



STREETSCAPE DESIGN GUIDELINES

CREATIVE VILLAGE

CREATED FOR

**CREATIVE VILLAGE DEVELOPMENT,
LLC**

Amended March 13, 2017

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INTRODUCTION

Landscape architecture is the term used to describe the elements of the exterior environment. These elements include the landscaping, streetscaping (including street furniture, bike racks, tree grates, street signage, and street lighting) and hardscaping (pavement and paver block) located within the Creative Village project. These elements are to be considered infrastructure that adds safety, unity and aesthetic enhancements to the public realm. The general location of these elements is identified in the Typical Streetscape Plans section of this document and included in the Planned Development document. The specific, final location of these elements shall be included as part of the construction documents submitted for the Creative Village infrastructure improvements approval process. These guidelines identify appropriate species, materials and products for each of these elements and identify where and how they are to be installed to ensure cohesiveness to the Creative Village character. These guidelines create a menu of elements, which when applied, will establish a sense of community and identity to the appropriate installation of elements located within public spaces.

These design guidelines are intended to serve as direction and guidance for the installation or re-installation of the landscape, streetscape and hardscape features that are intended to be located within the public rights-of-way and/or public spaces in the Creative Village redevelopment project. This document shall serve as a resource for designers, engineers and contractors to ensure that consistent materials and products are utilized when replacement is required as part of maintenance and upkeep of landscape and streetscape components and for construction of new roadways or development projects within the Creative Village development. Utilizing materials and products that are consistent with those approved and installed as part of Creative Village infrastructure improvements shall ensure that a uniform environment is maintained in public spaces, thereby fostering civic pride and professionalism and improving the overall quality of life for Creative Village's residents and visitors.

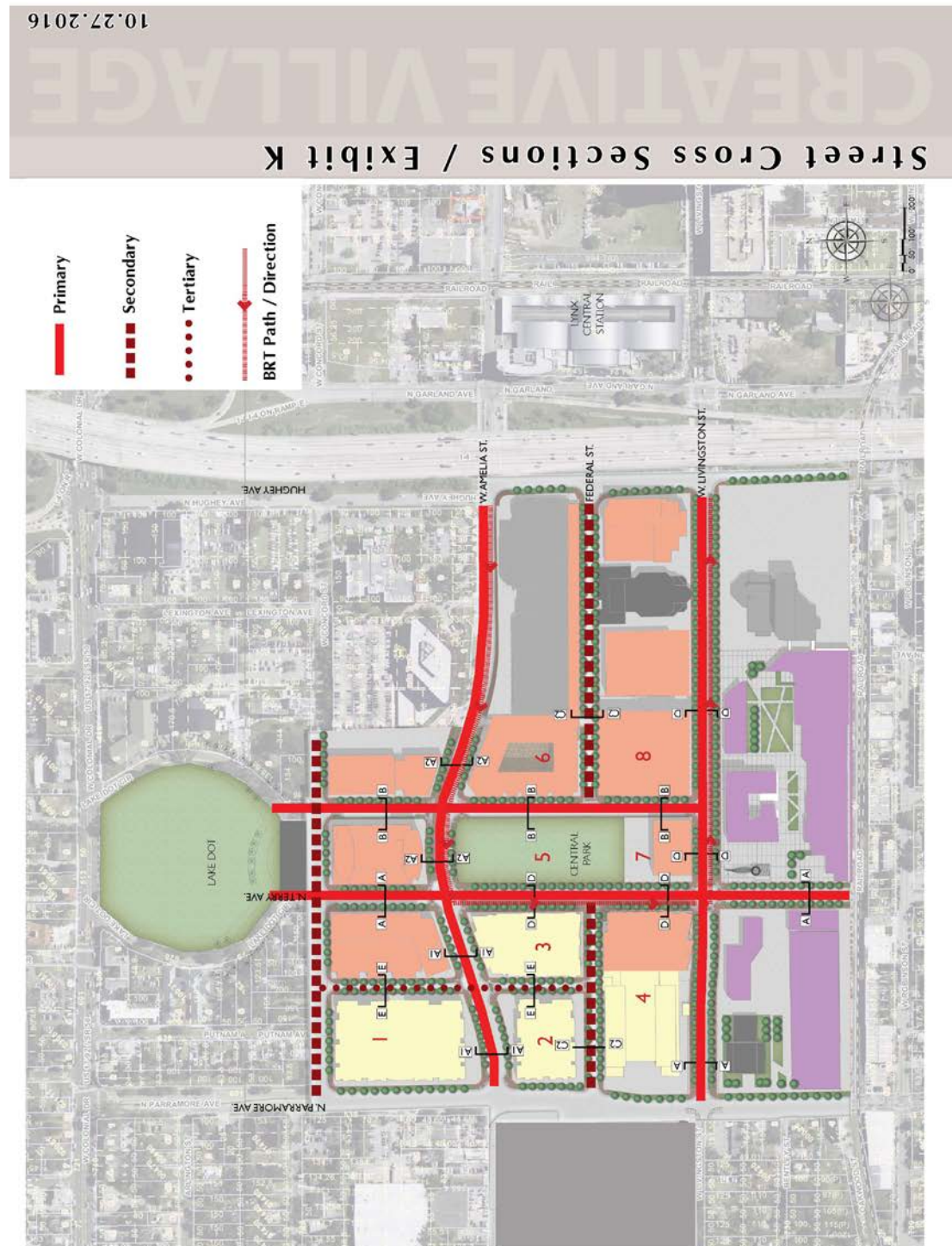
The Creative Village Development Review Committee (CVDRC) will utilize this set of guidelines to review streetscape improvements within the Creative Village project boundaries. All development adjacent to a right-of-way will be subject to these guidelines for right-of-way improvements. Anything not addressed in these guidelines shall be governed by the Downtown Orlando Streetscape Design Guidelines.

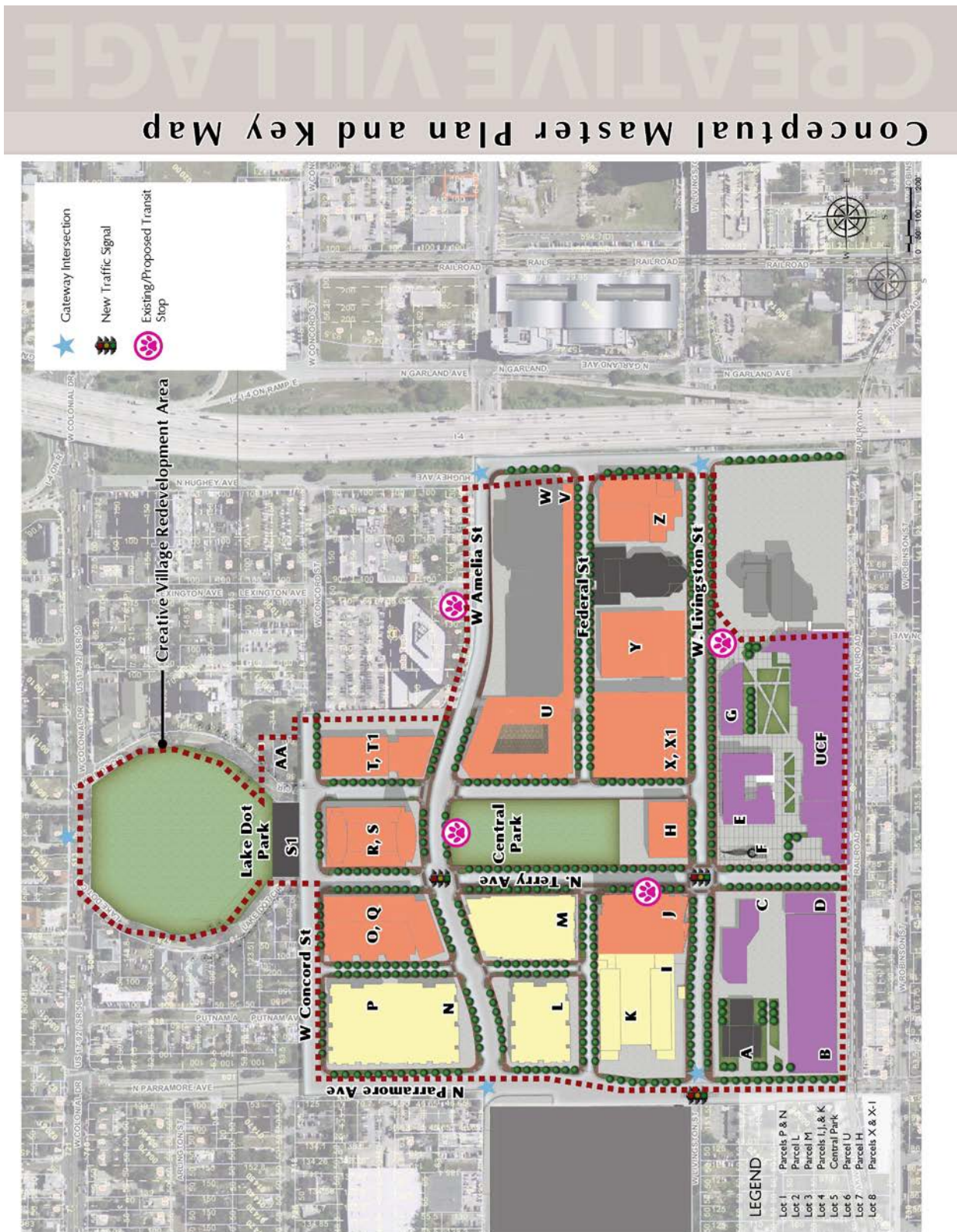
Streets along the edges of the Creative Village shall receive landscape and streetscape applications consistent with the Downtown Orlando Streetscape Guidelines Treatment 4, except in the locations where Creative Village gateway features are permitted. See the Typical Streetscape Plan section for a representative exhibit.

