City Port St. Lucie

Becker Road

Charrette

Treasure Coast Regional Planning Council
City of Port St. Lucie
• 3.9 miles of corridor
• Two new interchanges
• Western Corridor
• 30,800 new homes
• Tesoro
• 215 acres of vacant land
• 19 Residential units
• 1 museum
• 122 FOR SALE signs

The Study Area
The Study Area: Becker Rd. & Its Impact On Surrounding Neighborhoods
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
ANCEGH

Word Scramble
CHANGE
Demographics

- PSL is the fastest growing City in the USA (2004 Census)
- Population: 133,756 - 200,000 in less than five years (+49%)
- Your “Under 18” population has almost doubled (43%)
- Your “Over 65” population has gone down by 18%
- The minority population has increased by over 100%
- Per capita income has only increased 12%
- Property value has increased “A LOT”
What Will Becker Road Look Like?

Change
OUR VISION

Why Do A Master Plan?
Town Center?
Is This What You Had in Mind?
Advance Our Planning From This...
To This…
And This...
And Even This
The Importance Of Streets

Why Plan For the Future of Becker Road?
Vital to Tourism
Local roads No. 2 on pedestrian hit list

The problem is ‘our streets are becoming speedways,’ a national survey concludes.

By MATT REED
Palm Beach Post Staff Writer

It’s getting downright dangerous to cross the street around here, and the sidewalks aren’t much safer, a report released Tuesday says.

Palm Beach County ranks as the 13th most-dangerous urban area for pedestrians in the United States, a coalition of consumer groups found in an unusual nationwide study.

Fort Pierce and the Treasure Coast ranked second worst in the nation, according to a “pedestrian fatality index” that factored in deaths, the area’s population and the number of people who walk to work there.

The problem is not that pedestrians are walking in the wrong places, but that our local streets are becoming speedways — designed to accommodate more cars passing through, not the people who live, walk and play in their communities,” says the report, released by the Florida Consumer Action Network.

Florida is the worst state for walkers, the study found. Signs of danger are everywhere.

Drivers on Dixie Highway punch their accelerators and swing across crosswalks, oblivious of green “walk” signals nearby. Delivery vans park across downtown sidewalks, forcing people pushing strollers or using wheelchairs off curbs into six-lane boulevards.

In Palm Beach County, 31 pedestrians were hit and killed in 1995, according to state figures. The death count grew to 43 in 1996, statistics show.

Pedestrians in 1996 were as likely to die during the day as at night.

Please see WALKERS/7A.
Ever Wonder Why Some Streets Feel Good & Others Don’t?
The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.
You'll look up and down streets. Look 'em over with care.
About some you will say, "I don't choose to go there."
With your head full of brains and your shoes full of feet,
you're too smart to go down any not-so-good street.

And you may not find any you'll want to go down.
In that case, of course, you'll head straight out of town.
Streets: A Beginning and an End
Your Beginning
Proper Building Placement & Heights

4-Lane Roads Through Urban Areas
Boulevard with Central Drainage
Vacant Land:

What Will Be Developed Here?
Conventional Subdivisions?

Buildings have FRONTS & BACKS
In New Projects: Make the Streets Good Neighbors
In New Projects: Promote the Street as an Amenity, and Inspire Investment
Townhomes?
Mixed-Use Centers?
Mixed-Use Centers?
Good Mixture of Buildings and Uses

1. Diversity of Housing

Or All of the Above?
Another Change
Isolation & Storage of the Elderly
Walkable, Human Scale?

Other Details Of The Street
Lighting & Landscaping

Other Details Of The Street
The Anchor of the Corridor

City Of Flagler Beach
Community Report Card/First Impressions

Recognizable Center
Good Network of Streets
Terminated Vistas
Walkable, Human Scaled Streets
Public Parks & Open Spaces
Civic Spaces
Good Mix of Uses
Unique Identity
Memorable Buildings

“Livability is an economic imperative”

Robert Solow
Nobel prize-winning economist
A Recognizable Center
Parks & Open Spaces

Cities would not be livable without them.
Parks & Open Spaces: Think About
Unique Identity

collage

You Have It.... Protect It!!!
The Public Process

City and Community Working Together
The Public Process: Planning for the Future

DAY 1
Kids have some of the best ideas
DAYS 2 through 5: Courtyard Building - Room 209
... and into the night
Precision
DAY 11, 2:00pm:
Presentation of Work in Progress
Community Center
Charrette Rules

• Sign Your Name
• No Speeches
• Argue With Your Pencils
• Don’t Just Say It… Draw It!!
• No Idea is a Bad Idea
• Do Not Think About Money (just for today!)
• HAVE FUN!!!
When I Say GO....
Ready...
Steady....
GO!!!
3:00 Tuesday – Implementation & Funding Discussion CDBG CRA Assessment Districts CDD’s
“Livability is an economic imperative”

Robert Solow - Nobel prize-winning economist
The Importance Of Streets
Growth And Change On Your Terms