



Live-Work Mixed Use Architecture



brian c. canin
president

Why Designing for Well-being Matters

Well-being is defined as a good condition of existence, being happy and healthy and having social support in the community. We are increasingly becoming disconnected from the natural world around us, particularly our children who spend an average of 3 hours a day on social media devices. More and more we are hostage to daily commutes, financial challenges and a myriad of other pressures that cause stress. We noticed that as a society we spend more time nurturing and protecting wildlife and their habitat than striving to create more perfect human habitats. At Canin Associates we are designing to intentionally plan for an environment and culture that promotes outdoor activity for all age groups. In our master planned communities we strive to create more ideal, sustainable human habitats that foster the well-being of current and future residents.

The following are some examples of how planning with a focus on well-being can encourage residents to stay healthy, active and connected to the natural environment on a daily basis:

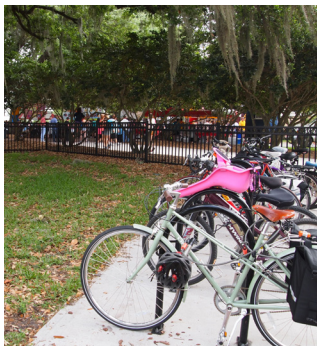
- Provide multiple mobility options that don't require a car (walking, cycling or using an electric bike or shuttle) on specially designed safe, low-speed streets with easy access to an extensive trail system to move through neighborhoods;
- Create a wide variety of open space systems and typologies that inspire enjoyment on active and passive nature trails and parks (canoe trails, small boat sailing, fishing, camping opportunities);
- Develop a wide variety of residential offerings in sizes and prices that fit multiple budgets and lifestyles;
- Enable working on-site in live/work units (17% of workers currently work full-time from home, 36% work from home some of the time) that also cater to residents' everyday needs and activities.

The Knight Foundation states that the most important factor creating bonds between people and their communities is not jobs but the community's physical beauty and opportunities for socializing. We see well-being as a foundational planning principle that powerfully connects residents to their habitat in a holistic way. At Canin Associates, our ultimate goal is to promote and sustain well-being through place-based urban design of communities that create beauty and intrinsic meaning for individuals and the community as a whole.

All of us at Canin Associates wish you a happy holiday season and a joyous New Year!

Brian Canin

Rolling Towards the City Bikeable



Over the past year, Canin Associates has had the opportunity to work on another project that is close to both our values and our office as part of the HDR-led team developing the Orlando Bike Plan. Canin Associates assisted in a variety of capacities from policies and visioning to the intricacies of bicycle parking.

The City of Orlando has been working to make the City Beautiful into a City Bikeable since its first citywide bicycle plan in 2002. While the City has worked on a variety of bicycle-related projects in recent years, this is the first full plan update since 2008. Encouraging bicycling has a variety of benefits for the City and its residents including contributing

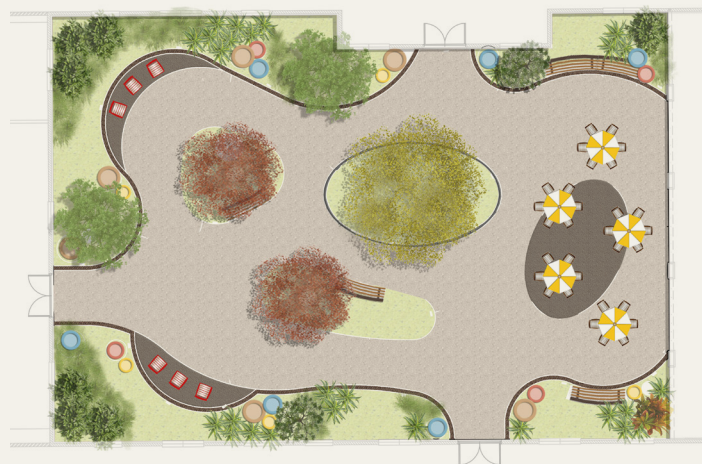
to environmental sustainability, public health, and economic development. Resounding themes from the public engagement phase were increasing the connectivity of the network and improving the feeling and reality of safety for people bicycling. Expect to see a strong emphasis on safety and comfort in the new plan including a focus on “family-friendly bicycling” and separated bike lanes. This approach tracks with national research showing that bikeways providing more separation from motor vehicles are more likely to coax cautious would-be riders to take a seat behind the handlebars.

