

Canal Street Design Standards

Flagler/Canal Street Corridor Committee
September 25, 2008



Long Strange Trip

- **2006** – City Commission and Planning and Zoning Board ask staff to draft city-wide compatibility ordinance
- **2006-2007** – Meetings with realtors, chamber of commerce
- **2008** – City Commissioners again ask City Manager for compatibility ordinance
- **August 2008** – Canal Street Design Standards presented to Planning and Zoning Board



Standards in a Nutshell

- Make Canal Street Design Guidelines mandatory
- Currently required for any work done that is funded by a CRA Property Improvement Grant



114 Canal Street



BEFORE



AFTER



120-124 Canal Street



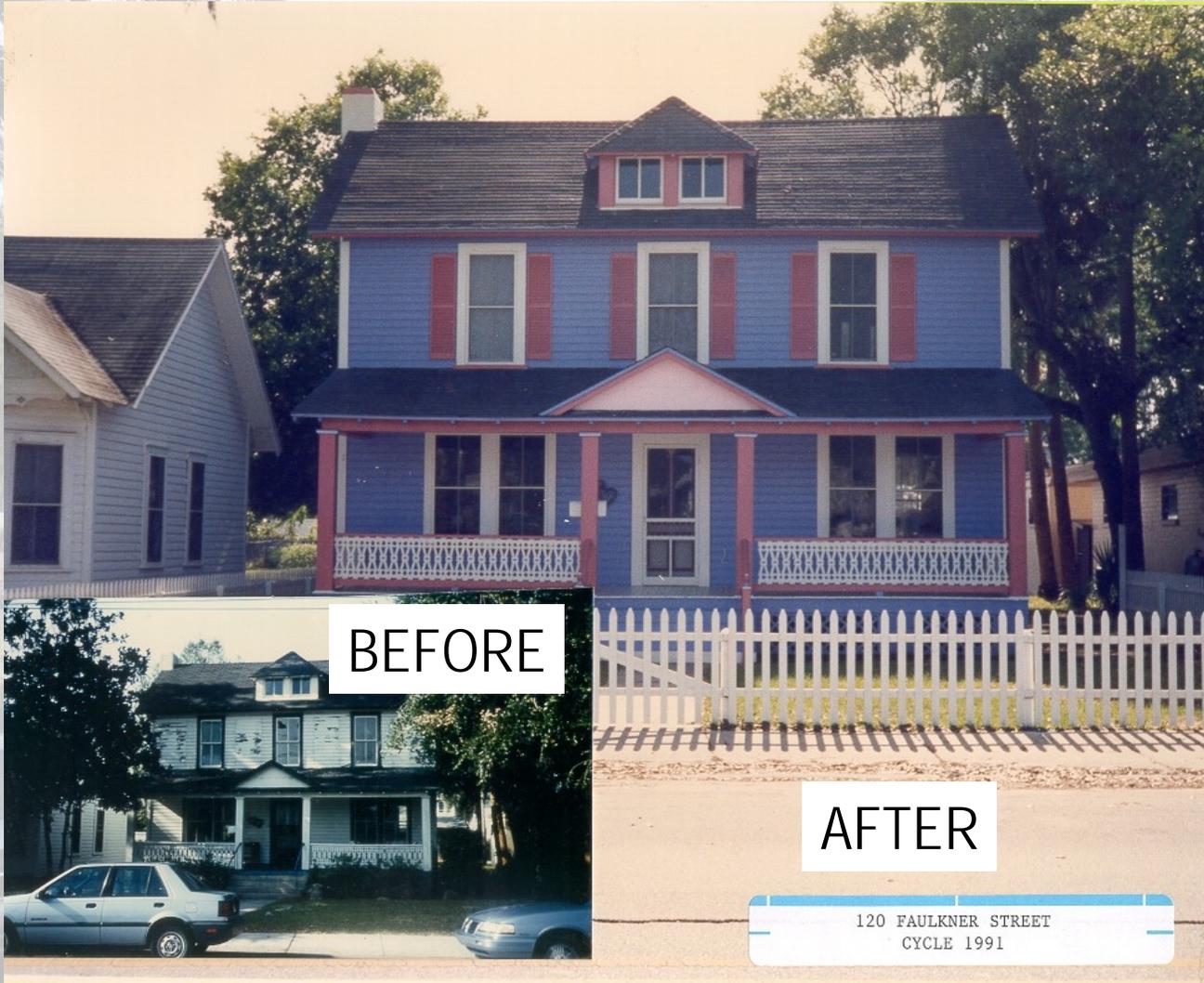
BEFORE



AFTER



120 Faulkner Street



BEFORE

AFTER

120 FAULKNER STREET
CYCLE 1991



310 Canal Street



BEFORE



AFTER



328 Canal Street



BEFORE



AFTER



Standards in a Nutshell

- Would also create an overlay district where Design Standards would apply



Standards for Renovations, Additions and New Construction

- Color
- Storefronts
- Building Materials
- Awnings
- Signs
- Lighting
- Coordination of Treatments
- Parking



Color

Choose colors that are compatible with the existing palette
Day-Glo or excessively bright colors should be avoided



