New Smyrna Beach Downtown

Development Intensity, Building Design, and Architectural Styles

April 2011

Introduction

- The City of New Smyrna is considering an update of the regulations applicable to the New Smyrna Beach downtown and surrounding areas (see map).
- The City held a public workshop in January to define ***character districts*** within the study area.
- The group met again on March 1 to participate in a survey regarding ***development intensity***.

Agenda

- Status of Development Intensity Survey
- Floor Area Ratio and Density
- Building Design
- Architectural Styles

Survey Results

May 4, 2011

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Development Intensity

- Floor Area Ratio (FAR)
- Residential Density

Development Intensity

Density

Floor Area Ratio

Development Intensity

What is Density?

- Measure used to determine the number of residential units that can be built on a site - "dwelling units per acre."
- Net density vs. gross density.
- NSB LDR: "Density … shall be computed by multiplying the acreage by the number of allowable units."

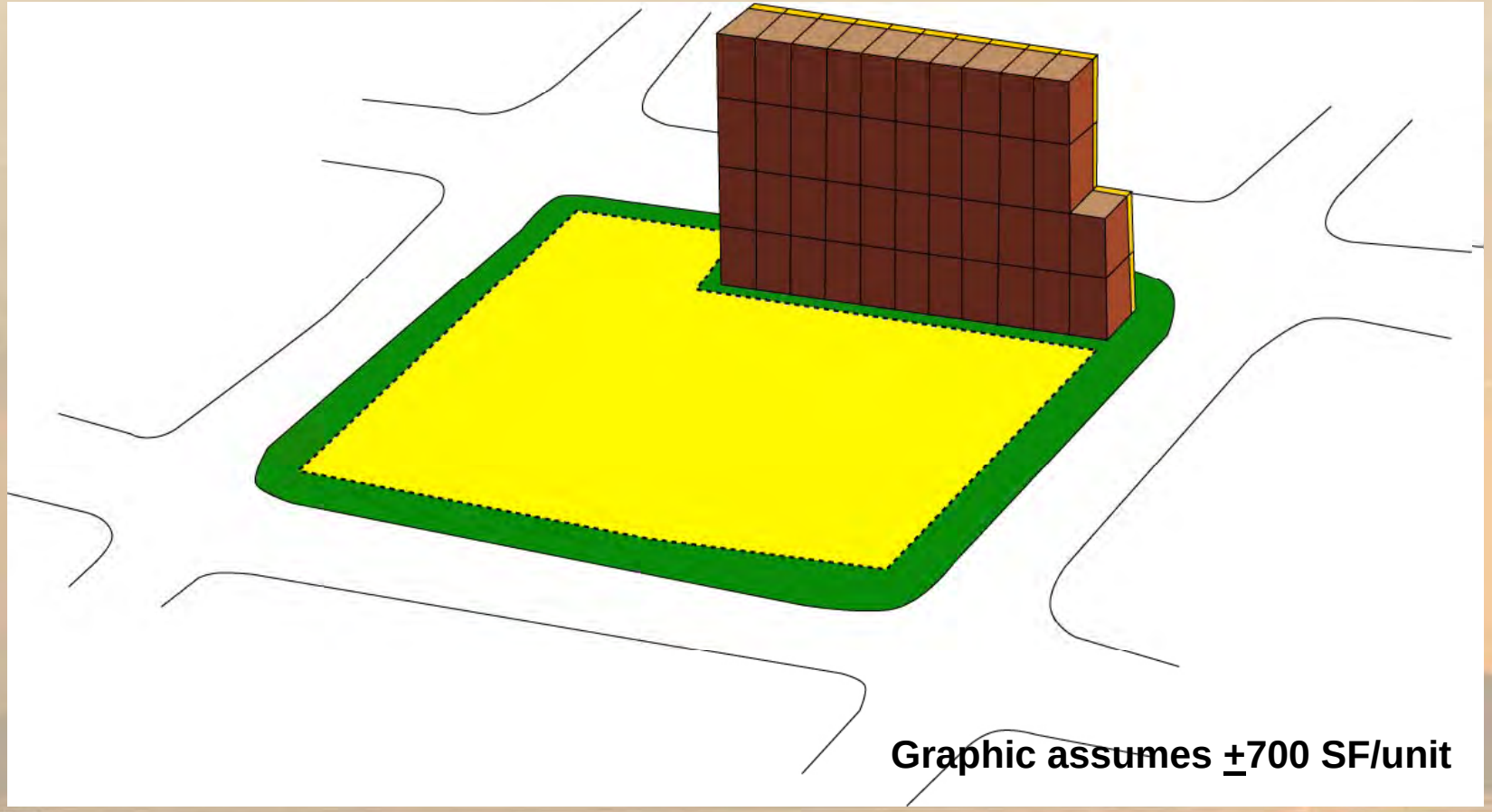
Site acreage x max. density = # of units allowed

Development Intensity

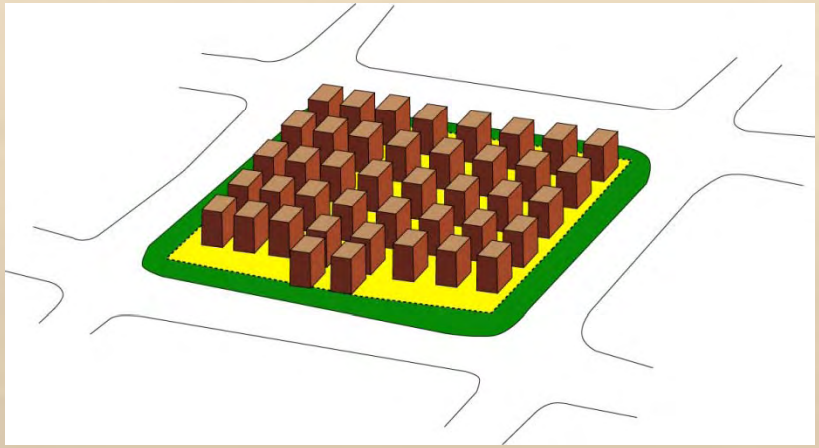
DENSITY EXAMPLE:

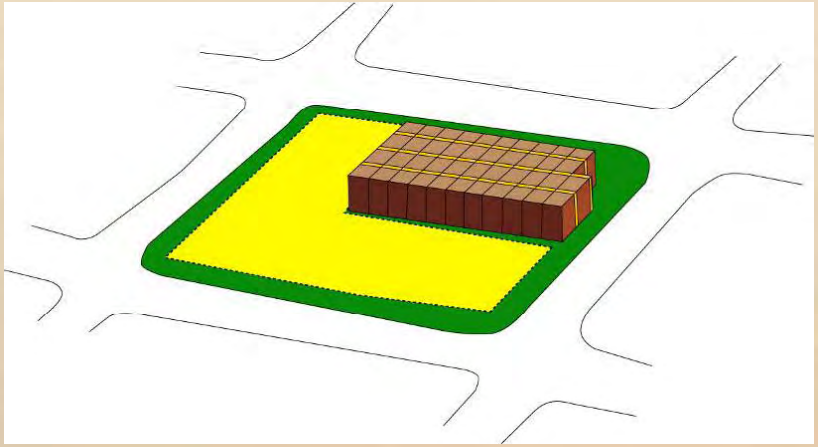
Max. Density = 18 units per acre (upa)