From the big picture, we also delved into the details including maintenance of traffic during construction, secure and convenient bicycle parking appropriate for every destination from the office to the train station to the theater, and the undervalued multimodal benefits of coat and bag check. ■

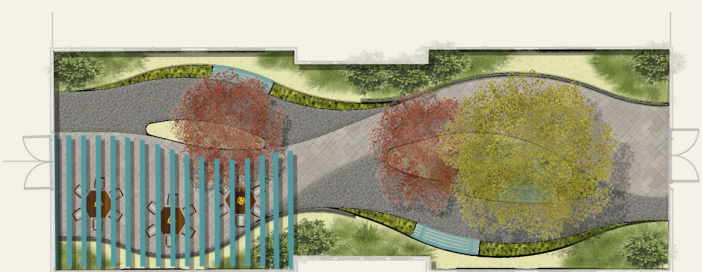
Care in Design

Landscape architecture needs to respond to the unique challenges each project presents. Planning and designing a quality environment for a Memory Care facility presents additional considerations for landscape design. Certain best practices should be employed in order to create an environment that is comfortable, safe, nurturing and regenerative.

In two recent projects for Park Square Commercial, the Canin Landscape Architecture studio created courtyard designs that respond to the needs of this special population. Shade and lush, diverse plantings are significant considerations. Other best practices include creating a flowing hardscape that reduces decision-inducing sharp turns and corners. Elements in the landscape that create harsh rhythmic linear shadow patterns should be avoided. Seating elements should be varied and curved in a concave manner to create interaction opportunities. Blocked site lines and blank walls should be avoided and opportunities to bring artful gestures on vertical elements should be included. Incorporating water is a calming element but components must be elevated off the ground. Additional vertical support is also a good consideration and we have created some custom handrails that accomplish this goal. These design efforts result in landscaped courtyards that provide safety, comfort and a delightful respite for residents. ■



Arya at DeBery Memory Care Courtyard



Arya at Tapestry Memory Care Courtyard



Live-Work Mixed Use Development

Live Work Units

Live Work units are uniquely flexible and especially practical in both the early and later stages of creating a “there, there” in a new community neighborhood or Village Center. This building typology is usually a duplex or quadplex, with a commercial lease space on the ground floor and a dwelling unit directly above, allowing the building owners to live and work in the same building.

The 6 Live Work buildings planned for Riverton Village Center in Chattanooga for Thunder Enterprises are designed to provide 3,500 square feet in each building on three levels. The buildings can initially provide three separate rental units or office space. As the resident population grows and the demand for everyday services in the community increases,

the 1,000 – 2,000 square foot ground floor space is designed to convert to other uses such as a coffee shop, personal fitness studio, small professional office (accounting, legal), boutique hair salon, convenience store/deli or other establishments serving the residents’ frequent daily needs.

Located directly on a half acre community park, these Live Work duplex units are designed with a private two car garage accessed via an alley. In addition to the pedestrian level flex lease space that the owner may occupy or lease and the main living space on the second floor, Canin Associates added a third-floor roof deck to take advantage of the miles of beautiful views and surrounding rolling hills. ■

Myakka River Park Master Plan: Building on a Vision

The Landscape Architecture studio just completed the second public meeting in Charlotte County for the Myakka River Park Master Plan. This successful meeting was a second step in the development of the 130-acre Master Plan. With RWA Engineering in the lead, we are proceeding toward the last public presentation of the master plan for adoption by the County sometime early next year. Judging by the overwhelming positive responses to the draft master plan, the local residents and the County are excited to see this riverfront park come to life. Planned design elements include a hierarchy of trails, river access for non-motorized boats and fishing access and other small-scale park elements. Future enhancements could include off road bicycling tracks

and a ropes course in the mature pine trees. You can see all of the plans and read more about the process on the Charlotte County Parks and Recreation webpage under Park Planning and Development. ■



Riverfront Park Rendering



Canin Cottages

the buzz at CANIN

Orange County recently reached a funding agreement with Pathlight Home to assist in developing a micro home community on West Colonial Drive. The Canin Architecture studio assisted Pathlight in providing planning and design leadership to create the floor plans and the site plan that are now going to be implemented. Each of the nine homes will be between 600 and 1,200 square feet and will be inhabited by working poor families. Janna Souvorova, chief planner for Orange County's Housing and Community Development Division says of this project "It has the potential to add a needed, new housing type in our community." ■

The Canin team had some fun in October with a pumpkin carving competition. Here's a picture of the happy winners! ■



on the boards at CANIN

Building on our award winning portfolio of plans for Jones Homes, our Architecture Studio has been engaged to provide two new plans for 2020. One will be a new luxury offering on a 70-foot lot in Eagle Creek and the other is slated for the new Twin Lakes development and will be approximately 2,000 square feet. ■

The Planning Studio was recently awarded the Land Development Code Rewrite for Seminole County. This result of this year-and-a-half project is to develop a code that better aligns with the County's Comprehensive Plan. ■

Greg Witherspoon is participating in the development of a portion of the programming for the Outside Sustainable Landscape Collaborative in the spring of 2020. This exciting program sponsored by Cherrylake will focus on how "research, policy, culture and industry can collaborate to position landscape as a vital solution to the sustainability of Florida's natural resources." You can read more about the program and sign up to participate at www.outsidecollab.com. ■