YES

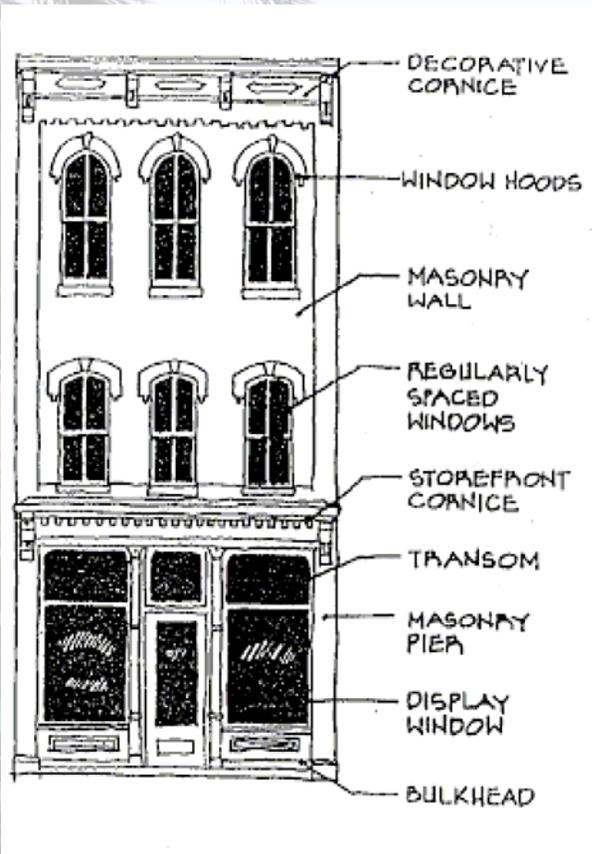


NO



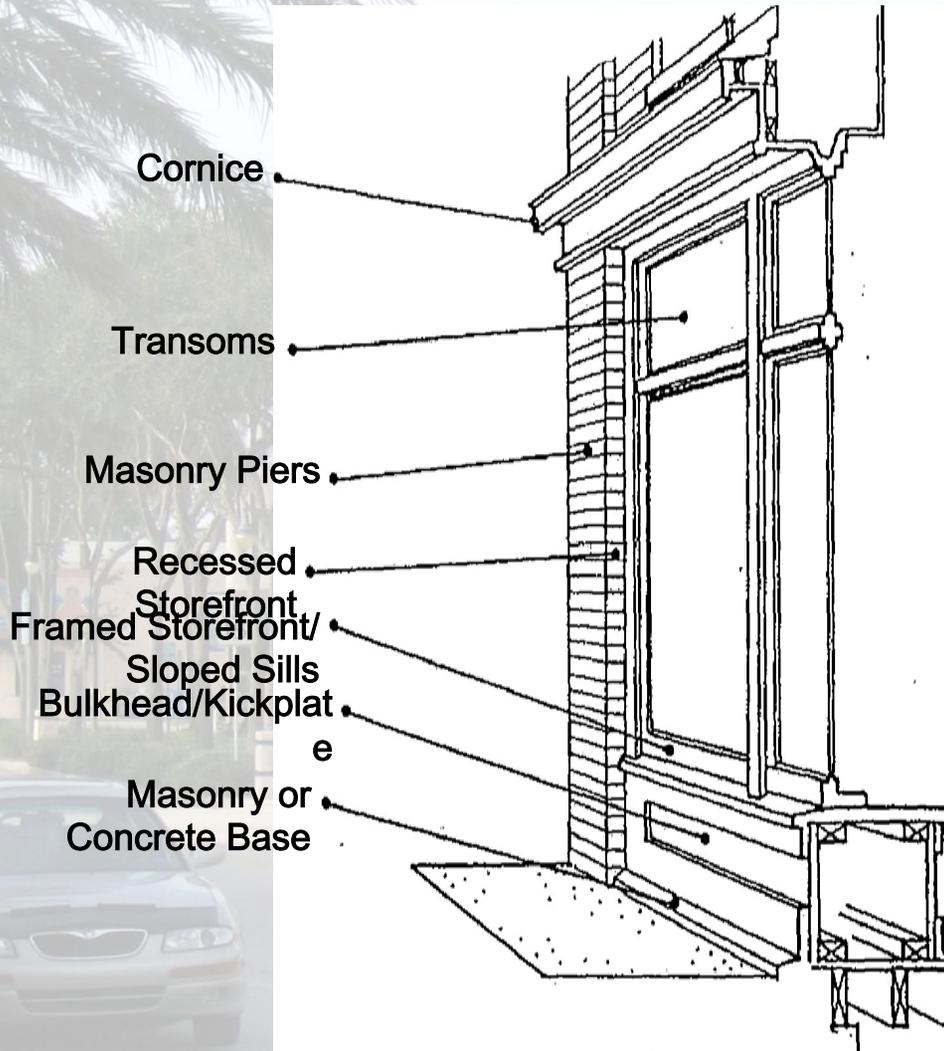
Storefronts

Adhere to the basic design principles historically used on retail buildings



Building Materials

Storefront with Traditional Materials



Building Materials

Storefront with Contemporary Materials

Cornice

Optional Transoms

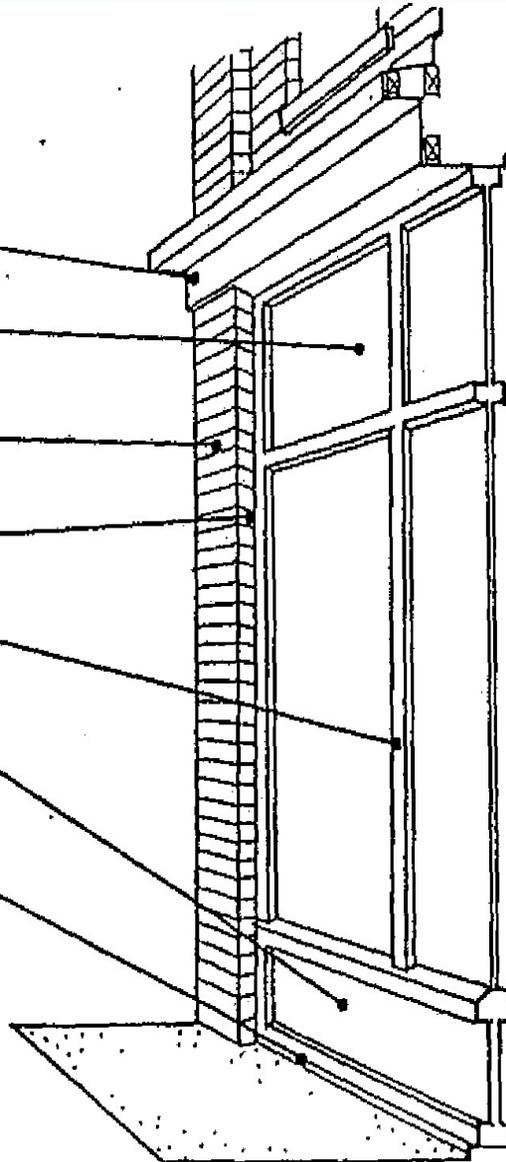
Masonry Piers

Recessed Storefront

Anodized or Painted Aluminum Storefront and Windows

Bulkheads/Kickplates

Masonry or Concrete Base



Awnings

Consider design, materials and placement of awnings



YES



NO



Signs

Size, color, shape and location of signs should compliment the building



NO



YES



Signs

Signs should not cover more than 35% of the window area
(existing regulation)



NO



YES



Lighting

