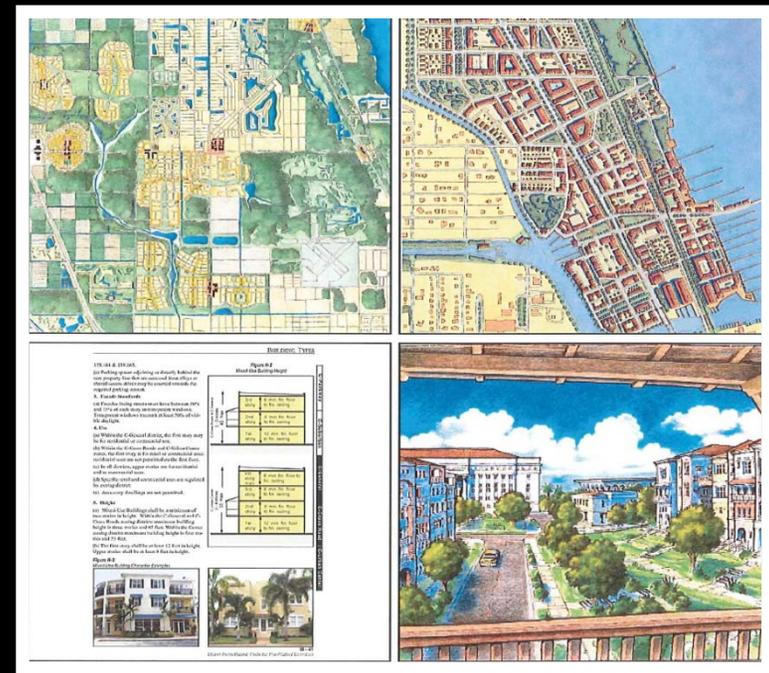
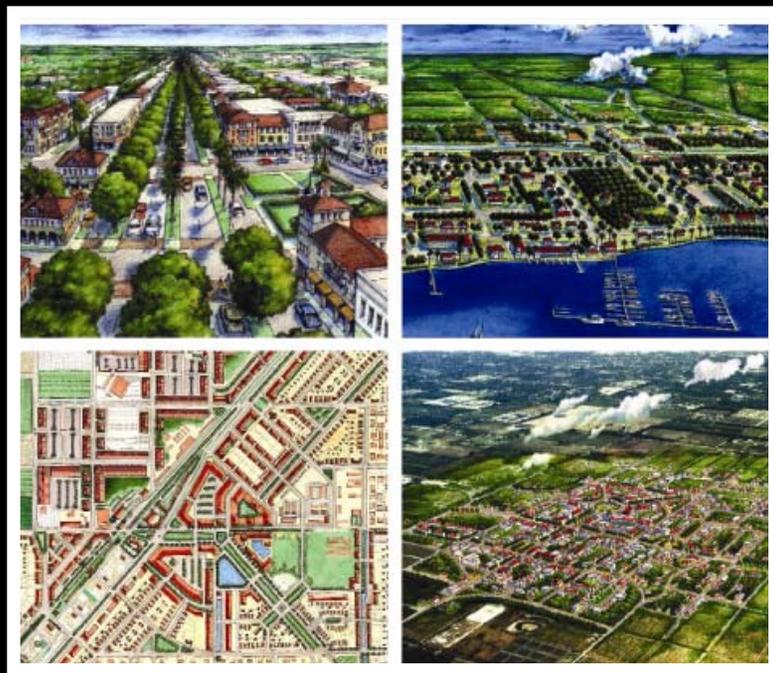


The Strategic Regional Policy Plan, Regional Planning and Urban Design: Components for Building a Healthy Region



A Series Dedicated to the Education and Dialog on Regional Planning in the Treasure Coast Region

July 17, 2009

An Overview

- **Top 10 Ten Things You Should Know About the SRPP**
- **Its Importance and Relevance to the Council**
- **Origins of the SRPP**
- **Rationale Behind the SRPP**
- **Four Fundamental Growth Management Principles of the SRPP**

Because the Region is Expected to Continue Growing Over the Life of the Plan...

