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WILTON MANORS
MAIN STREET

Wilton Manors Main Street Design Guidelines

Prepared by: WMMS Design Committee

Adopted by WMMS Board of Directors: July 28, 2005

Adopted by Wilton Manors City Commission: _____

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1. Introduction & Purpose

Wilton Manors is a village tucked into the sub-tropical urban environment of Broward County. The Main Street district is located adjacent to three of the area's major arterial corridors; Oakland Park Boulevard, Federal Highway and Dixie Highway, and connects directly to NE 26th Street and NE 4th Avenue, therefore making it an accessible destination from many locations. The area is also less than two miles from world-famous South Florida beaches, schools, shopping centers and employment centers, making it attractive for both the homebuyer and the visitor. Downtown Wilton Manors and the Wilton Manors Main Street District are surrounded by a number of established neighborhoods, which are accessible by both pedestrians and vehicles.

The Main Street district is intended to be a vibrant and compact urban area that will foster smart growth and stimulate economic development. Emphasis on new urbanism will be encouraged with a mixed-use city center that will have spacious pedestrian walkways and arcades, beautiful parks and open spaces and aesthetically pleasing facades. Characteristics and components of this revitalized downtown district will also include mixed-use development, enhanced housing opportunities, historic preservation and improved transportation facilities that will further the objective and policies applicable to the City's Comprehensive plan.

a. Wilton Manors Main Street

Our Vision: The Main Street district of Wilton Manors will be the traditional town center of the community, with "small town charm and urban sophistication." The Town Center will provide a pedestrian friendly environment for all types of people to enjoy and afford living, shopping, dining, arts, culture and entertainment, special events, and other business and municipal activities. Future development will include abundant pedestrian areas, adequate parking, fully landscaped streets, public art, sidewalk cafes and other open spaces for public use.

Our Mission: "To create an environment on Wilton Drive where commerce, art and living enthusiastically co-exist and provide mutual nourishment."

b. Design Guidelines Intent

These guidelines are adopted as a companion document to Article 30 of the City's Wilton Drive Arts & Entertainment Special Overlay District Regulations, of the Land Development Code of the City of Wilton Manors, Florida. These regulations are also provided in the Appendix of this document. The following guidelines are designed to facilitate the development of a livable, walkable, workable and enjoyable Main Street District. The area of the District generally includes all commercially zoned properties, R.O.W.'s, corridors and other miscellaneous areas included within the boundaries of the attached map.

c. Overview

The guidelines are organized in the following sections: Urban Design - Architectural Massing Guidelines; Urban Design – Street level Guidelines; Landscape Planting;

Signage & Graphics; Site Furnishings; and Site Lighting. The purpose of these guidelines is to enhance the existing Arts & Entertainment District Code, not to supersede the ordinance previously enacted by the City.

These guidelines are divided into eleven (11) sections including an introductory section and six (6) sections governing different site development issues. Each of the areas addressed in these design guidelines must be addressed and adhered to through the redevelopment process. These sections may be summarized as follows:

- **Section 1: Introduction and Purpose (This section)**
A review of Downtown Wilton Manors unique characteristics and image is accompanied by a statement of intent. Also included is a brief overview of the design guidelines, herein.
- **Section 2: Enforcement**
- **Section 3: Prescribed Design Guidelines Context**
- **Section 4: Zoning + Land Use**
- **Section 5: Urban Design: Architectural Massing Guidelines**
The architectural massing guidelines govern the aesthetic quality of the architecture within the downtown area. More specifically, the guidelines address architectural massing such as overall building height, cornice height, vertical plane moderation, setbacks, façade treatments, arcades, canopies, rooftop elements and over-street connections.
- **Section 6: Urban Design: Street Level Guidelines**
The street level guidelines govern all functional and aesthetic quality of elements along streets and corridors. Street level elements such as active use, structured parking, plazas, architectural fenestration, fences/walls, water features, public art, special paving, intersection treatments, barrier free design, trash loading facilities, sidewalks and bikeways are addressed.
- **Section 7: Landscape Plantings**
The landscape plantings guidelines pertain to all landscaping within the downtown district. These landscape planting guidelines enhance the existing Wilton Manors landscape regulations and include landscape elements such as streetscape plantings, signature trees, open space plantings, screening plantings, perimeter landscaping, parking lot landscaping, irrigation and residential landscaping.
- **Section 8: Signage and Graphics**
The signage and graphics guidelines govern all signage with the downtown district. Signage and graphics relating to both the private sector and public sector are addressed.
- **Section 9: Site Furnishings**
The site furnishings guidelines govern the specific function and visual characteristics of the actual site furnishings within the downtown area. Site furnishings, such as; bike racks, bollards, flagpoles, benches, tree grates,

planters, trash receptacles, drinking fountains are addressed and in several cases, specific products to be utilized are included.

- **Section 10: Site Lighting**
The site lighting guidelines govern the functional and visual quality of the lighting within the downtown district. Lighting typology addressed includes streetscape lighting, pedestrian lighting and landscape lighting.
- **Section 11: Appendix**
A compendium of appropriate reference documents that may be useful to potential developers, business owners, and residents of the District & the City.

2 . Enforcement

a. City of Wilton Manors Regulation

The City of Wilton Manors has adopted it's own Unified Land Development Regulations (ULDR), also known as 'the Code' which dictates all the zoning and use criteria that apply to properties within the 'Main Street' District. While the City has recognized and supported the establishment and continued success of this separate 'not for profit' entity, these Design Guidelines shall in no way supersede the City's Code. In any case where these guidelines are found to conflict with the ULDR's, they shall always prevail. Furthermore, the acceptance of these guidelines is in no way meant as a modification to the existing City Code.

b. Design Committee of WMMS

The Design Committee of Wilton Manors Main Street has created and established these Design Guidelines to guide all future development within the 'District', and will continue to modify these guidelines as necessary. The committee will at an annual minimum present modifications to the Board for adoption, and may also do so in the interim where conditions or conflicts with the City Code warrant revisions. No individual may speak for the Committee as it relates to interpretations of these guidelines. Only an official action of the Committee as part of it's regular business, will suffice as an interpretation, when one is necessary.

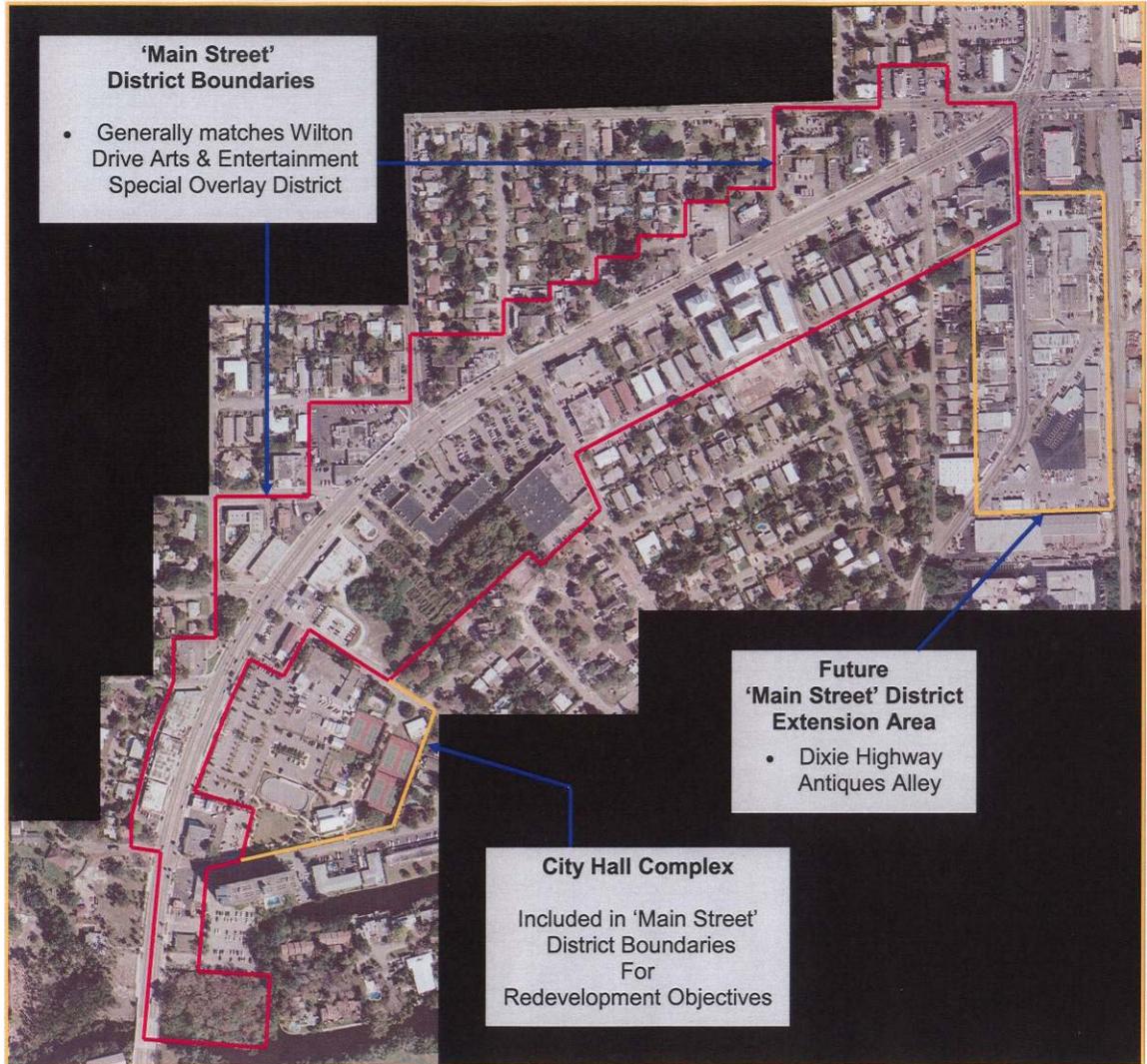
c. Design Committee representation to DRC

The City has elected to provide an advisory position on it's Development Review Committee (DRC) for Wilton Manors Main Street representation. The Design Committee has in-turn appointed standing and alternate representatives to the DRC for the express interest of providing information to development applicants, for projects within the District boundaries only, as to how their proposed projects meet the objectives of these Design Guidelines. The appointed representative will seek input from the entire WMMS Design Committee, and provide written comments to the applicants at the City's official DRC meeting. The full WMMS Board will also consider the Design Committee's review, and may approve their comments for transmittal to the City's PZB and/or Commission when appropriate. Development Applicants may also request an opportunity to present their project to the WMMS Design Committee, prior to City approval consideration.

