• Retail
• Office
• Institutional uses
• 10 North-south travel lanes
• 6 East-West travel lanes
• C-13 canal and R.O.W.
• 80 ac of vacant land
• 200,000 cars that go on any given day
• 150 residential units
The Citizen’s Master Plan

How The Master Plan Was Created:
Opening Presentation

Saturday May 3rd, 10:00am to 11:00pm
How The Master Plan Was Created:
Public Process

Saturday May 3rd, 11:00am to 4:00pm

The Citizen’s Plans
How The Master Plan Was Created:
Public Process

Saturday May 3rd Through Friday May 9th
The Citizen’s Requests

- Beautify SR 7 & Oakland Park Blvd: Landscaping, street lights, bus stops, benches, trash cans, signage, decorative pavers, bury utility lines, etc.
- Build a town center
- Build mixed-use buildings with parking in the real along main roadways
- Create an identity for the city
- Build entrance features
- Build a linear park along the C-13 canal
- New site for library
- Redevelop the old Home Depot site
- Redevelop the marketplace site
- Redevelop the Sports Authority plaza (lakes mall)
- Redevelop the Reef plaza
- Redevelop shopping plazas along SR 7 & Oakland Park Blvd.
- Create an entertainment center
- Improve the Industrial Park, make use of waterfront opportunities
- Build new housing to accommodate all incomes
- Address problems between residential development and schools on NW 31st Ave.
- Build a community pool
- Build more parks within the city (veterans’ park)
- Convert the Emmanuel Temple into a theatre or community oriented facility

SR 7: Civilizing the Corridors

- Decorative Street Lights
- Appropriate and Attractive Bus Stops
- Landscaping
- Street Furniture
- Decorative Crosswalks
- Entrance Features
- Mixed-Use Buildings Close To The Street

The First Impression
SR 7: Civilizing the Corridor

Oakland Park Blvd.: Civilizing the Corridor
Select Desired Style

Select Desired Style
Announce Arrival

Entrance Features
Landschap Define Space Landscaping Defines Space
Landscaping Defines Space

SR 7: Civilizing the Corridors

From Anywhere USA...
...To A Signature Boulevard That Defines The Community’s Identity

Connectivity

- Major Roads
- Through Streets
- New Connections
- Existing Traffic Lights
- Proposed Traffic Lights

It’s Not Just About Beautification
Traffic Calming

- Install Traffic Calming Devices
- Move Traffic Light @ NW 29th St.

Traffic Calming Devices That Enhance The Public Realm
Lauderdale Lakes Town Center

Building Value, Creating an Identity

Change Over Time

Building Value, Creating an Identity
Big Box Retail Can Be A Part Of The Town Center

The Role Of The City-Owned Parcel
Mixed-Use Center of Town

- 350 - 400 Residential Units
- Library
- Retail & Office
- Memorial Park
- Community Building
The Fate Of Buildings

Old Flea Market

The Fate Of Buildings

Old Flea Market
The Fate Of Buildings

New Uses

Re-connecting the neighborhoods
Lauderdale Lakes Town Center

Building Value, Creating an Identity

[Map of Lauderdale Lakes Town Center with labels for Oakland Park Blvd and S.R. 7]
To Annex Or Not To Annex

Oakland Park Blvd. & NW 31st Ave.
Natural Surveillance Of The Park

NW 31st Ave
(Between C-13 Canal & NW 41st St)
NW 31st Ave  
(Between C-13 Canal &  
NW 41st St)

A Traditional Boulevard

The “Lakes” in Lauderdale Lakes
The “Lakes” in Lauderdale Lakes

A Unique Network of Canals and Greenways

A Linear, Waterfront Park
An Opportunity To Define Identity
Civic District

Existing Condition

Civic District

120 Parking Spaces

Phase I: A Dignified Entrance
Civic District

Phase II: Public/Private Partnership

100 Parking Spaces
30,000sf office/residential

Civic District

Phase II: Civic Presence & Public/Private Partnership
Civic District

280 New Parking Spaces (330 total)
55,000sf office/residential
30,000sf New City Buildings

Phase III: Public Waterfront Park

Civic District

60 Parking Spaces
25,000sf office/residential
3 New City Buildings (30,000sf)
150 New Trees

Ultimate Build-Out
Civic Architecture
For Civic Buildings

New Fire Station
Foster Civic Pride
How Did We Do?

What’s Next?

- Adopt the Conceptual Master Plan
- Prioritize Improvements
- Develop a Market Analysis
- Develop an Overlay Zoning Code for the CRA
- Update or amend CRA plan to include the charrette’s recommendations
- Prepare a Request for Proposals (RFP) for City owned property

And At The Same Time...

- Establish dialogue with FDOT (SR 7 re-surfacing)
- Continue and Reinforce the City’s Role with the SR 7 Collaborative in... establishing direction for the future
- Regional Activity Center Designation: Support adoption of standards... by Broward County to promote infill and mixed use along the corridor
The Team

Treasure Coast Regional Planning Council
South Florida Regional Planning Council
A+S Architects & Planners (Derrick Smith, Principal)
Town Planners: Dan Cary, Shailendra Singh, Sita Singh, Freddy Vivas, Elena Romero, Natasha Fahim, Jess Linn, Maria DeLeon Fleites, Steven Fett, Maria Chalhub, Eric Valle