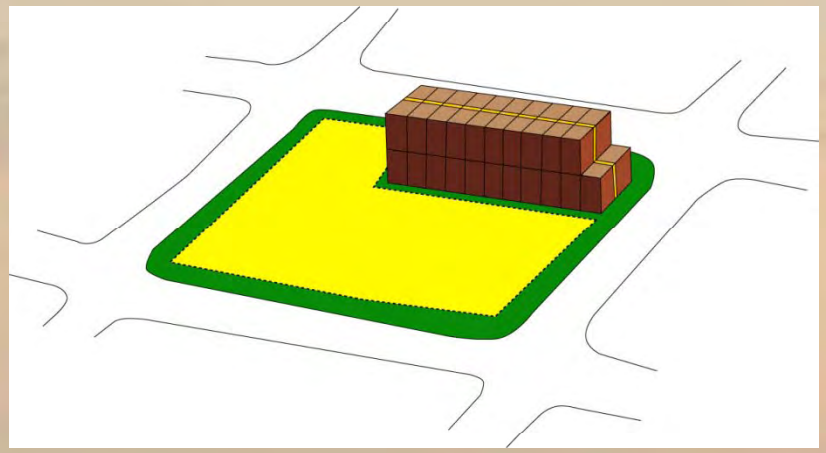
- 100,000 SF Lot Area (2.3 acres) @ 18 upa = 42 units allowed

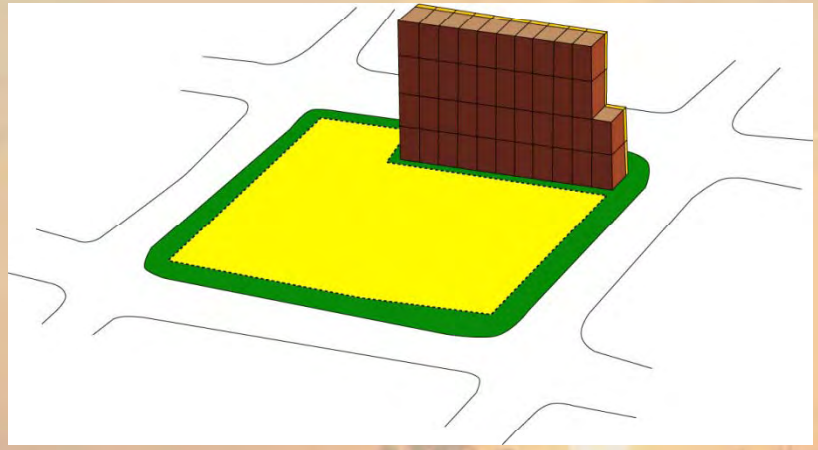


Development Intensity









Development Intensity

What is Floor Area Ratio (FAR)?

- Measure often used to determine the intensity of non-residential land use on a given parcel or area of land.
- A higher FAR signifies a higher intensity of land use, and a lower FAR likewise signifies a lower intensity of land use.

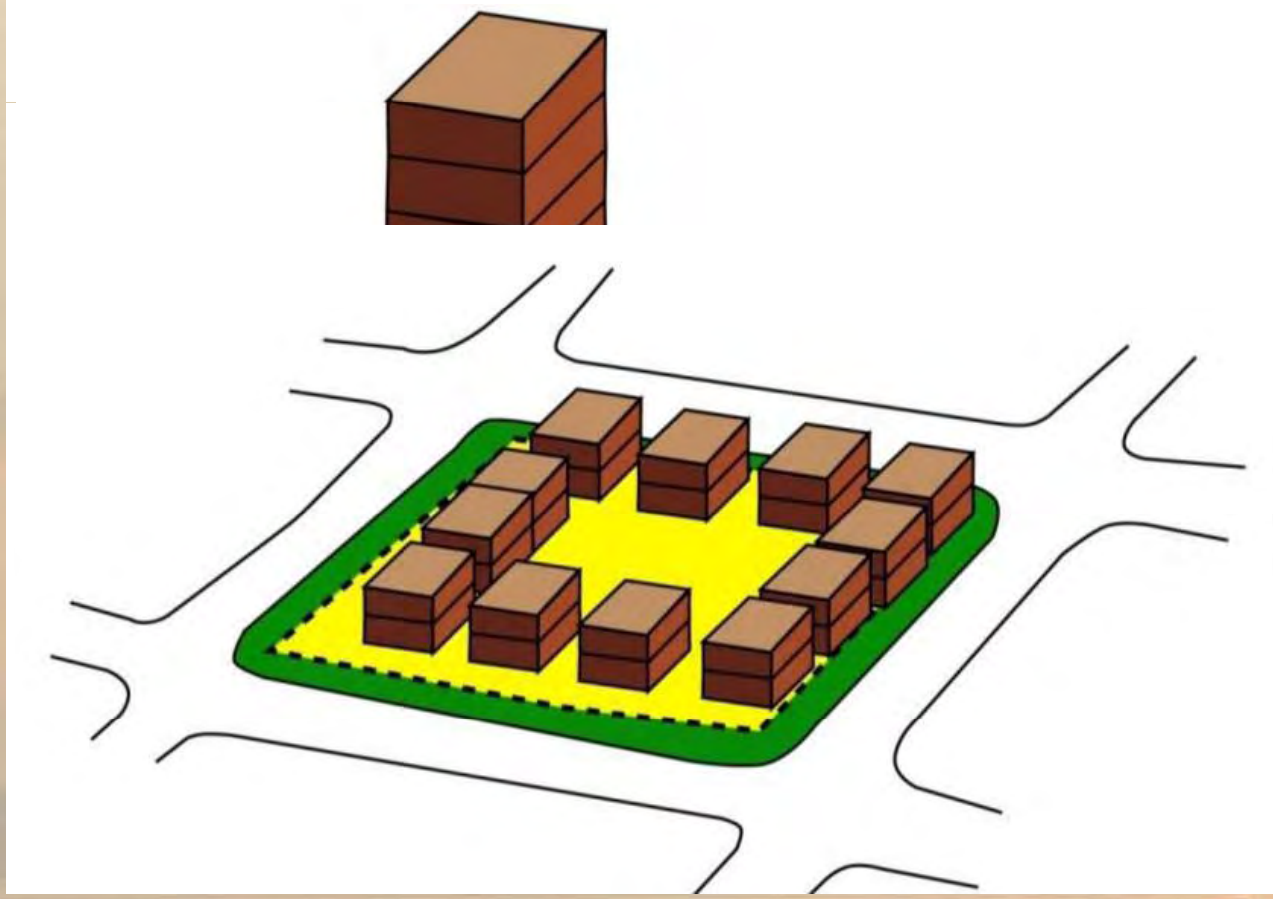
$$\text{FAR} = \frac{\text{building floor area}}{\text{lot area}}$$