3. Prescribed Design Guidelines Context

a. Wilton Drive & Main Street District

The map below identifies the properties within the recognized 'Main Street' district, outlined in red, as well as probable 'extension' or 'redevelopment' areas which would also benefit from the implementation of these design guidelines.



b. Island City Style

C. Recommended Elements & Materials

In an effort to coexist and enhance the streetscape of Wilton Drive, the proposed buildings should take full advantage of available elements and materials to create the most aesthetically pleasing structure as possible, while keeping in mind the proposed buildings' need to relate to the adjacent structures regardless of age or style. Reference should be made to the architectural styles and buffering and compatibility requirements of the City's ULDR Section 035-060(7) for the Traditional Neighborhood Overlay District, and Section 040-050(I) for Planned Unit Developments. Besides style, proposed buildings should respond to the regional climate.

All proposed buildings in the District should be designed in one of the following architectural styles. The Materials and elements historically tied to these architectural styles are as follows:

Florida Cracker / Caribbean Vernacular

Wood and masonry finish with large porches, verandas and large overhangs. Roofs are gable or hip of varying pitches. Window and door shutters, along with decorative railing and railing panels provide ornamentation.

Masonry Vernacular

Smooth to rough stucco finish or masonry walls with exposed mortar joints and articulated door and window lintels. High gable and hip roofs with arcades or colonnades and symmetrical deep porches and overhangs. Little or no ornamentation.

Mission Style

Smooth to rough stucco finish with terra cotta roof tiles of contrasting colors. Curved or bell shaped parapets, finished with simple molding or a single row of roof tiles, concealing a flat roof or interrupting a sloping one. Open flat roof porches along the whole front with square piers and arched openings. Cantilevered "visor" roofs or striped awnings over doors and windows. Ornamentation used where quatrefoil windows and scuppers for drainage.

Mediterranean Revival

Elaborate and composed of many styles, its primary features are applied ornamentation with contrast in color and texture. Materials used are limestone, cast stone, terra cotta, distressed wood, wrought iron and colored ceramic tile. Roofs are low pitched, gable or hipped and often used in combination, with little or no overhangs and exposed rafter ends. The massing is composed of irregular shapes and heights, with multi level roofs, jutting square or round towers and chimneys for height and wings, loggias and patios for width. Door and window openings are arched with decorative trim. Other decorative elements include cantilevered balconies; elaborate chimney tops; twisted columns; pediments; balustrades; wall brackets; wrought iron window and balcony grills and sconces. Pools and fountain are also elements typical of this style.

Art Deco Style

First modern style and not a revival style. Designs were inspired by industrial materials: metal, glass and concrete decorated with stylized natural and geometric patterns.

Smooth stucco or natural stone with glass block panels. Roofs are flat with vertical projections such as towers. Corner windows are common as are round windows. Ornamentation includes applied decorations, sculpted in bas-relief, painted murals or etched glass. Motifs of natural forms, pelicans, flamingos, palm trees, ocean waves or historical Egyptian, Mayan or Native American Indian influences.

Streamline Style

Massing more important than application of detail. Smooth stucco finish with rounded corners. Roofs are flat with unadorned parapets stepped over the entrances to break up the façade. Overhanging “eyebrows” contribute to aerodynamic look and horizontal emphasis while providing shade for rectangular windows and ground floor openings. Doorways and major openings are articulated, otherwise, the facades remain stark.

Compatibility & Visual Harmony

In selecting an architectural style for the design of a new building, or remodeling of an existing one in the District, careful consideration should be given to the appropriate site and landscape features as well. While the desire is to promote compatibility to the adjacent and surrounding structures, an alternate style selection to provide variety would be encouraged, and then the use of compatible materials, colors, site features and landscaping can be designed in to provide visual harmony and continuity along Wilton Drive. While the above described architectural styles are the desired basis for the ultimate ‘Look’ of Wilton Drive, all developers and their consultants will be afforded the opportunity to present creative solutions that respect existing context, but may not fit exactly one of the style choices prescribed.

d. Color Coordination

It is Main Street’s desire to enhance Wilton Drive with a variety of color options for new and existing buildings on the drive. In lieu of creating a “set color palette” for the drive, Main Street will offer input and suggestion for coloration of buildings, facades, awnings, signage and any architectural feature associated with new and remodeled structures on the drive. While color is highly subjective and trends in color, depth of color and hues are constantly changing, Main Street wishes to have input in color choices as they relate to the overall scope of the drive. In particular, color choices would be considered as they relate to existing buildings to ensure a variety of inviting color schemes that are fun, sophisticated, unique and tasteful. The successful segue of color along the drive is the ultimate goal.

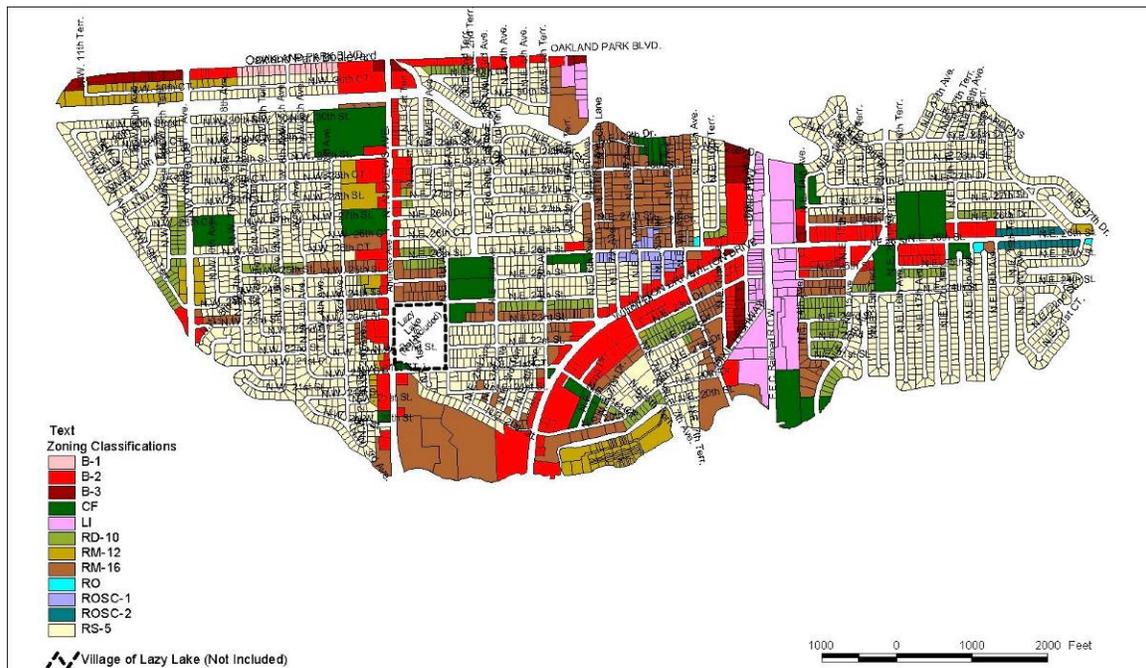
4. Zoning & Land Use

a. Zoning Regulations Summary

Almost all of the properties located within the Main Street District fall within the Wilton Drive Arts & Entertainment Special Overlay District, as established within the City of Wilton Manors Unified Land Development Regulations (ULDR), often referred to as the 'Code'. These District regulations have been included in the Appendix of these guidelines for reference. Additionally there are several other standard City zoning districts that underlie the Overlay District, as well as two other possible alternate zoning districts that properties in the Main Street area may be eligible for. These are listed below, and the reference ULDR Sections are provided reference. The City's current Zoning Map is also provided below the reference table.

b. Zoning Classification Index

<u>City Zoning District</u>	<u>Classification Type</u>	<u>Reference ULDR Section</u>
B-2	Central Business District	020-080, 020-090
B-3	General Business District	Same as above
CF	Community Facilities	020-100 thru 120
RM-16	Multi – Family Residential	020-060, 020-070
TND	Traditional Neighborhood Overlay	Article 35
PUD	Planned Unit Development	Article 40



