Why Are We Here?

It’s developable land!
We need affordable housing!

It’s a park!
No more development until you take care of our needs!
Neighbors hope Stuart listened

By Rachel Simmons
Palm Beach Post Staff Writer

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STUART — They complained about more traffic. More noise. More crime. But mostly, residents of El Dorado Heights complained about being left out when regional planners asked two months ago what they thought of the city’s plan for a workforce-housing complex in their neighborhood.

This week, residents will get to see just what sort of impact their voices made.

City staff will join planners from the Treasure Coast Regional Planning Council at city hall Friday evening to unveil the latest version of Parkside Village, the working title for the plan that once called for as many as 11 single-family homes, 40 two-story townhouses and 22,900 square feet of office and commercial space.

City consultant Terry O’Neil has said that the plan was designed to show the most that could fit on about 8 acres of city land behind the old Public Storage center on State Road 7 and what are now drug courts.
# A Summary of What We Heard

## Policy
- Air Quality Concerns
- Code Enforcement
- Crime
- Traffic – City-wide impacts
- Airport impacts
- Neighborhood organization
- Neighborhood improvement programs
- Infill housing

## Planning
- Park
- A1A beautification
- Drainage
- Neighborhood Plan
- Sidewalks
- Street lights
- Landscaping
- Entrance features
- Traffic calming
- Noise - Planes & Traffic
- Historic Character
- Authentic architecture
- Scale/density/intensity
- Diversity
- Keep 13th Street open
- More recreational facilities

## Physical/Social
- Safety
- Impact of project on neighborhood
- Opportunity to improve area
- Neighborhood Organization
- Lack of confidence/trust in city
- Improve information
- Name
- Unify community

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**Beautification of A1A: $155,000**
Background Analysis:
Raw Water (Wells)

Background Analysis:
Land Use
Background Analysis:

• Drainage studies
• Airport Fly Zones
• Traffic Counts & Impact of New Development
• Infrastructure Cost Analysis
• Residential Unit Cost Analysis
• Financial Feasibility
Designed the largest Neighborhood Park in the City

Slashed development by 45%

Increased Public Open Space by 280%

The Master Plan

The Compromise: Achieving Balance
Eyes on the Park:
The Fundamental Planning Principle

(T)here must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to insure the safety of both residents and strangers, must be oriented to the street. They cannot turn their back or blank sides on it and leave it blind.

Jane Jacobs, *The Death and Life of Great American Cities*
The Master Plan

Traffic Pattern: Independent Access

NO Vehicular Access

Park Maintenance Access
The Master Plan

Single family fronting single family
The Master Plan

Eyes on the park and a link between neighborhoods
The Master Plan

A smaller, more resilient building type buffering A1A
Recommendations
(*short term*)

- Continue to Closely Monitor Air Quality
- Increase Code Enforcement
- Expand CRA Boundaries
- Establish a Neighborhood Steering Committee
- Develop a Neighborhood Plan for El Dorado
- Traffic – City/County Wide Analysis

Questions/Comments

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