

NOKOMIS CENTER REVITALIZATION

Project: Urban Design Manual (UD - 1)

Project Type: County Project

Project and Background Description:

Create an Urban Design Manual for the Nokomis Center to provide guidelines for streetscape features and to encourage business owners to improve the appearance of existing businesses and sites. Include design guidelines for new residential development to encourage sustainable and energy efficient development and compatibility with historic districts.

The Nokomis Revitalization Plan includes Urban Design Conditions for Development Approval that all new development will be required to adhere to. The creation of an Urban Design Manual will complement the Urban Design Conditions by encouraging existing business owners to incorporate similar improvements. Nokomis residents support urban design requirements for signs, screening and building design, as long as they are flexible and offer developer choices. Continued input from residents and owners of affected properties will be an important aspect of a successful Urban Design Manual.

An Urban Design Manual can establish design guidelines for streetscape features such as decorative streetlights, transit shelters, signs, benches and crosswalks. The manual can describe how business owners can improve existing buildings and sites with simple design techniques. The manual can also provide guidance for integrating existing and future development, promoting compatibility between land uses and enhancing community identity. The manual will show how new development can be compatible with the neighborhood, upgrade the quality of the area, and preserve property values by:

- Establishing buffering, landscaping and lighting techniques to enhance the appearance of the Nokomis Center commercial areas
- Offering techniques to reduce conflicts between residential and non-residential uses; and
- Recommending pedestrian-scale streetscape improvements.

The manual can become regulatory if supported by the Nokomis community and can be a pilot project for other redevelopment areas within the County, such as Osprey and Englewood.

Preliminary Cost Estimates:

Professional Architectural Services \$20,000

Potential Funding Source(s): General Revenue

Implementation Time Frame: Short to mid term, one to five years

Responsible Parties: Architect, Growth Management Business Center, Commercial Property Owners

Steps Required to Implement:

- Identify and secure funding.
- Hire an architect for project.
- Hold public workshops to encourage input from residents and commercial property owners.

Issues Requiring Further Analysis/Action:

1. Determine the applicability of the Urban Design Review Manual to other revitalization areas within the County, such as Osprey and Englewood.

