



City Port St. Lucie
Becker Road Charrette

Creating Memorable Places

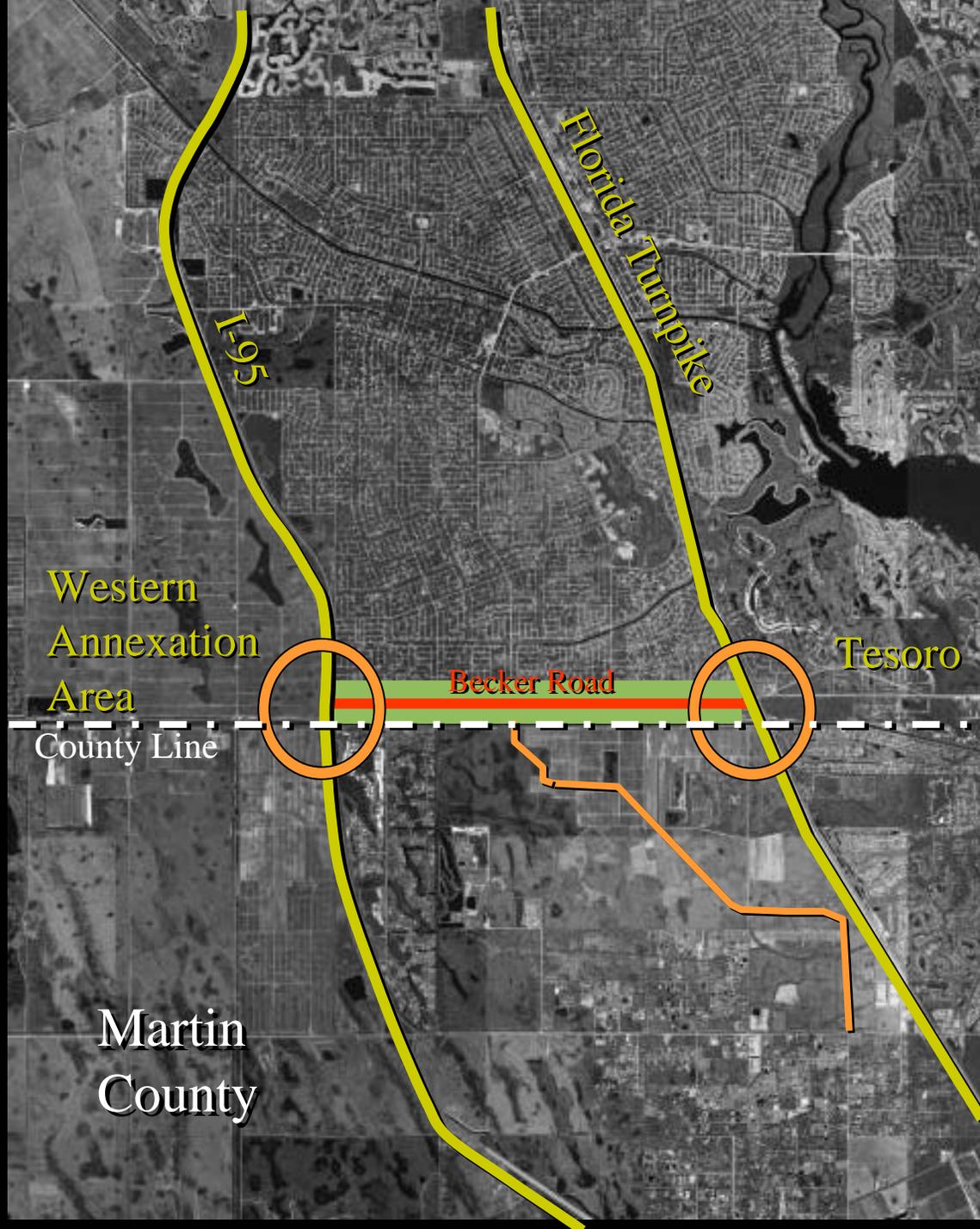
A Citizens' Master Plan

January 5th, 2006

Treasure Coast Regional Planning Council
City of Port St. Lucie

- 3.9 miles of corridor
- Two new interchanges
- Western Corridor
- 30,800 new homes
- Tesoro
- 215 acres of vacant land
- 9 Residential units
- 1 model train club
- 122 FOR SALE signs

The Study Area





The Study Area: Becker Rd. & Its Impact On Surrounding Neighborhoods

How The Master Plan Was Created: Opening Presentation



Afternoon Session

Evening Session

Monday, November 7, 2005

Over 250 Residents!

Physical Elements Of Livable Neighborhoods, Districts & Corridors

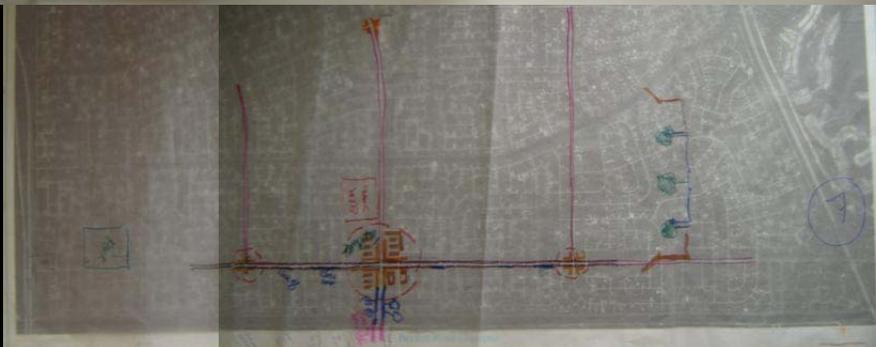
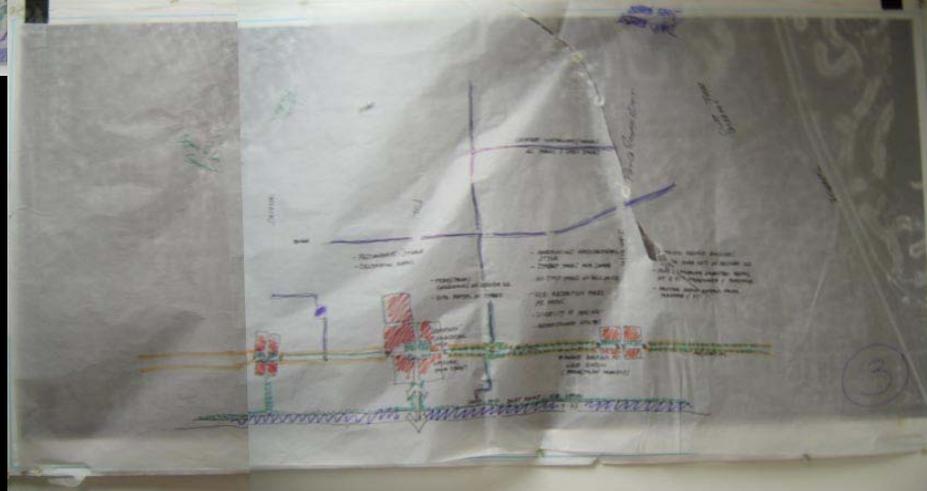
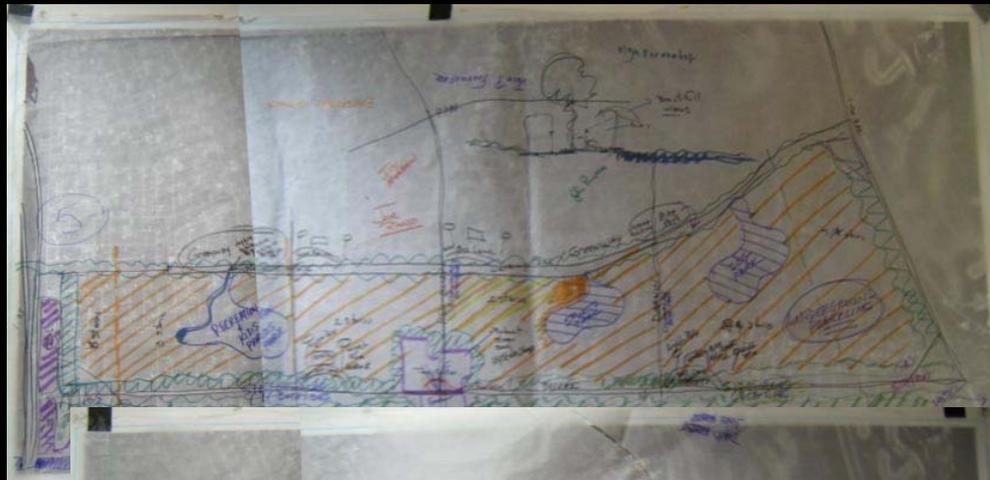
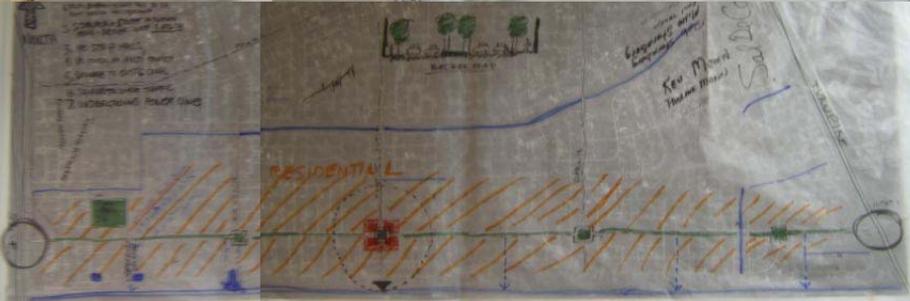
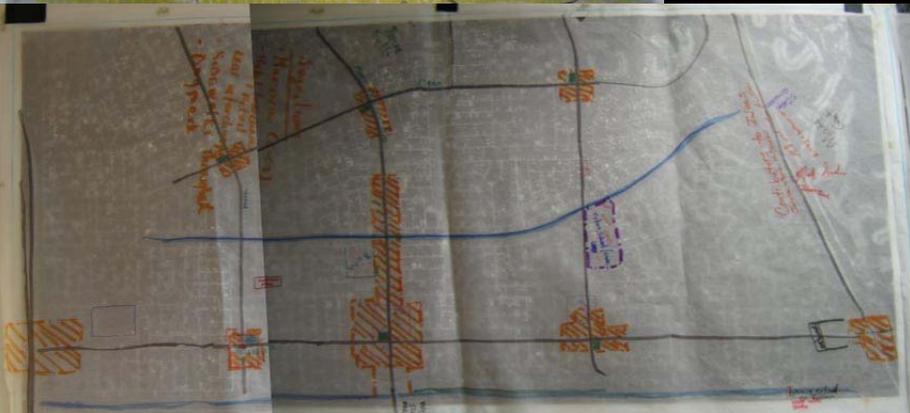
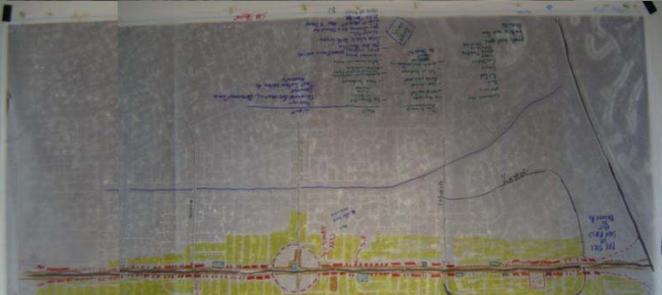
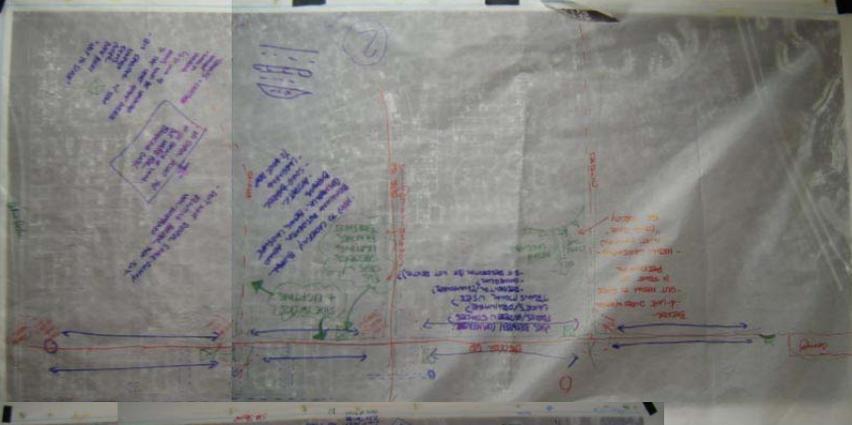
1. Sense of Place & Arrival
2. Network of Walkable Streets
3. Proper Building Placement & Heights
4. Proper Parking Placement
5. Good Mixture of Buildings and Uses
6. Special Sites for Civic Purposes and Public Buildings
7. Diversity of Housing
8. Good Network of Parks

