Taylor Creek Marine District: An Economic Engine for the Region

Work in Progress
April 20, 2007

City of Fort Pierce - St. Lucie County – Village of St. Lucie
Treasure Coast Regional Planning Council
How The Master Plan Was Created:

Public Process

The Study Area

Belcher Canal
Tay lor Creek
Naco Road
Port of Fort Pierce
Indian River Lagoon
North Hutchinson Island
Presenting the Citizens’ Ideas
What We Heard...

- District with marine industry, restaurants, small shops, residences, hotel
- Fishing village, Mediterranean village, authentic neighborhoods
- Maximize views to the lagoon and the Creek (*streets/building height*)
- Maintain the tradition of public access to the waterfront
- Navigable Canal and Creek to expand Marine Industry (*mega-yachts*)
- Create a “Loop” around Taylor Creek
- Create linear parks, connect to other planned greenways
- Protect/improve existing neighborhoods
- Establish a regional drainage system
- Minimize impact on the environment
- Civilize US1
- Maintain Old Dixie for local traffic
- Increase transportation
- Announce arrival
- Increase recreation for all ages
What We Heard…

• Retain the community’s character
• Maintain fishing opportunities and other water-related activities
• Add civic uses such as a library or community center
• Develop a unique character

The Team

Saturday through Friday at Harbor Town Marina
Citizens’ Master Plan

A Blueprint for the Future

The Citizens’ Master Plan

Interconnected Network of Streets

New North-South Connections & the “Loop”
The Citizens’ Master Plan

Interconnected Network of Streets
New North-South Connections & the “Loop”
EXISTING TRAFFIC CONDITIONS

FUTURE STREET NETWORK
FUTURE TRAFFIC VOLUMES AND CONDITIONS

<table>
<thead>
<tr>
<th>INTERSECTION</th>
<th>Existing</th>
<th>Future</th>
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<tbody>
<tr>
<td>US 1 &amp; North A1A</td>
<td>C</td>
<td>D</td>
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<tr>
<td>North A1A &amp; Dixie</td>
<td>A</td>
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<td>US 1 &amp; Naco Road</td>
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<td>US 1 &amp; Dixie Hwy</td>
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The Citizens’ Master Plan

Maximizing Views
East West Visual Corridors
Maximizing Views

Terminated Vistas
Maximizing the Topography

Opening the Waterways to the Marine Industry

St. Lucie County International Airport
Belcher Canal
Belcher Canal
Taylor Creek

For Future Analysis by City and County

Current Proposal
Opening the Waterways to the Marine Industry

Sorting “Obstacles”
Canal Access

FEC Vertical Lift Bridge

An Economic Engine for the Region
Canal Access

_FEC Vertical Lift Bridge_

_An Economic Engine for the Region_

Canal Access

_An Economic Engine for the Region_

_Old Dixie Highway Draw Bridge_
Canal Access

An Economic Engine for the Region

US 1 Draw Bridge

North Bridge
North Bridge

Staying Prepared

Options 1 & 2: Landing in the same location as today
Option 3: Landing on US1

From Auto-Oriented Environment...
...To a Pedestrian Friendly District

A Gateway To the District
Publix Plaza

From Underutilized Site, to the Heart of the District
Publix Plaza

From Underutilized Site, to the Heart of the District

Publix Plaza

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Publix Plaza

From Underutilized Site, to the Heart of the District
The Citizens’ Master Plan

Authentic Neighborhoods
Unique Character and Style
The Northern District

Neighboring the Village

Juan's architecture for northern district

Authentic Neighborhoods
The Northern District

A Central Water Management System

Preserved Waterfront

Comprehensive System for Water Management
The Northern District

Connecting Juanita Street to the Waterfront

Connectivity
The Northern District

Public Access to the Waterfront
The Rambla: From Residual Space to Civic Place

Connecting with Other City and County Efforts
The Rambla: Greenways and Public Vias

“Your’re talking three million, ballpark—but that doesn’t include the yacht.”

Boat Shows

The Rambla: Greenways and Public Vias

Green Markets
US1: The First Impression

US1 As A Signature Boulevard

The First Impression
Industrial Buildings

Buildings that “Behave”

Commercial/Flex Space Buildings

Buildings that “Behave”
Buildings that “Behave”

The Citizens’ Master Plan

Eastern Neighborhood
The Citizens’ Master Plan

Eastern Neighborhood

Waterfront Hotel: Defining Character & Style

View from the South
Waterfront Hotel: Defining Character & Style

View from the East

Defining Character & Style

View from the South-East
The Citizens’ Master Plan

The Western District
The Citizens’ Master Plan

The Western District
Waterfront Hotel: Defining Character & Style

Looking south across the bridge with hotel in the background
The Citizens’ Master Plan

The Western District
What’s Next?

- Incorporate additional input
- Prepare final report and master plan (8 to 10 weeks)
- Present to City, County, Village & residents

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Questions/Comments