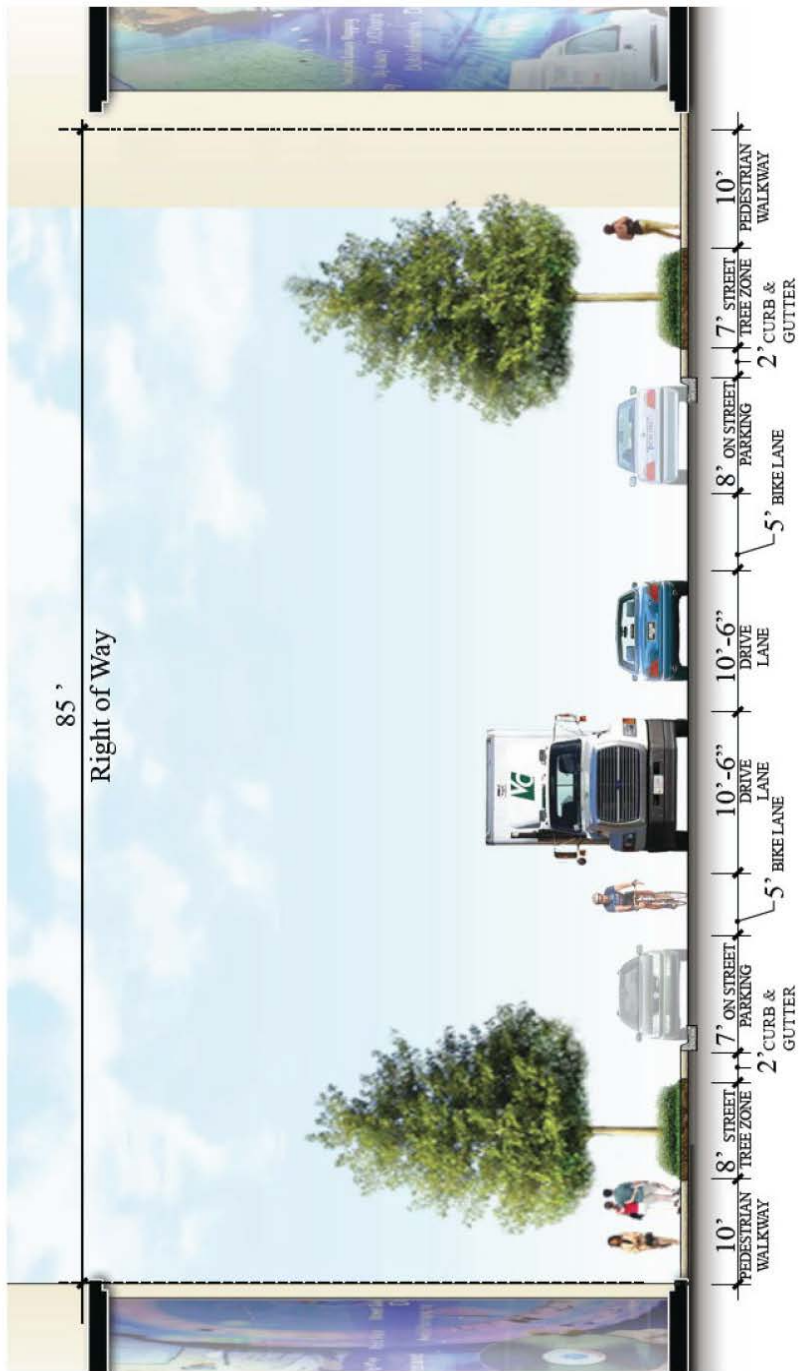
Reference the PD for the street types and cross section details. If the PD is amended, these guidelines shall be revised to be consistent with the PD. The street types and sections are included in this document for clarification and ease of use for designers and reviewers of a project. Coordination must be provided between existing and new sections of streetscape to ensure continuity.

Please reference PD case (ZON2011-00016) and ARB case numbers (ARB2012-00010; ARB2013-00007; ARB2015-00034).

