

Design Guidelines



Kleman Plaza Master Plan

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Scott Maddox
MAYOR
CITY OF TALLAHASSEE

To All Interested Parties:

These Kleman Plaza Guidelines are designed to direct the spirit, image and personality that we have set as a goal for the future of Kleman Plaza. In years to come, citizens and visitors will continue to gather on the Plaza, which we hope will evolve into a major attraction for the City of Tallahassee.

At the same time, we understand that needs and goals for this city centerpiece will change over time. Changes in the economy, development investments, civic goals and priorities and commercial and public opportunities will all influence its shape and character. The one thing that will remain constant is this: Kleman Plaza is for the use and enjoyment of citizens and visitors of Tallahassee. Constant review of this Master Plan will ensure that Kleman Plaza will continue to be a place for generations of Tallahasseeans and visitors to enjoy.

The following guidelines further define how we will achieve these goals. They will be used to measure and verify intent and appropriateness of specific developments on Kleman Plaza. During the City's review process, the guidelines will play a major role in ensuring that both the developers/builders and the City of Tallahassee achieve their goals.

I firmly believe the revised Guidelines will be a tremendous asset as we see Kleman Plaza grow and mature in the years to come.

Respectfully,

Scott Maddox
Scott Maddox,
Mayor

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Section One

O v e r v i e w

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OVERVIEW

INTRODUCTION:

The Kleman Plaza project in downtown Tallahassee is an area of redevelopment adjacent to the existing central business core. It links the commercial core, the State Capitol, the Civic Center, and City Hall. The City of Tallahassee purchased the land on which the Plaza is located to promote the continued revitalization of downtown and to encourage a high standard of design. Kleman Plaza has evolved into an important civic space, widely used by residents and visitors. This area presents a significant opportunity for enhancing existing core activities, as well as providing a catalyst for further development in the downtown area. The intent of this document is to fully integrate Kleman Plaza into the urban fabric of downtown, to achieve a high standard of urban and architectural design, and to create a safe civic space that serve the public. This document includes the design program and guidelines that describe in detail the goals for this area, together with suggestions to govern the design of all future development.

OVERALL GOALS:

The intent of these Design Guidelines is to describe the character and style of the site in a way that will help guide the design of new buildings and related spaces in Kleman Plaza. The Master Plan defines building usage for various areas of the site, and the Guidelines are a further development of this planning. These Guidelines reflect buildings and uses for the property.

A major underlying goal of the project is to develop an active community plaza in conjunction with the city's parking garage that will promote and be supportive of future development on the site, and the downtown as a whole.

By using compatible architectural styles and building functions coupled with careful initial direction, the site can become a desirable destination for citizens and tourists of Tallahassee.

The effort is to attract business people, school children, families, senior citizens, and tourists during the day with the ability to smoothly transition to evening activities.

In the same way that Times Square and Rockefeller Plaza in New York and the French Quarter in New Orleans are special places in themselves, the intention is to foster a similar "living" area within and unique to Tallahassee.

A major urban design priority of these Design Guidelines is to encourage street-level pedestrian vitality, reduce conflict with automobiles, and promote pedestrian friendly connections to the balance of the downtown core.

SUPPORTIVE GOALS:

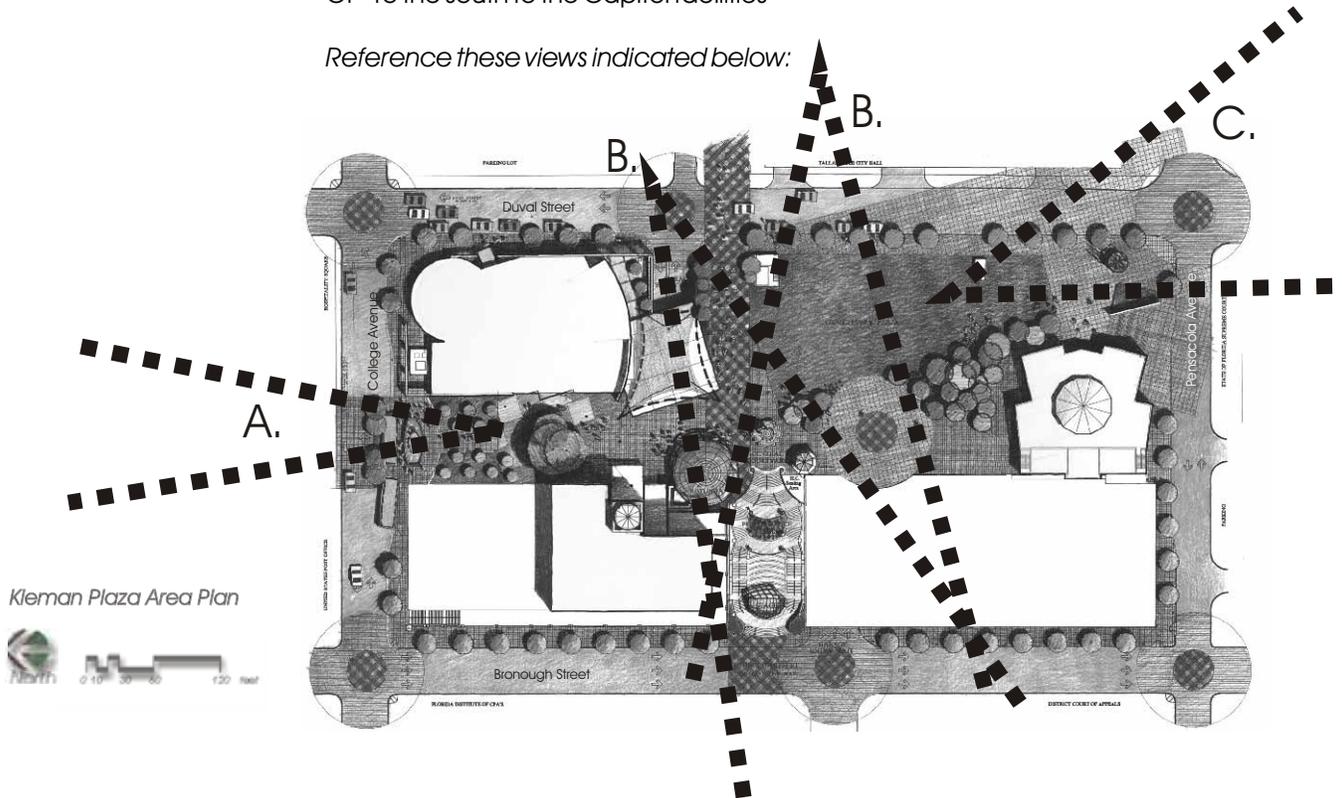
In addition to this overall goal, there are a variety of supportive goals that constitute the basis for these Design Guidelines. They include:

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1. Provide convenient and safe pedestrian access to and from the site at all times, with particular attention to pedestrian activity and "life" in the area.
2. Provide and coordinate convenient vehicle access to and from the parking garage at peak traffic times, for traffic moving both north and south of the site.
3. Provide visibility to key areas of the site from activity nodes on adjacent sites. (The Capitol, the Civic Center, Adams Street, FSU)
4. Protect significant "view corridors". Some of the view corridors are the following:
 - A. To the north through the Post Office to the Chain of Parks and on to the County Library
 - B. To the West across the area to the Campus of FSU, from both the Plaza and the City Hall Building.
 - C. To the south to the Capitol facilities

Reference these views indicated below:



5. Provide safe and appropriate pedestrian drop-off at the site, as well as discreet service access, loading and unloading.
6. Promote a diversity of architectural development with a scale, massing, and style to enhance the existing urban context.

