

featureARTICLE



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When and Where to Implement Streetcars as a Community Builder

The streetcar fits a unique niche in our transportation system different from bus or light rail. It's often described as an extension of the walking environment thanks to its ability to be used for short trips, while still connecting different neighborhoods within a city. However, when looking at a streetcar project like Downtown Loop in Atlanta as a case study, it becomes clear that their success requires patience.

When to Implement Streetcars

In late 2014, Atlanta joined a growing number of US cities to add the modern streetcar to their available transit options. For Atlanta, the new Downtown Loop is the city's first line since the original streetcar system closed in 1949. In a recent New York Times article, Keith T. Parker, the Chief Executive of MARTA, was quoted saying this about the new three-mile line:

“These are not projects for right now. These are projects for the future, and when you look around, the cities who we’re competing with around this nation and around the world, they’ve made investments in public transportation.”

This sentiment mirrors what we wrote in a previous article on streetcars: they are community builders. More than a mode of transportation, they aid in neighborhood revitalization. This means that cities can implement streetcars at strategic times and

for specific purposes: to encourage transit-oriented development in new communities, to spur investment in underserved areas, or to provide a much-needed transportation alternative in bustling urban areas. No matter when streetcars are implemented in a city's timeline, it takes time for them to become integrated into the urban landscape and into the habits of local residents and visitors—especially in places new to this type of fixed transit.

Where to Implement Streetcars

So perhaps it's the growing pains of implementing a streetcar route in an existing urban fabric that has caused mixed reviews for Atlanta's Downtown Loop. One notable piece was written by *Atlanta Magazine's* own Rebecca Burns, who chronicled her commute to work for an entire week using the new line. In addition to observing Atlanta's overall lack of transportation options once at work, Burns' biggest frustration was the speed of the streetcar: the line operates in regular vehicular traffic. While her ride provided shelter from the elements and a chance to catch up on email, in an auto-centric city of nearly half a million people, sometimes sitting in gridlock remains a reality.

Still, a streetcar that operates in a regular traffic lane is not doomed to fail. One benefit of mixing the streetcar with cars is the ability to use an existing street lane without having to remove it. Taking out auto travel lanes can be controversial or impractical in many

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locations and completely new rails require additional planning and funding. However, in congested areas, an exclusive lane will make service not only faster but also more reliable and therefore more usable by non-tourist travelers.

Right now, the Atlanta Streetcar’s biggest challenge seems to be the need to prove its usefulness not only for tourists, but also for professional commuters, residents, and students. As the community grows around the new route and residents integrate it into their daily lives, the streetcar is sure to become an important cornerstone for downtown Atlanta. ■



Meet Florian X and Y: Two New Elevations for David Weekley Homes

Mirrored floor plans, different personalities: David Weekley Homes’ Florian semi-custom model homes feature contemporary plans in two architectural styles. Florian Y features striking contemporary cottage architecture while Florian X takes a fresh look at a French Country elevation. Inside, the spacious plans feature under-stair storage, a walk-in kitchen pantry, a walk-in master closet, and oversized bedrooms. The master suite also boasts a convenient domestic suite and a two-sink bathroom with a separate tub and shower. ■



Langholm Drive: A Trend-Aware Home in Traditional Style

Evoking the charm of old Winter Park, this practical and trend-aware semi-custom home features a series of modern amenities, including a drop zone off the garage, hidden storage under the stairs, double-island kitchen, and walk-in pantry, and a master suite complete with tub, shower, and walk-in closet. The downstairs guest suite offers visitors their own attached bathroom, while the study can be stylishly separated from the main living spaces with glass barn doors. ■

Canin Basics: 5 Tips to Get Your Clubhouse Design Right

A clubhouse can be a neighborhood focal point and help attract new residents. However, not all amenity centers are created equal. From functionality to aesthetic appeal, here are five tips to make your clubhouse shine:

1. Function, then Form

The program is everything. Decide on what functions your clubhouse should have as that will inform how much space it will require and how it will operate.

