

FORT WALTON BEACH DOWNTOWN

DESIGN GUIDELINES

PREPARED FOR:

City of Fort Walton Beach

April 2025

DRAFT



ACKNOWLEDGMENTS

City of Fort Walton Beach Planning and Zoning

Chris Frassetti, AICP, CFM, CPM

Tim Gibson, CFM, CNU-A

Alisa Burleson, FRA-RA, FCPP-CPTED

City of Fort Walton Beach Mayor & Council

Greater Fort Walton Beach Chamber of Commerce

Downtown FWB Organization, Inc.

Kimley-Horn & Associates

Alessandria "Ali" Palmer

Hadley Peterson, AICP

Brian Canin, AIA, FAICP, CNU-A

Sribhava "Sri" Kakani, AICP, CNU-A

Stella Souza

And of course, the community members of Fort Walton Beach!

TABLE OF CONTENTS

Introduction

- Why Now?
- How to Use These Guidelines
- Submittal Requirements
- Downtown Context
- Design Principles

Public Realm

1. Block Configuration
2. Pedestrian Realm
 - a. Sidewalk Zone
 - b. Street Furnishings & Outdoor Furniture
 - c. Planting Zone
 - d. Building Transition Zone
 - e. Shade Structures
3. Street Cross-Sections
4. Accessibility
5. On-Street Parking & Parklets
6. Active Uses & Flexible Spaces
7. Landscape & Hardscape
8. Lighting
9. Wayfinding & Signage
 - a. Gateway
10. Utilities

Private Realm

1. Building Placement
2. Architectural Styles for New Development
 - a. Massing
 - b. Articulation
 - c. Design Materials
3. Activated Ground Floor
 - a. Entryway Typologies
 - b. Storefront Facades
4. Private Outdoor Spaces
 - a. Site Furnishings
5. Landscape & Hardscape
6. Accessory Structures
7. Parking Structures and Parking Lots
8. Infill & Reuse

Appendix

- A. Map Exhibits
- B. Definitions
- C. Product Recommendations

INTRODUCTION



WHY NOW?

Fort Walton Beach's Downtown has long served as the cultural and economic heart of the community, shaped by its unique history, military significance, and role as a regional tourist destination. Originally inhabited by Native American tribes, including the Choctaw, the area's historical identity is reflected in landmarks such as the Indian Temple Mound, a centerpiece of local heritage for over a millennium. With the establishment of Eglin Air Force

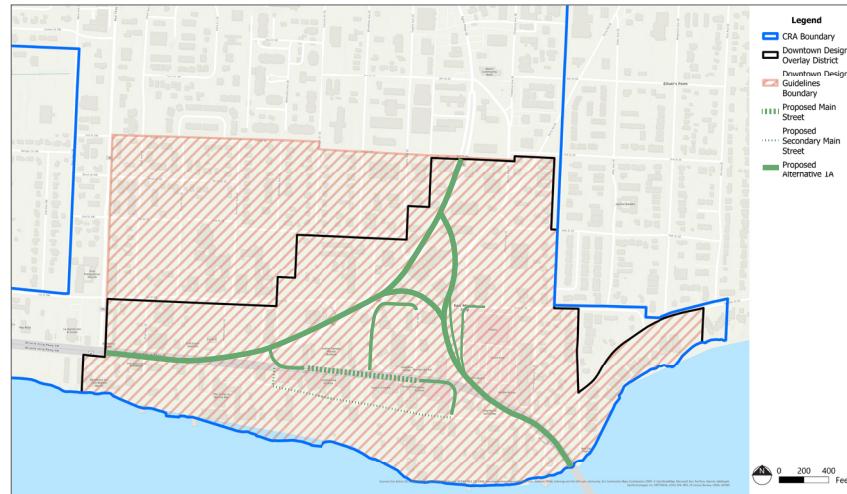
Base in the 1940s, the city experienced rapid growth, as military families and personnel brought new life to the area. Over the decades, Fort Walton Beach's white-sand beaches, waterfront attractions, and small-town charm further solidified its reputation as a popular destination for visitors and residents alike.



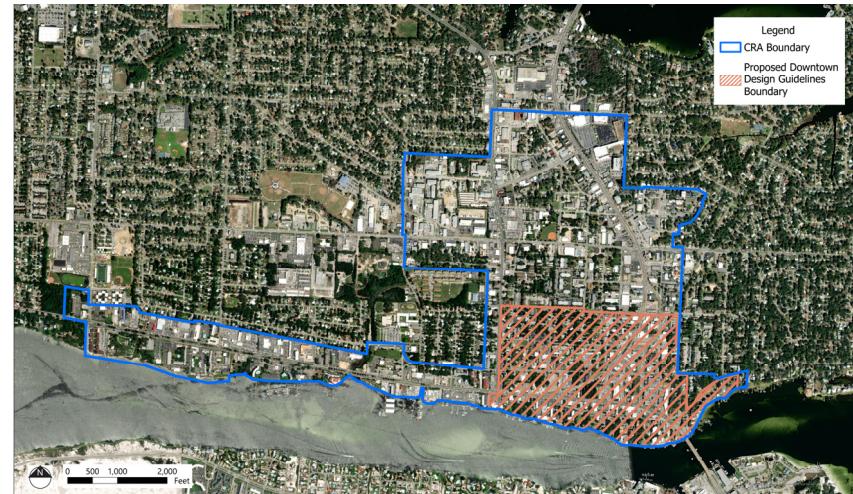
WHY NOW?

In recent years, the City has recognized the need to both honor its historic character and meet modern demands for economic vibrancy, connectivity, and livability. Through public input, stakeholder collaboration, and policy alignment, the Downtown Design Guidelines were identified as a necessary step to support growth while preserving the community's identity. These guidelines will help create a pedestrian-friendly, character-rich environment that balances the area's historical legacy with future development. With renewed interest in revitalization and significant investments in infrastructure, parks, and placemaking, the City is leveraging this opportunity to establish a cohesive vision for Downtown Fort Walton Beach's next chapter.

It is important to note that Miracle Strip Parkway, a historically significant corridor in Fort Walton Beach, will potentially be renamed as part of the Around the Mound project that aims to improve safety and reduce congestion in the area by creating a bypass around the Downtown area, while enhancing the overall aesthetic of the Downtown area. Therefore, in this plan it will be referred to as Main Street.



FDOT Around the Mound Proposal Map



Downtown Design Guidelines Boundary

INTRODUCTION

The evolution of Fort Walton Beach has been shaped by the development trends and the zoning regulations implemented over the past decades. These plans have created distinct zones for residential, commercial, and mixed-use developments in Fort Walton Beach. A careful balance of growth and preservation is now crucial to maintain the area's unique character while fostering a vibrant and inclusive urban atmosphere. This plan will establish a "toolbox" of architectural components that will achieve the desired downtown vision. Design guidelines provide a structured framework for shaping the aesthetics of the built environment, guided by community-driven goals and principles.

The Downtown Design Guidelines are intended to enhance the success of the broader Community Redevelopment Area (CRA) efforts and concentrate the focus on improving the vibrant economic potential of the Downtown area.

DOWNTOWN DESIGN GUIDELINES GOALS:

- Develop a modern and vibrant urban atmosphere to attract residents and tourists alike to the Downtown area.
- Emphasize the historical charm of Downtown through preservation of historic structures and complementary architectural designs.
- Promote character-rich placemaking with new developments that are human-scaled and context-sensitive.
- Cultivate a network of distinct public spaces to provide for a sense of welcome and belonging.
- Create a distinct identity and unique sense of place downtown.
- Foster a pleasant, engaging, and diverse pedestrian experience.
- Maintain and promote effective multi-modal circulation.

INTRODUCTION

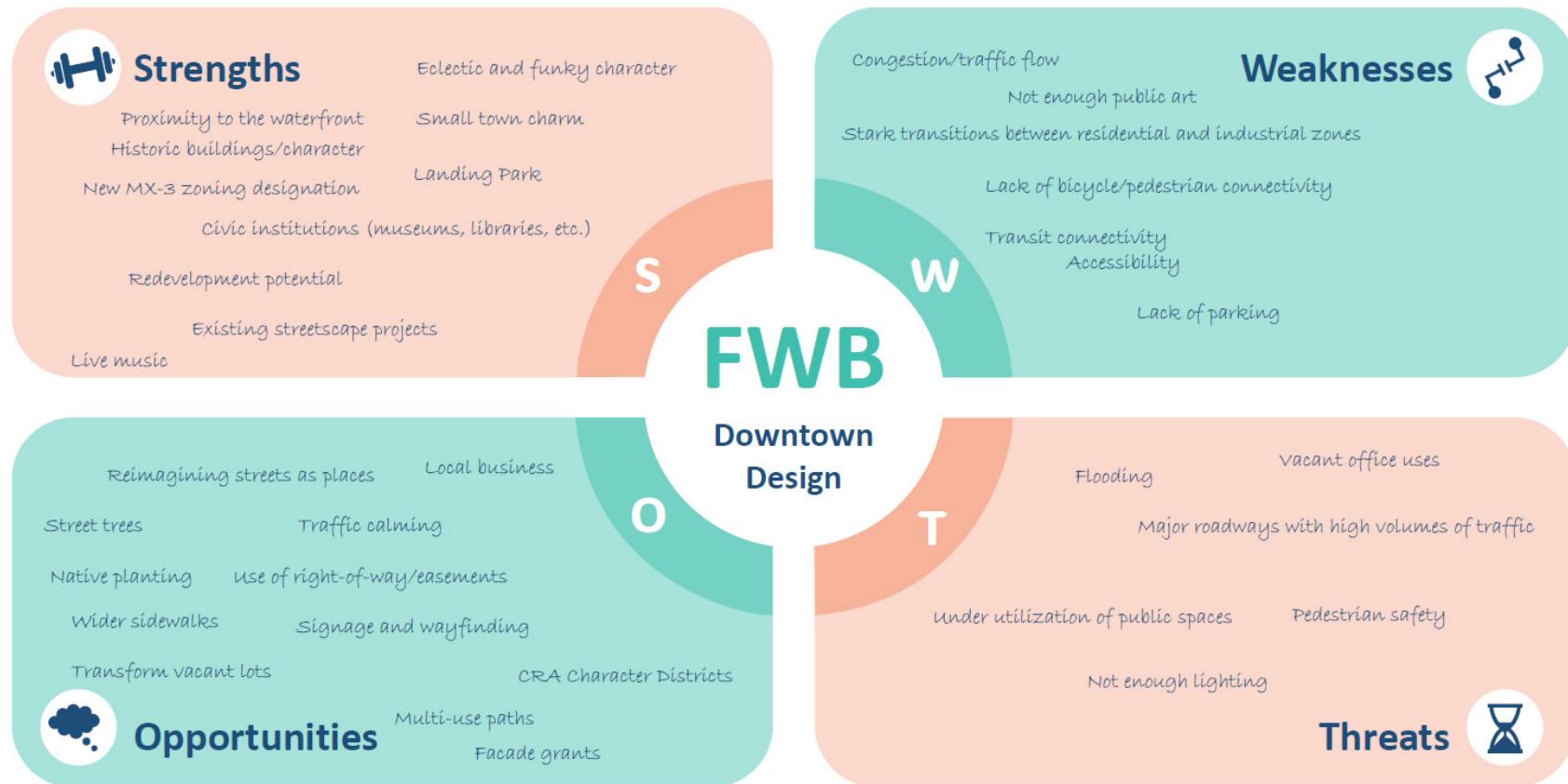
THE PROCESS

In June 2024, the City of Fort Walton Beach hosted a public charrette and a series of stakeholder meetings to define the objectives for the Downtown Design Guidelines. These engagement efforts included local business owners, property owners, residents, and community organizations, ensuring that a broad range of perspectives informed the vision for downtown. Additionally, an online survey titled the Community Values Survey gathered input on key priorities for the area.

Through these engagement opportunities, stakeholders expressed a strong desire for the guidelines to support the development of a modern and vibrant urban atmosphere that attracts diverse retail, food, and entertainment businesses. Participants emphasized the importance of preserving and highlighting the historic charm of downtown through thoughtful design while also integrating new elements such as additional parks, plazas, and a Main Street to enhance community health and social interaction. Creating a unique identity for downtown, improving the visitor experience, and promoting flexibility for existing property owners and future developers were also central themes of the discussions.

Additional engagement was conducted throughout 2024 to iterate the design principles and guidelines to best reflect the priorities and needs of the community.

SWOT ANALYSIS WITH COMMUNITY INPUT



DESIGN PRINCIPLES

Based on the strengths, weaknesses, opportunities, and threats identified in engagement and data collection, six principles were crafted to guide this plan.

WALKABILITY

The spaces between buildings should prioritize pedestrians, offering clear walkways, wider sidewalks, paths, street canopy trees, and non-automotive infrastructure. These features ensure safety, comfort, and convenience while minimizing the impact of utilities on pedestrian movement.

ACTIVATION

Develop a vibrant, centralized downtown that promotes community activation by fostering a sense of welcome and belonging through dynamic public spaces like plazas, public art, and parklets. To enhance well-being and quality of life, public realm and building designs should encourage active pedestrian participation in daily city life.