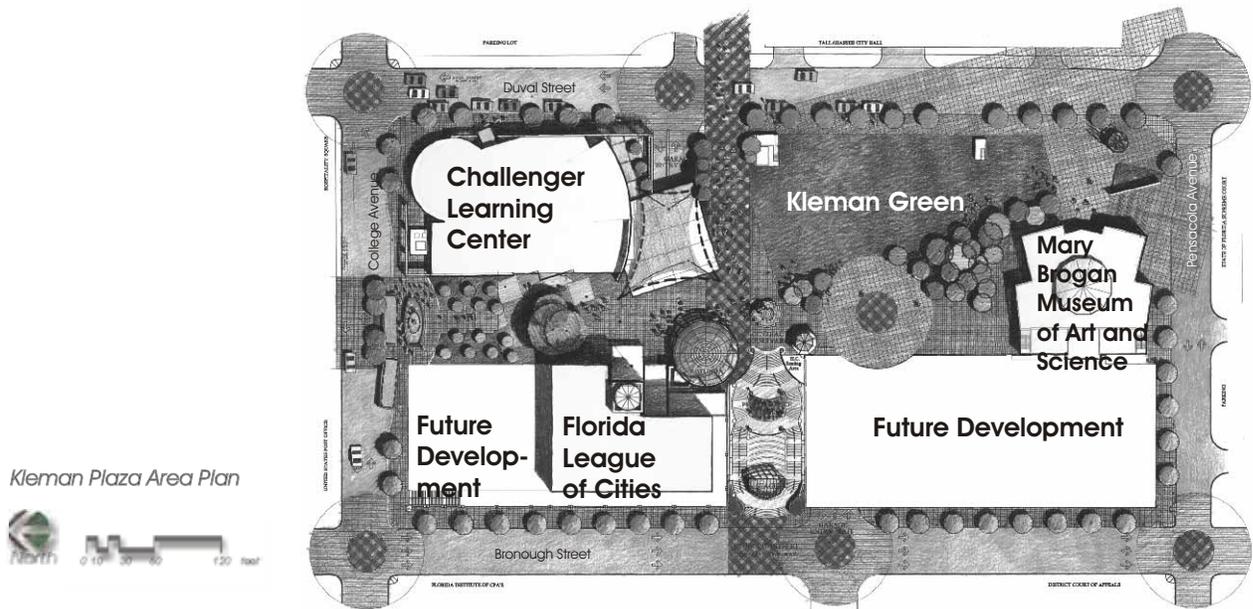
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- 7.** Encourage and allow major mixed uses including residential, retail, office, museums, art galleries, hotel, and tourist facilities on the site that will reinforce the activity on the edges and in the Plaza to enhance the entire downtown.
- 8.** Provide edge activity areas along existing circulation routes that will strengthen and concentrate activities in visible areas.
- 9.** Provide "activity nodes" with retail, food service, and similar uses on the ground floor of all new developments and strongly relate the design of new buildings to the design of the Plaza.
- 10.** Emphasize public art as an important part of the Plaza. This should include fountains, sculpture, and other visual uses, as well as artist-designed functional elements such as benches, water fountains, and light fixtures. Various features of the Plaza should have input from artists and designers.
- 11.** Maintain safe and easy access to the below-grade parking area.
- 12.** Reinforce site usage by coordinating building street level functions with those of the Plaza.
- 13.** Provide a variety of site amenities for Plaza users including seating, landscaping, shade trees, information, etc. to make the space comfortable and convenient to use.
- 14.** Maintain a high quality level for the Plaza and projects within the Plaza: good design, durable materials, secure environment, and appropriate land uses.
- 15.** Provide restrooms available to the general public in each building pad at Plaza level, where possible.
- 16.** Provide added access for the physically handicapped.
- 17.** Incorporate the principles of CPTED (Crime Prevention Through Environmental Design) and ADA (Americans With Disabilities Act) throughout any development of the site.
- 18.** Promote and encourage energy efficiency and conservation.
- 19.** Define Building Height limitations. *[Please note the heights are limited to 150 feet above adjacent intersections as indicated in Appendix E: Height Limitation Chart.]*

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BACKGROUND, HISTORY OF THE PROJECT

Design Team:

In June of 1992, the Tallahassee City Commission approved the selection of a Design Team, headed by Barnett Fronczak Architects, to provide an overall Master Plan for the site and Design Guidelines for its future development. The Team also provided the design and construction documents for a 1022 car parking garage and plaza. These Design Guidelines for the site were the basis of the revision of April 11, 2001 resulting in the current version.

The Team met with city officials, civic organizations, public agencies, and interested citizens to discuss ideas and concerns related to the development of the project site. This information was distilled and condensed to the concepts outlined in the original Guidelines.

In 2001, these Design Guidelines were revised by Hicks Nation Architects to reflect changes to the original Master Plan that were approved by the City Commission subsequent to the original plan. The original plan was specific about use of each site and the amended plan allows more development flexibility, locates the Challenger Learning Center on the northeast quadrant of the site and dedicates the central green space/public plaza as permanent open space. The amendment to the Master Plan was the result of input from the public via a series of workshops. One group of workshops was facilitated by the Project for Public Spaces, Inc. and another group of workshops was facilitated by Hicks Nation Architects. The Kleman Plaza Design Review Board, the Tallahassee-Leon County Planning Department, the Economic Development Department, the Public Works Department, the Parks and Recreation Department, and Police Department, all participated and contributed to the workshop process.

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Downtown Uses:

The successful development of this site presents a strong challenge to both the Design Team and the City. Tallahassee's major downtown business uses consist of State Government and related private sector organizations that need or want to be located in proximity to State Government. These include professional and trade associations, professional firms, and lobbyists. There is a limited amount of specialty commercial uses tailored to service the specific needs of the downtown inhabitants. Some of these establishments include restaurants, bars, gift shops, florists, travel agencies, and specialty clothing to name a few. The opportunity exists to increase the amount of activity related to commercial and entertainment uses within the development of the site. These Guidelines describe how this can happen successfully.

Traffic Issues:

The key to enhancing current activities and increasing developmental growth lies in attracting and encouraging activity on the site itself and the surrounding urban areas. This involves addressing traffic issues with a high priority, such as reduction of vehicular speed, on-street parking, short term parking availability, and coordination with existing traffic patterns and public transportation routes. Retail, commercial, and entertainment activities should be visible from existing pedestrian and vehicular routes, and the scale of the activities and the provision of amenities should attract users along these routes. The availability of convenient parking is an asset in supporting these activities.

The idea of "pedestrian priority" emerged in the public workshops and reviews related to the 2001 revisions. With this in mind, it is apparent that vehicular access/traffic should be one of ease of parking and "arrival" to allow visitors to get out of their automobiles and experience the Plaza and neighboring downtown, conveniently and safely by foot.

Community Involvement:

Essential to the success of this development is active community involvement during the planning phases and continuously thereafter. Collecting ideas for potential uses and planning to accommodate them to the greatest degree possible generates two strong forces for success: (1) the community feels a personal identification and alliance with the development due to its input, and (2) allowing the flexibility for a variety of uses that can change with time to meet the needs of the community enhances the Plaza's long term viability as an urban activity center.

Management:

As a means of maintaining development goals, a proactive management program is important to the project. Through the 2001 workshops, as well as the Projects for Public Spaces, Inc's reports, the issue of Plaza management has consistently risen to the top of a list of concerns and priorities.

It is suggested that these guidelines be a beginning of a management alliance that

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concerns itself with the day-to-day life of the Plaza. This includes, but is not limited to:

- Events to be held on the Plaza
- Patrons and Occupants of the Plaza
- Management of the Plaza
- Development
- Maintenance
- Promotion/Marketing
- Evaluation of Management Strategies
- Expansion
- Information (Resident and Visitor)
- Recruitment and Coordination of Volunteers



Klemm Plaza Vicinity

Successful programming and management of the Plaza is seen as essential to further establishing the Plaza's identity as a stellar downtown destination.

It is recommended this alliance be composed of representatives of the Downtown Merchants and Business Association, the Downtown Improvement Authority, City Departments, and private property owners on the Plaza, working together for the betterment of Klemm Plaza and downtown. The alliance would bring resources and energy to the Plaza by recruiting volunteers to help supplement such services as security, clean-up, serving as hosts and hostesses for events, etc.

With growing public use, the need for meticulous maintenance and security becomes critical to improved public opinion and continued success of the Plaza.

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DISTRICT DELINEATION, PHYSICAL SETTING

The site is immediately to the northwest of the Capitol. It is bordered on the north by College Avenue, on the east by Duval Street, on the south by Pensacola Street, and on the west by Bronough Street.

The site is in an area closely related to the downtown core, and within walking distance of this area. Immediately to the south of the site is the location of the Supreme Court. The State Library and Museum of Florida History are southwest of the site, and the First District Court of Appeals is located to the west. The downtown Post Office and offices for the Florida Hotel and Motel Association are located to the north.



Florida Hotel & Motel Association



Supreme Court of Florida

The area to the north of the site beyond the Post Office is composed primarily of the "Chain of Parks" and the main County Library. The area to the east of the site has several commercial uses, private surface parking, and the existing City Hall building.



"Chain of Parks"



Tallahassee City Hall

Due to its physical proximity to these areas, as well as the Civic Center, it is the goal of the Plaza design to enhance and promote pedestrian usage of this site as both a destination and a thoroughfare. Connections to these areas are encouraged, either physical connections, i.e., walkways, corridors, finishes and graphics, etc. or mental connections, i.e., "a sense of place".

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Development of Adjacent Block:

The Master Plan indicates there are strategic opportunities for redevelopment of adjacent sites surrounding the Plaza, which should not be overlooked in the future. Whether developed by the private sector, or public-private partnership, the design of any future project should embody the same principles of urban revitalization that govern Kleman Plaza.