- Public spaces, parks and plazas
- A variety of quality housing opportunities
- Transportation and mobility
- Civic and cultural institutions
- Convenient shopping and entertainment
- Public safety and low crimes rates
- Attractiveness for investment/economic development
- Public health and a healthy Countryside



“Good urban form and livability is an economic imperative”

Robert Solow
Nobel prize-winning
economist

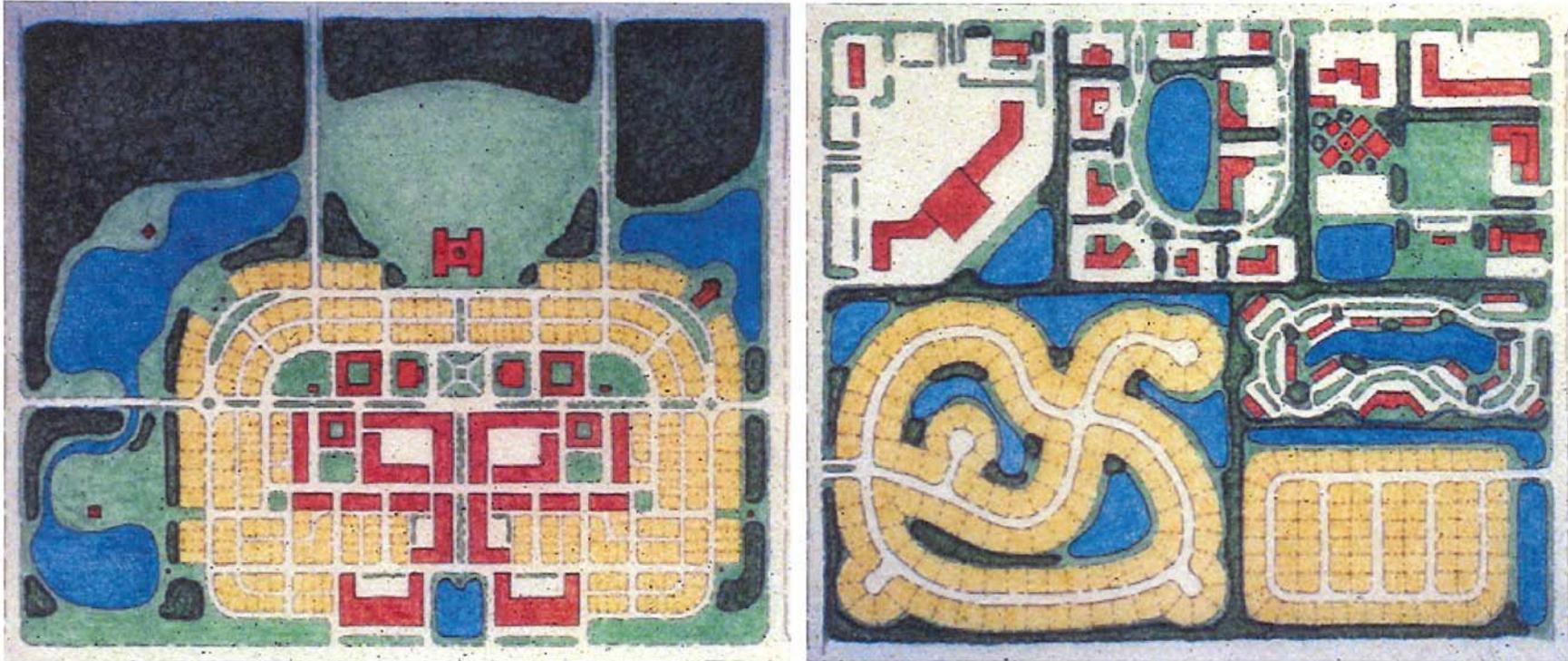
The SRPP's Principle Focus is on Influencing the Form and Location of Growth

How and Where We Build Matters

Sustainable Forms

vs.

Sprawl Forms



- 30% less energy used
- 2 to 4 times better water quality
- 25% to 50 % less time in our cars
- 30% to 40% less land used
- Public transportation is an option
- 10% to 12% extra income not spent on cars
- Kids might have a shot at walking to school

