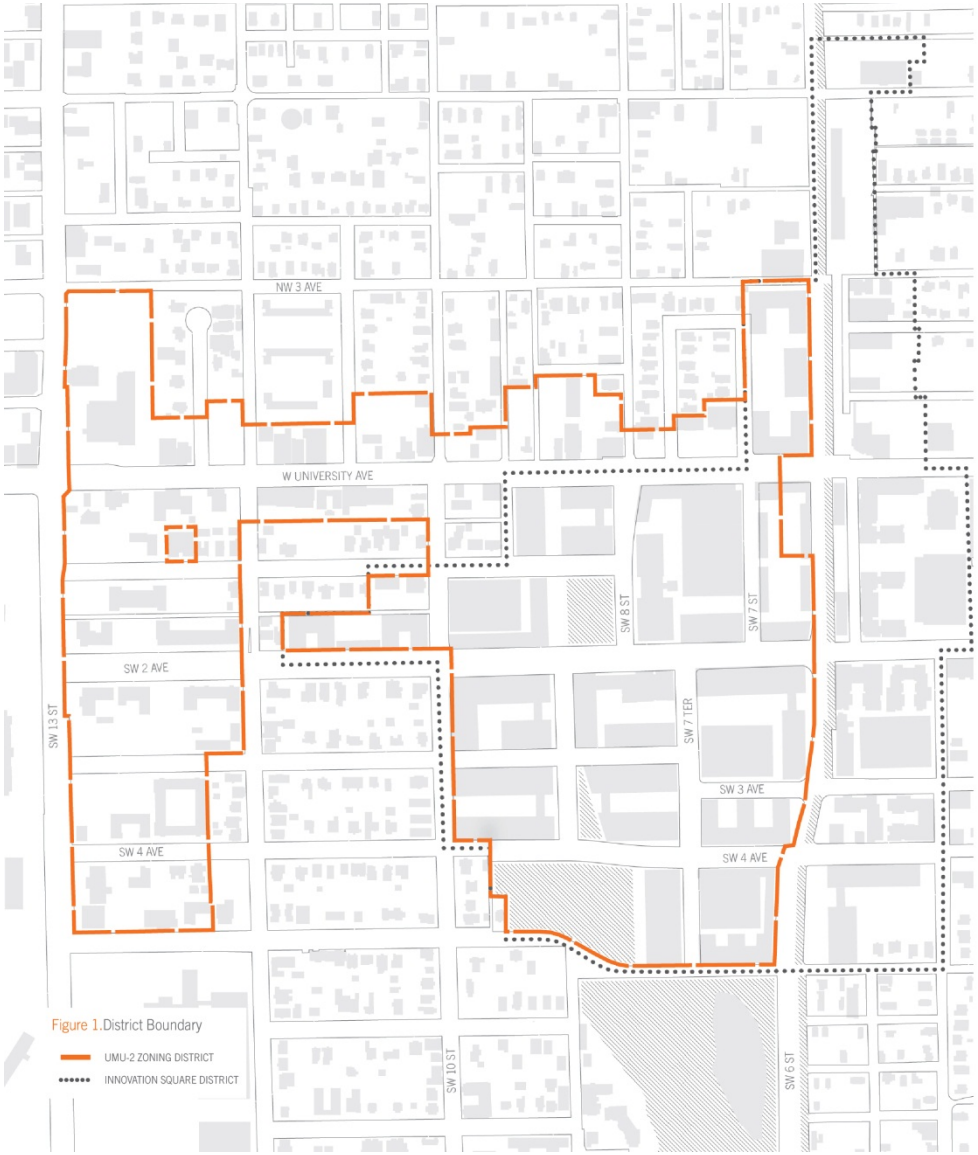
PARCEL DATA	
PARCEL DESIGNATION	A01
PARCEL AREA	+/- 91,860 SF
ZONING CATEGORY	UMU-2
MAX. BLDG HEIGHT	8 STORIES[1]
STREET TYPE	LOCAL

SIMPLE DIAGRAMS

This entire system is choreographed to provide assurances to all involved that development will emerge as envisioned, but that it will also foster innovative strategies for addressing development in the future.



UMU-2 ZONING.


NW 3 AVE
W UNIVERSITY AVE
SW 8 ST
SW 7 ST
SW 2 AVE
SW 13 ST
SW 7 TER
SW 3 AVE
SW 4 AVE
SW 4 AVE
SW 10 ST
SW 6 ST
Figure 1.District Boundary
UMU-2 ZONING DISTRICT
INNOVATION SQUARE DISTRICT

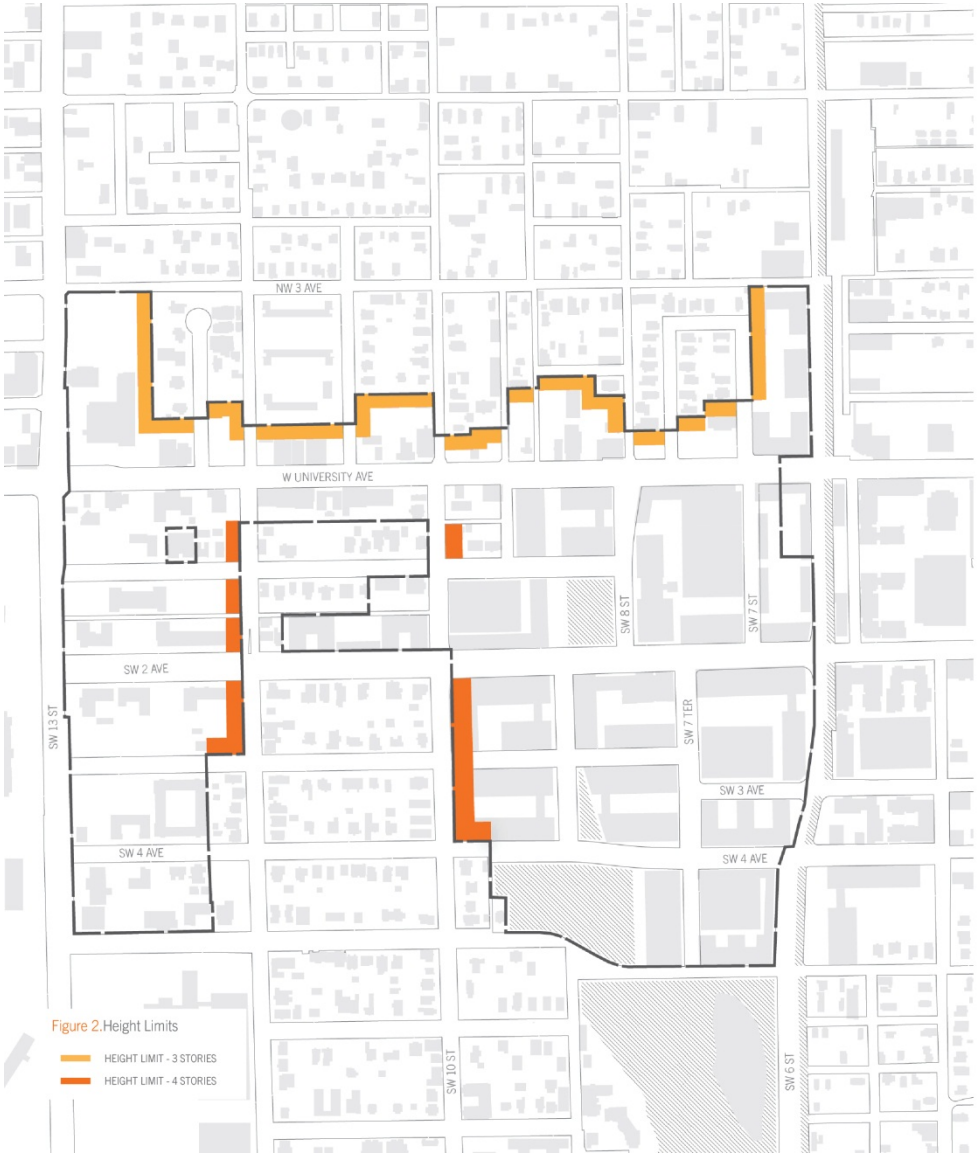
PERMITTED USES.

Table 1.Permitted Uses By Right

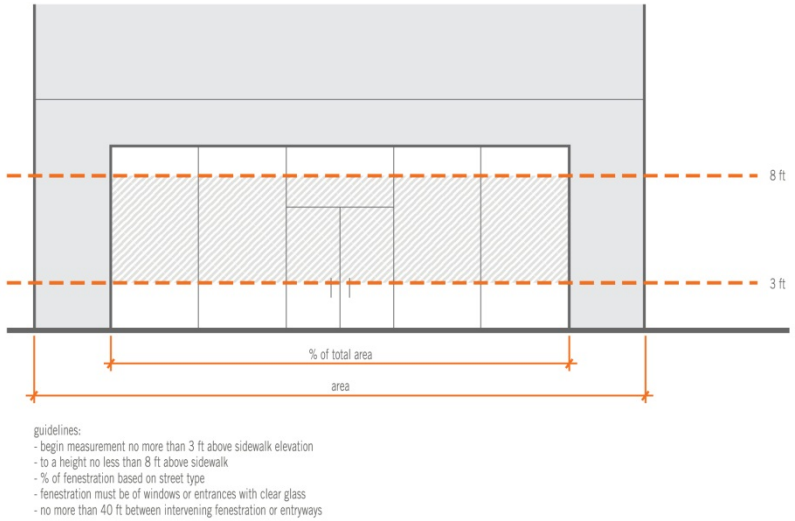
SIC	USES	CONDITIONS
	COMPOUND USES	
	SINGLE-FAMILY DWELLINGS	
	ROWHOUSES	
	MULTI-FAMILY DWELLINGS (UP TO 100 UNITS PER ACRE)	
	INCIDENTAL RESIDENTIAL ACCESSORY USES, INCLUDING STORAGE ROOMS, MANAGEMENT OFFICES, CLUB OR GAME ROOMS, AND RECREATIONAL AND LAUNDRY FACILITIES INTENDED FOR USES SOLELY BY RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS	
	DORMITORY	MUST NOT ABUT PROPERTY DESIGNATED SINGLE-FAMILY ON THE FUTURE LAND USE MAP
	ROOMING HOUSES AND BOARDING HOUSES	IN ACCORDANCE WITH ARTICLE VI
	CONSOLIDATED APARTMENT MANAGEMENT OFFICES	IN ACCORDANCE WITH ARTICLE VI
	COMMUNITY RESIDENTIAL HOMES WITH 14 OR FEWER RESIDENTS	WHEN PART OF A PERMITTED SINGLE-FAMILY OR MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND IN ACCORDANCE WITH ARTICLE VI
	COMMUNITY RESIDENTIAL HOMES WITH MORE THAN 14 RESIDENTS	IN ACCORDANCE WITH ARTICLE VI
	ADULT DAY CARE HOMES	IN ACCORDANCE WITH ARTICLE VI
	FAMILY DAY CARE HOMES	IN ACCORDANCE WITH ARTICLE VI
	DAY CARE CENTER	IN ACCORDANCE WITH ARTICLE VI
	PLACES OF RELIGIOUS ASSEMBLY	IN ACCORDANCE WITH ARTICLE VI
	PUBLIC SERVICE VEHICLES	IN ACCORDANCE WITH ARTICLE VI
	OUTDOOR CAFES	IN ACCORDANCE WITH ARTICLE VI
	EATING PLACES	
	REPAIR SERVICES FOR HOUSEHOLD NEEDS	
	SPECIALTY T-SHIRT PRODUCTION	
	REHABILITATION CENTERS	IN ACCORDANCE WITH ARTICLE VI
	RESEARCH AND DEVELOPMENT IN THE PHYSICAL, ENGINEERING AND LIFE SCIENCES	
	LIGHT ASSEMBLY, PACKING, AND MANUFACTURING ASSOCIATED WITH RESEARCH AND DEVELOPMENT IN THE PHYSICAL, ENGINEERING, AND LIFE SCIENCES	
	CHILLED WATER AND STEAM PLANTS, ELECTRIC GENERATION, AND OTHER ENERGY STORAGE, DISTRIBUTION, AND CONVERSION FACILITIES	
GN-074	VETERINARY SERVICES	ONLY WITHIN ENCLOSED BUILDINGS AND IN ACCORDANCE WITH ARTICLE VI
GN-078	LANDSCAPE AND HORTICULTURAL SERVICES	
MG-43	U.S. POSTAL SERVICE	

SIC	USES	CONDITIONS
GN-471	ARRANGEMENT OF PASSENGER TRANSPORTATION	OFFICES ONLY, WITH NO OPERATION OF PASSENGER TOURS ON SITE
GN-483	RADIO AND TELEVISION BROADCASTING SERVICES	ACCESSORY TRANSMISSION, RETRANSMISSION, AND MICROWAVE TOWERS UP TO AND INCLUDING 100 FEET IN HEIGHT IN ACCORDANCE WITH ARTICLE VI, EXCLUDING CELLULAR TELEPHONE SERVICES
GN-523	PAINT, GLASS, AND WALLPAPER STORES	
GN-525	HARDWARE STORES	
GN-526	RETAIL NURSERIES, LAWN AND GARDEN SUPPLY	
MG-53	GENERAL MERCHANDISE STORES	
MG-54	FOOD STORES	EXCLUDING GASOLINE PUMPS
MG-56	APPARREL AND ACCESSORY STORES	
MG-57	HOME FURNITURE, FURNISHINGS, AND EQUIPMENT STORES	
MG-59	MISCELLANEOUS RETAIL	EXCLUDING GN-598 FUEL DEALERS
DIV. H	FINANCE, INSURANCE AND REAL ESTATE	EXCLUDING CEMETERY SUBDIVIDERS AND DEVELOPERS (IN-6553)
MG-72	PERSONAL SERVICES	INCLUDING FUNERAL SERVICES AND CREMATORIES IN ACCORDANCE WITH ARTICLE VI AND EXCLUDING INDUSTRIAL LAUNDRIES (IN-7218)
MG-73	BUSINESS SERVICES	EXCLUDING OUTDOOR ADVERTISING SERVICES (IN-7312), DISINFECTING AND PEST CONTROL SERVICES (IN-7342), HEAVY CONSTRUCTION EQUIPMENT RENTAL AND LEASING (IN-7353), AND EQUIPMENT RENTAL AND LEASING, NOT ELSEWHERE CLASSIFIED (IN-7359)
GN-701	HOTELS AND MOTELS	
GN-752	AUTOMOBILE PARKING	STRUCTURED PARKING ONLY, AND NOT WITHIN 100 FEET OF PROPERTY DESIGNATED FOR SINGLE-FAMILY USE ON THE FUTURE LAND USE MAP
MG-78	MOTION PICTURE	
MG-79	AMUSEMENT AND RECREATION SERVICE	ONLY WITHIN ENCLOSED STRUCTURES, AND EXCLUDING GO-CART RENTAL AND RACEWAY OPERATIONS AND ALSO EXCLUDING COMMERCIAL SPORTS
MG-80	HEALTH SERVICES	
MG-81	LEGAL SERVICES	
MG-82	EDUCATIONAL SERVICES	
MG-83	SOCIAL SERVICES	
MG-84	MUSEUMS, ART GALLERIES, AND BOTANICAL AND ZOOLOGICAL GARDENS	
MG-86	MEMBERSHIP ORGANIZATION	
MG-87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT, AND RELATED SERVICES	

HEIGHT RESTRICTIONS.



DIMENSIONAL REQUIREMENTS.



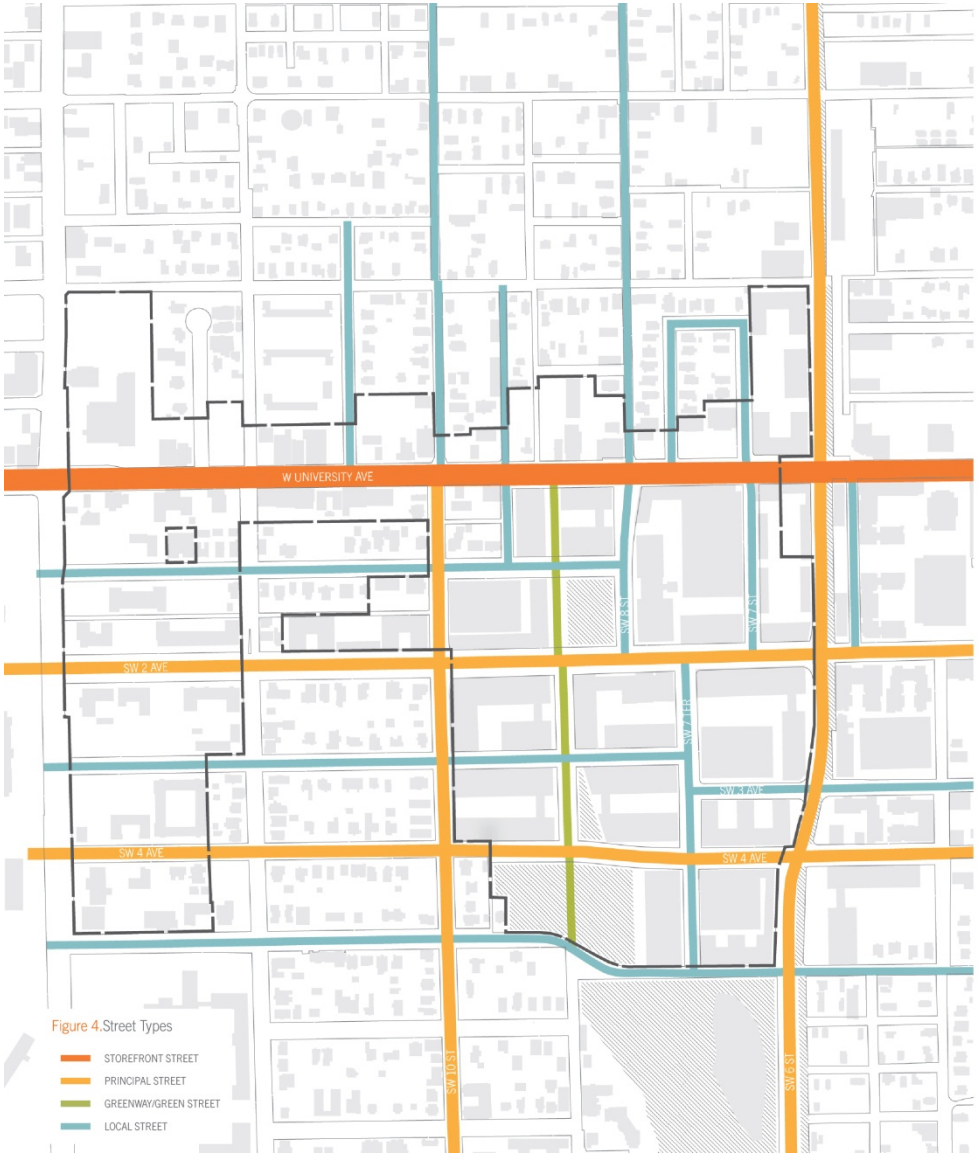
guidelines:
- begin measurement no more than 3 ft above sidewalk elevation
- to a height no less than 8 ft above sidewalk
- % of fenestration based on street type
- fenestration must be of windows or entrances with clear glass
- no more than 40 ft between intervening fenestration or entryways

Figure 3.Glazing

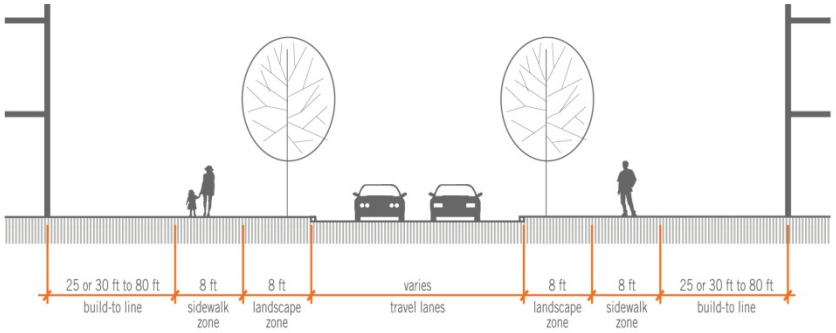
Table 2.Dimensional Requirements

	NONRESIDENTIAL & VERTICALLY MIXED USE BUILDINGS	SINGLE-FAMILY DWELLING	MUTLI-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS & ROWHOUSES
LOT DEPTH (MIN)	90 FEET	90 FEET	90 FEET
INTERIOR SIDE (MIN)	0 FEET, OR 25 FEET WHEN ABUTTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP	5 FEET EXCEPT THAT, WHERE ADJOINING LOTS ARE DEVELOPED AT THE SAME TIME UNDER SINGLE OWNERSHIP, ONE SIDE OF EACH LOT MAY HAVE NO YARD SETBACK IF THE SETBACK FOR THE ADJOINING YARD IS AT LEAST 10 FEET	7.5 FEET, OR 25 FEET WHEN ABUTTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP
REAR (MIN)	0 FEET, OR 25 FEET WHEN ABUTTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP	10 FEET	5 FEET, OR 25 FEET WHEN ABUTTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP
LOT COVERAGE (MAX)	N/A	N/A	N/A
BUILDING FRONTAGE	70% MIN	N/A	70% MIN
DENSITY (MAX)	100 DU/ACRE, OR UP TO 125 DU/ACRE BY SPECIAL USE PERMIT	N/A	100 DU/ACRE, OR UP TO 125 DU/ACRE BY SPECIAL USE PERMIT

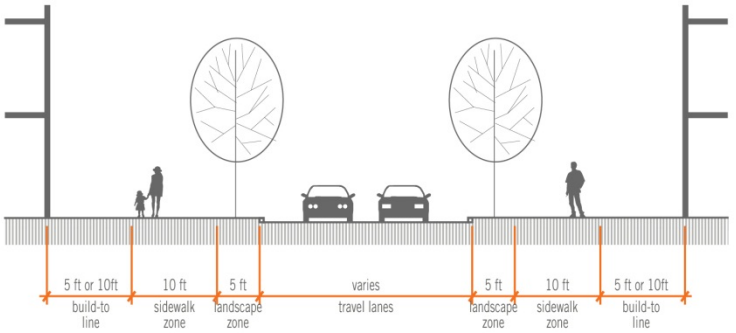
STREET TYPES.