TYPICAL STREET CROSS SECTIONS

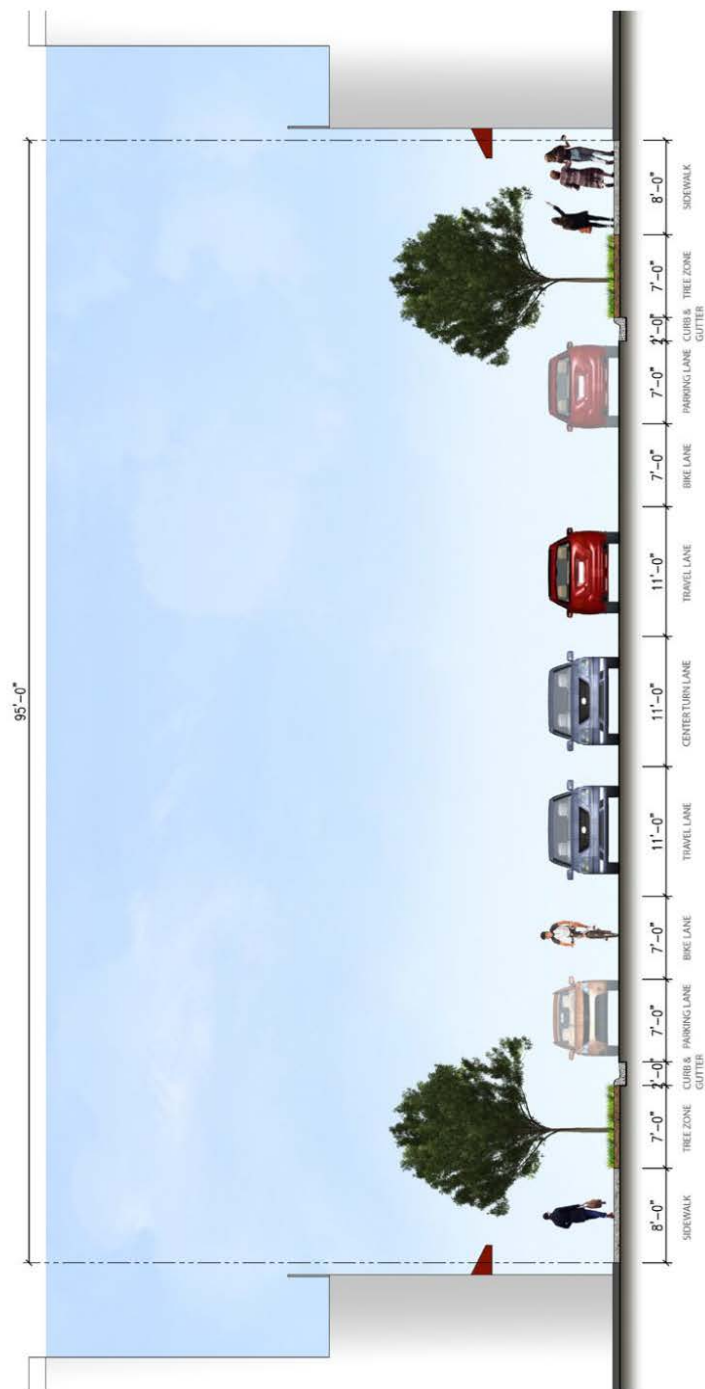






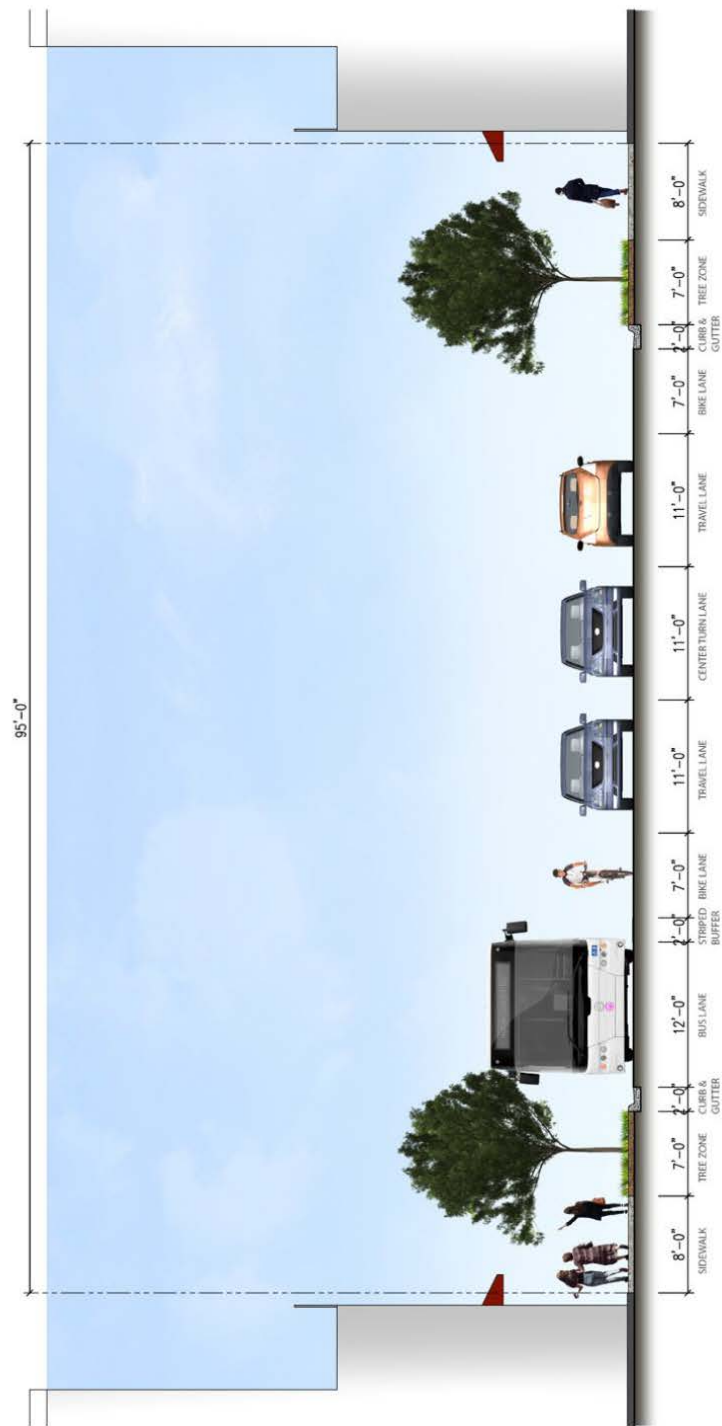
SECTION A - PRIMARY STREET
TYPICAL 2-LANE STREET SECTION W/ ON-STREET PARKING

160193.00 | 03.13.17 CREATIVEVILLAGE / STREET SECTIONS



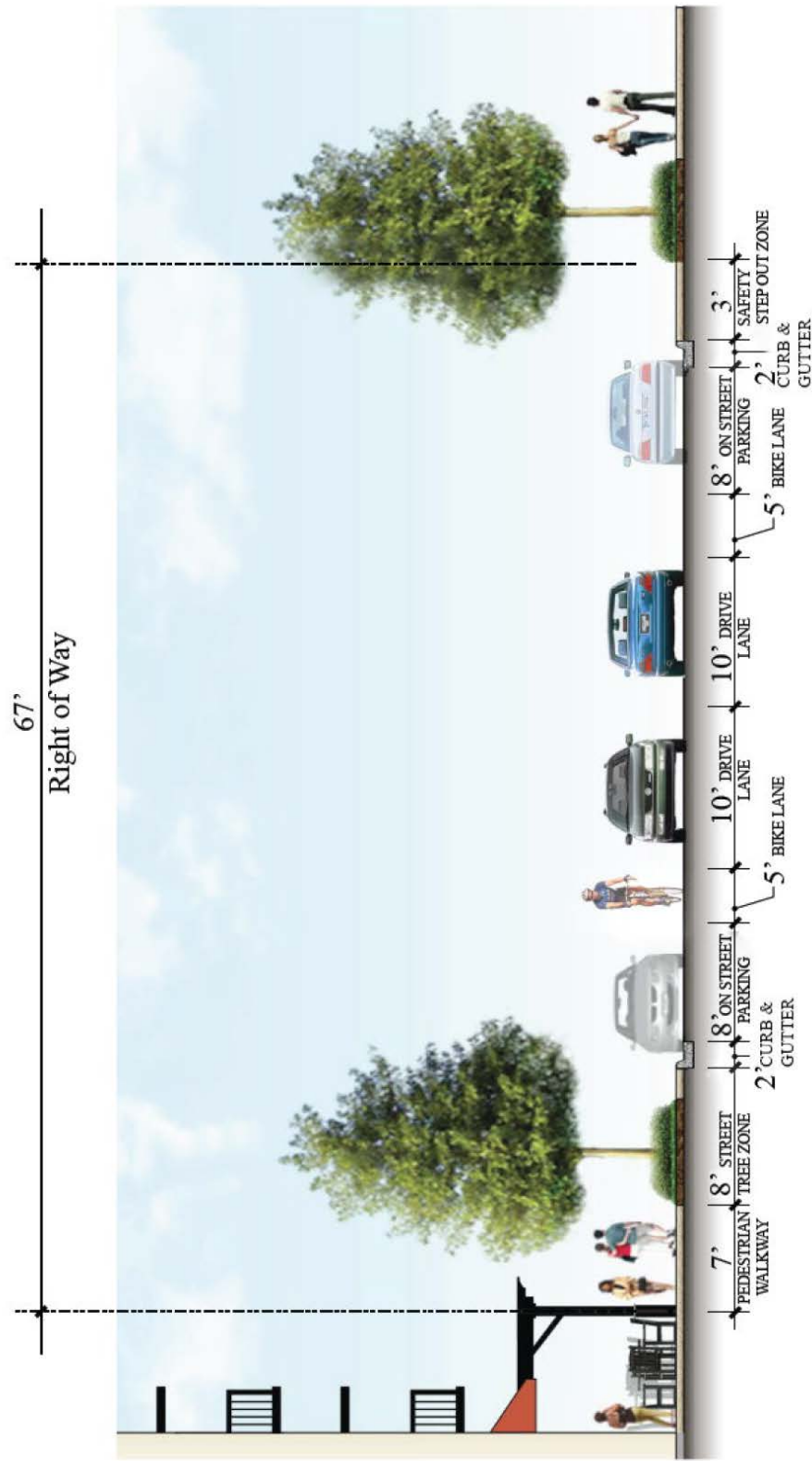
SECTION A1 - PRIMARY STREET
TYPICAL 3-LANE STREET SECTION W/ ON-STREET PARKING

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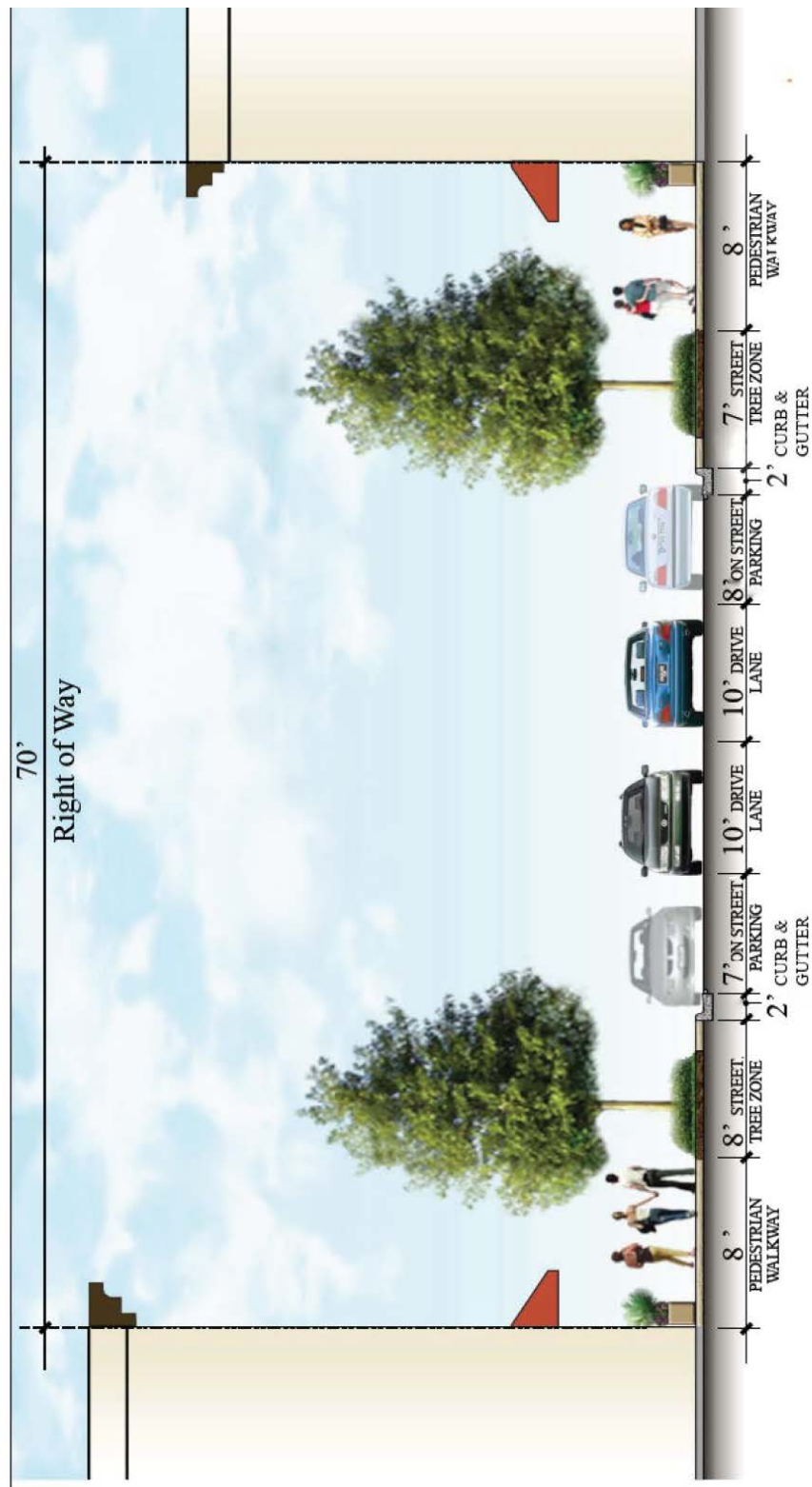


SECTION A2 - BRT ROUTE
TYPICAL 3-LANE STREET SECTION W/ NO ON-STREET PARKING

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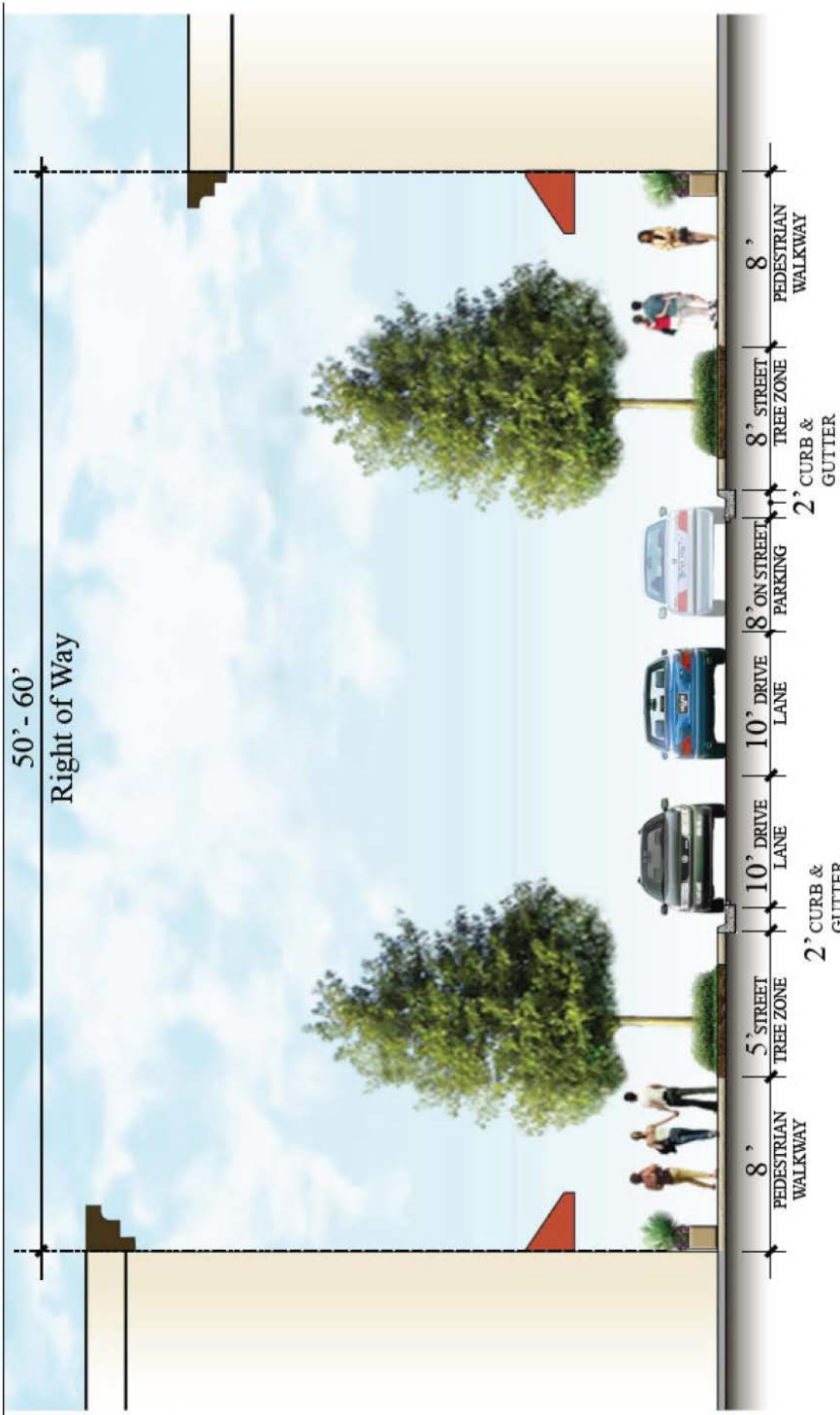
SECTION B - PRIMARY STREET
TYPICAL 2-LANE STREET SECTION W/ ON-STREET PARKING ADJACENT TO PARK



SECTION C - SECONDARY STREET
TYPICAL 2-LANE STREET SECTION W/ ON-STREET PARKING

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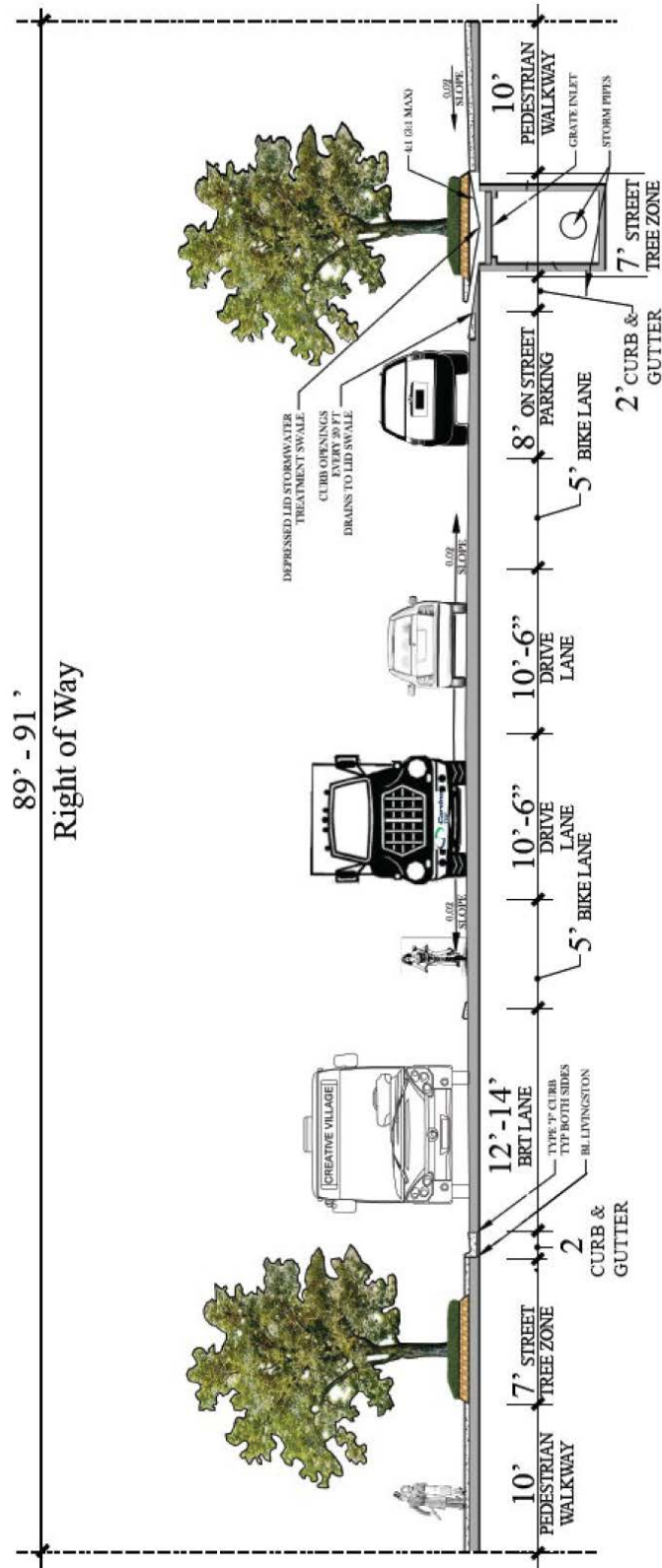