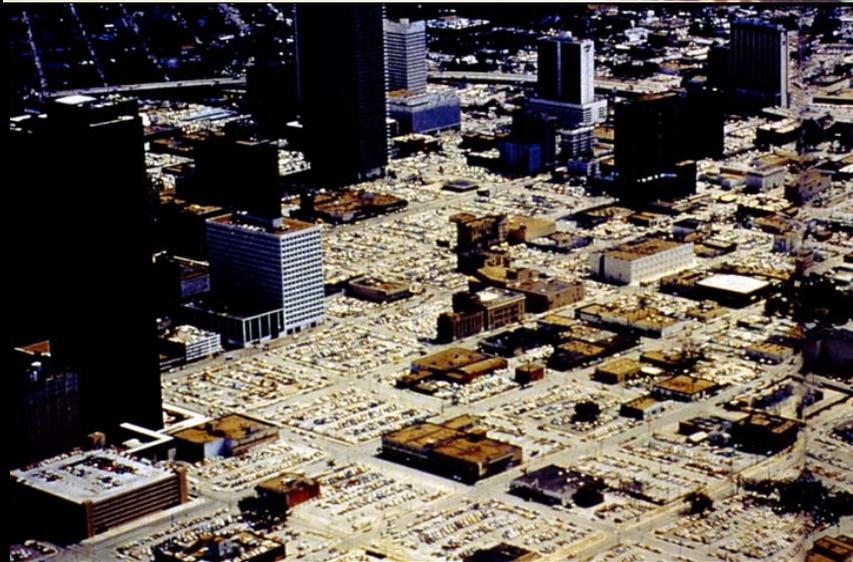
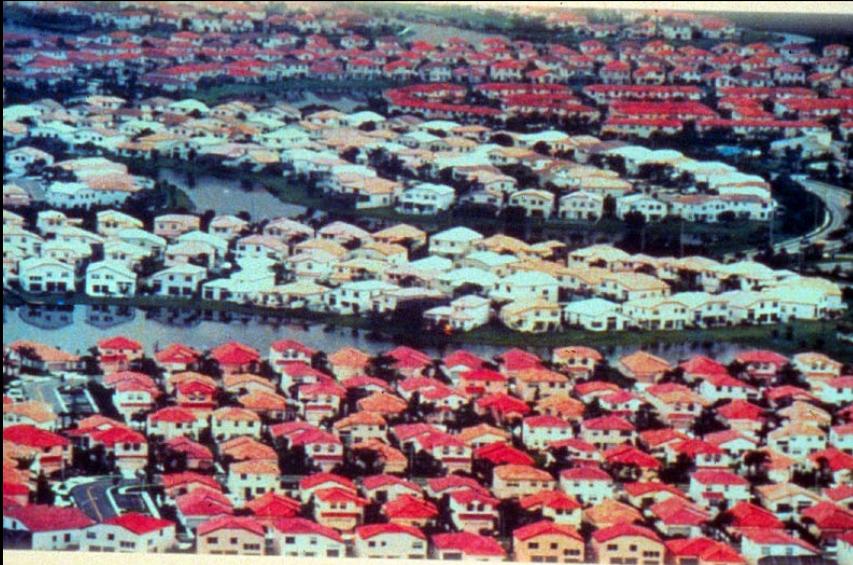
- Sustainable products out perform comparable sprawl products on sales price and absorption
- Road building will no longer take priority over the arts, culture, care of the elderly, water quality and education of your children
- Reduced regional fiscal impacts of \$606 million through 2025
- Reduced regional capital costs of \$4.19 billion through 2025

Trends in Regional Planning



Lost in Translation....

