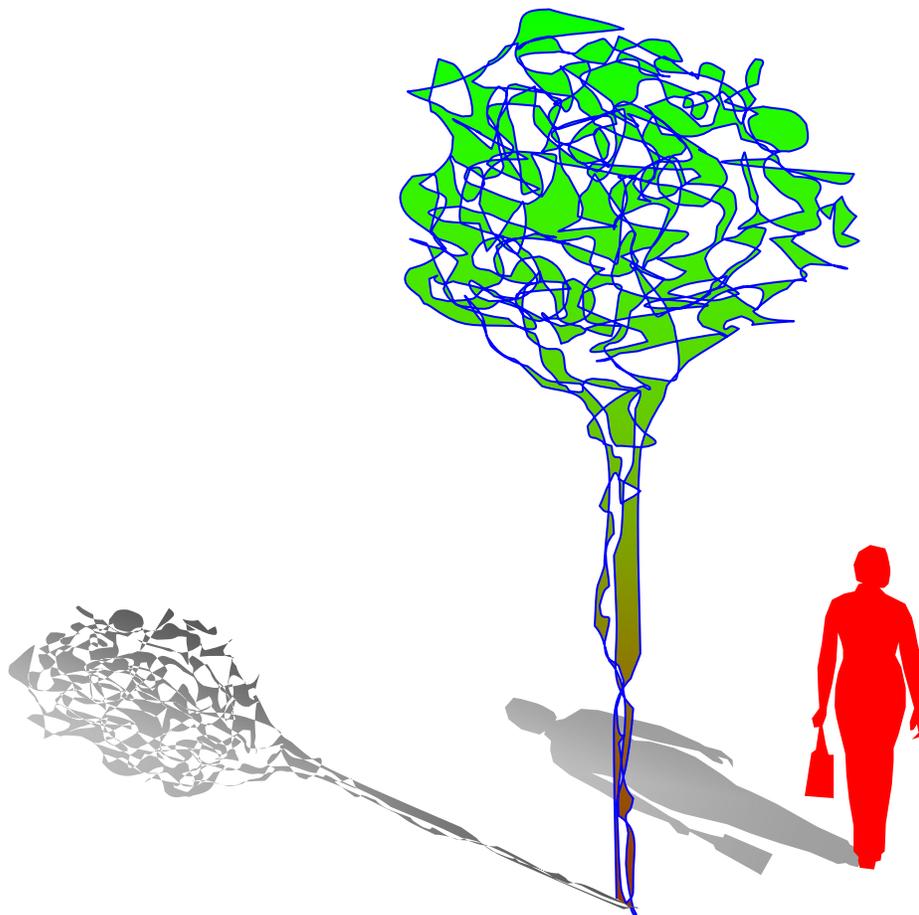


STUART CITY CENTER URBAN DISTRICT STREETSCAPE STANDARDS

OCTOBER 2007



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The Stuart City Center Urban District form based code promotes the concept of a comprehensive and combined street and building relationship. The Streetscape Standards ensure a physical, contextual and visual relationship between buildings, their streets and neighbors. These standards are intended to facilitate and establish a connected environment that encourages pedestrian usage. They also serve to assist property owners in understanding the relationship between the streetscape and the built environment.