Development Intensity

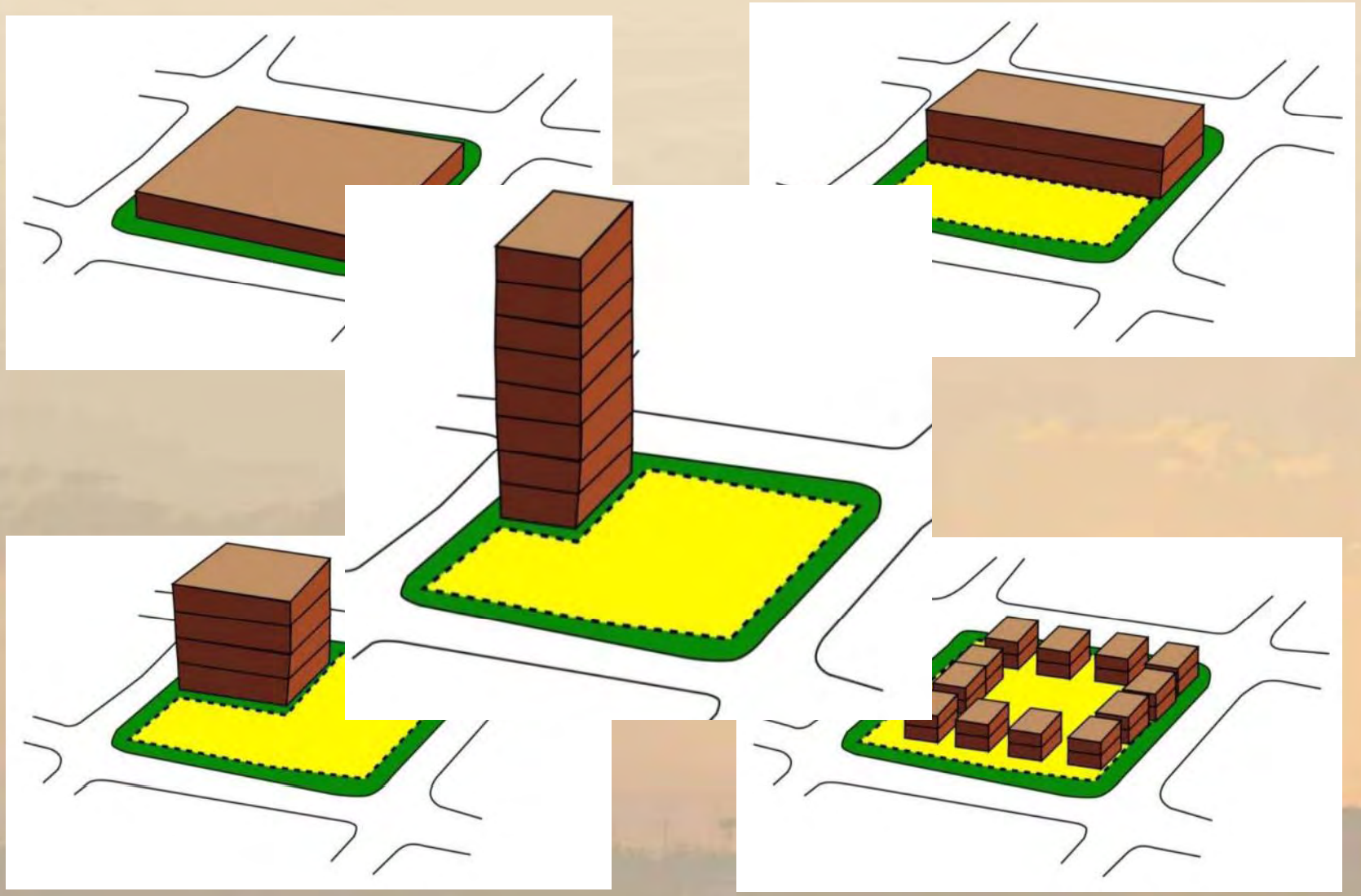
FAR Example:

Max. FAR 1.0:

- 100,000 SF (2.3 acres) Lot Area = 100,000 SF of Building Area



Development Intensity

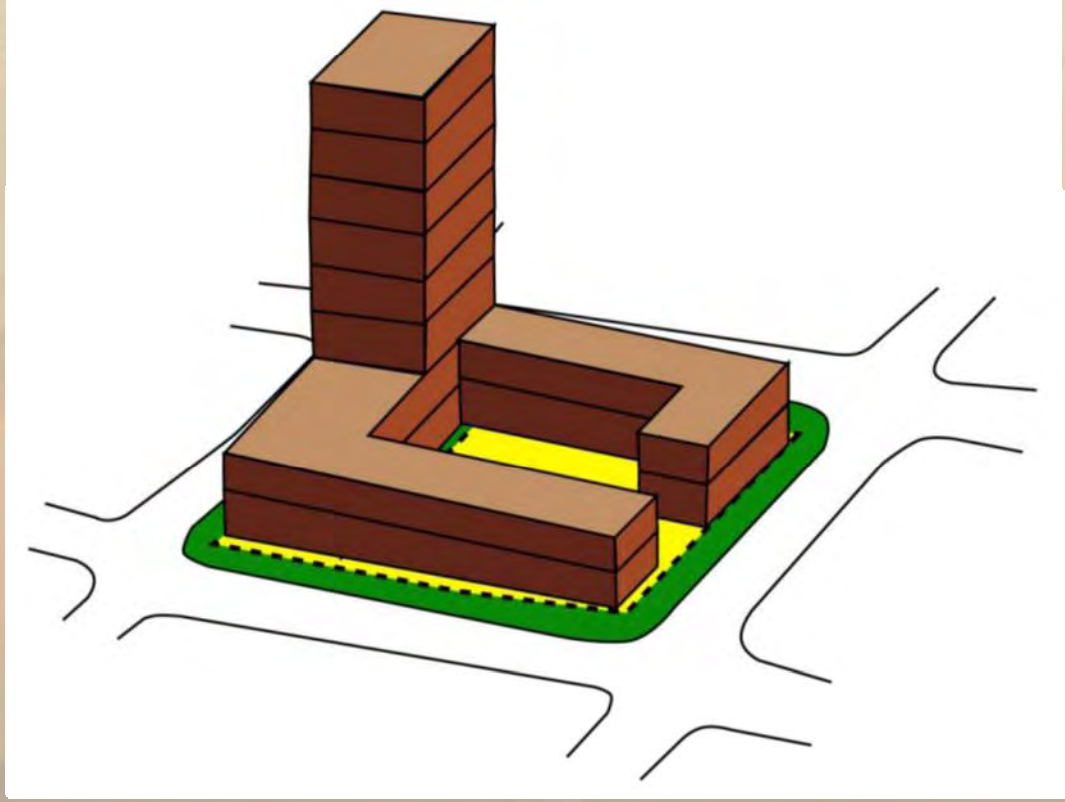


Development Intensity

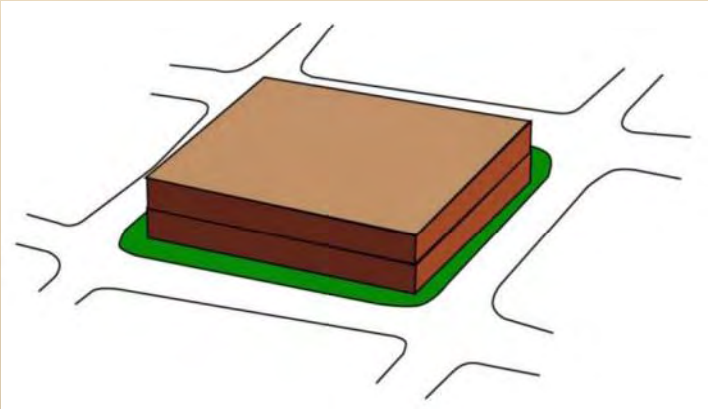
FAR Example:

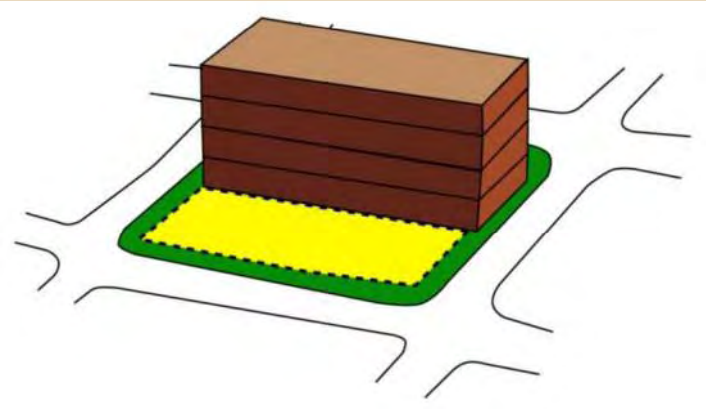
Max. FAR 2.0:

