Creating Memorable Places

A Citizens’ Master Plan

January 5th, 2006

Treasure Coast Regional Planning Council
City of Port St. Lucie
The Study Area

- 3.9 miles of corridor
- Two new interchanges
- Western Corridor
- 30,800 new homes
- Tesoro
- 215 acres of vacant land
- 9 Residential units
- 1 model train club
- 122 FOR SALE signs
The Study Area: Becker Rd. & Its Impact On Surrounding Neighborhoods
How The Master Plan Was Created:

Opening Presentation

Monday, November 7, 2005
Over 250 Residents!

Afternoon Session

Evening Session
Physical Elements Of Livable Neighborhoods, Districts & Corridors

1. Sense of Place & Arrival
2. Network of Walkable Streets
3. Proper Building Placement & Heights
4. Proper Parking Placement
5. Good Mixture of Buildings and Uses
6. Special Sites for Civic Purposes and Public Buildings
7. Diversity of Housing
8. Good Network of Parks
How The Master Plan Was Created:
Public Process

November 7, 2005 Afternoon Session
The Citizens’ Plans
Presenting the Citizens’ Ideas

Afternoon Session and the . . .
The “NO’s”

- No six-laning of Becker Road
- No continuous commercial uses throughout Becker
- No unnecessary takings of existing houses
- No big box retail.
- No strip retail or strip office centers
- No single family homes converted to commercial uses (the PSL Blvd story)
- No warehouses
- No gas stations or hotels except along interstates
- No more than three stories in height
What We Heard…

Regarding the Street:

- Landscaped medians with turn lanes
- Traffic calming (roundabouts)
- Pedestrian oriented mixed-use centers
- Public transportation
- Safe intersections, safe pedestrian crossings
- Parkway (Gatlin)
- Nice street furniture (street lights, bus stops, benches)
- Wide, winding sidewalks, lighted streets, lush landscaping
- Bike paths
- Safe, lighted, covered bus stops for children
- Pull-outs for buses and parents transporting children at bus stops
- Bike racks
- Minimize impacts on residential
What We Heard…

Regarding Uses Along Becker

• Town center at the intersection of Port St. Lucie Boulevard & Becker Road
• Smaller commercial/civic nodes at Savona & Darwin Blvd.
• Higher-end, “mom & pop”, unique retail and places for neighbors to gather i.e. café, ice cream shop
• Mixed use, town homes and/or live work between commercial centers
• Green areas and residential between mixed-use centers
• Parallel parking in front with parking in the rear
• Workforce/affordable housing
What We Heard…

**Regarding Civic Uses:**

- Need post office, police station, medical facility, schools
- Announce entrances over bridges, civic spaces, neighborhoods, entranceway into city
- Walkable community
- Quality architecture
- Name neighborhoods to create identities
- Underground utilities
What We Heard…

Parks & Recreation

• Keep the park near I-95
• More parks in neighborhoods
• Parkway or parks along the canal and along Becker
• Dog park, ATV park, Boat ramp

Drainage

• Use existing drainage facilities, upgrade, and maintain them
• Use drainage as park or neighborhood amenity and make it attractive
• Bridges over drainage areas
• Beautify and increase drainage of C-23 canal
How The Master Plan Was Created: Public Process

Tuesday, November 8 through Friday, November 11
Becker Road Citizen’s Master Plan: Key Components

- Land Use Change
- Traffic Components
- Drainage as a Feature
1) Land Use Change: Mixed Use Nodes

- Town & neighborhood centers: Retail, Office, Residential
- Office, Residential, live/work units
- Residential (single family & multifamily)
- Drainage & Greens
- Proposed School
2) Traffic Components: A Series of Interventions
a) A Less Invasive Flyover

The Proposed I-95 Interchange
Excessive Impact to Surrounding Neighborhoods
b) A Four Lane Section

The Becker Road Dilemma
Rosser Rd
6 lanes
4 lanes
Becker Road
Darwin Blvd
c) “Rear Loaded” Buildings
“Rear Loaded” Buildings

Becker Road
Formalize Access Between Parcels

Reduce Traffic Impacts
Rear Loaded Mixed Use Buildings
Rear Loaded Residential Buildings
d) Internal Connectivity: Adding Capacity

What needs to happen in order to keep Becker from widening further

Land purchase or easements
Internal Connectivity: Adding Capacity

Narrow lanes that only locals know of
e) Manage Traffic at Main Intersections

15 mph: Actual Design Speed

Effective Features At Savona & Darwin Boulevards
Traffic Calming At Savona Blvd.

A Neighborhood Mixed-Use Center
Traffic Calming At Darwin

Retail/Residential/Office

Office/Residential/Civic

A Neighborhood Mixed-Use Center
Dealing With Traffic, Creating An Address

PSL Blvd. & Becker Road: A Traditional Main Street
The Town Center: Identity and Convenience

A Memorable Place
3) Drainage As An Amenity

- From **320** to **120** lots
- Consolidated, Linear Drainage
Drainage as an Amenity

Along Becker, Create a Parkway
Drainage as an Amenity

Along Becker, Create a Parkway
Becker Road In Between The Nodes

Single family, multi family and parkways
Becker Road In Between The Nodes

Single family, multi family and parkways
Funding Mechanisms

• Road and roadway drainage paid in part by private sector

• Other drainage: funded initially by the City, long term by mixed-use & commercial development

• Most improvements: on private property funded by private sector

• New Zoning Codes & Design Guidelines: City

  • MSBU (Municipal Service Bonding Unit)
  • MSTU (Municipal Service Taxing Unit)
  • TIF (Tax Increment Funding)
  • Special Improvement District
  • Community Development District
  • Storm Water Utility District
  • Other