City Of Lauderhill
SR 7 Charrette

Work In Progress Presentation

March 12th, 2004

Treasure Coast Regional Planning Council
South Florida Regional Planning Council

- Over 1,500,000sf of Retail
- Office
- Institutional uses
- An industrial park
- Canals
- Several acres of vacant land
- Over 50,000 cars that go by
- 47 single family homes
- 28 multi-family buildings
- Future cricket stadium
- No new development

The Study Area
The Citizen’s Master Plan

How The Master Plan Was Created:
Opening Presentation

Saturday March 6th, 10:00am to 11:00pm
How The Master Plan Was Created: Public Process

Saturday March 6th, 11:00am to 3:00pm

How The Master Plan Was Created: Public Process

Saturday March 6th, 11:00am to 3:00pm
The Citizen’s Requests

Regarding The Corridor’s Public Realm

• Maintain a six-lane section throughout the City (do not widen the corridor)
• Announce arrival to the City (signs, buildings, fountains, landscaping)
• Improve the corridor’s overall physical appearance
• Create a new network and connections, adding a secondary North-South road parallel to SR 7
• Increase landscaping
• Incorporate pavers in crosswalks and median
• Add pedestrian scaled lighting
• Build wide sidewalks
• Build three to four story buildings with awnings and arcades adjacent to the wide sidewalks
• Buildings should have a vernacular architecture
• Create a grand Promenade to connect library and cultural center
• Reconstruct buildings in an orderly fashion, close to the street
• Improve traffic flow and capacity
• Build bus shelters equipped with benches, trash cans, good signage and lighting that help define the community’s identity
• Improve connectivity between businesses along the SR 7 Corridor
• Upgrade intersections of SR 7 and: NW 16th St, NW 19th St., & NW 21st St.
**The Citizen's Requests**

**Regarding The Corridor's Private Realm**

- Redevelop the K-mart site to a marketplace that interacts with the new park.
- Create a new entrance to the park and marketplace off of Sunrise Blvd.
- Redevelop the McArthur site in a form that enhances the corridor.
- Add sports and other uses into the cricket stadium/park (soccer, football, passive park).
- Front the north edge of the park with a public street with residential buildings facing the park.
- Connect the cricket stadium/park to the Lauderhill mall.
- Redevelop the Lauderhill Mall into an open, mixed-use, shopping area.
- Incorporate restaurants, movie theatre and hotels to the redeveloped sites.
- Build new housing to accommodate all incomes.
- Preserve and improve the Industrial Park.
- Replace obsolete buildings and gas stations with new structures that respond to the community's vision.
- Add new buildings for display of cars on dealerships.
- Build (relocate) the bus transfer station on NW 12th St.
- Build a post office in the area.
- Build additional parks (neighborhood parks and plazas).
- Create an Arts District at the industrial park.
- Build a handicapped-friendly city.

**The Importance of the Street**

- Vital for Tourism.
- Vital to Attract Jobs.
SR 7: Civilizing The Corridor

#1 Traffic Components
#2 Physical Components

The Community's Responsibilities

• Driveway Consolidation
• Expanded Network
• Land Use/Development Patterns
• Schools

#1 Traffic Components

77 Driveway Cuts

Problem #1: Excessive Amount of Driveways
Step 1: Access Consolidation

Step 2: Formalize Secondary Access
Step 3: Create A “Real” Network

Responsibility # 1
SR 7: Traffic Components

Block By Block Analysis

Existing Condition

Driveway Consolidation/Network Formalization

Ultimate Buildout

SR 7: Traffic Components

Block By Block Analysis

Existing Condition

Driveway Consolidation/Network Formalization

Ultimate Buildout
**Traffic Components: Network of Streets**

**Problem # 2: Lack of Connectivity**

- Currently: 6 North-South lanes
  - 4 East-West lanes
  - 14 East-West non-direct

- Proposed: 14 North-South new lanes
- Proposed: 12 East-West new lanes
- Proposed connection to the Swap Shop

**Responsibility # 2**
Traffic Components:
Greenways
State Road 7
Existing Section

State Road 7
Citizen’s Proposed Section
State Road 7
Citizen’s Proposed Section

State Road 7
FDOT Proposed Section
6 ft. planting strip
14 ft. sidewalk

12 ft. planting strip
8 ft. sidewalk
Wide Sidewalks Allow For Different Configuration & Uses

From Anywhere S.R. 7....
... To A World Class Street
SR 7: Civilizing The Corridor
# 2 Physical Components

Obsolete Buildings, Vacant Land: What Will Replace Them?
The Fate Of Buildings: Some Will Be “Beautified”

The Fate Of Buildings: Some Will Be “Redesigned”
Redevelopment Opportunities
Changes in zoning, land use, and patterns of development

Responsibility # 3

- Improve the public address
- Add new connections
- Replace obsolete buildings for more appropriate building types
- Review zoning and encourage arts district
NW 38th Street: A Great Address

Industrial Park South

Responsibility # 4
Industrial Park South

The Regional Park & The Caribbean Village
Lauderhill Cricket Stadium: A World-Class Destination
Lauderhill Cricket Stadium: A World-Class Destination

Lauderhill Football Stadium: A World-Class Destination
Lauderhill Soccer Stadium: A World-Class Destination

Lauderhill Baseball Stadium: A World-Class Destination
Lauderhill Mall

Change Over Time

Bus Transfer Station
Anchor To The Town Center
Post Office
Lauderhill
"The Cricket Capital Of America"

Start Small if you must, but Start Now!
What's Next?

- Final presentation and report in 10 to 12 weeks
- Charrette Steering Committee and staff to review final report and master plan
- Adopt the conceptual master plan

What's Next?

- Development of Right-of-Way Improvement Plans as part of the SR 7 Collaborative awarded contract.
**What’s Next?**
- Develop an Overlay Zoning Code as part of the SR 7 Collaborative awarded contract.

**What’s Next?**
- Continue work to establish a CRA (Community Redevelopment Area).
- Develop a package of incentives that will ensure the implementation of the plan.
- Review and develop architectural design guidelines.
- Continue active participation in the SR 7 Collaborative.

**In The Meantime...**
- Work with FDOT & Broward County and the MPO.
- Advertise the master plan and ideas to property owners, business owners, and developers.
Lauderhill
"The Cricket Capital Of America"

The Team
Treasure Coast Regional Planning Council
South Florida Regional Planning Council
A+S Architects & Planners
ArxSolutions
Galtting Jackson (Orlando)

Urban Designers: Dan Cary, Steven Fett, Maria Fleites, Sita Singh, Shailendra Singh

Start Small if you must, but Start Now!