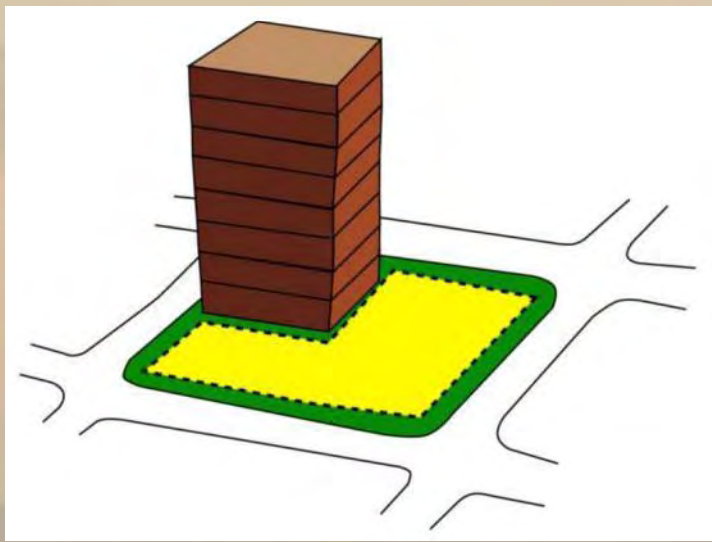
- 100,000 SF (2.3 acres) Lot Area = 200,000 SF of Building Area

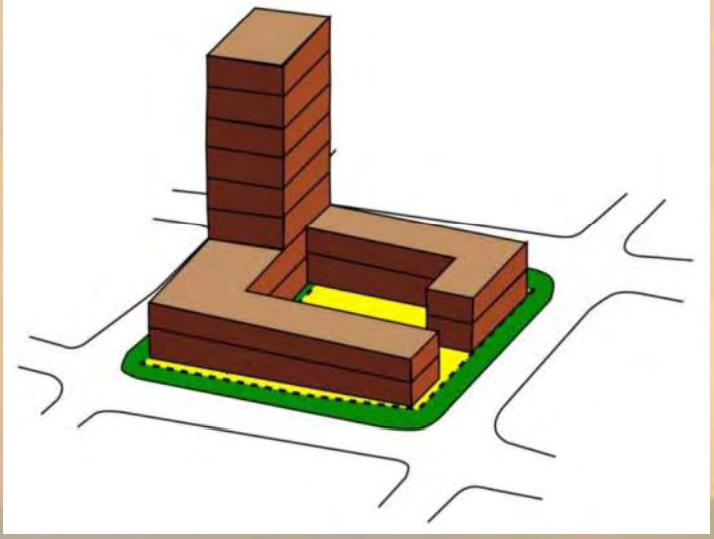


Development Intensity







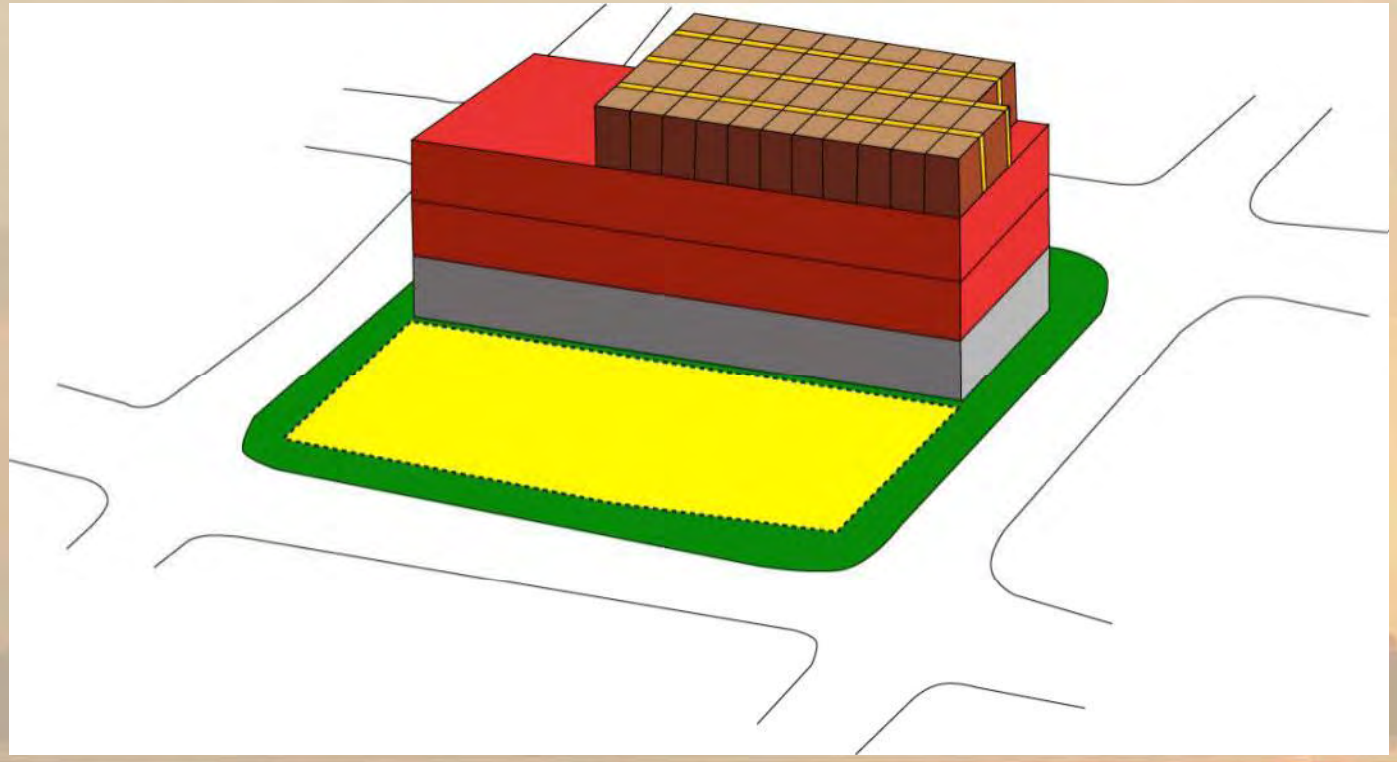


Development Intensity

Combining Residential and Non-residential Development

<u>Alternative 1</u> – Allocate density and FAR separately:

- ***Non-residential: 100,000 sf lot @ 1.0 FAR = 100,000 sf building***
- ***Residential: 2.3 acres @ 18 upa = 42 units (example shows <u>+</u>700 sf units)***