The City of Wilton Manors

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Zoning Map

Coverage: Zoning02
Updated: February 18, 2003

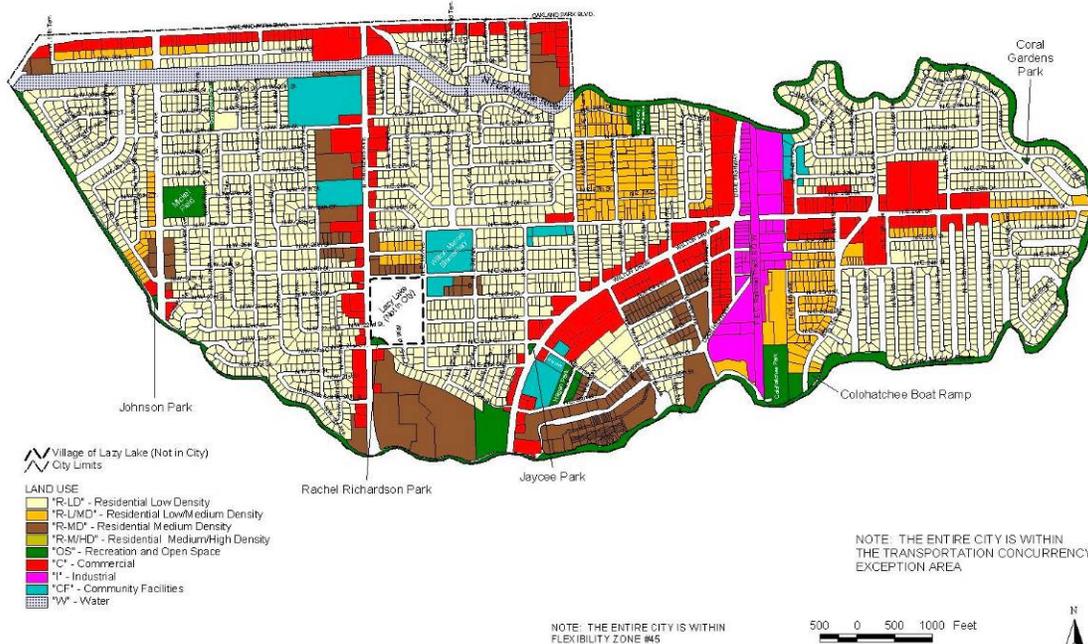


c. Land Use Summary & Future land Use Plan

In addition to, or complimentary to the City's Zoning regulations, each property in the District also has an underlying 'Future land Use' classification. Under the City's adopted Comprehensive Plan, the Future Land Use Element was created to promote a physical framework for the City to generally allow for proper zoning, spatial distribution, use relationships, and the desired balance and intensity / density of development. Reference to the City's Comprehensive Plan should be made for all potential developments within the District, to insure compliance with the adopted goals, objectives and policies. The Land Use categories that apply to properties within the District are provided below. The City's current Future Land Use Map is provided below the reference table.

d. Land Use Classification Index

FLUM Category	Classification Type	General Description
C	Commercial	Community Commercial developments that typically includes private retail and service centers, that attract a market from a much larger area.
CF	Community Facilities	Properties oriented towards services for the community, which may be public or semi-private. This includes schools, government facilities, churches, clubs and hospitals.
R-MD	Residential – Med. Density	This is one of the City's four residential development categories that could include a mixture of single-family and multi-family unit types, up to a density of 25 dwelling units per gross acre.
OS	Recreation & Open Space	City owned passive and active recreation areas, including both land and water areas, as identified on the City's (FLUM) map.



<p>The City of Wilton Manors Comprehensive Plan</p>	 <p>CITY OF WILTON MANORS "THE ISLAND CITY"</p>	<p>Future Land Use Map</p>	<p>Source: City of Wilton Manors Community Services Dept. Updated: August 27, 2002 Adopted: August 27, 2002</p>	<p>MAP: LU-5</p>
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5. Urban Design: Architectural Massing Guidelines

Introduction

The Architectural Massing Guidelines are intended to offer guidelines towards the massing of the architecture, not the style of the building. Variation in architectural style is desired within the Main Street District, with restrictions guiding setbacks, step backs, arcades, canopies and other urban design elements.

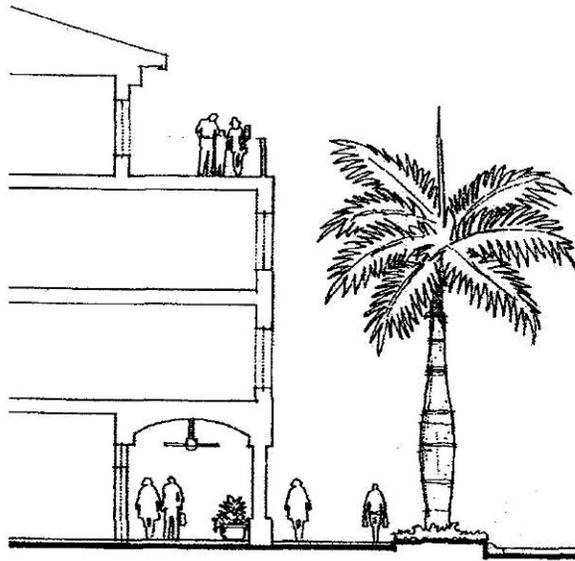
Overall Building Height

Building height refers to the overall height of a building mass from the finished floor elevation (FFE) to the uppermost part of space that can be occupied (top of beam). Maximum building heights and definitions are specified within the Wilton Manors Arts & Entertainment District Zoning Ordinance. Infrastructure supporting roof activity, such as an elevator tower, stair tower, trellis, mechanical equipment or architectural fenestration, does not reflect in the overall building height, but must not exceed twelve (12') in height above top of beam of uppermost story or cover over 10% of the roof area. Tennis court lighting and plant material are exempt from this height restriction.

Vertical Plane Moderation

Buildings exceeding 3 stories in height are required to maintain no more than three stories without horizontal moderation in the vertical surface plane. A step back is required above the third floor, which may serve as a balcony or outdoor living space for residential or office uses. Such step backs should occur on a minimum of two building faces: the building side facing a major corridor and the side facing the residential neighborhoods on both sides of the Drive, and the east and west side of the Florida East Coast (FEC) tracks (See Sections A, B, C, D, E and F in the Appendix). The step back must be a minimum of 15% of the buildings height at the step back point, but no more than 30 % of the buildings overall height. For example, a step back at the top of the third story at 35' would exhibit a minimum step back of approximately 6', but should not exceed 16' if the building was 55' tall overall. To provide additional vertical variation in the step back, 10 % to 15 % of the step back should be modulated at least 3' in depth along the length of the façade.

Where step backs create outdoor residential livable spaces, a number of items are not permitted in these areas, including grills, clothes-lines, clothes drying racks, satellite dish antennas and bicycles. Storage of non-decorative items of any kind should not be permitted. Potted plants and patio furniture are desired. The City reserves the right by code to determine what is permitted or not permitted in these areas.



Vertical plane moderation shown between the third and fourth stories

Setbacks

Setbacks are required in all areas within the Main Street district and must be consistent with the requirements identified in the Wilton Manors Arts & Entertainment District Zoning Ordinance. Setbacks are measured from the property line. In particular, front areas setbacks along Wilton Drive are opportunities for streetscape plantings, site elements, sidewalks and gathering spaces. We would encourage a minimum 10' wide planting area be incorporated into the front setback (or an additional setback) to allow for placement of mature canopy trees along the front of all projects. Where setbacks are varied for interest by at least 15%, WMMS would encourage the approach of granting 'average' setbacks, rather than minimums for a specific frontage, where mutual benefit to the private property owner and the public space is evident. Other areas within the district that exceed the minimum setbacks should provide for streetscape plantings, public plaza space, special signage, and other open green spaces to encourage continuity of the public spaces that link properties within the district. All other Setback requirements are specified in the Wilton Manors Zoning Ordinance.

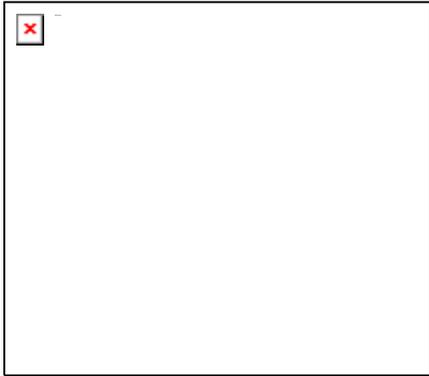
Façade Treatments

The first three stories of an exterior façade vertical plane must enhance the pedestrian environment by incorporating appropriate architectural features. These features should include cornice detailing, ornamentation, moldings, changes in materials and colors, and other sculpting of the architectural surface, which add special interest

and appeal at the ground level. These features will complement the design integrity of the Main Street District.

Arcades

Arcades are required within the areas along the frontages of Wilton Drive and whenever building frontage lengths are greater than 100 feet. Pedestrian flow and outdoor dining will take place within the arcade area. Arcades are also recommended within the intersecting local streets of the District when commercial uses are developed. The architectural features of the arcade may vary, but the required minimum width of 12' clear is mandatory. If introduced in a Mixed-Use context, a minimum width of 10' clear is required. When in either case the building frontage exceeds 125', variation in depth of at 5' for at least 15% of the length must be provided, to achieve an average of the required depth for the total length. The resulting Arcade area should include commensurate site furnishings (benches, trash receptacles, etc.) as outlined in section 9 of these guidelines.

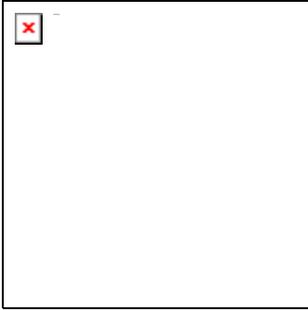


Arcades provide protection from the elements and comfort for pedestrians

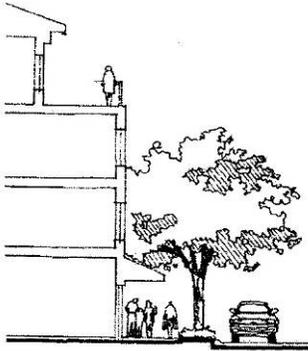
Canopies

Canopies are required where arcades are not possible or required to be included along Wilton Drive, to provide pedestrians comfort and facilitate movement along the frontages. Continuous architectural canopies should reflect the design integrity of the structure. Either flexible or rigid materials are acceptable, providing they are compatible with site elements. Canopies may incorporate retractable elements, and may be permitted to intrude within the setback zone pending specific approval by variance or the Design Review Committee (DRC) process. Canopies should in no way interfere with street light fixtures or with the growth and maintenance of street trees, signature trees and landscape materials. All state and local building regulations shall apply to the construction and installation of canopies.