MASTER PLAN OVERVIEW

Buildings:

The Master Plan calls for major structures organized around a central Plaza. This section describes in detail the program requirements for the street or ground levels of these structures that face the Plaza or surrounding streets. The way that these ground levels are used and designed will have a major impact on the overall level of use of the Plaza itself, as well as that of the sidewalks and exterior public spaces that surround the structures on the site.

Plaza:

Allowing interior uses of the buildings to spill onto the Plaza and sidewalks and creating exterior public spaces that serve the primary adjacent interior use will help to activate the edges of these spaces. Ground level retail is an essential element to the success of the Master Plan. All buildings on the site should contribute to the vitality of the Plaza by providing continuous and accessible, active pedestrian uses at ground-level facing the street fronts and the Plaza. Alternative design techniques for animating the street may be used where appropriate.

Ground floor areas of the buildings facing the surrounding streets should have direct access from the sidewalks where building programs permit, which may necessitate stepping the floor levels of these spaces to accommodate the grade changes along these frontages. Pedestrian entrances from the Plaza will be less impacted by grade changes, but should also provide immediate access for the pedestrian. Retail uses at the ground floors of all buildings are strongly encouraged.

Style:

Diversity and variety in architectural style and detailing of the major components of the Master Plan are encouraged.

Instead of considering the structures as discrete "objects", designers are encouraged to treat the faces of buildings as urban "walls" or "edges" which define the exterior public spaces of the Master Plan. A single structure might then be composed of a series of "events" and "personalities", in the treatment of its facades, in order to enrich the texture and appeal of these public "edges" and thus stimulate pedestrian use of the site.

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In encouraging such variety, the goal is to produce a built-out Master Plan that appears to have developed into a neighborhood that is "user-friendly", fostering and nurturing a rich, vital and dense diversity of pedestrian activity and use.

It is a natural evolution of the design to encourage the development of residential housing on parts of the development. This use would complement the concept of the area being a vital active core throughout the entire day.

The following Design Guidelines form a framework within which such development of the Master Plan shall occur.

MASTER PLAN DESIGN NOTES:

- 1.** The Plaza opens at mid-block along College Avenue, centered between Bronough and Duval Streets. This opening is approximately 85'-0" in width and approximately 35'-0" in depth, measured from the property line. It is accessible at grade from the sidewalk at its centerline.
- 2.** Exterior public space at Pensacola Street slopes with the sidewalk. The Southwest Development Site should be set back from the property line to align with the Mary Brogan Museum at the southeast corner.

Activity having interest to pedestrians should occur at the street level of the Southwest Development Site.
- 3.** The Southwest Site shall maintain a loading dock service area accessible to 55'-0" long moving vans and tractor-trailer trucks and for central garbage/recycling collection facilities for the entire Plaza. These trucks shall enter directly from Bronough Street via the vehicular access driveway to the garage. This service area shall also serve the entire Plaza. The design of the Southwest Site shall accommodate a service corridor of minimum 10'-0" clear width to provide direct internal access from the museums to the service area. This service corridor must be designed to structurally support the heavy loading required by forklift transport of exhibit crates.
- 4.** The Garage driveway on Duval Street will be covered by a performance stage (The Plaza Stage). This stage will be the responsibility of the City of Tallahassee to construct, subject to approval by the City Commission.
- 5.** Parking garage exits and ventilation areaways shall be required to be maintained and integrated into the design of any buildings on the property.
- 6.** The Plaza is publicly accessible at grade from the southwest corner of Pensacola Street, Duval Street and College Avenue, with such accessibility continuing to the Garage lobby.

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7. Public accessibility to the Plaza is provided from Bronough Street through the Amphitheater and the Southwest Development Site. *[Note: Access from the west is a high priority.]*
8. Primary or secondary building entrances are preferable along Duval and Bronough Streets, as well as along the Plaza, with minor secondary entrances facing College Avenue and Pensacola Street.
9. The Southwest Development Site should pay great attention to the corner of Pensacola and Bronough Streets, due to its visibility from the State Capitol and the Civic Center.
10. Each building pad shall provide public restrooms accessible to the general public at the Plaza level during normal operating hours, or an 'in-lieu-of' fee may be paid to the City to provide restroom facilities.
11. All buildings constructed within Kleman Plaza shall be fully sprinklered with an NFPA approved system.

PLAZA DESIGN NOTES

Activity:

Each development project within Kleman Plaza shall provide open spaces within its boundaries that increase the pedestrian use of the Plaza. Intense pedestrian use of the Plaza will act as a catalyst for increasing activity within the surrounding downtown area.

The design direction that has been developed for the Plaza is as follows:

1. All open spaces on the site, whether publicly or privately owned, are intended to be used by the public and should be designed and managed as such.
2. All open spaces are intended to have a functional relationship to the adjacent buildings and need to be conceived in conjunction with the developers of those buildings.

Entrances:

Each entrance to the site should be unique and reflect the character and function of the Plaza.

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College Avenue:

Buildings on College should be set back from the curb to align with adjacent structures.

Duval Street:

A primary pedestrian access point to the Plaza occurs at the intersection of Jefferson and Duval, as well as a vehicle entrance to the parking garage. Where possible, free-standing kiosks should be used or vendors encouraged to locate in this area.

Pedestrian crosswalks, as well as traffic signalization, are provided at this intersection to facilitate both pedestrian and vehicle access to the site.

The entrance at the intersection of Duval and Pensacola is the major entrance to the site for state employees as well as people visiting the Mary Brogan Museum of Art and Science on foot and possibly by bus. The character of this entrance is intended to reflect the museum. Information and map kiosks are provided to accentuate the importance of the Plaza.

In order for these intersections to function effectively as entrances to the site, several issues are being addressed including the comfort of pedestrians walking on Jefferson, the ease in crossing Duval, and the need to provide short-term on-street parking on Duval. The use of on-street parking is being considered on Duval Street between Gaines Street and Park Avenue. Pedestrian crossings using a change in surface treatment of texture and color will be installed at all designated cross walks to slow traffic and encourage pedestrian activity.

Pensacola:

The entrance described above at the intersection of Duval and Pensacola is the only existing direct entrance to the site on Pensacola. Although vehicular access from Pensacola Street into the Southwest Development Site parking garage may be required, it should be designed in such a way so as to minimize the impact on pedestrian use and circulation along the sidewalks.

A bus drop-off has been provided on Pensacola to accommodate the Mary Brogan Museum of Art and Science.

Bronough:

Along Bronough, a major pedestrian entrance to the site is located mid-block at the amphitheater. This entrance is a grand stairway and amphitheater. A marquee sign is planned for the amphitheater to announce events within the plaza. These steps and sign are powerful architectural features that should be integrated into the design of the Southwest Development Site.

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Circulation:

The major pedestrian circulation routes to and from the Plaza occur along College and Jefferson, to and from Adams Street, and along Pensacola from both the State offices and the Civic Center/Center for Professional Development.

Landmark elements should be provided at all entrances to the Plaza to create visible attractions from adjacent streets.

Views:

Critical views from the Plaza shall be preserved. The most significant view is from Duval Street at Kleman Green to the west, over the Amphitheater site, to Florida State University's Westcott Building. Another important visual connection is from the center of the Plaza northward, past the Post Office, to the County Library. Reference these and other views as illustrated in section one.

Central Activity Space:

Kleman Green, in the center of the Plaza, will be the focal point primarily for large events throughout the week and weekends.

The area around the pedestrian entrance to the parking garage has been designed to attract and accommodate people coming to and from the parking garage. Space has been made available for information, amenities such as seating, kiosks and/or other retail uses suitable to the garage and Plaza-use patterns.

The City plans to extend the Millennium Walkway from Adams Street to the center of Kleman Plaza.

Performance Areas:

It is intended that a variety of types of performances could occur on the site both during the day, as well as the evenings. Several areas have been provided for these activities to occur.

1. Amphitheater

This area has been designed with a combination of plantings, ledges and steps suitable for people to sit and enjoy small performances at the amphitheater. Future development on the Plaza should strengthen this relationship and encourage social / civic uses of the amphitheater space.

2. Plaza Stage

Large performances will be conducted on the Plaza Stage throughout the week and weekend. Kleman Green will serve as the public viewing area for performances occurring on the stage.

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3. Cafes and Bars

Designers are encouraged to provide cafes and bars which may have entertainers who perform either inside or on outdoor patios of their developments.