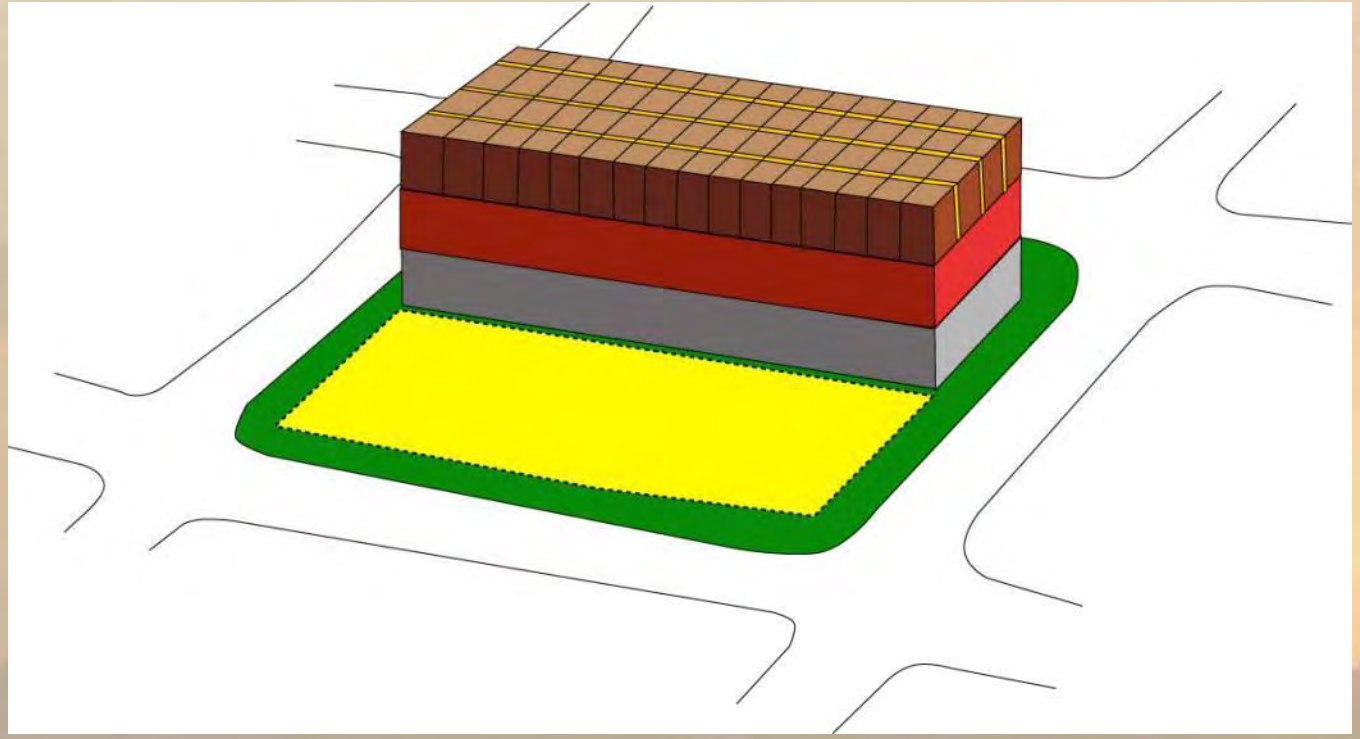


Development Intensity

Combining Residential and Non-residential Development

<u>Alternative 2</u> – FAR determines building size:

- ***100,000 sf lot @ 1.0 FAR = 100,000 sf building, which includes both residential and non-residential development.***

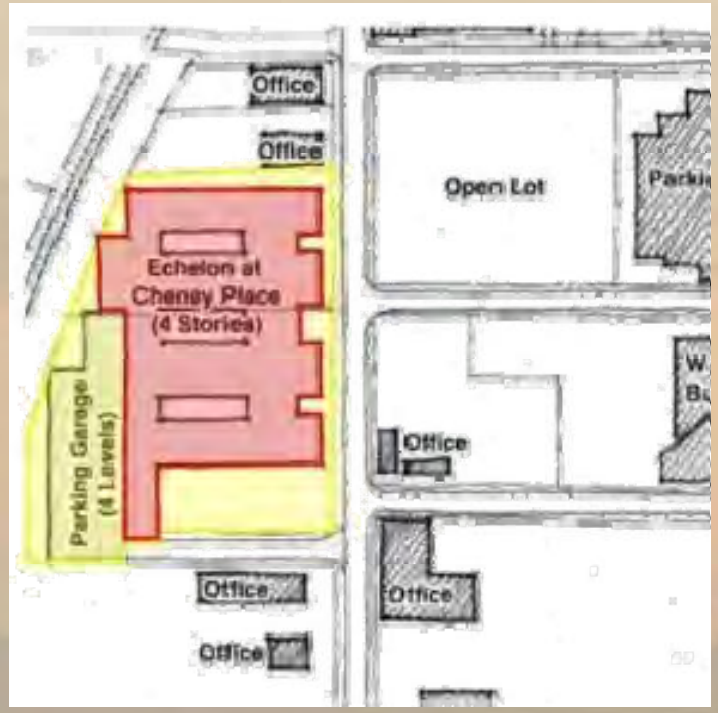


Development Intensity

Development Intensity

Cheney Place – Multifamily Residential

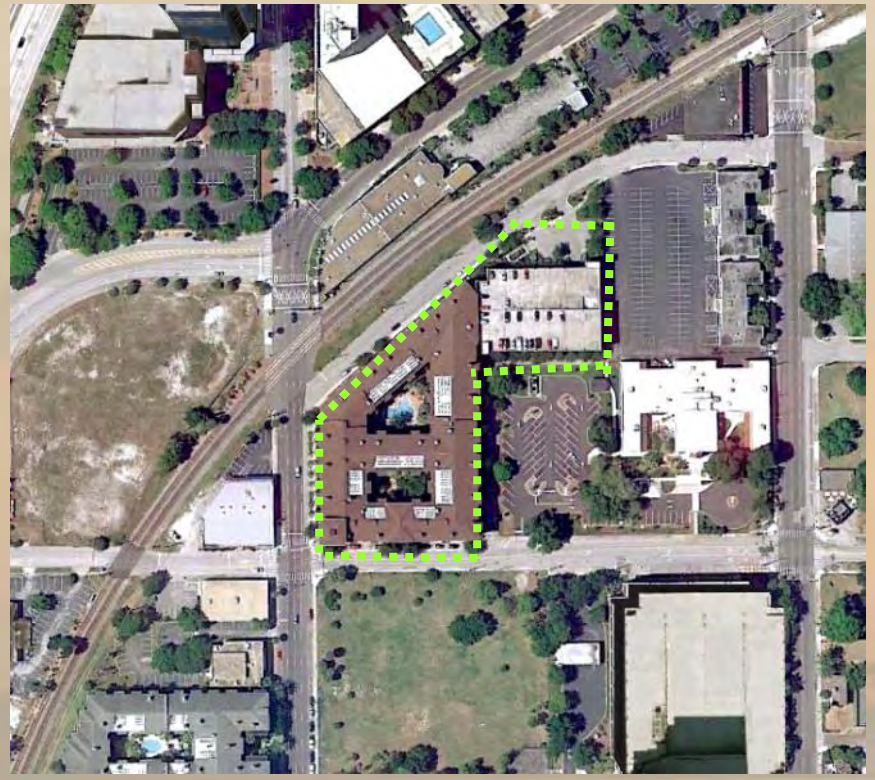
- Street front residential development with interior courtyards
- 77 du/ac (avg. 1,100 sf/unit)
- 1.64 FAR
- 4 stories



Development Intensity

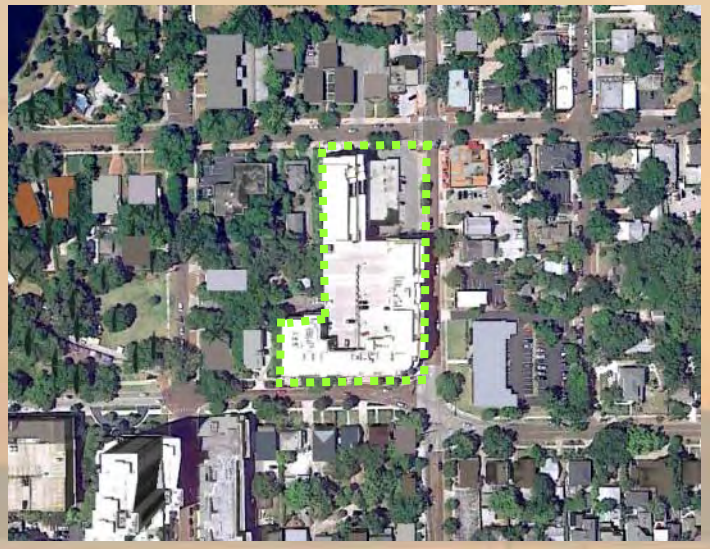
Echelon at Uptown – Multi-Family Residential

- Street front residential development with interior courtyards
- 97 du/ac
- 2.6 FAR
- 5 stories



Development Intensity

- ***Thornton Park Central – Residential, Retail, Office***
  - 29 du/ac. (avg 1,000 sf/unit)
  - 1.88 FAR
  - 5 Stories

