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Project Sites
Views Analysis

CENTRAL AVE

PRIMARY VIEW OBSTRUCTIONS

SECONDARY VIEW OBSTRUCTIONS
(Under ~250’ AMSL)

PRIMARY VIEW CORRIDORS
(From bot of resi / ~160’ AMSL)

SECONDARY VIEW CORRIDORS
(Above ~250’ AMSL)

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1 ONE ST PETERSBURG
2 PRIATEK PLAZA
3 SIGNATURE PLACE
4 BAYFRONT TOWER
5 OVATION
6 DUKE ENERGY TOWER
7 MORGAN STANLEY TOWER
8 THE FLORENCIA

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1. Orient views toward Tampa Bay
2. Extend office building facade toward Central Ave
3. Lift masses to create outdoor spaces
4. Insert ground-floor retail and garage-loft office product
Diagrams
Central Avenue

- **Central Avenue**
- **Office - 150,000 gsf**
  - seven (7) stories
- **Parking - 800 cars**
  - eight (8) stories
- **Residential - 250,000 gsf**
  - sixteen (16) stories
  - + amenity floors

- **El. 194'-0"**
  - Office - 150,000 gsf
  - seven (7) stories

- **El. 100'-0"**
  - Residential - 250,000 gsf
  - sixteen (16) stories
  - + amenity floors

- **El. 100'-0"**
  - Residential lobby
  - & feature retail

- **El. 415'-0"**
  - Elevated park space

- **El. 40'-0"**

1. Public plaza space open toward Williams Park
2. Potential parking-to-office loft conversion
3. Open amenity level
4. Elevated park space
5. Event space
Diagrams
Second Avenue

1. Office building interlocking parking garage
2. Residential building pulled from street to create outdoor spaces
3. Rotate massing to orient towards Mirror Lake and Williams Park
4. Unify massing with architectural expression
Diagrams
Second Avenue

- **Office**: 120,000 gsf, five (5) stories
- **Parking**: 500 cars, six (6) stories
- **Residential**: 160,000 gsf, eight (8) stories

- Elevated residential terrace
- Elevated office tenant terrace over garage deck
- Public art opportunity

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Diagram of the parking entry and circulation system.

- Property line (300' x 200')
- Stairs + Elevators
- Solid masonry/concrete wall
- Single-helix structured parking deck
- Office parking entry (From Second Ave)

Legend:
- Office
- Residential
- Retail
- Garage
Property line (300' x 200')

Stairs + Elevators

5TH STREET

SECOND AVE

RESIDENTIAL PARKING ENTRY + LOADING ACCESS (From Fifth St)

Solid masonry/concrete wall

Single-helix structured parking deck

RESIDENTIAL PARKING ENTRY & CIRCULATION

OFFICE

RESIDENTIAL

RETAIL

GARAGE
COMBINED STRUCTURED PARKING WITH FULL SEPARATION BETWEEN USES

- Double-helix structured parking deck
- Solid masonry/concrete wall providing full separation between dual parking uses
- Property line (300' x 200')

Stairs + Elevators

OFFICE PARKING ENTRY (From Second Ave)

RESIDENTIAL PARKING ENTRY + LOADING ACCESS (From Fifth St)
Solid separation between structured parking & occupied building

Loading/freight access

Solid separation between structured parking & occupied building

Loading/waste pathway

ENTRIES, SERVICE ACCESS, & GARAGE SEPARATION
Downloads
Second Avenue

OFFICE
RESIDENTIAL
RETAIL
GARAGE

OFFICE LOBBY
ENTRY

5TH STREET
SECOND AVE

Vertical Circulation

Solid masonry/concrete vertical core

OFFICE
SEPARATION & CIRCULATION

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RESIDENTIAL SEPARATION & CIRCULATION

Solid masonry/concrete vertical core

Diagrams
Second Avenue

Vertical Circulation

RESIDENTIAL LOBBY ENTRY

5TH STREET
SECOND AVE

OFFICE  RESIDENTIAL  RETAIL  GARAGE
Appendix
Separate building inefficiency studies

>200’ elevation
RESIDENTIAL - ~160,000 gsf
eleven (11) stories

note: position leaves unresolved
how lobby/circulation connects to
public entry

Typical efficient 120’x240’ garage
PARKING - 500 cars
six (6) stories

note: Minimum 120’ wide x 210’ long
garage footprint required for efficient
park-on-ramp layout. Smaller proportions
result in space/sf efficiency loss.

Minimum three (3) floors residential &
office facing each other

>110’ elevation
OFFICE - 120,000 gsf
seven (7) stories

note: side-core building only if free-
standing from garage

60’ building separation for code-
required unlimited openings on office
& residential towers

Limited E/W views toward bay & lake

Residential tower & outdoor space
above parking structure

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