PROFILE OF POTENTIAL PLAZA USERS

For a complete design study of the site, it was important to identify the most likely users of the area. A list of categories includes the following:

- Downtown work force, including State employees
- Florida State University staff and students
- Florida A&M University staff and students
- Families from throughout the region
- School children from throughout the region
- Visitors and tourists
- Hotel guests
- Conventioneers
- Senior citizens
- Downtown residents
- Downtown church members

The intention of the City is that Klerman Plaza be a major destination in the heart of downtown Tallahassee. It is designed to contribute to the urban revitalization of downtown and the city's economic development strategy to attract visitors from the local community, as well as region surrounding the Capital City.

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Revised Master Plan Capitol Projects

REVISED MASTER PLAN CAPITAL PROJECTS

PEDESTRIAN AND VEHICULAR ACCESS:

As a unique and special destination in downtown Tallahassee, Kleman Plaza needs connection and circulation to its surroundings, as well as within. In accomplishing this, the pedestrian takes priority. The revised master plan suggests a number of improvements to make Kleman Plaza distinctive, accessible, safe, inviting, friendly, and connected to its surroundings. These ideas include slowing traffic along perimeter streets, adding convenient on-street parking adjacent to the perimeter on certain streets, providing adequate bus drop-off and service delivery lanes, as well as a number of engaging intersection, signage, and sidewalk-street paving treatments.

Specific projects include, but are not limited to:

SLOWING TRAFFIC/CREATING ON-STREET PARKING:

Deletion of the westernmost lane of Duval Street from Pensacola to College Avenue and addition of on-street parallel, metered parking spaces in its place on either side of the parking garage entrance is proposed.

PROVISIONS FOR ADEQUATE BUS PULL-IN/DELIVERY LANES:

The northernmost lane of Pensacola Street from Adams to Duval Street would be limited to a right-turn lane only at the Duval Street intersection to properly protect the soon-to-be enhanced bus pull-in lane adjacent to the Brogan Museum of Art and Science on Pensacola Street. A new bus pull-in/delivery lane is planned for installation on the south side of College Avenue, just west of the Challenger Learning Center. In the future, improvements would include the addition of a median to further delineate and enhance that particular service lane.

SIGNATURE INTERSECTION AND SIDEWALK TREATMENTS:

Distinctive sidewalk and intersection patterns adjacent and connecting to the site will be maintained, if not enhanced, with some of the special patterns extending into the streets to “claim” a greater identity and spatial sense to the range of the Plaza’s influence. Uses of special paving patterns and colors shall be done with genuine materials and finishes resulting in a design that is not trying to mimic other materials or appear to be something that it is not. T

PEDESTRIAN SIGNAGE PROGRAM:

An artistic, yet useful series of “way-finding” signs or kiosks are planned for the site. A visitor to the site, regardless of his or her point of entry, should have a visual aid for easy orientation to the major points of interest downtown.

ADJACENT SITES:

One of the key premises of the revised plan is that Kleman Plaza expands to involve the surrounding buildings, streets, and traffic intersections. One of the novel ideas

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Revised Master Plan Capitol Projects

promulgated in the revised plan is a design that overlays the plaza into once traditional “streets” and involving neighboring buildings as part of the Plaza enclosure. This idea includes the concept of reconfiguring some of the “facing buildings” to allow park activities, including vending, sales, restaurants, etc. View corridors are also treated as major “sites” or resources to be considered and preserved in the revised master plan.

JEFFERSON STREET/MILLENNIUM WALKWAY:

Redevelopment of Jefferson Street and the Millennium Walkway (just north of City Hall) into a pedestrian-friendly environment is proposed. This would include eliminating some of the visual barriers that are created by dense landscaping, the addition of café tables and seating, and the possible elimination of through traffic while maintaining accommodations for delivery. This redesign would also serve to strengthen the important pedestrian and visual linkage between the Adams Street Commons and Kleman Plaza, which is a key to pedestrian interaction between both activity nodes.

EXTENSION OF MILLENNIUM WALKWAY TO THE ROTUNDA:

It is proposed that the same brick pattern used in the Millennium Walkway just north of City Hall be lengthened to cross Duval and extend through the Plaza to the Rotunda. This expanded Millennium Walkway will serve the important role of not only commemorating individuals memorialized with bricks, but provide a distinctive pathway connecting the busy Adams Street Commons and the heart of the Plaza.

PLAZA BRICK EXTENSION INTO SELECTED STREET SEGMENTS AND INTERSECTION:

In order to expand the spatial perception of the “Kleman Green,” the same brick used for the interior plaza is planned to run diagonally from the “Kleman Green” site, across Duval Street to the southwest corner of City Hall. Additionally, all intersections not currently demarked by the special brick treatment would be repaved accordingly. The brick pattern used for the bus drop-off would be extended across College Avenue.

CAPITOL AND CITY HALL COURTYARDS:

The revised master plan notes that opportunities exist to make the Capitol Plaza facing Duval Street, the City Hall Courtyard that is above grade on the south side of City Hall, the back side of City Hall that is currently a “back door” service area, and Kleman Plaza more integral to each other, pedestrian friendly, and accessible. These possibilities deserve further study. Presently, an immediate opportunity exists to work with the volunteer group that is putting forward preliminary designs for a multi-million dollar upgrade to the Capitol Plaza at Duval Street. As referenced in section one there is also the opportunity to connect the Plaza to the North through the Post Office property to the chain of Parks and the County Library. The Master Plan goals encourage this connection. The design team believes the relationship of a post office facility, City park and library connected to the Plaza would be beneficial for the life of the Plaza and service to the City.

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Revised Master Plan Capitol Projects

PROGRAMS AND EVENTS:

Several projects are planned to enhance the Plaza's use as a venue for programs and events.

Specific projects include, but are not limited to:

AMPHITHEATER MARQUEE:

A marquee is proposed for development to provide a visual architectural structure of prominent elevation to "announce" the presence of the performance stage off Bronough Street.



Amphitheater on Bronough



PLAZA STAGE:

A larger new, covered stage area is proposed adjacent to the Challenger Learning Center. It would expand over the parking garage entrance off Duval Street. This stage area would work in conjunction with the new "Kleman Green" to provide an enlarged performance and audience area to handle events with a community-wide draw.



*Amphitheater
Leading to Plaza
from Bronough*



*Amphitheater
Marquee Study*

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1. Overview of Plaza Master Plan

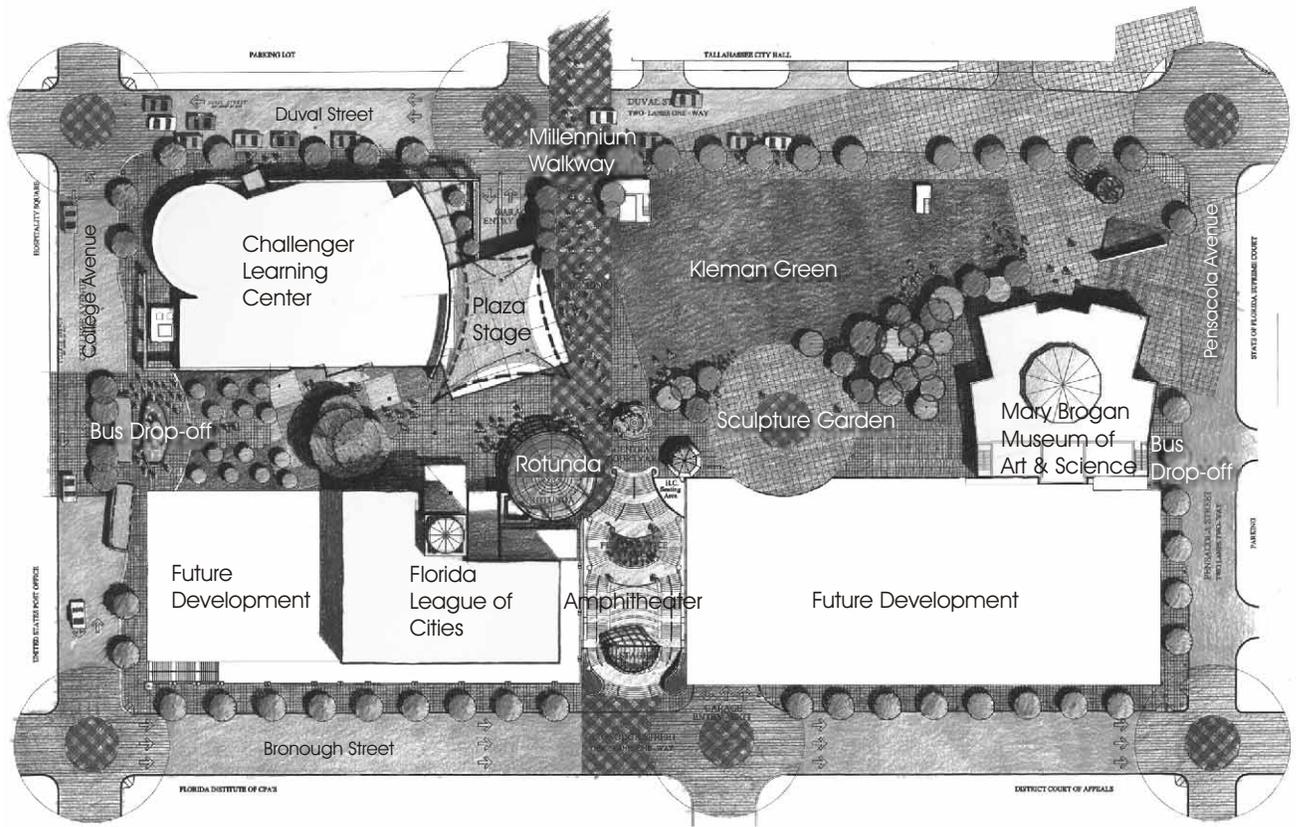
Intent:

It is the intent of the Master Plan that Kleman Plaza be a pedestrian priority place; that it be a place for civic events; that it be a place for grand celebrations and that it be a place for daily casual use.