SECTION C2 - SECONDARY STREET
TYPICAL 2-LANE STREET SECTION W/ OUT OR 1 SIDE ON-STREET PARKING
(50' Section Located in front of Bob Carr Only)

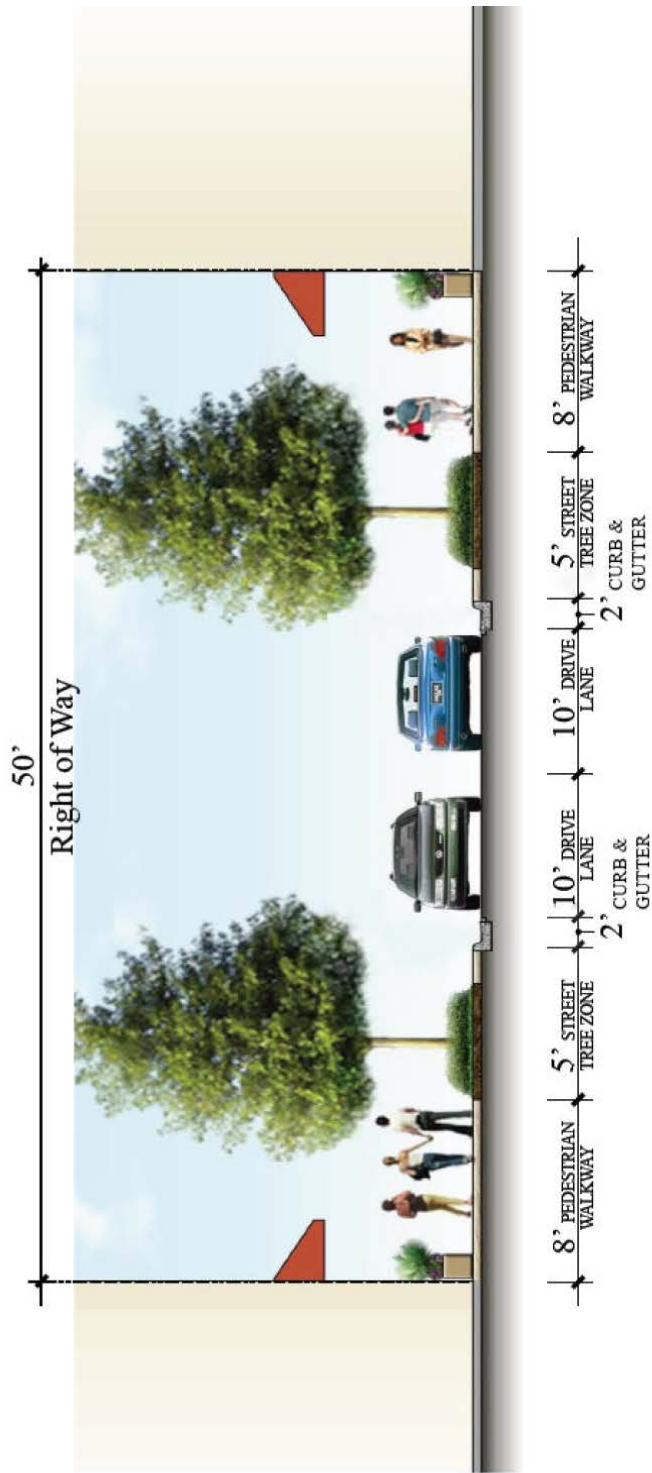
160193.00 03.13.17 CREATIVE VILLAGE / STREET SECTIONS





SECTION D - BRT ROUTE
TYPICAL 2-LANE STREET SECTION W/ ON-STREET PARKING
160193.00 | 03.13.17 CREATIVE VILLAGE / STREET SECTIONS





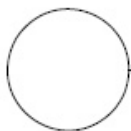
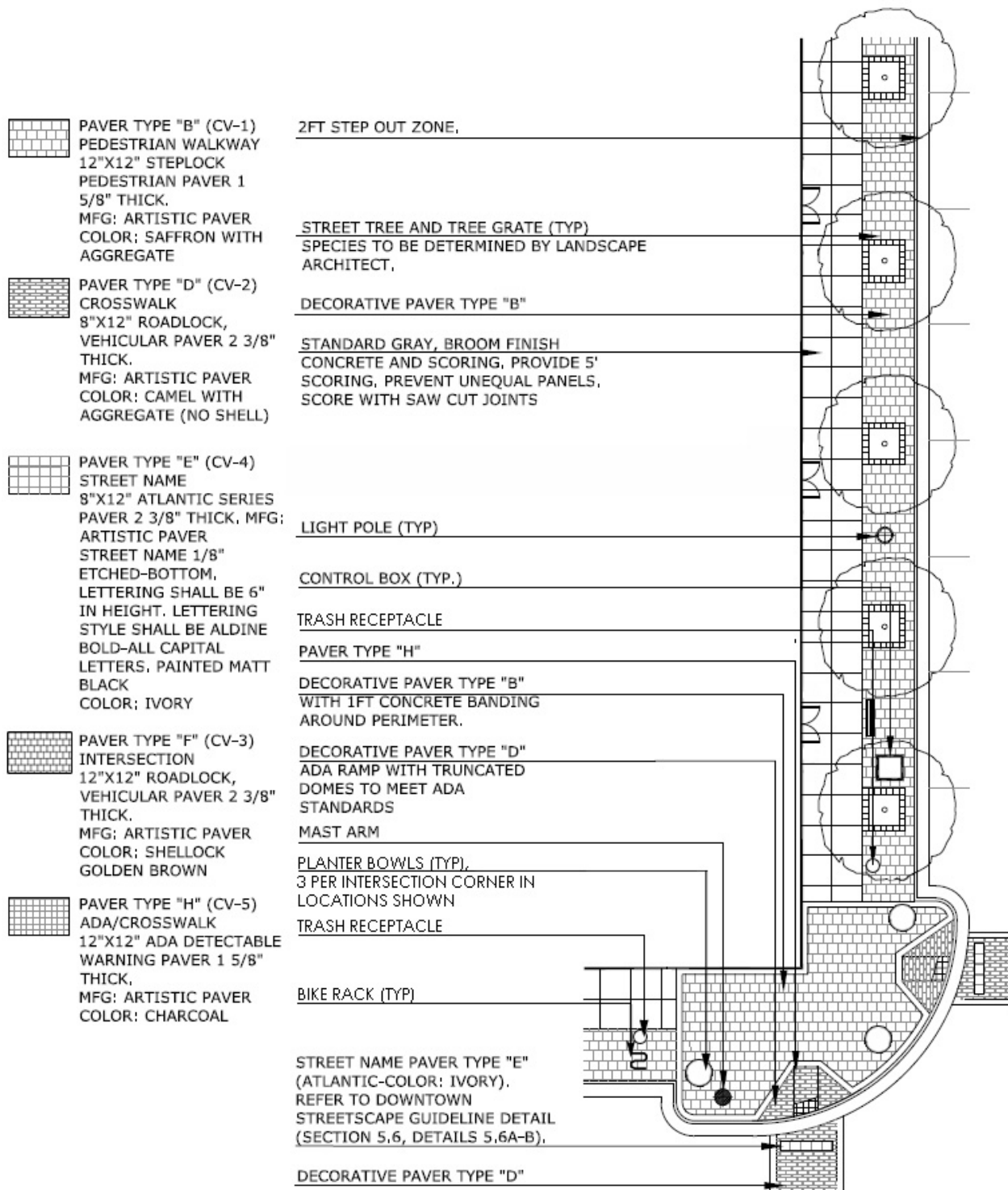
SECTION E - TERTIARY STREET
TYPICAL 2-LANE STREET SECTION





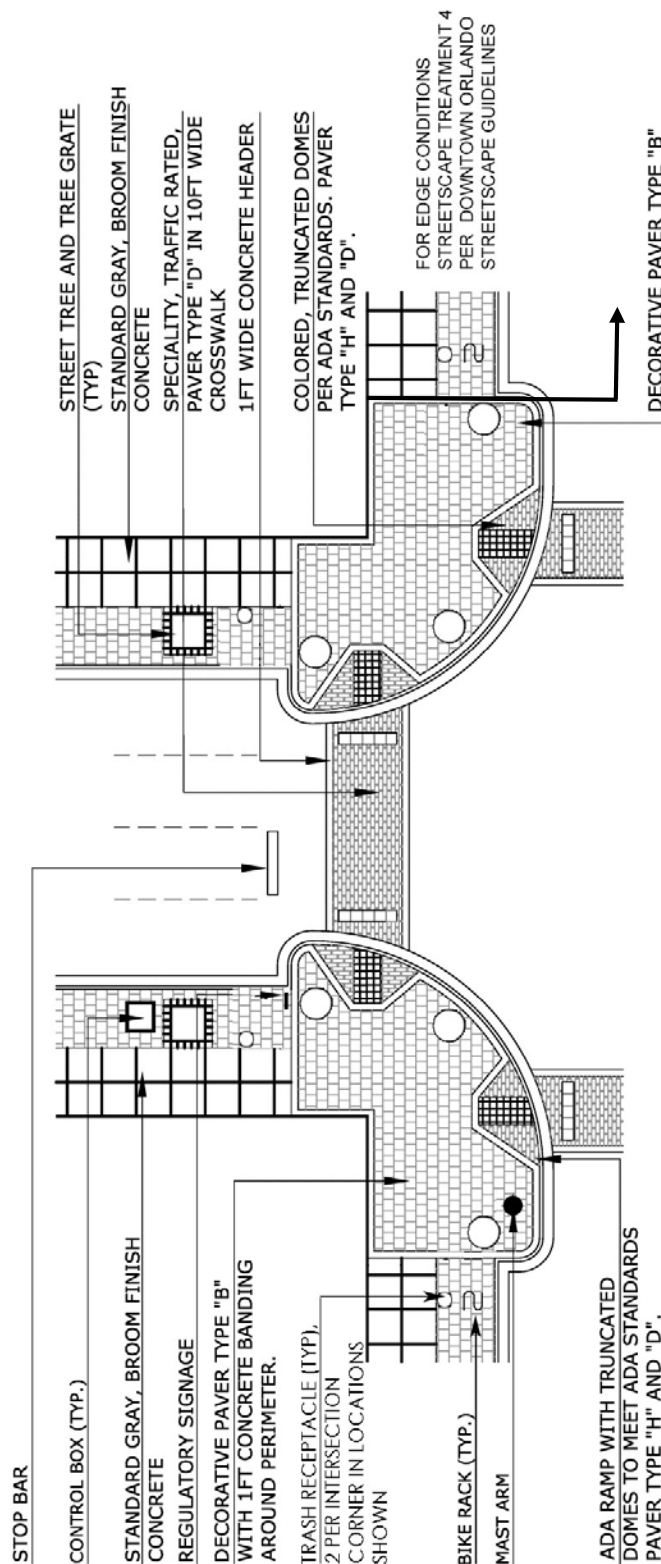
SECTION F - TYPICAL OFF-SITE ADJACENT ROADWAY
STREETSCAPE APPLICATION TO CONFORM WITH THE ORLANDO STREETSCAPE DESIGN GUIDELINES

