**Creating Memorable Places**

**A Citizens’ Master Plan**

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
- 9 Residential units
- 1 model train club
- 122 FOR SALE signs

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

How The Master Plan Was Created:
Opening Presentation

Afternoon Session

Evening Session

Monday, November 7, 2005
Over 250 Residents!
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
How The Master Plan Was Created:
Public Process

November 7, 2005 Evening Session

The Citizens’ Plans
The Citizens’ Plans

Presenting the Citizens’ Ideas

Afternoon Session and the . . .
What We Heard…

**The “NO’s”**

- No big box retail.
- No strip retail or strip office centers
- No single family homes converted to commercial uses *(the PSL Blvd story)*
- No unnecessary taking of existing houses
- No warehouses
- No continuous commercial uses throughout Becker
- No six-laning of Becker Road
- 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
- Should look like Gatlin (parkway)
- 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

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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 Turnpike
- 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

The Citizens’ Master Plan
Becker Road: Traffic Components

From 2 lanes
To 4 lanes
To 6 lanes?

The Becker Road Dilemma
Driveway Consolidation

“Rear Loaded” Buildings
Formalize Access Between Parcels

Reduce Traffic Impacts

Rear Loaded Main Street
Rear Loaded Residential Street

Different Types Of Traffic

- Through Trips
- Semi-Local Trips
- Local Trips

Becker Road
Internal Connectivity: Adding Capacity

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

Land purchase or easements

Narrow lanes that only locals know of
The Proposed I-95 Interchange

Excessive Impact to Surrounding Neighborhoods

Announcing Arrival

Lush Landscaping
Announcing Arrival

Entrance Features

A Sense of Place: Bridges Over Canals
Retail Analysis

Town & neighborhood centers: Retail, Office, Residential
Office, Residential, live/work units
Residential (single family & multifamily)
Drainage & Greens
Proposed School

Retail Analysis
Traffic Calming

Effective Features At Savona & Darwin Boulevards

15 mph: Actual Design Speed

Traffic Calming At Savona Blvd.

Office/Residential/Civic

Retail/Residential/Office

A Neighborhood Mixed-Use Center
Looking west along Becker towards Savona Rd.
Traffic Calming At Darwin

A Neighborhood Mixed-Use Center

Retail/Residential/Office

Office/Residential/Civic
Roundabout At Darwin: Traffic Calming & Identity

Mixed Use Nodes On Main Intersections

Town Center: The Intersection of Main & Main
The Town Center: Identity and Convenience

A Memorable Place
The Town Center: Identity and Convenience

A Memorable Place

Port St. Lucie Boulevard

Main Street USA
Town & neighborhood centers: Retail, Office, Residential
Office, Residential, live/work units
Residential (single family & multifamily)
Drainage & Greens
Proposed School

Uses Between the Mixed-Use Nodes

Becker Road In Between The Nodes

Office and Live-Work Units Between Savona & PSL Blvd.
This is a live-work unit

This is NOT
This is a mixed-use building

Becker Road In Between The Nodes

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

Single family, multi family and parkways

Becker Road In Between The Nodes

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

Single family, multi family and parkways

Min 1, Max 2 lots deep
Becker Road In Between The Nodes

Single family, multi family and parkways
The Elements of the Street

Bus Stops, Bike Racks, Public Art
Parks and Open Space

Along Becker, Create a Parkway

Drainage as an Amenity

Along Becker, Create a Parkway
Drainage as an Amenity

Along Becker, Create a Parkway

In the Neighborhoods, Create Parks
Implementation: The Reality Check

Several Implementation Options:

- Create a CRA, Special Improvement District, MSTU, etc
- Develop an Overlay Zone w/ design guidelines
- Utilize a Stormwater Utility District
- Develop the Becker Road Improvement Plan

Implementation: Preliminary Analysis

Becker Road Frontage Only: +/- 43 ac

Recommended Development Program

- 200,000 sf retail
- 75,000 sf office
- 150 town homes

Could yield approx. $600,000 in Potential TIF revenue at build-out (given current millage rates)

$6,000,000 to $8,000,000 in bonding capacity for improvements

- Road and roadway drainage paid by private sector
- Other drainage: funded by mixed-use & commercial development
- Most improvements: on private property funded by private sector
The Next Step

• Finalize Citizens’ Master Plan and prepare report (10 to 12 weeks)
• Review of report (staff & steering committee)
• Final Presentation to residents
• Presentation to City Council for adoption of conceptual plan
• Implementation