

3.4.2. T-6: District Gateway

T-6 provides a strong urban edge for the UI District, announcing this is a unique place for people to work, learn, and live. Buildings are setback from Eastlake Parkway to create a striking entry to the UI District.

A. Design Intent

T-6 is a major gateway to the UI District, providing the visual and physical entry from Eastlake Parkway and Hunte Parkway/Main Street. Buildings are sited to have a strong, active architectural presence along the street, providing clarity to the UI District edge and strong visual cues illustrating the innovative mixed-use character. Active ground floor uses are sited along the Hunte Walk adjacent to Hunte Parkway. Parking structures are screened or configured below grade.

B. Building Form & Height

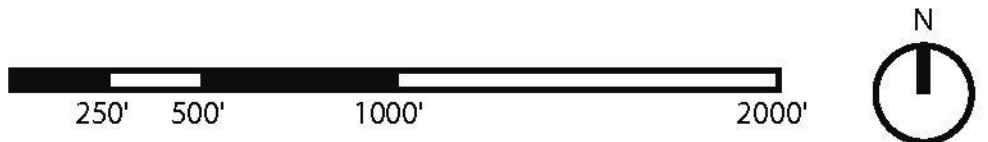
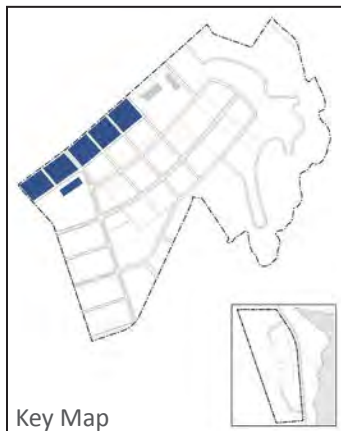
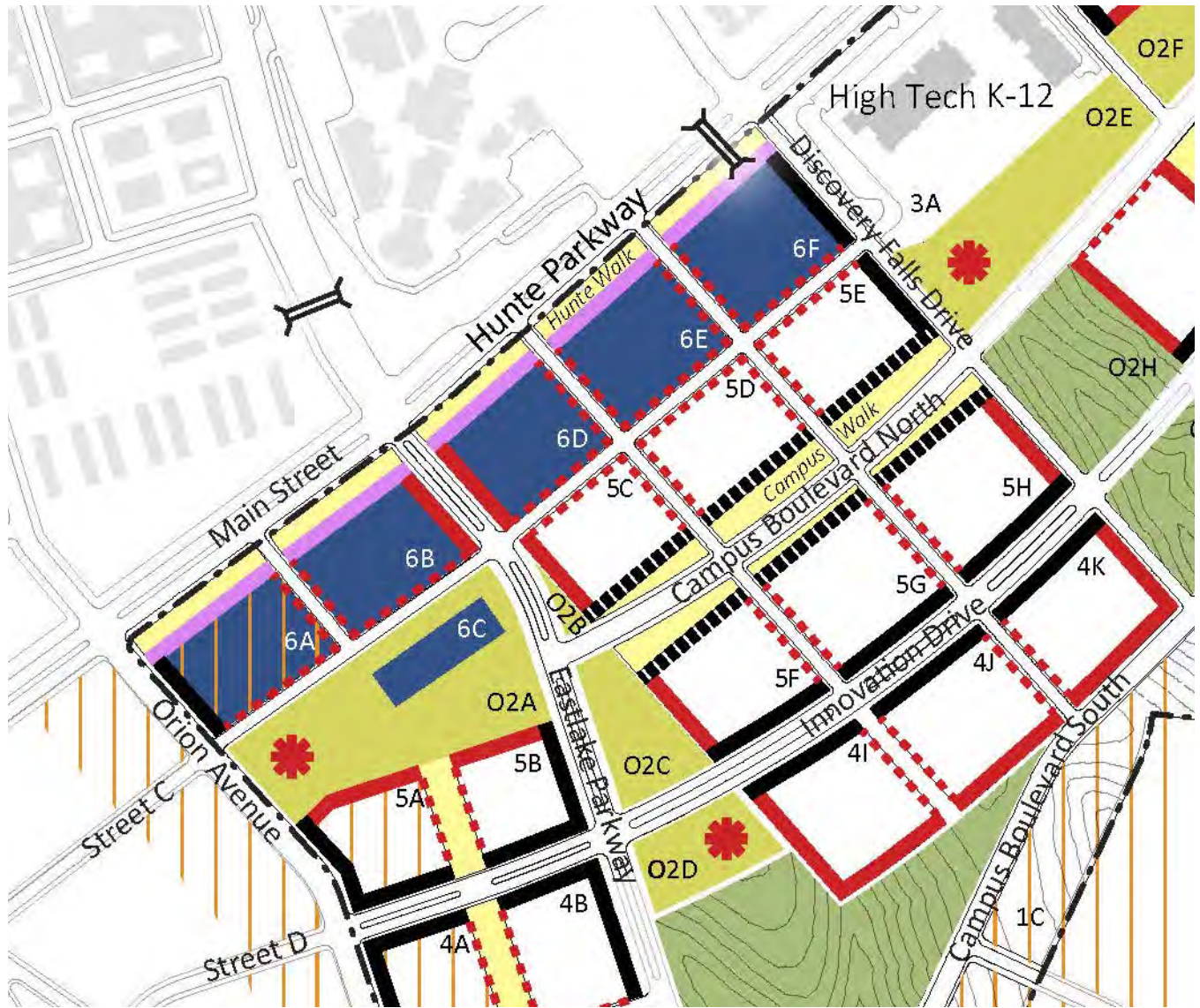
Building form is urban in size and scale establishing a Streetwall Frontage of 3 stories minimum along the Build-To line. Block 6C accommodates a “signature tower” that will play a significant placemaking/gateway role for the UI District. This site is a significant pivot point and is highly visible from Eastlake and Hunte Parkways. This tower occupies a strategic seam between several transects and anchors a key public space network with a major plaza opening onto Eastlake Parkway.

C. Streetscape & Pedestrian Realm

Streetscapes are urban and comfortable. The Hunte Walk adjacent to Hunte Parkway provides 20 feet of open space in support of multi-modal activities. Formal street trees provide shade while planting and other streetscape features create a formal arrival statement. Signalized entry points along Hunte Parkway provide convenient access to parking facilities. Eastlake Parkway is activated by a formal entrance statement with median and formal street trees.

TABLE 3B: T-6 DEVELOPMENT STANDARDS

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,098,000 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
Setbacks	
Hunte Walk Build-To Line	0 feet building 55 feet parking
Orion Avenue Streetwall Frontage	0 feet building; 10 feet parking
Local Street Frontage	No requirement
Placemaking Guidelines	
Block 6B	To be setback 50 feet from Eastlake Parkway.
Block 6C	No FAR; Max SF: 500,000 SF Minimum Height: 200 feet Max Height: 250 Feet
Block 6D	To be setback 20 feet from Eastlake Parkway.
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay



Development Standards & Key Features

Streetwall Frontage	No Setback Requirement	Planned BRT Stop
Streetwall/Building Separation	Pavilion Feature	Pedestrian Bridge
Build-To Line	Preserve Edge 100' Setback	Property Line
Sculpted Building Edge		
Transects		
T-6: District Gateway	T-2: Campus Vistas	O-3: Pedestrian Walk
T-5: Urban Core	T-1: Future Development	O-2: Common Open Space
T-4: Town Center	SD: Lake Blocks	O-1: Open Space
T-3: Campus Commons	SD: Flex Overlay	

FIGURE 3D: T-6 DISTRICT GATEWAY REGULATING PLAN