Canopies are desired within the step-backed areas of buildings exceeding 3 stories in overall height. If canopies are used in both the step backed areas and at the street level, then they should be coordinated in color and design, and their outside edges should follow the step backs in the building facade.



Canopies provide protection from the elements and interest along sunny streets.



Canopies located on the ground plane and step-backed areas must coordinate.

Rooftop Guidelines

Where possible, rooftops must be designed to maximize various forms of activities in the private sector. Activities could include sun decks, roof gardens, tennis courts, outdoor cafes, pool decks, parking and much more. In instances where rooftops are utilized for parking, the perimeter of the lot should include a trellis, canopies and/or landscape to mitigate views. Roof surfaces not allocated to activity should be finished with a material, which reflects the architectural integrity of the building and creates interest from surrounding buildings. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building. All infrastructure within a rooftop should be designed as an integral part of the building volume, and should not be visible from the ground or adjacent buildings. All unsightly elements must be screened from both users of the rooftop and neighboring buildings.

Overstreet Connections

Connections between buildings which pass over a public right-of-way of a local street (not Wilton Drive or Dixie Highway) may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Any pedestrian bridge should be of exceptional design to enhance the corridor and serve as a statement of the District.

6. Urban Design: Street Level Guidelines

Introduction

The Street-level Guidelines are intended to create an attractive urban environment welcoming a host of activities, store-fronts, residential units, restaurants, businesses, offices and open spaces.

Active Use

The first floors of all buildings facing Wilton Drive must be designed to encourage pedestrian activity along these major corridors. Retail uses such as restaurants, shops, galleries, cafes and other active uses should be located at the ground level first, but may also be located on at levels above, providing direct and visual access to pedestrian areas. No residential uses should be located on the first level facing Wilton Drive, and if any are provided on the ground floor of the property, they should have separate access and service provisions.

Buildings which are situated along major roadways and intersecting local streets are required to include a public gathering space at the corner of the intersecting streets to achieve a unique urban space (See Illustrative Plan in Appendix). Building frontages are to be setback at the corners to create a plaza with a minimum outdoor area of 1,500 square feet (see Plazas) or 5% of the site area, whichever is greater, and should incorporate landscape materials that offers shade and enhances the aesthetic quality. If the site contains more than one corner plaza area, the required minimum for the site should be evenly distributed. All displays, furnishings and other outdoor elements associated with these outdoor spaces should be designed and maintained to enhance the visual and functional quality of the downtown. To be considered, specific design of these public spaces should be submitted for approval through the Design Review Committee (DRC) process.

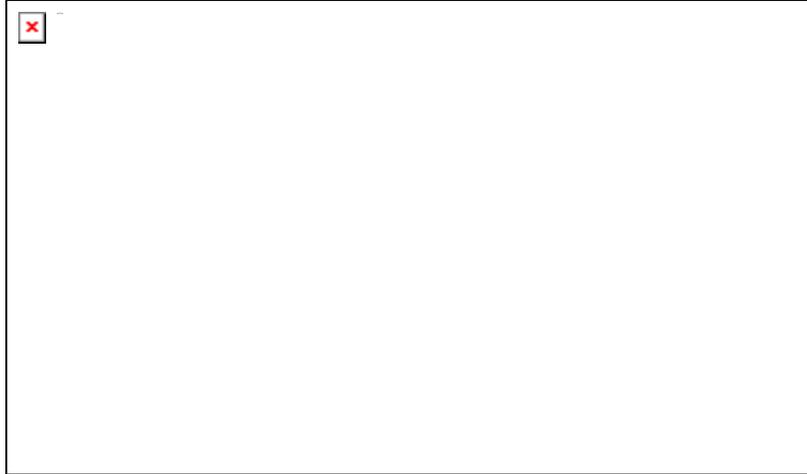
Structured Parking

Structured parking facilities are strongly desired along Wilton Drive and Dixie Highway. These parking facilities must be designed with ground level frontage (or liner buildings) situated on the street side facade. In addition to retail frontages, all exposed parking must be designed with architectural screening and landscape planting. Vehicular access to structured parking facilities is not encouraged to occur along Wilton Drive or Dixie Highway. If the property is located at a corner, access should be located on the side streets whenever possible.

Plazas

For projects larger than 30,000 square feet of GFA, open plazas for public congregation should be encouraged to the extent that these spaces do not interfere with pedestrian and vehicular flow, as well as activities occurring at the building edge. Open plaza spaces of a minimum area of 1,500 square feet or 10% of the lots 'front yard' area,

whichever is greater, are required within the District at the intersection of local streets. The streetscape edge should be maintained by architectural features (arcades and canopies), site furnishings and landscape that offer shade. Special paving is required in these areas.



Architectural Fenestration

To complement pedestrian scale activity on Wilton Drive and Dixie Highway, a majority of the ground floor façades facing these streets should include transparent windows and doors to attract activity along the corridors. Transparent windows must make up a minimum of 65% of the building face at the ground-level, therefore limiting expanses of solid walls along streets with pedestrian activity. Reflective surfaces are not permitted so pedestrians may view the interior activities. Architectural detailing is highly desired and recommended.

Fences & Walls

Fences and walls within the Main Street district may be useful to create views, as well as, provide screening, separate uses, and establish physical barriers between different land uses or spaces. Walls for screening should not be obtrusive. Height and proximity of the wall to the use area should not be imposing; therefore walls cannot exceed six feet (6) in height. Walls which face pedestrian spaces must introduce a two foot (2) wide minimum strip of landscape between the wall and the pedestrian space to soften the appearance. This landscape strip must be planted with groundcover or shrubs, sod is not acceptable.



Screening undesirable areas required.

Water Features

The use of water in a variety of forms is a highly desirable design element for all pedestrian areas in the Main Street district. Fountains add valuable accents to the setting and provide a sense of relaxation to the urban environment that is integral to the enjoyment of the sub-tropical South Florida climate. They can mask noise, direct attention, cool a small area and create positive images. A Water feature location should avoid interference with circulation. Participatory fountains are encouraged within the Main Street district to invite interaction and recreation. Nighttime lighting is strongly recommended in or near water features to add visual appeal and added security. An integrated visual aesthetic complement to the building should be carefully considered in the design of the fountain. A variety of effects are encouraged, such as bubblers, sprays, falls, mists, pools, basins and water interaction. Durable, solid materials should be used for containment. Water features mechanical equipment should be remote and / or completely located outside active pedestrian areas. Exposed motors, piping, and electrical panels are not permitted. All water features must comply with local codes and regulations.



Water features add visual interest and soothing sounds

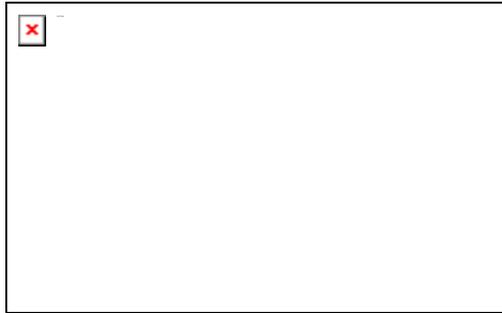
Public Art

Public art is strongly recommended throughout the district to establish a sense of place and a unique identity, as well as, celebrate the local art community within Wilton Manors. It is further recommended that all proposed P.U.D.'s include a provision for incorporating a public art program into the proposed zoning criteria. Any public art piece introduced to the downtown must be durable and free of sharp or obtrusive objects. Water features can also be designed to satisfy this requirement. Any public art recommended within the public realm of the downtown, must be reviewed by a WMMS Arts Committee and the City PZB & Commission for approval.

Special Paving

Paving becomes an important element within the urban environment in creating space on the ground plane and establishing identity within the Main Street district. It is strongly recommended that special paving be utilized at major intersections, pedestrian crosswalks, sidewalks, plazas and bus stops. Paving materials at streetscape intersections and sidewalks should reflect the intensity of pedestrian traffic, and create identifiable ground plane links throughout the District. Well-marked pedestrian routes marked with special paving will also aid in the circulation system along the major roadways.

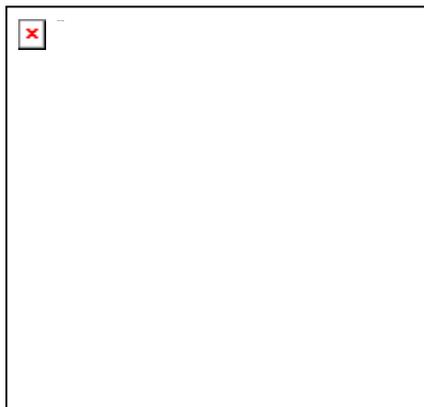
Pedestrian paving can define uses along the streetscapes. By varying the appearance of the surface materials, distinctions can be made between public sidewalks and private outdoor areas (i.e. outdoor eating patio, etc.). It is recommended that all special paving in heavily used areas (i.e. bus stops, cross walks, etc.) be a tropical blend of colors and shaped in the selected style for the corridor.