Goal:

The Guidelines that follow and subsequent review of future developments and continued use by the City of Tallahassee, all will be directed and managed with the above purpose and understanding.

The current Master Plan as illustrated allows for development and construction of properties in the northeast corner, scheduled to be the Challenger Learning Center; a future development at the northwest corner site; and a future development at the southwest corner of the Plaza. This construction will finish the development program of the Plaza with complete build-out.



Section Three

Design Guidelines

a. Approved Development Program under the State BLI Process as revised August 3, 2000

The current development program for the site is authorized by the State of Florida via a Binding Letter of Interpretation for Development of Regional Impact Status (BLI). The Final Order NO: DCA96-227-FOI-BL, issued on October 17, 1996 by the Florida Department of Community Affairs, and as revised on August 3, 2000, allows the following development program:

• Office	437,657 gsf
• Hotel (250 hotel rooms)	187,500 gsf
• Museum /Attraction	73,676 gsf
• Retail	40,000 gsf
Total:	738,833 gsf

2,035 structured parking spaces

Under this BLI, a land use equivalency matrix or land use trade off mechanism is established for the project to provide a limited amount of flexibility in the amount of development allowed within the land uses proposed for the development while keeping the external impacts the same. The Equivalency Matrix is included in Appendix C.

The exchange of land uses requires a concurrent reduction of one or more of the other land uses when the amount of development proposed for any use specified above is exceeded

b. Recommended Building Program under the Revised Master Plan of April 11, 2001

The program that follows is an outgrowth of the revised Master Plan. It is consistent with the BLI. Land usage and SF allotments fall within the parameters of the approved BLI development program and Equivalency Matrix referenced in section 1 a.

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•Office	307,950 gsf
•Hotel	312,207 gsf
(250 Rooms, including 129,707 gsf of Special Treatment Area.) *	
•Museum /Attraction	73,676 gsf
•Retail	40,000 gsf

Total: 738,833 gsf

Parking: The BLI number of 2,035 spaces is subject to adjustment and confirmation.

****[Note: Special Treatment Area Associated with Hotel***

The Special Treatment Area is of great concern to the City of Tallahassee. Plans for developed use in this area are to be measured against the return to the City regarding the quality of the Plaza.

Some of the areas of concern in the Master Planning process are view corridors to and from the Plaza to the west (see Section One, Overview , Purpose & Goals, item 4.), the image and relationship the Plaza has with the entire City, including the areas to the west and south, and the degree of separation of the Plaza to the west .

The connection to the west is not only important from a visual point of view, but a social one as well. Connection for the pedestrian from Bronough St. is critical (see Section One, Master Plan Design Notes, item 7.) Ease of access from this street as well as a sense of arrival are as important here as anywhere on the Plaza. For further explanation of this concern reference Appendix E.

Should a developer intend to build within this area, he / she is required to provide a special architectural "event" that will be able to engage the entire city. Construction in this area must give back to Tallahassee, providing a solution to a situation that might otherwise be negative. Positive examples of solutions to this area might be functions that allow Tallahassee to participate in the space: conference rooms, meeting rooms, ballrooms, balconies that provide overlook opportunities, as well as features of the design that allow participation and interest visually both to and from the area engaging Tallahassee in ways not presently existing.]

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c. Residential Units

While the building program does not specify a square footage allotment for residential units, housing is a highly desirable use that would add vitality to Kleman Plaza and the downtown. The City encourages prospective developers to consider the inclusion of residential units as a part of a mixed-use project on the site and will file an amendment to the Binding Letter of Interpretation, as necessary, with the State for this purpose.

d. Review Process

The City Commission is to receive a recommendation from the Kleman Plaza Design Review Board before taking action on requests by developers or concerned parties regarding developments or activities pertaining to Kleman Plaza. Appendix A provides information on the project review and permitting process. Development projects must be reviewed and approved by two City review boards. The Kleman Plaza Design Review Board (KPDRB) evaluates projects for compliance with these guidelines, the Master Plan, and the Operating and Easement Agreement. The City Commission reviews projects after an evaluation by the Development Review Committee (DRC) for compliance with regulations of the Capitol Center Planning District (CCPD). Both processes are coordinated and scheduled to accommodate joint reviews when possible. CCPD regulations prevail in the case of any discrepancy with the provisions of these guidelines.

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2.

HEIGHT

The height of the buildings in this area must relate to the heights of buildings on adjacent sites. The Capitol Center Planning District regulations limit the height on this block to 150 feet, and the Master Plan for this development establishes massing and height guidelines that further accomplish this goal.

Heights of development are limited to 150 feet, from the adjacent corner without approval of the City Commission. Heights greater than this require approval by the City Commission based upon a variance recommendation from the Kleman Plaza Design Review Board. *[Refer to Appendix A for information about the review and permitting of projects at Kleman Plaza.]*

Illustrations are included to graphically show the allowable height envelope of development on the site. Heights of buildings will be measured as depicted on the "Height Limitation Chart" (see Appendix E).

The site itself slopes a total of approximately 50 feet from high to low points. This presents a variety of opportunities for stepping the buildings along the street fronts.

The Guidelines that follow can be broken down into: **Intent**, **Goal**, and **Guideline**.

3.

WIDTH

Intent:

It is the intent that the width of a building reflect the pedestrian scale of street front and lot size that are traditionally smaller than suburban development.

Goal:

It is desirable to give the streetscape of Kleman Plaza a traditional "shop-front" scale and feel. This is particularly important to sidewalk occupants in the way of material articulation, glazing, signage, lighting, covering, etc.

Guideline:

The streetfront façade of a building on (at minimum) the lower floors should be designed to reference the scale of traditionally smaller lot sizes. It should be noted that both material change, profile of wall and plan of wall can all be used in combination to achieve this effect. Designers are encouraged to study and engage methods that will evidence this scale of a traditional street-front façade.

Should a project be three floors or less, designers are encouraged to take this effect of scale up the full height of the project. For projects greater than three floors, it is understood that a "base" to the building could reflect this smaller scale at the pedestrian area, and the upper floors reflect a scale relating to the cityscape. Particular attention should be paid to the upper floors and "top" as discussed later.

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4.

SETBACKS

Intent:

Future development should respond to existing structures to complement the scale of street and sidewalk areas for public use.

Goal:

Sidewalks should be of a scale that will be comfortable and safe for daily pedestrian life. This includes moving from place to place, shopping, driving, parking, signage and shelter.

Guideline:

Maintain typical (for that block and or adjacent building) setback and sidewalk width from face of curb. This will generally range between 15 ~ 18 feet. Typical building street fronts shall occur at that setback. Building/streetfront lines shall be maintained for the entire length of frontage where possible.

Building facades between pilasters may deviate as is appropriate from this setback line, in projection or recession. Canopies and awnings which do not meet the ground plane are excluded from this setback requirement.

It is recommended that building faces follow the lines of the public space edges indicated on the Illustrative Master Plan and/or adjacent, existing buildings for at least the lower two floors of all structures.

5.

OPENINGS - PROPORTION AND SCALE

Intent:

Openings and their proportion, scale and rhythm should be similar, referencing the more traditional scale and rhythm in the lower floors of buildings.

Goal:

All buildings should indicate the nature of the use inside. Where possible it is encouraged that at the Plaza and street levels each building should "engage" the pedestrian either through openings, windows or entries. This allows access visually and physically to the development by the pedestrian.

Guideline:

Building openings on lower floors, where appropriate, should reflect the proportion and spacing historically prevalent in the downtown area. First floor areas typically have a high percentage of glass for display, while upper levels have a much lower percentage, with a specific rhythm or pattern repeated. Designers are encouraged to articulate the shop fronts with solid portions of facades that enforce the rhythm at the pedestrian level.