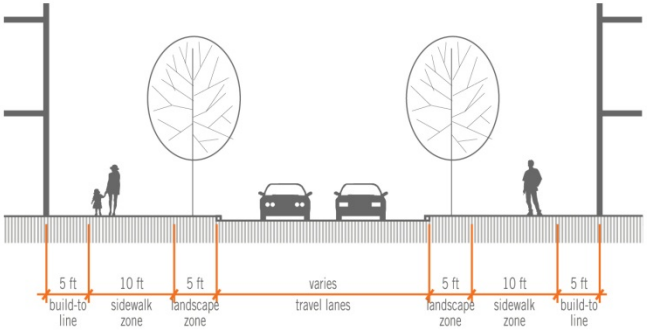
PUBLIC REALM REQUIREMENTS.



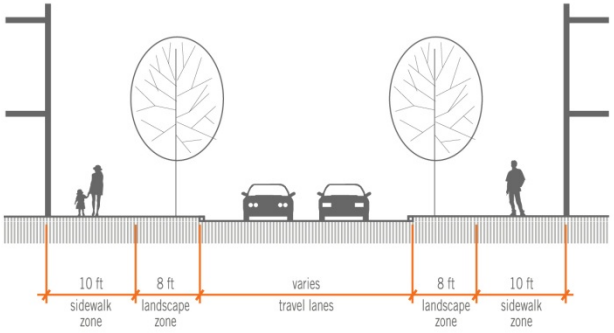
STREET TYPE. URBAN THROUGHWAY



STREET TYPE. PRINCIPAL



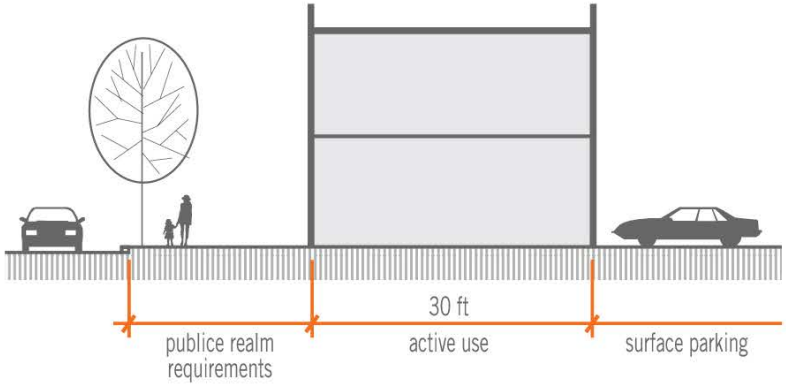
STREET TYPE. STOREFRONT



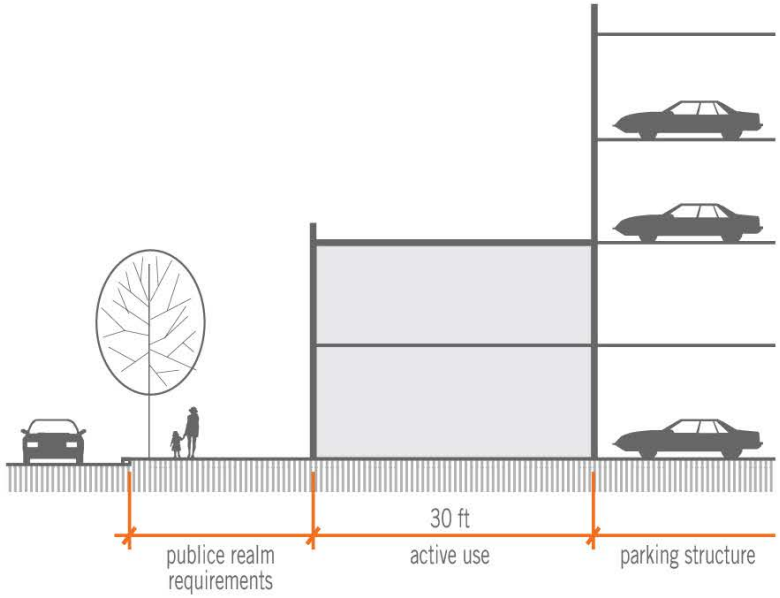
STREET TYPE. LOCAL

Figure 5.Public Realm Requirements

PARKING REQUIREMENTS.



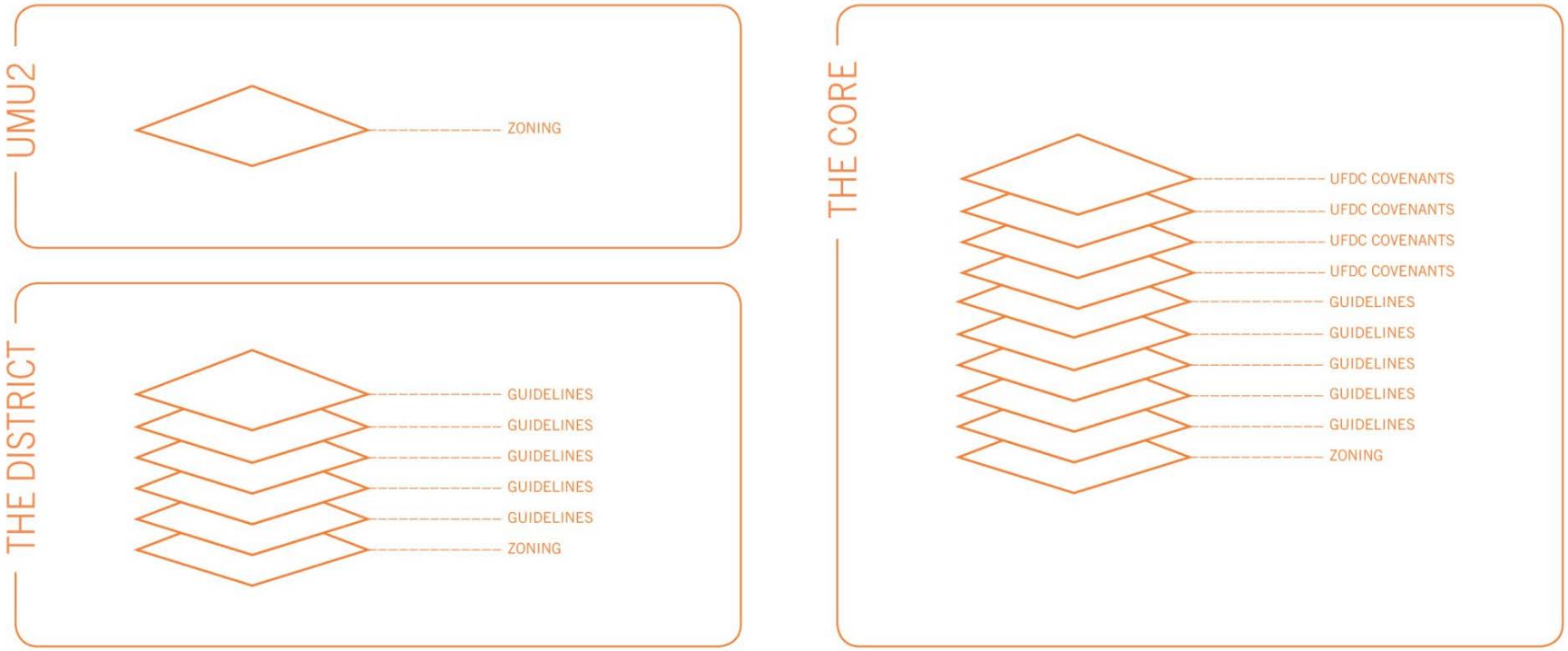
surface parking



structured parking

STREET TYPE. STOREFRONT

INSTITUTIONAL EFFICIENCY.

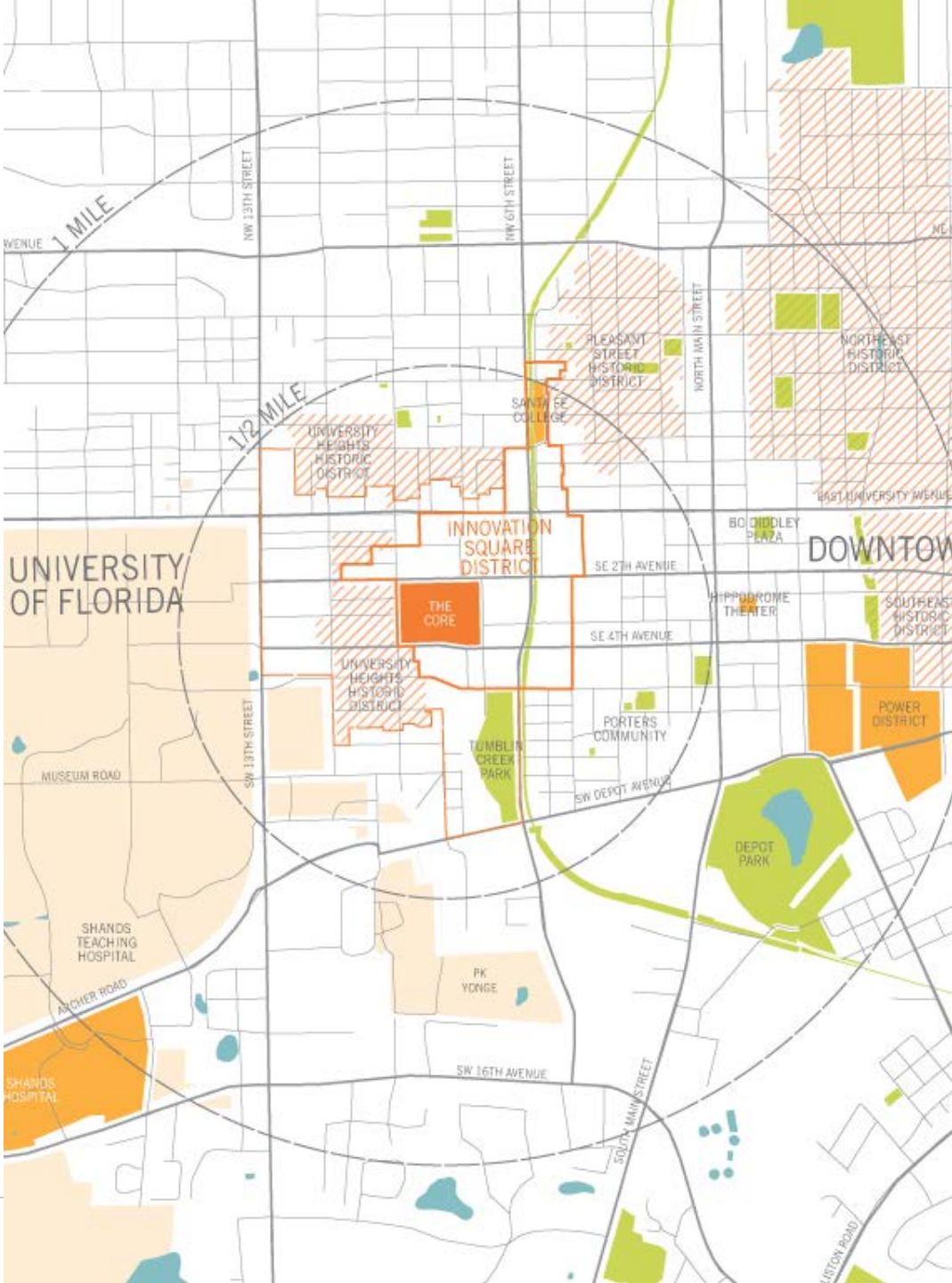


CREATING A FRAMEWORK FOR DEVELOPMENT.

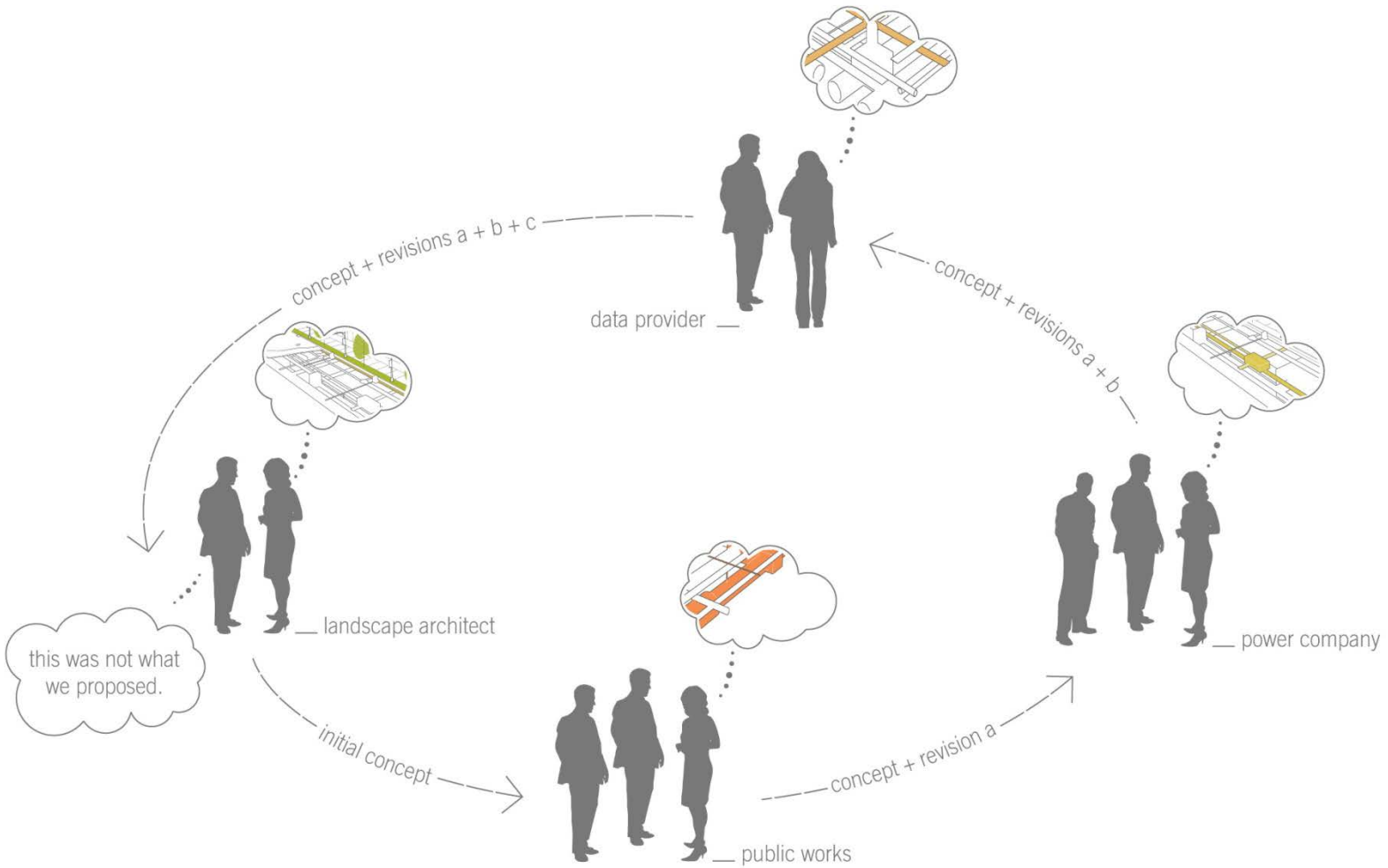
2011.

COLLABORATION.

