



40 Years of Creative Placemaking!



brian c. canin
president

During 40 years in practice, we have seen a lot of change in our region and we as a firm have also changed and evolved, including the initiation of separate landscape and architecture studios. This change allows us to deliver fully integrated services to optimize design and placemaking in our Village, Town Center and Neighborhood designs.

It is interesting to step back and to look at past trends that have affected community design. At different times over 40 years the influence guiding the planning and design of great projects has shifted. There was golf in the 70's and 80's, followed by healthy living with the emphasis on fitness and recreation trails. While heavily programmed activity-based communities aimed at age-targeted residents are still popular, more recently we are focused on planning for place-based neighborhoods favorable to walking and biking with mixed-use centers. Additionally, attainable housing is now also recognized as a big need that is not easily met.

All of these past initiatives produced great outcomes when executed successfully as Master Planned Communities. However, a great deal of home building occurred where the focus was mostly on the product offerings with much less attention to good placemaking. Master planned communities take a lot of effort, but these types of communities have consistently produced and maintained higher values throughout the U.S. during both good and hard times.

Our passion is designing placed-based communities for all, with an intentional element of educating residents about the potential of engaging with the natural habitat and wildlife in their community and how this can also be extended to their own home sites.

Creating meaning around the idea of curating and living in a sustainable environment has many exciting and rewarding aspects. By introducing native plants into their yard, residents can enjoy the interaction of flowering plants that attract a vast assortment of native bees and other pollinators that thrive in the habitat. At the neighborhood level this idea can be extended to growing food or edible plants, providing residents with fresh vegetables on a seasonal basis. Reducing water use and over dependence on excessive fertilizer and pesticides to maintain the landscaping is an added long-term benefit.

The overall vision in our plans is creating great people places and human habitats. This is a high bar that ultimately also creates meaning and wellbeing for residents in the community.

As always, all of us at Canin Associates wish you a happy holiday season and a joyous New Year!

CANIN 40TH ANNIVERSARY

As part of our 40th anniversary we thought it would be fun to look back on a few of Canin's signature projects to see how they have matured over the years. It's an opportunity to find out what makes a great project and garner lessons about how to ensure we are creating people places that will endure. Each of our projects has a unique story, are very different from each other and offer different insights into creating lasting value through planning and design. ■

Hunter's Creek

Hunter's Creek is a large master planned community on 4,000 acres in Orange County Florida between Orlando and Kissimmee. Canin Associates first started working on the master plan for the project in the early 1980's. The final plan, approved in 1985, contained over 9,600 residential units and an estimated build out timeline of 19 years. It is now a census designated place with over 20,000 residents, approximately 7,600 households and a master Association with a balance sheet of over \$9 million.



The community remains a very popular draw for the region's real estate market and was named by Money Magazine as one the "21st best small towns in which to live". The key planning and design strategies behind its success are useful today. The project offered a diversity of housing priced right for the market to accelerate initial sales with broad market appeal. Initial single family sales targeted a price point below \$100,000 and some of those same homes are valued well over \$200,000 today. Multi-family and commercial uses followed soon after the success of the single family residential development and the extension of Highway 417. Another key planning aspect for the community was the focus on nature preservation and recreation. This is a common approach to current planning projects, but the extensive preservation areas, trails, parks and open spaces were novel in central Florida in the early 80's.

Hunter's Creek has received numerous awards over the years, but at Canin Associates, our biggest honor is how the residents of Hunter's Creek take pride in their community and its success as a place to call home. ■

Grande Lakes

In 1997, the Canin team led the planning and landscape architecture for the 1,200 acre parcel known as Grande Lakes. On July 1st, 2003 the new resort opened its doors and the Canin team has continued to provide design expertise throughout the years since. Elements of the resort set the standard for a quality resort experience in 2003 and new additions continue to provide flexibility and guest focused amenities. The "lazy river" was a new experience at the time and the Aquacourse 360 is a contemporary water play innovation. Throughout various changes in ownership the flagship JW Marriott and the Ritz have maintained a level of luxury that offers consistent value. Jon McGavin the Area General manager puts it this way, "The landscaping and resort grounds say a great deal about a resort. You want your guests to take notice and get inspiration from what was created. Canin has been a great partner through the years to keep our focus on the beauty of our resort grounds."