CIRCULATION

Pedestrian convenience should be carefully balanced with infrastructure needs, ensuring a people-first approach to design. Buildings should have entrances that seamlessly connect to sidewalks, streets, and open spaces, with mid-block passages for longer blocks. Enhance visibility of public spaces and key buildings, ensuring easy access to various transportation options.

GREEN & OPEN SPACES

Public realm designs should prioritize pedestrian comfort, offering access to parks, open spaces, green areas, and waterfront amenities. This includes planting water-efficient shade trees, using permeable sidewalks, and incorporating stormwater management.

RESILIENCY

Building and site designs should consider long-term adaptability, ensuring private spaces align with the public realm. Façades and access points should prioritize visibility and access from sidewalks and open spaces. Where possible, use locally sourced or recycled materials and preserve structures that contribute to local identity, reflecting the area's historical vernacular.

CHARACTER

Designs should reflect and honor the rich history and cultural heritage of Fort Walton Beach, emphasizing the charm of small businesses and the vibrant local arts scene. Public realm designs should foster spaces for regular gatherings, events, and interactions, ensuring that the spirit of community is embedded in both the built environment and the city's cultural life.

HOW TO USE THESE GUIDELINES

The Downtown Design Guidelines serves as a foundation for enhancing the Fort Walton Beach Downtown district, fostering a vibrant, pedestrian-friendly environment that balances the area's coastal heritage with modern urban amenities. These guidelines are intended to be an evolving resource, to be referenced by city staff, planners, architects, developers, and community members during strategic planning, design phases, and throughout Downtown's development. The guide aims to support both new construction and preservation of existing structures, ensuring a cohesive and adaptable community character that respects the past, meets current needs, and plans for future resilience.

Step 1: Begin by reading Introduction and Design Principles to understand the foundation and objectives guiding all Downtown projects. These sections provide essential context for understanding the guidelines and their importance to the physical characteristics of the community.

Step 2: Subsequent sections focus on specific project types and should be referenced as needed:

PUBLIC REALM

- Covers the design of shared spaces within the public right-of-way like sidewalks, streets, and parks.

PRIVATE REALM

- Details standards for buildings and privately owned outdoor spaces, including architectural styles, materials, and landscaping.

HOW TO USE THESE GUIDELINES

Each section is organized by topics like Block Configuration, Pedestrian Realm, and Building Massing. You will find guidance on what to prioritize, along with actions to avoid, ensuring all projects contribute positively to Downtown's character and function.

ESSENTIAL TIPS:

- Remember that incremental change makes a difference; even small improvements can enhance Downtown's overall feel. Short-term priorities and actions are included herein.
- These guidelines provide flexibility and are meant to adapt to evolving priorities.
- Keep the Downtown's vision in mind and ensure that all projects maintain a balanced respect for the area's history with modern, resilient design that meets community needs today and into the future.



Any design guidelines or recommendations that are CPTED compliant are indicated with this icon throughout.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention philosophy that involves applying specific principles to the design of buildings, public spaces, and landscapes to discourage criminal activity and promote a sense of safety and community interaction.

Note: Images used throughout this document are solely to serve as a technical metric in discussion and not to influence architectural style.

SHORT TERM PRIORITIES

Based on extensive community conversations and research, the following priorities are smaller, more easily implemented recommendations that demonstrate immediate value and will serve to build momentum for larger, more complex initiatives. While some of these projects are temporary, and others are permanent, they can be used to create catalytic power to create and maintain a walkable, activated downtown for Fort Walton Beach.

- Update street furnishings throughout the public realm as resources become available.
- Allocate resources to continue to maintain the public realm, including sidewalks.
- Continue to provide façade improvement grants through the Community Redevelopment Agency.
- Begin to add pole banners along the street to cultivate a sense of place.
- Install bike racks in the public realm where there is adequate right-of-way.
- Create and manage a temporary parklet program to allow for extended outdoor dining and/or other uses like golf cart parking.
- Work with business owners to update their private outdoor spaces and other placemaking elements in the private realm.
- Introduce public art throughout the public realm through artistic crosswalks, murals, and other creative projects.
- Update the Land Development Code to codify the Downtown Design Guidelines.



GUIDELINE RECOMMENDATIONS

This checklist applies to all new construction and additions within Downtown Fort Walton Beach's designated district boundary. Submittal items listed are recommended for an administrative review process to ensure projects align with the goals and vision of the Downtown Design Guidelines. While these guidelines are not regulatory, they serve as best practices to help maintain the area's unique coastal character and enhance community vibrancy. City staff may request additional materials if needed to clarify a project's compliance with the design principles.

STEP 1: CONCEPT REVIEW SUBMITTAL

- **Project Goal Statement** that provides a brief overview of the project's objectives, proposed uses, and how it will contribute to Downtown's character.
- **Context Map** that shows the project's location within Downtown Fort Walton Beach, including major streets, landmarks, and nearby facilities.
- **Site Photos** that show the project site and its relationship to neighboring buildings and context.
- **Conceptual Site Plan** that is to scale and dimensional, showing existing trees, structures, and intentions for preservation or removal.
- **Conceptual Massing Studies** that are to scale and shows proposed building height, bulk, and overall mass in relation to surrounding buildings.
- **Design Compliance Checklist** demonstrating compliance with the design topics covered in the applicable chapter (public realm or private realm).
- **Neighborhood Context Analysis** and evaluation of a quarter ($\frac{1}{4}$) mile radius around the site, covering:
 - » Street patterns and major access routes
 - » Pedestrian and bicycle connections
 - » Proximity to parks, transit stops, and key amenities
 - » General character of surrounding buildings (height, materials, etc.)
- **Adjacent Property Analysis** that includes elevation views showing the proposed project in relation to nearby building heights, entrances, and architectural details.

GUIDELINE RECOMMENDATIONS

STEP 2: DESIGN DEVELOPMENT REVIEW SUBMITTAL

- **Updated Design Compliance Checklist** demonstrating updated compliance with the design topics covered in the applicable chapter (public realm or private realm).
- **Revised Context Analysis Materials** that provide an updated project goal and intent statements, context map, photos, and block/neighborhood context analyses as needed.
- **Detailed Site Plans and Elevations** including a scaled site plans showing property boundaries, required setbacks, building footprints, and streetscape design elements, including:
 - » Detailed landscape and hardscape plans
 - » Grading and topography adjustments
- **Detailed Building Elevations and Sections** including scaled drawings showing building articulation, materials, and transparency features, with notes on proposed exterior materials.
- **Streetscape and Public Realm Details** specifically for public realm elements, including seating, lighting, tree planting, and signage.
- **Lighting and Material Samples** that show either renderings or physical samples for materials, colors, and textures, along with a lighting plan to ensure compatibility with the Downtown character.

PUBLIC REALM

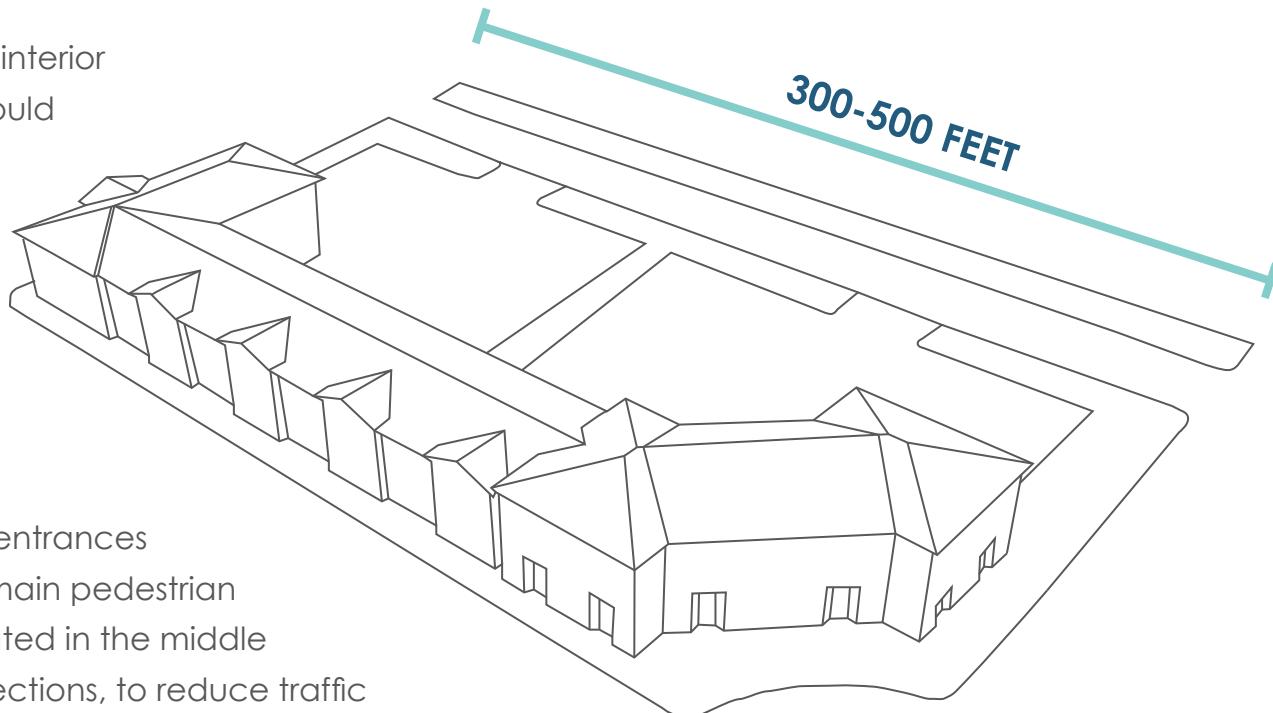
- 1. Block Configuration**
- 2. Pedestrian Realm**
 - a. Sidewalk Zone**
 - b. Street Furnishings & Outdoor Furniture**
 - c. Planting Zone**
 - d. Building Transition Zone**
 - e. Shade Structures**
- 3. Street Cross-Sections**
- 4. Accessibility**
- 5. On-Street Parking & Parklets**
- 6. Active Uses & Flexible Spaces**
- 7. Landscape & Hardscape**
- 8. Lighting**
- 9. Wayfinding & Signage**
 - a. Gateway**
- 10. Utilities**



PUB 1. BLOCK CONFIGURATION

The structure of streets and alleyways creates the distinct character of the Downtown area. To enhance the pedestrian experience, blocks should be short to optimize connectivity, ideally ranging from 300 to 500 feet in length, with perimeters not exceeding 1,600 feet. Block configurations should incorporate natural site features and aim to increase density and diversity of building types. Setbacks and frontage guidelines are outlined in **PRI 2A. Building Placement** and **PRI 2. Architectural Style for New Development**. New developments should be carefully integrated with the existing sidewalk and public space network to enhance the pedestrian experience. Additional guidance includes:

- For irregular parcel shapes, interior pedestrian cut-throughs should be implemented to maintain the target block size.
- For large parcels, streets, alleys, or pedestrian cut-throughs should reflect the 300-500 ft block pattern.
- Service drives and parking entrances should typically be off the main pedestrian oriented street and be located in the middle of blocks, away from intersections, to reduce traffic impacts and maintain pedestrian safety.
- Minimize curb cut widths—12 feet for one-way streets and 25 feet for two-way streets.



PUB 2. PEDESTRIAN REALM

The pedestrian realm, which spans from the back of the curb to the building façade, is divided into four distinct zones: sidewalk zone, street furnishings and outdoor furniture zone, planting zone, and the building transition zone. Each zone must be thoughtfully designed to be human-scaled, balancing the proportions of each zone to create a welcoming and spacious environment that encourages people to linger and enjoy the space, rather than just pass through.



2A. Sidewalk Zone



2B. Street Furnishings & Outdoor Furniture Zone



2C. Planting Zone



2D. Building Transition Zone

PUB 2A. SIDEWALK ZONE

The sidewalk zone is a paved, linear space where pedestrians travel and gather, linking key destinations in the Downtown area. It must provide clear, continuous circulation space for pedestrians, framed by the other pedestrian realm zones—such as the building transition zone and planting zone—to create a cohesive and comfortable space.

The sidewalk should be designed to accommodate people of all ages and abilities, with accessible surfaces free of obstructions.

Safety is paramount, with design features that protect pedestrians from vehicle traffic, such as bollards or curbs, especially where the sidewalk meets roadways.

Materials, like pavers, should be chosen to reflect the area's character while ensuring durability and long-term maintenance.

Well-maintained sidewalks not only enhance the downtown experience but also support the area's long-term vitality.



PUB 2A1. LANDSCAPE & HARDSCAPE - PAVERS

Pavers can assist with placemaking, wayfinding, and safety. By highlighting roadways, crosswalks, and bike lanes, designers can strategically play with the paver layout to provide optimal form and function.