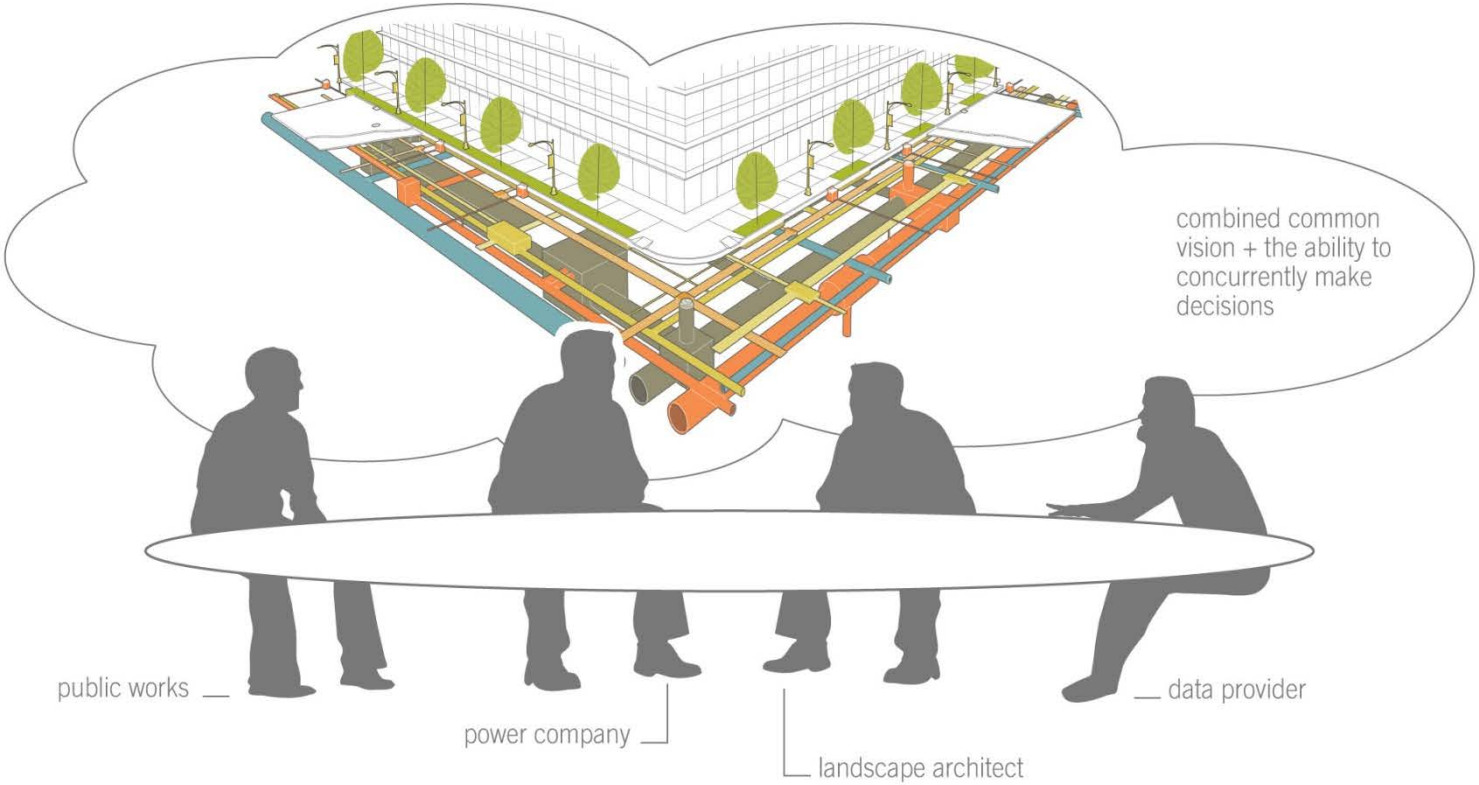
- University of Florida (UF)
- Shands Healthcare
- Gainesville Community Redevelopment Agency (CRA)
- City of Gainesville, Planning
- City of Gainesville, Public Works
- City of Gainesville, Arborist
- Gainesville Regional Utilities (GRU)
- Alachua County Transportation
- Trimark



SILOED, DISCIPLINE-SEGREGATED.



COMMON VISION + WAY FORWARD.



PRINCIPLES.

LIVABILITY

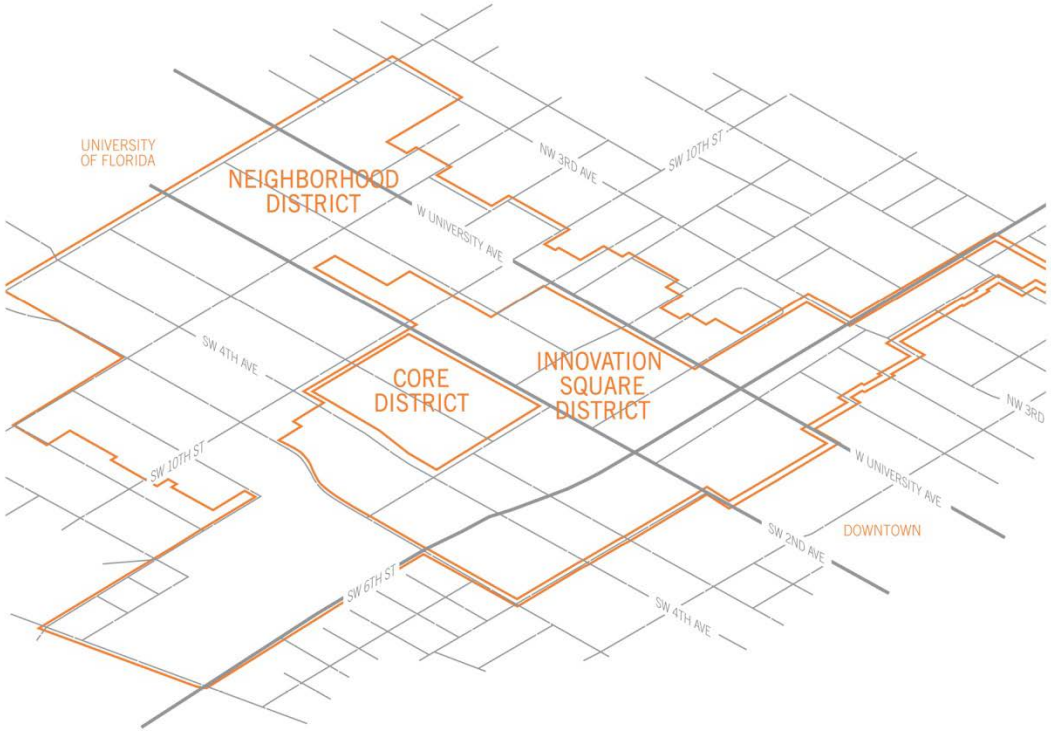
ADAPTABILITY

WALKABILITY

SUSTAINABILITY

ELEMENTS.

DISTRICTS.



ELEMENTS.

GRID.

ELEMENTS.

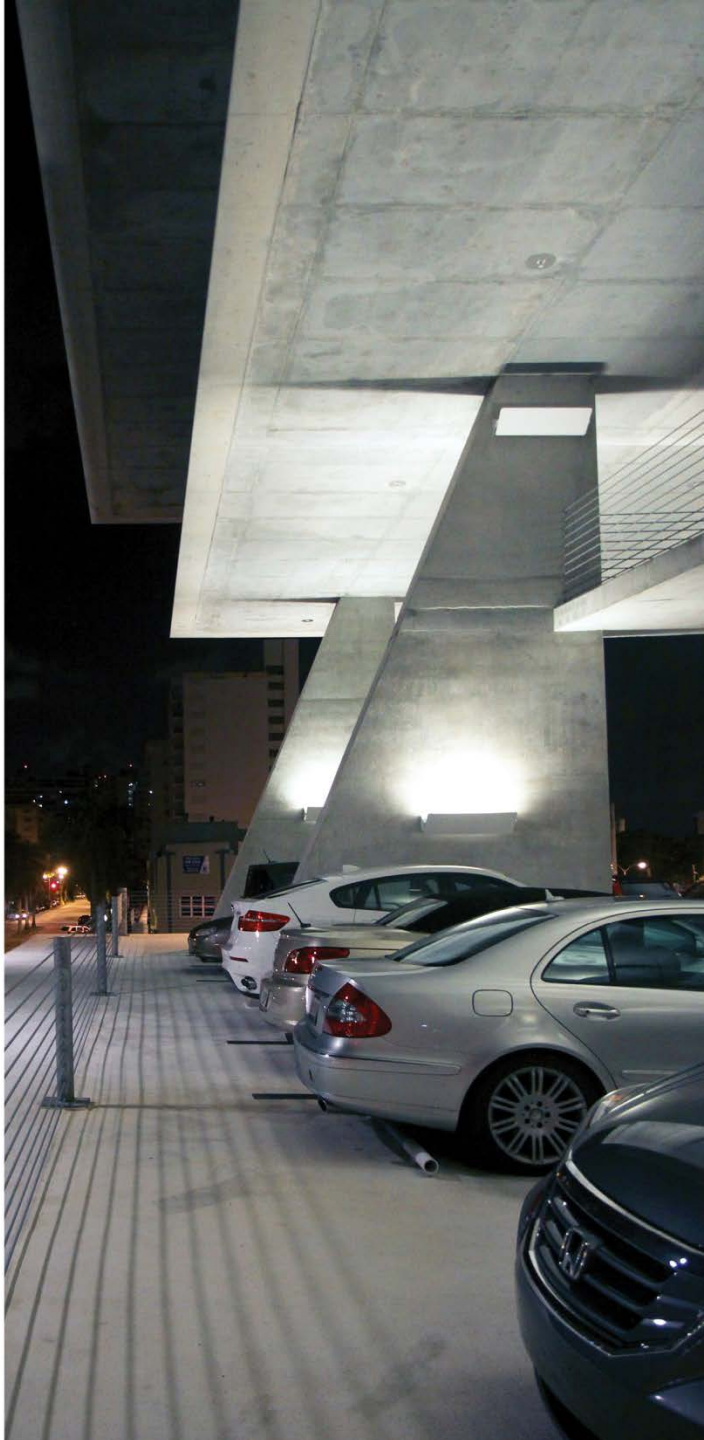
GREENWAY.

ELEMENTS.

STREETS.

ELEMENTS.

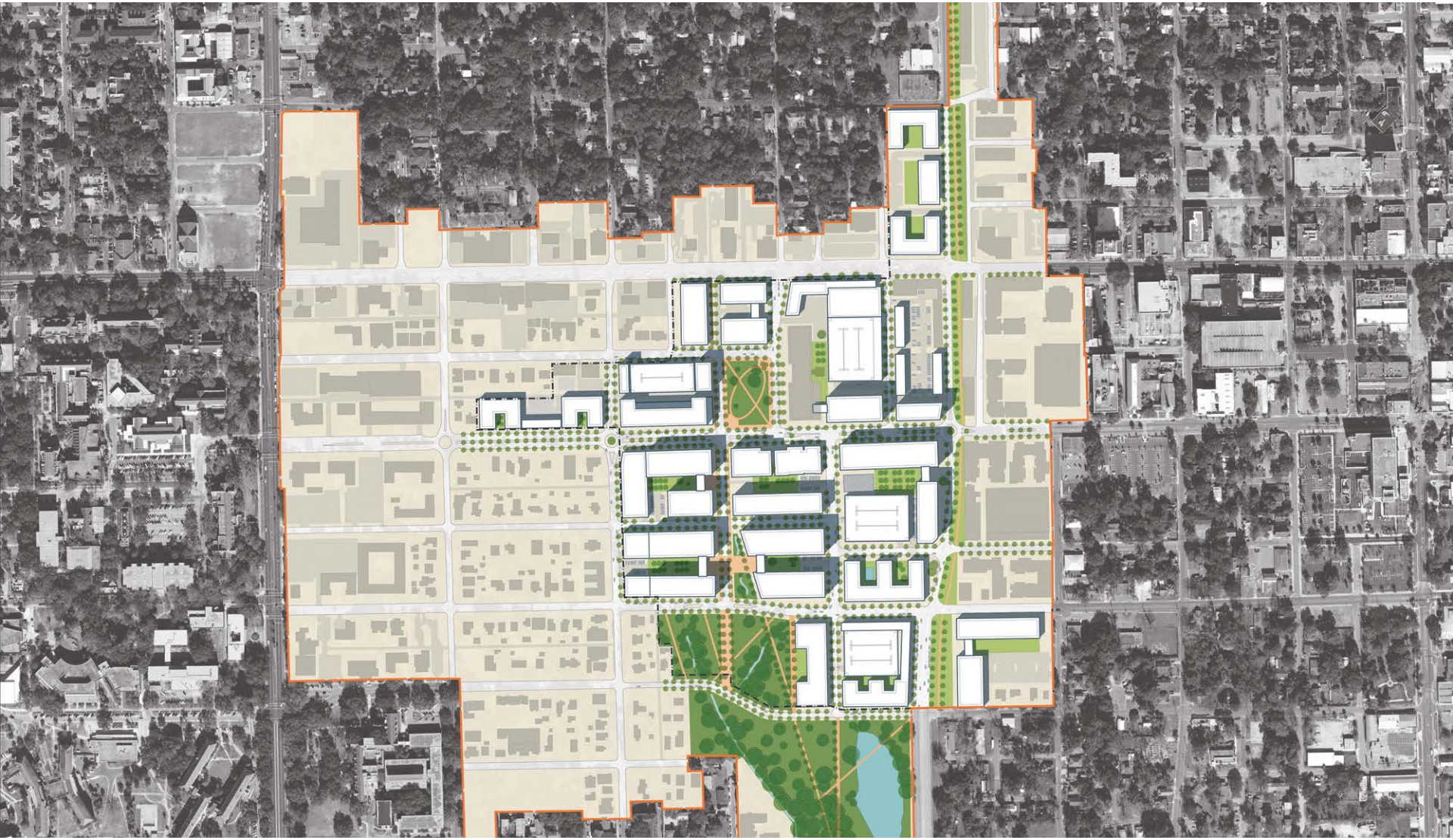
PARKING.



ELEMENTS.

USES.

THE PLAN.



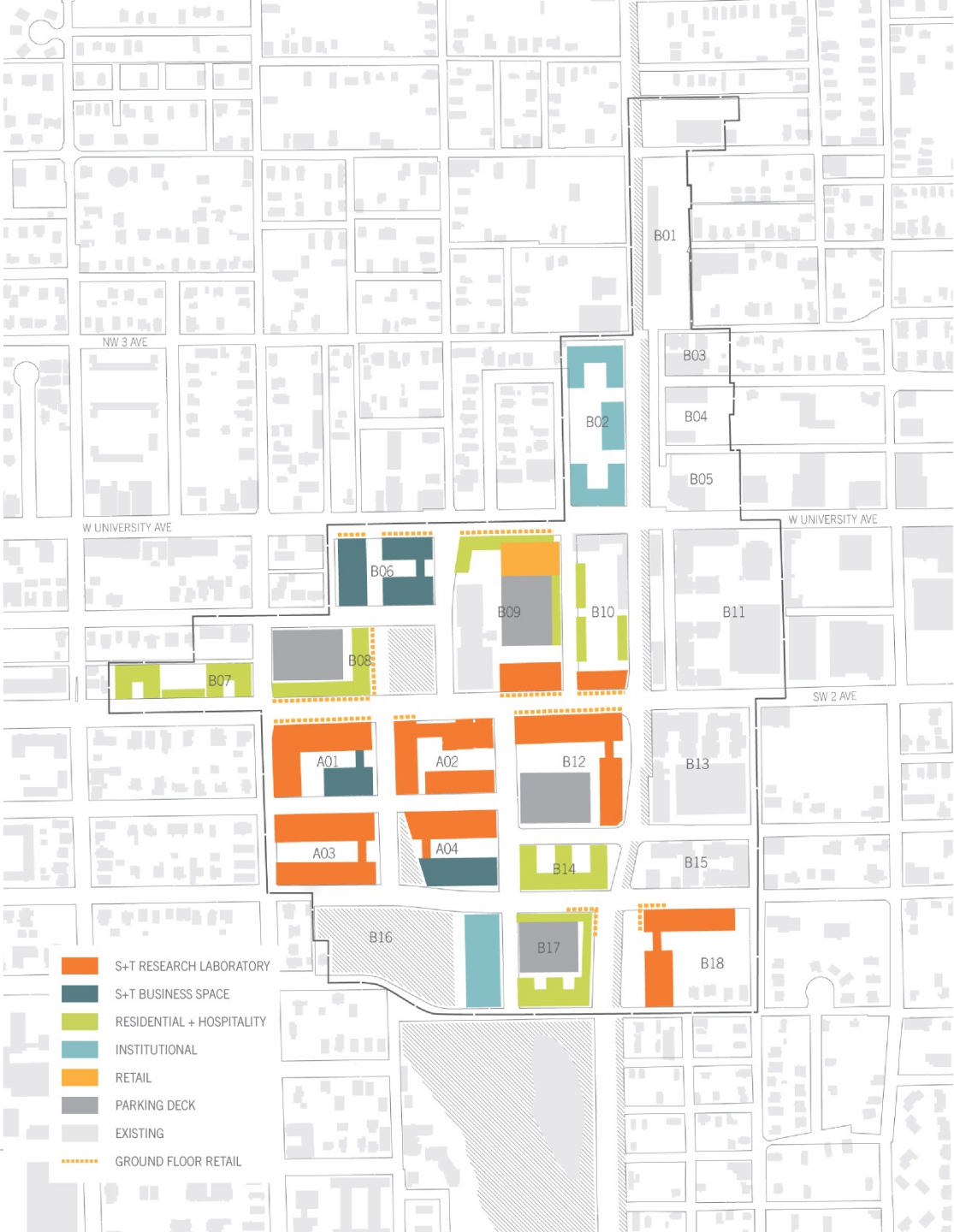
THE PLAN.

THE PLAN.

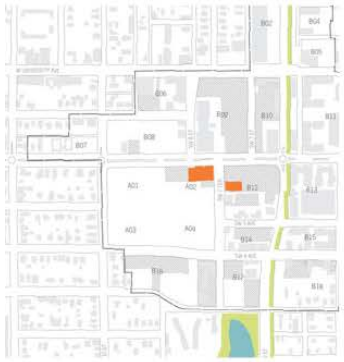
PHASING.

TOTAL DEVELOPMENT

	SQUARE FOOTAGE DEVELOPED	
	FULL BUILD OUT	FUTURE
S+T Research Laboratory	1,880,000	2,130,000
S+T Business Space	696,000	696,000
Residential + Hospitality	881,000	881,000
Commercial Retail	223,000	249,000
Institutional	45,000	340,000
Total Development	3,730,000	4,300,000



PHASING.



PHASE 1.

PHASE 2.

PHASE 3.

PHASE 4.

PHASE 5.

PHASE 6.

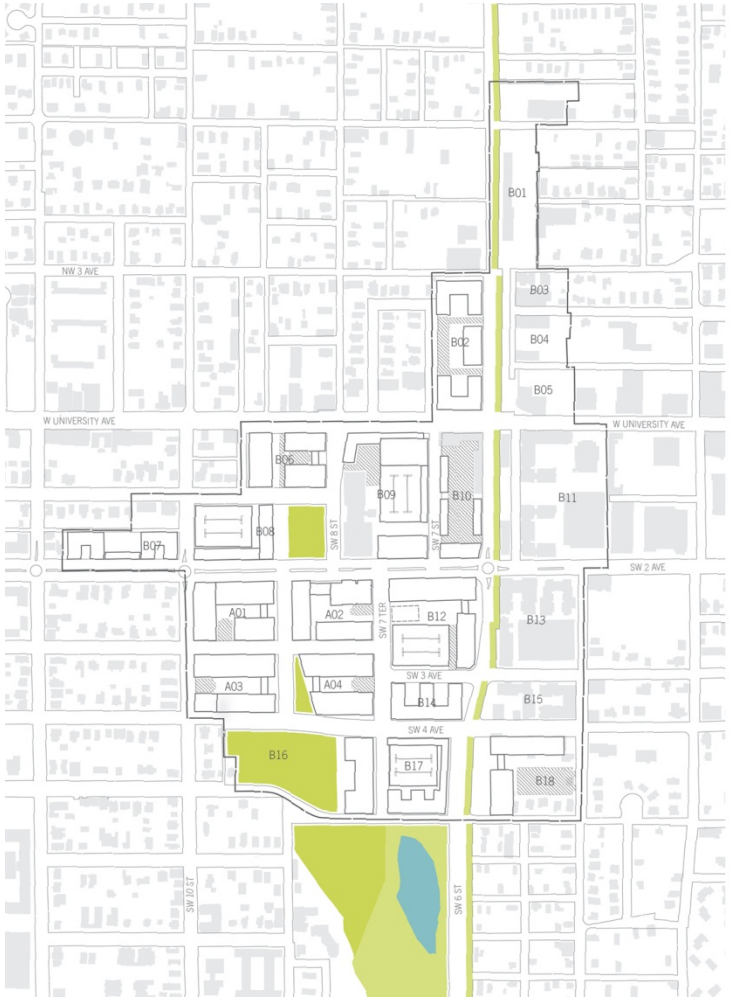
PHASE 7.