What Happens Under the “Chips” and the Legos Should Not Be Left To Chance



This Trend Has Trickled Down to the Local Level

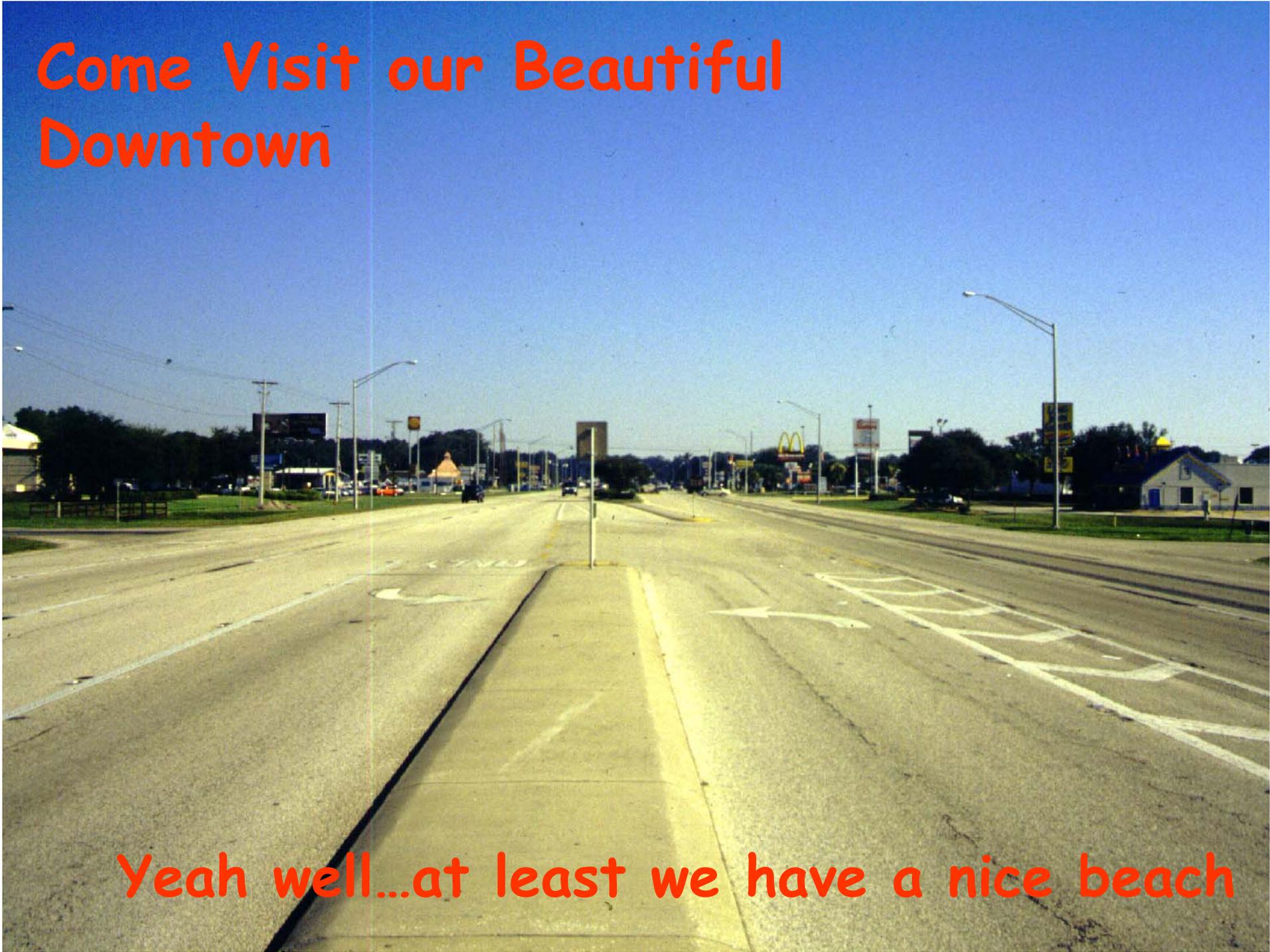


Really Lost in Translation....



**Come Visit our Beautiful
Downtown**

Yeah well...at least we have a nice beach



Things That Were Counted

Chapter 163

F.S.

