

Filling in the Missing Middle: High Density Single Family Paseo Homes

The Paseo residential typology is arranged on a very intimate small private street (34' wide), that features six detached homes in a cluster of 50' x 50' lots, all fee-simple ownership. Each two story home has a front-loaded two car garage. Our portfolio of Paseo Homes has three plans ranging from 1,580 to 1,950 sq. ft. of living area, with a master bedroom on the second floor. The intimate setting of these homes is based on the paseo street, which is an attractive 20' brick paved common pedestrian/vehicular area with very narrow front setbacks, that allows 34' between the three facing homes on each side of the street. Each home has side and rear setbacks of 5' making it relatively conventional regarding permitting and approval. ■



New High Density Single Family Paseo Typology (14 DU/AC)



brian c. canin
president

A Focus on Community: Maximizing Value with High-Quality Neighborhoods

Profound change is often incremental and thus sometimes hard to spot. These changes are often called strategic inflexions (see Andy Groves book "Only the Paranoid Survive"). We believe one such important change taking place is moving away from viewing housing simply as a commodity. Recognizing that buyers will strongly respond to place based-design as adding huge value has now been fully validated. Good floor plans and well-built structures are expected. What is not readily being offered are great neighborhood settings with a strong sense of community and placemaking. While our firm has focused on this for many years we have recently been able to take it to new levels. By carefully examining the elements that originally attracted people to move to that "magical place" early residents called Florida, we are rediscovering a deeper understanding of other unmet needs that exist in the minds of prospective buyers.

First and foremost is the need for great residential products that are right sized and affordable and more clearly match the swing in demographic profiles (many more single buyers and childless couples of all ages). These groups are hungry for well-designed innovative fresh plans - frugal but elegant. Also, much less valued is the big flashy expensive recreation club. More desirable is an open-air venue where people can meet their friends and get a cup of coffee, eat at a local neighborhood establishment, and find the convenience of other services such as a salon, yoga studio, personal trainer, dentist etc. To achieve this strong sense of community we must also design the streets as amenities that are walk and bike friendly with simple but elegant neighborhood places that are carefully designed to meet resident's everyday needs.

Millennials and baby boomers need and want affordable options that match their ever increasing variety and diversity of lifestyle choices and needs. This means calibrating and crafting special solutions to achieve the right scale and fit, very comfortable places that have a timeless elegance. In this issue of By Design we feature our latest "missing middle" new housing prototype. Canin Associates has over 18 distinct plans for high density detached homes and we have now added a very innovative 12 unit courtyard home series. We are happy to share additional detailed information on these exciting design solutions for anyone that would like to explore the concept in more detail. In our practice we continue to respond to evolving conditions and to push the envelope in our designs and vision. We welcome your comments and critique.

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

Brian C. Canin

New Product Development: The Courtyard Series (18 DU/AC)



Courtyard Perspective

This new courtyard typology is a for-sale condominium product with two cars per unit. As the illustrative perspectives show, this 12 to 30 unit complex has a great street presence, and also features a very charismatic, secluded courtyard with private patios and generous balconies. The courtyard space is particularly well suited to Florida conditions with its shaded patios and lush landscaping. The parking is primarily off an alley with half the spaces being covered. Unit sizes range from 1,866 to 2,530 sq. ft. of living area. This new typology is appropriate for both infill and greenfield development. ■



Front Facade



Siteplan



Courtyard Access

New Urbanism in Central America

Building on our tradition of designing great people places both at home and abroad, the adjacent renderings depict a new 837-acre village in Central America which wraps around a large lake and a park that showcases the local natural ecosystems and vegetation. A mixed-use village center, along with several neighborhoods and multifamily buildings, have views over a preserve from a slightly elevated position, offering stunning vistas of the local mountainous landscape. A multimodal off-street trail system connects the village center to the surrounding neighborhoods, giving walkers, runners, and cyclists safe and consistent mobility throughout the village. With a high degree of connectivity, beautiful natural and urban amenities, diverse housing options, and a gorgeous lakeside town center, this village offers a relaxed lifestyle while still being located just minutes away from a nearby downtown center. ■



Bridge Perspective



Lakeside Perspective



Lakeview Perspective



Peninsula Bay Master Plan

Sister Projects

Seek to Revive and Retrofit

A second Canin Associates-designed community received unanimous approval in West Manatee County, FL. Last year the County approved Lake Flores, a highly connected 1,300-acre 6,500 DU infill community that will create a central gathering space for this area of the county currently dominated by older suburban development. Peninsula Bay, just a mile away, was approved this October. Peninsula Bay provides new access to the water for both future and current County residents with a mixed-use marina village, boat ramp, and a new 67-acre lake that could accommodate kayaks, paddleboards, and small sailboats. The open space network is a complex web of interstitial green strands, grand waterfront views, and preserved natural features including nearly 70 acres of mangroves. Combining the laid-back atmosphere of a nearby historic fishing village with the best in national design expertise, Peninsula Bay will be a unique retreat for residents and visitors. ■

the buzz at CANIN

"A Mythical Place Called Florida"

Brian Canin was invited to speak at a summit on *Building a Better Lake County*. He was one of four panelists who described best practices in urban development. His lecture focused on the need to create sustainable and attractive places that rediscover the magic of Florida, and respect our unique climate and environment, preserving it for generations to come.



Woonerf Street - A "Win-Win" design trade-off

Getting the Most out of Small Spaces: Courtyard Design

As the trend toward smaller lots and denser development continues, the Landscape Architecture Studio has focused on creating inviting outdoor experiences in small spaces. Working with multiple builder clients, we are taking on the challenge of creating indoor/outdoor living in what can seem like leftover space. As the spaces get smaller, managing access becomes crucial to effectively deal with utilities and drainage. Creative use of the ground plane with mixes of hardscape materials may be a larger investment up front, but it enhances the look and feel of the space while facilitating access and maintenance. Plant choice also becomes critical for both short term appeal and long term viability. Done right, these courtyard spaces create very appealing areas for the buyer.

GOBA Multigenerational Homebuying Panel

For their meeting on November 17th, The Greater Orlando Builders Association's Developer's Council assembled a mixed group of potential home buyers represented by Millennials, Generation X and Boomers to get valuable insight on what home buyers want most when shopping for a new home. Tony Weremeichik participated with this group to compare and contrast their responses with local and national housing design trends.