PHASE 8.

PHASE 9.

PHASE 10.

PHASING.



NEW DEVELOPMENT, PER PHASE

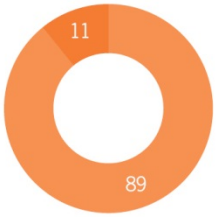
	SQUARE FOOTAGE DEVELOPED		POPULATION PROJECTED	
	FUTURE	CUMULATIVE	FUTURE	CUMULATIVE
S+T Research Laboratory	252,000	2,130,000	503	4,267
S+T Business Space	0	696,000	0	1,740
Residential + Hospitality	0	881,000	0	1,996
Commercial Retail	26,000	249,000	130	1,243
Institutional	295,000	340,000	738	850
Total Development	573,000	4,300,000	1,371	10,096

PARKING, PER PHASE

	FUTURE	CUMULATIVE
Surface Lot	113	545
On-Street	0	224
Deck	0	4,531
Total Available	-	5,300
Total Needed	-	6,332
Difference	-	-1,032

NOTE: One space per thousand square feet for new development.

PERCENT OF DEVELOPMENT COMPLETE



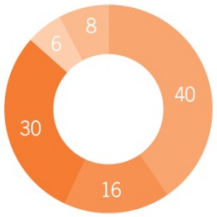
89 Percent Existing

11 Percent In Current Phase

100 Total Developed

0 Total Undeveloped

USE PERCENTAGES WITHIN THE DISTRICT



40 S+T Research Laboratory

16 S+T Business Space

30 Residential + Hospitality

6 Commercial Retail

8 Institutional

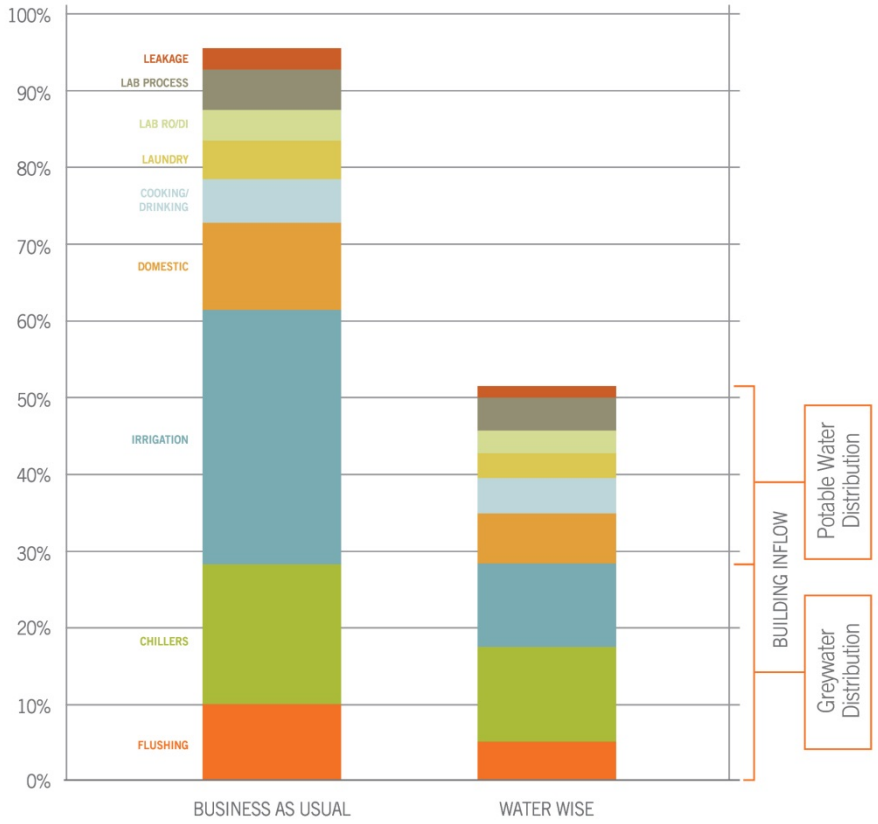
NOTE: Chart includes approximately 1 million square feet of existing development within the ISD boundaries.

RESEARCH BUILDINGS.

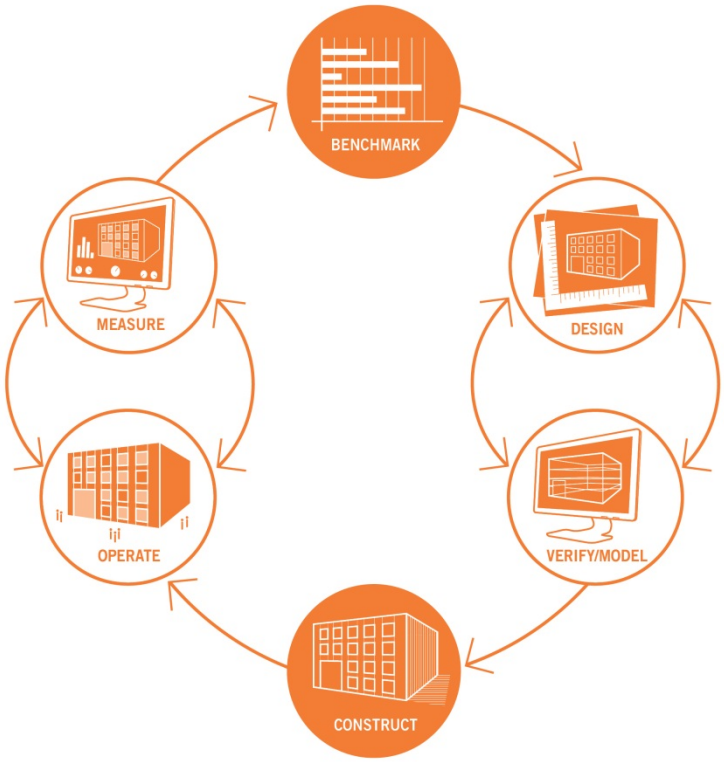
● Yes
○ Maybe

		VENTILATION DRIVEN LABS		HEAT GAIN DRIVEN LABS	
		"Supply Driven Min OA cfm > Fumehood cfm"	"Exhaust Driven Fumehood Exhaust > Min OA cfm"	"Non-Recirculating Air Zero Contamination - Samples Engineering"	"Recirculating Air Bio-Informatics, Computer Driven"
BENCHMARKS	Energy Use Intensity MJ/m²-yr(kBTU/ft²-yr)	2000-3500 (180-320)	2000-3500 (180-320)	2000-3500 (180-320)	2000-3500 (180-320)
	Carbon Emission Intensity Kg/m²-yr (lbs/ft²-yr)	225-375 (50 -75)	225-375 (50 -75)	225-375 (50 -75)	225-375 (50 -75)
	Outside Air Changes per Hour (for a 10' ceiling)	4-6 occupied, 2-4 unoccupied	> 6 occupied; depends on hood density	<4 occupied	0.5 (per ASHRAE 62 office std)
	Lighting Power Density - W/m² (w/ft²)	10.8 (1.0) - 11.8 (1.1)	10.8 (1.0) - 11.8 (1.1)	10.8 (1.0) - 11.8 (1.1)	8.6 (0.8) - 10.8 (1.0)
	Equipment Power Density - W/m² (w/ft²)	10.8 (1.0) - 43 (4.0)	10.8 (1.0) - 43 (4.0)	53.8 (5.0) - 161.4 (15.0)	53.8 (5.0) - 129.1 (12.0)
	Cooling Power Density - m²/Ton (ft²/Ton)	15 - 30 (150-300)	16 - 30 (150-300)	17 - 30 (150-300)	18 - 30 (150-300)
	Fan Power Efficiency- kW/L-s (kW/cfm)	0.14 - 0.32 (0.3 - 0.6)	0.14 - 0.32 (0.3 - 0.6)	0.14 - 0.32 (0.3 - 0.6)	0.14 - 0.32 (0.3 - 0.6)
	Total System Static Pressure - kPa (inches of Water)	1.25 (5)	1.25 (5)	1.25 (5)	1.25 (5)
STRATEGIES	Contaminant sensors to allow for lower air change rates	●	●	○	
	Use high performance, Low Flow Hoods	●	●	●	
	Underfloor Air Distribution			○	●
	Use Relief Air From Offices as Make Up Air	●	●	○	
	Zone For Heat Gain	●	●	●	●
	Chilled Beams	○	○	●	●
	Radiant Ceilings	○	○	●	●
	Natural Ventilation				●
	Daylighting	●	●	●	●
	Night Temperature Setback	○	○	○	●
	Condensate Heat Recovery	●	●	●	●
	Energy Recovery & Enthalpy Wheels	●	●	●	●
	Supply Air Temperature Reset	●	●	●	●
	Solar Orientation and Shading	●	●	●	●
	Thermal Storage to Reduce Cooling Peak Loads	●	●	●	●
	Cogeneration/ Tri Generation	●	●	●	●
	Solar Energy (Thermal and Electric)	●	●	●	●
	Carbon Cap and Trade Between Tenants	●	●	●	●
	Bay Water Heat Rejection	●	●	●	●
	Waste Water Heat recovery	●	●	●	○
	Purchasing Plans for High Efficiency Equipment	●	●	●	●
	Effluent Modeling	●	●	●	●
	Measurement & Verification to Inform Benchmarks	●	●	●	●
	Submetering for M&V	●	●	●	●

RESEARCH BUILDINGS.

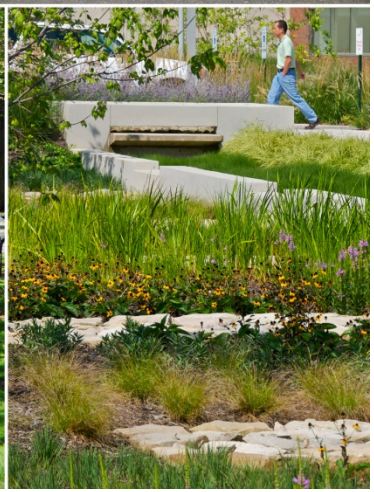


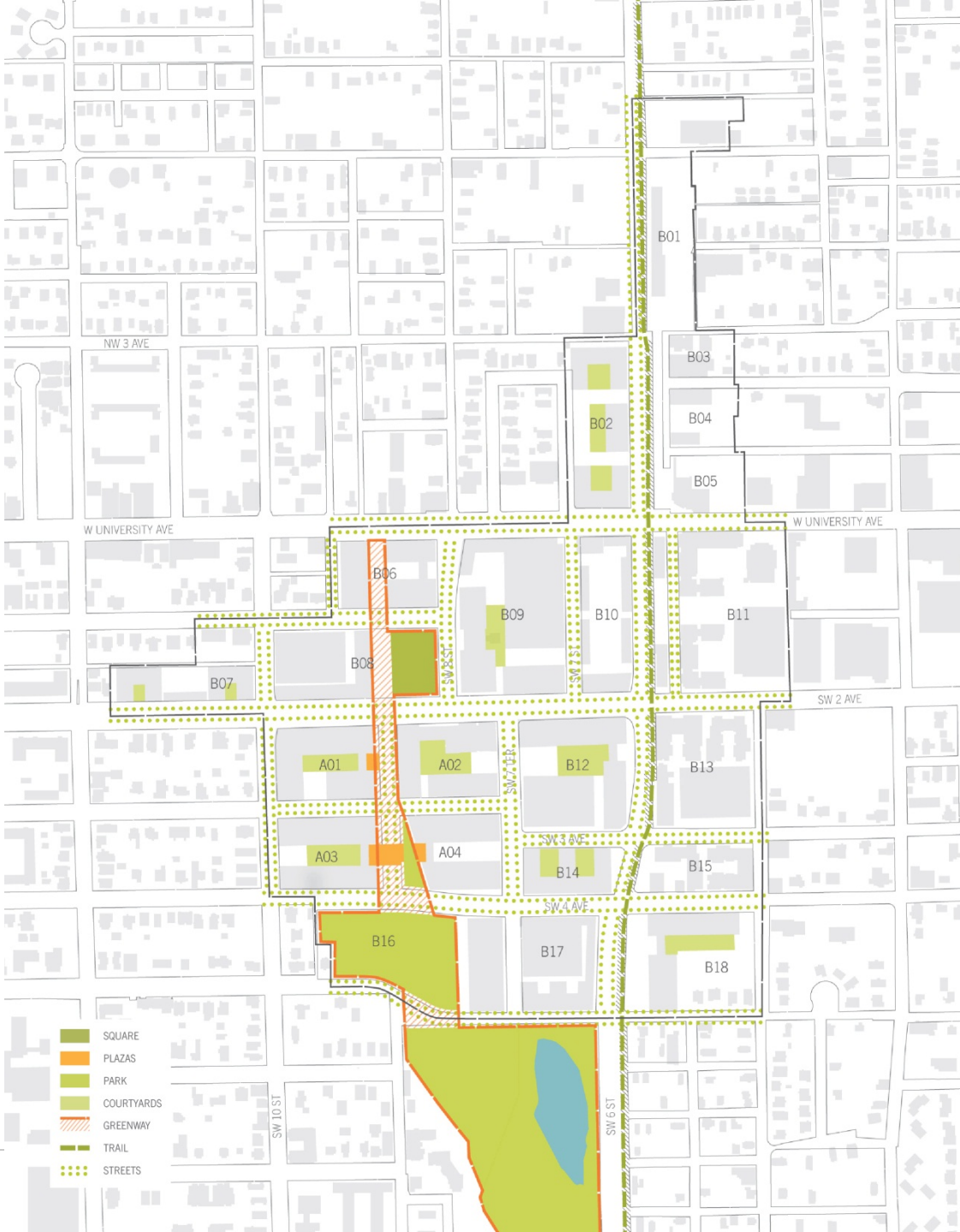
Potential Water Reduction



Sustainable Project Delivery

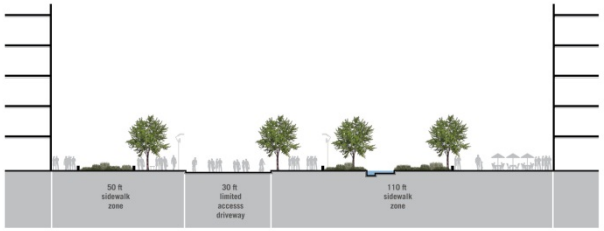
LANDSCAPE.



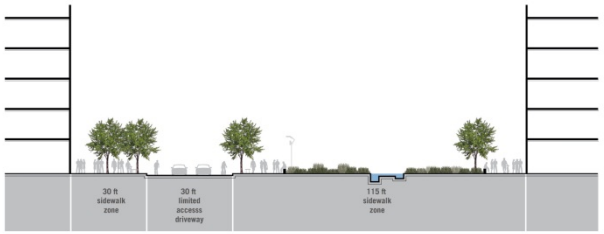

B01
NW 3 AVE
B03
B02
B04
B05
W UNIVERSITY AVE
W UNIVERSITY AVE
B06
B09
B10
B11
B08
B07
SW 1 ST
SW 2 AVE
A01
A02
SW 2 CT
B12
B13
A03
A04
SW 3 AVE
B14
B15
SW 4 AVE
B16
B17
B18
SQUARE
PLAZAS
PARK
COURTYARDS
GREENWAY
TRAIL
STREETS
SW 10 ST
SW 6 ST

LANDSCAPE.

SECTION A-A'



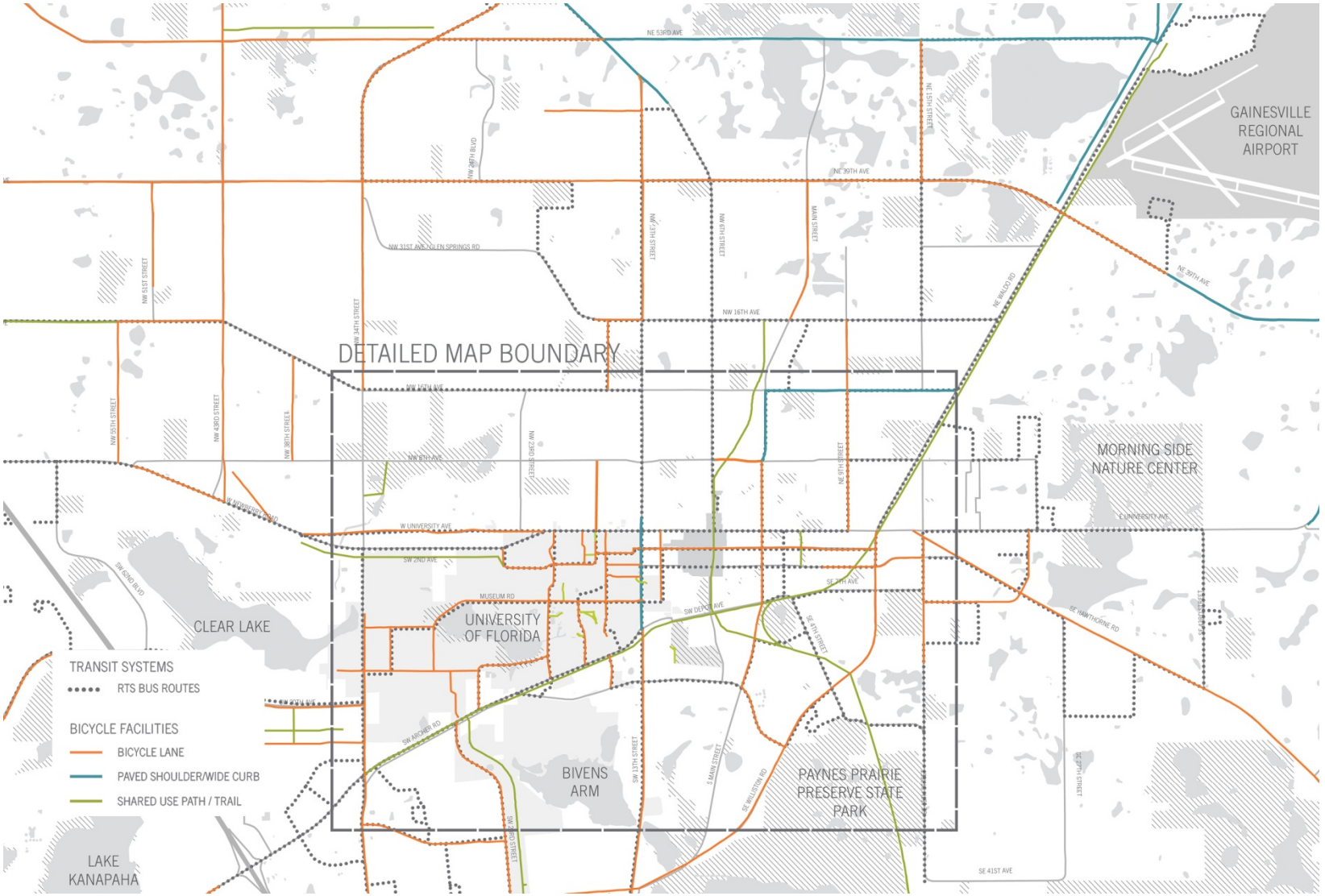
SECTION B-B'



SECTION C-C'