How The Master Plan Was Created: Public Process

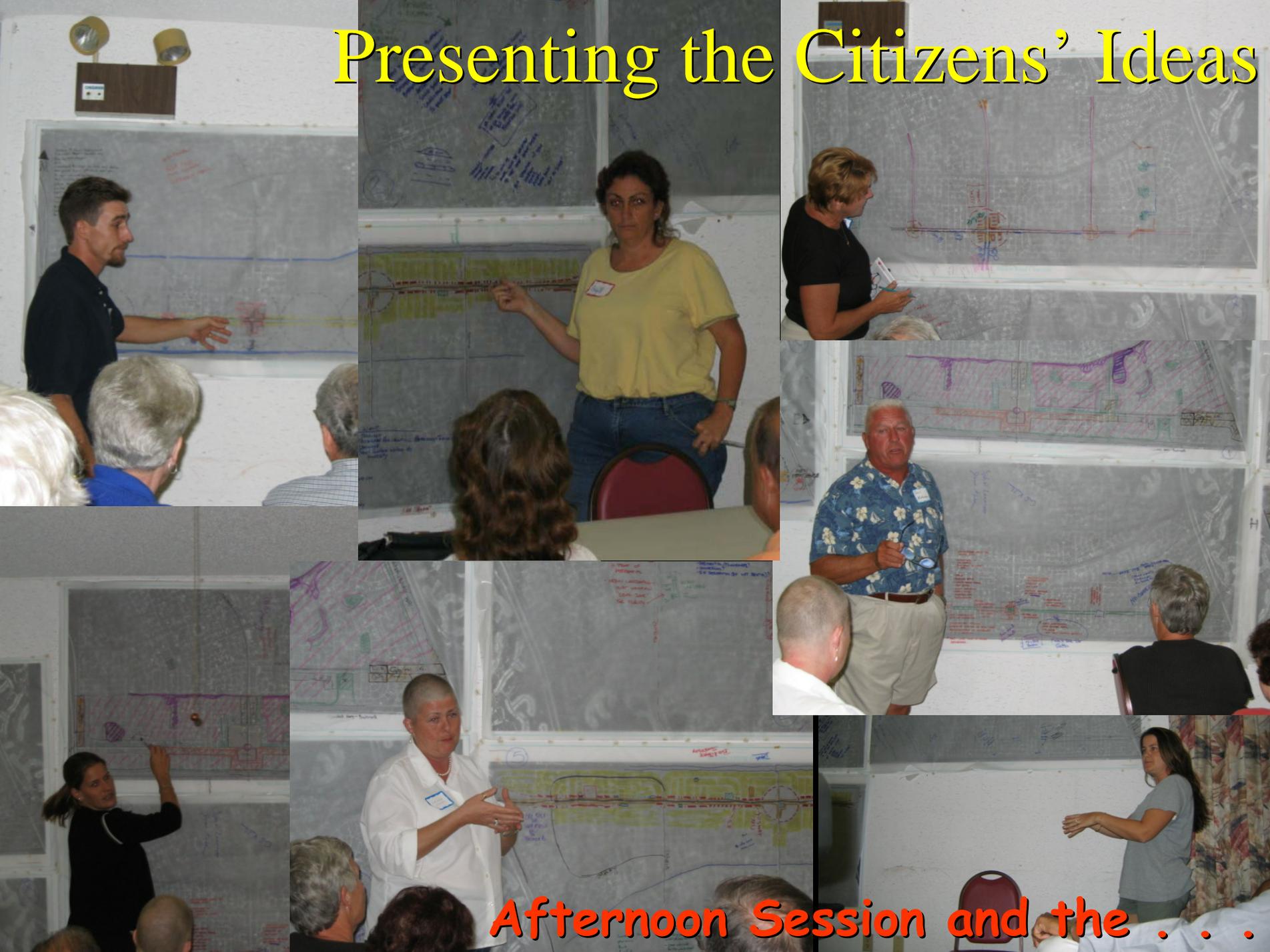


November 7, 2005 Afternoon Session

The Citizens' Plans



Presenting the Citizens' Ideas



Afternoon Session and the . . .

What We Heard...

The “NO’s”

- No six-laning of Becker Road
- No continuous commercial uses throughout Becker
- No unnecessary takings of existing houses
- No big box retail.
- No strip retail or strip office centers
- No single family homes converted to commercial uses (*the PSL Blvd story*)
- No warehouses
- No gas stations or hotels except along interstates
- No more than three stories in height

What We Heard...

Regarding the Street:

- Landscaped medians with turn lanes
- Traffic calming (roundabouts)
- Pedestrian oriented mixed-use centers
- Public transportation
- Safe intersections, safe pedestrian crossings
- Parkway (Gatlin)
- Nice street furniture (street lights, bus stops, benches)
- Wide, winding sidewalks, lighted streets, lush landscaping
- Bike paths
- Safe, lighted, covered bus stops for children
- Pull-outs for buses and parents transporting children at bus stops
- Bike racks
- Minimize impacts on residential

What We Heard...

Regarding Uses Along Becker

- Town center at the intersection of Port St. Lucie Boulevard & Becker Road
- Smaller commercial/civic nodes at Savona & Darwin Blvd.
- Higher-end, “mom & pop”, unique retail and places for neighbors to gather i.e. café, ice cream shop
- Mixed use, town homes and/or live work between commercial centers
- Green areas and residential between mixed-use centers
- Parallel parking in front with parking in the rear
- Workforce/affordable housing

What We Heard...

Regarding Civic Uses:

- Need post office, police station, medical facility, schools
- Announce entrances over bridges, civic spaces, neighborhoods, entranceway into city
- Walkable community
- Quality architecture
- Name neighborhoods to create identities
- Underground utilities

What We Heard...