160193.00 03.13.17 CREATIVE VILLAGE / STREET SECTIONS

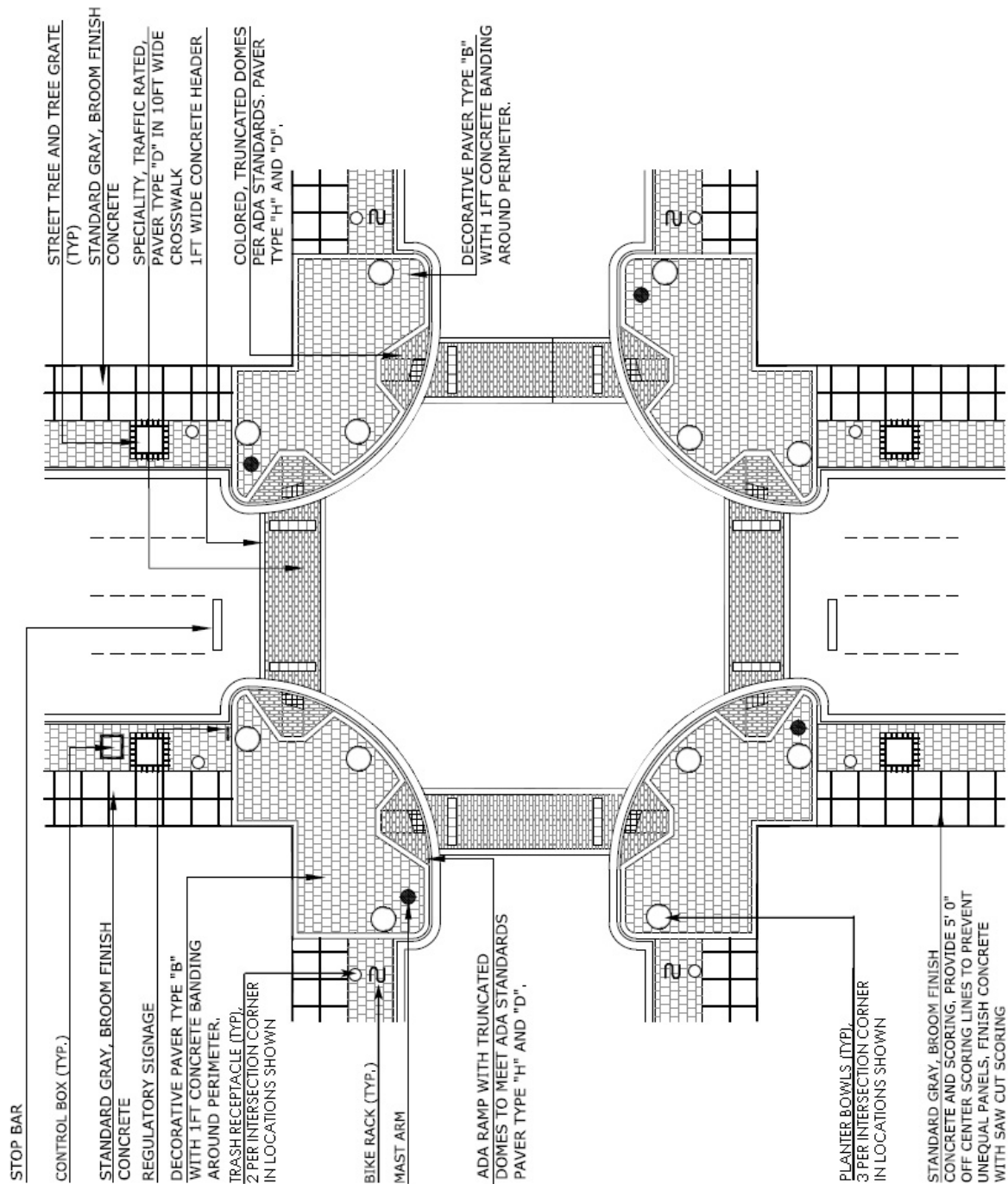


TYPICAL STREETSCAPE PLAN

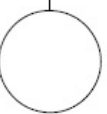
ON-STREET PARKING



TYPICAL GATEWAY ENTRANCE STREETSCAPE PLAN



TYPICAL CROSSWALK AND INTERSECTION STREETScape PLAN



HARDSCAPE

The use of various pavement materials in sidewalks and streets will be incorporated to add visual interest and promote pedestrian and vehicular safety within the Creative Village project. The contrast between alternative pavement material, such as colored pavers, asphalt and concrete, creates a change in pavement feel for pedestrians and drivers which identifies a location that requires extra awareness, as a pedestrian and vehicular encounter may occur. Decorative paver design shall be included as part of the Creative Village infrastructure construction drawings and should be used in public and private ground level courtyards, plazas and open gathering spaces to ensure a cohesive and attractive pedestrian environment.

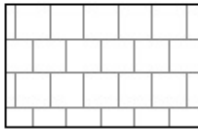
The following details provide the proposed type, size, color and location for the various pavers within the Creative Village project. Final material samples were reviewed and approved (ARB2013-00007) by the ARB. The block details included in these design guidelines will be part of the approved Creative Village design documents and shall constitute the required replacement parameters when necessary. In the event of required replacement due to regular deterioration, acts of vandalism, accidental circumstances or construction conducted within the Creative Village project limits only the paver material included in the approved design documents shall be utilized. Once approved in the Creative Village design documents, alternative hardscape design and materials shall be reviewed by the Creative Village Development Review Committee (CVDRC). Approved deviations shall be included as an amendment to this document. Required variations to the proposed design due to site specific conditions or other similar constraints may be permitted if coordinated with the City and reviewed by the CVDRC.

Traffic signal poles, traffic control boxes, wireless utility poles and above ground utility box locations have been coordinated and a preferred location identified to limit impacts on the pedestrian movement. Preferred locations of traffic control boxes and above ground utilities have been located away from the primary pedestrian corridor per the Typical Streetscape Plan, and where possible, should be integrated within buildings.

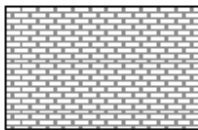
All utilities (public and private) including communication facilities inside ROW must meet city code. Location and design for any above grade installation must be approved through CVDRC. Above grade communication facilities should match the Creative Village standard utility pole. Utility boxes in the ROW should be road-rated. All concrete footers should be at grade.

NOTE: All utility related items shall be painted to match adjacent paver color (*RAL 9006 white - light grey - aluminum*).

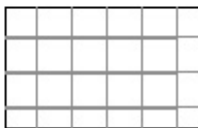
HARDSCAPE DESIGN DETAILS



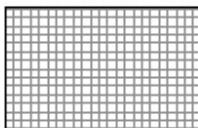
PAVER TYPE "B" (CV-1)
PEDESTRIAN WALKWAY
12"X12" STEPLOCK
PEDESTRIAN PAVER 1 5/8" THICK.
MFG: ARTISTIC PAVER
COLOR: SAFFRON WITH AGGREGATE
CLEAN, THEN SEAL AFTER INSTALLATION
SEALER: SCOFIELD SYSTEMS CEMENTONE
CLEAR SEALER (TD-4630.11) AND SCOFIELD
TRACTION ADDITIVE (TD-1638.03)



PAVER TYPE "D" (CV-2)
CROSSWALK
8"X12" ROADLOCK,
VEHICULAR PAVER 2 3/8" THICK.
MFG: ARTISTIC PAVER
COLOR: CAMEL WITH AGGREGATE (NO SHELL)
CLEAN, THEN SEAL AFTER INSTALLATION
SEALER: SCOFIELD SYSTEMS CEMENTONE
CLEAR SEALER (TD-4630.11)



PAVER TYPE "E" (CV-4)
STREET NAME
8"X12" ATLANTIC SERIES PAVER 2 3/8" THICK.
MFG: ARTISTIC PAVER
STREET NAME 1/8" ETCHED-BOTTOM.
LETTERING SHALL BE 6" IN HEIGHT, LETTERING
STYLE SHALL BE ALDINE BOLD-ALL CAPITAL
LETTERS, PAINTED MATTE BLACK
COLOR: IVORY



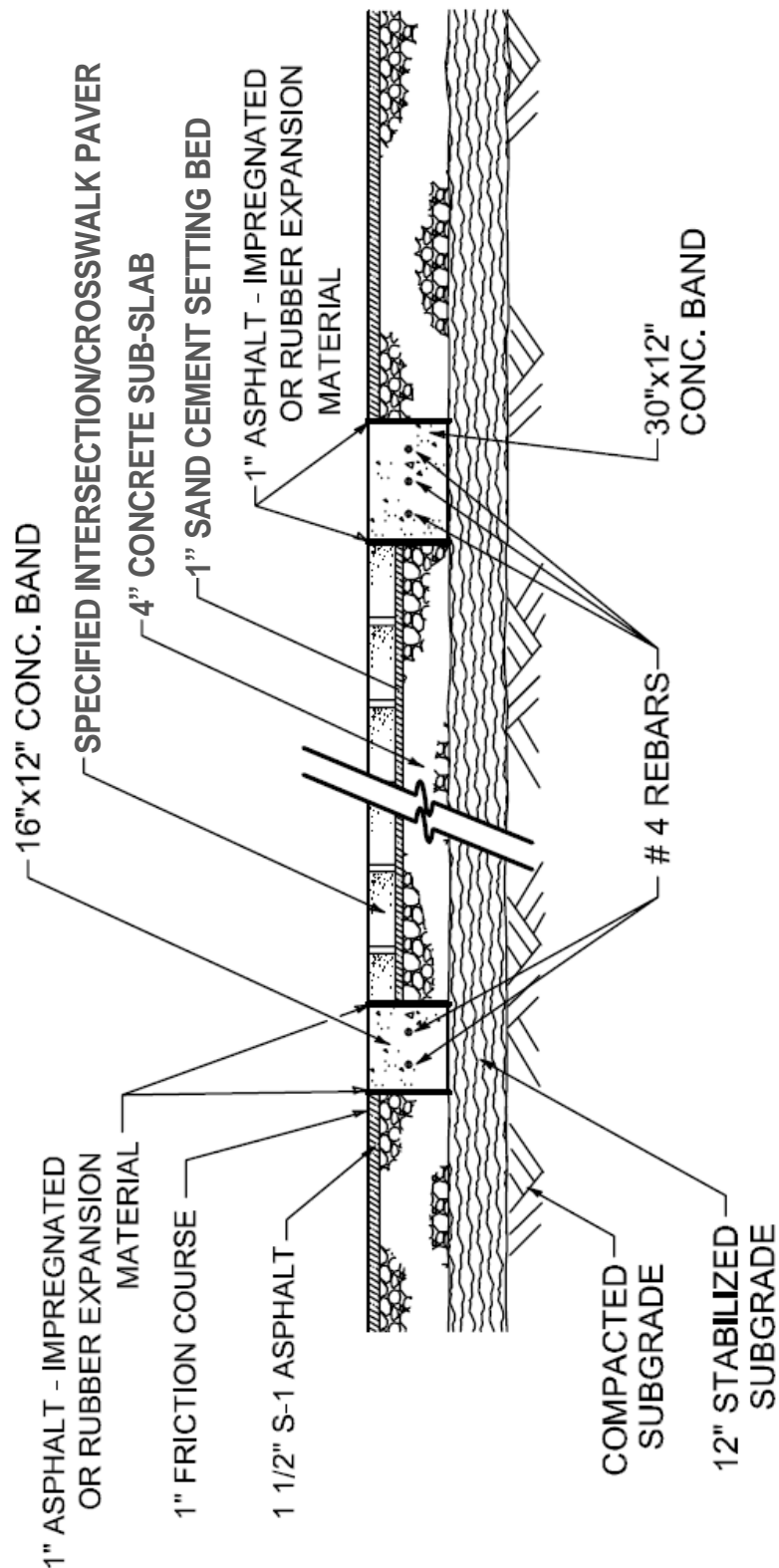
PAVER TYPE "H" (CV-5)
ADA/CROSSWALK
12"X12" ADA DETECTABLE WARNING
PAVER 1 5/8" THICK.
MFG: ARTISTIC PAVER
COLOR: CHARCOAL
CLEAN, THEN SEAL AFTER INSTALLATION
SEALER: SCOFIELD SYSTEMS CEMENTONE
CLEAR SEALER (TD-4630.11)