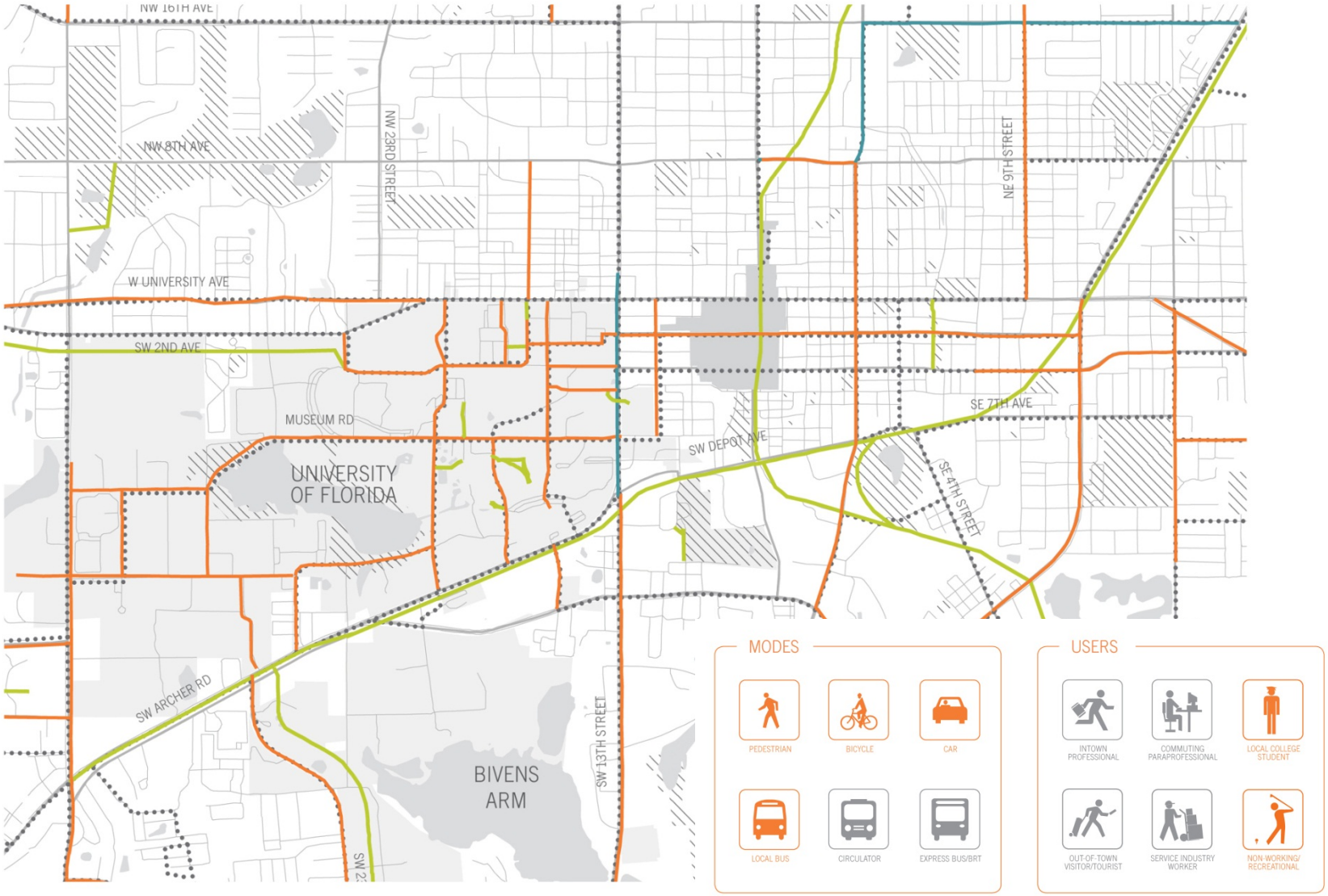
TRANSPORTATION.

EXISTING SYSTEM.



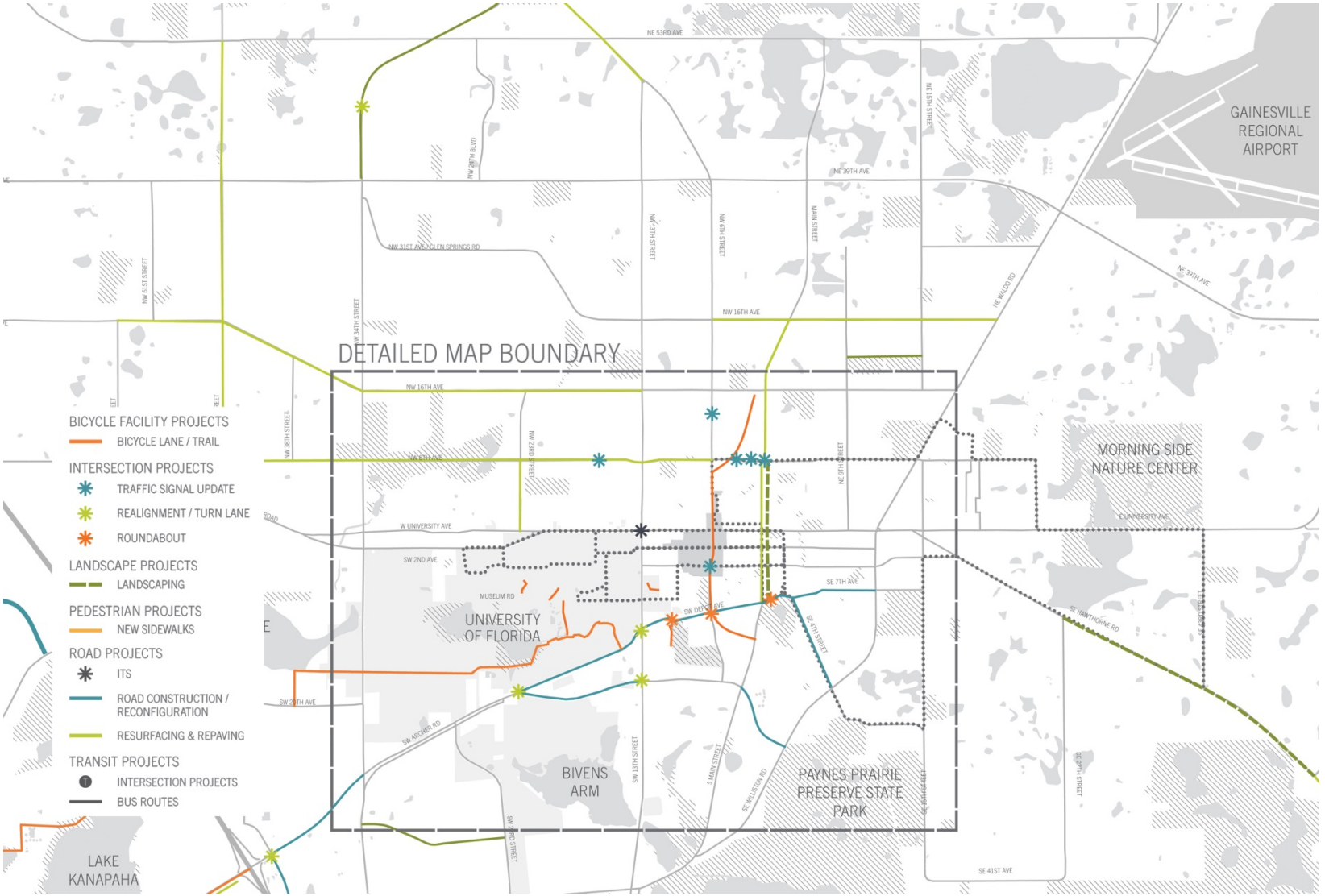
TRANSPORTATION.

EXISTING SYSTEM.



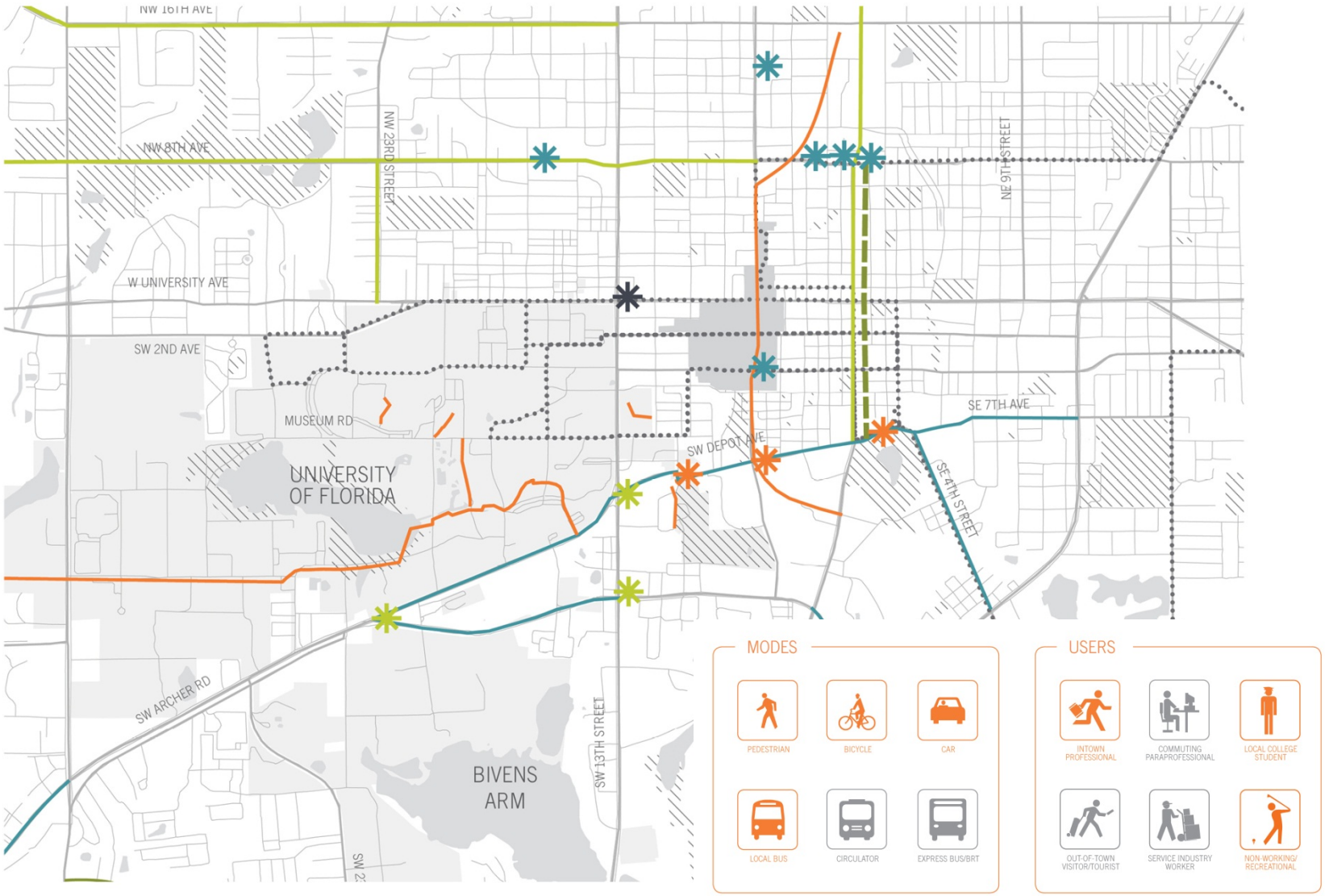
TRANSPORTATION.

FUNDED SYSTEM.

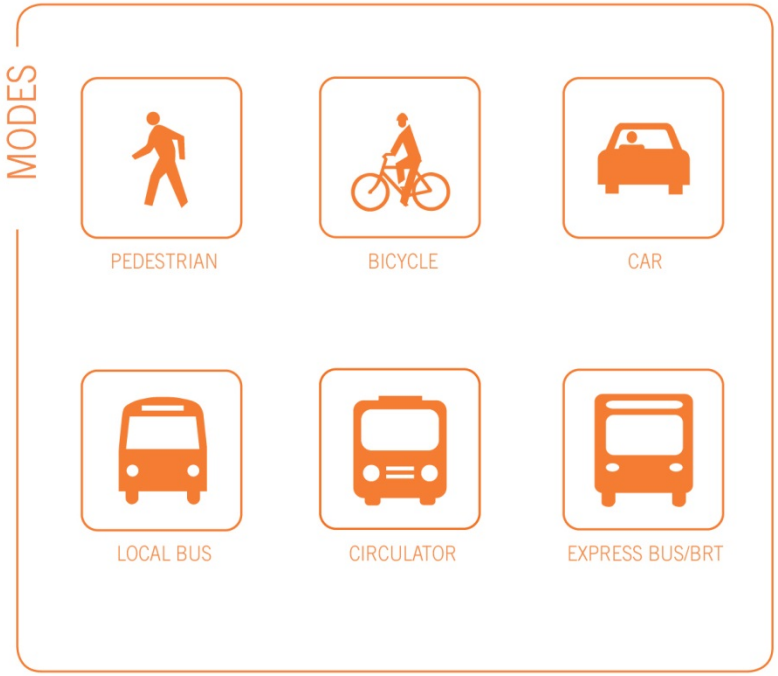


TRANSPORTATION.

FUNDED SYSTEM.



TRANSPORTATION.

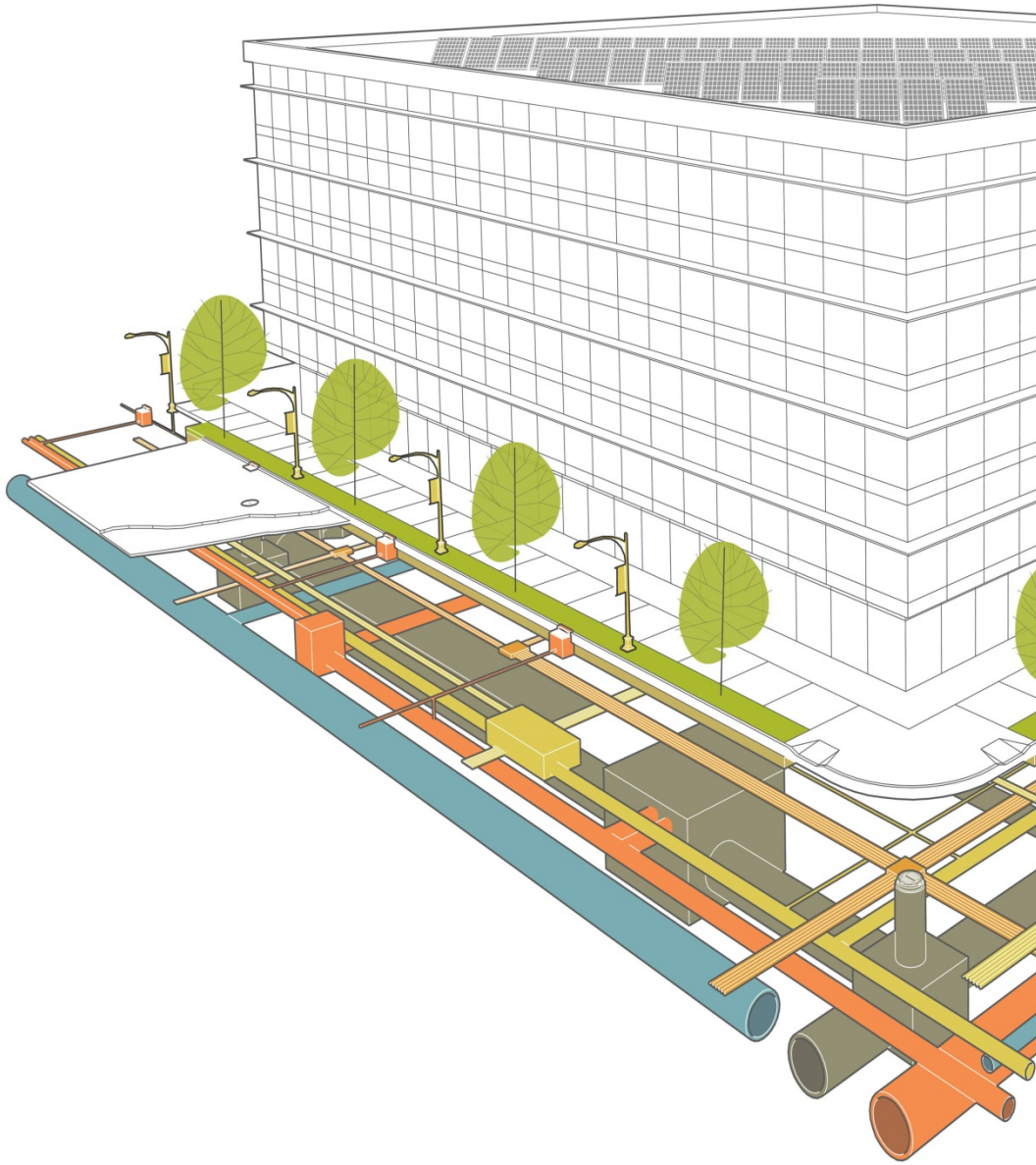


INFRASTRUCTURE.