Lighting should provide security, highlight merchandise and be compatible with the overall architectural design of the building



YES



Coordination of Treatments

Buildings should strive for compatibility with adjacent structures



YES



NO



Coordination of Treatments

The sides and rear of the building should receive the same treatment and attention to detail as the front of the building



YES

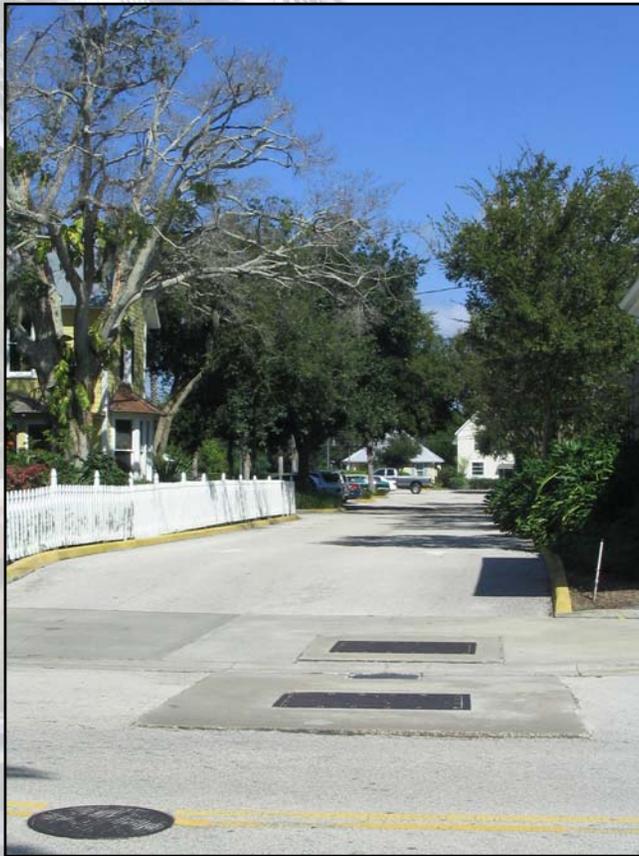


NO



Parking

Parking should be placed to the rear or side of the building



YES



NO



Additional Standards for New Construction

- Building Height
- Scale
- Setbacks
- Building Lines



Building Height

Building height should correspond with the height of neighboring buildings



YES



NO



Scale

The scale of the building should be compatible with the bulk and mass of surrounding buildings



YES



NO



Setbacks

Buildings shall follow the setbacks required for the
Mixed Use Zoning District:

0' Front

0' Side

10' Rear



NO



Building Lines

The horizontal lines of windows, doors and roofs should be compatible with surrounding buildings



YES



NO



Trouble in River City

- Economy, Economy, Economy
- Empty Storefronts
- Ground Floor Offices
- Parking



It Ain't Over Till.....

- Design Standards presented to Planning and Zoning Board August 2008
- October 1, 2008 – Presentation to CRA by Consultants Bidding for Update to CRA Master Plan
- On-going workshops, public meetings as part of Master Plan update



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September 25, 2008

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