Tinted glass is discouraged. Opaque and reflective glass shall not be used on the lower floors of buildings.

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6.

HORIZONTAL RHYTHMS

Intent:

Kleman Plaza should not be unbroken “blocks” of buildings, but rather be articulations of structures that reflect the scale of the street for the pedestrian and that reference the traditional scale of downtown Tallahassee buildings at the lower floors.

Goal:

It is desirable to provide a means of articulating the structure that references the traditional scale of building.

Guideline:

Horizontal elements such as canopies, awnings, banding at floor levels, alignment of windows and window sills, etc. provide a pattern that is desirable in creating the smaller scale increments of the facade. It is desirable also to develop a strong visual distinction between street level and upper floors.

It is encouraged that the plane of the building façade be interrupted both vertically and horizontally to reflect base and upper floors of the building. This break (or series of breaks) should be appropriately scaled for the height of the building. Articulations describing breaks in plane should be scaled in such a way that they can be read from the street level for the full height of the structure.

The ground level of all structures shall step as necessary to provide grade-level access at appropriate intervals.

7.

ROOF FORMS

Intent:

Roofs of structures less than five stories should be considered an important design element of the project.

Goal:

The designer shall provide articulation of roof forms, elements and details that ensure pleasing presentation from properties that may look across or down to the subject property.

Guideline:

On those building facades which are not directly capped by a sloped roof, designers are encouraged to have a decorative parapet or edge detail treatment which shall define a cornice. Mechanical or telecommunications equipment shall not be visible on roofs from either the street or from windows of adjacent buildings.

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8.

MATERIALS

Intent:

Materials used should be of high quality and relate to the traditional materials of the downtown area.

Goal:

Use materials that are complimentary to, and in harmony with, materials of downtown Tallahassee.

Guideline:

Materials used should reflect the history of the buildings in the downtown area. The use of high quality materials that are compatible in quality, color, texture, finish, and size to those in the project area is preferred.

The use of brick is encouraged, as this is the material most typically used in downtown Tallahassee. Other materials that have also been used and that are acceptable are: granite, limestone, precast concrete, stucco, and marble. Use of synthetic materials or residential finishes (wood siding, etc.) is not recommended. The use of these materials to add detail and facade articulation may be allowed on a case-by-case basis.

Modern materials reflecting technology of building construction may be used in a complementary fashion to the materials listed above.

9.

COLOR

Intent:

A building color should allow it visually to “fit” within the context of Kleman Plaza and existing downtown Tallahassee.

Goal:

Provide visual harmony regarding finishes and colors among Tallahassee/Kleman Plaza development.

Guideline:

Choice of colors should be considered with regard to buildings on adjacent blocks. Colors should be compatible throughout the area, but not necessarily of a single tone or palette. It is encouraged that more subtle colors be used on larger and plainer buildings. Smaller buildings or buildings with more elaborate detailing can usually use additional colors, as well as intense colors. Using more than one vivid color per building is not advised. Contrasting colors work well when accentuating architectural details, entrances, signage, or awnings.

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Paint colors should relate to natural material colors found on the building. Colors that are not harmonious with colors used on adjacent buildings should be used with great care. Materials that can be used in their natural finishes are encouraged.

10.

SIDEWALK COVERING

Intent:

The pedestrian area can, and should, be defined, “furnished” and equipped with devices that enhance the experience and urban pedestrian life of the public space.

Goal:

It is desirable that shelter/cover be provided for the pedestrian user.

Guideline:

Where appropriate, permanent or temporary projecting shading devices shall be provided and protect the pedestrian from inclement weather. The elements shall project horizontally to create a shelter along the building face, and may take the form of canopies, awnings, or balconies.

Shading devices should be articulated and designed as elements of the shopfront along a façade, providing shelter for the pedestrian. Shading devices, such as canopies and awnings, are encouraged at the upper floors of the buildings.

On the Plaza sides of all buildings, functional balconies are encouraged, where applicable, to express a human scale and relate to the pedestrian activity at the street level.

11.

SIGNAGE

Intent:

Signage should assist in the process of finding, arriving, and using the spaces in and around Kleman Plaza.

Goal:

Signage should be composed in a manner that complements the development of Kleman Plaza.

Guideline:

Signage of a project is a significant building feature. The placement, lighting, articulation and frequency of signage should relate to the Plaza and surrounding streets.

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The current City of Tallahassee sign ordinance describes types of signs that are allowed. This sign ordinance shall apply to all development on the site. Signage will be expected to also meet the requirements of Capitol Center Planning District regulations. [Reference section d., Review Process, page 24.]

Signage should be designed in a way that it complements the building design and the uses of the spaces adjacent to subject properties.

12.

BUILDING COMPONENTS

Intent:

Components of buildings and the way they interface with street activity and use should enhance pedestrian scale and feel.

Goal:

Building façades, entries and use of sidewalks should interface, reflecting traditional pedestrian scale, use and character in the Kleman Plaza area.

Guideline:

a. Shopfronts/Display Windows

Architecture is encouraged that reflects the urban fabric, and responds to the pedestrian. Shopfronts should reflect traditional design components and provide for traditional storefront uses.

The pedestrian should be acknowledged in such ways as providing display windows, and walk-in type services or facilities at sidewalk and Plaza levels to the maximum degree possible.

The developer shall develop street level and Plaza level building frontage for retail and commercial use.

b. Entries

Commercial establishments are encouraged to provide recessed entries in their storefronts.

Designers are encouraged to provide treatments that distinguish and encourage the public to use appropriate public entry ways, and to design service or private entries to "recess" visually, indicating that they are not for public use.

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13.

LANDSCAPE/STREETSCAPE

Intent:

Landscape design for the project should be compatible with the Plaza theme.

Goal:

Built structure and landscaping should be organized to complement each other.

Guideline:

The landscaping plan for the streets surrounding the site has predetermined the locations of shade trees within the streetscape and the Plaza. If possible, it is desirable that building entries and store-front windows in future buildings not conflict with the tree placement.

The Plaza theme should be followed in developing landscaping plans for both the interior and the exterior of the site. This may result in horticulture displays that change seasonally.

A listing of recommended plant materials has been included in the Appendix B of this manual.

14.

SERVICE ACCESS

Intent:

Each development must be able to “service” its needs without disrupting, disturbing or lowering the value of experience regarding the neighboring facilities on the Plaza.

Goal:

Each facility should have a mechanism for serving its needs either by providing services on its own premises or by access to a common area. Such service should not conflict with uses of the Plaza.

Guideline:

Service access is required for all buildings on the site. The Master Plan calls for service access in a shared location below the Plaza level, directly off the Bronough Street entrance to the parking garage on the southwest building pad. This location is the central loading dock and trash/recycling point for the entire development. This function shall remain accessible to all users in this location. As the site is further developed, additional service access must be coordinated.

15.

AMENITIES & INFRASTRUCTURE

Intent:

The experience of Kleman Plaza will be enhanced when it is made convenient, easy, safe and entertaining.

Goal:

Amenities and Infrastructure should be provided to assure that Kleman Plaza is a comfortable, safe, and enjoyable experience.

These items must provide services without compromising the experience of Kleman Plaza for other occupants or developments.

Guideline:

a. Artwork

Art, including temporary exhibits, that is used on the site should be interactive, usable, touchable, interesting to photograph or be photographed with.

Art is encouraged over the entrances to all buildings, and at areas where buildings create focused viewing or spaces for gathering and pedestrian use.

b. Water Features

Fountains or water features are encouraged, with special emphasis on the degree that they enhance the Plaza and are interactive.

c. Portable Elements

A variety of portable elements are encouraged and may be located throughout the Plaza where appropriate. This includes such items as vending carts, kiosks, chairs, and outdoor cafes.

d. Lighting and Utilities

All exterior light fixtures must be contextual in character with the Plaza, except when the light source is hidden from view.

Art and architectural features that are located on buildings should be lighted when possible.

Plaza spaces should be lighted, as well as the fountains and sculpture within them.

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e. Other Amenities

Amenities such as trash receptacles, benches, drinking fountains, chairs, telephones, flower pots, and window boxes should be located throughout the project as appropriate.

Anything permanent or temporarily placed on the sidewalk or plaza areas will need prior approval by the City for location and design.

f. Public Utilities

All utilities serving the site shall be below grade, from the curb to the building. No overhead power or communication lines are allowed on the site. Gas meters, transformers, backflow preventers, etc., shall be contained within the buildings or in designated below-grade vaults. It is preferred that they not be in open areas on the site. Such services are intended to be out of sight and not a part of the Plaza experience.