Special paving must be incorporated into crosswalks and sidewalks

Intersection Treatments

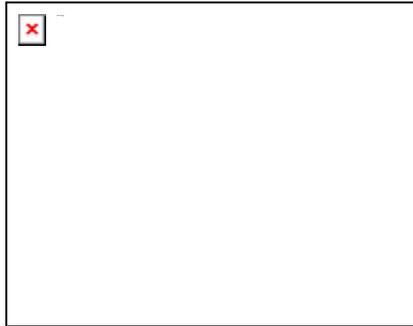
Intersections within the district must accommodate pedestrian, bicycle and vehicular traffic traveling in a variety of directions with a variety of purposes. Intersection treatments within the district are opportunities for accent plantings, special paving, street furnishings and iconographic elements. Extreme care must be taken in the coordination of these elements with the necessary functions of the intersection in a way that maximizes safety, functions and aesthetics. Special care must be given to the intersections at Dixie Highway, NE 6th Avenue, and NE 21st Court, as they are the major visual nodes within the district.



Barrier Free Design

Barrier free design should be implemented through the district. Where pedestrian circulation crosses vehicular traffic, appropriate drop curbs and ramps should be provided. Drop curbs should be located in all directions pedestrian circulation is directed.

Ramps should also be provided at buildings entrances and along stairs. Ramps should be an integral part of the streetscape and building design. A public elevator must be incorporated into any pedestrian bridge to ensure safe mobility.



Barrier free ramps should be located along every intersection

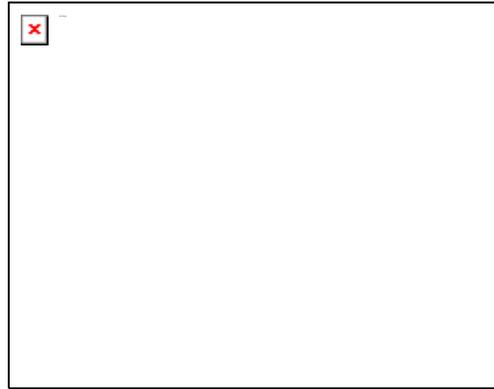
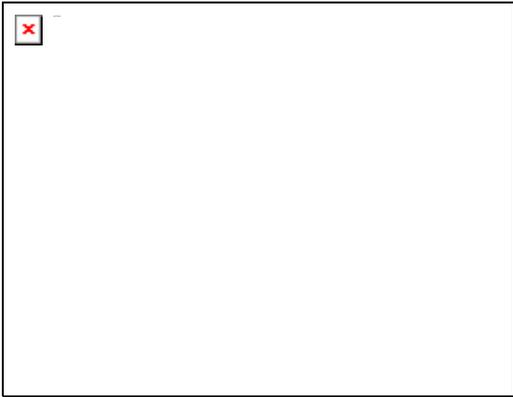
Trash / Loading Facilities

All building facilities for loading, trash and service should be incorporated within the building volume and screened with either a decorative wall, fence or landscaping (see Landscape Planting, Screening Plantings). These areas must not be visible from the street or pedestrian areas. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as a part of the building mass, and must be screened. Where trash / loading area entrance is visible from pedestrian circulation, they are to be gated with solid panels. All trash/loading facilities must allow for access by garbage maintenance vehicles.

Trash loading facilities with dumpsters must have solid panels separating the area from pedestrians

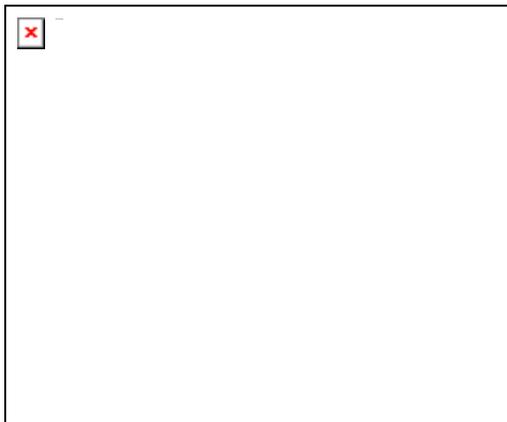


Trash loading facilities must be properly screened from public areas



Sidewalks

Pedestrian circulation is one of the most important aspects of the District. Sidewalks within the district should connect major points of interest within the downtown, as well as connect with the future Broward Greenways project. The pedestrian pavement system of the streetscape will function to direct circulation and movement, as well as, serve as a place to implement site elements benches, trash receptacles, water features, etc.) within the district. The pavement should be easily negotiated by all sidewalk users. It should not present any unnecessary obstructions and should not be composed of a material that will be dangerous or uncomfortable under any conditions. Special paving is required on the sidewalks along Wilton Drive, and is encouraged along the local side streets to provide for pedestrian connectivity. Sidewalk dimensions in these areas shall range between 5' to 12' in width to accommodate a large number of pedestrians (See Sections A, B, C, D, E, F and G in Appendix). Sidewalks on all neighboring areas should be a minimum of 5' in width and should be introduced along all residential roadways in the district.



Sidewalks should connect the surrounding neighborhoods to the district

Bikeways

Roadway surfaces must be designed to accommodate bicyclists and should connect to the surrounding bicycle systems and link the to parks, open spaces, schools, libraries, civic buildings and neighborhoods within the area. Bike lanes shall meet all local transportation and state regulations. Bikeway lanes shall be included along Wilton Drive, and properly located at the intersecting neighborhood streets, especially NE 6th Avenue, NE 21st Court and Dixie Highway, among others. Accommodations for bicyclists should be primarily for the recreational or leisure cyclist. Traveling at relatively slow speeds, the cyclists will likely make frequent stops along the downtown district. Therefore bike racks should be located at various locations throughout the district to provide safe and convenient temporary storage. These bicycle parking provisions should be incorporated into the design of parking areas of all proposed development, to accommodate bicycle visitors just as personal automobiles are.

Areas that are designated for bicyclists should use paving materials that are smooth and free of obstruction. There must be a clearly designated separation between bicycle zones and vehicular areas. This separation can visually be established by using varying colors or materials, where possible.



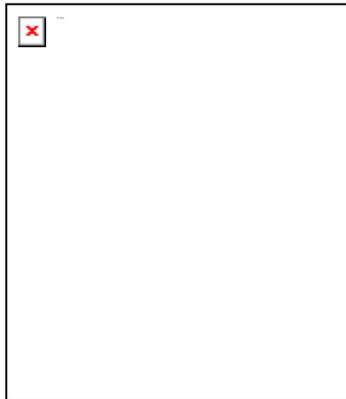
Bikeways should be located along neighborhood streets into the downtown

7. Landscape Planting

Introduction

To establish a strong image for the Main Street District, the landscape treatments must be bold, layered and consistent. Plantings should provide a common framework and be governed by both the aesthetic qualities of the varying materials, and the functional concerns of the downtown. Landscape plantings must be of the highest caliber.

Landscape plantings will provide important spatial definitions to the district. They will aid in establishing a strong identity for the downtown while visually unifying its streets, sidewalks, medians, open spaces and yards. Full and healthy landscape plantings will also help mitigate the South Florida climate and create year round habitable outdoor spaces, as well as, screen unsightly views of exposed utility areas, loading zones and parking garages. Proper use of landscape plantings will also aid in directing pedestrian traffic throughout the Main Street District.



Landscape plantings will add character to the district

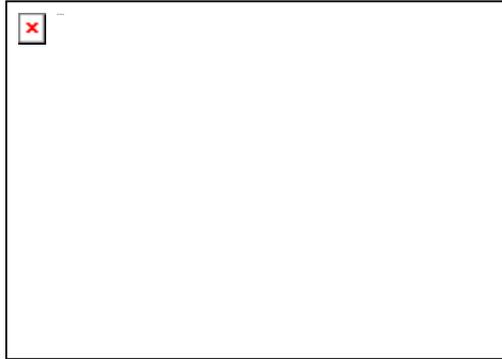
General Requirements

All plant material must be Florida #1 or better, in accordance with “Grades and Standards of Nursery Plants,” published by the Division of Plant Industry, Florida Department of Agriculture. The minimum overall height of a shade tree must be eighteen feet (18’) at the time of installation. The minimum height of a palm used as a street tree must be twelve feet (12’) of gray wood or clear trunk at the time of installation. Shrubs and groundcover must be full in size and true to form. The minimum height for all required hedge material must be twenty four (24”) inches at the time of installation and the plants must be spaced twenty-four (24”) inches on center to form a hedge.

Streetscape Plantings

Streetscape plantings will serve two major purposes in the Main Street District; first, it will provide much needed shade along sidewalks and streets; and second, it will be an important visual element in creating the overall character in the downtown (See Sections A, B, C, D, E, F and G in the Appendix). Trees and palms should be planted along major roadways, sidewalks and medians in a consistent distance from one another

to create an organized and green urban environment. Trees and/or palms located along streets, adjacent to retail, must be single trunk. Multi-trunk species are not allowed in these areas. Streetscape planting must be Florida #1, in accordance with “Grades and Standards of Nursery Plants,” published by the Division of Plant Industry, Florida Department of Agriculture. Below is a partial list of allowable shade trees. Please note, minimum height standards are eighteen (18’) overall height with eight (8’) to the lowest branch.



Street trees will unify the area and offer shade to pedestrians

The following lists of “Plant Material” indicate the “Acceptable” trees, palms, shrubs and ground cover, which only provide brief list of approved plants. The City has prepared a “Preliminary” Detailed List of the approved plants in proposed landscape ordinance Section 150-130. Native plant material is delineated by an (*) asterisks.