STREET NAME IDENTIFIERS

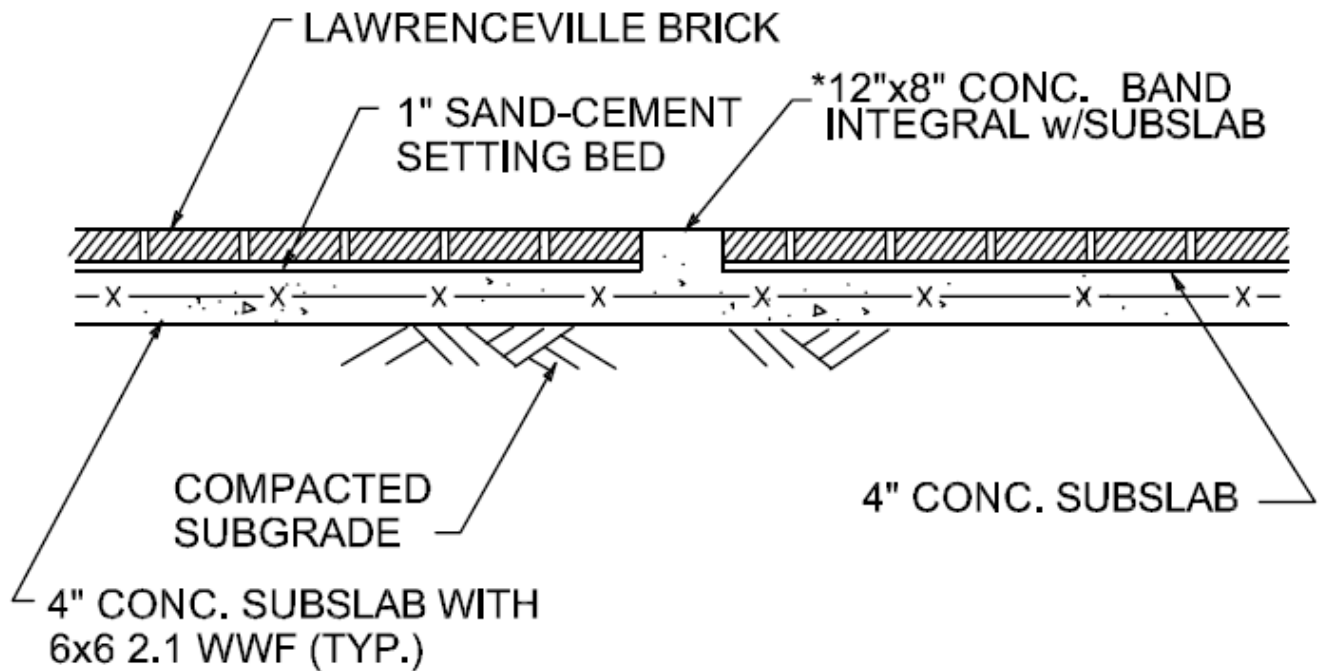
Street names shall be sand-blasted and lithochromed in matte black lettering onto the top surface of the paver. Lettering shall be 6" height, aldine bold all capital letters.

