One Neighborhood, One Vision.

February 8, 2007

Treasure Coast Regional Planning Council

Why Are We Here?
Why Are We Here?

OUR VISION

Why Do A Master Plan?
Town Center?
Advance Our Planning From This…

To This…
And This…

And This
A History of Planning in the Public

TYPE 6
SET URBAN CODE
DESIGN STANDARDS
NO SKETCH AVAILABLE

BUILDING TYPE V
BUILDING TYPE VI
BUILDING TYPE VII
BUILDING TYPE VIII

A History of Planning in the Public
A History of Planning in the Public

Today is Your Chance to Plan for the Future of Your Neighborhood
Some “Difficult” Conditions

*Not only is this the SHORTest I've ever seen it's also the...
Some “Difficult” Conditions

But Also Many Examples of Authentic Architecture and Great Style
Physical Elements Of Healthy Neighborhoods

1. Neighborhood Size, Center, and Edge
2. Network of Interconnected, Walkable Streets
3. Public Open Space
4. Special Sites for Civic Purposes
5. Good Mix of Buildings Types and Uses
6. Proper Building Placement and Heights, Proper Parking Placement
7. Balanced Range of Housing Price Points

1) Neighborhood Size, Center & Edge
2) Network of Interconnected, Walkable Streets

**Traditional Neighborhoods**
- Network of streets
- Alternate routes
- Slower speeds, safer streets
- Detailed streets (trees, sidewalks and buildings)
- Pedestrian friendly environment

**Conventional Subdivisions**
- High proportion of cul-de-sacs
- Lack of connectivity
- Few collector roads
- Roads are wide, unsafe and discouraging of pedestrian activity
- Creates a disregard for the public environment

Now what?
Walkable & Human Scale, Safety Through Natural Surveillance

Walkable & Human Scale, Safety Through Natural Surveillance
Connectivity Through an Unsupervised Environment

Some of Your Streets
What is Missing?

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 feet 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.
3) Public Open Space

- Provided in the form of squares, parks and playgrounds
- Have position of hierarchy and prominence within the neighborhood
- Are recognized symbols of pride in the community
- Are designed in detail
- Typically range from a small lot (pocket park) to several acres (regional park)

You Have a Regional Facility

Do You Need A Neighborhood Park or Playground?
5) Good Mix of Building Types & Uses

- Diverse in function
- Compatible in size
- Importance to details
- Definition of the public space
- Easy access by car or foot
- 5000 year tradition

A Palette of Building Types

- Single Family Homes
- Townhouses
- Multi-Family Buildings
- Mixed-Use Buildings
- “Out-Buildings”
- “Estate” Homes

How they are Arranged is Paramount to their Sustainability
6) Uses, Building Types, & Parking Properly Placed

How they are Arranged is Key to the Neighborhood’s Health

Addressing the Street
Addressing the Street
Addressing the Street
7) Balanced Range Of Housing Price Points

Traditional Neighborhoods
• Integration of building types
• Wide range of affordability within close proximity
• Base for an authentic community
• Integration

Conventional Subdivisions
• Segregation by income
• Segregation by building type
• Segregation by ownership
• Segregation by age
• Segregation

Balanced Range Of Housing Price Points

Accommodating the Growing Housing Demand

“I cried when I found out I had this place — I cried!” Outlaw said in her living room at Venetian Isles, an affordable-housing complex in Lake Park.

Her joy, however, isn’t shared by middle-class residents in suburban Boynton Beach, who are trying to block a similar development planned for their area. They complain the community will deteriorate to crowded tenements with unkempt yards, becoming a haven for crime and drug abuse.
What Exactly is Affordable/Workforce Housing?

Common Myths About Affordable/Workforce Housing

Myth 1
It’s housing for the hopelessly poor.

Fact
It’s housing for our teachers, police officers, fire fighters,… It’s housing for most of us!
**Myth 2**  
Affordable/Workforce housing negatively affects property values

**Fact**  
Affordable/Workforce housing does not negatively affect property values.  
Property values are primarily determined by the condition of the particular property for sale.

It’s about *Execution* and *Distribution*  

![Image of affordable housing](image1.png)

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**Myth 3**  
Affordable housing is unattractive

**Fact**  
Affordable ≠ Unattractive  

![Image of affordable housing](image2.png)
Different Building Types, Great Design

Infill Housing, Lake Worth

Jordan Commons, South Miami, Single Family

Different Building Types, Great Design

Townhouses, Montgomery County

Multifamily Buildings, Fairfax CA
Myth 4
Affordable/Workforce housing increases traffic

Fact

“Drive until you Qualify” increases traffic. Sufficient affordable housing in each community allows people to live closer to work instead of tolerating long commutes.

Mixed-use developments that incorporate higher-density housing, commercial and retail involve less traffic due to the ease of walking.

The National Personal Transportation Survey found that households below the median income make approximately 40 percent fewer trips per household than those above.

Myth 5
Affordable/Workforce housing increases crime

Fact

Lack of control of the environment and a host of socio-economic factors leads to crime.

What helps combat crime is a population that feels vested in the community they live in, pride in their neighborhood and homes, and actively “police” their community.
Myth 6
Affordable/Workforce housing is a free-ride to those who don't or won't earn their own way.

Fact
People who qualify pay their own down payments, pay their own mortgages, and pay property taxes.

The only thing they are "getting" is a chance to buy into the system at a level that is relative to their income.

Myth 7
Affordable/Workforce housing turns into slums and will ruin the neighborhood.

Fact
Isolation, Stigma and Design degrade workforce housing
Myth 8
The private sector can provide this housing.

Fact
If that were the case, we wouldn’t be having a crisis. There needs to be government intervention in order to fulfill this need.

Myth 9
The problem with Affordable/Workforce/ Housing is that it is too dense.

Fact
Low density does not equal beautiful. The problem with most affordable housing developments is not their density, it is their design.
The “D” Word

“D” Stands for DESIGN
El Dorado Heights: 4 to 18 Units to the Acre

What Do The Numbers Really Mean?
Focus on What Really Matters: Scale, Character, Compatibility, Safety

An Historic Opportunity for El Dorado Heights

• Choose YOUR FUTURE

• Focus on NEIGHBORHOOD COMPLETION

• Develop MEANINGFUL PLACES

• Prioritize ENHANCEMENTS AND COMMUNITY IMPROVEMENTS

• Transform your streets into PREMIER ADDRESSES WITHIN STUART

• Leave a WORTHY LEGACY
We Want to Hear From You

City of Stuart Parkside Village Workshop

Project Brief

Program

The City of Stuart has contracted with the TGRPC to work with residents to create a new plan for the city-owned Parkside Village parcel. Public workshop dates to develop the plan will be announced as they are scheduled. Please check below and take the time to answer our online survey.

For more information, call Vyron Nason at 772-221-4960.

City of Stuart General Location Map

Parcel Location Map