Parks & Recreation

- Keep the park near I-95
- More parks in neighborhoods
- Parkway or parks along the canal and along Becker
- Dog park, ATV park, Boat ramp

Drainage

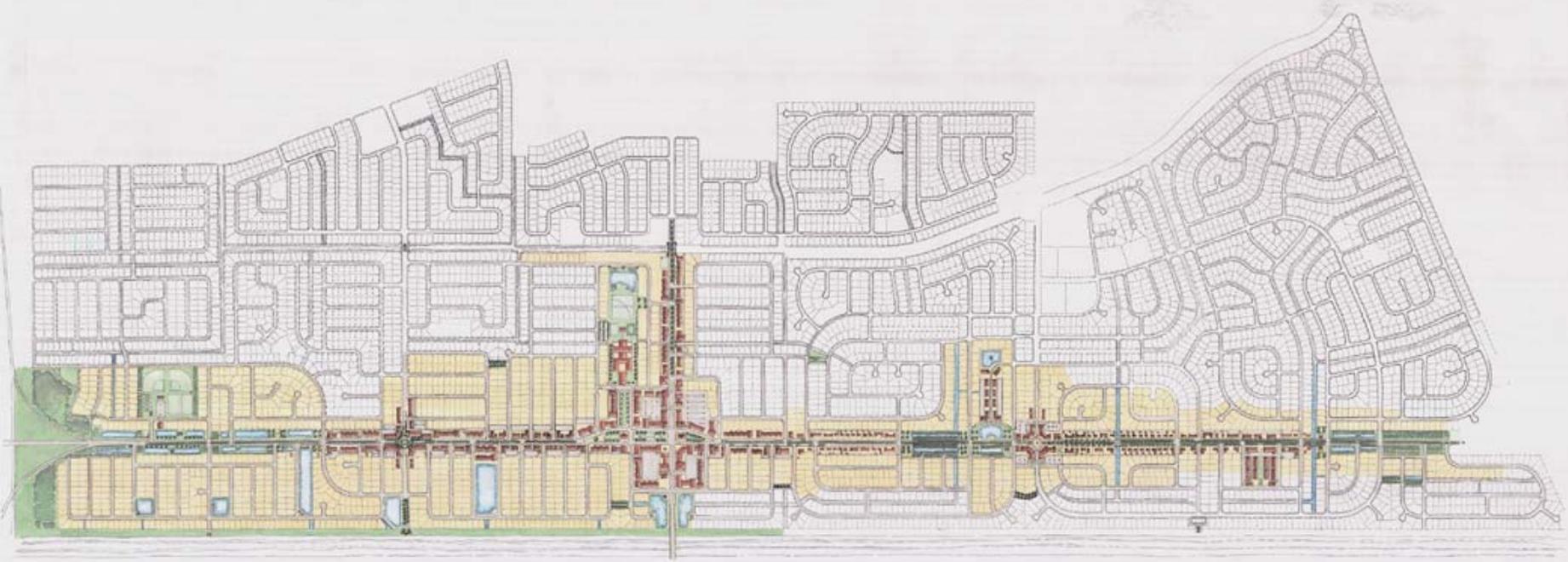
- Use existing drainage facilities, upgrade, and maintain them
- Use drainage as park or neighborhood amenity and make it attractive
- Bridges over drainage areas
- Beautify and increase drainage of C-23 canal

How The Master Plan Was Created: Public Process



Tuesday, November 8 through Friday, November 11

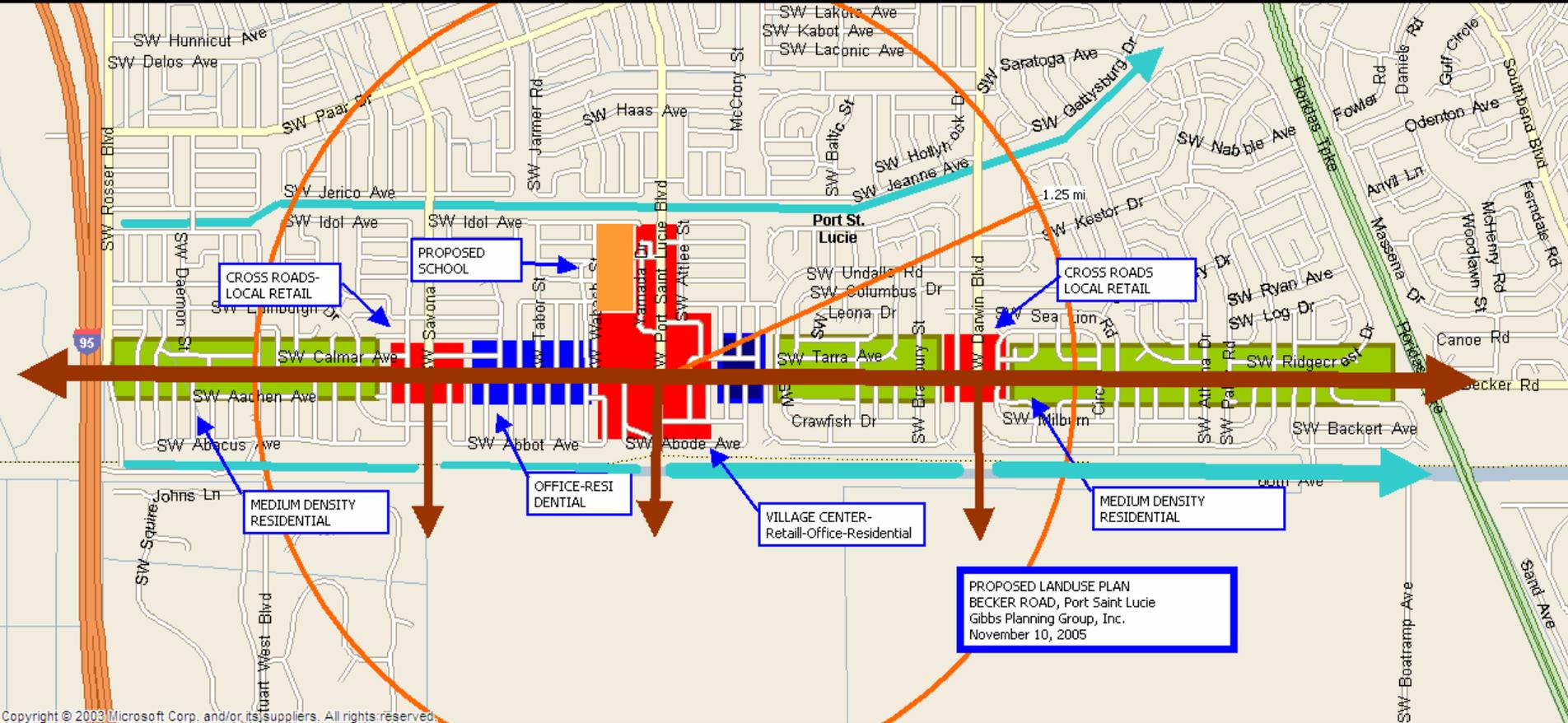
The Citizens' Master Plan



Becker Road Citizen's Master Plan: Key Components

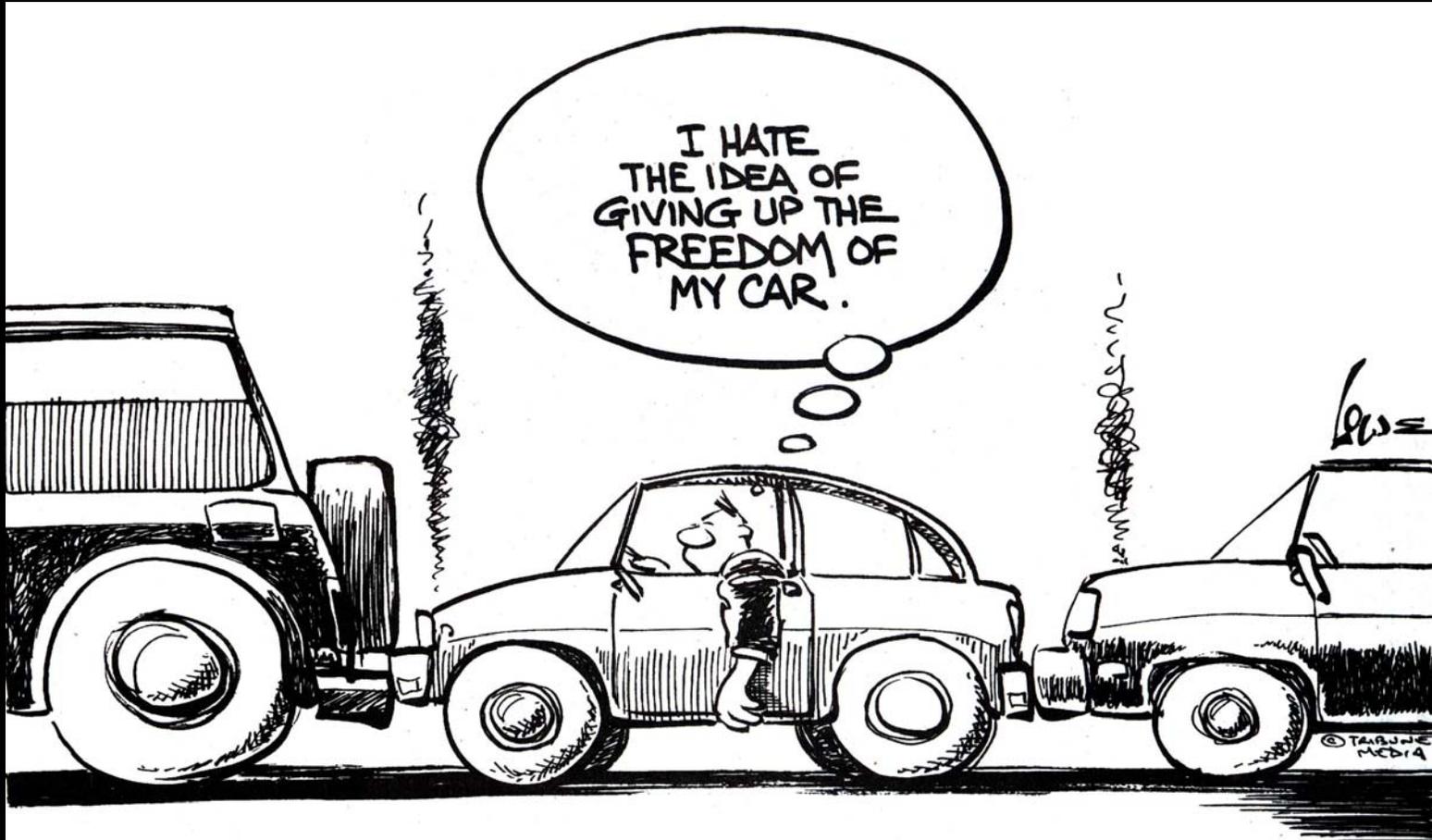
- *Land Use Change*
- *Traffic Components*
- *Drainage as a Feature*