MATERIAL LEGEND

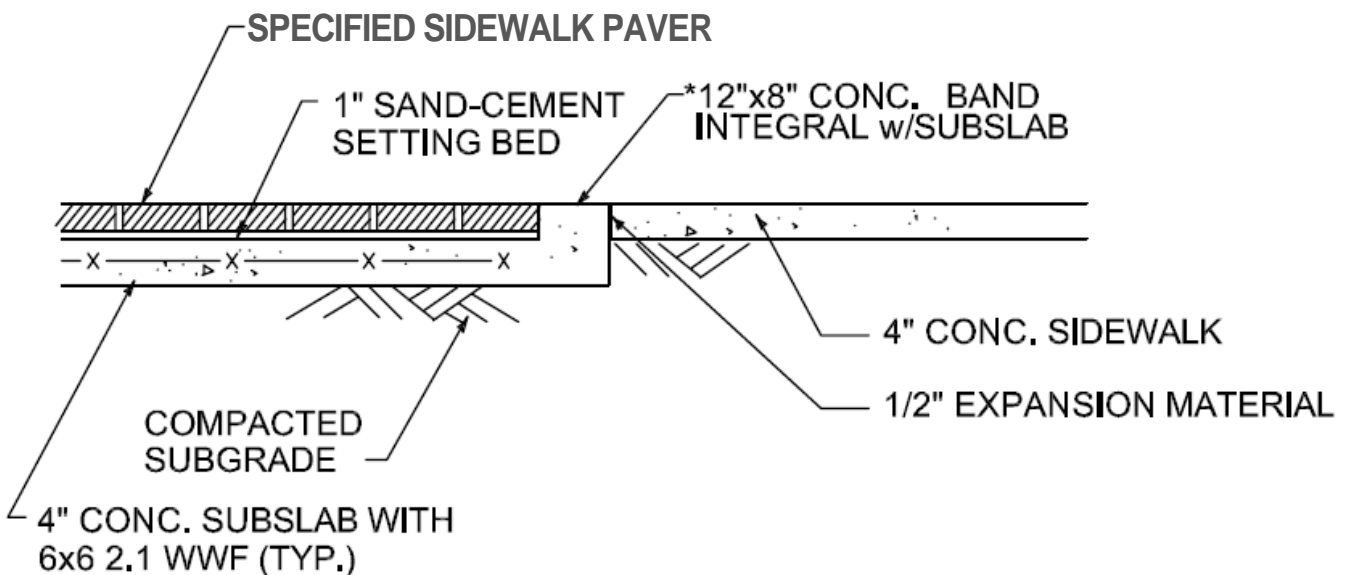




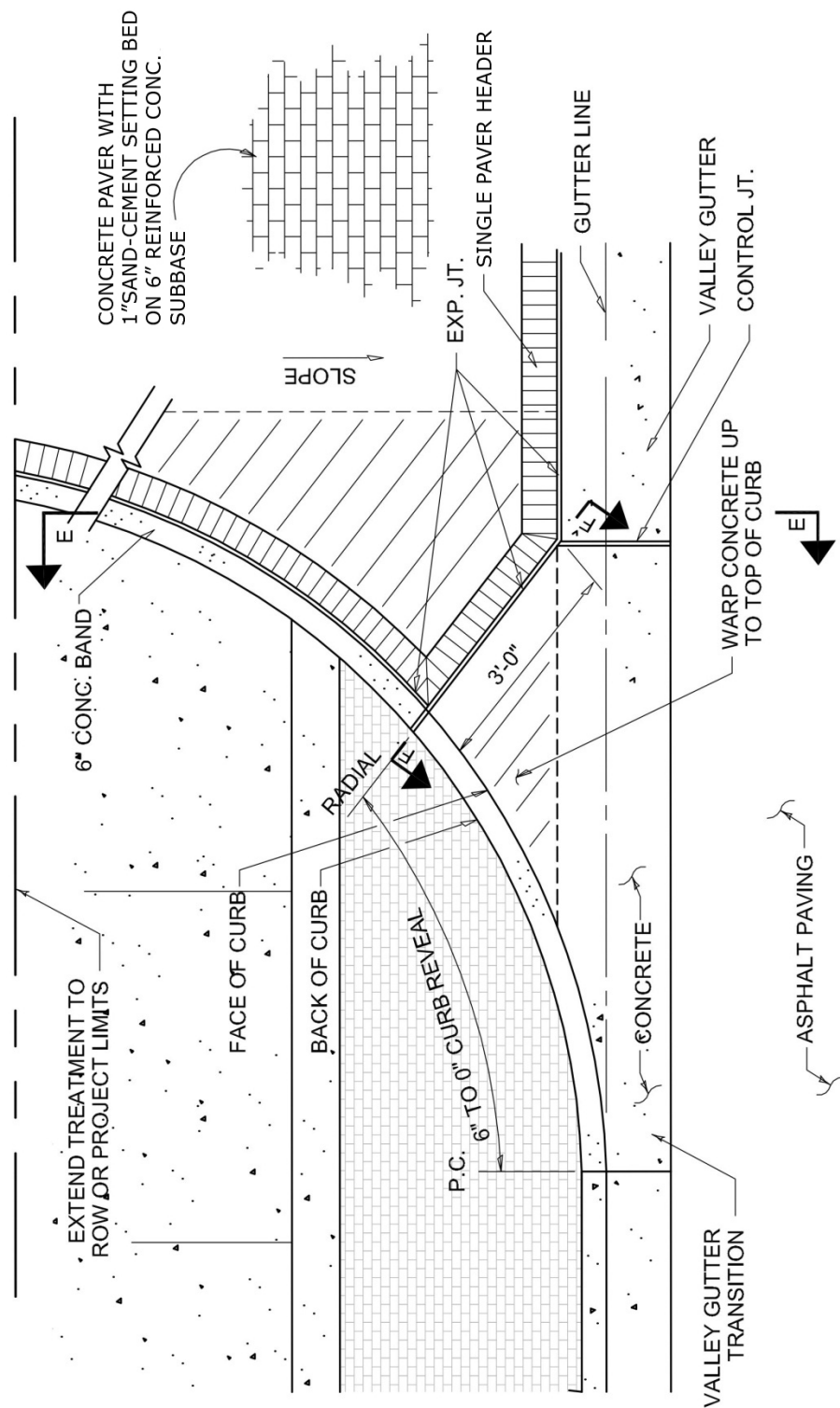
CROSS SECTION: PAVER WITHIN ROADWAYS



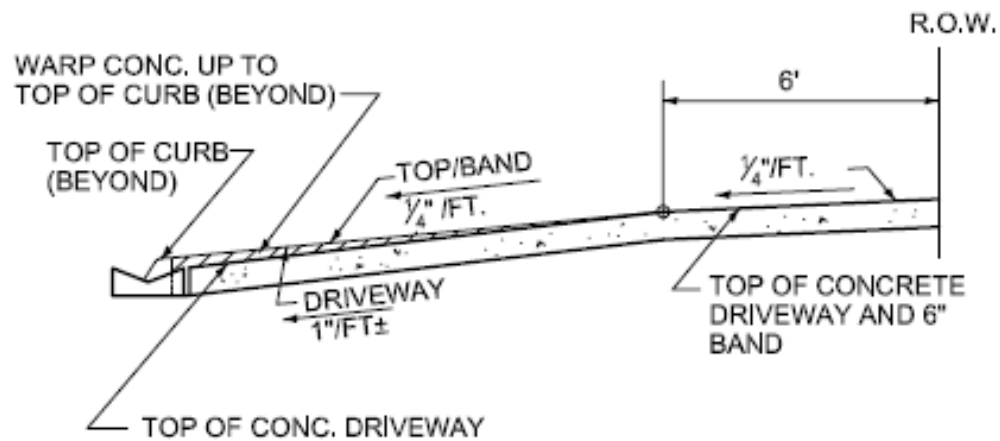
CROSS SECTION: PAVER ABUTTING PAVER



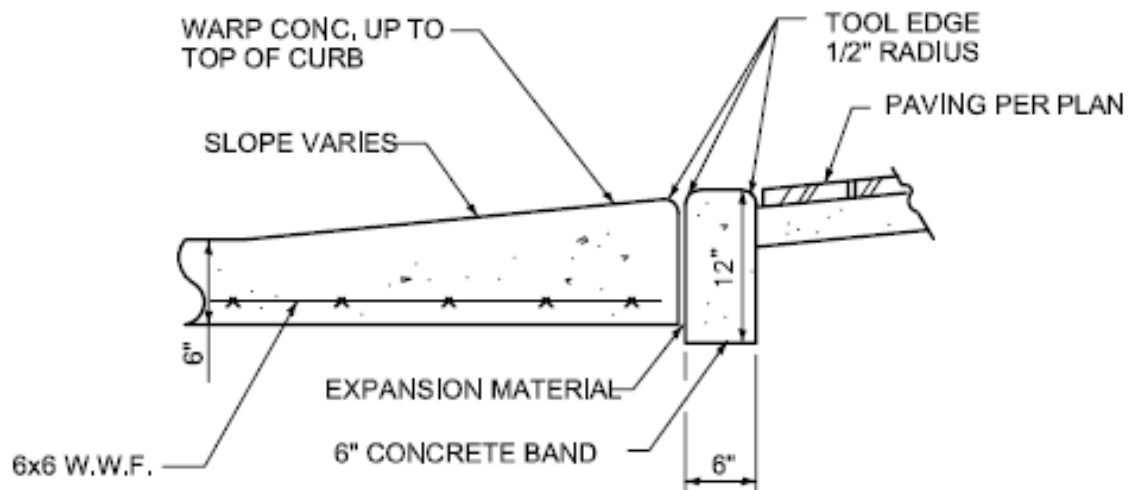
CROSS SECTION: PAVER ABUTTING CONCRETE SIDEWALK



MID-BLOCK DRIVEWAY DETAIL



SECTION E-E



SECTION F-F

MID-BLOCK DRIVEWAY SECTIONS DETAIL

STREET FURNITURE

The streetscape features included as part of the Creative Village project have been selected to promote the walkability of the project by creating within Creative Village and the surrounding neighborhoods a uniform outdoor environment with the necessary amenities appropriately located throughout the available public spaces. Creating a walkable environment promotes the safety, comfort and convenience of pedestrian travel through and within the project and creates an active atmosphere where people gather and interact on a daily basis.

The streetscape features included within the Creative Village project, including but not limited to street benches, trash receptacles, bicycle racks, street lights, planter pots, and tree grates have been selected to complement the adjoining neighborhoods, as well as the unique characteristics of the area.

The streetscape elements included as part of the Creative Village project are conceptually located in the Typical Streetscape Plan and shall be included as part of the overall Creative Village infrastructure construction drawings reviewed prior to development. Upon approval, these plans will be adopted by reference as part of these Design Guidelines and establish the basis for the replacement of streetscape features within the Creative Village project.

Replacement of streetscape items due to regular deterioration, acts of vandalism, accidental circumstances or construction conducted within the Creative Village project limits shall utilize the product specifications included in the following section. If a substitute manufacturer or item is requested, it shall be approved by the CVDR.

Final product specifications and details for each streetscape item shall be included as part of the approved Creative Village construction drawings.



Street Benches

Seating shall be incorporated into the development along all pedestrian corridors in a manner that does not inhibit or impede pedestrian circulation along the sidewalks and does not inhibit the ability of a vehicle passenger from safely and easily entering and exiting a car parked along a street. Benches shall be placed along sidewalks in unobtrusive locations and should also be considered in private open spaces such as front setback areas and plazas.

- Suggested Product: Plexus II - Landscape Forms (or approved equivalent). Install custom vertical element between seats. Profile to be approved by staff. Color - Silver

Bicycle Racks

To promote a healthy and active lifestyle, as well as the use of alternative means of transportation, bicycle racks will be installed along the primary pedestrian corridors. Bike racks will be located in a manner that does not inhibit or impede pedestrian circulation along the sidewalks and does not inhibit the ability of a vehicle passenger from safely and easily entering and exiting a car parked along a street. It is intended to provide bicycle parking and storage within the proposed residential, office and educational buildings to encourage the users to utilize a healthy, alternative method of transportation.



- Suggested Product: Flo (3 Bike Rack)–Landscape Forms (or approved equivalent). Color-Silver



Trash Receptacles

Trash receptacles shall be placed at each street corner throughout the Creative Village project and mounted to street lights as shown as part of the approved Construction Drawings. Installation of recycling containers should be similar in design to the trash receptacles. Trash receptacles are located along streets in unobtrusive locations and should be considered in private open spaces, such as front setback areas and plazas.

- Suggested Product: - Plexus II Trash Receptacle (15 gallon pole mounted or freestanding or 30 gallon freestanding) - Landscape Forms (or approved equivalent. Color-Silver

Tree Grates

To promote the walkability of the Creative Village project, street grates have been added to various tree wells to “expand” the pedestrian travel area of the sidewalks while still integrating street trees. Careful consideration has been taken to select a tree grate that is not only aesthetically appropriate, but pedestrian-friendly and accommodates various types shoe soles.



- Suggested Product: Oblio (60-inch square with expandable center rings) - Iron Age Designs / Raw Finish (or approved equivalent)

Planter Pots

The hardscape design proposed within Creative Village has been simplified so as not to create visual competition with the expected detail-rich building architecture. As such, large planter bowls with clean lines are proposed at each intersection to add a visual accent within the pedestrian corridor that complements but does not compete with the building architecture. Mission White was selected as a neutral color that complements the streetscape pavements. If desired, tenants may accent building entrances with matching upright planters.



These steel reinforced concrete planters will be used to augment the overall visual quality of Creative Village by supplementing the landscape within the pedestrian spaces. All pots shall be planted with Sansevieria 'Black Coral'. These hardy, low maintenance plants will keep with the contemporary streetscape elements and site furnishings and provide a clean backdrop for any additional seasonal or locational plantings. The planters will be permanently installed.

As shown in the Typical Streetscape plan, the intent is to utilize three (3) large planter bowls within the sidewalk at each intersection corner.

Suggested Products:

- Planter Bowls: Cascade Planter QR-CE4818 (48" diameter x 18" height) steel reinforced concrete – Finish: Craftsman Etch – Color: Mission White - Quick Crete Products Corp. (or approved equivalent)
- Upright Planters: Cascade Planter QR-CE3036 (30" diameter x 36" height) steel reinforced concrete – Finish: Craftsman Etch – Color: Mission White - Quick Crete Products Corp. (or approved equivalent)

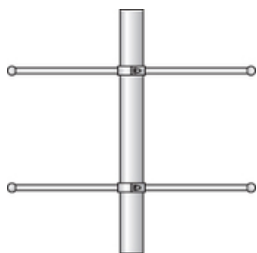
Traffic Signal Mast Arm Assemblies

Within Creative Village, the preferred traffic signal poles and mast arms are Pole Type 4, Non-fluted Pole with Luminaire Straight Arm included in the Seminole County 2011 Standard Mast Arm Drawings. However, the specific product type shall be coordinated with the City of Orlando's Transportation Engineering Division to ensure conformance with current City signalization standards.

Street Lights and Wireless Utility Poles

A sleek, modern-styled street light fixture will be utilized along all streets within the Creative Village project for enhanced aesthetics. Generally silver poles and top housing are proposed. Other colors shall be approved by the ARB through the use of material samples. Single fixtures are preferred and shall be spaced to meet applicable illumination requirements. Future private development within the Creative Village project shall complement the design of the fixtures in look and color. A paired street light design on each side of the new roads is proposed.

- Product: Beacon Slide (LED) Luminaire, Flat Top, Flat Shade, 4.0 inch diameter aluminum pole, with electrical receptacle at the top and domus base – Color: Metallic Titanium (or approved equivalent).



- Product: Breakaway Banner Arm, Color Specification- Color: Metallic Titanium (– Beacon (or approved equivalent)).

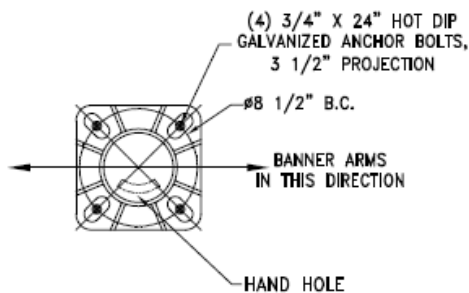
*See Page 26 for typical street light cross section.

Electrical Receptacles

Electric receptacles shall be installed at the base of each street tree or street light pole along the primary streets, as well as at the top of each street light pole. Electrical receptacles shall be installed within the furniture zone, such as on light poles or within tree wells. Receptacle locations shall be coordinated with the City and OUC during design development. The electrical outlet box shall be mounted at a minimum 8 to 12-inches above adjacent finished grade and include a locking cover. Outlets located in areas proposed for festival or market activities should include a meter.

Miscellaneous

All miscellaneous metal items such as street signs, Lymmo stops, light bollards, etc. shall be silver as any deviation shall be approved by the CVDRRC.