Manufacturer: Belgard
Product: Holland Stone
Dimensions: 4" W x 8" H
Depth: 80mm
Color: Brown Chestnut
Cost: \$\$
Website: <https://www.belgardcommercial.com>

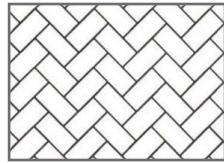


Manufacturer: Tremron
Product: Brick Pavers
Dimensions: 4" W x 8" H
Depth: 80mm
Color: Autumn Blend
Cost: \$\$
Website: <https://www.tremron.com>

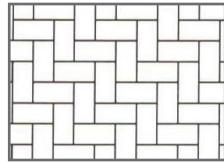


Manufacturer: Tremron
Product: Brick Pavers
Dimensions: 4" W x 8" H
Depth: 80mm
Color: Heritage
Cost: \$\$
Website: <https://www.tremron.com>

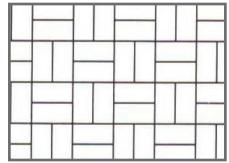
4"x8" Paver Field Layout Options:



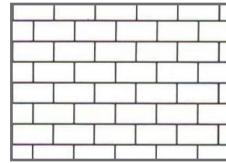
45 & 90 deg.
Herringbone



90 deg.
Herringbone

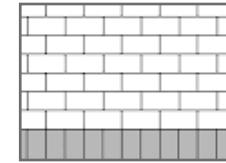


Basket Weave



Running Bond

4"x8" Paver Band Layout:



Soldier Course

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used. Additionally, these products are applicable for the Private Realm.

PUB 2B. STREET FURNISHINGS & OUTDOOR FURNITURE ZONE

The street furnishings and outdoor furniture zone should enhance pedestrian and cyclist comfort by providing opportunities for rest and relaxation, while helping to establish a cohesive, human-scaled environment in the Downtown area.

A well-curated selection of durable and sustainable furnishings can support long-term, heavy use and contribute to a unified aesthetic. Street furnishings not only foster a welcoming atmosphere but also encourage visitors to linger, contributing to the vibrancy and appeal of the downtown space.



PUB 2B1. BENCHES & SEATING

Benches selected will be strategically placed in well-lit areas, have clear sightlines for visibility, and are designed to discourage loitering and concealment, promoting a safer and more secure environment.



PUB 2B2. TRASH RECEPTACLES

Placement of trash receptacles at key, well lit locations outside local businesses and on popular street corners is the key to providing a clean environment for the local and visiting guests. Guests will have the opportunity to shop, eat, and enjoy the outdoors without feeling encumbered by litter they accumulate along the way.



Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used. Additionally, these products are applicable for the Private Realm.

PUB 2B3. BIKE RACKS

The addition of bike racks will not only keep visitor and local residents bikes secure and visible to the public, but will promote environmentally friendly transportation that reduces the need for cars and increases safety.

These are an easy way to incorporate public art into the public realm by utilizing symbols, colors, or designs reflective of the community. Artists could even be comissioned to design or fabricate bike racks.



PUB 2B4. LIGHTING

From morning to night, these decorative light fixtures offer the public safety as well as visual beauty. The light pole design offers the perfect blend of traditional, modern, and coastal style, and is in compliance with dark sky and sea turtle lighting guidelines.



PUB 2B4. LIGHTING

Architectural lighting can be used to enhance the architectural aesthetics and safety around the building. The lighting is used to highlight entrances, signage, and walkways to provide an extra layer of character to the private realm that local businesses can utilize and draw the public in.

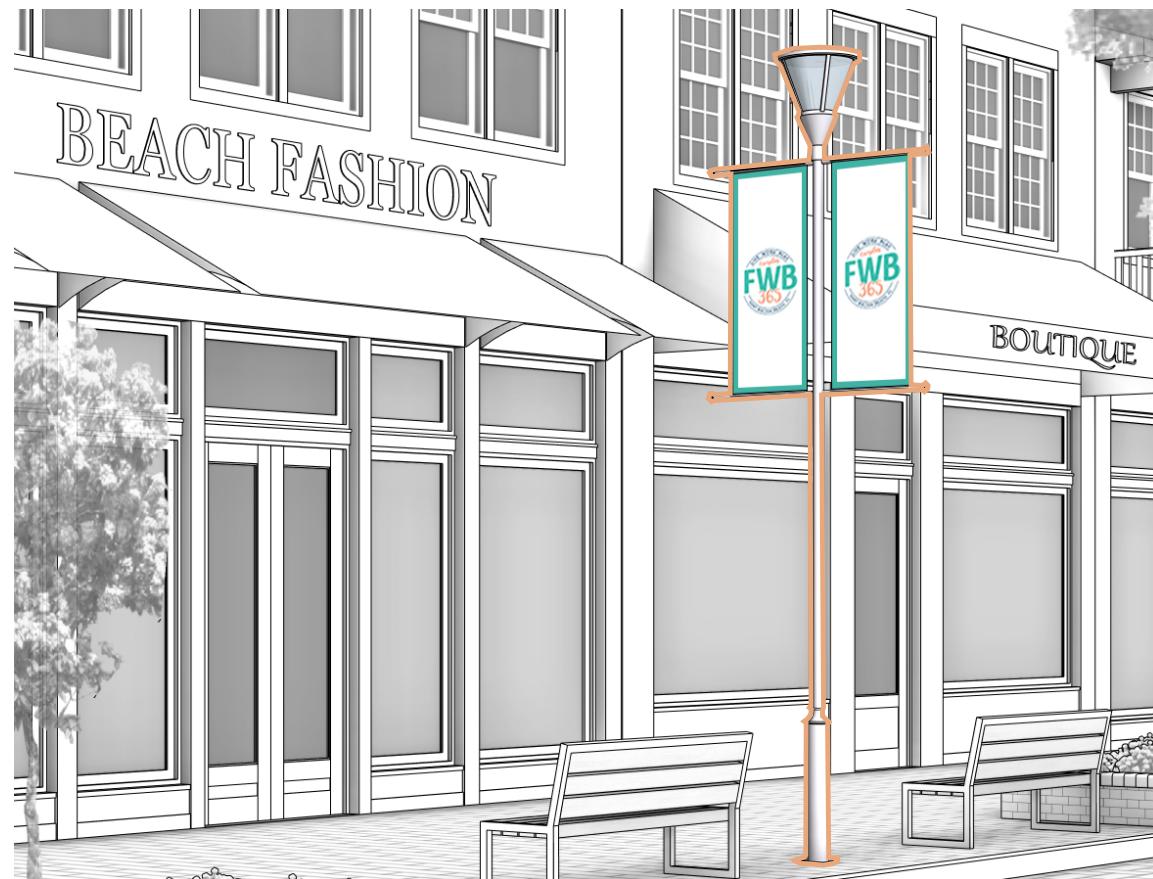


PUB 2B5. WAYFINDING & SIGNAGE

Effective wayfinding signage helps people understand their location and how to navigate their surroundings. Signage in the public realm plays a critical role in shaping how people experience and navigate spaces. It includes various types of signs that influence the environment, such as commercial signage, public information signs, safety signs, and temporary displays. These guidelines aim to ensure that all signage contributes to a cohesive and visually appealing urban environment, while also serving functional needs.

In the case of downtown areas, signage should be strategically placed to designate the entry points and help visitors orient themselves once they arrive. For example, visible and distinctive signage on lamp posts or at directory stations can help define downtown as a unique district with its own character. The signs should be scaled for pedestrians, with consideration given to visibility, size, and color hierarchy.

The use of repeated or cohesive flags and signage throughout the Downtown area will help to direct pedestrians throughout the city and designate boundaries.



PUB 2B5. WAYFINDING & SIGNAGE



PUB 2C. PLANTING ZONE

The street planting zone includes areas where plants are incorporated, such as tree wells, garden beds, and planter pots. These elements serve multiple purposes, including buffering, aesthetic enhancement, water quality improvement, and providing habitat.

Native vegetation and resilient landscaping methods should be prioritized to support pollinators that in turn support bird life, as well as reducing ambient temperatures, support hydrological systems, and contribute to the sustainability of the urban ecosystem.

The planting strategy should be intentional, blending the Downtown area with nearby natural spaces, like the Indian Temple Mound Museum archaeological site and Fort Walton Beach Landing Park.



PUB 2C1. LANDSCAPE & HARDCAPE - STREET TREES & PALMS

Trees, palms, shrubs, and ground cover plantings should offer shade and seasonal aesthetic benefits, such as texture, fragrance, and visual interest, to support pedestrian activity and encourage people to pause and enjoy the environment.

Thoughtful placement of trees and palms in the public realm can provide a sense of place, scale, and structure to the built environment.



FLORIDA FLAME RED MAPLE
Acer rubrum 'Florida Flame'



NATCHEZ CRAPE MYRTLE
Lagerstroemia indica 'Natchez'



BRAKEN'S SOUTHERN MAGNOLIA
Magnolia grandiflora 'Brackens'



RIBBON PALMS
Livistona decipiens



AMERICAN SYCAMORE
Platanus occidentalis



SOUTHERN LIVE OAK
Quercus virginiana



QUERCUS VIRGINIANA
Taxodium distichum



CABBAGE PALM
Sabal palmetto

PUB 2D. BUILDING TRANSITION ZONE

The building transition zone, located directly adjacent to buildings, serves as a buffer and refuge for pedestrians, providing space for window shoppers to step away from the flow of traffic in the sidewalk zone. This area should be designed to create a welcoming atmosphere that complements the streetscape, establishing an active edge that connects and enhances the public realm.

Sufficient space should be allocated to support activities such as outdoor dining, retail displays, and planting, which help animate the space with social interest. The design of this zone should align with the guidelines for **PRI 3. Activated Ground Floor**, fostering a vibrant, interactive environment that encourages engagement and enhances the pedestrian experience.



PUB 2D2. SHADE STRUCTURES

Shade structures in the public right-of-way enhances pedestrian comfort, encourage walkability, and contribute to a more inviting streetscape by reducing heat exposure and creating cooler microclimates. They also improve the aesthetic quality of public realm spaces by supporting social interaction, and integrating sustainable design elements that enhance environmental resilience.



Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used. Additionally, these products are applicable for the Private Realm.

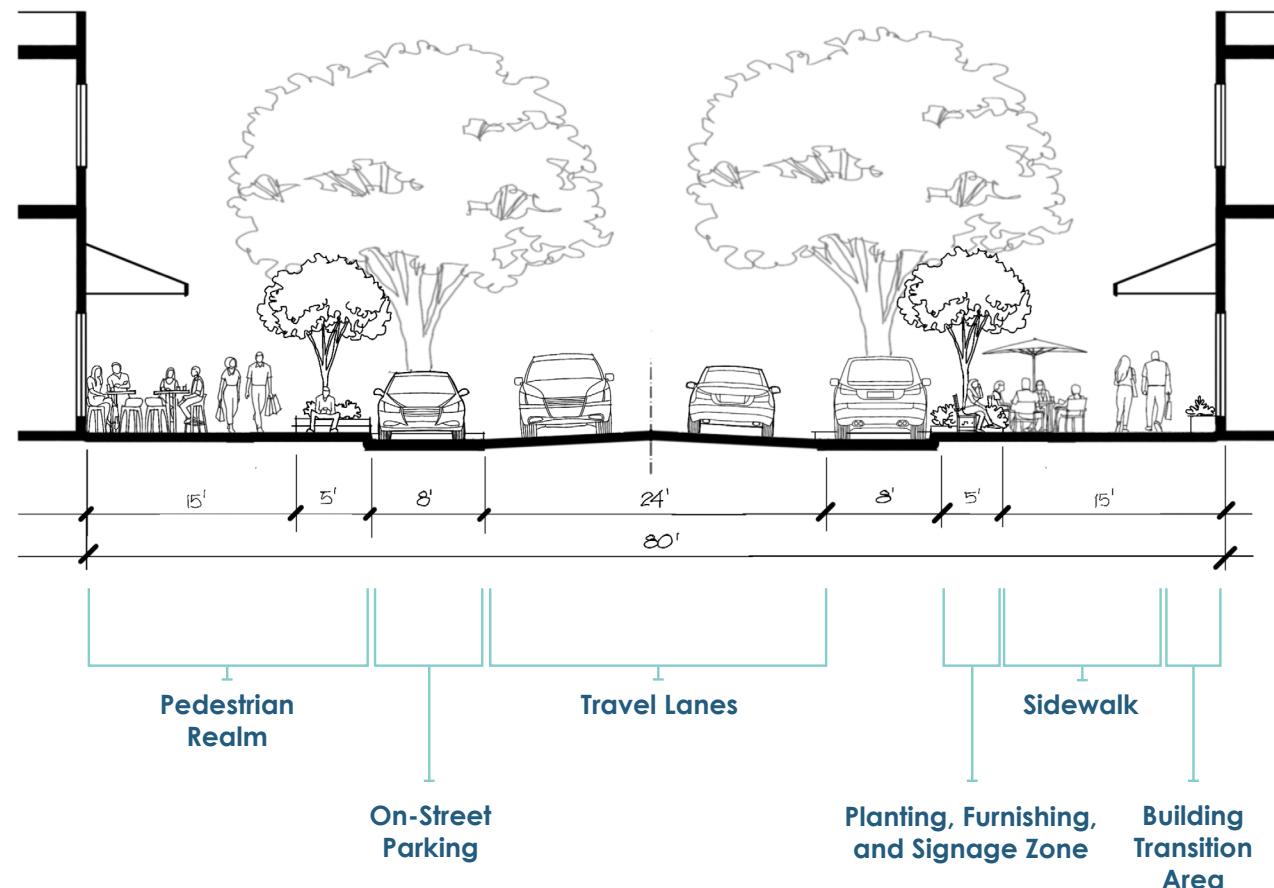
PUB 3. STREET CROSS-SECTIONS

The design of street cross sections should prioritize multi-modal transportation. For main streets like Miracle Strip Parkway, an ideal 80' right-of-way (ROW) should include two-way traffic, parallel parking, and a wide pedestrian realm on each side to ensure comfortable and safe circulation. Brooks Street SE is designated as a secondary main street and service street, with a focus on supporting traffic and service functions.