1) Land Use Change: Mixed Use Nodes

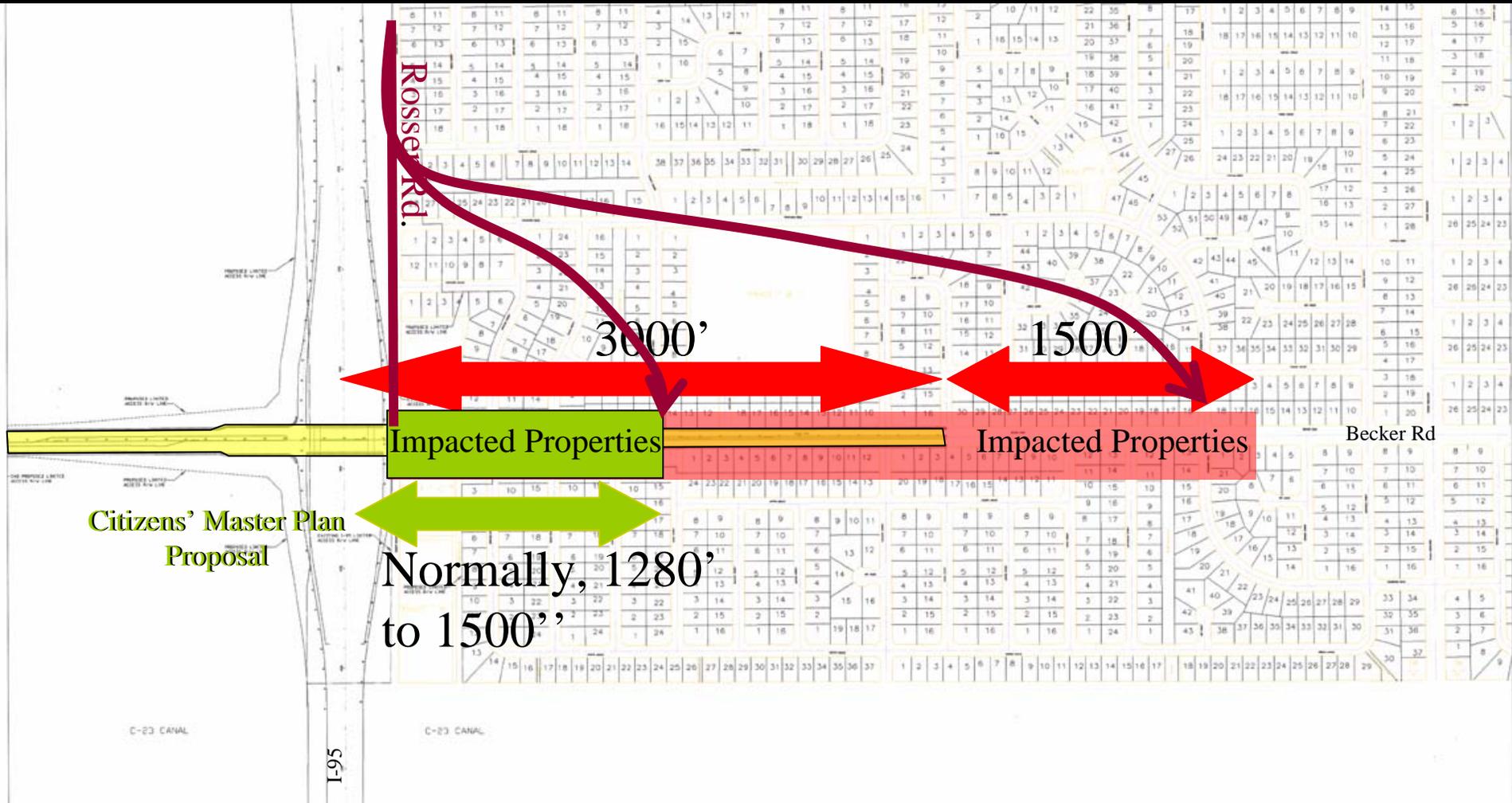


-  Town & neighborhood centers: Retail, Office, Residential
-  Office, Residential, live/work units
-  Residential (single family & multifamily)
-  Drainage & Greens
-  Proposed School