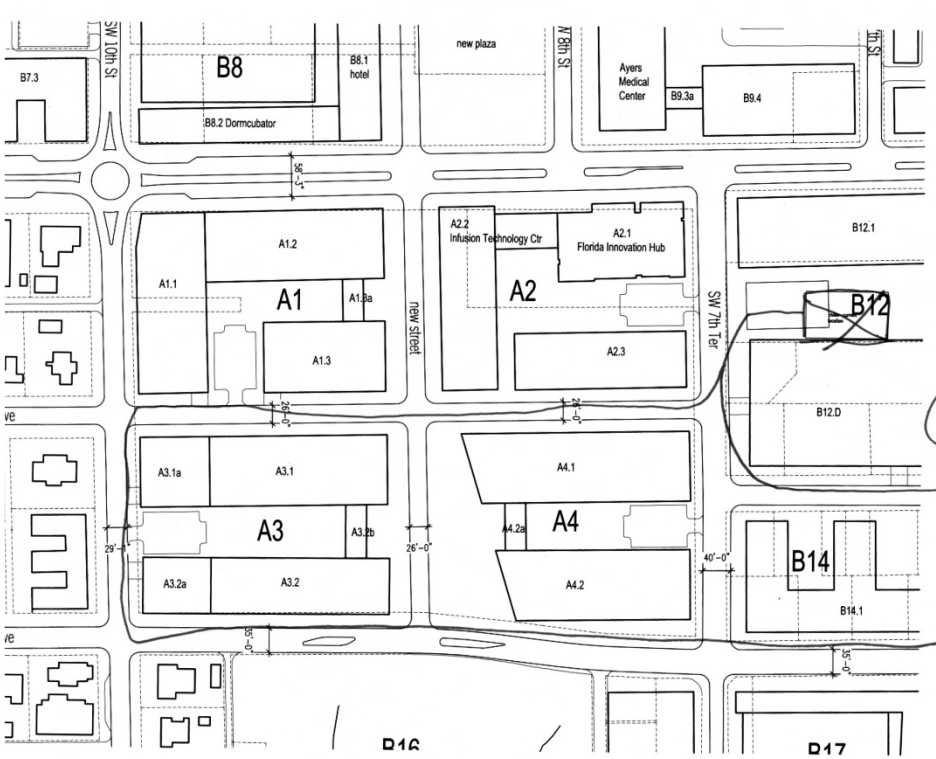
UTILITIES + SERVICES:

- Water / Wastewater
- Reclaimed Water
- Electric
- Natural Gas
- High speed fiber telecommunications / Colocation
- Chilled Water
- Backup Power

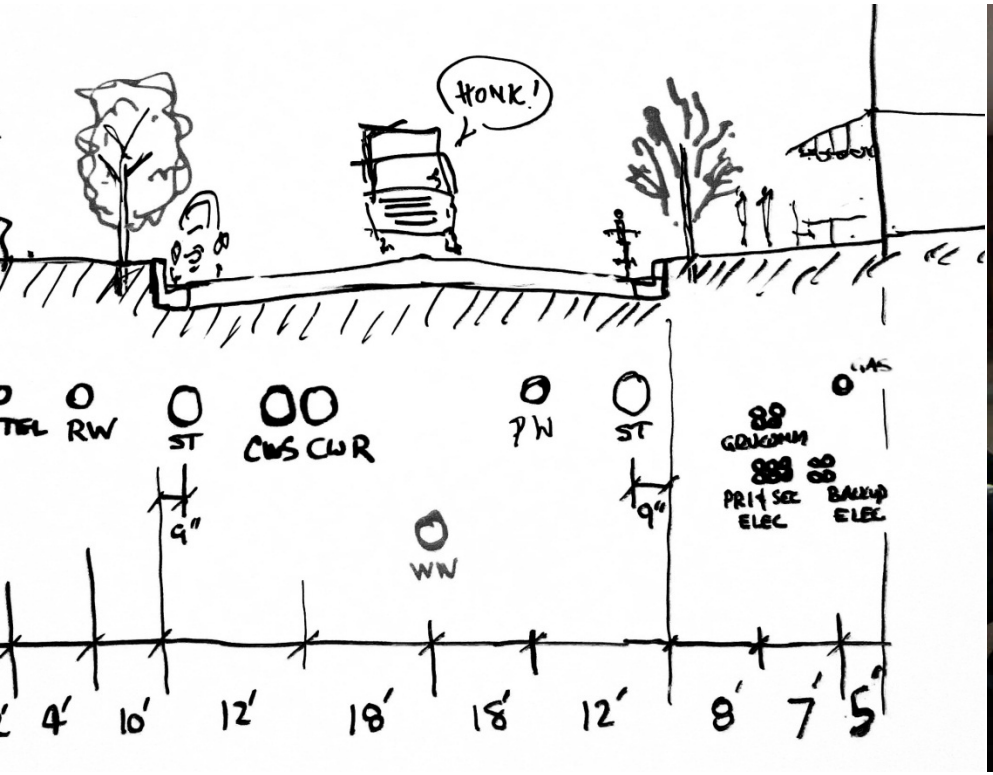
GRU is has district-wide responsibility for all utilities other than Telephone and CATV



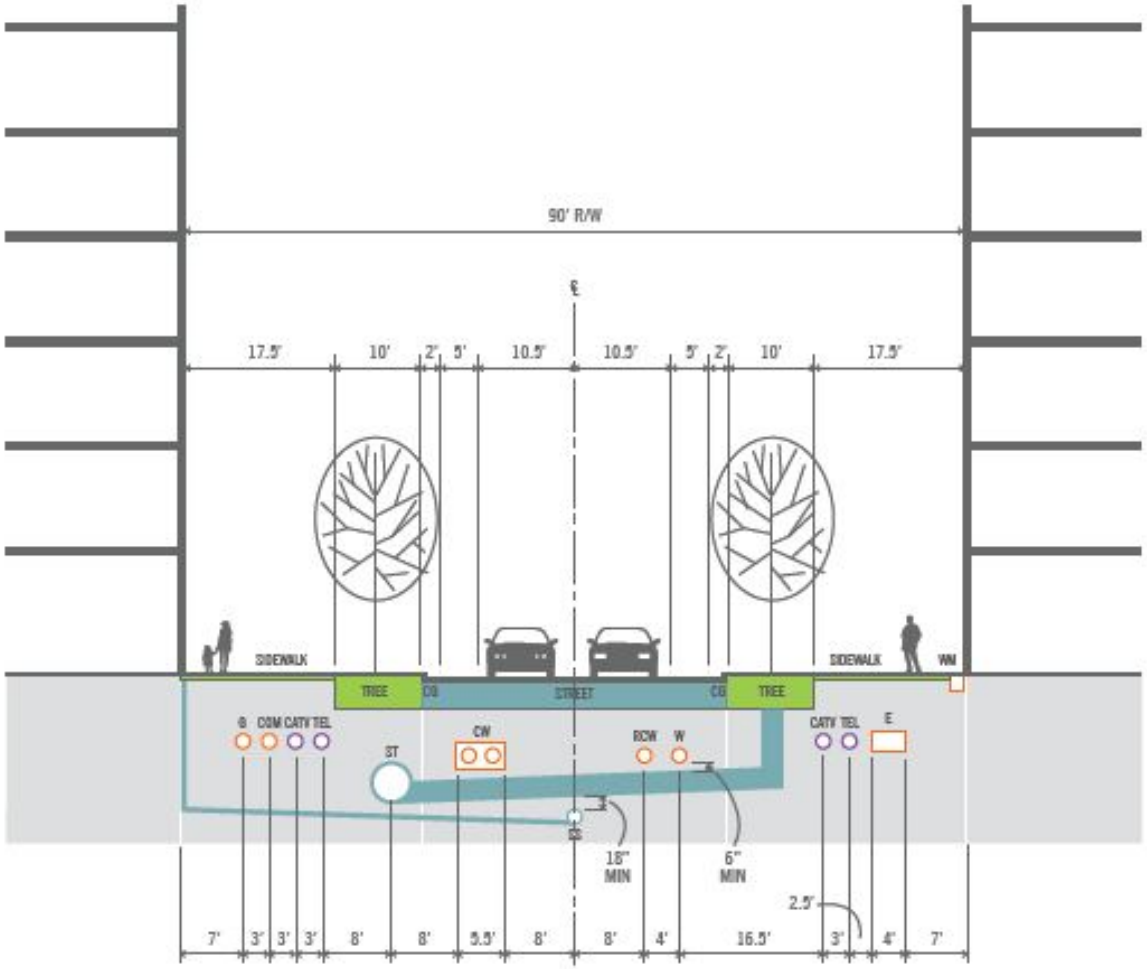
INFRASTRUCTURE.



INFRASTRUCTURE.



INFRASTRUCTURE.



MAINTENANCE

- Gainesville Community Redevelopment Agency (GCRA)
- City of Gainesville Department of Public Works (DPW)
- Gainesville Regional Utilities (GRU)
- Others

LEGEND

CATV	Cable Television
CG	Curb & Gutter
COM	Communications (GRUCom)
CW	Chilled Water Supply / Return
E	Electricity
G	Natural Gas
RCW	Reclaimed Water
ST	Storm Sewer
SS	Sanitary Sewer
TEL	Telephone
TREE	Tree Vault
W	Water

THE PLAN CREATES A SIMPLE AND CLEAR RELATIONSHIP BETWEEN A LASTING PUBLIC FRAMEWORK AND A FLEXIBLE PRIVATE DEVELOPMENT PROCESS.

TOOLS FOR IMPLEMENTATION.
2012.

GIS DATABASE.

GIS DATABASE.

BLOCK A01

BLOCK DATA

TOTAL BLOCK AREA	+/- 80,574 SF [1.85 ACRES]
ZONING CATEGORY	UMU-2
MAX. BLDG HEIGHT	6 STORIES (8 STORIES WITH SPECIAL USE PERMIT)
TRANSITIONAL HEIGHT LIMIT	4 STORIES (50' FROM BUILD-TO LINE)

NOTES: 1. Block areas are based on the survey by CHW for the Gainesville Regional Utilities, dated 4.30.2012. Appendix B Block Data does not guarantee the accuracy of the information.
2. Appendix B Block Data is an overview of the site's zoning regulations. Refer to the City of Gainesville's UMU-2 zoning code for a complete description of the block's zoning requirements.
3. Block areas and build-to lines are diagrammatic and will need to be field verified to ensure proper location.
4. Block area is defined as the developable area within the build-to lines.

STREET TYPES

SW 2ND AVE	PRINCIPAL
NEW STREET	GREEN STREET
SW 3RD AVE	LOCAL
SW 10TH ST	PRINCIPAL

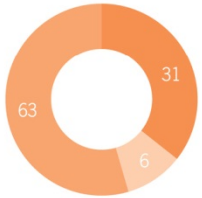
NOTE: Refer to Development Regulations for streetscape widths and ground floor program intent.

- BUILD-TO LINE
- TRANSITIONAL HEIGHT LIMIT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING STRUCTURE
- PROPOSED GREENSPACE
- STOREFRONT REQUIREMENT
- ALLOWABLE LOADING AREA(S)
- BUILDING SERVICES AREA

PROJECTED USE(S)

S+T RESEARCH LABORATORY	+/- 285,296 SF
S+T BUSINESS SPACE	+/- 140,040 SF
RESIDENTIAL + HOSPITALITY	-
COMMERCIAL RETAIL	+/- 25,690 SF
INSTITUTIONAL	-
TOTAL	+/- 451,026 SF

USE PERCENTAGES WITHIN THE BLOCK



63 S+T Research Laboratory
31 S+T Business Space
6 Commercial Retail

GIS DATABASE.

BLOCK A02

BLOCK DATA

TOTAL BLOCK AREA	+/- 98,188 SF [2.25 ACRES]
ZONING CATEGORY	UMU-2
MAX. BLDG HEIGHT	6 STORIES (8 STORIES WITH SPECIAL USE PERMIT)
TRANSITIONAL HEIGHT LIMIT	NOT APPLICABLE

NOTES: 1. Block areas are based on the survey by CHW for the Gainesville Regional Utilities, dated 4.30.2012. Appendix B Block Data does not guarantee the accuracy of the information.
2. Appendix B Block Data is an overview of the site's zoning regulations. Refer to the City of Gainesville's UMU-2 zoning code for a complete description of the block's zoning requirements.
3. Block areas and build-to lines are diagrammatic and will need to be field verified to ensure proper location.
4. Block area is defined as the developable area within the build-to lines.

STREET TYPES

SW 2ND AVE	PRINCIPAL
SW 7TH TERRACE	LOCAL
SW 3RD AVE	LOCAL
NEW STREET	GREEN STREET

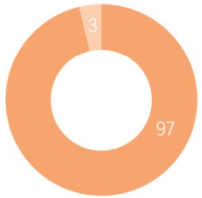
NOTE: Refer to Development Regulations for streetscape widths and ground floor program intent.

- BUILD-TO LINE
- TRANSITIONAL HEIGHT LIMIT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING STRUCTURE
- PROPOSED GREENSPACE
- STOREFRONT REQUIREMENT
- ALLOWABLE LOADING AREA(S)
- BUILDING SERVICES AREA

PROJECTED USE(S)

S+T RESEARCH LABORATORY	+/- 410,400 SF
S+T BUSINESS SPACE	-
RESIDENTIAL + HOSPITALITY	-
COMMERCIAL RETAIL	+/- 10,000 SF
INSTITUTIONAL	-
TOTAL	+/- 420,400 SF

USE PERCENTAGES WITHIN THE BLOCK

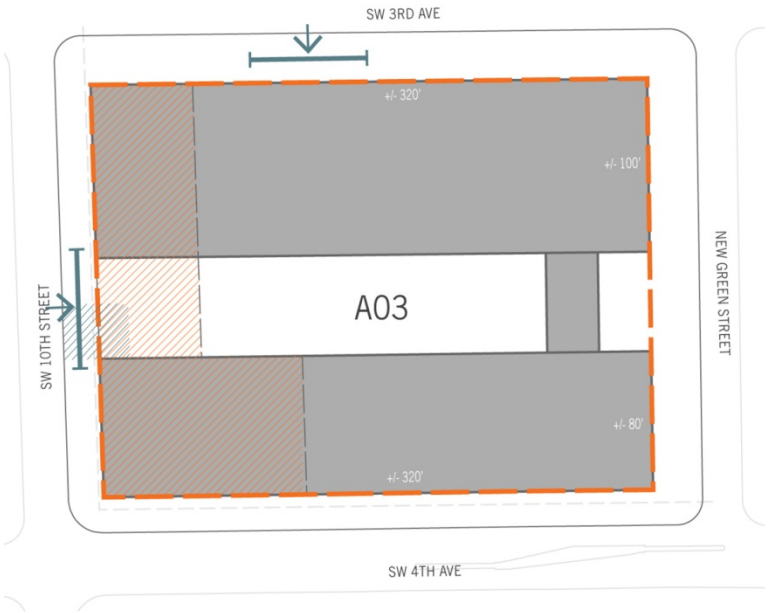


97 S+T Research Laboratory

3 Commercial Retail

GIS DATABASE.

BLOCK A03



BLOCK DATA

TOTAL BLOCK AREA	+/- 75,926 SF [1.74 ACRES]
ZONING CATEGORY	UMU-2
MAX. BLDG HEIGHT	6 STORIES (8 STORIES WITH SPECIAL USE PERMIT)
TRANSITIONAL HEIGHT LIMIT	4 STORIES (50' FROM BUILD-TO LINE)

NOTES: 1. Block areas are based on the survey by CHW for the Gainesville Regional Utilities, dated 4.30.2012. Appendix B Block Data does not guarantee the accuracy of the information.
2. Appendix B Block Data is an overview of the site's zoning regulations. Refer to the City of Gainesville's UMU-2 zoning code for a complete description of the block's zoning requirements.
3. Block areas and build-to lines are diagrammatic and will need to be field verified to ensure proper location.
4. Block area is defined as the developable area within the build-to lines.

STREET TYPES

SW 3RD AVE	LOCAL
NEW STREET	GREEN STREET
SW 4TH AVE	PRINCIPAL
SW 10TH ST	PRINCIPAL

NOTE: Refer to Development Regulations for streetscape widths and ground floor program intent.

- BUILD-TO LINE
- TRANSITIONAL HEIGHT LIMIT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING STRUCTURE
- PROPOSED GREENSPACE
- STOREFRONT REQUIREMENT
- ALLOWABLE LOADING AREA(S)
- BUILDING SERVICES AREA

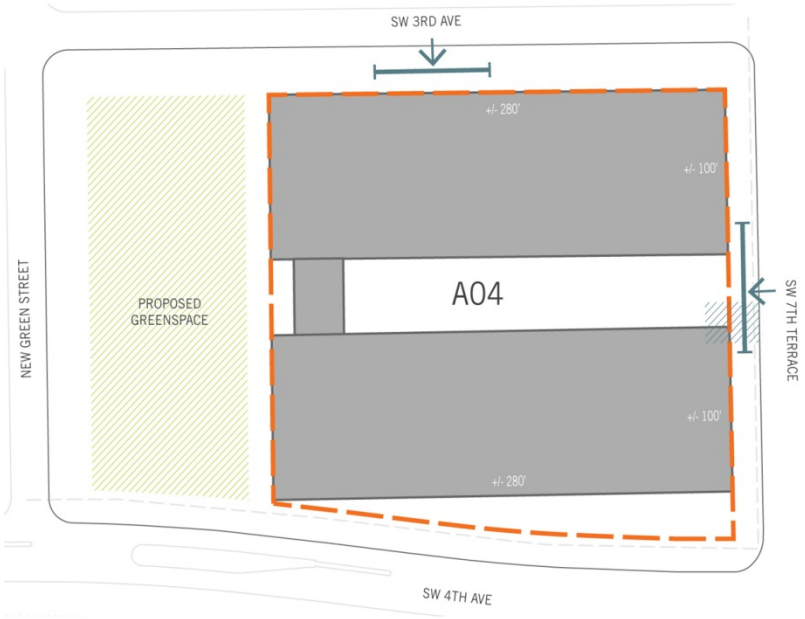
PROJECTED USE(S)

S+T RESEARCH LABORATORY	+/- 444,402 SF
S+T BUSINESS SPACE	-
RESIDENTIAL + HOSPITALITY	-
COMMERCIAL RETAIL	-
INSTITUTIONAL	-
TOTAL	+/- 444,402 SF

USE PERCENTAGES WITHIN THE BLOCK

GIS DATABASE.

BLOCK A04



BLOCK DATA

TOTAL BLOCK AREA	+/- 82,359 SF [1.89 ACRES]
ZONING CATEGORY	UMU-2
MAX. BLDG HEIGHT	6 STORIES (8 STORIES WITH SPECIAL USE PERMIT)
TRANSITIONAL HEIGHT LIMIT	NOT APPLICABLE

NOTES: 1. Block areas are based on the survey by CHW for the Gainesville Regional Utilities, dated 4.30.2012. Appendix B Block Data does not guarantee the accuracy of the information.
2. Appendix B Block Data is an overview of the site's zoning regulations. Refer to the City of Gainesville's UMU-2 zoning code for a complete description of the block's zoning requirements.
3. Block areas and build-to lines are diagrammatic and will need to be field verified to ensure proper location.
4. Block area is defined as the developable area within the build-to lines.

STREET TYPES

SW 3RD AVE	LOCAL
SW 7TH TERRACE	LOCAL
SW 4TH AVE	PRINCIPAL
NEW STREET	GREEN STREET

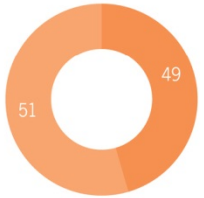
NOTE: Refer to Development Regulations for streetscape widths and ground floor program intent.