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B: A p p r o v e d P l a n t L i s t

C: L a n d U s e E q u i v a l e n c y M a t r i x

D: K l e m a n P l a z a P r o j e c t S u m m a r y

E: H e i g h t L i m i t a t i o n C h a r t

F. K l e m a n P l a z a M a s t e r P l a n

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APPENDIX A: PROJECT REVIEW & PERMITTING

Review Boards

At the present time, two City review boards have authority for permitting projects on Kleman Plaza. The Development Review Committee (DRC) / City Commission, a replacment for the former Capitol Center Planning Commission, and the Kleman Plaza Design Review Board, a City authorized board. To the greatest extent possible, every effort will be made to process a project simultaneously through both boards via joint board meetings. Required application submittals for both boards are very similar if not identical. Both boards review projects at three levels: 1) schematic design - board review; 2) design development - board review; and 3) construction drawings - staff review.

The review standards and particular roles of each board are as summarized as follows:

Development Review Committee (DRC) / City Commission - Reviews projects in conformance to the Capitol Center Planning District zoning regulations. The DRC reviews projects and forwards a recommendation to the City Commission for final action and approval.

- Upon successful review - Issues a Letter of Development Certification
- Regular meeting time - twice a month, usually every other Monday
- Staff Contact :
Wendy Grey, Director
Tallahassee - Leon County Planning Department
City Hall Mailbox A-24
Tallahassee, Florida 32301
Phone: (850) 891-8633
Fax: (850) 891-8734
E-mail: greyw@talgov.com

Kleman Plaza Design Review Board - reviews projects against the Kleman Plaza Master Plan, Kleman Plaza Design Guidelines, and Kleman Plaza Operating and Easement Agreement. Required petitions for variances and waivers are noticed in the Tallahassee Democrat Newspaper. Letter notices are also sent to adjacent property owners.

- Upon successful review - issues a letter of Development Certification
- Regular meeting time - second Thursday of every month
- Staff Contact :
Diane Dunson Davidson, Board Coordinator
Kleman Plaza Design Review Board
City Hall Mailbox A-17
300 South Adams Street
Tallahassee, Florida 32301
Phone: (850) 891-8879
Fax: (850) 891-2051
E-mail: dunsond@talgov.com

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Construction Permits

Construction Permits are issued by the City of Tallahassee Growth Management Department, subsequent to receipt by the property owner of development certification letters from the DRC/ City Commission and the Kleman Plaza Design Review Board.

Staff Contact:

Ronnie Spooner, Building and Zoning Official
Growth Management Department
100 West Virginia Street (location);
300 South Adams Street , Mailbox B-28
Tallahassee, Florida 32301
Phone: (850) 891 -7050
Fax: (850) 891 -7099
E-mail: spoonerr@talgov.com

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APPENDIX B:

APPROVED PLANT LIST*

Recommended Ornamental Species:

Crepe Myrtle
Fringe Tree
Flowering dogwood
Magnolia
Saucer (Japanese)
Red Bud
Sourwood
Cabbage Palm
Wax Myrtle
Native Yaupon Holley
Leatherleaf Mahonia

Approved Shade Tree Species:

Deciduous Varieties:

Red Maple
River Birch
Tulip Poplar **
Shumard Oak
Chinese Elm (Drake Elm)

Evergreen Tree Species:

Eastern Red Cedar
American Holly
East Palatka Holly
Savannah Holly
Southern Magnolia **
Cherry Laurel **
Live Oak

**This list should be considered for recommendation of species only and is not intended to preclude the use of other species if they can be shown to have a reasonably good chance of performing the desired function.*

***Approved List for uncomplimentary Land Use Visual Screen.*

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Approved Plant Material for Visual Screen Use:

Abelia Grandiflora ** (needs frequent pruning)
Anise Ocala **
Azalea Indica
Camellia Japonica-Sasanqua (slow growing)
Cherry Laurel **
Cheyera Japonica (slow growing)
Holly
 Dwarf Burford
 Burford
 Nellie Stevens
 Dwarf Chinese
 Dwarf Yaupon
Indian Hawthorne
Ligustrum **
Nandina
Pittosporum
 Tobira Var (cold sensitive)Compacta
Podocarpus
 Macrophyllum (cold sensitive)
 Nagi (drought sensitive)
Viburnum
 Macrophyllum
 Odaratissium
 Suspensum (cold sensitive)
 Tinus
Wax Myrtle **
Native Yaupon **

***Shrub species recommended for uncomplimentary Land Use Areas.*

[Note: The time required to meet opacity is three years; only those species marked with an asterisk will be acceptable, unless three-gallon container size plants are installed.]

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APPENDIX C: LAND USE EQUIVALENCY MATRIX (Excerpt from 1996 BLI)

Change From: Change To:	Office	Hotel	Museum	Retail
Office	N/A	274 sf/Room (0.2741) ³	N/A	727 sf/ksf (0.7269) ³
Hotel	3.648 rooms/ksf (3.6477) ³	N/A	N/A	2.652 rooms/ksf (2.6515) ³
Museum	2,909 sf/ksf ² (2.9094) ³	798 sf/room (0.7976) ³	N/A	2,115 sf/ksf (2.1148) ³
Retail	1,376 sf/ksf ² (1.3757) ³	377 sf/room (0.3771) ³	N/A	N/A

1. Land use exchanges are based on the net external p.m. peak hour peak direction project traffic. Use of this matrix shall be limited to the following minimums and maximums to ensure that impacts for transportation and affordable housing are not exceeded. Adequate capacities exist to accommodate water, wastewater, and solid waste demands.

Equivalency Factor Formula =

Office to Museum =

Land Use	Minimum	Maximum
Office	160,133 sf	449,000sf
Hotel	0	400 Rooms
Museum	36,306 sf	50,000 sf
Retail	20,000 sf	80,000 sf

- a. Utilizing this Equivalency Matrix maximums referenced in footnote #1 are less than the maximums actually achievable. However exchanges using this matrix shall be limited to the maximums identified in footnote #1. In addition, exchanging Museum square footage for increases in other approved land uses is prohibited under this Equivalency Matrix due to the fact that the Museum is under construction and will consist of **36,306** sf. [Reference Appendix D, Kleman Plaza Project Summary, for updated information on the square footage of the Mary Brogan Museum of Art and Science.]

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2. Example exchanges:

Add 50,000 sf of Museum by reducing Office
 $50 \text{ ksf} / 2.9094 = 17,186 \text{ sf}$; Reduce Office by 17,186 sf.

Add 25,000 sf Commercial by reducing Office
 $25 \text{ ksf} / 1.3757 = 18,173 \text{ sf}$; Reduce Office by 18,173 sf.

3. Actual equivalency factor for use in calculations.

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APPENDIX D: KLEMAN PLAZA PROJECT SUMMARY

Ownership:

The City of Tallahassee is the owner of the Kleman Plaza project, a consolidated two-block area, totaling 5.17 acres. In April 1986, the Florida League of Cities purchased a parcel, placing an office building on this site. Regarding the second parcel, there is a 50-year lease agreement with the Leon County School Board for an arts and science center. The third parcel has been authorized for a 50-year lease with the Florida State University Board of Trustees for a Challenger Learning Center and large format film theater. Two remaining parcels are available for development.

Master Plan:

Mixed-Use Development

The Kleman Plaza Master Plan consists of two office/mixed-use building sites with an approximate total of 625,157 square feet; a 40,676 square foot arts and science center (Mary Brogan Museum); a site for a 33,000+/- square foot Challenger Center/IMAX Theater; 40,000 square feet of retail space in various mixed-use buildings; a 1,022 space below ground public parking garage and pedestrian plaza; a grand public square green space; and an additional northwest. public garage with 159 underground parking spaces

Schedule:

Phase I Parking Garage and Plaza - Complete

The Kleman Plaza Parking Garage and Plaza are public facilities; construction commenced March 1994, completed December 1995. It includes a 1,022 space public parking garage, with entrances from Bronough or Duval Streets; performance stage/stairs able to seat 300-500; pedestrian plaza with brick pavers and landscaping; four decorative fountains; signature glass rotunda (pedestrian exit from the garage to the plaza); and perimeter lighting/landscaping.

The Mary Brogan Museum of Art and Science

The arts and science center is now operational with 34,207 sq. ft. built as Phase I. Funding was received from the City, State, School Board, and private funds. The total project cost was \$12.3 million, which includes construction as well as exhibits, equipment, initial start-up funding, and an endowment for future operation. Future expansion will bring the total size to 40,676 sq. ft.