BASE FOOTPRINT

JOB NAME: CREATIVE VILLAGE

QTY: TBD

CATALOG NO: SLD/2S/NN/48NB-110/5K/T5W/UNV/PEC/FLT/FTS/MT
AA-0015X2BA/TO/MT AA-0017X2/TO/MT
DOMU/5/MT SH05/S/16/5M/TN/2XGFI-IU/MT

ALL CAST ALUMINUM PARTS ARE COPPER FREE ALLOY A356
ALL EXTRUDED ALUMINUM PARTS ARE ALLOY 6061-T6

LENS: TYPE T5W LED LENSES

LIGHT: 48 LED, ENGINE AND DRIVERS COMBINATION

VOLTAGE: 120 THROUGH 277 VOLTS Hz: 60

ELECTRICAL OPTION: PHOTOCELL

FIXTURE SHALL BE NRTL LISTED FOR WET LOCATION

FASTENERS: ALL FASTENERS ARE STAINLESS STEEL

(TAMPER RESISTANT OPTIONAL, SPANNER HD (SNAKE EYE) SPECIAL TOOL
REQUIRED, NOT PROVIDED)

FINISH: BEACOTE V

POLYESTHER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
COLOR BASIC METALLIC TITANIUM

DRAWING NUMBER: SUBMIT/SUB-0008555-C SM 06/10/13

APPROVED BY: _____
SM HT

SALES ORDER NUMBER: _____

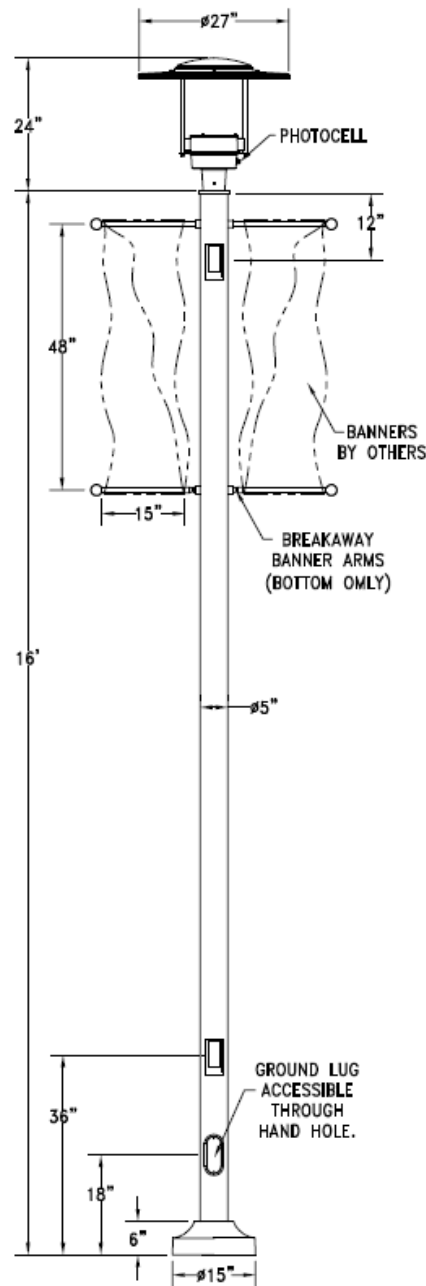
COMPANY NAME: _____

SPECIFIER NAME: _____

SIGNATURE: _____ DATE: _____

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COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORIZED
PERSON OR ENTITY, EITHER WHOLLY OR IN PART WITHOUT OUR CONSENT

SHOE BASE, 5" SMOOTH POLE, DOMUS
BASE COVER WITH SLD/2S/NN LUMINAIRE



LANDSCAPE

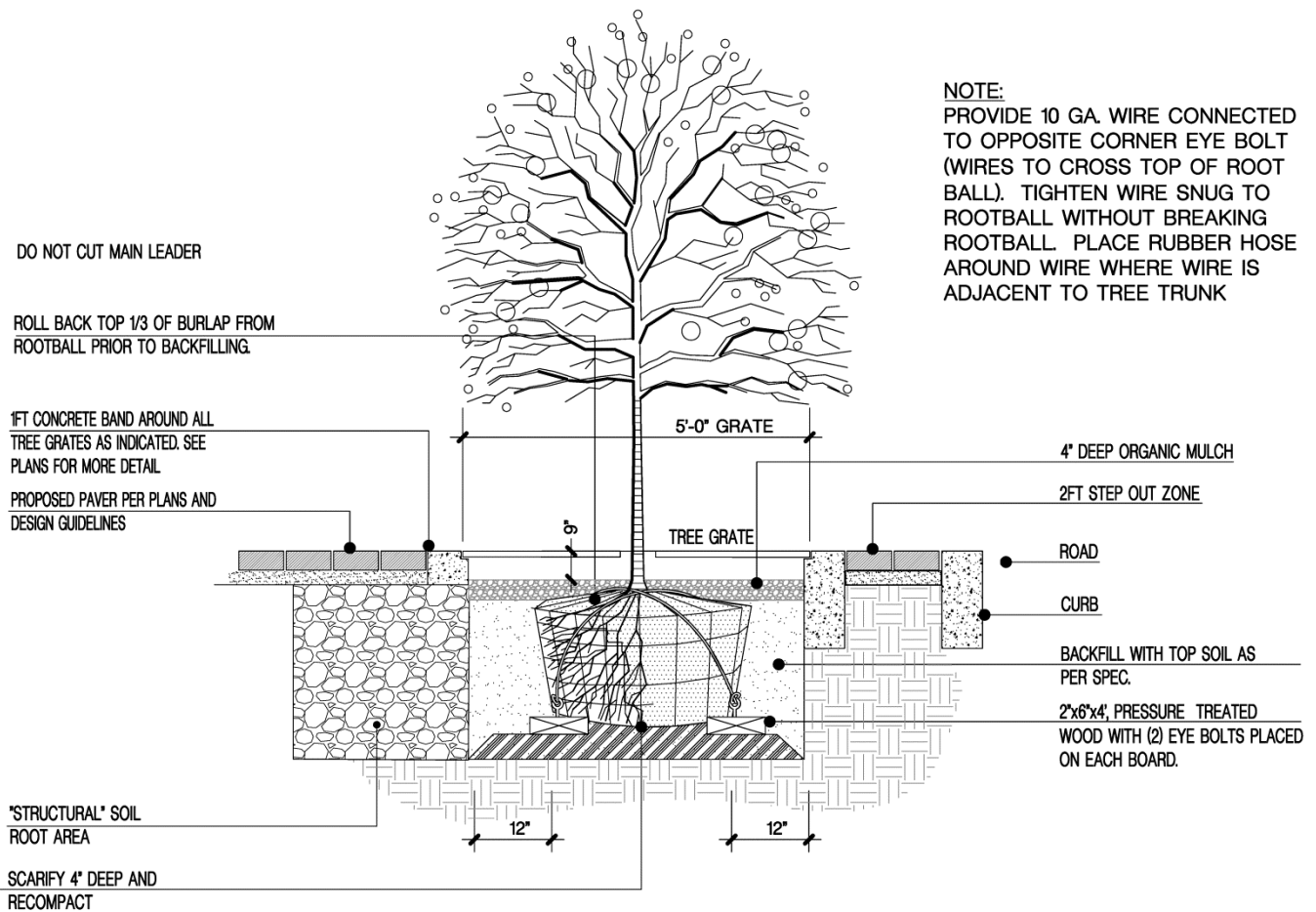
Landscaping is used within an urban environment to enhance the walkability of an area by providing shade through natural features and enhancing the built environment by using species that complement the intended building architecture. The landscape species included as part of the Creative Village project were selected to conform with the mass and scale of the proposed vertical construction, for their drought tolerance and native adaptations and to create a community-wide consistent landscape program with adjacent neighborhoods.

Landscape species and locations within the public rights-of-way or public spaces shall be installed, transplanted and/or replaced in accordance with these approved streetscape guidelines and the City of Orlando planting specifications, incorporated by reference into this document.

No other species other than that which is included in the below Plant Material List shall be permitted unless approved by the City's Arborist.

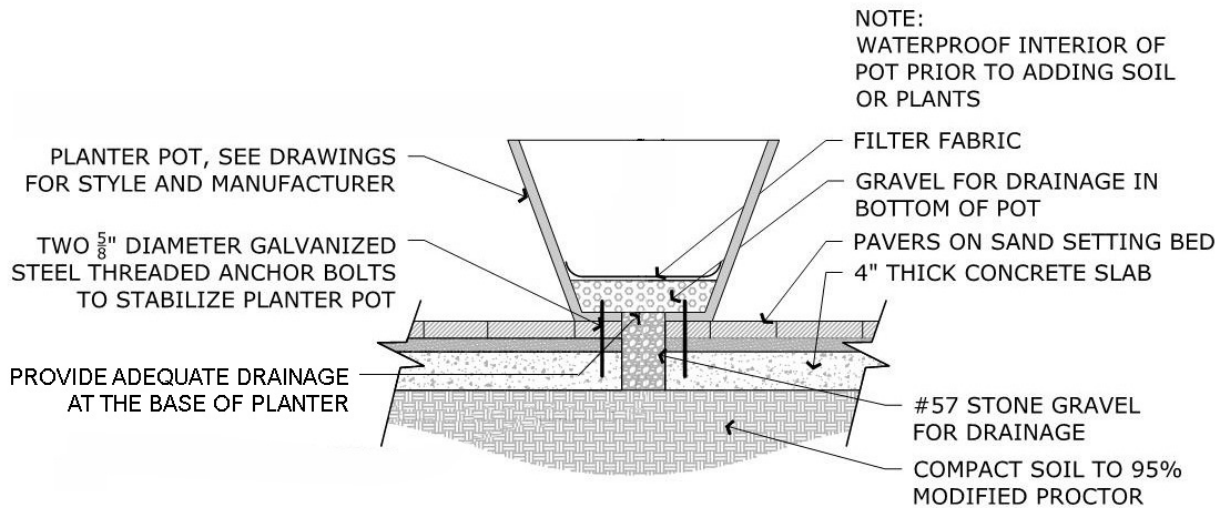
Common Name	Botanical Name
STREET/CANOPY TREES	
Bosque Elm – Large	Ulmus parviflora "Bosque"
Dahoon Holly	Ilex Cassine
Drake Chinese Elm - Medium	Ulmus parviflora "Drake"
Live Oak "Highrise" - Large	Quercus virginiana "Highrise"
Sand Live Oak - Large	Quercus geminate
Southern Magnolia - Large	Magnolia grandiflora
Tabebuia Trees	Caraiba (yellow), Impetiginosa (pink) and Heterophylla (purple)
PLANTER POTS	
Confetti Lantana	Lantan camara "confetti"
Cardboard Palm	Zamia maritima
Foxtail Fern	Asparagus densiflorus "myers"
Spindle Palms	Hyophorbe
Red Fountain Grass	Pennisetum setaceum "rubrum"
Bird of Paradise	Strelitzia reginae
Firecracker Plants	Russelia equisetiformis
Knockout Shrub Rose	Rosa 'knockout'

The following planting details shall be adhered to when planting new or transplanting trees within the Creative Village project.



STREET TREE PLANTING AND STRUCTURAL SOILS DETAIL

1. Planting Soil shall consist of clean, native soil that includes one part peat planting mix, topsoil or approved equal and one part native soil.
2. Medium and large street trees shall include a structure soil mixture consisting of uniform gravel (0.75" to 1.5" diameter with no fine grained contaminants) and a "Loam" soil mixed with a bonding agent.
3. Platipus Anchor system (or approved equivalent) shall be utilized.



TYPICAL PLANTER POT DETAIL

DEVIATION FROM STANDARDS

Requests for deviation from the species, materials or products included as part of these design guidelines, or deviation from an attribute location approved as part of the Creative Village construction drawings, shall be submitted for review and consideration by the Creative Village Development Review Committee (CVDRC), which is established as part of the Creative Village Planned Development document. If approved by the CVDRC, the request shall be reviewed and considered by the Planning Official. Deviations that are determined by the Planning Official too substantial from the stated guideline shall require review and approval from the CVDRC.

NOTE: Specific products and/or brand names called out herein should not be construed to indicate a preferred "sole source." Each product or item may be replaced by an "equal" as approved by the CVDRC and Planning Official.