- BUILD-TO LINE
- TRANSITIONAL HEIGHT LIMIT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING STRUCTURE
- PROPOSED GREENSPACE
- STOREFRONT REQUIREMENT
- ALLOWABLE LOADING AREA(S)
- BUILDING SERVICES AREA

PROJECTED USE(S)

S+T RESEARCH LABORATORY	+/- 226,080 SF
S+T BUSINESS SPACE	+/- 222,400 SF
RESIDENTIAL + HOSPITALITY	-
COMMERCIAL RETAIL	-
INSTITUTIONAL	-
TOTAL	+/- 448,480 SF

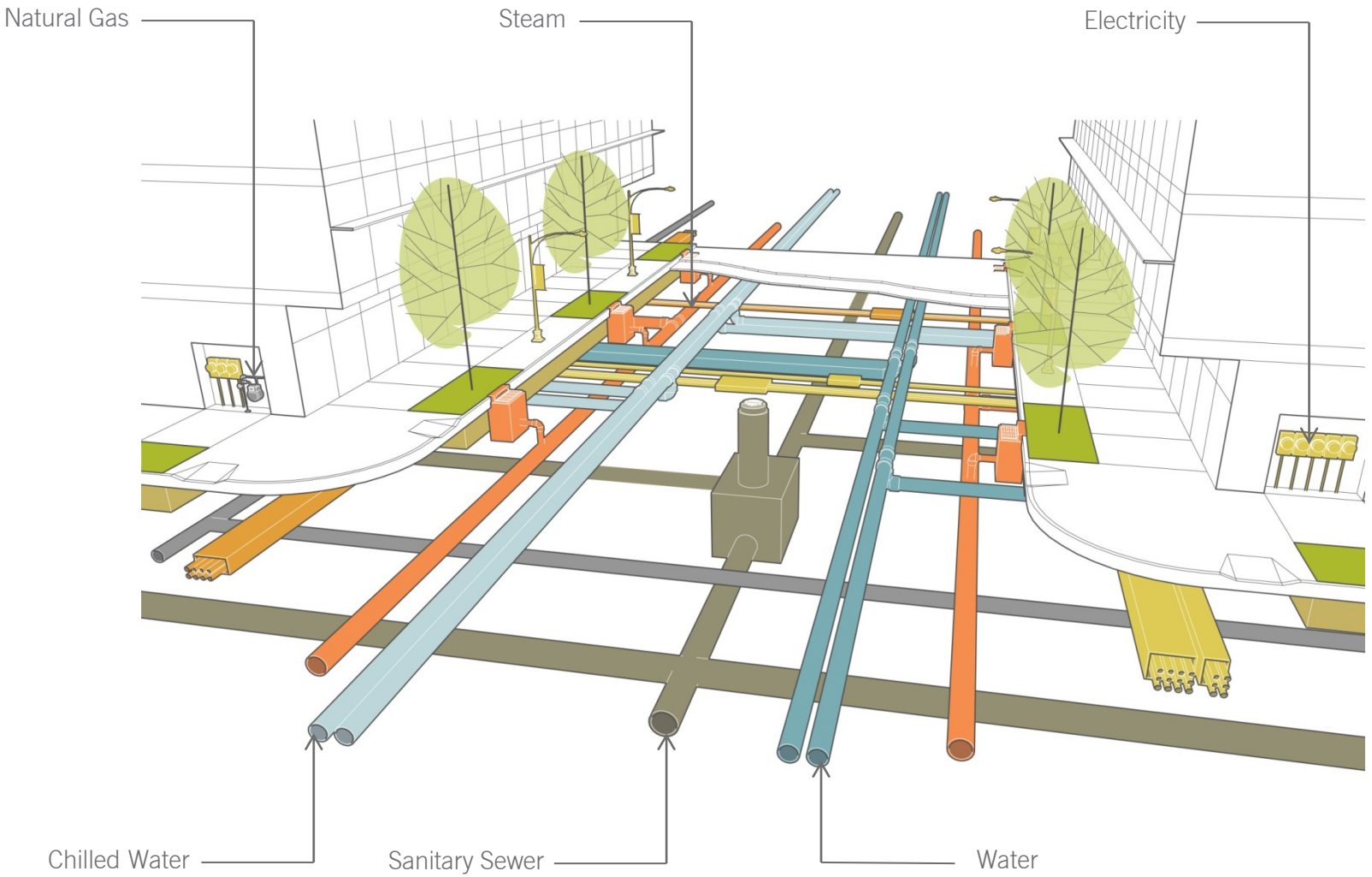
USE PERCENTAGES WITHIN THE BLOCK



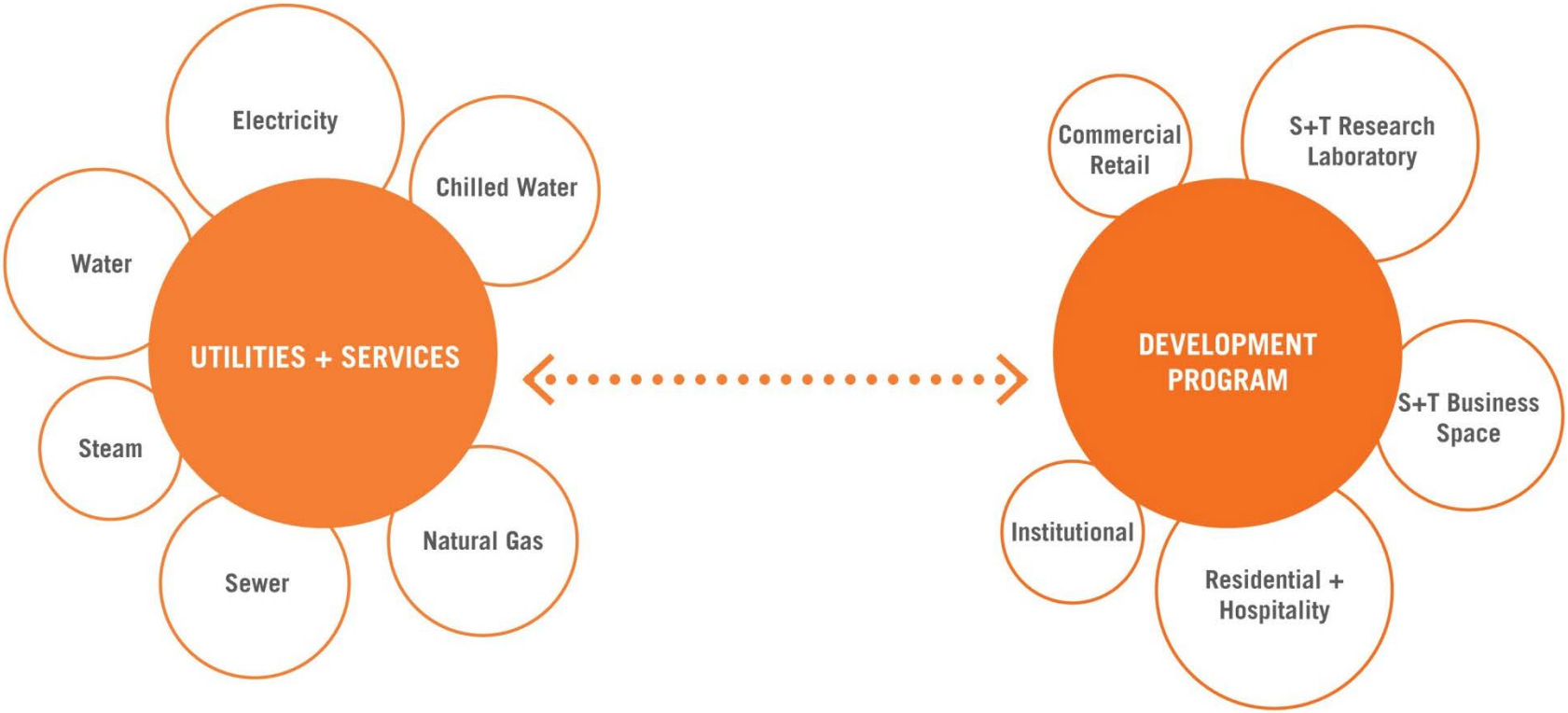
51 S+T Research Laboratory

49 S+T Business Space

UTILITY PROJECTIONS.



UTILITY PROJECTIONS.



UTILITY PROJECTIONS.

BASELINE	ELECTRICITY		STEAM		CHW		NATURAL GAS		WATER		SEWER	
	Peak Demand W / ft2	Annual Usage kWh / ft2-yr	Peak Demand lbs / hr-ft2	Annual Usage lbs / ft2-yr	Peak Demand ft2 / ton	Annual Usage ton-hrs / ft2-yr	Peak Demand Therms / hr-ft2	Annual Usage Therms / ft2-yr	Peak Demand gpm / ft2	Annual Usage gal / ft2-yr	Peak Demand gpm / ft2	Annual Usage gal / ft2-yr
Laboratory	9.00000	42.50000	0.00000	275.00000	175.00000	17.50000	0.00000	0.00000	0.00096	4.30000	0.00096	4.08500
Office	4.36750	16.39099	0.00993	16.40162	308.68167	5.92226	0.00001	0.02364	0.00048	2.15000	0.00048	2.04250
Residential	1.62125	5.35853	0.01551	5.52764	452.83019	2.75479	0.00333	0.18400	0.00067	3.01000	0.00067	2.85950
Retail	4.36750	14.20724	0.00993	12.40122	308.68167	3.92600	0.00001	0.01785	0.00048	2.15000	0.00048	2.04250
Institutional	4.36750	9.94053	0.00993	19.70194	308.68167	5.32338	0.00001	0.06776	0.00019	0.86000	0.00019	0.81700

ENERGY EFFICIENT	ELECTRICITY		STEAM		CHW		NATURAL GAS		WATER		SEWER	
	Peak Demand W / ft2	Annual Usage kWh / ft2-yr	Peak Demand lbs / hr-ft2	Annual Usage lbs / ft2-yr	Peak Demand ft2 / ton	Annual Usage ton-hrs / ft2-yr	Peak Demand Therms / hr-ft2	Annual Usage Therms / ft2-yr	Peak Demand gpm / ft2	Annual Usage gal / ft2-yr	Peak Demand gpm / ft2	Annual Usage gal / ft2-yr
Laboratory	5.00000	31.50000	0.00000	165.00000	225.00000	12.50000	0.00000	0.00000	0.00076	3.44000	0.00076	3.26800
Office	3.16775	11.88839	0.00745	12.30121	385.85209	4.73781	0.00001	0.02364	0.00038	1.72000	0.00038	1.63400
Residential	1.32498	4.37929	0.01086	3.86935	566.03774	2.20383	0.00333	0.18400	0.00054	2.40800	0.00054	2.28760
Retail	3.57626	11.63338	0.00745	9.30092	385.85209	3.14080	0.00001	0.01785	0.00038	1.72000	0.00038	1.63400
Institutional	3.34140	7.60511	0.00745	14.77646	385.85209	4.25871	0.00001	0.06776	0.00015	0.68800	0.00015	0.65360

UTILITY PROJECTIONS.

- Commercial Buildings Energy Consumption Survey (CBECS, US DOE/EIA)
- Lawrence Berkeley National Laboratory (LBNL, US DOE)
- Labs21 (US EPA & US DOE)
- Buildings Energy Data Book (US DOE)
- Comparable Projects

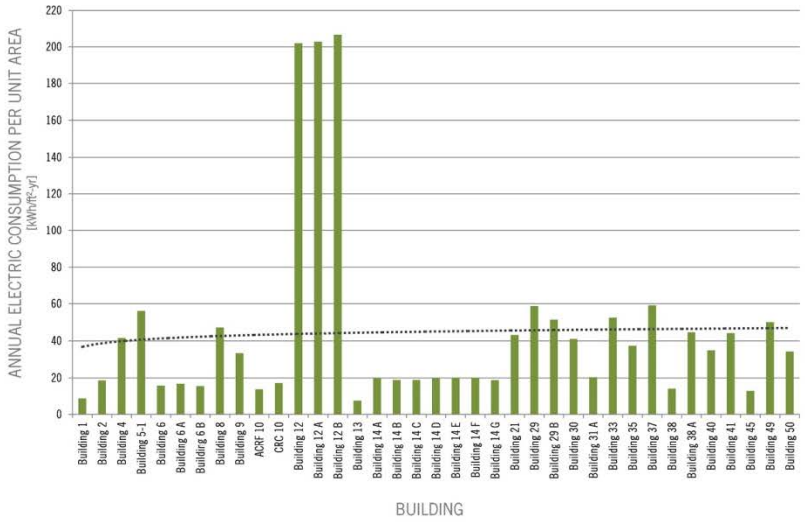


Figure 1. NIH - annual electric consumption per unit area.

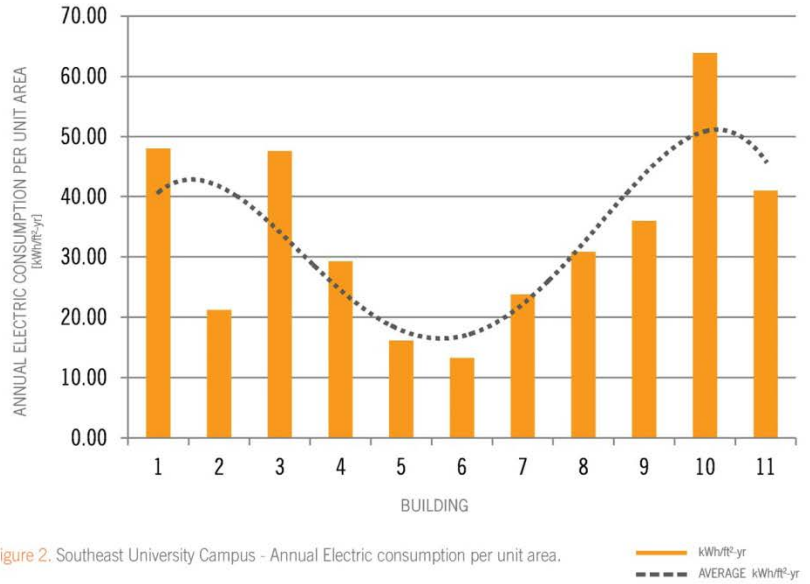


Figure 2. Southeast University Campus - Annual Electric consumption per unit area.

UTILITY PROJECTIONS.

Utilities included in projections

Development by phase

Shortcut to phasing data

Chart display options

PHASING UTILITY PROJECTIONS. INNOVATION SQUARE.

PERKINS + WILL

[select any utility to view]

Show Electricity | Show Steam | Show CHW | Show Gas | Show Water | Show Sewer

[select shortcut]

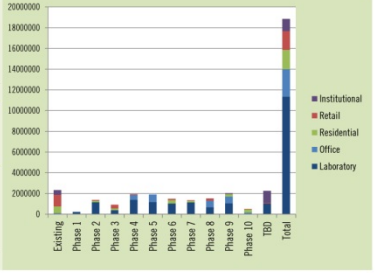
Phases | Key Plan

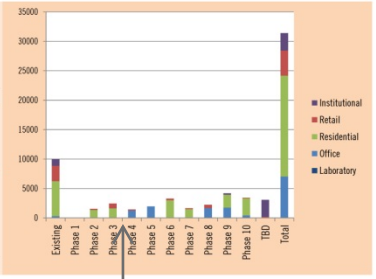
[set chart options]

- Show Demand
- Show Annual Usage
- Energy Efficient

Hide Totals

	Phase	Existing	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	TBD	Total
PHASING	Gross Building	970,860 ft2	46,000 ft2	366,000 ft2	310,800 ft2	451,400 ft2	467,200 ft2	489,200 ft2	369,100 ft2	399,300 ft2	627,400 ft2	300,800 ft2	573,100 ft2	5,371,460 ft2
	%Laboratory	0%	100%	63%	25%	62%	50%	43%	62%	33%	33%	0%	36%	42%
	%Office	4%	0%	0%	0%	33%	50%	0%	0%	50%	33%	17%	0%	16%
	%Residential	50%	0%	30%	43%	0%	0%	50%	33%	0%	28%	79%	0%	26%
	%Retail	32%	0%	7%	33%	5%	0%	8%	5%	17%	0%	4%	4%	9%
	%Institutional	14%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	60%	7%
ELECTRICITY Peak Demand (W / ft2)	Laboratory	0	230,000	1,159,000	388,500	1,391,817	1,168,000	1,039,550	1,138,058	666,000	1,045,667	0	1,031,580	11,343,479
	Office	109,837	0	0	0	476,641	739,987	0	0	632,917	662,482	161,986	0	2,654,950
	Residential	643,183	0	145,482	175,016	0	0	324,089	163,016	0	235,532	314,857	0	1,857,353
	Retail	1,116,016	0	87,261	361,238	80,716	0	131,213	66,000	238,179	0	43,030	81,982	1,816,541
	Institutional	463,434	0	0	0	0	0	0	0	0	104,820	0	1,148,975	1,185,865
	Total	2,332,470	230,000	1,391,743	924,754	1,949,174	1,907,987	1,494,852	1,367,074	1,537,096	2,048,501	519,872	2,262,538	18,858,187
ELECTRICITY Annual Usage (kWh / ft2-yr)	Laboratory	0	1,449,000	7,301,700	2,447,550	8,768,445	7,358,400	6,549,165	7,169,768	4,195,800	6,587,700	0	6,498,954	71,463,918
	Office	412,213	0	0	0	1,788,807	2,777,129	0	0	2,375,301	2,486,260	607,925	0	9,963,881
	Residential	2,125,838	0	480,846	578,460	0	0	1,071,174	538,799	0	778,477	1,040,659	0	6,138,896
	Retail	3,630,339	0	283,855	1,175,088	262,565	0	426,829	214,694	774,783	0	139,973	266,684	5,909,108
	Institutional	1,054,785	0	0	0	0	0	0	0	0	238,572	0	2,615,093	2,699,054
	Total	7,223,176	1,449,000	8,066,401	4,201,099	10,819,818	10,135,529	8,047,168	7,923,260	7,345,885	10,091,009	1,788,557	9,380,731	96,174,857
STEAM Peak Demand (kBTU / ft2-hr)	Laboratory	0	0	0	0	0	0	0	0	0	0	0	0	0
	Office	291	0	0	0	1,262	1,959	0	0	1,675	1,754	429	0	7,028
	Residential	5,934	0	1,342	1,615	0	0	2,990	1,504	0	2,173	2,905	0	17,136
	Retail	2,617	0	205	847	189	0	308	155	558	0	101	192	4,259
	Institutional	1,163	0	0	0	0	0	0	0	0	263	0	2,883	2,976
	Total	10,004	0	1,547	2,462	1,451	1,959	3,298	1,659	2,234	4,190	3,434	3,075	31,398
STEAM Annual Usage (kBTU / ft2-yr)	Laboratory	0	8,546,340	43,066,122	14,435,883	51,717,124	43,400,544	38,627,599	42,287,972	24,747,228	38,854,882	0	38,331,450	421,500,995
	Office	480,269	0	0	0	2,084,139	3,235,632	0	0	2,767,463	2,896,740	708,293	0	11,608,914
	Residential	2,114,962	0	478,386	575,501	0	0	1,065,694	536,042	0	774,494	1,035,335	0	6,107,489
	Retail	3,268,174	0	255,537	1,057,861	236,372	0	384,248	193,276	697,491	0	126,009	240,079	5,319,612
	Institutional	2,307,636	0	0	0	0	0	0	0	0	521,943	0	5,721,242	5,904,929
	Total	8,171,042	8,546,340	43,800,045	16,069,245	54,037,634	46,636,176	40,077,541	43,017,290	28,212,181	43,048,060	1,869,637	44,292,771	450,441,940





Active utility projections

Demand and use calculations

Utility data for all phases

UTILITY PROJECTIONS.

Baseline development scenario

Projected annual electricity use

BLOCK A1 UTILITY PROJECTIONS. INNOVATION SQUARE.

PERKINS + WILL

[select any utility to toggle on/off]

Show Electricity | Show Steam | Show CHW | Show Gas | Show Water | Show Sewer

[select shortcut]

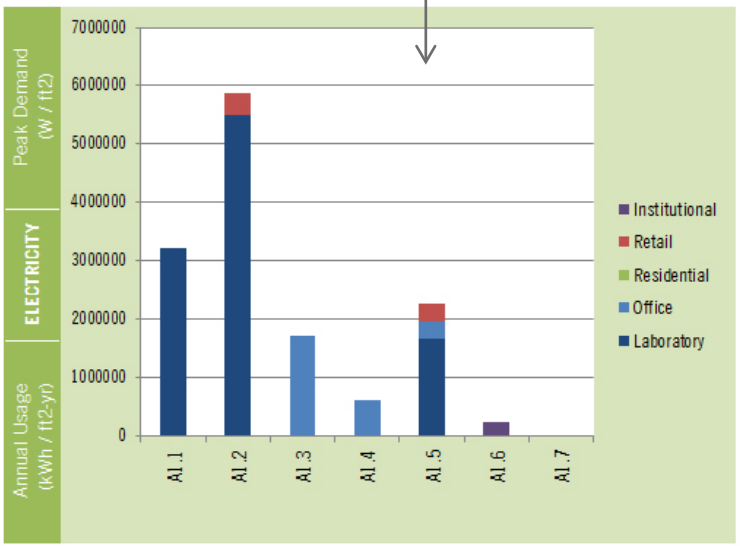
Phases | Key Plan

A1	Parcel ID	A1.1	A1.2	A1.3	A1.4	A1.5	A1.6	A1.7	Total
	Gross Building	102,000 ft2	205,600 ft2	143,800 ft2	50,000 ft2	105,000 ft2	30,000 ft2	0 ft2	636,400 ft2
	%Laboratory	100%	85%	0%	0%	50%	0%	0%	52%
	%Office	0%	0%	100%	100%	25%	0%	0%	35%
	%Residential	0%	0%	0%	0%	0%	0%	0%	0%
	%Retail	0%	15%	0%	0%	25%	0%	0%	9%
	%Institutional	0%	0%	0%	0%	0%	100%	0%	5%
	Phase	Phase 4	Phase 4	Phase 4	TBD	TBD	TBD	TBD	

[set chart options]

- ○ Show Demand
- ◉ Show Annual Usage
- ☑ Energy Efficient

Hide Totals



UTILITY PROJECTIONS.