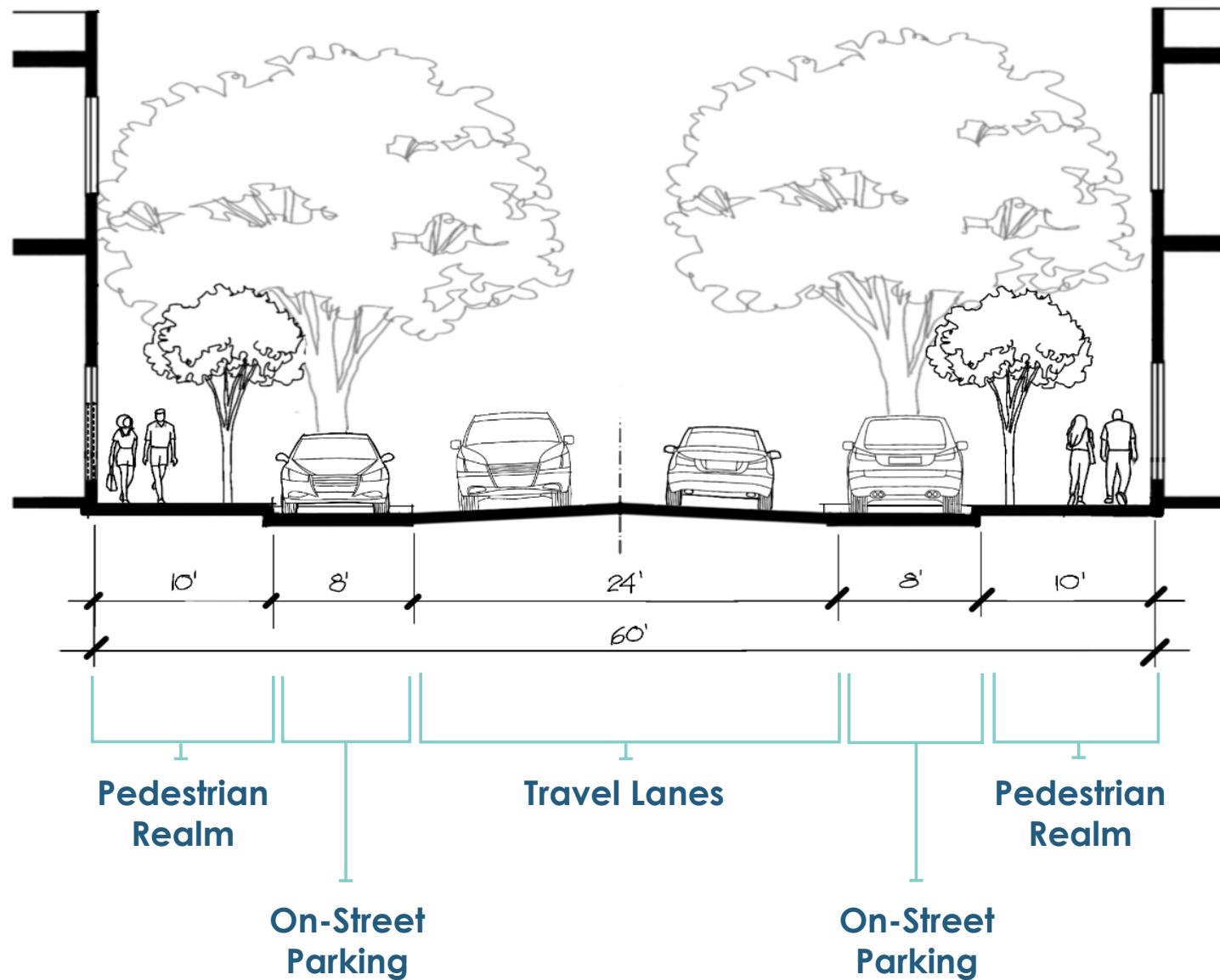
Consideration should also be given to designating pedestrian-only streets in areas where optimal circulation and safety are a priority.

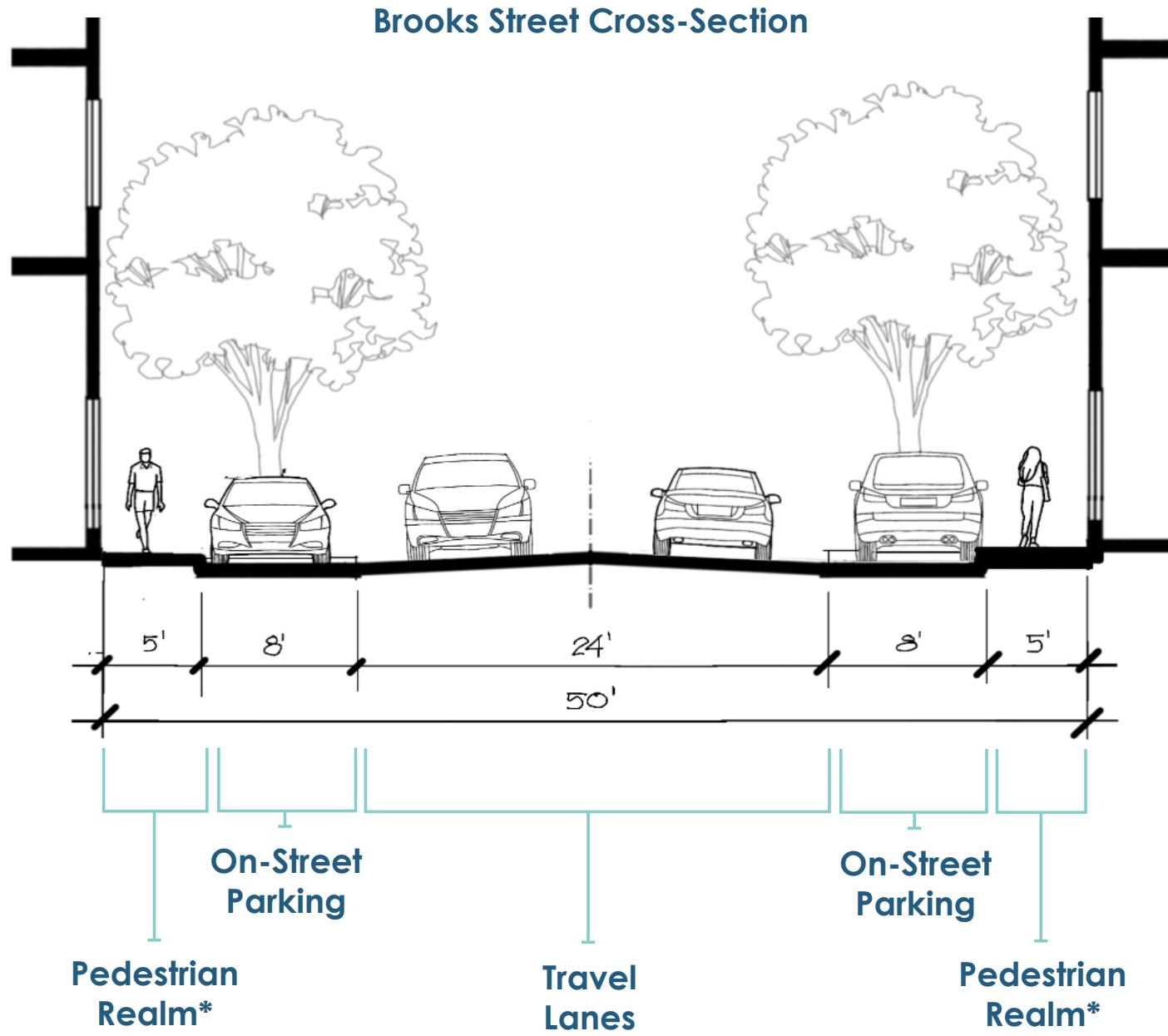
Street section ratios should be between 1:1 and 1:2, with a 1.75 ratio being most ideal, as outlined in **PRI 2A. Building Placement**, ensuring proper organization and integration of building placement within the streetscape.

Main Street (Miracle Strip Parkway) Cross-Section



Prototypical Neighborhood Street Cross-Section





PUB 3A. ON-STREET PARKING & PARKLETS

Parklets provide opportunities to enhance the pedestrian realm with dynamic elements and a variety of street furnishings, encouraging social interactions.



PUB 3A. ON-STREET PARKING & PARKLETS

On-street parking should serve as a buffer between pedestrian spaces and active vehicle zones, helping to create a safer and more pleasant environment for pedestrians. Whenever possible, on-street parking should be prioritized to reduce the need for large surface parking lots. Bike and golf cart parking should also be incorporated to support multimodal transportation.



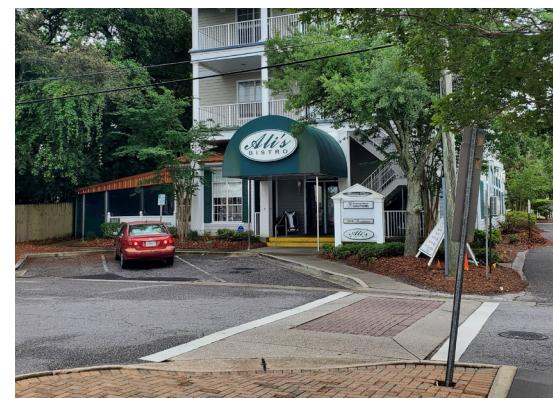
PUB 3B. ACCESSIBILITY

Sidewalks, crossings, and driveways should prioritize clear, safe, and enjoyable access for all users, ensuring accessibility for people of all ages and abilities. It is important to ensure clear, unobstructed pathways that accommodate all users, including individuals with mobility challenges, strollers, or assistive technology.

Crossings should be clearly marked with signage at stop signs and traffic lights to enhance pedestrian safety.

Driveways should have minimal impact on pedestrian spaces and, where possible, should be located off service streets or alleyways to reduce conflicts between vehicles and pedestrians.

Artistic crosswalks could also be considered to integrate public art in a manner that supports traffic safety.



PUB 3C. GATEWAY

Gateways play a vital role in marking the boundaries of a district and establishing its identity. These signs and markers should be designed to be prominent and immediately recognizable, signaling entry into the Downtown area. They should reflect the culture and branding of the area, contributing to a sense of place. In line with the broader urban design vision, the signage should be durable and resistant to the wear and tear of outdoor environments, reducing long-term maintenance costs.



PUB 4. UTILITIES

Design guidelines for utilities within the public realm aim to minimize their visual impact while ensuring that essential services like water, wastewater, communications, electricity, and gas are seamlessly integrated into the urban environment. The primary focus of these guidelines is on the visual and pedestrian experience, while technical functionality should be addressed through detailed engineering solutions.

To improve the pedestrian experience and maintain the visual appeal of downtown, it is recommended that utility infrastructure, particularly overhead power lines and other distribution networks, be moved underground along main streets and other major downtown areas. This change helps eliminate the clutter of overhead wires and poles, and conflict with street trees.

It is critical to avoid placing electrical transformers, mechanical equipment, or other utilitarian structures in visible areas along the ground floor of buildings. These types of 'back of house' utilities should be confined to private realm easements or placed discreetly in locations that do not interfere with pedestrian movement or the visual quality of the streetscape.



Trash and Recycling Enclosures



Landscaped Water Features



Utility Box Wrap Art



Alleyway Decor

PUB 5. ACTIVE USES & FLEXIBLE SPACES

Publicly accessible parks, plazas, and open spaces should be integrated into the downtown fabric to provide essential connections to the environment and offer space for activities that overflow from nearby buildings. These areas should support walkability and pedestrian movement ensuring pedestrian connectivity through and around the perimeter. The design should focus on functionality and character, enhancing circulation between buildings, and breaking up the urban form to create inviting, accessible spaces.

Strategically integrated programmatic elements will enrich the user experience. These elements may include public art, vending or retail opportunities, and interactive features like water displays. To enhance safety, adequate lighting should be provided, following **PUB 2B4. Lighting** guidelines. Comfortable seating should be incorporated into these spaces, as outlined in **PUB 2B. Street Furnishings & Outdoor Furniture Zone**.