Acceptable SHADE TREES

Common Name	Genus	Species
Buttonwood *	(Conocarpus	erecta)
Gumbo Limbo *	(Bursera	simaruba)
Live Oak *	(Quercus	virginiana)
Laurel Oak *	(Quercus	laurifolia)
Lignum Vitae *	(Guaiaacum	sanctum)
Mahogany *	(Swietenia	mahagoni)
Paradise Tree *	(Simrouba	glauca)
Pigeon Plum *	(Coccoloba	diversifolia)
Satinleaf *	(Chrysophyllum	oliviforme)
Wild Tamarind *	(Lysiloma	latisiliquum)

Signature Trees

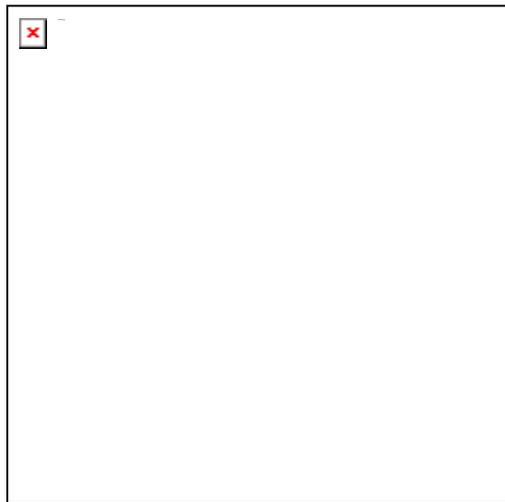
To establish a strong statement in the District, signature trees are required as the standard street tree. The signature tree will take the place of streetscape plantings along roadways, sidewalks and medians (See Sections A, D, F and G in the Appendix). The signature tree is required to be a Florida Royal Palm, planted at a minimum height of twelve (12) of gray wood. It is important that these signature trees are matched, therefore consistent in form and stature throughout the area to make a strong statement and to create identity. It is recommended that these trees be spaced tightly on center along all roadways, sidewalks and medians. Other Palm species, such as Date Palms are allowable within the District in public gathering spaces, such as plazas, parks and

open spaces. Signature trees must be Florida #1, in accordance with “Grades and Standards of Nursery Plants,” published by the Division of Plant Industry, Florida Department of Agriculture.

Acceptable SIGNATURE TREES

Florida Royal Palm	Roystonea elata
“Medjool” Date Palm	Phoenix dactylifera “Medjool”
Foxtail Palm	Wodyetia bifurcata

The Florida Royal Palm, Medjool Date, and/or Foxtail Palms are the District’s signature tree to be used in the base landscape palette of all new projects.



Open Space Plantings

Open Space Plantings must be lush and layered with a variety of plant material. All reasonable efforts shall be to use native landscape material. When available, it is recommended that all open space plantings include, at a minimum, 35% of native plant materials. The following is a partial list of native plant materials and acceptable plants, which can be used:

Native plant material is delineated by an (*) asterisks.

SHRUBS

Beautyberry *	(Callicarpa	americana)
Coco Plum * Red Tip	(Chrysobalanus	icaco-or-Red-Tip)
Coral Bean *	(Erthyria	herbacea)
Croton	(Codiaeum	variegatum)
Dwarf Schefflera	(Scefflera	arboricola)
Dwarf Fire Bush *	(Hamelia	patens-compacta)
Fire Cracker	(Russelia	equiseliformis)
Ixora	(Ixora	coccinea)
Jasmine, Downy	(Jasminum	multiflorum)
Pinwheel Jasmine	(Taberaemontana	divaricata)
Pittosporum	(Pittosporum	spp.)
Plumbago	(Plumbago	auriculata)
Silver Buttonwood *	(Conocarpus	erecta-serviceus)
String Lily	(Crinum	americanum-or-augustum)
Varnish Leaf *	(Dodonaea	viscosa)
Viburnum – Walter's*	(Viburnum	obovatum-or-spp.)
Wild Coffee *	(Psychotria	nervosa)
Yaupon Holly	(Ilex	vomitorea)

GROUND COVERS / VINES

Beach Sunflower *	(Helianthus	debilis)	
Blanket Flower *	(Gaillardia	pulchella)	
Coontie *	(Zamia	floridana-or-spp.)	
Dwarf Firebush *	(Hamelia	patens-compacta)	
Indian Hawthorne	(Raphiolepis	indica-or-varieties)	
Lantana, Trailing	(Lantana	montevidensis)	
Lirope	(Liriope	muscaria-or-spp.)	
Mondo Grass	(Ophiopogon	japonicus)	
Pittosporum, Dwarf	(Pittosporum	tobira-or-spp.)	
Purple Queen	(Tradescantia	pallida)	
Coral Honeysuckle *	(Lonicera	sempervirens)-	Vine
Passion Flower *	(Passiflora	incarnata)-	Vine
Yellow Jessamine *	(Gelsemium	sempervirens)-	Vine

PALMS

Alexander Palm / Solitaire Palm (Ptychosperma	elegans)
Cabbage Palm *	(Sabal palmetto)
Canary Island Date Palm	(Phoenix canariensis-or-varieties)
Coconut Palm	(Cocos nucifera)-May-Pan-and-Malayan-varieties
Foxtail Palm	(Wodyetia bifurcata)
Lady Palm	(Raphis excelsa)
Macarthur Palm	(Ptychosperma macarthurii)
Medjool Date Palm	(Phoenix dactylifera-or-varieties)
Montgomery Palm	(Veitchia montgomeryana)
Paurotis Palm * / Everglades Palm (Acoelorrhaphe	wrightii)
Pygmy Date Palm	(Phoenix roebelenii)
Royal Palm * / Cuban Royal Palm (Roystonea	elata-or-regia)
Saw Palmetto *	(Serenoa repens)
Thatch Palm – Florida *	(Thrinax radiata)
Winin Palm	(Veitchia winin)
Washington Palm	(Washingtonia robusta)

TREES / ORNAMENTAL

Bottlebrush	(Callistemon	spp.)
Crape Myrtle	(Lagerstroemia	indica.or.species)
Geiger Tree*	(Cordia	sebestena)
Golden Shower Tree	(Cassia	fistula)
Jamaican Caper *	(Capparis	cynophallophora)
Pink Trumpet Tree	(Tabebuia	heterophylla)
Pitch Apple *	(Clusia	rosea)
Royal Poinciana	(Delonix	regia)
Silver Buttonwood *	(Conocarpus	erecta-serviceus)
Yellow Elder	(Tecoma	stans)

Plant diversity is strongly recommended in open space planting areas. A palette of plant material will create interest and offer a strong aesthetic quality to the area.

Screening Plantings

Dense plantings along roadways, parking structures, the Florida East Coast (FEC) Railroad and busy streets can soften edges and buffer noise from habitable areas (i.e. residential neighborhoods, open spaces, schools, etc.). Proper placement of under story plantings, coupled with climbing vines, medium shrubs, palms and trees are strongly desired to minimize unsightly views (See Sections C and G in the Appendix). Any proposed screening plantings adjacent to the Wilton Drive, Dixie Highway and Florida East Coast (FEC) corridor’s right-of-way needs to be coordinated with those agencies for approval.



Varying landscape material screens a structured parking garage in the downtown district

The following is a list of plant materials considered acceptable for screening purposes:

Native plant material is delineated by an (*) asterisks

TALL / MEDIUM SHRUBS

Beautyberry *	(Callicarpa americana)
Bougainvillea	(Bougainvillea spp.)
Coco Plum * Green or Red Tip	(Chrysobalanus icaco-or-Red-Tip)

Coral Bean *	(Erthyria herbacea)
Fakahatchee Grass	(Tripsacum dactyloides)
Fire Cracker	(Russelia equiseliformis)
Ixora	(Ixora coccinea)
Jasmine, Downy	(Jasminum multiflorum)
Pinwheel Jasmine	(Taberaemontana divaricata)
Plumbago	(Plumbago auriculata)
String Lily	(Crinum americanum-or-augustum)
Varnish Leaf *	(Dodonaea viscosa)
Viburnum – Walter’s*	(Viburnum obovatum-or-spp.)
Wild Coffee *	(Psychotria nervosa)

UNDERSTORY SHRUBS / GROUNDCOVERS

Beach Sunflower *	(Helianthus debilis)
Coontie *	(Zamia floridana-or-spp.)
Dwarf Firebush *	(Hamelia patens-compacta)
Indian Hawthorne	(Raphiolepis indica-or-varieties)
Lantana, Trailing	(Lantana montevidensis)
Lirope	(Liriope muscari-or-spp.)
Pittosporum, Dwarf	(Pittosporum tobira-or-spp.)

CLIMBING VINES

Coral Honeysuckle *	(Lonicera sempervirens)-Vine
Golden Trumpet	(Allamanda cathartica)-Vine
Passion Flower *	(Passiflora incarnata)-Vine
Yellow Jessamine *	(Gelsemium sempirivirens)-Vine

Perimeter Landscaping

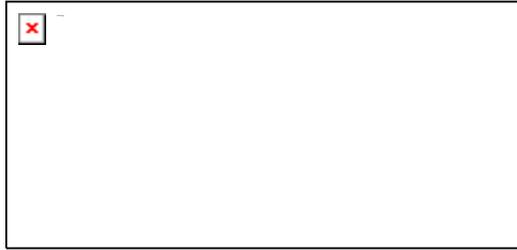
Perimeter landscaping, or buffer landscaping, should be used to separate different land uses from one another (i.e. residential and commercial, etc.) and/or screen unsightly areas and utility zones. Perimeter strips, at a minimum of five (5') in width, must be introduced between the abutting property line and any off-street parking areas. Two (2) trees and a hedge, or other durable landscape material, must be planted for each thirty (30) linear feet within this strip between a nonresidential district is adjacent to a residential lot.