Rule 9J-5

FAC

Units Per Acre

Square Feet Per Acre

Cars

People

Tons Of Solid Waste

School Children

Student Stations

Gallons Of Water & Wastewater

Acres Of Parks

Lane Miles Of Roads

Levels Of Service

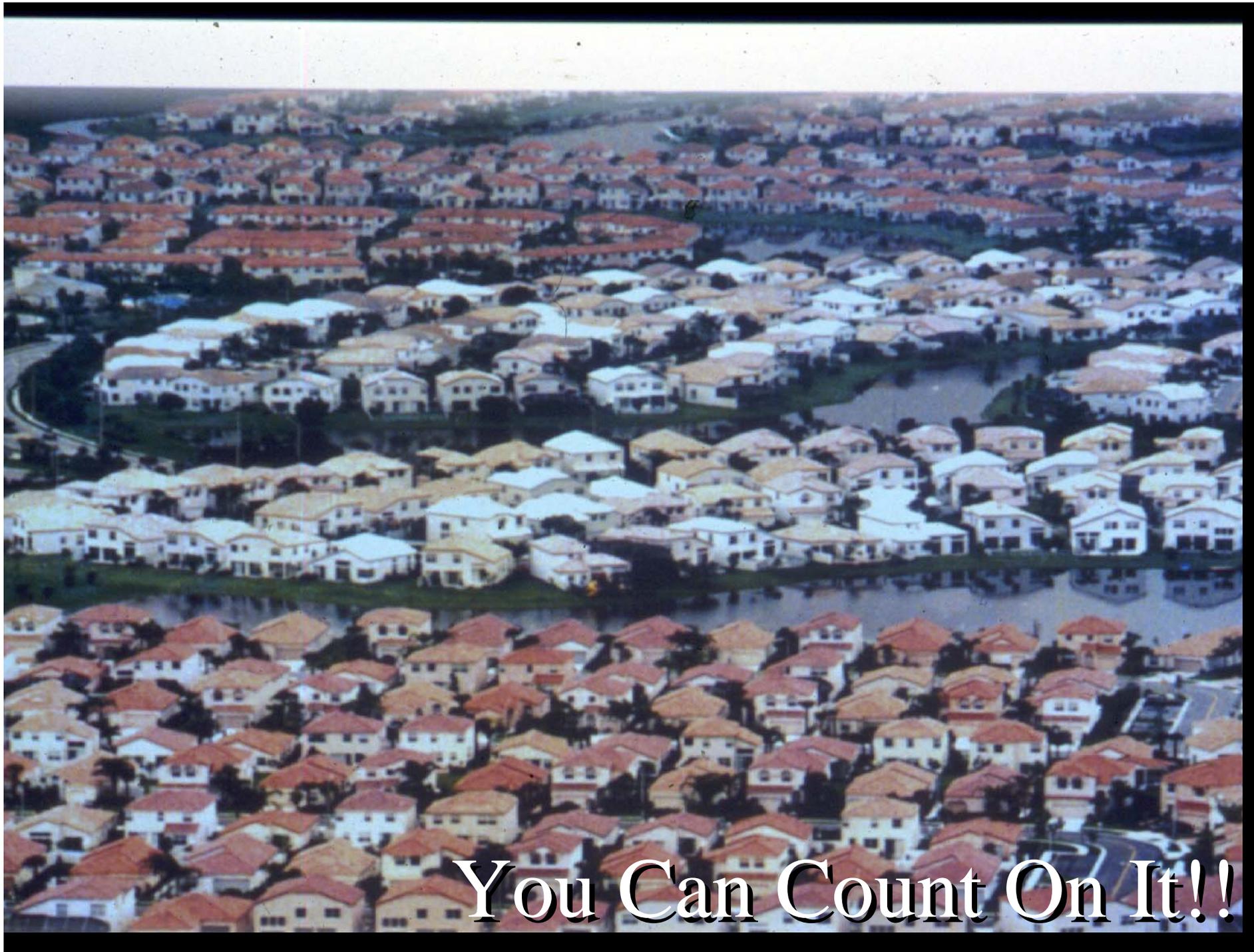
Manatees & Other Animals

Number Of Intergovernmental Coordination
Policies

Money

Why Just Counting Isn't Enough





You Can Count On It!!

Eight Physical Elements Found in All “High Quality of Life” Communities

Parking Placement

Parking Quantity

Building Placement

Building Height

Mixing of Uses

Street Dimensions

Building Fronts and Backs

Parks, Plazas and Open Spaces



**Regionalism: One Neighborhood,
Town, City and Village At A Time**

The Plan recognizes the “vision” can never be implemented or built overnight. It will take patient piecemeal growth, so every planning decision sanctioned by local government is always helping to create or generate preferred patterns and forms of development on a small and large scale. The end result... a more sustainable future for the Treasure Coast Region.

Excerpt from SRPP for the Treasure Coast Region 1995

The Strategic Regional Policy Plan and Planning for the Treasure Coast:
The Region, Corridor, District and Neighborhood

*A Series Dedicated to Education and Dialogue on
Regional Planning and Urban Design for the Treasure Coast Region*

June 19, 2009

- OVERVIEW: The Strategic Regional Policy Plan, Regional Planning and Urban Design: Components for Building a Healthy Region

July 17, 2009

- Regional Planning and Urban Design: An Odd, But Essential Couple

September 18, 2009

- The Neighborhood: Building Blocks of a Region

October 16, 2009

- The District and Corridor: Centers and Edges

December 11, 2009

- Streets, Blocks, and Alleyways: Interconnectivity and Detailing the Street

January 15, 2010

- Public Open Spaces: Creating Memorable Infrastructure

February 19, 2010

- Civic and Public Buildings: Placement and Priority

March 19, 2010

- Mix of Uses: Vertical and Proximal Relationships

April 16, 2010

- Mix of Housing: The Integration of Varying Building Types and Price Points

May 21, 2010

- Building Typologies: Form, Density, Height, and Discipline

June 18, 2010

- Parking: How to Handle the Necessary Nemesis

July 16, 2010

- The Countryside: The Region's Natural Infrastructure



A Small Change in Plan



Sustainable Neighborhood Planning For The Region

The Neighborhood
Building Blocks of a Region

July 2009

TREASURE COAST REGIONAL PLANNING COUNCIL