



Re-Imagining Main Street



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president

Reimagining Main Street (from Research to Application)

For several years Canin Associates has been researching the evolution of neighborhood and village centers, the ones that have been successful and those that have been less so. We have identified the key aspects that resonate with residents and that successfully create a powerful identity in their neighborhoods and resulted in a valuable community asset. We started asking ourselves what the heart of a successful new community would be. We found it's a place where people shop, stroll, dine out, meet friends and just generally hang out. It is also very important to meet people's needs for convenient services on a daily or weekly basis. We found that this is a major factor in people identifying and bonding with "the place" as theirs. We teased ourselves with the following questions. What does it take to plan for and provide the types of services that support these essential though not always glamorous uses? What do community residents really need and how do we create a place-based environment that is practical, viable and affordable for them? It is also critical that the rental space costs not exceed 10% of the gross business revenue for prospective tenants (no excessively fancy or expensive buildings). The other key aspect of building a bond with the community is local businesses and owners who are local residents. To address these market realities Canin Associates reverse engineered two successful Florida neighborhood places to determine what types of tenants are successfully serving residents in financially stable centers.

After completing this initial research of candidate uses, we turned to the question of design typology. Historically this has been a "Main Street" configuration. After researching several amazing historical town centers in Mexico that are Jardin-Garden Plaza based we became excited about this as a break through new approach to a more practical and financially realistic typology for place based design and community branding. This model is calculated to be approximately half of the cost of a "Main Street" based typology. We have also combined our much earlier work on initial neighborhood "Third Place" designs and introduced them as an additional vital component by co-locating the discovery center with this "Third Place" Jardin-Plaza. These separate research initiatives combine to form a very powerful and effective way to establish placemaking as part of launching a new community and effectively branding the initial neighborhoods and village centers.

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

B. Canin

JEWEL BOXES AT LAKE NONA: *Craft Homes*

Craft Homes will be expanding the Canin Jewel Box home collection at Laureate Park with two more models to offer buyers more plan choices.

The new Cobbler model (2,188 square feet) and Fletcher model (2,336 square feet) will join the Hatter and Glover models in the offering. These new floor plans will feature wide, open “Everyday” living spaces drenched with natural light and offer buyers many flex options, including a second-floor master bedroom balcony or a plan version with a 4-bedroom layout. The transitional and contemporary style architecture gives these cottages strong curb appeal. The models are planned to be complete in the second quarter of 2019. ■



The Cobbler Model

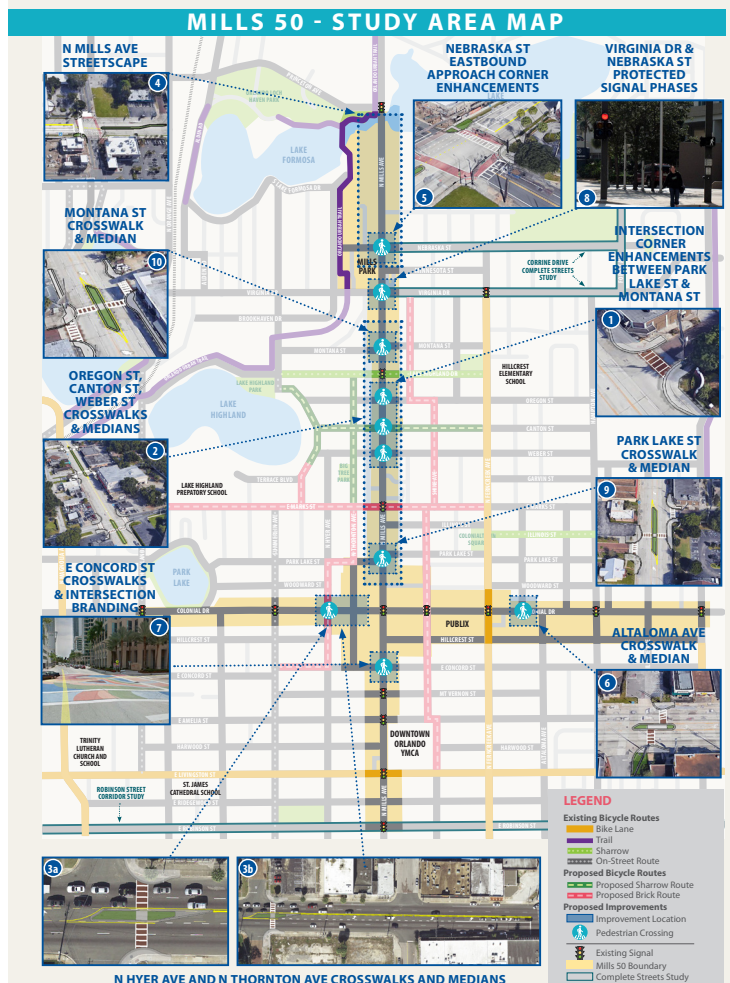
MILLS 50 AND THE MILK DISTRICT: *Bicycle & Pedestrian Improvement Study*

Mills 50 and the Milk District are two popular business districts that are part of the City of Orlando’s Main Streets Program. Both are located in Orlando’s Traditional City which is the portion of the city built before World War II. As a result, they have the characteristics of historic areas that are generally supportive of walking and biking including connected street networks, buildings located close to the sidewalk, and old growth tree cover in adjacent residential areas. With more people walking and biking to shops, restaurants, and bars in these areas, the City of Orlando is seeking to improve the safety of its citizens and the success of local businesses by making these active transportation options safer and more comfortable.