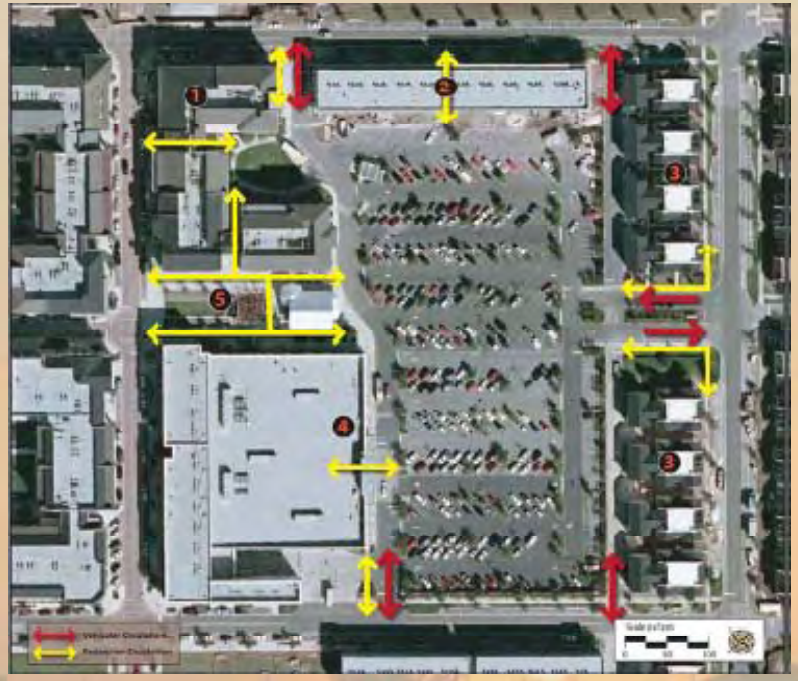


Development Intensity

- ***Post Parkside – Residential, Retail, Restaurants***
  - 75 du/ac. (avg 750 sf/unit).
  - 4 and 8 Stories

Development Intensity

- ***Baldwin Park – Residential, Retail (grocery store), Restaurants***
  - 14 du/ac.
  - 0.65 FAR
  - 4 and 8 Stories



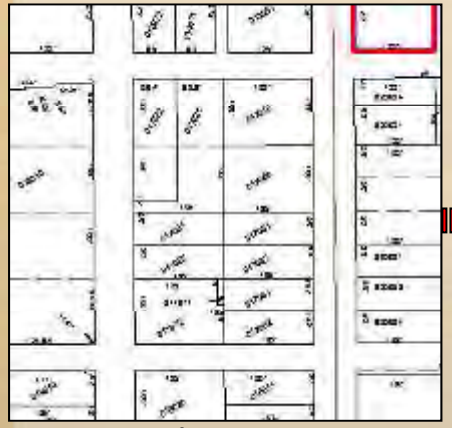
Design Standards

- Block Layout
- Building Placement
- Building Mass and Scale
- Building Form and Architecture
- Circulation and Access
- Public Amenities
- Landscaping
- Stormwater

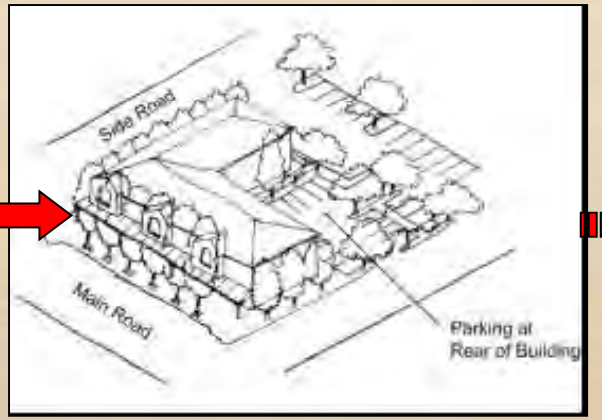
Design Standards

- **Create strong community image and identity** (visual interest for pedestrians and motorists).
- **Enhance visual appearance** (variations in building mass, height, façade detail, and landscaping).
- **Ensure compatibility of buildings** (scale, height, massing).