2)Traffic Components: A Series of Interventions



a) A Less Invasive Flyover



The Proposed I-95 Interchange
Excessive Impact to Surrounding Neighborhoods

b) A Four Lane Section



The Becker Road Dilemma

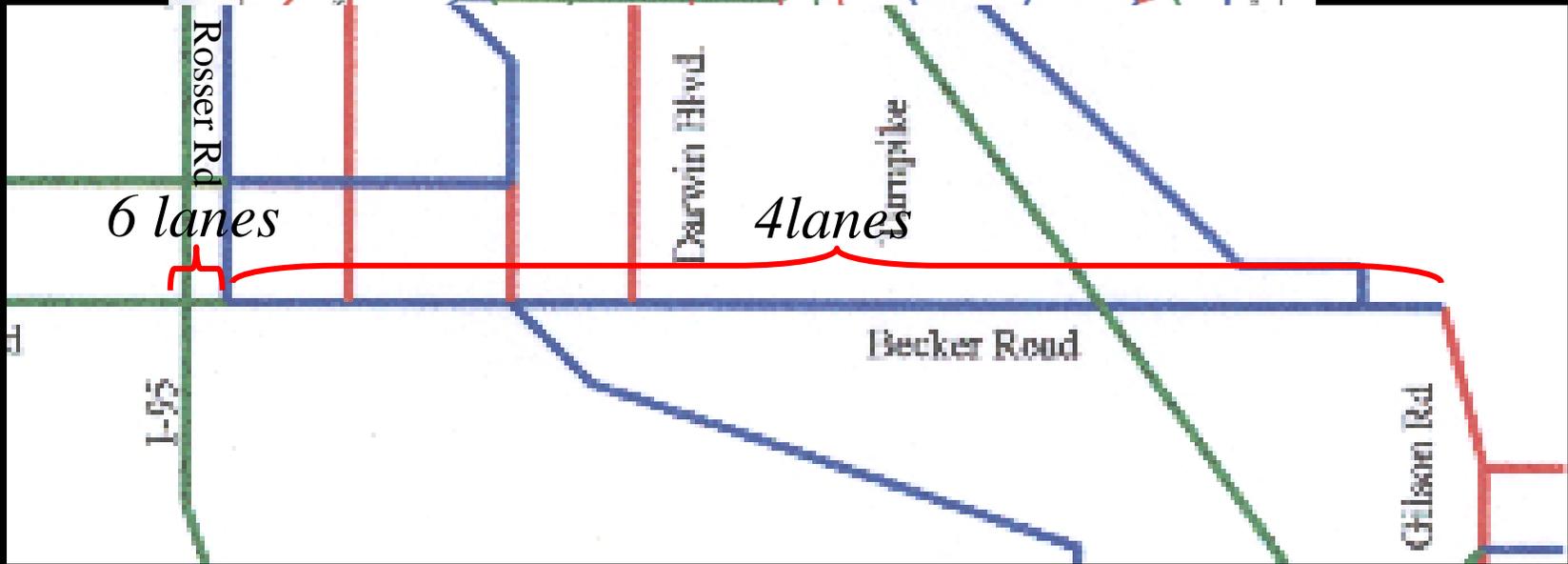
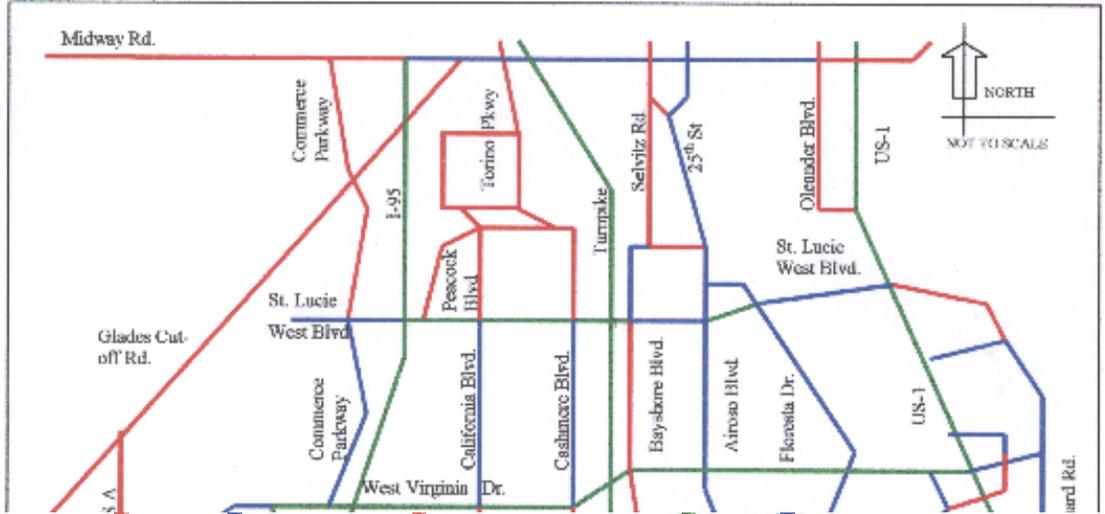
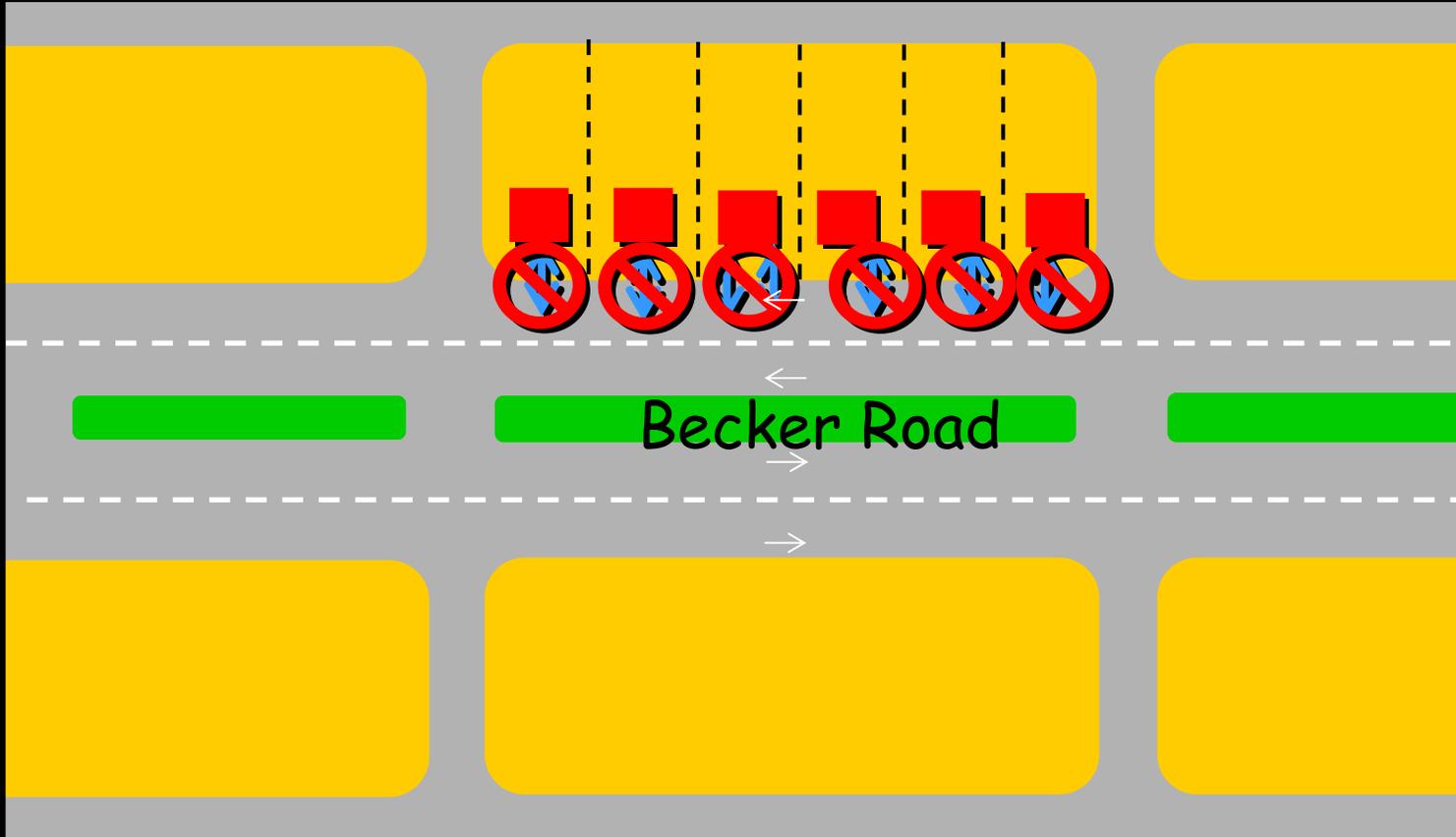
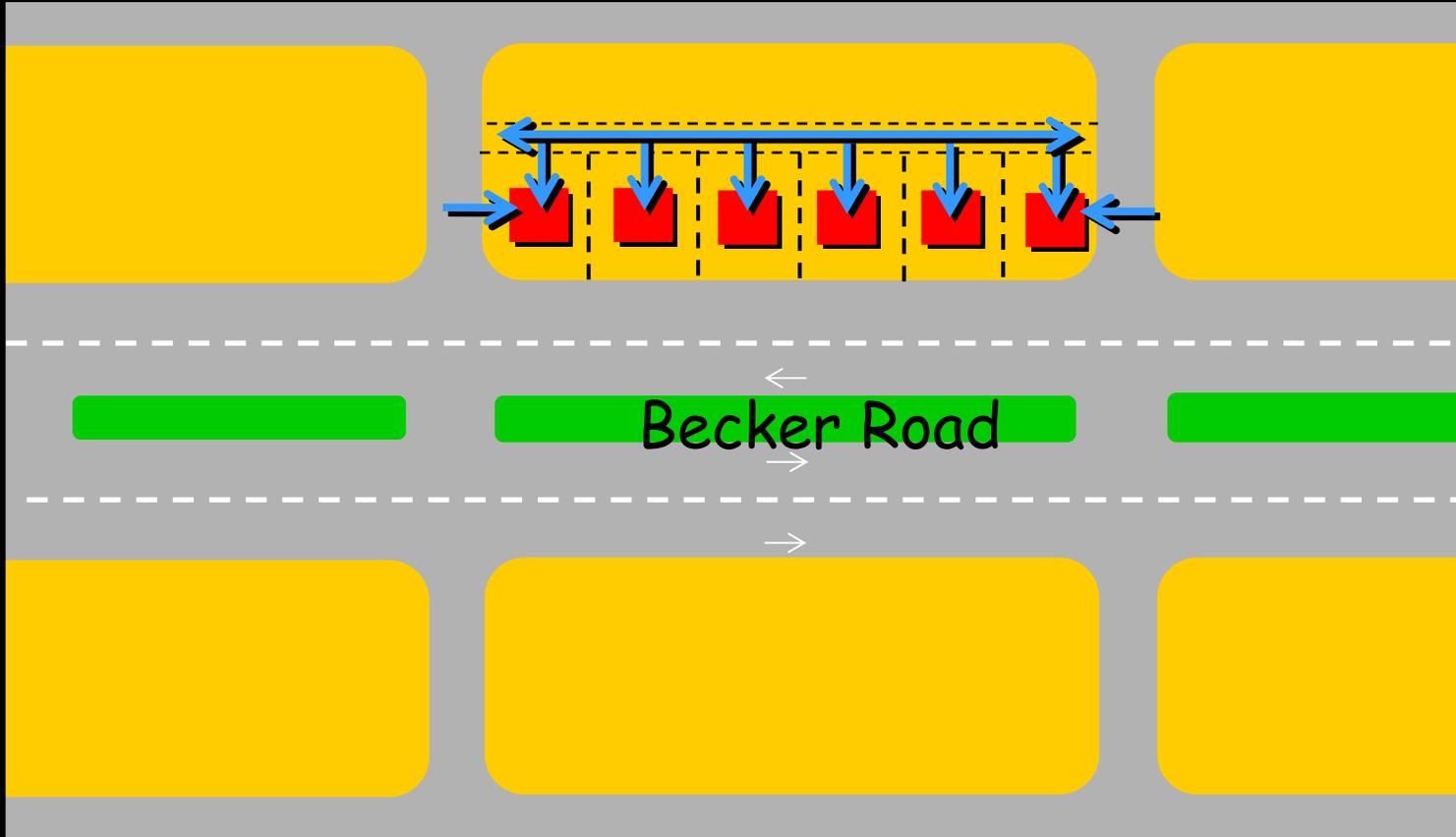


Figure IX- 2025
 Western Annexation Study – Phase IV
 Roadway Geometry – Internal and External Roadway Network