Irrigation

All planted areas will require irrigation systems providing 100% coverage with “head to head” or 50% overlap throughout the Downtown. Irrigation systems should be capable of distributing 1 ½” of water per week during a maximum eight (8) hour watering cycle. All irrigation systems must be entirely automatic, with the ability to switch to manual operation in emergency situations. In high pedestrian areas, bubblers or drip irrigation is encouraged. Due to the intense pedestrian activity within the downtown zone, irrigation systems should be designed to avoid over spray into public and pedestrian areas. All irrigation systems should be equipped with automatic rain sensors for water conservation. Planting areas with native plant materials and xeriscape planting practices are encouraged.

Parking Lot Landscaping

Landscaping is required both within the interior area of a surface parking lot, as well as, along the perimeter of a surface parking lot to soften and screen the parking facility. A shade tree (see shade tree list) at a minimum height of twelve (12') must be planted in a planting bed island nine (9) feet in width, between every ten (10) parking spaces in a surface parking lot. Parking lot plantings are not required within a structured parking facility. One (1) tree and eight (8) shrubs must be planted in every parking island bed.



A planted island is required between every ten parking spaces

Residential Landscaping

Landscaping within the Neighborhoods zoning areas is intended to improve the appearance of certain yard areas. In the Neighborhoods, where properties are solely used for residential purposes, it is required that all lots under 6,000 square feet have a minimum of three (3) trees (overall heights over twelve [12']). In lots between 6,000 to 7,499 square feet, properties are required to have a minimum of four (4) trees (overall heights over 12'). In lots between 7,500 and 9,999 square feet, properties are required to have a minimum of five (5) trees (overall heights over 12'). Lastly, in lots exceeding 10,000 square feet in area, properties are required to have a minimum of six (6) trees (overall heights over 12'); or two (2) trees per unit, whichever is greater.

In the Urban Residential areas where single family or town homes are platted and introduced, landscape requirements shall be consistent with those described above. Where multifamily units are introduced in a condominium, or loft style, residential landscaping shall apply to off-street parking facilities, open space, entrance yards and buffer areas (see Perimeter Landscape). For every dwelling unit within a building structure, two trees and three shrubs must be introduced in the areas specified herein.

8. Signage & Graphics

Introduction

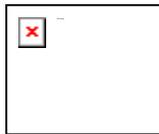
Signage and graphics should functionally communicate information while fitting aesthetically into the District. The signage graphics system should be a simple and coordinated signage system, and contribute to the overall design unity and identity of the area. This section is divided into private sector signage and public sector signage. It is pertinent that signage compliments other streetscape elements to direct the public to their destinations within the downtown area.

Private Sector Signage

The guidelines below are intended to regulate signage that is developed in the private sector. Building/Business Identification Building and business identification signs should state the name and address number of the building/business. Each building/business is allowed to display one sign on the building face, except in the case where a business is located at the corner of the building. In that case, one sign is permitted on two (2) sides of the building face fronting the establishment.

Signs must offer design integrity and individuality, but must not impede on the overall quality of the downtown district. Signs within the Park Place sub-area should follow a similar style. Signage painted directly on the building face is strictly prohibited within the entire downtown. Neon is permitted upon special approval. The sizes of the building/ business identification signage should not exceed twelve inches (12') in letter or number height. No signage shall exceed twenty (20) square feet in area. Logos are preferred over lettering in identifying buildings and/or businesses. The type of identification signage may vary from a plaque mounted on a wall to a sign hanging perpendicular to the building face over an entrance.

All building/business identification signage typology must go through approval by the City's Development Review Committee (DRC) at the City and shall meet applicable City land development codes.



Building / business identification signage examples

Entry Monuments

Entry monument signage shall be supported by a solid structure containing a sign face which is supported solely by its own ground-mounted base which is not affixed to a building. Entry monument signs shall be used as entry statements into neighborhoods, parks and future projects. They must be readable from the vehicles, but not overbearing. Entry signage shall not exceed thirty-two (32) square feet in size. Letters shall not exceed 16" in height. All entry monument signage must offer design integrity and individuality, but must not

impede on the overall quality of the downtown area.

Informational Identification Signage

This type of signage will provide important information to the Main Street District to identify key places, focal areas or entries. Other types of informational identification signage may include:

- Entry Signs into the downtown district
- Public transit stops (Bus and future FEC commuter)
- Public facilities - Parks, Library, City Hall, Post Office, etc.

Street Identification Signage – Inside the Project

Street identification signage standards will be adopted in the district to unify the area and create a strong sense of place. Street identification signage will be combined with other categories of signage, such as traffic regulatory and directional signs to minimize the number of individual streetscape elements.

Whenever possible, street identification signs within a proposed project should incorporate the same custom posts and frames around a standard sign blade. In some cases, such as in major intersections, the street identification sign should be incorporated within the structure that supports the traffic signals and regulatory signage. The typeface or font of these signs should remain consistent with the City's overall style and graphic system. The addition of a simple icon or City or project logo can be included in the signage border or post to help distinguish the development.



Consistent character should be implemented into Street Identification signage

Directional Signage

Directional signage shall identify major destination points or circulation routes within and near the Main Street District. To emphasize the character of the downtown, a series of signs directing vehicles and pedestrians through the area is recommended. Directional signs should be used to identify how businesses can be best accessed.

There are two directional (2) major types of users for signs: vehicles and pedestrians/cyclists. In many cases, messages for both could be combined. Directional signs should only be separated when the areas for each group are located far from one another.

Traffic Regulatory – with Redevelopment

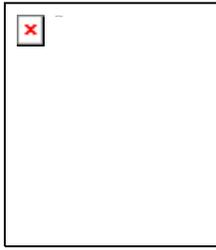
This category includes signs and traffic signals that direct and regulate the flow of vehicular traffic. All traffic regulatory systems should be replaced with mast arms designated to incorporate signal lights, street identification signage, and regulatory information. They shall also follow any state or federal regulations and be clear of obstructions.



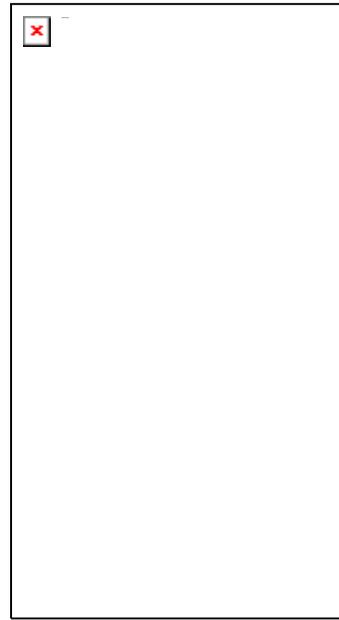
Mast arms better organize traffic regulatory signage and graphics

Specialty Signage / Banners

Specialty banners are highly recommended on light fixtures located along Wilton Drive and Dixie Highway. Banners are intended to advertise special events throughout the city; celebrate holidays, and add color during off times. Additionally, parking areas on private property throughout the District should consider banners for their lighting standards, which can display the same City standard and special events panels. They are intended to sustain a sense of excitement and change within the downtown. They are designed to be changeable, as opposed to disposable. Due to the strength and intensity of the South Florida sun, it is recommended that all banner fabrics be made from marine canvas and/or vinyl fabrics. These types of fabrics will withstand prolonged exposure to the sun and will allow air movement through the banner and discourage damage by strong winds.



Vent slots and spring-loaded arms help make banners durable



Banners create interest along streets

9. Site Furnishings

Introduction

Site furnishings play an important role in the overall character of Downtown Wilton Manors. Careful consideration must be given to the selection of site furnishings, such as those listed below. Coordination of materials and colors, functionality, durability and handicap accessibility are paramount to the selection and implementation of furnishings.

Recommended Materials

- Aluminum/Cast Aluminum
- Stainless Steel
- Concrete
- Specialty hardwoods
- Cast iron (with epoxy based paint)

Bike Racks

Bike Racks will provide a safe and secure place for residents and visitors to lock bicycles and participate in retail and civic activities. The placement of bike racks should be out of way of pedestrian traffic at the sides of buildings and sidewalks, but also within sight, or under a light fixture, for security purposes. Racks might be architecturally treated as significant items or minimized for their visual impact. Bike racks may be integrated with light standards or other site elements to reduce their visual impact.

The image below depicts the type / style of bike rack preferred for use within the Main Street district; one addition desired would be the installation of signature laser panels at each end the duplicate the 'wire grass' image used on all the Dakota benches, planters and trash receptacles, specified in this section:



Bike racks offer visitors a safe and secure place to temporarily store bicycles

Bollards

Bollards should be designed to be both functional and aesthetically pleasing. The main function of the bollard is to discourage vehicular intrusion into pedestrian dominated spaces. Bollard design, location and durability, however, must consider emergency and maintenance vehicles access. Options that allow for temporary removal and replacement can satisfy this concern. Design should respond to the architectural style of the downtown area and streetscape elements, and in particular the District's standard light pole style. Bollards that incorporate lighting are also a good consideration, and their use in a repetitive manner with planters or other site furnishings is desirable.

Bollards separate areas within the ground plane and add character to the district



Flagpoles

Flagpoles should be located in groups of three or five (3 or 5) to create focal points at portals and major statement areas. It is recommended that flags and banners be changed during various times of the year to add visual quality to the downtown area. Up-lighting on flagpoles is encouraged for nighttime interest.



Flagpoles can be used announce areas of special interest or gathering places

Benches

Seating within the downtown will be used for social interaction, people watching, waiting and resting. Seating must occur along streetscapes, plazas and open spaces, and shall be consistent with site furnishings implemented throughout the downtown.