PRIVATE REALM

- 1. Building Placement**
- 2. Architectural Styles for New Development**
 - a. Massing
 - b. Articulation
 - c. Design Materials
- 3. Activated Ground Floor**
 - a. Entryway Typologies
 - b. Storefront Facades
- 4. Private Outdoor Spaces**
 - a. Site Furnishings
- 5. Landscape & Hardscape**
- 6. Accessory Structures**
- 7. Parking Structures and Parking Lots**
- 8. Infill & Reuse**



PRI 1. INFILL & REUSE

When adding to existing buildings or undertaking adaptive reuse, careful consideration must be given to preserving the historic and cultural significance of the structure and site. Projects should celebrate the architectural character of the original building, avoiding alterations that damage or obscure key features.



PRI 1. INFILL & REUSE

Additions should not overwhelm or replicate the existing architecture in a disingenuous way. For rooftop additions, they should be set back from the primary façade to maintain the scale and visibility of the original building. The new addition should always remain subordinate in scale and character to the original structure, ensuring a harmonious integration of old and new.



PRI 2. ARCHITECTURAL STYLES FOR NEW DEVELOPMENT

New developments should emphasize the unique character of the Downtown area, integrating both general architectural styles and local vernacular, with designs which are relatively informal and reflect the beach environment.

Architectural Style is addressed specifically within the following three sections: Massing, Articulation, and Materiality. The images to the right show the diverse architectural character that is considered appropriate for the area as it reflects the following design characteristics:

- Simple & Elegant
- Vibrant
- Well Detailed & Well Proportioned



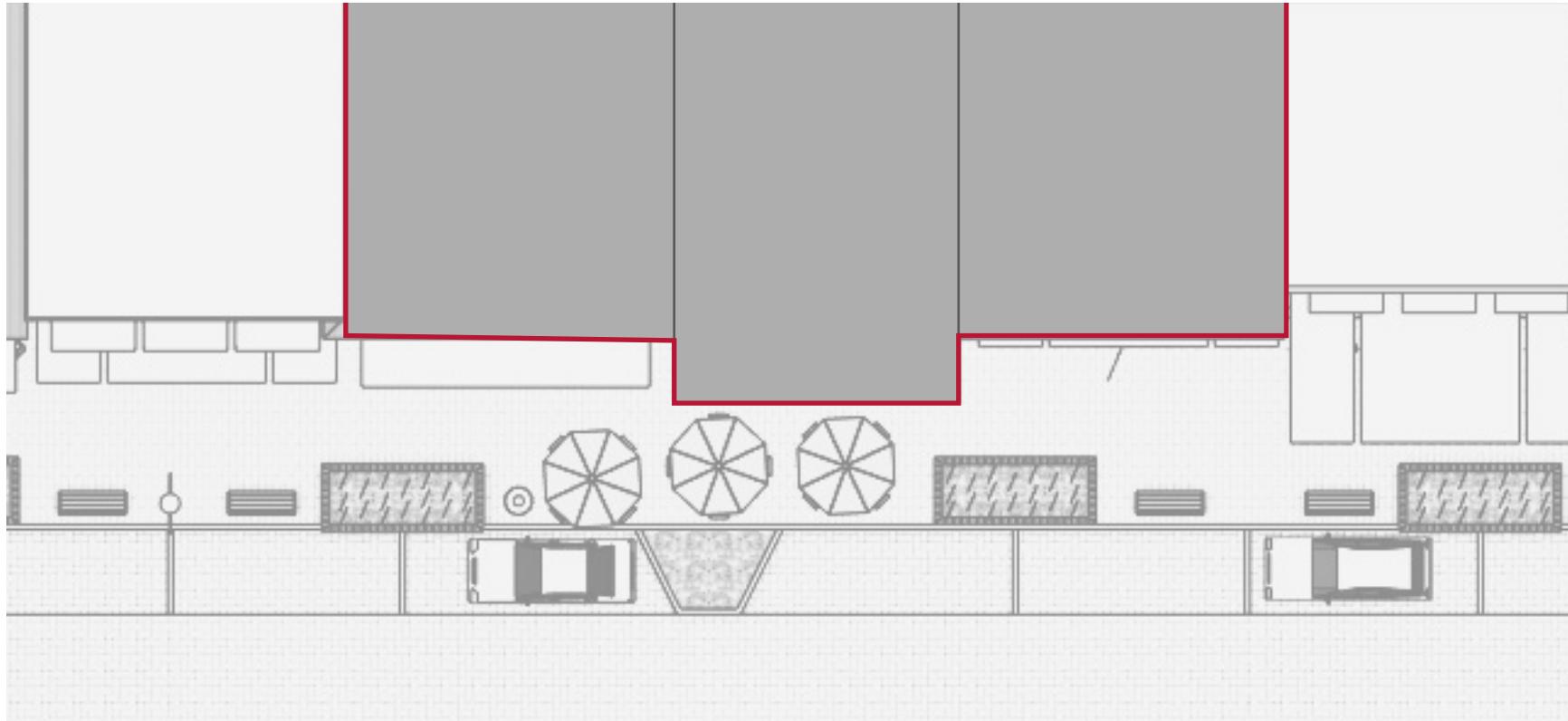
PRI 2A. BUILDING PLACEMENT

Building placement should align with and complement the existing urban fabric. Buildings should engage the street with active ground-floor uses and well-placed entries, enhancing pedestrian flow and promoting social interaction.



Special attention should be given to key placemaking corridors, such as Main Street. To achieve an optimal street section ratio of 1:1 to 1:2, with a 1:1.75 ratio being the most ideal, a building height of 2 to 3 stories is recommended. 10 foot stepbacks are recommended on the third story to maintain pedestrian scale if a building height goes up to the permitted 120 feet. Additionally, a minimum frontage of 70% should be prioritized, particularly along plazas, courts, alleys, and parks, to enhance the pedestrian experience.

PRI 2A. BUILDING PLACEMENT



Setbacks of a minimum 15 feet to a maximum 25 feet are recommended, depending on the degree of urban intensity and greenspace available for landscaping. With the permitted zero foot setback, less space will be available for the public realm. However, slight variations will encourage a visual interest.

PRI 2B. MASSING

The massing and composition of a building should focus on three important elements:

1. the overall volumetric composition
2. the location of the main volume within the overall composition
3. the location and accentuation of the main entrance

The first-floor height should fall within the range of 12' to 18', and the floor directly above should be 12' to establish proportional building façades.



A massing configuration opportunity on Main Street (Miracle Strip Pkwy)
with varied building height to create visual interest and diversity.

PRI 2B. MASSING



Pedestrian scaled design with two to three story buildings on both Main Street and Brooks St SE.

PRI 2C. DESIGN MATERIALS

The selection of materials for building façades, balconies, windows, and roofs is crucial to establishing the building's character, emphasizing qualities that promote universal accessibility and ease of use. Avoid large expanses of the same material, creating variety to reinforce rhythm and interest. Additionally, consider the environmental impacts of material extraction, processing, and transportation, opting for local, sustainable choices whenever possible.



Note: Some photos sourced from Adobe Stock Image Collections.

PRI 2D. ARTICULATION

Building facades should feature both horizontal and vertical articulation to create a dynamic and visually engaging sense of place. This includes elements such as balconies, windows, awnings, materials, façade heights, and stepbacks. Ground-floor elements should be human-scaled, prioritizing the experience of pedestrians and cyclists, while the overall design should emphasize large-scale articulation to enhance the building's presence within the urban context.



Variety of different articulation elements juxtaposed together to foster engagement and maintain the building's interesting architectural character.

PRI 2D. ARTICULATION



Horizontal building articulation enhances the street frontage to create variation and dynamic placemaking.

PRI 3. ACTIVATED GROUND FLOOR

The ground floor of buildings should differ from their upper facades, but reinforce the public realm elements of the streetscape to ensure seamless integration with the pedestrian realm. Design should prioritize elements that attract and engage pedestrians, fostering a lively and inviting streetscape, particularly on Main Street.

Allowable uses for ground-floor spaces include: retail, commercial, and dining. Ensure views remain open and engaging, avoiding areas that are opaque, exclusive, or disconnected from the pedestrian experience.



PRI 3. ACTIVATED GROUND FLOOR

Wide sidewalks encourage pedestrian activity, while large storefronts, strategic planting, and outdoor displays promote patronage and engagement. It is essential that these elements are designed to maintain accessibility.



PRI 3A. ENTRYWAY TYPOLOGIES

Building entryways should serve as clear and functional access points, directly reflecting the building's internal program. Entryways should facilitate choreographed movement, connecting pedestrians seamlessly between the sidewalk and building interiors, while maintaining fluid transitions between public and private spaces.



Recessed entryways are perfect for high-traffic areas, offering a welcoming invitation to pedestrians while providing a sheltered space away from the sidewalk.



Canopies and awnings define individual retail stalls while providing shelter from the sun and rain.

PRI 3B. STOREFRONT FACADES

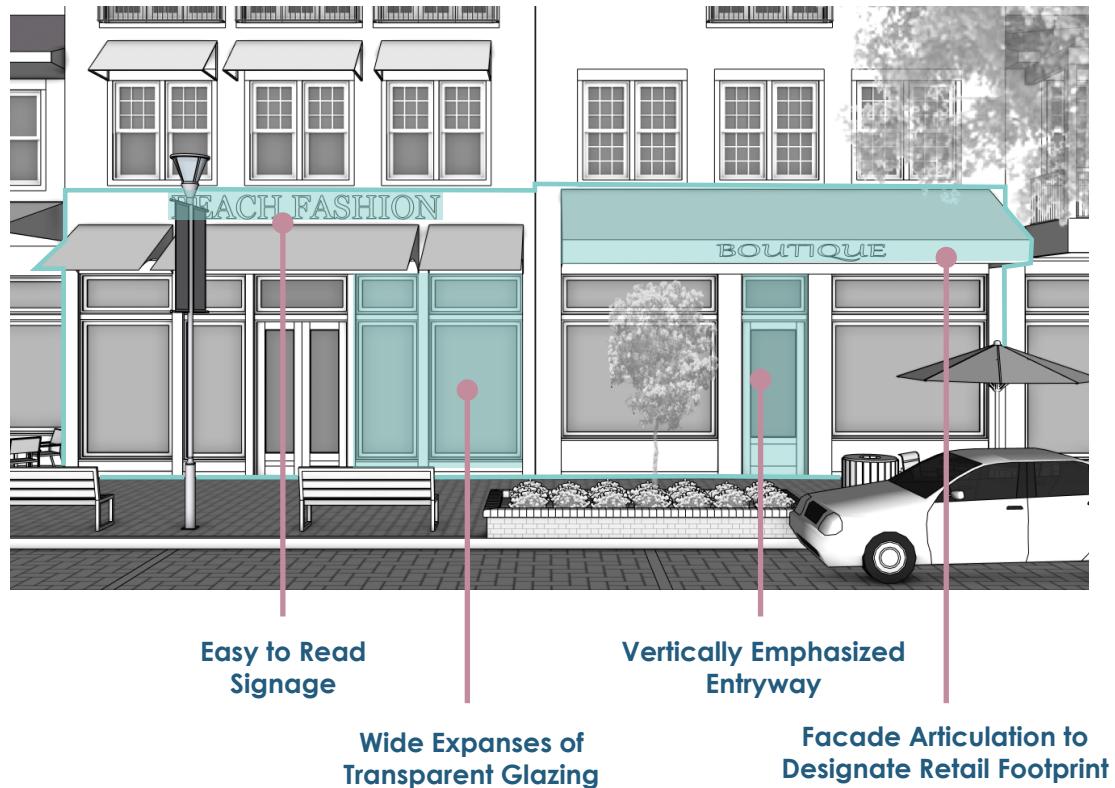
Storefront facades should actively engage the sidewalk and promote a strong connection between the building and the public realm. This can be achieved through transparent façades and visible interior activity that encourages pedestrian interaction. Retail and commercial spaces should be clearly articulated and differentiated, including distinctive signage, facade articulation, and employment of ground floor activators such as outdoor displays, street furnishings, and intentional entryways.

For commercial and retail, no less than 60% of the ground floor will be glazed with clear glass to create visual openness.

Implementing these design guidelines for new storefront facades can also have a positive impact on existing development by encouraging cohesive streetscape improvements and fostering incremental revitalization.

Property owners and business tenants can adapt elements such as enhanced signage, facade articulation, and pedestrian-oriented features to align with the broader vision

for the district, even within existing structures. Incentive programs, façade improvement grants, and flexible design standards can further support retrofits and updates, ensuring that both new and existing developments contribute to a more unified and dynamic public realm.



PRI 4. ACCESSORY STRUCTURES

Accessory structures, including but not limited to gazebos, stages, carts, and kiosks, should be designed with careful consideration of both their function and aesthetic impact. These structures must be appropriately scaled and positioned to complement the primary buildings and surrounding environment while maintaining a respectful relationship with the urban fabric. This includes considering the scale, materials, and design language of both contemporary and historic buildings, ensuring they align with the guidelines applied to the broader built environment.