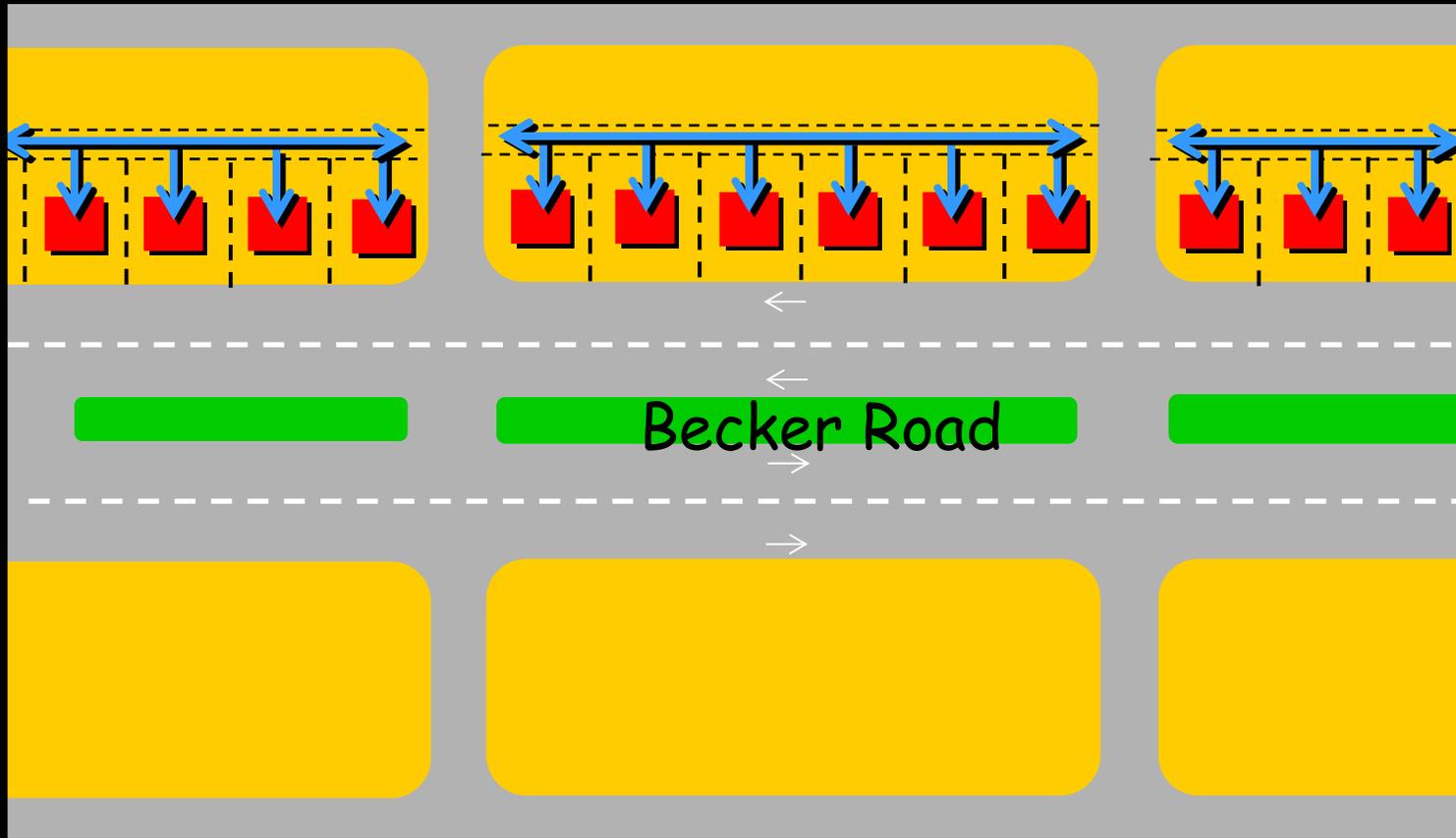
c) "Rear Loaded" Buildings



“Rear Loaded” Buildings



Formalize Access Between Parcels



Reduce Traffic Impacts



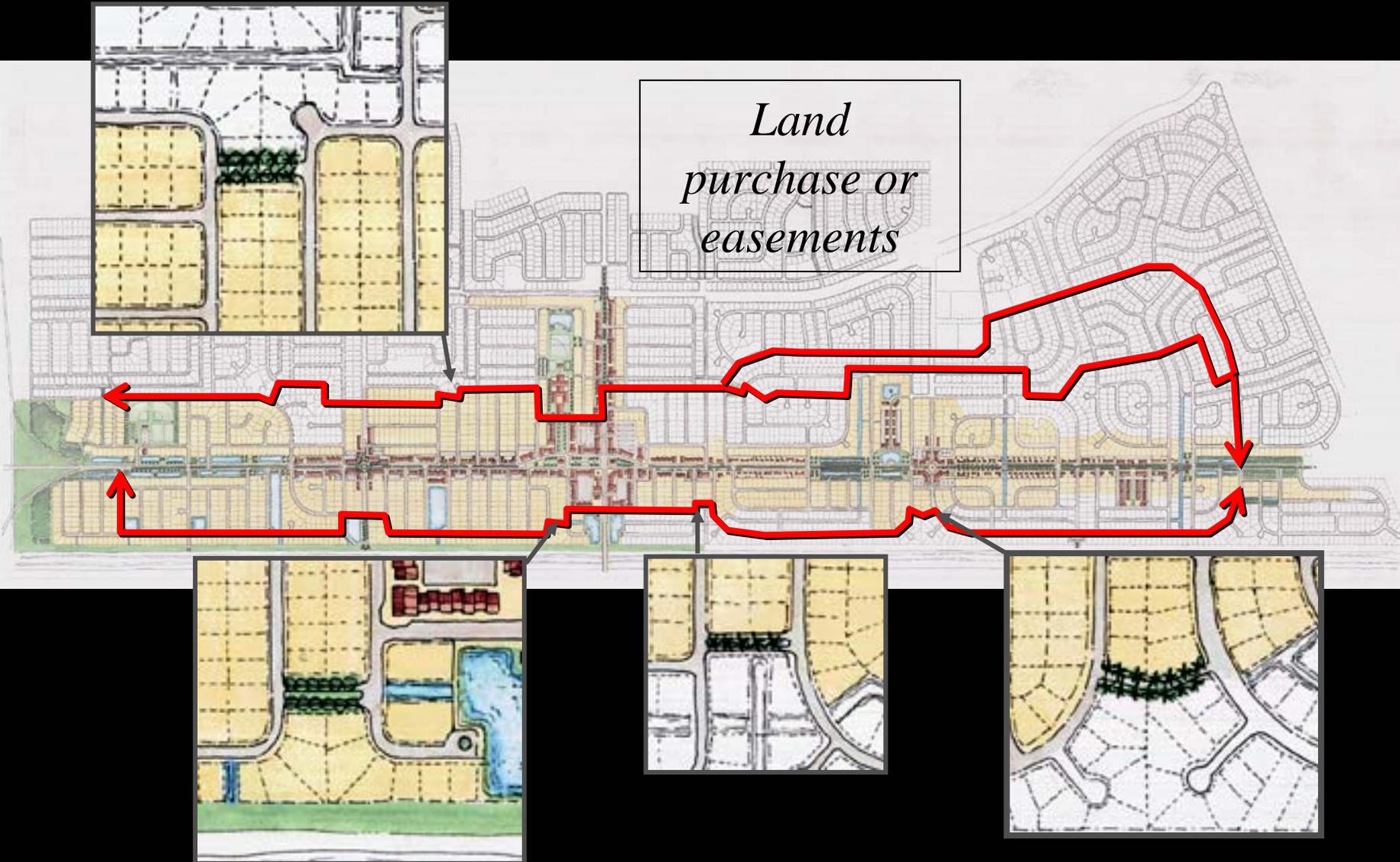
Rear Loaded Mixed Use Buildings



Rear Loaded Residential Buildings

d) Internal Connectivity: Adding Capacity

What needs to happen in order to keep Becker from widening further

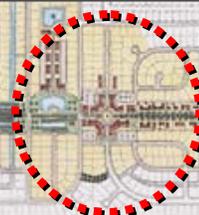
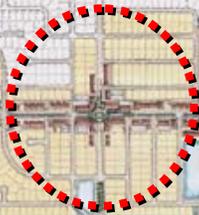
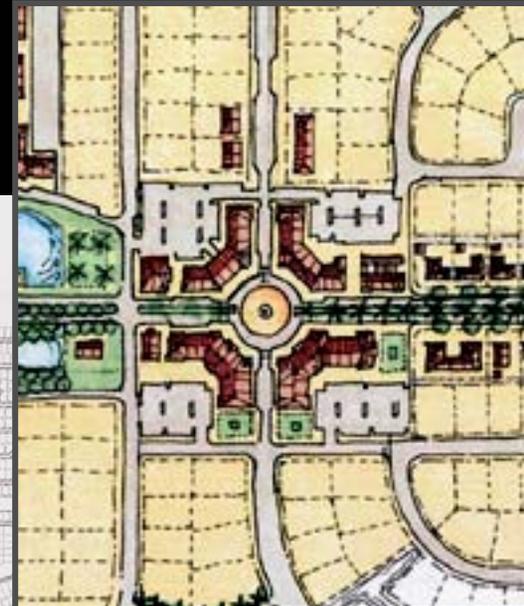
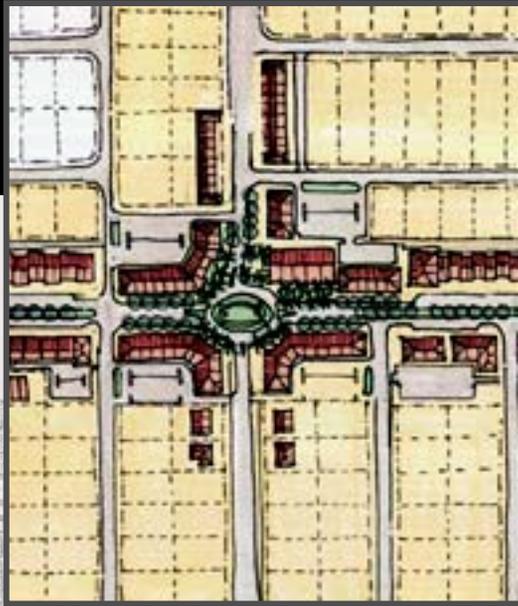