The resort has also made nature accessible with natural habitat enhancement and maintenance, eco tours, farming and fishing operations and the Certified Audubon Cooperative Sanctuary designation for the golf course. ■



Signature Projects



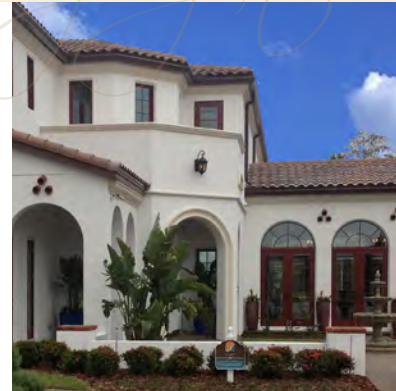
Metroplan



Avalon Park



Tributary



Palazzo Lago

Solivita

Solivita started out as a dream: a “New Florida Hometown”. Today, Solivita is one of the most successful active adult communities in the state of Florida. Central to Solivita’s success was delivering a physical manifestation of the project’s vision and establishing the brand on opening day. The mixed use town center set the stage for the recreation and community building aspects of the project and represented a significant up front investment. The town center offered everything you would need to provide a full range of services and entertainment from day one.

Another successful aspect of Solivita was its focus on pedestrian friendly design and alternatives to a typical car centered plan. Solivita boasts miles of interconnected trails and recreation opportunities, all woven into the natural Florida landscape. While the development accommodates all vehicles, because of the focus on the pedestrians, most residents choose a golf cart as a primary form of transportation. Solivita has won over 70 awards for community planning and design and is home to more than 7,000 residents. ■



More Highlights

- **Avalon Park** was the first new urban community to be built in the Orlando area. We completed the planning almost 25 years ago and today they are announcing the development of one of the last pieces of the puzzle in the Town center to provide additional options for senior living. This award-winning community serves over 7,500 residents with 7 schools, 16 miles of trails and a bustling mixed use town center.
- Canin Associates first started working with **Metroplan** in 1997 to provide land use forecasting for the three County region, including the development of the Future Land Use Allocation Model (FLUAM). In recent years we have assisted in multiple Long Range Transportation Plans as the land use consultant incorporating alternative land use models based on the How Shall We Grow initiative.
- Our team provided the planning leadership for the **Orlando International Airport** in the approval of a Substantial Deviation of the airport’s DRI that increased the passenger capacity to 70 million annually. In 2019 the airport served almost 51 million passengers and is one of the busiest airports in the nation.
- The **Canin Architecture Studio** has provided hundreds of award-winning plans for hundreds of homes throughout the region and nation. We have always focused on livability in our designs and we continue to push the envelope and provide leadership on affordability and quality design for homeowners. Our award winning Generation X home in 2012 served as a national model for generational design.
- Currently our team is leading the effort to develop a new form based code for Orange County. Simply called **Orange Code**, this ambitious project is one of the largest form based code projects in the nation and will replace the decades old land development code. ■



firm photo 1985



principals photo 2020

It's our 40th! Head over to our website to take a look at Brian and Myrna celebrating 40 years of business. Also on our website, you can see Brian's thoughts on planning and designing great people places in our 40th anniversary video. You can find the link here: www.canin.com.

CANIN AWARD

In addition to all of the amazing projects and clients that Canin has had throughout the years, Brian and Myrna have also invested in many philanthropic initiatives - such as the Canin Award at the University of Miami. With an emphasis on collaborative research and mentoring, the Brian C. Canin Scholarship Program seeks to advance state of the art of placemaking and urban design. Realizing the importance of practical experience, precedent research and hands-on analysis, the scholarship program began in 2001 with the goal of gaining valuable knowledge that could help advance the development industry as a whole. Initially it involved a travel based research project followed up with mentoring and professional collaboration.

Now the scholarship is offered to city planning, architecture, urban design and landscape architecture master's degree students and recent graduates. It is an upper level multi-year "Urban Design Studio" course allowing for the exploration of challenges and solutions in the U.S., Latin America and the Caribbean in the areas of Historic Preservation and Reconstruction, Urban Redevelopment and Design, Building Types and Urban Forms, Informal Urbanism and Placemaking. ■

on the boards at CANIN

It has been a very productive year at Canin Associates and while this newsletter was focused on looking back, don't miss our next edition to see what's coming next.

- **The Planning Studio** has been working with The Village of Estero to develop a vision for their Village Center. The process involved extensive stakeholder outreach with a Community Values Survey that was conducted in multiple venues over a few months. The results will guide development of the Village Center on the Estero River.
- **The Architecture Studio** will be sharing more details about their current diverse portfolio that includes a guest house that engages the outside with an open living space; a new community clubhouse with it's own Florida room; a stand alone community gym and some attached duplexes that offer a unique solution for College Park.
- **In the Landscape Studio**, the team has been focused on monitoring construction on a number of on- going efforts that include a large resort rental community, multiple signs and branding exercises for communities and resort developments, a streetscape corridor redevelopment and a unique amenity deck renovation effort. ■