Modified development scenario

Updated annual use projections

BLOCK A1 UTILITY PROJECTIONS. INNOVATION SQUARE.

PERKINS + WILL

[select any utility to toggle on/off]

Show Electricity | Show Steam | Show CHW | Show Gas | Show Water | Show Sewer

[select shortcut]

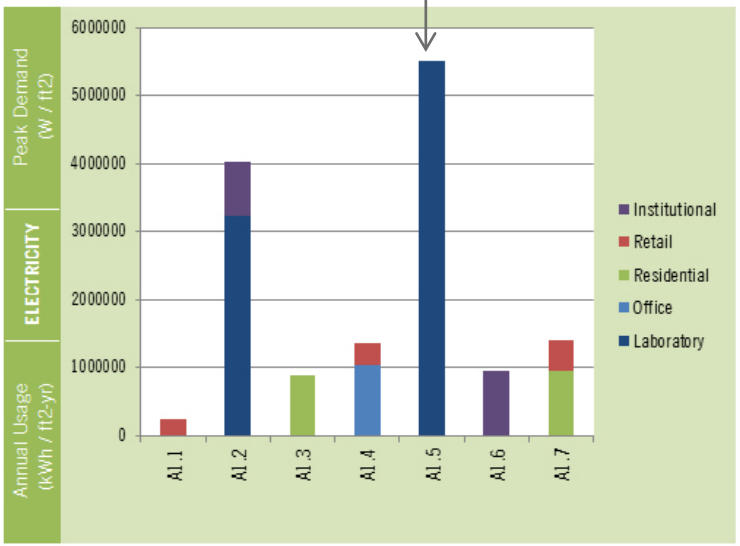
Phases | Key Plan

A1	Parcel ID	A1.1	A1.2	A1.3	A1.4	A1.5	A1.6	A1.7	Total
	Gross Building	20,000 ft2	205,600 ft2	200,800 ft2	115,400 ft2	175,000 ft2	125,000 ft2	257,500 ft2	1,099,300 ft2
	%Laboratory	0%	50%	0%	0%	100%	0%	0%	25%
	%Office	0%	0%	0%	75%	0%	0%	0%	8%
	%Residential	0%	0%	100%	0%	0%	0%	85%	38%
	%Retail	100%	0%	0%	25%	0%	0%	15%	8%
	%Institutional	0%	50%	0%	0%	0%	100%	0%	21%
	Phase	Phase 4	Phase 4	Phase 4	TBD	TBD	TBD	TBD	

[set chart options]

- ○ Show Demand
- ◉ Show Annual Usage
- ☑ Energy Efficient

Hide Totals



FINANCIAL MODEL.

PERKINS
+WILL

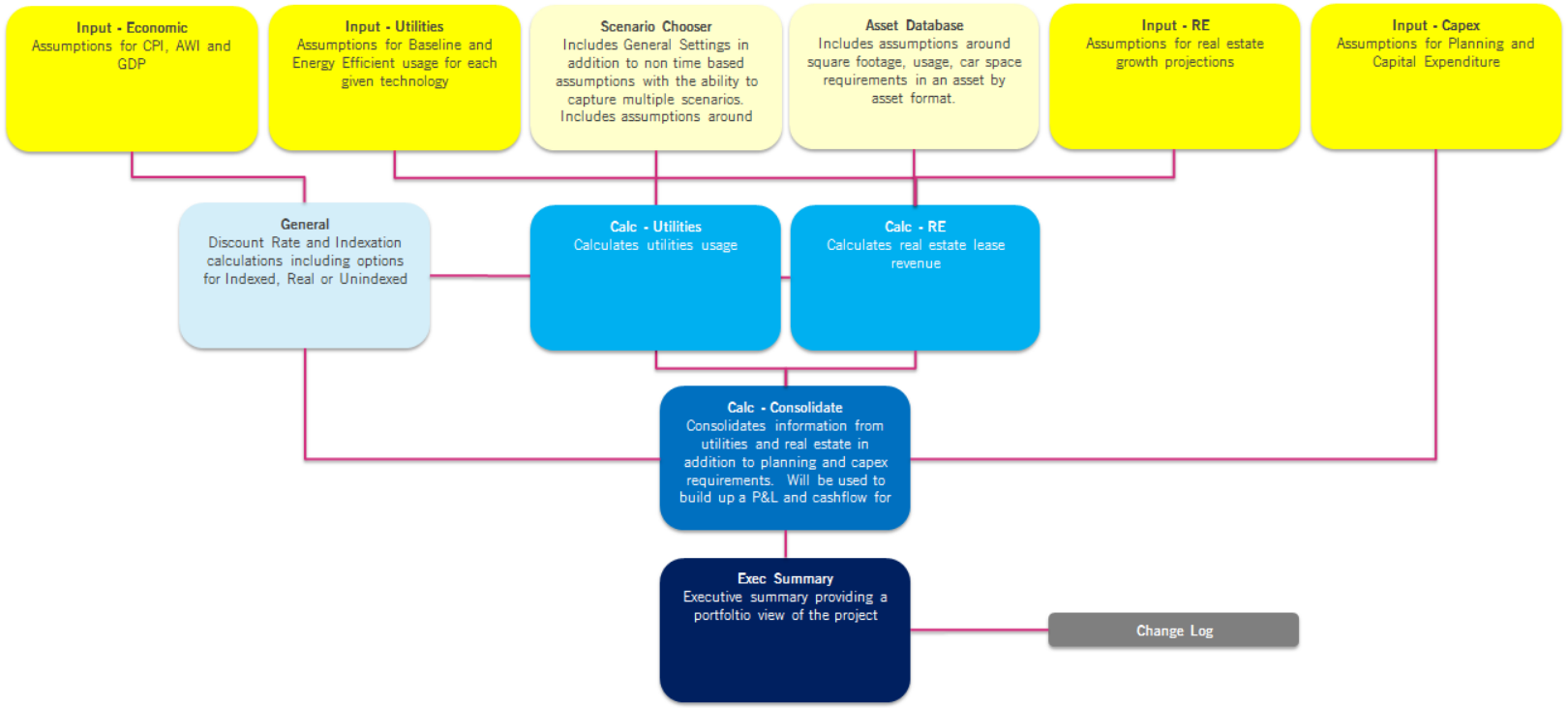
Innovation Square

Investment Model

Print Date
19 September 2012 - 17:38

FINANCIAL MODEL.

Data Flow



FINANCIAL MODEL.

Innovation Square

Calc - Utilities - Asset

Base Case | Nominal
Investment Model (Draft)

Base Case	Nominal	B2.1

	Unit	Inflator	Flags	Actual	Actual	Actual	Partial	Forecast	Forecast	Forecast	Forecast
				01 Jan 08	01 Jan 09	01 Jan 10	01 Jan 11	01 Jan 12	01 Jan 13	01 Jan 14	01 Jan 15
				31 Dec 08	31 Dec 09	31 Dec 10	31 Dec 11	31 Dec 12	31 Dec 13	31 Dec 14	31 Dec 15
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
								Period 1	Period 2	Period 3	Period 4
Annual Usage psf - Energy Efficient Case											
Electricity Annual Usage psf			**Peak Demand**								
Laboratory	(W psf)			5.00000	31.50000	31.50000	31.50000	31.50000	31.50000	31.50000	31.50000	31.50000
S&T Admin	(W psf)			3.16775	11.88839	11.88839	11.88839	11.88839	11.88839	11.88839	11.88839	11.88839
Residential	(W psf)			1.32498	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929
Hotel	(W psf)			1.32498	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929	4.37929
Retail	(W psf)			3.57626	11.63338	11.63338	11.63338	11.63338	11.63338	11.63338	11.63338	11.63338
Institutional	(W psf)			3.34140	7.60511	7.60511	7.60511	7.60511	7.60511	7.60511	7.60511	7.60511
Annual Usage psf			**Peak Demand**								
Laboratory	(kBTU psf per hr)			0.03501	165.00000	165.00000	165.00000	165.00000	165.00000	165.00000	165.00000	165.00000
S&T Admin	(kBTU psf per hr)			0.00745	12.30121	12.30121	12.30121	12.30121	12.30121	12.30121	12.30121	12.30121
Residential	(kBTU psf per hr)			0.01086	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935
Hotel	(kBTU psf per hr)			0.01086	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935	3.86935
Retail	(kBTU psf per hr)			0.00745	9.30092	9.30092	9.30092	9.30092	9.30092	9.30092	9.30092	9.30092
Institutional	(kBTU psf per hr)			0.00745	14.77646	14.77646	14.77646	14.77646	14.77646	14.77646	14.77646	14.77646
CHW Annual Usage psf			**Peak Demand**								
Laboratory	(tonne psf per yr)			225.00000	12.50000	12.50000	12.50000	12.50000	12.50000	12.50000	12.50000	12.50000
S&T Admin	(tonne psf per yr)			385.85209	4.73781	4.73781	4.73781	4.73781	4.73781	4.73781	4.73781	4.73781
Residential	(tonne psf per yr)			566.03774	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383
Hotel	(tonne psf per yr)			566.03774	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383	2.20383
Retail	(tonne psf per yr)			385.85209	3.14080	3.14080	3.14080	3.14080	3.14080	3.14080	3.14080	3.14080
Institutional	(tonne psf per yr)			385.85209	4.25871	4.25871	4.25871	4.25871	4.25871	4.25871	4.25871	4.25871
Natural Gas Annual Usage psf			**Peak Demand**								
Laboratory	(therms psf per yr)			-	-	-	-	-	-	-	-	-
S&T Admin	(therms psf per yr)			0.00001	0.02364	0.02364	0.02364	0.02364	0.02364	0.02364	0.02364	0.02364
Residential	(therms psf per yr)			0.00333	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400
Hotel	(therms psf per yr)			0.00333	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400	0.18400
Retail	(therms psf per yr)			0.00001	0.01785	0.01785	0.01785	0.01785	0.01785	0.01785	0.01785	0.01785
Institutional	(therms psf per yr)			0.00001	0.06776	0.06776	0.06776	0.06776	0.06776	0.06776	0.06776	0.06776
Water Annual Usage psf			**Peak Demand**								
Laboratory	(gpm psf)			0.00076	3.44000	3.44000	3.44000	3.44000	3.44000	3.44000	3.44000	3.44000
S&T Admin	(gpm psf)			0.00038	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000
Residential	(gpm psf)			0.00054	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800
Hotel	(gpm psf)			0.00054	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800	2.40800
Retail	(gpm psf)			0.00038	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000	1.72000

FINANCIAL MODEL.

Innovation Square

Executive Summary

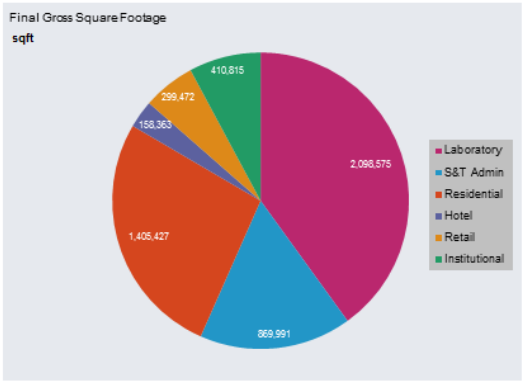
Base Case | Nominal
Investment Model (Draft)

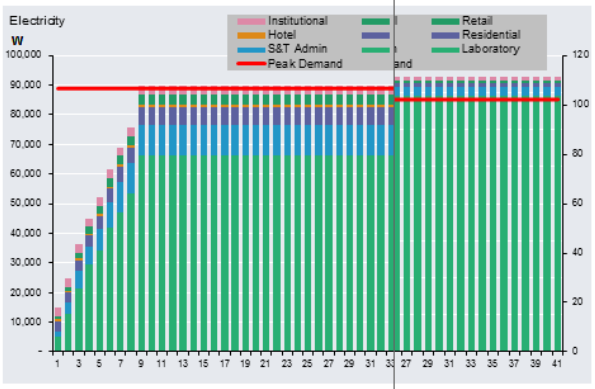
Base Case
Nominal

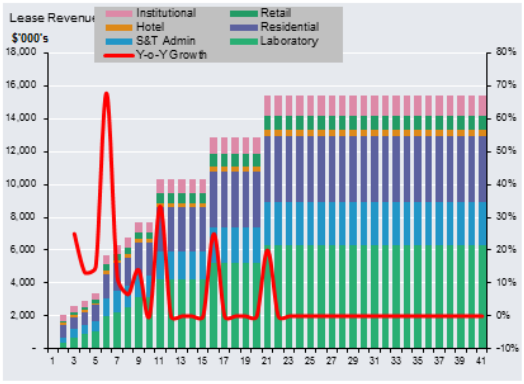
Unit

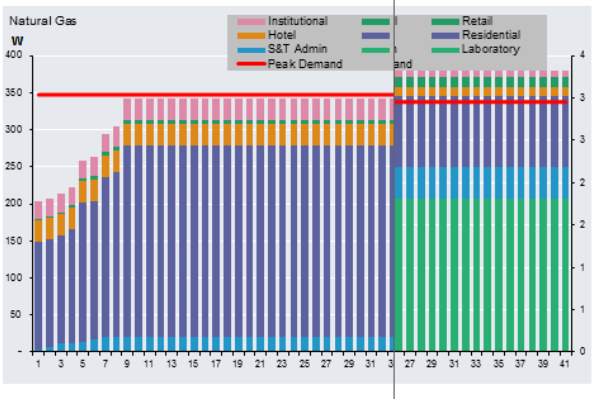
Inflator

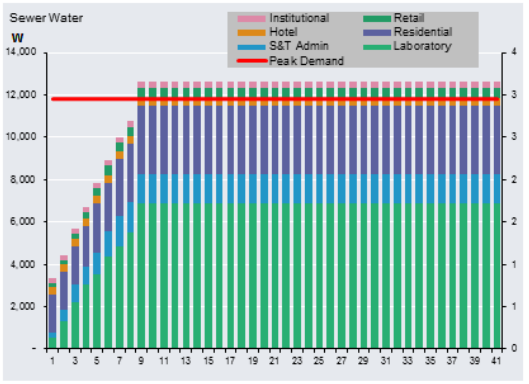
Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Fore
01 Jan 12	01 Jan 13	01 Jan 14	01 Jan 15	01 Jan 16	01 Jan 17	01 J
31 Dec 12	31 Dec 13	31 Dec 14	31 Dec 15	31 Dec 16	31 Dec 17	31 D
Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Yea
Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Per











INNOVATION SQUARE TODAY.

INNOVATION HUB.

Innovation Hub at University of Florida

COMPLETED

45,000 sq. ft.
incubator facility

INFUSION TECHNOLOGY CENTER.

Infusion Technology Center

PERMITTING

120,000 sq. ft. facility that will be home to existing + emerging companies.

INSPIRATION HALL.

Inspiration Hall
CONCEPTUAL DESIGN

70,000 sq. ft., 137 unit mixed-use building

AYERS INNOVATION PLAZA.

Ayers Innovation Plaza

RENOVATION

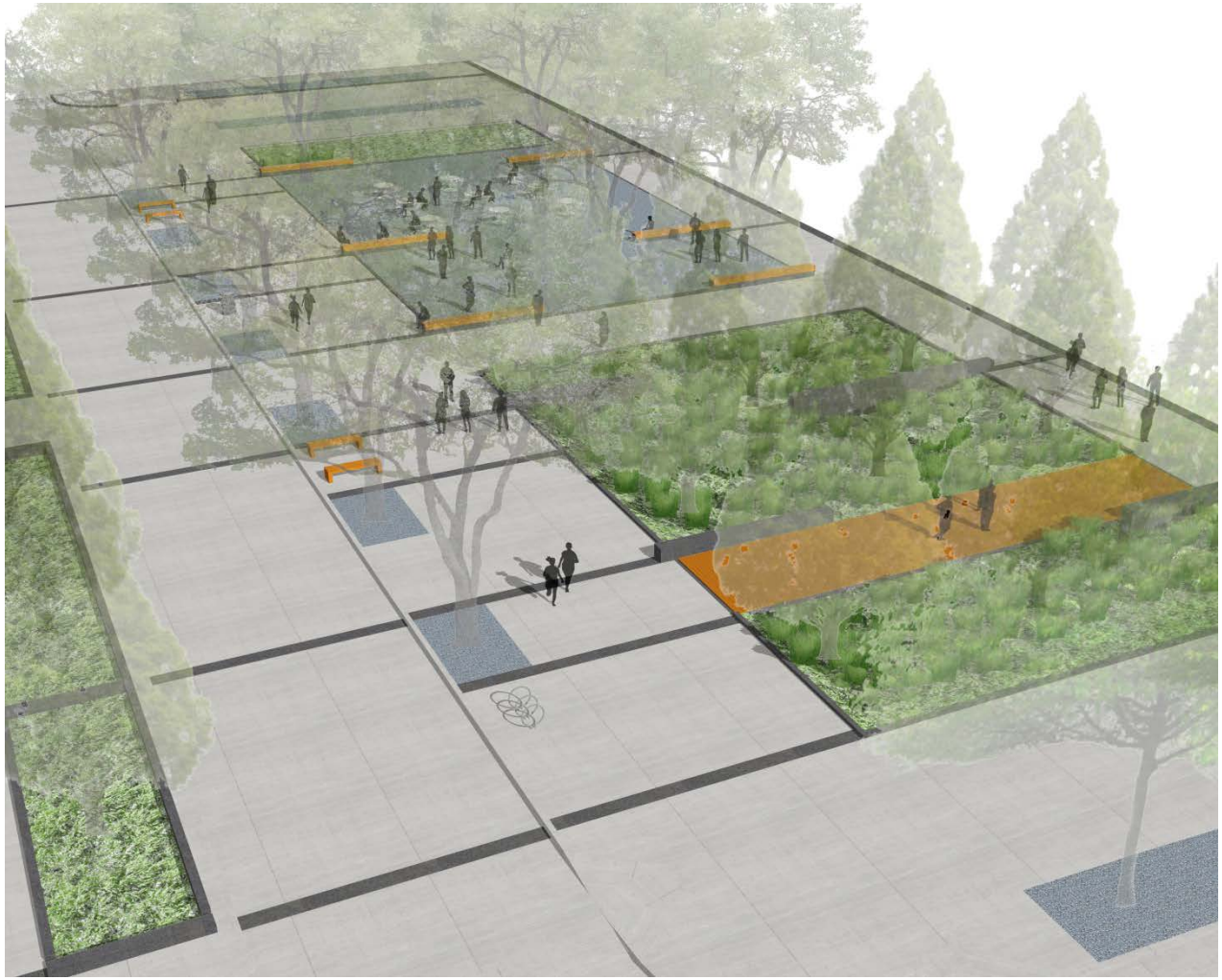
110,000 sq. ft. existing building renovation for office space

2ND AVE STREETSCAPES.

2nd Ave Streetscape
CONSTRUCTION

Streetscape improvements for 2nd Avenue.

3rd AVENUE & 9TH STREET.



3rd Ave & 9th Street

DESIGN

Construction of new streets dividing the former Alachua County Hospital site.

SUMMARY.

- Innovation Hub
- Infusion Technology Center
- Inspiration Hall
- Ayers Innovation Plaza
- 2nd Ave Streetscapes
- 3rd Ave & 9th Street Construction
- Concept design of two buildings
- $20M infrastructure investment
- MindTree, 400 jobs

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PERKINS + WILL