Internal Connectivity: Adding Capacity



Narrow lanes that only locals know of

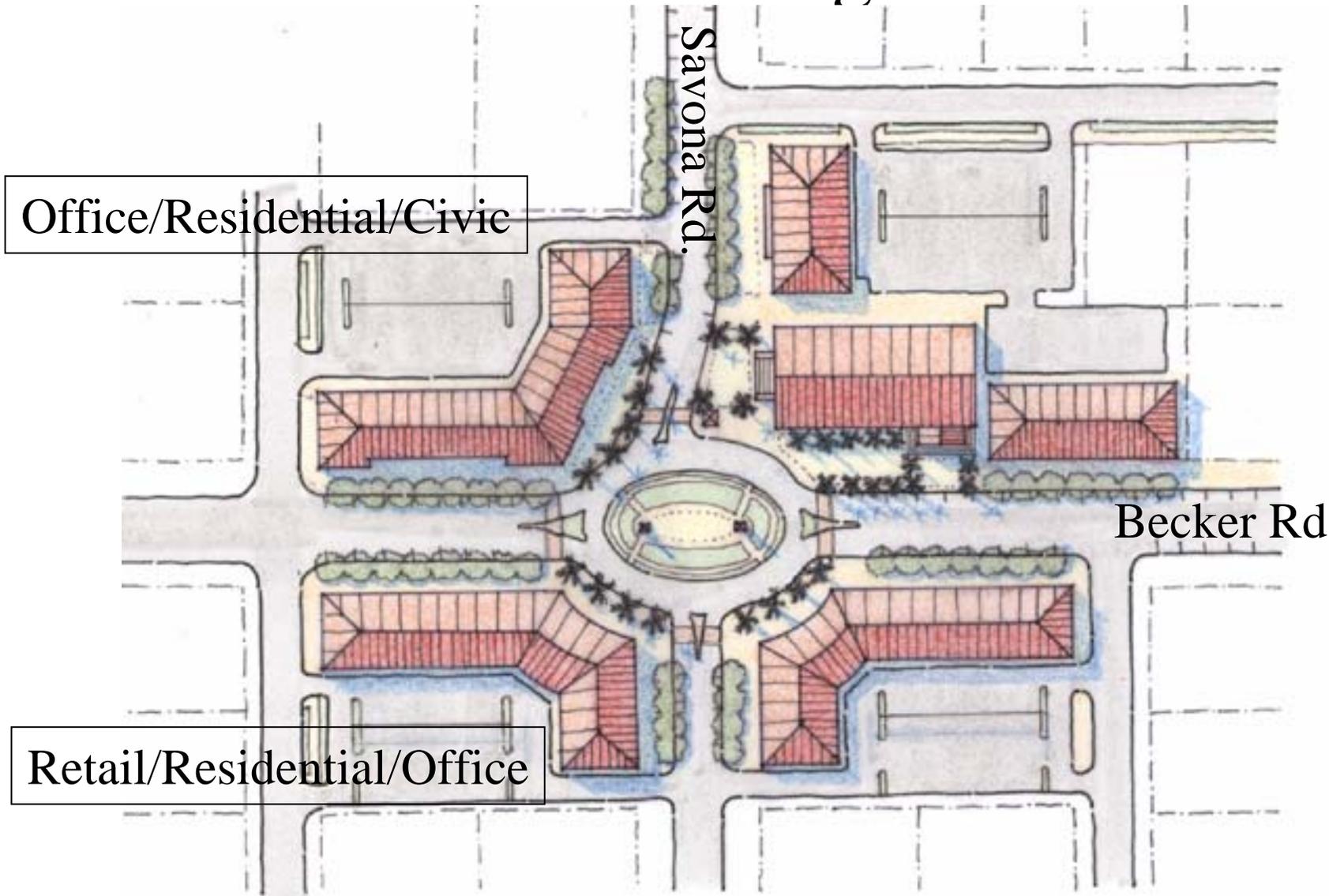
e) Manage Traffic at Main Intersections



15 mph: Actual Design Speed

Effective Features At Savona & Darwin Boulevards

Traffic Calming At Savona Blvd.



A Neighborhood Mixed-Use Center

Traffic Calming At Darwin

Retail/Residential/Office

Darwin Rd.

