Sustainable Neighborhood Planning For The Region

Neighborhoods, Districts, and Corridors (Center and Edge)

March 2020

TREASURE COAST REGIONAL PLANNING COUNCIL
Clinton Mackenzie 1920’s model town diagram

- Rural Lands (preserve and farms)
- Estate Lots (1-5 acre lots)
- Neighborhood Fabric (predominantly single family lots)
- System of Neighborhood Greens
- Density around Center and Main Street
- Civic and Institutional Sites
- Central Business District

5 Minute Radius

Composition of the Traditional Neighborhood
Neighborhoods are the Building Blocks of the Town, City, and Metropolis
CHARTER OF THE NEW URBANISM

The Congress for the New Urbanism views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society’s built heritage as one interrelated community-building challenge.

The neighborhood, the district, and the corridor

10. The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
There are Other Essential Elements of the Town, City, and Metropolis
Districts

- Districts are Focused in their Character and Uses
- Flexible in Allowing Complimentary Uses
- Well-Defined District Boundaries
- Follow Same Design Principles as Neighborhoods (well connected, integrated public spaces, etc)

Characteristics of the District
Corridors

Corridors are functions of mobility and environment at once separate and connect neighborhoods and districts. Can be “edges” and “centers.” Have been the “Forgotten Frontier” for decades (were historically vibrant and recognizable).

Characteristics of the Corridor
Assembling Neighborhoods, Districts, and Corridors
Lake Worth

Assembling Neighborhoods, Districts, and Corridors
Regulations That Address the Particular Conditions

Assembling Neighborhoods, Districts, and Corridors
Centers and Edges

The Neighborhood, District, and Corridor
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The Neighborhood, District, and Corridor
Centers and Edges *(we can do better)*

The Neighborhood, District, and Corridor
Complete Streets *(tying together disparate parts)*

The Neighborhood, District, and Corridor
Next Time... Streets, Blocks, and Alleyways

Thank You
Results of Community Assessment

275 completed the community assessment

Survey conducted for Together Martin Event with Quint Studer and Vibrant Communities Partnership
Assessment

On a scale of 1 to 10, how engaged are your community’s citizens?

SCORE OF 1: Limited citizen engagement, voter turnout.

SCORE OF 10: High citizen engagement, voter turnout, and public meeting attendance.

6.28
Assessment
On a scale of 1 to 10, how likely is it that young people will live and work in the community after graduating from high school or college?

SCORE OF 1: Young people are more likely to leave home due to limited resources/opportunities.

SCORE OF 10: Young people often stay or return after college due to resources/opportunities.

4.52
Assessment

On a scale of 1 to 10, how attractive is your town to new businesses and/or talent?

SCORE OF 1: Struggle to attract business investment, lack of a strong economy, education system, vibrant quality of life, or thriving population of young people that companies look for. Rely heavily on incentive deals.

SCORE OF 10: Companies compete to relocate here, strong schools, a great healthcare system, and great neighborhoods. Growth here happens organically.

5.36
Assessment

On a scale of 1 to 10, how strong is your education system?

SCORE OF 1: High poverty rates, low kindergarten readiness, low high school graduation rate and schools do little to prepare graduates for the workforce, so it’s tough to attract business investment.

SCORE OF 10: Education is thriving. High kindergarten readiness rates, high school graduation rates and schools are at the top preparing young people for the future.

6.98
Assessment

On a scale of 1 to 10, how vibrant is your downtown?

SCORE OF 1: It’s practically a ghost town.

SCORE OF 10: There’s always something going on downtown, lots of restaurants, retail and small businesses.

7.77
Assessment

On a scale of 1 to 10, how successful are you at getting wealth off the sidelines and encouraging people to invest in the community?

SCORE OF 1: Community philanthropy is almost nonexistent.

SCORE OF 10: Community philanthropy is thriving.

6.92
Assessment

On a scale of 1 to 10, how easy is it to create and run a small business in your community?

SCORE OF 1: It’s not easy at all. Lack of consistency in RFP criteria and processes, zoning laws and codes.

SCORE OF 10: Local government does a great job of establishing clear RFP criteria and processes, smart zoning laws, and unambiguous codes.

5.59
Assessment

On a scale of 1 to 10, how likely are small business owners to receive the training and development they need to thrive long-term?

SCORE OF 1: There are few, if any, mentors or skill-building resources available to entrepreneurs. Many businesses fail.

SCORE OF 10: It is a priority to provide the support and the resources entrepreneurs' need.

5.30
Assessment

On a scale of 1 to 10, how proficient is your community at measuring, tracking, and reporting outcomes and results and making objective decisions based on them?

SCORE OF 1: We don’t have a good system in place to gather data and track the metrics that gauge the state of our community.

SCORE OF 10: We religiously measure and track our community’s key indicators (graduation rates, per capita income, crime, etc.).

5.53
Assessment

On a scale of 1 to 10, to what extent are local government entities aligned and successful at working together to create a better quality of life for your community?

SCORE OF 1: They are not aligned at all.

SCORE OF 10: Government leaders do a great job of bringing together various departments to work toward common goals.

5.70