Commercial advertisements on benches are not permitted. Benches should be placed outside of the main pedestrian flow, but within close proximity to pedestrian zones. Seating should be placed in shaded open spaces; plazas, parks and bus stops; to invite longer stays. Special attention should be taken in the selection and placement of benches on all private properties within the District that provide open public access.

The image below depicts the specified bench to be used in the Main Street district:
Manufacturer: Wesnic Inc. / Square Steel Tubing / Bench
Model: Dakota / DKBR- 2648 S W (SG)
Color: Dark Tan / Green with natural finished wood



Wesnic Inc.
Attn: Granger Marcman
6000 Bowdendale Ave.
Jacksonville, FL 32216
1-404-231-4088

Tree Grates

Tree grates must be provided for trees planted in paved areas. Tree grates shall be designated with small openings to be walkable, yet porous and moveable for maintenance purposes. Tree grates must be accessible per local American with Disabilities (ADA) codes and regulations. The style of the trees grates should be consistent with the style of other site furnishings selected within the District. The image below depicts a typical tree grate to be used within the downtown district, with each site selecting a specific size, style and model in coordination with the paving and landscape designed for the site.



Tree rates protect tree roots and adds walkable area to the sidewalk

Planters

As special site elements, planters and flower pots can visually enhance a space and provide areas for landscape relief, as well as reduce or accent an architectural

mass. Planters should be designed with consideration to both the physical form of the planters, as well as the plants used within each planter. The specified planter for the District is consistent with the benches and trash receptacles desired, and is as identified below:

Manufacturer: Wesnic Inc. / Planter - Square
Model: Dakota / DKPS-2328-S
Color: Dark Tan exterior / Beige insert

Wesnic Inc.
Attn: Granger Marcman
6000 Bowdendale Ave.
Jacksonville, FL 32216
1-404-231-4088



Planters help decorate the streetscape environment

Trash Receptacles

Trash receptacles must be consistent in terms of color, materials and style with other streetscape elements. They shall compliment other furnishings and help to unify the image of downtown. The major consideration when providing trash receptacles is their location. Trash receptacles must be located on each city block so they are accessible and well located for pedestrian. They should also be located at portals, pedestrian nodes, intersections and seating areas, but not to impede views or expel unpleasant odors. Trash receptacles should not interfere with pedestrian traffic and therefore should be located within planting beds near or along curbs for easy maintenance access.

The below image depicts the specified trash receptacle to used in the Main Street district:

Manufacturer: Receptacle - Wesnic Inc.
Model: Dakota / DKTS 2332 S (SG)
Color: Dark Tan exterior / Beige insert



Trash receptacles to be used in the Main Street District

Wesnic Inc.
Attn: Granger Marcman
6000 Bowdendale Ave.
Jacksonville, FL 32216
1-404-231-4088

10. Site Lighting

Introduction

A well coordinated lighting system is a very effective way of establishing a sense of security and unity throughout the District. Although the primary function of site lighting is to provide nighttime orientation and security, light fixtures become very visible site elements in creating a downtown image. Light fixtures should be cohesive within the downtown district with thematic variations consistent between streetscape lighting, pedestrian lighting and any added decorative fixtures. Light fixtures must be metal halide with master color' bulbs for truest color rendition.

Careful consideration must be given to the proper relation between the scale of a light fixture and the scale of the building or area where it is to be located. In general, the larger the scale of the area, the higher the mounting height should be for the luminaire. The size of the light fixture shall also be in proportion to the height of its pole to avoid awkward proportions.

Fixtures should be economical, durable and aesthetically pleasing. The selection of the fixtures throughout the downtown should be based on the following:

- Quality of fixture in terms of materials, lens, constructions, etc.
- Longevity
- Ease of maintenance
- Aesthetics and style
- Initial costs versus long term cost

The main objective of the streetscape lighting is to provide sufficient illumination for vehicular and pedestrian safety and to elevate the aesthetic quality of the downtown streets, in daylight and in nighttime darkness. Lighting should be hierarchal varying in intensity between major thoroughfares and side streets.

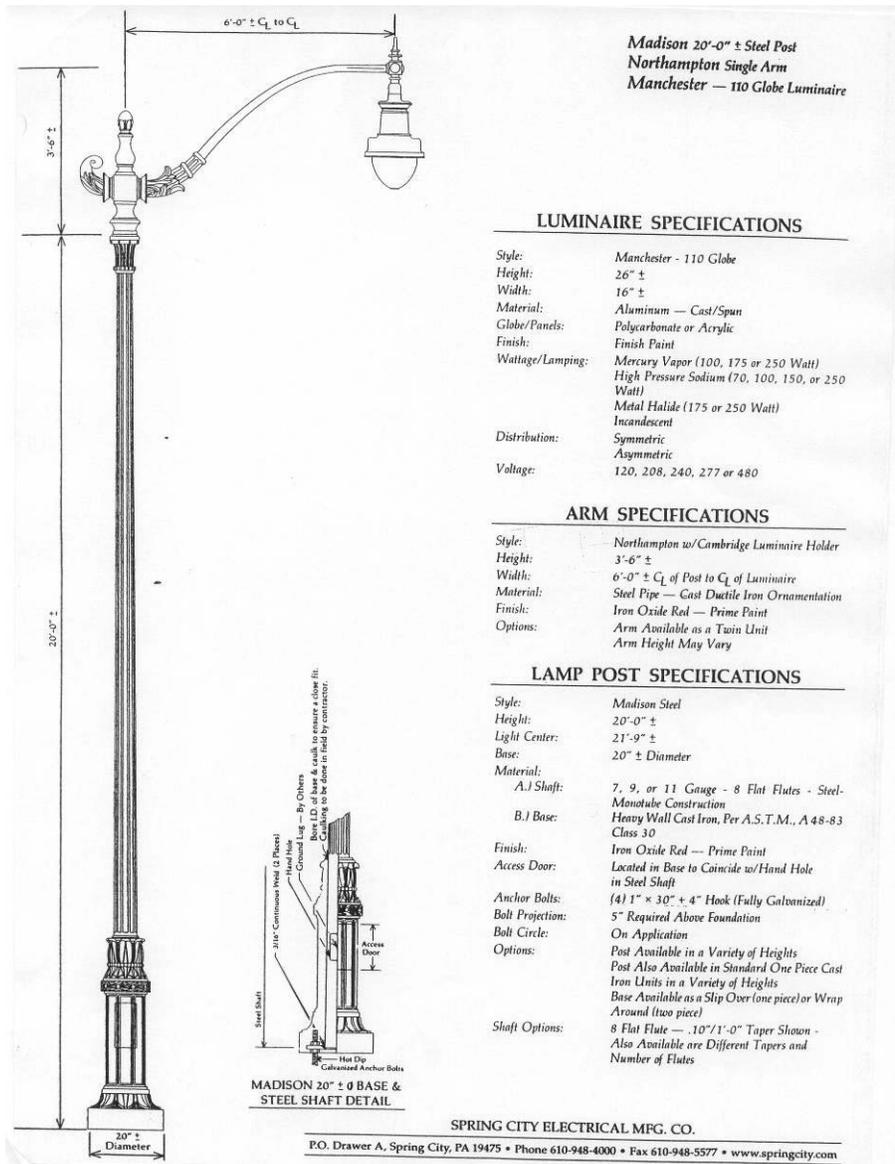
All poles should be located a minimum of 4' from the curb face and maintained plumb and secure. The placement of poles should not create undesirable obstructions in pedestrian thoroughfares, and all lighting fixtures shall meet all local regulatory requirements. It is recommended that light poles along Wilton Drive be outfitted for specialty banners. These fixtures should also be considered for parking area lighting on private properties adjacent to Wilton Drive as well. The specified streetscape light of the Main Street district is:

Manufacturer: Spring City Electrical MFG. CO.

Model: Manchester Luminaire (single or double) with Northhampton Cross-Arms, Madison Flare-top or Bi-Metal poles, on a Madison 20" Dia. Base

Color: All components in cast aluminum with Black, Sherman Williams 'Acrolon' finish

See Typical Manufactures illustration & specifications below:



Pedestrian Lighting

Pedestrian lighting within the District must serve a variety of functions. This lighting must establish a safe and secure atmosphere for nighttime use and provide a distinct ambiance, which differentiates pedestrian areas from adjacent vehicular areas. The fixtures, poles and bollards must have a human scale and offer visual appeal, which compliments the other streetscape elements in creating a unique image for the Wilton Drive.

Landscape Lighting

Landscape lighting, or up lighting, is an efficient way to achieve pleasant accent effects throughout the downtown district. Accent light fixtures directed upwards into a tree or palm foliage provides low intensity but often dramatic illumination of nearby pedestrian zones.



Landscape up-lighting adds interest to the landscaping during nighttime hours

Wilton Manors Main Street Design Guidelines

12. APPENDIX

- Wilton Manors ULDR Article 30
 - Wilton Drive Arts & Entertainment Special Overlay District

- Wilton Manors ULDR Section 150-130
 - Approved Trees & Plants for Landscaping

NOTE; THE ABOVE ITEMS WILL NOT BE ATTACHED IN THE APPENDIX UNTIL THE FINAL VERSION OF THE DESIGN GUIDELINES ARE APPROVED. AT THAT TIME THE CURRENT VERSION OF THE CITY'S CODE WILL BE PROVIDED. UNTIL FINAL APPROVAL, PLEASE REFER TO THE CITY'S WEBSITE FOR THE CURRENT CODE AT:

www.wiltonmanors.com