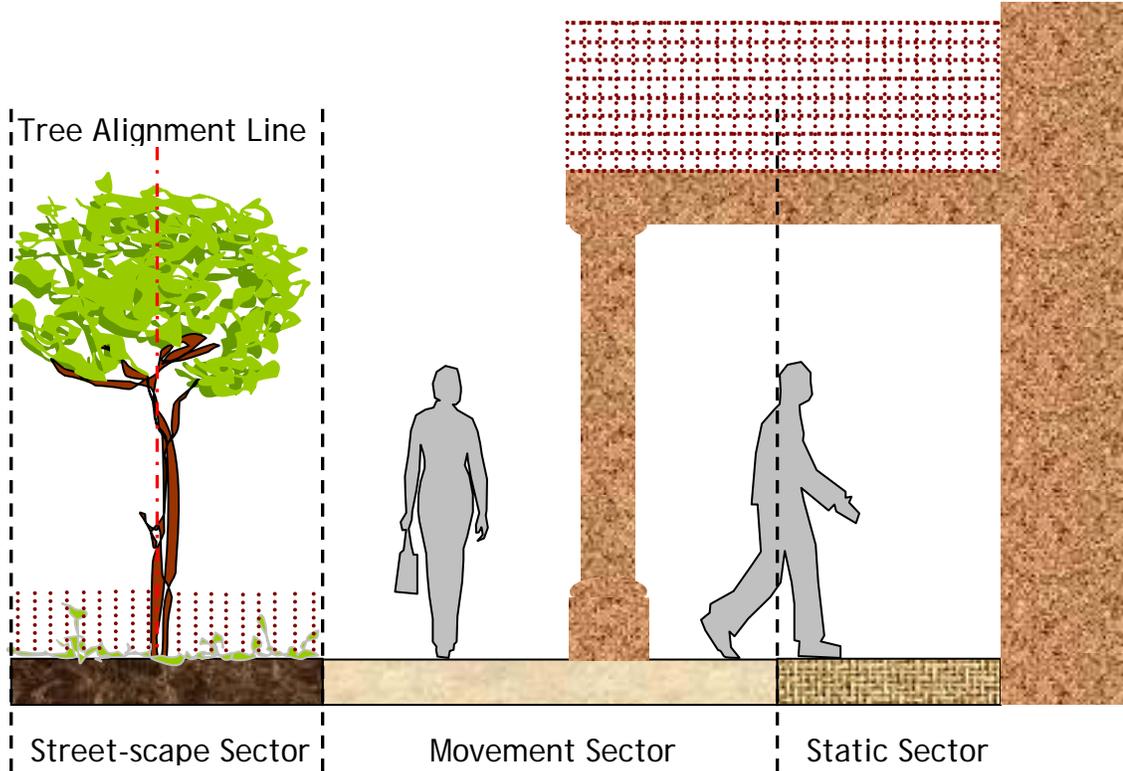


An important and essential part of the intent of this code is the requirement for a unified type and design for street trees, plants and furniture. When positioned with thought, street trees and other furniture perceptibly define the boundaries between public and private space. With this distinction between spaces comes privacy, noise reduction, maintenance of the natural habitat, and conservation of natural resources.

A. GENERAL PRINCIPLES AND INTENT

1.1 SIDEWALKS

Sidewalks not otherwise designated on the typical street cross sections, shall have a minimum of 6 feet width and shall be constructed to meet all City specifications.



Sidewalks within the Urban District shall be designed to have 3 distinct sectors; the static sector (at least 1.5 feet in width), the movement sector (no less than 4 feet in width), and the streetscape sector (up to 6 feet in width). The movement sector shall be constructed entirely of plain poured colored concrete. Arcades may encroach into the movement sector providing a minimum 4ft unobstructed sidewalk is maintained and designated as the movement sector. A variety of paving materials, textures and colors are encouraged in the static and street-scape sectors. Consistency of paving design is required within a project and on each street.

2.1 STREETSCAPE

The building façade that faces the street and the associated pedestrian frontage area receives more attention than the rest of the building and lot. It is therefore important to maintain and encourage quality architectural design to be carried through to the street and the pedestrian level. Streetscape elements, such as brick pavers, benches and waste-bins, throughout the Stuart City Center Urban District must be consistent within a project and the street on which it forms part.

Street Trees are part of an overall streetscape plan, which is designed to give special character to each street and consistency to the Urban District. The desired visual form shall be achieved through the use of native/proven, hardy and locally adapted species. Each street shall have a combination of canopy shade trees, flowering trees and palm trees.

Property owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the static sector, which is the area on the sidewalk within 1.5 feet of the building face.

Trees shall not interfere with pedestrian or vehicular travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the street).

Low metal fencing or railing (no greater than 12 inches in height) that is attractive and durable shall be installed around Street tree planting areas to prevent pedestrian damage. Consistency of fencing design is required within a project and within a street. (Tree fencing shall not be required in locations where the movement sector is less than 5 feet in width.)

2.2 STREET FURNITURE

Benches - Benches will have backs and arm rests, a minimum of one (1) bench will be provided at the street frontage of each project.

Waste Bins -At a minimum, one (1) waste bin will be provided for each property.

Placement and model/type of all street furniture and fixtures will be reviewed by the Development Department and Public Works Department.

2.3 MATERIALS AND CONFIGURATIONS

Wherever the regulating Plan does not show specific street tree placement, trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 feet on center.

At planting, trees shall be at least 2.5 inches in diameter (measured 4 feet above grade) and at least 12 feet in overall height. Species shall be selected from the Urban District Street Tree List.

Except for tree trunks, street lights, civic buildings, public art or monuments, there shall be a clear view between 2 and 10 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.

3.1 ON-STREET PARKING

Parking spaces shall be constructed according to City standards.

On-street parking bulb-outs shall be incorporated into the sidewalk. The parking space/tree planting pattern may be interrupted by existing or proposed new driveways, streets, alleys, and transit stops/stations.

Parking spaces shall be constructed in a manner that allows proper drainage.

4.1 PUBLIC PLAZAS

Surface treatment and materials excluding public art or monument footprint shall have:

- A Minimum 15% pervious surface area (turf, groundcover, soil or mulch). The remaining balance may be pavers, concrete or other acceptable decorative surface.
- A public art project is required in these locations.
- A coordinated, distinctive pattern of paved surfaces, which define the pedestrian nature of the area.

5.1 CIVIC GREENS

Surface treatment and materials excluding public art or monument footprint shall have:

- A Minimum 60% pervious surface area (turf, groundcover, soil or mulch). The remaining balance may be any paved surface including a maximum 30% impervious paved surface.
- A public art project is required in these locations.
- A coordinated, distinctive pattern of paved surfaces, which define the pedestrian nature of the area.

6.1 PUBLIC ART

Public Art shall be provided in accordance with the public Art requirements of the Urban District.

B. STUART CENTER URBAN DISTRICT STREET TREE LIST

The following list contains all species approved for use in the Urban District. It contains native and acceptable adapted species. Species as defined in the City's landscaping code may be used for planting within a lot.

URBAN DISTRICT STREET TREE LIST

A. SHADE TREES

1. Oak - Any species that is native/local
2. Silver Buttonwood
3. Magnolia, Southern

B. FLOWERING TREES

1. Royal Poinciana
2. Crape Myrtle
3. Silver Buttonwood

C. PALM LIKE

1. Royal Palms
2. Canary Island Date Palm
3. Queen Sago