Canin Associates joined an HDR-led team tasked with identifying near-term solutions for improving active transportation and placemaking in the districts. Through stakeholder engagement, the team learned that both districts were concerned about safety, convenience, comfort, and connectivity of travel and the attractiveness of their corridors with different levels of emphasis based on differences in existing conditions and community values. Proposed improvements were developed through collaborative on-site workshops to develop concepts that met the City’s and stakeholder’s goals. We employed our team’s local knowledge of bicycling conditions to provide site-specific recommendations on bicycle routing and connectivity. Proposals include new crosswalks and traffic signals, off-street bicycle paths, streetscaping improvements, and right-sizing of underutilized roadways.

See the full study at: www.cityoforlando.net/transportation-planning/milk-mills-50-districts-bicycle-and-pedestrian-study/ ■

ORLANDO MAIN STREETS Bicycle & Pedestrian Improvement Study Improvement Project Concepts



Concepts developed collaboratively; Graphics by HDR



Hembree Outdoor Living View

HEMBREE : *Outdoor Living Products*

The Architecture Studio is excited to be designing a new headquarters for Outdoor Living Products, a company that specializes in treated lumber production and outdoor recreation products. This multi-faceted project is anchored by a showroom building that incorporates a few of the company's product offerings into its dramatic façade design. The showroom building also houses the sales offices, production staff offices, informal work space, and an employee lounge. A large storage warehouse and an iconic two-level product showcase dock complement the showroom building and complete the project site. ■

NORTH QUARTER: *Vision Study*

This summer our team conducted a design effort with the potential to transform a growing portion of downtown Orlando. Four decades ago, Orange and Magnolia Avenues were converted to one-way streets to speed workers into and out of downtown from new suburban residences. Today, more people are choosing to live in or near downtown. The North Quarter is a mixed-use area of downtown Orlando north of Colonial Drive. High-speed traffic on the one-way avenues are a challenge for residents who want to cross the street for dinner or bike to downtown offices. Wrong-way driving is a frequent hazard and businesses suffer from lack of visibility.

The City of Orlando's Community Redevelopment Agency commissioned Canin Associates, with support from Toole Design Group, to conduct a public charrette to envision a better transportation future for the North Quarter. The result is a design for two-way travel on both avenues that is safe, attractive, and comfortable for residents, employees, and visitors whether they are walking, biking, or driving. New traffic signals and two-way travel improve access and safety for drivers. The vision incorporates a robust bicycling network that connects to the downtown core, College Park, and the Orlando Urban Trail. New crosswalks, curb extensions, and landscaping improve connectivity and comfort for walking. ■



Proposed N. Orange Avenue Cross-Section Looking North

GRANDE LAKES:

The latest round of landscape improvements at the Grande Lakes Orlando resort were completed this fall with significant improvements to the Ritz Terrace and an exciting new water amenity called the AquaCourse 360. The new water play structure is a first for Florida. This completes a series of improvements and landscape renovations that our Landscape Architecture studio has been working on since 2015.

In all, Canin Associates has provided landscape architecture services for the resort since we first started on the project back in 1997. We have watched the project age gracefully as the landscape matured and new amenities and uses have been added. Throughout the years, an unwavering commitment to excellence has created an exceptional resort that keeps getting better. ■



The Ritz Terrace View



the buzz at CANIN

Becky Bell, AIA, joins Canin! Ms. Bell brings over 14 years of commercial and residential architecture experience to the Architecture Studio team. ■

In Parramore, construction is underway on an innovative 2,050 square foot home intended to provide attainable housing on non-conforming lots near Downtown Orlando. Canin is proud to be part of a team providing solutions to the growing need for affordable housing. ■



On September 13th, Greg Witherspoon presented to a national audience of developers at the **RCLCO Master-Planned Community University 2018**. The event was held at Lake Nona and drew a national audience of industry professionals. His presentation focused on building value in amenity design through creative placemaking. Contact us if you are interested in hearing more about this topic for your amenity. ■

on the boards at CANIN

The Landscape Architecture studio is hard at work on two new exciting **community design efforts**. One is in Lake County and the other is along the resort corridor in Kissimmee. The two projects each have unique branding and design challenges with significant, innovative amenity offerings. ■

Construction is underway for the third and final parking garage in the series of three garages for the Reedy Creek Improvement District at Disney Springs on Buena Vista Drive. This one is called the **Lemon Garage** and Canin Associates provided landscape architecture for the Lime and Orange garages as well. The entire effort has spanned more than five years. ■

After a brief hiatus, the Architecture Studio is hard at work finalizing drawings for the **Twin Lakes Clubhouse** that was featured in our 2017 Summer Newsletter. In addition to fantastic views of Live Oak Lake, this over 20,000 square foot facility features a main lounge with a 24' high ceiling, a large club room, banquet rooms, a catering/gourmet cooking class kitchen, a pilates room, a game room, and a space for arts and crafts! ■