PRI 5. PRIVATE OUTDOOR SPACES

Private outdoor spaces should prioritize functionality by serving the needs of building occupants, visitors, and pedestrians while maintaining a seamless integration with the surrounding urban fabric. These spaces must not impede access to public areas, landmarks, or natural resources, ensuring that pedestrian movement and accessibility remain unaffected. Key functional considerations include providing areas for social interaction, dining, lounging, and relaxation, which contribute to residents' quality of life. Furthermore, these spaces should be designed to optimize natural light and ventilation, promoting a healthy indoor/outdoor connection.



PRI 5A. SITE FURNISHINGS

Site furnishings play an important roll to draw visitors in help shape an environment that makes people feel comfortable. These areas of congregation should promote CPTED design guidelines through the use of noticeable colors, materials, and placement. Utilizing these outdoor features, business owners can layout various outdoor spaces that fit the wants and needs of their business. Product recommendations for the public realm shall also apply to the private realm to ensure a cohesive pedestrian experience.



PRI 5B. LANDSCAPE & HARDSCAPE - TREES & PALMS

The inclusion of trees provides visitors with a sense of place, scale, and comfortability as they use the space. Tree branches should be kept trimmed to no lower than six feet from the ground and branches should be kept away from roofs as much as possible. Shrubs should be kept trimmed to no higher than 30 inches and landscaping should not prevent building occupants from viewing the front entrance or sidewalk, nor should the landscaping cover windows. Canopy tree and lighting placement should be reviewed for conflicts to maintain adequate lighting to nearby site/architectural features.

New development currently requires landscape buffers; however, if a development chooses to follow all of the guidelines provided herein, an alternative buffer may be proposed that utilizes street trees and planters with hardscaping.



FLORIDA FLAME RED MAPLE
Acer rubrum 'Florida Flame'



JAPANESE BLUEBERRY TREE
Elaeocarpus decipiens



EAGLESTON HOLLY
Ilex x attenuata 'Eagleston'



AMERICAN SYCAMORE
Platanus occidentalis



SOUTHERN LIVE OAK
Quercus virginiana



BALD CYPRESS
Taxodium distichum

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

PRI 5B. LANDSCAPE & HARDSCAPE - TREES & PALMS



LIGUSTRUM TREE
Lugustrum lucidum



ARECA PALM
Dypsis lutescens



NATCHEZ CREPE MYRTLE
Lagerstroemia indica 'Natchez'



LITTLE GEM MAGNOLIA
Magnolia grandiflora
'Little Gem'



RIBBON PALMS
Livistona decipiens



PYGMY DATE PALM
Phoenix roebelenii



CABBAGE PALM
Sabal palmetto



ALLEE ELM
Ulmus parvifolia 'Emer II'

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

PRI 5C. LANDSCAPE & HARDSCAPE - SHRUBS & GROUNDCOVER

The inclusion of vegetation in the public or private realm provides visitors with a sense of place, scale, and comfortability as they use the space. Shrubs and groundcover can also provide countless health benefits to humans as well as animals.



STANDARD / SILVER SAW PALMETTO
Alpinia zerumbet 'Variegata'



VARIEGATED SHELL GINGER
Alpinia zerumbet 'Variegata'



MAKI PODOCARPUS
Podocarpus macrophyllus 'Maki'



WHITE / RED FOUNTAIN GRASS
Pennisetum setaceum, ssp.



SWEET VIBURNUM
Viburnum odoratissimum



CARDBOARD PALM
Zamia furfuracea



LITTLE JOHN BOTTLEBRUSH
Callistemon citrinus 'Little John'



GOLD MOUND DURANTA
Duranta erecta 'Gold Mound'



FAKAHATCHEE GRASS
Tripsacum dactyloides

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

PRI 5C. LANDSCAPE & HARDSCAPE - SHRUBS & GROUNDCOVER



FOXTAIL FERN
Asparagus densiflorus 'Myers'



STALKED BULBINE
Bulbine frutescens



WHITE AFRICAN IRIS
Diites iridioides



DWARF RED IXORA
Ixora x 'Dwarf Red'



DWARF YAUPON
Ilex vomitoria 'Nana'



PARSON'S JUNIPER
Juniperus chinensis 'Parsonii'



EVERGREEN GIANT/EMERALD GODDESS LIRIOPE
Liriope Muscari ssp.



PINK MUHLY
Muhlenbergia Capillaris



AZTEC GRASS
Ophiopogon intermedius 'Aztec'

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

PRI 5C. LANDSCAPE & HARDSCAPE - SHRUBS & GROUNDCOVER



XANADU PHILODENDRON
Philodendron 'Xanadu'



WHITE INDIAN HAWTHORN
Rhaphiolepis indica 'Alba'



DWARF FAKAHATCHEE GRASS
Tripsacum Dactyloides 'Nana'



FASHION AZALEA
Rhododendron Azalea 'Fashion'



MISS SCHILLER'S DELIGHT VIBURNUM
Viburnum obovatum 'Miss Schiller's Delight'



COONTIE
Zamia pumila



ASSORTED ANNUALS
Annuals, ssp.



SOCIETY GARLIC
Tulbaghia violacea

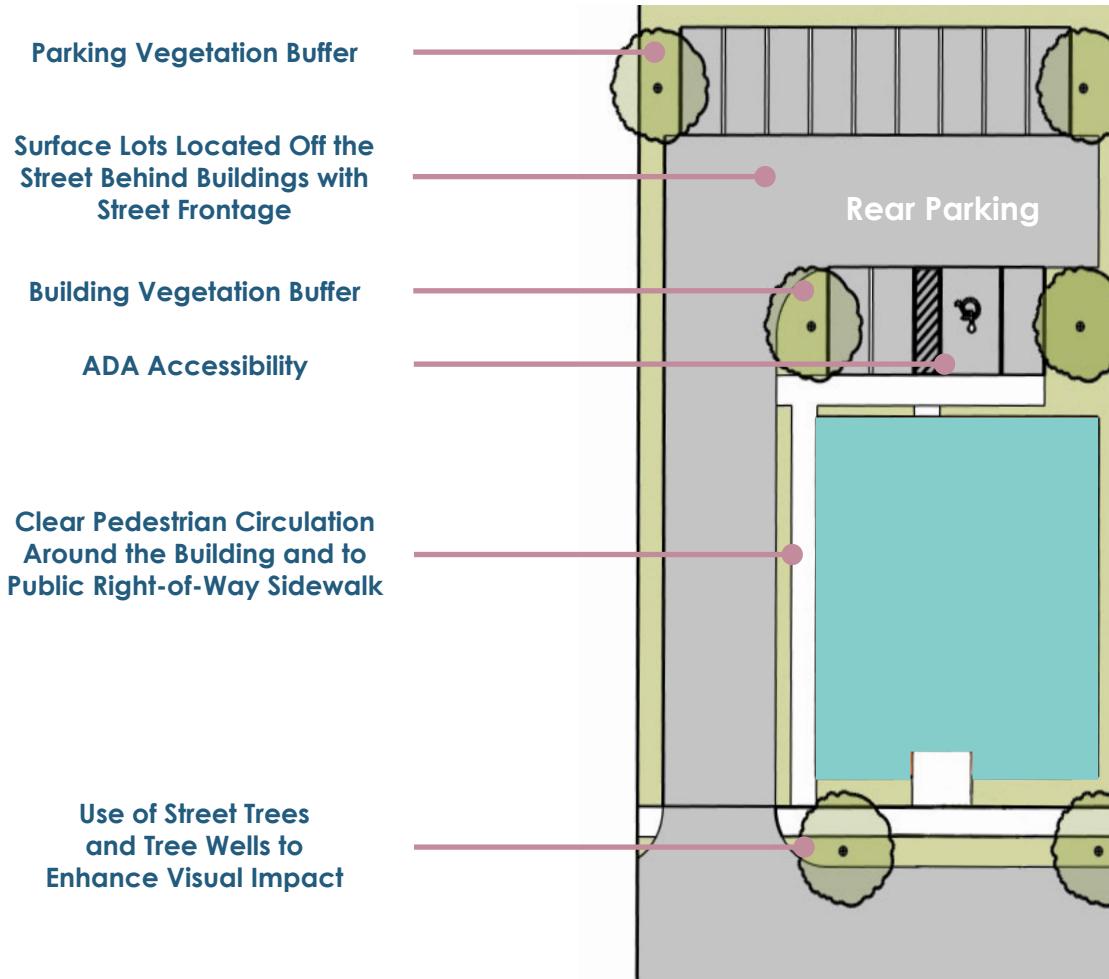
Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

PRI 6A. PARKING SURFACE LOTS

Parking should be provided through a combination of surface lots, street parking, and parking structures. On-street parking and the use of existing parking structures are encouraged to reduce the need for new on-site parking. Designs should prioritize pedestrian accessibility, with parking areas carefully integrated into the overall site to ensure minimal disruption to the pedestrian experience. The inclusion of multi-modal transportation options, such as bicycle parking, is also encouraged to promote a more active, connected community.

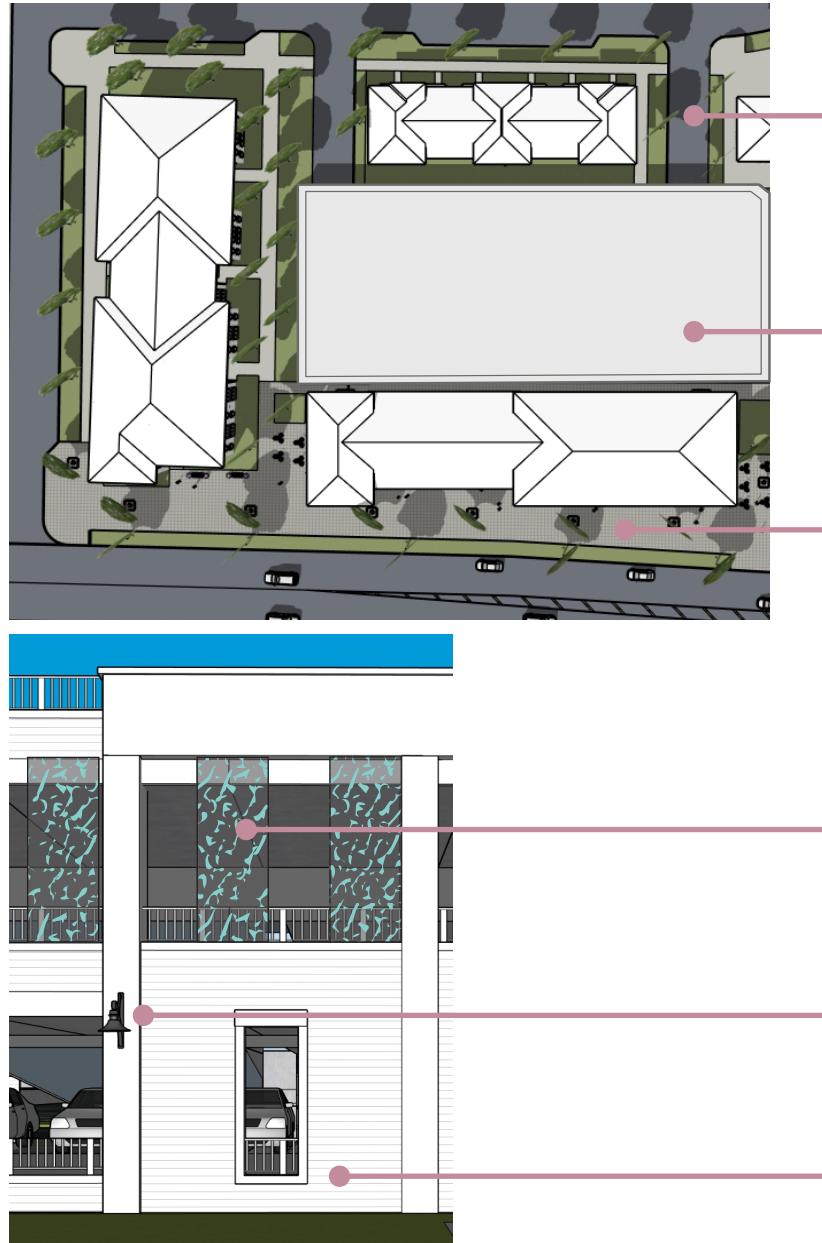
Parking lots should be located behind buildings that front the street or water, with visual impacts minimized through landscaping or low walls when parking is visible from public spaces.

Avoid new access points and curb cuts on Main Street.



PRI 6B. PARKING STRUCTURES

Ground-level facades and transition zones of parking structures should prioritize pedestrian comfort and encourage use of adjacent sidewalks. Public parking structures, especially in downtown areas, should incorporate lighting but could also incorporate art to help with orientation and navigation, ensuring visitors can easily find and identify them. It would also be beneficial to encourage ground floor non-residential uses wrapping the first floor of the parking structure.