Headquarters Office Center

In April 1996, the Florida League of Cities purchased a parcel in the northwest quadrant of the project for its headquarters. The building is six stories (71,071 square feet), with 168 underground parking spaces. Construction was completed April 1998. The building contains Class "A" office space and a Sloppy Joe's restaurant on the plaza level.

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Additional Public Parking

In May 1996, the City began construction of an additional 159-space public parking garage under the northwest site. The garage was completed in April 1998.

Challenger Learning Center

In August 1999, the Tallahassee City Commission agreed to form a partnership with the Florida Board of Regents and the Florida A&M University-Florida State University College of Engineering to locate a Challenger Learning Center and large format film theater at Kleman Plaza. Agreements were authorized in May 2000. The project will consist of an approximate 33,000 square foot facility that will include an IMAX theater and planetarium. Construction is expected to start in the summer of 2001 with an opening in the summer of 2002.

Future Phases (Office/Mixed Use Sites)

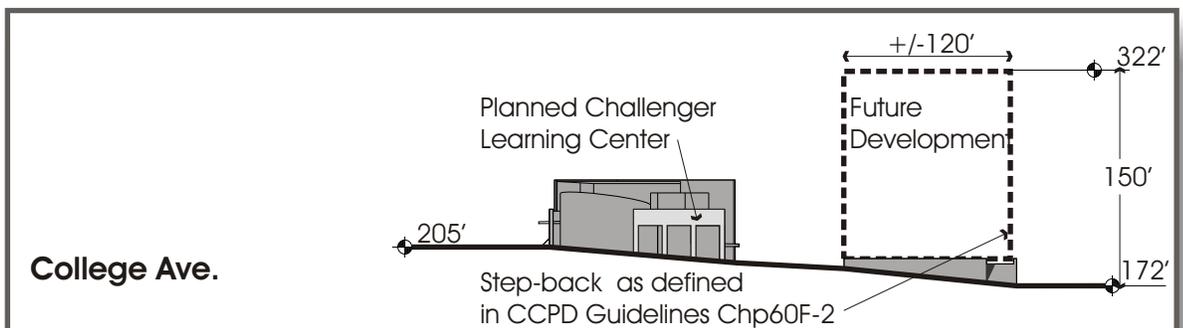
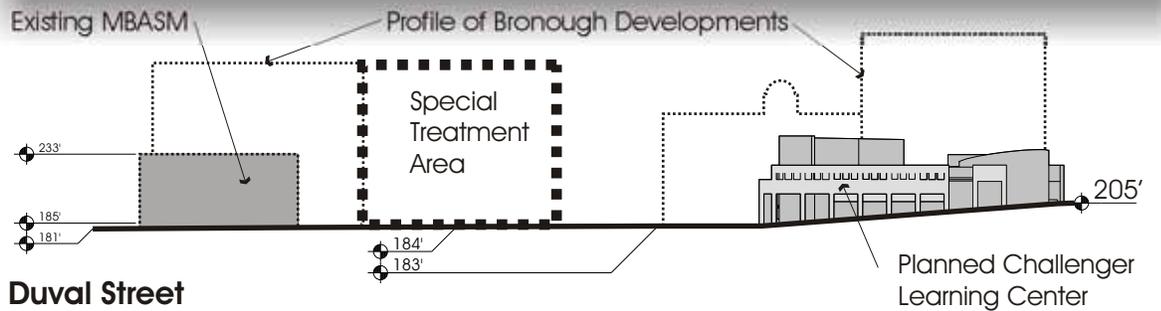
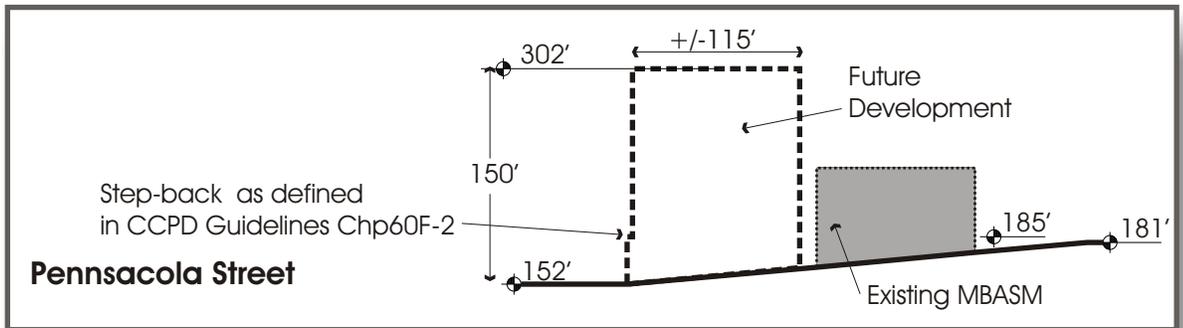
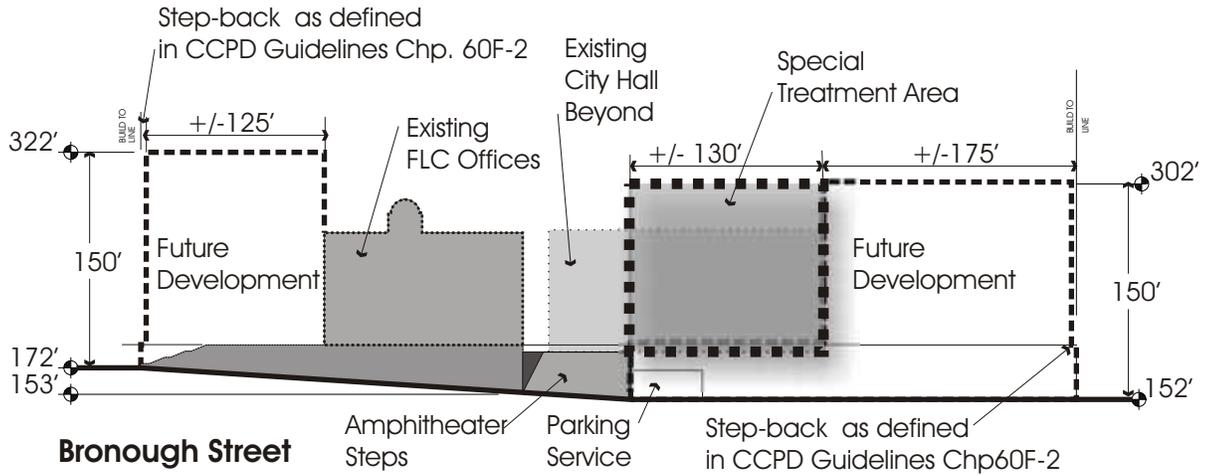
The two remaining office/mixed use sites are expected to be developed in the next year, subject to market conditions and master plan updates.

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APPENDIX E:

HEIGHT LIMITATION CHART



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APPENDIX F:

Kleman Plaza Master Plan



Kleman Plaza Master Plan
 Revised April, 2001
 City of Tallahassee

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A c k n o w l e d g e m e n t s

ACKNOWLEDGMENTS

1. GENERAL

OWNER

City of Tallahassee
c/o Economic Development Department
300 South Adams Street
Mail Box A-17
Tallahassee Florida 32301

Economic Development Department Director
Phone: (850) 891-8665
Fax: (850) 891-2051

Diane Dunson Davdison,
Downtown Development Administrator
Phone: (850) 891-8879
Fax: (850) 891-2051
E-mail: dunsond@talgov.com

2. MASTER PLAN UPDATE, April 11, 2001

PLANNING/ARCHITECTURE

Hicks Nation Architects, Inc.
Monty Stark, Lead Design Architect
1382 Timberlane Road, Suite C
Tallahassee, Florida 32312
Phone: (850) 893-1130
Fax: (850) 893-1132
E-mail: mstark@hicksnation.com

Project for Public Spaces, Inc.
Fred I. Kent, III, President
Kathleen A. Madden, Vice President
153 Waverly Place
New York, New York 10014
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Section Five

A c k n o w l e d g e m e n t s

CITY REVIEW BOARD

Kleman Plaza Design Review Board
Economic Development Department

Members:

Bill Johnson, Economic Development Department
Keith Grey, Capitol Center Planning Commission
Wendy Grey, Tallahassee-Leon County Planning Department
Patti Hilaman, Florida League of Cities, Inc.
Foster Rosser, Leon County School Board

Ex Officio Members:

David Chapman, Parks & Recreation Department
Hilda Gilchrist, Public Works Department
Rena Minar, Mary Brogan Art & Science Museum

Advisory Staff:

Dan Donovan, Tallahassee-Leon County Planning Department
Mike Donovan, Legal Department
George Suhr, Economic Development Department

3. ORIGINAL MASTER PLAN, April 5 & 8, 1993

PLANNING/ARCHITECTURE

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CITY PROJECT MANAGER

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