Regional Transportation Land Use Study
Demonstration Project

Defining The City's Identity

November 1, 2002
Treasure Coast Regional Planning Council

Why A Demonstration Project?
A Five-Day Charrette

Benefits Of The Charrette Process & Master Plan

- Advertise & unify the INTENTION FOR THE CITY’S FUTURE GROWTH
- Provide CERTAINTY TO CITIZENS AND INVESTORS
- Makes plans more TANGIBLE AND UNDERSTANDABLE
- Attracts INVESTMENT
- Makes INFILL AN OPTION AFFORDABLE FOR INDIVIDUAL INVESTOR
- Creates an environment where INFILL OUTPERFORMS THE SUBURBS
- Helps achieve DESIRED AND EXPECTED OUTCOMES
- Form a RELIABLE AND DEFENDABLE BASIS FOR CHANGE
- Prioritize ENHANCEMENTS AND COMMUNITY IMPROVEMENTS
- Help SECURE FUNDING
- Embed CITIZEN IDEAS IN THE LOCAL COMPREHENSIVE PLAN
- Eliminates LONG AND COMPLICATED APPROVAL PROCESSES
The Situation Today:

Over-Saturated Market

Incentive: Time-Limited Zoning
The Situation Today:

Lack Of Connectivity

Action:
Restore The Network
Establish Connections

Developing A Network of Streets
Establish Connections

Re-Connect Natural Systems

The Situation Today:

Underutilized Parcel
How Big is The Shopping Center?

Understand Scale

Village Green

Downtown Stuart

Understand Scale

Village Green

Town Of Palm Beach
Understand Scale

Village Green

Downtown Fort Pierce

Traditional Town Planning Principles

- Definable Edges
- Good Network of Streets
- Walkable, Human Scaled Streets
- Recognizable Center
- Public Parks & Open Spaces
- Civic Spaces
- Good Mix of Uses
- Unique Identity
- Memorable Buildings
- Definable Edges
- Good Network of Streets
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- Unique Identity
- Memorable Buildings

**Define the Edges: U.S. 1**

Trading Down
Define the Edges: U.S. 1

Define the Edges: Walton Rd.
Define the Edges:
Walton Rd.

A Dignified Entrance

Change Over Time
Building Value

Building Value
Completing the Fabric

From Dying Mall To City Center
From Dying Mall To City Center

Phasing Strategy: Existing Condition
Phasing Strategy: Control the Street
Phasing Strategy: Complete the Fabric

Phasing Strategy: Retrofit/Rebuild
Phasing Strategy: Ultimate Build-Out
Overlay Zoning Code

- Parking Placement
- Parking Quantity
- Building Placement
- Building Height
- Mixing of Uses
- Streets

Single Story,
Single Use,
Minimum Parking Requirements
Multi-Story, Mixed-Use, Maximum Parking Requirements

Set Back: 40’
Parking
Required: 32
Available: 27

Set Back: Zero
Parking
Required: 32
Available: 45
Define Street Standards

Lakefront Street

Define Street Standards

Urban Canal Street
Urban Canals

Define Street Standards

Urban Boulevard
Define Street Standards

Entrance Grove

Scenes From Downtown Port Saint Lucie
Scenes From Downtown Port Saint Lucie
Incentives & Implementation

Regarding Infrastructure: Streets, Drainage & PARKING

- Develop standards for street sections
- Develop parking lot standards to mandate proper aisle design
- CRA/City should take ownership and maintenance of streets
- Combine streets with urban greenways: secure state funding
- Pay for infrastructure through TIF: Upfront or with revenue
- RFP out the master plan or certain phases of it
- Build Parking Garages, RFP liner buildings around parking
- Offer limited time increase density incentives in exchange for construction of parking, streets and public space
- Decrease Parking Standards
Implementation Programs

Benefits to the Developer
- Predictability of Master Plan
- Density Bonus Opportunity
- Increase in leasable area
- Partnership with CRA/City to assemble land
- Partnership with CRA/City to build infrastructure (land purchase and construction of streets)
- Partnership with CRA/City to develop master plan & codes
- Shortens approval process

What’s Next?
- Secure and assemble land (Private-public partnership)
- Adopt the conceptual master plan
- Create and adopt a regulating plan
- Develop a building code
- Establish street regulations
- Define phasing strategy
- Calculate infrastructure cost
- Identify funding sources
- Create incentive programs