Design Standards



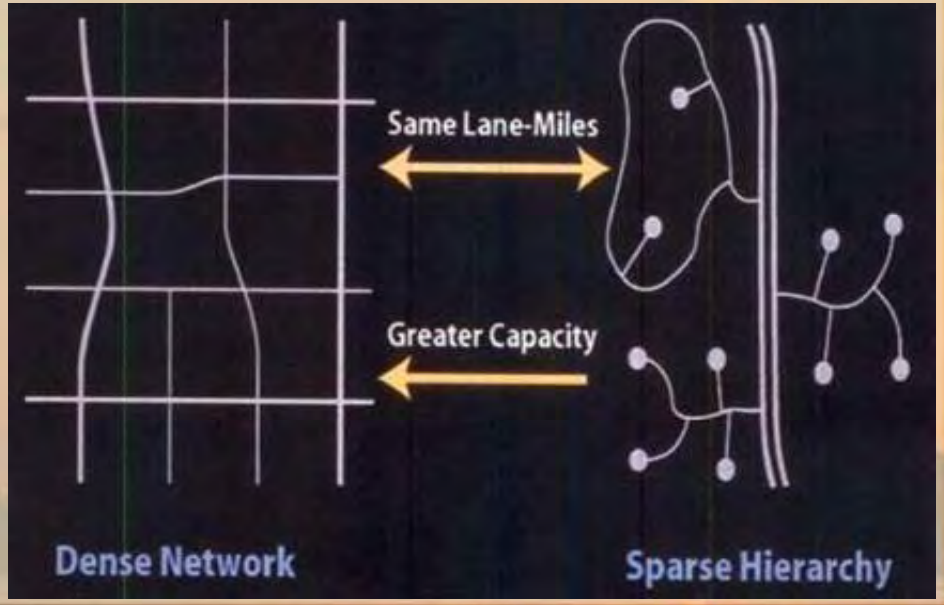
Block/Lot Layout



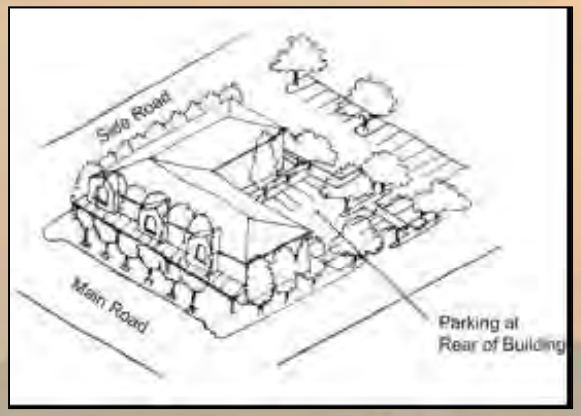
Building/Services Placement

Building Form/Architecture

Block Layout



Building Placement



Building Placement

Building too far from street

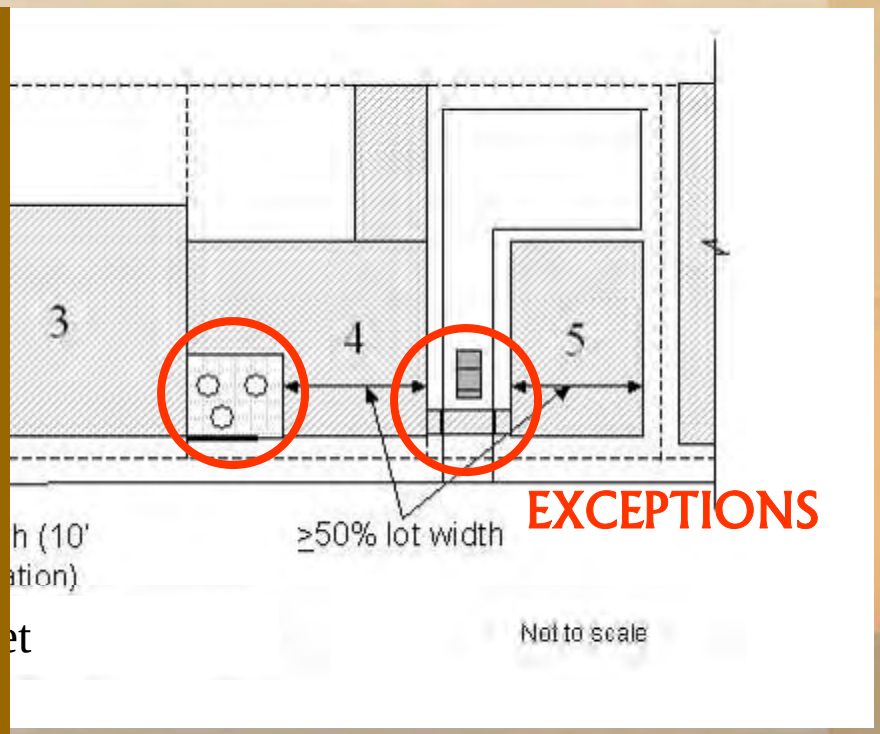
Building closer to street

Building closer to street

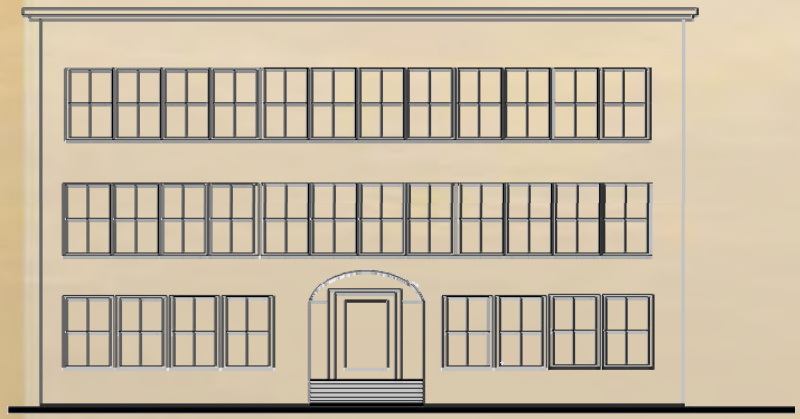
Building up to street

Building Placement

- Setbacks
- Block Continuity

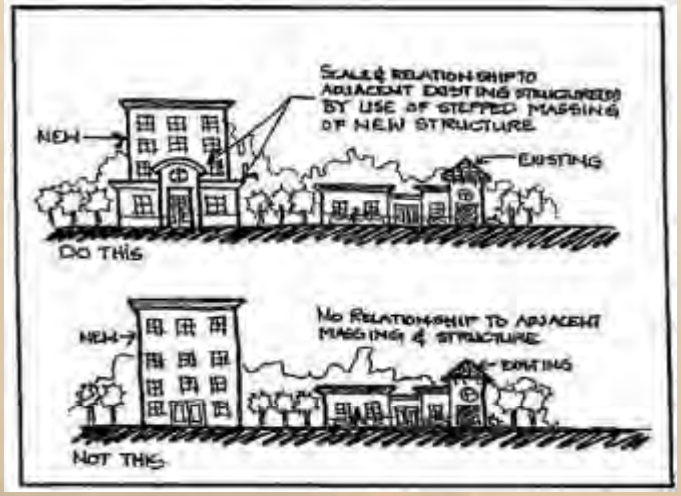


Building Mass and Scale



Building Form and Architecture

- Mass, Scale, and Architecture



Prohibited Recommended

Building Form and Architecture

- Building Façade:
  - Elements required based on length of façade, raised bands, cornices, awnings, change in plane, color, material or texture, door or window

Building Form and Architecture

Appropriate fenestration

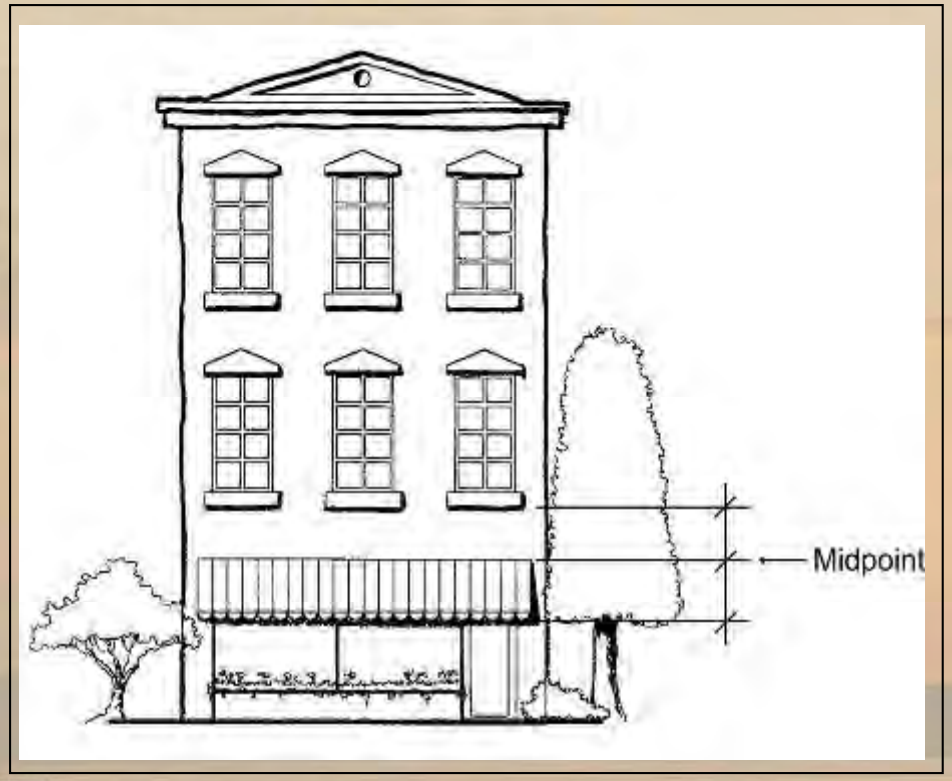
No fenestration

Appropriate fenestration

Simulated fenestration

Building Form and Architecture

- Awnings, Shutters, Arcades, Balconies



Building Form and Architecture

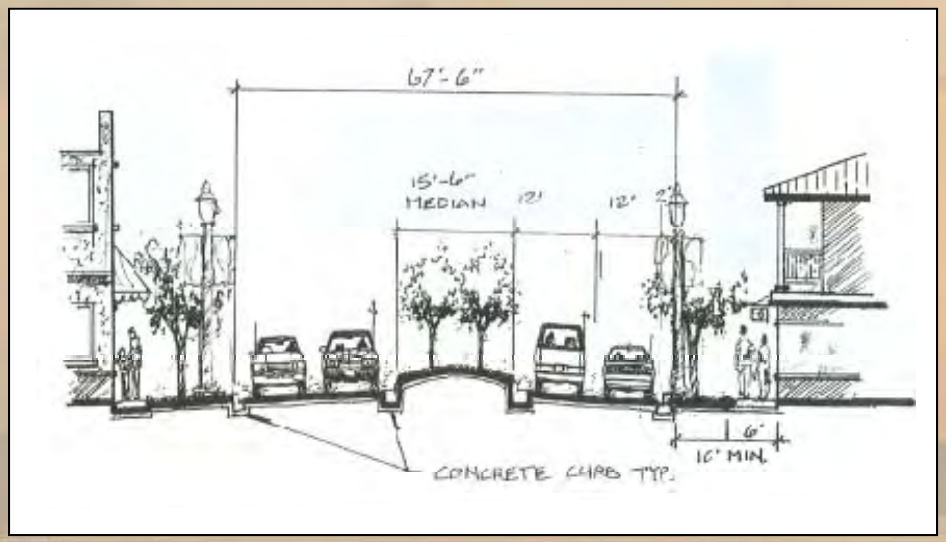
- Entrances
  - Prominent (towers, shelter, materials, projection voids)
  - Primary – Oriented to Street
  - Secondary – Side Street