Becker Rd

Office/Residential/Civic

A Neighborhood Mixed-Use Center

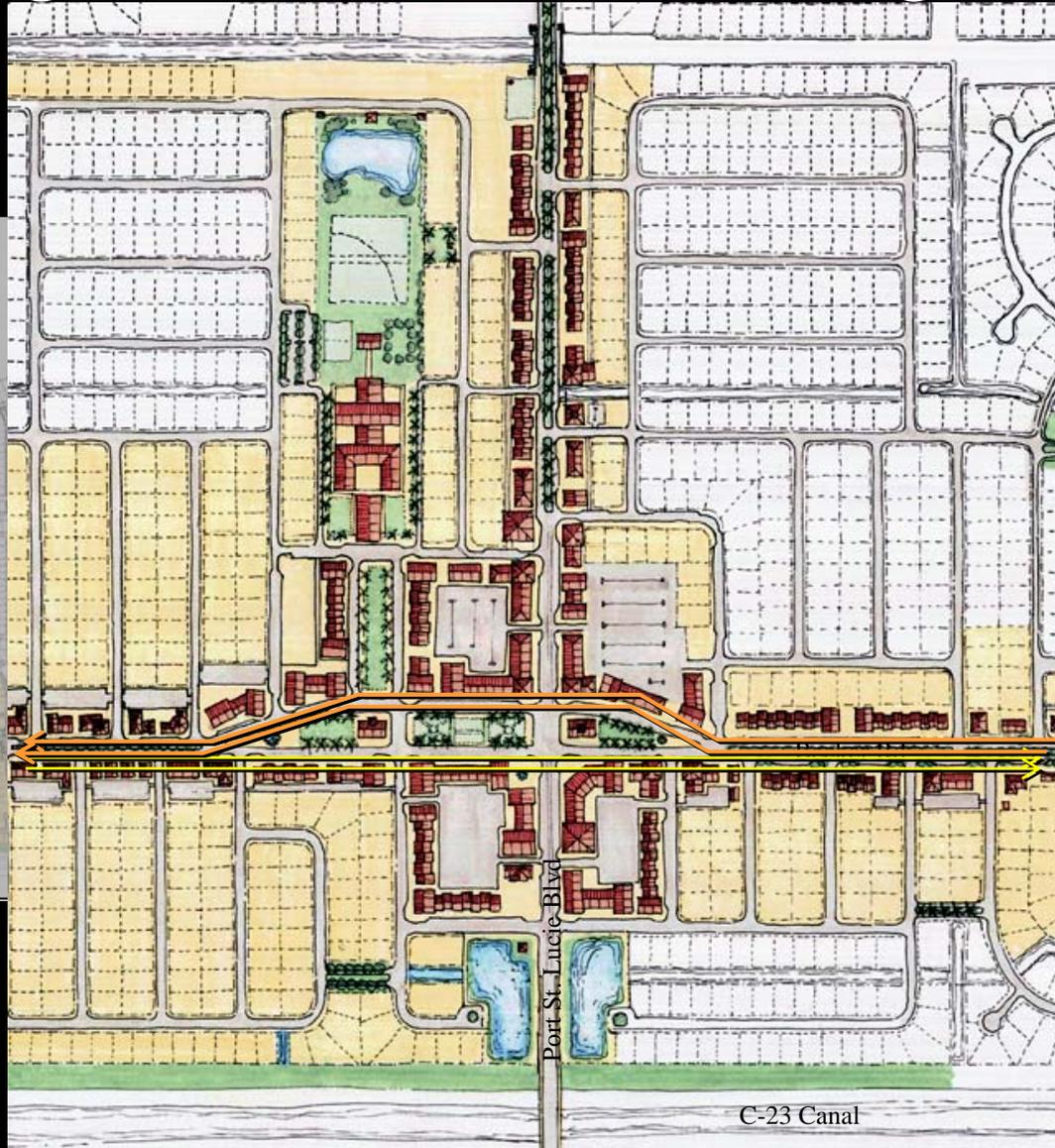


Roundabout At Darwin: Traffic Calming & Identity





Dealing With Traffic, Creating An Address



PSL Blvd. & Becker Road: A Traditional Main Street

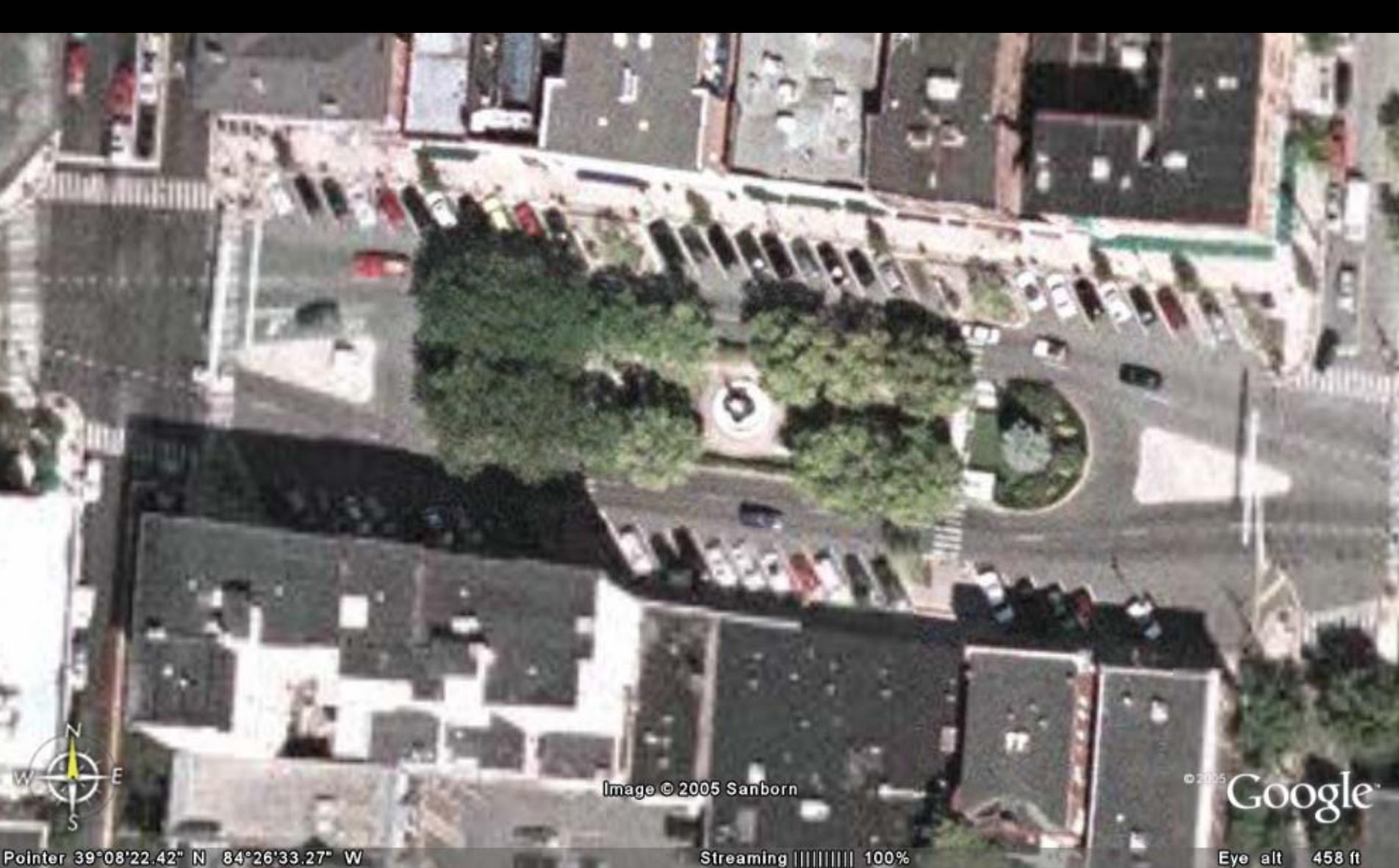


Image © 2005 Sanborn

© 2005 Google

Pointer 39°08'22.42" N 84°26'33.27" W

Streaming ||||| 100%

Eye alt 458 ft

The Town Center: Identity and Convenience



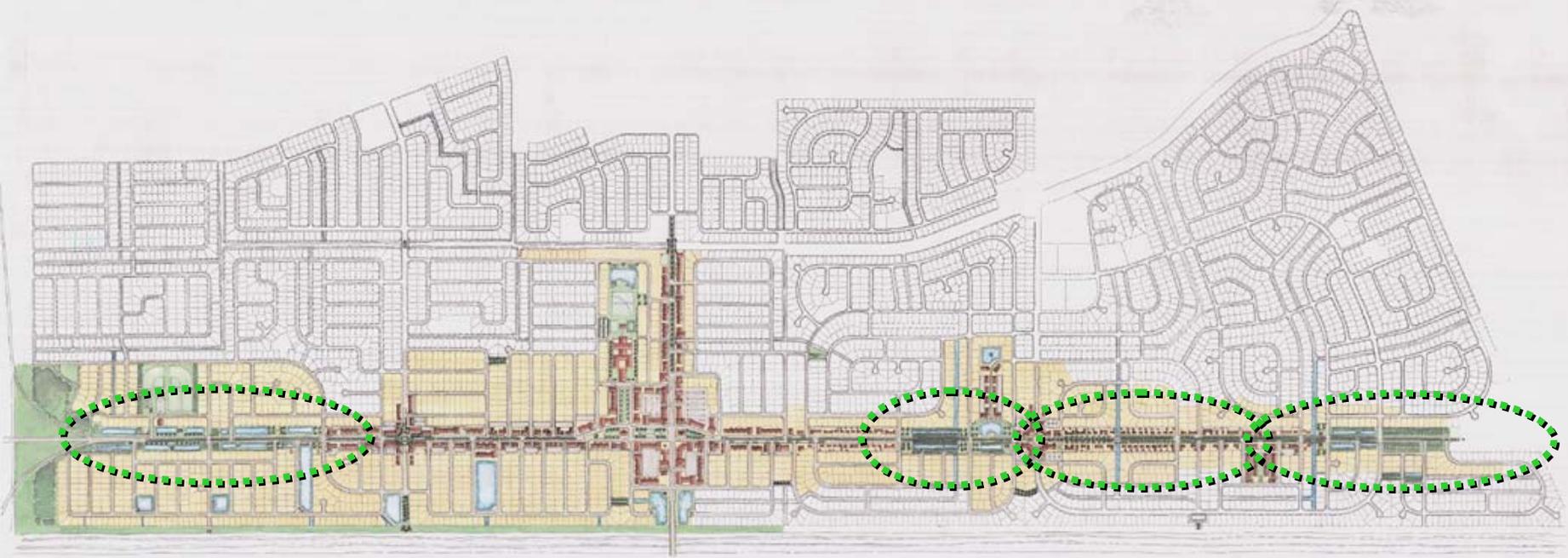
A Memorable Place

3) Drainage As An Amenity

- ✓ From 320 to 120 lots
- ✓ Consolidated, Linear Drainage



Drainage as an Amenity



Along Becker, Create a Parkway

Drainage as an Amenity



Along Becker, Create a Parkway



Becker Road In Between The Nodes



Single family, multi family and parkways

Becker Road In Between The Nodes

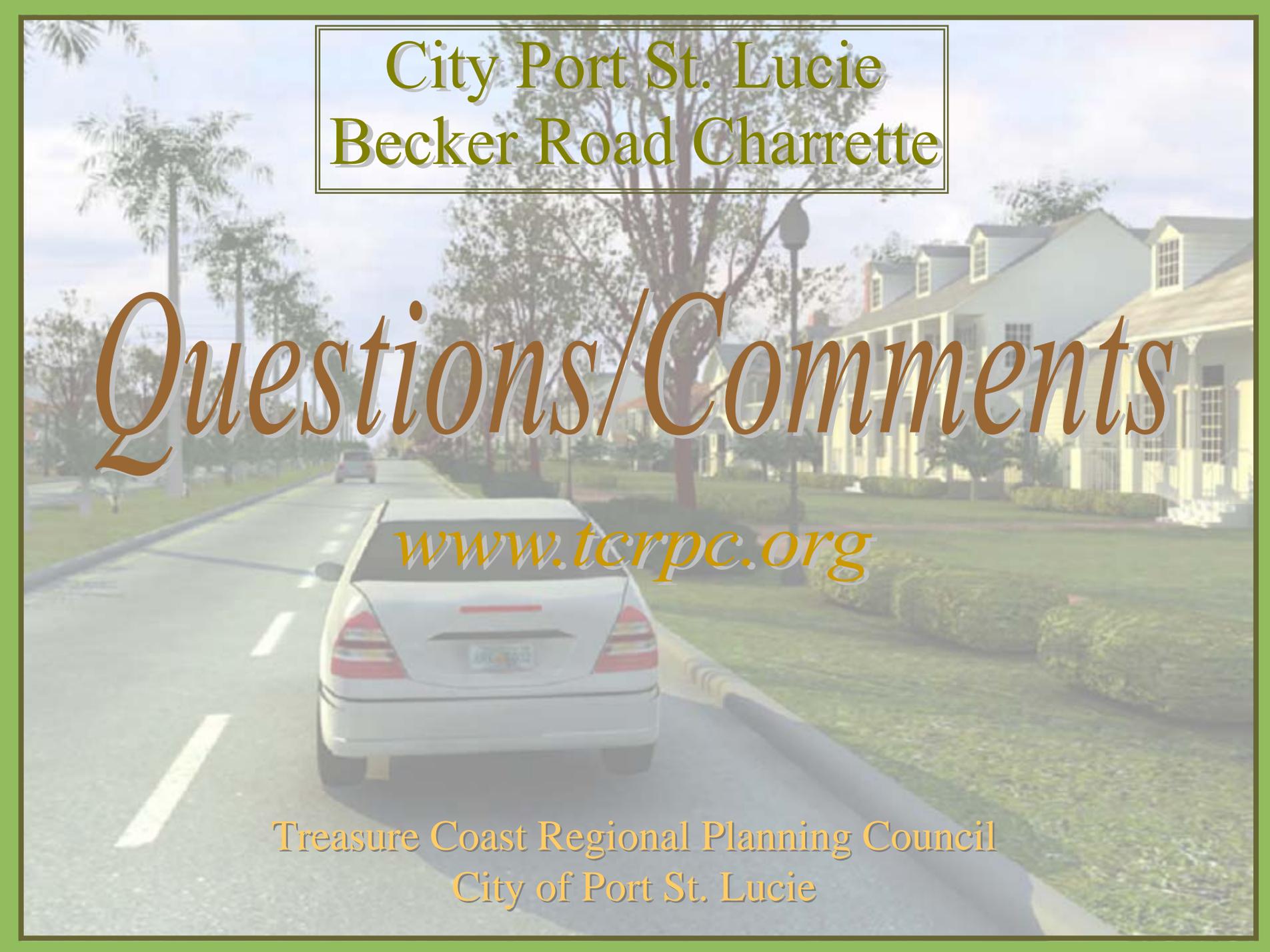


Single family, multi family and parkways



Funding Mechanisms

- Road and roadway drainage paid in part by private sector
- Other drainage: funded initially by the City, long term by mixed-use & commercial development
- Most improvements: on private property funded by private sector
- New Zoning Codes & Design Guidelines: City
 - *MSBU (Municipal Service Bonding Unit)*
 - *MSTU (Municipal Service Taxing Unit)*
 - *TIF (Tax Increment Funding)*
 - *Special Improvement District*
 - *Community Development District*
 - *Storm Water Utility District*
 - *Other*



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Questions/Comments

www.tcrpc.org

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