Access to Parking Structures off Secondary Street

Parking Structures Situated Behind Buildings with Street Frontage

Minimal Disruption to the Pedestrian Realm

Perforated Screens and Art Installations on Upper Level Facades

Clear Lighting and Distinct Articulation to Identify Parking Structures

Human Scaled Ground-Level Facades

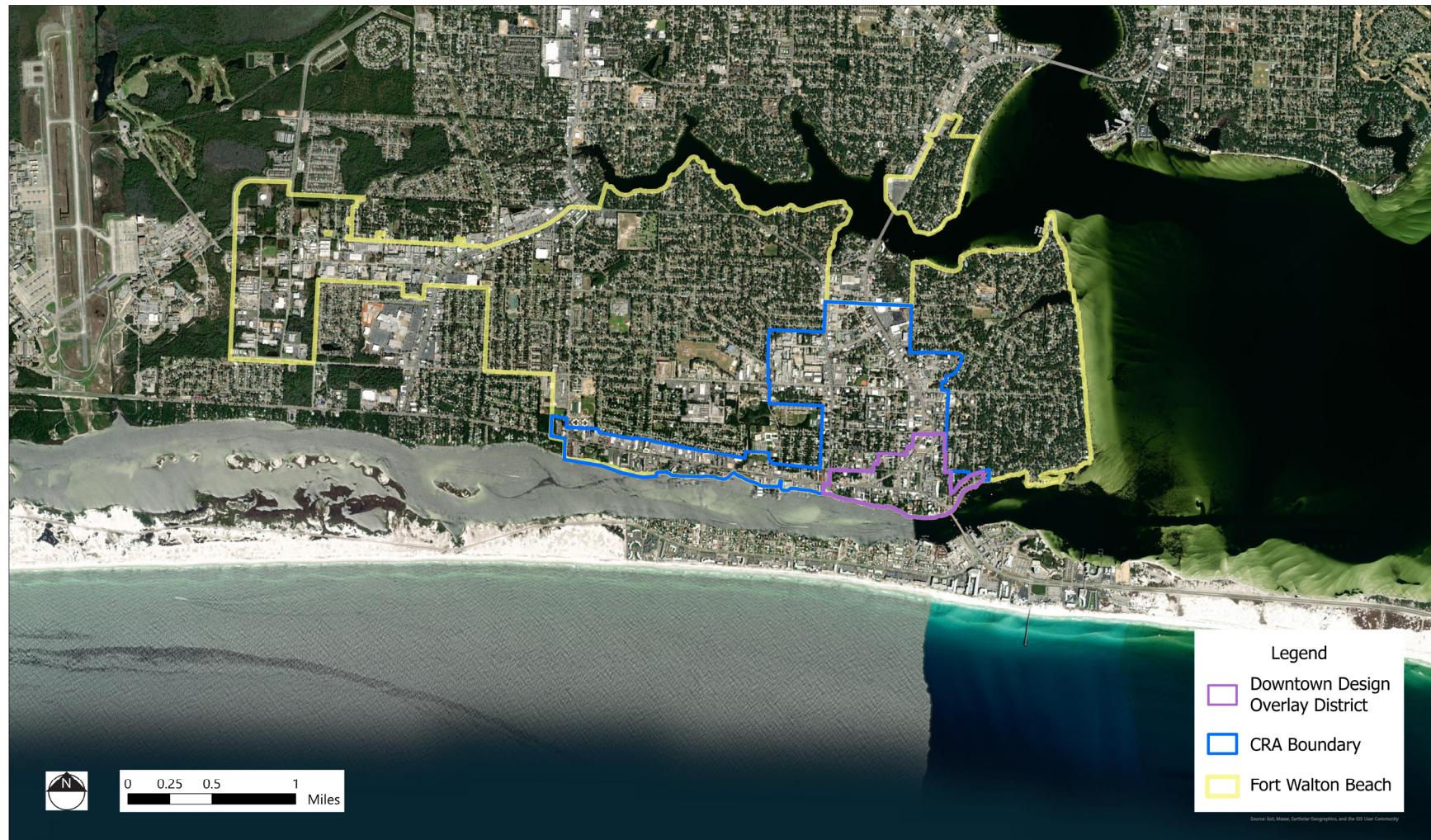
APPENDIX

- A. Map Exhibits**
- B. Definitions**
- C. Product Recommendations**

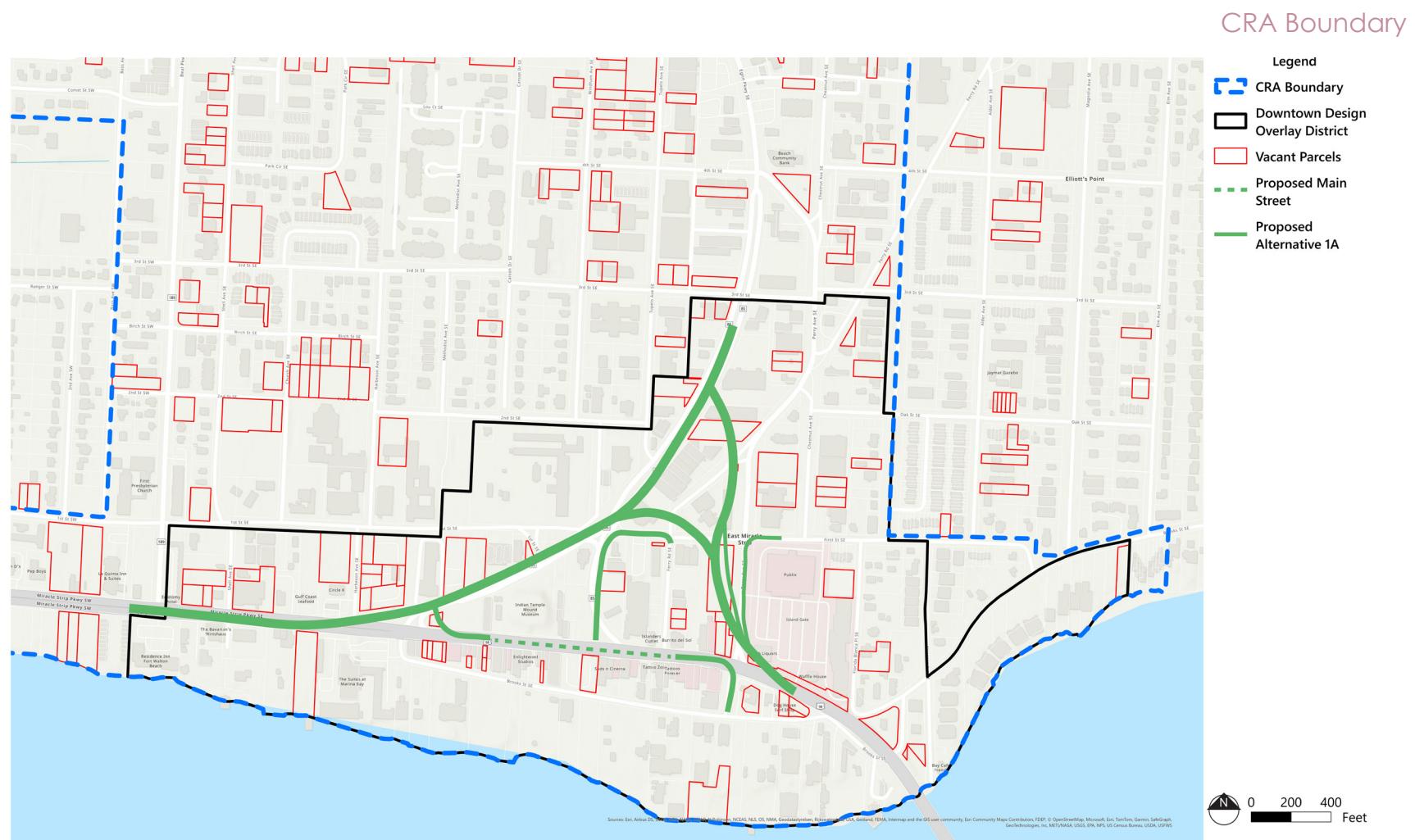


A. MAP EXHIBITS

Contextual Map



A. MAP EXHIBITS



FDOT AROUND THE MOUND PROPOSAL
June 20, 2024

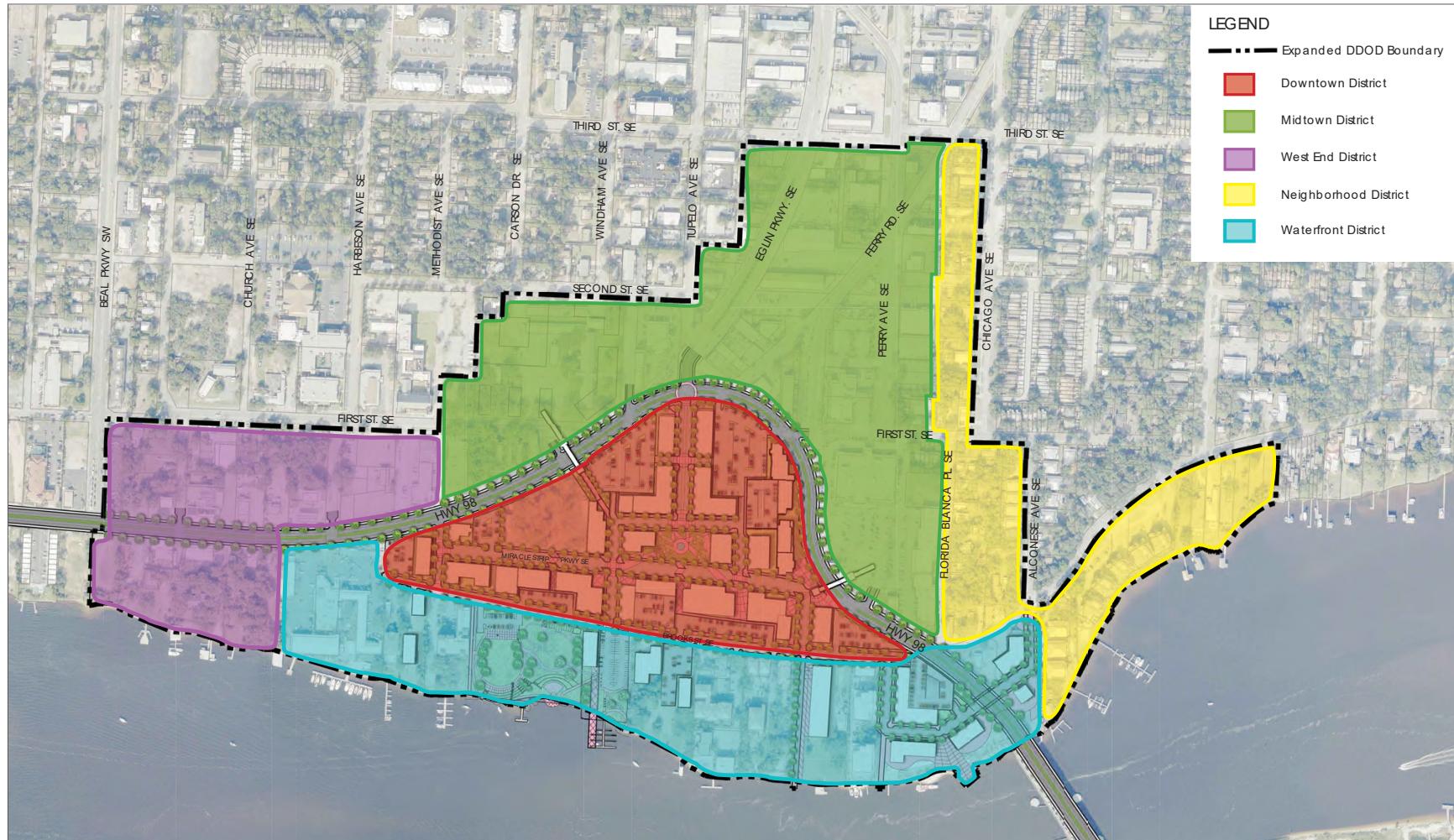
FWB DESIGN GUIDELINES
FLORIDA

Kimley»Horn
Expect More. Experience Better.

A. MAP EXHIBITS

Downtown Fort Walton Beach Planning Districts*

*Sourced from Downtown Fort Walton Beach Master Plan, 2019



B. DEFINITIONS

Activated Ground Floor: The ground level of a building designed to encourage interaction and activity, often with retail spaces, cafes, or other public-oriented uses to engage with pedestrian realm.

Alleys: Any such way or place providing a secondary means of ingress and egress from a property.

Architectural Lighting: The use of lighting to enhance or emphasize architectural features, creating visual interest.

Articulation: The design and arrangement of a building's elements to create variety, visual interest, and a sense of scale, often involving changes in materials, colors, or forms.

Barriers: Physical or visual obstructions such as walls, fences, or hedges that separate spaces, often used for safety, privacy, or traffic control. Barriers can be either temporary or permanent.

Block: A section of a city or neighborhood bounded by streets, often used as a unit of urban planning.

Building Transition Zone: The space between a building's exterior and the surrounding public realm, often acting as a buffer to separate private and public areas. The minimum width of the zone should allow for refuge from main flow of sidewalk zone.

Density: Number of residential dwelling units per acre.

Entry: The primary point of access into a building or structure, often marked by doors, entrances, and surrounding spaces designed to guide visitors.

Frontage: The length of the property line of any one (1) premises parallel to and along a public right-of-way, excluding alleyways.

Ground Cover: Plant material, typically low-growing vegetation, used to cover and protect soil, reduce erosion, and enhance the aesthetic quality of an area.