ENTRANCE NOT VISIBLE

APPROPRIATE

Circulation and Access

- Landscaped and sheltered walkway system
- Cross Access/Joint Use
- Mass Transit Stops
- Unified Design
- Shared access/driveways
- Consolidated Parking
- Pedestrian Connections



Public Amenities

Landscaping

- Buffers
- Accent

Utilities Stormwater

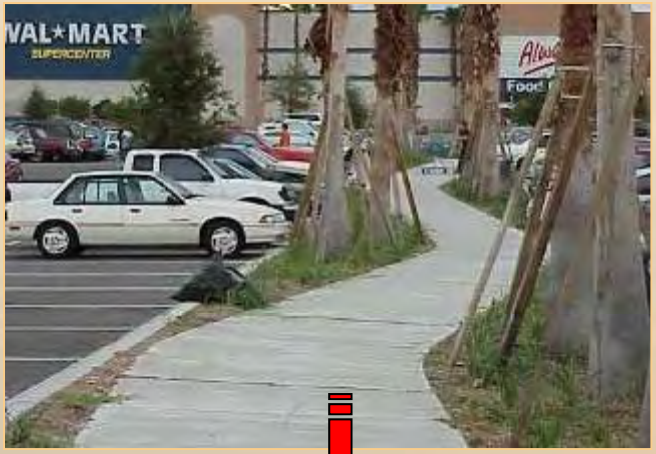
- Retention areas as amenities
- Master stormwater system
- Screen utilities

No Standards vs. Standards

No Standards vs. Standards

No Standards vs. Standards

No Standards vs. Standards

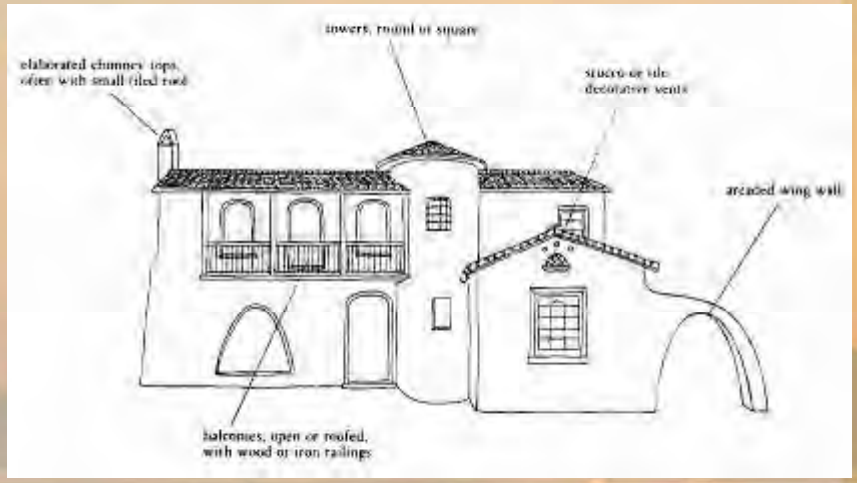


Architectural Styles

Architectural Styles

- **Require** adherence to one or a variety of architectural styles.
- Create strong community image and identity (visual interest for pedestrians and motorists).
- Cohesiveness among all architectural elements.
- Quality architecture vs.corporate identity.

Architectural Styles - Mediterranean

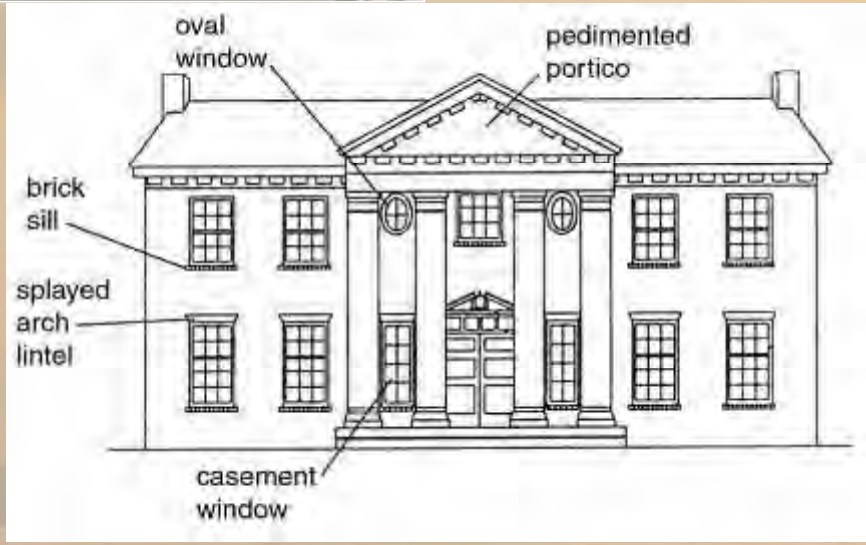


Architectural Styles - Mission

Architectural Styles – Florida Vernacular

Architectural Styles – Classical Revival

Architectural Styles – Classical Revival



Architectural Styles – Craftsman

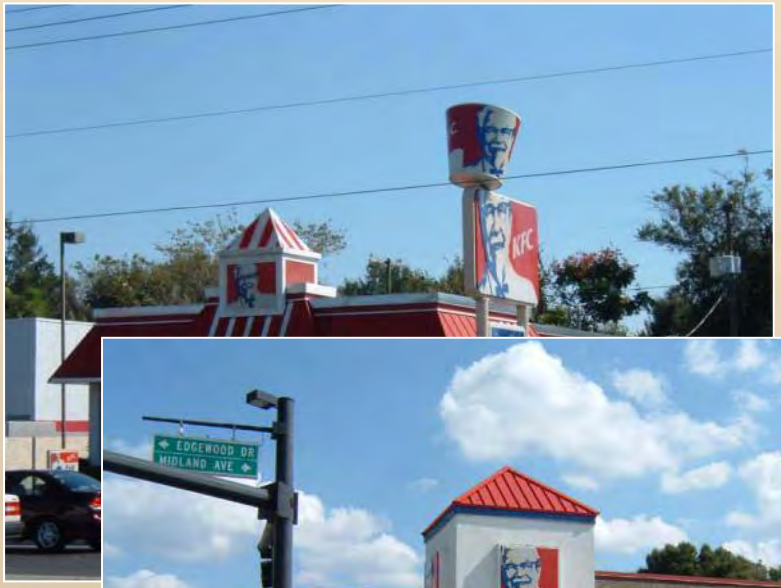
Architectural Styles – Colonial

Architectural Styles – Art Deco

Architectural Styles – Eclectic/Modern

Architectural Styles – Sign-Based Styles

Architectural Styles – No Style



Schedule

City of New Smyrna Beach
Form-Based Code
Tentative Schedule

Event	Element / Task	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11
1	Kick Off Meeting/ Tour													
2	Site Analysis Preparation													
3	Prepare for Workshop #1													
4	Workshop #1													
5	Workshop Summary													
6	Prepare for Charette #2													
7	Charette #2													
8	Charette Summary													
9	Prepare for Charette #3													
10	Charette #3													
11	Prepare Code													
	a. Regulating Plan													
	b. Public Space/ Place Design													
	c. Building Form Standards													
	d. Building Type Standards													
	e. Architectural Standards													
	f. Sign Standards													
	g. Landscaping													
	h. Code Administration													
12	Peer Review (Kimley-Horn)													
13	Draft Revisions													
14	1st Draft Submittal to Staff													
15	Staff Draft Review													
16	Revisions													
17	Joint Meeting													
18	Revisions													
19	Final Draft Submittal													
20	Staff Review													
21	LPA Revisions													
22	Meeting Convened by City													
23	Additional Stakeholders Interviews (8)													
24	Revisions													
25	Prepare for Adoption Hearings													
26	Adoption													
	a. Planning and Zoning Board													
	b. CRA and City Commission													

Legend: Scheduled Date; PZB Board Meeting (1st Monday); CRA & CC Meeting (3rd Tuesday)

Questions and Comments