2. One Building or Several?

Can your needs be met by one large building, or several single- or double-purpose buildings? What you decide could create a community focal point or an amenity complex. The result can act as a third place or a more varied public space.

3. An Important Amenity to Potential Homebuyers

Providing a clubhouse can address a homebuyer's typical hesitations, such as not having enough yard for a backyard pool, lacking space for large gatherings, or being too far from the gym.

4. Elevation: Scale and Proportion

Use the clubhouse exterior to define the architectural style and feel of the neighborhood. With a great entrance and landscape package, it can create that memorable image that defines the community.

5. Quality over Quantity

Building costs almost always affect design choices, so think practically. For example, over-articulating corners and walls can create dead spaces in a plan and add extra construction costs. If you have porches or patios, make sure they are of an adequate size to perform their function, like allowing space for furniture. ■



JW Marriott Marco Island Beach Resort: A Landscape Design Rejuvenation

The Marco Island Marriott Beach Resort, Golf Club & Spa is in the process of undergoing a tremendous renovation and the Canin Associates Landscape Architecture Studio is excited to be an integral player in that effort. On January 1, 2017, the resort will reopen as the new **JW Marriott Marco Island Beach Resort**, commanding three miles of beachfront property with state-of-the-art guest services and contemporary amenities.

In addition to interior upgrades, including fresh dining experiences and modernized guestrooms, the \$250 million hotel renovation includes a large list of landscape and structural upgrades. Canin Associates is leading the design and renovation of multiple pools, pool decks and entry features. A stunning new fifth-floor amenity deck will feature a pool, a spa, fountains, and multiple rooftop garden features.

Canin Associates is also leading the landscape design for the new and renovated amenity areas and participating in a complex team of consultants including architecture, interiors, civil engineering, structural, lighting, and irrigation for the landscape components. For more information, please visit jwmarco.com. ■

the buzz at CANIN

Eliza Harris Juliano, Canin's Director of Urbanism, was reelected to the **National Board of the Congress for the New Urbanism**. Locally, she was also elected to serve on the **Orange County Development Advisory Board** this spring.

Canin Associates was a proud sponsor of CNU Florida and the **CNU Florida Summit 2015**. Organized and hosted in part by Eliza Harris Juliano, the event took place in Orlando this past February.

In early June, Brian Canin, President of Canin Associates, participated in the panel "Residential Trends Driving Profits" at the **2015 ULI Florida Summit** in Ponte Vedra Beach. Canin Associates is also a Silver Sponsor of ULI Central Florida.

Canin Associates was on the team that won the 2015 **Silver A'Design Award in Architecture, Building, and Structure Design** for work on the Panama Center for Events and Arts in Panama City, Panama.

Greg Witherspoon was recently named the **Chair of the Central Florida District Council** of the Urban Land Institute. Earlier this year he became Chair of the Urban Land Institute's **Florida Product Council for Community and Housing Development**. He led a select group of Florida professionals during the ULI Florida Summit in early June that was highlighted by an in-depth tour of the Nocatee Master Planned community.

on the boards at CANIN

Our principal of the Architectural Design Studio, Tony Weremeichik, presented "Buyer Magnets for Gen X, Gen Y, and Boomers" at the **2015 Southeast Building Conference** in Orlando on Friday, July 17th. He has also been invited to speak at the **2016 International Builders Show** in Las Vegas, where he will present "Jewel Box Homes: Small Homes that Live Big" with Kay Green of Kay Green Design.

Canin Associates' master plan for the 1,300-acre, 6,500-unit **Lake Flores** project in Manatee County, Florida, is on track for approval. The general development and rezoning application are expected to go before the Planning Commission and County Commission this summer.

The City of Ocoee recently chose Canin Associates as one of its **continuing service providers** for landscape architecture and urban planning.

In partnership with David Weekley Homes, the Canin Associates Architectural Design Studio is crafting a series of **Winter Park Infill Homes** featuring second floor living areas, expansive roof decks, and floor plans that take full advantage of unique, existing lots.