Lighting: The use of light sources to illuminate public spaces, buildings, or streets for visibility, safety, and aesthetic purposes. Refers to lumen levels, colors, and direction of lighting cast by street-lights, accent lights, and bollard lights.

B. DEFINITIONS

Massing: The overall shape and form of a building or structure, considering its size, scale, and proportion in relation to its surroundings.

Materiality: The selection and use of materials in construction, including textures, colors, and finishes, that contribute to the building's aesthetic and functional qualities, as well as general downtown character.

Native Vegetation: Plant species that are indigenous to the particular region or ecosystem in which they are found.

Off-Street Parking Lots: Designated parking areas located away from the street, typically behind buildings or in larger, dedicated parking structures.

On-Street Parking: Parking spaces located along the curb of a thoroughfare, often parallel or angled to the road, direct accessible from a travel lane.

Parking: Designated spaces or areas where vehicles can be temporarily stored or left, including on-street and off-street options.

Parks: Public or private green spaces designed for unstructured recreational use, often featuring trees, grass, benches, pathways, and other amenities.

Pedestrian Cut-Throughs: Pathways or short routes, open or roofed, designed to allow pedestrians to move more efficiently through a block or between spaces, often bypassing longer streets.

Pedestrian Realm: The area of a street or public space designed primarily for pedestrian use, typically including sidewalks, crosswalks, and other pedestrian amenities.

Placemaking: The process of designing and shaping public spaces to create environments that promote social interaction, community engagement, and a sense of belonging.

Planting Zone: A designated area of the streetscape, where vegetation such as trees, shrubs, or groundcover can be planted to enhance the environment.

B. DEFINITIONS

Planting/Vegetation: The strategic use of plants, trees, and other greenery in tree wells, garden beds, planter pots and landscaping areas within parks, squares, and plazas, in effort to enhance the pedestrian realm.

Plazas: Open, civic spaces that are typically paved, spatially defined by building frontages, and often used for social gatherings, events, and recreation.

Private Outdoor Spaces: Outdoor areas such as patios, gardens, or courtyards that are designated for the exclusive use of a private property owner.

Private Frontage: The portion of a property that is adjacent to the public street or sidewalk which is privately owned.

Property Owner: The person who has fee ownership, dominion, or title of real property. This term may also include a tenant and any agent of the owner or tenant, including the developer.

Public Frontage: The portion of a property that interfaces with public streets or spaces, typically including sidewalks, streetscape features, and street furniture.

Setback: The span of distance between a building or structure the lot line which must remain free of permanent structures, with exception of encroachments, street furniture, and landscaping as designated.

Sidewalk Zone: The area of the pedestrian realm dedicated exclusively to pedestrian flow.

Signage: Visual displays, including signs and symbols, used to convey information, directions, branding, or advertising within a public or private space.

Special Conditions: Unique circumstances or requirements applied to a property or area due to its location, historical significance, environmental factors, or other considerations.

Special Districts: Geographical areas where specific regulations, policies, or incentives apply, often aimed at promoting particular types of development or managing land use.

Stepback: A building setback of predetermined distance which occurs at set number of stories above the ground floor.

B. DEFINITIONS

Street Furnishings: Elements such as benches, trash cans, bike racks, or lighting installed in the public realm to enhance the functionality and comfort of streets and public spaces.

Street Furnishing Zone: The designated area along streets where street furnishings are placed.

Structures: Built or constructed elements such as buildings, bridges, or towers which require location on a parcel of land. This includes, but is not limited to, sheds, gazebos, stages, carts, and kiosks, among other accessory structures.

Texture: The visual and tactile quality of materials used in construction or landscaping. See Materiality.

Utilities: Services which the City has a cost to provide such as electric, gas, telephone, water, and television cable service.

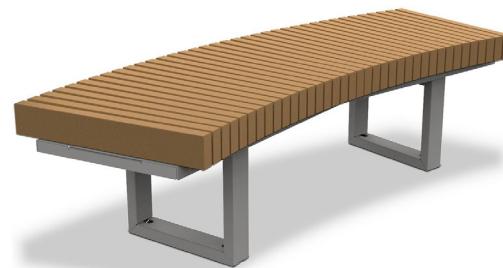
C. PRODUCT RECOMMENDATIONS



Manufacturer: Landscape Forms
Model: Plainwell
Style: Bench with Center Arm
Length: 72"
Materials: Wood & Aluminum
Cost: \$\$
Website: <https://www.landscape-forms.com>



Manufacturer: Victor Stanley
Model: S-13
Style: Backed Bench
Length: 72"
Materials: Recycled Plastic & Aluminum
Cost: \$\$
Website: <https://www.victorstanley.com>



Manufacturer: ANOVA
Model: 1230 Bench
Style: Infinity 2' Powdercoated Curved
Length: 75"
Materials: Recycled Plastic
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: Landscape Forms
Model: Northport Bench
Style: Backed Bench
Length: 69.75"
Materials: Wood & Aluminum
Cost: \$\$
Website: <https://www.landscape-forms.com>



Manufacturer: Victor Stanley
Model: CR-196
Style: Backed Bench
Length: 72"
Materials: Ductile-Iron Casting
Cost: \$\$
Website: <https://www.victorstanley.com>



Manufacturer: Maglin
Model: 400-Series
Style: 450-Backed Benches
Length: 72"
Materials: Metal & Wood Grain Texture High Density Polyethylene
Cost: \$\$
Website: <https://www.maglin.com>

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

C. PRODUCT RECOMMENDATIONS



Manufacturer: ANOVA
Model: Exposition Receptacle w/ Custom Two-Tone Panel
Dimensions: 44"H x 30"W x 24"D
Color: Bronze, Sandstone or Black
Logo Color: White
Gallon: 45
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: Victor Stanley
Model: Ren Side Door/Deposit
Dimensions: 50"H x 24"W x 28"D
Gallon: 45
Materials: Solid Steel Panel & Wood Combo
Cost: \$\$
Website: <https://www.victorstanley.com>



Manufacturer: ANOVA
Model: Streetside Receptacle, Bonnet Top
Dimensions: 42"H x 25"Sq.
Color: Bronze, Sandstone or Black
Gallon: 45
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: ANOVA
Model: Madison Recycled Plastic Receptacle, Bonnet Top
Dimensions: 40"H x 24"DIA.
Color: Textured Black
Slat Color: Mahogany
Gallon: 45
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: ANOVA
Model: Elevation Thermory Receptacle
Dimensions: 50"H x 24"W x 28"D
Color: Bronze, Sandstone or Black
Slat Color: Thermory
Gallon: 45
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: ANOVA
Model: Mixx Thermory Receptacle Recycler, Bonnet Top
Dimensions: 47"H x 24"SQ.
Color: Textured Black
Slat Color: Thermory
Gallon: 33
Cost: \$\$
Website: <https://www.anovafurnishings.com>

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

C. PRODUCT RECOMMENDATIONS



Manufacturer:	Victor Stanley
Model:	Freesia Bike Rack
Style:	Single Arch with Cross Bar
Dimensions:	25.4 x 25.5 mm
Materials:	Solid Steel
Cost:	\$\$
Website:	https://www.victorstanley.com



Manufacturer:	ANOVA
Model:	Beacon Hill Bike Rack
Dimensions:	32" H x 6" W x 40" L
Materials:	Stainless Steel
Mounting:	Surface Mounted
Cost:	\$
Website:	https://anovafurnishings.com



Manufacturer:	Landscape Forms
Model:	Concord Bike Rack
Dimensions:	4" D x 20" L x 30" H
Materials:	Aluminum
Color:	Bronze or Black
Mounting:	Surface Mounted
Cost:	\$\$
Website:	https://www.landscape-forms.com



Manufacturer:	Site Pieces
Model:	Monoline Duo Bike Rack
Dimensions:	26" (base) x 3" x 36" H
Materials:	Powder coated Aluminum
Color:	TBD
Mounting:	Surface Mounted
Cost:	\$\$
Website:	https://sitepieces.com



Manufacturer:	Landscape Forms
Model:	Northport Bike Rack
Dimensions:	3" D x 18" L x 30.55" H
Materials:	Aluminum
Color:	Bronze or Black
Mounting:	Surface Mounted
Cost:	\$\$
Website:	https://www.landscape-forms.com



Manufacturer:	Site Pieces
Model:	Monoline Core Bike Rack
Dimensions:	9.5" x 3" x 36" H
Materials:	Powder coated Aluminum
Color:	TBD
Mounting:	Surface Mounted
Cost:	\$\$
Website:	https://sitepieces.com



Manufacturer:	ANOVA
Model:	Tandem Bike Rack
Dimensions:	32" H x 6" W x 36" L
Materials:	Stainless Steel
Mounting:	Surface Mounted
Cost:	\$
Website:	https://anovafurnishings.com



Manufacturer:	Willy Goat
Model:	Pegasus Shade Structure
Dimensions:	16' x 12'
Materials:	Powder coated steel and polyethylene cloth
Color:	TBD
Mounting:	Inground Mounted or Recessed Plate Mounted
Cost:	\$\$\$
Website:	https://willygoat.com

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

C. PRODUCT RECOMMENDATIONS



Manufacturer:	Current
Model:	Town Commons
Height:	16'
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Post Top
Cost:	\$\$
Website:	https://www.currentlighting.com



Manufacturer:	Landscape Forms
Model:	Northport
Height:	16'
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Post Top
Cost:	\$\$
Website:	https://www.landscape-forms.com



Manufacturer:	Current
Model:	Bounce
Height:	16'
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Post Top
Cost:	\$\$
Website:	https://www.currentlighting.com



Manufacturer:	Landscape Forms
Model:	Ashbery Area Light
Height:	16'
Color:	Bronze or Black
Luminaries:	Double
Mounting:	Post Top
Cost:	\$\$
Website:	https://www.landscape-forms.com



Manufacturer:	Teka Illuminations
Model:	LBW-TR5
Height:	16'
Color:	Bronze or Black
Luminaries:	Double
Mounting:	Double Arm
Cost:	\$\$
Website:	https://www.tekaillumination.com

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

C. PRODUCT RECOMMENDATIONS



Manufacturer:	TMS Lighting
Model:	Jazz
Dimensions:	13" H x 31" D
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.tmslighting.com



Manufacturer:	Teka Illuminations
Model:	BKSSL
Dimensions:	6" Dia x 7" H
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.tekaillumination.com



Manufacturer:	TMS Lighting
Model:	Apollo
Dimensions:	21" H x 22" D
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.tmslighting.com



Manufacturer:	Barn Light Electric Company
Model:	Sydney Gooseneck Light
Dimensions:	16" W x 11.2" H
Material:	Copper
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.barnlight.com



Manufacturer:	Landscape Forms
Model:	Ashbery Wall Mount Light
Dimensions:	31 1/3" H x 20 1/2" D
Color:	Bronze or Black
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.landscape-forms.com



Manufacturer:	Barn Light Electric Company
Model:	Ledford Wall Sconce
Dimensions:	7-1/2" H x 19-1/2" H x 9" D
Material:	Black Iron
Luminaries:	Single
Mounting:	Wall
Cost:	\$\$
Website:	https://www.barnlight.com

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.

C. PRODUCT RECOMMENDATIONS



Manufacturer: Landscape Forms
Model: Bravo Bistro
Materials: Aluminum
Color: Carbon
Cost: \$
Website: <https://www.landscape-forms.com>



Manufacturer: ANOVA
Chair Model: Fiberbuilt 10' Square Cantilever Patio Umbrella with Granite Base
Dimensions: 111" H x 10' Sq.
Fabric Color: Antique Beige
Frame Color: Champagne Bronze
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: ANOVA
Chair Model: Bishop Aluminum Arm Chair
Table Model: Solid Aluminum 30" Square Table
Color: Silver Gray / Charcoal Gray
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: Landscape Forms
Model: Northport Planter
Materials: Aluminum and Steel
Frame Color: Steel Metallic
Top Ring Color: Steel Metallic
Cost: \$\$
Website: <https://www.landscape-forms.com>



Manufacturer: ANOVA
Table Model: Tuscany 36" Recycled Plastic Bar Height Table
Chair Model: Tuscany Recycled Plastic Bar Chair
Frame Color: Textured Charcoal
Slat Color: Mahogany with Umbrella Hole
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: Tournesol
Model: Downtown Round
Materials: Lightweight Concrete
Color: TBD
Cost: \$\$
Website: <https://www.Tournesol.com>



Manufacturer: ANOVA
Model: Fiberbuilt Lucaya 9' Dia. Umbrella
Dimensions: 90" H x 9' Dia.
Fabric Color: Natural, Linen, or Beige
Frame Color: Champagne Bronze or Black
Cost: \$\$
Website: <https://www.anovafurnishings.com>



Manufacturer: ANOVA
Model: Exposition Bistro Table w. Flat Seats
Dimensions: 30" H x 36" W x 74" L
Color: Textured Black or Sandstone
Cost: \$\$
Website: <https://www.anovafurnishings.com>

Note: These products are recommendations but not requirements, implementation of any product of better or similar character and caliber can be used.